

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1001931 Subdivision Name Esccondido

Surveyor Tim Aldrich Company _____

Neal Weinberg _____ 3/14/03
Approved *Not Approved Date

=====
***Not Approved for one or more of the following reason(s):**

File Format and naming

- 1) ___ Format is not DXF file in ASCII format
- 2) ___ No hard copy of the final plat submitted
- 3) ___ <DRB Project #>.dxf not used as a standard naming convention

Coordinate System

- 4) ___ Submittal does not include a disclosure of the datum (NAD27 or NAD83)
- 5) ___ Submittal does not specify if coordinates are based on ground or grid distances
- 6) ___ Submittal does not include information necessary to rotate from ground to grid
- 7) ___ Lines cannot be projected/converted to correct location in NAD83 NMSP coordinate system

Content

- 8) ___ Submittal is not single drawing in model space showing only parcel and easement lines
- 9) ___ Digital submittal does not match final plat
- 10) ___ Parcel lines are not in one separate layer
- 11) ___ Access easement lines and all other easements that are 20 feet wide or greater are not in a second separate layer
- 12) ___ All other easement lines are not in a third separate layer

Comments:



DRB CASE ACTION LOG
REVISED 1/16/2003

3-13-03
[Signature]

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.: 03-00170 (FP) Project # 1001931
Project Name: VISTA DEL NORTE (ESCONDIDO) EPC Application No.:
Agent: Mark Goodwin & Associates Phone No.: 828-2200

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 2/12/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

Project Number 1001931

TRANSPORTATION: _____

UTILITIES: _____
 previous condition that waterline must be connected
 and in service to El Pueblo Road.

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): AMAFCA ✓ done Pgd 3/12/03

- See comments dated _____
- EPC comments (name) _____
- 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.

Copy of recorded plat AND a DXF File for Planning. ASIS
3/13/03 Requirements
Mark per Neal
Sam

3-13-03
EM

APPLICATION NO. 03-00170	PROJECT NO. 1001931
PROJECT NAME VISTA DEL NORTE ESCONDIDO	
EPC APPLICATION NO.	
APPLICANT / AGENT MARK GOODWIN & ASSOC.	PHONE NO. 828-2200
ZONE ATLAS PAGE D-16	

ONE STOP COMMENT FORM LOG

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>AK</i>	DATE 3/13/03	DATE
COMMENTS:		

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

PARKS AND REC (505) 768-5328		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

(Return form with plat / site plan)



*Replacement
cs. 3.14.03*

*3-14-03
[Signature]*

DRB CASE ACTION LOG

REVISED 1/16/2003

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.: 03-00 *MAFP*

Project # 1001931

Project Name: VISTA DEL NORTE

EPC Application No.:

Agent: Mark Goodwin & Associates

Phone No.: 828-2200

Your request for (SDP for []), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 2/12/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION

UTILITIES:
 previous condition that waterline must be constructed
 and w service to El Pueblo Road.

CITY ENGINEER AMAFCA:

PARKS / CIP:

PLANNING (Last sign): AMAFCA
 See comments dated _____
 EPC comments (name) _____
 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.
 Copy of recorded plat AND a DXF File for Planning.

Project Number

1001931

3-14-03
GR

APPLICATION NO. 03DRB-00170	PROJECT NO. 1001931
PROJECT NAME ESCONDIDO @ Vista del Norte	
EPC APPLICATION NO.	
APPLICANT / AGENT MGA Diane Hoelzer	PHONE NO. 828-2200
ZONE ATLAS PAGE D16	

ONE STOP COMMENT FORM LOG

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

PARKS AND REC (505) 768-5328		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

(Return form with plat / site plan)



DRB CASE ACTION LOG

REVISED 1/16/2003

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.: 03-0070 (FP)	Project # 1001931
Project Name: VISTA DEL NORTE	EPC Application No.:
Agent: Mark Goodwin & Associates	Phone No.: 828-2200

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 2/12/06 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____
 previous condition that waterline must be connected
 and service to El Pueblo Road.

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): AMAFCA
 See comments dated _____
 EPC comments (name) _____
 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 print out 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.
 Copy of recorded plat AND a DXF File for Planning.

Project Number 1001931



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: 1001931

AGENDA ITEM NO: 11

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An executed Subdivision Improvements Agreement with financial guarantees is ^{on file} required for Final Plat sign-off. AMAFCA must sign plat.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: February 12, 2003



F

City of Albuquerque
Parks and Recreation Department
PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence
Development Review Board Comments

Project Number: 1001931
Application Number: 03DRB-00170

DRB Date: 2/12/03
Item Number: 11

Subdivision: Escondido @ Vista Del Norte
Tract 1 Vista Del Norte

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, RT, RLT, or R2

Zone Page: D-16


New Lots (or units) : 74

Parks and Recreation Comments:

This request is subject to the requirements of the City's Park Dedication and Development Ordinance. Additionally, the park dedication requirements are addressed by an existing agreement between the developer and the City (effective 2/97) which requires the dedication of land suitable for development of two neighborhood parks in exchange for park dedication credits totaling 1,666 single family homes or 3,331 multifamily homes.

Based on previous plat actions including pending plats, credits for 655 single family homes remain.

Park development requirements may be met by the provision of improvements in accordance with an executed agreement between the developer and the City and/or, the payment of a fee prior to issuance of Building Permit.

Signed: 

Christina Sandoval, (PRD)

Phone: 768-5328

CITY OF ALBUQUERQUE
Planning Department
Development Review Board Comments
2/12/03

ITEM# 11

PROJECT # 1001931

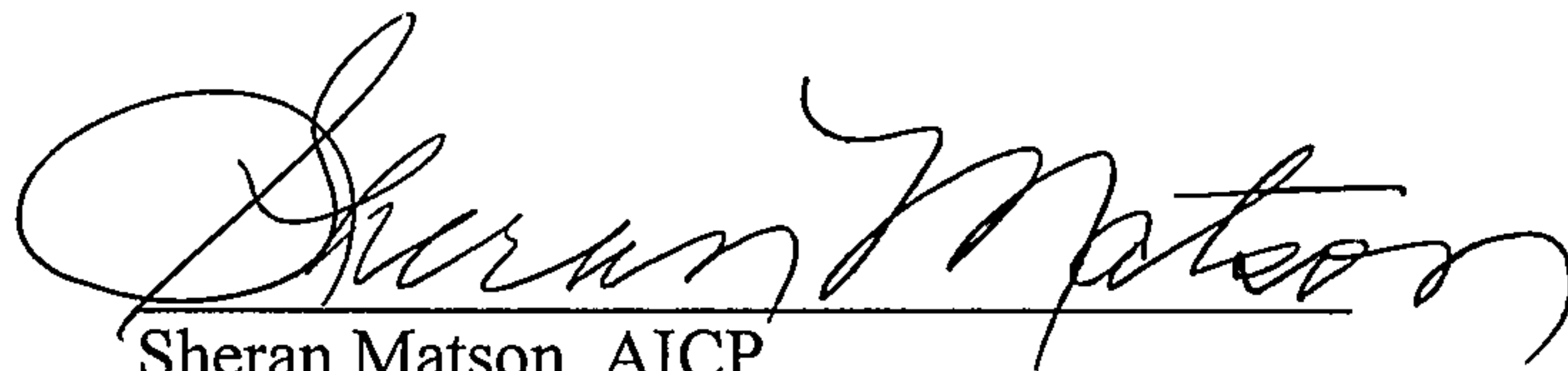
APPLICATION # 03DRB-00170

RE: Tract T1, Vista del Norte/Final Plat

No objection to final plat approval.

Applicant may file plat. Be sure to return a recorded copy of the plat to Planning to close the file.

Please provide a digital dxf file to Joe McSorley for AGIS purposes.



Sheran Matson, AICP
Board Chairperson

924-3880 Fax: 924-3864



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

February 12, 2003 9:00 a.m.

MEMBERS:

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

Richard Dourte, 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 (VOICE) OR TELETYPEWRITER (TTY) 924-3361 - TTY USERS MAY ALSO ACCESS THE VOICE NUMBER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

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 BOARD SECRETARY 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: 10:20 A.M.
- B. Changes and/or Additions to the Agenda
- C. Announcements

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1001068**
03DRB-00061 Major-Two Year SIA
MARK GOODWIN & ASSOCIATES agent(s) for MESA VERDE DEVELOPMENT CORP request(s) the above action(s) for all or a portion of Block(s) 5, 6 & 1, Tract(s) 1 & 2, **DESERT RIDGE TRAILS**, NORTH ALBUQUERQUE ACRES UNIT 3, zoned R-D, located on FLORENCE AVE NE, between LOUISIANA NE and WYOMING NE containing approximately 76 acre(s). [REF: 02DRB-01913] (B-19)
A ONE-YEAR SIA WAS APPROVED.

2. **Project # 1000390**
03DRB-00072 Major-Vacation of
Public Easements
03DRB-00071 Major-Preliminary Plat
Approval
03DRB-00075 Minor-Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) HA, **VENTANA RANCH**, zoned SU-1 for C-2, located on THE SOUTH EAST CORNER OF PARADISE BLVD NW and UNIVERSE BLVD NW containing approximately 16 acre(s). [REF: 02DRB-01495] (B-10) **VACATION APPROVED AS SHWON ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

3. **Project # 1002346**
03DRB-00070 Major-Vacation of
Public Easements

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) G, **VENTANA RANCH**, zoned SU-1 special use zone, FOR RESTRICTED C-2 USES, SEE 00110-00408, located on the NORTH SIDE OF PARADISE BLVD NW, between UNIVERSE BLVD NW and LA PAZ DR NW containing approximately 11 acre(s). [REF: DRB-96-6, 00110-00408, 02DRB-01735 SK] (B-10) **VACATION APPROVED AS SHWON ON EXHIBIT B IN THE PLANNING FILE.**

- Project # 1002346**
03DRB-00171 Minor-Prelim&Final Plat

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) G, **VENTANA RANCH**, zoned SU-1 special use zone, FOR RESTRICTED C-2 USES, SEE 00110-00408, located on the NORTH SIDE OF PARADISE BLVD NW, between UNIVERSE BLVD NW and LA PAZ DR NW containing approximately 11 acre(s). [REF: DRB-96-6, 00110-00408, 02DRB-01735 SK] (B-10) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

4. **Project # 1000720**
03DRB-00065 Major-Vacation of Pub
Right-of-Way
5. **Project # 1001376**
02DRB-01965 Major-Preliminary Plat
Approval
02DRB-01966 Major-Vacation of Pub
Right-of-Way
02DRB-01967 Minor-Sidewalk Waiver
02DRB-01968 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES agent(s) for BERNALILLO COUNTY METRO COURT request(s) the above action(s) for all or a portion of Tract(s) A, **BERNALILLO COUNTY METROPOLITAN COURT**, zoned SU-3 special center zone, located on the NORTH SIDE OF LOMAS BLVD NW, between 4TH ST NW and 5TH ST NW containing approximately 1 acre(s). [REF: 02DRB-00773 V, 02DRB-01420 P&FP, 00DRB-01311 SK, 00DRB-01077 SK, 00DRB-01331 SK] (J-14) **VACATION APPROVED AS SHWON ON EXHIBIT B IN THE PLANNING FILE.**

MARK GOODWIN & ASSOCIATES agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 8-25 & 10-23, Block(s) 3 & 4, Tract(s) 1, (to be known as **DESERT RIDGE TRAILS, NORTH, NORTH ALBUQUERQUE ACRES**, zoned R-D residential and related uses zone, developing area, 4 D/U per AC, located WEST OF WYOMING BLVD NE, between BEVERLY HILLS AVE NE and FLORENCE AVE NE containing approximately 32 acre(s). [REF: 02DRB-01363] [Deferred from 2/12/03] (B-19) **DEFERRED AT THE AGENT'S REQUEST TO 2/19/03.**

6. **Project # 1002141**
02DRB-01230 Major-Vacation of Pub
Right-of-Way

TIERRA WEST, LLC agent(s) for PAUL SLONE request(s) the above action(s) for all or a portion of Lot(s) 24, Block(s) 2, **PUEBLO ALTO ADDITION**, zoned C-2 community commercial zone, located south of MARBLE AVE NE, between MANZANO ST NE and TRUMAN ST NE. [REF: DRB-99-193, 1001686, 02500-00489] [DEFERRED FROM 11/13/02, 12/4/02 & 2/12/03] (J-17) **DEFERRED AT THE AGENT'S REQUEST TO 2/26/03.**

7. **Project # 1002132**
03DRB-00031 Major-Preliminary Plat
Approval
03DRB-00032 Major-Vacation of Public
Easements
03DRB-00033 Minor-Sidewalk Waiver
03DRB-00034 Minor-Sidewalk Variance
03DRB-00035 Minor-Temp Defer SDWK

BOHANNAN HUSTON, INC. agent(s) for T. S. MCNANEY & ASSOCIATES, request(s) the above action(s) for all or a portion of Tract(s) G (to be known as **VILLA DE VILLAGIO SUBDIVISION**, VILLAGE CENTER NORTH, zoned SU-1 / R-2 special use zone, located EAST OF UNSER BLVD NW, between WESTSIDE BLVD NW and MCMAHON BLVD NW containing approximately 13 acre(s). [REF: 02-01190 (SK)] [DEFERRED FROM 2/5/03] (A-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/12/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/10/03 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONTAGE AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

- 03DRB-00135 Minor-SiteDev Plan
Subd/EPC
03DRB-00137 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING INC agent(s) for T S MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) G, VILLAGE CENTER NORTH SUBDIVISION, (to be known as **VILLA DE VILLAGIO SUBDIVISION**, zoned SU-1 / R-2, located WEST OF UNSER BLVD NW, SOUTH OF SUMMER RIDGE RD NW, containing approximately 14 acre(s). [REF: 1000898 / 02EPC-001347, 1000898 / 02EPC-001348, 1000898 / 03EPC-00031] [Russell Brito, EPC Case Planner] [DEFERRED FROM 2/5/03] (A-11) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

8. **Project # 1001986**
02DRB-01927 Major-Preliminary Plat
Approval
02DRB-01928 Minor-Temp Defer SDWK
02DRB-01929 Minor-Subd Design
Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for RIO OESTE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) D & E (to be known as RIO OESTE SUBDIVISION, TAYLOR RANCH, zoned R-1, located on COORS BLVD NW, between LA ORILLA NW and MONTANO PLAZA DR NW containing approximately 10 acre(s). [Deferred from 2/5/03] (E-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/12/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/23/03 THE PRELIMINARY PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONTAGE AND SIDE YARDS OF THE DEVELOPMENT LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FROM THE DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C.**

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.

9. **Project # 1000060**
02DRB-01453 Minor-SiteDev Plan
BldPermit/EPC

BOHANNAN HUSTON, INC. agent(s) for JOHN Q. HAMMONS INDUSTRIES request(s) the above action(s) for all or a portion of Tract(s) B & C, **GATEWAY SUBDIVISION**, zoned SU-2/C-3, located on LOMAS BLVD. NE, between INTERSTATE 25 and WOODWARD PL NE containing approximately 20 acre(s). [REF: 00128 00904] [Russell Brito, EPC Case Planner] [DEFERRED FROM 11/27/02 AND 1/22/03] (J-15) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER.**

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

10. **Project # 1001206**
03DRB-00177 Minor-Temp Defer
SDWK
- WILSON & CO agent(s) for BLACK DEVELOPMENT ONE, LLC, request(s) the above action(s) for all or a portion of Tract(s) 2A1 2A2 and including 2A3 3E1A 3F1A 3G1A – Wendy's Valley View Drive, **BLACK RANCH**, zoned O-1 SU-1/C2 SU-1/C-1, located on VALLEY VIEW PL NW, between COORS BLVD NW and CORRALES CANAL NW containing approximately 10 acre(s). [REF: 02DRB-01560, 02DRB-01561, 02DRB-01562] (C-13) **WITHDRAWN AT THE AGENT'S REQUEST.**
11. **Project # 1001931**
03DRB-00170 Minor-Final Plat
Approval
- MARK GOODWIN & ASSOCIATES PA, agent(s) for K B HOMES request(s) the above action(s) for all or a portion of Tract(s) T1, **VISTA DEL NORTE**, zoned SU-1, RT, RLT or R2, located on LOS LOMITAS DR NE, between EL PUEBLO RD NE and VISTA DEL NORTE DR NE containing approximately 12 acre(s). [REF: 02DRB-01093, 02DRB-01094, 02DRB-01095, 02DRB-01264] (D-16) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMETN AND PLANNING.**
12. **Project # 1002369**
03DRB-00178 Minor-Prelim&Final Plat
Approval
- RALPH CORRIZ request(s) the above action(s) for all or a portion of Tract(s) 224C (to be known as **LANDS OF CORRIZ**) MRGCD MAP 35, zoned R-2, located on INDIAN SCHOOL RD NW, between RIO GRANDE BLVD NW and 12TH ST NW containing approximately 1 acre(s). [REF: 02DRB-01812] (H-13) **WITHDRAWN AT THE AGENT'S REQUEST.**

**NO ACTION IS TAKEN ON THESE CASES:
IF APPLICANT IS NOT PRESENT, COMMENTS WILL BE FORWARDED**

13. **Project # 1001374**
03DRB-00175 Minor-Sketch Plat or
Plan
- TIERRA WEST LLC agent(s) for RIDGEFIELD WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 21A1, **NORTH HERITAGE HILLS**, zoned R-LT, located on PALOMAR AVE NE, between PASEO DEL NORTE NE and LIBERTY DR NE containing approximately 1 acre(s). [REF: DRB-98-130, Z-92-46] (D-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
14. Approval of the Development Review Board Minutes for January 29, 2003. **THE MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

Other Matters: NONE

ADJOURNED: 10:20 A.M.



OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION

9-4-02

8. Project # 1001931

02DRB-01093 Major-Preliminary Plat Approval
02DRB-01094 Minor-Temp Defer SDWK
02DRB-01095 Major-Vacation of Public Easements
02DRB-01264 Minor – Waiver of Sidewalks

MARK GOODWIN & ASSOC., PA agent(s) for KB HOMES request(s) the above action(s) for all or a portion of Tract(s) T-1, VISTA DEL NORTE, (to be known as **ESCONDIDO @ VISTA DEL NORTE**) zoned SU-1 special use zone, for R-T, R-LT or R-2, located on the EAST SIDE OF LOS LOMITAS DR NE between EL PUEBLO RD NE and VISTA DEL NORTE DR NE containing approximately 12 acre(s). [REF: 02DRB-00689] [Deferred from 8/28/02] (D-16)

At the September 4, 2002, Development Review Board meeting, with the signing of the infrastructure list dated 9/4/02 and approval of the grading plan engineer stamp dated 8/26/02 the Preliminary Plat was approved with the following conditions:

CONDITIONS:

1. A Railroad Crossing Permit shall be obtained prior to final plat approval. The railroad crossing is located on Los Lomitas Drive south of El Pueblo Road.
2. The Los Lomitas Master Plan waterline must be completed to El Pueblo Road. No Building Permits or Work Orders for this subdivision will be approved until the water line is completed.

Temporary deferral of construction of sidewalks was approved for the frontage and side yards of the developable lots on the interior streets as shown on Exhibit C in the Planning file.

The Vacation was approved as shown on Exhibit B in the Planning subject to the Findings and Conditions of the Subdivision Ordinance as follows:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.



OFFICIAL NOTICE
PAGE TWO

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.
2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.
3. Affected utility companies shall acknowledge the vacation by their signatures on the replat.

A Sidewalk Variance for Waiver of Sidewalks was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by September 19, 2002 in the manner described below.

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

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

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

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)


Janet Stephens
DRB Chair

cc: KB Homes, 4921 Alexander NE, Suite B, 87107

Mark Goodwin & Associates PA, 8916 Adams NE, 87199

Loren Hines, Property Management, Legal Dept./4th Flr, City/County Bldg.

Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.

File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1001931 AGENDA#: 8 DATE: 9.4.02

1. Name: Deane Holzer Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



City of Albuquerque
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: 1001931

AGENDA ITEM NO: 8

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report dated 8-26-02 is on file for Preliminary Plat approval.
The Hydrology Section has no objection to the vacation request or sidewalk issues.

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: September 4, 2002



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: 1001931

AGENDA ITEM NO: 8

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report dated 8-26-02 is on file for Preliminary Plat approval.
The Hydrology Section has no objection to the vacation request or sidewalk issues.

RESOLUTION:

Signed I.L.

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: September 4, 2002

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1001931 AGENDA#: 5 DATE: 8.28.02

1. Name: *Diane Halper* Address: _____ Zip: _____

2. Name: *KB Rep* Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



City of Albuquerque
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: 1001931

AGENDA ITEM NO: 5

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
 An approved infrastructure list is required for Preliminary Plat approval.
 Defer to Transportation on sidewalk issues.
 The Hydrology Section has no objection to the vacation request pending AMAFCA Board action.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED X ⁹⁻⁴⁻⁰²; 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 28, 2002



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board Comments

Meeting Date: August 28, 2002

Agenda Item: 5 **Project #:** 1001931
Application #: 02DRB-01093, 02DRB-01094, 02DRB-01095, 02DRB-01264
Subject: Escondido at Vista del Norte

1. No objection to the proposed temporary deferral of sidewalk construction. Defer to Transportation Development.
2. No objection to the vacation of public easement. Defer to Utilities Development, AMAFCA and other entities having an interest in the easement.
3. No objection to the proposed preliminary plat.
4. Defer to Transportation Development regarding the waiver of sidewalks.

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

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1001931 AGENDA#: 5 DATE: 8.14.02

1. Name: Diane Hejler Address: _____ Zip: _____

2. Name: [Signature] Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



City of Albuquerque
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: 1001931

AGENDA ITEM NO: 5

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.

RESOLUTION:

8-28-02

APPROVED ____; DENIED ____; DEFERRED X; 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 14, 2002



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORD. DIV.

DEVELOPMENT REVIEW BOARD
August 14, 2002
Project #1001931

Project # 1001931

02DRB-01093 Major-Preliminary Plat Approval
02DRB-01094 Minor-Temp Defer SDWK
02DRB-01095 Major-Vacation of Public
Easements

MARK GOODWIN & ASSOC., PA agent(s) for KB HOMES request(s) the above action(s) for all or a portion of Tract(s) T-1, VISTA DEL NORTE, (to be known as **ESCONDIDO @ VISTA DEL NORTE**) zoned SU-1 special use zone, for R-T, R-LT or R-2, located on the EAST SIDE OF LOS LOMITAS DR NE between EL PUEBLO RD NE and VISTA DEL NORTE DR NE containing approximately 12 acre(s). [REF: 02DRB-00689] (D-16)

AMAFCA 1. No objection to sidewalk deferral. 2. Vacation of the AMAFCA access easement will require Board approval. AMAFCA requests deferral of this item until the request has been presented to the Board. There are other platting issues that need to be worked out. 3. AMAFCA does not approve the Grading & Drainage Plan. Side slopes less than 3:1 are not stable and will not be allowed on the North Diversion Channel slope easement. 4. AMAFCA will sign the Final Plat.

COG No adverse comments

Transit No adverse comments

Zoning Enforcement Reviewed, no comment.

Neighborhood Coord. Letter sent to Alameda North Valley (R) Neighborhood Assn.

APS This development will affect Mission Avenue Elementary School, Taft Middle School, and Del Norte High School. The development will not adversely affect the aforementioned facilities. Depending upon the timing, pace, and ultimate scope (residential concentration) of the entire (Vista Del Norte) development, it may affect enrollments at the above schools. Should these schools become overcrowded, boundary changes, alternative schedules, transportation to less crowded schools, and/or combinations of the above strategies may be employed to relieve schools.

Police Department

A review of following case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. Traffic volume, traffic control devices, burglaries, speeding violations, lighting issues, maintenance of landscaping, a higher probability of crimes during evening/weekends hours, adequate security, alarm response, other - gated community.

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

PNM Gas Approves.

PNM Electric No objections to vacation of SAS & AMAFCA easement.

Comcast No comments received.

QWEST No comments received.

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

M.R.G.C.D. No comments received.

Open Space Division No adverse comments

City Engineer An approved drainage report is required for Preliminary Plat approval. AMAFCA concurrence required.

Transportation Development

Comments on the infrastructure list. A pedestrian connection to Las Lomas appears to be needed. A traffic distribution layout is needed. An update on the traffic count for the Vista del Norte subdivision is needed. No objection to the sidewalk deferral. Is a sidewalk waiver being requested?

Parks & Recreation

This request is subject to the requirements of the City's Park Dedication and Development Ordinance. Additionally, the park dedication requirements are addressed by an existing agreement between the developer and the City (effective 2/97) which requires the dedication of land suitable for development of two neighborhood parks in exchange for park dedication credits totaling 1,666 single family homes or 3,331 multifamily homes.

Parks & Recreation

Based on previous plat actions including pending plats, credits for 655 single family homes remain.

Park development requirements may be met by the provision of improvements in accordance with an executed agreement between the developer and the City and/or, the payment of a fee prior to issuance of Building Permit.

Utilities Development

No objection to Vacation request. Infrastructure List is incomplete in that the water line must be looped to Bernado Trails subdivision. Final Plat will not be approved until the Las Lomas master plan water line is completed to El Pueblo Road. No objection to Sidewalk Deferral request.

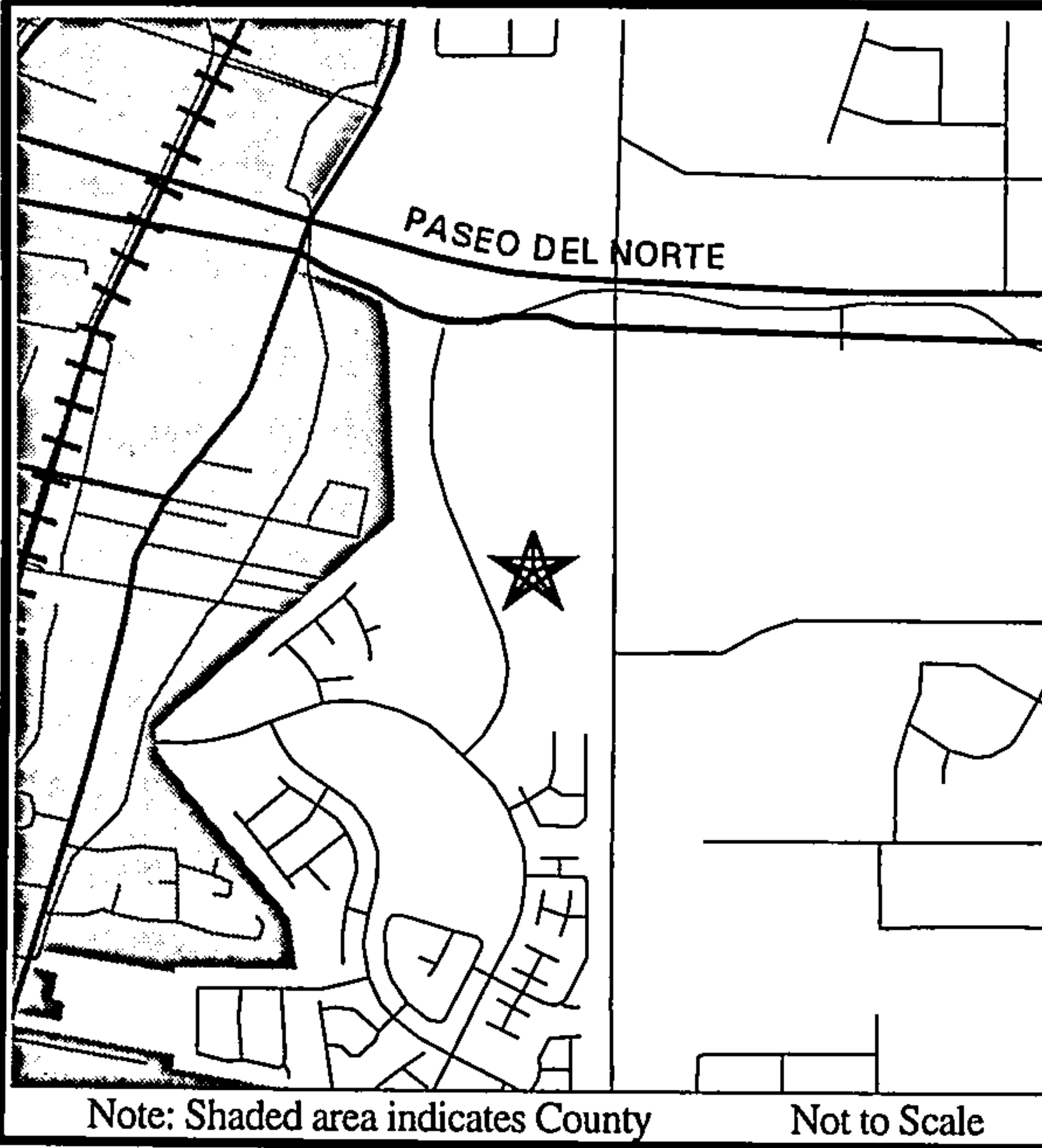
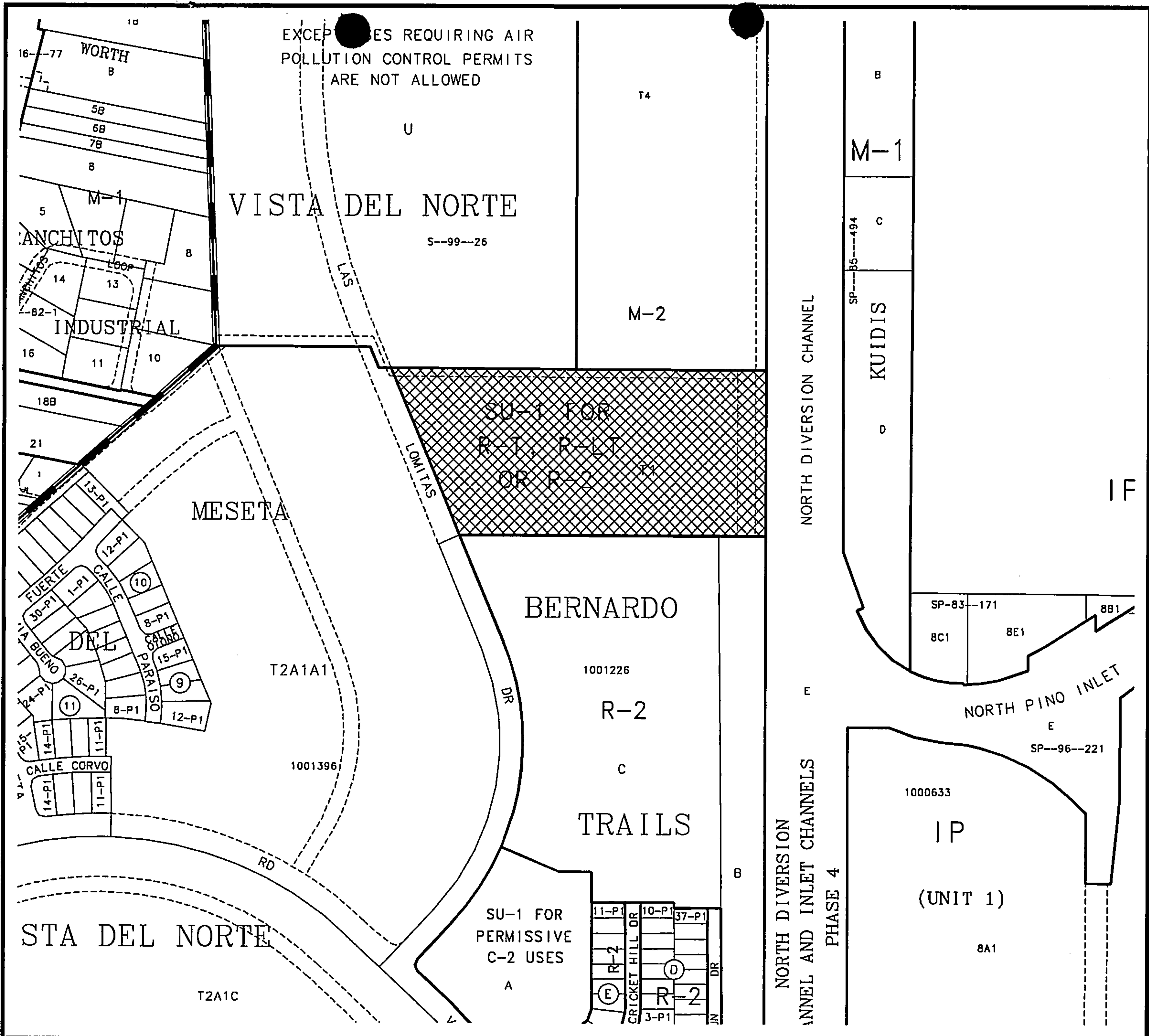
Planning Department

1. Refer to Sketch Plat comments dated May 15, 2002. Please address Comment #1 regarding the site development plan for subdivision.
2. According to the Subdivision Regulations, Sections 14-14-3-4(C)(2) and 14-14-2-4(E), grades must be blended to the extent possible in order to reduce the use of retaining walls. A letter of justification/explanation must be provided.
3. No objection to the proposed vacation. Defer to Public Works and those entities having an interest in the easement.
4. No objection to the proposed temporary deferral of sidewalk construction. Defer to Transportation Development.

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

cc: KB Homes of NM, 4921 Alexander NE, Suite #B, 87107

Mark Goodwin & Associates, 8916 Adams NE, 87199



ZONING MAP



Scale 1"=425'

PROJECT NO.
1001931

HEARING DATE
8-14-02

MAP NO.
D-16

ADDITIONAL CASE NUMBER(S)
02DRB-01093
02DRB-01094
02DRB-01095



PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Page 2

Project # 1001625

02DRB-01099 Major-Preliminary Plat
Approval
02DRB-01100 Major-Vacation of Public
Easements
02DRB-01102 Minor-Sidewalk Waiver
02DRB-01103 Minor-Temp Defer SDWK


BOHANNAN HUSTON, INC. agent(s) for LONGFORD GROUP, INC. request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 1B and 2, 3 and 4, **SUNRISE RANCH SOUTH SUBDIVISION**, LANDS OF ATRISCO GRANT, zoned R-T residential zone, located on the WEST SIDE OF 98TH ST SW, between EUCARIZ AVE SW and TOWER RD SW containing approximately 20 acre(s). [REF: 02DRB-00536] (L-9)

~~Project # 1001931~~

02DRB-01093 Major-Preliminary Plat
Approval
02DRB-01094 Minor-Temp Defer SDWK
02DRB-01095 Major-Vacation of Public
Easements

MARK GOODWIN & ASSOC., PA agent(s) for KB HOMES request(s) the above action(s) for all or a portion of Tract(s) T-1, VISTA DEL NORTE, (to be known as **ESCONDIDO @ VISTA DEL NORTE**) zoned SU-1 special use zone, for R-T, R-LT or R-2, located on the EAST SIDE OF LOS LOMITAS DR NE between EL PUEBLO RD NE and VISTA DEL NORTE DR NE containing approximately 12 acre(s). [REF: 02DRB-00689] (D-16)

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


Janet Stephens, Chair
Development Review Board

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



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, August 14, 2002**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000610

02DRB-01101 Major-Two Year SIA
02DRB-01104 Major-Vacation of Pub
Right-of-Way

MARK GOODWIN & ASSOCIATES PA, agent(s) for DOS PIEDRAS LLC, request(s) the above action(s) for all or a portion of Tract(s) 333-a-1-C-1, **TOWN OF ATRISCO GRANT, UNIT 8**, WEST MESA MINI STORAGE, zoned SU-2 for C-2, and located on the east side of 57th St NW between Ouray Rd NW and Miami Rd NW, containing approximately 3 acre(s). [REF: DRB-94-87, DRB-94-185, DRB-98-3, Z-94-53] (H-11)

Project # 1001562

02DRB-01096 Major-Preliminary Plat
Approval
02DRB-01097 Major-Vacation of Public
Easements
02DRB-01098 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA, agent(s) for SIVAGE THOMAS HOMES, request(s) the above action(s) for all or a portion of Block(s) 28, Tract(s) A, **FOUR HILLS VILLAGE, 5TH INSTALLMENT**, (to be known as **RESERVE AT FOUR HILLS**) zoned R-1, and located on Wagon Train SE between Raton Ave SE and Rio Arriba Ave SE, containing approximately 17 acre(s). [REF: Z-1283] (M-22)

Project # 1001764

02DRB-01105 Major-Preliminary Plat
Approval
02DRB-01106 Major-Vacation of Pub
Right-of-Way
02DRB-01107 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for AIM request(s) the above action(s) for all or a portion of Tract(s) 169,171 and 170, Lots 1 & 2, to be known as **VISTA PACIFICA**, TOWN OF ATRISCO GRANT - UNIT 6, zoned R-LT residential zone, located on GONZALES RD SW, between CORREGIDOR DR SW and SUNSET GARDENS RD SW containing approximately 15 acre(s). [REF: Z-70-130, DRB-95-82, 02500-00420, 02EPC-00629] (K-11)

SEE PAGE 2.....

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

Meeting Date: Aug. 14, 2002

Zone Atlas Page: D-16-E

Notification Radius: 100 Ft.

App#	<u>02DRB-01093</u>
Proj#	<u>1001931</u>
Other#	<u>02DRB-01094</u>
	<u>02DRB-01095</u>

Cross Reference and Location: _____

Applicant: KB Homes of Nm ✓

Address: 4921 Alexander NE, site # B, 87107

Agent: Mark Brodwin & Assoc. ✓

Address: 8516 Adams NE, 87199

SPECIAL INSTRUCTIONS

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

Date Mailed: 7-26-02

Signature: K. Tselikaj

1016063 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101606345033910206 LEGAL: TRAC T T- 1 BULK PLAT FOR TRACTS T-1, T-2, T-3 & T-4 LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: ALBUQUERQUE INTERNATIONAL BALL
OWNER ADDR: 08309 WASHINGTON PL NE ALBUQUERQUE NM 87113

101606342825840110 LEGAL: TRAC T C PLAT FOR BERNARDO TRAILS UNIT 1 SUBDIVISIO LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: VISTA DEL NORTE DEVELOPMENT LL
OWNER ADDR: 04101 IRVINGTON RD TUCSON AZ 85726

101606331621240126 LEGAL: TRAC T T- 2-A-1 BULK PLAT FOR TRACT T-2-A-1 & T-2-A- LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: VISTA DEL NORTE DEVELOPMENT LL
OWNER ADDR: 04101 IRVINGTON RD TUCSON AZ 85726

101606337943210205 LEGAL: TRAC T U PLAT OF TRACTS A, I, J, K, L, M, T, U, V, LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: SUNDT CORP C/O JOHN H DOYLE
OWNER ADDR: 00000 TUCSON AZ 85726

101606347345810204 LEGAL: TRAC T T- 4 BULK PLAT FOR TRACTS T-1, T-2, T-3 & T-4 LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: SUNDT CORP C/O JOHN H DOYLE
OWNER ADDR: 00000 TUCSON AZ 85726

101606351731710312 LEGAL: LT D AME NDED CORRECTED LTS A B C & D LANDS OF KUID LAND USE:
PROPERTY ADDR: 00000 4500 PASEO DEL NORTE
OWNER NAME: TRI-GAS UBC SUITE 100
OWNER ADDR: 04500 PASEO DEL NORTE NE ALBUQUERQUE NM 87113

101606351738410313 LEGAL: LOT C AM ENDED CORRECTED LOTS A B C & D LANDS OF KU LAND USE:
PROPERTY ADDR: 00000 4200 PASEO DEL NORTE RD
OWNER NAME: DIXON WILLIAM FRED ETUX
OWNER ADDR: 00000 ALBUQUERQUE NM 87199

101706300827320101 LEGAL: TR 8 C-1 JOURNAL CENTER (REPL OF JOURNAL CENTER & A LAND USE:
PROPERTY ADDR: 00000 TIBURON ST NE
OWNER NAME: TIBURON INVESTMENT CORP
OWNER ADDR: 06400 WYOMING BL NE ALBUQUERQUE NM 87109

101706309537020175CA LEGAL: TR O F LA ND WITHIN NW/4 SEC 23 T11N R3E CONT 79.999 LAND USE:

PROPERTY ADDR: 00000

OWNER NAME: PUBLIC SERVICE CO OF NM

OWNER ADDR: 00000

ALBUQUERQUE

NM 87158

101706310220830120 LEGAL: TRAC T 8A -1 PLAT OF JOURNAL CENTER PHASE 2 UNIT 1 C LAND USE:

PROPERTY ADDR: 00000

OWNER NAME: TIBURON INVESTMENT CORP PARTNE

OWNER ADDR: 06400 WYOMING

BL NE ALBUQUERQUE

NM 87109



City of Albuquerque

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

Date: July 18, 2002

TO CONTACT NAME: Bernadette Mares
 COMPANY/AGENCY: Mark Doddwin & Assoc PA
 ADDRESS/ZIP: PO Box 904016 / 87199
 PHONE/FAX #: 878-2200 / 797-9539

Thank you for your inquiry of 7-18-02 (Date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Tract T-1, Vista del North

zone map page(s) D-14

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

Alameda North Valley

Neighborhood Association

Contacts: Debbie Potter

1019 Guadalupe Ct. NW, Alameda, NM 87114
897-8621 (w)

Stevie Hale

9339 Guadalupe Ave. NW, Alameda, NM 87114-1719
890-5335 (w) 897-9568 (w)

Neighborhood Association

Contacts:

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

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

Sincerely,

Dalaina S. Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 93600 ALBUQUERQUE, NM 87199
(505) 826-2200 FAX (505) 826-2533
e-mail: dmg@swan.com

July 18, 2002

Ms. Debbie Potter
Alameda North Valley Neighborhood Association
1019 Guadalupe Ct. NW
Alameda, NM 87114

Mr. Steve Hale
Alameda North Valley Neighborhood Association
9339 Guadalupe Trail NW
Albuquerque, NM 87114-1719

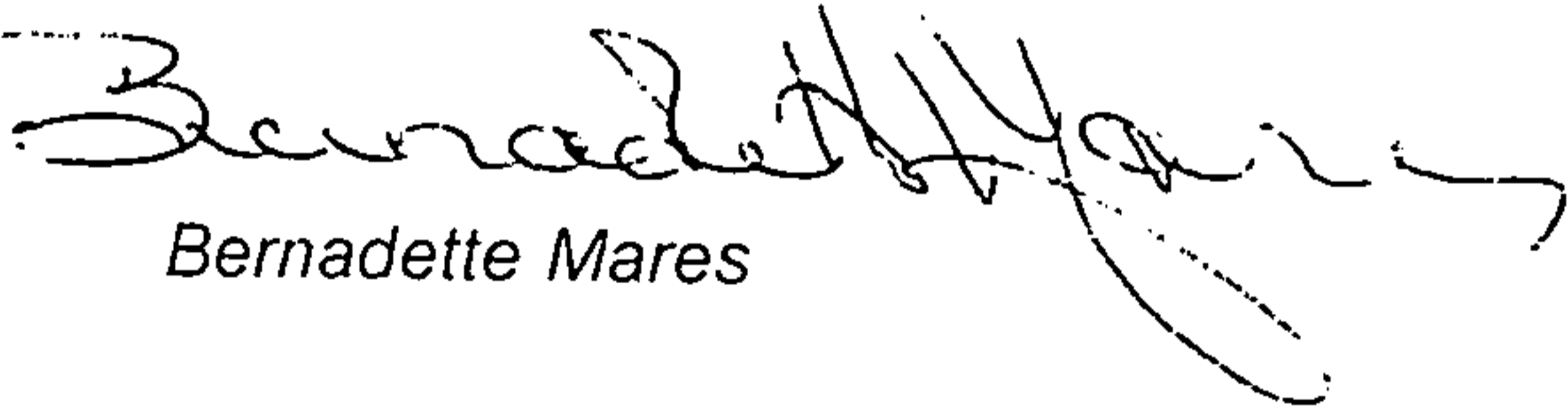
Re: Tract T-1 Vista del North

Dear Ms. Potter and Mr. Hale:

Enclosed please find a copy of the DRB application for the referenced project. The anticipated date to be heard at DRB is August 14, 2002. Please contact Diane Hoelzer of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA



Bernadette Mares

/sr

Enclosure

Proj# 1001931

KB Homes of NM
4921 Alexander NE, Ste# B
Albuq., NM 87107

STEVE HALE
Alameda North Valley Neigh. Assoc.
9339 GUADALUPE TRL. NW
ALBUQ., NM 87114-1719

101606337943210205

SUNDT CORP C/O JOHN H DOYLE
P O BOX 26685
TUCSON AZ 85726

101706300827320101

TIBURON INVESTMENT CORP
6400 WYOMING BL NE
ALBUQUERQUE NM 87109

Proj# 1001931

Mark Goodwin & Assoc., P.A.
8916 Adams NE
Albuq., NM 87199

101606345033910206

ALBUQUERQUE INTERNATIONAL
BALLON FIESTA
8309 WASHINGTON PL NE
ALBUQUERQUE NM 87113
101606351731710312

TRI-GAS UBC SUITE 100
4500 PASEO DEL NORTE NE
ALBUQUERQUE NM 87113

101706309537020175CA

PUBLIC SERVICE CO OF NM
ALVARADO SQUARE
ALBUQUERQUE NM 87158

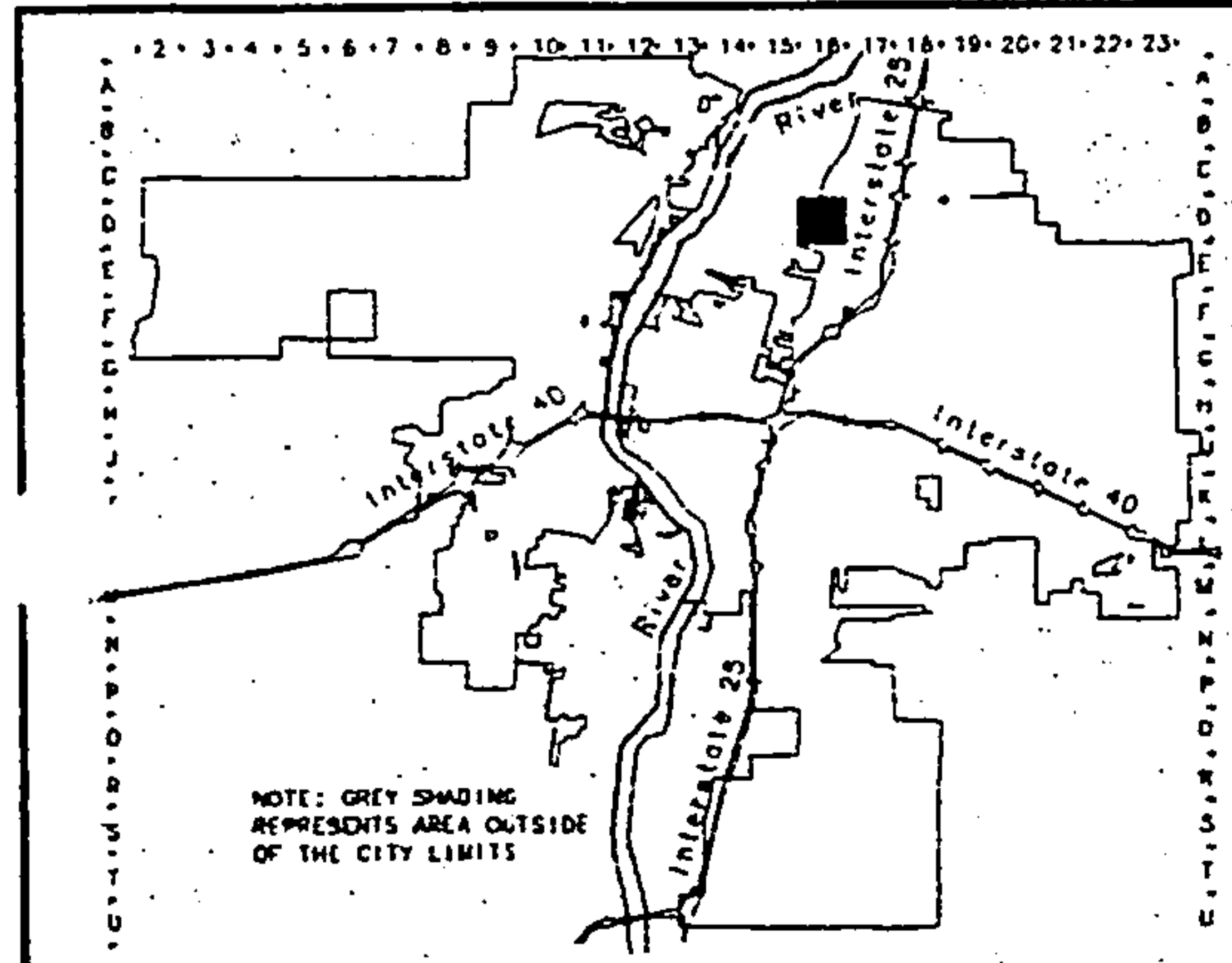
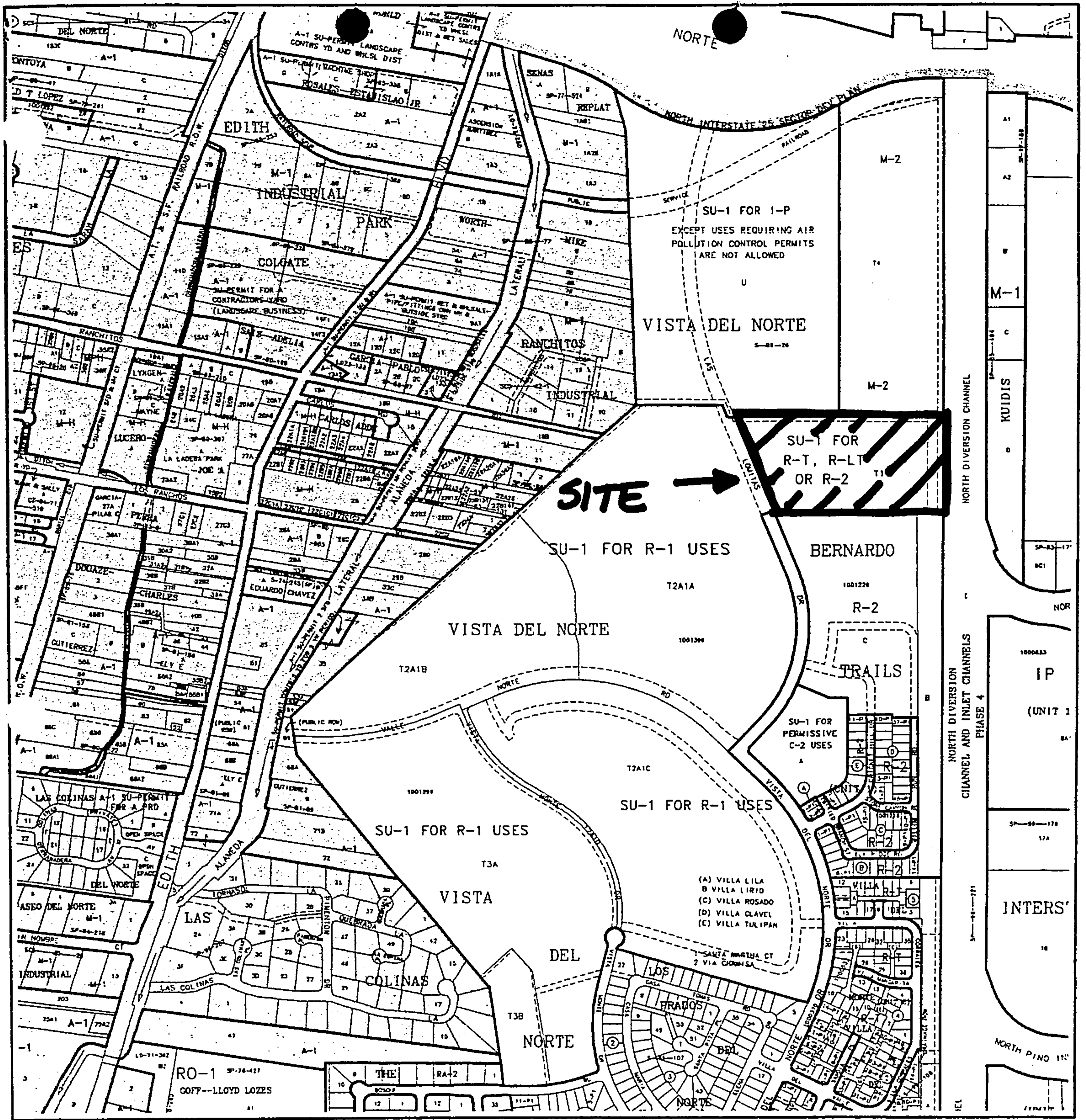
DEBBIE POTTER
Alameda North Valley Neigh. Assoc.
1019 GUADALUPE CT. NW
ALAMEDA NM 87114

101606342825840110

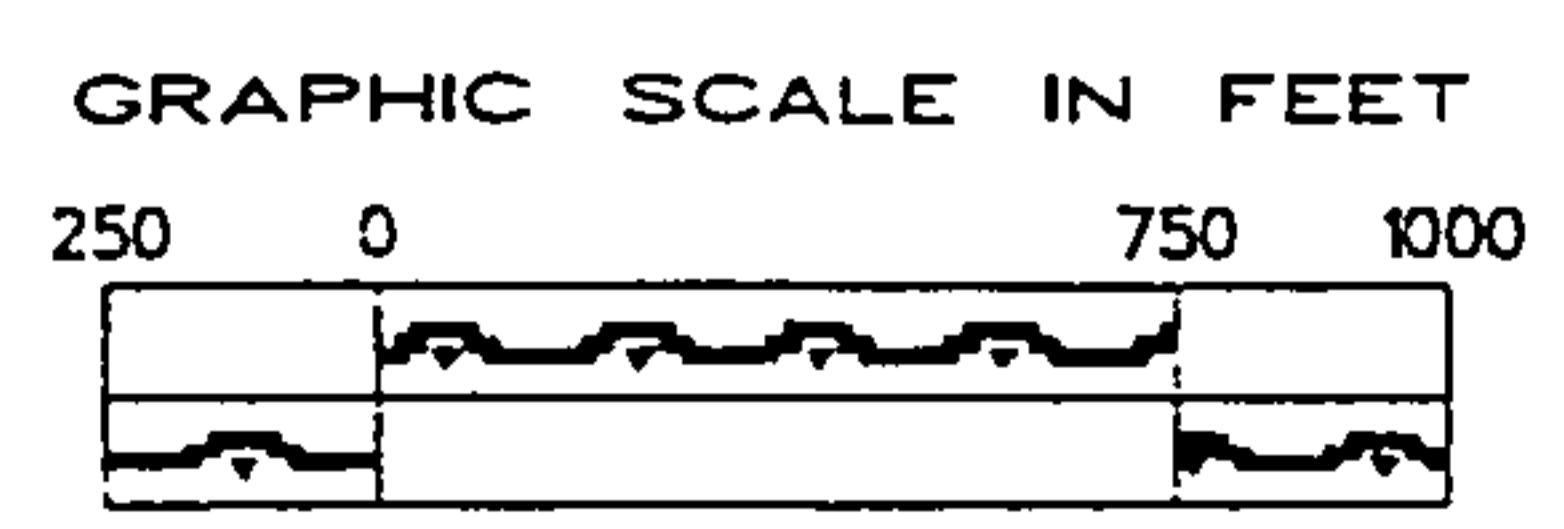
VISTA DEL NORTE DEVELOPMENT L
4101 IRVINGTON RD
TUCSON AZ 85726

101606351738410313

DIXON WILLIAM FRED ETUX
P O BOX 91448
ALBUQUERQUE NM 87107



CITY OF
Albuquerque
A G I S
Albuquerque Geographic Information System
PLANNING DEPARTMENT
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Zone Atlas Page
D-16-Z
Map Amended through April 03, 2002

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS

- Application for subdivision (Plat) on FORM S, including those submittal requirements. Variance and subdivision should be applied for simultaneously.
 - 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) ^{845 + 7500}
 - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

VACATION OF PRIVATE EASEMENT

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

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

Diane Hoelzer
Diane Hoelzer Applicant name (print)
 7-19-02 Applicant signature / date



Form revised September 2001

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

Application case numbers
 02DPB - 01095 ^{VE}
 02VPT - 01094 ^{TV}

B. Deibert 7/19/02
 Planner signature / date
 Project # 1001931

A City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: <u>KB Homes</u>	PHONE: <u>344-9400</u>
ADDRESS: <u>4921 Alexander NE Suite B</u>	FAX: <u>344-5700</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87107</u>	E-MAIL:
Proprietary interest in site: <u>Owner</u>	
AGENT (if any): <u>Mark Goodwin & Associates, PA</u>	PHONE: <u>828-2200</u>
ADDRESS: <u>8916 Adams NE</u>	FAX: <u>797-9539</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87199</u>	E-MAIL: <u>dmg@swcp.com</u>

DESCRIPTION OF REQUEST: Final Plat Approval (Escondido @ Vista del Norte)

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 T-1 Block: _____ Unit: _____

Subdiv. / Addn. Vista Del Norte

Current Zoning: SU-1-R-T, R-LT or R-2 Proposed zoning: n/c

Zone Atlas page(s): D-16-Z No. of existing lots: 1 No. of proposed lots: 74

Total area of site (acres): 11.4780 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

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

UPC No. 101606345033910206 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Los Lomas Dr.

Between: El Pueblo Road and Vista del Norte Drive

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1001931, 02DRB-01093, 02DRB-01094, 02DRB-01095, 02DRB-01264

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 5-15-02

SIGNATURE Diane Hoelzer DATE Feb. 3, 2003

(Print) Diane Hoelzer, PE Applicant Agent

FOR OFFICIAL USE ONLY

Form revised September 2001

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03DRB-00170</u>	<u>FP</u>	<u>S3</u>	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>FEB 12 2003</u>			Total \$ <u>0</u>

JAA 2/3/03
Planner signature / date

Project # 1001931

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.

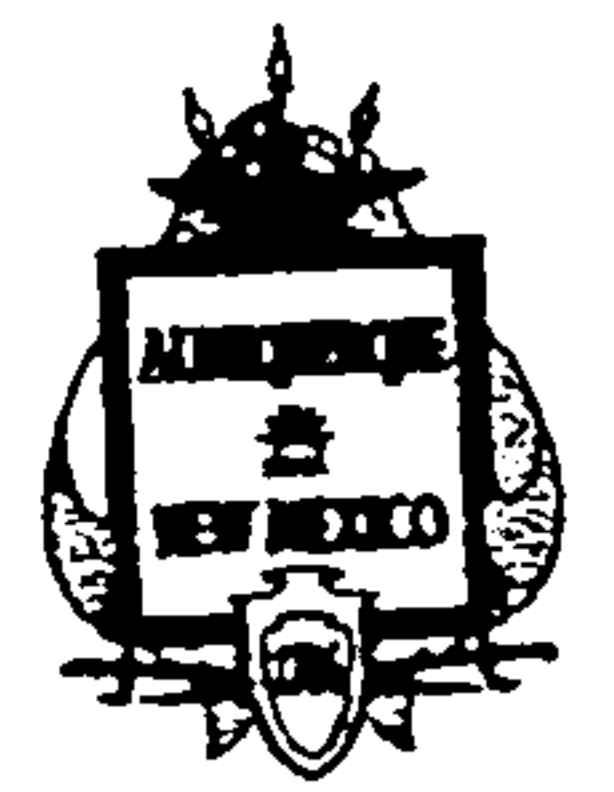
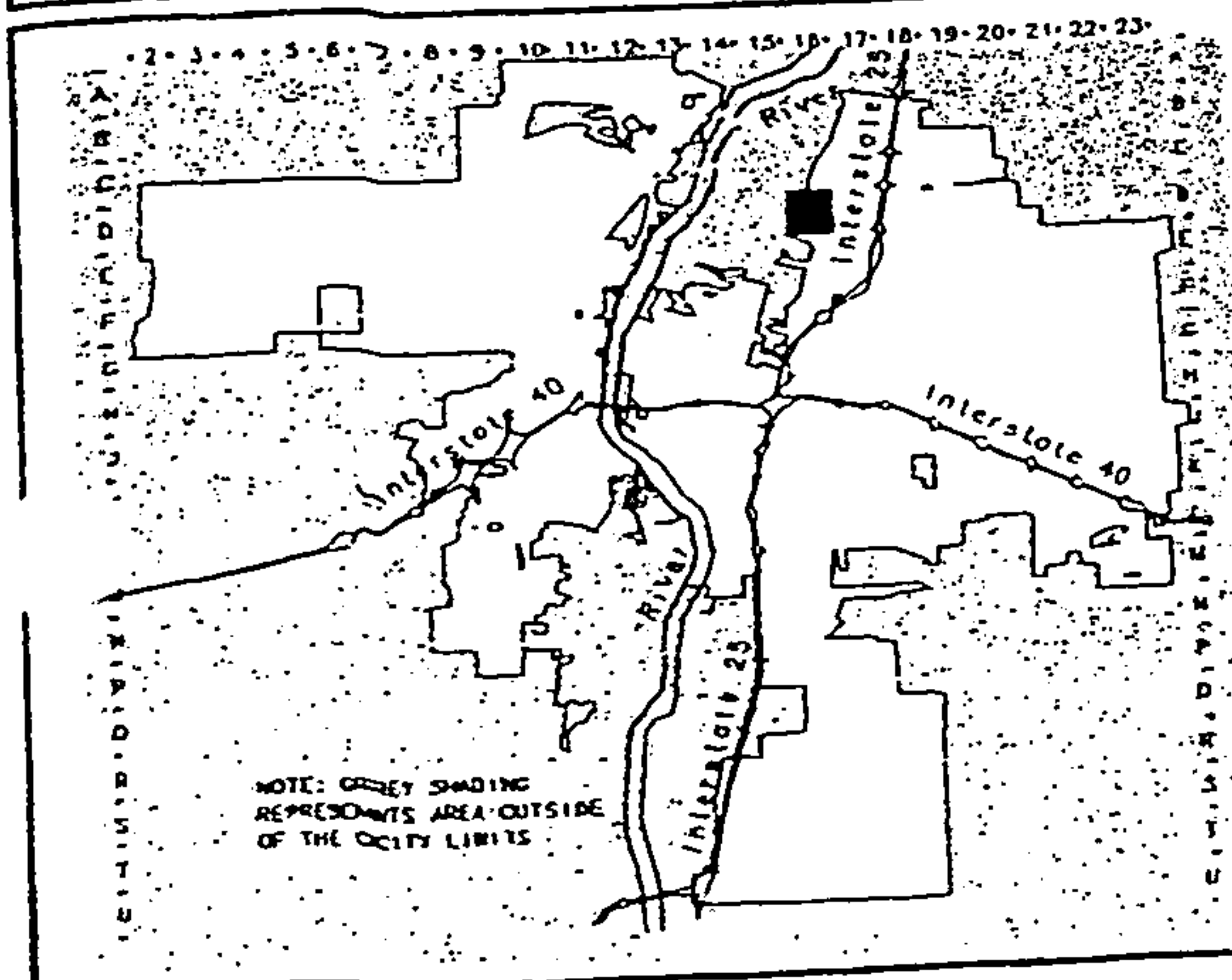
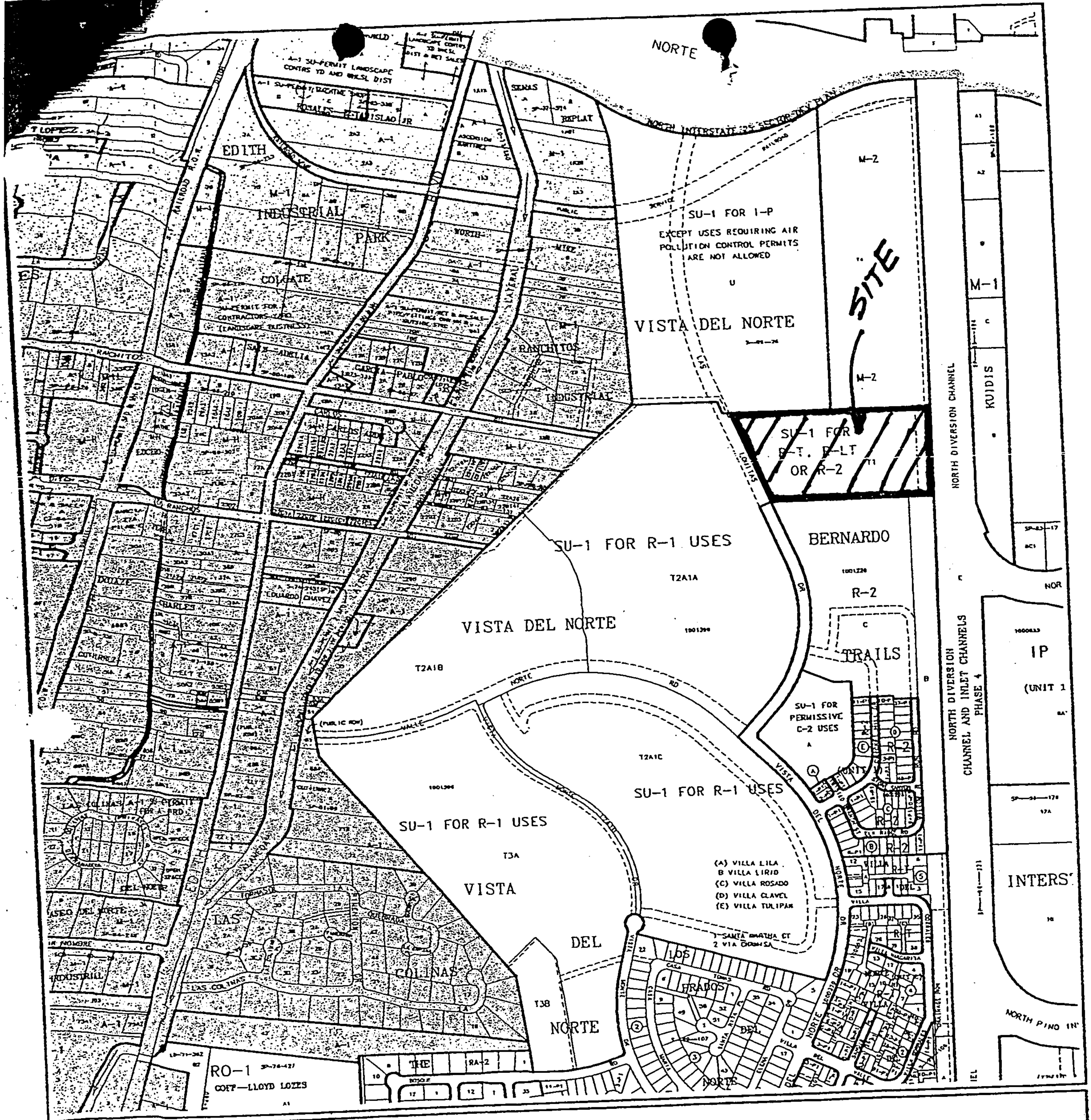
Diane Holzner
Applicant name (print)
Diane Holzner 2-3-03
Applicant signature / date



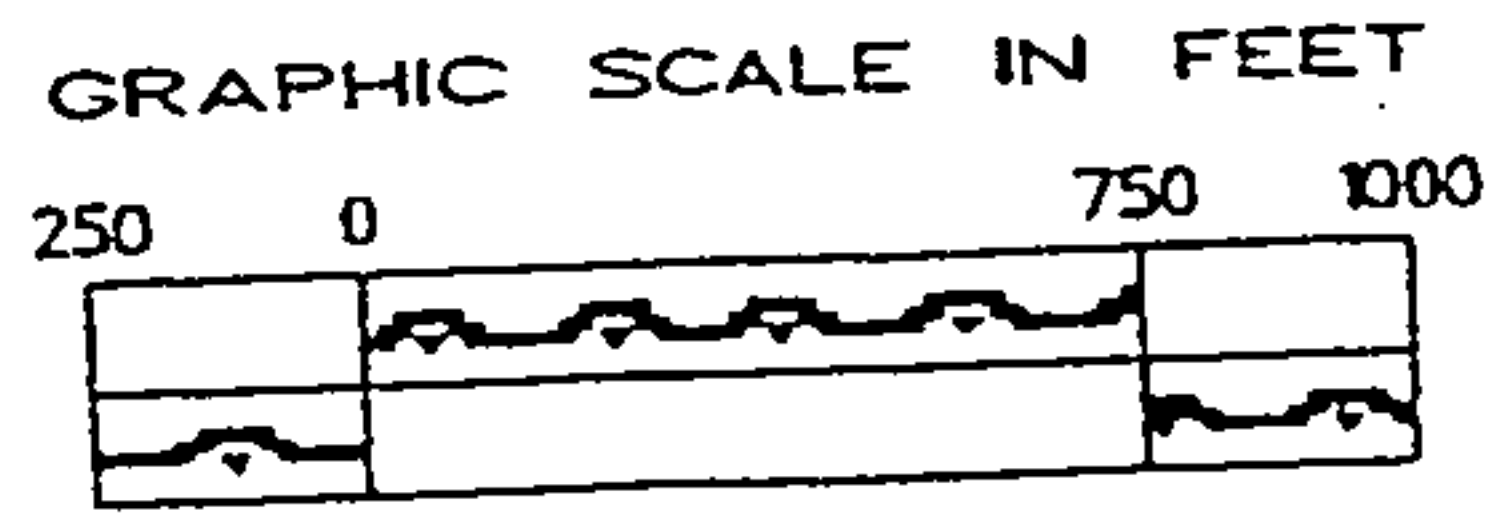
Form revised September 2001

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
03DRB - 00170

JM 2/3/03
Planner signature / date
Project # 100 1931



CITY OF Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
 © Copyright 2002



Zone Atlas Page
D-16-Z
 Map Amended through April 03, 2002

No. of Lots: _____
Nearest Major Streets _____

FIGURE 12

**SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B)**

Escondido @ Vista del Norte

CPN 696581

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 11th day of December, 2002, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and _____
KB HOME New Mexico, Inc.

____ ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] _____
New Mexico corporation, whose address is 4921 Alexander NE, Suite B 87107
and whose telephone number is 344-9400, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tract T-1, Vista del Norte, recorded on 12/10/99 in the records of the Bernalillo County Clerk at Book 99C, pages 331 through _____ (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] _____
KB HOME New Mexico, Inc. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as ESCONDIDO @ VISTA DEL NORTE describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat of, or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 4th day of September, 2004 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 696581.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board ("DRB"), unless



INFRASTRUCTURE LIST

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

ORIGINAL

Escondido @ Vista del Norte

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract T-1, Vista del Norte

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 PAVEMENT	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		26' FF (**) ⁴ '	Res Pvmt C & G Sidewalk (both sides)	El Segundo Ave	Las Lomitas Drive	Del Mar St	/	/	/
		24' FF (**) ⁴ '	Res Pvmt C & G Sidewalk (north side)	El Segundo Ave	Del Mar St	Lot 23	/	/	/
		26' FF (**) ⁴ '	Res Pvmt C & G Sidewalk (both side)	La Brea St	El Segundo Ave	Sepulveda Ave	/	/	/
		26' FF (**) ⁴ '	Res Pvmt C & G Sidewalk (both sides)	La Puente St	El Segundo Ave	Sepulveda Ave	/	/	/
		26' FF (**) ⁴ '	Res Pvmt C & G Sidewalk (both sides)	Del Mar St	El Segundo Ave	Sepulveda Ave	/	/	/
		26' FF (**) ⁴ '	Res Pvmt C & G Sidewalk (both sides)	Sepulveda Ave	La Brea St	Del Mar St	/	/	/
		24' FF (**) ⁴ '	Res Pvmt C & G Sidewalk (south sides)	Sepulveda Ave	La Brea St	Lot 46	/	/	/
		24' FF (**) ⁴ '	Res Pvmt C & G Sidewalk (south sides)	Sepulveda Ave	Del Mar St	Lot 28	/	/	/
		(*)38' FF (*) ⁴ '	Art Pvmt C & G Sidewalk (east side)	Las Lomitas Drive	South P.L.	North P.L.	/	/	/

24' FF Temp. ^{Page 1 of 3}
~~Art~~ Pvmt
 C + G

Las Lomitas North P.L. El Pueblo Road

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement PAVEMENT	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		12'	Dirt Access Road	AMAFCA easement	South P.L.	El Segundo Ave	/	/	/
			Street lights per DPM				/	/	/
SANITARY SEWER									
		8"	SAS	El Segundo Ave	Las Lomas Drive (Ex 21" SAS)	Lot 23	/	/	/
		8"	SAS	La Brea St	Sepulveda Ave	El Segundo Ave	/	/	/
		8"	SAS	La Puente St	Sepulveda Ave	El Segundo Ave	/	/	/
		8"	SAS	Del Mar St	Sepulveda Ave	El Segundo Ave	/	/	/
		8"	SAS	Sepulveda Ave	Lot 46/47	Lot 28	/	/	/
WATERLINE									
		6"	WL	El Segundo Ave	Las Lomas Drive (Exist.16" WL)	Lot 23	/	/	/
		6"	WL	La Brea St	Sepulveda Ave	El Segundo Ave	/	/	/
		6"	WL	La Puente St	Sepulveda Ave	El Segundo Ave	/	/	/
		6"	WL	Del Mar St	Sepulveda Ave	El Segundo Ave	/	/	/
		6"	WL	Sepulveda Ave	Las Lomas Drive (Exist.16" WL)	Lot 28	/	/	/
STORM SEWER									
		18"-30"	Storm Sewer	Drainage/WL Easem.	Sepulveda Ave	Las Lomas Drive 54" SD	/	/	/
		(*54"	Storm Sewer	Las Lomas Drive	Drainage/WI Easem	North Pond	/	/	/

ORIGINAL

NOTES

- 1 (**) Sidewalk to be deferred
- 2 (*) These items to be built with the Vista del Norte Las Lomas Drive Improvements, Project No. 666581 (DRB # 1001396)
- 3 Grading and Drainage certification per DPM as shown on grading plan for release of SIA and Financial Guarantees.

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
---------------	---

Diane Hoelzer, PE
NAME (print)

Mark Goodwin & Associates
FIRM

Diane Hoelzer 9-4-02
SIGNATURE - date

1 TIME ALLOWED TO CONSTRUCT WITHOUT A DRB
THE IMPROVEMENTS WITHOUT A DRB
EXTENSION: 9-04-04

<p><i>Janet L. Cunningham</i> 9/4/02 DRB CHAIR - date</p> <p><i>R. [unclear]</i> 9-04-02 TRANSPORTATION DEVELOPMENT - date</p> <p><i>Roger A. Green</i> 9/4/02 UTILITY DEVELOPMENT - date</p> <p><i>Brad D. Bigham</i> 9/4/02 CITY ENGINEER - date</p>	<p><i>Christina Sandoval</i> 9/4/02 PARKS & GENERAL SERVICES - date</p> <p>_____ AMAFCA - date</p> <p>_____ - date</p> <p>_____ - date</p>	
--	--	--

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- ...for Subdivision Purposes
- ...for Building Permit
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

Supplemental form

S

V

P

L

Supplemental form

ZONING

- Annexation & Zone Establishment
- Sector Plan
- Zone Change
- Text Amendment

APPEAL / PROTEST of...

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

Z

A

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

APPLICANT INFORMATION:

NAME: KB Homes
 ADDRESS: 4921 Alexander NE Suite B
 CITY: Albuquerque
 Proprietary interest in site: Owner
 AGENT (if any): Mark Goodwin & Associates, PA
 ADDRESS: 8916 Adams NE
 CITY: Albuquerque

STATE NM ZIP 87107

STATE NM ZIP 87199

PHONE: 344-9400
 FAX: 344-5700
 E-MAIL:
 PHONE: 828-2200
 FAX: 797-9539
 E-MAIL: dmg@swcp.com

DESCRIPTION OF REQUEST: Preliminary Plat Approval, Temporary Sidewalk deferral, Vacation of Public Easement

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 T-1 Block: _____ Unit: _____

Subdiv. / Addn. Vista Del Norte

Current Zoning: SU-1-R-T, R-LT or R-2

Proposed zoning: n/c

Zone Atlas page(s): D-16-Z

No. of existing lots: 1

No. of proposed lots: 74

Total area of site (acres): 11.4780

Density if applicable: dwellings per gross acre: _____

dwellings per net acre: _____

Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.)

Within 1000FT of a landfill? no

UPC No. 101606345033910206

MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Los Lomas Dr.

Between: El Pueblo Road

and Vista del Norte Drive

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1001931

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 5-15-02

SIGNATURE

Diane Hoelzer

DATE 7-19-02

(Print) Diane Hoelzer, PE

Applicant Agent

FOR OFFICIAL USE ONLY

Form revised September 2001

INTERNAL ROUTING

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

Application case numbers

02DRB - 01093
02DRB - 01094
02DRB - 01095

Action

PPA
TDSWC
VPE
Advertiz. Notice

S.F.

S(2)

Fees

\$ 2,340⁰⁰
 \$ 0
 \$ 45⁰⁰
 \$ 75⁰⁰
 \$ _____

Hearing date

AUG. 14, 2002

Project #

1001931

Total

\$ 2460⁰⁰

B. Derbert 7/19/02
 Planner signature / date

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

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

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

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

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

Amended preliminary plat approval expires after one year.
 DRB Public hearings are approximately **ONE MONTH** after the filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

(Temporary sidewalk deferral uses FORM-V)

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

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

Diane Hoelzer
 Applicant name (print)
Diane Hoelzer 7-19-02
 Applicant signature / date



Form revised September 2001

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 02DRB - _____ - 01093
 _____ - _____ - _____
 _____ - _____ - _____

J. Schubert 7/19/02
 Planner signature / date
Project # 1001931

A City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- ... for Subdivision Purposes
- ... for Building Permit
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

Supplemental form **S**

V

P

L

Supplemental form **ZONING**

- Annexation & Zone Establishment
- Sector Plan
- Zone Change
- Text Amendment

APPEAL / PROTEST of...

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

Clair

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

APPLICANT INFORMATION:

NAME: KB Homes
 ADDRESS: 4921 Alexander NE Suite B
 CITY: Albuquerque
 Proprietary interest in site: Owner
 AGENT (if any): Mark Goodwin & Associates, PA
 ADDRESS: 8916 Adams NE
 CITY: Albuquerque

STATE NM ZIP 87107

STATE NM ZIP 87199

PHONE: 344-9400
 FAX: 344-5700
 E-MAIL:
 PHONE: 828-2200
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UPC No. 101606345033910206

MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Los Lomitas Dr.

Between: El Pueblo Road and Vista del Norte Drive

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1001931

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 5-15-02

SIGNATURE Diane Hoelzer DATE 7-19-02

(Print) Diane Hoelzer, PE

Applicant Agent

FOR OFFICIAL USE ONLY

Form revised September 2001

INTERNAL ROUTING

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

Application case numbers

02DRB - 01093
02DRB - 01094
02DRB - 01095
02DRB - 01264

Action

PPA
TDSWC.
VPE
Advert. Notice
SA

S.F.

S(2)

V

Fees

\$ 2,340.00
 \$ 0
 \$ 45.00
 \$ 75.00
 \$ _____
 Total
 \$ 2460.00

Hearing date AUG. 14, 2002

Project # 1001931

B. Oberst 7/19/02
 Planner signature / date

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

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

VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
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 - 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.

Diane Hoelzer 8/13/02
 Applicant name (print)
Diane Hoelzer
 Applicant signature / date



Form revised September 2001

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

Application case numbers

020RB-01264

Paul [Signature] 8/14/02
 Planner signature / date
Project # 1001931

FORM V: SUBDIVISION VARIANCES & VACATIONS

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 - 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) *45 + 75.00*
 - Any original and/or related file numbers are listed on the cover application
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Diane Hoelzer
Diane Hoelzer Applicant name (print)
 7-19-02 Applicant signature / date



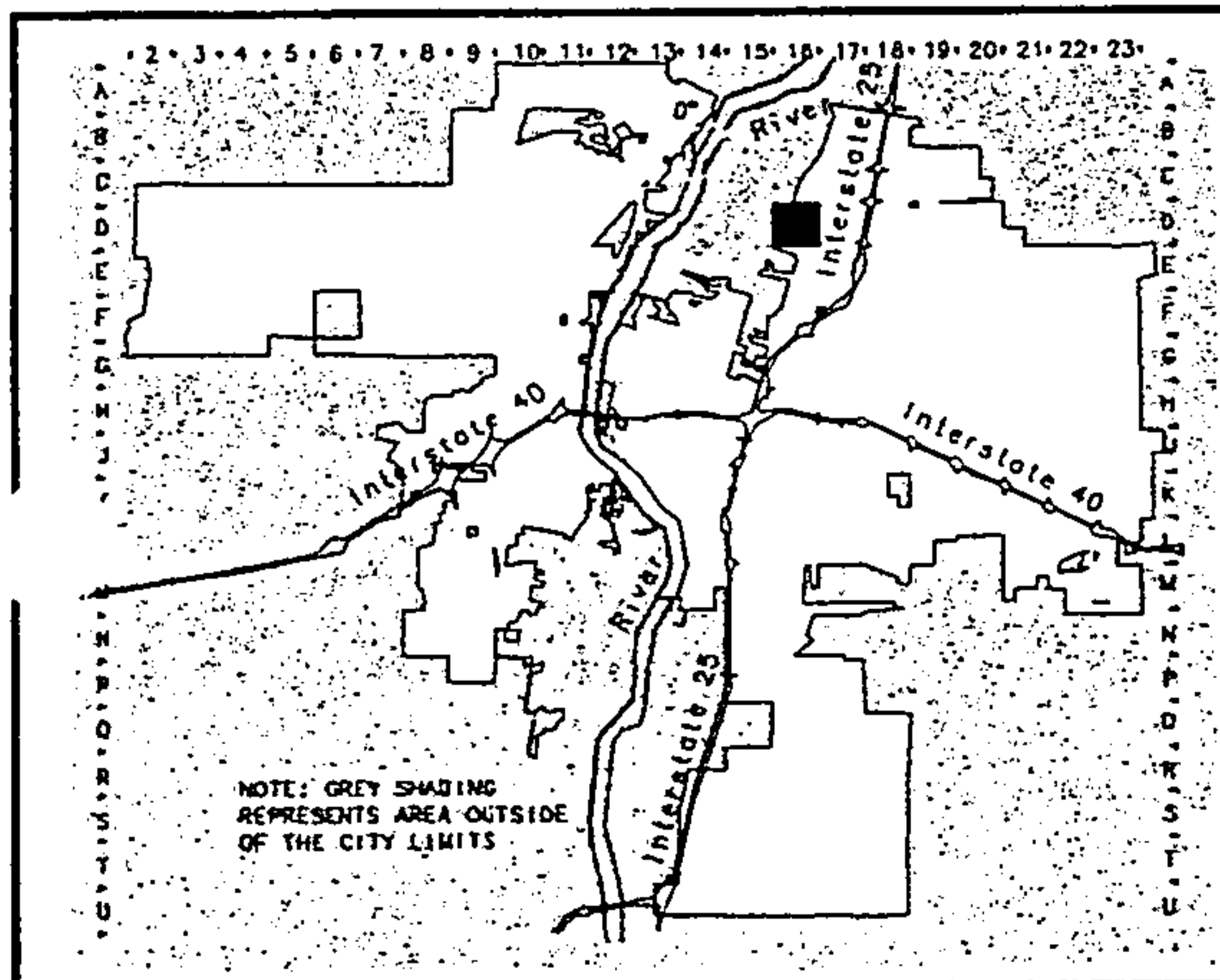
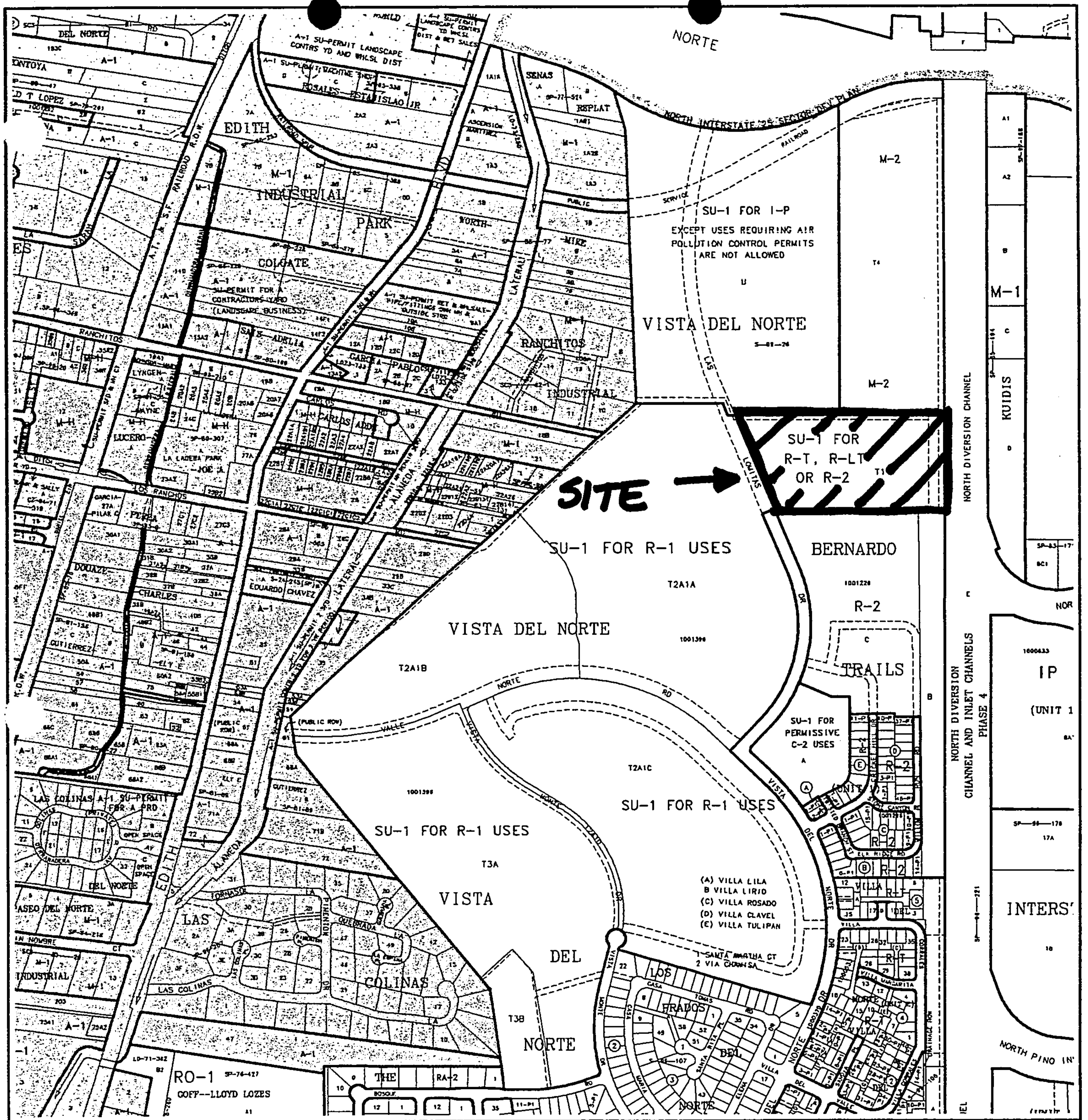
Form revised September 2001

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

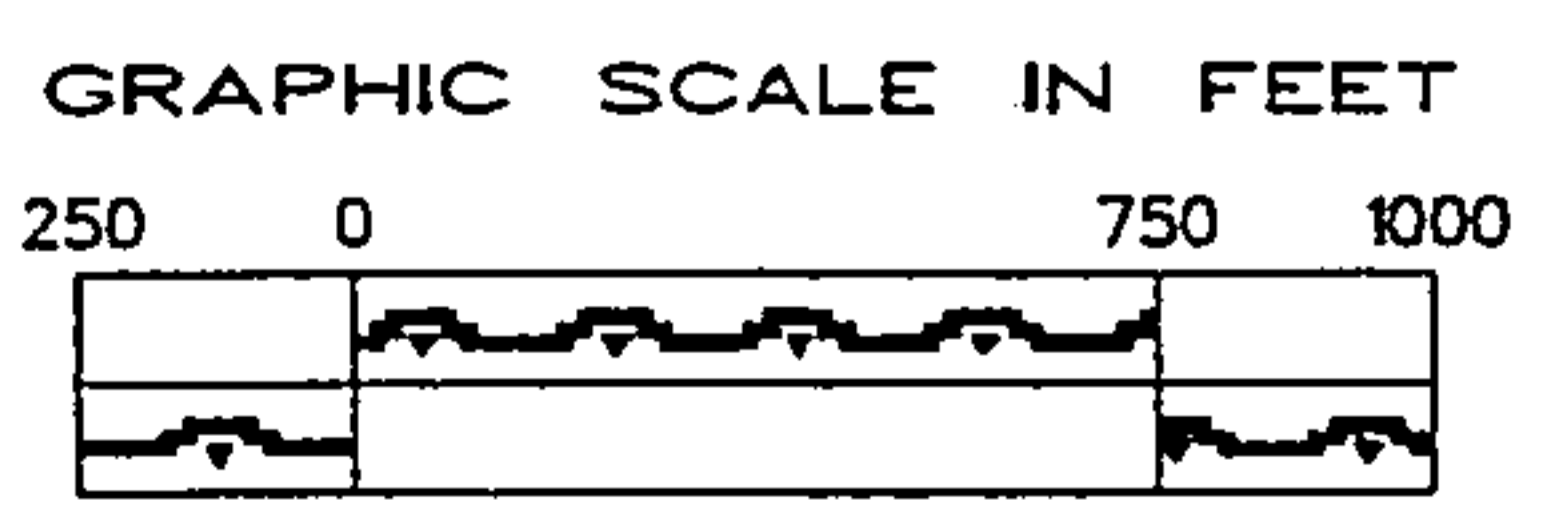
Application case numbers
02DRB - 01095 VPE
02DRB - 01094 TD

Robert 2/19/02
 Planner signature / date

Project # 1001931



CITY OF
Albuquerque
 Albuquerque Geographic Information System
PLANNING DEPARTMENT
 © Copyright 2002



Zone Atlas Page

D-16-Z

Map Amended through April 03, 2002



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539
e-mail: dmgs@swcp.com

July 19, 2002

Ms. Janet Stephens
DRB Chair
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Request Approval of Preliminary Plat, Temporary Sidewalk Deferral, and Vacation of Public Easement For Escondido @ Vista del Norte (Project No. 1001931)

Dear Ms. Stephens;

On behalf of my clients, KB Homes of New Mexico I am requesting the following approvals at the DRB public hearing:

1. Preliminary plat approval for a 74 lot single family subdivision to be located in Vista del Norte Unit 2.
2. Temporary deferral of construction of interior sidewalks adjacent to all lots. The sidewalks shall be constructed in conjunction with construction of each individual lot to occur at a later time.
3. Vacation of the 20' public sanitary sewer easement located within the project site along the entire north property line. The original sanitary sewer route through this easement from the master planned Journal Center sanitary sewerline originating east of the AMAFCA North Diversion channel was redesigned to route through the Bernardo Trails subdivision. This construction has been completed as part of the Journal Center Sanitary Sewer Line Construction Plans by BHI, Inc. Thus, there is no longer a need for this easement.

Please call me if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

Diane Hoelzer, PE
Senior Engineer

DLH/dlh

f:\2055escondido\drb_ltr.wpd



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606 ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-4539
e-mail: dmga@swcc.com

July 18, 2002

Ms. Debbie Potter
Alameda North Valley Neighborhood Association
1019 Guadalupe Ct. NW
Alameda, NM 87114

Mr. Steve Hale
Alameda North Valley Neighborhood Association
9339 Guadalupe Trail NW
Albuquerque, NM 87114-1719


Re: Tract T-1 Vista del North

Dear Ms. Potter and Mr. Hale:

Enclosed please find a copy of the DRB application for the referenced project. The anticipated date to be heard at DRB is August 14, 2002. Please contact Diane Hoelzer of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA


Bernadette Mares

/sr

Enclosure



City of Albuquerque

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

Date: July 18, 2002

TO CONTACT NAME: Bernadette Mares
COMPANY/AGENCY: Mark Doddwin & Assoc PA
ADDRESS/ZIP: PO Box 90606 / 87199
PHONE/FAX #: 878-2200 / 797-9539

Thank you for your inquiry of 7-18-02 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Tract T-1, Vista del Norte

zone map page(s) D-14

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

<u>Alameda North Valley</u>	_____
Neighborhood Association	Neighborhood Association
Contacts: <u>Debbie Potter</u>	Contacts: _____
<u>1019 Guadalupe Ct. NW, Alameda, NM 87114</u>	_____
<u>897-8621 (w)</u>	_____
<u>Steve Hale</u>	_____
<u>9339 Guadalupe Ave. NW, Alameda, NM 87114-1719</u>	_____
<u>890-5335 (w) 897-9568 (w)</u>	_____

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

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

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

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



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606 ALBUQUERQUE, NM 87199
(505) 826-2200 FAX 505-953-9530
e-mail: dmgs@swcp.com

July 18, 2002

Ms. Debbie Potter
Alameda North Valley Neighborhood Association
1019 Guadalupe Ct. NW
Alameda, NM 87114

Mr. Steve Hale
Alameda North Valley Neighborhood Association
9339 Guadalupe Trail NW
Albuquerque, NM 87114-1719

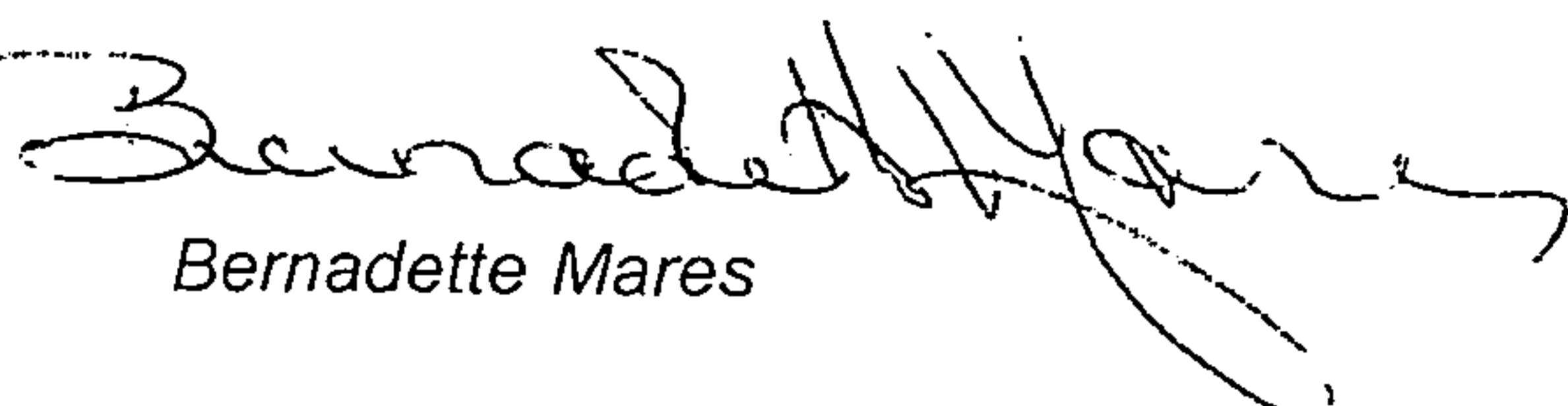
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Sincerely,

MARK GOODWIN & ASSOCIATES, PA


Bernadette Mares

/sr

Enclosure

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

OFFICIAL USE

Postage	\$ 0.60	Postmark Here Clerk: KY86MK 07/19/02
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.65	

Sent To Ms. Debbie Porter
 Street, Apt. No., or PO Box No. 1019 Guadalupe Ct NW
 City, State, ZIP+4 Albuquerque NM 87114
 See Reverse for Instructions

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

ALBUQUERQUE, NM 87114-1719

Postage	\$ 0.60	Postmark Here Clerk: KY86MK 07/19/02
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.65	

Sent To Mr. Steve Hale
 Street, Apt. No., or PO Box No. 9339 Guadalupe Trail NW
 City, State, ZIP+4 Albuquerque NM 87114
 PS Form 3800, January 2011 See Reverse for Instructions

7001 1940 0005 9582 5211
 7001 0320 0006 0677 7640

CITY OF ALBUQUERQUE

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

APPLICANT: KB Homes of New Mexico

Date of Request: 7-19-02 Zone Atlas Page(s): D16

Legal Description -

Current Zoning: SU-1-R-T R-LT R-2

Lot or Tract # T-1 Block# NA

Parcel Size (acres/sq.ft.) 11.478 acres.

Subdivision Name Vista del Norte

REQUESTED CITY ACTION(S):

Annexation ()	Sector Plan ()	Site Development Plan:	Building Permit ()
Comp. Plan ()	Zone Change ()	a) Subdivision ()	Access Permit ()
Amendment ()	Conditional Use ()	b) Build'g Purposes ()	Other (X) <u>Prel. Plat Approval.</u>
		c) Amendment ()	

PROPOSED DEVELOPMENT:

No Construction/Development ()
 New Construction (X)
 Expansion of Existing Development ()

GENERAL DESCRIPTION OF ACTION:

of Units - 74
 Building Size - 1800 +/- (sq.ft.)

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

Applicant or Representative: *Maie Heber* Date: 7-19-02
 (To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: Yes () No (X) Borderline ()

Public Works Dept. Transportation Development Div. 3rd Floor/Rm. 304 City/County Bldg. 768-2680

Thresholds Met? Yes (X) No () Mitigating reasons for not requiring TIS: Previously studied: (X)

Notes: VISTA DEL NORTE DEVELOPMENT TIS

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

Tony J. J. 7-19-02
 TRAFFIC ENGINEER DATE

AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED: Yes (X) No () Borderline () done?

Environmental Health Dept. Air Quality Div. 3rd Floor/Rm. 3023 City/County Bldg. 768-2600

Thresholds Met? Yes (X) No () Mitigating reasons for not requiring AQIA: Previously studied: (Y)

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

Blender da EHD. some work has been done 7/19/02
 ENVIRONMENTAL HEALTH DATE
EHD, is checking in on it, see Tom Warren or Catalina Lehman EHD.

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

TIS - SUBMITTED	<u> </u> / <u> </u> / <u> </u>	<u><i>Tony J. J.</i></u>	<u>7-19-02</u>
- FINALIZED	<u>9</u> / <u> </u> / <u>95</u>	TRAFFIC ENGINEER	DATE
AQIA - SUBMITTED	<u> </u> / <u> </u> / <u> </u>	<u> </u>	<u> </u>
- FINALIZED	<u> </u> / <u> </u> / <u> </u>	ENVIRONMENTAL HEALTH	DATE

DW
768 2637

CL
768 2638

JB
767 5623

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME: Escondido @ Vista del Norte
AGIS MAP #: D-16
LEGAL DESCRIPTION: Tract T-1 of Vista Del Norte

X

DRAINAGE REPORT

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on Thursday
July 18, 2002 [date].

Diane Hoelzer 7-19-02
Applicant / Agent Diane Hoelzer, Mark Goodwin & Associates Date

Bruce Bil 7/19/02
Hydrology Division Representative Date

X

WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on Thursday
July 18, 2002 [date].

Diane Hoelzer 7-19-02
Applicant / Agent Diane Hoelzer, Mark Goodwin & Associates Date

Bruce Bil 7/19/02
Utility Division Representative Date

DRB# _____ - _____



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 22, 2002

D. Mark Goodwin & Assoc.
PO Box 90606
Albuquerque, New Mexico 87199

Re: Water and Sanitary Sewer Availability / Vista Del Norte, Tract T-1 D-16

Sirs:

Existing Conditions: The property is a 10-acre vacant parcel south of El Pueblo between Las Lomas Drive and the North Diversion Channel. It is the northern most residential parcel in Vista Del Norte. Existing facilities include a 16-inch top of zone master plan line in the adjoining portion of Las Lomas. The line dead ends at the approximate north boundary of Tract T-1. The closest mapped sanitary line is the North Edith Interceptor along the west side of Vista Del Norte. The north 30-feet of the property is encumbered with a sanitary sewer easement. This was established as a corridor for a future outfall for lands east of the Diversion Channel.

Pending Construction: Phased construction of the adjoining Bernardo Trails Development is proceeding. Unit 1 infrastructure includes a 21-inch sanitary sewer in Las Lomas outfalling west to the North Edith Interceptor. See project #668681 change order #1.

Proposed: A sketch plat is pending before the Development Review Board: project #1001931. It shows the on-site 30-foot sanitary easement. I recommend you request vacation. See below.

Infrastructure: As with any property development / service will be contingent on developer construction of public water and sanitary sewer line extensions in standard locations in all adjoining rights-of-way and internal streets. The developer will also be responsible for off-site construction where required to provide sanitary outfalls and / or water system looping.

Water: Any service will be contingent on extension of the Las Lomas master plan line to the 42-inch in El Pueblo. Upon completion of off-site construction development will be serviceable contingent on construction of standard looped 6-inch distribution lines. Construction must include fire hydrants at standard locations, and separate service stub outs for each lot.

Sanitary: No off-site flows will be routed through the site. The planned on-site interceptor is being 'rerouted' through Bernardo Trails. See Journal Center Phase II: project #6822.81. (Your Bernardo Trails Unit 3 plans (#6686.83) must be revised to reflect the new alignment and construction.) Upon completion and acceptance of the Las Lomas line service will be available contingent on construction of 8-inch collectors in standard locations in all internal streets.

Design and construction of all required improvements will be at the developer / property owners expense and must be coordinated through the City of Albuquerque 'COA' Public Works Department via the 'DRC / City Work Order' process. Designs must be by a New Mexico registered professional engineer. Construction must be by a licensed, bonded public utility contractor.

Utility Expansion Charges: In addition to installation and construction costs, both sanitary sewer and metered water service will be subject to Utility Expansion Charges 'UEC' payable at the time service is requested.

This statement of availability will remain in effect for a period of one year and applies only to the development identified herein. Changes in the proposed development may require reevaluation of availability and should be brought to our attention 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 upon applicable ordinances and policies in effect at the time service is actually requested and authorized. Please do not hesitate to call if you have questions or need additional information: 924-3987.

Sincerely,

Attachment: System / Location Map(s)

John F. McDonough
Associate Planner
Development Services
Public Works Department

c: f/ readers #20507
f/ availability D-16
f/ #1001931

ONE STOP SHOP ••• FRONT COUNTER
 City of Albuquerque • Planning Department

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

City Of Albuquerque
 Treasury Division

07/19/2002 12:42PM LOC: ANE
 X RECEIPT# 00024660 WSH 006 TRANSH 0046
 Account 441006 Fund 0110
 Activity 4983000 TRSKDM
 Trans Amt \$2,460.00
 J24 Misc \$2,385.00

PAID RECEIPT

APPLICANT NAME

KB HOMES

AGENT

MARK GOODWIN ASSOC.

ADDRESS

8916 Adams NE

PROJECT NO.

1001937

APPLICATION NO.

02DRB-01093, 4 & 5

\$ ²³⁴⁰ 45 441006 / 4983000 (DRB Cases)
 \$ 2385 441006 / 4971000 (EPC & AA / LUCC / Appeals)
 \$ 75.00 441018 / 4971000 (Notification)

\$ 2460.00 **Total amount due**

THIS CHECK IS VOID WITHOUT A BLUE & GREEN BACKGROUND AND AN ARTIFICIAL FINGERPRINT & CERTIFICATION SEAL WATERMARK ON THE BACK - HOLD AT ANGLE TO VIEW

KBHOME

KB HOME New Mexico Inc.
 4921 Alexander, NE Suite B
 Albuquerque, New Mexico 87107

62-28/311
 Bank One, NA - 0710
 Chicago, Illinois
 Payable Through First USA Bank, NA
 Wilmington, Delaware

NO. 06339282

09 74579

VENDOR 512209 DATE 07/18/02 AMOUNT \$2,460.00

PAY TWO THOUSAND FOUR HUNDRED SIXTY AND 00/100 *****

VOID IF NOT CASHED IN 60 DAYS

TO City of Albuquerque
 THE Accounts Payable Office
 ORDER P.O. Box 1313
 OF Albuquerque NM 87103

SIGNATURE HAS A COLORED BACKGROUND • BORDER CONTAINS MICROPRINTING

⑈06339282⑈ ⑈031100283⑈ 09 74579⑈

07/19/2002 12:43PM LOC: ANE

SEE ENDORSEMENT AREA ON BACK FOR U.S. PATENT 5538240 5573507350
 RECEIPT# 00024661 WSH 006 TRANSH 0046
 Account 441018 Fund 0110
 Activity 4971000 7/1/02 TRSKDM
 Trans Amt \$2,460.00
 J24 Misc \$75.00
 CK \$2,460.00
 CHANGE \$0.00

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from JULY 30^e To AUG 14, 2002

5. REMOVAL

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

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

Christa L. S. _____
(Applicant or Agent) (Date)

I issued 1 signs for this application, 7/19/02 _____
(Date) (Staff Member)



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539
e-mail: dmgs@swcp.com

August 26, 2002

Ms. Janet Stephens
DRB Chair
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Request Approval of Preliminary Plat, Temporary Sidewalk Deferral, and Vacation of Public Easement For Escondido @ Vista del Norte (Project No. 1001931)

Dear Ms. Stephens;

The above referenced proposed project was deferred two weeks to work out comments from AMAFCA and City Hydrology.

1. I have revised the G&D plan in response to City Hydrology and AMAFCA comments and concerns. I have added an onsite temporary retention pond, revised the retaining wall on Lot 12 and 13 and revised the grading to be done on the AMAFCA slopes and the adjacent lots.
2. The plat was revised in response to AMAFCA's comments and a 38' public water and storm sewer easement was added at the west end of Sepulveda Avenue in response to Roger Greens comment at DRB.
3. With regard to your 5-15 comment at sketch plat, please refer to the accompanying approved Amended #2 Site Plan for Vista del Norte which indicates that a Site Plan for Subdivision is NOT required for Tract T-1.
4. In response to your request for justification of the use of retaining walls within this project site. When grading a project site such as Escondido @ Vista del Norte, there are several economical and technical design considerations that I attempt to keep in balance and minimize. Retaining walls are an expensive construction item and therefore are avoided whenever possible. However, given the developers subdivision layout and after considering the other grading design components of a site, such as earthwork balance (no import of export of dirt), and especially the existing abrupt sloping property grades at the north and east property line, retaining walls are required for this particular site.

Please call me if you have any questions.

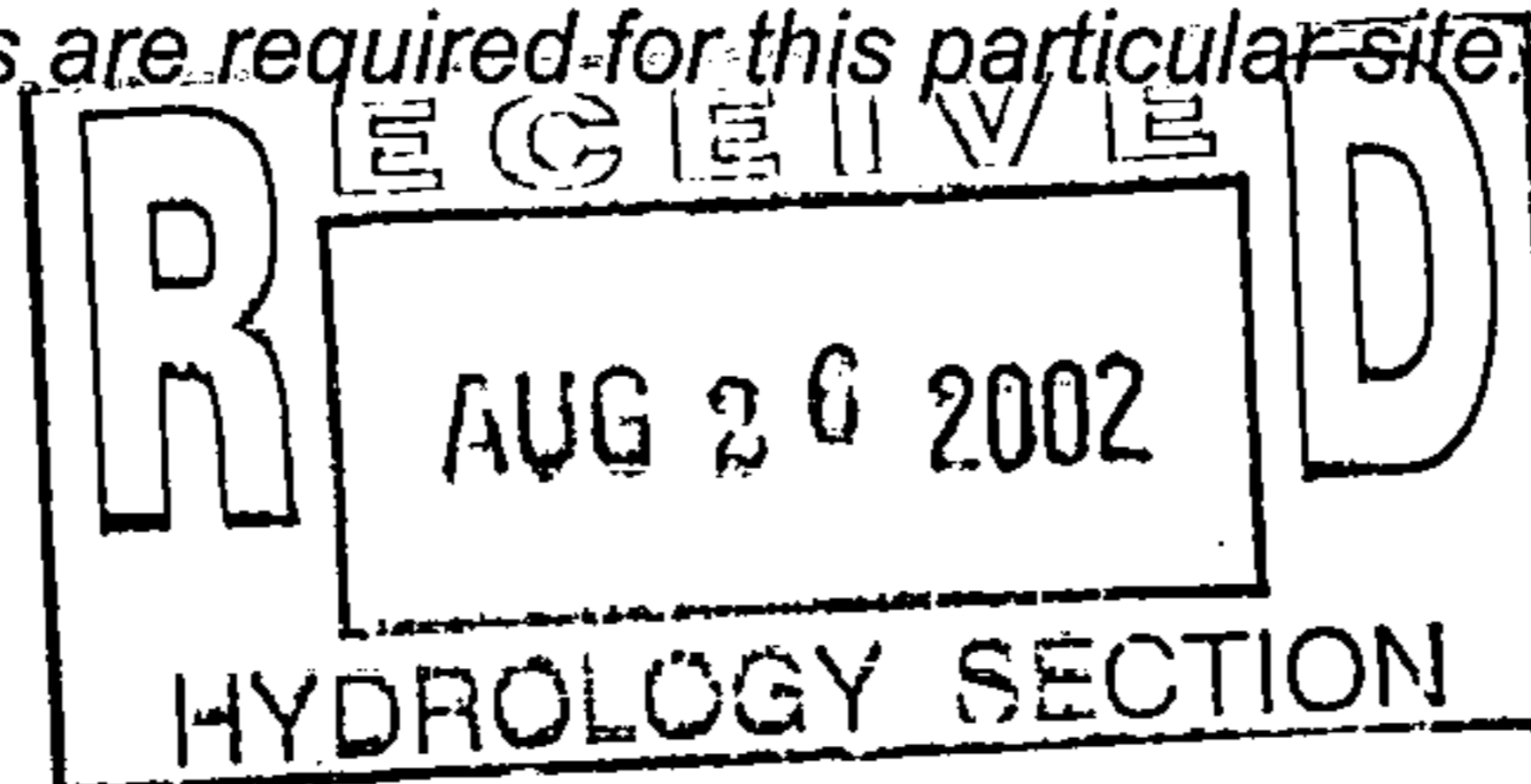
Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

Diane Hoelzer, PE
Senior Engineer

DLH/dlh

f:\2055escondido\drb_itr2.wpd

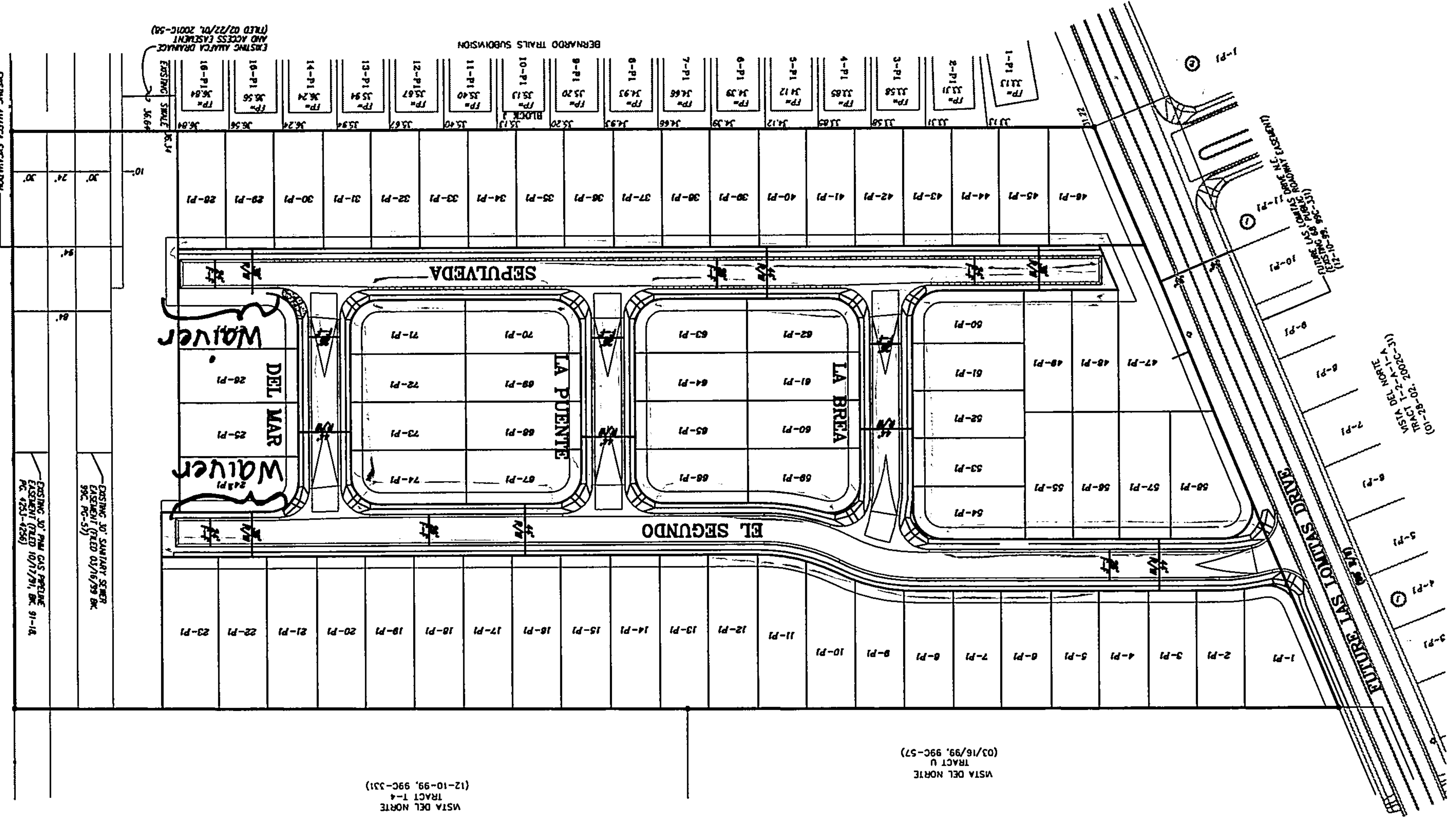


ESCONDIDO AT VISTA DEL NORTE SIDEWALK DEFERRAL EXHIBIT

EXHIBIT "C"

Date 9/4/02

NTS



VISTA DEL NORTE TRACT T-4 (12-10-99, 99C-331)

VISTA DEL NORTE TRACT U (03/16/99, 99C-57)

VISTA DEL NORTE TRACT T-1 (01-26-02, 200C-3)

VISTA DEL NORTE TRACT S-1 (11-26-02, 99C-117)

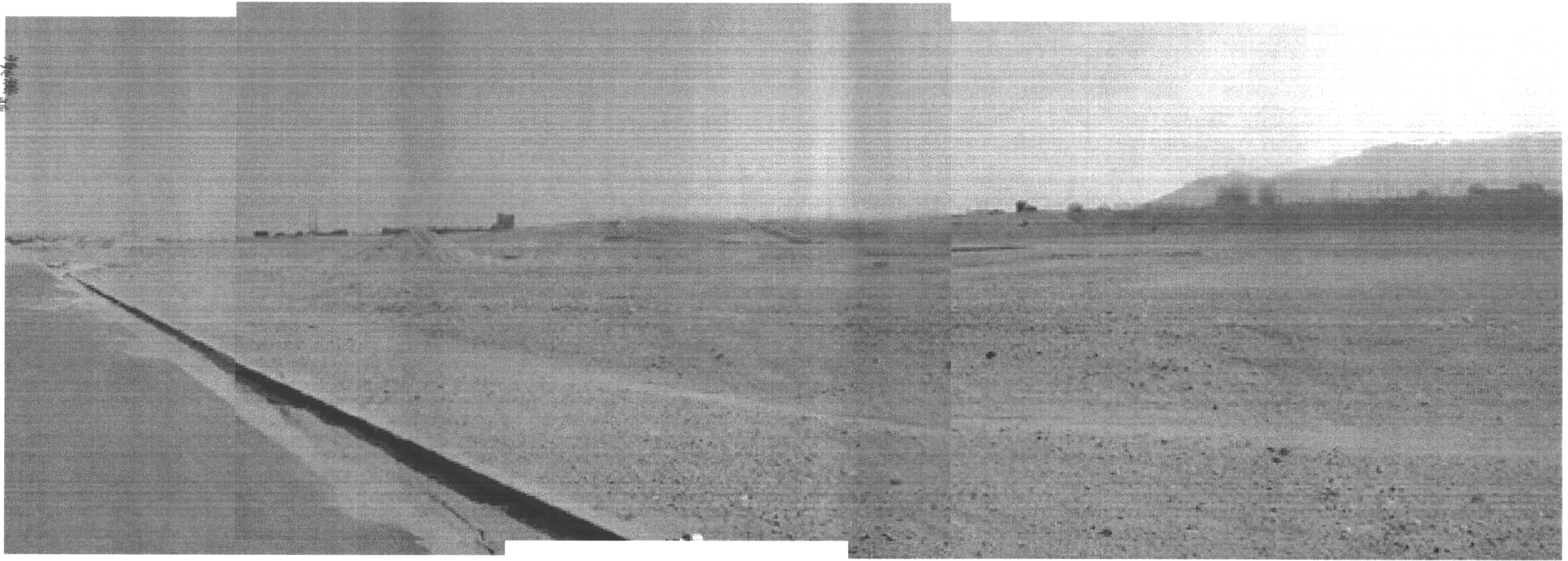
EXISTING ALMACA DRAINAGE AND ACCESS EASEMENT (FILED 02/22/01, 2001C-50)

EXISTING ALMACA DRAINAGE AND ACCESS EASEMENT (FILED 12/08/02 BK REC BK FC 280-207)

EXISTING ASPHALT CHANNEL DIVERSION NORTH ALMACA

EXISTING 30' SANITARY SEWER EASEMENT (FILED 03/16/99 BK 99C PG-57)

EXISTING 30' PAUL GAS PIPELINE EASEMENT (FILED 10/17/91 BK 91-18 BK 4251-4256)



#5 DRB Aug 14, 02 # 1001931 Looking North

DRB
DRB
DRB
DRB



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: 1001931

AGENDA ITEM NO: 22

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
 An approved infrastructure list is required for Preliminary Plat approval.
 AMAFCA approval required since they adjoin NDC.

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 15, 2002

discussed



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

Development Review Board Comments

Project Number: 1001931
Application Number: 02DRB-00689

DRB Date: 5/15/02

Item Number: 22

Subdivision:

Tract T-1 Vista del Norte

Zoning: SU-1/R-T, R-LT, R-2

Zone Page: D-16

New Lots (or units) : 67

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 is subject to the requirements of the City's Park Dedication and Development Ordinance. Additionally, the park dedication requirements are addressed by an existing agreement between the developer and the City (effective 2/97) which requires the dedication of land suitable for development of two neighborhood parks in exchange for park dedication credits totaling 1,666 single family homes or 3,331 multifamily homes.

The following is an accounting of the subdivisions within Vista del Norte that have been applied to the dedication agreement:

The approval of La Sala del Norte/DRB-98-314 for 66 s.f. lots left a remaining park dedication credit of 1,600 single family homes. The approval of Villa del Norte Unit 1 for 86 s.f. lots left a remaining park dedication credit of 1,514 single family homes. The approval of Los Prados del Norte for 106 s.f. lots left a remaining park dedication credit of 1,400 single family homes. The approval of Bernardo del Norte Subdivision for 64 single -family lots left a remaining park dedication credit of 1,344 single family homes. The approval of Las Sendas del Norte for 52 lots left a remaining park dedication credit of 1,292 single-family homes. The approval of Estates at Vista del Norte for 59 single -family lots, left a remaining park dedication credit of 1,233. The approval of Villa del Norte Unit 2 for 55 lots left a remaining park dedication credit of 1,178. The approval of the final plat for Bernardo Trails for 157 single-family lots will leave a balance of 1,021 single-family homes.

The approval of the final plat for 40 lots in Diamante del Norte, 54 lots in La Joya del Norte, and 67 lots in Meseta del Norte and the 64 apartments in Rancho Mirage will leave a remaining park dedication credit of 156,830 sq. ft. or 923 single-family homes or 1,845 multi-family units.

Park development requirements may be met by the provision of improvements in accordance with an executed agreement between the developer and the City and/or, the payment of a fee prior to issuance of Building Permit.

Signed: 

Adrienne Candelaria, DRB/EPC Senior Planner (PRD)

Phone: 768-5328

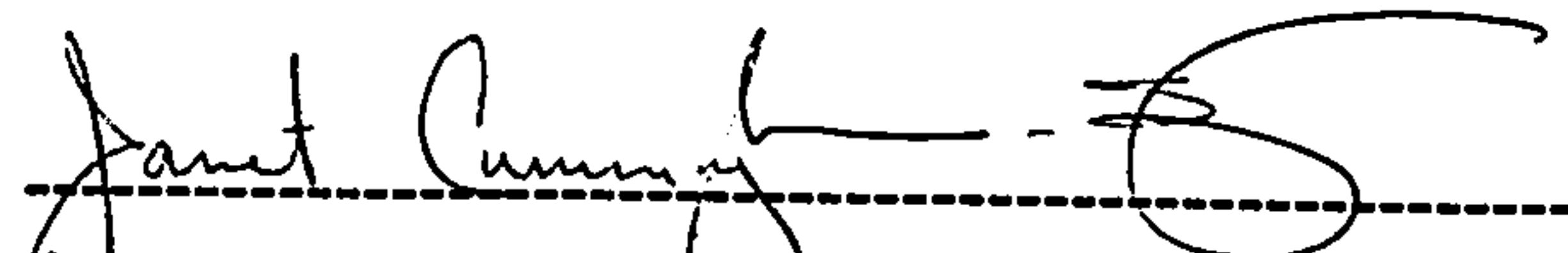


CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 15, 2002

**22. Project #1001931
Application # 02DRB-00689
Vista Del Norte Subdivision**

1. The zoning is SU-1. Has a site development plan for subdivision been approved by the EPC? The site plan and plat should be submitted concurrently to the DRB.
2. Lots 48-51 are "double-frontage" lots. Please explain how this will be work re: front yard, back yard, etc. or reconfigure.
3. Major subdivision plats require a public hearing before the DRB. The applicant must notify recognized neighborhood associations and provide proof of notification at the time of application submittal. Signs must be posted and maintained 15 days prior to the hearing.



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

A City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- ...for Subdivision Purposes
- ...for Building Permit
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

Supplemental form

S

V

P

L

Supplemental form

ZONING

- Annexation & Zone Establishment
- Sector Plan
- Zone Change
- Text Amendment

APPEAL / PROTEST of...

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

Z

A

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

APPLICANT INFORMATION:

NAME: KB Home New Mexico Inc.

ADDRESS: 4921 Alexander NE, Suite 8

CITY: Albuquerque

Proprietary interest in site: Owner

AGENT (if any): Mark Goodwin & Associates, PA

ADDRESS: 8916 Adams NE

CITY: Albuquerque

STATE NM

ZIP 87107

STATE NM

ZIP 87199

PHONE: 344-9400

FAX: 344-5700

E-MAIL:

PHONE: 828-2200

FAX: 797-9539

E-MAIL: dmg@swcp.com

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 T-1

Block: _____

Unit: _____

Subdiv. / Addn. Vista del Norte Subdivision

Current Zoning: SU1-R-T, R-LT, or R-2

Proposed zoning: N/C

Zone Atlas page(s): D-16-Z

No. of existing lots: 1

No. of proposed lots: 67

Total area of site (acres): 11.4776

Density if applicable: dwellings per gross acre: _____

dwellings per net acre: _____

Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.)

Within 1000FT of a landfill? no

UPC No. 101606335021640126CA 101 606 345 033 910 206

MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Los Lomas Dr.

Between: Vista del Norte Subdivision

and Bernardo Trails Subdivision

CASE HISTORY:

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

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

SIGNATURE

Mark Goodwin

5/6/02

DATE

(Print) Mark Goodwin, PE.

Applicant Agent

FOR OFFICIAL USE ONLY

Form revised September 2001

INTERNAL ROUTING

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

Application case numbers

02DRB - 00689

Action

S.F.

Fees

\$
\$
\$
\$
\$
\$
Total
\$

Hearing date

May 15, 2002

Project #

1001931

Planner signature / date

Carol Casader 5/6/02

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.

Mark Goodwin, PE

Mark Goodwin Applicant name (print)
Mark Goodwin 5/6/02 Applicant signature / date

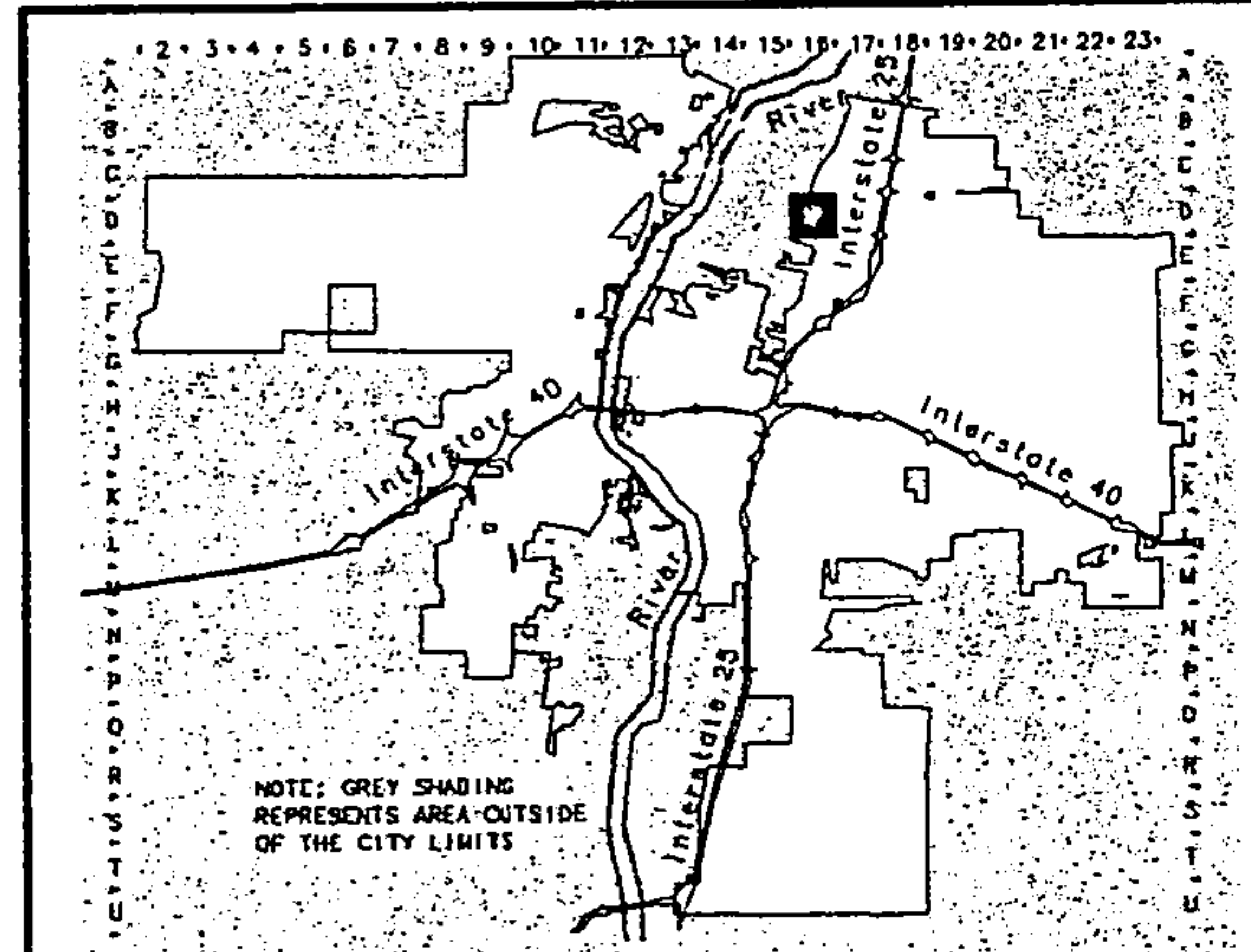
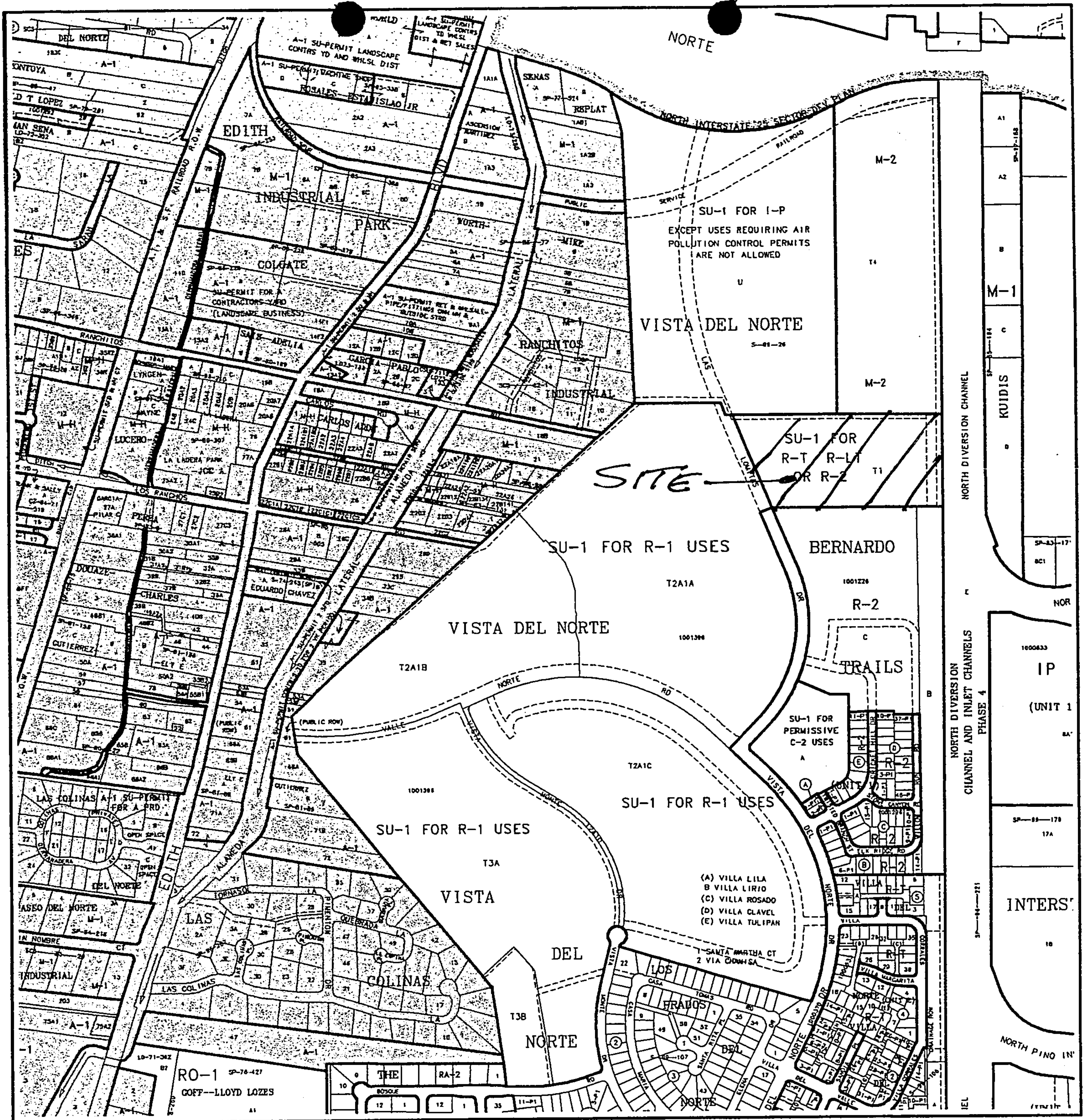


Form revised September 2001

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

Application case numbers
DRB-00689

Paul Campbell 5/6/02 Planner signature / date
Project # 1001931



CITY OF Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
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Zone Atlas Page
D-16-Z
 Map Amended through April 03, 2002



D. Mark Goodwin & Associates, P.A.
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May 6, 2002

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

Re: Tract T-1 of Vista del Norte Subdivision

Dear Ms. Stephens:

On behalf of the applicant, KB Homes of New Mexico, I am requesting sketch plat review and comment for an 11-acre tract of land as shown on the attached vicinity map. The purpose of the sketch plat is to receive comments from DRB on the proposed preliminary plat so relevant issues can be worked on for development.

Please contact me if I can be of further assistance.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

Mark Goodwin, PE
President

DMG/bm