

Complete 2-11-05 Ag.

7  
15



# DRB CASE ACTION LOG ~~(PREL & FINAL)~~

REVISED 2/5/04

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

DRB Application No.: <u>04DRB-01239 (P&amp;F)</u>	Project # <u>1001899</u>
Project Name: <u>VILLAS TUSCANO</u>	
Agent: <u>Brasher &amp; Lorenz</u>	Phone No.: <u>888-6088</u>

Your request for (SDP for SUB), (SDP for BR), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 2/2/05 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

- TRANSPORTATION: RECORDING INFORMATION ON PART  
 REGARDING MAINT. & BLDG. of PRIVATE  
 ROADS. *2-10-05*
- UTILITIES: \_\_\_\_\_
- CITY ENGINEER / AMAFCA: \_\_\_\_\_
- PARKS / CIP: \_\_\_\_\_
- PLANNING (Last to sign): \_\_\_\_\_

Project Number 1001899

- Planning must record this plat. Please submit the following items:**
  - The original plat and a mylar copy for the County Clerk. *5798*
  - Tax certificate from the County Treasurer. *See notes*
  - 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.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

Call  
Gary Tipton - 228-8836



# DRB CASE ACTION LOG (~~PREL~~ & FINAL )

REVISED 2/5/04

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

DRB Application No.: 04DRB-01239 (P&F)

Project # 1001899

Project Name: VILLAS TUSCANO

Agent: Brasher & Lorenz

Phone No.: 888-6088

Your request for (SDP for SUB), (SDP for BR), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 3/2/05 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: RECORDING INFORMATION ON PLAT
- RECORDING MAINT. & REPAIRS OF PRIVATE
- ROADS.
- 
- 
- UTILITIES:
- 
- 
- 
- CITY ENGINEER / AMAFCA:
- 
- 
- 
- PARKS / CIP:
- 
- 
- 
- PLANNING (Last to sign):
- 
- 
- 

### Planning must record this plat. Please submit the following items:

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- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

OKay

Project Number

1001899

**1899**

### DXF Electronic Approval Form

DRB Project Case #: 1001899

Subdivision Name: VILLAS TUSCANO LOTS 1-P1 THRU 8-P1

Surveyor: ANTHONY L HARRIS

Contact Person: ANTHONY L HARRIS

Contact Information:

DXF Received: 1/11/2005

Hard Copy Received: 1/11/2005

Coordinate System: Ground rotated to NMSP Grid

  
\_\_\_\_\_  
Approved

1/11/05  
\_\_\_\_\_  
Date

\* The DXF file cannot be accepted (at this time) for the following reason(s):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**AGIS Use Only**

Copied cov 1899 to agiscov on 1/11/2005 Contact person notified on 1/11/2005



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

**Plaza del Sol Hearing Room, Basement, Plaza del Sol Building**

February 2, 2005                      9:00 a.m.  
MEMBERS:

Sheran Matson, AICP, DRB Chair  
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

**NOTE:** UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

**NOTE:** INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

**NOTE:** REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

- A. Call to Order: 9:00 A.M.                      Adjourned: Noon  
B. Changes and/or Additions to the Agenda  
C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. **Project # 1001932**  
04DRB-01995 Major-One Year SIA                      MARK GOODWIN & ASSOCIATES agent(s) for K B HOMES OF NEW MEXICO INC request(s) the above action(s) for, **WEST RIDGE SUBDIVISION, UNIT 1**, zoned SU-1 RD, located on UNSER BLVD NW, between OURAY RD NW and OLD OURAY RD NW containing approximately 40 acre(s). [REF: 03DRB00220, 03DRB00353, 02DRB01810] (G-9/G-10, H-9/H-10) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1002250**  
05DRB-00009 Major-One Year SIA

ISAACSON & ARFMAN PA agent(s) for VENTANA RANCH LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A-1-C, **VENTANA RANCH APARTMENTS**, zoned SU-1 FOR R-2, located on IRVING BLVD NW at UNIVERSE BLVD NW containing approximately 14 acre(s). [REF: 02DRB01890, 02EPC01480, 02EPC01481] (B-10) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1003874**  
05DRB-00032 Major-Preliminary Plat Approval  
05DRB-00033 Major-Vacation of Public Easements  
05DRB-00034 Minor-Sidewalk Waiver  
05DRB-00035 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16-A, 16-B, 16-C and 16-E, RIO BRAVO PARTNERS, (to be known as **EL RANCHO GRANDE, UNIT 16**) zoned RD, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 25 acre(s). [REF: 04DRB01891, 04DRB01892, 04DRB00717] *[Deferred from 2/2/05]* (N-8) **DEFERRED AT THE AGENT'S REQUEST TO 2/9/05.**

- 05DRB-00126 Minor-SiteDev Plan Subd

ISAACSON AND ARFMAN agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 1, RIO BRAVO PARTNERS, to be known as **EL RANCHO GRANDE, UNIT 16**, zoned RD, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 25 acre(s). [REF:04DRB01891,04DRB01892,04DRB00717,05DRB00032,05DRB00033,05DRB00034, 05DRB00035] *[Deferred from 2/2/05]* (N-8) **DEFERRED AT THE AGENT'S REQUEST TO 2/9/05.**

4. **Project # 1000045**  
05DRB-00030 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for SAMS EAST INC request(s) the above action(s) for all or a portion of Tract(s) 3A4A, **RENAISSANCE CENTER**, zoned SU-1 C-2, located on RENAISSANCE BLVD NE, between ALEXANDER BLVD NE and CULTURE DR NE containing approximately 13 acre(s). [REF: DRB-98-227, Z-98-22, Z-99-3, 04DRB01978] (F-16) **VACATION APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1003673**  
05DRB-00028 Major-Vacation of Pub  
Right-of-Way  
05DRB-00029 Major-Vacation of Public  
Easements
- RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 7, 8 and 9, Block(s) 3, Unit(s) 3, NORTH ALBUQUERQUE ACRES, TRACT 3, (to be known as **OAKLAND SOUTH SUBDIVISION**) zoned RD, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). *[Deferred from 2/2/05]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 2/9/05.**
6. **Project # 1001440**  
05DRB-00026 Major-SiteDev Plan  
BldPermit
- BOB BOGAN agent(s) for RICHARD RODRIGUEZ request(s) the above action(s) for all or a portion of Tract(s) D-3A, **COORS CENTRAL NORTH PLAZA**, zoned SU-I, located on COORS BLVD NW, between BLUEWATER RD NW and CENTRAL AVE NW containing approximately 1 acre(s). *[Deferred from 2/2/05]* (K-10) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**
7. **Project # 1002632**  
04DRB-01991 Major-Preliminary Plat  
Approval  
04DRB-01992 Major-Vacation of Pub  
Right-of-Way  
04DRB-01993 Major-Vacation of Public  
Easements  
04DRB-01994 Minor-Temp Defer  
SDWK
- TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) 4, 5 and 6, **SUNDANCE ESTATES, UNIT 1**, zoned R-D FOR R-LT, located on PARADISE BLVD NW, between LYONS BLVD NW and UNSER BLVD NW containing approximately 32 acre(s). [REF: 03EPC00690, 03DRB01306, 04DRB00760, 04DRB00761, 04DRB01761] *[Deferred from 1/26/05 & 2/2/05]* (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 2/9/05.**

8. **Project # 1002134**  
04DRB-01804 Major-Preliminary  
Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) U-2, U-3, U-4 and U-6, VISTA DEL NORTE SUBDIVISION, (to be known as **LAS LOMITAS INDUSTRIAL PARK**) zoned SU-1 FOR IP, located on PASEO DEL NORTE NE, between EDITH BLVD NE and NORTH DIVERSION CHANNEL containing approximately 30 acre(s). [REF: DRB-94-288, Z-87-113, 02DRB01196, 02DRB01199][*Deferred from 12/29/04, 1/12/05 & 1/26/05*] (D-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/2/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/18/05 THE PRELIMINARY PLAT WAS APPROVED.**

04DRB-01967 Minor-SiteDev Plan  
Subd/EPC

MARK GOODWIN & ASSOCIATES agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) U-2, U-3, U-4 and U-6, VISTA DEL NORTE SUBDIVISION, (to be known as **LAS LOMITAS INDUSTRIAL PARK**) zoned SU-1 special use zone, located on LAS LOMITAS DR NW, between EL PUEBLO RD NW and VISTA DEL NORTE NW containing approximately 31 acre(s). [REF: Z-87-113, DRB-94-288, 02DRB01196, 02DRB01199, 04DRB01804, 04DRB00794] [**Elvira Lopez, EPC Case Planner**] [*Deferred from 12/29/04, 1/12/05 & 1/26/05*] (D-16) **THE SITE PLAN FOR SUBDIVISION WS APPROVED AND SIGNED OFF BY THE BOARD.**

**SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS**

**NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THE REQUEST MAY BE INDEFINITELY DEFERRED.**

9. **Project # 1000965**  
05DRB-00124 Minor-Amended  
SiteDev Plan BldPermit/EPC
- CONSENSUS PLANNING agent(s) for ASW REALTY PARTNERS request(s) the above action(s) for all or a portion of Tract(s) 1A, E, F, G, J, L, M, N and P, LANDS OF RAY A GRAHAM III, OWENWEST AND CITY OF ALBUQUERQUE, (to be known as **ANDALUCIA @ LA LUZ**) zoned SU-1 FOR PRD, located on COORS BLVD NW, between MONTANO RD NW and NAMASTE RD NW containing approximately 46 acre(s). [REF: 04EPC00855, 04EPC00857, 03EPC01103, 03DRB01714] [**Juanita Garcia, EPC Case Planner**] (F-11) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
- 05DRB-00129 Major-Final Plat  
Approval
- BOHANNAN-HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) 1, LANDS OF RAY GRAHAM III, (to be known as **ANDALUCIA @ LA LUZ**) zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL. NW containing approximately 85 acre(s). [REF: 03DRB01559,03DRB01565] (F-11) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
10. **Project # 1003646**  
05DRB-00114 Minor-SiteDev Plan  
BldPermit
- PAULA DAL SANTO request(s) the above action(s) for all or a portion of Lot(s) 1-B-5, Block(s) 1, **VIDAS SUBDIVISION**, zoned SU-1 C-3, located on PROSPECT NE, between SAN MATEO NE and WASHINGTON NE containing approximately 19 acre(s). [REF: 04EPC01336] [**Elvira Lopez, EPC Case Planner**] [*Deferred from 2/2/05*] (H-17) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**



11. **Project # 1000816**  
05DRB-00005 Minor-SiteDev Plan  
Bld/Permit/EPC

TAFAZZUL HUSSAIN agent(s) for ALEEM & FAIZEL KASSAM request(s) the above action(s) for all or a portion of Block(s) 4B, Tract(s) 1A, **SUNPORT PARK**, zoned IP, located on UNIVERSITY BLVD SE, between SUNPORT BLVD SE and WOODWARD RD SE containing approximately 3 acre(s). [REF: 04EPC00293] [Chris Hyer, EPC Case Planner] [Deferred from 1/12/05, 1/19/05, 1/26/05 & 2/2/05] (M-15) **DEFERRED AT THE AGENT'S REQUEST TO 2/9/05.**

#### **MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS**

12. **Project # 1003871**  
05DRB-00019 Minor-Prelim&Final Plat  
Approval

SANDIA LAND SURVEYING LLC agent(s) for RICHARD BERRY request(s) the above action(s) for all or a portion of Tract(s) B-1-A & B-1-B, Block(s) 3 & 4, **LA CUESTA SUBDIVISION**, zoned C-3, located on PAISANO ST NE, between I-40 and CENTRAL NE containing approximately 2 acre(s). [REF: DRB-94-317, V-94-60, V-85-36] [Was Indef. Deferred on a no show 1/19/05] [Deferred from 1/26/05] (K-22) **WITHDRAWN AT THE AGENT'S REQUEST.**

05DRB-00125 Minor-Vacation of  
Private Easements

SANDIA LAND SURVEYING LLC agent(s) for RICHARD BERRY request(s) the above action(s) for all or a portion of Tract(s) B-1-A & B-1-B, Block(s) 3 & 4, **LA CUESTA SUBDIVISION**, zoned C-3, located on PAISANO ST NE, between I-40 and CENTRAL NE containing approximately 2 acre(s). [REF: DRB-94-317, V-94-60, V-85-36, 05DRB00019]. (K-22) **WITHDRAWN AT THE AGENT'S REQUEST WITH THE FOLLOWING FINDING: IT HAS ALREADY BEEN VACATED AT THE COUNTY CLERK'S OFFICE.**

13. **Project # 1003685**  
05DRB-00127 Major-Final Plat  
Approval  
05DRB-00128- Minor-Subd Design  
(DPM) Variance

BOHANNAN HUSTON INC. agent(s) for PULTE HOMES OF NEW MEXICO, INC. request(s) the above action(s) for all or a portion of Tract(s) 7 & 8, **WESTERN SHADOWS @ VENTANA RANCH WEST**, zoned R-LT, located on VENTANA RIDGE RD NW, between VENTANA WEST PARKWAY NW and containing approximately 30 acre(s). [REF: 04DRB01448, 04DRB01449, 04DRB01450, 04DRB01451, 04DRB01304, 04DRB01814] [*Deferred from 2/2/05*] (B-8) **DEFERRED AT THE AGENT'S REQUEST TO 2/9/05.**

14. **Project # 1003696**  
05DRB-00096 Major-Final Plat  
Approval

RIO GRANDE ENGINEERING agent(s) for DAVID & JENNIFER SOULE request(s) the above action(s) for all or a portion of Lot(s) 1-17, VINCINTI MONTANO SUBDIVISION and Tract(s) A, B & C, JUANITA LOPEZ VIGIL SUBDIVISION (to be known as **TORRENTINO SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on 97<sup>TH</sup> ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). [REF: 04DRB01495, 04DRB01654, 04DRB01655, 04DRB01656] [*Deferred from 1/26/05 & 2/2/05*] (L-9) **DEFERRED AT THE AGENT'S REQUEST TO 2/9/05.**

15. **Project # 1001899**  
04DRB-01239 Minor-Final Plat  
Approval

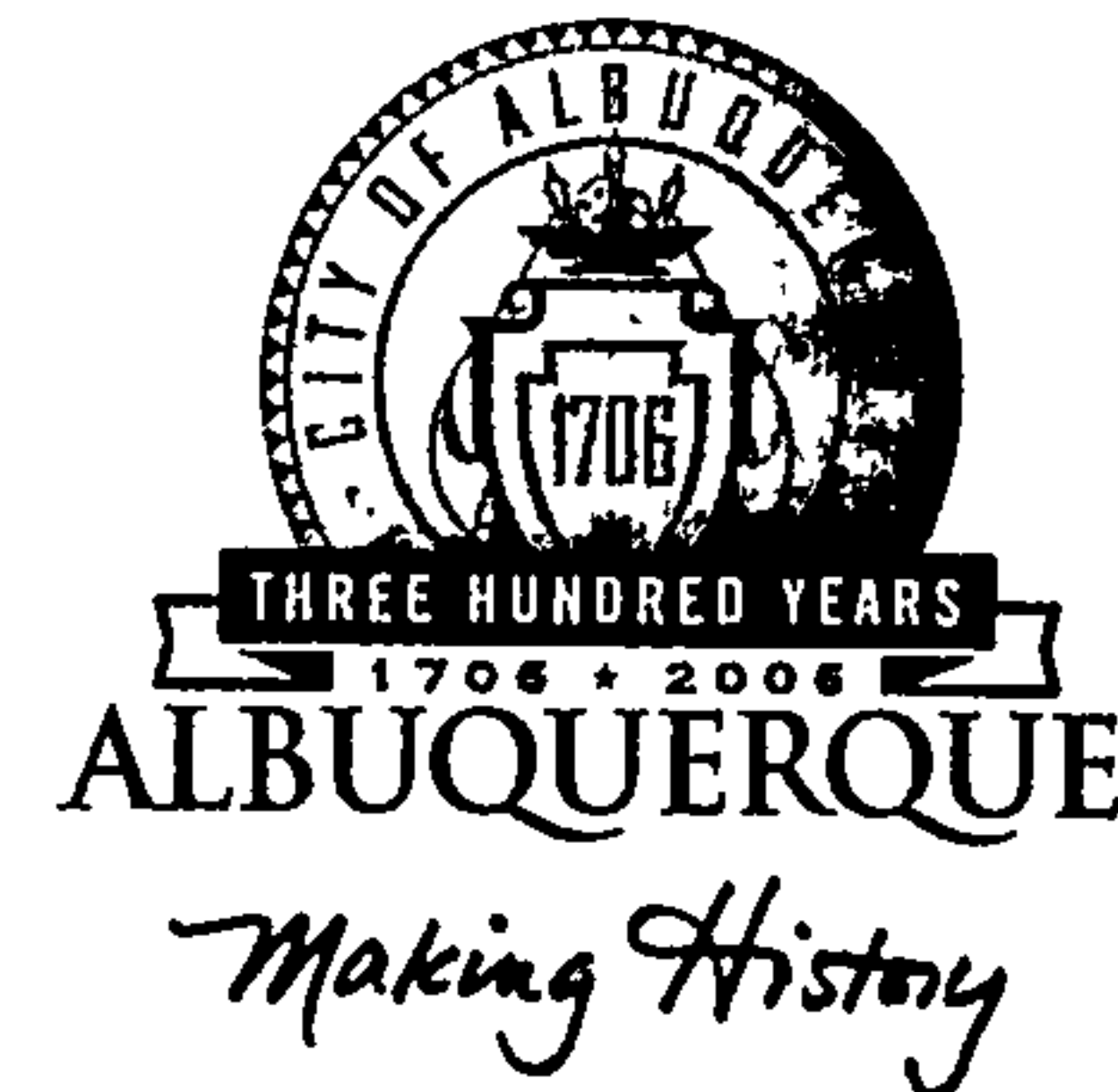
BRASHER & LORENZ agent(s) for TIPTON & ASSOCIATES, INC request(s) the above action(s) for all or a portion of Tract(s) 7, LA VILLITA, (to be known as **VILLAS TUSCANO**) zoned SU-1 FOR PRD, located on LA VILLITA RD NE, between CANDELARIA NE and TRAMWAY BLVD NE containing approximately 2 acre(s). [REF: 04EPC00697, 04DRB 00248, DRB 98-84, DRB-99-233] [Carmen Marrone, EPC Case Planner] [*Final Plat was indefinitely deferred for the SIA*] (H-23) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RECORDING INFORMATION ON THE PLAT REGARDING MAINTENANCE AND BENEFICIARIES OF PRIVATE ROADS.**

**NO ACTION IS TAKEN ON THESE CASES:**  
**APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

16. **Project # 1003801**  
05DRB-00101 Minor-Sketch Plat or  
Plan
- SURV-TEK INC agent(s) for PETERSON PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 28-31, Block(s) A, **ALTURA ADDITION**, zoned O-1, located on CARLISLE NE, between INDIAN SCHOOL NE and CONSTITUTION NE containing approximately 1 acre(s). [REF: 04EPC01821] (J-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
17. **Project # 1003902**  
05DRB-00102 Minor-Sketch Plat or  
Plan
- SURV-TEK INC agent(s) for PETERSON PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 1-8, Block(s) 41, **TIJERAS PLACE ADDITION**, zoned C-2, located on CENTRAL AVE SE, between SAN PEDRO SE and CAGUA DR SE. (K-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
18. Approval of the Development Review Board Minutes for January 19, 2005. **DEVELOPMENT REVIEW BOARD MINUTES FOR JANUARY 19, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: NOON

# CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1001899**

**AGENDA ITEM NO: 15**

**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 Dev. Plan     |
| (04) Preliminary Plat   | (09) Infrastructure List | (14) Cost Allocation Plan |

**ACTION REQUESTED:**

P.O. Box 1293

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

**ENGINEERING COMMENTS:**

Albuquerque

An executed Subdivision Improvements Agreement with financial guarantees is required for Final Plat sign-off. All private easements should have maintenance responsibilities and beneficiaries stated on plat.

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

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

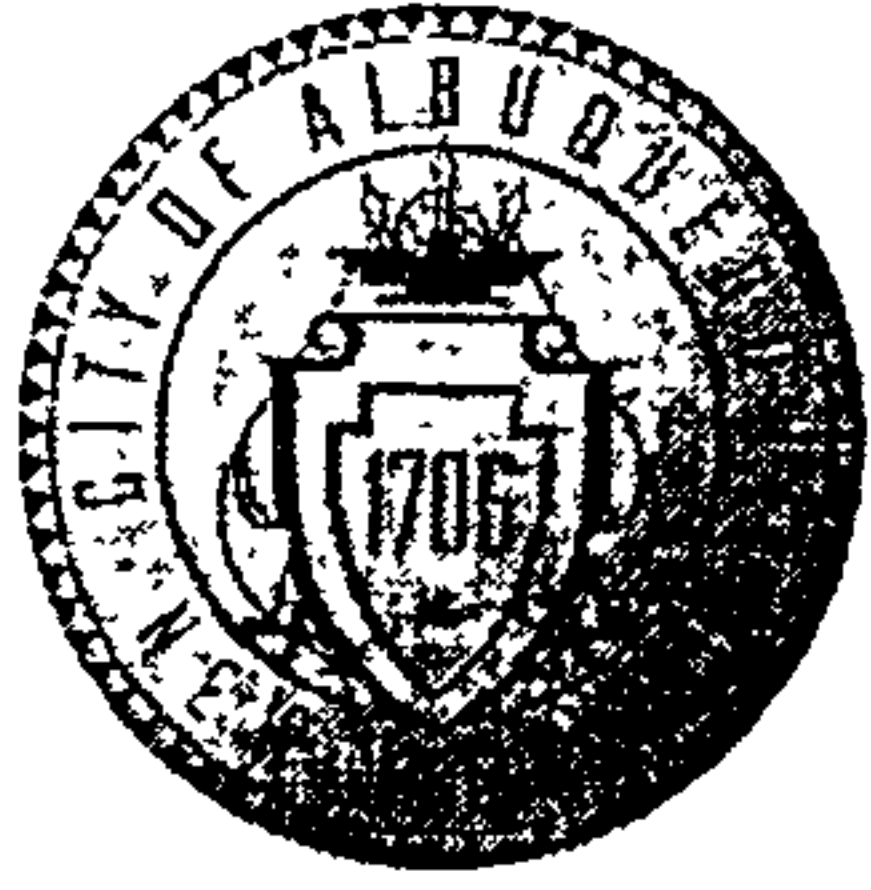
SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

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

**DATE:** February 2, 2005



**City of Albuquerque**  
**Parks and Recreation Department**  
 PO Box 1293, Albuquerque, New Mexico 87103  
 Inter-Office Correspondence

Development Review Board Comments

**Project Number:** 1001899  
**Application Number:** 04DRB-01239

**DRB Date:** 2/2/05  
**Item Number:** 15

**Subdivision:** Villas Tuscano  
 Tract 7, La Villita

**Request for:**

- Sketch Plat Review & Comment
- Bulk Land Variance
- Site Development Plan for Subdivision
- Site Development Plan for Building Permit
- Preliminary Plat
- Final Plat
- Vacation of Public RoW
- Vacation of Public Easement
- Vacation of Private Easement
- Temp. Deferral of Sidewalk Construction
- Sidewalk Variance
- SIA Extension
- Other

**Zoning:** SU-1 for PRD

**Zone Page:** H-23


**New Lots (or units) :** 8

**Parks and Recreation Comments:**

This request will be subject to the following requirements of the City Park Dedication and Development Ordinance:

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 8 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

**Signed:**   
 \_\_\_\_\_  
 Christina Sandoval, (DMD)

Phone: 768-3808

7



Complete 8-20-04  
BJ

### DRB CASE ACTION LOG (SITE PLAN SUBD.)

REVISED 2/5/04

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

DRB Application No.: <u>04DRB-01240 (SPS)</u>	Project # <u>1001899</u>
Project Name: <u>VILLAS TUSCANO</u>	
Agent: <u>Brasher &amp; Lorenz</u>	Phone No.: <u>888-6088</u>

Project Number 1001899

Your request for ~~(SDP for SUB)~~ (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 8/18/04 by the DRB with delegation of signature(s) to the following departments.

#### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: \_\_\_\_\_  
 \_\_\_\_\_  
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 \_\_\_\_\_

UTILITIES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
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CITY ENGINEER / AMAFCA: \_\_\_\_\_  
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 \_\_\_\_\_

PARKS / CIP: \_\_\_\_\_  
 \_\_\_\_\_  
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PLANNING (Last to sign): \_\_\_\_\_  
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- Property Management's signature must be obtained prior to Planning Department's signature.**
- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.**

Rec'd 3 Copies  
8-20-04  
BJ



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

August 18, 2004

**7. Project # 1001899**  
04DRB-01240 Minor-SiteDev Plan Subd/EPC  
04DRB-01239 Minor-Prelim&Final Plat Approval  
04DRB-01241 Minor-Temp Defer SDWK

BRASHER & LORENZ agent(s) for TIPTON & ASSOCIATES, INC request(s) the above action(s) for all or a portion of Tract(s) 7, LA VILLITA, (to be known as **VILLAS TUSCANO**) zoned SU-1 FOR PRD, located on LA VILLITA RD NE, between CANDELARIA NE and TRAMWAY BLVD NE containing approximately 2 acre(s). [REF: 04EPC00697, 04DRB 00248, DRB 98-84, DRB-99-233] [**Carmen Marrone, EPC Case Planner**] (H-23)

At the August 18, 2004, Development Review Board meeting, the site plan for subdivision was approved and signed off by the Board.

With the signing of the infrastructure list dated 8/18/04 and approval of the grading plan engineer stamp dated 8/6/04 the preliminary plat was approved with the following conditions of final plat:

Provide P1 lot designations and a copy of the recorded maintenance agreement.

The final plat was indefinitely deferred for the Subdivision Improvements Agreement. The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by September 2, 2004 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).

  
Sheran Matson, AICP, DRB Chair

Cc:Tipton & Associates Inc., 10901 Academy Ridge PI NE, 87111  
Brasher & Lorenz, 2201 San Pedro NE, Bldg., 1, Suite 1200, 87110  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg  
File



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

**Plaza del Sol Hearing Room, Basement, Plaza del Sol Building**

August 18, 2004

9:00 a.m.

**MEMBERS:**

Sheran Matson, AICP, DRB Chair  
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

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**NOTE:** UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

**NOTE:** INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

**NOTE:** REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

- A. Call to Order: 9:00 a.m. Adjourned: 10:55 a.m.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**  
**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. **Project # 1003572**  
04DRB-01143 Major-SiteDev Plan  
BldPermit  
04DRB-01142 Major-SiteDev Plan Subd  
CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT LTD CO request(s) the above action(s) for all or a portion of Lot(s) A, JOURNAL CENTER, PHASE 2, UNIT 2, (to be known as **BRUNACINI @ JOURNAL CENTER**, zoned IP industrial park zone, located on RUTLEDGE RD NE, between NORTH DIVERSION CHANNEL and BARTLETT ST NE containing approximately 15 acre(s). [REF: DRB-95-268] [Listed as Project #1000633 in error] [Deferred from 8/18/04] (D-16) **DEFERRED AT THE AGENT'S REQUEST TO 8/25/04.**



2. **Project # 1003080**  
04DRB-01146 Major-Preliminary Plat  
Approval  
04DRB-01147 Minor-Sidewalk Waiver  
04DRB-01149 Minor-Temp Defer  
SDWK  
04DRB-01148 Minor-Subd Design  
(DPM) Variance

MARK GOODWIN & ASSOCIATES PA agent(s) for BROWN & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) A, **BERNARDO TRAILS, UNIT 4**, zoned R-T residential zone, located on the northeast corner of VISTA DEL NORTE DR NE and LAS LOMITAS DR NE and containing approximately 6 acre(s). [REF: 04DRB-00591, O3EPC-01851] (D-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/18/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/10/04 THE PRELIMINARY PLAT WAS APPROVED WITH A CONDITION OF FINAL PLAT: A VACATION OF THE DRAINAGE EASEMENT AT TWISTED BRANCH IS REQUIRED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE SUBDIVISION DESIGN VARIANCE WAS WITHDRAWN AT THE AGENT'S REQUEST.**

3. **Project # 1003568**  
04DRB-01131 Major-Vacation of  
Public Easements

RHOMBUS PA, INC. agent(s) for MIGUEL SHERMAN request(s) the above action(s) for all or a portion of Lot(s) 44, **SANDIA HILLS SUBDIVISION**, zoned SU-1 special neighborhood zone, for PRD, located on NARCISCO ST NE, east of LOMAS BLVD NE and south of MONTE VERDE DR NE containing approximately 1 acre(s). [REF: DRB-94-135, DRB-93-391, Z-81-46] (J-23) **THE VACATION WAS APPROVED A SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1003366**  
04DRB-00912 Major-Vacation of Pub  
Right-of-Way

ADVANCED ENGINEERING AND CONSULTING LLC, agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1A-2, **TOWN OF ALAMEDA GRANT**, zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING NW and CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, 04DRB-00596, Z-80-74, AX-85-20, Z-93-131, DRB-94-146, V-96-89] [*Deferred from 7/14/04 & Indefinitely deferred on 7/21/04*] (No new submittal) (B-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH ADDED CONDITION: THE PLAT WILL SHOW THE PUBLIC ROADWAY EASEMENT IS 10 FEET FROM THE CURB.**

04DRB-01242 Minor-SiteDev Plan  
BldPermit/EPC

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1A-2, **TOWN OF ALAMEDA GRANT, (to be known as RABADI COMPLEX**, zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING NW and CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, SPBP, Z-80-74, AX-80-16, Z-85-84, AX-85-20, Z-93-131, DRB-94-146, V-96-89] [**Juanita Vigil, EPC Case Planner**] (B-12) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR CHANGES TO THE SITE PLAN AND AN INFRASTRUCTURE LIST STATEMENT. AN INFRASTRUCTURE LIST DATED 8/18/04 WAS APPROVED.**

5. **Project # 1002196**  
04DRB-00873 Major-Preliminary Plat  
Approval  
04DRB-00877 Minor-Sidewalk Waiver  
04DRB-00875 Minor-Temp Defer  
SDWK

WAYJOHN SURVEYING INC. agent(s) for DRAGON FLY DEVELOPMENT INC. request(s) the above action(s) for all or a portion of Tract(s) 1-B, TOWN OF ATRISCO GRANT UNIT 6, **LOS ANTEPASADOS SUBDIVISION** zoned SU-1 PRD, for MH 10 du/net acre special use zone, located on SUNSET GARDENS RD SW, between CORREGIDOR PL SW and SANTA CLARA CEMETERY SW containing approximately 6 acre(s). [REF: DRB-91-385, 02EPC-01356, 03EPC-02048, 04CC-00130] [*Deferred from 6/30/04, 7/14/04 & Indefinitely Deferred on 7/21/04*] (*No new submittal*) (K-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/18/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/14/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: THE MAINTENANCE AND REPAIR EASEMENTS SHALL BE SHOWN ON THE FINAL PLAT FOR THE ZERO LOT LINE LOTS. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

04DRB-01000 Minor-SiteDev Plan  
Subd/EPC

WAYJOHN SURVEYING INC agent(s) for DRAGON FLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 1-B, TOWN OF ATRISCO GRANT, UNIT 6, **LOS ANTEPASADOS SUBDIVISION** zoned SU-1 PRD, for special use zone, located on SUNSET GARDENS RD SW, between CORREGIDOR PL SW and SANTA CLARA CEMETARY SW containing approximately 6 acre(s). [REF: DRB-91-385, 02EPC01356, 03EPC02048, 04CC00130] [*Elvira Lopez, EPC Case Planner*] [*Deferred from 7/14/04 & Indefinitely Deferred on 7/21/04*] (*No new submittal*) (K-11) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR OFF STREET PARKING CRITERIA TO FOLLOW P1 DESIGNATION PER ZONING CODE AND PLANNING FOR REVISED DESIGN REGS PER COMMENTS, ZERO LOT LINE NOTE ON SITE PLAN FOR SUBDIVISION, THREE (3) COPIES OF WALL DESIGN (SEE FILE) AND AEHD SIGNATURE.**

**SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)**

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

6. **Project # 1000300**  
04DRB-01238 Minor-SiteDev Plan  
BldPermit/EPC

CONSENSUS PLANNING INC agent(s) for AUTO ZONE INC request(s) the above action(s) for all or a portion of Tract(s) A-2-A, **MONTGOMERY CROSSING ADDITION, PHASE 3**, zoned SU-1 FOR C-1 AND O-1, located on MONTGOMERY BLVD NE, between GEN. CHENNAULT ST NE and MOON ST NE containing approximately 1 acre(s). [REF: Z-67-1, DRB--99-330, Z-99-140, 04EPC-00858] [Russell Brito, EPC Case Planner for Eric Morgan] (G-20) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SHARED PARKING AGREEMENT AND CROSS-ACCESS DIMENSIONS AND PLANNING FOR MISCELLANEOUS COMMENTS.**

7. **Project # 1001899**  
04DRB-01240 Minor-SiteDev Plan  
Subd/EPC  
04DRB-01239 Minor-Prelim&Final Plat  
Approval  
04DRB-01241 Minor-Temp Defer SDWK

BRASHER & LORENZ agent(s) for TIPTON & ASSOCIATES, INC request(s) the above action(s) for all or a portion of Tract(s) 7, LA VILLITA, (to be known as **VILLAS TUSCANO**) zoned SU-1 FOR PRD, located on LA VILLITA RD NE, between CANDELARIA NE and TRAMWAY BLVD NE containing approximately 2 acre(s). [REF: 04EPC00697, 04DRB 00248, DRB 98-84, DRB-99-233] [Carmen Marrone, EPC Case Planner] (H-23) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/18/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/6/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: PROVIDE P1 LOT DESIGNATIONS AND PROVIDE A COPY OF THE RECORDED AGREEMENT. ~~THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.~~ THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

8. **Project # 1003372**  
04DRB-01234 Minor-SiteDev Plan Subd  
04DRB-01236 Minor-SiteDev Plan  
BldPermit

DEKKER/PERICH/SABATINI agent(s) for TIM OTT request(s) the above action(s) for all or a portion of Lot(s) 30-A, Block(s) 11, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 FOR M-1, located on ALAMEDA BLVD NE, between SAN MATEO BLVD NE and I-25 containing approximately 1 acre(s). [REF: 03DRB00092, DRB-96-352] *[Deferred from 8/18/04]* (C-18) **THE SITE PLAN FOR BUILDING PERMIT WAS WITHDRAWN AT THE AGENT'S REQUEST. THE SITE PLAN FOR SUBDIVISION WAS DEFERRED AT THE AGENT'S REQUEST TO 9/8/04.**

**MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS**

9. **Project # 1003417**  
04DRB-01232 Minor-Amnd Prelim Plat  
Approval

MARK GOODWIN & ASSOCIATES agent(s) for QUIVERA 2, LLC request(s) the above action(s) for all or a portion of Lot(s) 22-30, Block(s) 11, Tract(s) 1, **NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as MOUNTAIN RIDGE SUBDIVISION)**, zoned R-D residential and related uses zone, developing area, located on GLENDALE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 10 acre(s). [REF: 04DRB-01056] (B-19) **THE AMENDED INFRASTRUCTURE LIST DATED 8/18/04 WAS APPROVED. THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

10. **Project # 1003605**  
04DRB-01235 Minor-Prelim&Final Plat  
Approval

WILKS COMPANY agent(s) for RENEE ANN FREEMAN-WILFON request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 4, **RIDGE PARK SUBDIVISION**, zoned SU-1 special use zone, located on INDIAN SCHOOL RD NE, between MADISON NE and QUINCY NE containing approximately 1 acre(s). (J-17) **THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1003112**  
04DRB-01005 Major-Final Plat Approval

COMMUNITY SCIENCES CORP agent(s) for COLLATZ INC, JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF COLLATZ INC, **RINCONADA TRAILS**, zoned SU-1 special use zone, located on UNSER BLVD NW, between UNSER BLVD NW and WESTERN TRAILS NW containing approximately 9 acre(s). [REF: 03DRB-01994, 04DRB-00166, 04DRB-00167, 04DRB-00168] [Deferred from 7/14/04,7/21/04, 8/4/04,8/11/04 & 8/18/04] (F-11/F-12) **DEFERRED AT THE AGENT'S REQUEST TO 9/1/04.**

**NO ACTION IS TAKEN ON THESE CASES:**  
**APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

12. **Project # 1003604**  
04DRB-01233 Minor-Sketch Plat or Plan

ABQ ENGINEERING INC agent(s) for TERRY CORLIS request(s) the above action(s) for all or a portion of Lot(s) 217-220, **TOWN OF ATRISCO GRANT, AIRPORT UNIT 2**, zoned R-2 residential zone, located on 68<sup>TH</sup> ST NW between HANOVER RD NW and GLENRIO RD NW containing approximately 13 acre(s). (J-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. **Project # 1003606**  
04DRB-01237 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES PA agent(s) for WESTLAND DEVELOPMENT CO., INC. request(s) the above action(s) for all or a portion of Lot(s) J09-26 & J0927, 19W, ROW 7; Lot(s) 12B, Tract(s) L, and a portion of Endee Road, TOWN OF ATRISCO GRANT UNIT A, WESTLAND NORTH SUBDIVISION, **SUNDORO SOUTH, UNIT 5**, zoned SU-2, RLT, located on LADERA DR NW, between 94<sup>th</sup> ST NW and 90<sup>th</sup> ST NW containing approximately 22 acre(s). (J-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. Approval of the Development Review Board Minutes for August 4, 2004. **THE DEVELOPMENT REVIEW BOARD MINUTES DATED AUGUST 4, 2004 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:55 A.M.



# DRB CASE ACTION LOG (SITE PLAN SUBD.)

REVISED 2/5/04

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

DRB Application No.: 04DRB-01240 (SPS)

Project # 1001899

Project Name: VILLAS TUSCANO

Agent: Brasher & Lorenz

Phone No.: 888-6088

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 3/18/07 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

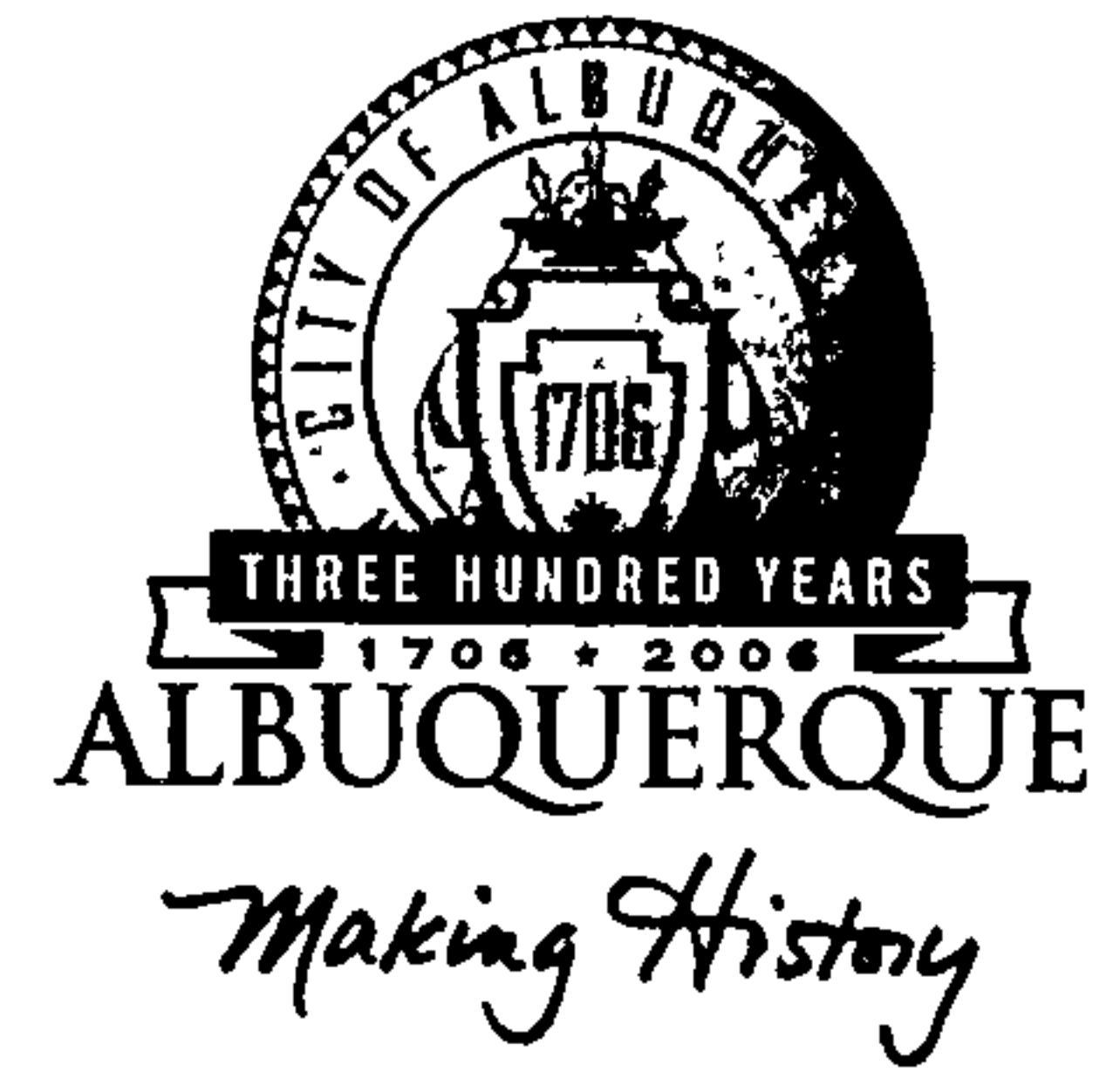
- TRANSPORTATION: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- UTILITIES: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- CITY ENGINEER / AMAFCA: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- PARKS / CIP: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- PLANNING (Last to sign): \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

- 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.**
  - AGIS DXF File approval required.**
  - Copy of recorded plat for Planning.**

Project Number 1001899



# CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1001899**

**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 Dev. Plan     |
| (04) Preliminary Plat   | (09) Infrastructure List | (14) Cost Allocation Plan |

**ACTION REQUESTED:**

P.O. Box 1293

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

**ENGINEERING COMMENTS:**

Albuquerque

An approved drainage report dated 8-6-04 is on file for Preliminary Plat approval.

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

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

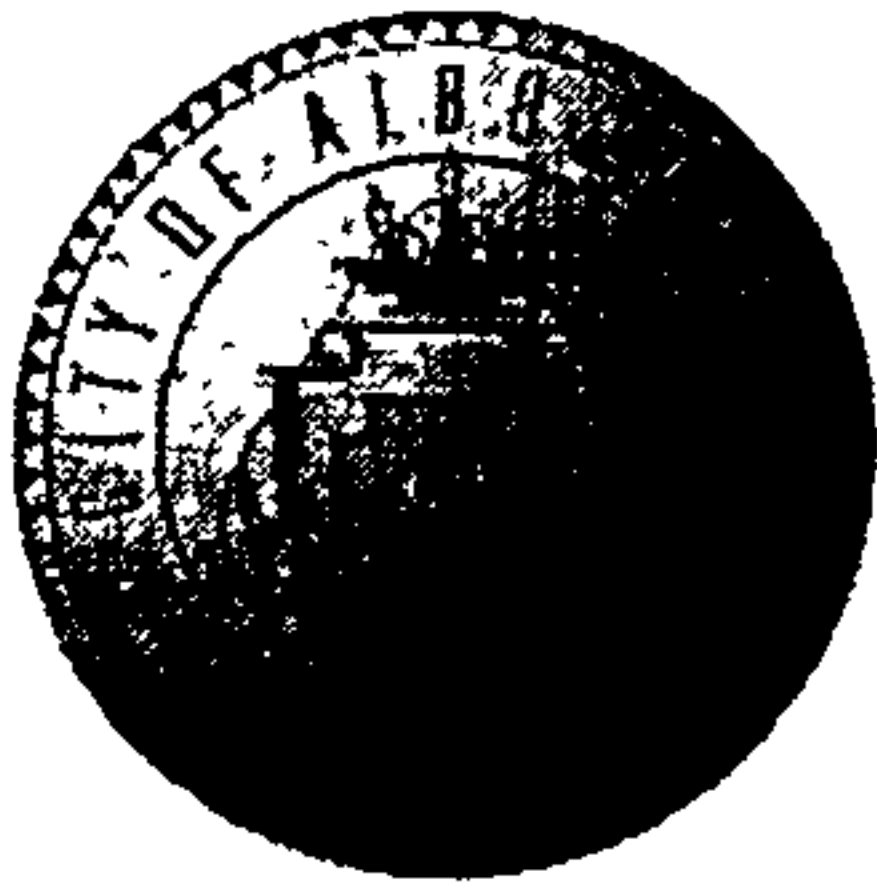
SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

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

**DATE:** August 18, 2004



**City of Albuquerque**  
**Parks and Recreation Department**  
 PO Box 1293, Albuquerque, New Mexico 87103  
 Inter-Office Correspondence

Development Review Board Comments

**Project Number:** 1001899  
**Application Number:** 04DRB-01240

**DRB Date:** 8/18/04  
**Item Number:** 7

**Subdivision:** Villas Tuscano  
 Tract 7, La Villita

**Request for:**

- Sketch Plat Review & Comment
- Bulk Land Variance
- Site Development Plan for Subdivision
- Site Development Plan for Building Permit
- Preliminary Plat
- Final Plat
- Vacation of Public RoW
- Vacation of Public Easement
- Vacation of Private Easement
- Temp. Deferral of Sidewalk Construction
- Sidewalk Variance
- SIA Extension
- Other

**Zoning:** SU-1 for PRD

**Zone Page:** H-23

**New Lots (or units) :** 8

**Parks and Recreation Comments:**

This request will be subject to the following requirements of the City Park Dedication and Development Ordinance:

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 8 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

**Signed:** CS  
 Christina Sandoval, (DMD)

Phone: 768-3808

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT**

#7

**INTER-OFFICE MEMO**

**August 16, 2004**

**TO:** Sheran Matson, DRB Chair  
**FROM:** Carmen Marrone, Senior Planner  
**RE:** **Project #1001899, La Villita Subdivision**

On June 17, 2004, the EPC granted approval of a Site Plan for Subdivision with conditions for Tract 7, La Villita Subdivision, zoned SU-1/PRD. The applicant proposes to subdivide the existing tract into 8 lots and to construct 8 townhomes on the site. Site Plans for Building Permit do not require additional review by the Planning Commission and are delegated to the DRB.

I have reviewed the submitted site plans for subdivision and building permit and find that the applicant has met all of the conditions imposed by the EPC.

If you have any questions regarding this case, please call me at 924-3814.

*The plot is in conformance with the site plans.*



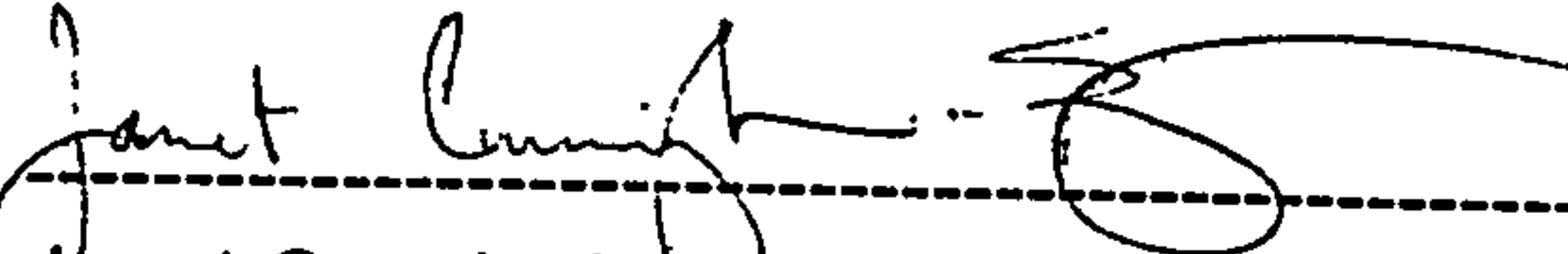
CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

May 1, 2002

**16. Project #1001899  
Application # 02DRB-00616  
La Villita Subdivision**

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1. The zoning is SU-1 PRD. Therefore, a site development plan for subdivision and a site development plan for building purposes must be approved by the Environmental Planning Commission prior to submittal to the DRB for final sign-off. The plat must be submitted concurrently with the site plan for subdivision to the DRB.
2. The plat must be prepared by a licensed, professional surveyor.
3. The City Surveyor and property owner must sign the plat prior to submittal to the DRB for review/approval.
4. A digital dxf file of right-of-way, parcel and easement lines shown on the plat, in New Mexico State Plane Feet, NAD 1983, will be needed in order to update the AGIS information.

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



**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: 1001899**

**AGENDA ITEM NO: 16**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An approved drainage report is required for Preliminary Plat approval.

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED X; 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 1, 2002



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1001899

Item No. 16

Zone Atlas H-23

DATE ON AGENDA 5-01-02

INFRASTRUCTURE REQUIRED (x)YES ( )NO

CROSS REFERENCE: \_\_\_\_\_  
\_\_\_\_\_

**TYPE OF APPROVAL REQUESTED:**

- (x) SKETCH PLAT ( ) PRELIMINARY PLAT ( ) FINAL PLAT
- ( ) SITE PLAN REVIEW AND COMMENT ( ) SITE PLAN FOR SUBDIVISION
- ( ) SITE PLAN FOR BUILDING PERMIT

No.	Comment
<input type="checkbox"/>	Adequate clear sight distance for the intersection needs to be verified.
<input type="checkbox"/>	What type of curbing is proposed? A sidewalk setback may be required.



If you have any questions or comments please call Richard Dourte at 924-3990. Meeting notes:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**City of Albuquerque**  
**Parks and Recreation Department**  
PO Box 1293, Albuquerque, New Mexico 87103  
Inter-Office Correspondence

Development Review Board Comments

**Project Number:** 1001899  
**Application Number:** 02DRB-00616

**DRB Date:** 5/1/02  
**Item Number:** 16

**Subdivision:** Ann Marie Place  
Tract(s) 7, LA VILLITA SUBDIVISION

**Zoning:** SU-1 PRD

**Zone Page:** H-23

**New Lots (or units) :** 8

**Request for:**

- Sketch Plat Review & Comment
- Bulk Land Variance
- Site Development Plan for Subdivision
- Site Development Plan for Building Permit
- Preliminary Plat
- Final Plat
- Vacation of Public RoW
- Vacation of Public Easement
- Vacation of Private Easement
- Temp. Deferral of Sidewalk Construction
- Sidewalk Variance
- SIA Extension
- Other

**Parks and Recreation Comments:**

This request will be subject to the following requirements of the City Park Dedication and Development Ordinance:

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 8 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

**Signed:**   
Adrienne Candelaria, DRB/EPC Senior Planner (PRD)

Phone: 768-5328

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

FIGURE 12

*Claire*

Date Submitted: 8-10-04  
 Date Site Plan Approved: 8/18/04  
 Date Preliminary Plat Approved: 8/18/04  
 Date Preliminary Plat Expires: 8/18/05  
 DRB Project No.: 1021399  
 DRB Application No.: 04-01239

**ORIGINAL**

INFRASTRUCTURE LIST

EXHIBIT "A"  
 TO SUBDIVISION IMPROVEMENTS AGREEMENT  
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST  
VILLAS TUSCANO  
 PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN  
TRACT 7 LA VILLITA  
 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
		24' FF	RESIDENTIAL STREET	STRADA	LA VILLITA	LOT 8/5	/	/	/
			PRIVATE W/C+G INCL 'K' TURN	TUSCANO					
		8"	SANITARY SEWER	STRADA	LA VILLITA	LOT 8	/	/	/
				TUSCANO					
		4"	WATERLINE	STRADA	LA VILLITA	LOT 8	/	/	/
				TUSCANO					
		<del>NA</del>	<del>RETAINING WALLS AS DETAILED ON DAC</del>				/	/	/
			<del>APPROVED GRADING PLAN</del>						
		NA	ENGINEER'S CERTIFICATION OF GRADING AND DRAINAGE REQUIRED PRIOR TO RELEASE OF FINANCIAL GUARANTEES.				/	/	/
							/	/	/
			DEFERRED IMPROVEMENTS				/	/	/
		4'	SIDEWALKS DEFERRED ALONG LOTS 1 THRU 5 UNTIL HOME CONSTRUCTION, ON A LOT BY LOT BASIS.				/	/	/
							/	/	/



NAME OF PLAT AND/OR SITE PLAN

VILLAS TUSCANO

ORIGINAL

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
22' F-F	RESIDENTIAL STREET INCL. K-TURN		LOT 5	LOT 8

Private Inspector	City Inspector	City Cnst Engineer
1	1	1
1	1	1
1	1	1
1	1	1

- 1 STRADA TUSCANO TO INCLUDE <sup>NOTES</sup> CONCRETE CURBS + GUTTER, RESIDENTIAL PAVEMENT AND 4' SIDEWALK ALONG LOTS 1 THRU 5, ALL PER DRC.
- 2 WATER + SANITARY SEWER PER DRC.
- 3

AGENT / OWNER      DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DENNIS A. LORENZ  
NAME (print)

*[Signature]* 8/18/04  
DRB CHAIR - date

*[Signature]* 8/18/04  
PARKS & GENERAL SERVICES - date

BRASHER + LORENZ

*[Signature]* 8-10-04  
FIRM  
SIGNATURE - date

*[Signature]* 8-18-04  
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

*[Signature]* 8/18/04  
UTILITY DEVELOPMENT - date

- date

*[Signature]* 8/18/04  
CITY ENGINEER - date

- date

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

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	10-1-04	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

VILLAS TUSCANO

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT 7 LA VILLITA

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
		24' FF	RESIDENTIAL STREET	STRADA	LA VILLITA	LOT 8	/	/	/
			PRIVATE w/C+G INCL 'K' TURN	TUSCANO					
		8"	SANITARY SEWER	STRADA	LA VILLITA	LOT 8	/	/	/
				TUSCANO					
		4"	WATERLINE	STRADA	LA VILLITA	LOT 8	/	/	/
				TUSCANO					
		NA	<del>RETAINING WALLS AS DETAILED ON DAC APPROVED GRADING PLAN</del>				/	/	/
		NA	ENGINEER'S CERTIFICATION OF GRADING AND DRAINAGE REQUIRED PRIOR TO RELEASE OF FINANCIAL GUARANTEES.				/	/	/
							/	/	/
			DEFERRED IMPROVEMENTS				/	/	/
		4'	SIDEWALKS DEFERRED ALONG LOTS 1 THRU 5 UNTIL HOME CONSTRUCTION, ON A LOT BY LOT BASIS.				/	/	/
							/	/	/

NAME OF PLAT AND/OR SITE PLAN

VILLAS TUSCANO

ORIGINAL

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To

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

- 1 STRADA TUSCANO TO INCLUDE <sup>NOTES</sup> CONCRETE CURBS + GUTTER, RESIDENTIAL PAVEMENT AND 4' SIDEWALK ALONG LOTS 1 THRU 5, ALL PER DRC.
- 2 WATER + SANITARY SEWER PER DRC.
- 3

AGENT / OWNER

DENNIS A. LORENZ  
NAME (print)

BRASHER + LORENZ  
FIRM  
SIGNATURE - date 8-10-04

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

*[Signature]* 8/18/04  
DRB CHAIR - date

*Christina Sandoval* 8/18/04  
PARKS & GENERAL SERVICES - date

*[Signature]* 8-18-04  
TRANSPORTATION DEVELOPMENT - date

*Roger Green* 8/18/04  
UTILITY DEVELOPMENT - date

*Bradley L. Bylan* 8/18/04  
CITY ENGINEER - date

AMAFCA - date  
- date  
- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form		Supplemental form	
<b>SUBDIVISION</b>	<b>S</b>	<b>ZONING &amp; PLANNING</b>	<b>Z</b>
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation	
<input checked="" type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> County Submittal	
<input type="checkbox"/> Vacation	<b>V</b>	<input type="checkbox"/> EPC Submittal	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)	
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>	<input type="checkbox"/> Sector Plan (Phase I, II, III)	
<input checked="" type="checkbox"/> ...for Subdivision Purposes		<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan	
<input type="checkbox"/> ...for Building Permit		<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)	
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<b>L</b>	<b>APPEAL / PROTEST of...</b>	<b>A</b>
		<input type="checkbox"/> 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: TIPTON & ASSOCIATES, INC PHONE: 228-8836  
 ADDRESS: 10901 ACADEMY RIDGE PLACE NE FAX: 323-4223  
 CITY: ALBUQUERQUE STATE NM ZIP 871111 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER List all owners: \_\_\_\_\_  
 AGENT (if any): BRASHER & LORENZ PHONE: 888-6088  
 ADDRESS: 2201 SAN PEDRO NE BLDG 1 SUITE 1200 FAX: 888-6188  
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: DENNISL@BRASHERLORENZ.COM

**DESCRIPTION OF REQUEST:** SITE PLAN FOR SUBDIVISION, PRELIMINARY PLAT, INFRASTRUCTURE LISTING AND SIDEWALK DEFERRAL AGREEMENT FOR TRACT 7, LA VILLITA

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 7 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. LA VILLITA  
 Current Zoning: SU-1 FOR PRD Proposed zoning: SAME  
 Zone Atlas page(s): H-23 No. of existing lots: 1 No. of proposed lots: 8  
 Total area of site (acres): 1.03 Density if applicable: 12.0 Dwellings per gross acre: 8.0 dwellings per net acre: 10.67  
 UPC No. 102305918846520506 MRGCD Map No. NA  
 LOCATION OF PROPERTY BY STREETS: On or Near: LA VILLITA ROAD NE  
 Between: SOUTH OF CANDELARIA NE and EAST OF TRAMWAY BLVD NE

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 04EPC00697  
04DRB00248 PROJECT 1001899 DRB 98-84 DRB 99-233

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

SIGNATURE [Signature] DATE 8-10-2004  
 (Print) DENNIS A. LORENZ Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>04DRB - 01239</u>	<u>PEF</u>	<u>SC3</u>	<u>\$ 705.00</u>
<input type="checkbox"/> All fees have been collected	<u>04DRB - 01240</u>	<u>SPS</u>	<u>PC3</u>	<u>\$ 0</u>
<input type="checkbox"/> All case #s are assigned	<u>04DRB - 01241</u>	<u>TDS</u>	<u>V</u>	<u>\$ 0</u>
<input type="checkbox"/> AGIS copy has been sent	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	<u>\$</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	<u>\$</u>
<input checked="" type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>8-18-04</u>	_____	_____	Total <u>\$ 725.00</u>
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	<u>8-10-04</u>	_____	_____	

Project # 1001899

Planner signature / date

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

**SKETCH PLAT REVIEW AND COMMENT**

**YOUR ATTENDANCE IS REQUIRED.**

- 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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

**Your attendance is required.**

- 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 LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
- 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.

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

**Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Design elevations & cross sections of perimeter walls
- 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
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**Your attendance is required.**

- 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
- Infrastructure list if required (**verify with DRB Engineer**) **NO INTERNAL ROUTING**
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.** *Pending*

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

**Your attendance is required.**

**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.
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
  - 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.

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

*DENNIS A. LORENZ*

\_\_\_\_\_  
Applicant name (print) *B-10-04*  
\_\_\_\_\_  
Applicant signature / date



Form revised 3/03, 8/03 and 11/03

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

Application case numbers  
*04DRB - -01239*  
*04DRB - -01240*  
*04DRB - -01241*

\_\_\_\_\_  
Planner signature / date *8-1004*  
**Project # 1001899**

**FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)**

**SKETCH PLAN REVIEW AND COMMENT**

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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 request
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**SITE DEVELOPMENT PLAN FOR SUBDIVISION**

- Scaled site plan and related drawings (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
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Infrastructure List, if relevant to the site plan
- 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
- Solid Waste Management Department signature on Site Plan
- 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
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- Blue-line copy of Site Plan with Fire Marshal's stamp
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

**AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**

**AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
- DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
- 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
- Letter of authorization from the property owner if application is submitted by an agent
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

**D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION**

**D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT**

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
- Infrastructure List, if relevant to the site plan
- 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. 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.

DENNIS A. LORENZ

\_\_\_\_\_  
Applicant name (print)  
8-10-04  
\_\_\_\_\_  
Applicant signature / date



Form revised September 2001

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

Application case numbers  
 04DRB - 01239  
 04DRB - 01240  
 04DRB - 01241

\_\_\_\_\_  
8-10-04  
Planner signature / date  
**Project # 1001899**

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

**BULK LAND VARIANCE**

(PUBLIC HEARING CASE)

- \_\_\_ Application for subdivision (Plat) on FORM S-3, including those submittal requirements. **24 copies** of the plat are required. The Variance and subdivision should be applied for simultaneously.
- \_\_\_ 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.**

**SUBDIVISION DESIGN VARIANCE (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.

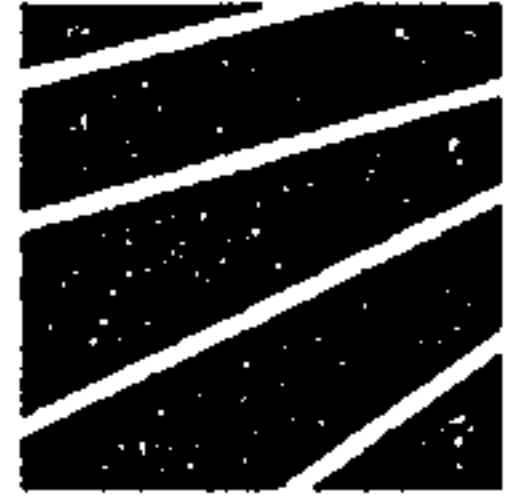
DENNIS A. LORENZ  
 \_\_\_\_\_  
 Applicant name (print)  
 8-10-04  
 \_\_\_\_\_  
 Applicant signature / date



Form revised 4/03 and October 2003

<input type="checkbox"/> Checklists complete	Application case numbers
<input type="checkbox"/> Fees collected	04DRB- -01239
<input type="checkbox"/> Case #s assigned	04DRB- -01240
<input type="checkbox"/> Related #s listed	04DRB- -01241

\_\_\_\_\_  
 Planner signature / date  
**Project # 1001899**



**BRASHER & LORENZ, INC.**  
**CONSULTING ENGINEERS**

2201 San Pedro NE Bldg 1 Suite 220 • Albuquerque, NM 87110 • Phone (505) 888-6088 • Fax (505) 888-6188 • www.brasherlorenz.com

August 10, 2004

Ms Sheron Matson, Chair  
Development Review Board  
City of Albuquerque  
Plaza Del Sol  
Albuquerque, New Mexico 87102

**SUBJECT: Tract 7, La Villita**  
04EPC1001899, 04DRB 00248, Map H23

Dear Sheron:

Submitted herewith for review and approval by the Development Review Board are the following:

1. Six copies is the EPC approved Site Plan for Subdivision, for signoff by DRB, with all required supportive documentation.
2. Six copies of the Preliminary Plat, with all supportive documentation.
3. Six copies of the Infrastructure Listing.
4. Six copies of the Sidewalk Deferral exhibit illustrating the location of deferred sidewalks.

As agents for Gary Tipton, we hereby request DRB signoff of an EPC approved Site Plan for Subdivision and; Preliminary Plat approval, Infrastructure Listing approval, and Temporary deferral of sidewalk construction. These actions are consistent with the conditions of approval for Site Plan for Subdivision issued by the EPC.

The Site Plan for Subdivision for the subject project is revised to address the conditions of approval imposed by the Environmental Planning Commission at the June 17, 2004 public hearing. The Plan has been revised as follows:

1. On Sheet 2, Development Guidelines, the building height has been changed to "controlled per the R-1 zone".
2. A note is added to the Site Plan stating that "Strada Tuscano is to be maintained by the property Owners (Lots 1 thru 8) under a roadway maintenance agreement".
3. On the Landscape Plan the trumpet vine has been replaced with Creeping Rosemary.
4. Conditions from the City Engineer, Municipal Development, Public Works, are addressed as follows:
  - 4.1. Strada Tuscano will be constructed per DPM standards and will be reviewed by the Design Review Committee.
  - 4.2. The private access easement is 32' wide
  - 4.3. The street width is 24' with an attached 4' sidewalk on the south side along Lots 1 through 5, with



ADA ramps.

- 4.4. Solid waste and the Fire Marshall have acknowledged their approval by signing a copy of the Site Plan (see attached).
- 4.5. Lot 5 will be restricted to single story as outlined on Sheet 2.
- 4.6. The patio walls on Lots 1 and 5 will be a maximum of 6 feet in height, as outline on Sheet 2.
- 4.7. The project sign will be limited to 23 square feet in size as detailed on Sheet 2.
- 4.8. As required the subdivision plat will be submitted as a concurrent DRB action.

Please schedule for the August 18, 2004 DRB meeting. If you have any questions, or if I can be of any assistance, please feel free to call.

Sincerely,

**BRASHER & LORENZ, INC.**

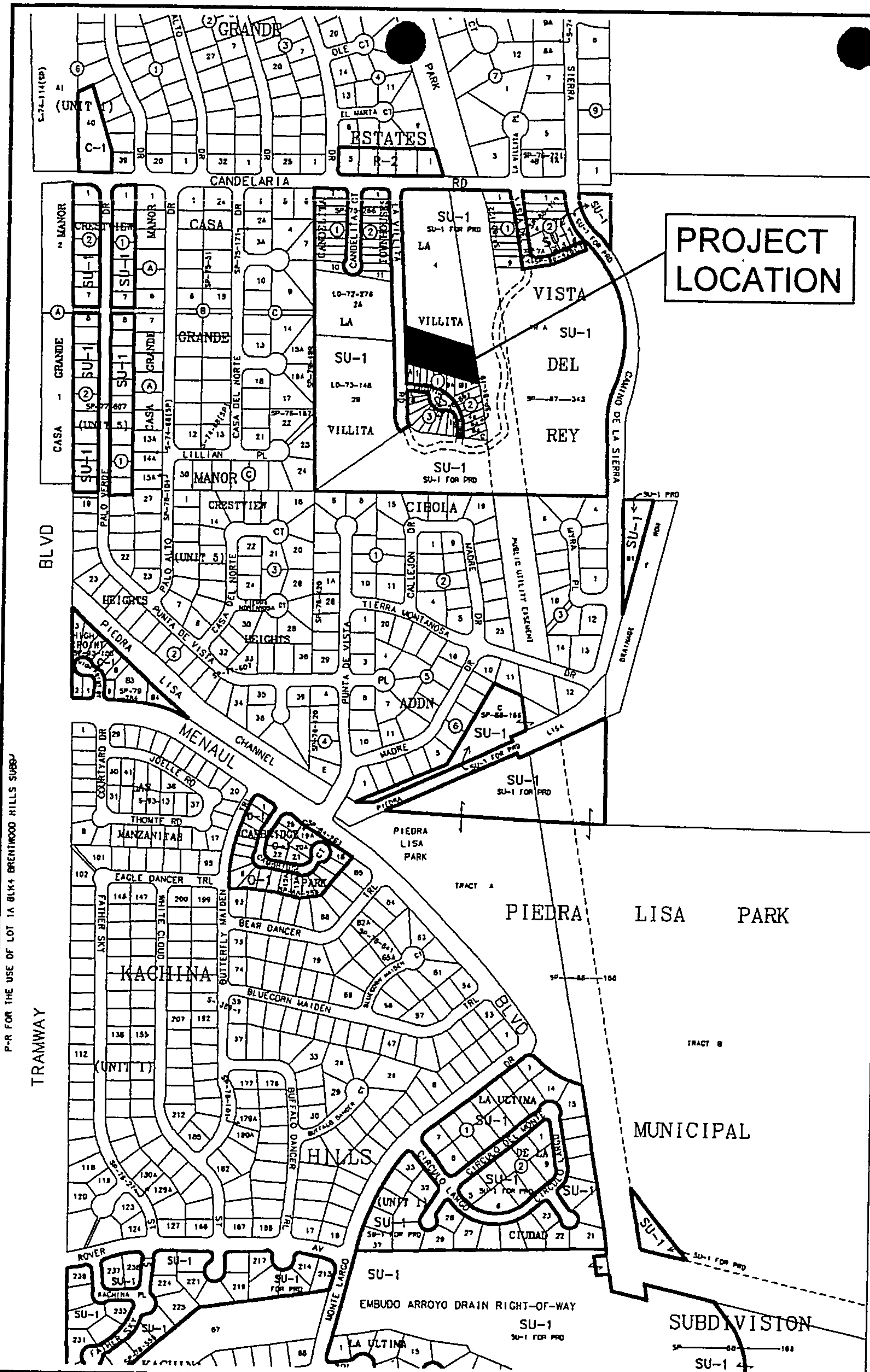
  
Dennis A. Lorenz, PE

/dl/04506  
encl

PROJECT LOCATION

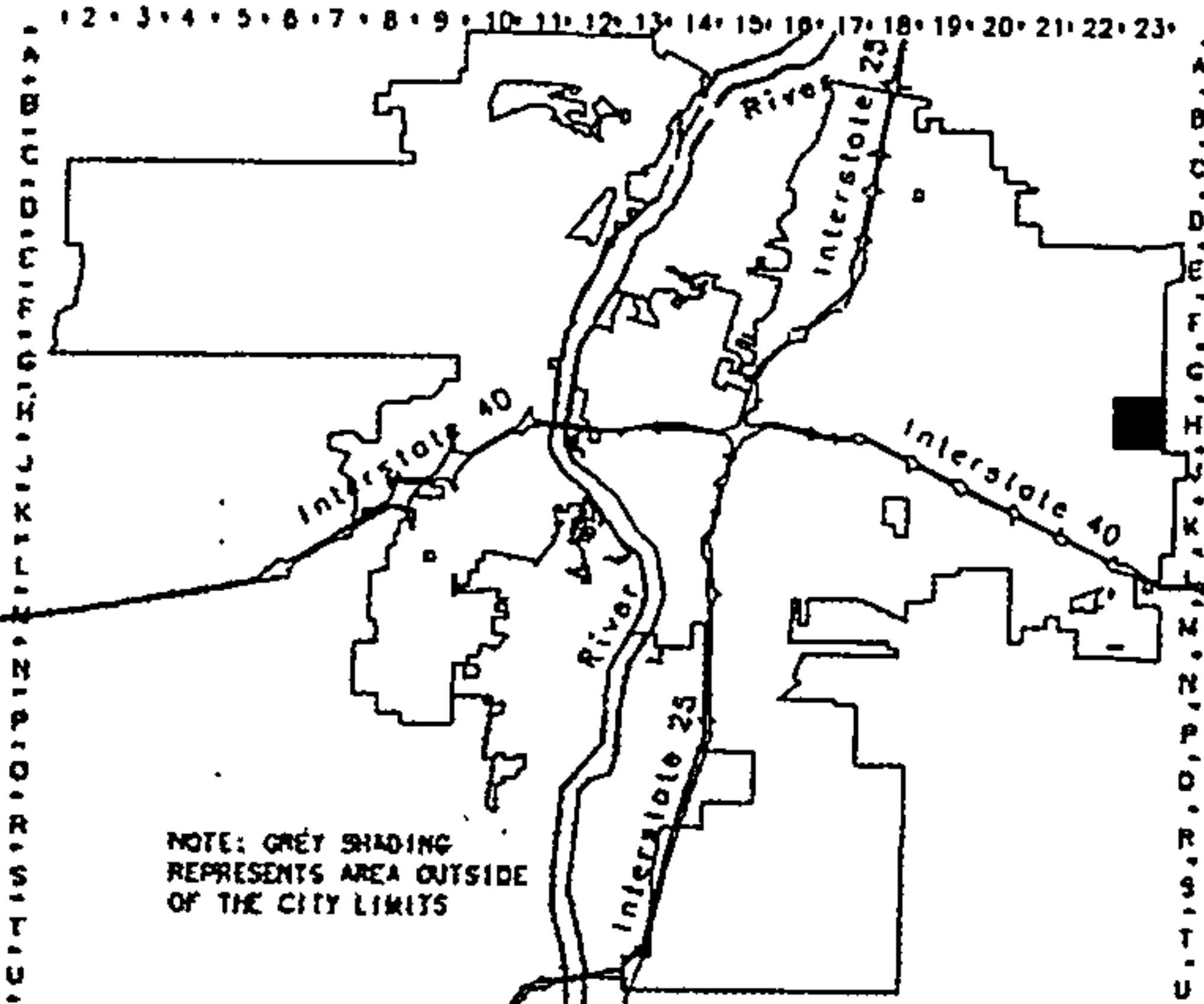
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CITY OF ALBUQUERQUE

US C

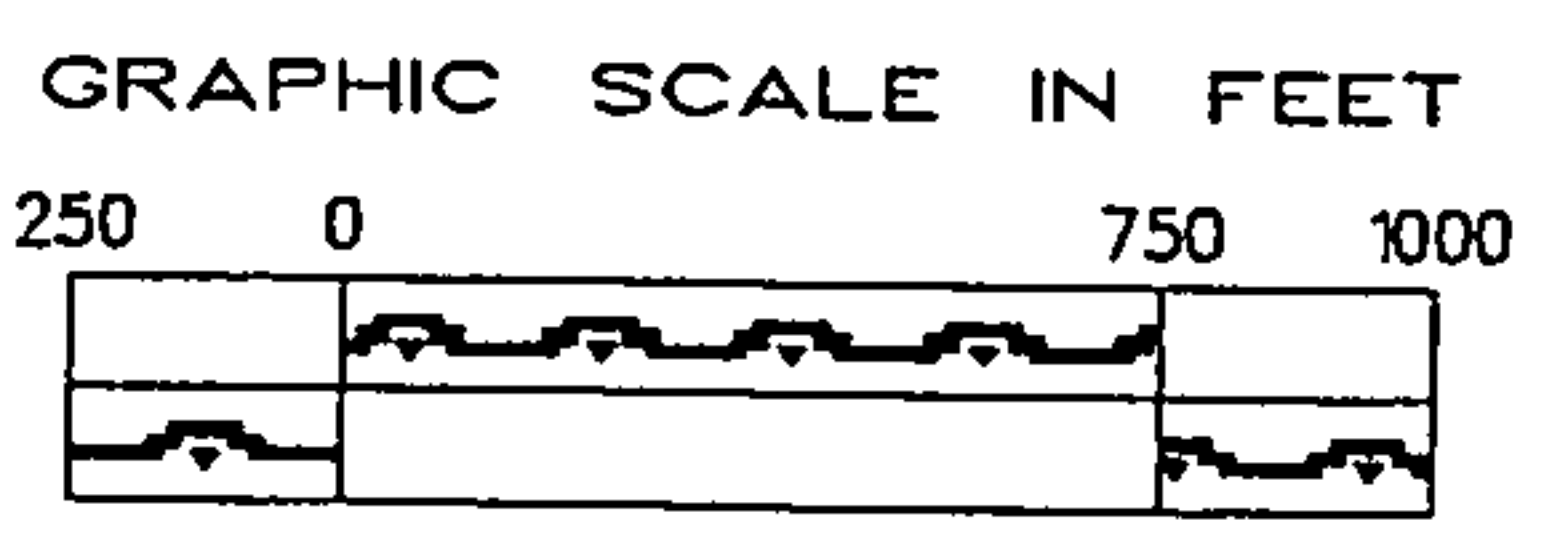
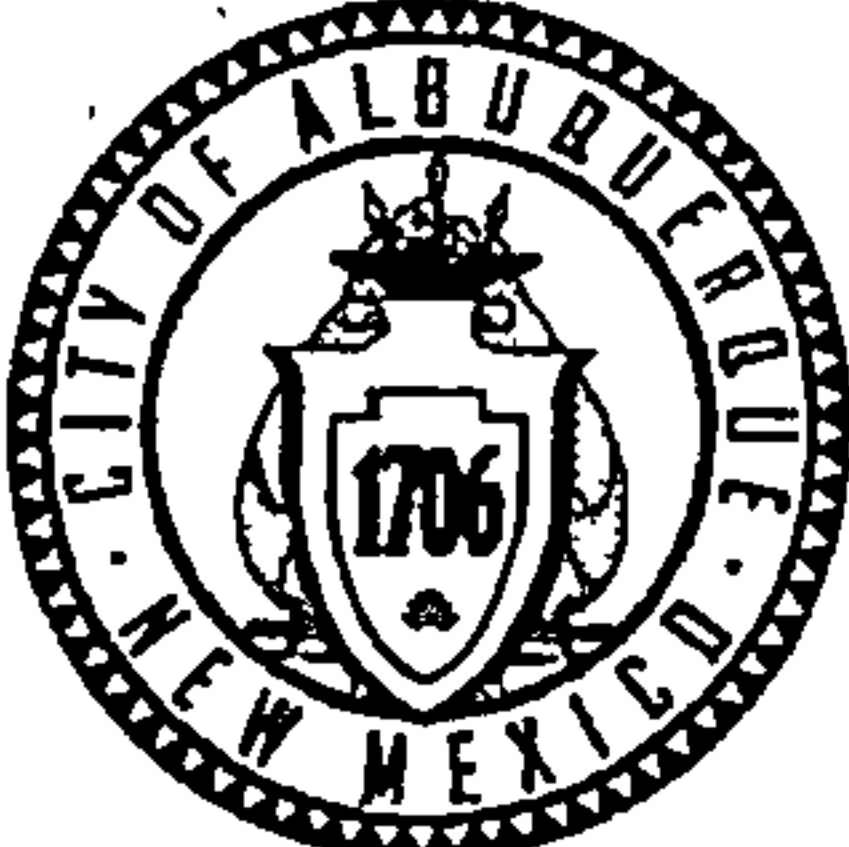


P-R FOR THE USE OF LOT 1A BLK4 BRENTWOOD HILLS SUBD

TRAMWAY



NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS



**A**buquerque **G**eographic **I**nformation **S**ystem  
**PLANNING DEPARTMENT**  
 © Copyright 2004

Zone Atlas Page

**H-23-Z**

Map Amended through August 03, 2004



**BRASHER & LORENZ, INC.**  
**CONSULTING ENGINEERS**

2201 San Pedro NE Bldg 1 Suite 220 • Albuquerque, NM 87110 • Phone (505) 888-6088 • Fax (505) 888-6188 • www.brasherlorenz.com

August 10, 2004

Ms Carmen Marrone  
City Planner  
City of Albuquerque  
Plaza Del Sol  
Albuquerque, New Mexico 87102

**SUBJECT: Tract 7, La Villita**  
Site Plan for Subdivision  
04EPC1001899

Dear Carmen:

Submitted herewith for approval is one copy of the Site Plan for Subdivision for the subject project, revised to address the conditions of approval imposed by the Environmental Planning Commission at the June 17, 2004 public hearing. The Plan has been revised as follows:

1. On Sheet 2, Development Guidelines, the building height has been changed to "controlled per the R-1 zone".
2. A note is added to the Site Plan stating that "Strada Tuscano is to be maintained by the property Owners (Lots 1 thru 8) under a roadway maintenance agreement".
3. On the Landscape Plan the trumpet vine has been replaced with Creeping Rosemary.
4. Conditions from the City Engineer, Municipal Development, Public Works, are addressed as follows:
  - 4.1. Strada Tuscano will be constructed per DPM standards and will be reviewed by the Design Review Committee.
  - 4.2. The private access easement is 32' wide
  - 4.3. The street width is 24' with an attached 4' sidewalk on the south side along Lots 1 through 5, with ADA ramps.
  - 4.4. Solid waste and the Fire Marshall have acknowledged their approval by signing a copy of the Site Plan (see attached).
  - 4.5. Lot 5 will be restricted to single story as outlined on Sheet 2.
  - 4.6. The patio walls on Lots 1 and 5 will be a maximum of 6 feet in height, as outline on Sheet 2.
  - 4.7. The project sign will be limited to 23 square feet in size as detailed on Sheet 2.
  - 4.8. As required the subdivision plat will be submitted as a concurrent DRB action.

We are presently making application to DRB for Site Plan signoff, Infrastructure Listing approval, Preliminary Plat approval and Sidewalk Deferral request. The DRB hearing is scheduled for August 18, 2004. Please acknowledge your approval of the Site Plan changes by initialing and forwarding the provided copy of the Plan to Sheron Matson.

C. Marrone  
Villas Tuscano  
8/10/2004

If you have any questions, or if I can be of any assistance, please feel free to call.

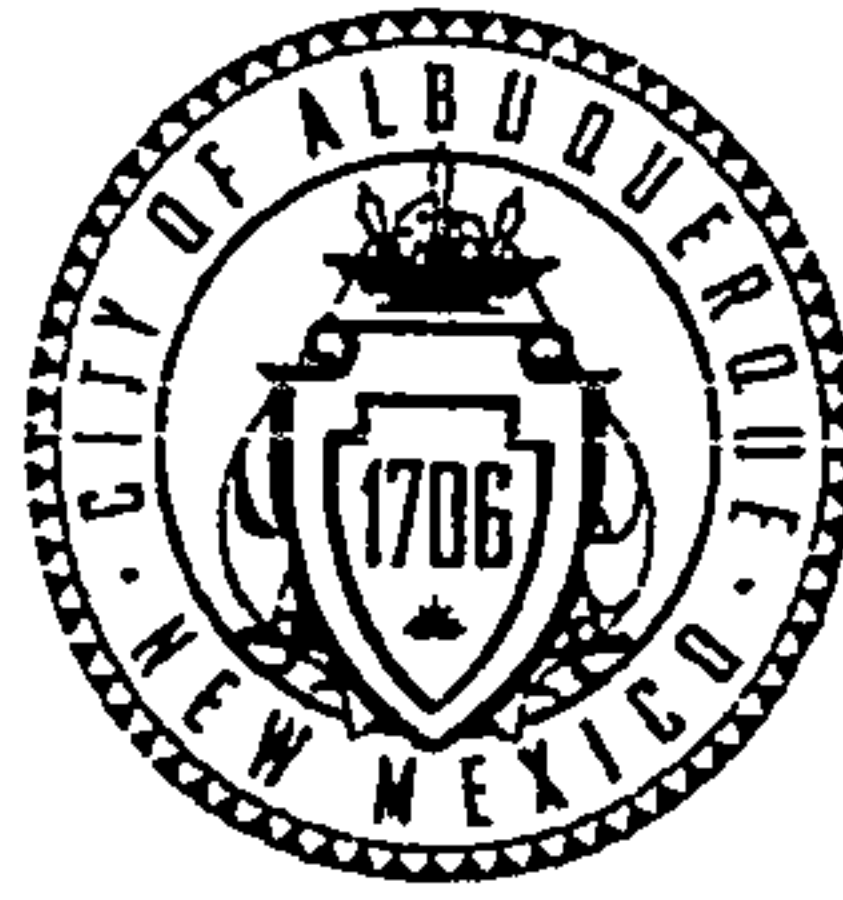
Sincerely,

**BRASHER & LORENZ, INC.**

  
Dennis A. Lorenz, PE

/dl/04506

encl



City of Albuquerque  
Planning Department  
Development Services Division  
P.O. Box 1293  
Albuquerque, New Mexico 87103

Date: June 18, 2004

**OFFICIAL NOTIFICATION OF DECISION**

FILE: **Project # 1001899**  
04EPC-00697 EPC Site Development Plan-  
Subdivision

Tipton & Associates, Inc.  
10901 Academy Ridge Pl. NE  
Albuq. NM 87111

LEGAL DESCRIPTION: for all or a portion of Tract 7, **La Villita**, zoned SU-1 for PRD, located on LA VILLITA ROAD NE, SOUTH OF CANDELARIA NE and EAST OF TRAMWAY NE, containing approximately 2 acres. (H-23)  
Carmen Marrone, Staff Planner

On June 17, 2004 the Environmental Planning Commission voted to approve Project 1001899/04EPC 00697, a Site Plan for Subdivision, for Tract 7, La Villita Subdivision, zoned SU-1 PRD, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. This is a request for a Site Development Plan for Subdivision for Tract 7, La Villita Subdivision located on La Villita Road NE, south of Candelaria and east of Tramway. The subject site is approximately 1.03 acres in size and is zoned SU-1 PRD.
2. The applicant is proposing to subdivide the existing tract into 8 lots and to construct 8 townhomes on the site.
3. The site is designated Established Urban per the *Comprehensive Plan*. The proposed development is consistent with surrounding development, with existing zoning, and with the Plan's intended density for this area (Policies 5a and 5d). The site is contiguous to existing urban facilities and services (Policy 5e) and is designed to conform to topographical features (Policy 5g).

4. The subject site is located within the boundaries of the *Sandia Foothills Area Plan*. The proposed development blends into the adjacent environment with a minimum of sudden grade changes, which meets the intent of Policy C of the Area Plan. Policy H of the Plan requires a maximum density of 12 du/net acre. The site is approximately  $\frac{3}{4}$  of a net acre which would allow a maximum of 9 dwelling units. The site plan proposes 8 dwelling units which meets the intent of Policy H. The request is also supported by Policy K which encourages Planned Unit development.
5. Policy F of the *Sandia Foothills Area Plan* requires a maximum building height of 26' pursuant to the R-1 zone. Sheet 2 of the submittal indicates that the building height will be controlled per the R-2 zone. R-2 zoning allows buildings greater than 26' in height.
6. The subject request for site plan for subdivision includes all of the essential elements for a site plan for subdivision as defined in *Section 14-16-1-5* of the Zoning Code and also includes appropriate design criteria as defined under the SU-1 PRD description. Site plans for building permit do not require additional review by the Planning Commission.
7. There is no known neighborhood opposition to the request.

**CONDITIONS :**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Sheet 2: The building height shall be controlled per the R-1 zone and not per the R-2 zone as stated.
3. Site Plan: Include a note indicating maintenance responsibility of Strada Tuscano Road.
4. Landscape Plan: Replace the Trumpet Vine along the north property line with other low-water use shrubs or grasses.

5. **CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, PUBLIC WORKS**
  - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
  - b. Private access easement should be 32' in width.
  - c. Provide cross access between tracts.
  - d. Check with Fire and Solid Waste concerning K-Turn within subdivision.
  - e. Site plan shall comply and be designed per DPM Standards.
  - f. Platting must be a concurrent DRB action.
6. If site plan is revised, applicant must notify property owners to the south.
7. Lot 5 is restricted to single story.
8. The garden walls on lots 1 and 5 will be 6 feet in height. Signage shall be restricted to the wall on lot 1 and shall not exceed 23 square feet in size.

**IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JULY 2, 2004 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.**


Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and 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. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

OFFICIAL NOTICE OF DIVISION  
JUNE 17, 2004  
PROJECT #1001899  
PAGE 4 OF 4

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

  
for Richard Dineen  
Planning Director

RD/CM/ac

cc: Brasher & Lorenz, Inc., 2201 San Pedro NE, Bldg. 1, Suite 1200, Albuquerque, NM 87110  
Bob Francis, Cibola Addition, 2711 Palo Alto NE, Albuquerque, NM 87112  
Lori Frohe, Cibola Addition, 2505 Myra Pl. NE, Albuquerque, NM 87112  
Kathy Vincent, 13225 Executive Ridge NE, Albuquerque, NM 87112





# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103  
June 30, 2004

Mr. Dennis A. Lorenz, PE  
Brasher & Lorenz, Inc.  
2201 San Pedro NE  
Bldg 1 Suite 1200  
Albuquerque, New Mexico 87110

RE: **REVISED** - Water and Sanitary Sewer Availability  
Tract 7, La Villita, 13200 La Villita Road NE

H-23

Mr. Lorenz:

Based on our meeting on June 28, 2004 and review of the water line issues, this statement of availability updates the letter issued by our office on May 20, 2004. All conditions remain the same as in that letter with the following exceptions:

1. Apparently no new fire hydrants are needed for the subdivision. The Fire Marshal on April 30, 2004 signed and dated your Site Plan for Subdivision, indicating his acceptance of the existing hydrant across the street from your project.
2. The waterline loop via new off-site easement has been waived based on the fact that all surrounding properties are already developed and no new fire protection is needed for the subdivision. A 4-inch dead-end waterline extended to Lot 8 is acceptable.

**Credit:** You indicated that the owner wants credit for the existing water service to the clubhouse that was on-site and demolished prior to the parcel sale. Customer Service could find no evidence of an existing account, active or inactive, for the site. It is up to the owner to produce evidence justifying the UEC credit, i.e., old bill for the property.

**Closure:** This statement of availability will remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the City of Albuquerque as soon as possible. Any outstanding pro rata and standby assessments must be paid at the time service is taken. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized.

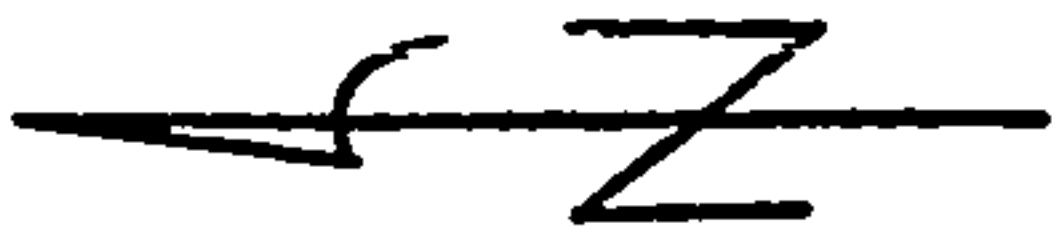
Please feel free to contact me at (505) 924-3988 or by fax at (505) 924-3864 if you have questions or need additional information.

Sincerely,

Nancy Musinski, P.E.  
Senior Engineer  
Utility Development Section

Attachments: system map

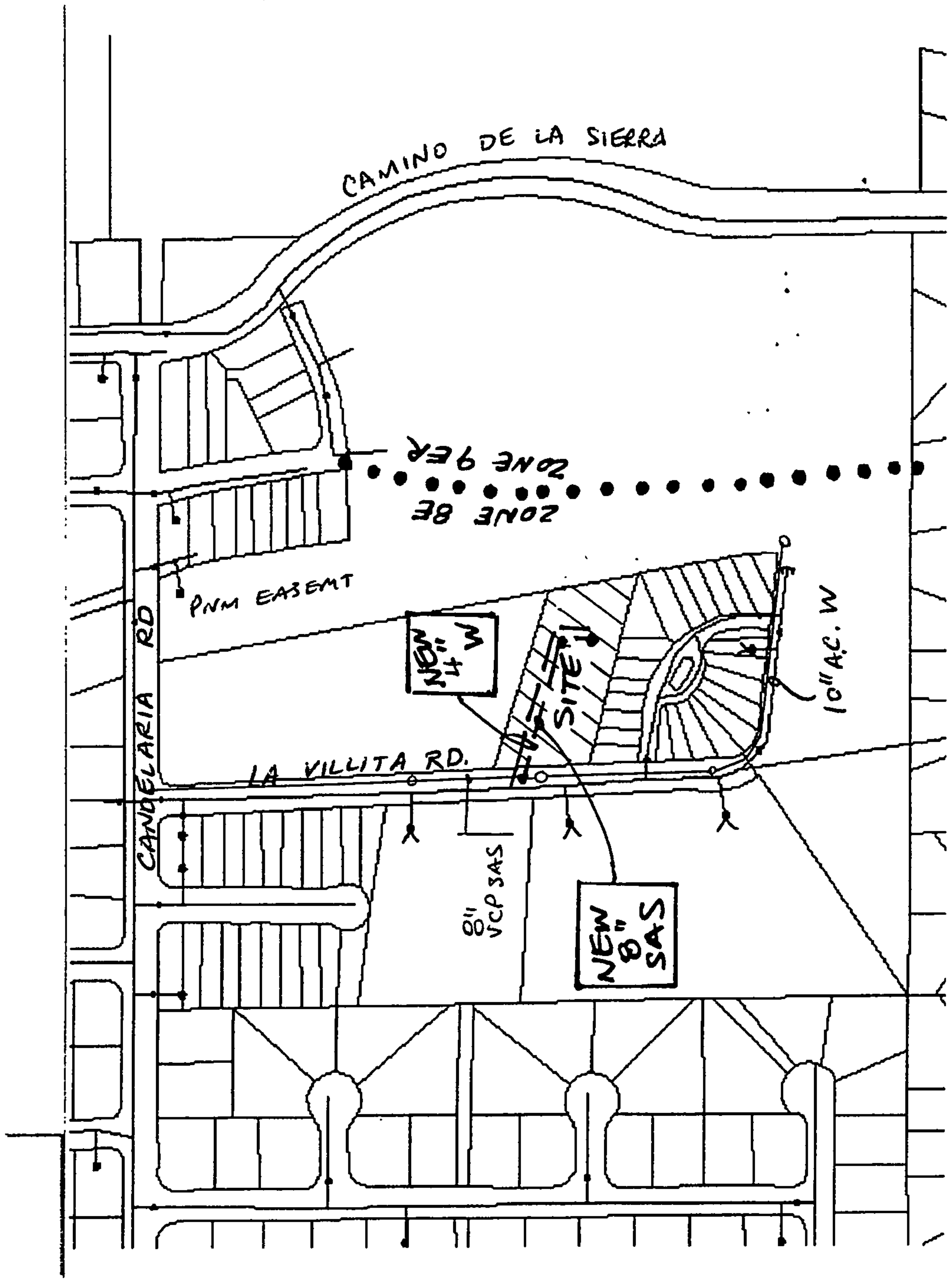
c:	f/	availability	H-23
	f/	DRB #1001899	
	f/	readers	#40407-R



W + SAS

H-23

(See attachment #40407 REVISION)



SAS = SANITARY SEWER

W = WATER

- EXISTING LINES
- - - NEW LINES
- WATER ZONE BOUNDARY
- X EXISTING HYDRANT



# *City of Albuquerque*

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 29, 2004

Dennis Lorenz, PE  
Brasher & Lorenz, Inc.  
2201 San Pedro NE, Bldg. 1  
Albuquerque, NM 87110

**Re: Las Villitas Nuevas Conceptual Grading and Drainage Plan  
Engineer's Stamp dated 4-13-04 (H23/D18)**

Dear Mr. Lorenz,

Based upon the information provided in your submittal dated 4-13-04, the above referenced plan is approved for Site Development Plan action by EPC. Prior to DRB approval, please identify and size all infrastructure required for this development. The accompanying easement appears to be adequate and should be recorded prior to DRB approval.

If you have any questions, you can contact me at 924-3986.

Sincerely,


Bradley L. Bingham, PE  
Principal Engineer, Planning Dept.  
Development and Building Services

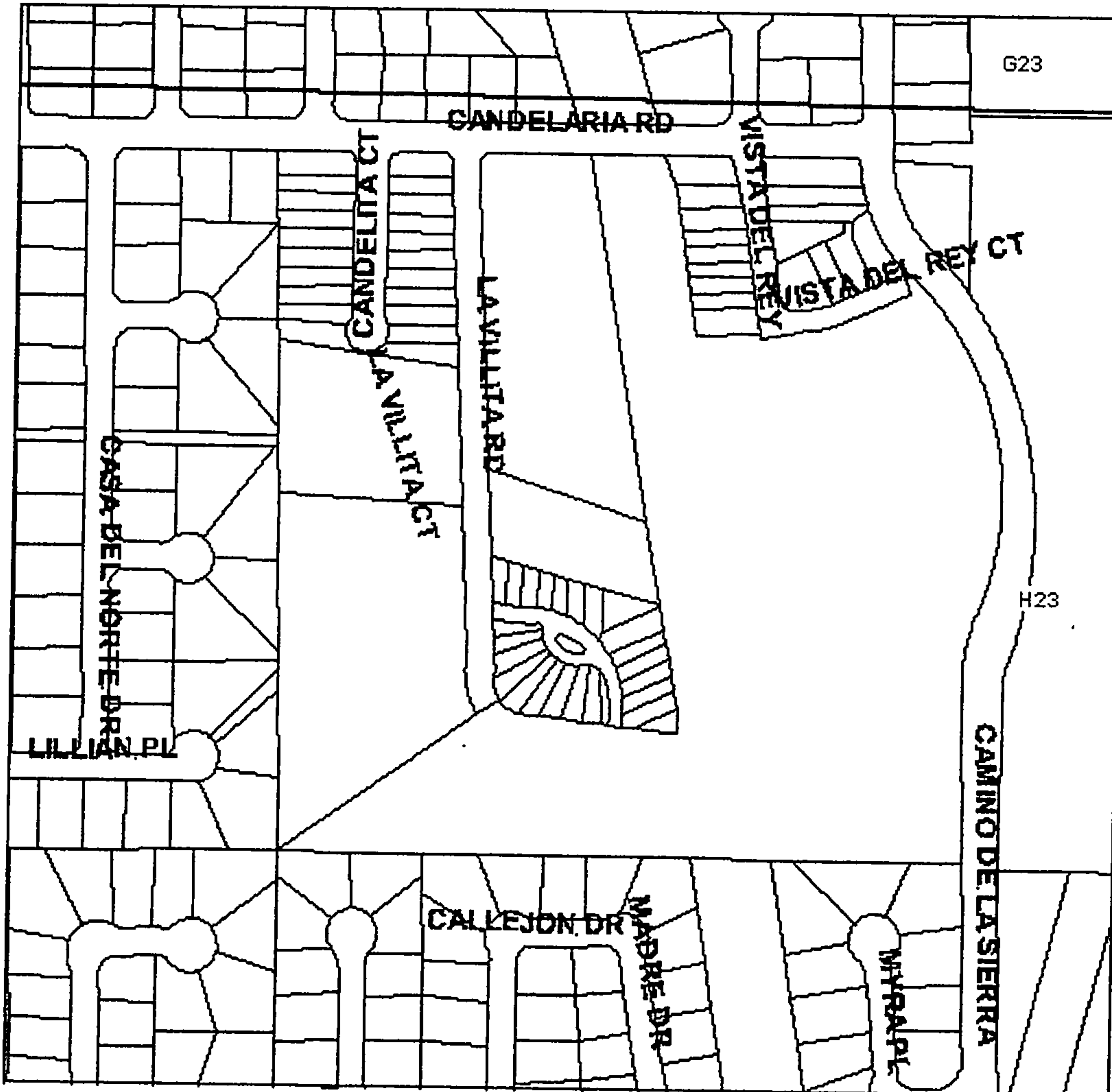
C: file

ACTIVATE BUTTONS BY 'CLICKING' ON THE MAP

Zoom In Id Address Id ZM Pan Zoom Out

LAYER LEGEND

- STREET NAMES
- PARKS
- CITY LIMITS
- ZONE MAP GRID
- 
- NBR BOUNDARY
- COMMUNITY PLAN
- WATER LINES
- SEWER LINES
- STORM DRAINS
- ZONING
- LOT NUMBERS
- ZIP CODES
- COUNCIL DISTRICT
- FLOOD ZONES (dis)
- PARCELS
- CONTROL STATION
- SENATE DIST.
- REPRESENTATIVE I
- COUNTY COMMISSI
- PARCEL ADDRESS
- CRIMINAL ACTIVIT
- PUBLIC FACILITIES
- LAND USE
- 1960 CITY LIMITS
- LANDFILLS/BUFFE
- CRP LOCATIONS



ReDraw Screen

SHOW LOCATION M

SHOW 1999 AERIAI

**Selected Address:** 13200 LA VILLITA RD NE  
**Zoning:** SU-1 PRD      **Lot/Block/Subd:** 7, 0000, LA VILLITA  
**Council District/Name:** EIGHT, LOY      **County Commission:** 5      **Rep District/Sen District:** 28, 20  
**Nbr Assoc:** CIBOLA ADDITION R Comp. Plan: Established Urban Design Overlay: AMOLE ARROYO  
**Voter Pct:** 530  
**High Sch District:** ELDORADO      **Mid Sch District:** HOOVER      **Elem Sch District:** MATHESON PARK  
**ZoneMap Page:** H23      **Jurisdiction:** CITY  
**Police Beat:** 532/FOOTHILLS  
**Flood Zone:** ZONE X  
**Comm Plan Area:** FOOT HILLS  
**UPC #:** 102305918846520506  
**Owner Name:** ARGEANAS ALEX M  
**Owner Street Address:** 4607 HUNTINGTON  
**Owner City/State/Zip:** ALBUQUERQUE / NM / 87112 NM  
 Note: Accuracy for Owner info cannot be guaranteed correct.  
 Please check with the Bernalillo County Assessor for official data.

SEARCH FOR OTHER SERVICES AROUND THIS ADDRESS

ZOOM LEVEL MEDIUM 

TEXT SIZE MEDIUM 

**ONE STOP SHOP  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT  
Development & Building Services**

**PAID RECEIPT**

APPLICANT NAME Tipton & Assoc  
 AGENT Brasher & Lorenz  
 ADDRESS 2201 San Pedro 87111  
 PROJECT & APP # 1001899/04DRB 01239, 01240, 01241  
 PROJECT NAME La Villita

\$ 20.00 441032/3424000 Conflict Management Fee  
 \$ 705.00 441006/4983000 DRB Actions  
 \$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
 \$ \_\_\_\_\_ 441018/4971000 Public Notification  
 \$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
 ( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
 ( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
 ( ) Traffic Impact Study  
 \$ 725.00 TOTAL AMOUNT DUE

**\*\*\*NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.**

<b>BRASHER &amp; LORENZ, INC.</b> CONSULTING ENGINEERS 2201 SAN PEDRO NE BUILDING 1 SUITE 1200 ALBUQUERQUE, NM 87110 (505) 888-6088		NEW MEXICO BANK & TRUST ALBUQUERQUE, NM 87103 95-654-1070	4886 8.10.4
PAY TO THE ORDER OF <u>City Of Albuquerque Treasury Department</u>		<b>DUPLICATE</b> OF ALBUQUERQUE	\$ <u>725.00</u>
RECEIPT # <u>00027246</u>	TRANS # <u>0014</u>	RECEIPT # <u>00027247</u>	TRANS # <u>0014</u>
Account 441032 Fund 0110 Activity 3424000 TRSDMM Trans Amt \$725.00 J24 Misc \$20.00	Account 441006 Fund 0110 Activity 4983000 TRSDMM Trans Amt \$705.00 J24 Misc \$725.00 CK \$0.00 CHANGE \$0.00	DOLLARS	
MEMO <u>04506 TR PLAT. DRB</u>	Thank You		

Security Features Included. Details on back.

**ONE STOP SHOP  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT  
Development & Building Services**

**PAID RECEIPT**

APPLICANT NAME TIPTON & ASSOC INC.  
 AGENT BRASHER & LORENZ INC.  
 ADDRESS 2201 SAN PEDRO BLVD NE  
 PROJECT & APP # 1001899/04EPC-00697  
 PROJECT NAME \_\_\_\_\_

\$ 50 469099/4916000 Conflict Management Fee  
 \$ \_\_\_\_\_ 441006/4983000 DRB Actions  
 \$ 385.00 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
 \$ 75 441018/4971000 Public Notification  
 \$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
 ( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
 ( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
 ( ) Traffic Impact Study  
 \$ 510.00 TOTAL AMOUNT DUE

\*\*\*NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.\*\*\*  
 City Of Albuquerque  
 Treasury Division

05/06/2004	12:04PM	LOC: 1ANN 38
<b>TIPTON AND ASSOCIATES, INC.</b> OPERATING ACCOUNT P.O. BOX 972 PH. 505-281-2977 EDGEWOOD, NM 87015-0972		
RECEIPT# 00022206	WSH 006	TRANSH# 0027
Account 441006	Fund 0110	
Activity 4971000	TRSEJA	91-32 NM 2260 1070
Trans Amt	DATE 5/6/04	
J24 Misc		
		\$385.00
		\$510.00
City of Albuquerque Treasury Division Thank You.		
DOLLARS ***DUPLICATE*** City Of Albuquerque Treasury Division		
05/06/2004	12:04PM	LOC: ANN
<b>TIPTON AND ASSOCIATES, INC.</b> OPERATING ACCOUNT P.O. BOX 972 PH. 505-281-2977 EDGEWOOD, NM 87015-0972		
RECEIPT# 00022206	WSH 006	TRANSH# 0027
Account 441006	Fund 0110	
Activity 4971000	TRSEJA	
Trans Amt		\$510.00
J24 Misc		\$75.00
CK		\$510.00

Thank You



**City of Albuquerque**  
**Parks and Recreation Department**  
PO Box 1293, Albuquerque, New Mexico 87103  
Inter-Office Correspondence

Development Review Board Comments

1001899

Project Number: ~~1003268~~  
Application Number: 04DRB-00248

DRB Date: 3/3/04  
Item Number: 17

**Subdivision:**

Tract 7 La Villita Subdivision

**Zoning:** SU-1 for PRD

**Zone Page:** H-23

**New Lots (or units) :** 0

**Request for:**

- Sketch Plat Review & Comment
- Bulk Land Variance
- Site Development Plan for Subdivision
- Site Development Plan for Building Permit
- Preliminary Plat
- Final Plat
- Vacation of Public RoW
- Vacation of Public Easement
- Vacation of Private Easement
- Temp. Deferral of Sidewalk Construction
- Sidewalk Variance
- SIA Extension
- Other

**Parks and Recreation Comments:**

Plat consolidates lots, therefore no park dedication requirement.

The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

**Signed:** CS  
Christina Sandoval, (DMD)

Phone: 768-3808

**DEVELOPMENT REVIEW BOARD**  
**UTILITY DEVELOPMENT**  
**Standard Comment Sheet**

DRB- 1001899/~~1009268~~

Item No. 17

Zone Atlas H-23

DATE ON AGENDA 03/03/04

INFRASTRUCTURE REQUIRED  YES  NO

CROSS REFERENCE:

TYPE OF APPROVAL REQUESTED:  ANNEXATION

SKETCH PLAT  PRELIMINARY PLAT  FINAL PLAT

SITE PLAN REVIEW AND COMMENT  SITE PLAN FOR SUBDIVISION

SITE PLAN FOR BUILDING PERMIT

No. Comment

1. Public water and sewer lines must be extended. Water line must be looped, dead end lines are not allowed unless waived by the City Engineer.

If you have any questions or comments please call Roger Green at 924-3989.





# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

1001899

DRB- ~~1003268~~ Item No. 17 Zone Atlas H-23  
 DATE ON AGENDA 3-3-04  
 INFRASTRUCTURE REQUIRED ( ) YES ( ) NO  
 CROSS REFERENCE: \_\_\_\_\_  
 \_\_\_\_\_

### TYPE OF APPROVAL REQUESTED:

- SKETCH PLAT ( ) PRELIMINARY PLAT ( ) FINAL PLAT
- ( ) SITE PLAN REVIEW AND COMMENT ( ) SITE PLAN FOR SUBDIVISION
- ( ) SITE PLAN FOR BUILDING PERMIT

No.	Comment
①	STANDARD INFRA. REQ'D
②	8 LOTS REQUIRES SWALK HOW DOES TRACT A TAKE ACCESS
③	FIRE & SOND WASTE NEED TO APPROVE TURN-AROUND
④	VARIANCE IS NEEDED FOR EASEMENT WIDTH
⑤	LIST MAINT. & RESPONSIBILITIES OF PRIVATE ROAD
⑥	NEED TO DEFINE EASEMENT FOR LOTS 5, 7 & 8
⑦	ARE IMPROVEMENTS IN PLACE ON LA VIGILTA?
⑧	ARE THE PL LOTS? (PARKING)

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:

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**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: 1001899**

**AGENDA ITEM NO: 17**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An approved drainage plan is required for Preliminary Plat approval.  
An approved infrastructure list is required for Preliminary Plat approval.

**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:** March 3, 2004

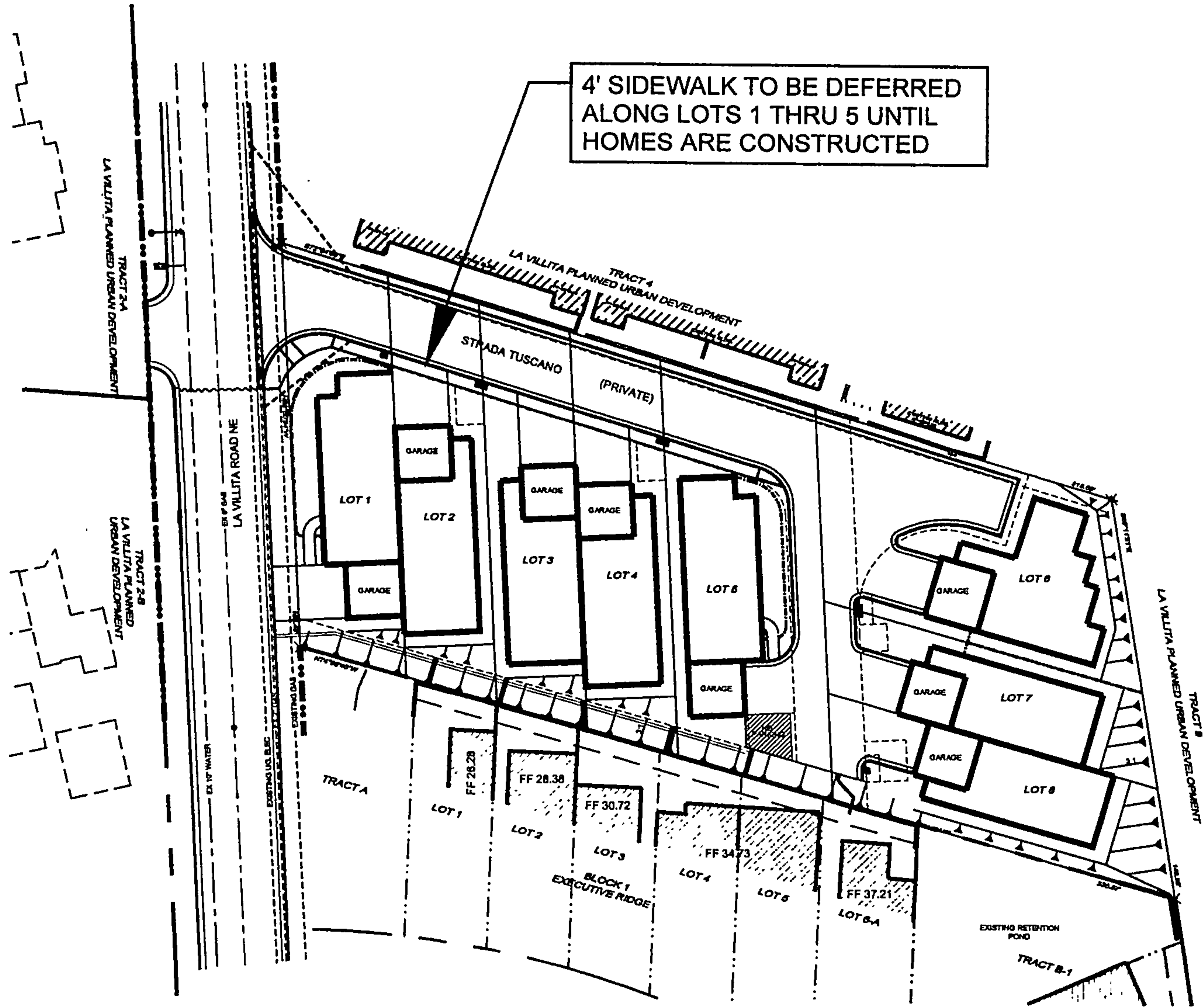


EXHIBIT C  
 Date 8/18/04

**BRASHER & LORENZ**  
 CONSULTING ENGINEERS  
2391 East Poudre Hill, Suite 100, Fort Collins, CO 80504  
 Phone: 970-225-1100 Fax: 970-225-1101

<b>VILLAS TUSCANO</b>		
SIDEWALK DEFERRAL EXHIBIT		
DRW: R.M.	TR:	DATE: 08-01-2004
CKD: D.A.L.	OK:	SCALE: 1"=20'
APP:	ACAD FILE:	SHEET 1 OF 1
REV. NO.	DWG. NO.	

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
August 18, 2004  
DRB Comments**

**ITEM # 7**

**PROJECT # 1001899    APPLICATION # 04-04-01239**

**RE: La Villita Subdivision/minor plat**

The plat appears to be in conformance with the submitted site plans. Planning has no objection to the approval of the plat.

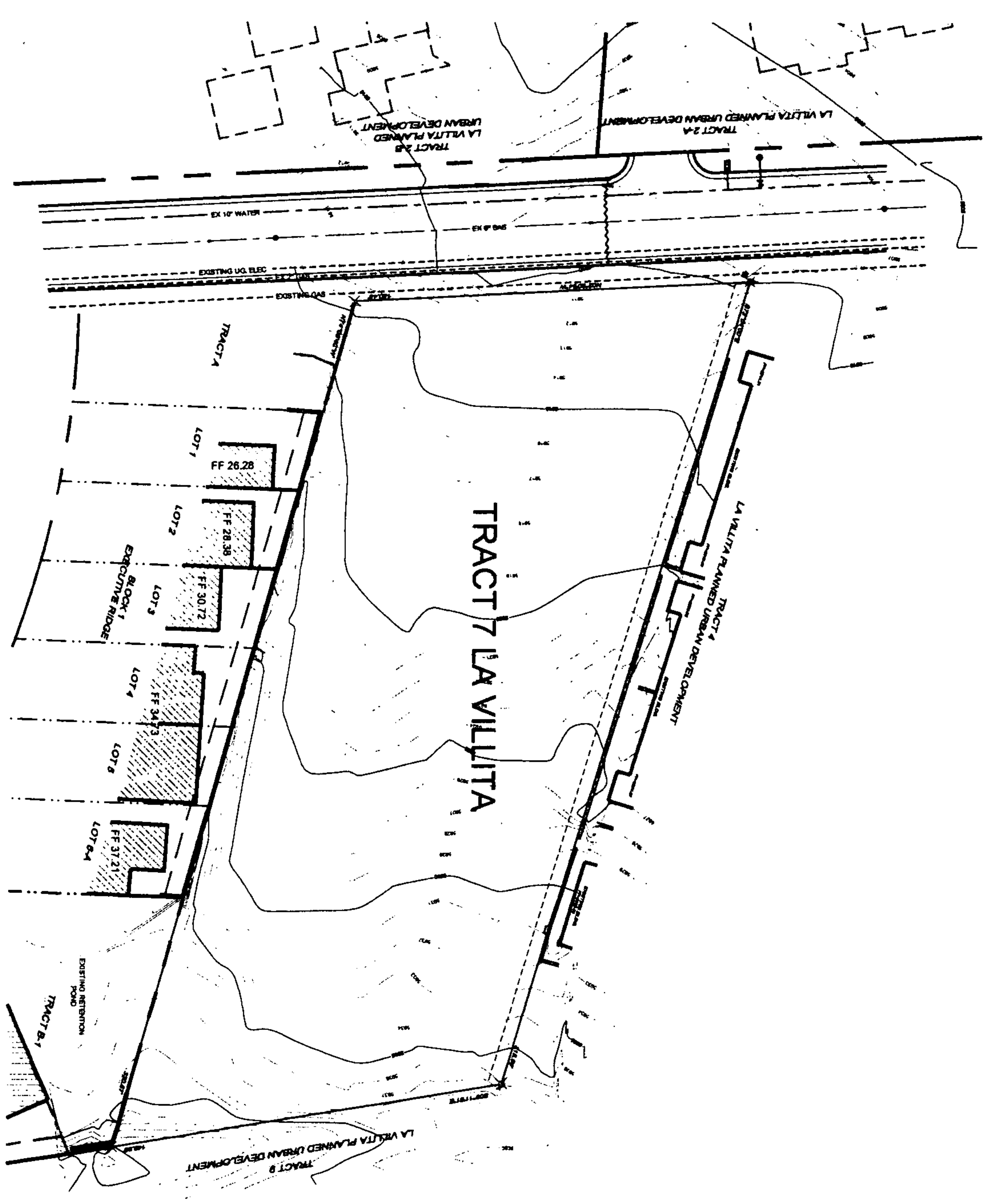
However, before Planning can sign the plat, the AGIS dxf file approval is required.

Planning must file the plat.



---

Sheran Matson, AICP      DRB Chair  
924-3880    Fax 924-3864    smatson@cabq.gov



**BRASHER & LORENZ**  
 CONSULTING ENGINEERS  
 1500 West 10th Street, Suite 100  
 Los Angeles, CA 90015  
 Tel: (213) 480-1111  
 Fax: (213) 480-1112

**VILLAS TUSCANO**  
 EXISTING SITE CONDITIONS

DRW: R.M.	TR:	DATE: 08-01-2004
CRP: D.A.L.	OK:	SCALE: 1"=20'
APP:	ACAD FILE:	SHT: 1 OF 1
REV. NO.	04901.DWG	



## Income Property Services

July 6, 2004

**VIA FACSIMILE: 924-3864**

Sheran Matson, AICP, DRB Chair  
Development Review Board  
City of Albuquerque Planning Department  
600 Second Street NW  
Albuquerque, NM 87102

RE: ~~Project 1001899-04~~ DRB-00248  
Tract 7 La Villita Subdivision  
Villas Tuscano

Dear Ms. Matson,

We are writing on behalf of La Villita's Homeowners Association regarding the above referenced Project Number.

La Villita Homeowners Association was at one time the owner of Tract 7. They sold Tract 7 to a buyer who planned to develop townhouses on it. La Villita has been approached by Gary Tipton to execute a Drainage Easement. The easement document and plan as presented is not acceptable to La Villita HOA.

Attached is a letter from Jeff Mortensen and Associates, Inc., listing the concerns of the La Villita Association. While we have been assured that Gary Tipton's engineers are working to perfect the plan and easement document, La Villita feels it necessary to be on record with the DRB as to its position on the current status of the drainage plan.

In general, La Villita supports the development of Tract 7, and is looking forward to successfully working through the issue of the drainage easement and plan with Gary Tipton and his engineers.


Feel free to contact us regarding this matter.

Sincerely,

INCOME PROPERTY SERVICES, Agent for  
La Villita Homeowners Association, Inc.

Kahleetah Clarke  
Property Manager

Cc: Gary Tipton

 <b>ENGINEERS &amp; SURVEYORS</b>	<b>JEFF MORTENSEN &amp; ASSOCIATES, INC.</b>	P: 505.345.4250
	6010-B MIDWAY PARK BLVD. NE ALBUQUERQUE NEW MEXICO 87109	F: 505.345.4284 ESTABLISHED 1977

2002.004.2  
May 18, 2004

Via Fax and Regular Mail  
266-0300

Ms. Kahleetah Clarke  
Income Property Services  
P.O. Box 27099  
Albuquerque, NM 87125-7099

Re: Villas Tuscano Drainage Review

Dear Kahleetah:

Per your request, we have reviewed the drainage information provided for the subject project. The drainage information consists of the following:

1. Undated transmittal letter to you from Gary Tipton, Tipton Company.
2. May 11, 2004 letter from Brasher & Lorenz, Inc. to you containing a narrative explanation of the proposed drainage impacts on La Villita.
3. Approval letter from the City of Albuquerque for the Conceptual Grading and Drainage Plan for Las Villitas Nuevas (H23/D18), Brasher & Lorenz, Inc.
4. Exhibit 'A'
5. Villas Tuscano Conceptual Grading & Drainage Plan, prepared by Brasher & Lorenz, Inc., dated 4-13-04.
6. Villas Tuscano, Lots 1-8, Storm Drain Plan & Profile, prepared by Brasher & Lorenz, Inc., dated 5-11-04.

We have conducted a cursory review of the preliminary information provided. Based upon our review, we submit the following questions and concerns:

1. The Brasher & Lorenz letter references sediment from the undeveloped property currently being a problem. We anticipate that it will be an even greater problem during construction. A comprehensive Erosion Control Plan is required addressing construction and post-construction conditions.
2. The Brasher & Lorenz letter suggests that the increase in runoff is "small". It does not compare the existing flow across the subject property in both conditions as it appears that a portion of the existing flow is diverted elsewhere under current conditions. It should be noted that the flow rate proposed represents a 70 % increase in peak discharge rate. Furthermore, the analysis does not address the frequency of runoff. When the upstream property develops, it will likely generate more frequent runoff that will run across La Villita. The effects of more frequent runoff should be thoroughly evaluated.

<b>PRINCIPALS</b>	<b>JEFFREY G. MORTENSEN, P.E.</b>	<b>JUAN M. CALA</b>	<b>CHARLES G. CALA, JR., P.S.</b>
<b>GRADY E. BARRENS</b>	<b>J. GRAEME MEANS, P.E.</b>	<b>RICHARD C. WHITE</b>	<b>JOSEPH M. SOLOMON, JR., P.S.</b>

2002.004.2

May 18, 2004

Page 2

3. The Drainage submittal does not address nuisance flows which in addition stormwater runoff will impact the downstream property. The Plan should be responsive to the mitigation of nuisance flows.
4. The City approval letter is conditioned upon additional requirements before the DRB will sign-off. The information provided for review does not address the City's request for additional information and analysis.
5. A Drainage Basin Map is needed to facilitate the review of the existing drainage impacts. The Drainage Basin Map should include the identification of onsite and offsite drainage areas, the locations for key analysis points, and the limits and character of existing drainage facilities.
6. A Drainage Basin Map is needed to facilitate the review of the proposed drainage impacts. The Drainage Basin Map should include the identification of onsite and offsite drainage areas, the locations for key analysis points, and the limit and character of proposed drainage improvements.
7. The Drainage Plan should analyze all aspects of downstream capacity. The 5-11-2004 Plan indicates that a restriction occurs at the downstream drop inlet. Discharge to this location that appears to be restrictive should not be allowed, or should be limited to the capacity available. If there is insufficient capacity, then perhaps Villas Tuscano should upgrade the existing facilities for the fully developed condition.
8. With the information provided, we can not discern where the Public 24" Storm Drain is located.
9. To evaluate the stability of the "sodded swale" the flow velocity must be calculated and presented.
10. The outlet of the proposed 15" storm drain must be evaluated for erosion potential now that the discharge is a point source as opposed to what we assume is currently sheetflow. The storm drain outlet should be designed using the AMAFCA Rip-Rap Guide as adopted by the DPM.
11. The 10" water line that requires relocation is unclear. Is this a public or private water line? If it is private, a more comprehensive design is needed to evaluate the impacts to La Villita. If it is a City line, then the drawings should be clearer and concurrence/approval from the City obtained.
12. The draft easement does not identify who will maintain the easement. If the more frequent, concentrated flows and/or nuisance flows from the 15" storm drain begin to erode the existing turf, then Villas Tuscano should be responsible for the repair and possible replacement with an enhanced system. Furthermore, it should address who will maintain and/or repair the roadway disrupted and/or impacted by the installation of the 15" private storm drain.
13. The Final Drainage Plan should be submitted to and approved by La Villita including the downstream analysis component of the Plan.
14. The Final Drainage Plan should be submitted to and approved by the City including the downstream analysis component of the Plan.
15. The construction of the private storm drainage improvements should be subject to the inspection and final acceptance of La Villita.
16. The final easement should make reference to a Final City approved Plan.
17. Exhibit A does not adequately define the limits of the proposed easement.



2002.004.2

May 18, 2004

Page 3

18. Legal review of the easement is recommended. At present, the easement will be executed between the developer and La Villita. In the future, the developer will disappear leaving La Villita to deal with eight (8) new neighbors who were not party to the initial easement conditions. The enforcement of the easement provisions may then become an issue.

We have not conducted an exhaustive review of the drainage information provided in an effort to conserve time at this early stage of analysis. Once provided with additional and more complete information, we can hopefully recommend approval of the solution presented. It should be stressed that the submittal should be a complete and comprehensive analysis that clearly demonstrates that there will be adequate downstream capacity and that the increased rate and frequency of runoff will not be damaging.

If you should have any questions or comments concerning this preliminary review, please do not hesitate to call. If a meeting with La Villita members would be of benefit, please call to schedule.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.



Jeffrey G. Mortensen, P.E.  
President

\*\*\*\*\*  
\*\*\* RX REPORT \*\*\*  
\*\*\*\*\*

RECEPTION OK

TX/RX NO	5042	
CONNECTION TEL		5052660300
SUBADDRESS		
CONNECTION ID		
ST. TIME	07/06 16:07	
USAGE T	02'30	
PGS.	4	
RESULT	OK	



# *City of Albuquerque*

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

July 26, 2002

Katherine Vincent, Attorney-at-Law  
13225 Executive Ridge NE  
Albuquerque, NM 87112

Dear Ms. Vincent:

I am writing in response to your letter regarding the proposal from Harmony Development, agent for Briana Vigil, to develop an 8-lot residential infill project at Tract 7, La Villita Subdivision.

The Development Review Board (DRB) commented on an application for sketch plat review at a regularly scheduled meeting on May 1, 2002. Copies of those comments are attached. To date, no further applications have been made.

Should the proposal proceed, application must be made to the Environmental Planning Commission (EPC) for approval of site development plan/s. Representatives of recognized neighborhood associations and property owners within 100 feet of the project will be notified and afforded an opportunity to voice concerns at the EPC public hearing on the site development plan/s.

Those plans will be reviewed again by the DRB for compliance with EPC conditions prior to final approval. The platting action will be analyzed by the DRB based upon City regulations and technical concerns, including, but not limited to, drainage issues.

If you have any further questions about this matter, please feel free to contact Janet Stephens, DRB Chair, at 924-3880.

Sincerely,

Victor J. Chavez, P.E.  
Planning Director

Cc: Janet Stephens, DRB Chair  
Bob Paulsen, Development Services  
Fred Aguirre, City Engineer  
Brad Bingham, Hydrology  
Carlos Montoya, City/County Floodplain Administrator  
Richard Dourte, Transportation Development  
Roger Green, Utilities Development  
Kevin Curran, Assistant City Attorney

Att: DRB comments – May 1, 2002

**13225 Executive Ridge NE  
Albuquerque, New Mexico 87112**

---

**Director, Planning Department  
City of Albuquerque  
One Civic Plaza NW  
Albuquerque, NM 87102**

**Dear Planning Director:**

Please find enclosed the initial correspondence and my response to Mr. Keith MacDuffee, an infill developer. Mr. MacDuffee proposes to develop an eight home infill residential project on a now-vacant 1.08 acre parcel on La Villeta NE. In late May, Mr. MacDuffee met with the residents on the north side of Executive Ridge Drive NE. During that meeting, several points of discussion resulted in agreement in principle. However, any agreement was expressly contingent on the completion of a survey by MacDuffee and eventual description of the details of the proposed development. Mr. MacDuffee wrote several of the points of agreement and sent them to the residences. What is critical is the absence of other points, which I outlined in my response and attach to this letter.

Mr. MacDuffee now proposes to reroute existing drainage from the common area from an existing north channel and drain all overflow water to the south. Since the common area is the corner lot on Executive Ridge, and the adjoining property is adjacent to mine, all over flow water will most likely flow over my driveway. With this correspondence, I am placing the City on notice that I refuse to allow additional water flowing over my property due to a change in the existing drainage channels.

Mr. Mac Duffee refuses to site the development on the north side of the property as he maintains the new residences would not be marketable. If he develops the vacant property as described, our homes would lose their marketability as 1) most residences would have no back yard access, 2) all residences would lose the certainty of the current drainage pattern, and 3) there is no indication of the adequacy of the proposed drainage method. If marketability is a factor that the City of Albuquerque considers for Mr. MacDuffee, marketability should be a factor for the City of Albuquerque to consider for the existing residents of Executive Ridge. As a resident of Executive Ridge, I request that our rights to due process and equal protection be observed in the decisions regarding Mr. MacDuffee's request to develop the property.

**Sincerely,**

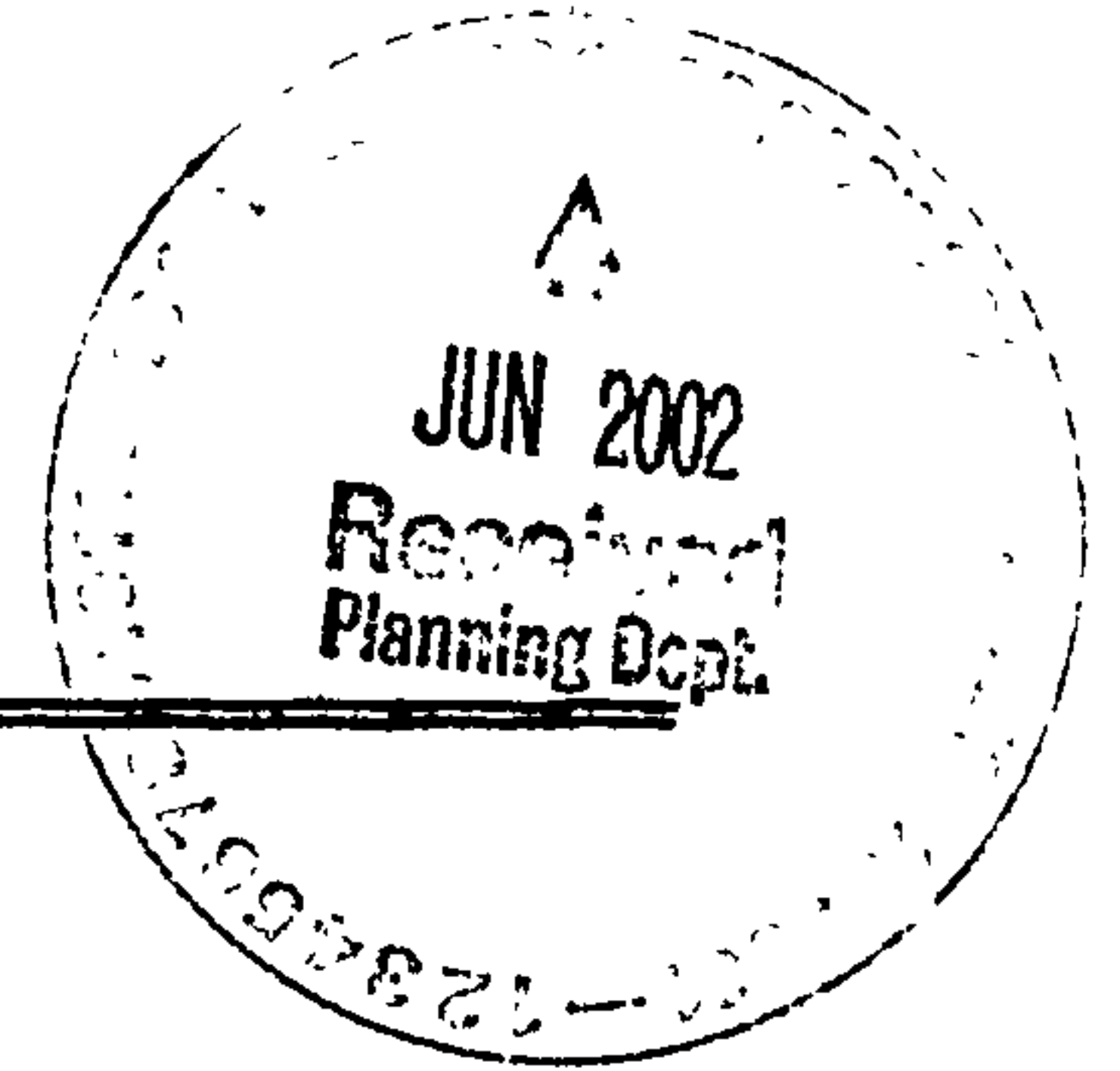


**Katherine Vincent  
Attorney at Law**

Enclosures:

*Janet  
What is the  
status of this  
project?  
Vic*

**13225 Executive Ridge NE  
Albuquerque, New Mexico 87112**



**Mr. Keith MacDuffee  
Harmony Development  
11024 Montgomery Blvd. NE  
Suite 202  
Albuquerque, NM 87111**

**Dear Mr. MacDuffee:**

Recently I received in the mail your iteration of the meeting held in late May between yourself and residents on the north side of Executive Ridge Drive. After reviewing the letter, I take exception that the contents represent the total discussion of points made that evening or an accurate reflection on any points of agreement. The attached list outlines the major exceptions.

The attached list addresses, but is not an all inclusive listing of the points of disagreement. They are, however, of such critical nature that agreement with version of the points of agreement from the referenced meeting is not possible.

**Sincerely,**

**Katherine Vincent  
Attorney at Law**

cc: City of Albuquerque, Planning Dept.  
Shirley and Hal Ebberle

### **Partial List of Exceptions:**

1. At the meeting, you made a clear declaration that any new development needed to **accept historical drainage patterns** and there is no indication of that agreement in the letter. "Historical" drainage for Executive Ridge includes the wall weep holes and drains now in the back yards of the existing residences. All of these residences share common building walls and were planned and built with drainage to former "park area/open area" now under consideration for your development. Since our houses are on a steep hill, without existing drainage to the north, water will pool in the back yards and potentially impact the downslope adjoining home.

2. You indicated that you intended to build a **channel type structure between the existing wall and any new lower retaining wall** which would not only accept the drainage from the back yard but also from the Executive Ridge common area. Now you indicate that the flow from the common area will be redirected to the south. **THIS IS COMPLETELY CONTRADICTORY TO YOUR AGREEMENT TO RETAIN EXISTING DRAINAGE IN A NEW NORTH CHANNEL. I REFUSE TO ALLOW ANY ADDITIONAL DRAINAGE TO CROSS MY PROPERTY AS IT WILL CERTAINLY CAUSE ADDITIONAL WATER DAMAGE TO THE STRUCTURE AND STABILITY OF MY RESIDENCE, DRIVEWAY OR PROPERTY.** Clearly, you are now backtracking on your agreement.

3. All "points of agreement" were expressly contingent upon the completion of a survey which determined the height of the new proposed street. It was made abundantly clear that all residents wanted to know the results of this survey and have a "pole" test or actual site test of the heights of the proposed new homes. The site for the proposed development clearly slopes from the north to the south in varying degrees of steepness, which results in change of at least 3 to 4 feet from the north to the south of the property. Any new street placed at the existing elevation on the north of the property would add at least 3 to 4 feet on the eventual building height. This would also mean that massive amounts of fill dirt would need to be placed on the property.

Second, you did not have any indication in the letter as to **proposed cut and fill issues** and you indicated that you needed to have the survey completed. This is critical as that information derived from the survey will be used to determine the **eventual height of each lot**, whether the existing filled areas will be moved and how much of the existing filled area will need to be removed. Are you intending to equalize the height difference between the high north side and the lower south side? Also, the determination of the final height of each is critical to acceptance of any other height arrangement, i.e. for trees to be maintained at 20'. If eventually the lot height is 4 or 5 feet higher, the actual tree height would be 24' or 25'.

4. At the meeting you stated that you intended to build the **retaining wall two (2) feet north of the south property line**, thereby giving additional space between the residences. There is no recitation of this agreement.

5. There is no recitation that the houses on Lots 7 and 8 will have flat roofs. There was a **clear agreement that all roofs would be flat**. This is especially important if the lots are filled so that they drain to the street, then Lots 7 and 8 will be 3' to 5' higher than the existing height. That added height along with a 14' structure would be tantamount to a two story structure and you clearly promised **one-story structures on Lots 7 and 8**.

6. Finally there is no recitation that any new owners would be bound by **covenants to maintain the retaining wall**. The actual type of covenant is critical as to whether those covenants could eventually be enforced.

# HARMONY DEVELOPMENT

DESIGNING INNOVATIVE RESIDENTIAL INFILL \*\*\*\* IN HARMONY WITH THE LAND OF ENCHANTMENT

**DATE 5-2-02**

**TO: EXECUTIVE RIDGE HOMEOWNERS  
CIBOLA NEIGHBORHOOD ASSOCIATION  
LA VILLITA HOMEOWNERS ASSOCIATION**

**FROM: HARMONY DEVELOPMENT, KEITH MAC DUFFEE**

**HARMONY DEVELOPMENT, AGENT FOR THE PURCHASER, IS REQUESTING APPROVAL FROM THE CITY OF ALBUQUERQUE FOR A SUBDIVISION OF 8 LOTS FOR DETACHED, SINGLE-FAMILY HOMES AT TRACT 7, LA VILLITA.**


**THESE 8 HOMES WILL BE APPROXIMATELY 1900 SQFT. AND WILL SELL FOR APPROXIMATELY \$ 225,000.00.**

**IN MY RESEARCH OF THE HISTORY OF PAST DEVELOPMENT REQUESTS IT APPEARS YOUR ATTORNEY HAD 2 CONCERNS REGARDING DRAINAGE AND HEIGHT OF BUILDINGS IN THE DEVELOPMENT.**

**YOUR INPUT AND IDEAS WOULD BE GREATLY APPRECIATED. I WOULD LIKE TO SCHEDULE A MEETING WITH YOU TO DISCUSS THESE CONCERNS.**

**PLEASE CALL ME, KEITH MAC DUFFEE, AT 221-8600. I WOULD BE HAPPY TO MEET YOU AT YOUR HOME OR OFFICE.**

**THANK YOU,**



**HARMONY DEVELOPMENT**

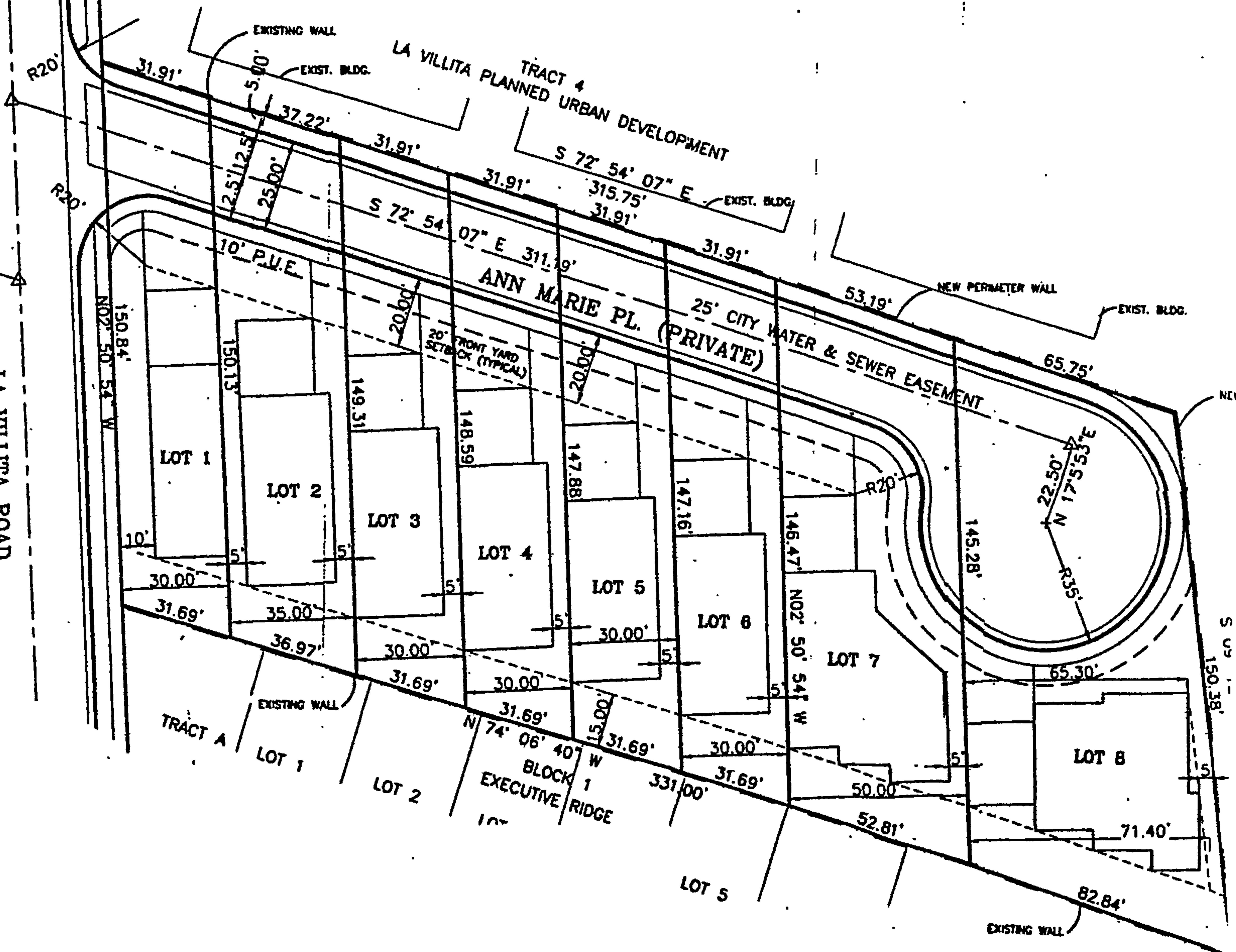
**11024 MONTGOMERY BLVD. NE--SUITE 202--ALBUQUERQUE NM-87111---PHONE 221-8600**



CT 2-A  
VILLITA PLANNED  
SAN DEVELOPMENT

-B  
A PLANNED  
EVELOPMENT

LA VILLITA ROAD



# 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: BRIANA VIGIL PHONE: (505)-221-8600

ADDRESS: 1120 Bermuda Dunes NE FAX: ---

CITY: ALBU STATE NM ZIP 87 E-MAIL: ---

Proprietary interest in site: Buyer

AGENT (if any): Harmony Development - Keith MacDuffee PHONE: (505)-221-8600

ADDRESS: 11024 Montgomery Blvd NE #202 FAX: 271-0259

CITY: ALBU STATE NM ZIP 87111 E-MAIL: ---

DESCRIPTION OF REQUEST: Sketch Plat

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 7 Block: --- Unit: ---

Subdiv. / Addn. LA VILLAS

Current Zoning: SU1-PRD Proposed zoning: Same

Zone Atlas page(s): H-23 No. of existing lots: 1 No. of proposed lots: 8

Total area of site (acres): 1.07 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. 102305918846520500 MRGCD Map No. ---

LOCATION OF PROPERTY BY STREETS: On or Near: Tramway & Candelaria

Between: Tramway and Camino De La Sierra

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 2-71-25 - DRB 98-84 - DRB 99-233

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 4/22/02

SIGNATURE [Signature] DATE 4/22/02

(Print) Keith MacDuffee  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised September 2001

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>02 DRB - 00616</u>	<u>SK</u>	<u>513</u>	\$ <u>[Signature]</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>---</u>	<u>---</u>	<u>---</u>	\$ <u>---</u>
<input checked="" type="checkbox"/> All case #s are assigned	<u>---</u>	<u>---</u>	<u>---</u>	\$ <u>---</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	<u>---</u>	<u>---</u>	<u>---</u>	\$ <u>---</u>
<input checked="" type="checkbox"/> Case history #s are listed	<u>---</u>	<u>---</u>	<u>---</u>	\$ <u>---</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	<u>---</u>	<u>---</u>	<u>---</u>	\$ <u>---</u>
<input checked="" type="checkbox"/> F.H.D.P. density bonus	<u>---</u>	<u>---</u>	<u>---</u>	\$ <u>---</u>
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	<u>---</u>	<u>---</u>	<u>---</u>	\$ <u>---</u>
Hearing date <u>May 1, 2002</u>				Total \$ <u>[Signature]</u>

[Signature] 4/22/02 Project # 1001899

Planner signature / date

**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.  
 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.

Briana Vigil  
 Applicant name (print)  
Briana Vigil  
 Applicant signature / date  
 4/22/02

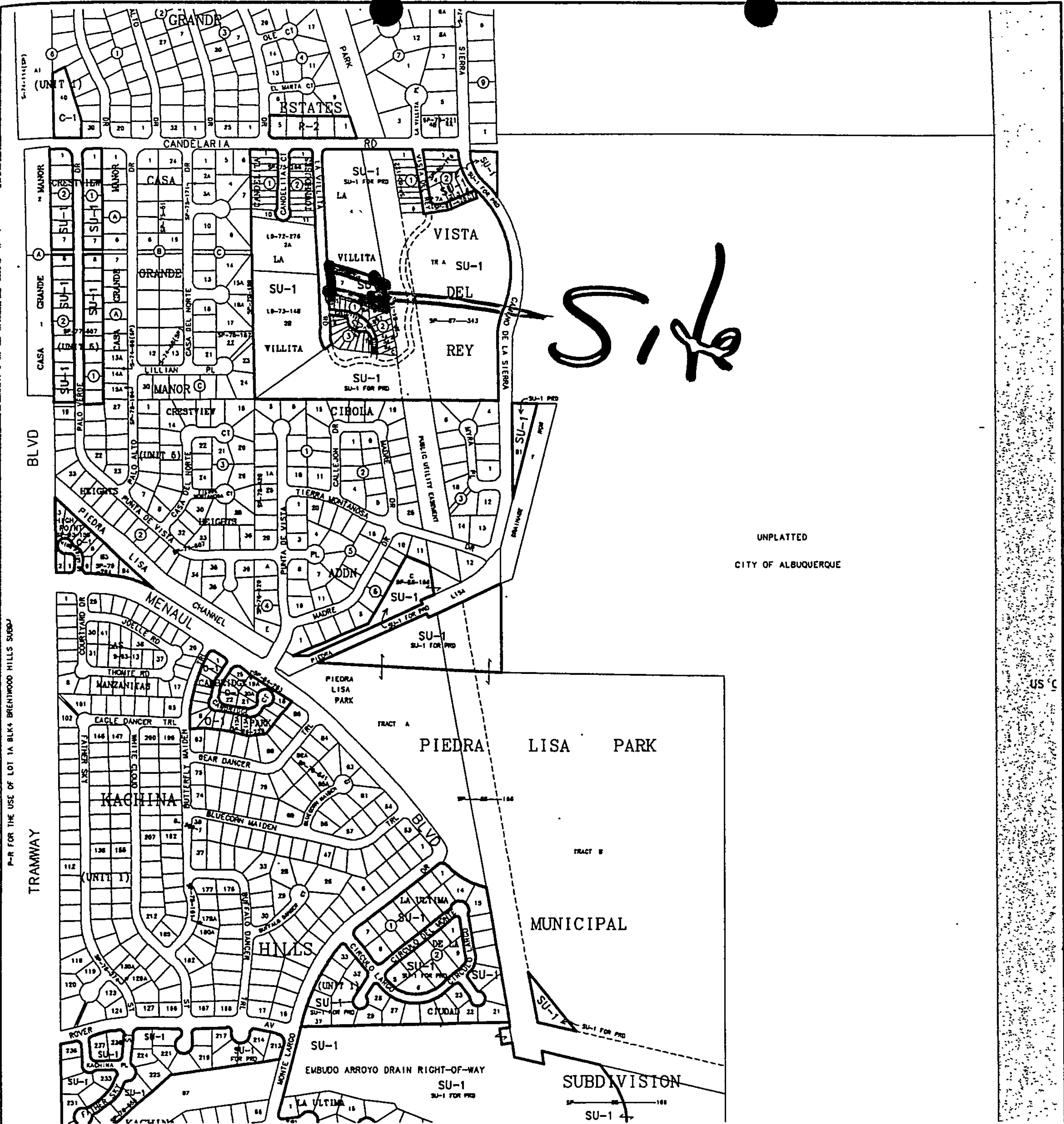


Form revised September 2001

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

Application case numbers  
 02DRB - \_\_\_\_\_ - 006/16  
 \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
 \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Paul Lander 4/22/02  
 Planner signature / date  
**Project # 1001899**

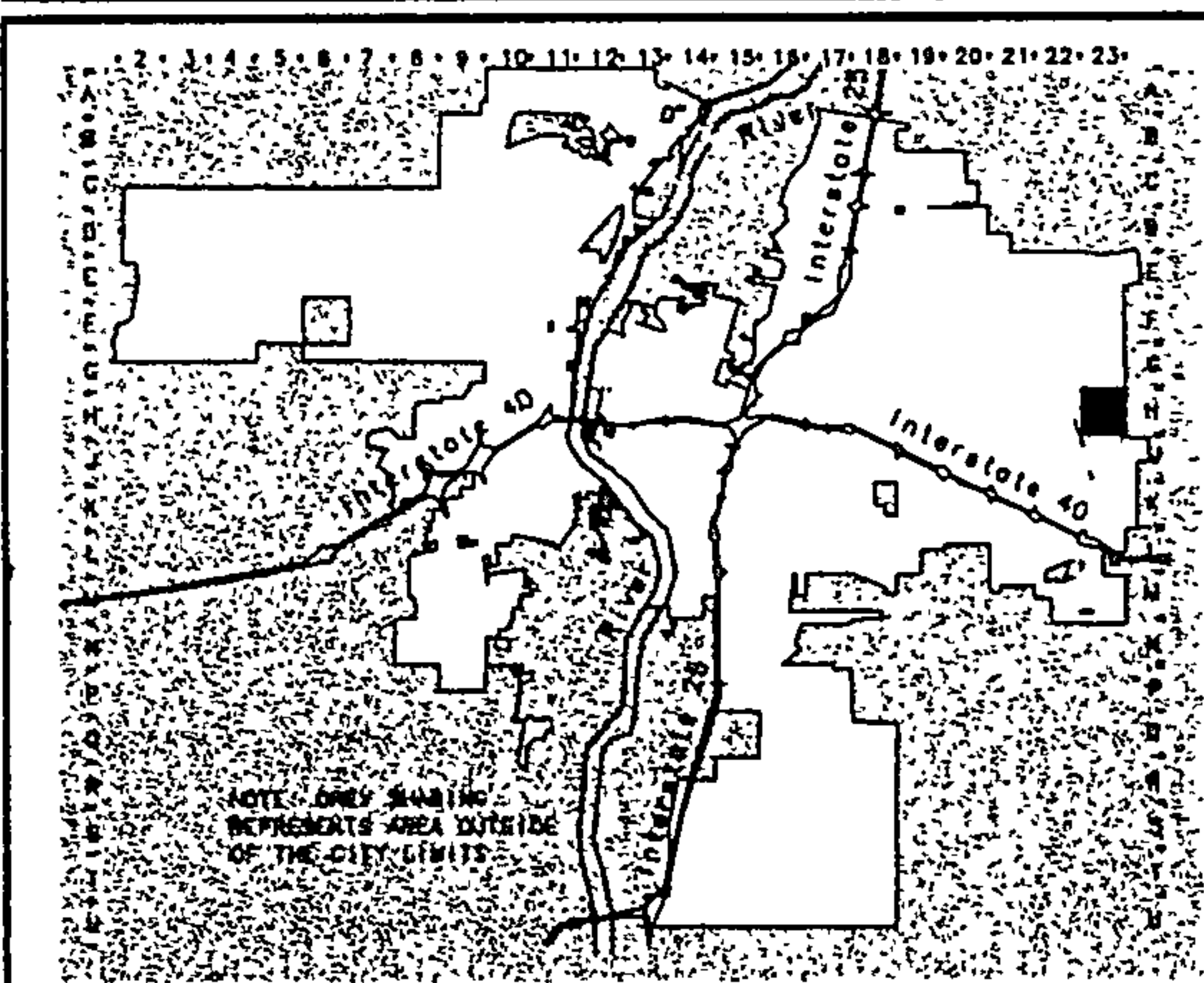


UNPLATTED  
CITY OF ALBUQUERQUE

US C

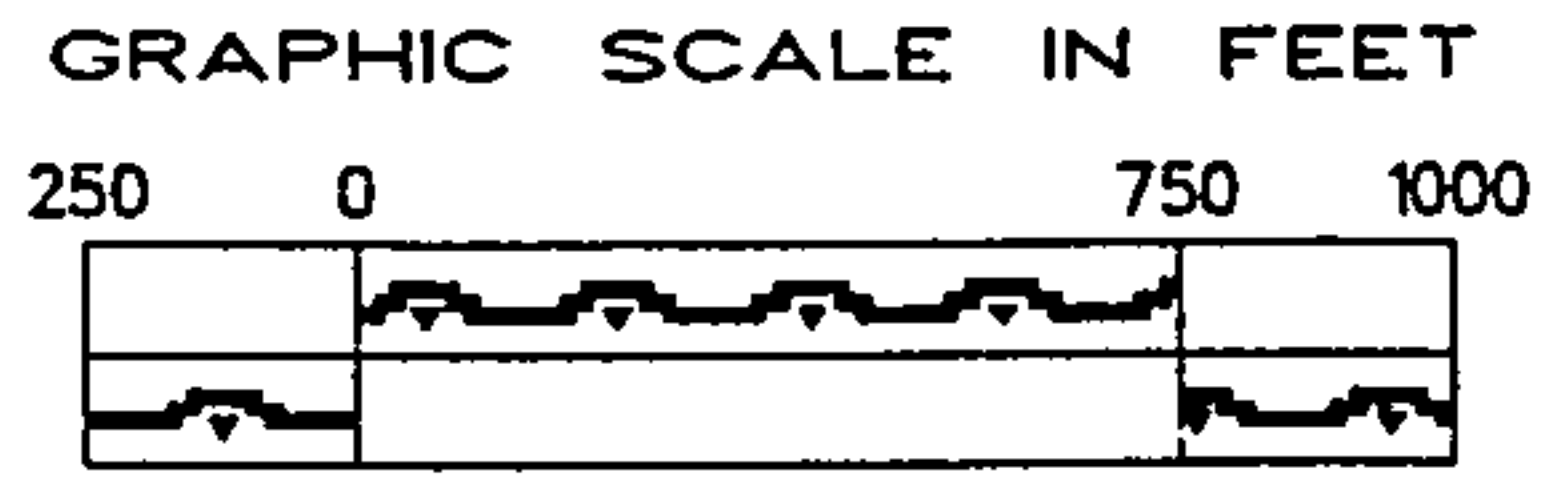
P-R FOR THE USE OF LOT 1A BLKS BREYWOOD HILLS SUBD

TRAMWAY



CITY OF  
Albuquerque  
A buquerque G eographic I nformation S ystem  
PLANNING DEPARTMENT

© Copyright 2001

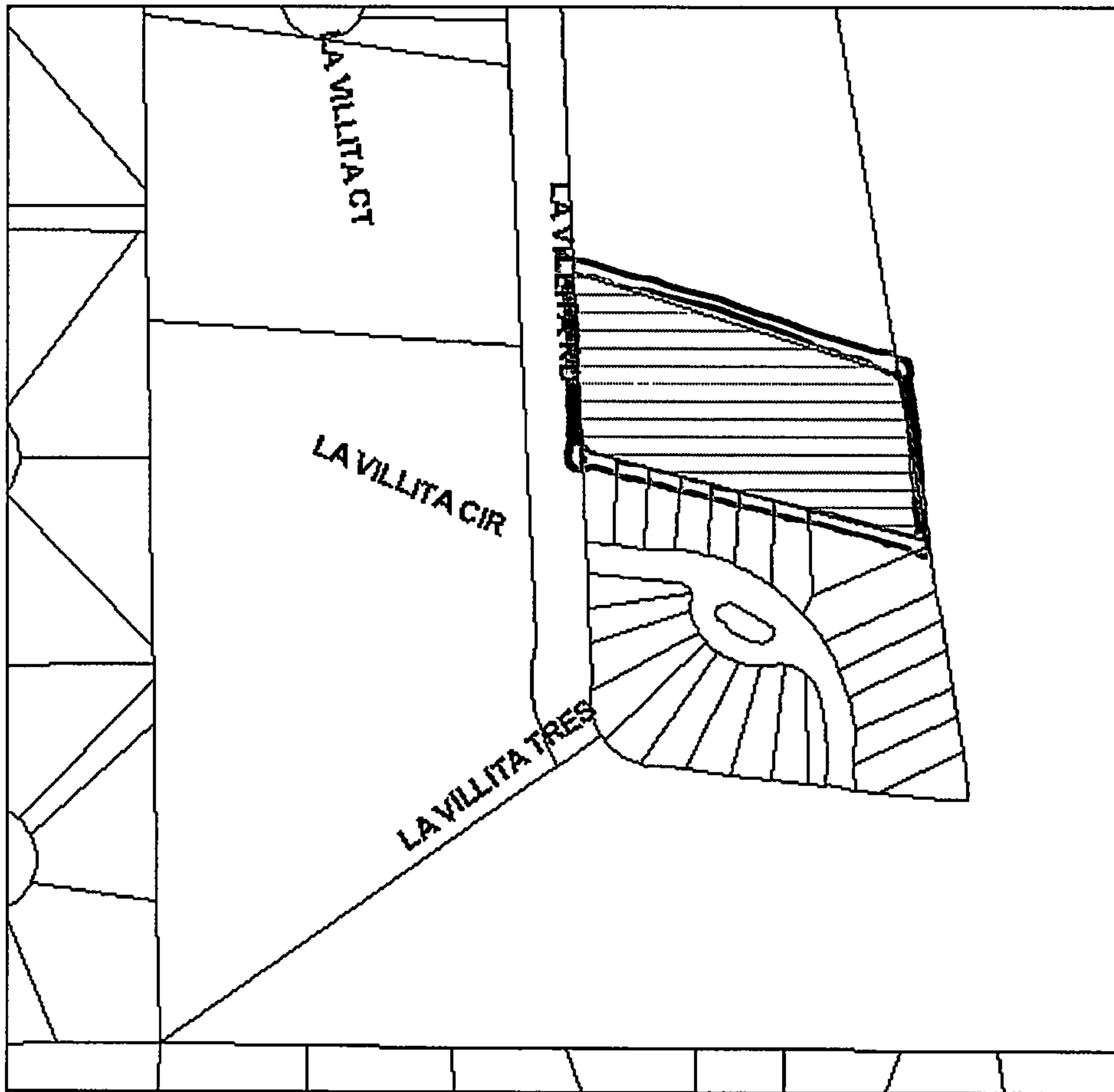


Zone Atlas Page

**H-23-Z**

Map Amended through July 19, 2001

Zh23 lavillita



**Selected Address: 13200 LA VILLITA RD NE**  
**Zoning: SU-1 PRD**  
**Lot/Block/Subd: 7 , 0000 , LA VILLITA**  
**Council District/Name: EIGHT , PAYNE**  
**County Commission: 5**  
**Rep District/Sen District: 28 , 20**  
**Nbr Assoc: CIBOLA R**  
**Zoning: SU-1 PRD**  
**Voter Pct: 530**  
**High Sch District: Eldorado**  
**Mid Sch District: Hoover**  
**Elem Sch District: Matheson Park**  
**ZoneMap Page: H23**  
**Jurisdiction: CITY**  
**Police Beat: 532/FOOTHILLS**  
**Flood Zone: Nothing Selected**  
**Comm Plan Area: FOOT HILLS**  
**UPC #: 102305918846520506**  
**Owner Name: ARGEANAS ALEX M**  
**Owner Street Address: 4607 HUNTINGTON**  
**Owner City/State/Zip: ALBUQUERQUE / NM / 87112 NM**

# HARMONY DEVELOPMENT

DESIGNING INNOVATIVE RESIDENTIAL INFILL \*\*\*\* IN HARMONY WITH THE LAND OF ENCHANTMENT

**TO; PLANNING DEPARTMENT, CITY OF ALBUQUERQUE**

**FROM: HARMONY DEVELOPMENT, KEITH MAC DUFFEE**

**DATE 4-22-02**

**HARMONY DEVELOPMENT, AGENT FOR BRIANA VIGIL,**

**REQUESTS SKETCH PLAT APPROVAL FOR A SUBDIVISION OF 8 LOTS**

**FOR DETACHED, SINGLE-FAMILY HOMES**

**AT TRACT 7, LA VILLITA ( CANDELARIA EAST OF TRAMWAY NE ).**

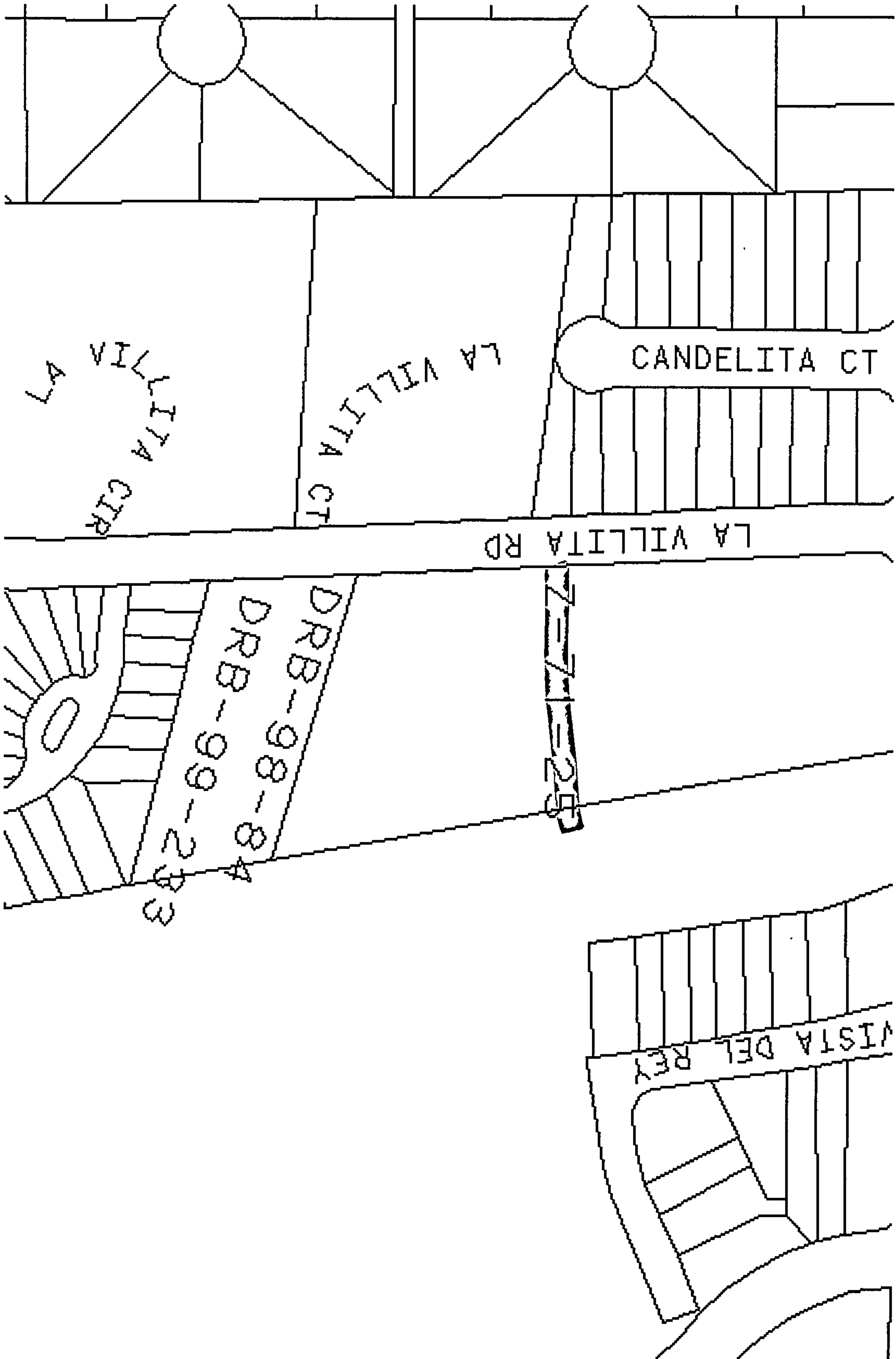
- **THIS PROPERTY WAS FORMERLY THE SWIMMING POOL AND PARKING AREA FOR THE POOL AT THE LA VILLITA APARTMENTS. IN 1998, THE APARTMENTS WERE CHANGED TO CONDOS AND THE SWIMMING POOL AND PARKING LOT WERE REMOVED, LEAVING A VACANT LOT.**
- **THE PROPERTY IS CURRENTLY A VACANT LOT.**
- **THE CURRENT ZONING IS SU1 FOR PRD**
- **THERE IS NO SECTOR PLAN OVERLY FOR THE PROPERTY**

**THANK YOU,**



**HARMONY DEVELOPMENT**

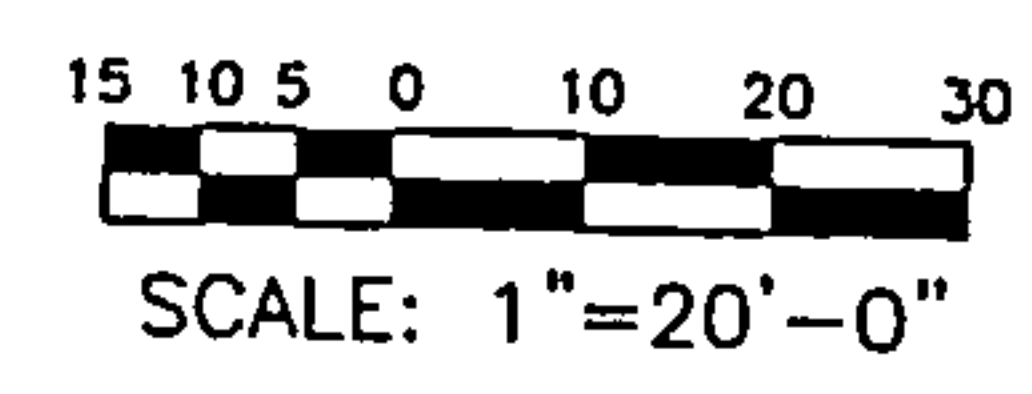
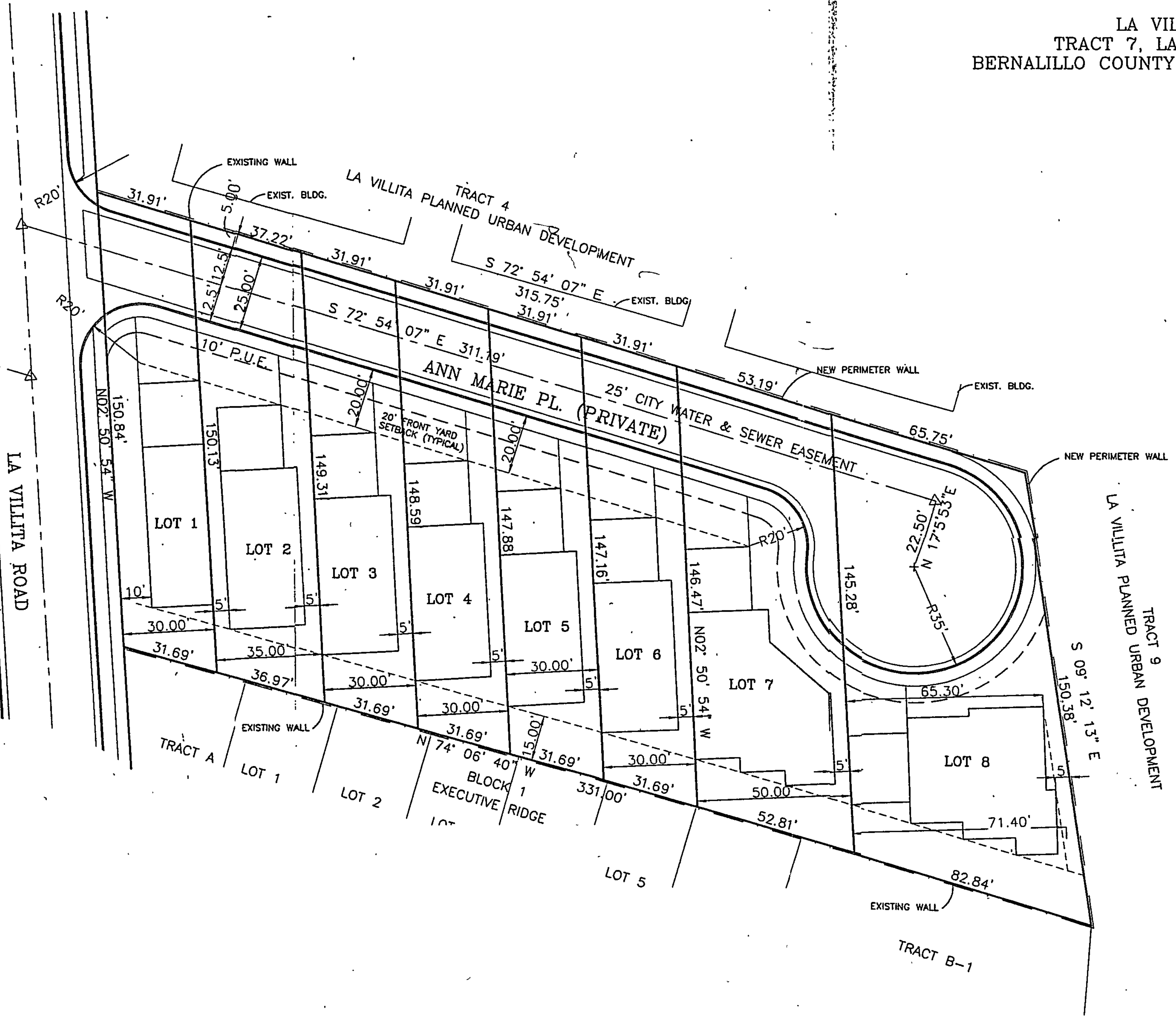
11024 MONTGOMERY BLVD. NE--SUITE 202--ALBUQUERQUE NM-87111----PHONE 221-8600



**SITE PLAN**  
**OF ANN MARIE PLACE**  
 LOTS 1-8  
 LA VILLITA ROAD N.E.  
 TRACT 7, LA VILLITA SUBDIVISION  
 BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO

TRACT 2-A  
LA VILLITA PLANNED  
URBAN DEVELOPMENT

TRACT 2-B  
LA VILLITA PLANNED  
URBAN DEVELOPMENT



100899

SITE PLAN
DATE: APRIL 16, 2002
<b>Pistol's</b> Computerized Drafting <i>Chris Mullins</i> 12308 Collier Ct. N.E. Albuquerque, NM 87112 Ph: 505-298-5588 Fax: 505-294-9166 email: pistolscrafting@comcast.net