

done 11-20-02 C.S.

Completed 12-05-02  
P.D.A.

PROJECT NO. 1001891	APPLICATION NO. 02DRB-01791
PROJECT NAME SEVILLE #3	
EPC APPLICATION NO. S-T	Margo
APPLICANT / AGENT	PHONE NO. 897-3366
ZONE ATLAS PAGE A-10	

### ONE STOP COMMENT FORM LOG

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>RP</i>	DATE 11-25-02	DATE
COMMENTS:		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>ADH</i>	DATE 12/02/02	DATE
COMMENTS:		

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>BUB</i>	DATE 12/2/02	DATE
COMMENTS:		
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <i>AMAFCA must sign</i> </div> <i>Done P.D.A. 12/05/02</i> <i>Before I sign</i> <i>Sullivan</i>		

PARKS AND REC (505) 768-5328		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>CS</i>	DATE 12/3/02	DATE
COMMENTS:		

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>DM</i>	DATE 12/5/02	DATE
COMMENTS:		

(Return form with plat / site plan)



## OFFICIAL NOTICE

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
LAND DEVELOPMENT COORDINATION DIVISION

5-15-02

### 6. Project # 1001891

02DRB-00597 Major-Preliminary Plat Approval  
02DRB-00598 Minor-Temp Defer SDWK

SURV-TEK, INC. agent(s) for CURB WEST, INC. request(s) the above action(s) for all or a portion of Tract(s) B-1, **SEVILLE SUBDIVISION**, zoned R-LT, located on KAYENTA BLVD. NW, between WESTSIDE BLVD. NW and RIO SEGURA NW containing approximately 55 acre(s). [REF: 02500 00238, 00410 00860/00440 00861, 00410 00862/00410 00863, 00410 00864 ] (A-10)

At the May 15, 2002, Development Review Board meeting, with the signing of the Infrastructure List dated 5/15/02 and approval of the Grading Plan Engineer Stamp dated 4/12/01 the Preliminary Plat was approved. Temporary deferral of construction of sidewalks was approved for the frontage and side yards of the developable lots on the interior streets as shown on Exhibit B in the Planning file.

If you wish to appeal this decision, you must do so by May 30, 2002, in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat Extension prior to the expiration of the approval or the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

  
Janet Stephens  
DRB Chair

cc: Curb West, Inc., 6301 Indian School Rd NE, 87110  
Surv-Tek, Inc., 5643 Paradise Blvd NW 87114  
Loren Hines, Property Management, Legal Dept./4th Flr, City/County Bldg.  
Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.  
File



**City of Albuquerque**  
**CITY OF ALBUQUERQUE**  
 P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103  
**PUBLIC WORKS DEPARTMENT**  
**DEVELOPMENT SERVICE**  
**HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1001891**

**AGENDA ITEM NO: 6**

**SUBJECT:**

- |                         |                          |                              |
|-------------------------|--------------------------|------------------------------|
| (01) Sketch Plat/Plan   | (05) Site Plan for Subd  | (10) Sector Dev Plan         |
| (02) Bulk Land Variance | (06) Site Plan for BP    | (11) Grading Plan            |
| (03) Sidewalk Variance  | (07) Vacation            | (12) SIA Extension           |
| (03a) Sidewalk Deferral | (08) Final Plat          | (13) Master Development Plan |
| (04) Preliminary Plat   | (09) Infrastructure List | (14) Other                   |

**ACTION REQUESTED:**

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

**ENGINEERING COMMENTS:**

An approved drainage report dated 4-12-02 is on file for Preliminary Plat approval.  
 Comment on Infrastructure List.

**RESOLUTION:**

*signed I.L.*

APPROVED X; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

**SIGNED:** Bradley L. Bingham  
 City Engineer/AMAFCA Designee

**DATE:** May 15, 2002



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

May 15, 2002

**Project #1001891**  
**Application # 02DRB-00597, 02DRB-00598**  
**Seville Subdivision, Unit 3**

- 
1. According to the Subdivision Regulations, grades are to be blended to the extent practicable. Please provide a letter of explanation/justification for the use of retaining walls.
  2. What are the proposed lot sizes? Please provide a table showing this information.
  3. Add the zoning classification to the final plat.
  4. No objection to the temporary deferral of sidewalk construction. Defer to Transportation Development.

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Janet Cunningham-Stephens, DRB Chair  
Planning Manager, Land Development Coordination  
Tel: 505-924-3880 FAX: 505-924-3864

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1001891 AGENDA#: 6 DATE: 5/15/02

1. Name: RUSSELL J. G. G. Address: 5643 Zip: 87114

2. Name: SHELDON GREER Address: 2000 AMERICAN RD Zip: 87114

3. Name: STAN STRICKMAN Address: 6301 INDIAN SCHOOL NE SUITE 209 Zip: 87110

4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
LAND DEVELOPMENT COORD. DIV.

DEVELOPMENT REVIEW BOARD  
May 15, 2002  
Project #1001891

**Project # 1001891**

02DRB-00597 Major-Preliminary Plat Approval  
02DRB-00598 Minor-Temp Defer SDWK

SURV-TEK, INC. agent(s) for CURB WEST, INC. request(s) the above action(s) for all or a portion of Tract(s) B-1, **SEVILLE SUBDIVISION**, zoned R-LT, located on KAYENTA BLVD. NW, between WESTSIDE BLVD. NW and RIO SEGURA NW containing approximately 55 acre(s). [REF: 02500 00238, 00410 00860/00440 00861, 00410 00862/00410 00863, 00410 00864] (A-10)

AMAFCA	No adverse comments
COG	No adverse comments
Transit	No adverse comments.
Zoning Enforcement	Reviewed, no comment.
Neighborhood Coord.	Letter sent to Skies West (R) Neighborhood Assn.

APS The requests above for **The Seville Subdivision Unit 3**, will affect Sierra Vista Elementary School, Monroe Middle School, and Cibola High School. The above High School is currently enrolled at its designed capacity and is projected, together with the elementary and middle schools to substantially increase further in population.

The APS facilities in the area have recently, and continue to be expanded and upgraded. The APS elementary/middle school facilities in the area continue to be upgraded and expanded. An elementary school (7-Bar) and middle school (Monroe) opened in this area in the fall of 2001. **All planned additions to existing educational facilities are contingent upon taxpayer approval.** This region's growth has outpaced the district's ability to construct new schools. As schools become overcrowded, boundary changes, alternative schedules, transportation to less crowded schools, and/or combinations of the above strategies may be employed to relieve schools with large numbers of students.

## Police Department

A review of following case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. No comments.

Fire Department      Fire Department is not approving street widths less than 32 feet at this time. Per Ray Sanchez, AFD.

PNM Gas      Approves.

## PNM Electric

No comment on preliminary plat approval. PNM comments will be made on the final Plat.

Comcast      No comments received.

QWEST      No comments received.

Environmental Health      Site is not within 1000 feet of a landfill. No comment.

M.R.G.C.D.      No comments received.

Open Space Division      No adverse comments

City Engineer      No objection to sidewalk deferral. An approved drainage report is on file w/ City Engineer.

## Transportation Development

The missing street names and right-of-way widths need to be included. Comments on the infrastructure list. The sidewalk deferral exhibit should have the street names indicated on it.

## Parks & Recreation

The park dedication requirements for this subdivision are satisfied with an existing agreement. A new dedication and purchase agreement is being drafted which will address the final size and location of the park site.

## Utilities Development

No objection to Preliminary Plat approval. No objection to Sidewalk Deferral, defer to Transportation.

## Planning Department

1. According to the Subdivision Regulations, grades are to be blended to the extent practicable. Please provide a letter of explanation/justification for the use of retaining walls.
2. What are the proposed lot sizes? Please provide a table showing this information.
3. Add the zoning classification to the final plat.
4. No objection to the temporary deferral of sidewalk construction. Defer to Transportation Development.

**IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING**

cc: Surv-Tek Inc., 5643 Paradise Blvd NW, 87114

Curb West Inc., 6301 Indian School Rd NE, 87110





**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD  
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, May 15, 2002, beginning at 9:00 a.m.** for the purpose of considering the following:

**Project # 1000262**

02DRB-00599 Major-Two Year SIA

BOHANNAN HUSTON INC agent(s) for COSTCO WHOLESALE CORP request(s) the above action(s) for all or a portion of Tract(s) A1, **COSTCO DEVELOPMENT**, zoned SU-1 special use zone, located on EUBANK BLVD SE, between SOUTHERN SE and CENTRAL AVE SE containing approximately 18 acre(s). [REF: 01440-00490] (L-21)

**Project # 1000515**

02DRB-00567 Major-Two Year SIA

WESTLAND DEVELOPMENT CO., INC agent(s) for WESTLAND DEVELOPMENT CO., INC. request(s) the above action(s) for all or a portion of Tract(s) B, **THE CROSSING**, zoned SU-2/R-LT, R-D, located WEST OF UNSER BLVD NW, between LADERA DR. NW and 98TH ST. NW containing approximately 50 acre(s). [REF: 00420-00632, 00440-00631, 02500-00159] (H-9)

**Project # 1000694**

02DRB-00568 Major-Vacation of Pub Right-of-Way

JCG ARCHITECTS agent(s) for FAMILY WORSHIP CENTER request(s) the above action(s) for all or a portion of Tract(s) 226-230, **TOWN OF ATRISCO GRANT**, zoned SU-1, located on 72ND ST. NW, between GLENRIO RD. NW and I-40 containing approximately 7 acre(s). [REF: Z-85-138-8A-2, DRB-96-415, S-97-2] (J-10)

**Project # 1001101**

02DRB-00600 Major-Preliminary Plat Approval  
02DRB-00602 Major-Vacation of Public Easements  
02DRB-00603 Minor-Sidewalk Waiver  
02DRB-00604 Minor-Temp Defer SDWK

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) X1A1A1A, **TRAVILLA SUBDIVISION @ VENTANA RANCH**, zoned R-LT residential zone, located SOUTH OF IRVING BLVD NW, between RAINBOW BLVD. NW and UNIVERSE BLVD. NW containing approximately 36 acre(s). [REF: S-98-58, 01DRB-00460, 02DRB-00079-83, 01DRB-00800, 01DRB-00350&51, 01DRB-00442,43&46] (B-9)

**SEE PAGE 2...**



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD  
CITY OF ALBUQUERQUE**

**Project # 1001743**

02DRB-00593 Major-Bulk Land Variance  
02DRB-00594 Minor-Prelim&Final Plat  
Approval

SURV-TEK, INC. agent(s) for PARADISE HEIGHTS, LLC C/O TRAILS MANAGEMENT request(s) the above action(s) for all or a portion of Tract(s) B-1 & B-2, **PARADISE HEIGHTS SUBDIVISION**, zoned R-LT, located on KAYENTA BLVD. NW, between WESTSIDE BLVD. NW and RIO SEGURA NW containing approximately 55 acre(s). [REF: 02500 00238, 00410 00860/00440 00861, 00410 00862/00410 00863, 00410 00864] (A-10)

**Project # 1001891**

02DRB-00597-Major-Preliminary Plat Approval  
02DRB-00598 Minor-Temp Defer SDWK

SURV-TEK, INC. agent(s) for CURB WEST, INC. request(s) the above action(s) for all or a portion of Tract(s) B-1, **SEVILLE SUBDIVISION**, zoned R-LT, located on KAYENTA BLVD. NW, between WESTSIDE BLVD. NW and RIO SEGURA NW containing approximately 55 acre(s). [REF: 02500 00238, 00410 00860/00440 00861, 00410 00862/00410 00863, 00410 00864] (A-10)

**Project # 1001896**

02DRB-00607 Major-Bulk Land Variance  
02DRB-00608 Minor-Prelim&Final Plat  
Approval

ALDRICH LAND SURVEYING, INC. agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) E & 8, **ALBUQUERQUE SOUTH UNIT 3**, zoned C-2 (SC), R-2, C-2/O-1, SU-3 R-3, located on SNOW VISTA BLVD. SW, between DE ANZA DR. SW and BLAKE ROAD SW containing approximately 104 acre(s). [REF: S-1082-MP-1, DRB-94-168/S-94-61] (M-9)

**Project # 1001897**

02DRB-00609 Minor-Prelim&Final Plat  
Approval  
02DRB-00610 Major-Bulk Land Variance

ALDRICH LAND SURVEYING INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) B (to be known as **EL RANCHO GRANDE - 1 (Tracts 9A & 9B)**), D & S Addition, zoned R-2 - SU2/SF, located on BLAKE RD SW, between UNSER BLVD SW and SNOW VISTA BLVD (98TH ST) SW containing approximately 53 acre(s). [REF: Z-73-179, AX-73-33 ] (N-9)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 - TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Janet Stephens, Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, APRIL 29, 2002.**

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT - DEVELOPMENT SERVICES DIVISION  
PROPERTY OWNERSHIP LIST

Meeting Date: May 15, 2002

Zone Atlas Page: A-10-2

Notification Radius: 100 Ft.

App#	<u>02DRB-00597</u>
Proj#	<u>1001891</u>
Other#	<u>02DRB-00598</u>

Cross Reference and Location: \_\_\_\_\_

Applicant: Omni West, Inc. ✓

Address: 10301 Indian School NE, 87110

Agent: SUNN-TEK, Inc. ✓

Address: 51043 Paradise Blvd NE, 87114

SPECIAL INSTRUCTIONS

Notices Must be mailed from the  
City 15 days prior to the meeting.

Date Mailed: 4-25-02

Signature: K. Isethlikai

RECORDS WITH LABELS

PAGE 1

101006619038010530	LEGAL: T11N R2E SEC 3 TR IN NW1/4 & SW1/4 OF NE1/4 CONT 2 PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE RESERVE LIMITED CO OWNER ADDR: 06121 INDIAN SCHOOL	RD NE ALBUQUERQUE	NM	87110
101006641737510210	LEGAL: TRAC T OF LAND WITHIN NE/4 SEC 3 T11N R2E CONT 42.1 PROPERTY ADDR: 00000 N/A OWNER NAME: PARADISE HEIGHTS L L C OWNER ADDR: 00000 PD BOX 817	ALBUQUERQUE	NM	87103
101006630724440501	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE			
101006618334010531	LEGAL: *1 7 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: DENMAN LILLIAN OWNER ADDR: 45520 NORTH DATE	AV LANCASTER	CA	93534
101006618033310532	LEGAL: *2 7 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: DENMAN LILLIAN OWNER ADDR: 45520 NORTH DATE	AV LANCASTER	CA	93534
101006617832510533	LEGAL: *3 7 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: DENMAN LILLIAN OWNER ADDR: 45520 NORTH DATE	AV LANCASTER	CA	93534
101006617531710534	LEGAL: *4 7 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT ROBERT & JUDY OWNER ADDR: 00624 MANOR	CT NE ALBUQUERQUE	NM	87123
101006617231010535	LEGAL: *5 7 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT ROBERT & JUDY OWNER ADDR: 00624 MANOR	CT NE ALBUQUERQUE	NM	87123
101006616930210536	LEGAL: *6 7 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT ROBERT & JUDY OWNER ADDR: 00624 MANOR	CT NE ALBUQUERQUE	NM	87123
101006616629510537	LEGAL: *7 7 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT ROBERT & JUDY OWNER ADDR: 00624 MANOR	CT NE ALBUQUERQUE	NM	87123
101006642016740901	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE			
101006616428810538	LEGAL: *8 7 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: CAMP LESLIE W & MARGARET W OWNER ADDR: 04491 SUNRISE	DR CASPER	WY	82604
101006616027810539	LEGAL: *9 7 PAR ADISE HEIGHTS UNIT 5 PROPERTY ADDR: 00000 N/A OWNER NAME: CHALLENGER NORMAN GENE OWNER ADDR: 01400 OCEAN	DR CORPUS CHRISTI	TX	78404

RECORDS WITH LABELS

PAGE 2

101006606712630101 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

101006631415940601 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE



# City of Albuquerque

**PLEASE NOTE:** The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: April 10, 2002

TO CONTACT NAME: Margo  
COMPANY/AGENCY: SURU TEK Inc.  
ADDRESS/ZIP: 5643 Paradise Blvd. NW 87114  
PHONE/FAX #: 897-3366 / 897-3377

Thank you for your inquiry of 4-10-02 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Seville Subdivision, Unit 3, being a replat of Tract B, Paradise Heights.  
zone map page(s) A-10

Our records indicate that the **Recognized Neighborhood Association(s)** affected by this proposal and the contact names are as follows:

Skies West  
Neighborhood Association  
Contacts: William Davis  
10636 Capricorn Pl. NW  
890-1712 (h) 87114  
Joanne Webb  
10724 Capricorn NW  
890-4654 (h) 87114

Neighborhood Association  
Contacts: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

See reverse side for additional Neighborhood Association Information: YES { } NO

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,  
Dalaina A. Carmona  
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

Attention: Both contacts per neighborhood association need to be notified.

# SURV TEK, INC.

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## Consulting Surveyors

5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114  
Phone: 505-897-3366 Fax: 505-897-3377 E-Mail: hugg@swcp.com

April 10, 2002

Albuquerque Development Review Board  
PO Box 1293  
Albuquerque, New Mexico 87103

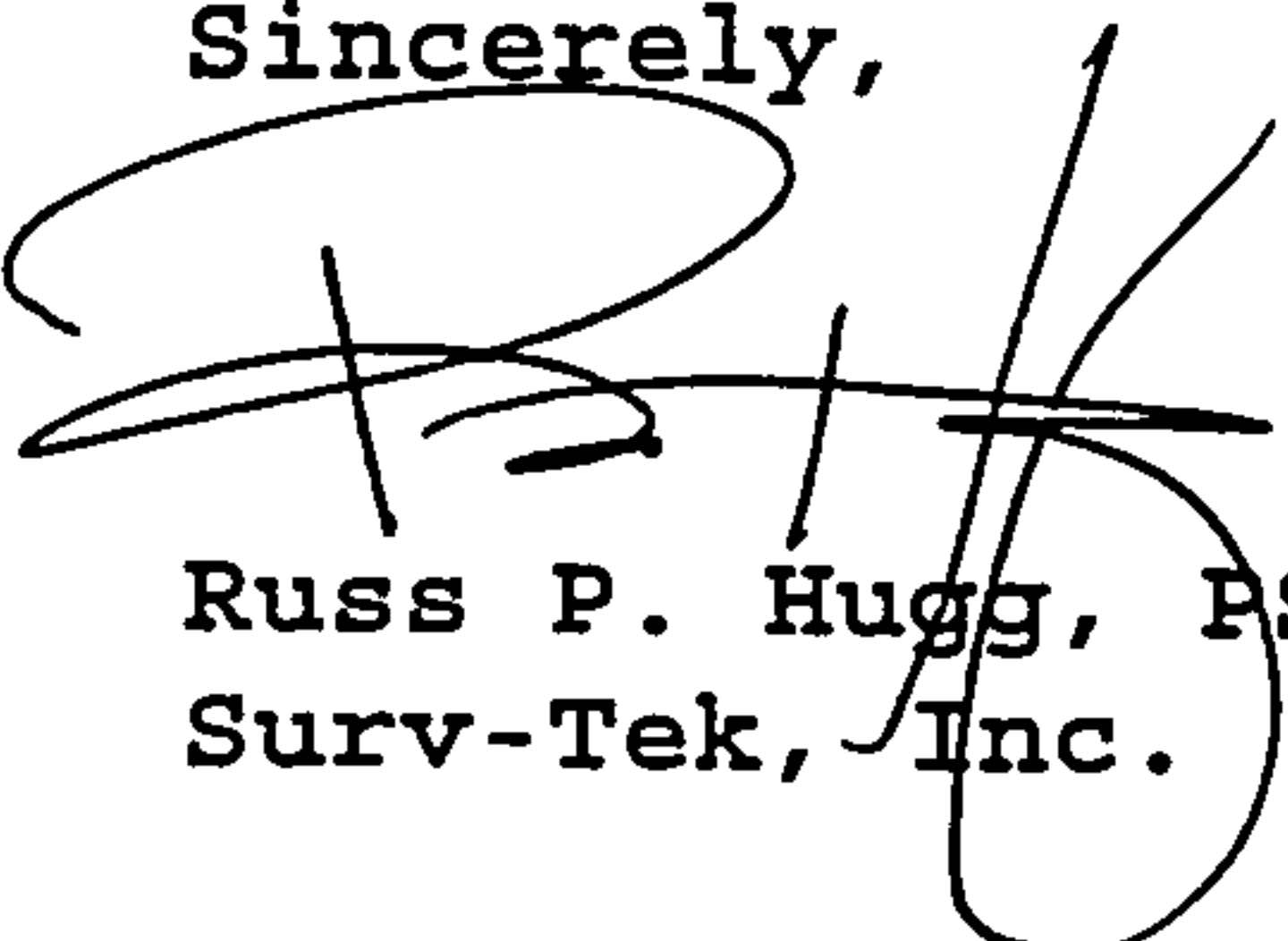
Attention: Janet Stephens, Chair

RE: Seville Subdivision Unit 3, City of Albuquerque, Bernalillo County,  
New Mexico (A-10-Z).

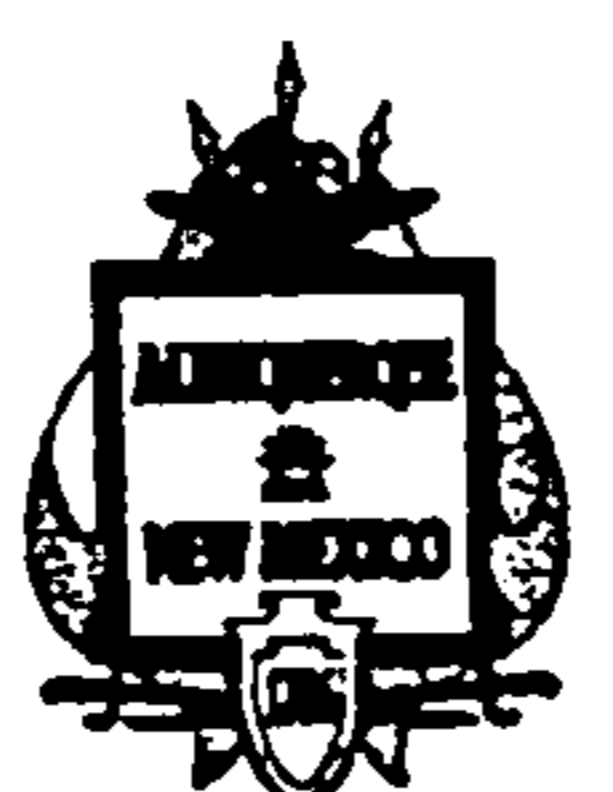
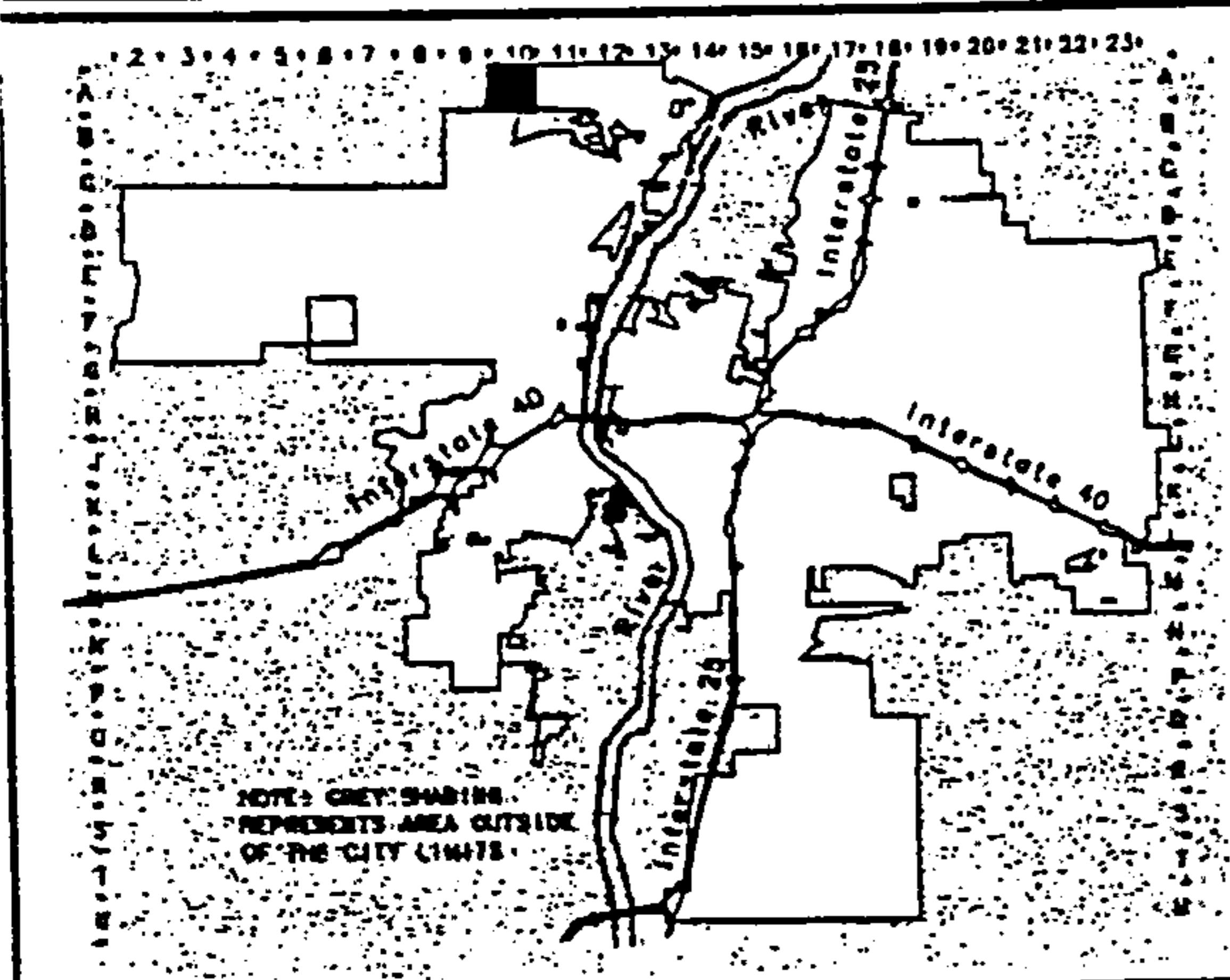
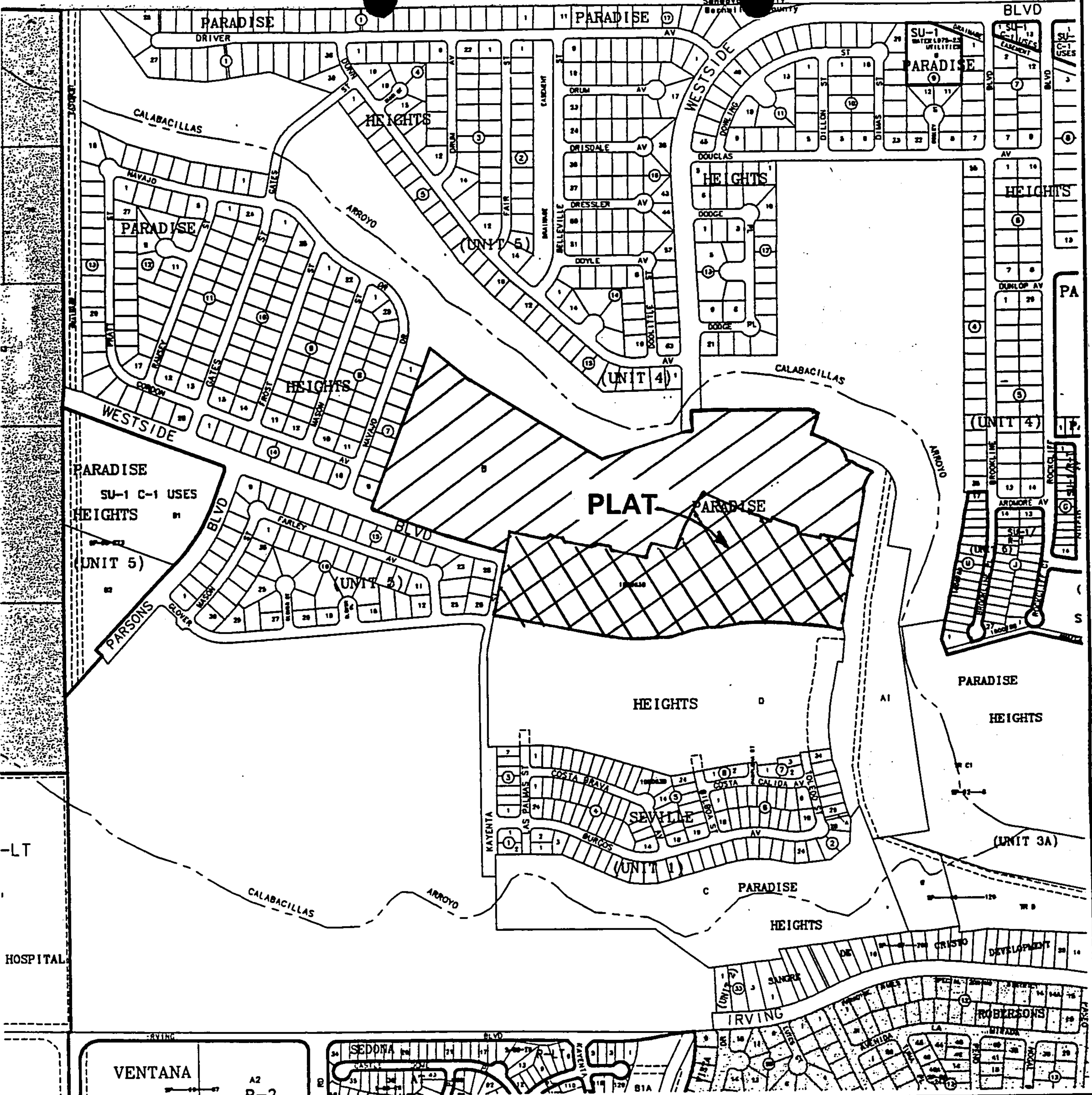
The owner of the above captioned property, Curb West, Inc, is hereby filing application with the City of Albuquerque Development Review Board for: Preliminary plat approval of Seville Subdivision Unit 3 (Being a replat of Tract B, Paradise Heights).

Said subdivison proposes to create 104 residential lots, dedicate public street right of ways and grant the necessary public utility easements to serve said lots in accordance with the Sketch Plat review, Project # 1001306.

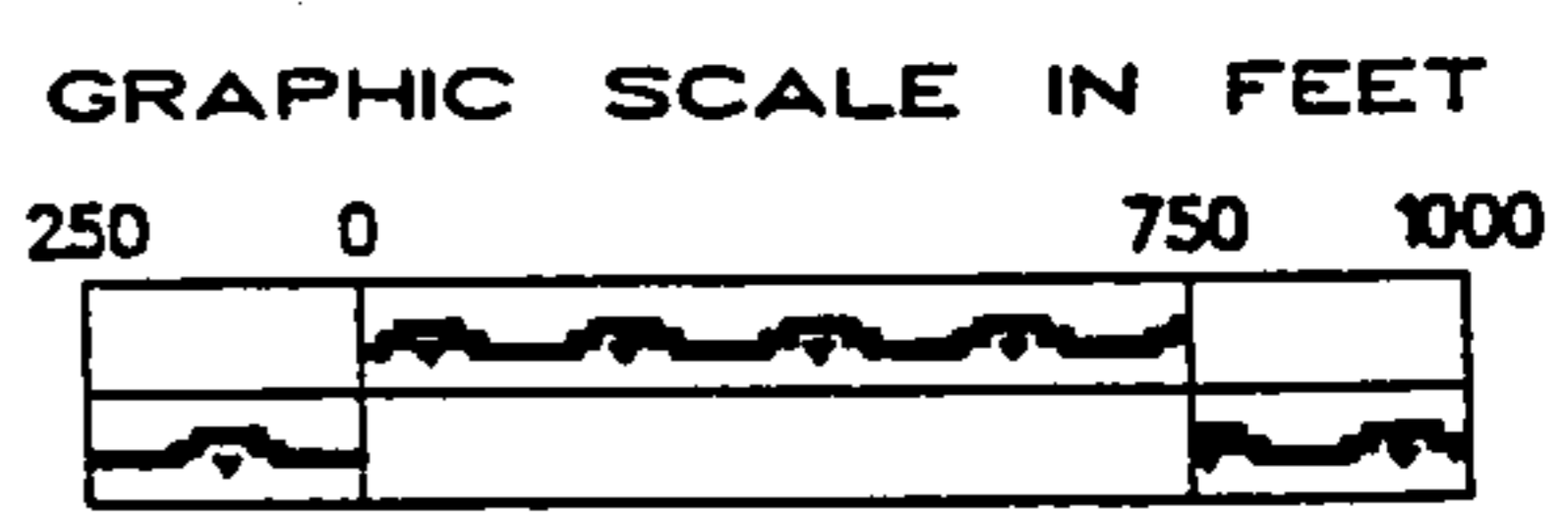
Sincerely,



Russ P. Hugg, PS  
Surv-Tek, Inc.



CITY OF Albuquerque  
**A G I S**  
 Albuquerque Geographic Information System  
 PLANNING DEPARTMENT  
 © Copyright 2001



**Zone Atlas Page**

**A-10-Z**

Map Amended through July 20, 2001

**FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING**

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

**MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
- Proposed Infrastructure List.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Preliminary plat approval expires after one year.

DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

- MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**
- MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**
- MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
- Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

**MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT**

**(Temporary sidewalk deferral uses FORM-V)**

- 1 copy of each of the following items
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Plat or plan reduced to 8.5" x 11"
- Official D.R.B. Notice of the original approval
- Approved Infrastructure List. If not applicable, please initial. \_\_\_\_\_
- Previous SIA extension notice, if one has been issued. If not applicable, please initial. \_\_\_\_\_
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Any original and/or related file numbers are listed on the cover application

DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Russ Hugo  
Applicant name (print)  
[Signature] 4/18/02  
Applicant signature / date  
Form revised September 2001



- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
02DRB - \_\_\_\_\_ - 00597  
\_\_\_\_\_-\_\_\_\_\_-\_\_\_\_\_  
\_\_\_\_\_-\_\_\_\_\_-\_\_\_\_\_

Paul Carda 4/18/02  
Planner signature / date  
**Project #** 1001891



Current DAC  
Project Number: \_\_\_\_\_

FIGURE 12  
**INFRASTRUCTURE LIST**

Date Submitted: 5-15-02  
 Date Site Plan Approved: 02/12/2002  
 Date Preliminary Plat Approved: 5/15/02  
 Date Preliminary Plat Expires: 5/15/03  
 DRB Project No.: 1001891  
 DRB Application No.: 02DRB-00597

**ORIGINAL**

"EXHIBIT A"  
TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Seville Subdivision Unit Three  
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN


△ 10-11-02

Tract B, Paradise Heights  
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
							/	/	/
			<b>PAVING</b>				/	/	/
		25' F-F	Collector Paving W/ C&G, East half Std C&G, Median Curb, 4' Sidewalk East Side	Kayenta Blvd.	Rio Segura Ave.	Segovia St.	/	/	/
		40' F-F	Res. Paving W/ C&G, 4' Sidewalk Both Sides	Segovia St.	Kayenta Blvd.	Pavon Place	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Segovia St.	<del>Loro Ave</del> <del>Pavon Place</del> Pavon Pl △	Cadiz St.	/	/	/
		26' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	<del>Loro Ave</del> Raven Place	<del>Segovia St.</del> Pavon Pl △	Cadiz St.	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Cadiz St.	Rio Segura Ave.	North boundary of Lot 8 P-1, Block 4	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides W/ temp Cul-de-Sac	Bilbao St.	Rio Segura Ave.	North boundary of Lot 12 P-1, Block 5	/	/	/
		△ 26" FF	Res Paving W/ C&G *4' sidewalk both side	Pavon Pl	Segovia Ave	Loro Ave			

**ORIGINAL**

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides W/ temp Cul-de-Sac	Pamplona St.	Rio Segura Ave.	North boundary of Lot 10 P-1, Block 6	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides W/ temp Cul-de-Sac	Toledo St.	Rio Segura Ave.	North boundary of Lot 8 P-1, Block 3	/	/	/
		36' F-F	Res. Paving W/ C&G, North Side *4' Sidewalk Both Sides	Rio Segura Ave.	Kayenta Blvd.	East boundary of Unit 3, Seville	/	/	/
			<b>DRAINAGE</b>				/	/	/
		48" - 66" Dia.	RCP W/ MH & Inlets	Rio Segura Ave.	Kayenta Blvd.	Toledo St.	/	/	/
		30" - 48" Dia.	RCP W/ MH & Inlets	Toledo St.	<del>Pamplona St.</del> N. Prop Line	Rio Segura Ave.	/	/	/
		24-30" Dia.	RCP W/ MH & Inlets	Cadiz St.	Segovia St.	Rio Segura Ave.	/	/	/
			<b>WATER (NMUI)</b>				/	/	/
		12" Dia.	Waterline W/ Appertenances	Kayenta Blvd.	Rio Segura Ave.	Segovia St.	/	/	/
		8" Dia.	Waterline W/ Appertenances	Segovia St.	Kayenta Blvd.	Cadiz St.	/	/	/
		8" Dia.	Waterline W/ Appertenances	<del>Loro Ave.</del> Pavon Place	<del>Segovia St.</del> Pavon Pl 	Cadiz St.	/	/	/
		8" Dia.	Waterline W/ Appertenances	Cadiz St.	Rio Segura Ave.	North boundary of Lot 8 P-1, Block 4	/	/	/
		8" Dia.	Waterline W/ Appertenances	Bilbao St.	Rio Segura Ave.	North boundary of Lot 12 P-1, Block 5	/	/	/
		8" Dia.	Waterline W/ Appertenances	Pamplona St.	Rio Segura Ave.	North boundary of Lot 10 P-1, Block 6	/	/	/
		8" Dia.	Waterline W/ Appertenances	Toledo St.	Rio Segura Ave.	North boundary of Lot 8 P-1, Block 3	/	/	/
		<del>8" Dia.</del> 15" Dia	waterline <b>SANITARY SEWER (NMUI)</b>	Pavon Pl	Segovia Ave	Loro Ave	/	/	/

**ORIGINAL**

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
8" Dia.	Sanitary Sewer W/ MH & Appertenances	Segovia St.	Kayenta Blvd.	Cadiz St.
8" Dia.	Sanitary Sewer W/ MH & Appertenances	<del>Loro Ave.</del> <del>Pavon Place</del>	<del>Segovia St.</del> Pavon 	Cadiz St.
8" Dia.	Sanitary Sewer W/ MH & Appertenances	Cadiz St.	Rio Segura Ave.	North boundary of Lot 8 P-1, Block 4
8" Dia.	Sanitary Sewer W/ MH & Appertenances	Bilbao St.	Rio Segura Ave.	North boundary of Lot 12 P-1, Block 5
8" Dia.	Sanitary Sewer W/ MH & Appertenances	Pamplona St.	Rio Segura Ave.	North boundary of Lot 10 P-1, Block 6
8" Dia.	Sanitary Sewer W/ MH & Appertenances	Toledo St.	Rio Segura Ave.	North boundary of Lot 8 P-1, Block 3

 8" Dia

Sanitary Sewer Pavon Pl segovia Ave Loro Ave

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

**ORIGINAL**

SIA Sequence #	COA DRC Project #

Size                      Type of Improvement                      Location                      From                      To

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

**NOTES**

- 1 \* Sidewalk to be Defered

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- 2 Offsite Mitigation = \$400/Unit x 104 Units = \$41,600

---

- 3 Engineers Grading & Drainage Certification is required for release of Financial Guarantees.

---

**AGENT/OWNER**

Sheldon Greer (Agent)  
 NAME(print)  
 Wilson & Co., 2600 American Rd., Rio Rancho NM 87124  
 FIRM  
 SIGNATURE

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: \_\_\_\_\_

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

<i>Janet Cuning</i> 5/15/02 DRB CHAIR -- date	<i>Adrienne E. Condelair</i> 5/15/02 PARKS & GENERAL SERVICES -- date <i>Recreation</i>
<i>R. Douthett</i> 5-15-02 TRANSPORTATION DEVELOPMENT -- date	AMAFCA -- date
<i>Nancy Meyer</i> 5/15/02 UTILITY DEVELOPMENT -- date	_____ - date
<i>Brady L. Bingham</i> 5-15-02 CITY ENGINEER -- date	_____ - date

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	10-11-02	<i>Janet Cuning</i>	<i>Brady L. Bingham</i>	<i>Sheldon Greer</i>

# A City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

**SUBDIVISION** Supplemental form **S**

Major Subdivision action

Minor Subdivision action

Vacation **V**

Variance (Non-Zoning)

**ZONING**

Supplemental form **Z**

Annexation & Zone Establishment

Sector Plan

Zone Change

Text Amendment

**SITE DEVELOPMENT PLAN** **P**

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC) **L**

**APPEAL / PROTEST of...** **A**

Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: CURB WEST, INC PHONE: 875-1721

ADDRESS: 6501 Indian School FAX: 875-1723

CITY: Alb STATE NM ZIP 87114 E-MAIL: \_\_\_\_\_

Proprietary interest in site: \_\_\_\_\_

AGENT (if any): SUN-TEK, INC PHONE: 897-3366

ADDRESS: 5643 PARADISE BLVD NW FAX: 897-3377

CITY: Alb STATE NM ZIP 87114 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: FINAL PLAT APPROVAL AND

Is the applicant seeking incentives pursuant to the Family Housing Development Program?  Yes.  No.

**SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.**

Lot or Tract No. TRACT B-1 Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv. / Addn. PARADISE HEIGHTS

Current Zoning: \_\_\_\_\_ Proposed zoning: SAME

Zone Atlas page(s): A-10 No. of existing lots: 1 No. of proposed lots: 104

Total area of site (acres): 21.24c Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_

Within city limits?  Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? N/A

UPC No. \_\_\_\_\_ MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: NORTH OF RIO SEGURA NW

Between: \_\_\_\_\_ and WEST OF KAYENTA BOULEVARD

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_V\_S, etc.): Project 1001891

PROJECT 1001743, APPLICATION 02DRB-00594 (P&F) 00597 (PP) 00598 (SWD)

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 11.22.02

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

(Print) RUSS HUGG \_\_\_\_\_ Applicant  Agent

Form revised September 2001

**FOR OFFICIAL USE ONLY**

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING	<u>02DRB - 01791</u>	<u>FP</u>	<u>53</u>	\$ <u>0</u>
<input checked="" type="checkbox"/> All checklists are complete	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>INTERNAL ROUTE</u>				Total \$ <u>0</u>

AM 11/22/02  
Planner signature / date

Project # 1001891

**FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING**

**SKETCH PLAT REVIEW AND COMMENT**

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
  - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

- Preliminary Plat reduced to 8.5" x 11"
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Copy of previous D.R.B. approved infrastructure list
  - Copy of the Official D.R.B. Notice of approval
  - Any original and/or related file numbers are listed on the cover application
- Extensions are not reviewed through internal routing.**  
 Extension of preliminary plat approval expires after one year.  
 DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
  - Property owner's and City Surveyor's signatures on the Mylar drawing
  - SIA financial guaranty verification
  - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
  - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
  - Property owner's and City Surveyor's signatures on the Mylar drawing
  - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**AMENDMENT TO PRELIMINARY PLAT (with minor changes)**

**AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**

**AMENDMENT TO GRADING PLAN (with minor changes)**

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
  - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
  - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.  
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I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

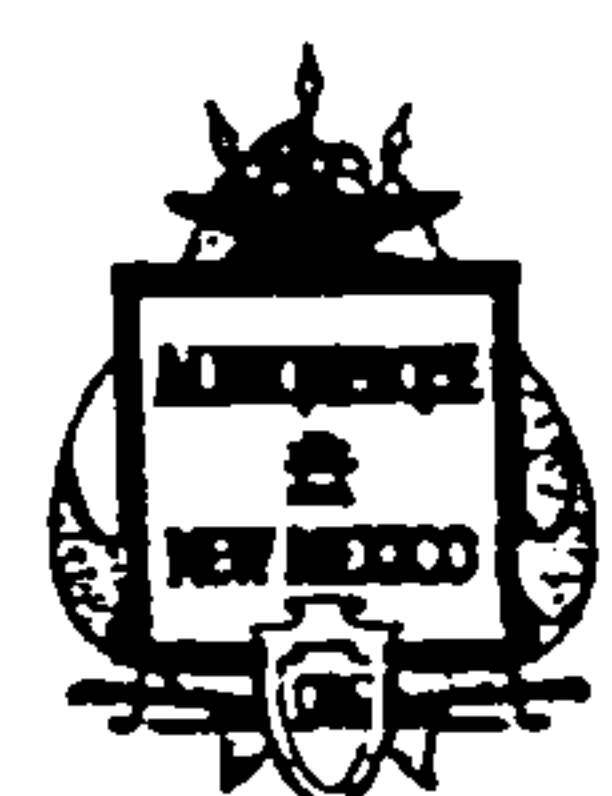
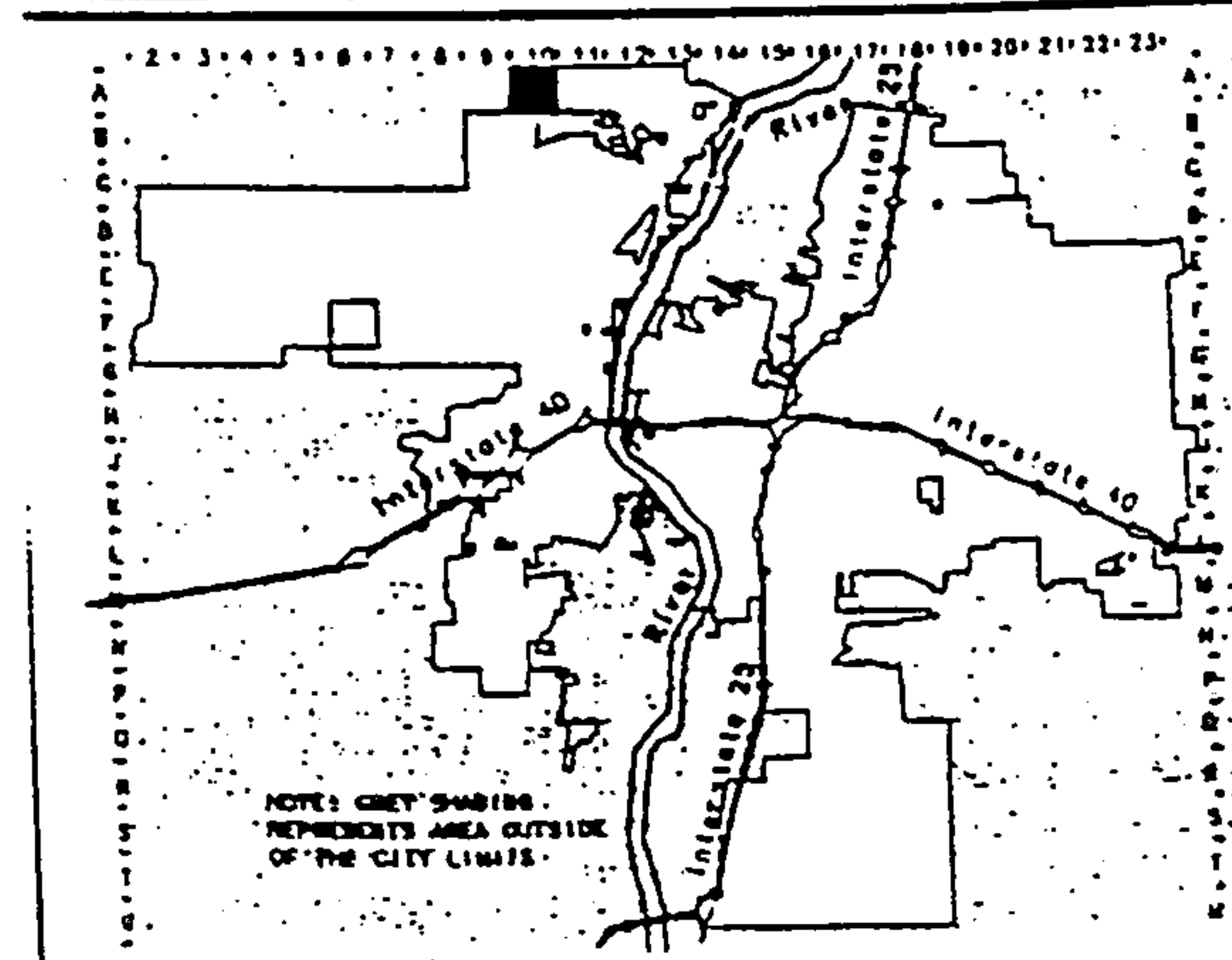
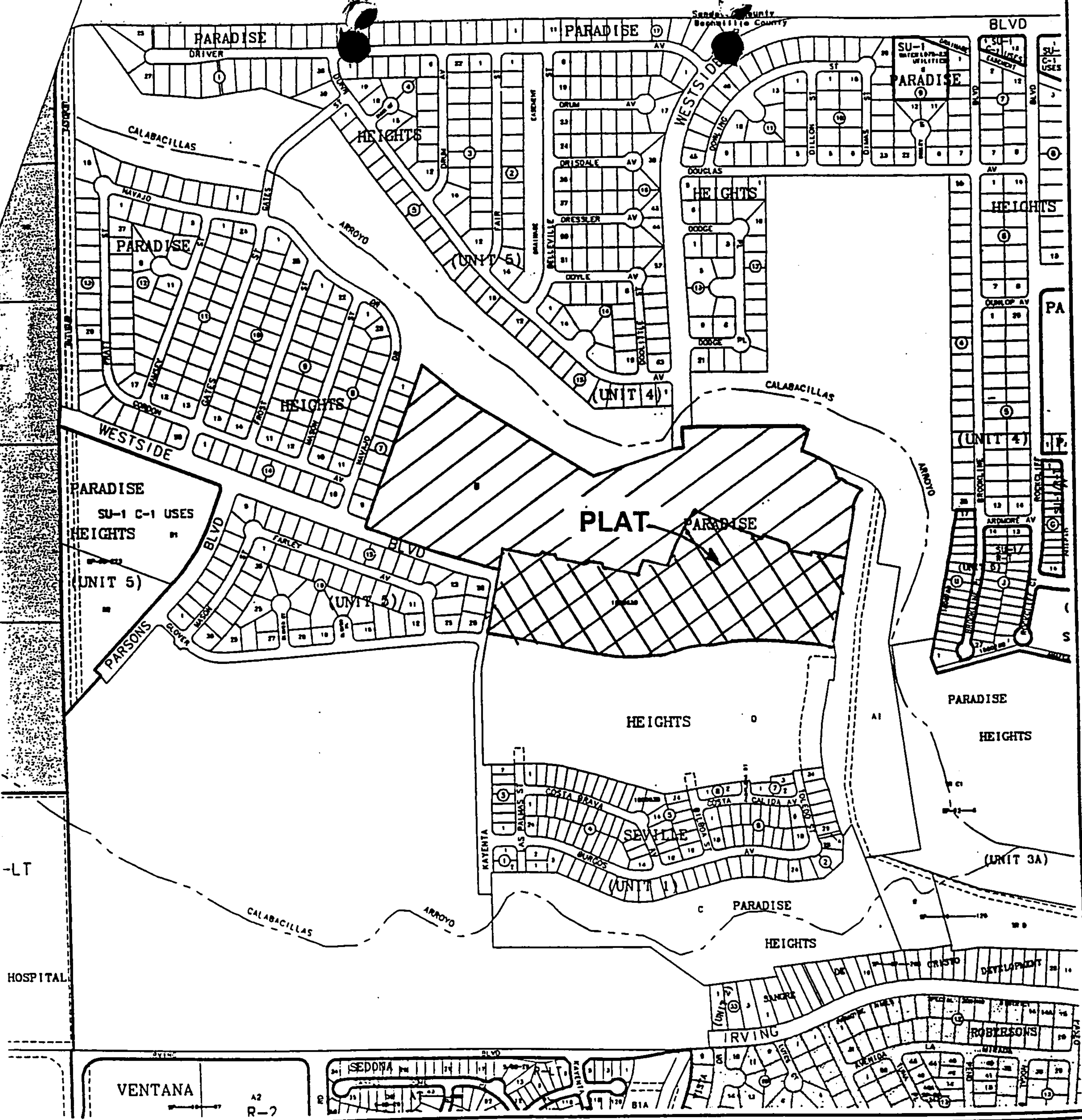
*[Signature]* 11-22-07  
 Applicant name (print)  
*Murray Depina*  
 Applicant signature / date



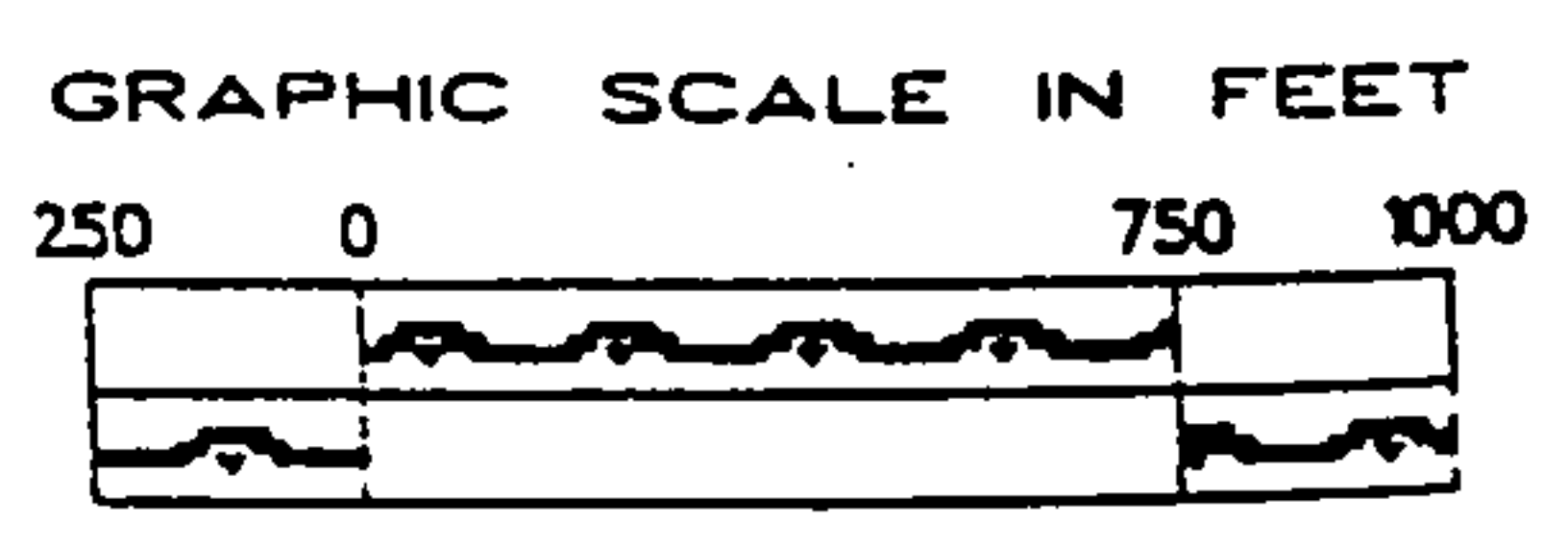
Form revised September 2001

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
02DRB - 01791  
 \_\_\_\_\_ - \_\_\_\_\_  
 \_\_\_\_\_ - \_\_\_\_\_

*JM* 11/22/07  
 Planner signature / date  
**Project #** 1001891



CITY OF  
Albuquerque  
A Bureau of Geographic Information Systems  
PLANNING DEPARTMENT  
© Copyright 2001



**Zone Atlas Page**

**A-10-Z**

Map Amended through July 20, 2001

NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS.

*Janet*

**ORIGINAL**

"EXHIBIT A"  
TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Seville Subdivision Unit Three  
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract B, Paradise Heights  
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
							/	/	/
			<b>PAVING</b>				/	/	/
		25' F-F	Collector Paving W/ C&G, East half Std C&G, Median Curb, 4' Sidewalk East Side	Kayenta Blvd.	Rio Segura Ave.	Segovia St.	/	/	/
		40' F-F	Res. Paving W/ C&G, 4' Sidewalk Both Sides	Segovia St.	Kayenta Blvd.	Pavon Place	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Segovia St.	<del>Pavon Place</del> <i>Leo A</i>	Cadiz St.	/	/	/
		26' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	<del>Pavon Place</del> <i>Loro Ave</i>	Segovia St.	Cadiz St.	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Cadiz St.	Rio Segura Ave.	North boundary of Lot 8 P-1, Block 4	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides W/ temp Cul-de-Sac	Bilbao St.	Rio Segura Ave.	North boundary of Lot 12 P-1, Block 5	/	/	/



**ORIGINAL**

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides W/ temp Cul-de-Sac	Pamplona St.	Rio Segura Ave.	North boundary of Lot 10 P-1, Block 6	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides W/ temp Cul-de-Sac	Toledo St.	Rio Segura Ave.	North boundary of Lot 8 P-1, Block 3	/	/	/
		36' F-F	Res. Paving W/ C&G, North Side *4' Sidewalk Both Sides	Rio Segura Ave.	Kayenta Blvd.	East boundary of Unit 3, Seville	/	/	/
			<b>DRAINAGE</b>				/	/	/
		48" - 66" Dia.	RCP W/ MH & Inlets	Rio Segura Ave.	Kayenta Blvd.	Toledo St.	/	/	/
		30" - 48" Dia.	RCP W/ MH & Inlets	Toledo St.	<i>N. Prop Line</i> <del>Pamplona St.</del>	Rio Segura Ave.	/	/	/
		24-30" Dia.	RCP W/ MH & Inlets	Cadiz St.	Segovia St.	Rio Segura Ave.	/	/	/
			<b>WATER (NMUI)</b>				/	/	/
		12" Dia.	Waterline W/ Appertenances	Kayenta Blvd.	Rio Segura Ave.	Segovia St.	/	/	/
		8" Dia.	Waterline W/ Appertenances	Segovia St.	Kayenta Blvd.	Cadiz St.	/	/	/
		8" Dia.	Waterline W/ Appertenances	<i>Lovo Ave.</i> <del>Favon Place</del>	Segovia St.	Cadiz St.	/	/	/
		8" Dia.	Waterline W/ Appertenances	Cadiz St.	Rio Segura Ave.	North boundary of Lot 8 P-1, Block 4	/	/	/
		8" Dia.	Waterline W/ Appertenances	Bilbao St.	Rio Segura Ave.	North boundary of Lot 12 P-1, Block 5	/	/	/
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			<b>SANITARY SEWER (NMUI)</b>				/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
8" Dia.	Sanitary Sewer W/ MH & Appertenances	Segovia St.	Kayenta Blvd.	Cadiz St.
8" Dia.	Sanitary Sewer W/ MH & Appertenances	<del>Pavon Place</del> Loro Ave.	Segovia St.	Cadiz St.
8" Dia.	Sanitary Sewer W/ MH & Appertenances	Cadiz St.	Rio Segura Ave.	North boundary of Lot 8 P-1, Block 4
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8" Dia.	Sanitary Sewer W/ MH & Appertenances	Pamplona St.	Rio Segura Ave.	North boundary of Lot 10 P-1, Block 6
8" Dia.	Sanitary Sewer W/ MH & Appertenances	Toledo St.	Rio Segura Ave.	North boundary of Lot 8 P-1, Block 3

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

SIA Sequence #	COA DRC Project #

Size                      Type of Improvement                      Location                      From                      To

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

**ORIGINAL**

**NOTES**

- 1 \* Sidewalk to be Defered

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- 2 Offsite Mitigation = \$400/Unit x 104 Units = \$41,600

---

- 3 Engineers Grading & Drainage Certification is required for release of Financial Guarantees.

---

**AGENT/OWNER**

Sheldon Greer (Agent)  
 NAME(print)  
 Wilson & Co., 2600 American Rd., Rio Rancho NM 87124  
 FIRM  
 SIGNATURE

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: \_\_\_\_\_

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

*Janet Cummins* 5/15/02  
 DRB CHAIR -- date  
*R. Douke* 5-15-02  
 TRANSPORTATION DEVELOPMENT -- date  
*Nancy Meyer* 5/15/02  
 UTILITY DEVELOPMENT -- date  
*Brady J. Biglan* 5-15-02  
 CITY ENGINEER -- date

*William E. Canale* 5/15/02  
 PARKS & GENERAL SERVICES -- date  
*Recreation*  
 AMAFCA -- date  
 \_\_\_\_\_ - date  
 \_\_\_\_\_ - date

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

15 May 2002

Ms. Janet Stephens  
DRB Chairperson  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103Re: Seville Subdivision, Unit 3 - DRB Case No. 1001891  
WCEA File No. X1-218-051

Dear Ms. Stephens:

This letter is written on behalf of our client, Curb West, Inc., at the request of the Development Review Board (DRB), for above referenced case.

The purpose of this letter is to explain and justify the use of retaining walls for the proposed development of Seville Subdivision Unit 3. The letter is submitted at the request of the City of Albuquerque Planning Department.

The design grading of Unit 3 has been accomplished to conform as nearly as possible to the existing terrain. The existing slopes are such that some retaining walls are required. Every effort to reduce the use of retaining walls has been made, given the following:

- The lot size proposed to support the moderate retail home value demanded by the market.
- The drainage requirements of the City of Albuquerque. The lots will drain to the front.
- The slope of the existing terrain.

The following efforts were made to reduce the impact of the proposed retaining walls:

- The use of retaining walls has been limited to the interior of the subdivision. No retaining walls are proposed adjacent to an existing development.
- Those lots with retaining walls often include additional depth when compared to those without retaining walls.
- The street grades are such that side yard retaining is limited in use. Most walls are on rear lot lines.
- Retaining wall height limited to 6 feet or less.

If there are questions or if additional information is required, please do not hesitate to contact me.

Sincerely,



Sheldon E. Greer



Current DRC  
Project Number: \_\_\_\_\_

**FIGURE 12  
INFRASTRUCTURE LIST**

Date Submitted: 03/12/2002  
 Date Site Plan Approved: \_\_\_\_\_  
 Date Preliminary Plat Approved: \_\_\_\_\_  
 Date Preliminary Plat Expires: \_\_\_\_\_  
 DRB Project No.: 1001891  
 DRB Application No.: \_\_\_\_\_

**ORIGINAL**

**"EXHIBIT A"  
TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

Seville Subdivision Unit Three  
 PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN  
 \_\_\_\_\_  
 Tract B, Paradise Heights  
 EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION  
 \_\_\_\_\_

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>		<b>PAVING</b>				/	/	/
<input type="text"/>	<input type="text"/>	25' F-F	Collector Paving W/ C&G, East half Std C&G, Median Curb, 4' Sidewalk East Side	Kayenta Blvd.	Rio Segura Ave.	Segovia St.	/	/	/
<input type="text"/>	<input type="text"/>	40' F-F	Res. Paving W/ C&G, 4' Sidewalk Both Sides	Segovia St.	Kayenta Blvd.	Pavon Place	/	/	/
<input type="text"/>	<input type="text"/>	28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Segovia St.	Pavon Place	Cadiz St.	/	/	/
<input type="text"/>	<input type="text"/>	26' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Pavon Place	Segovia St.	Cadiz St.	/	/	/
<input type="text"/>	<input type="text"/>	28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Cadiz St.	Rio Segura Ave.	North boundary of Lot 8 P-1, Block 4	/	/	/
<input type="text"/>	<input type="text"/>	28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides W/ temp Cul-de-Sac	Bilbao St.	Rio Segura Ave.	North boundary of Lot 12 P-1, Block 5	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>	28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides W/ temp Cul-de-Sac	Pamplona St.	Rio Segura Ave.	North boundary of Lot 10 P-1, Block 6	/	/	/
<input type="text"/>	<input type="text"/>	28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides W/ temp Cul-de-Sac	Toledo St.	Rio Segura Ave.	North boundary of Lot 8 P-1, Block 3	/	/	/
<input type="text"/>	<input type="text"/>	36' F-F	Res. Paving W/ C&G, North Side *4' Sidewalk Both Sides	Rio Segura Ave.	Kayenta Blvd.	East boundary of Unit 3, Seville	/	/	/
<input type="text"/>	<input type="text"/>		<b>DRAINAGE</b>				/	/	/
<input type="text"/>	<input type="text"/>	48" - 66" Dia.	RCP W/ MH & Inlets	Rio Segura Ave.	Kayenta Blvd.	Toledo St.	/	/	/
<input type="text"/>	<input type="text"/>	30" - 48" Dia.	RCP W/ MH & Inlets	Toledo St.	Pamplona St.	Rio Segura Ave.	/	/	/
<input type="text"/>	<input type="text"/>	24-30" Dia.	RCP W/ MH & Inlets	Cadiz St.	Segovia St.	Rio Segura Ave.	/	/	/
<input type="text"/>	<input type="text"/>		<b>WATER (NMUI)</b>				/	/	/
<input type="text"/>	<input type="text"/>	12" Dia.	Waterline W/ Appertenances	Kayenta Blvd.	Rio Segura Ave.	Segovia St.	/	/	/
<input type="text"/>	<input type="text"/>	8" Dia.	Waterline W/ Appertenances	Segovia St.	Kayenta Blvd.	Cadiz St.	/	/	/
<input type="text"/>	<input type="text"/>	8" Dia.	Waterline W/ Appertenances	Pavon Place	Segovia St.	Cadiz St.	/	/	/
<input type="text"/>	<input type="text"/>	8" Dia.	Waterline W/ Appertenances	Cadiz St.	Rio Segura Ave.	North boundary of Lot 8 P-1, Block 4	/	/	/
<input type="text"/>	<input type="text"/>	8" Dia.	Waterline W/ Appertenances	Bilbao St.	Rio Segura Ave.	North boundary of Lot 12 P-1, Block 5	/	/	/
<input type="text"/>	<input type="text"/>	8" Dia.	Waterline W/ Appertenances	Pamplona St.	Rio Segura Ave.	North boundary of Lot 10 P-1, Block 6	/	/	/
<input type="text"/>	<input type="text"/>	8" Dia.	Waterline W/ Appertenances	Toledo St.	Rio Segura Ave.	North boundary of Lot 8 P-1, Block 3	/	/	/
<input type="text"/>	<input type="text"/>		<b>SANITARY SEWER (NMUI)</b>				/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Segovia St.	Kayenta Blvd.	Cadiz St.	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Pavon Place	Segovia St.	Cadiz St.	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Cadiz St.	Rio Segura Ave.	North boundary of Lot 8 P-1, Block 4	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Bilbao St.	Rio Segura Ave.	North boundary of Lot 12 P-1, Block 5	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Pamplona St.	Rio Segura Ave.	North boundary of Lot 10 P-1, Block 6	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Toledo St.	Rio Segura Ave.	North boundary of Lot 8 P-1, Block 3	/	/	/

SIA Sequence #	COA DRC Project #

Size

Type of Improvement

Location

From

To

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

**NOTES**

- 1 \* Sidewalk to be Defered

---

- 2 Offsite Mitigation = \$400/Unit x 104 Units = \$41,600

---

- 3 Engineers Grading & Drainage Certification is required for release of Financial Guarantees.

---

**AGENT/OWNER**

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

Sheldon Greer (Agent)

NAME(print)

DRB CHAIR -- date

PARKS & GENERAL SERVICES -- date

Wilson & Co., 2600 American Rd., Rio Rancho NM  
87124

FIRM

TRANSPORTATION DEVELOPMENT -- date

AMAFCA -- date

SIGNATURE

UTILITY DEVELOPMENT -- date

\_\_\_\_\_ - date

MAXIMUM TIME ALLOWED TO CONSTRUCT  
THE IMPROVEMENTS WITHOUT A DRB  
EXTENSION: \_\_\_\_\_

CITY ENGINEER -- date

\_\_\_\_\_ - date

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER





<b>SUBDIVISION</b>	Supplemental form <b>S</b>	<b>ZONING</b>	Supplemental form <b>Z</b>
<input checked="" type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation & Zone Establishment	
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> Sector Plan	
<input type="checkbox"/> Vacation	<b>V</b>	<input type="checkbox"/> Zone Change	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Text Amendment	
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>	<b>APPEAL / PROTEST of...</b>	<b>A</b>
<input type="checkbox"/> ...for Subdivision Purposes		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal	
<input type="checkbox"/> ...for Building Permit			
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<b>L</b>		

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: <u>CURB WEST, INC.</u>	PHONE: <u>875-1721</u>
ADDRESS: <u>6301 INDIAN SCHOOL RD NE</u>	FAX: <u>875-1725</u>
CITY: <u>ALBUQUERQUE</u> STATE <u>NM</u> ZIP <u>87110</u>	E-MAIL:
Proprietary interest in site: <u>OWNER</u>	
AGENT (if any): <u>SURV-TEK, INC.</u>	PHONE: <u>897-3366</u>
ADDRESS: <u>5643 PARADISE BLVD. NW</u>	FAX: <u>897-3377</u>
CITY: <u>ALBUQUERQUE</u> STATE <u>NM</u> ZIP <u>87114</u>	E-MAIL: <u>HUGG@SWCP.COM</u>

**DESCRIPTION OF REQUEST: PRELIMINARY PLAT APPROVAL & SIDEWALK DEFFERAL**

Is the applicant seeking incentives pursuant to the Family Housing Development Program?  Yes.  No.

**SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.**

Lot or Tract No. B-1 Block: \_\_\_\_\_ Unit: 3

Subdiv. / Addn. SEVILLE SUBDIVISION

Current Zoning: R-LT Proposed zoning: R-LT

Zone Atlas page(s): A-10 No. of existing lots: 1 No. of proposed lots: 104

Total area of site (acres): 54.6352 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_

Within city limits?  Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? \_\_\_\_\_

UPC No. 1010-066-307-244-40501 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: Kayenta Blvd. NW

Between: KAYENTA BLVD. NW Westside Blvd and RIO SEGURA NW

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): PROJECT 1000630, 00410-00862 (VRW), 00410-00863 (VPE), 00410-00860 (BLV), 00410-00864 (PP), 00440-00861 (TDS)

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: \_\_\_\_\_

SIGNATURE [Signature] DATE 4-19-02

(Print) RUSS P. HUGG  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised September 2001

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>02DRB - 00597</u>	<u>PP</u>	<u>22</u>	<u>\$ 2840.00</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>02DRB - 00598</u>	<u>SWD</u>	<u>✓</u>	<u>\$ 0</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	<u>Adu. Fee</u>	_____	<u>\$ 75.00</u>
<input checked="" type="checkbox"/> E.H.D.P. density bonus	_____	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$ 2915.00</u>

Hearing date May 15, 2002

[Signature] 4/18/02 Project # 1001891

Planner signature / date

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

**BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS**

- Application for subdivision (Plat) on FORM S, including those submittal requirements. Variance and subdivision should be applied for simultaneously. (24 copies)
  - Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived
  - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
  - Any original and/or related file numbers are listed on the cover application
- DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

**VACATION OF PUBLIC RIGHT-OF-WAY**

**VACATION OF PUBLIC EASEMENT**

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for dedicated and City owned public right-of-way.)
  - Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 24 copies
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

**VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL**

**SIDEWALK DESIGN VARIANCE**

**SIDEWALK WAIVER**

- Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the variance or waiver
  - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

**EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

- Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the deferral or extension
  - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**VACATION OF PRIVATE EASEMENT**

- The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
  - Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the vacation
  - Letter of authorization from the grantors and the beneficiaries
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Russ Hugg  
 Applicant name (print)  
4/18/02  
 Applicant signature / date



Form revised September 2001

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
 02DR3 - \_\_\_\_\_ - 00598  
Paul Carde 4/18/02  
 Planner signature / date  
 Project # 100 1891

**FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING**

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

**MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
- Proposed Infrastructure List.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Preliminary plat approval expires after one year.

DRB Public hearings are approximately **ONE MONTH** after the filing deadline. **Your attendance is required.**

**MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**

**MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**

**MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
- Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

DRB Public hearings are approximately **ONE MONTH** after the filing deadline. **Your attendance is required.**

**MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT**

**(Temporary sidewalk deferral uses FORM-V)**

- 1** copy of each of the following items
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Plat or plan reduced to 8.5" x 11"
- Official D.R.B. Notice of the original approval
- Approved Infrastructure List. If not applicable, please initial. \_\_\_\_\_
- Previous SIA extension notice, if one has been issued. If not applicable, please initial. \_\_\_\_\_
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Any original and/or related file numbers are listed on the cover application

**DRB Public hearings are approximately ONE MONTH after the filing deadline.** Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Russ Hugg  
Applicant name (print)  
[Signature] 4/18/02  
Applicant signature / date

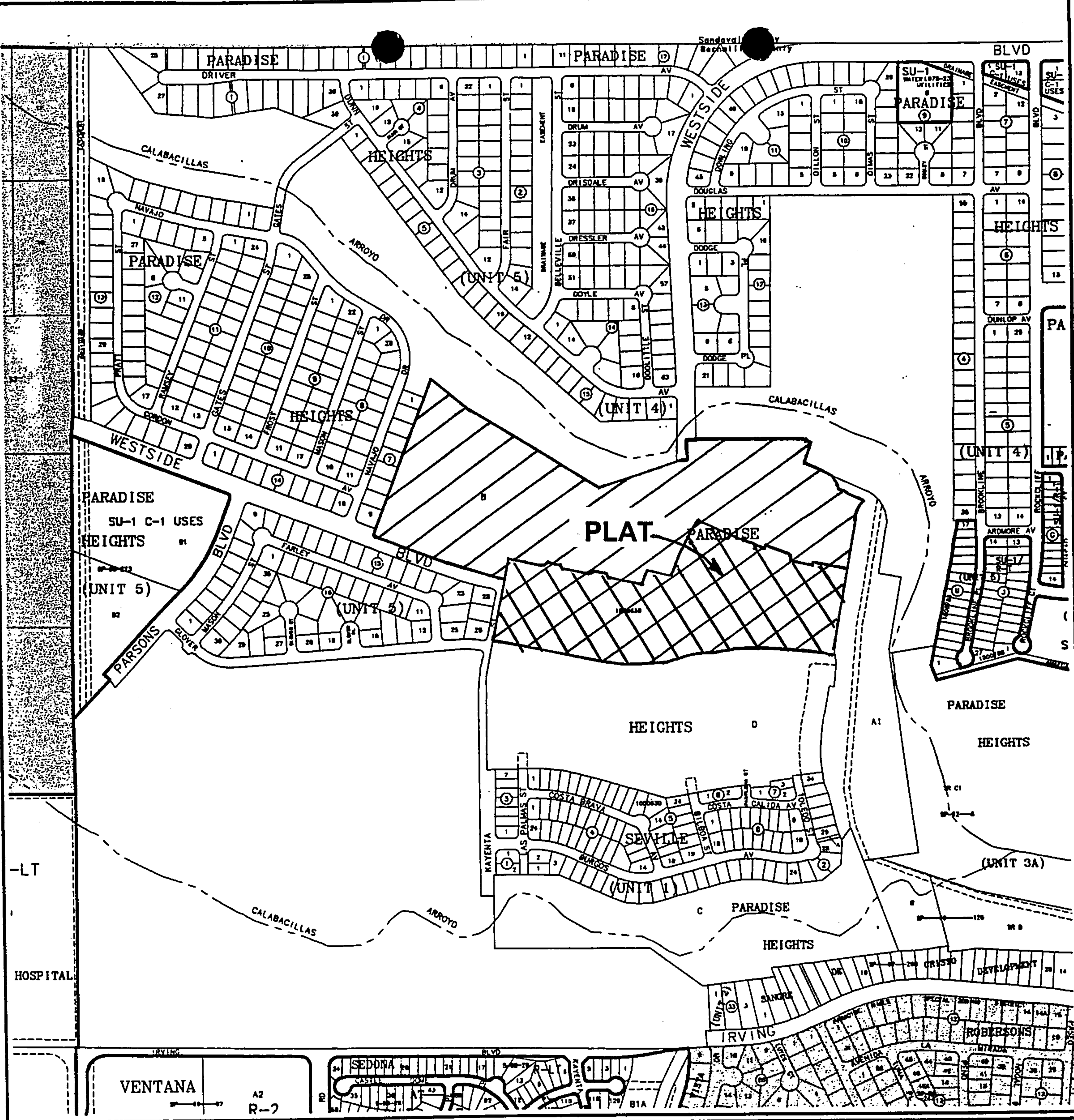


Form revised September 2001

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

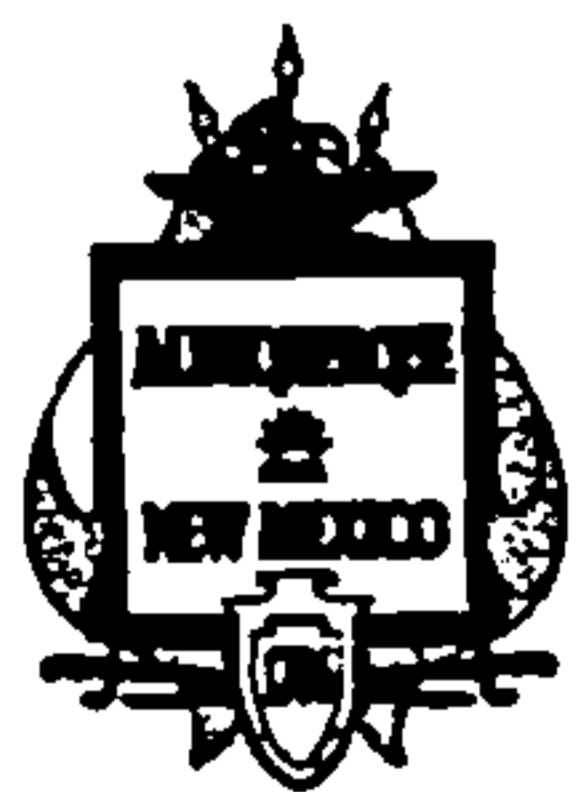
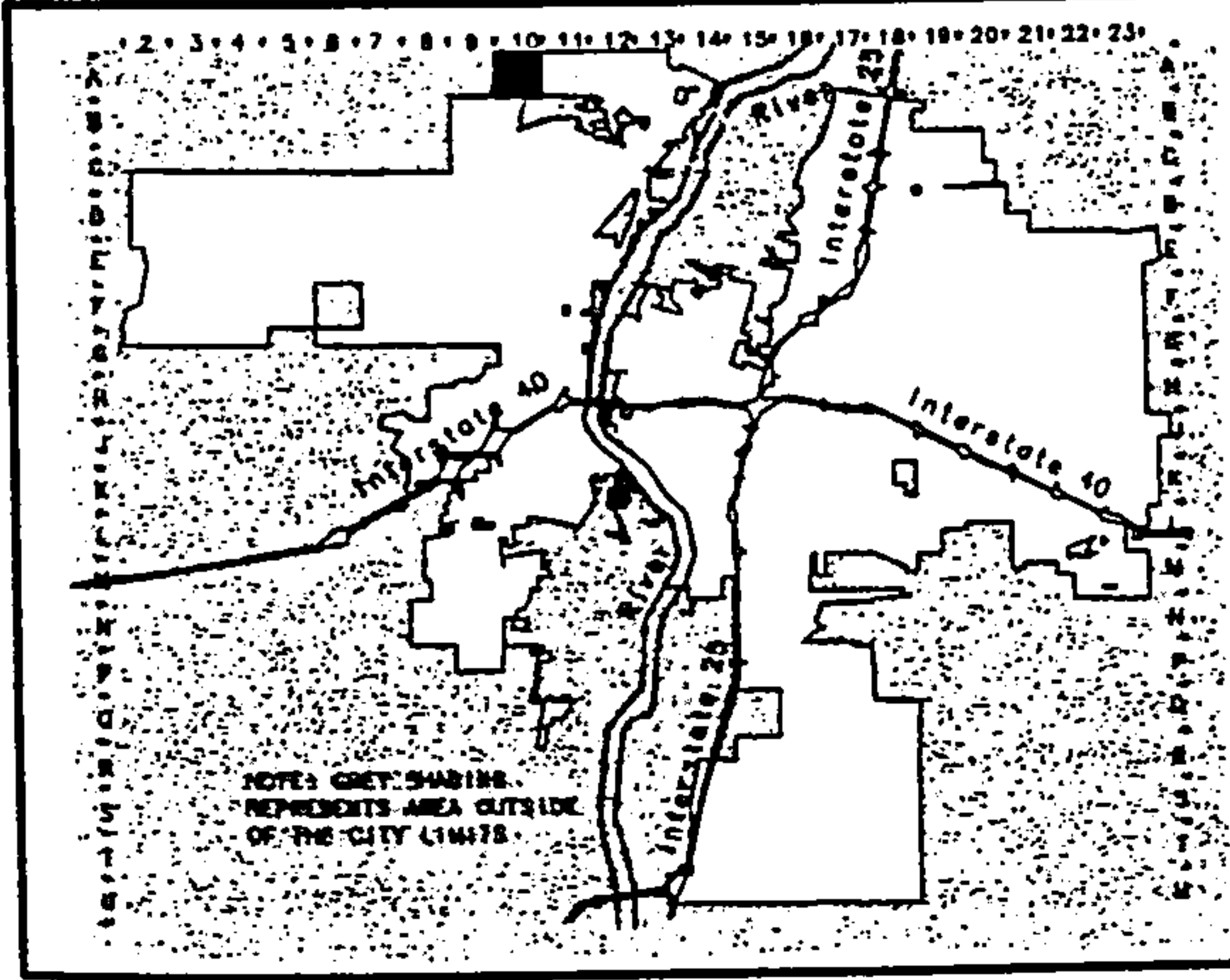
Application case numbers  
02DRB - 00597

Paul Carda 4/18/02  
Planner signature / date  
**Project #** 1001891



-LT

HOSPITAL



CITY OF  
Albuquerque  
A Geographic Information System  
PLANNING DEPARTMENT  
© Copyright 2001



Zone Atlas Page  
**A-10-Z**  
Map Amended through July 20, 2001

# SURV TEK, INC.

---

## Consulting Surveyors

5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114

Phone: 505-897-3366 Fax: 505-897-3377 E-Mail: [hugg@swcp.com](mailto:hugg@swcp.com)

April 10, 2002

Albuquerque Development Review Board

PO Box 1293

Albuquerque, New Mexico 87103

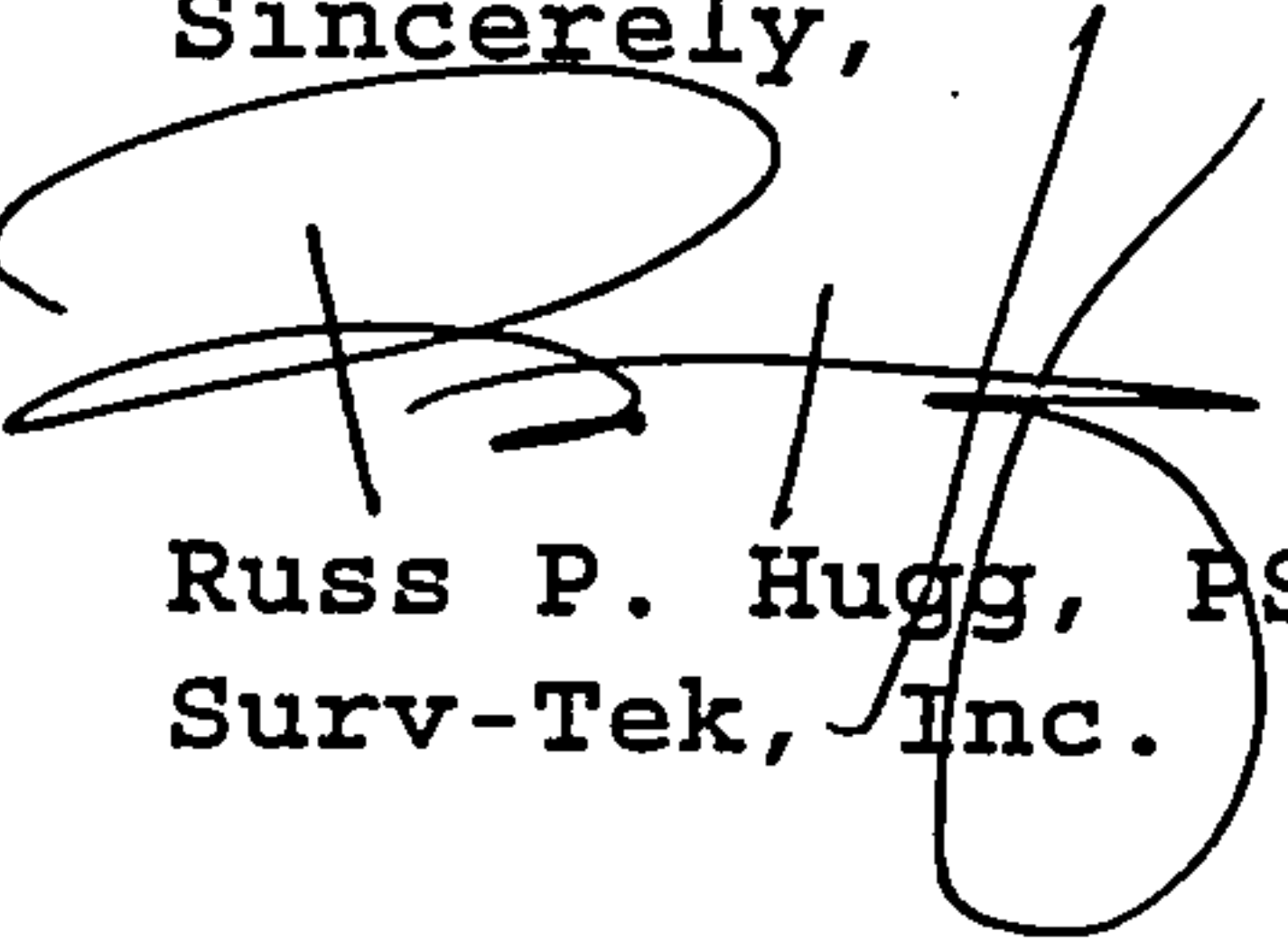
Attention: Janet Stephens, Chair

RE: Seville Subdivision Unit 3, City of Albuquerque, Bernalillo County,  
New Mexico (A-10-Z).

The owner of the above captioned property, Curb West, Inc, is hereby filing application with the City of Albuquerque Development Review Board for: Preliminary plat approval of Seville Subdivision Unit 3 (Being a replat of Tract B, Paradise Heights).

Said subdivison proposes to create 104 residential lots, dedicate public street right of ways and grant the necessary public utility easements to serve said lots in accordance with the Sketch Plat review, Project # 1001306.

Sincerely,



Russ P. Hugg, PS  
Surv-Tek, Inc.



# City of Albuquerque

**PLEASE NOTE:** The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: April 10, 2002

TO CONTACT NAME: Margo  
COMPANY/AGENCY: SURU TEK Inc.  
ADDRESS/ZIP: 5643 Paradise Blvd NW 87114  
PHONE/FAX #: 897-3366 / 897-3377

Thank you for your inquiry of 4-10-02 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Seville Subdivision, Unit 3, being a replat of Tract B, Paradise Heights.  
zone map page(s) A-10

Our records indicate that the **Recognized Neighborhood Association(s)** affected by this proposal and the contact names are as follows:

Skies West  
Neighborhood Association  
Contacts: William Davis  
10636 Capricorn Pl. NW  
890-1712 (h) 87114  
Joanne Webb  
10724 Capricorn NW  
890-4654 (h) 87114

Neighborhood Association  
Contacts: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**See reverse side for additional Neighborhood Association Information: YES { } NO**

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalaina A. Carmoza  
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

Attention: Both contacts per neighborhood association need to be notified.

# NOTICE TO APPLICANTS

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

### WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
  - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
  - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.>").
  - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

\*\*\*\*\*

(below this line for OCNC use only)

Date of Inquiry: 4-10-02 Time Entered: 12:55 pm OCNC Rep. Initials: Oc

**Consulting Surveyors**

5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114

Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg @ swcp.com

April 11, 2002

**CERTIFIED MAIL - RETURN RECEIPT REQUESTED**

Skies West N.A.  
10724 Capricorn Place NW  
Albuquerque 87114

Attention: Joanne Webb

Re: Seville Subdivision, Unit 3 , (Being A Replat Of Tract B, Seville) City of Albuquerque, Bernalillo County, New Mexico. (Zone Atlas Page A-10)

The owners of the above described real estate, have filed application with the City of Albuquerque Development Review Board for Preliminary Plat & Sidewalk Deferral as shown on the attached proposed plat.

The application will require a public hearing before the Development Review Board in the DRB Meeting Room in the basement floor of the Plaza Del Sol Building at Second and Roma N.W. The Chair of the Development Review Board, Ms. Janet Stephens, may be contacted at 924-3880 or by mail at P.O. Box 1293, Albuquerque, New Mexico 87103.

If you have any questions or comments on this matter please contact: Russ P. Hugg, PS, Agent

Surv-Tek, Inc.

5643 Paradise Boulevard N.W.

Albuquerque, New Mexico 87114

505 897 3366

Sincerely,

Russ P. Hugg, PS



**Consulting Surveyors**

5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114

Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg @ swcp.com

April 11, 2002

## **CERTIFIED MAIL - RETURN RECEIPT REQUESTED**

Skies West N.A.  
10636 Capricorn Place NW  
Albuquerque 87114

Attention: William Davis

Re: Seville Subdivision, Unit 3 , (Being A Replat Of Tract B, Seville) City of Albuquerque, Bernalillo County, New Mexico. (Zone Atlas Page A-10)

The owners of the above described real estate, have filed application with the City of Albuquerque Development Review Board for Preliminary Plat & Sidewalk Deferral as shown on the attached proposed plat.

The application will require a public hearing before the Development Review Board in the DRB Meeting Room in the basement floor of the Plaza Del Sol Building at Second and Roma N.W. The Chair of the Development Review Board, Ms. Janet Stephens, may be contacted at 924-3880 or by mail at P.O. Box 1293, Albuquerque, New Mexico 87103.

If you have any questions or comments on this matter please contact: Russ P. Hugg, PS, Agent  
Surv-Tek, Inc.  
5643 Paradise Boulevard N.W.  
Albuquerque, New Mexico 87114  
505 897 3366

Sincerely,

Russ P. Hugg, PS

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY ASSESSMENT (AQIA) FORM

APPLICANT: Curb West Inc. Date of request: 4/18/02 Zone atlas page(s): A-10

CURRENT: Zoning R-LT

Legal Description - Lot or Tract # B-1 Block # \_\_\_\_\_

Parcel Size (acres / sq.ft.) 54,6352

Subdivision Name Swille Subdivision

### REQUESTED CITY ACTION(S):

- |                |                     |                         |                     |
|----------------|---------------------|-------------------------|---------------------|
| Annexation [ ] | Sector Plan [ ]     | Site Development Plan:  | Building Permit [ ] |
| Comp. Plan [ ] | Zone Change [ ]     | a) Subdivision [ ]      | Access Permit [ ]   |
| Amendment [ ]  | Conditional Use [ ] | b) Build'g Purposes [ ] | Other [ ]           |
|                |                     | c) Amendment [ ]        |                     |

### PROPOSED DEVELOPMENT:

### GENERAL DESCRIPTION OF ACTION: 1

- No construction / development [ ]  
 New Construction [ ]  
 Expansion of existing development [ ]

# of units - \_\_\_\_\_  
Building Size - \_\_\_\_\_ (sq. ft.)

Notes: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

Applicant or Representative Margo Delvia Date 4-18-02  
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [ ] BORDERLINE [ ]

PWD, Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3991 or 3994

THRESHOLDS MET? YES [ ] NO [ ] Mitigating reasons for not requiring TIS: Previously studied: [ ]

Notes: ONE HAS BEEN DONE FOR THIS AREA

IF A TIS IS REQUIRED: A scoping meeting (as outlined in the Development Process Manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

[Signature] 4-18-02  
TRAFFIC ENGINEER DATE

AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED: YES [ ] NO [ ] BORDERLINE [ ]

ENVIRONMENTAL HEALTH DEPT. Air Quality Div. 3rd Floor / Rm. 3023 City/County Bldg. 768-2600

THRESHOLDS MET? YES [ ] NO [ ] Mitigating reasons for not requiring AQIA: Previously studied: [ ]

Notes:

IF AN AQIA IS REQUIRED: a scoping meeting must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new AQIA.

\_\_\_\_\_  
ENVIRONMENTAL HEALTH DATE

Required TIS and / or AQIA must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS	- SUBMITTED	___/___/___	_____	_____
	- FINALIZED	___/___/___	TRAFFIC ENGINEER	DATE
AQIA	- SUBMITTED	___/___/___	_____	_____
	- FINALIZED	___/___/___	ENVIRONMENTAL HEALTH	DATE

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH



April 11, 2002

Russ P. Hugg  
Surv-Tek, Inc.  
5643 Paradise Blvd. NW  
Albuquerque NM 87114

Re: Seville Subdivision Unit 3

Dear Mr. Hugg:

New Mexico Utilities, Inc., will be able to provide water and wastewater service to the above referenced site located in Albuquerque, New Mexico, County of Bernalillo, subject to the rules and regulations of the New Mexico Public Regulation Commission and the tariffs and policies of New Mexico Utilities, Inc.

Sincerely,  
New Mexico Utilities, Inc.

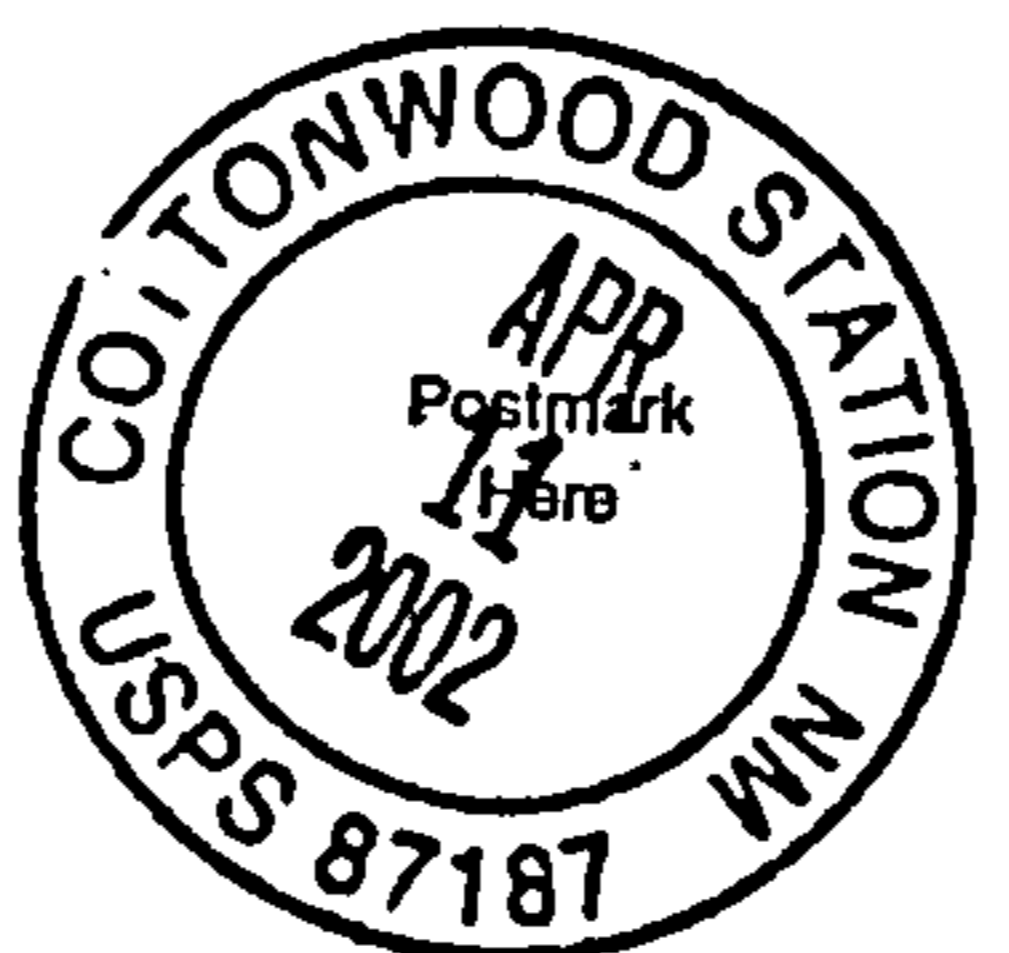
A handwritten signature in black ink, appearing to read "Bob Gay", is written over the typed name.

Bob Gay  
Vice President

**U.S. Postal Service  
CERTIFIED MAIL RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

Article Sent To:  
Skies West NA. William DAVIS

Postage	\$ 80
Certified Fee	2.10
Return Receipt Fee (Endorsement Required)	1.50
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 440</b>



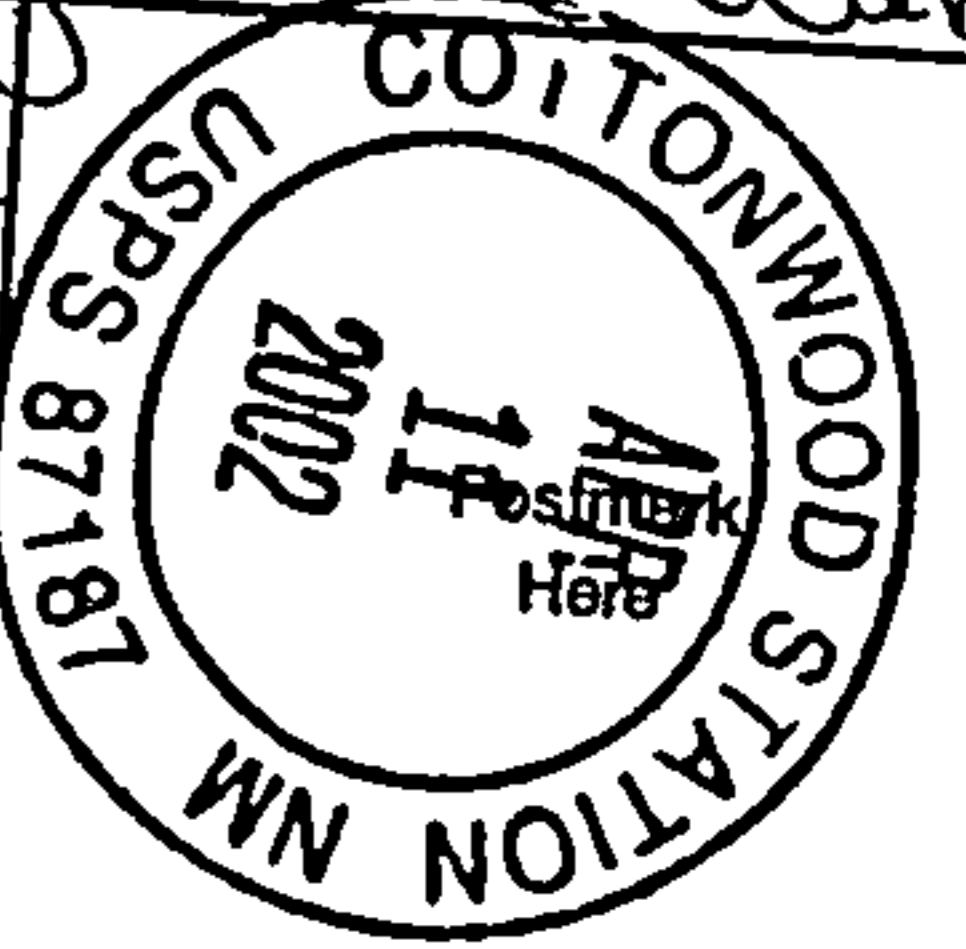
7099 3220 022E 6602  
2099 3220 0007 4283 9872

Name (Please Print Clearly) (To be completed by mailer)  
Skies West William DAVIS  
Street, Apt. No.; or PO Box No.  
10636 Capricorn Pkwy  
City, State, ZIP+ 4  
Albuquerque NM 87114  
PS Form 3800, July 1999 See Reverse for Instructions

**U.S. Postal Service  
CERTIFIED MAIL RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

Article Sent To:  
Skies West Joanne Webb

Postage	\$ 80
Certified Fee	2.10
Return Receipt Fee (Endorsement Required)	1.50
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 440</b>



7099 3220 022E 6602  
6989 3220 0007 4283 9889

Name (Please Print Clearly) (To be completed by mailer)  
Skies West Joanne Webb  
Street, Apt. No.; or PO Box No.  
10724 Capricorn Pkwy  
City, State, ZIP+ 4  
Albuquerque NM 87114  
PS Form 3800, July 1999 See Reverse for Instructions

***CURB WEST, INC.***  
**6301 Indian School Road NE**  
**Suite 208**  
**Albuquerque, New Mexico 87110**  
**Telephone (505) 881-9190**

April 10, 2002

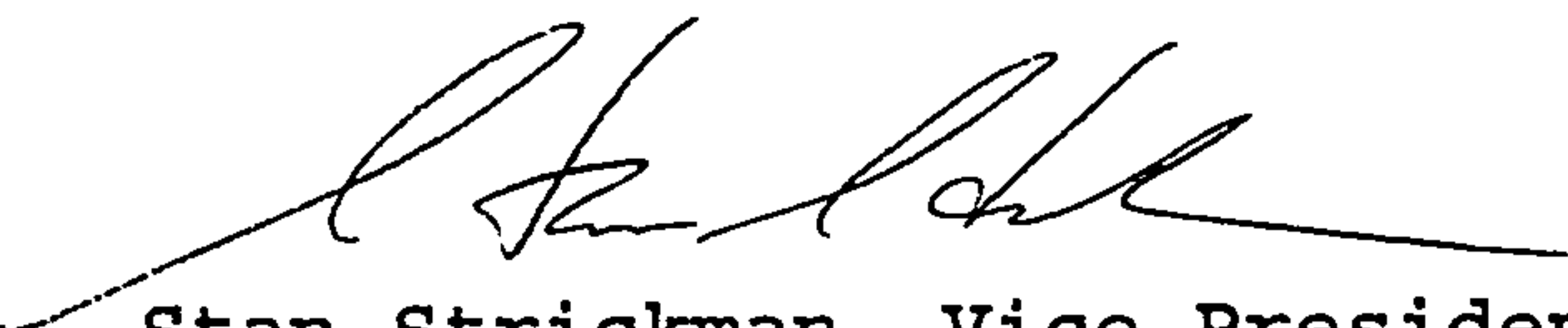
Mr. Russ Hugg  
Surv-Tek, Inc.  
5643 Paradise Blvd. N.W.  
Albuquerque, New Mexico 87114

Dear Russ:

By this letter, I hereby authorize you to act as agent on behalf of Curb West, Inc., for the purpose of re-platting Tract B, Paradise Heights, City of Albuquerque, Bernalillo County, New Mexico.

Please call me if you have any further questions.

Sincerely,



Stan Strickman, Vice President  
Curb West, Inc., a New Mexico Corporation  
6301 Indian School Road NE  
Albuquerque, New Mexico 87110

**WILSON**  
& COMPANY

2600 American Rd. SE, Suite 100  
Rio Rancho, NM 87124  
505-898-8021  
505-898-8501 Fax

Albuquerque  
Colorado Springs  
Denver  
Fort Worth  
Houston  
Kansas City  
Las Cruces  
Lenexa  
Los Angeles  
Monterrey, Mex.  
Panama City, Pma.  
Phoenix  
Rio Rancho  
Salina  
San Bernardino  
Wichita

April 11, 2002

Planning Department  
City of Albuquerque  
Plaza del Sol – 2<sup>nd</sup> Floor West  
600 2<sup>nd</sup> Street N.W.  
Albuquerque, NM

ATTN: Claire Senova, DRB Board Secretary

RE: Seville Subdivision Unit 3, being a replat of Tract B, Paradise Heights,  
City of Albuquerque, Bernalillo County, New Mexico

Dear Ms. Senova:

Curb West, Inc., the owner of the property described above, requests a temporary deferral of sidewalk construction per the Albuquerque Code of Ordinances. The sidewalk adjacent to individual lots will be constructed with the construction of each home. Enclosed is a Zone Atlas sheet and an exhibit of the sidewalk to be deferred.

The sidewalk construction deferral is requested for four (4) years.

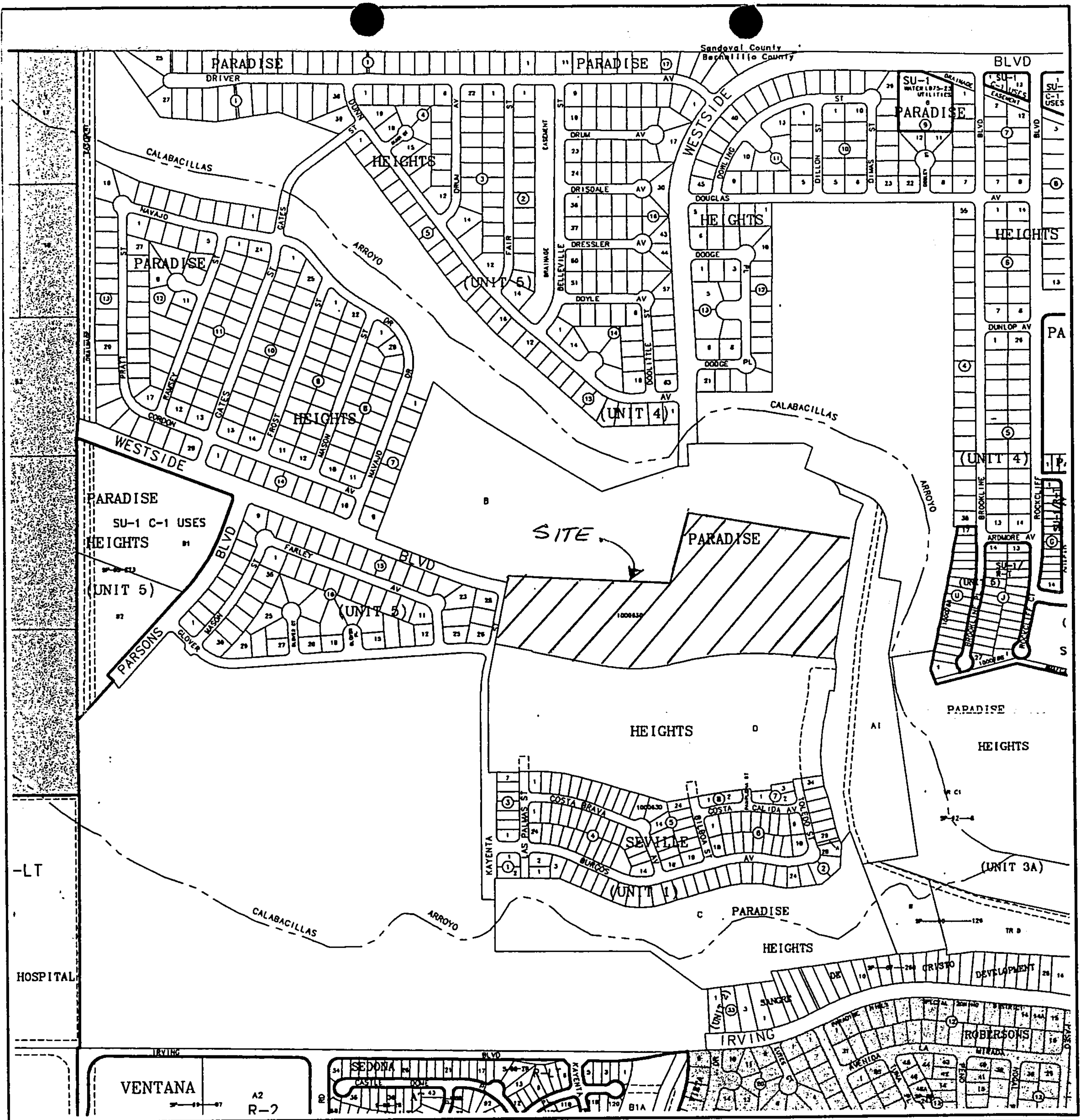
Sincerely,



Sheldon Greer  
Project Manager

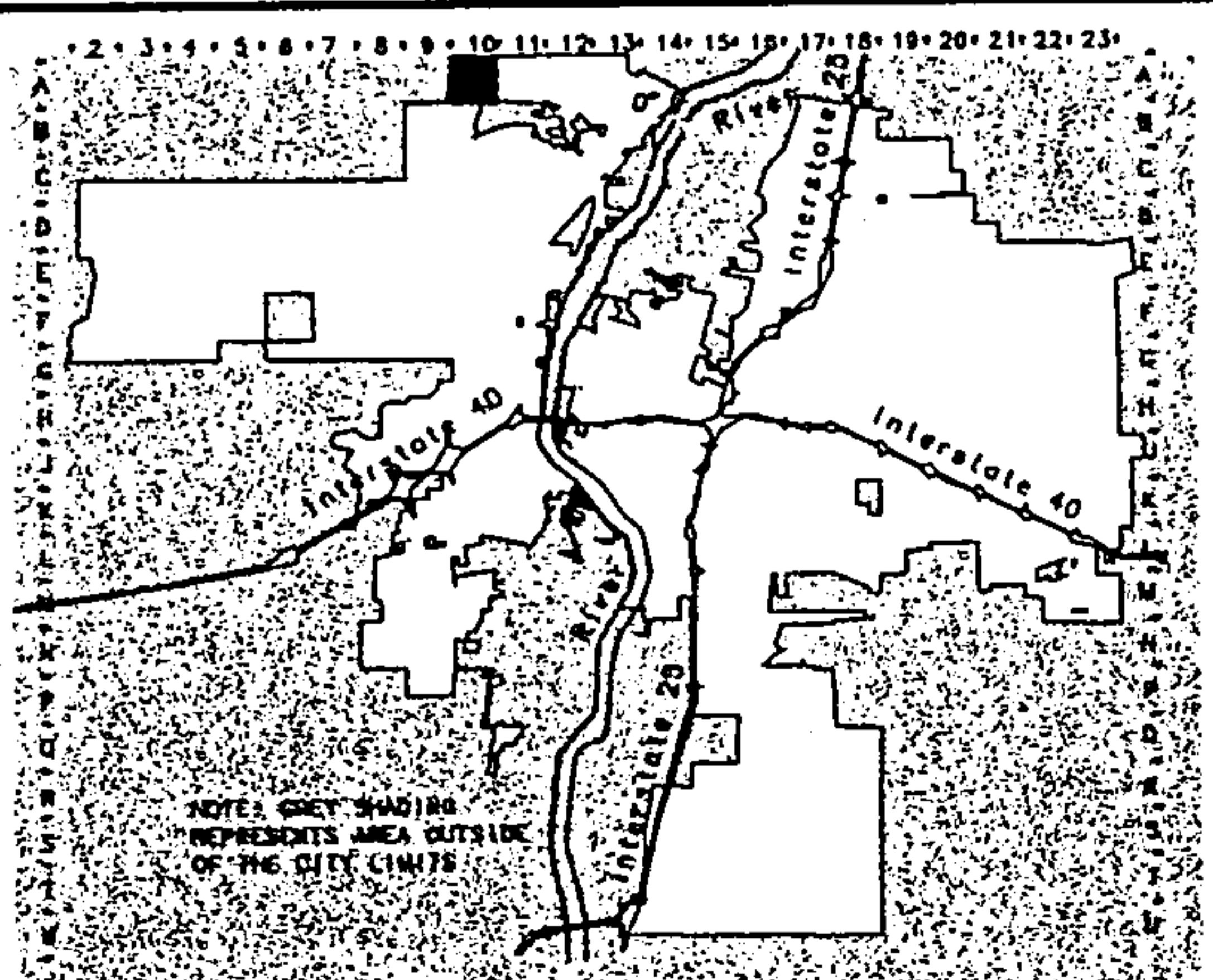
attachments

WCEA File No. X1-218-051

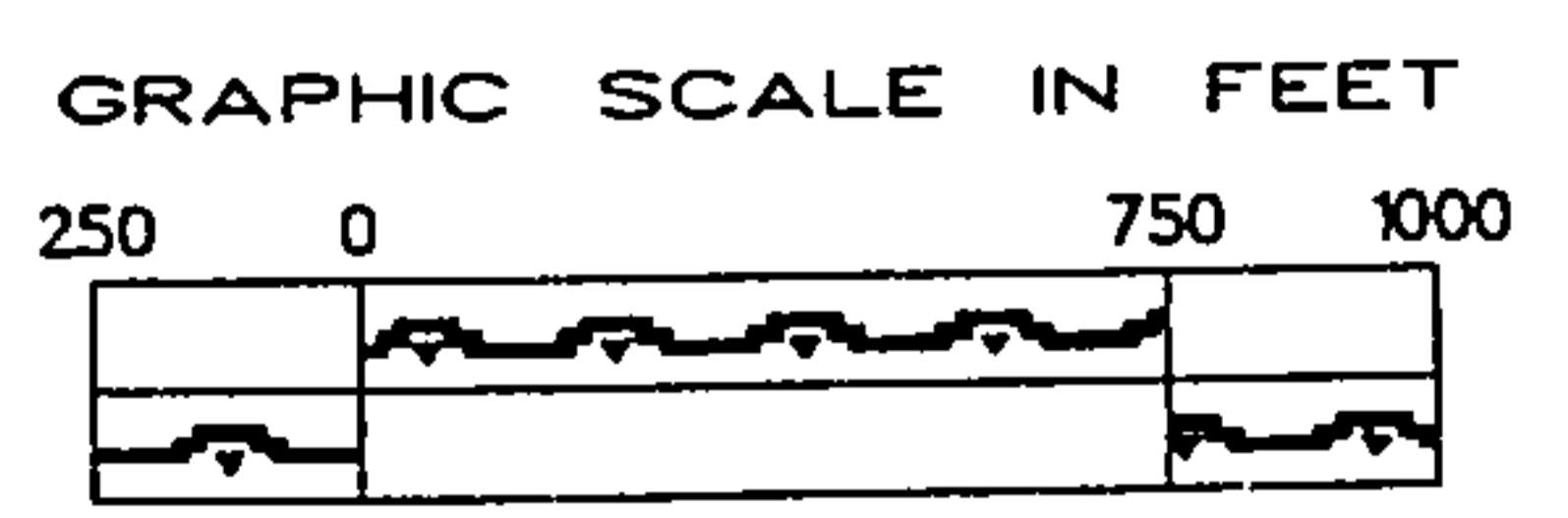


-LT

HOSPITAL



CITY OF  
Albuquerque  
Albuquerque Geographic Information System  
PLANNING DEPARTMENT  
© Copyright 2001



**EXHIBIT C**  
**Zone Atlas Page**

**A-10-Z**

Map Amended through July 20, 2001

ONE STOP SHOP . . . FRONT COUNTER

LAND DEVELOPMENT COORDINATION DIVISION (LDC) / PLANNING  
DEVELOPMENT & BUILDING SERVICES (D&B Svcs) / PUBLIC WORKS  
Plaza Del Sol -2nd Floor West - 600 2nd St NW  
Land Development / Planning - Main Fax (505) 924-3685  
Development Services / Public Works - Main Fax (505) 924-3864

**PAID RECEIPT**

**APPLICANT NAME**

Curb West Inc.

**AGENT**

Suru Tek

**ADDRESS (w/ZipCode)**

5643 Paradise Blvd. NW

**PROJECT NO.**

1001891

**APPLICATION NO.**

02DRB 00597 / 00598

\$ 2840<sup>00</sup> 441006 / 4981000 (City Cases)

\$ \_\_\_\_\_ 441018 / 4921000 (County)

\$ \_\_\_\_\_ 441011 / 7000110 (LUCC)

\$ 75<sup>00</sup> 441018 / 4981000 (Notification)

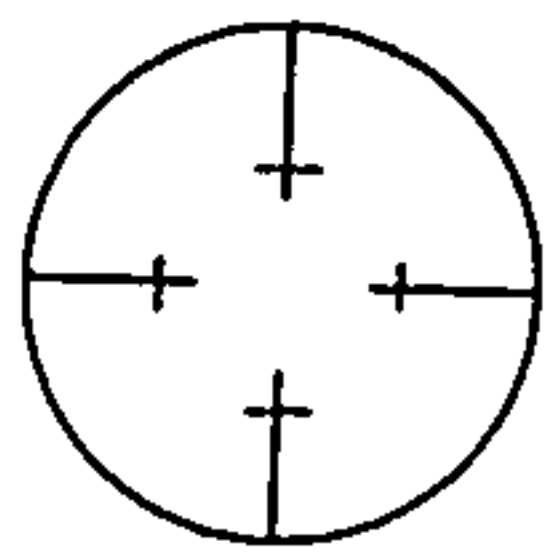
**\$ 2915<sup>00</sup> Total amount due**

**\*\*\*DUPLICATE\*\*\***  
City Of Albuquerque  
Treasury Division

04/18/2002 4:19PM LOC: ANEX  
RECEIPT# 00013892 WSH 007 TRANSH 0066  
Account 441006 Fund 0110 TRSCCS  
Activity 4981000/ Trans Amt \$2,915.00  
J24 Misc \$2,840.00

Thank You

THIS DOCUMENT HAS VISIBLE FIBERS DISCERNIBLE FROM BOTH SIDES AND A TRUE DOCUCHECK™ WATERMARK



**SURV-TEK, Inc.**

Consulting Surveyors

5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114  
Phone: 505-897-3366 Fax: 505-897-3377

FIRST STATE BANK

95-145  
1070

21497

PAY TO THE ORDER OF

City of ALB

4-18-02

\$2915<sup>00</sup>

Two Thousand Nine Hundred and Fifteen

**\*\*\*DUPLICATE\*\*\***  
City Of Albuquerque  
Treasury Division

Service Unit 3  
Project 1001891

04/18/2002 4:20PM LOC: ANEX  
RECEIPT# 00013893 WSH 007 TRANSH 0066  
Account 441018 Fund 0110 TRSCCS  
Activity 4981000/ AUTHORIZED SIGNATURE  
Trans Amt \$2,915.00  
J24 Misc \$75.00  
CK \$2,915.00  
CHANGE \$0.00

MEMO

THIS DOCUMENT IS ALTERATION PROTECTED AND REFLECTS FLUORESCENT FIBERS UNDER UV LIGHT

⑈021497⑈ ⑆107001452⑆ 001366548⑈

Thank You



# SIGN POSTING REQUIREMENTS

## POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Planning Division at a charge of \$3.00 each.

### 1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

### 2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs maybe required on unpaved street frontages.
- B. If the land does not abut a public street, then in addition to a sign placed on the property a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

### 3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staple are best for attaching signs to a post or backing; the sign tears out less easily.

### 4. TIME

Signs must be posted from April 30, 2002 To May 15, 2002.

### 5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

[Signature] (Applicant or Agent)      4-18-02 (Date)

I issued 1 signs for this application, 4/18/02 (Date)      [Signature] (Staff Member)