



DRB CASE TRACKING LOG

REVISED 5/18/2000

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

Application No 02DRB-00608 (P&F)
Project Name: ALBUQUERQUE SOUTH UNIT 3
Agent: Aldrich Land Surveying, Inc.

Project # 1001896
Fee:
Phone No.# 894-1990

Your request for (SDP for SUB), (SDP for BIP), (PREL/FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/15/02 by the DRB with delegation of signature(s) to the following Departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: include the crossing structure for SNOW Vista Channel in the
- UTILITIES: _____ BULK LAND VARIANCE
- CITY ENGINEER / AMAFCA: _____ Note.
- PARKS / CIP: _____
- PLANNING (Last to sign): See comments
 - Planning must record this plat. Please submit the following items:
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 - Tax printout from the County Assessor.
 - Include 3 copies of the approved site plan along with the originals.
 - County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
 - Property Management's signature must be obtained prior to Planning Department's signature.

CASE TRACKING LOG FOR DRB DELEGATED SIGN-OFF

• TRANSPORTATION	Dates: Routed: <u>5-17-02</u>	Disapproved: _____	Approved: <u>5-17-02</u>
• UTILITIES	Dates: Routed: _____	Disapproved: _____	Approved: _____
• CITY ENGINEER / AMAFCA	Dates: Routed: _____	Disapproved: _____	Approved: _____
• PARKS / CIP	Dates: Routed: _____	Disapproved: _____	Approved: _____
• PLANNING (Last to sign)	Dates: Routed: _____	Disapproved: _____	Approved: <u>[Signature] 5/22/02</u>

PLANS RELEASED TO APPLICANT OR AGENT

Date Released: [Signature] 5/28/02 Date Returned: [Signature] 5/22/02
 Print Name: _____ Firm: _____
 Signed: [Signature]

Date Released: _____ Date Returned: _____
 Print Name: _____ Firm: _____
 Signed: _____



OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION

5-15-02

7. 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)

At the May 15, 2002, Development Review Board meeting, the Bulk Land Variance was approved subject to the Findings and Conditions of the Subdivision Ordinance as follows:

BULK LAND VARIANCE:

1. The variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community.
2. The variance will not conflict significantly with the goals and provisions of any City, County or AMAFCA adopted plan or policy; the applicable zoning ordinance, or any other City code or ordinance.
3. The variance will not permit, encourage or make possible undesired development in the 100-year floodplain.
4. The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

The Preliminary Plat was approved with final sign off delegated to Transportation Development and Planning.

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.



**OFFICIAL NOTICE
PAGE 2**

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
Aldrich Land Surveying, Inc., PO Box 30701 87190
Loren Hines, Property Management, Legal Dept./4th Fir, City/County Bldg.
Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.
File



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 15, 2002

Project #1001896
Application # 02DRB-00607, 02DRB-00608
Albuquerque South, Unit 3

-
1. No objection to the proposed bulk land variance. A separate bulk land variance document must be signed by the DRB Chair as well as the property owner/s. The property owner/s signatures must be notarized. The document must be recorded along with the bulk land plat.
 2. Refer to Purpose of Plat and language on the plat regarding the "reservation" of public right-of-way. Please change to "grant" public right-of-way.
 3. Property Management's signature is required only on plats that vacate public right-of-way or dedicate parkland. Otherwise, the signature line may be marked "n/a".
 4. Include the Project # and Application # on the plat.
 5. Planning signs last. All other signatures (City agency and public utilities) must be obtained prior to requesting final sign-off by Planning.
 6. Add the zoning classification to the *Subdivision Data* section on the plat.
 7. Minor subdivision plats and those not completing vacation actions may be recorded by the applicant/agent. A copy of the recorded plat must be provided to Planning in order to close the case file.
 8. Please provide a digital dxf file of right-of-way, parcel and easement lines shown on the final plat, in New Mexico State Plane Feet, NAD 1983.

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



City of Albuquerque
CITY OF ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001896

AGENDA ITEM NO: 7

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:

The Hydrology Section has no objection to the subject request.
No adverse comment on plat.

RESOLUTION:

APPROVED ____; 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

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1001896 AGENDA#: 7 DATE: 5/15/02

1. Name: ~~Richard J. Quinn~~ Address: ~~525~~ Zip: ~~89105~~

2. Name: Richard J. Quinn Address: 631 Ino. Sch. Rd. Zip: 87110

3. Name: Tim H. O'Neil Address: P.O. Box 30701 Zip: 87190

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: _____

**DAVID RICK ARMIJO, ET AL., v. CITY OF
ALBUQUERQUE, ET AL., CV 2005-07950**

INTERROGATORY NO. 19

**DBS (“DEVELOPMENT AND BUILDING SERVICE”) REPORT AND
RECOMMENDATIONS THAT WAS SENT TO THE DEVELOPER /
SUBDIVIDER OR ITS AGENT PRIOR TO THE PUBLIC HEARING**

PROJECT NUMBER 1001896 – ABQ SOUTH UNIT 3



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORD. DIV.

DEVELOPMENT REVIEW BOARD
May 15, 2002
Project #1001896

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)

AMAFCA 1. No objection to requested action. 2. Reference "AMAFCA" in call-out for Snow Vista Channel. 3. AMAFCA will sign the plat.

COG No adverse comments

Transit No adverse comments

Zoning Enforcement Reviewed, no comment.

Neighborhood Coord. Letter sent to Westgate Heights (R) and Westgate Vecinos Neighborhood Assns.

APS The requests above for the **Albuquerque South Unit 3**, will affect Susie Carlos Rey Elementary School, Truman Middle School, and West Mesa High School.

The above elementary and middle schools are currently enrolled beyond their designed capacities and are projected to substantially increase further in population. The High School is operating close to capacity.

The APS facilities in the area have recently, and continue to be expanded and upgraded. In the fall of 1998, the district opened a new elementary school (Painted Sky) and a middle school (Jimmy Carter) opened in the fall of 2000. **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

No adverse comments

PNM Gas

Approves.

PNM Electric

PNM currently reviewing the Bulk land Plat for Albuquerque South, Unit 3. PNM will be requesting a ten (10) foot easement along the tract line to be eliminated by this Plat for an existing overhead electric powerline.

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

The subject properties fall within the *Amole Arroyo Design Overlay Zone* as expressed in the *Amole Arroyo Corridor Plan*, a Rank III Plan adopted by the City Council in 1991 and the County Commission in 1992. Future development must be in compliance with all goals/policies/regulations of the *Corridor Plan*, especially the design guidelines expressed in the 'Design Overlay Zone' section, pp.30-39.

City Engineer

No objection to the BLV. No adverse comments on plat.

Transportation Development

Public roadway easements need to be granted at this time and the location should be determined as best as possible for this stage of development. No objection to the bulk land variance.

Parks & Recreation

Future subdivisions will be subject to the Park Dedication & Development Ordinance. The park dedication requirements for Tracts E-2 thru E-6 will be required to dedicate land or pay cash in-lieu. Park dedication requirements for Tract E-1 have been met with previous dedication of Tract C-1 Albuquerque South Unit 3.

The unencumbered area available for park land dedication on Tract C-1 is equal to 1.646 acres or 71,699 sq. ft. The proposed development of 353 single-family lots on Tracts A, B & D of the Albuquerque South Unit 3 (to be known as El Rancho Grande Unit 6), generates a park dedication requirement of 60,010 sq. ft. This requirement will be met with Tract C-1, leaving 11,689 sq. ft. remaining available for application toward the park dedication requirement for future residential development on Tract E-1 Albuquerque South Unit 3, previously known as Parcel 36 as identified in the Rio Bravo Sector Development Plan.

The park development requirements will be met at time of building permit.

Utilities Development No objection to Bulk Land Variance or Plat approval.

Planning Department

1. No objection to the proposed bulk land variance. A separate bulk land variance document must be signed by the DRB Chair as well as the property owner/s. The property owner/s signatures must be notarized. The document must be recorded along with the bulk land plat.
2. Refer to Purpose of Plat and language on the plat regarding the "reservation" of public right-of-way. Please change to "grant" public right-of-way.
3. Property Management's signature is required only on plats that vacate public right-of-way or dedicate parkland. Otherwise, the signature line may be marked "n/a".
4. Include the Project # and Application # on the plat.
5. Planning signs last. All other signatures (City agency and public utilities) must be obtained prior to requesting final sign-off by Planning.
6. Add the zoning classification to the *Subdivision Data* section on the plat.
7. Minor subdivision plats and those not completing vacation actions may be recorded by the applicant/agent. A copy of the recorded plat must be provided to Planning in order to close the case file.
8. Please provide a digital dxf file of right-of-way, parcel and easement lines shown on the final plat, in New Mexico State Plane Feet, NAD 1983.

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

cc: Curb Inc., 6301 Indian School Rd NE, 87110

Aldrich Land Surveying Inc., P.O. Box 30701, 87190



**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.

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

Meeting Date: May 15, 2002

Zone Atlas Page: M-9-E & N-9-E

Notification Radius: 100 Ft.

App#	<u>02DRB-00607</u>
Proj#	<u>1001896</u>
Other#	<u>02DRB-00608</u>

Cross Reference and Location: _____

Applicant: Curb, Inc. ✓

Address: 6301 Indian School NE, 87110

Agent: Aldrich Land Surveying, Inc. ✓

Address: P.O. Box 30701, Albuquerque, NM 87190

SPECIAL INSTRUCTIONS

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

Date Mailed: 4-25-02

Signature: K. Teahaka

RECORDS WITH LABELS

PAGE 1

100905514007330402 LEGAL: TR D PLAT OF ALBUQUERQUE SOUTH UNIT THREE TRS A TH LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: ALBUQUERQUE SOUTH GENERAL PTNS
 OWNER ADDR: 00000 PD BOX 25246 ALBUQUERQUE NM 87125

100905527910840324 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905528210240323 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905528810240322 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905533605840150 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905518004032124 LEGAL: TR E PLAT OF ALBUQUERQUE SOUTH UNIT THREE TRS A TH LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: ALBUQUERQUE SOUTH GENERAL PTNS
 OWNER ADDR: 00000 PD BOX 25246 ALBUQUERQUE NM 87125

100905503104532002 LEGAL: TR C -2 P LAT OF ALBUQUERQUE SOUTH UNIT THREE TRS A LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: CITY OF ALBUQUERQUE
 OWNER ADDR: 00000 PD BOX 1293 ALBUQUERQUE NM 87103

100905536501140125 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

100805552402642616 LEGAL: *16 E AT RISCO VILLAGE UNIT J T SUBD LAND USE:
 PROPERTY ADDR: 00000 10205 GUADIANA SW
 OWNER NAME: KASAU PETRA MARTINEZ
 OWNER ADDR: 00123 58TH NW ALBUQUERQUE NM 87105

100805552401942617 LEGAL: *17 E AT RISCO VILLAGE UNIT J T SUBD LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: GARCIA DANIEL MARIO
 OWNER ADDR: 00510 POPE NE ALBUQUERQUE NM 87107

100805551300542213 LEGAL: *13 G AT RISCO VILLAGE UNIT J T SUBD LAND USE:
 PROPERTY ADDR: 00000 10300 CARAGENA AVE SW
 OWNER NAME: RIVERA REGINA S & PLACIDO D
 OWNER ADDR: 10300 CARTAGENA AV SW ALBUQUERQUE NM 87105

100805552000542214 LEGAL: *14 G AT RISCO VILLAGE UNIT J T SUBD LAND USE:
 PROPERTY ADDR: 00000 10204 CARTAGENA AVE SW
 OWNER NAME: GLOMSKI GERALD J & CLARITA N
 OWNER ADDR: 10204 CARTAGENA SW ALBUQUERQUE NM 87105

100805552600542215 LEGAL: *15 G AT RISCO VILLAGE UNIT J T SUBD LAND USE:
 PROPERTY ADDR: 00000 10200 CARTAGENA AVE SW
 OWNER NAME: PORRAS JAVIER
 OWNER ADDR: 10200 CARTAGENA SW ALBUQUERQUE NM 87121

100805446943510102 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905415446220401 LEGAL: N1/2 NW1/4 9N 2E SEC4 CONT 78.29 AC LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: ALBUQUERQUE SOUTH
 OWNER ADDR: 00000 PD BOX 25246 ALBUQUERQUE NM 87125

RECORDS WITH LABELS

PAGE 2

100905437748510101 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905435146110344 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905435042410302 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905420038020402 LEGAL: TRIA NGUL AR TRACT OF LAND WITHIN THE N/2 OF S/2 OF LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: DAVIS CHARLES ETAL
 OWNER ADDR: 00000 PD BOX 1849 ALBUQUERQUE NM 87103

100805450834510101 LEGAL: WEST ERNL Y PORT OF TRACT 4-A SALAZAR-DAVIS TRACTS A LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: YOD JAMES J & HEE Y &
 OWNER ADDR: 01306 BROADWAY SE ALBUQUERQUE NM 87102

100905401534920101 LEGAL: TR D F LA ND IN THE W/2 SW/4 NW/4 SEC 4 T9N R2E AKA LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: CORNISH THOMAS ETUX ETAL
 OWNER ADDR: 00000 PD BOX 1849 ALBUQUERQUE NM 87103

100905403835020102 LEGAL: TOWN OF ATRISCO GRANT TR OF LAND AS RES BK CONT 5. LAND USE:
 PROPERTY ADDR: 00000 BLAKE RD SW
 OWNER NAME: BELLAMAH COMMUNITY DEVELOPMENT
 OWNER ADDR: 00000 PD BOX 1305 ALBUQUERQUE NM 87103

"Attachment A"

Tim Aldrich, Aldrich Land Surveying
Zone Map: M-N-9

WESTGATE HEIGHTS N.A. (R)

***Theresa Rios Sandoval**

1505 Gschwind Pl. SW/87121 831-6168 (h)

Arthur Gonzales

8704 Shone SW/87121 831-2168 (h)

LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NEIGHBORHOOD ASSOCIATION.



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

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.

April 19, 2002

Tim Aldrich
Aldrich Land Surveying
P.O. Box 30701/87190
Phone: 884-1990/Fax: 884-1140

Dear Tim:

Thank you for your inquiry of April 19, 2002 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **ALBUQUERQUE SOUTH UNIT 3, TRACTS E-1 THROUGH E-6 LOCATED ON SNOW VISTA BLVD (90TH STREET) SW BETWEEN DE ANZA DRIVE SW AND BLAKE ROAD SW** zone map #M-N-9.

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

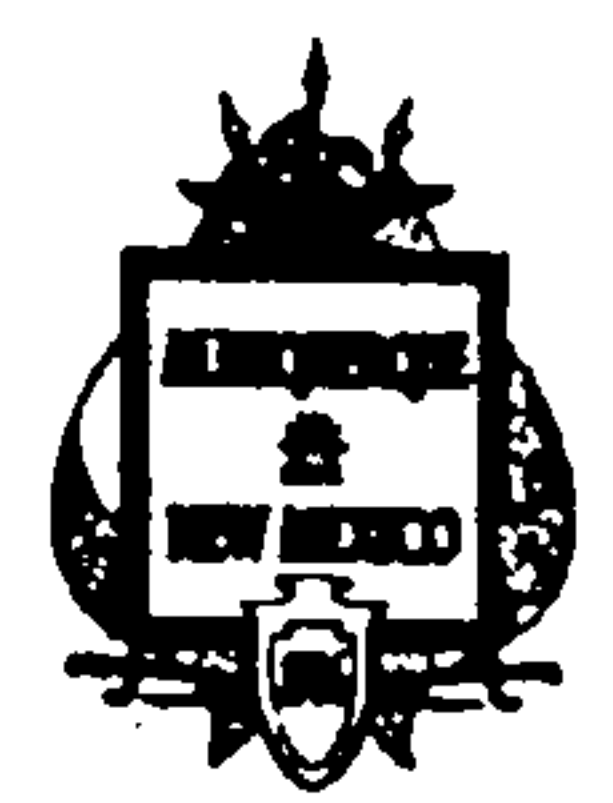
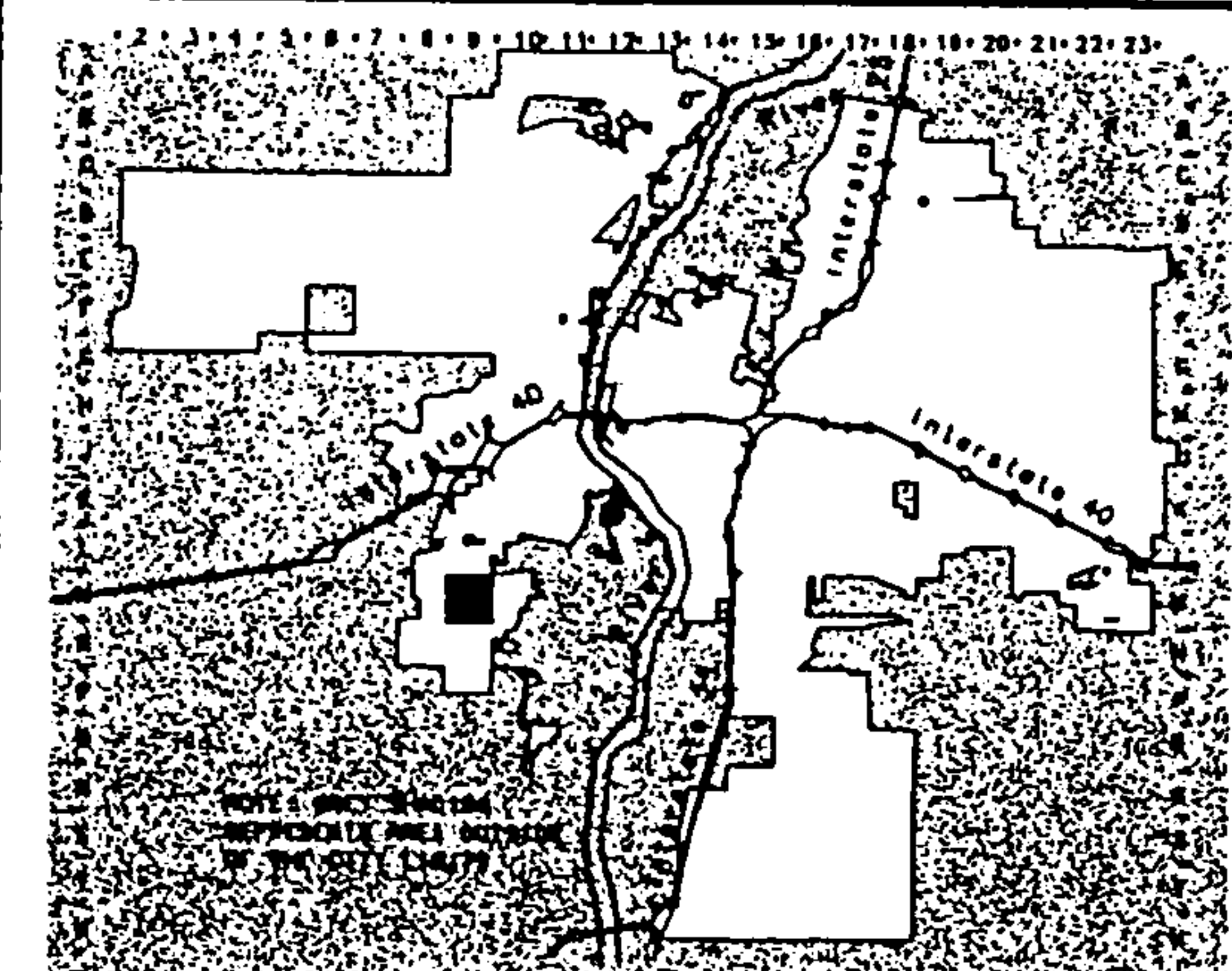
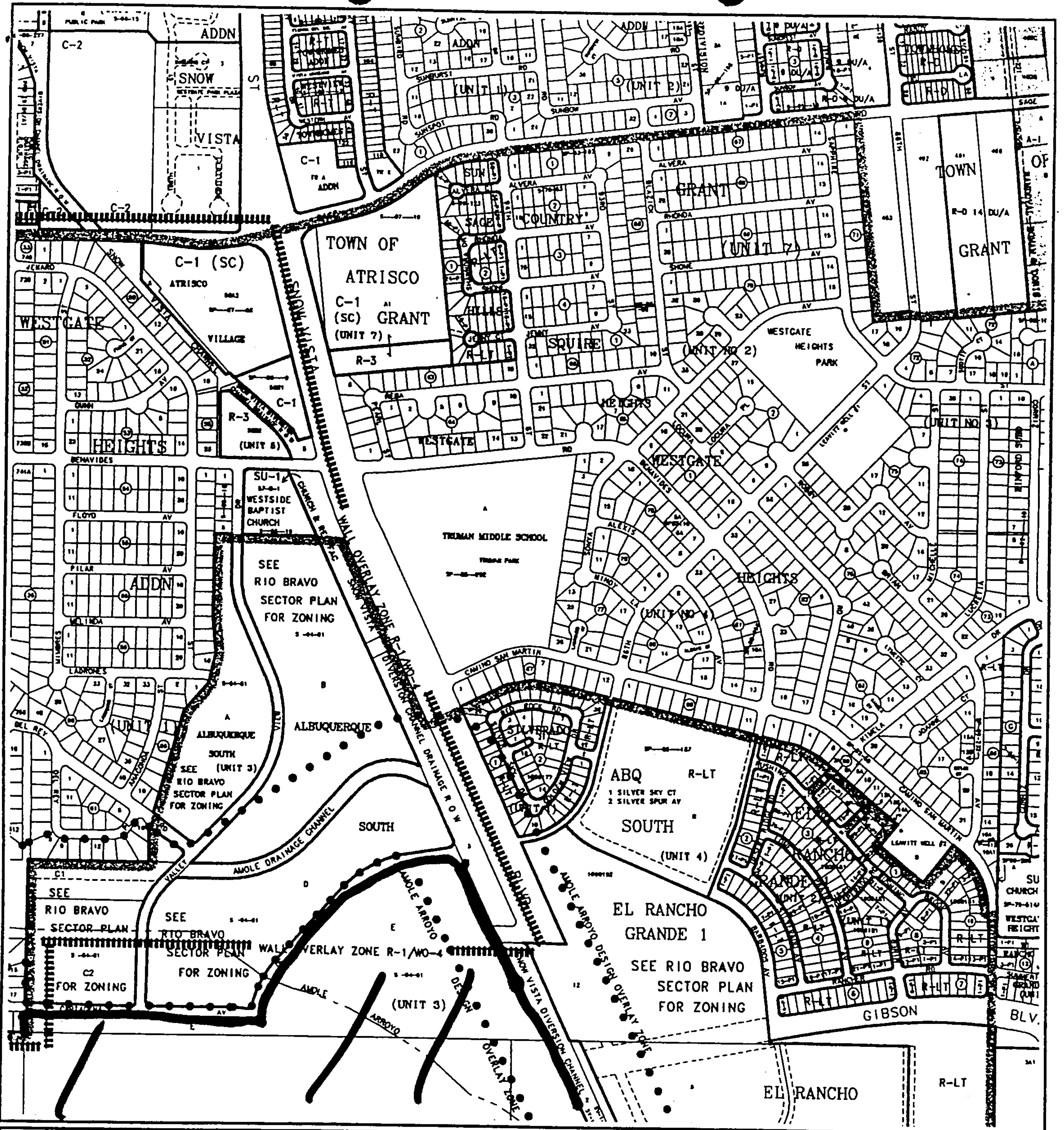
Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact me at (505) 924-3902.

Sincerely,

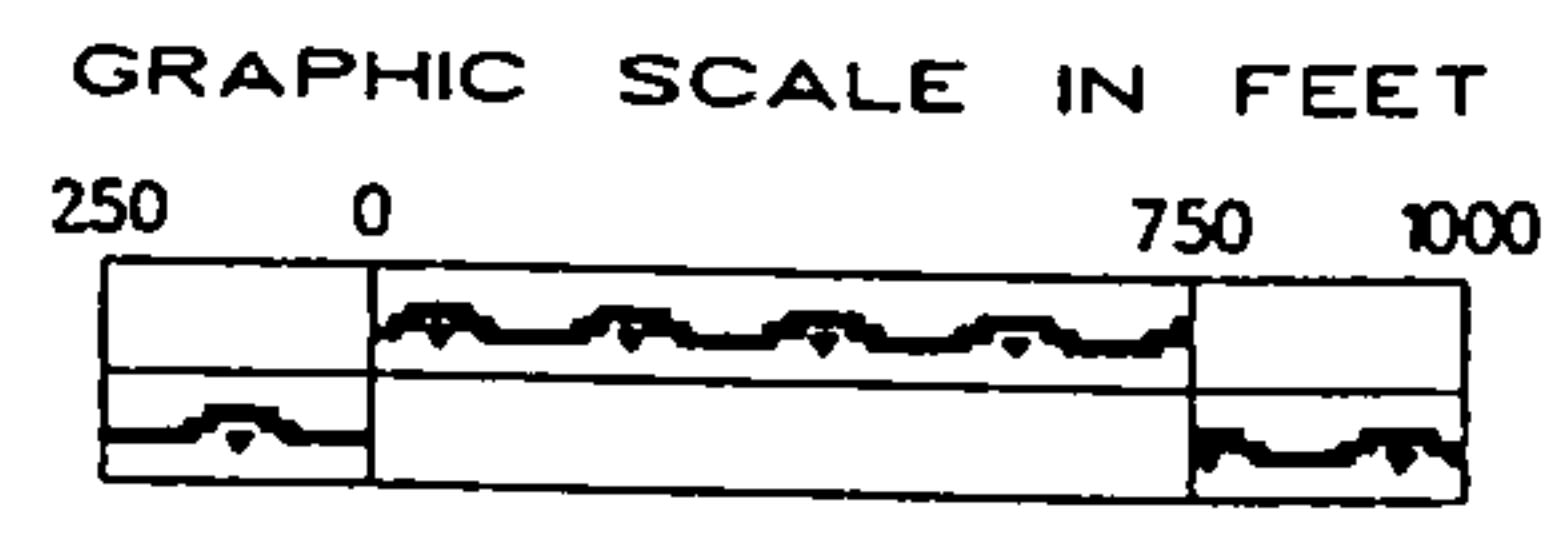
Stephani Winklepleck

Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(01/30/02)



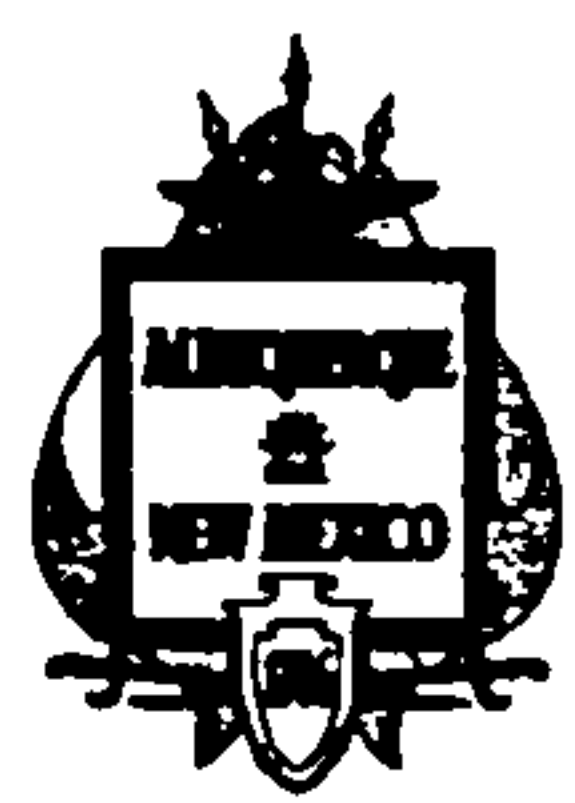
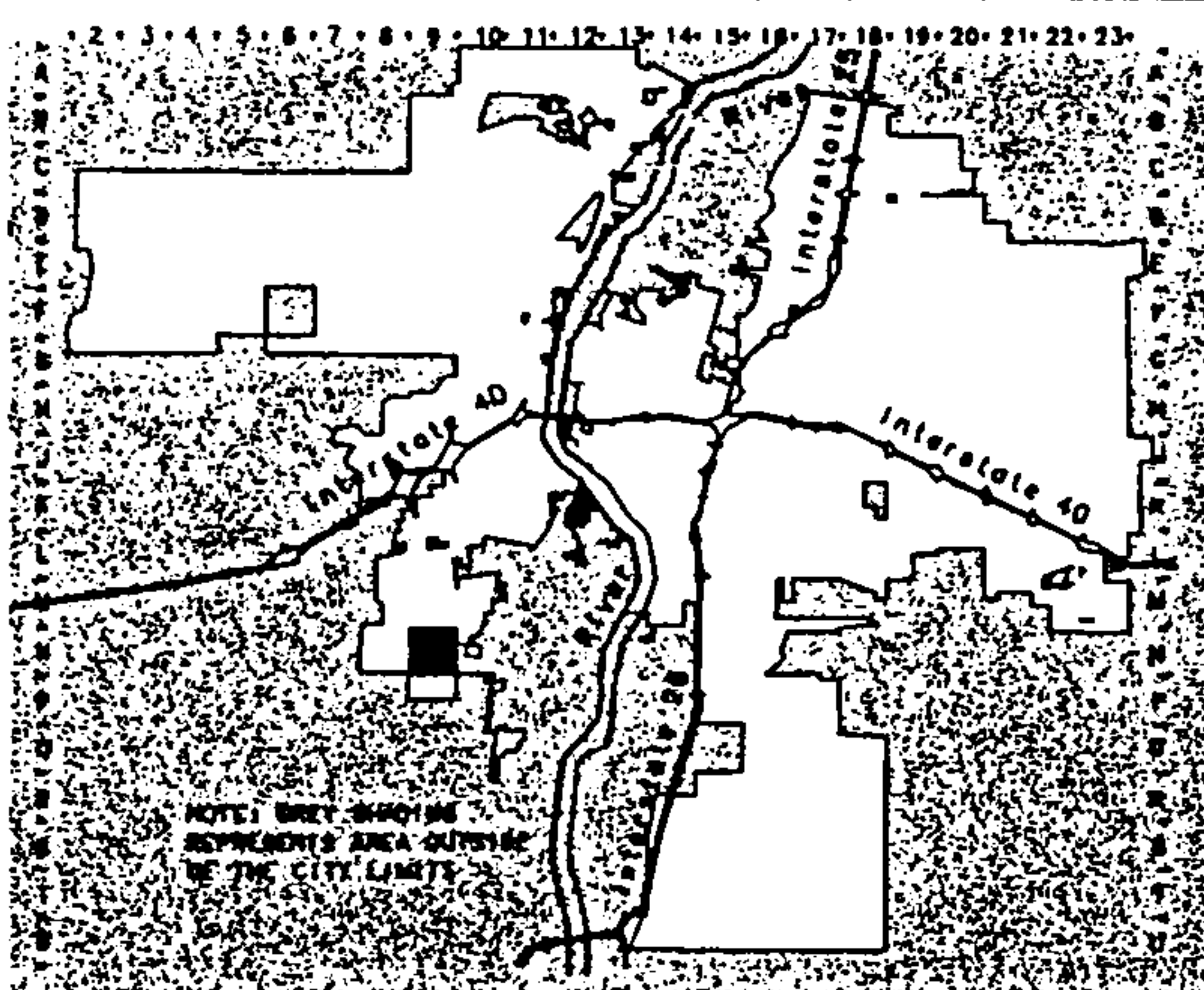
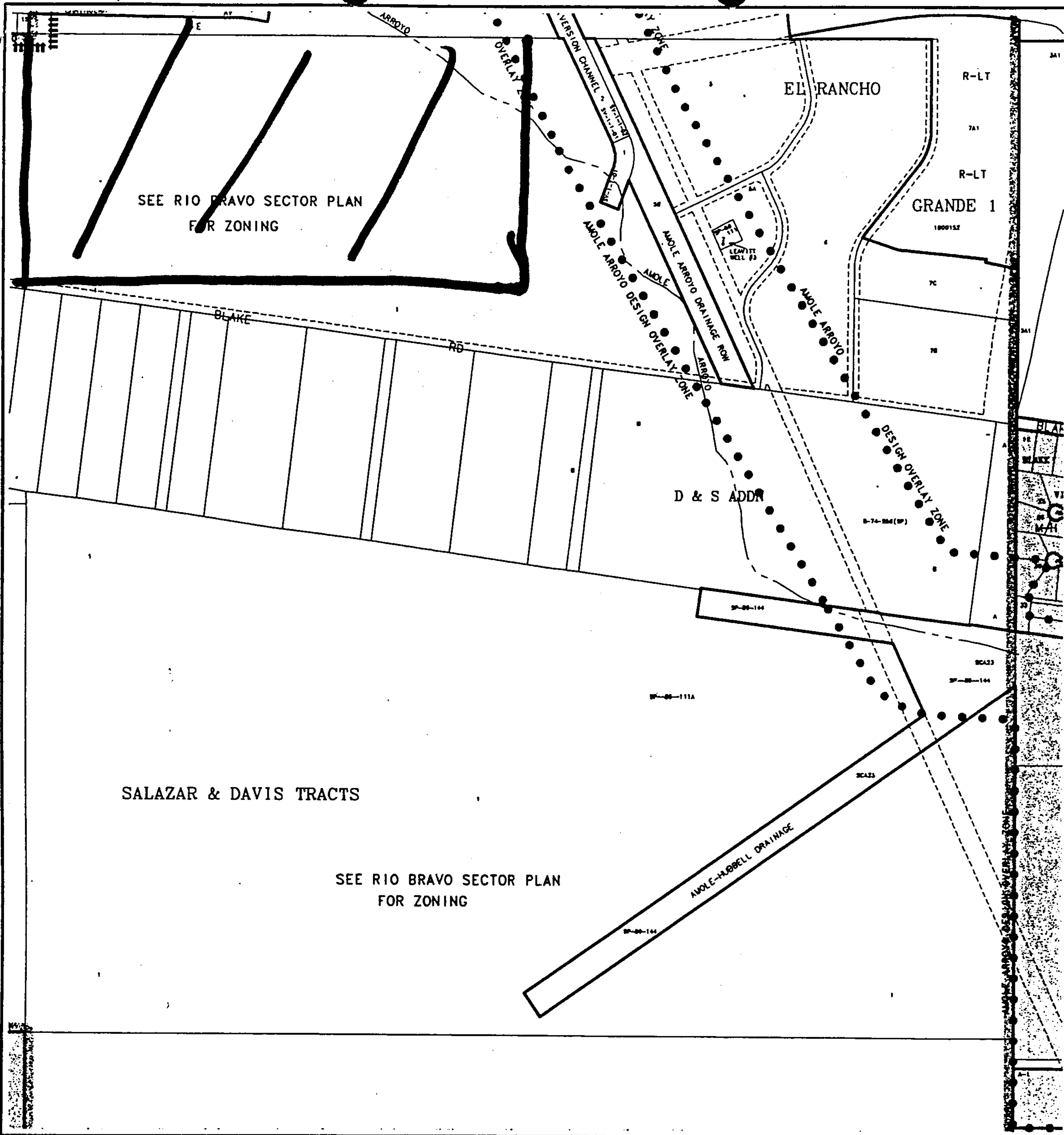
CITY OF
Albuquerque
A G I S
PLANNING DEPARTMENT
© Copyright 2001



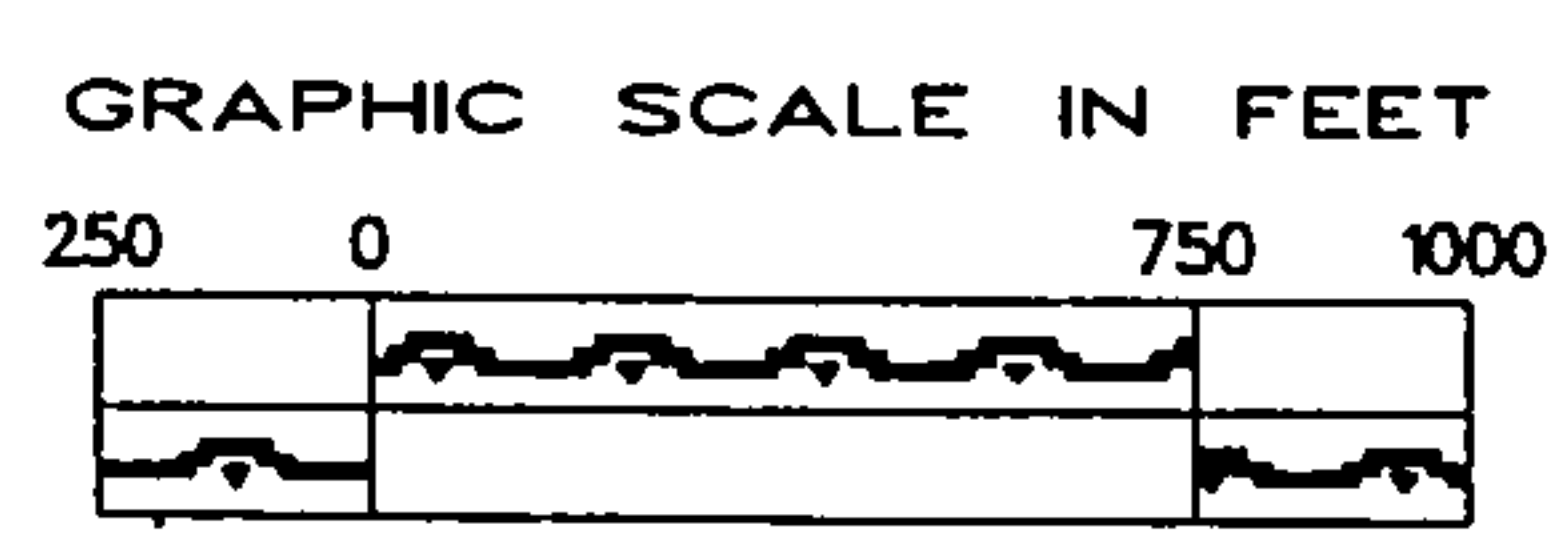
Zone Atlas Page

M-9-Z

Map Amended through July 18, 2001



CITY OF Albuquerque
A lbuquerque **G** eographic **I** nformation **S** ystem
 PLANNING DEPARTMENT
 © Copyright 2001



Zone Atlas Page
N-9-Z
 Map Amended through July 18, 2001

"NOTICE OF SUBDIVISION PLAT CONDITIONS"
Albuquerque South, Unit 3, Tracts E-1 thru E-6

The plat of Albuquerque South, Unit 3, Tracts E-1 thru E-6, has been granted a variance or waiver from certain subdivision requirements pursuant to Section 7 of the City of Albuquerque Subdivision Ordinance.

Future subdivision of lands within this plat, zoning Site Development Plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified, or removed when future plats and/or Site Development Plans are approved.

By its approval of this subdivision the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; park and open space requirements; drainage requirements and/or improvements; and, excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all or from a portion of the area within the subject subdivision.

ACKNOWLEDGED:

Charles A. Haegelin
Land Owner
Curb, Inc.
Charles A. Haegelin, President

Janet Canning
Chairperson
Development Review Board

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on MAY 13,
2002, by Charles A. Haegelin, President, Curb Inc.

My Commission Expires:

9-17-2003

Richard J. Squires
Notary Public



OFFICIAL SEAL
RICHARD J. SQUIRES
NOTARY PUBLIC-STATE OF NEW MEXICO

My commission expires: 9-17-2003

**DAVID RICK ARMIJO, ET AL., v. CITY OF
ALBUQUERQUE, ET AL., CV 2005-07950**

INTERROGATORY NO. 23

**DOCUMENTATION THAT WAS SUBMITTED TO CITY OF
ALBUQUERQUE WITH THE APPLICATION FOR FINAL PLAT
APPROVAL OF THE FOLLOWING PROJECT:**

**DEVELOPER/SUBDIVIDER: CURB, INC.
DRB PROJECT NUMBER: 1001896**

A City of Albuquerque

\$500.00



DEVELOPMENT REVIEW APPLICATION

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

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 2nd 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, INC. PHONE: 891-9190
 ADDRESS: 6301 INDIAN SCHOOL RD NE, ST 208 FAX: 875-1723
 CITY: ALBQ, STATE NM ZIP 87110 E-MAIL: _____
 Proprietary interest in site: OWNER
 AGENT (if any): ALDRICH LAND SURVEYING, INC. PHONE: 884-1990
 ADDRESS: PO BOX 30701 FAX: 884-1140
 CITY: ALBQ, STATE NM ZIP 87190 E-MAIL: als@thuntek.net

DESCRIPTION OF REQUEST: BULK LAND PLAT VARIANCE AND CREATE 6 TRACTS FROM 2 TRACTS

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 E AND B Block: N/A Unit: 3
 Subdiv. / Addn. ALBUQUERQUE SOUTH
 Current Zoning: C-2(SC), R-2, C-2/O-1, SU-3 R-3 Proposed zoning: SAME
 Zone Atlas page(s): M-9 & N-9 No. of existing lots: 2 No. of proposed lots: 6
 Total area of site (acres): 104 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? NO
 UPC No. 100905415446220401 // 100905518004032124 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: SNOW VISTA BLVD (99TH ST) SW
 Between: DE ANZA DR. SW and BLAKE RD. SW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.):
DRB 94-168 S-94-61

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 04-19-02

SIGNATURE: TIM ALDRICH DATE: 04-19-02
 (Print) _____ Applicant Agent

FOR OFFICIAL USE ONLY

- INTERNAL ROUTING**
- All checklists are complete
 - All fees have been collected
 - All case #s are assigned
 - AGIS copy has been sent
 - Case history #s are listed
 - Site is within 1000ft of a landfill
 - F.H.D.P. density bonus
 - F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
<u>02068</u>	<u>BLV</u>	<u>✓</u>	<u>\$ 130.00</u>
<u>02068B</u>	<u>P&T</u>	<u>5(3)</u>	<u>\$ 520.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ <u>75.00</u>
Total			<u>\$ 725.00</u>

Hearing date: May 15, 2002
 4-19-02 Project #: 100 1896
 Planner signature / date: _____

Paul Conder

Form revised September 2001

FORM S(3): SUBDIVISION - D. MEETING (UNADVERTISED) 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
 - N/A* 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
 - N/A* 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.
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

TIM ALDRICH
Applicant name (print)
[Signature]
Applicant signature / date



Form revised September 2001

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

Application case numbers

000RB-00608

Paul Carter 4-19-02
Platiner signature / date

Project # 1001826

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.

TIM ALDRICH

Applicant name (print)

[Signature]

Applicant signature / date



Form revised September 2001

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

Application case numbers

02005 00607

[Signature]

Planner signature / date

4/19/02

Project # 1001896

$$\begin{array}{r} 100 \\ 100 \\ 300 \\ \hline 500 \end{array}$$

$$\begin{array}{r} 50 \\ 6 \\ \hline \end{array}$$

April 19, 2002

Ms. Janet Stephens, Chair
Development Review Board
City of Albuquerque
600 2nd Street SW
Albuquerque, NM 87103

Re: Bulk Land Plat - ALBUQUERQUE SOUTH UNIT 3, TR. E-1 THRU E-6

Dear Ms. Stephens:

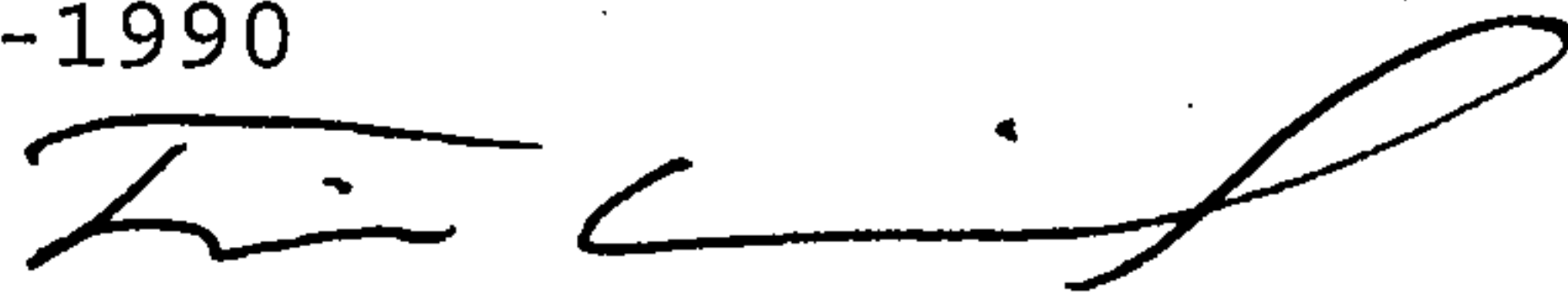
Aldrich Land Surveying, Inc., agents for Curb, Inc. are requesting bulk land variance/plat approval on the above-mentioned tracts. The plat contains the necessary language related to the waiver of improvements.

We are creating 6 tracts from 2 existing tracts comprising 104 acres.

This site is vacant, so a site sketch has not been provided.

Please contact me if I can be of any further assistance.

Aldrich Land Surveying, Inc.
PO Box 30701
Albuquerque, NM 87190
884-1990



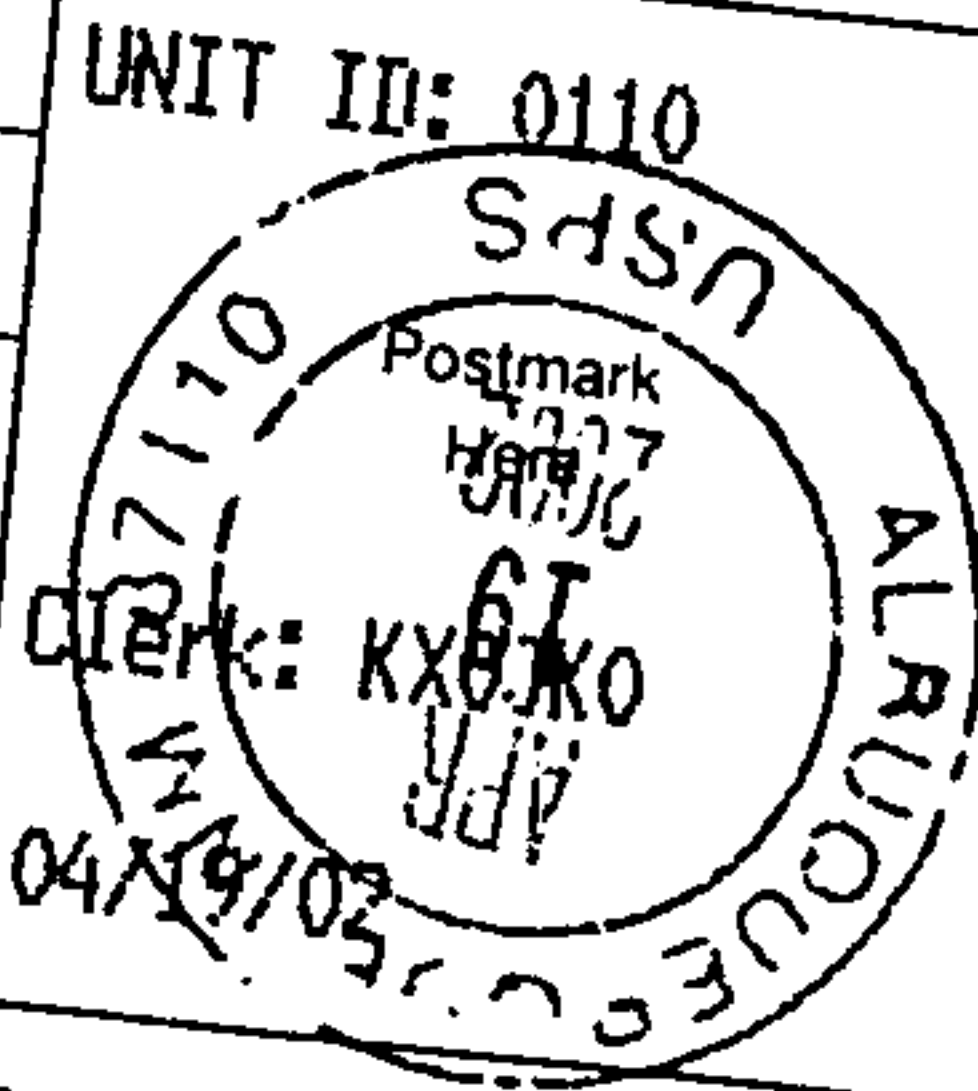
Tim Aldrich, PS
Aldrich Land Surveying, Inc.

cc: Theresa Rios Sandoval } **WESTGATE HEIGHTS N.A.**
Arthur Gonzales

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

ALBUQUERQUE, NM 87121

Postage	\$ 0.34
Certified Fee	2.10
Return Receipt Fee (Endorsement Required)	1.50
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 3.94



Sent To
 West Gate Heights, N.A. Arthur Gonzales
 Street, Apt. No., or PO Box No.
 8704 Shone SW
 City, State, ZIP+4
 Alba, NM 87121

PS Form 3800, May 2000

See Reverse for Instructions

7000 1670 0009 8287 7336
 7000 0297 0002

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

ALBUQUERQUE, NM 87121

Postage	\$ 0.34
Certified Fee	2.10
Return Receipt Fee (Endorsement Required)	1.50
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 3.94



Sent To
 West Gate Heights, N.A. Theresa Ros
 Street, Apt. No.,
 or PO Box No. 1505 Geschwind Pt SW
 City, State, ZIP+4
 Alba, NM 87121

PS Form 3800, January 2001

See Reverse for Instructions

7001 2510 0000 0152 7002
 7001 4544 7000 0152 7002



April 19, 2002

Ms. Janet Stephens, Chair
Development Review Board
City of Albuquerque
600 2nd Street SW
Albuquerque, NM 87103

Re: Bulk Land Plat - ALBUQUERQUE SOUTH UNIT 3, TR. E-1 THRU E-6


Dear Ms. Stephens:

Aldrich Land Surveying, Inc., agents for Curb, Inc. are requesting bulk land variance/plat approval on the above-mentioned tracts. The plat contains the necessary language related to the waiver of improvements.

We are creating 6 tracts from 2 existing tracts comprising 104 acres.

This site is vacant, so a site sketch has not been provided.

Please contact me if I can be of any further assistance.



Tim Aldrich, PS
Aldrich Land Surveying, Inc.



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

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.

April 19, 2002

Tim Aldrich
Aldrich Land Surveying
P.O. Box 30701/87190
Phone: 884-1990/Fax: 884-1140

Dear Tim:

Thank you for your inquiry of April 19, 2002 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **ALBUQUERQUE SOUTH UNIT 3, TRACTS E-1 THROUGH E-6 LOCATED ON SNOW VISTA BLVD (90TH STREET) SW BETWEEN DE ANZA DRIVE SW AND BLAKE ROAD SW** zone map #M-N-9.

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

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 me at (505) 924-3902.

Sincerely,

Stephani Winklepleck

Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(01/30/02)

"Attachment A"

Tim Aldrich, Aldrich Land Surveying
Zone Map: M-N-9

WESTGATE HEIGHTS N.A. (R)

***Theresa Rios Sandoval**

1505 Gschwind Pl. SW/87121 831-6168 (h)

Arthur Gonzales

8704 Shone SW/87121 831-2168 (h)

LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NEIGHBORHOOD ASSOCIATION.

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

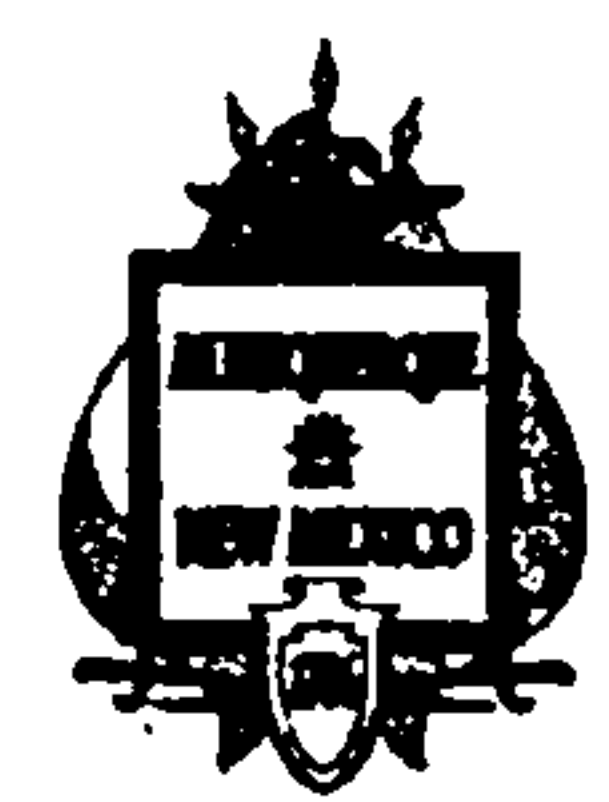
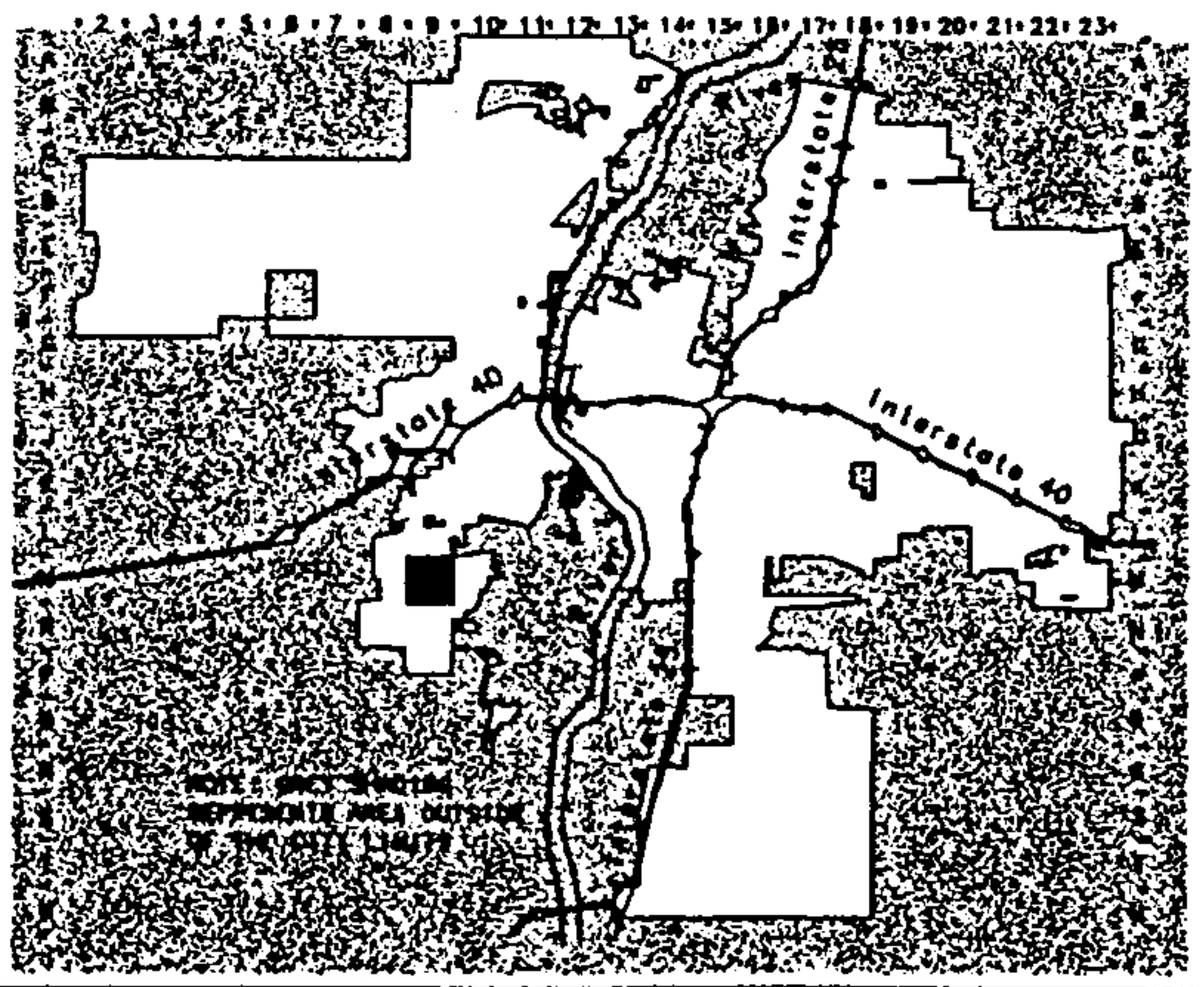
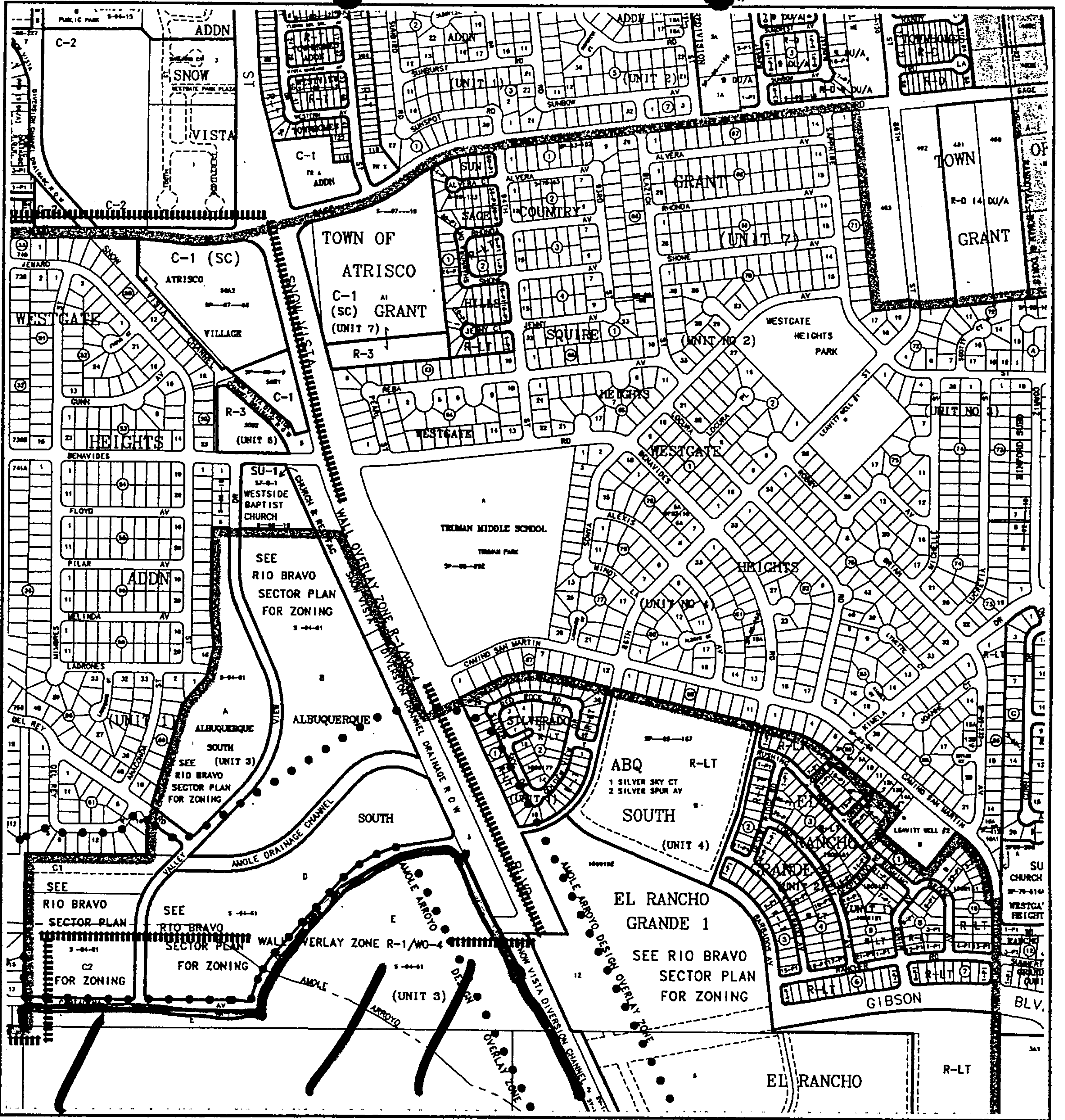
Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because 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:

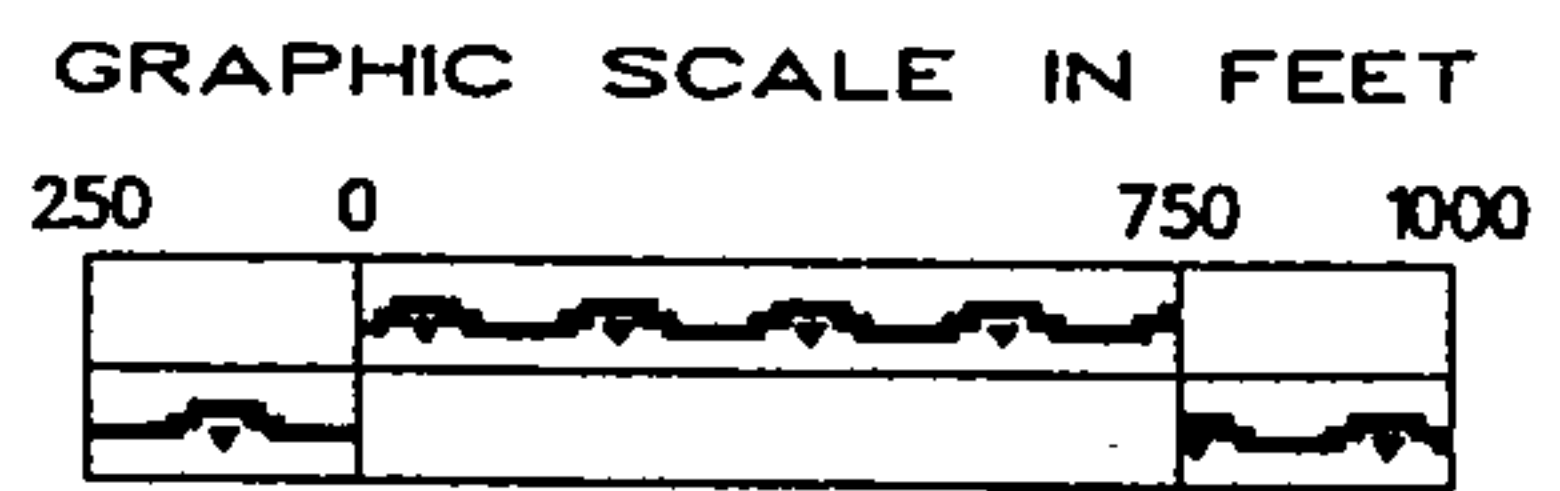
1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the 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: 4/19/02 Time Entered: 10:12am OCNC Rep. Initials: SW



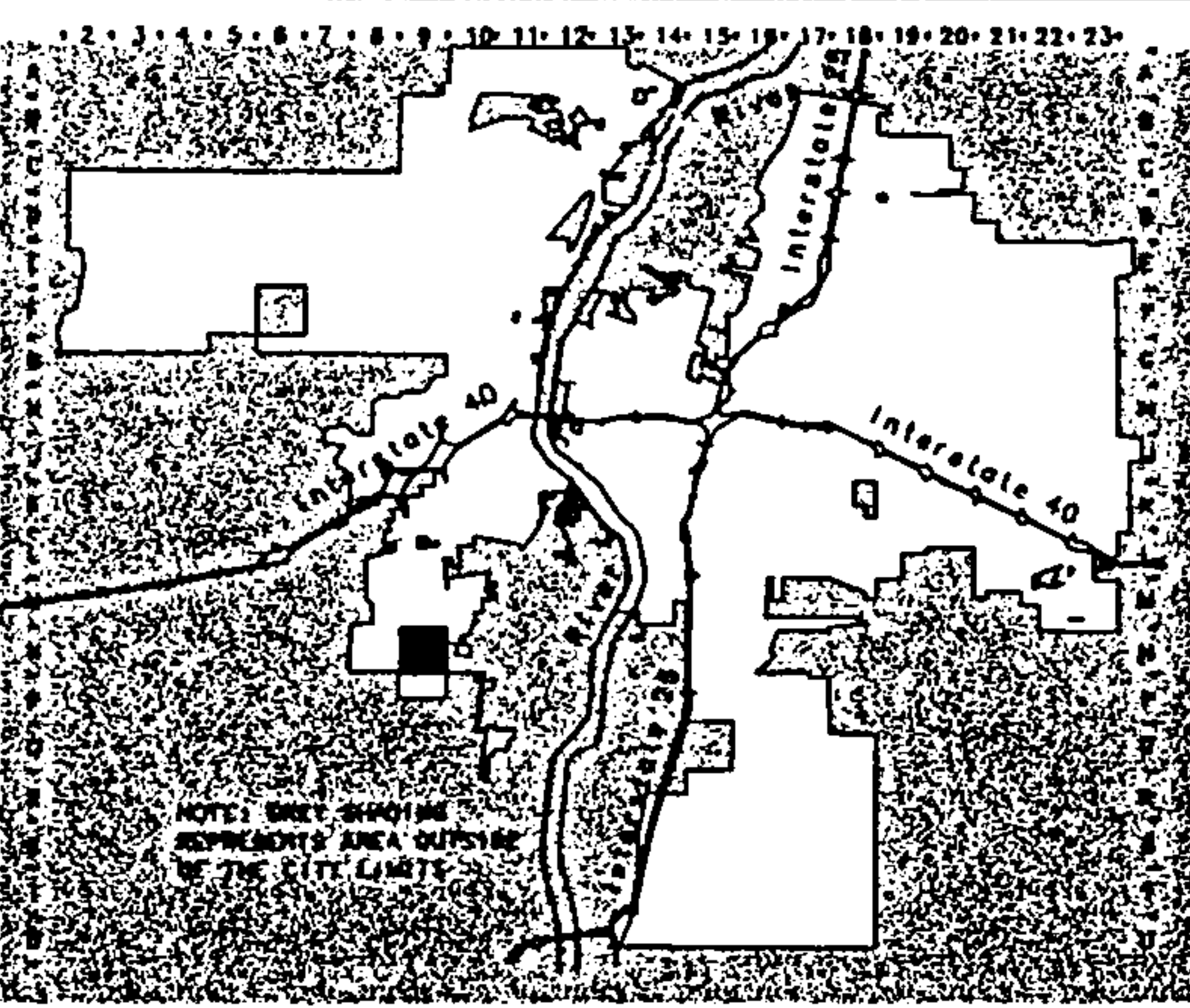
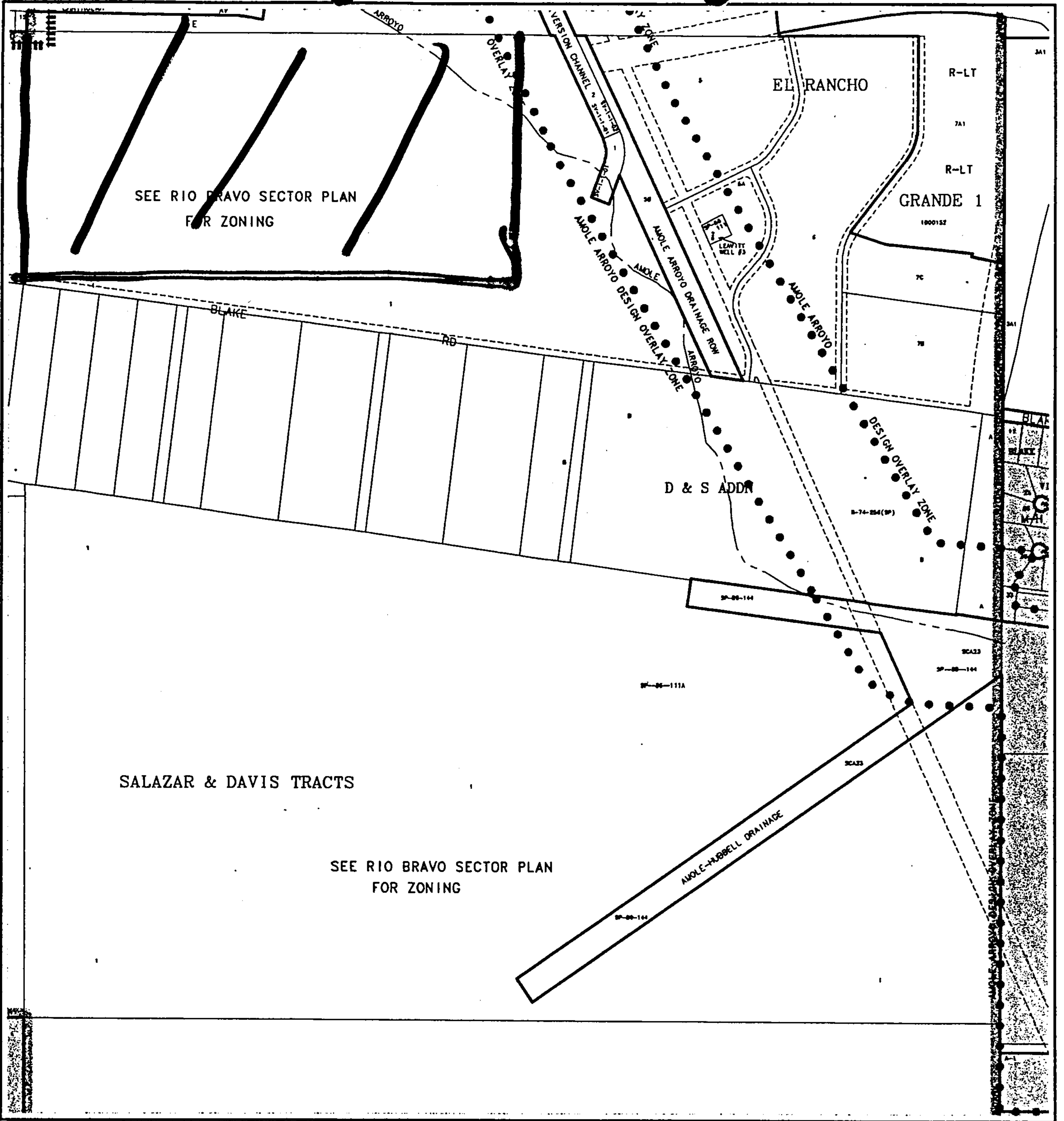
CITY OF
Albuquerque
A G I S
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2001



Zone Atlas Page

M-9-Z

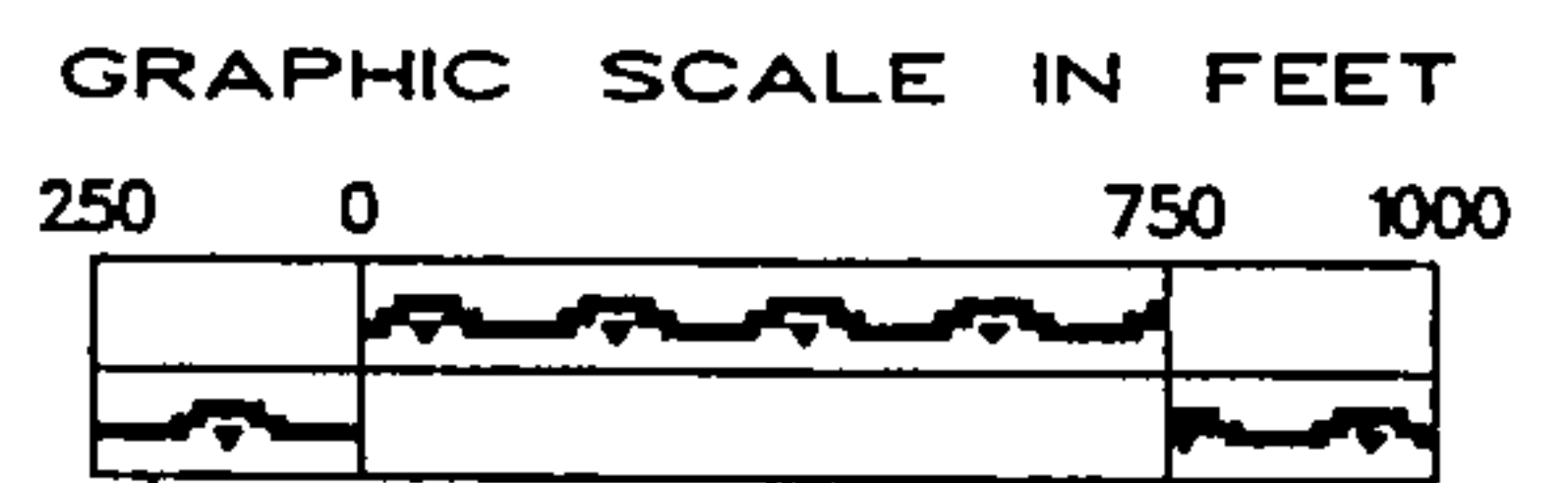
Map Amended through July 18, 2001



CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

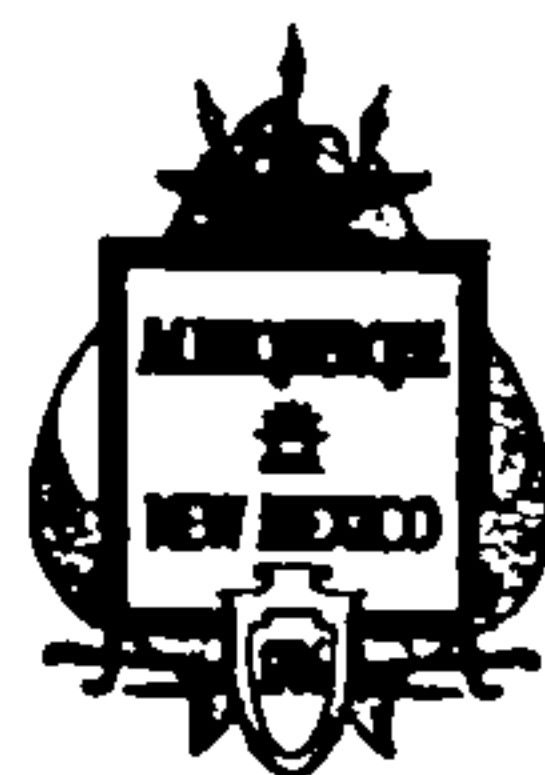
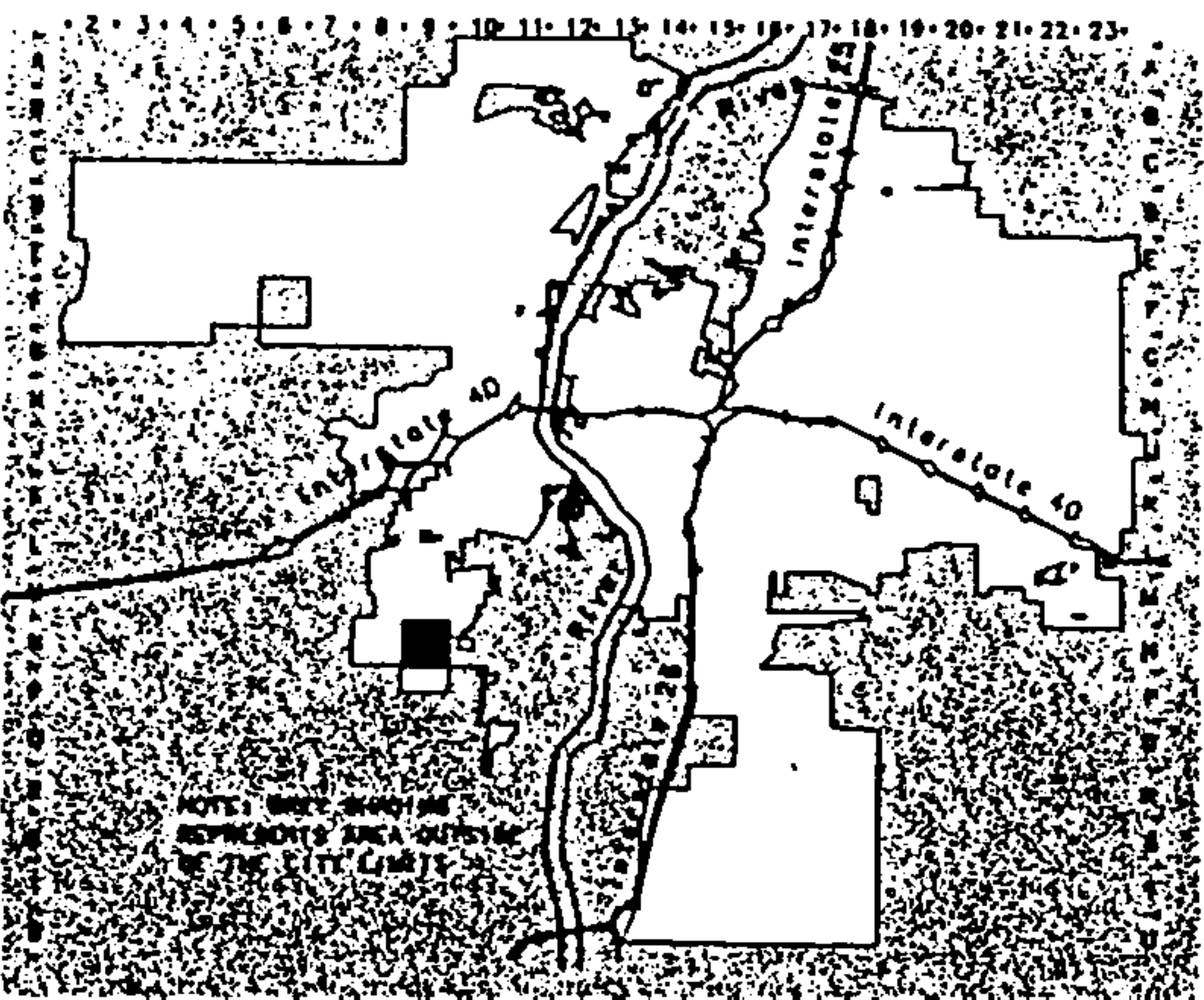
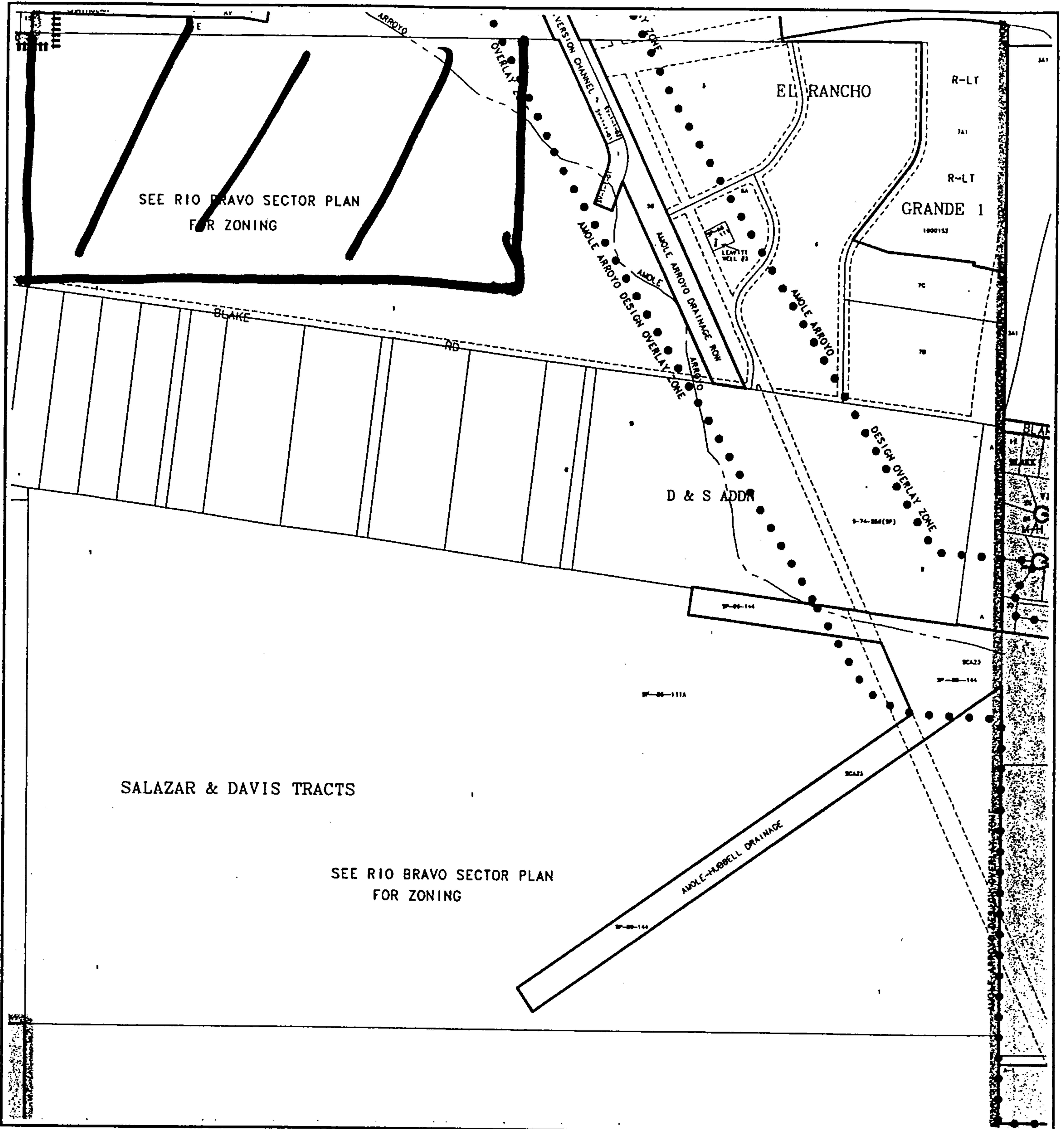
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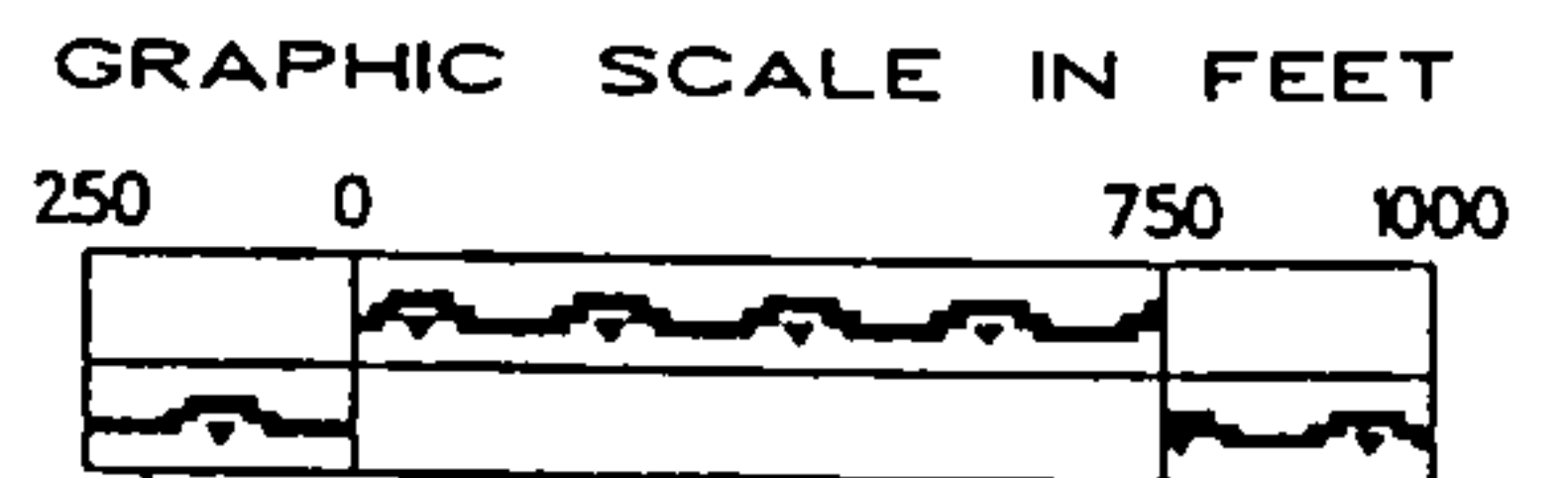
Map Amended through July 18, 2001



CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

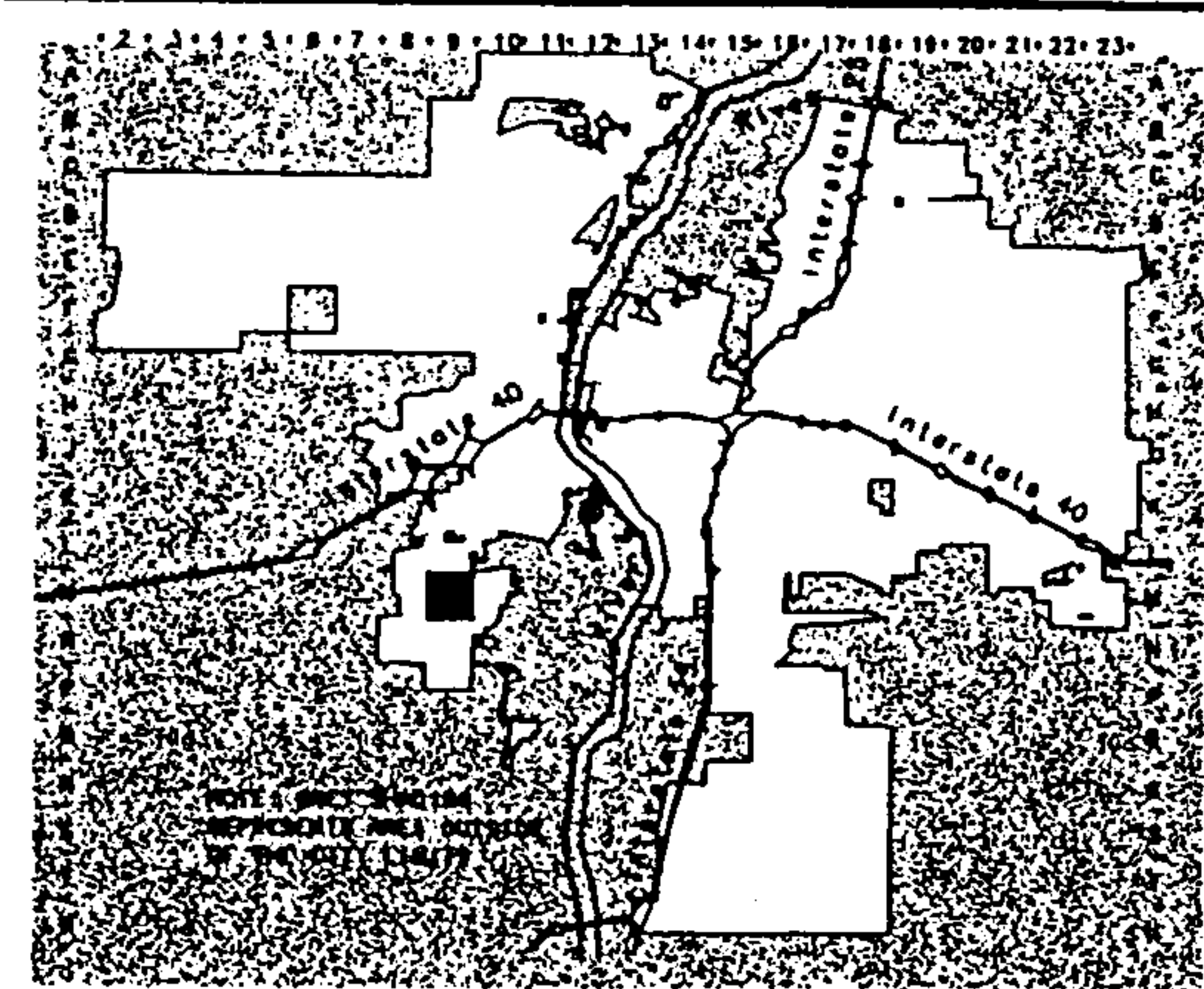
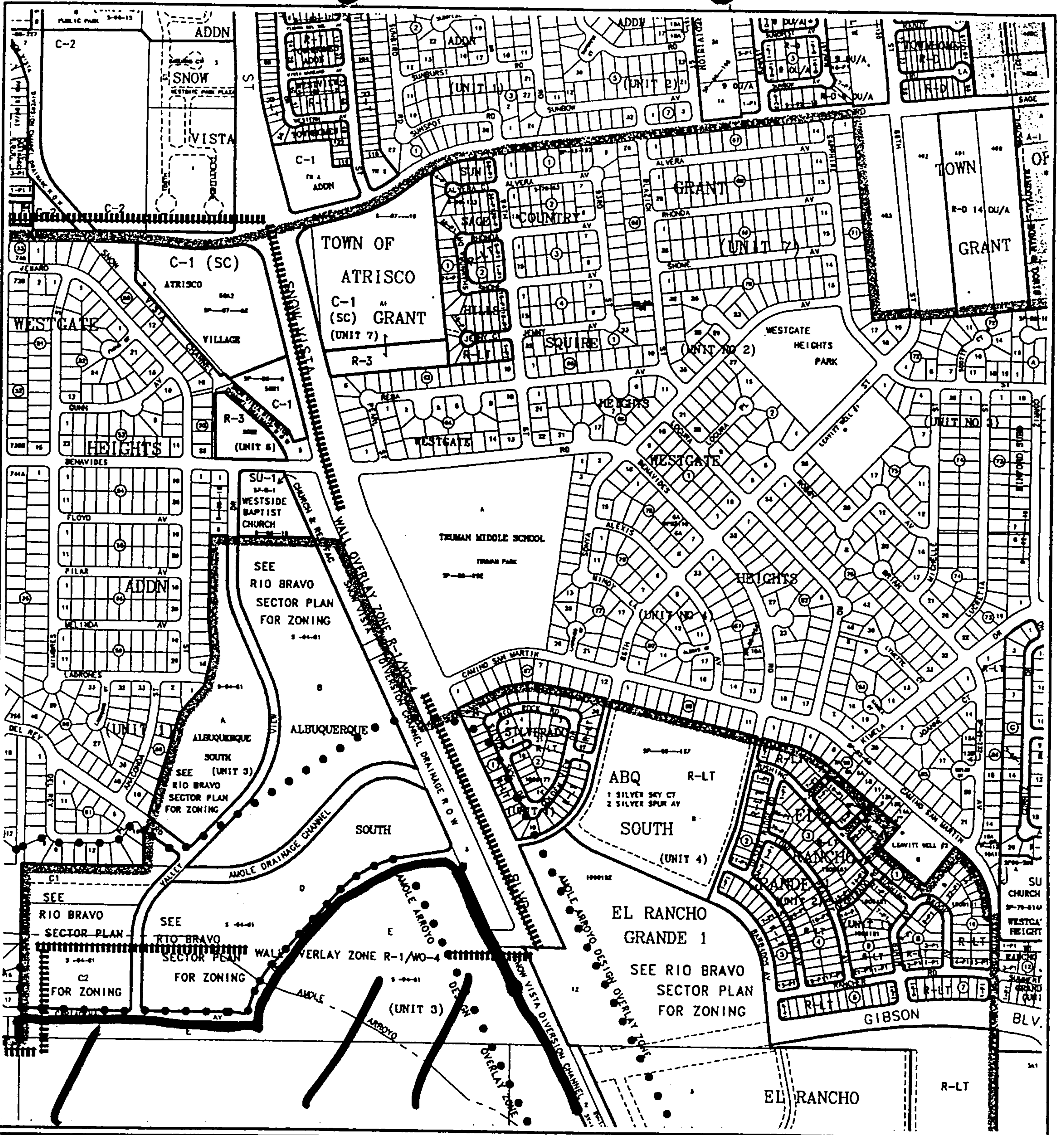
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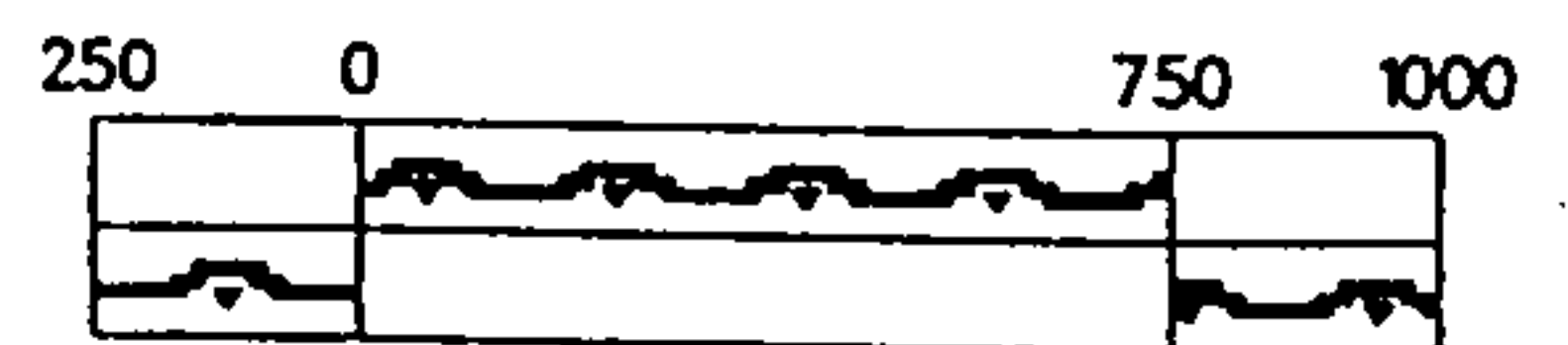


CITY OF
Albuquerque

Advanced Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET



Zone Atlas Page

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Map Amended through July 18, 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

City of Albuquerque
Treasury Division

04/19/2002 11:24AM LOC: ANE

RECEIPT# 00019802 WSH 006 TRANS# 0029
Account 441018 Fund 0110
Activity 4981000 TRSKDM
Trans Amt \$725.00
J24 Misc \$75.00
CK \$725.00
CHANGE

PAID RECEIPT

APPLICANT NAME

Curb Inc / Bo Johnson

AGENT

Aldrich Land Surveying

ADDRESS (w/zipCode)

P.O. Box 30701

PROJECT NO.

1001896

APPLICATION NO.

02 DRB - 00607 / 00608

\$ 650⁰⁰ 441006 / 4981000 (City Cases)

\$ _____ 441018 / 4921000 (County)

\$ _____ 441011 / 7000110 (LUCC)

\$ 75⁰⁰ 441018 / 4981000 (Notification)

\$ 725⁰⁰ Total amount due

Bulk Land Plat Fees
ERG TRACS.

BO K. JOHNSON
5905 AZUELO CT. NW 505-879-9656
ALBUQUERQUE, NM 87120

95-219 103
1070
1353677678
Date 4/19/02 2191

Pay to the Order of

City of Albuquerque
Seven hundred twenty five ⁰⁰/₁₀₀



Wells Fargo Bank New Mexico, N.A.
3401 Coors NW
Albuquerque, NM 87120
www.wellsfargo.com

City Of Albuquerque
Treasury Division

Memo

⑆ 107002192⑆ 1353677678⑆ 02191

04/19/2002 11:24AM LOC: ANE
X
RECEIPT# 00019801 WSH 006 TRANS# 0029
Account 441006 Fund 0110
Activity 4981000 TRSKDM
Trans Amt \$725.00
J24 Misc 9/25/01 \$650.00

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] 4/19/02
 (Applicant or Agent) (Date)

I issued 4 signs for this application, 4/19/02, [Signature]
 (Date) (Staff Member)

**DAVID RICK ARMIJO, ET AL., v. CITY OF
ALBUQUERQUE, ET AL., CV 2005-07950**

PROJECT 1896

**DAVID RICK ARMIJO, ET AL., v. CITY OF
ALBUQUERQUE, ET AL., CV 2005-07950**

INTERROGATORY NO. 19

**DBS (“DEVELOPMENT AND BUILDING SERVICE”) REPORT AND
RECOMMENDATIONS THAT WAS SENT TO THE DEVELOPER /
SUBDIVIDER OR ITS AGENT PRIOR TO THE PUBLIC HEARING**

PROJECT NUMBER 1001896 – ABQ SOUTH UNIT 3

**DAVID RICK ARMIJO, ET AL., v. CITY OF
ALBUQUERQUE, ET AL., CV 2005-07950**

INTERROGATORY NO. 23

**DOCUMENTATION THAT WAS SUBMITTED TO CITY OF
ALBUQUERQUE WITH THE APPLICATION FOR FINAL PLAT
APPROVAL OF THE FOLLOWING PROJECT:**

**DEVELOPER/SUBDIVIDER: CURB, INC.
DRB PROJECT NUMBER: 1001896**

**DAVID RICK ARMIJO, ET AL., v. CITY OF
ALBUQUERQUE, ET AL., CV 2005-07950**

INTERROGATORY NO. 26

**FINAL RECORDED PLAT REGARDING DRB PROJECT NUMBER
1003014 THAT WAS APPROVED AND SIGNED BY THE DRB
MEMBERS**

DRB PROJECT NUMBER: 1001896

**DAVID RICK ARMIJO, ET AL., v. CITY OF
ALBUQUERQUE, ET AL., CV 2005-07950**

INTERROGATORY NO. 26

**FINAL RECORDED PLAT REGARDING DRB PROJECT NUMBER
1003014 THAT WAS APPROVED AND SIGNED BY THE DRB
MEMBERS**

DRB PROJECT NUMBER: 1001896