



DRB CASE ACTION LOG (SITE PLAN B.P.)
REVISED 2/5/04

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

DRB Application No.: 05DRB-00523 (SBP)

Project # 1001932

Project Name: **GUARDIAN SELF-STORAGE**

Agent: Claudio Vigil Architects

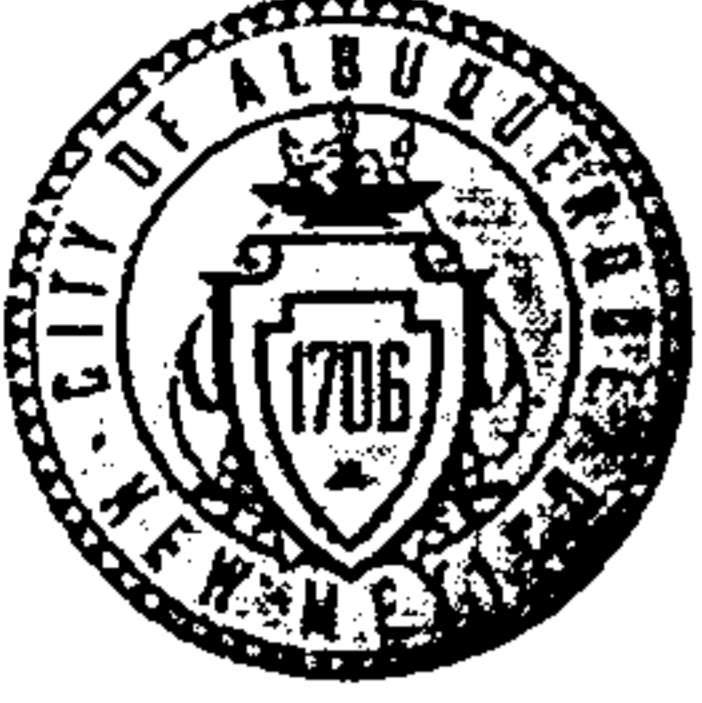
Phone No.: 842-1113

Your request for (SDP for SUB), (SDP for BP) (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4/20/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
- _____
- _____
- _____
- _____
- UTILITIES: *Site Plan approved*
- _____
- _____
- _____
- CITY ENGINEER / AMAFCA: *and all notes*
- _____
- _____
- _____
- PARKS / CIP: *blue sheet*
- _____
- _____
- PLANNING (Last to sign): *D.S. initials*
- _____
- _____
- _____

Project Number 1001932

- Planning must record this plat. Please submit the following items:
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 - Tax printout from the County Assessor.
- Include 3 copies of the approved site plan along with the originals.
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

April 20, 2005

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 11:55 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

- 1. Project # 1000788**
05DRB-00508 Major-One Year SIA
WILSON & COMPANY agent(s) for LONGFORD AT PARADISE SKIES request(s) the above action(s) for Tract(s) AAAA-1-A, **PARADISE SKIES SUBDIVISION, UNITS 8 & 9**, zoned R-T, located on MCMAHON BLVD NW, between ROCKCLIFF BLVD NW and UNSER BLVD NW containing approximately 30 acre(s). [REF: 01DRB-00272, 01DRB-00273, 01DRB-00274, 01DRB-01293, 02DRB-00227] (A-10/A-11) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED. THIS WILL BE THE LAST EXTENSION.**

2. **Project # 1001674**
05DRB-00519 Major-One Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for SAPPHIRE DEVELOPMENT request(s) the above action(s) for Parcel H-12A, **RIVERVIEW SUBDIVISION**, zoned R-LT, located on ALL SAINTS NW, between COORS BLVD NW and EAGLE RANCH RD NW containing approximately 33 acre(s). **(C-13) A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1001871**
05DRB-00505 Major-One Year SIA

MARK GOODWIN & ASSOCIATES, PA agent(s) for RANDALL HOMES, LLC request(s) the above action(s) for all or a portion of Lot(s) 28 & 29, Block(s) 12, Tract(s) 1, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **DESERT HIGHLANDS @ LA CUEVA**, zoned R-D 3DU/AC, located on MODESTO AVE NE, between WYOMING BLVD NE and BARSTOW STREET NE containing approximately 2 acre(s). **(C-19) A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

4. **Project # 1000029**
05DRB-00509 Major-Vacation of
Public Easements

BOHANNAN HUSTON INC. agent(s) for SAWMILL COMMUNITY LAND AND TRUST request(s) the above action(s) for Lot(s) C and B-1A-1, **DUKE CITY LUMBER ADDITION AND LOT D-1-A OF ARBOLERA DE VIDA PHASE 2**, zoned S-MI, S-DR, located on BELLAMAH ST NW, between 19TH ST NW and 18TH ST NW containing approximately 25 acre(s). [REF: 03DRB-01785, 03DRB-01786, 04DRB-01650, 04DRB-01651] **(H-13) VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1004071**
05DRB-00511 Major-Bulk Land Variance
05DRB-00512 Major-Vacation of Public Easements
05DRB-00513 Minor-Prelim&Final Plat Approval
- JEFF MORTENSEN & ASSOCIATES agent(s) for ALBUQUERQUE PUBLIC SCHOOLS & NEW MEXICO STATE LAND OFFICE, request(s) the above action(s) for **GOVERNMENT LOTS 1-4, SECTION 16, 11N, R2E AND THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 16, 11N, R2E**, zoned RO-20, located on RAINBOW BLVD NW, between COMPASS DR NW and PETROGLYPH NATIONAL MONUMENT containing approximately 289 acre(s). *[Deferred from 4/20/05]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 5/11/05.**
6. **Project # 1004073**
05DRB-00514 Major-Preliminary Plat Approval
05DRB-00515 Major-Vacation of Public Easements
05DRB-00516 Minor-Subd Design (DPM) Variance
05DRB-00517 Minor-Sidewalk Waiver
05DRB-00518 Minor-Temp Defer SDWK
- MARK GOODWIN & ASSOCIATES, PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 5, **JUAN TABO HILLS, UNIT 1**, zoned R-D, located on JUAN TABO BLVD NE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 102 acre(s). *[Deferred from 4/20/05]* (M-21/M-22) **DEFERRED AT THE AGENT'S REQUEST TO 5/18/05.**
7. **Project # 1003236**
05DRB-00452 Major-Vacation of Public Easements
05DRB-00454 Major-Preliminary Plat Approval
05DRB-00453 Minor-Temp Defer SDWK
- RIO GRANDE ENGINEERING agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for all or a portion of Tract(s) A, **VILLA DE LA CHAMISA, UNIT 1**, (to be known as **VILLA DE LA CHAMISA, UNIT 2**), zoned SU-1 FOR PRD, located on CALLE CHAMISA NW, between VIVALDI TRAIL NW and BIG SAGE NW containing approximately 6 acre(s). [REF: 04DRB00801, 04DRB00802, 04DRB00799, 04DRB00800, 04DRB00804, 04DRB01739] *[Deferred from 4/13/05]* (B-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. WITH THE**

SIGNING OF THE INFRASTRUCTURE LIST DATED 4/20/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/7/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION OF FINAL PLAT: THE LOT NUMBERS NEED TO MATCH THE APPROVED SITE PLAN. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

8. **Project # 1000692**
05DRB-00407 Major-SiteDev Plan
BldPermit

BDA ARCHITECTS agent(s) for SIVAD ENTERPRISES request(s) the above action(s) for all or a portion of Tract(s) A1A, Block(s) 1, **BEAR CANYON VILLAGE, UNIT 2**, zoned SU-1 FOR C-1, located on Burlison NE & Wyoming NE between San Antonio NE and Academy NE containing approximately 5 acre(s). [Deferred from 4/6/05 & 4/20/05] (E-19) **DEFERRED AT THE AGENT'S REQUEST TO 5/11/05.**

9. **Project # 1003470**
04DRB-01522 Major-Bulk Land
Variance
04DRB-01523 Major-Preliminary Plat
Approval
04DRB-01524 Minor-Temp Defer
SDWK

WILSON & COMPANY agent(s) for SPS LLC, SCOTT SCHIABOR request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, KASSUBA-MONTBEL LANDS, (to be known as **VISTA VIEJA SUBDIVISION**, zoned R-1 residential zone, located west of 81ST ST NW and southwest of ATRISCO NW between 81ST ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] [Deferred from 11/3/04, 11/10/04, 12/1/04, 1/12/05 & 2/16/05 & 3/16/05 & 3/30/05 & 4/6/05] (D-9) **BULK LAND VARIANCE WAS APPROVED. PRELIMINARY PLAT WAS DEFERRED TO 4/27/05. TEMPORARY DEFERRAL OF SIDEWALKS WAS DEFERRED TO 4/27/05.**

05DRB-00609 Minor-Prelim&Final Plat
Approval

WILSON & COMPANY agent(s) for SPS LLC, SCOTT SCHIABOR request(s) the above action(s) for all or a portion of Tract(s) 1A, 1B, 2A and 2B, KASSUBA-MONTBEL LANDS, (to be known as VISTA VIEJA SUBDIVISION, zoned R-1 residential zone, located on 81ST ST NW, between ALBERICOQUE PL NW and SCENIC RD NW containing approximately 159 acre(s). [REF: 04DRB01522, 04DRB01523, 04DRB01524] (D-9) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

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.

10. **Project # 1003872**
05DRB-00604 Minor-SiteDev Plan
BldPermit/EPC

SITES SOUTHWEST agent(s) for CITY OF ALBUQUERQUE WATER UTILITY request(s) the above action(s) for all or a portion of Tract(s) B, **SUNPORT MUNICIPAL ADDITION**, zoned SU-1 GOLF COURSE AND RELATED FACILITIES, located on SAN JOAQUIN SE, between GIRARD SE and WELLESLEY SE containing approximately 2 acre(s). [REF: 05EPC-00023, ZA-77-219] [Stephanie Shumsky, EPC Case Planner] (L-16) **SITE PLAN FOR BUILDING PERMIT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR EPC CASE PLANNER'S INITIALS.**

11. **Project # 1004112**
05DRB-00603 Minor-SiteDev Plan
BldPermit

ABQ ENGINEERING agent(s) for BRUCE BESSER request(s) the above action(s) for all or a portion of Lot(s) 1, **MERIDIAN BUSINESS PARK**, zoned IP, located on LOS VOLCANOS RD NW, between SILVER CREEK RD NW and GALLATIN PL NW. [REF: DRB-97-59, Z-92-57] [Deferred from 4/20/05] (K-10) **DEFERRED AT THE AGENT'S REQUEST TO 4/27/05.**

12. **Project # 1004090**
05DRB-00608 Minor-SiteDev Plan
BldPermit

JLS ARCHITECTS agent(s) for JIM HAKEEM request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 17, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on WYOMING NE and CORONA AVE NE containing approximately 2 acre(s). [REF: 05DRB00559] (C-19) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MINOR CORRECTIONS.**

13. **Project # 1003360**
05DRB-00623 Minor-SiteDev Plan
BldPermit/EPC

CHERRY/SEE ARCHITECTS agent(s) for CITY OF ALBUQUERQUE, COMMUNITY & FAMILY SERVICES request(s) the above action(s) for all or a portion of Tract(s) A, **JOHN ADAMS MULTIPURPOSE CENTER**, zoned SU-1 FOR CENTER/PARK, located on GLENRIO RD NW, between 56TH ST NW and LOMA HERMOSA DR NW containing approximately 4 acre(s). [REF: 04EPC00487, 04EPC00486] [Russell Brito for Debbie Stover, EPC Case Planner] (J-11) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MINOR COMMENTS AND TO PLANNING FOR EPC CASE PLANNER'S INITIALS.**

14. **Project # 1002371**
05DRB-00560 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST LLC agent(s) for HOFFMANTOWN WEST CHURCH request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) 1A1, ALBAN HILLS, UNIT 1, (to be known as **HOFFMANTOWN WEST CHURCH**) zoned SU-1 FOR R-2 WITH CHURCH RELATED USES, located on LA ORILLA

NW, between COORS BLVD NW and CORRALES DRAIN containing approximately 17 acre(s). [REF:02DRB01824, 03DRB02150] [Elvira Lopez, EPC Case Planner] [Deferred from 4/13/05 & 4/20/05] (D-12) DEFERRED AT THE AGENT'S REQUEST TO 4/27/05.

15. **Project # 1000163**
05DRB-00554 Minor-SiteDev Plan
BldPermit/EPC

SANDERS & ASSOCIATES ARCHITECTS agent(s) for DR. AND MRS. ERNESTO GARZA request(s) the above action(s) for all or a portion of Tract(s) E, LA CUEVA VILLAGE, zoned C-2 (SC), located on CARMEL AVE NE, between WYOMING BLVD NE and BARSTOW NE containing approximately 1 acre(s). [REF: 04EPC-01828] [Elvira Lopez, EPC Case Planner] [Deferred from 4/13/05] (C-19) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1001932**
05DRB-00523 Minor-SiteDev Plan
BldPermit/EPC

CLAUDIO VIGIL ARCHITECTS agent(s) for PAUL HEDGES request(s) the above action(s) for all or a portion of Tract(s) C, WEST RIDGE, UNIT 1, (to be known as **GUARDIAN SELF STORAGE**) zoned SU-1 FOR C-1 AND IP USES, located at the southeast corner of OURAY RD NW and TWIN OAKS DR NW, containing approximately 4 acre(s). [REF: AX-80-18, Z-80-87, 04EPC01718] [David Stallworth, EPC Case Planner] [Deferred from 4/6/05] (G-10) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1003231**
05DRB-00588 Major-Final Plat
Approval

WILSON & COMPANY agent(s) for LONGFORD @ ARROWWOOD, LLC request(s) the above action(s) for all or a portion of Tract(s) 30A-1, **LANDS OF SALAZAR/QUATRO/JSJ/HANNETT**, zoned RLT, located on 98TH STREET SW, between RIO BRAVO SW and BLAKE SW containing approximately 30 acre(s). [REF: 04DRB00263, 05DRB00483, 05DRB00484, 5DRB00485, 05DRB00389, 05DRB00390] (N-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1003471**
05DRB-00595 Minor-Final Plat
Approval

SURV-TEK, INC agent(s) for CURB WEST, INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A, **SEVILLE SUBDIVISION**, zoned R-1, located on SEGOVIA NW east of KAYENTA NW and containing approximately 24 acre(s). [REF: 04DRB00826, 008A27, 04DRB01224, 01225, 04DRB01948, 01949, 05DRB00083, 00084] (A-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA'S SIGNATURE.**

19. **Project # 1002196**
05DRB-00610 Major-Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 1-B, TOWN OF ATRISCO GRANT, (to be known as **LOS ANTEPASADOS, UNIT 6**) zoned SU-1 FOR MH PARK, located on SUNSET GARDENS RD SW, between CORRIGEDOR SW and FOOTHILL SW containing approximately 6 acre(s). [REF: DRB-91-385, 02EPC01356, 03EPC02048, 04CC00130, 04DRB00873, 04DRB00875, 04DRB00877] (K-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU**

AND PLANNING FOR ENVIRONMENTAL HEALTH SIGNATURE, A NOTE ON THE PLAT: MAINTENANCE AND REPAIR EASEMENTS SHOWN ON FINAL PLAT FOR ZERO LOT LINES AND FOR QWEST SIGNATURES.

20. **Project # 1003762**
05DRB-00611 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for ALBUQUERQUE PUBLIC SCHOOLS REAL ESTATE OFFICE request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) K, **PANORAMA HEIGHTS**, zoned R-1 residential zone, located on CONSTITUTION AVE NE, between CHELWOOD PARK BLVD NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 04EPC01714, 05DRB00316] (J-22) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

21. **Project # 1004104**
05DRB-00592 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for KEN & PATRICIA MAESTAS request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, **MAESTAS SUBDIVISION**, zoned R-1, located on LOS POBLANOS LN NW, between GUADALUPE TR NW and SANDIA RD NW containing approximately 1 acre(s). [REF: Z-86-23,AX-86-3, DRB-86-623] (F-14) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

22. **Project # 1003694**
05DRB-00613 Minor-Prelim&Final Plat
Approval
05DRB-00614 Minor-Subd Design
(DPM) Variance

CHRISTOPHER CALOTT request(s) the above action(s) for all or a portion of Lot(s) BB, **ALVARADO GARDENS NO. 2**, zoned RA-2 W7, located on CAMPBELL RD NW, between GLENWOOD NW and TRELIS DR NW containing approximately 1 acre(s). [REF: 04DRB01485] (G-12) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR AGIS DXF FILE. THE SUBDIVISION DESIGN VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**

23. **Project # 1002778**
05DRB-00606 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for VENTANA WEST LLC request(s) the above action(s) for all or a portion of Tract(s) D-1 & D-2, **VENTANA RANCH WEST**, zoned R-LT residential zone, located on VENTANA WEST PARKWAY NW, between VENTANA RIDGE RD NW and PASEO DEL NORTE BLVD NW containing approximately 4 acre(s). [REF: 04DRB00126, 00127, 00128, 03EPC01057, 01058] (B-8/B-9) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

24. **Project # 1002459**
05DRB-00616 Minor-Prelim&Final Plat
Approval
05DRB-00615 Minor-Vacation of
Private Easements

TIERRA WEST LLC agent(s) for QUAIL RIDGE LLC request(s) the above action(s) for all or a portion of Tract(s) 1, 3, 4, 5, **QUAIL RIDGE**, zoned C-2 (SC), located on COORS BLVD NW, between OURAY RD NW and QUAIL RD NW containing approximately 4 acre(s). [REF: 03EPC00159, 03EPC00160, 4AA00871] (H-11) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR A COPY OF THE APPROVED AA SHOWING NEW LOT LINES. THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

25. **Project # 1004061**
05DRB-00499 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC agent(s) for CONNIE & ZACK LOVELADY, CZ ENTERPRISES request(s) the above action(s) for all or a portion of Lot(s) 25, **ALVARADO GARDENS, UNIT 1**, zoned RA-2, located on MATTHEW AVE NW and MEADOW VIEW DR NW and containing approximately 1 acre(s). *[Deferred from 3/30/05 & 4/13/05]* (G-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

26. **Project # 1001409**
05DRB-00531 Minor-Prelim&Final Plat
Approval

ADVANCED ENGINEERING & CONSULTING agent(s) for SAIFI TALEBREZA request(s) the above action(s) for all or a portion of Lot(s) 20-A, Block(s) 1, **CANDELIGHT FOOTHILLS, UNIT 1**, zoned R-1, located on LOMAS BLVD NE, between MONTE LARGO DR NE and SUMMIT HILLS DR NE containing approximately 2 acre(s). [REF: 01DRB01160, 01DRB01819, 02DRB01863, 03DRB02032, 04DRB01425] *[Deferred from 4/6/05 & 4/13/05]* (J-23) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/20/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/19/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION: NEED TO INCLUDE THE DESCRIPTION OF THE PUBLIC UTILITY EASEMENT (PUE). FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

27. **Project # 1003554**
05DRB-00530 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 1-8, Block(s) 9 and Lot(s) 2-9, Block(s) 8, **SKYLINE HEIGHTS, (to be known as CENTRAL PARK PLACE, PHASE 1)** zoned C-2, located on CENTRAL AVE SE, between CONCHAS ST SE and EUBANK BLVD SE containing approximately 4 acre(s). [REF: ZA-88-406, 04DRB01099, 04DRB01100] *[Deferred from 4/6/05]* (L-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/20/05 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

28. **Project # 1002247**
04DRB-00890 Minor-Final Plat
Approval

BOHANNAN HUSTON, INC agent(s) for HUNT UPTOWN, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ALBUQUERQUE UPTOWN SITE, ST. PIUS X SUBDIVISION**, zoned SU-3 special center zone, located on INDIAN SCHOOL RD NE, between LOUISIANA BLVD NE and ESPANOLA ST NE containing approximately 18 acre(s). [REF: 1001164, 04DRB-00830] *(Deferred from 6/16/04)[Final Plat Indef Deferred 6/23/04 for SIA]* (H-19) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR RECORDING OF PAPER EASEMENT AND TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENTS WITH EXHIBIT AND AGIS DXF FILE.**

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

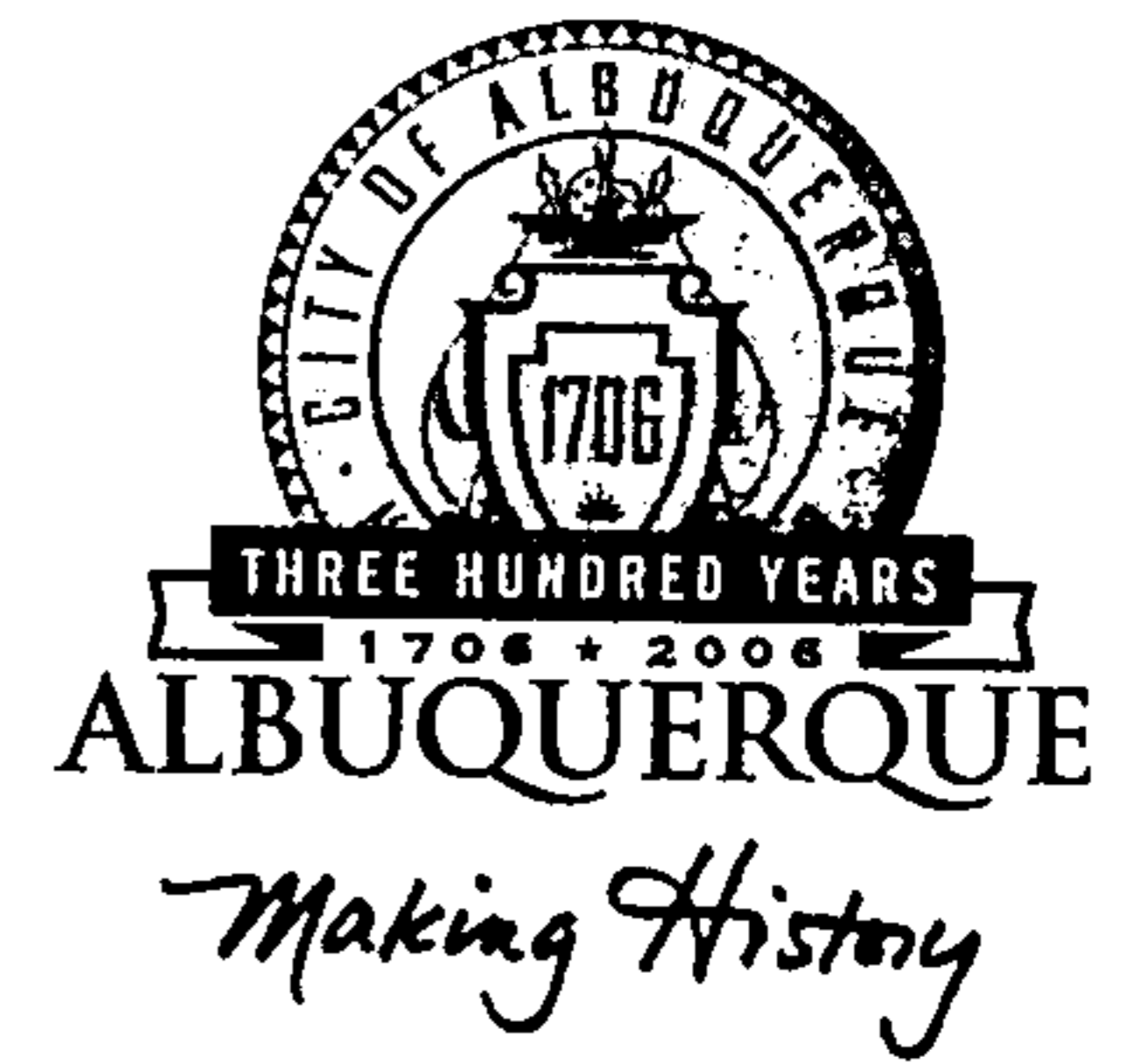
29. **Project # 1004110**
05DRB-00601 Minor-Sketch Plat or Plan

Alexander and Donette Garcia, request(s) the above action(s) for all or a portion of Tract(s) 108-D, **M.R.G.C.D. MAP 31**, zoned RA-2, located on RIO GRANDE BLVD NW, between ELFEGO RD NW and MANUEL TORRES LN NW containing approximately 1 acre(s). (F-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

30. Approval of the Development Review Board Minutes for Month April 6, 2005. **DRB MINUTES FOR APRIL 6, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:55 A.M.

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001932

AGENDA ITEM NO: 16

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

SIGN-OFF:(x)

ENGINEERING COMMENTS:

No adverse comments.

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: April 20, 2005

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

April 6, 2005 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 11:30 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1001085**
05DRB-00402 Major-Two Year SIA

ANTHONY E DECK request(s) the above action(s) for all or a portion of Lot(s) 16 & 17, Block(s) B, **ROSEWOOD SUBDIVISION, UNIT 1**, zoned R-D, located on BLOSSOMWOOD PL NW, between HANOVER RD NW and AMAFCA ROW/I-40 containing approximately 10 acre(s).[REF: 01DRB00261, 03DRB00372] (J-10) **TWO-YEAR SIA WAS APPROVED.**

2. **Project # 1000296**
05DRB-00406 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for SCOTT PATRICK HOMES request(s) the above action(s) for all or a portion of Lot(s) 16P1, **OXBOW VILLAGE**, zoned SU-3, located on NORTHERN AVE NW, between OXBOW VILLAGE LN NW and VISTA GRANDE DR NW containing approximately 1 acre(s). [REF: 02DRB02808] (G-11) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1000692**
05DRB-00407 Major-SiteDev Plan BldPermit

BDA ARCHITECTS agent(s) for SIVAD ENTERPRISES request(s) the above action(s) for all or a portion of Tract(s) A1A, Block(s) 1, **BEAR CANYON VILLAGE, UNIT 2**, zoned SU-1 FOR C-1, located on Burlison NE & Wyoming NE between San Antonio NE and Academy NE containing approximately 5 acre(s). [*Deferred from 4/6/05*] (E-19) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**

4. **Project # 1003384**
05DRB-00380 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for RSF LAND & CATTLE CO. LLC request(s) the above action(s) for Tract(s) MM-1-A and MM-1-B, **SEVEN BAR RANCH**, zoned C-2 (SC), located on Seven Bar Loop Rd NW between Cottonwood DR NW and Old Airport Ave NW containing approximately 7 acre(s). [REF: 04DRB-01874, 04EPC-01035] (B-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1003634**
05DRB-00409 Major-Vacation of Pub Right-of-Way

GARCIA KRAEMER & ASSOCIATES agent(s) for GREATER ALBUQUERQUE HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 6B, Block(s) 12, **EASTERN ADDITION**, zoned SU-2 MR, located on HIGH STREET SE, between CROMWELL SE and PACIFIC SE containing approximately 1 acre(s). [REF: 04ZHE01162, 01ZHE01165, 01ZHE01166, 04DRB01297] [*Deferred from 4/6/05*] (K-14) **DEFERRED AT THE AGENT'S REQUEST TO 4/13/05.**

6. **Project # 1004010**
05DRB-00404 Major-Vacation of Public Easements

MARK & MICHELLE GALLEGOS request(s) the above action(s) for all or a portion of Tract(s) A-1-A, A-1-B, A-1-C & A-1-D, **LANDS OF ROBERT N GARCIA**, zoned RA-2, located on DON ONOFRE TRAIL NW, between CANDELARIA NW and GRIEGOS NW containing approximately 1 acre(s). [REF: [DRB-94-022] (F-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

7. **Project # 1003470**
04DRB-01522 Major-Bulk Land Variance
04DRB-01523 Major-Preliminary Plat Approval
04DRB-01524
Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for SCOTT SCHIABOR SPS LC request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, **VISTA VIEJA SUBDIVISION**, KASSUBA-MONTBEL LANDS, zoned R-1 residential zone, located on 81ST ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] [*Deferred from 11/3/04, 11/10/04, 12/1/04, 1/12/05 & 2/16/05 & 3/16/05 & 3/30/05 & 4/6/05*] (D-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**

8. **Project # 1002636**
05DRB-00373 Major-Vacation of Public Easements
05DRB-00372 Minor-Prelim&Final Plat Approval
05DRB-00374 Minor-Vacation of Private Easements

SURVEYS SOUTHWEST, LTD agent(s) for WAYNE LUJAN request(s) the above action(s) for LOTS 24-A, 24-B, 24-C & 24-D, **RICE'S DURANES ADDITION NO. 1**, zoned R-2, located on RICE AVE NW containing approximately 1 acre(s). [REF: 05DRB-00371] [*Deferred from 3/30/05*] (H-12) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/6/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION OF FINAL PLAT: UTILITY DEVELOPMENT NEEDS TO RECEIVE A RECORDED COPY OF RELEASE OF EASEMENT. FINAL PLAT WAS INDEFINITELY DEFERRED FOR SIA.**

Project # 1002636
05DRB-00371 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for WAYNE LUJAN request(s) the above action(s) for all or a portion of Lot(s) 23-B, **RICE'S DURANES ADDITION NO. 1**, zoned R-2, located on RICE AVE NW and RIO GRANDE BLVD NW and containing approximately 1 acre(s). [*Deferred from 3/16/05 & 3/30/05*] (H-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND UTILITIES, PROJECT DEPENDS ON INFRASTRUCTURE BEING INSTALLED WITH LOTS 24A-D. UTILITIES CANNOT SIGN PLAT UNTIL AFTER PLAT FOR 24A-D.**

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 # 1001932**
05DRB-00523 Minor-SiteDev Plan
BldPermit/EPC

CLAUDIO VIGIL ARCHITECTS agent(s) for PAUL HEDGES request(s) the above action(s) for all or a portion of Tract(s) C, WEST RIDGE, UNIT 1, **(to be known as GUARDIAN SELF STORAGE)** zoned SU-1 FOR C-1 AND IP USES, located at the southeast corner of OURAY RD NW and TWIN OAKS DR NW, containing approximately 4 acre(s). [REF: AX-80-18, Z-80-87, 04EPC01718] [David Stallworth, EPC Case Planner] [Deferred from 4/6/05] (G-10) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**

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

10. **Project # 1004074**
05DRB-00524 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for JAKE TRUJILLO request(s) the above action(s) for all or a portion of Lot(s) 19, **ROSSITER ADDITION**, zoned R-2, located on 10TH ST NW, between BELLROSE AVE NW and 11TH STREET NW containing approximately 1 acre(s). (G-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU.**

11. **Project # 1003865**
05DRB-00521 Minor-Prelim&Final Plat
Approval

FORSTBAUER SURVEYING, LLC agent(s) for PARKS CUSTOM BUILDERS INC request(s) the above action(s) for all or a portion of Lot(s) 11, 12, 21 & 22, Block(s) 28, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 IP, located on ALAMEDA BLVD NE, between SAN PEDRO NE and LOUISIANA NE containing approximately 4 acre(s). [REF: 05DRB00006, DRB-99-187, Z-87-42-1] (C-18) **THE ABOVE REQUEST WAS INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

12. **Project # 1000560**
05DRB-00527 Minor-Prelim&Final Plat
Approval
- PRECISION SURVEYS INC agent(s) for DESIGN GROUP request(s) the above action(s) for all or a portion of Tract(s) 1A-2-B1, **JOURNAL CENTER**, zoned IP, located on LANG AVE NE, between JEFFERSON ST NE and HEADLINE NE containing approximately 6 acre(s). *[Deferred from 4/6/05]* (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 4/13/05.**
13. **Project # 1001409**
05DRB-00531 Minor-Prelim&Final Plat
Approval
- ADVANCED ENGINEERING & CONSULTING agent(s) for SAIFI TALEBREZA request(s) the above action(s) for all or a portion of Lot(s) 20-A, Block(s) 1, **CANDELIGHT FOOTHILLS, UNIT 1**, zoned R-1, located on LOMAS BLVD NE, between MONTE LARGO DR NE and SUMMIT HILLS DR NE containing approximately 2 acre(s). [REF: 01DRB01160, 01DRB01819, 02DRB01863, 03DRB02032, 04DRB01425] *[Deferred from 4/6/05]* (J-23) **DEFERRED AT THE AGENT'S REQUEST TO 4/13/05.**
14. **Project # 1003554**
05DRB-00530 Minor-Prelim&Final Plat
Approval
- TIERRA WEST LLC agent(s) for AMC DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 1-8, Block(s) 9 and Lot(s) 2-9, Block(s) 8, **SKYLINE HEIGHTS**, (to be known as **CENTRAL PARK PLACE, PHASE 1**) zoned C-2, located on CENTRAL AVE SE, between CONCHAS ST SE and EUBANK BLVD SE containing approximately 4 acre(s). [REF: ZA-88-406, 04DRB01099, 04DRB01100] *[Deferred from 4/6/05]* (L-20) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**
15. **Project # 1003971**
05DRB-00506 Minor- Prelim&Final Plat
Approval
- WAYJOHN SURVEYING, INC agent(s) for LUBRICAR INC. request(s) the above action(s) for all or a portion of Tract(s) A & B, **ROBERT H. MOTT ADDITION**, zoned C-2, located on 4TH STREET NW, between GENE AVE NW and GAVILAN PLACE NW containing approximately 1 acre(s). [REF: 05DRB-00293] (F-14) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1003989**
05DRB-00507 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for EMILY GORDEN request(s) the above action(s) for all or a portion of Lot(s) 22 THRU 27, Block(s) 3, Tract(s) A, B & R ADDITION, zoned C-2, located on LOMAS BLVD NE, between DALLAS ST NE and TENNESSEE ST NE containing approximately 1 acre(s). [Listed under Project #1004070 in error] (K-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

17. **Project # 1003668**
04DRB-01414 Minor- Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 5, Block(s) 3, Tract(s) 3, Unit(s) 3, **NORTH ALBUQUERQUE ACRES**, zoned RD-3, located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). *[Was indefinitely deferred at the agent's request, 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04][Deferred from 11/17/04] [Indef. Deferred on 12/29/04] [The final plat was indefinitely deferred for the SIA]* (C-20) **FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

18. **Project # 1003247**
05DRB-00498 Minor-Prelim&Final Plat
Approval

LYLE C LOSACK, PE agent(s) for MARK D VALENCIA request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **CORONA DEL SOL**, zoned R-2, located on ALAMAGORDO NW, between ST. JOSEPHS NW and TUCSON NW containing approximately 2 acre(s). [REF: DRB-98-18, Z-98-38, 04DRB00190] *[Deferred from 3/30/05]* (G-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/6/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/16/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION: REEVALUATE HE NEED FOR THE 25-FOOT PRIVATE ACCESS EASEMENT. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

19. **Project # 1002629**
05DRB-00497 Minor-Prelim&Final Plat
Approval

LYLE C LOSACK, PE agent(s) for BRENDAN T. O'SULLIVAN request(s) the above action(s) for all or a portion of Lot(s) 10 & 11, Block(s) C, DAVIDSON ADDITION, (to be known as DON JUAN DE ONATE ALBUQUERQUE REDEVELOPMENT DEVELOPMENT OWNED AND BUILT BY BRENDAN T. O' SULLIVAN SUBDIVISION, zoned SU-2 FOR RT, located on CANDELARIA NW, between 10TH STREET NW and 7TH STREET NW containing approximately 1 acre(s).[REF: 03DRB00683, 03DRB02124][Deferred from 3/30/05](G-14) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/6/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/17/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.

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

20. **Project # 1004076**
05DRB-00526 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST agent(s) for ROY SOLOMON request(s) the above action(s) for all or a portion of Lot(s) 11 THRU 14, Block(s) 23, THOMAS ADDITION, zoned R-LT residential zone, located on HILTON AVE NE and HENDRIX RD NE and containing approximately 1 acre(s). (G-20) THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

21. **Project # 1003828**
05DRB-00520 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC agent(s) for WILLIAM T CANIGLIA request(s) the above action(s) for all or a portion of Tract(s) 70A, 71A, 113 & 114A, MRGCD MAP #34, zoned R-1, located on CANDELARIA RD NW, between 12TH ST NW and RIO GRANDE BLVD NW containing approximately 7 acre(s). [REF: 04DRB01904] (G-13) THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

22. **Project # 1002457**
05DRB-00529 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES PA agent(s) for MAINSTREET PROPERTIES LLC request(s) the above action(s) for all or a portion of Block(s) 2, Tract(s) X-1-A & X-1-B, GLENWOOD HILLS, UNIT 1, (to be known as **GLENWOOD LOFTS**) zoned SU-1 PRD, located on MONTGOMERY BLVD NE, between TRAMWAY NE and SPANISH BIT NE containing approximately 3 acre(s). [REF: ZA-73-89, ZA-74-187] (G-23) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1004075**
05DRB-00525 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC agent(s) for UNIVERSITY OF NEW MEXICO AND NEW MEXICO STATE LAND OFFICE request(s) the above action(s) for **MESA DEL SOL**, zoned SU-2 PLANNED COMMUNITY, located on I-25, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 12, 000 acre(s). (P-21 THRU P-22, S-14 THRU S-22, N-21, N-22, S-12, T-12, Q-15 THRU Q-22, T-14 THRU T-22, R-14 THRU R-22, U-14 THRU U-23) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. Approval of the Development Review Board Minutes for March 23, 2005. **THE DRB MINUTES FOR MARCH 23, 2005 WERE APPROVED BY THE BOARD**

ADJOURNED: 11:30 A.M.



**DEVELOPMENT REVIEW BOARD
 TRANSPORTATION DEVELOPMENT
 Standard Comment Sheet**

DRB- 1001932 Item No. 9 Zone Atlas G-10

DATE ON AGENDA 4-6-05

INFRASTRUCTURE REQUIRED (X) YES () NO

CROSS REFERENCE: _____

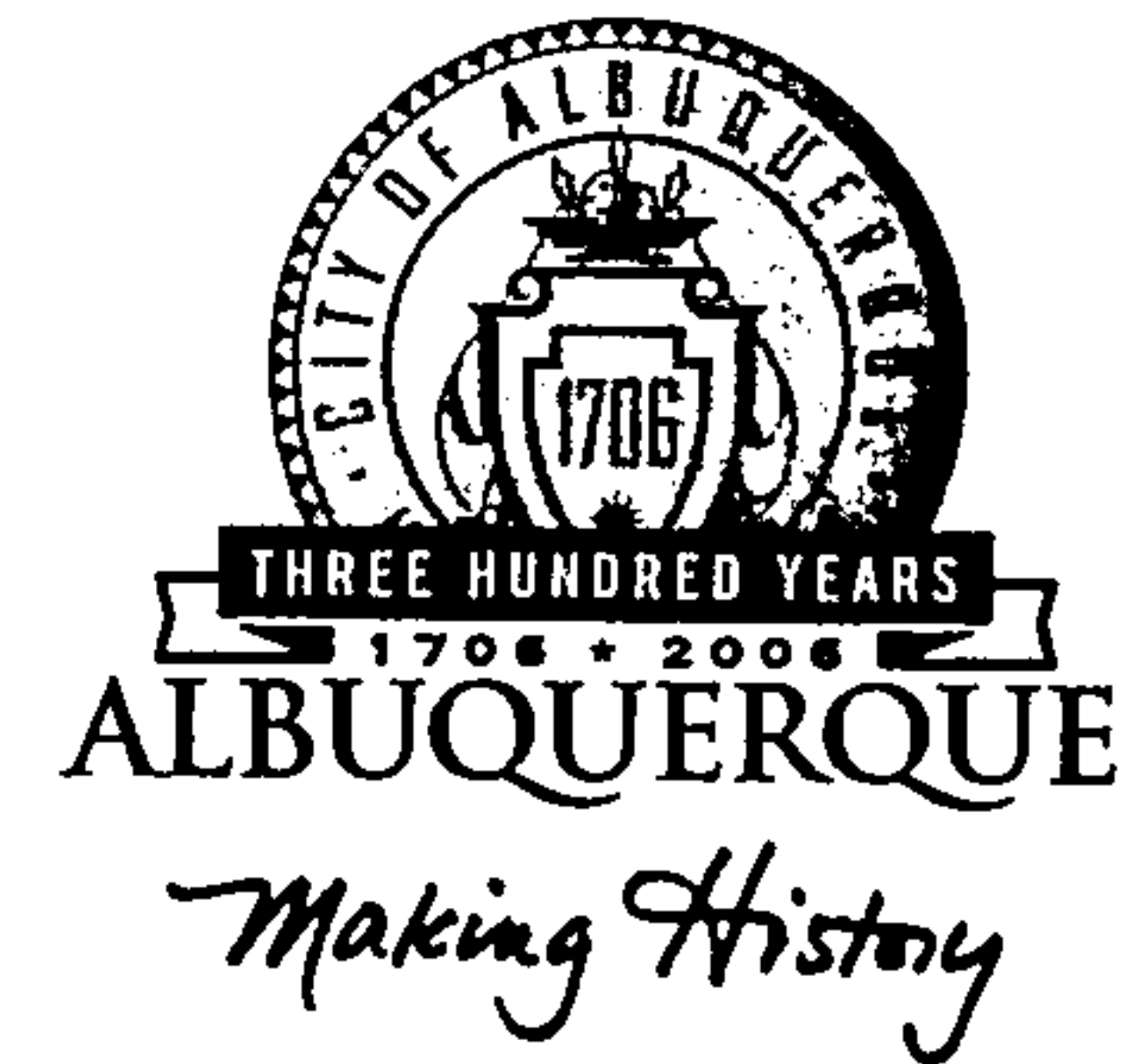
TYPE OF APPROVAL REQUESTED:

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

<u>No.</u>	<u>Comment</u>
1)	Need to reference the applicable City Standard Drawings that are being used for work within the public right-of-way. (An infrastructure list may not be needed.)
2)	Parking requirements are 14 with only 10 being provided.
3)	The ADA space must be van accessible.
4)	Is there an ADA ramp across the street (Twin Oaks)?
5)	Ensure that sight distance can be met with the proposed landscaping plan at the entrance and at the intersection of Twin Oaks and Ouray.

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

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001932

AGENDA ITEM NO: 9

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

SIGN-OFF:(x)

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

4-20-05

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: April 6, 2005



#9

**CITY OF ALBUQUERQUE, PLANNING DEPARTMENT
INTERNAL MEMORANDUM**

◦ signature block
◦ height of walls
◦ color of walls

TO: Sheran Matson, Chairperson – Development Review Board

FROM: David Stallworth, Planner

COPIES TO: Claire Senova, Development Review

DATE: April 5, 2005

RE: **PROJECT NO. 1001932, Case Number 05DRB – 00523, Guardian Self-Storage, Ouray and Twin Oaks.**

Below are my comments to numbers twelve (12) through fourteen (14) of the conditions approved for the above-referenced project by the Environmental Planning Commission (04EPC – 01718) on December 16, 2004.

Condition number:

12. *Facade treatments, articulation and pedestrian treatments of the primary building will comply with §14.16.3.18.D.2 of the Zoning Code prior to final sign-off by the Development Review Board. The inclusion of landscaping and/or vegetated trellises shall be acceptable.*
- A. The facade treatment along the south elevation of the primary building is not consistent with the other facades as it lacks wainscoting.
 - B. Tan banding along the top is not completely shown on the north elevation.
 - C. It also appears that there are two entrances along the north elevation of the primary building that don't have access to either a pedestrian walkway or a drive aisle. What is the purpose of these entrances?
 - D. The applicant does not show an overhead depth for these two entrances along the north elevation.
 - E. Wall joints alone do not represent significant articulation along the south and east elevations. Intervening pilasters, faux windows and/or vegetated trellises should meet the intent of this condition and is therefore preferred.

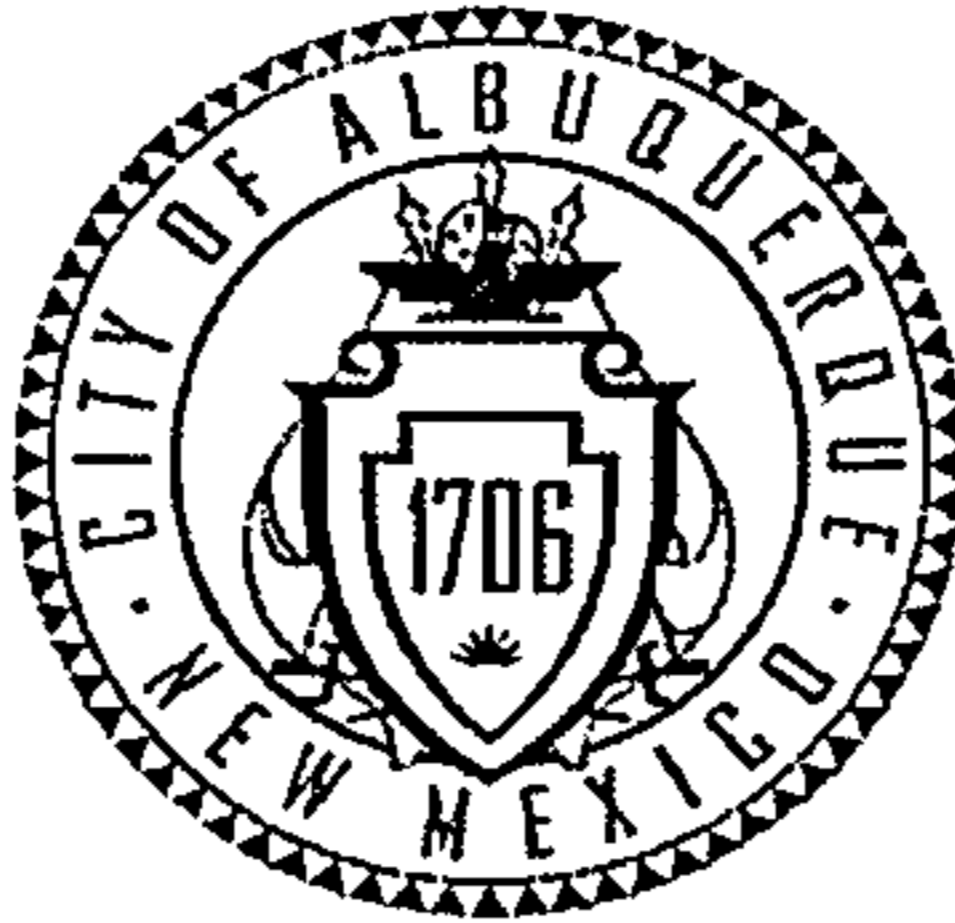
13. *The wall along the easternmost property line will comply with §14.16.3.19.B of the Zoning Code. The designs of each proposed wall shall be included in any revised site plans prior to final sign-off by the Development Review Board. The applicant does not show proposed walls or fencing along Twin Oaks Drive on the site plan, in contrast to what was offered in the preliminary site plan for EPC.*
14. *The spaces along the north side of the primary building shall be relocated to a more suitable location, and the driveway be redesigned with respect to both §14.16.2.19.H.3 and §14.16.3.10.e.3 of the Zoning Code prior to final sign-off by the Development Review Board. Interior landscaping appears to be somewhat satisfactory. Street tree placement along Ouray appears to be in accordance with Article 6 of the Municipal Code and may exceed requirements with additional tree placement along Twin Oaks. The perceived elimination of the secondary access and accompanying drive aisle along the eastern property line appears to have increased potential landscape area. Will grey gravel completely encompass this area, or does the applicant have plans for additional landscape treatments, such as turf?*

In addition to the above-mentioned comments, the following additional observations have been made:

1. Does the reconfiguration of secondary access affect the defensibility of the primary building with respect to a fire event? Does the building require total sprinkling, given the reduction in accessibility, and if so, does this requirement need to be clarified on the site plan?
2. It appears as though the applicant has eliminated the proposed drive aisle parallel to the north elevation of the primary building, as well as the secondary access and accompanying drive aisle along the east property line. If this is the case, why do secondary, covered entrances and a garage door entrance on the north elevation still exist? What purpose would they serve in the absence of walkways and drive aisles?
3. Furthermore, there appears to be a reduction in proposed parking as a result of the eliminated drive aisle. Wouldn't it be logical to shift the primary building footprint northward in order to provide more perpendicular parking along the south elevation for the primary building, at least as a matter of convenience for indoor storage customers?

Thank you.





**CITY OF ALBUQUERQUE, PLANNING DEPARTMENT
INTERNAL MEMORANDUM**

TO: Sheran Matson, Chairperson – Development Review Board

FROM: David Stallworth, Planner

COPIES TO: Claire Senova, Development Review

DATE: April 5, 2005

RE: **PROJECT NO. 1001932, Case Number 05DRB – 00523, Guardian Self-Storage, Ouray and Twin Oaks.**

Below are additional comments related to the above-referenced project that was approved by the Environmental Planning Commission under case number **04EPC – 01718** on December 16, 2004.

1. There appears to be a discrepancy between proposed wall heights along the easternmost and southernmost property boundaries (Proposed maximum height of six feet [6'] as shown in the proposed elevations versus a proposed maximum height of eight feet [8'] on the plan view).
2. There appears to be a potential variance requirement along the southernmost property boundary with respect to a proposed maximum wall height of fourteen feet (14'). The applicant needs to clarify this.
3. The applicant needs to conspicuously identify proposed boundary wall colors, materials or textures.

Thank you.



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 2, 2005

1. Project # 1001932
04DRB-01995 Major-One Year SIA

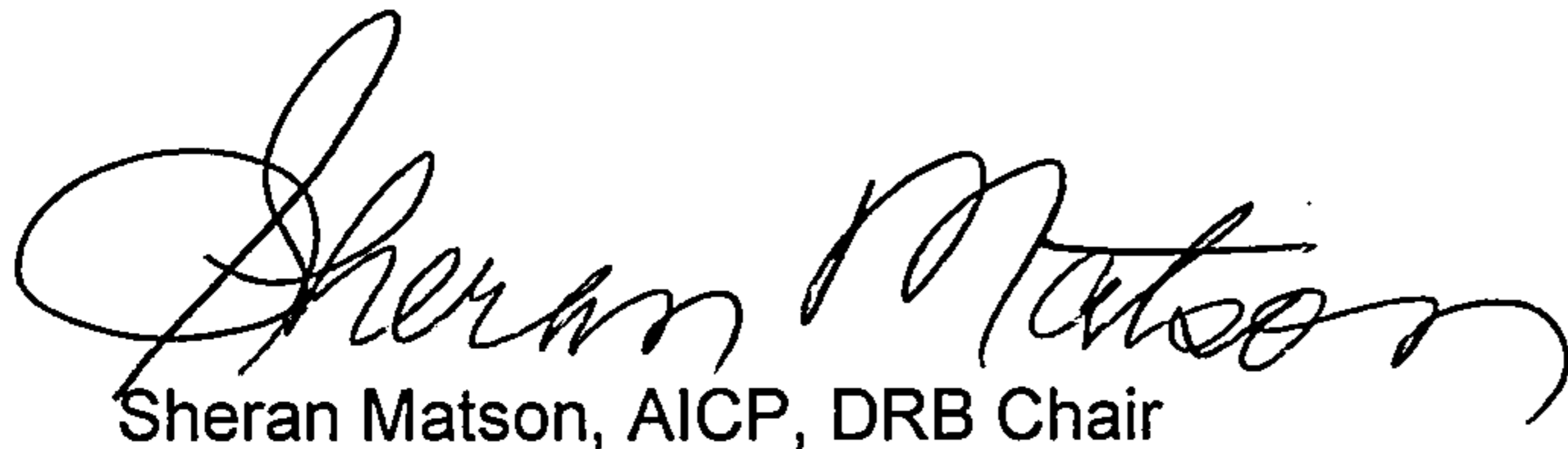
MARK GOODWIN & ASSOCIATES agent(s) for K B HOMES OF NEW MEXICO INC request(s) the above action(s) for, **WEST RIDGE SUBDIVISION, UNIT 1**, zoned SU-1 RD, located on UNSER BLVD NW, between OURAY RD NW and OLD OURAY RD NW containing approximately 40 acre(s). [REF: 03DRB00220, 03DRB00353, 02DRB01810] (G-9/G-10, H-9/H-10)

At the February 2, 2005, Development Review Board meeting, a one-year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by February 17, 2005, 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 Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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



Sheran Matson, AICP, DRB Chair

Cc:KB Home of New Mexico Inc., 4921 Alexander NE, Suite B, 87107
Mark Goodwin & Associates PA, P.O. Box 90606, 87199
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1001932 AGENDA#: 1 DATE: 2/2/05

1. Name: Davey Hughes 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: _____

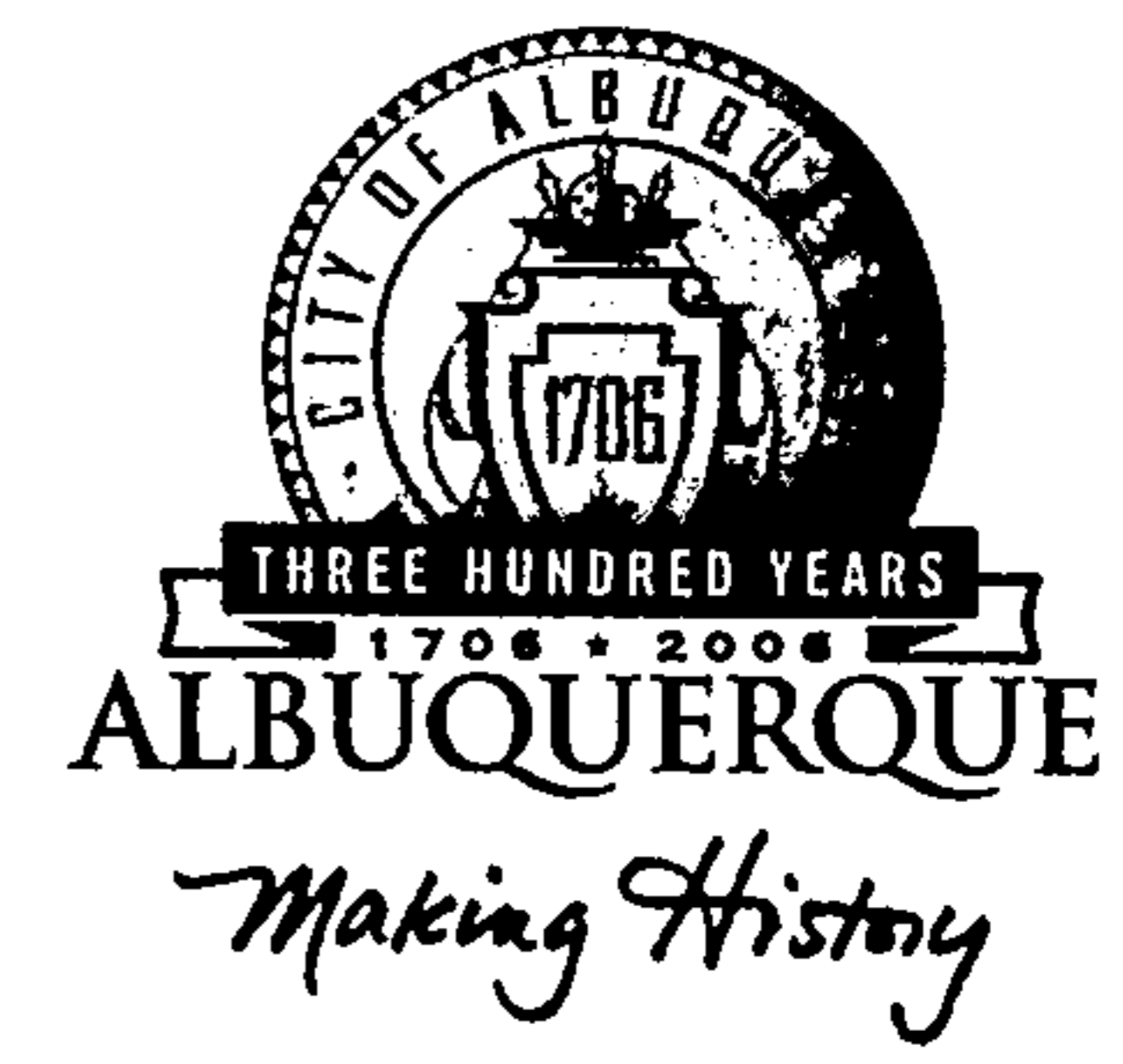
11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001932

AGENDA ITEM NO: 1

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

The Hydrology Section has no objection to the extension request.

New Mexico 87103

RESOLUTION:

www.cabq.gov

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: February 2, 2005



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 2, 2005

Project # 1001932
04DRB-01995 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for K B HOMES OF NEW MEXICO INC request(s) the above action(s) for, **WEST RIDGE SUBDIVISION, UNIT 1**, zoned SU-1 RD, located on UNSER BLVD NW, between OURAY RD NW and OLD OURAY RD NW containing approximately 40 acre(s). [REF: 03DRB00220, 03DRB00353, 02DRB01810] (G-9/G-10, H-9/H-10)

AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No comments received.
Zoning Enforcement	No adverse comments.
Neighborhood Coordination	Letter sent to Ladera West NA (R).
APS	No comments received.
Police Department	
<p>A review of the following DRB 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. Burglaries 7am-6pm Mon.-Fri.</p>	
Fire Department	No adverse comments.
PNM Electric & Gas	Approves.
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 The Hydrology section has no objection to the extension request.

Transportation Development

No adverse comments.

Parks & Recreation

No adverse comments.

Utilities Development

No objection to a 1 year SIA Extension.

Planning Department

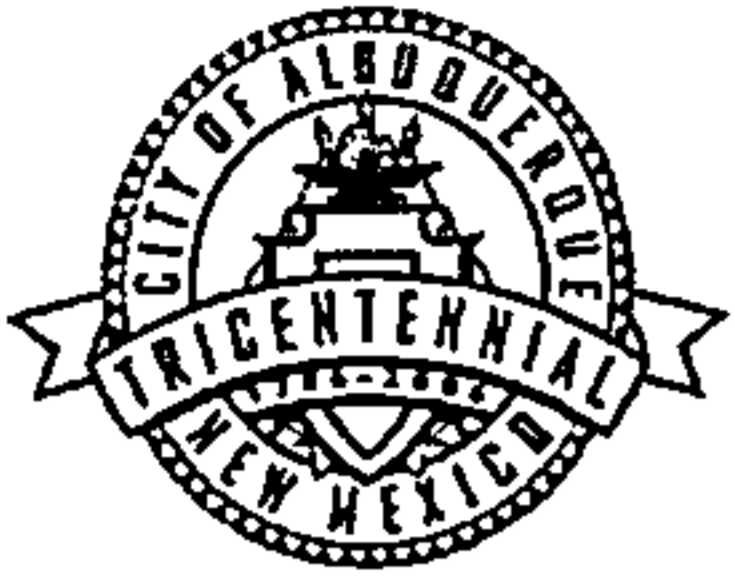
Agent did not include copies of the neighborhood association letters in his application. Please be sure to provide Planning with a copy of each letter sent as soon as possible. The public notification record must be complete.

No objection to the one year extension request once the letters are received.

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

cc: KB Home of New Mexico Inc., 4921 Alexander Blvd NE, Ste #B, 87107

Mark Goodwin & Associates, P.O. Box 90606, 87199



**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, February 2, 2005, beginning at 9:00 a.m. for the purpose of considering the following:

Project # ~~1001932~~
04DRB-01995 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for K B HOMES OF NEW MEXICO INC request(s) the above action(s) for, **WEST RIDGE SUBDIVISION, UNIT 1**, zoned SU-1 RD, located on UNSER BLVD NW, between OURAY RD NW and OLD OURAY RD NW containing approximately 40 acre(s). [REF: 03DRB00220, 03DRB00353, 02DRB01810] (G-9/G-10, H-9/H-10)

Project # 1002250
05DRB-00009 Major-Two Year SIA

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

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

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

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

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

SEE PAGE 2 . . .



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

PAGE 2

Project # 1003673

05DRB-00028 Major-Vacation of Pub
Right-of-Way
05DRB-00029 Major-Vacation of Public
Easements

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 7, 8 and 9, Block(s) 3, Unit(s) 3, NORTH ALBUQUERQUE ACRES, TRACT 3, (to be known as **OAKLAND SOUTH SUBDIVISION**) zoned RD, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). (C-20)

Project # 1001440

05DRB-00026 Major-SiteDev Plan
BldPermit

BOB BOGAN agent(s) for RICHARD RODRIGUEZ request(s) the above action(s) for all or a portion of Tract(s) D-3A, **COORS CENTRAL NORTH PLAZA**, zoned SU-I, located on COORS BLVD NW, between BLUEWATER RD NW and CENTRAL AVE NW containing approximately 1 acre(s). (K-10)

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 meeting should contact Claire Senova, Planning Department, at 924-3946. Hearing Impaired users may contact her via the New Mexico Relay Network by calling toll-free: 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JANUARY 17, 2005.

464

**CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Meeting Date: FEBRUARY 2, 2005
Zone Atlas Page: G-9-Z To H-10-Z
Notification Radius: 100 Ft.

Project# 1001932
App# 04DRB-01995

Cross Reference and Location:

Applicant: KB HOME OF NEW MEXICO, INC.
Address: 4921 ALEXANDER BLVD NE, STE# B
ALBUQUERQUE NM 87107

Agent: MARK GOODWIN & ASSOCIATES
Address: PO BOX 90606
ALBUQUERQUE NM 87199

Special Instructions:

**Notice must be mailed from the
City's 15 day prior to the meeting.**

Date Mailed: JANUARY 14, 2005

Signature: KYLE TSEHLIKAI

RECORDS WITH LABELS

PAGE 1

100906056007140132	LEGAL: TRAC T II -A PLAT OF TR II LAURELWOOD II SUBD CONT 5 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: CITY OF ALBUQUERQUE OWNER ADDR: 00000	ALBUQUERQUE NM	87103
101006000805232116	LEGAL: LT 1 8-P1 BLK 1 PLAT OF RINCONADA POINT UNIT 4 CONT LAND USE: PROPERTY ADDR: 00000 GILLINGHAM OWNER NAME: ALLEN ROBERT P & SHERRY L OWNER ADDR: 03101 GILLINGHAM	DR NW ALBUQUERQUE NM	87120
101006000804732115	LEGAL: LT 1 9-P1 BLK 1 PLAT OF RINCONADA POINT UNIT 4 CONT LAND USE: PROPERTY ADDR: 00000 ELLIOTT OWNER NAME: DOMINGUES BARBARA M & R SIDNEY OWNER ADDR: 07936 ELLIOTT	RD NW ALBUQUERQUE NM	87120
101006001504332114	LEGAL: LT 2 0-P1 BLK 1 PLAT OF RINCONADA POINT UNIT 4 CONT LAND USE: PROPERTY ADDR: 00000 ELLIOTT OWNER NAME: SANCHEZ DEREK OWNER ADDR: 07932 ELLIOTT	RD NW ALBUQUERQUE NM	87120
101006001904132113	LEGAL: LT 2 1-P1 BLK 1 PLAT OF RINCONADA POINT UNIT 4 CONT LAND USE: PROPERTY ADDR: 00000 ELLIOTT OWNER NAME: PEREA RUTH M OWNER ADDR: 07928 ELLIOTT	NW ALBUQUERQUE NM	87120
101006002304132112	LEGAL: LT 2 2-P1 BLK 1 PLAT OF RINCONADA POINT UNIT 4 CONT LAND USE: PROPERTY ADDR: 00000 ELLIOTT OWNER NAME: CROSTIC SARAH OWNER ADDR: 07924 ELLIOTT	RD NW ALBUQUERQUE NM	87120
100906049403640202	LEGAL: LT 1 5-P1 BLK 24 REPLAT FOR PARKWEST UNIT 2 (COMPRI LAND USE: PROPERTY ADDR: 00000 MONUMENT OWNER NAME: GERHARDT ANNABELLE & OWNER ADDR: 02908 MONUMENT	DR NW ALBUQUERQUE NM	87120
101006002603932111	LEGAL: LT 2 3-P1 BLK 1 PLAT OF RINCONADA POINT UNIT 4 CONT LAND USE: PROPERTY ADDR: 00000 ELLIOTT OWNER NAME: TRUITT MICHAEL B OWNER ADDR: 07920 ELLIOTT	RD NW ALBUQUERQUE NM	87120
101006002903732110	LEGAL: LT 2 4-P1 BLK 1 PLAT OF RINCONADA POINT UNIT 4 CONT LAND USE: PROPERTY ADDR: 00000 ELLIOTT OWNER NAME: SPARKS CHERYL JEAN OWNER ADDR: 07916 ELLIOTT	RD NW ALBUQUERQUE NM	87120
101006006803432101	LEGAL: TR A -2 P LAT OF RINCONADA POINT UNIT 4 CONT 0.4587 LAND USE: PROPERTY ADDR: 00000 ELLIOTT OWNER NAME: CURB INC OWNER ADDR: 06301 INDIAN SCHOOL	RD NE ALBUQUERQUE NM	87110
100906049903240203	LEGAL: LT 1 4-P1 BLK 24 REPLAT FOR PARKWEST UNIT 2 (COMPRI LAND USE: PROPERTY ADDR: 00000 MONUMENT OWNER NAME: KEMP RONALD & ANDREA OWNER ADDR: 02904 MONUMENT	DR NW ALBUQUERQUE NM	87120

RECORDS WITH LABELS

PAGE 2

101006003203632109	LEGAL: LT 2 5-P1 BLK 1 PLAT OF RINCONADA POINT UNIT 4 CONT LAND USE: PROPERTY ADDR: 00000 ELLIOTT OWNER NAME: MORTGAGE ELECTRONIC REGISTRATI OWNER ADDR: 03415 VISION	DR COLUMBUS OH	43219
101006003603432108	LEGAL: LT 2 6-P1 BLK 1 PLAT OF RINCONADA POINT UNIT 4 CONT LAND USE: PROPERTY ADDR: 00000 ELLIOTT OWNER NAME: HALLIBURTON SHARON A OWNER ADDR: 07908 ELLIOTT	RD NW ALBUQUERQUE NM	87120
101006003903332107	LEGAL: LT 2 7-P1 BLK 1 PLAT OF RINCONADA POINT UNIT 4 CONT LAND USE: PROPERTY ADDR: 00000 ELLIOTT OWNER NAME: KOVARNA LOU ANN OWNER ADDR: 07904 ELLIOTT	RD NW ALBUQUERQUE NM	87120
101006004303132106	LEGAL: LT 2 8-P1 BLK 1 PLAT OF RINCONADA POINT UNIT 4 CONT LAND USE: PROPERTY ADDR: 00000 ELLIOTT OWNER NAME: URIBE CHRISTINE A OWNER ADDR: 07900 ELLIOTT	RD NW ALBUQUERQUE NM	87120
101006005803132102	LEGAL: LT 3 2-P1 BLK 1 PLAT OF RINCONADA POINT UNIT 4 CONT LAND USE: PROPERTY ADDR: 00000 ELLIOTT OWNER NAME: WALLACE BRIAN C & ANNE E OWNER ADDR: 07816 ELLIOTT	RD NW ALBUQUERQUE NM	87120
100906050402540204	LEGAL: LT 1 3-P1 BLK 24 REPLAT FOR PARKWEST UNIT 2 (COMPRI LAND USE: PROPERTY ADDR: 00000 MONUMENT OWNER NAME: CANO VICENTE & TORRES OWNER ADDR: 02900 MONUMENT	DR NW ALBUQUERQUE NM	87120
101006004703032105	LEGAL: LT 2 9-P1 BLK 1 PLAT OF RINCONADA POINT UNIT 4 CONT LAND USE: PROPERTY ADDR: 00000 ELLIOTT OWNER NAME: SCHULER BRETT E OWNER ADDR: 07828 ELLIOTT	RD NW ALBUQUERQUE NM	87120
101006005403032103	LEGAL: LT 3 1-P1 BLK 1 PLAT OF RINCONADA POINT UNIT 4 CONT LAND USE: PROPERTY ADDR: 00000 ELLIOTT OWNER NAME: JOHNSON SHERRI ROXANNE OWNER ADDR: 07820 ELLIOTT	RD NW ALBUQUERQUE NM	87120
101006005003032104	LEGAL: LT 3 0-P1 BLK 1 PLAT OF RINCONADA POINT UNIT 4 CONT LAND USE: PROPERTY ADDR: 00000 ELLIOTT OWNER NAME: ROSALES DAVID V & ELIZABETH OWNER ADDR: 07824 ELLIOTT	RD NW ALBUQUERQUE NM	87120
101006000300532701	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE		
101006006500831125	LEGAL: LT 5 A1-B PLAT OF TRACTS 5A1-A & 5A1-B VOLCANO BUSI LAND USE: PROPERTY ADDR: 00000 PAINTED ROCK OWNER NAME: GE CAPITAL MODULAR SPACE OWNER ADDR: 00040 LIBERTY	BL MALVERN PA	19355
101006003003032702	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE		
100906050201540205	LEGAL: LT 1 2-P1 BLK 24 REPLAT FOR PARKWEST UNIT 2 (COMPRI LAND USE: PROPERTY ADDR: 00000 MONUMENT OWNER NAME: BILZ LAWRENCE C & CONGER PENNY OWNER ADDR: 02840 MONUMENT	DR NW ALBUQUERQUE NM	87120

101006005001231124 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

100906049900840206 LEGAL: LT 1 1-P1 BLK 24 REPLAT FOR PARKWEST UNIT 2 (COMPRI LAND USE:
PROPERTY ADDR: 00000 MONUMENT
OWNER NAME: VIGIL TOBY M &
OWNER ADDR: 02836 MONUMENT DR NW ALBUQUERQUE NM 87120

100906049600340207 LEGAL: LT 1 0-P1 BLK 24 REPLAT FOR PARKWEST UNIT 2 (COMPRI LAND USE:
PROPERTY ADDR: 00000 MONUMENT
OWNER NAME: TRUJILLO MARGARITA
OWNER ADDR: 02832 MONUMENT DR NW ALBUQUERQUE NM 87120

100906049200040208 LEGAL: LOT 9-P1 BLK 24 REPLAT FOR PARKWEST UNIT 2 (COMPRI LAND USE:
PROPERTY ADDR: 00000 MONUMENT
OWNER NAME: TRUJILLO GEORGE M & LAVERN M
OWNER ADDR: 02828 MONUMENT DR NW ALBUQUERQUE NM 87120

100905949352510944 LEGAL: LOT 8-P1 BLK 24 REPLAT FOR PARKWEST UNIT 2 (COMPRI LAND USE:
PROPERTY ADDR: 00000 MONUMENT
OWNER NAME: GURULE FELIX S
OWNER ADDR: 02824 MONUMENT DR NW ALBUQUERQUE NM 87120

100905948952010943 LEGAL: LOT 7-P1 BLK 24 REPLAT FOR PARKWEST UNIT 2 (COMPRI LAND USE:
PROPERTY ADDR: 00000 MONUMENT
OWNER NAME: DAVIS JERRY R
OWNER ADDR: 02820 MONUMENT DR NW ALBUQUERQUE NM 87120

100905948451510942 LEGAL: LOT 6-P1 BLK 24 REPLAT FOR PARKWEST UNIT 2 (COMPRI LAND USE:
PROPERTY ADDR: 00000 MONUMENT
OWNER NAME: MORRIS JENNIFER C & NATHANIAL
OWNER ADDR: 02816 MONUMENT DR NW ALBUQUERQUE NM 87120

100905948051010941 LEGAL: LOT 5-P1 BLK 24 REPLAT FOR PARKWEST UNIT 2 (COMPRI LAND USE:
PROPERTY ADDR: 00000 MONUMENT
OWNER NAME: BACA ALBERT P & ESTHER L
OWNER ADDR: 02812 MONUMENT DR NW ALBUQUERQUE NM 87120

100905947550610940 LEGAL: LOT 4-P1 BLK 24 REPLAT FOR PARKWEST UNIT 2 (COMPRI LAND USE:
PROPERTY ADDR: 00000 MONUMENT
OWNER NAME: CULTON SUSAN MARIE &
OWNER ADDR: 02808 MONUMENT DR NW ALBUQUERQUE NM 87114

100905947050110939 LEGAL: LOT 3-P1 BLK 24 REPLAT FOR PARKWEST UNIT 2 (COMPRI LAND USE:
PROPERTY ADDR: 00000 MONUMENT
OWNER NAME: SUTHERLAND TRAVIS &
OWNER ADDR: 02804 MONUMENT DR NW ALBUQUERQUE NM 87120

100905946449810938 LEGAL: LOT 2-P1 BLK 24 REPLAT FOR PARKWEST UNIT 2 (COMPRI LAND USE:
PROPERTY ADDR: 00000 MONUMENT
OWNER NAME: VILLANUEVA LAWRENCE II & LYNET
OWNER ADDR: 02800 MONUMENT DR NW ALBUQUERQUE NM 87120

101005903150521201 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905946049310937 LEGAL: LOT 1-P1 BLK 24 REPLAT FOR PARKWEST UNIT 2 (COMPRI LAND USE:
PROPERTY ADDR: 00000 MONUMENT
OWNER NAME: ZAMORA IGNACIO & NEW NELL W
OWNER ADDR: 02728 MONUMENT DR NW ALBUQUERQUE NM 87120

100905945548810936 LEGAL: LT 1 6-P1 BLK 16 REPL FOR PARKWEST UNIT 4 COMPRISED LAND USE:
PROPERTY ADDR: 00000 MONUMENT
OWNER NAME: TEEL MIKE L & TARA R
OWNER ADDR: 02724 MONUMENT DR NW ALBUQUERQUE NM 87120

100905945048310935 LEGAL: LT 1 5-P1 BLK 16 REPL FOR PARKWEST UNIT 4 COMPRISED LAND USE:
PROPERTY ADDR: 00000 MONUMENT
OWNER NAME: SCHWANDT GEORGE A & DIANE L
OWNER ADDR: 02720 MONUMENT DR NW ALBUQUERQUE NM 87120

100905944647810934 LEGAL: LT 1 4-P1 BLK 16 REPL FOR PARKWEST UNIT 4 COMPRISED LAND USE:
PROPERTY ADDR: 00000 MONUMENT
OWNER NAME: ROMERO LARRY T &
OWNER ADDR: 02716 MONUMENT DR NW ALBUQUERQUE NM 87120

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100905944347310933 LEGAL: LT 1 3-P1 BLK 16 REPL FOR PARKWEST UNIT 4 COMPRISED LAND USE:
PROPERTY ADDR: 00000 MONUMENT
OWNER NAME: RUEDEMANN EDWARD W
OWNER ADDR: 02712 MONUMENT DR NW ALBUQUERQUE NM 87120

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100905943946710932 LEGAL: LT 1 2-P1 BLK 16 REPL FOR PARKWEST UNIT 4 COMPRISED LAND USE:
PROPERTY ADDR: 00000 MONUMENT
OWNER NAME: FORSYTH SHEILA B
OWNER ADDR: 02708 MONUMENT DR NW ALBUQUERQUE NM 87120

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 100905943546210931 LEGAL: LT 1 1-P1 BLK 16 REPL FOR PARKWEST UNIT 4 COMPRISED LAND USE:
 PROPERTY ADDR: 00000 MONUMENT
 OWNER NAME: PEREZ JOLENE
 OWNER ADDR: 02704 MONUMENT DR NW ALBUQUERQUE NM 87120
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 100905943245510930 LEGAL: LT 1 0-P1 BLK 16 REPL FOR PARKWEST UNIT 4 COMPRISED LAND USE:
 PROPERTY ADDR: 00000 MONUMENT
 OWNER NAME: EMERY ROBERT E AND VICKIE L
 OWNER ADDR: 02700 MONUMENT DR NW ALBUQUERQUE NM 87120
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 100905947247810114 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
 100905942445010929 LEGAL: LOT 9-P1 BLK 16 REPL FOR PARKWEST UNIT 4 COMPRISED LAND USE:
 PROPERTY ADDR: 00000 PETROGLYPH
 OWNER NAME: TOWNE DENNIS H & PHYLLIS
 OWNER ADDR: 08000 PETROGLYPH AV NW ALBUQUERQUE NM 87120

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 100905941844010902 LEGAL: LOT 2 P1 BLK 15 VACATION & REPL FOR PARKWEST UNIT LAND USE:
 PROPERTY ADDR: 00000 SMOKERISE
 OWNER NAME: CARTER DENNIS W & AMY L
 OWNER ADDR: 08005 SMOKERISE AV NW ALBUQUERQUE NM 87120
 100905942543910901 LEGAL: LOT 1 P1 BLK 15 VACATION & REPL FOR PARKWEST UNIT LAND USE:
 PROPERTY ADDR: 00000 SMOKERISE
 OWNER NAME: STEPHENS DANIEL T & ANGELICA M
 OWNER ADDR: 08001 SMOKERISE AV NW ALBUQUERQUE NM 87120
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101005901445621206	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE		
101005902345621205	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE		
100905951945812204	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE		
100905952845812201	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE		
101005901445221207	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE		
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101005902344821203	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE		
100905941042511002	LEGAL: LOT 2 P1 BLK 14 VACATION & REPL FOR PARKWEST UNIT LAND USE: PROPERTY ADDR: 00000 SMOKERISE OWNER NAME: SENA JOE N & CECILIA G OWNER ADDR: 08008 SMOKERISE	AV NW ALBUQUERQUE NM	87120
100905941742411001	LEGAL: LOT 1 P1 BLK 14 VACATION & REPL FOR PARKWEST UNIT LAND USE: PROPERTY ADDR: 00000 SMOKERISE OWNER NAME: LOPEZ FRANCISCO A & MARIA D OWNER ADDR: 08000 SMOKERISE	AV NW ALBUQUERQUE NM	87120
101005901443220703	LEGAL: TRAC T IN SW1/4 NW1/4 NW1/4 T10N R2E SEC 10 CONT 4. LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: US GOVT BUREAU OF RECLAMATION OWNER ADDR: 02401 AZTEC	RD NE ALBUQUERQUE NM	87107
100905940941611021	LEGAL: LT 2 1 P1 BLK 14 VACATION & REPL FOR PARKWEST UNIT LAND USE: PROPERTY ADDR: 00000 CREEKWOOD OWNER NAME: PONDEXTER WILLIE E & DEBORAH N OWNER ADDR: 08005 CREEKWOOD	AV NW ALBUQUERQUE NM	87120
100905941641611022	LEGAL: LT 2 2 P1 BLK 14 VACATION & REPL FOR PARKWEST UNIT LAND USE: PROPERTY ADDR: 00000 CREEKWOOD OWNER NAME: GREEN PEGGY EMILY OWNER ADDR: 08001 CREEKWOOD	AV NW ALBUQUERQUE NM	87120
100905941340011101	LEGAL: LOT 1 P1 BLK 13 VACATION & REPL FOR PARKWEST UNIT LAND USE: PROPERTY ADDR: 00000 CREEKWOOD OWNER NAME: GARCIA JERI L OWNER ADDR: 08000 CREEKWOOD	AV NW ALBUQUERQUE NM	87120
100905941338911120	LEGAL: LT 2 0 P1 BLK 13 VACATION & REPL FOR PARKWEST UNIT LAND USE: PROPERTY ADDR: 00000 SADDLEBROOK OWNER NAME: SPENCER JIMMY DON & CATHERINE OWNER ADDR: 08001 SADDLEBROOK	AV NW ALBUQUERQUE NM	87120

100905941637310362	LEGAL: LT 1 2 P1 BLK 12 VACATION & REPL FOR PARKWEST UNIT LAND USE: PROPERTY ADDR: 00000 SADDLEBROOK OWNER NAME: HANCOCK MARK R OWNER ADDR: 08000 SADDLEBROOK	AV NW ALBUQUERQUE NM	87120
100905940937210361	LEGAL: LT 1 1 P1 BLK 12 VACATION & REPL FOR PARKWEST UNIT LAND USE: PROPERTY ADDR: 00000 SADDLEBROOK OWNER NAME: JOHNSON ROY OWNER ADDR: 08004 SADDLEBROOK	AV NW ALBUQUERQUE NM	87120
100905945634410201	LEGAL: LOT 1 PL AT OF LOTS 1 & 2 LADERA INDUSTRIAL CENTER LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: CITY OF ALBUQUERQUE OWNER ADDR: 00000	ALBUQUERQUE NM	87103
101005909033320105	LEGAL: LOT 2 PL AT OF LOTS 1 & 2 LADERA INDUSTRIAL CENTER LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: UNSER/ 98TH STREET PTNS LLC OWNER ADDR: 00000	ALBUQUERQUE NM	87199
100905937737310350	LEGAL: LADE RA C HANNEL CORR VAC & REPLAT COMPRISED OF ALL LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: AMAFCA OWNER ADDR: 02600 PROSPEST	NE ALBUQUERQUE NM	87107
100905940536310321	LEGAL: LT 2 1-P1 BLK 3 VAC & REPLAT COMPRISED OF ALL OF TR LAND USE: PROPERTY ADDR: 00000 STONECREEK OWNER NAME: DASALLA JERRY P & NORMA B OWNER ADDR: 08001 STONECREEK	AV NW ALBUQUERQUE NM	87120

"Attachment A"

Beth Gonzales, Mark Goodwin and Associates, PA
Zone Map: G-H-9-10

LADERA WEST N.A. (R)

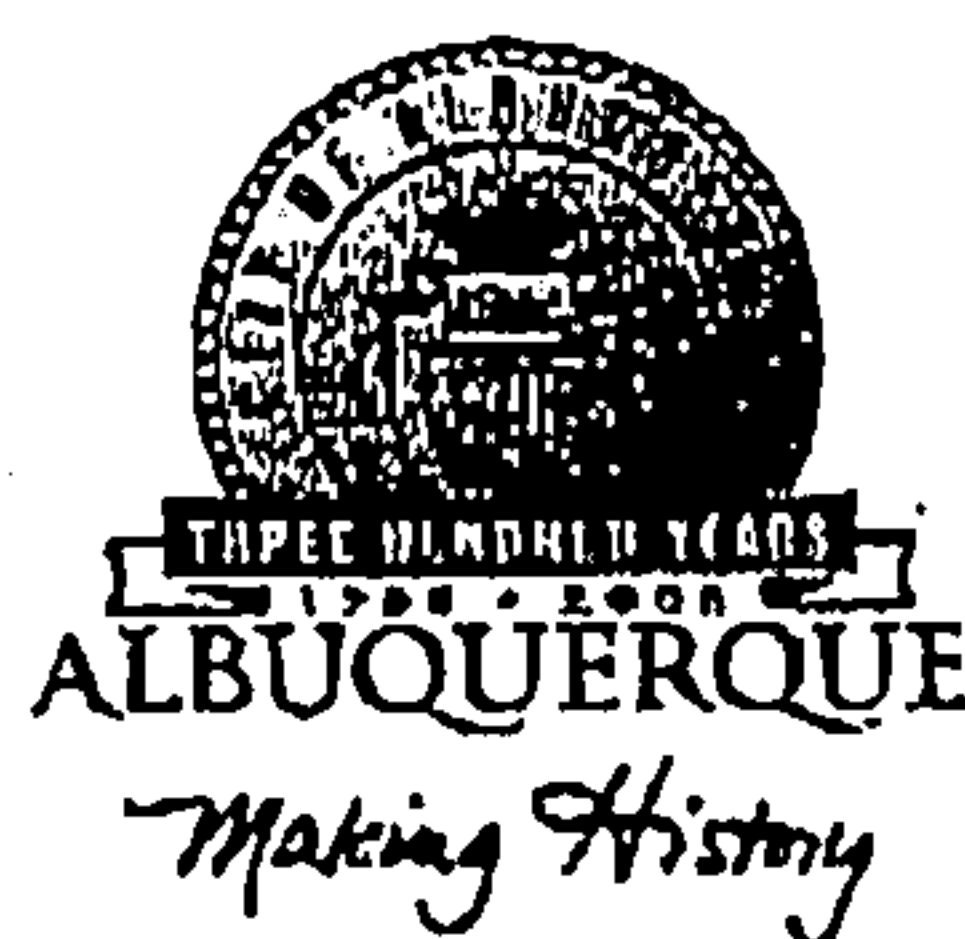
***Dan Serrano**

3305 Rhonda de la Chusas NW/87120 836-6399 (h)

Barry King

3508 Todos Santos NW/87120 836-6044 (h)

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



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

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

December 30, 2004

Beth Gonzales
Mark Goodwin and Associates, PA
P.O. Box 90606/87199
Phone: 828-2200/Fax: 797-9539

Dear Beth:

Thank you for your inquiry of December 30, 2004 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **WEST RIDGE SUBDIVISION, UNIT 1 LOCATED ON UNSER BOULEVARD NW BETWEEN OURAY ROAD NW AND OLD OURAY ROAD NW** zone map G-H-9-10.

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

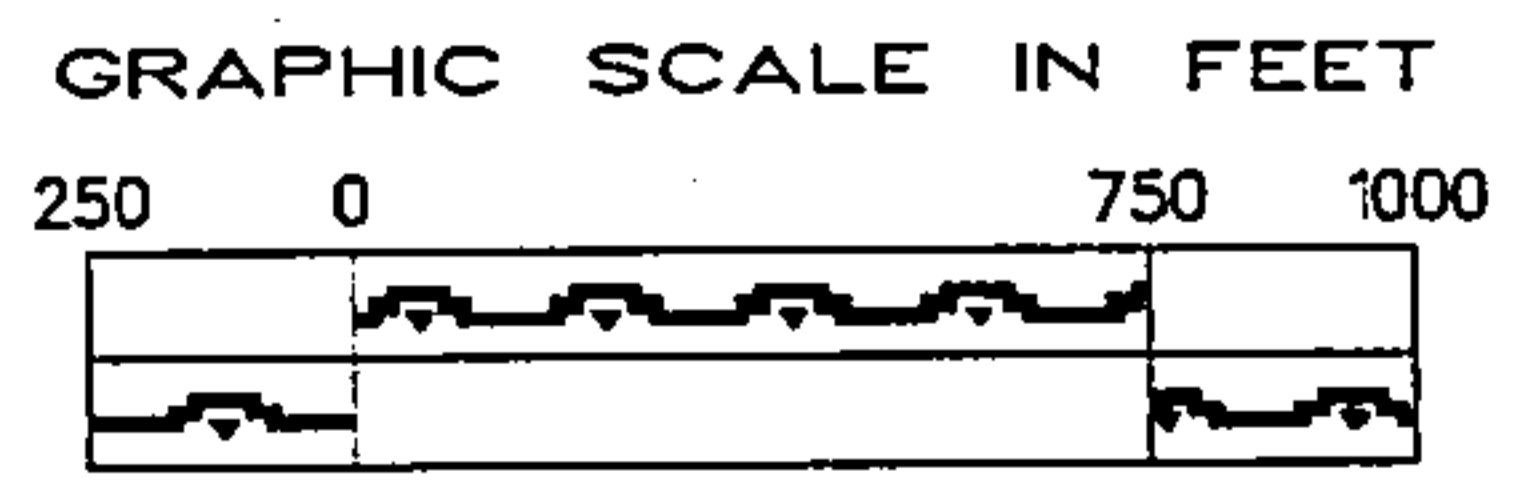
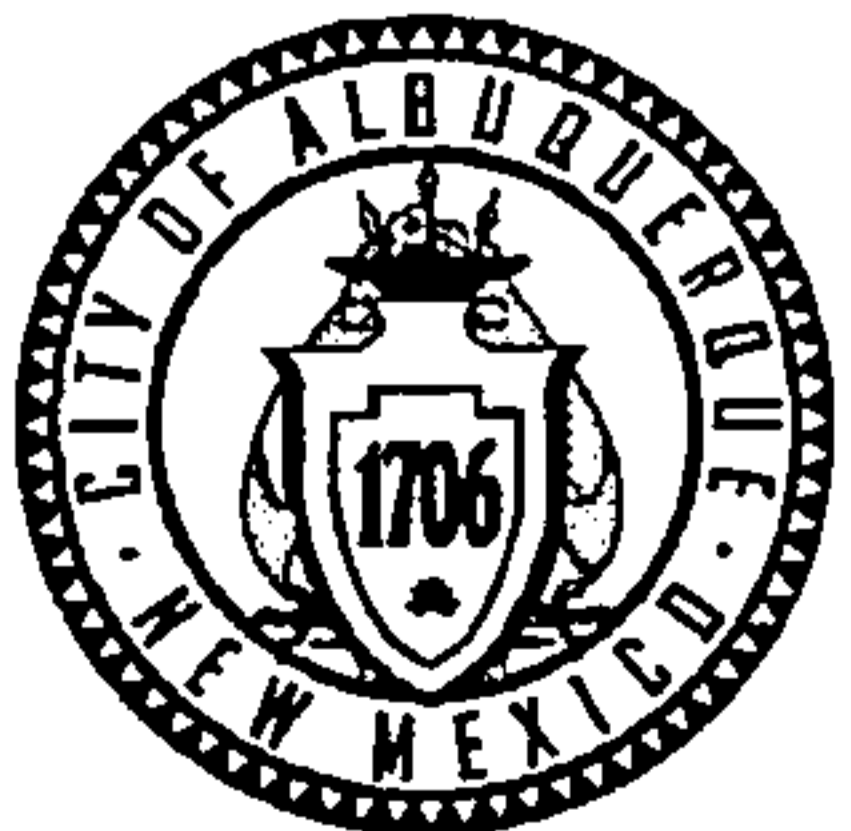
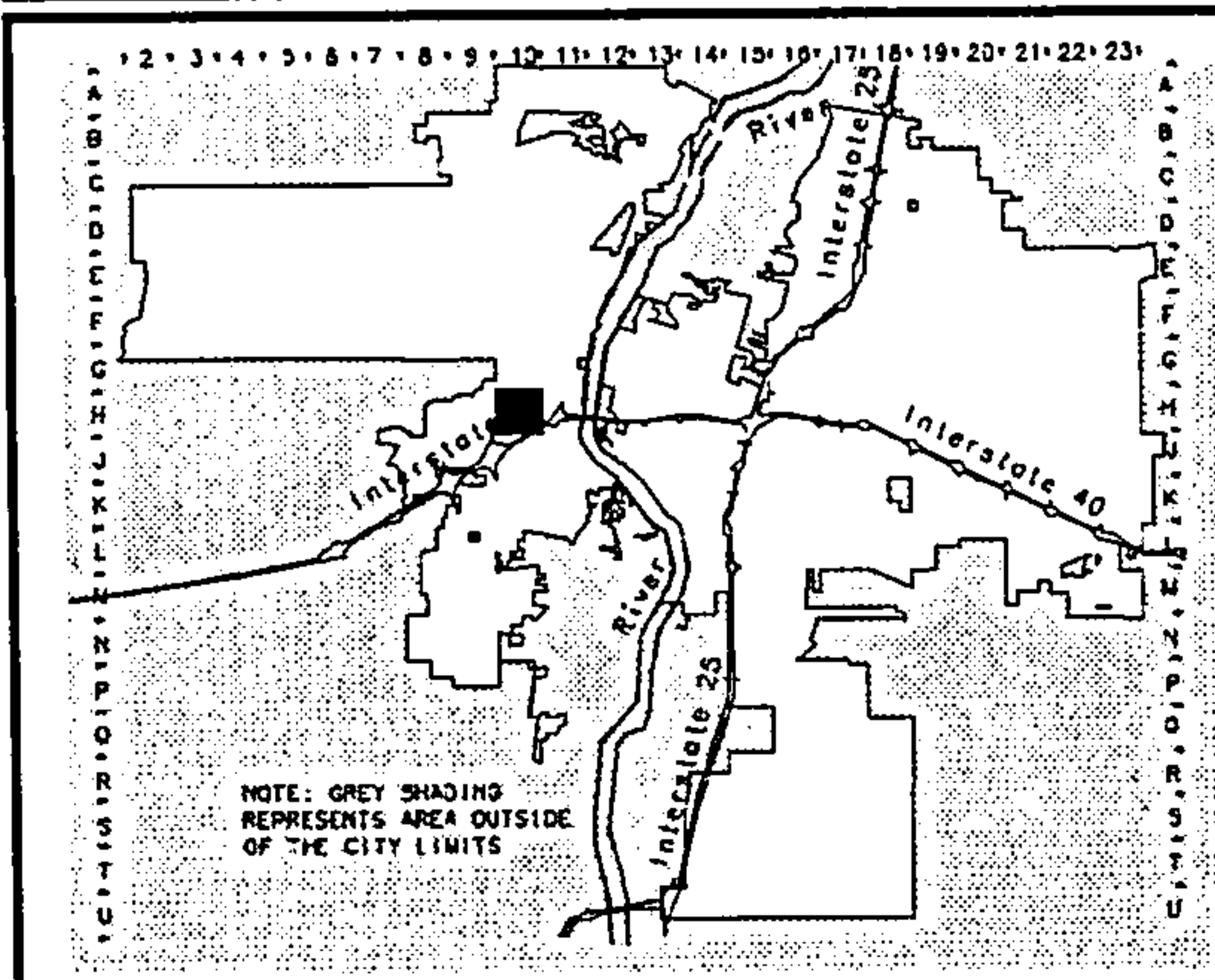
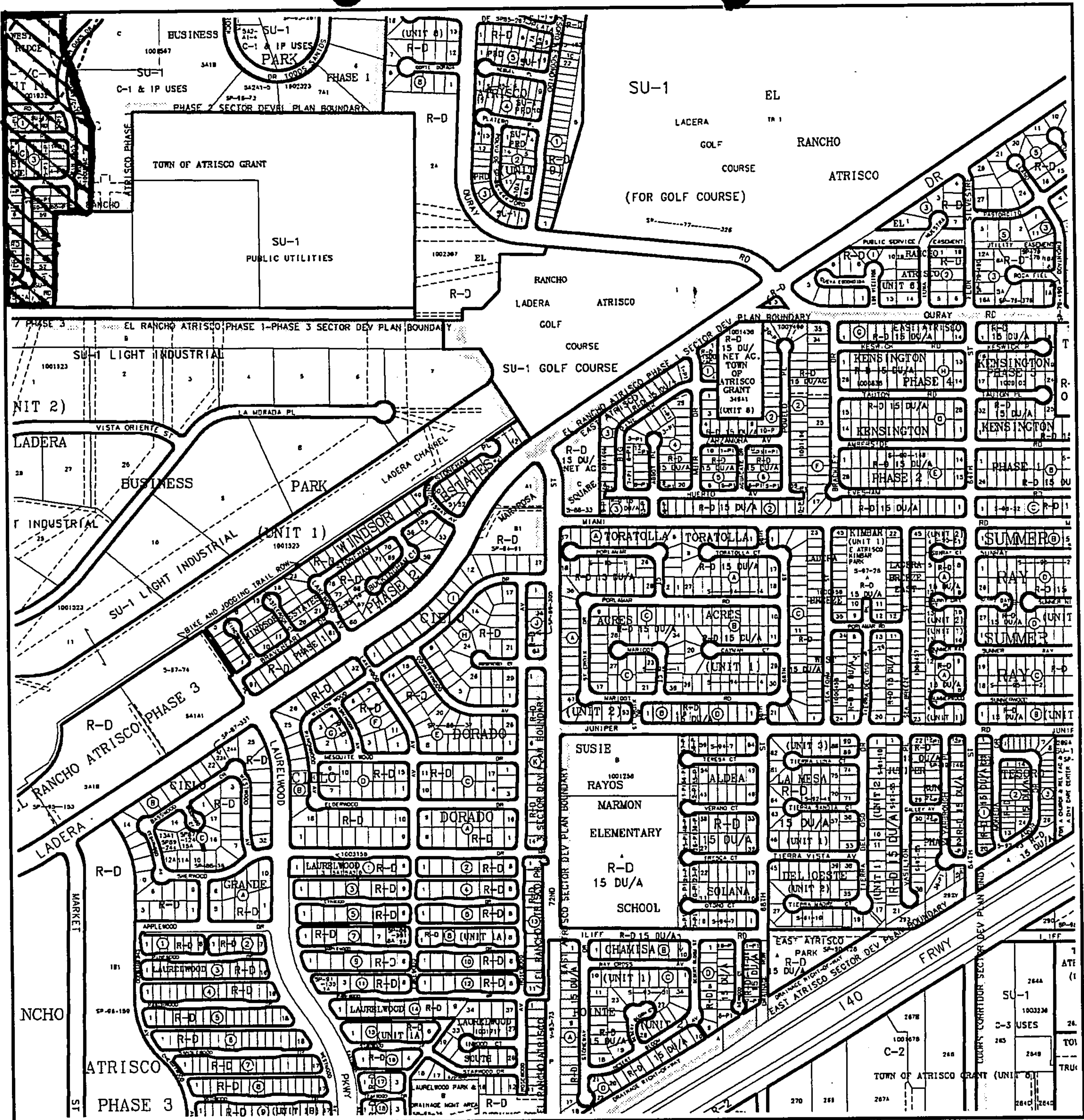
Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(10/05/04)



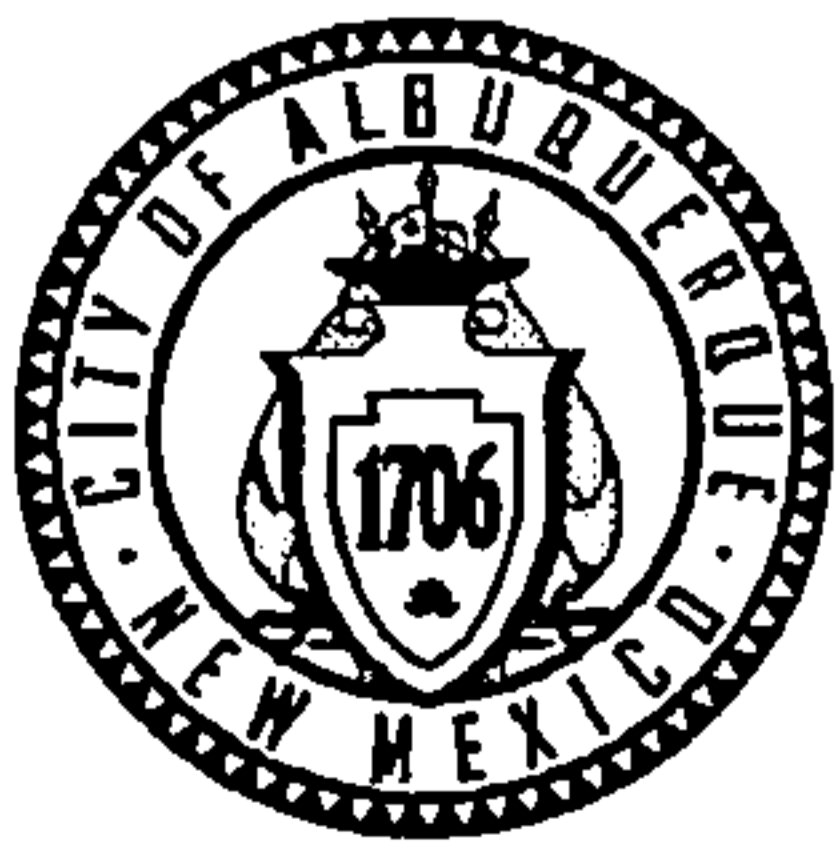
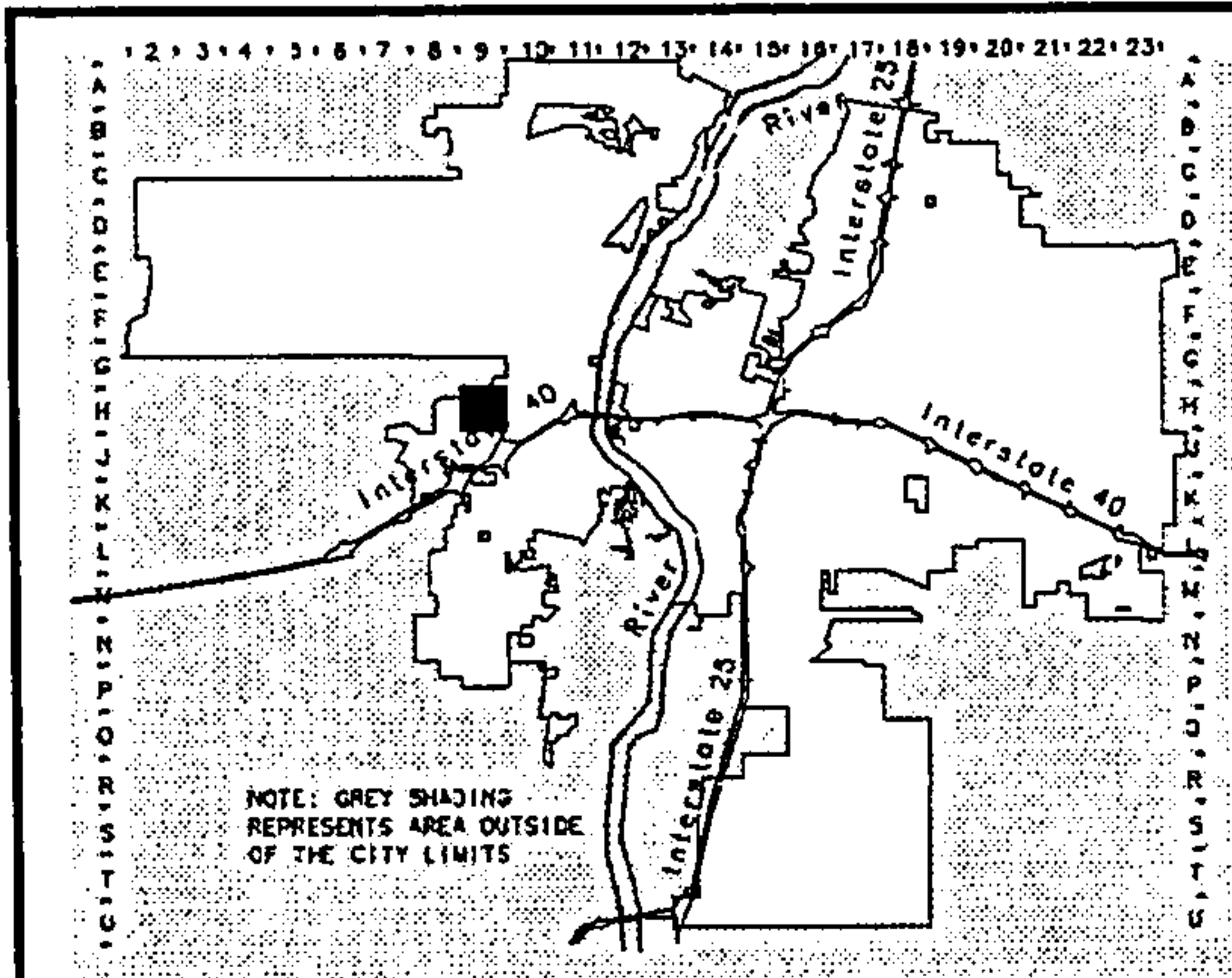
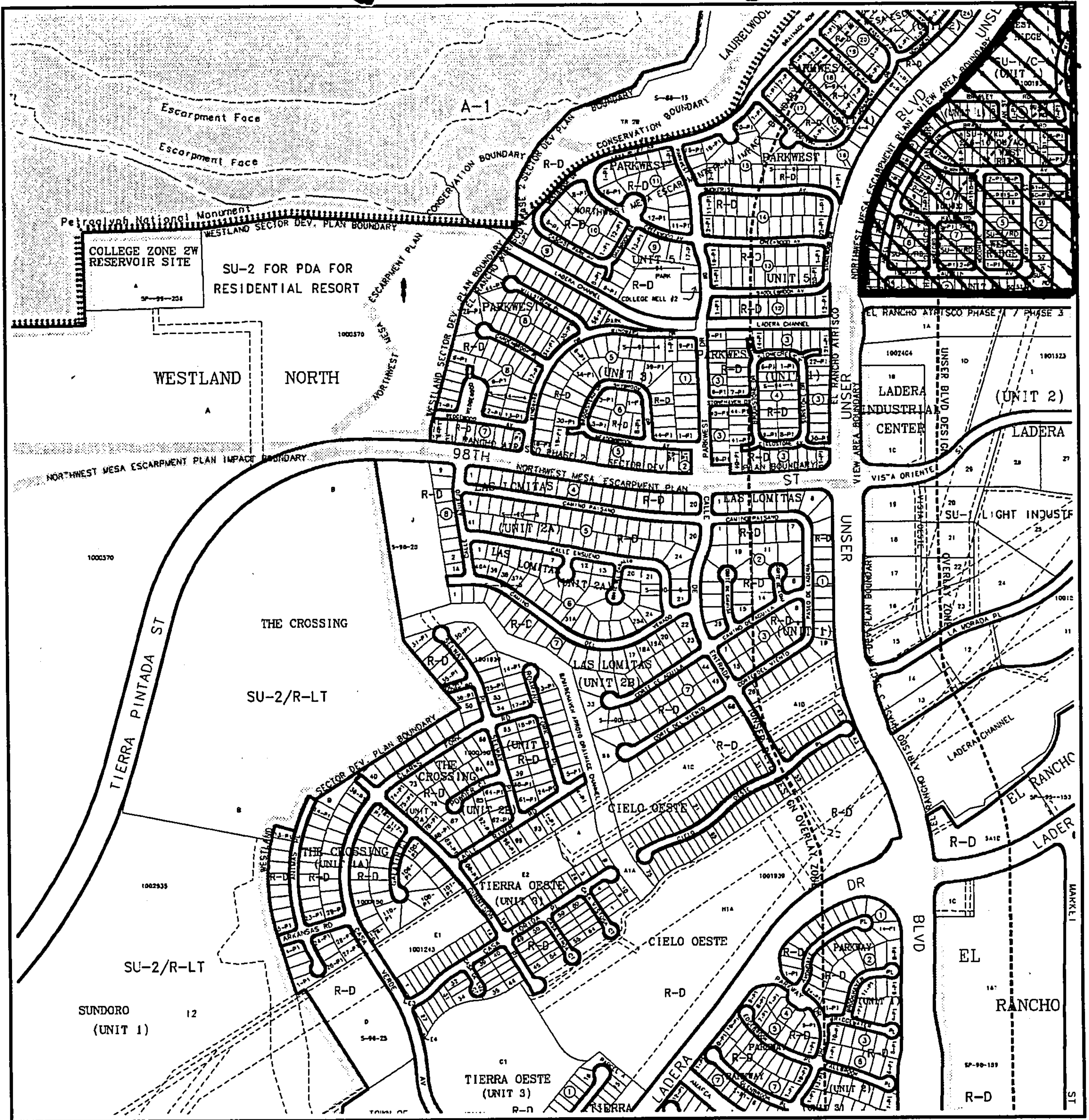
Abuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT

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Zone Atlas Page

H-10-Z

Map Amended through December 03, 2004



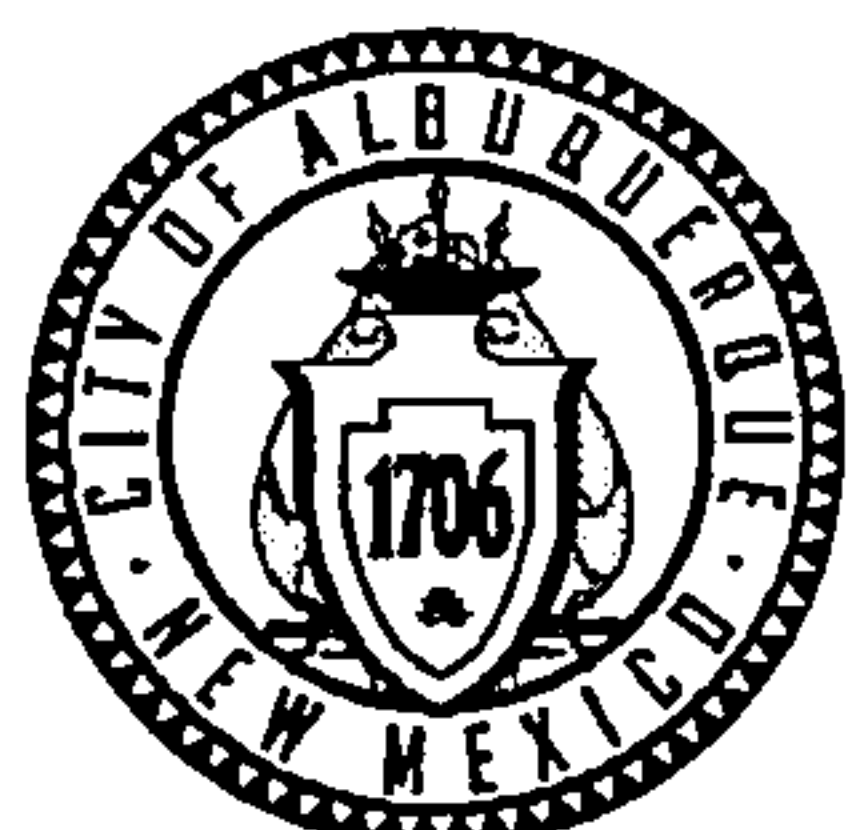
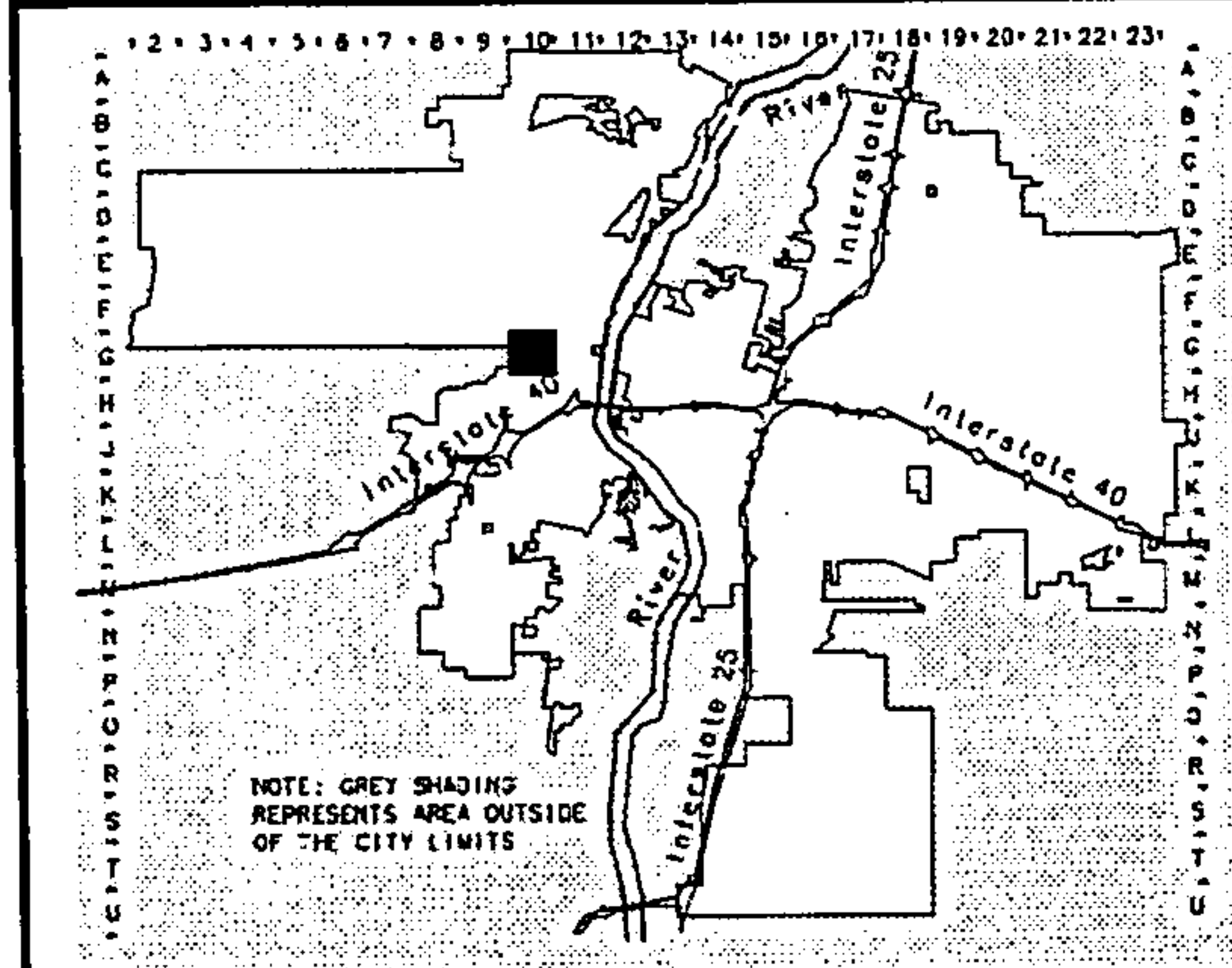
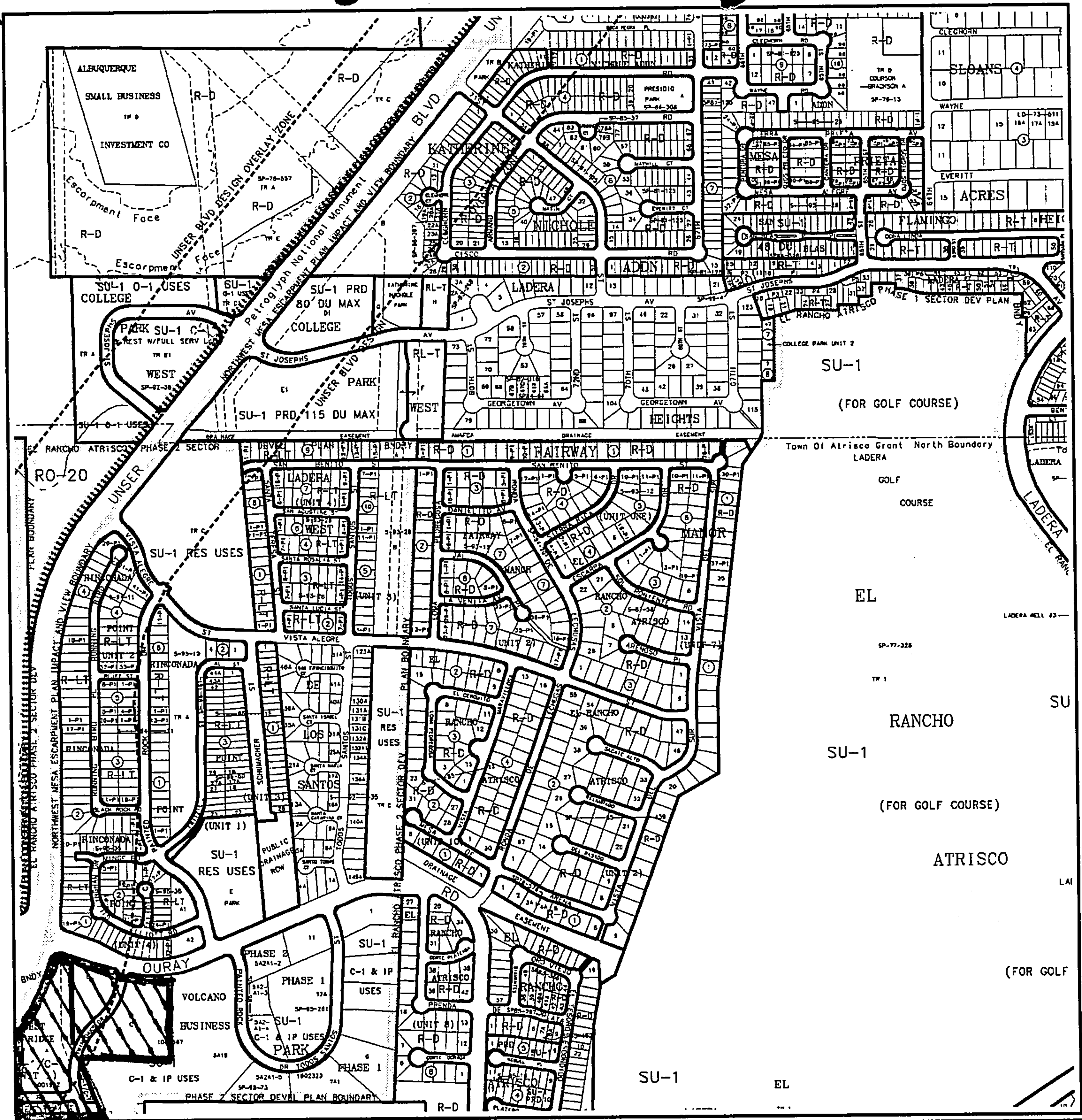
A G I S
 Albuquerque Geographic Information System
 PLANNING DEPARTMENT

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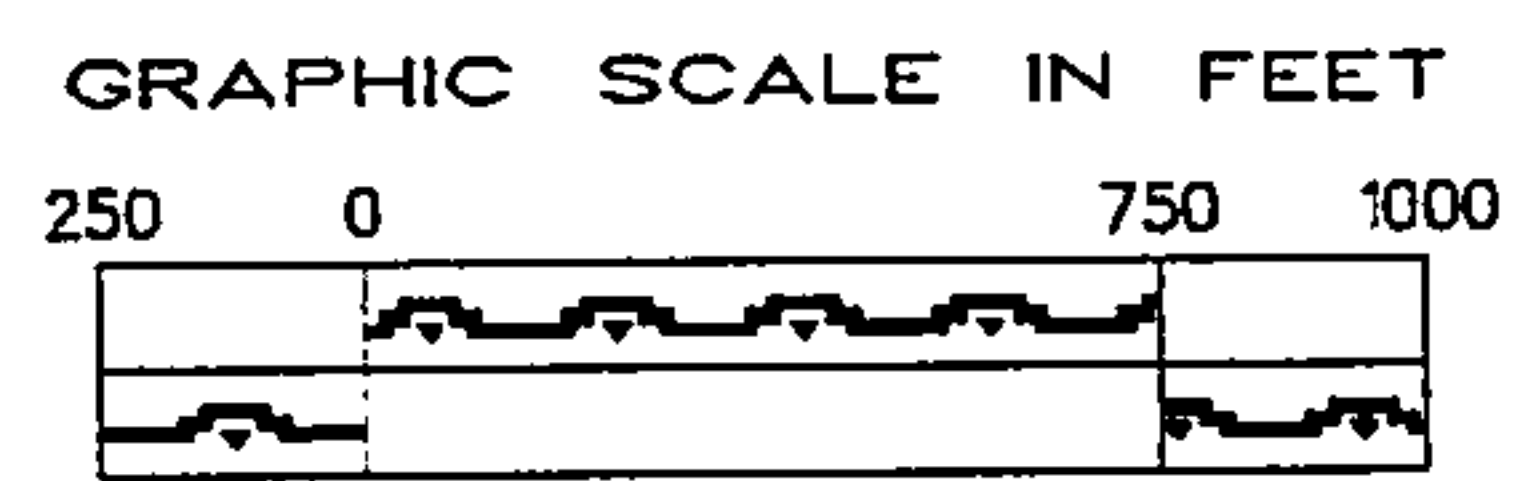
H-9-Z

Map Amended through December 03, 2004



Albuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT

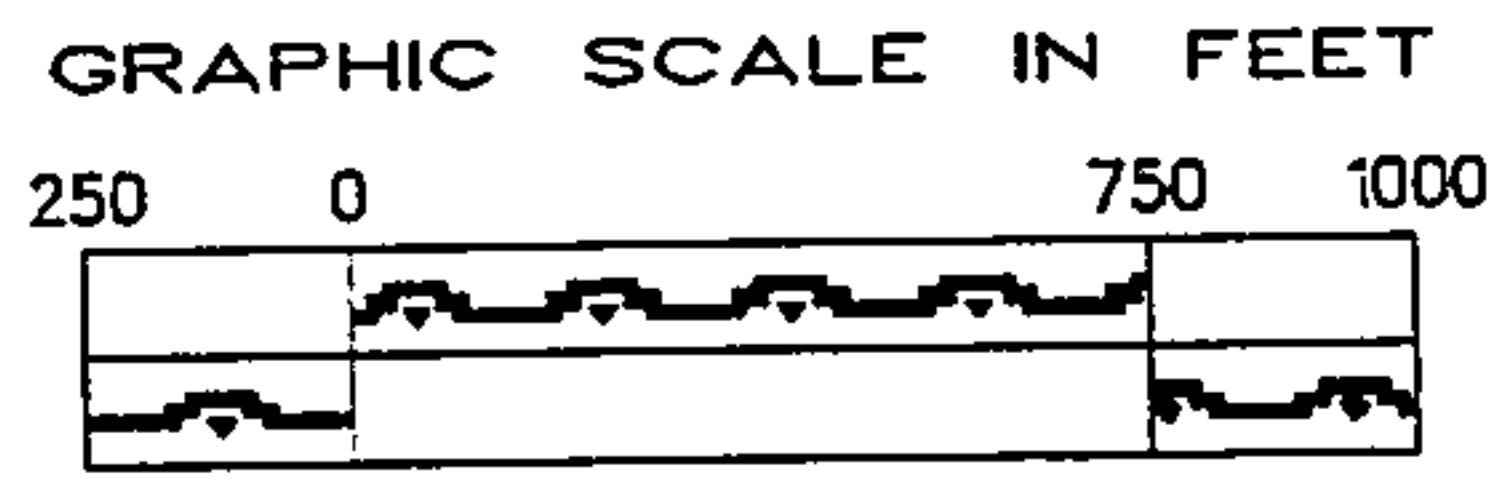
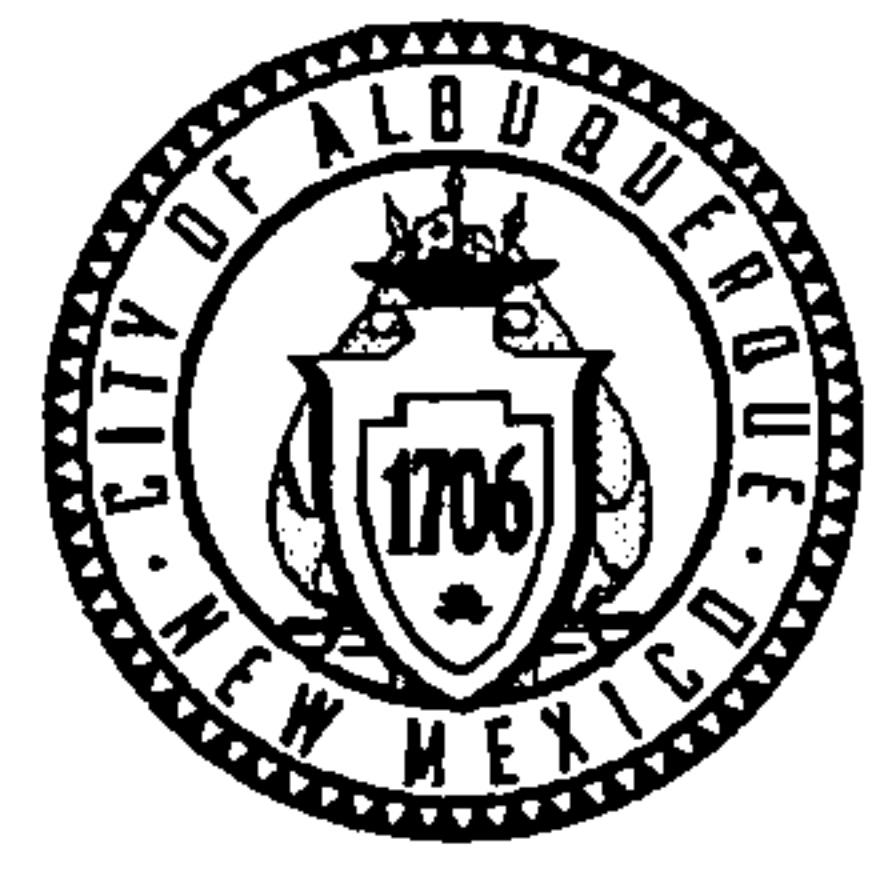
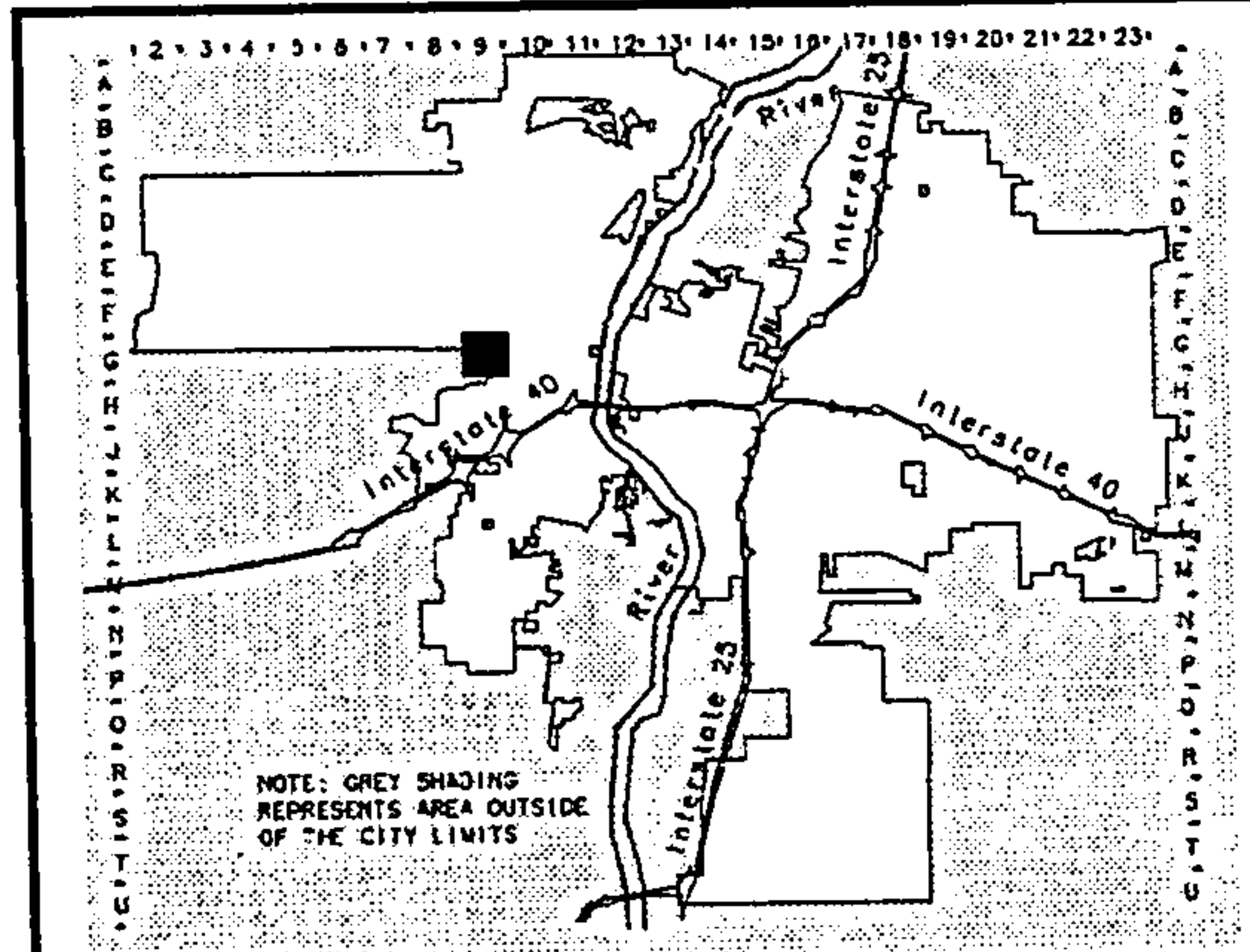
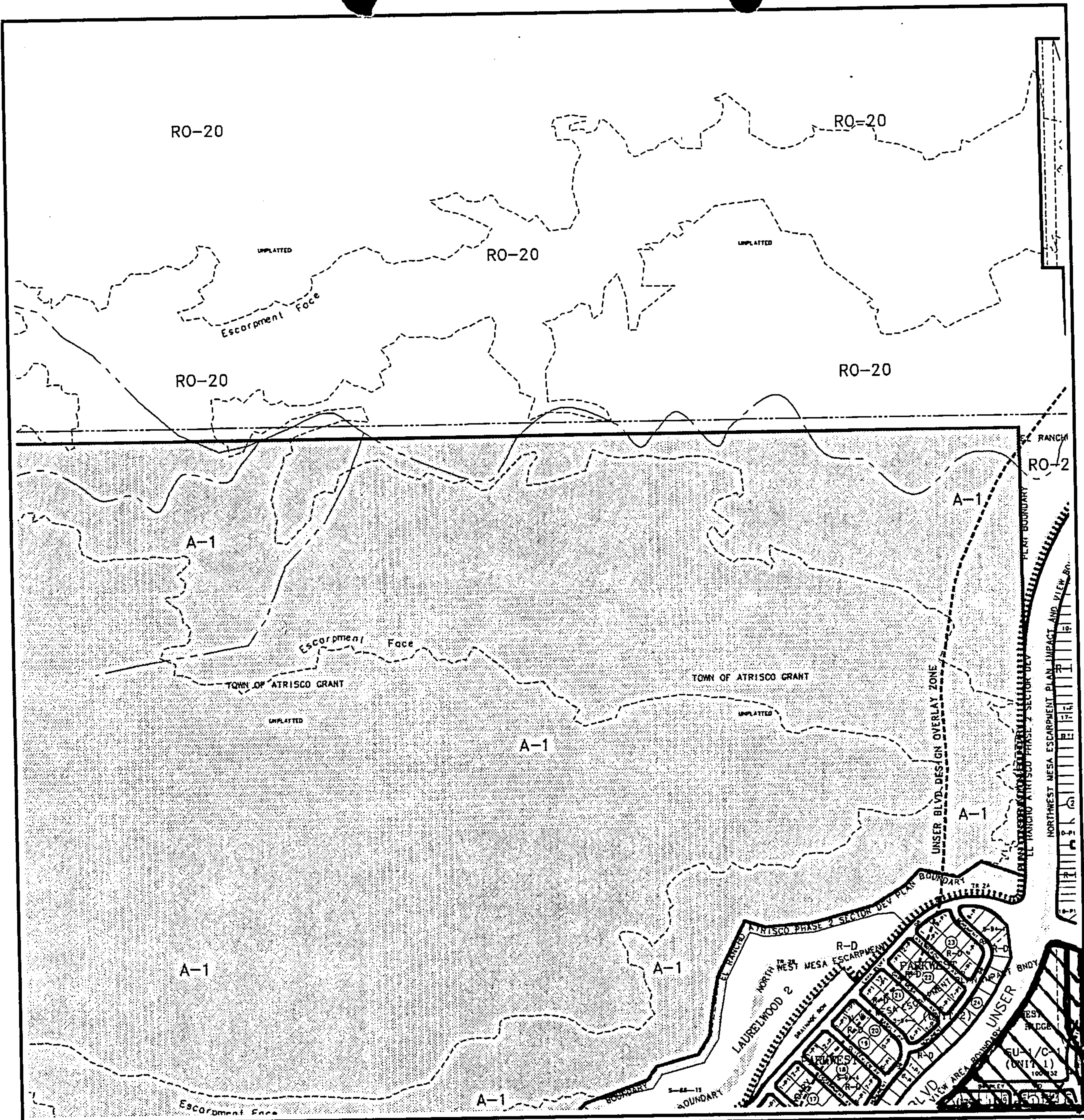
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Zone Atlas Page

G-10-Z

Map Amended through December 03, 2004



A **G** **I** **S**
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Zone Atlas Page
G-9-Z
 Map Amended through December 03, 2004



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

May 19, 2004

9:00 A.M.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000262**
04DRB-00628 Major-Two Year SIA
BOHANNAN HUSTON, INC. agent(s) for COSTCO WHOLESALE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A-1, **COSTCO DEVELOPMENT**, zoned SU-1, located on EUBANK BLVD SE, between SOUTHERN BLVD SE and CENTRAL AVE SE containing approximately 18 acre(s). [REF: 02DRB-00599] (L-21)
A 2-YEAR EXTENSION OF THE SIA WAS APPROVED.

2. **Project # 1002506**
04DRB-00636 Major-Preliminary Plat
Approval
04DRB-00639 Minor-Sidewalk Waiver

TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 6C, 12A & B, **PARTITION OF BLACK RANCH**, zoned RA-1, located on COORS BLVD NW, between PASEO DEL NORTE NW and WESTSIDE DR NW containing approximately 68 acre(s). [REF: 03EPC-00300, 03EPC-00301, 04DRB-00217, 04DRB-00360] (Deferred from 5/19/04) (C-13)
DEFERRED AT THE AGENT'S REQUEST TO 6-9-04.

3. **Project # 1003277**
04DRB-00629 Major-Vacation of Pub
Right-of-Way
04DRB-00630 Major-Vacation of Public
Easements
04DRB-00631 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 11, 12, 13, Block(s) 20, Unit(s) 3, Tract(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **DESERT RIDGE OFFICE PARK**, zoned SU-2 / MIXED USE, located on HOLLY AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 4 acre(s). [REF: 04EPC-00290, 04EPC-00291, AX-94-1] (C-20)

THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR REAL PROPERTY SIGNATURE.

- 04DRB-00677 Minor-SiteDev Plan
Subd/EPC
04DRB-00679 Minor-SiteDev Plan
BldPermit/EPC

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 11, 12, 13, Block(s) 20, Tract(s) 3, Unit 3, NORTH ALBUQUERQUE ACRES, **DESERT RIDGE OFFICE PARK** zoned SU-2 / MIXED USE, located on HOLLY AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 3 acre(s). [REF: 04EPC-00290, 04EPC-00291, AX-94-1] [**Carmen Marrone, EPC Case Planner**] (C-20)

THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5-19-04, THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR SIA.

4. **Project # 1002739**
04DRB-00641 Major-Preliminary Plat Approval
04DRB-00642 Major-Vacation of Pub Right-of-Way
04DRB-00645 Major-Vacation of Public Easements
04DRB-00646 Minor-Sidewalk Waiver
04DRB-00647 Minor-Subd Design (DPM) Variance
04DRB-00648 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HEIGHTS LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, Parcel(s) 2-D and A, LANDS OF RIO BRAVO PARTNERS, ROSNER TRACTS, (to be known as **ANDERSON HEIGHTS**, zoned R-D residential and related uses zone, Developing Area, located on 118th ST SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 249 acre(s). [REF: 03DRB-00983, 04DRB-00179] (Deferred from 5/19/04) (N-8/P-8) **DEFERRED AT THE AGENT'S REQUEST TO 6-2-04.**

5. **Project # 1003403**
04DRB-00632 Major-Preliminary Plat Approval
04DRB-00633 Major-Vacation of Public Easements
04DRB-00634 Minor-Sidewalk Waiver
04DRB-00635 Minor-Temp Defer SDWK

ISAACSON & ARFMAN, P.A. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) F, THE TRAILS (to be known as **THE RESERVE AT THE TRAILS**, zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and TOWN OF ALAMEDA GRANT SOUTH BOUNDARY containing approximately 18 acre(s). [REF: 1002962, 03DRB-01528] (Deferred from 5/19/04) (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/2/04.**

6. **Project # 1002051**
03DRB-02009 Major-Vacation of Public Easements
03DRB-02008 Major-Preliminary Plat
03DRB-02011 Minor-Temp Defer SDWK
03DRB-02010 Minor-Vacation of Private Easements

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) these action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE UNIT 2**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: 02DRB-00963] [Deferred from 1/14/04 & 1/28/04 & 2/4/04 & 2/25/04 & 3/17/04 & 4/7/04, 4/28/04, 5/19/04] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 6-9-04.**

7. **Project # 1003231**
04DRB-00261 Major-Preliminary Plat
Approval
04DRB-00263 Minor-Temp Defer
SDWK

WILSON & COMPANY INC agent(s) for LONGFORD @ ARROWWOOD LLC request(s) these action(s) for all or a portion of Tract(s) 29A & 30A1, LANDS OF SALAZAR/QUATRO/SJ HANNETT, (to be known as **LONGFORD @ ARROWWOOD SUBDIVISION**) zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 59 acre(s). [REF: 02DRB-01621, 01622, 04DRB-00137] [Deferred from 3/24/04, 4/7/04, 4/28/04 & 5/19/04] (N-9)
DEFERRED AT THE AGENT'S REQUEST TO 6-9-04.

8. **Project # 1002798**
04DRB-00592 Major-Vacation of Pub
Right-of-Way
04DRB-00593 Minor-Vacation of
Private Easements

MARQUEZ SURVEYING agent(s) for WILLIAM HOLLER request(s) these action(s) for all or a portion of Tract(s) A, **RIMA ADDITION** and Tract(s) A, **CONRADO GARCIA ADDITION**, zoned SU-1, PRD located on CANDELARIA NW, between SAN ISIDRO NW and AVENIDA ENTRADA NW containing approximately 3 acre(s). [REF: 03EPC-01673, 03EPC-01674] [Deferred from 5-12-04] (G-13)
THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

9. **Project # 1003087**
04DRB-00553 Major-Bulk Land Variance
04DRB-00554 Major-Vacation of Public
Easements
04DRB-00555 Major-Vacation of Public
Easements
04DRB-00556 Major-Preliminary Plat
Approval
04DRB-00557 Minor-Sidewalk Waiver
04DRB-00558 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO., INC request(s) these action(s) for all or a portion of Tract(s) A, WESTLAND NORTH, **WATERSHED SUBDIVISION**, zoned SU-2 FOR PDA RESIDENTIAL RESORT, located on TIERRA PINTADA ST NW AND 98TH ST NW and containing approximately 531 acre(s). [REF: 03DRB-01869] [Deferred from 5/5/04, 5-12-04, 5/19/04] (H-7, 8 & 9 & J-7 & 8)
DEFERRED AT THE AGENT'S REQUEST TO 5-26-04.

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.

10. **Project # 1003428**
04DRB-00716 Minor-SiteDev Plan
BldPermit
- JOHN K. KLEE agent(s) for INTERSTATE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 54, **ALAMEDA BUSINESS PARK**, zoned SU-2 IP-EP, located on PASEO ALAMEDA NE and VISTA ALAMEDA NE, containing approximately 1 acre(s). [REF: DRB-98-223, 1000624 (Master Plan)] [Deferred from 5/19/04] (C-16)
DEFERRED AT THE AGENT'S REQUEST TO 5-26-04.

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

11. **Project # 1002423**
04DRB-00702 Minor-Extension of
Preliminary Plat
- BOHANNAN HUSTON, INC. agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) A-1, Rosner Tract, **EL RANCHO GRANDE, UNIT 11**, zoned R-LT, located on CARTAGENA AVE SW and MESSINA DR SW containing approximately 19 acre(s). [REF: 03DRB-00843] (N-8) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THIS INCLUDES APPROVAL OF THE INFRASTRUCTURE LISTED DATED 6/25/03.**
12. **Project # 1001932**
04DRB-00681 Minor-Prelim&Final Plat
Approval
- MARK GOODWIN & ASSOCIATES, PA agent(s) for KB HOME NEW MEXICO, INC. request(s) the above action(s) for all or a portion of Lot(s) 51, Block(s) 2, **WEST RIDGE SUBDIVISION**, zoned SU-1 special use zone / RD, located on AUSTIN AVE NW, between BURKETT AVE. NW and ANGEL DR. NW containing approximately 1 acre(s). [REF: 02DRB-00690, 02DRB-01578, 01579, 01580 & 01581, 03DRB-00220, 03DRB-00353] (H-9/H-10)
THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED-OFF BY THE BOARD.

13. **Project # 1002805**
04DRB-00712 Minor-Prelim&Final Plat
Approval

WILSON & CO INC agent(s) for MOUNTAIN RUN PARTNERS LTD request(s) the above action(s) for all or a portion of Tract(s) D, **ST. ANTHONY'S ORPHANAGE**, zoned C-2 (SC), located on 12TH ST NW, between INDIAN SCHOOL RD NW and I-40 containing approximately 14 acre(s). [REF: 04DRB-00138, Z-72-221, Z-72-221-1, ZA-84-456, ZA-90-226] (H-13) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN-OFF DELEGATED TO UTILITIES DEVELOPMENT FOR AGIS DXF FILE, RELABEL 20-FOOT EASEMENT AS PUBLIC SANITARY SEWER EASEMENT, ADD BLANKET EASEMENT FOR WATER, SEWER, FIRE LINE EASEMENTS AND TRANSPORTATION DEVELOPMENT FOR RADIUS AT INDIAN SCHOOL AND 12TH STREET (30-FOOT). NEED TURNOUTS.**

14. **Project # 1002315**
04DRB-00713 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 1-A & 2-A UNIT 2, **WILDERNESS SUBDIVISION @ HIGH DESERT**, zoned SU-2 special neighborhood zone, HD/R-R, located on WILDERNESS PL NE, between HIGH DESERT PL NE and WILDERNESS TRAIL NE containing approximately 1 acre(s). [REF: 03DRB-00539, 03DRB-01651] (F-23) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN-OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

15. **Project # 1003430**
04DRB-00721 Minor-Prelim&Final Plat
Approval
- ALDRICH LAND SURVEYING INC agent(s) for RONALD L. & JERI J. NASCI request(s) the above action(s) for all or a portion of Lot(s) 14A, Block(s) 3, **CRYSTAL RIDGE, UNIT 1**, zoned R-LT, located on BARRETT AVE NW, between LOREN AVE NW and LA CANADA DR NW containing approximately 1 acre(s). [REF: DRB-97-298, DRB-98-410] (Deferred from 5-19-04) (B-13)
DEFERRED AT THE AGENT'S REQUEST TO 6-2-04.
16. **Project # 1003111**
04DRB-00715 Major-Final Plat
Approval
- ISAACSON & ARFMAN, PA agent(s) for WINDMILL MANOR PLACE, LLC request(s) the above action(s) for all or a portion of Tract(s) B, **WINDMILL MANOR**, zoned SU-1 PRD, located on DELLYNE AVE NW, between MARIPOSA DR NW and VALLE VISTA DR NW containing approximately 4 acre(s). [REF: 04DRB-00377, Z-95-79, Z-98-57, DRB-96-355, 03DRB-01986, 03DRB-01987, 01988, 01989] (Deferred from 5-19-04) (E-11)
DEFERRED AT THE AGENT'S REQUEST TO 5-26-04.
17. **Project # 1002928**
04DRB-00718 Major-Final Plat
Approval
- ALDRICH LAND SURVEYING agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) D, **TAOS @ THE TRAILS**, zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW south of PASEO DEL NORTE NW containing approximately 20 acre(s). [Ref: 03DRB-01532, 01534, 01536, 01429] (Deferred from 5-19-04) (C-9)
DEFERRED AT THE AGENT'S REQUEST TO 6-2-04.

18. **Project # 1002929**
04DRB-00719 Major-Final Plat
Approval

ALDRICH LAND SURVEYING agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) C, **SANTA FE @ THE TRAILS**, zoned R-D, located on RAINBOW BLVD NW south of PASEO DEL NORTE NW, containing approximately 17 acre(s). [Ref: 03DRB-01531, 01533, 01535, 01432] (Deferred from 5-19-04) (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 6-2-04.**

19. **Project # 1002455**
03DRB-01899 Minor-Final Plat
Approval

TIMOTHY M. OTT agent(s) for JOE COTRUZZOLA request(s) the above action(s) for all or a portion of Lot(s) A3B, **J. GROUP ADDITION**, zoned SU -1, C-1, located on SAN ANTONIO RD NE, between I-25 and SAN PEDRO NE containing approximately 10 acre(s). [REF: Z-93-3, DRB-96-452, 03DRB-01654, 03DRB-01655] (Final Plat was indefinitely deferred 11-12-03) (E-18)

THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR SIA AND UTILITIES DEVELOPMENT FOR AGIS DXF FILE, FOR REMOVAL OF PUBLIC UTILITY FROM 25-FOOT EASEMENT ALONG SAN ANTONIO AND DEDICATE ELSEWHERE.

20. **Project # 1000325**
04DRB-00640 Minor-Ext of SIA for
Temp Defer SDWK

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES INC request(s) this action for all or a portion of Lot(s) 1-68, **SPANISH SUN**, zoned SU-1 PRD 15 DU/AC, located on SAN MATEO AVE NE, between MONTGOMERY BLVD NE and DOUGLAS MACARTHUR RD NE. [REF: Z-84-82, Z-84-82-1, Z-84-82-2, Z-84-82-3, Z-78-1651, DRB-99-219] *[Deferred from 5/5/04] (G-17)*

A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.

21. **Project # 1003291**
04DRB-00528 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for JOSEPH & KATHLEEN COWHAM request(s) the above action(s) for all or a portion of Tract(s) 14, M.R.G.C.D. MAP 35, **LANDS OF COWHAM-BOWEN**, zoned R-LT residential zone, located on RIO GRANDE BLVD NW, between CONTRERAS PL NW and MATTHEW AVE NW containing approximately 2 acre(s). [REF: 04DRB-00322] [*Deferred from 4/14/04*] (*Indefinitely deferred on 4-21-04*) (Deferred from 5-19-04) (H-13) **DEFERRED AT THE AGENT'S REQUEST TO 5-26-04.**

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

22. **Project # 1002520**
04DRB-00705 Minor-Sketch Plat or Plan

RIO GRANDE ENGINEERING, agent(s) for SCACCIA, LLC request(s) the above action(s) for all or a portion of Lot(s) 15 & 16, Block(s) 4, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, TRACT 2, (to be known as **VILLA DE LA CUEVA**) zoned R-D residential and related uses zone, developing area, 7 DU / AC, located on ALAMEDA BLVD NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [REF: 03DRB-00356, Z-87-94] (C-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1003429**
04DRB-00717 Minor-Sketch Plat or Plan

ISAACSON & ARFMAN, PA, agent(s) for CURB, INC., request(s) the above action(s) for all or a portion of Lot(s) 1, RIO BRAVO PARTNERS, **EL RANCHO GRANDE, UNIT 16**, zoned R-1, located on GIBSON BLVD SW between DELGADO DR SW and BLAKE RD SW containing approximately 120 acre(s). [Ref: DRB-95-440] (N-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. Approval of the Development Review Board Minutes for May 5, 2004. **THE MAY 5, 2004 DEVELOPMENT REVIEW BOARD MINUTES WERE APPROVED.**

ADJOURNED: 11:25 A.M.

#12



DRB CASE ACTION LOG (PRELIMINARY & FINAL)

REVISED 2/5/04

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

DRB Application No.: <u>04DRB-00681</u>	Project # <u>1001932</u>
Project Name: <u>West Ridge Subdivision</u>	
Agent: <u>Mark Goodwin & Associates, PA</u>	Phone No.: <u>828-2200</u>

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/19/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

- Planning must record this plat. Please submit the following items:**
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 - Tax printout from the County Assessor.
- Include 3 copies of the approved site plan along with the originals.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**
- AGIS DXF File approval required.** *OK*
- Copy of recorded plat for Planning.**

Project Number 1001932

AGIS ELECTRONIC PLAT APPROVAL FORM

Jenny Dover

DRB Project Case # 1001932
 Subdivision Name West Ridge Unit 2 LT 51A, TRG
 Surveyor Tim Aldrich
 Company/Agent Goodwin
 Contact Person Richard Quintana Phone # 828-2200 email _____

DXF Received Date: 5-5-04
 Hard-Copy Date: 5-5-04

Coordinate system: NMSP Grid (NAD 83) NMSP Grid (NAD 27) Ground rotated to NMSP Grid Other

Allen E. Ariver
 Approved

5/6/04
 Date

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

AGIS Use Only		
Copied cov <u>1932</u> to agiscov.	Date: <u>5/6/04</u>	Contact person Notified on: _____

City of Albuquerque
Development Review Board
Hydrology Section

Speed Memo

Project no. 1001932

Agenda Item no. 12

Subject:

1. Pre/Final plat
- 2.
- 3.
- 4.
- 5.
- 6.

Comments:

No adverse comments

Resolution:

All signed

Signed: Bradley L Bingham
City Engineer/ AMAFCA Designee

Date: 5/19/04

**CITY OF ALUBQUERQUE
PLANNING DEPARTMENT
Development Review Board
May 19, 2004
Comments**

ITEM # 12

PROJECT # 1001932

APPLICATION # 04-00681

RE: West Ridge Subdivision, Lot 51, Block 2/minor plat

No objection to the minor plat request.

~~OK~~ AGIS dxf approval is required prior to Planning signing the final plat.

~~Property Management's signature is required on the plat.~~

~~Planning must file the plat as it vacated public right of way.~~



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



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

3-13-2003

5. Project # 1001932
03DRB-00220 Major-Vacation of Pub Right-of-Way
03DRB-00353 Minor-Amnd Prelim Plat Approval

MARK GOODWIN AND ASSOCIATES PA, agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 391-393, Lots A-1 and SE portion of B-1, TOWN OF ATRISCO GRANT, El Rancho Atrisco, Phase II, (to be known as **WEST RIDGE SUBDIVISION**, zoned R-LT residential zone, located on UNSER BLVD NW AND OLD OURAY ROAD NW, and containing approximately 40 acre(s). [REF: 02DRB-01578, 02DRB-01579, 02DRB-01580] (H-9/H-10)

At the March 12, 2003, Development Review Board meeting, the Vacation was approved as shown on Exhibit B in the Planning file, 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.

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.

With the signing of the amended infrastructure list dated 3/12/03 the amended preliminary plat was approved. This amendment does not extend the expiration date of the original preliminary plat.

If you wish to appeal this decision, you must do so by March 27, 2003, in the manner described below.




**OFFICIAL NOTICE
PAGE TWO**

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 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.)

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.)


Sheran Matson, AICP, DRB Chair

cc: KB Home New Mexico Inc., 4921 Alexander NE, Suite B, 87107
Mark Goodwin & Associates PA, 8916 Adams NE, 87199
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

AGIS ELECTRONIC PLAT APPROVAL FORM

DRB Project Case # 1001932
 Subdivision Name West Ridge Unit 2
 Surveyor Tim Aldrich
 Company/Agent Goodwin
 Contact Person Richard Quintana Phone # 828-2200 email _____

DXF Received Date: 5-5-04
 Hard-Copy Date: 5-5-04

Coordinate system: NMSP Grid (NAD 83) NMSP Grid (NAD 27) Ground rotated to NMSP Grid Other

Allen G. Ariver
 Approved

5/6/04
 Date

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

AGIS Use Only		
Copied cov <u>1932</u> to agiscov.	Date: <u>5/6/04</u>	Contact person Notified on: _____

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1001932 AGENDA#: 5 DATE: 3.12.03

- 1. Name: Doug Hughes Address: MAA 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 1299 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001932

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:

No adverse comments for Preliminary Plat amendment.
 Comment on the infrastructure list.

RESOLUTION: *resigned amended I.L.*

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

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: March 12, 2003



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 12, 2003

Project # 1001932
03DRB-00220 Major-Vacation of Pub Right-of-Way

MARK GOODWIN AND ASSOCIATES PA, agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 391-393, Lots A-1 and SE portion of B-1, TOWN OF ATRISCO GRANT, El Rancho Atrisco, Phase II, (to be known as **WEST RIDGE SUBDIVISION**, zoned R-LT residential zone, located on UNSER BLVD NW AND OLD OURAY ROAD NW, and containing approximately 40 acre(s). [REF: 02DRB-01578, 02DRB-01579, 02DRB-01580] (H-9/H-10)

AMAFCA

No objection to requested action. AMAFCA has agreed to accept the new drainage right-of-way and will sign the Final Plat.

COG Consistent with established transportation plans and policies.

Transit No comments received.

Zoning Enforcement Reviewed, no comment.

Neighborhood Coord. Letter sent to Ladera West (R) Neighborhood Assn.

APS

This development already impacts Chaparral Elementary School, Adams Middle School, and West Mesa High School. The above Middle school is currently enrolled close to its designed capacity. The High school is currently operating ABOVE its designed capacity and is projected to accrue substantial increases in students in the near future. The APS facilities in the area have recently, and continue to be expanded and upgraded. An elementary school (Painted Sky, fall of 1999) and middle school (Jimmy Carter) opened in the fall of 2001. **All planned additions to existing educational facilities are contingent upon taxpayer approval.** As schools become overcrowded, boundary changes, alternative schedules, transportation to less crowded schools, and/or combinations of the above strategies may be employed to relieve schools with large numbers of students.

Police Department

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

Fire Department

No adverse comments.

PNM Gas

Approves.

PNM Electric

PNM Electric approves the vacation of the 60' old Ouray road, But retains and reserves all easement rights for the total width of the 60' road to cover any utilities within or crossing the 60' road.

PNM Electric

Also PNM Electric retains and reserves all easement rights for egress and ingress for the total width of the 60' road to allow for access to the West Mesa Switch Yard. The developer needs to be aware of numerous transmission electric lines and PNM owned property in the area. Call PNM Engineering at 241-2973 if any questions on these.

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

The Hydrology section has no objection to the vacation request.

Transportation Development

No adverse comments.

Parks & Recreation

Defer to Transportation.

Utilities Development

No objection to Vacation request.

Planning Department

No objection. Defer to Transportation Development. Applicant has one year to file the final plat showing the vacation.

Planning Department

Property Management must sign the plat vacating public right of way. The Project # & Application # must appear on the plat. The purpose of the plat must also appear on the plat.

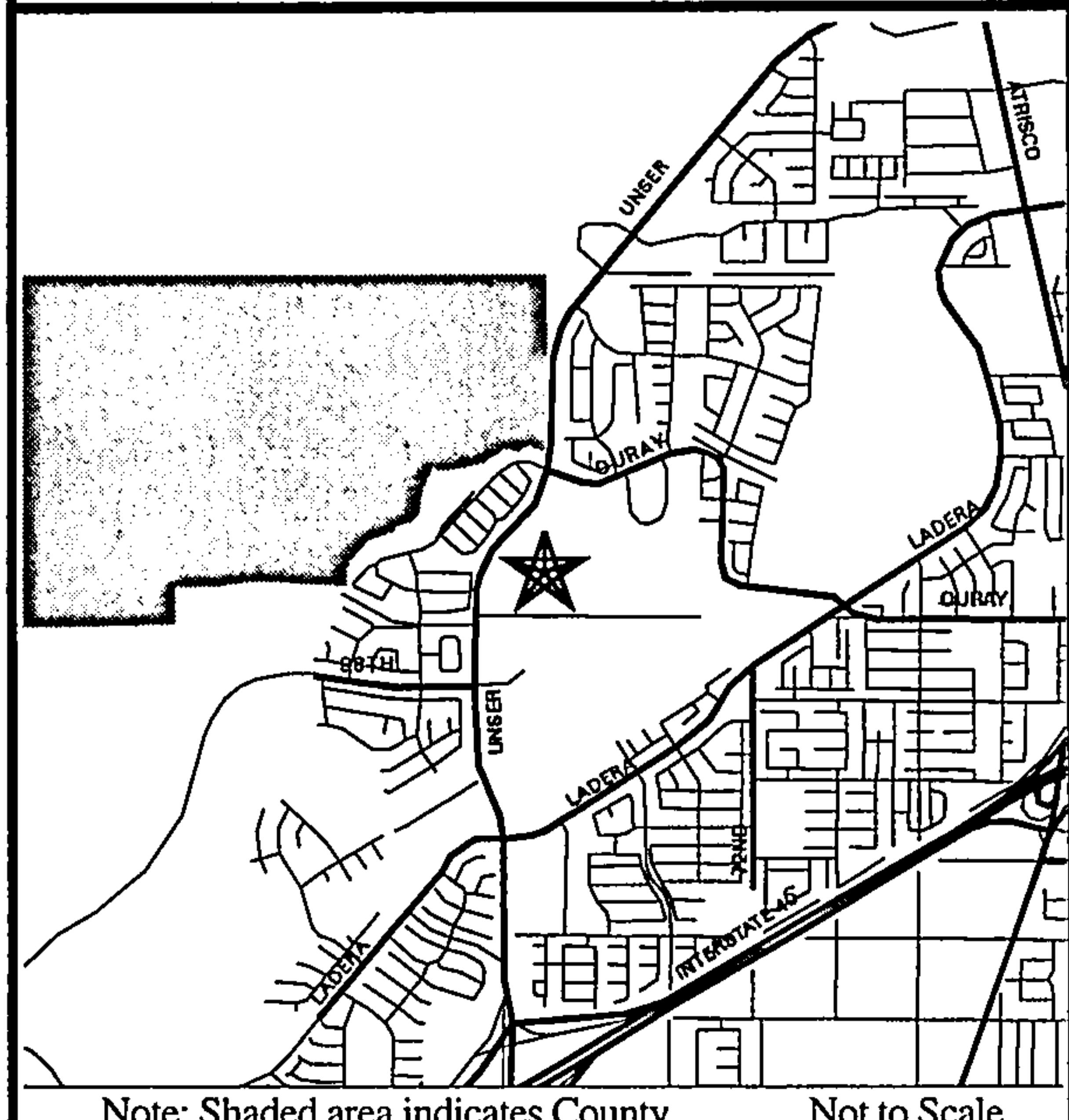
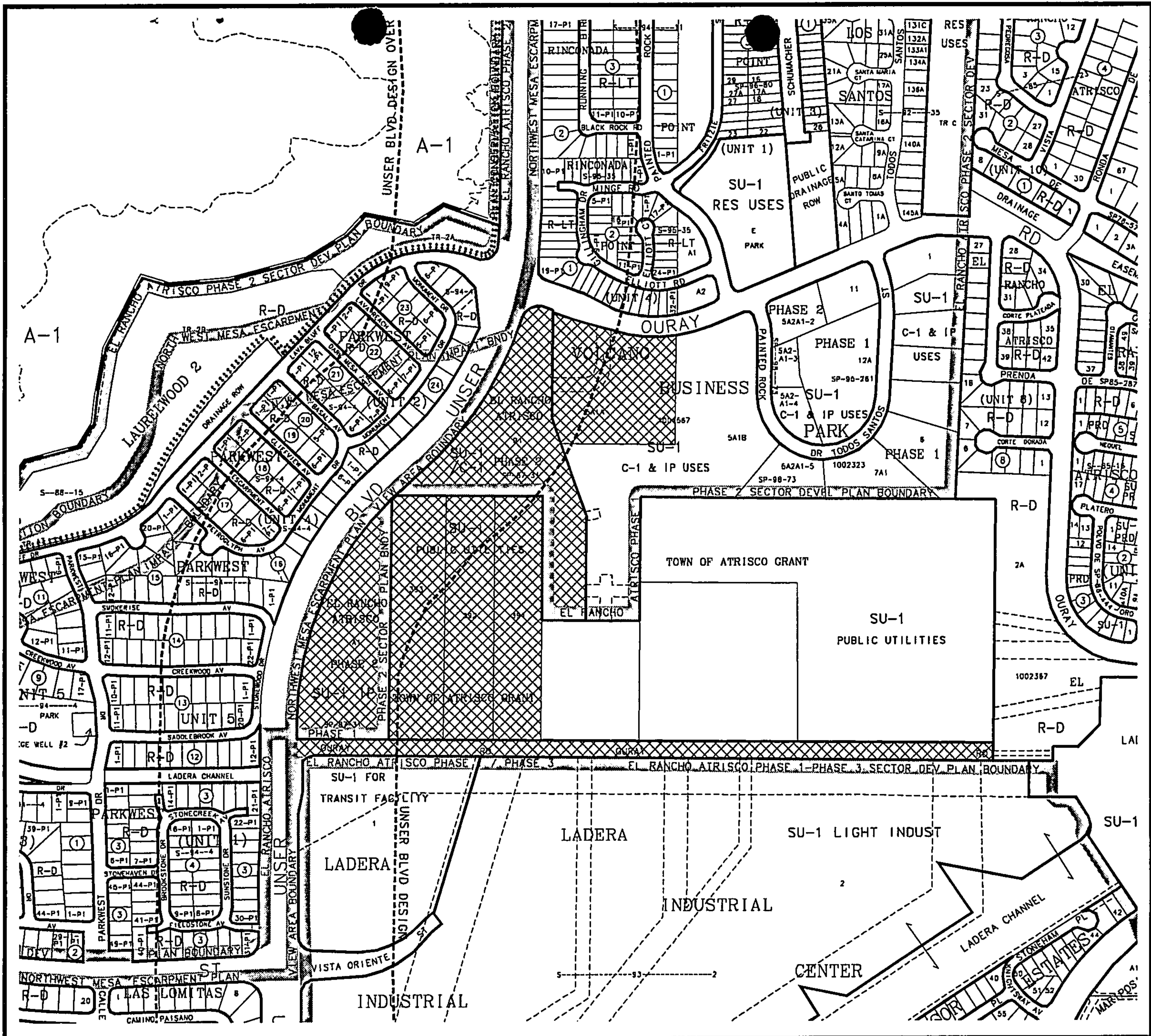
Planning must record plats vacating public right of way. A check payable to Bernalillo for the appropriate fees, a tax certificate from the County Treasurer's Office, a tax printout from the County Assessor's Office and 2 mylars must be provided to Planning. A recorded plat will be returned to the applicant.

Before planning will sign the final plat, a digital plat for AGIS input must be provided plus a hard copy of the final plat. A description of the requirements is available from the One Stop Shop Front Counter. The requirements have changed recently.

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

cc: Mark Goodwin & Associates, P.O. Box 90606, 87199

KB Home New Mexico Inc., 4921 Alexander NE, Suite #B, 87107



ZONING MAP



Scale 1" = 605'

PROJECT NO.
1001932

HEARING DATE
3-12-03

MAP NO.
H-9

ADDITIONAL CASE NUMBER(S)
03DRB-00220

Note: Shaded area indicates County Not to Scale



PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE
PAGE 2

Project # 1000234

03DRB-00213 Major-Preliminary Plat Approval
03DRB-00214 Major-Vacation of Pub Right-of-Way
03DRB-00215 Minor-Sidewalk Variance
03DRB-00216 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for MIKE WILLIAMS request(s) the above action(s) for all or a portion of Block(s) 1, Tract(s) A, HOLIDAY PARK - UNIT 10, (to be known as **RIDGE POINTE SUBDIVISION**) zoned SU-1/PRD, located on THE NORTHWEST CORNER OF COMANCHE NE AND TRAMWAY BLVD NE and containing approximately 5 acre(s).[REF: Z-99-131, 00CC-00179, 00DRB-00207] (G-22)

Project # 1001021

03DRB-00221 Major-Vacation of Public Easements
03DRB-00222 Minor-Prelim&Final Plat Approval

MARK GOODWIN AND ASSOCIATES, PA, agent(s) for PIERRE AMESTOY JR request(s) the above action(s) for all or a portion of Tract(s) C-1, **IRVING LAND PARTNERS**, zoned M-1 light manufacturing zone, located on Irving Blvd NW between Eagle Ranch Rd NW and Golf Course Rd NW and containing approximately 9 acre(s).[REF:V-86-65] (B-13)

Project # 1001932

03DRB-00220 Major-Vacation of Pub Right-of-Way

MARK GOODWIN AND ASSOCIATES PA, agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 391-393, Lots A-1 and SE portion of B-1, TOWN OF ATRISCO GRANT, El Rancho Atrisco, Phase II, (to be known as **WEST RIDGE SUBDIVISION**, zoned R-LT residential zone, located on UNSER BLVD NW AND OLD OURAY ROAD NW, and containing approximately 40 acre(s). [REF: 02DRB-01578, 02DRB-01579, 02DRB-01580] (H-9/H-10)

Project # 1002468

03DRB-00195 Major-Vacation of Pub Right-of-Way

GILBERT J LOVATO request(s) the above action(s) for all or a portion of Lot(s) 18, 19, 20 and 21, Block(s) 4, (to be known as **BELMONT PLACE ADDITION**, zoned R-1, located on 5TH ST NW, between GRIEGOS NW and BELLROSE NW containing approximately 1 acre(s). (G-14)

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.

Claire Senova
for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, FEBRUARY 24, 2003.



**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, March 12, 2003**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000184

03DRB-00217 Major-Vacation of Pub Right-of-Way

SURVEYS SOUTHWEST LTD agent(s) for ROB DICKSON request(s) the above action(s) for all or a portion of Tract(s) C-3A-1, BANNER SQUARE ADDITION (TO BE KNOWN AS **COPPER LOFTS**), zoned C-1, located on COPPER AVE NE, between CENTRAL AVE NE and ARNO ST NE containing approximately 1 acre(s). (K-14)

Project # 1000184

03DRB-00223 Major-Vacation of Pub Right-of-Way
03DRB-00224 Minor-Vacation of Private Easements

SURVEYS SOUTHWEST LTD agent(s) for ROB DICKSON request(s) the above action(s) for all or a portion of Tract(s) A-7, BANNER SQUARE ADDITION (TO BE KNOWN AS **CAMPUS LOFTS**), zoned SU-1, SU-2/PUD, located on ARNO ST NE, between COPPER AVE NE and BROADWAY BLVD NE containing approximately 1 acre(s). (K-14)

Project # 1000184

03DRB-00225 Major-Vacation of Pub Right-of-Way
03DRB-00226 Minor-Vacation of Private Easements

SURVEYS SOUTHWEST LTD agent(s) for ROB DICKSON request(s) the above action(s) for all or a portion of Lot(s) C-2A-1, BANNER SQUARE ADDITION (TO BE KNOWN AS **MARKET LOFTS**), zoned C-1, located on ARNO ST NE, between CENTRAL AVE NE and EDITH BLVD NE containing approximately 1 acre(s). (K-14)

Project # 1002115

03DRB-00219 Major-Vacation of Pub Right-of-Way

SURVEYS SOUTHWEST LTD agent(s) for ROB DICKSON request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, (to be known as **COPPER LOFTS**), HUNINGS HIGHLAND ADDITION, zoned SU-2 / NCR, located on CENTRAL AVE SE, between ARNO SE and EDITH SE containing approximately 1 acre(s). (K-14)

SEE PAGE 2...

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

Meeting Date: 3-12-03

Zone Atlas Page: B-9-E
H-10-E

Notification Radius: 100 Ft.

App#	<u>13DEB-11220</u>
Proj#	<u>1001932</u>
Other#	

Cross Reference and Location: _____

Applicant: KB Home New Mexico, Inc. ✓

Address: 4221 Alexander NE, Ste #B, 89107

Agent: Mark Gardner & Associates ✓

Address: 8916 Adams NE, 89199

SPECIAL INSTRUCTIONS

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

Date Mailed: 2-21-03

Signature: [Signature]

RECORDS WITH BELLS

PAGE 1

101006000804732115	LEGAL: LT 1 9-P1 BLK 1 PLAT OF RINCONADA POINT UNIT 4 CONT LAND USE: PROPERTY ADDR: 00000 7936 ELLIOTT RD NW OWNER NAME: DOMINGUES BARBARA M & R SIDNEY OWNER ADDR: 07936 ELLIOTT	RD NW ALBUQUERQUE	NM 87120
101006001504332114	LEGAL: LT 2 0-P1 BLK 1 PLAT OF RINCONADA POINT UNIT 4 CONT LAND USE: PROPERTY ADDR: 00000 7932 ELLIOTT RD NW OWNER NAME: CHAVEZ ROBERT J OWNER ADDR: 07932 ELLIOTT	RD NW ALBUQUERQUE	NM 87120
101006001904132113	LEGAL: LT 2 1-P1 BLK 1 PLAT OF RINCONADA POINT UNIT 4 CONT LAND USE: PROPERTY ADDR: 00000 7928 ELLIOTT RD NW OWNER NAME: PEREA RUTH M OWNER ADDR: 07928 ELLIOTT	NW ALBUQUERQUE	NM 87120
101006002304132112	LEGAL: LT 2 2-P1 BLK 1 PLAT OF RINCONADA POINT UNIT 4 CONT LAND USE: PROPERTY ADDR: 00000 7924 ELLIOTT RD NW OWNER NAME: CRDSTIC SARAH OWNER ADDR: 07924 ELLIOTT	RD NW ALBUQUERQUE	NM 87120
101006002603932111	LEGAL: LT 2 3-P1 BLK 1 PLAT OF RINCONADA POINT UNIT 4 CONT LAND USE: PROPERTY ADDR: 00000 7920 ELLIOTT RD NW OWNER NAME: TRUITT MICHAEL B OWNER ADDR: 07920 ELLIOTT	RD NW ALBUQUERQUE	NM 87120
101006002903732110	LEGAL: LT 2 4-P1 BLK 1 PLAT OF RINCONADA POINT UNIT 4 CONT LAND USE: PROPERTY ADDR: 00000 7916 ELLIOTT RD NW OWNER NAME: SPARKS CHERYL JEAN OWNER ADDR: 07916 ELLIOTT	RD NW ALBUQUERQUE	NM 87120
101006006803432101	LEGAL: TR A -2 P LAT OF RINCONADA POINT UNIT 4 CONT 0.4587 LAND USE: PROPERTY ADDR: 00000 7800 ELLIOTT RD NW OWNER NAME: CURB INC OWNER ADDR: 06301 INDIAN SCHOOL	RD NE ALBUQUERQUE	NM 87110
100906049903240203	LEGAL: LT 1 4-P1 BLK 24 REPLAT FOR PARKWEST UNIT 2 (COMPRI LAND USE: PROPERTY ADDR: 00000 2904 MONUMENT DR NW OWNER NAME: WACONDA JOHN E & DEANNE C OWNER ADDR: 02904 MONUMENT	DR NW ALBUQUERQUE	NM 87120
101006003203632109	LEGAL: LT 2 5-P1 BLK 1 PLAT OF RINCONADA POINT UNIT 4 CONT LAND USE: PROPERTY ADDR: 00000 7912 ELLIOTT RD NW OWNER NAME: TENORIO-ACEVEDO ANGELA G OWNER ADDR: 07912 ELLIOTT	RD NW ALBUQUERQUE	NM 87120
101006003603432108	LEGAL: LT 2 6-P1 BLK 1 PLAT OF RINCONADA POINT UNIT 4 CONT LAND USE: PROPERTY ADDR: 00000 7908 ELLIOTT RD NW OWNER NAME: HALLIBURTON SHARON A OWNER ADDR: 07908 ELLIOTT	RD NW ALBUQUERQUE	NM 87120
101006003903332107	LEGAL: LT 2 7-P1 BLK 1 PLAT OF RINCONADA POINT UNIT 4 CONT LAND USE: PROPERTY ADDR: 00000 7904 ELLIOTT RD NW OWNER NAME: GILLILAND JOHNNIE RATLIFF OWNER ADDR: 07904 ELLIOTT	RD NW ALBUQUERQUE	NM 87120

RECORDS WITH LABELS

PAGE 2

101006004303132106	LEGAL: LT 2 8-P1 BLK 1 PLAT OF RINCONADA POINT UNIT 4 CONT LAND USE: PROPERTY ADDR: 00000 7900 ELLIOTT RD NW OWNER NAME: URIBE CHRISTINE A OWNER ADDR: 07900 ELLIOTT	RD NW ALBUQUERQUE	NM 87120
101006005803132102	LEGAL: LT 3 2-P1 BLK 1 PLAT OF RINCONADA POINT UNIT 4 CONT LAND USE: PROPERTY ADDR: 00000 7816 ELLIOTT RD NW OWNER NAME: HAMPTON GREGORY W & KRISTINE L OWNER ADDR: 07816 ELLIOTT	RD NW ALBUQUERQUE	NM 87120
100906050402540204	LEGAL: LT 1 3-P1 BLK 24 REPLAT FOR PARKWEST UNIT 2 (COMPRI LAND USE: PROPERTY ADDR: 00000 2900 MONUMENT DR NW OWNER NAME: CAND VICENTE & TORRES ANTHONY OWNER ADDR: 02900 MONUMENT	DR NW ALBUQUERQUE	NM 87120
101006004703032105	LEGAL: LT 2 9-P1 BLK 1 PLAT OF RINCONADA POINT UNIT 4 CONT LAND USE: PROPERTY ADDR: 00000 7828 ELLIOTT RD NW OWNER NAME: SCHULER BRETT E OWNER ADDR: 07828 ELLIOTT	RD NW ALBUQUERQUE	NM 87120
101006005403032103	LEGAL: LT 3 1-P1 BLK 1 PLAT OF RINCONADA POINT UNIT 4 CONT LAND USE: PROPERTY ADDR: 00000 7820 ELLIOTT RD NW OWNER NAME: JOHNSON SHERRI ROXANNE OWNER ADDR: 07820 ELLIOTT	RD NW ALBUQUERQUE	NM 87120
101006005003032104	LEGAL: LT 3 0-P1 BLK 1 PLAT OF RINCONADA POINT UNIT 4 CONT LAND USE: PROPERTY ADDR: 00000 7824 ELLIOTT RD NW OWNER NAME: ROSALES DAVID V & ELIZABETH OWNER ADDR: 07824 ELLIOTT	RD NW ALBUQUERQUE	NM 87120
100906050201540205	LEGAL: LT 1 2-P1 BLK 24 REPLAT FOR PARKWEST UNIT 2 (COMPRI LAND USE: PROPERTY ADDR: 00000 2840 MONUMENT DR NW OWNER NAME: BATES DANIEL D & JEANNA L OWNER ADDR: 02840 MONUMENT	DR NW ALBUQUERQUE	NM 87120
100906049900840206	LEGAL: LT 1 1-P1 BLK 24 REPLAT FOR PARKWEST UNIT 2 (COMPRI LAND USE: PROPERTY ADDR: 00000 2836 MONUMENT DR NW OWNER NAME: VIGIL TOBY M & VIGIL PAUL F & OWNER ADDR: 02836 MONUMENT	DR NW ALBUQUERQUE	NM 87120
100906049600340207	LEGAL: LT 1 0-P1 BLK 24 REPLAT FOR PARKWEST UNIT 2 (COMPRI LAND USE: PROPERTY ADDR: 00000 2832 MONUMENT DR NW OWNER NAME: TRUJILLO MARGARITA OWNER ADDR: 02832 MONUMENT	DR NW ALBUQUERQUE	NM 87120
100906049200040208	LEGAL: LOT 9-P1 BLK 24 REPLAT FOR PARKWEST UNIT 2 (COMPRI LAND USE: PROPERTY ADDR: 00000 2828 MONUMENT DR NW OWNER NAME: TRUJILLO GEORGE M & LAVERN M OWNER ADDR: 02828 MONUMENT	DR NW ALBUQUERQUE	NM 87120
100905949352510944	LEGAL: LOT 8-P1 BLK 24 REPLAT FOR PARKWEST UNIT 2 (COMPRI LAND USE: PROPERTY ADDR: 00000 2824 MONUMENT DR NW OWNER NAME: GURULE FELIX S OWNER ADDR: 02824 MONUMENT	DR NW ALBUQUERQUE	NM 87120

RECORDS WITH LABELS

PAGE 3

100905948952010943	LEGAL: LOT 7-P1 BLK 24 REPLAT FOR PARKWEST UNIT 2 (COMPRI LAND USE: PROPERTY ADDR: 00000 2820 MONUMENT DR NW OWNER NAME: DAVIS JERRY R OWNER ADDR: 02820 MONUMENT	DR NW ALBUQUERQUE	NM 87120
100905948451510942	LEGAL: LOT 6-P1 BLK 24 REPLAT FOR PARKWEST UNIT 2 (COMPRI LAND USE: PROPERTY ADDR: 00000 2816 MONUMENT DR NW OWNER NAME: MORRIS JENNIFER C & NATHANIAL OWNER ADDR: 02816 MONUMENT	DR NW ALBUQUERQUE	NM 87120
100905948051010941	LEGAL: LOT 5-P1 BLK 24 REPLAT FOR PARKWEST UNIT 2 (COMPRI LAND USE: PROPERTY ADDR: 00000 2812 MONUMENT DR NW OWNER NAME: BACA ALBERT P & ESTHER L OWNER ADDR: 02812 MONUMENT	DR NW ALBUQUERQUE	NM 87120
100906056007140132	LEGAL: TRAC T II -A PLAT OF TR II LAURELWOOD II SUBD CONT 5 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: CITY OF ALBUQUERQUE OWNER ADDR: 00000	ALBUQUERQUE	NM 87103
100905952052810110	LEGAL: TR B -1 E L RANCHO ATRISCO PHASE II TRS A-1 & B-1 BE LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: WESTLAND DEVELOPMENT CO INC OWNER ADDR: 00401 COORS	BL NW ALBUQUERQUE	NM 87121
101006003200831124	LEGAL: TR 5 A1 V OLCANO BUSINESS PARK PHASE I CONT 10.1235 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: SUNSET PLAZA GEN PTNS % KEITH OWNER ADDR: 04325 CARLISLE	BL NE ALBUQUERQUE	NM 87107
101006007601031125	LEGAL: TR 5 A2-A 1-1 PLAT OF TR 5A2-A1-1, 5A2-A1-2, 5A2 -A1- LAND USE: PROPERTY ADDR: 00000 3051 PAINTED ROCK DR NW OWNER NAME: GE CAPITAL MODULAR SPACE OWNER ADDR: 00040 LIBERTY	BL MALVERN	PA 19355
100905947550610940	LEGAL: LOT 4-P1 BLK 24 REPLAT FOR PARKWEST UNIT 2 (COMPRI LAND USE: PROPERTY ADDR: 00000 2808 MONUMENT DR NW OWNER NAME: CULTON SUSAN MARIE & JOHN EDWA OWNER ADDR: 02808 MONUMENT	DR NW ALBUQUERQUE	NM 87114
100905947050110939	LEGAL: LOT 3-P1 BLK 24 REPLAT FOR PARKWEST UNIT 2 (COMPRI LAND USE: PROPERTY ADDR: 00000 2804 MONUMENT DR NW OWNER NAME: SUTHERLAND TRAVIS & CAROL OWNER ADDR: 02804 MONUMENT	DR NW ALBUQUERQUE	NM 87120
100905946449810938	LEGAL: LOT 2-P1 BLK 24 REPLAT FOR PARKWEST UNIT 2 (COMPRI LAND USE: PROPERTY ADDR: 00000 2800 MONUMENT DR NW OWNER NAME: VILLANUEVA LAWRENCE II & LYNET OWNER ADDR: 02800 MONUMENT	DR NW ALBUQUERQUE	NM 87120
100905946049310937	LEGAL: LOT 1-P1 BLK 24 REPLAT FOR PARKWEST UNIT 2 (COMPRI LAND USE: PROPERTY ADDR: 00000 2728 MONUMENT DR NW OWNER NAME: ZAMORA IGNACIO OWNER ADDR: 02728 MONUMENT	DR NW ALBUQUERQUE	NM 87120

RECORDS WITH LABELS

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100905945548810936	LEGAL: LT 1 6-P1 BLK 16 REPL FOR PARKWEST UNIT 4 COMPRISED LAND USE: PROPERTY ADDR: 00000 2724 MONUMENT DR NW OWNER NAME: TEEL MIKE L & TARA R OWNER ADDR: 02724 MONUMENT	DR NW ALBUQUERQUE	NM 87120
101005920046020720	LEGAL: SLY PORT TRACT 2 EL RANCHO ATRISCO ADD BEING A REP LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: WESTERN DEVELOPMENT COMPANY % OWNER ADDR: 02001 E LOHMAN 110	LAS CRUCES	NM 88001
100905945048310935	LEGAL: LT 1 5-P1 BLK 16 REPL FOR PARKWEST UNIT 4 COMPRISED LAND USE: PROPERTY ADDR: 00000 2720 MONUMENT DR NW OWNER NAME: SCHWANDT GEORGE A & DIANE L OWNER ADDR: 02720 MONUMENT	DR NW ALBUQUERQUE	NM 87120
100905944647810934	LEGAL: LT 1 4-P1 BLK 16 REPL FOR PARKWEST UNIT 4 COMPRISED LAND USE: PROPERTY ADDR: 00000 2716 MONUMENT DR NW OWNER NAME: ROMERO LARRY T & SALAZ - ROMER OWNER ADDR: 02716 MONUMENT	DR NW ALBUQUERQUE	NM 87120
100905950043610109CA	LEGAL: TRS 391 392 & 393 ATRISCO GRANT SEC 9 T10N R2E CON LAND USE: PROPERTY ADDR: 00000 OWNER NAME: PLAINS ELECTRIC GENRTN & TRANS OWNER ADDR: 00000	ALBUQUERQUE	NM 87197
101005910845920708CA	LEGAL: TR O F LA ND WITHIN NW/4 NW/4 SEC 10 T10N R2E CONT 2 LAND USE: PROPERTY ADDR: 00000 OWNER NAME: PUBLIC SERVICE CO OF NM OWNER ADDR: 00000	ALBUQUERQUE	NM 87158
100905944943410104	LEGAL: TR A -1 E L RANCHO ATRISCO PHASE II TRS A-1 & B-1 BE LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: WESTLAND DEVELOPMENT CO INC OWNER ADDR: 00401 COORS	BL NW ALBUQUERQUE	NM 87121
100905944347310933	LEGAL: LT 1 3-P1 BLK 16 REPL FOR PARKWEST UNIT 4 COMPRISED LAND USE: PROPERTY ADDR: 00000 2712 MONUMENT DR NW OWNER NAME: RUEDEMANN EDWARD W OWNER ADDR: 02712 MONUMENT	DR NW ALBUQUERQUE	NM 87120
100905943946710932	LEGAL: LT 1 2-P1 BLK 16 REPL FOR PARKWEST UNIT 4 COMPRISED LAND USE: PROPERTY ADDR: 00000 2708 MONUMENT DR NW OWNER NAME: FORSYTH SHEILA B OWNER ADDR: 02708 MONUMENT	DR NW ALBUQUERQUE	NM 87120
100905943546210931	LEGAL: LT 1 1-P1 BLK 16 REPL FOR PARKWEST UNIT 4 COMPRISED LAND USE: PROPERTY ADDR: 00000 2704 MONUMENT DR NW OWNER NAME: PEREZ JOLENE OWNER ADDR: 02704 MONUMENT	DR NW ALBUQUERQUE	NM 87120
100905943245510930	LEGAL: LT 1 0-P1 BLK 16 REPL FOR PARKWEST UNIT 4 COMPRISED LAND USE: PROPERTY ADDR: 00000 2700 MONUMENT DR NW OWNER NAME: EMERY ROBERT E AND VICKIE L OWNER ADDR: 02700 MONUMENT	DR NW ALBUQUERQUE	NM 87120

100905942445010929 LEGAL: LOT 9-P1 BLK 16 REPL FOR PARKWEST UNIT 4 COMPRISED LAND USE:
 PROPERTY ADDR: 00000 8000 PETROGLYPH AVE NW
 OWNER NAME: TOWNE DENNIS H & PHYLLIS LEANN
 OWNER ADDR: 08000 PETROGLYPH AV NW ALBUQUERQUE NM 87120

100905941844010902 LEGAL: LOT 2 P1 BLK 15 VACATION & REPL FOR PARKWEST UNIT LAND USE:
 PROPERTY ADDR: 00000 8005 SMOKERISE AVE NW
 OWNER NAME: CARTER DENNIS W & AMY L
 OWNER ADDR: 08005 SMOKERISE AV NW ALBUQUERQUE NM 87120

100905942543910901 LEGAL: LOT 1 P1 BLK 15 VACATION & REPL FOR PARKWEST UNIT LAND USE:
 PROPERTY ADDR: 00000 8001 SMOKERISE AVE NW
 OWNER NAME: STEPHENS DANIEL T & ANGELICA M
 OWNER ADDR: 08001 SMOKERISE AV NW ALBUQUERQUE NM 87120

101005906643820709CA LEGAL: TR 0 F LA ND WITHIN SE/4 NW/4 NW/4 SEC 10 T10N R2E C LAND USE:
 PROPERTY ADDR: 00000
 OWNER NAME: PUBLIC SERVICE CO OF NM
 OWNER ADDR: 00000 ALBUQUERQUE NM 87158

100905941742411001 LEGAL: LOT 1 P1 BLK 14 VACATION & REPL FOR PARKWEST UNIT LAND USE:
 PROPERTY ADDR: 00000 8000 SMOKERISE AVE NW
 OWNER NAME: LOPEZ FRANCISCO A & MARIA O
 OWNER ADDR: 08000 SMOKERISE AV NW ALBUQUERQUE NM 87120

101005901443220703 LEGAL: TRAC T IN SW1/4 NW1/4 NW1/4 T10N R2E SEC 10 CONT 4. LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: US GOVT BUREAU OF RECLAMATION
 OWNER ADDR: 02401 AZTEC RD NE ALBUQUERQUE NM 87107

100905941641611022 LEGAL: LT 2 2 P1 BLK 14 VACATION & REPL FOR PARKWEST UNIT LAND USE:
 PROPERTY ADDR: 00000 8001 CREEKWOOD AVE NW
 OWNER NAME: GREEN PEGGY EMILY
 OWNER ADDR: 08001 CREEKWOOD AV NW ALBUQUERQUE NM 87120

100905941340011101 LEGAL: LOT 1 P1 BLK 13 VACATION & REPL FOR PARKWEST UNIT LAND USE:
 PROPERTY ADDR: 00000 8000 CREEKWOOD AVE NW
 OWNER NAME: GARCIA JERI L
 OWNER ADDR: 08000 CREEKWOOD AV NW ALBUQUERQUE NM 87120

100905941338911120 LEGAL: LT 2 0 P1 BLK 13 VACATION & REPL FOR PARKWEST UNIT LAND USE:
 PROPERTY ADDR: 00000 8001 SADDLEBROOK AVE NW
 OWNER NAME: SPENCER JIMMY DON & CATHERINE
 OWNER ADDR: 08001 SADDLEBROOK AV NW ALBUQUERQUE NM 87120

100905941637310362 LEGAL: LT 1 2 P1 BLK 12 VACATION & REPL FOR PARKWEST UNIT LAND USE:
 PROPERTY ADDR: 00000 8000 SADDLEBROOK AVE NW
 OWNER NAME: HANCOCK MARK R
 OWNER ADDR: 08000 SADDLEBROOK AV NW ALBUQUERQUE NM 87120

100905945634410201 LEGAL: LOT 1 PL AT OF LOTS 1 & 2 LADERA INDUSTRIAL CENTER LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: CITY OF ALBUQUERQUE
 OWNER ADDR: 00000 ALBUQUERQUE NM 87103

101005909033320105 LEGAL: LOT 2 PL AT OF LOTS 1 & 2 LADERA INDUSTRIAL CENTER LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: UNSER/ 98TH STREET PTNS LLC
 OWNER ADDR: 00000 ALBUQUERQUE NM 87190

100905937737310350 LEGAL: LADE RA C HANNEL CORR VAC & REPLAT COMPRISED OF ALL LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: AMAFCA
 OWNER ADDR: 02600 PROSPEST NE ALBUQUERQUE NM 87107

for Mark Goodwin's Application



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: February 14, 2003

TO CONTACT NAME: Bernadette Males
COMPANY/AGENCY: Mark Goodwin & ASSOC.
ADDRESS/ZIP: PO Box 90606 / 87199
PHONE/FAX #: 828-2200 / 797-9539

Thank you for your inquiry of 2-14-03 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Tract SAIA - A1B, Volcano Business Park, Phase I, Tract A1 & B, El Rancho Arisco Phase 2, Tracts 391-393, Lands & Placings Electric zone map page(s) G-9, I, D, H-9, 10 Coop. Trk. & portion of vacated old Olway Rd no AKA West Edge Subdivision

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

Ladera West
Neighborhood Association
Contact: Dan Serrano
3305 Rhonda de la Chusas NW / 87100
836-6399 (w) 344-5311 (w)
Barny King
3808 Todos Santos NW
836-6044 (w) 87120

Neighborhood Association
Contact:

See reverse side for additional Neighborhood Association Information: YES () NO (X)

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,
Palma S Carrion
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

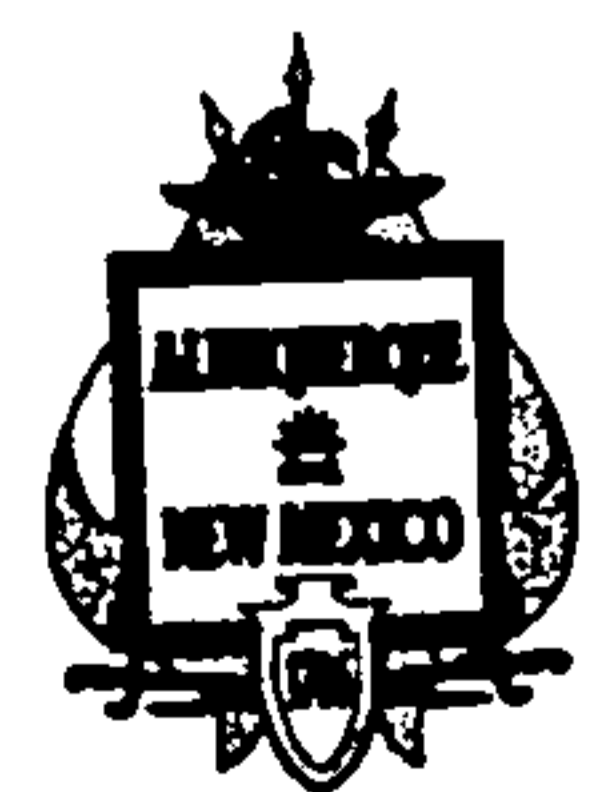
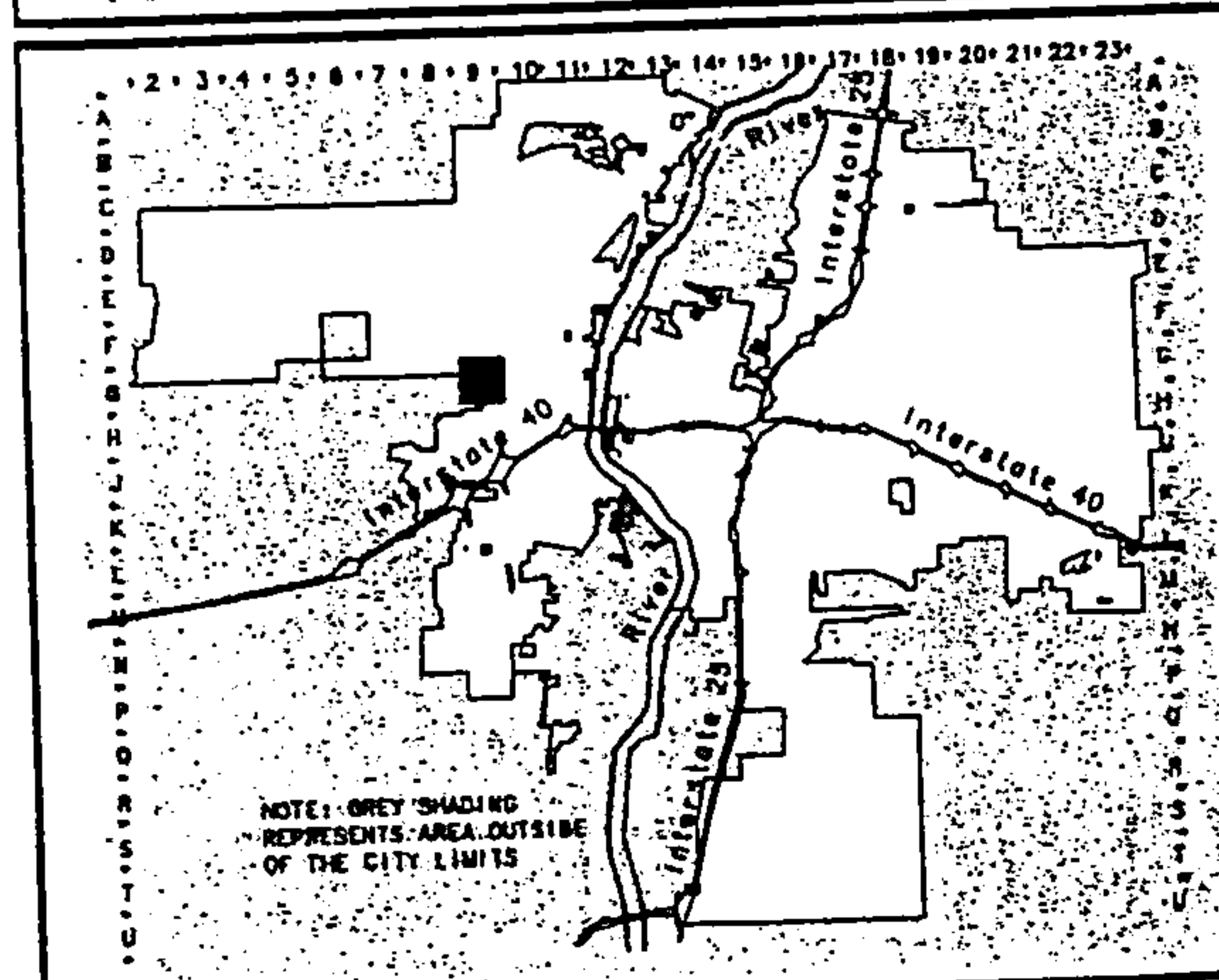
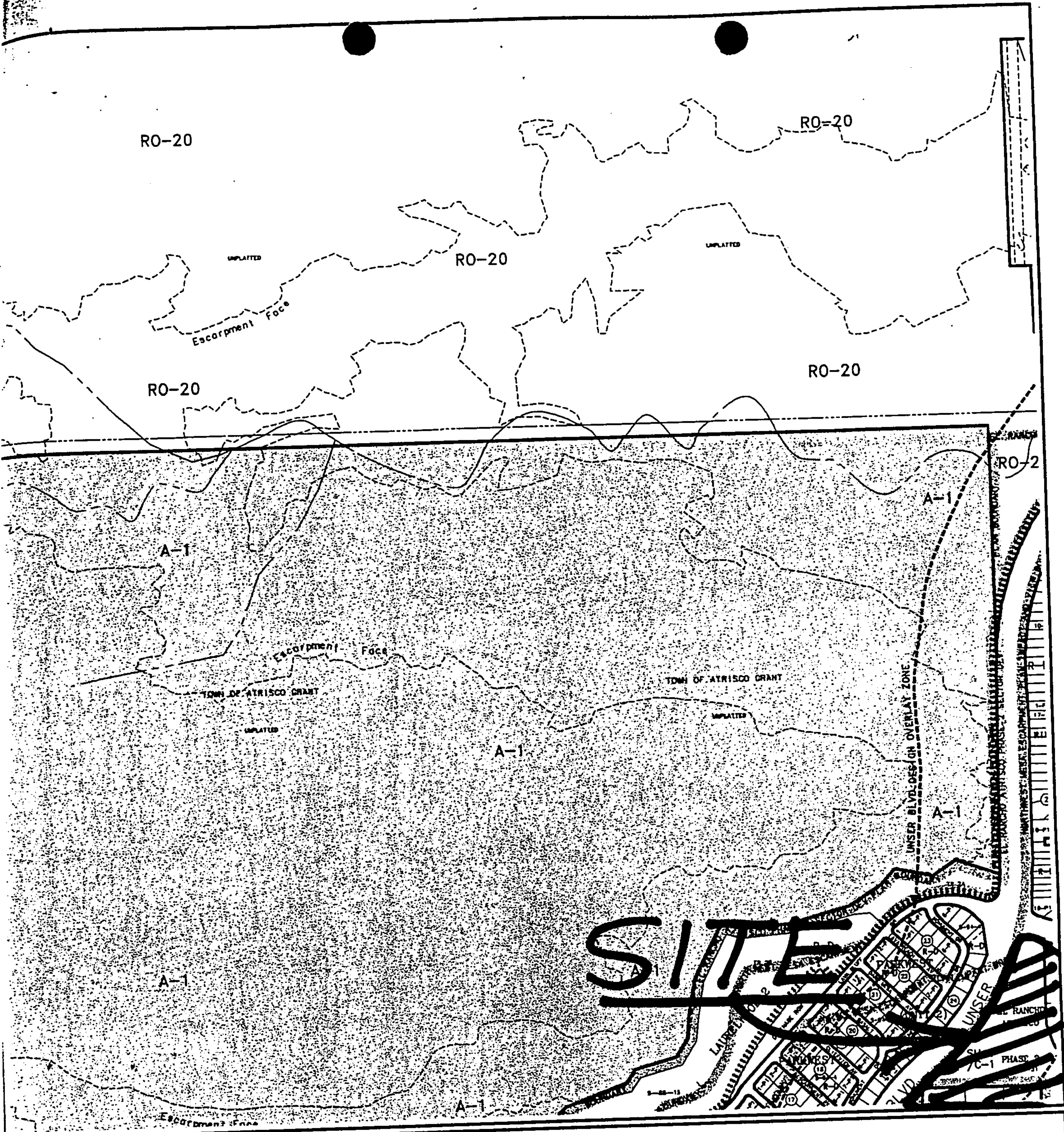
Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

(below this line for OCNC use only)

Date of Inquiry: 2-14-03 Time Entered: 11am OCNC Rep. Initials: DE



CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT

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Zone Atlas Page

G-9-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

February 14, 2003

Mr. Roger Green
Acting DRB Chair
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

Re: West Ridge Residential (#1001932)

Dear Mr. Green:

Vacation of the rest of Old Ouray Rd. in association with West Ridge Subdivision since we can not leave an isolated piece of public right of way with no public access, and because the development to the south, Volcano Business Park, which already got approval of this same vacation request is not going to record the vacation on a plat in time for West Ridge Subdivision Final Plat to be recorded in the month of March 2003.

If you have any questions please call.

Sincerely,

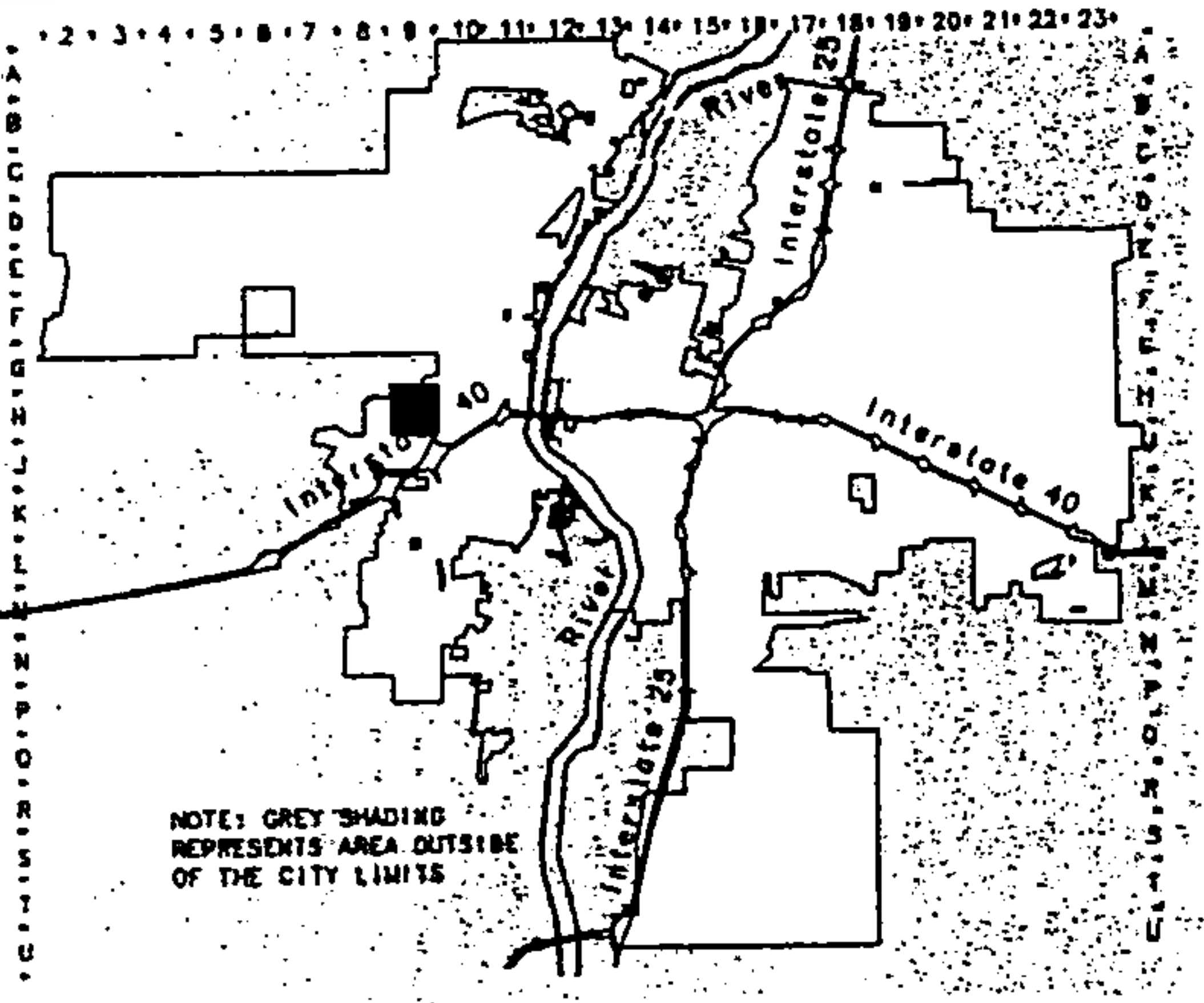
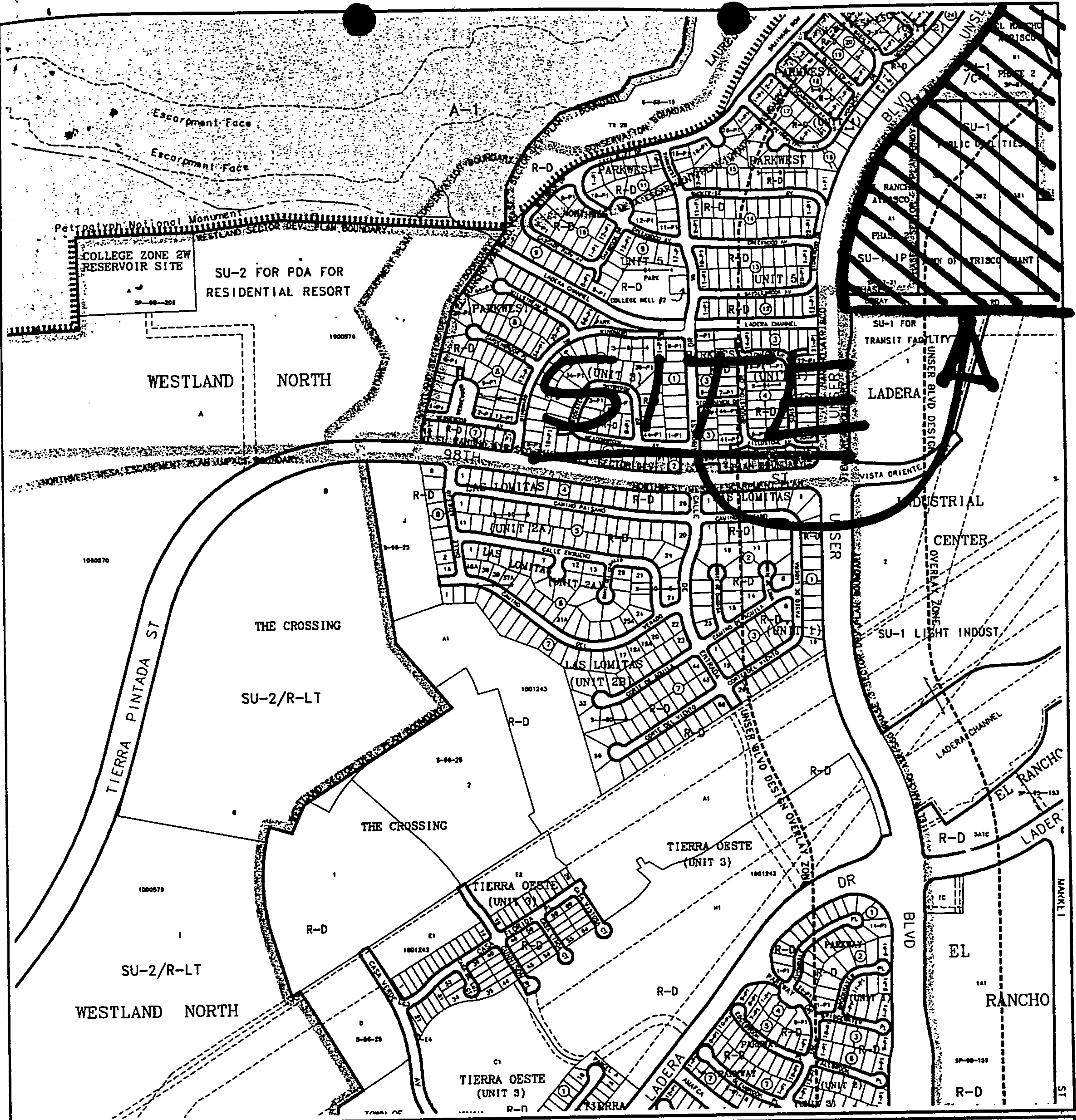
MARK GOODWIN & ASSOCIATES, PA

James D. Hughes, PE
Senior Engineer

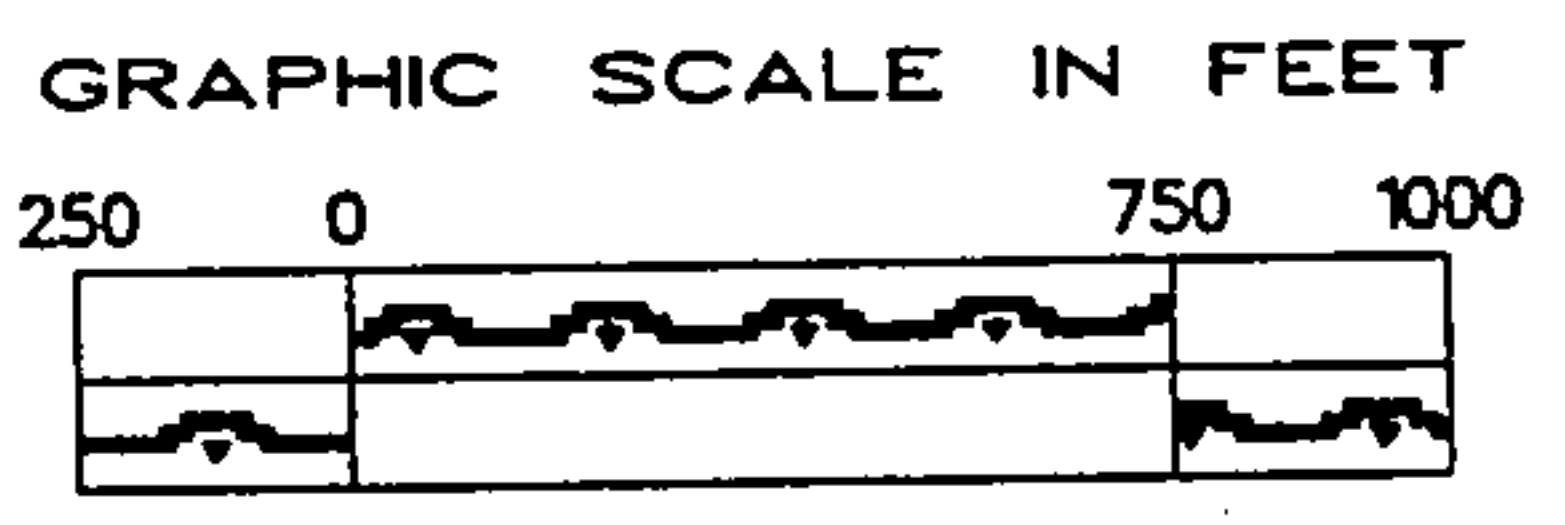
JDH/bm

xc: Leroy Chavez — Westland Development
Greg Breedlove — KB Home

attachments



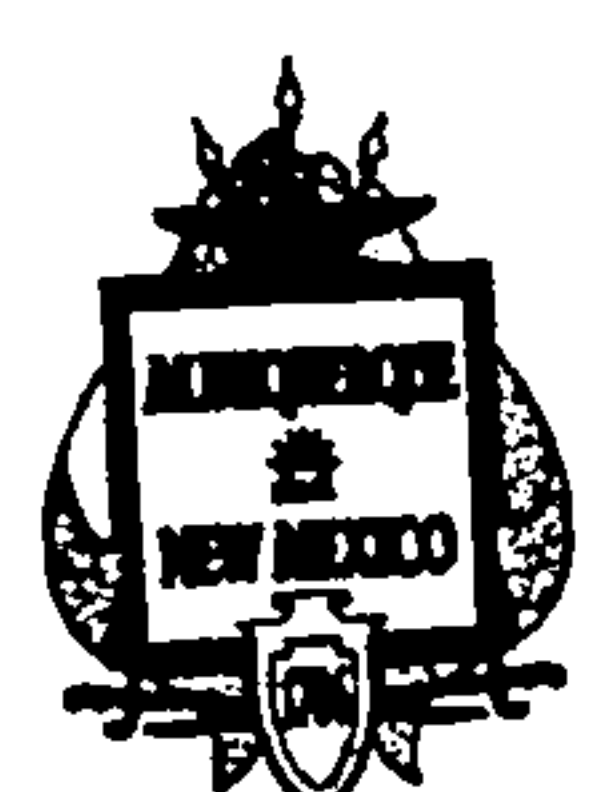
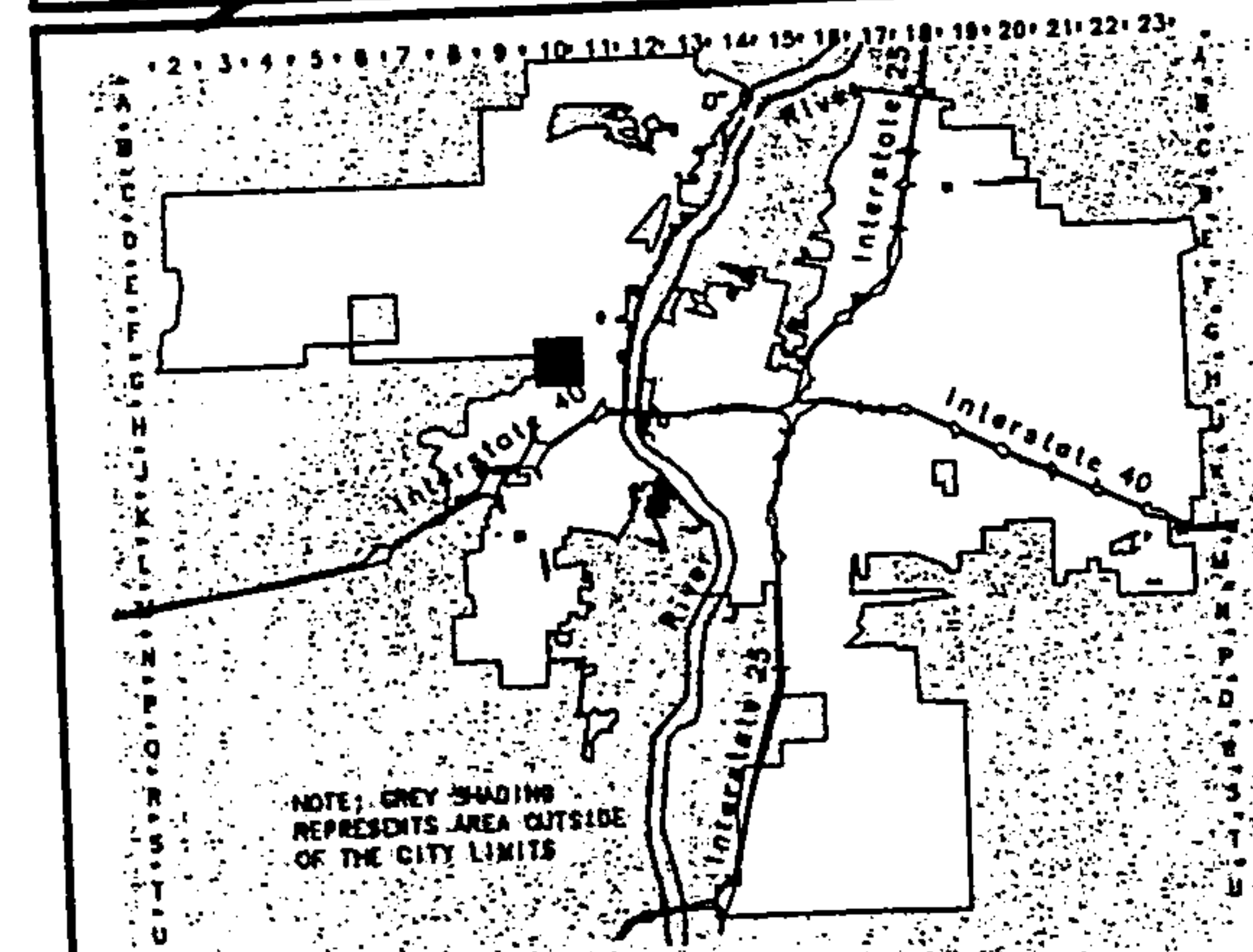
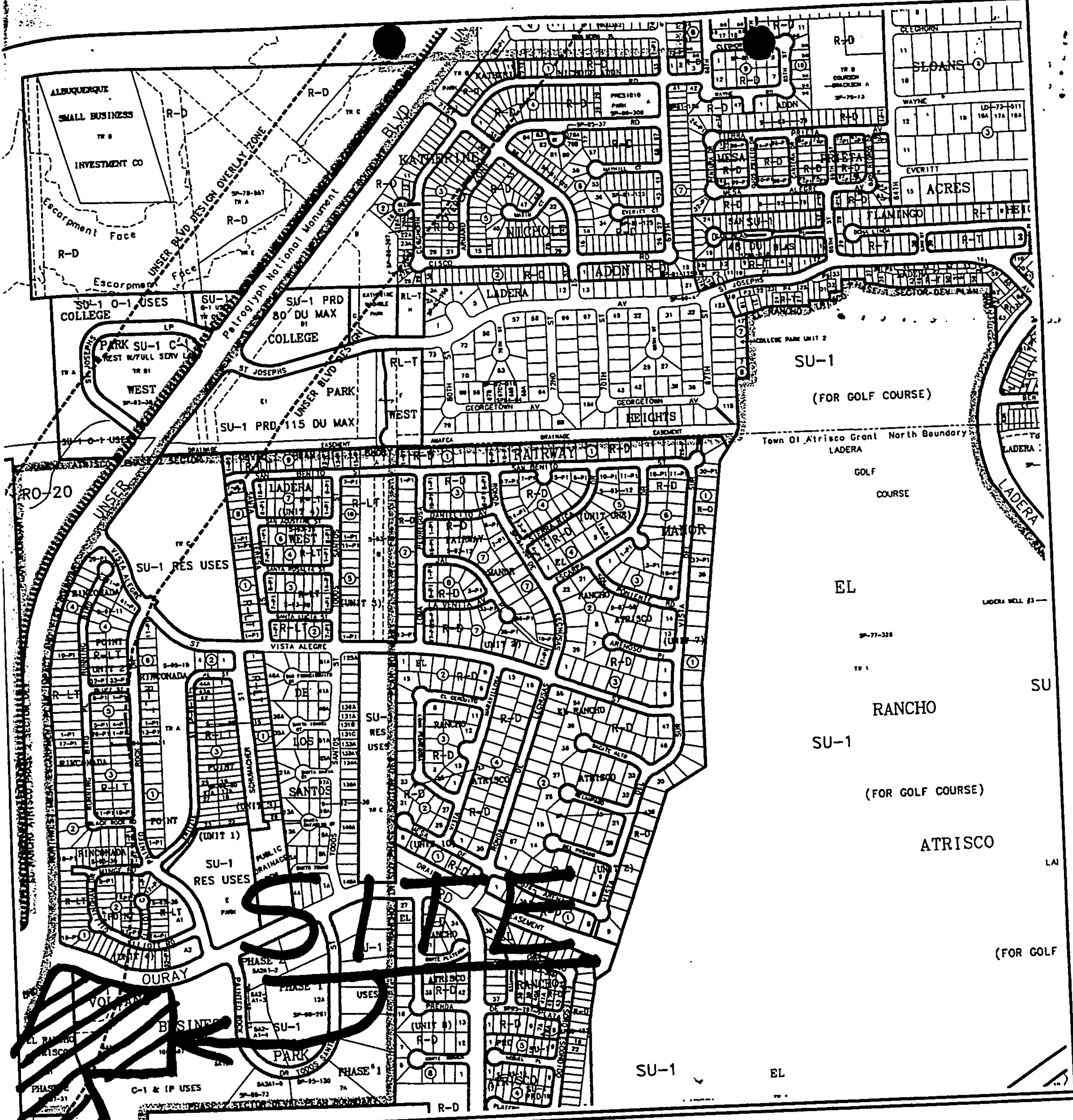
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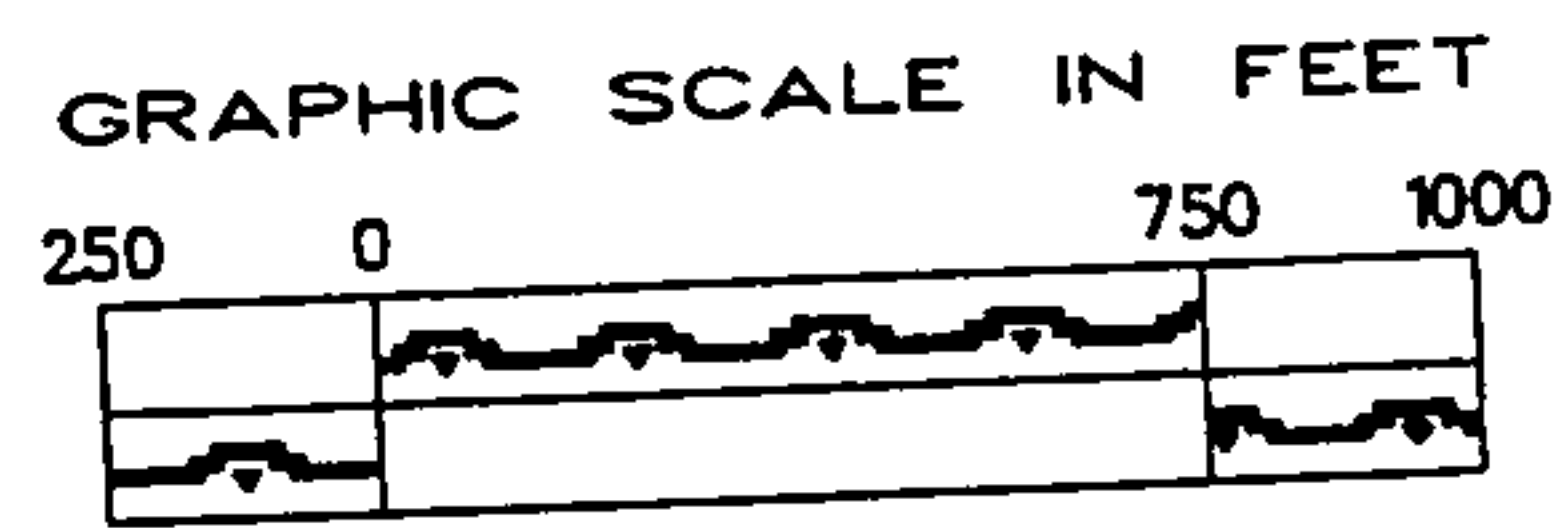
Zone Atlas Page

H-9-Z

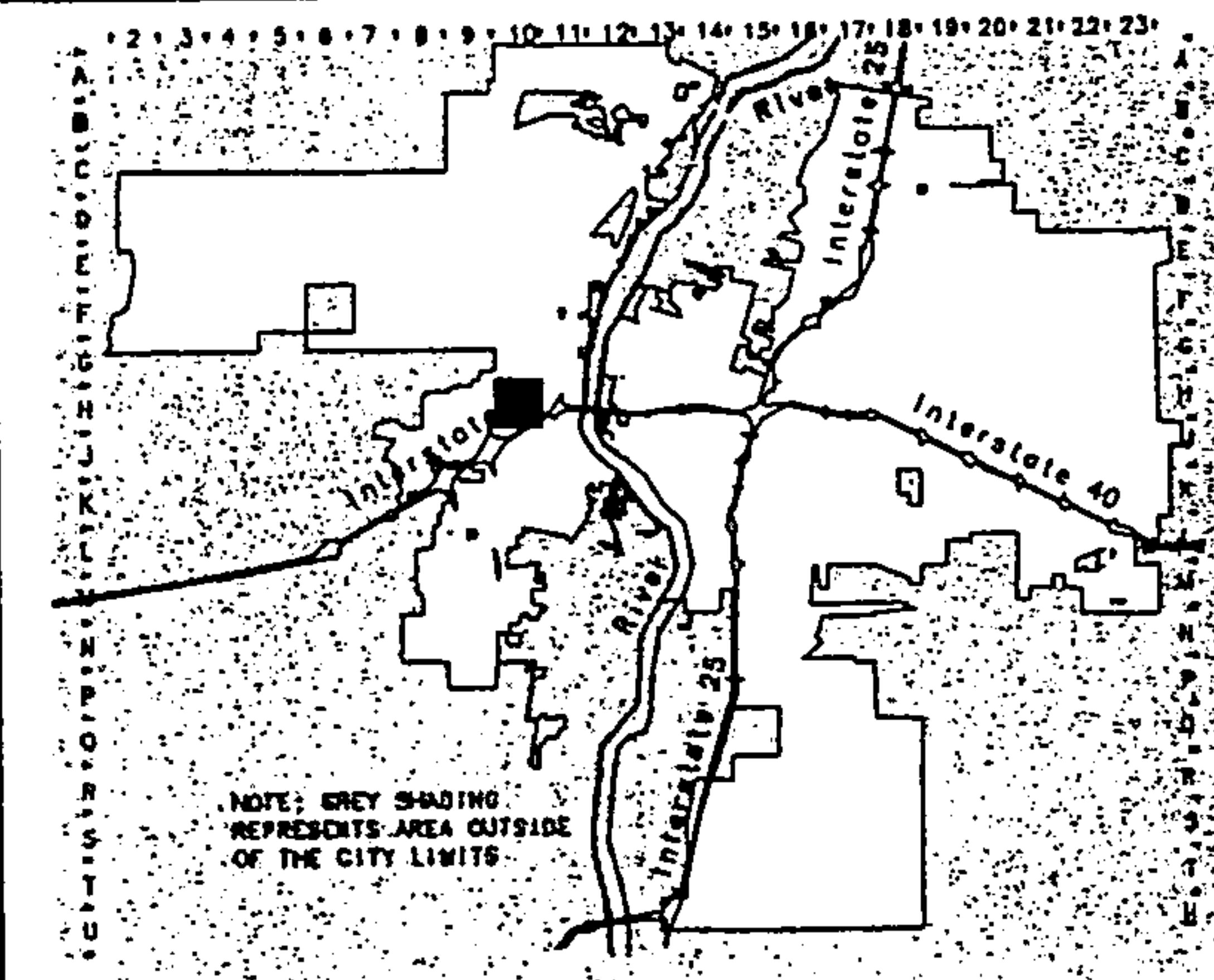
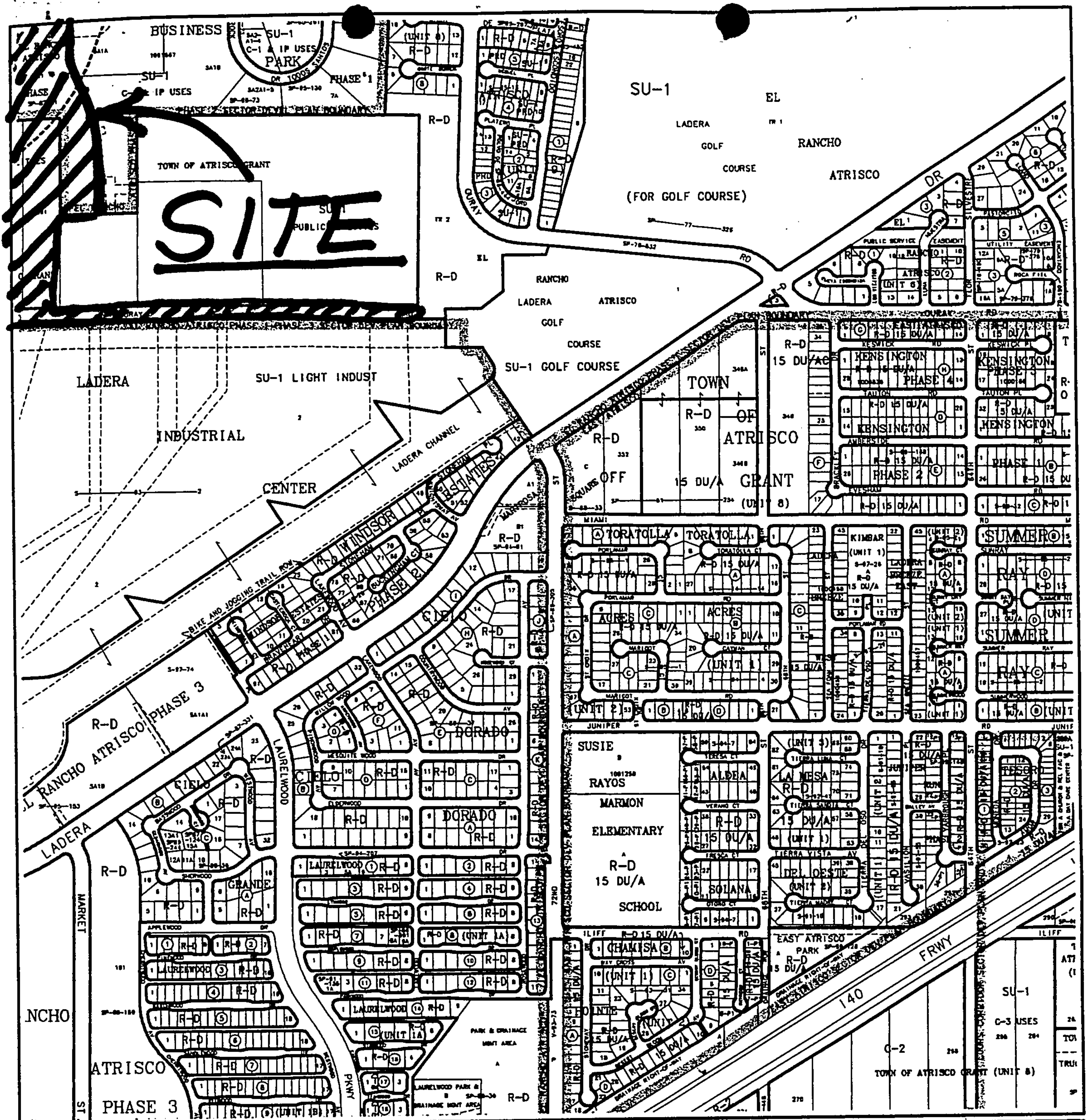
Map Amended through April 03, 2002



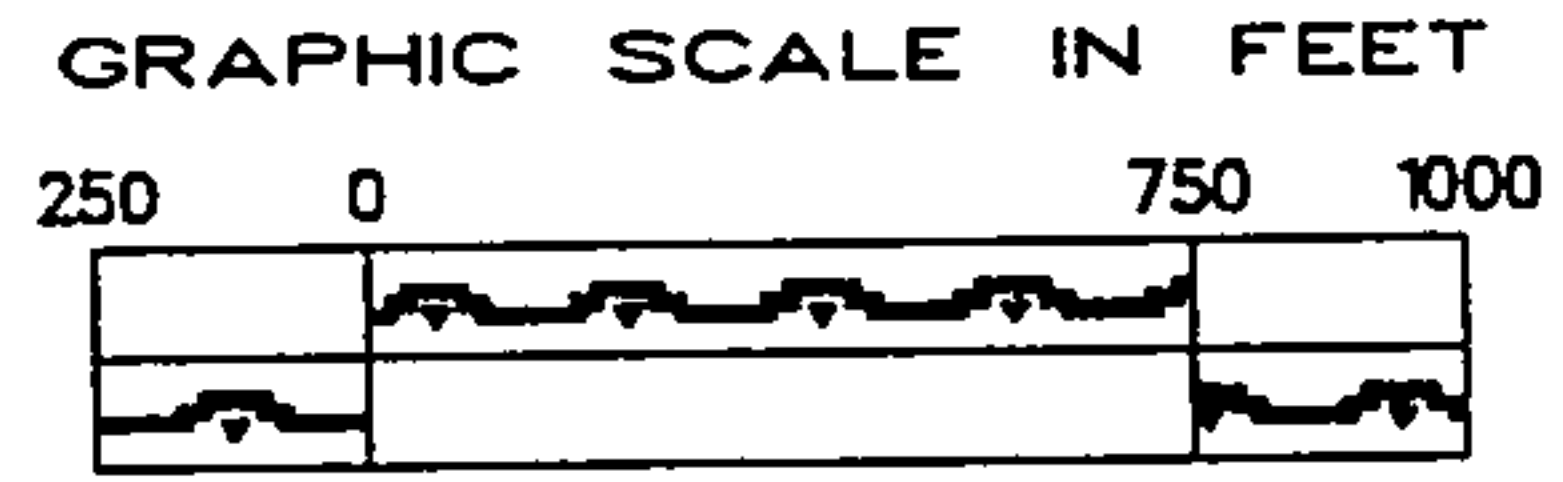
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Zone Atlas Page
G-10-Z
Map Amended through April 03, 2002



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Zone Atlas Page

H-10-Z

Map Amended through April 03, 2002

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

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION SECTION (LDC)
Plaza Del Sol - 2nd & 4TH Floor West - 600 2nd St NW 87102
Front Counter Main Number (505) 924-3858 or 924-3895
Main Fax (505) 924-3864

CITY OF ALBUQUERQUE
Treasury Division

1001 AMN

11:35AM

02/14/2003

RECEIPT# 00003767 WSN 006 TRNBN# 0022
ACCOUNT 441018 FUND 0110
ACTIVITY 4971000 TRSKDM
Trans Amt \$375.00
J24 Misc \$75.00
OK \$275.00
CHANGE \$0.00

PAID RECEIPT

APPLICANT NAME

KB Home NEM Inc.

AGENT

Mark Goodwin & Associates

ADDRESS

8916 Adams NE

PROJECT NO.

1001232

APPLICATION NO.

03400 00000 00220

\$ 300.⁰⁰ 441006 / 4983000 (DRB Cases)

\$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)

\$ 75.⁰⁰ 441018 / 4971000 (Notification)

\$ 375.⁰⁰ **Total amount due**

DUPLICATE
City Of Albuquerque
Treasury Division

02/14/2003 11:35AM 1001 AMN
X
RECEIPT# 00003766 WSN 006 TRNBN# 0022
Account 441006 Fund 0110
Activity 4983000 TRSKDM
Trans Amt \$375.00
J24 Misc \$300.00



**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, February 2, 2005, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1001932

04DRB-01995 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for K B HOMES OF NEW MEXICO INC request(s) the above action(s) for, **WEST RIDGE SUBDIVISION, UNIT 1**, zoned SU-1 RD, located on UNSER BLVD NW, between OURAY RD NW and OLD OURAY RD NW containing approximately 40 acre(s). [REF: 03DRB00220, 03DRB00353, 02DRB01810] (G-9/G-10, H-9/H-10)

Project # 1002250

05DRB-00009 Major-Two Year SIA

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

Project # 1003874

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Project # 1000045

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SEE PAGE 2 . . .



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

PAGE 2

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05DRB-00028 Major-Vacation of Pub
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Project # 1001440
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BldPermit

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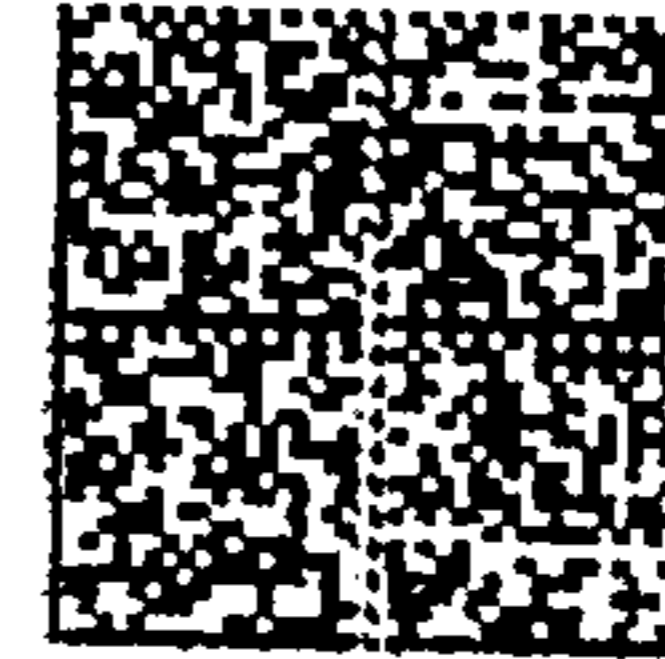
Sheran Matson, AICP, DRB Chair
Development Review Board


TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JANUARY 17, 2005.

CITY OF ALBUQUERQUE



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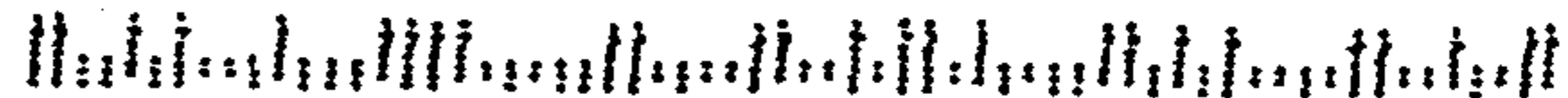
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Project # 1002250

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Project # 1001440
05DRB-00026 Major-SiteDev Plan
BldPermit

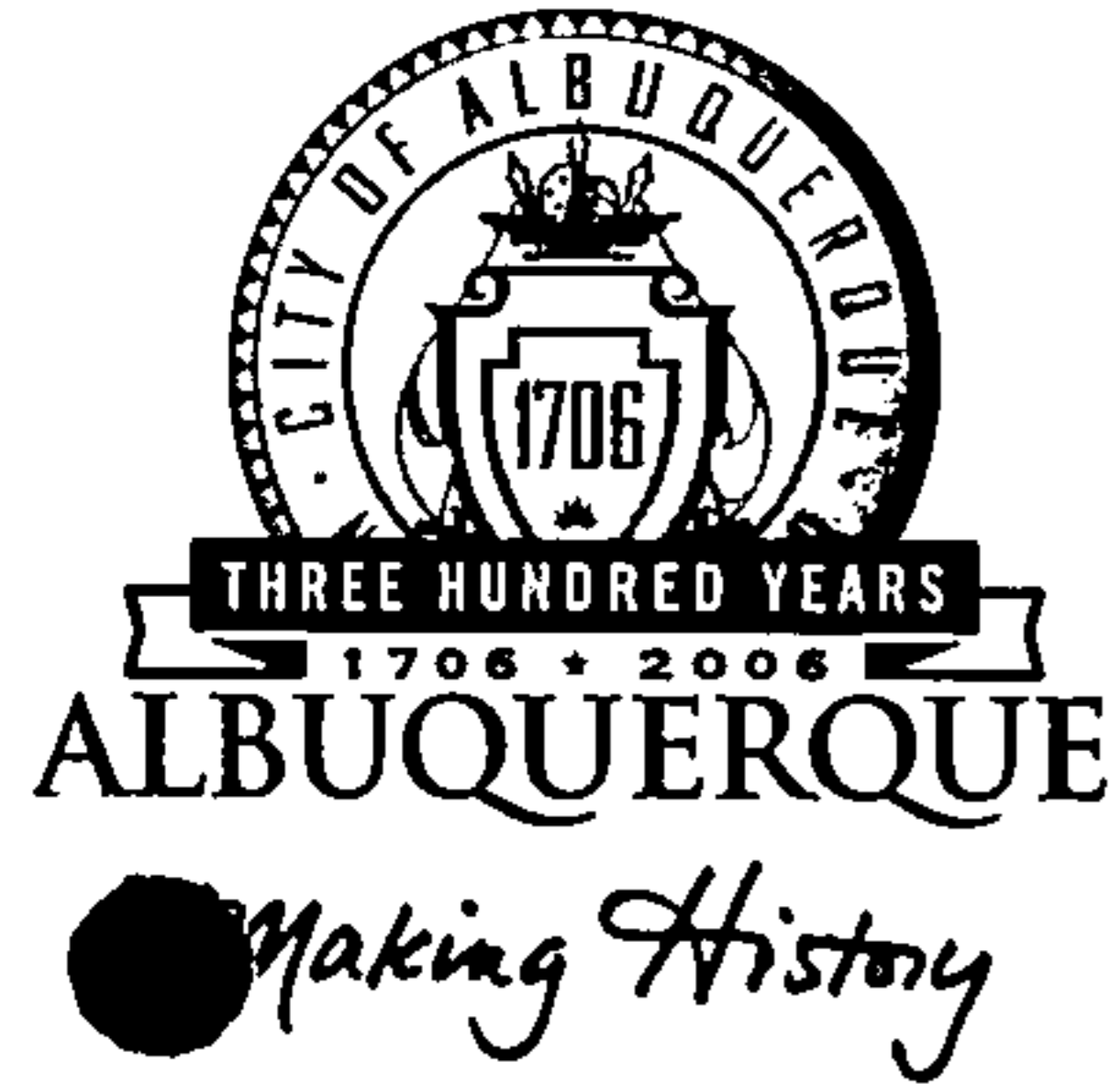
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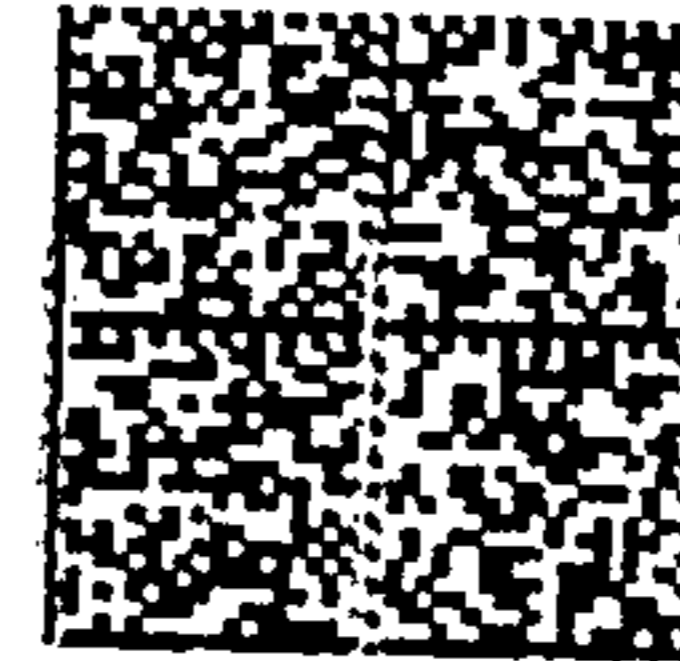
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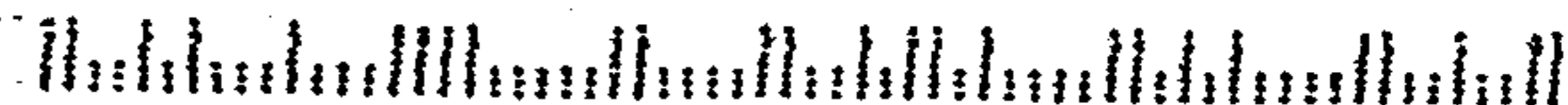
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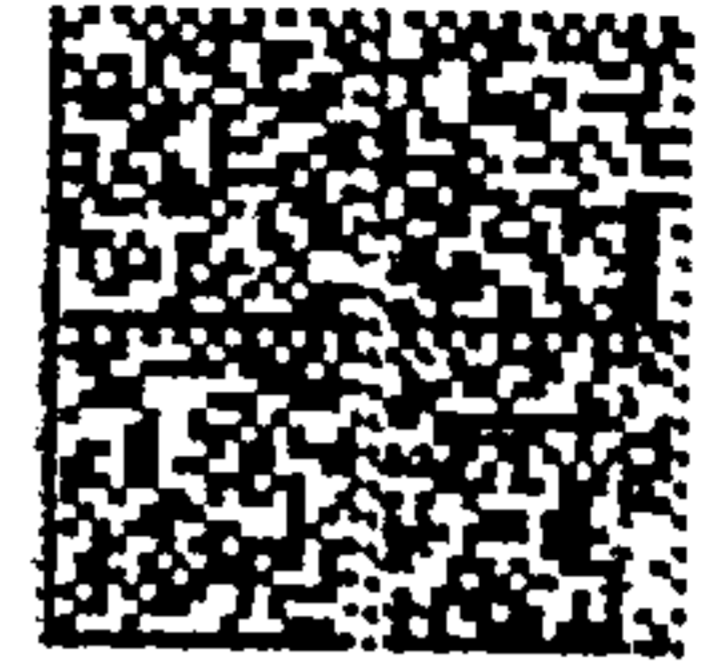
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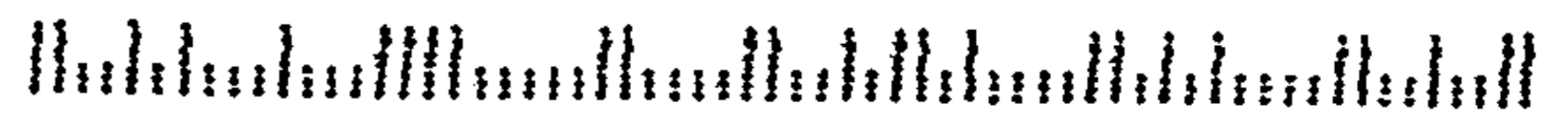
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Albuquerque, NM 87103

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ALBUQUERQUE NM 87120

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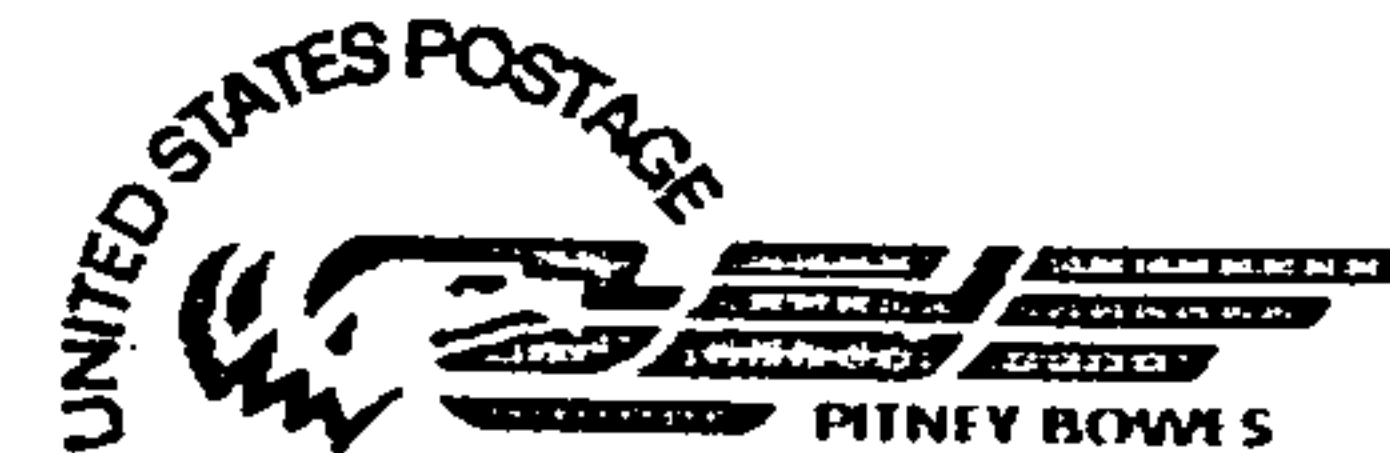
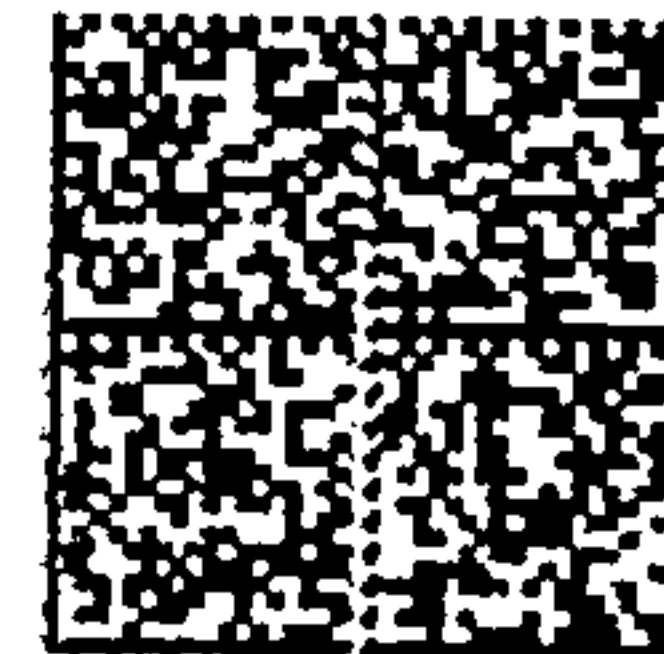
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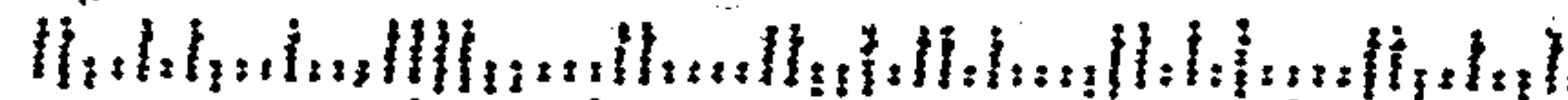
Albuquerque, NM 87103

ALLEN ROBERT P & SHERRY L
3101 GILLINGHAM DR NW
ALBUQUERQUE NM 87120

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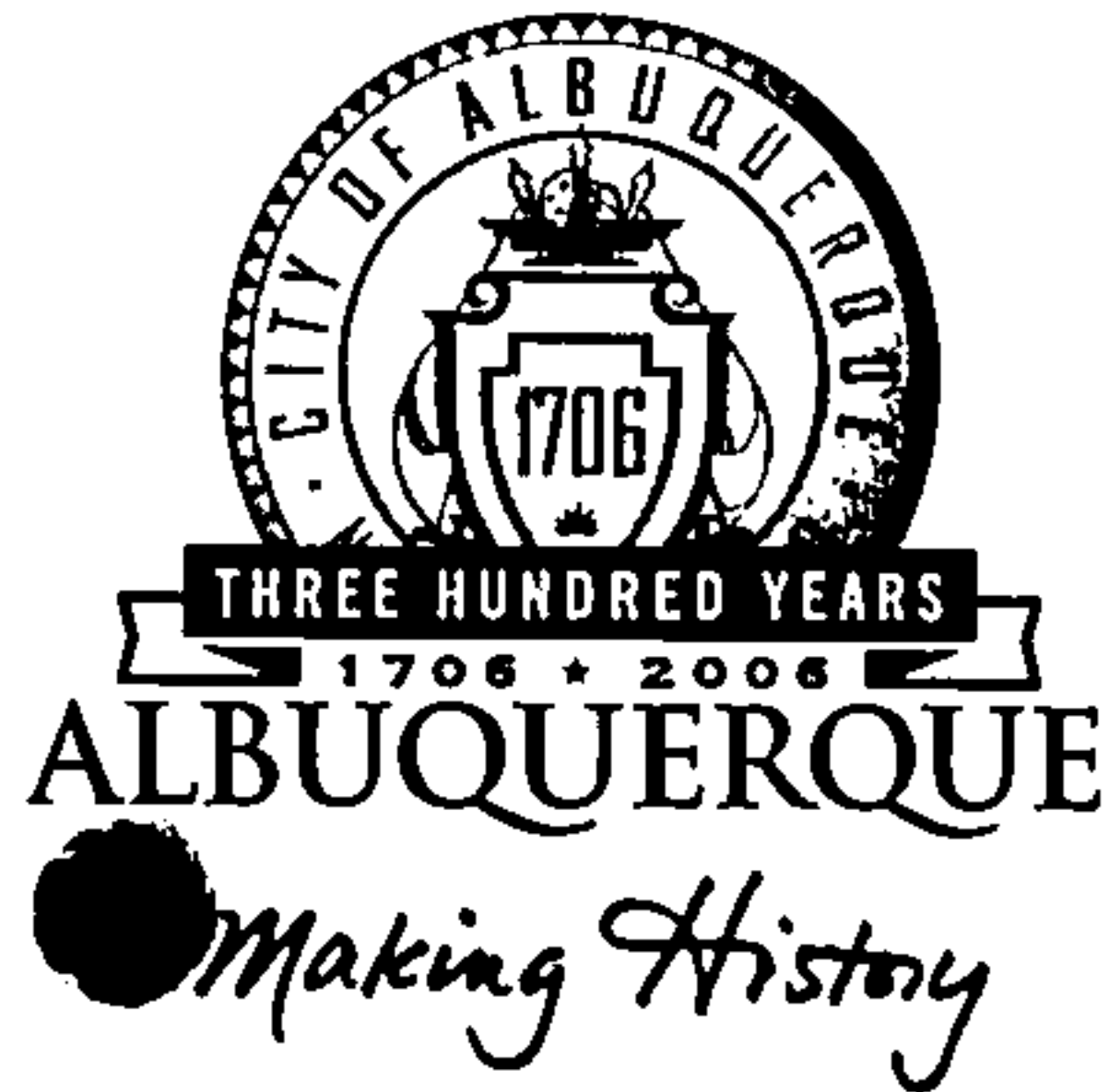
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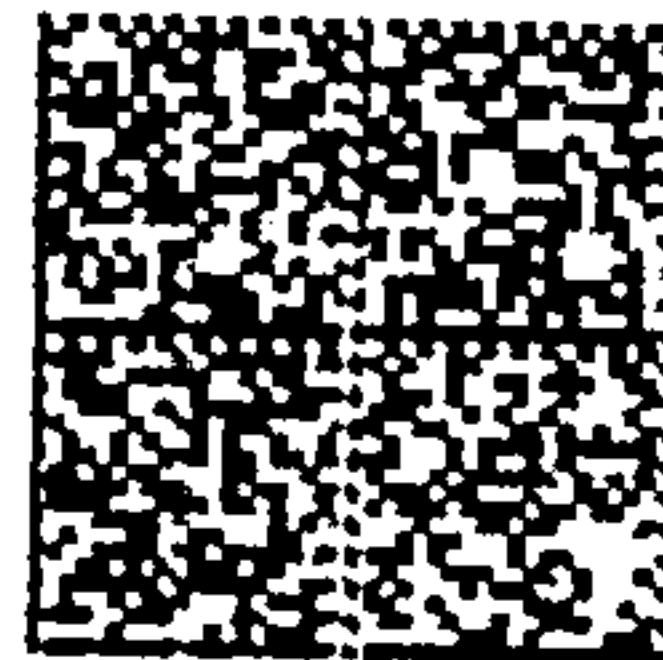
P.O. Box 1293

Albuquerque, NM 87103

DRB

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PONDEXTER WILLIE E & DEBORAH N
8005 CREEKWOOD AV. NW
ALBUQUERQUE 87120



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Project # 1002250
05DRB-00009 Major-Two Year SIA

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Project # 1003874
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05DRB-00033 Major-Vacation of Public Easements
05DRB-00034 Minor-Sidewalk Waiver
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SEE PAGE 2 . . .



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

PAGE 2

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Project # 1001440
05DRB-00026 Major-SiteDev Plan
BldPermit

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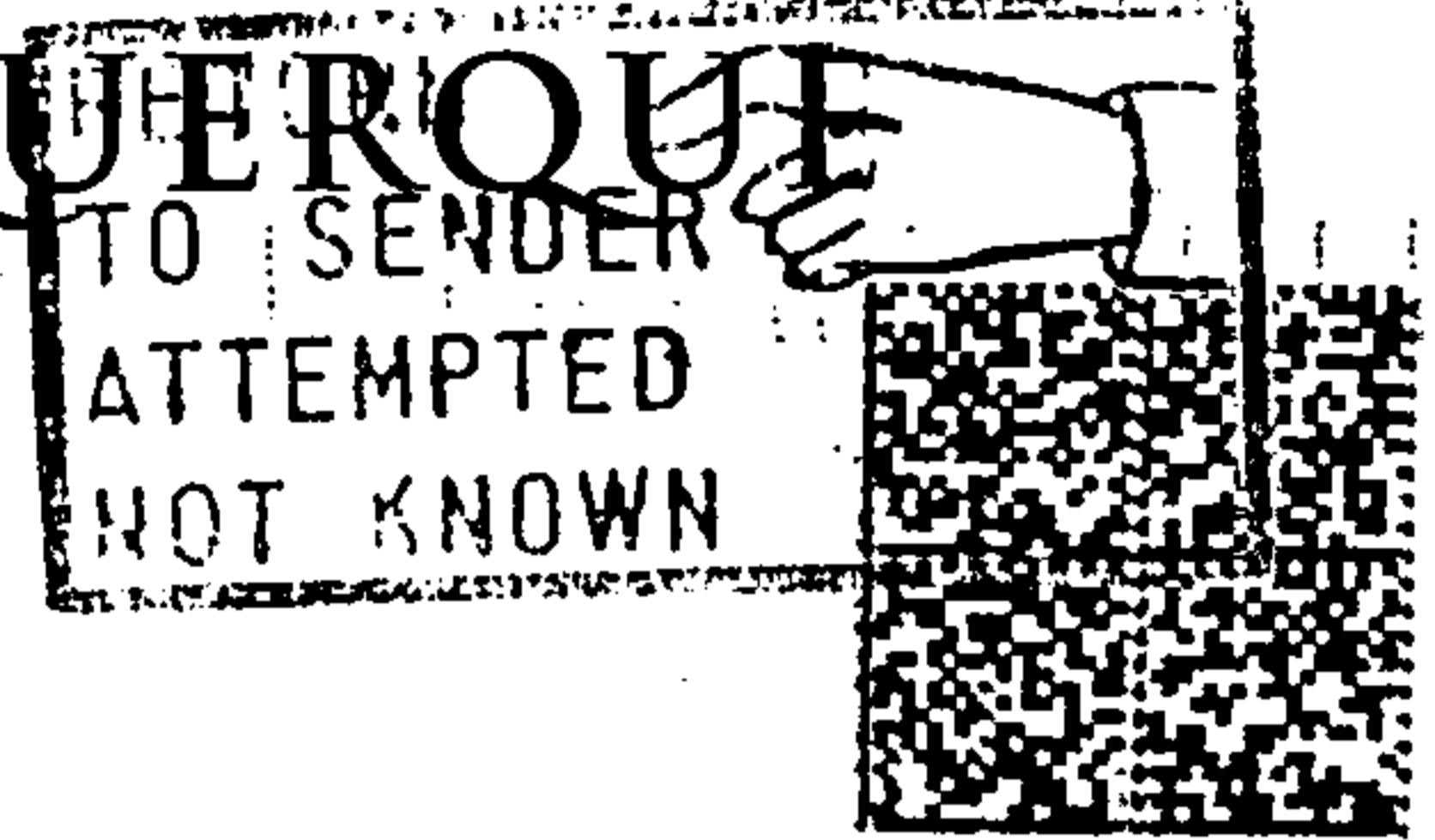
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Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JANUARY 17, 2005.



CITY OF ALBUQUERQUE



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DRB

Not @ this address

Planning Department
P.O. Box 1293
Albuquerque, NM 87103

101006002304132112

CROSTIC SARAH
7924 ELLIOT
ALBUQUERQUE NM

RD NW
87120

8712043277 8930





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

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05DRB-00026 Major-SiteDev Plan
BldPermit

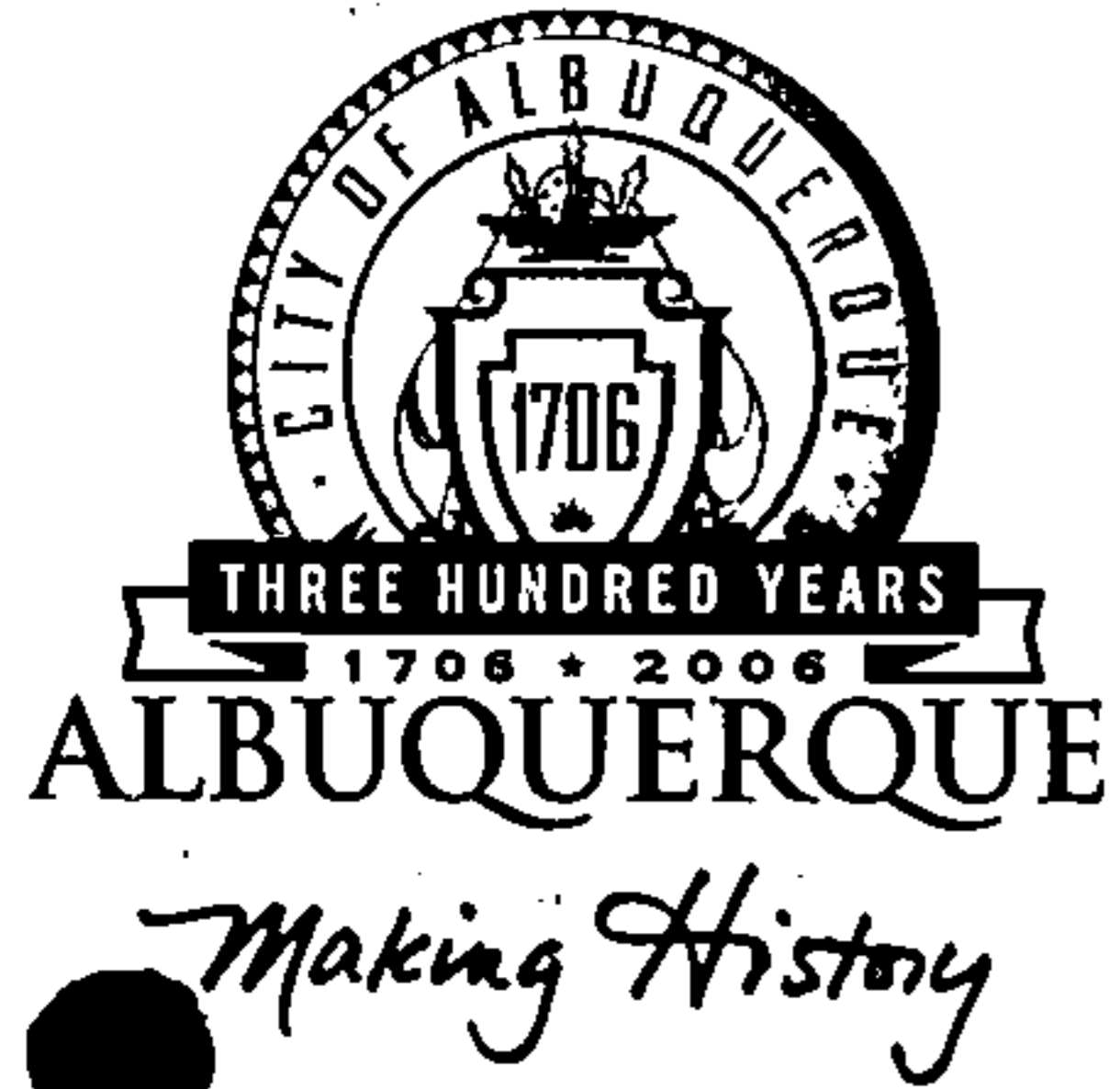
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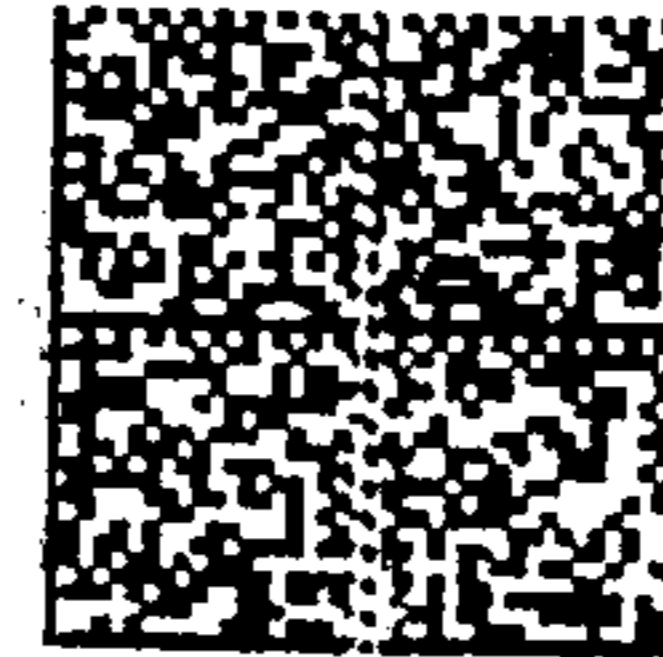
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Planning Department

GE CAPITAL MODULAR SPACE
40 LIBERTY BL
MALVERN PA 19355

P.O. Box 1293

Albuquerque, NM 87103

- A INSUFFICIENT ADDRESS
- C ATTEMPTED NOT KNOWN OTHER
- S NO SUCH NUMBER/ STREET
- NOT DELIVERABLE AS ADDRESSED
- UNABLE TO FORWARD

RTS
RETURN TO SENDER

19355+1412750/1293





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A handwritten signature in cursive script that reads "Sheran Matson".

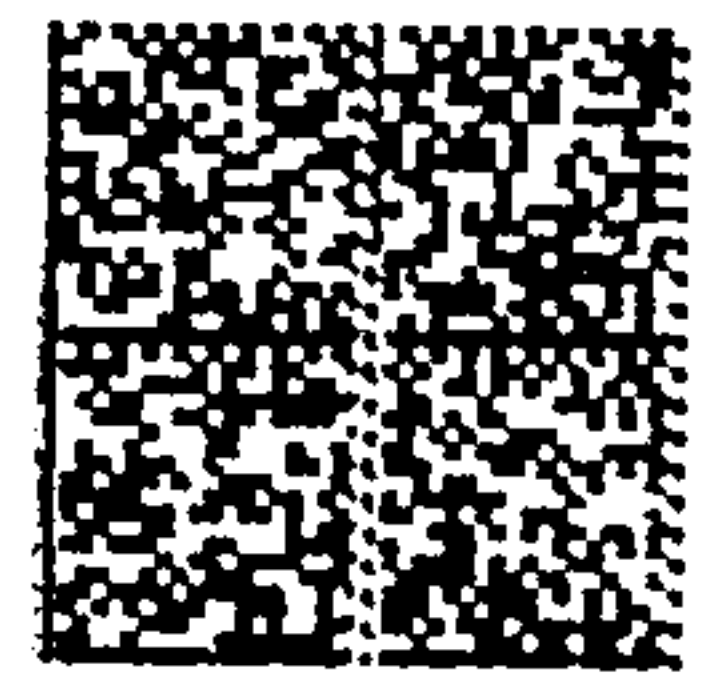
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Planning Department

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P.O. Box 1293

CULTON SUSAN MARIE &
2808 MONUMENT
ALBUQUERQUE N

DR NW

Albuquerque, NM 87103

CULT808 871202010 1N 14 01/20/05
RETURN TO SENDER

NO FORWARD ORDER ON FILE
UNABLE TO FORWARD
RETURN TO SENDER

87120+632678A 253





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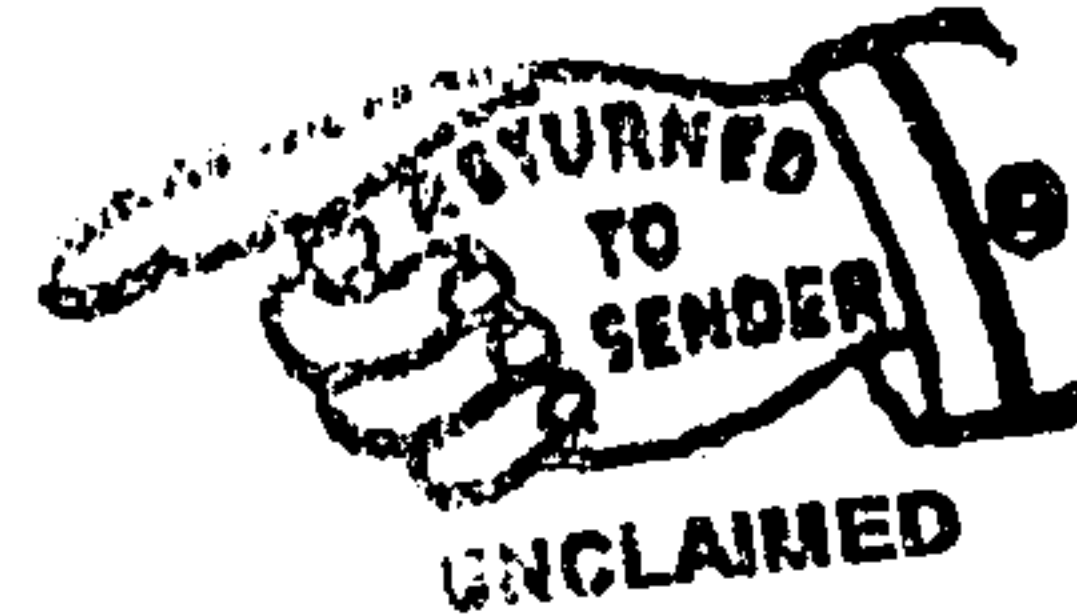
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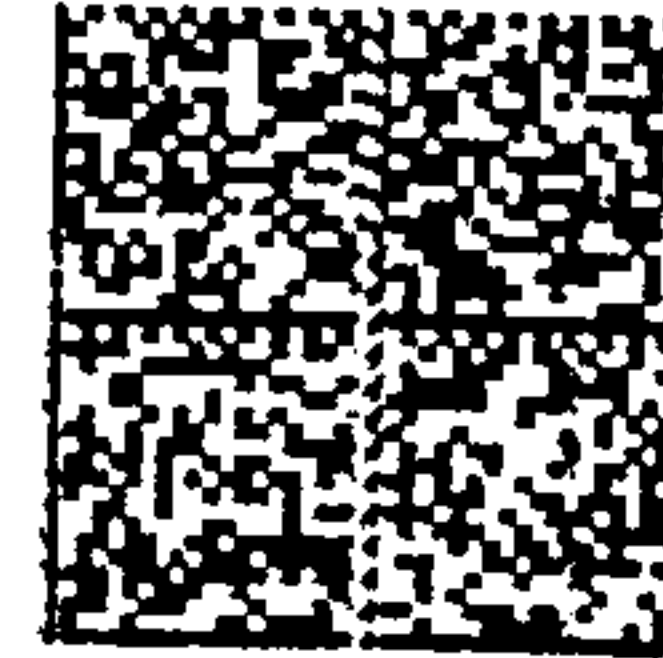
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Planning Department

P.O. Box 1293

Albuquerque, NM 87103

101005901443220703

US GOVT BUREAU OF RECLAMATION
2401 AZTEC RD NE
ALBUQUERQUE NM 87107

87107+4224 06



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

PAID RECEIPT

APPLICANT NAME _____
 AGENT Claudio Vigil Architects
 ADDRESS _____
 PROJECT & APP # 1001932
 PROJECT NAME Guardian Self Storage

\$ _____ 441032/3424000 Conflict Management Fee
 \$ 50.00 441006/4983000 DRB Actions Deferral fee
 \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
 \$ _____ 441018/4971000 Public Notification
 \$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 () Major/Minor Subdivision () Site Development Plan () Bldg Permit
 () Letter of Map Revision () Conditional Letter of Map Revision
 () Traffic Impact Study
 \$ 50.00 TOTAL AMOUNT DUE

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

6790

GUARDIAN STORAGE
 9221 EAGLE RANCH RD. NW
 ALBUQUERQUE, NM 87114
 505-898-1300

COMPASS BANK
 ALBUQUERQUE, NEW MEXICO
 95-78-1070

4/19/2005

PAY TO THE ORDER OF CITY OF ALBUQUERQUE

City Of Albuquerque Treasury Division \$ **50.00

Fifty and 00/100

CITY OF ALBUQUERQUE

 4/19/2005 1:29PM LOC: ANNX DOLLARS
 RECEIPT# 00039287 WS# 006 TRANS# 0019
 Account 441006 Fund 0110
 Activity 4983000 TRSEJA
 Trans Amt \$50.00
 J24 Misc \$50.00
 CK \$50.00
 CHANGE \$0.00
 Thank You

MEMO

DEFERRAL FEE

1258079910

Current DRC

Project Number: _____

FIGURE 12

Date Submitted: 3/29/05

Date Site Plan Approved: _____

INFRASTRUCTURE LIST

Date Preliminary Plat Approved: _____

EXHIBIT "A"

Date Preliminary Plat Expires: _____

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DRB Project No.: 1001932

DRB Application No.: _____

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

ORIGINAL

04EPC - 01718 Guardian Self Storage

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

West Ridge Unit 1, Lot C

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		530'	Sidewalk	Along Twin Oaks dr.	Across	S. Property line	/	/	/
			ADA Ramps in Sidewalk	at lot entrances			/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

Private Inspector, City Inspector, City Cnst Engineer: Presently as part of the close out package submitted to Construction, the Engineer must supply a letter that confirms that all items on the Infrastructure List have been installed to City Standards as part of the project. Creating and revising the letter has proven to be time consuming process which can delay the issuance of a Letter of Completion and Acceptance. A separate column provided on the revised Infrastructure List allows the inspecting engineer of record to initial off and date each line item on the Infrastructure List as being installed under his supervision with a given project. The engineers Certification of Substantial Compliance (Figure 27) can be modified to include a reference to the revised Infrastructure List eliminating the need for a detailed description of the work performed under the project (see attached revised Figure 27). The City Construction Engineer can then use the certification from the inspecting engineer on the Infrastructure List as an attachment to the Letter of Completion. Once forwarded to the City Engineer, a check of the items built with the project against the items contained within an SIA can then readily be made, expediting the issuance of the Letter of Completion and Acceptance and the release of the SIA.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

NOTES

- 1 _____
- 2 _____
- 3 _____

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

Philip Robinson
NAME (print)

Claudio Vigil Architects
FIRM

[Signature] 1/18/05
SIGNATURE - date

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

_____ DRB CHAIR - date
_____ TRANSPORTATION DEVELOPMENT - date
_____ UTILITY DEVELOPMENT - date
_____ CITY ENGINEER - date

_____ PARKS & GENERAL SERVICES - date
_____ AMAFCA - date
_____ - date
_____ - date

DESIGN REVIEW COMMITTEE REVISIONS
--

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

SIA Sequence #	COA DRC Project #
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
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<input type="text"/>	<input type="text"/>

Size Type of Improvement Location From To

<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
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Private Inspector	City Inspector	City Crst Engineer
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SUBDIVISION	Supplemental form S	Supplemental form Z
<input type="checkbox"/> Major Subdivision action		ZONING
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> Annexation & Zone Establishment
<input type="checkbox"/> Vacation	V	<input type="checkbox"/> Sector Plan
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Change
		<input type="checkbox"/> Text Amendment
SITE DEVELOPMENT PLAN	P	APPEAL / PROTEST of...
<input type="checkbox"/> ...for Subdivision Purposes		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal
<input checked="" type="checkbox"/> ...for Building Permit		
<input type="checkbox"/> IP Master Development Plan		
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L	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: Paul Hedges PHONE: (505) 898-1300
 ADDRESS: 9221 Eagle Ranch Rd. NW FAX: (505) 898-1309
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: _____
 Proprietary interest in site: Owner
 AGENT (if any): Claudio Vigil Architects PHONE: 505.842.1113
 ADDRESS: 1801 Rio Grande Blvd NW FAX: 505.842.1330
 CITY: Albuquerque STATE NM ZIP 87104 E-MAIL: cvarch@aol.com

DESCRIPTION OF REQUEST: DRB Final sign off for EPC approved Site Development plan for building permit

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. C Block: _____ Unit 1
 Subdiv. / Addn. West Ridge
 Current Zoning: SU-1 for C-1 and IP uses Proposed zoning: _____
 Zone Atlas page(s): G-10-Z No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): 3.62 Density if applicable: dwellings per gross acre: na dwellings per net acre: na
 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. 101006003501031124 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: _____
 Between: Ouray Road NW and Twin Oaks Drive. NW

CASE HISTORY:

David Stallworth, EPC Case Planner
 List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): SD-80-4, AX-80-18, Z-80-87, S-80-28, 101175, 1001567, 1001932, 04EPC01718

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

SIGNATURE

(Print) Philip Robinson

DATE 3/29/05

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>OSTRB - 00523</u>	<u>SBP</u>		\$ <u>0-</u>
<input checked="" type="checkbox"/> All fees have been collected			<u>CMF</u>	\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>4.6.05</u>			Total \$ <u>20.00</u>

Claudia Senora 3/5/05
 Planner signature / date

Project # 1001932

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

SKETCH PLAN REVIEW AND COMMENT

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR SUBDIVISION

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - Blue-line copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

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

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

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
 - Infrastructure List, if relevant to the site plan
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

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

Philip Robinson
Applicant name (print)

Phil Robinson 118/05
Applicant signature / date



- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
OSDRB - _____ -00523

Form revised September 2001

Charles Senora 3/29/05
Planner signature / date

Project # 1001932



January 7, 2005

Development Review Board
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

RE: DRB final sign off on EPC approved site plan for Building Permit of Lot C, West Ridge Unit 1 Addition, at Ouray Rd. NW and Twin Oak Dr. NW.

Chairman of the Development Review Board,

This office, acting as agents for Guardian Storage, is submitting for review a site development plan for building permit of a currently vacant tract of land described as Lot C, West Ridge Unit 1, Approved by the EPC December 16, 2004.

The EPC had several conditions, which have been met according to the following.

Condition # 3: Locate emergency drive entrance 20' feet from the property line. The emergency drive entrance was moved to Twin Oaks Drive due to grading requirements. It is located greater than 20' from the property line.

Condition #4: The emergency drive aisle to be 25' to 30' wide. All drive aisles are a minimum of 25' wide.

Condition #5, #6: Provide 24' drive aisles and a truck circulation route. The storage buildings were shortened to provide adequate clearances for fire, solid waste and other vehicles.

Condition #7: Provide bollards and striping at corners of buildings and next to fire hydrants. Building corners will receive corner guards and bollards have been added to protect hydrants.

Condition #8: Interior spaces of parallel parking next to building to be 22'. The parking has been redesigned.

Condition #12: Façade treatments, articulation, and pedestrian treatments of the primary building to comply with code and additional landscaping required. Articulation has been added to the north façade. Also, the north driveway has been replaced by landscaping which continues around the East side of the main building. The entrance has been redesigned to be more pedestrian-friendly.

Condition # 13: Site walls to comply with code. Illustrations of all site walls have been included on the elevation sheet.

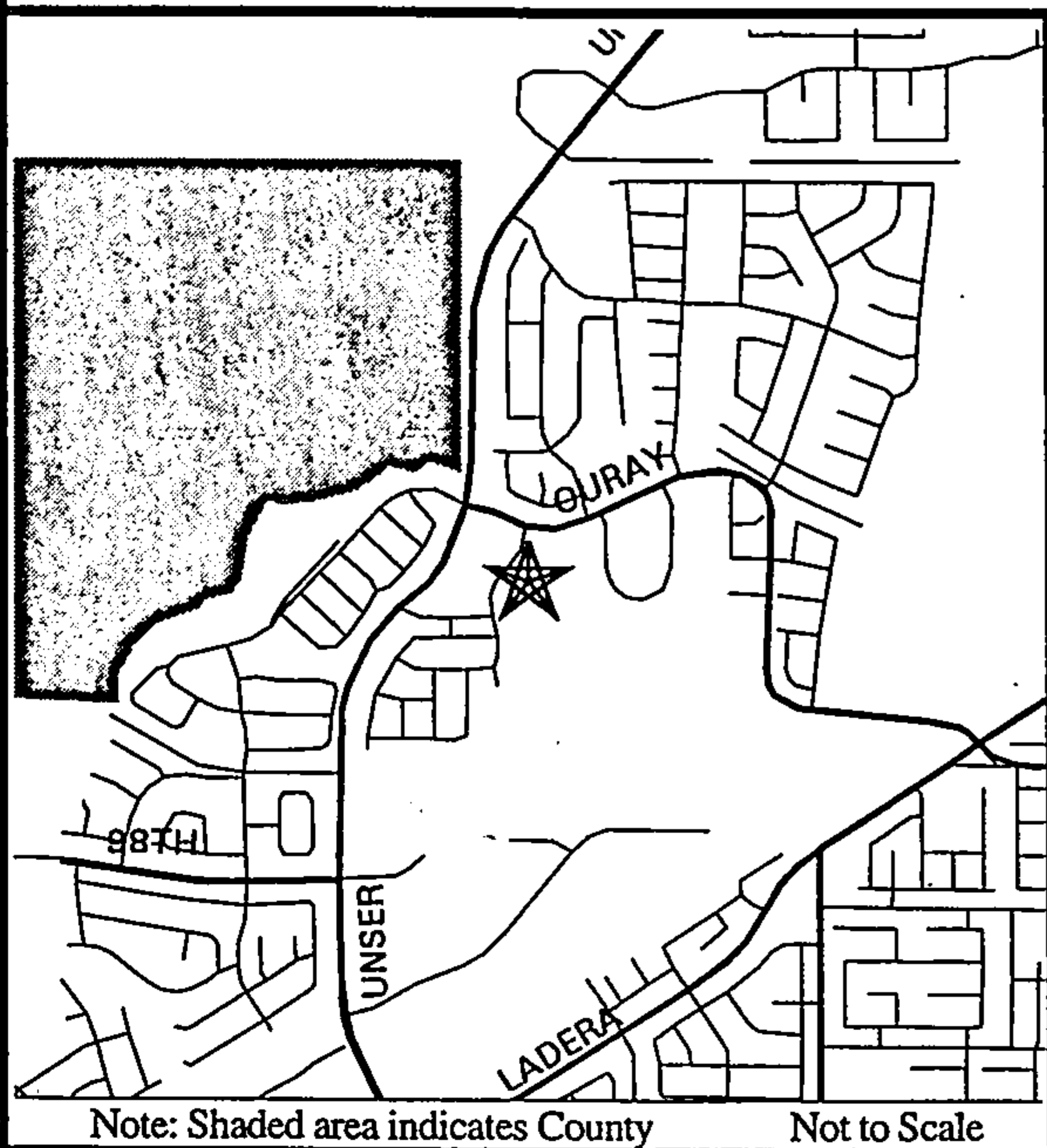
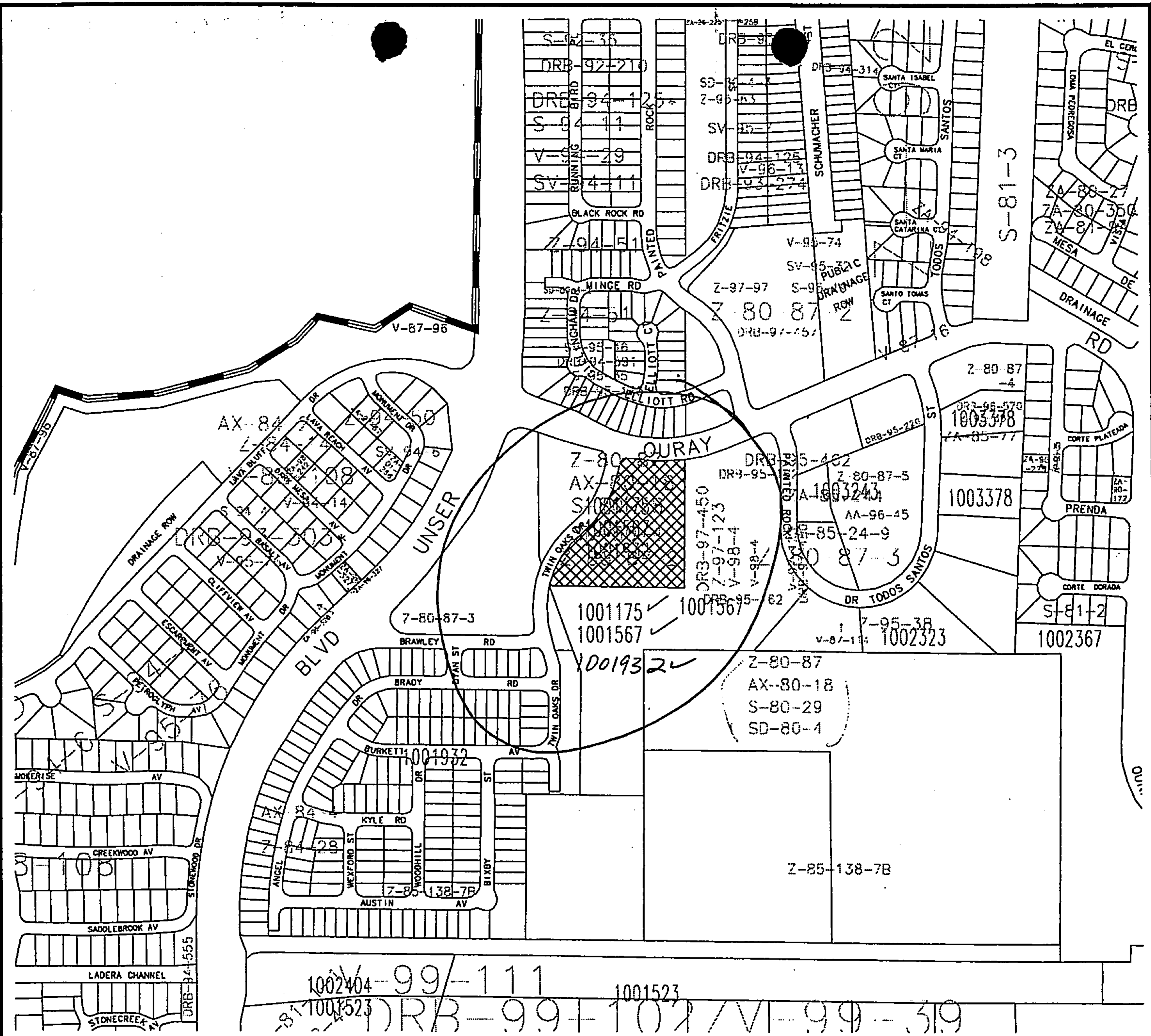


Condition #14: Parking spaces along the north wall to be relocated and driveway redesigned. The parking has been relocated to the south side of the building and the driveway has been replaced with landscaping.

In order to facilitate proper grading and drainage on the site, the emergency access gate was relocated to Twin Oaks Dr. The drives on the north and east sides of the building were then replaced with landscaping. We feel that this change contributes positively to the quality of the project and to the quality of the neighborhood. Please feel free to call my office if we can provide any additional information you may require.

Thank you for your consideration,
Sincerely,

Philip Robinson
Claudio Vigil Architects, Agent



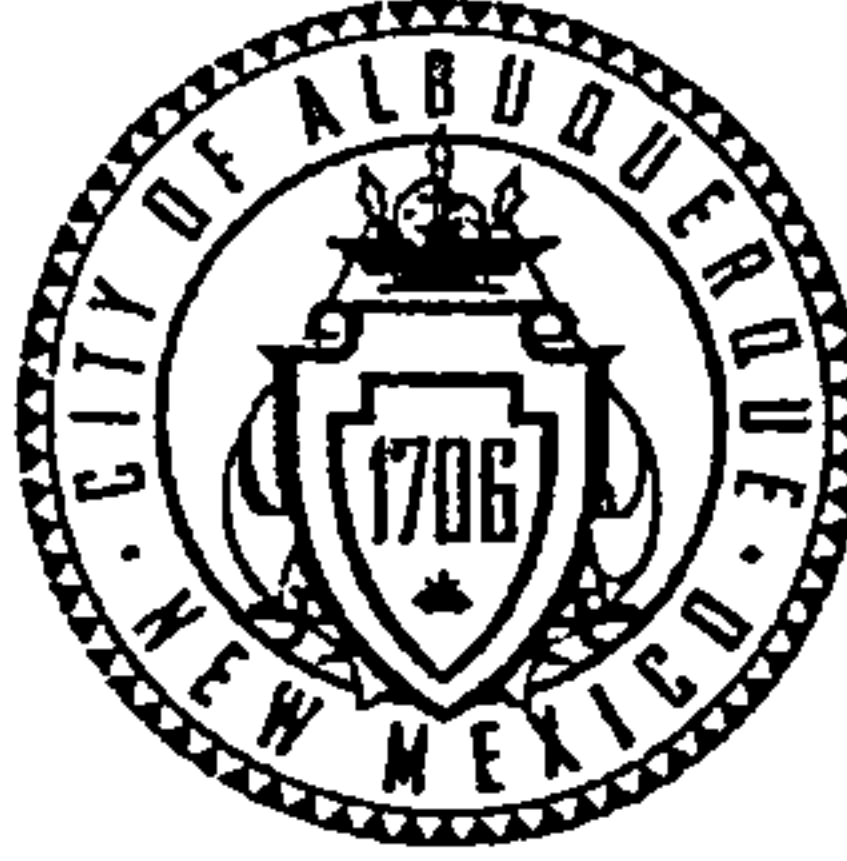
HISTORY MAP



Scale 1"=519'

PROJECT NO. PA-04-116
HEARING DATE 10-12-04
MAP NO. G-10
ADDITIONAL CASE NUMBER(S) PRE-APPLICATION DISCUSSION PHIL ROBINSON

Note: Shaded area indicates County Not to Scale



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

Date: December 17, 2004

OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1001932*
04EPC-01718 EPC Site Development Plan-
Building Permit

Paul Hedges
9221 Eagle Ranch Rd. NW
Albuq. NM 87114

LEGAL DESCRIPTION: for all or a portion of Tract C, West Ridge, U-1, zoned SU-1 for C-1 and IP Uses, located at the southeast corner of OURAY ROAD NW AND TWIN OAKS DRIVE NW, containing approximately 4 acres. (G-10) David Stallworth, Staff Planner

On December 16, 2004 the Environmental Planning Commission voted to approve Project 1001932/04EPC – 01718, a site development for building permit, for Tract C, West Ridge, Unit 1, which is zoned SU-1 for C-1 and IP land uses, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for building permit for an approximate 3.64-acre site located at the southeast corner of Ouray Road, NW and Twin Oaks Drive, NW to accommodate the construction of +/-72000 square-foot self-storage warehouse with an office and caretaker's quarters.
2. The proposed project shall become consistent with all requirements of the Zoning Code through the applicant's adherence to the prescribed conditions of approval.
3. Adequate facilities and services exist or are planned to serve the proposed project. The project shall adhere to the prescribed conditions of approval regarding internal circulation with respect to emergency response and solid waste collection.
4. The design and layout of the facility promotes a safe environment and reflects "crime prevention through environmental design" (CPTED) principles.
5. The project represents an integrated development with adequate access to existing transit facilities, in accordance with *Policy II.B.5.e* of the *City/County Comprehensive Plan*.

6. The proposed project will not cause significant traffic impact upon the surrounding area, in accordance with *Policy II.B.5.i* of the *City/County Comprehensive Plan*.
7. The structure has been designed in a manner that adversely affects surrounding residential uses, in accordance with *Policies II.B.5.d* and *II.B.5.l* of the *City/County Comprehensive Plan*.
8. Adequate screening and buffering shall be provided to minimize impacts to adjacent uses through the applicant's adherence to the prescribed conditions of approval, in accordance with *Policy II.B.5.m* of the *City/County Comprehensive Plan*.
9. The proposed project meets the intent of the *El Rancho Atrisco, Ph-II Sector Development Plan* by introducing a minimal-impact land use that provides mitigation of "visual detriment" to surrounding residences into the area.
10. The proposed project furthers *Policy 3.23* of the *West Side Strategic Plan* by avoiding or minimizing negative impacts on the Petroglyph National Monument and other surrounding properties.
11. There is no known opposition to this request.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals
2. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
3. Locate emergency drive entrance 20' from east property line.
4. Width of emergency drive to be 25' to 30'.

5. Provide 24' drive aisles (minimum) between buildings, around buildings and in parking areas.
6. Provide truck circulation route. Includes emergency, solid waste and moving vehicles.
7. Provide bollards and striping at corners of buildings and next to fire hydrants.
8. Interior spaces of parallel parking, next to building, to be 22'.
9. Site plan shall comply and be designed per DPM Standards.
10. The utility plan must be approved prior to DRB sign off on the Site Plan. The submittal must include a statement of fire flow requirements from the Fire Marshal's office.
11. An approved conceptual grading and drainage plan is required for site plan sign-off by the City Engineer.
12. Façade treatments, articulation and pedestrian treatments of the primary building will comply with §14-16-3-18-D-2 of the Zoning Code prior to final sign-off by the Development Review Board. The inclusion of landscaping and/or vegetated trellises will be acceptable.
13. The wall along the easternmost property line will comply with §14-16-3-19-B. The designs of each proposed wall shall be included in any revised site plans prior to final sign-off by the Development Review Board.
14. The spaces along the north side of the primary building shall be relocated to more suitable location and the driveway be redesigned with respect to both 14-16-2-19-H-3 and 14-16-3-10-e-3 of the Zoning Code prior to final sign-off by the Development Review Board.
15. The project will comply with all SWMD ordinances and requirements.

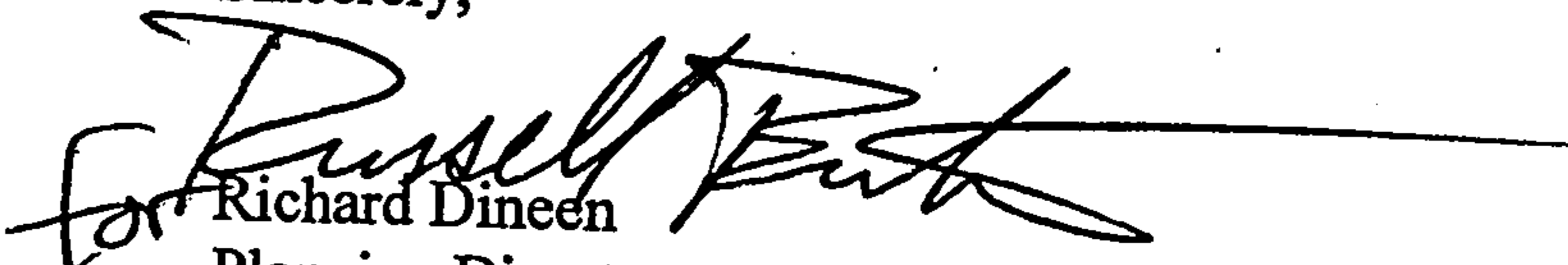
IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JANUARY 3, 2005 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

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

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

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

Sincerely,


for Richard Dineen
Planning Director

RD/DS/ac

cc: Claudio Vigil Arch., 1801 Rio Grande NW, Albuquerque, NM 87104
Dan Serrano, Ladera West NA, 3305 Rhonda de La Chusas NA, Albuquerque, NM 87120
Barry King, Ladera West NA, 3508 Todos Santos NW, Albuquerque, NM 87120

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

PAID RECEIPT

APPLICANT NAME Paul Hedger
AGENT Claudio Vigil Architects
ADDRESS _____
PROJECT & APP # 1001932 / 05DRB00523
PROJECT NAME West Ridge Unit 1

\$ 20⁰⁰ 441032/3424000 Conflict Management Fee
\$ _____ 441006/4983000 DRB Actions
\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 20⁰⁰ TOTAL AMOUNT DUE

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

DUPLICATE
City Of Albuquerque
Treasury Division

3/29/2005 10:13AM LOC: ANNX
RECEIPT# 00037939 WSH 006 TRANSH 0015
Account 441032 Fund 0110
Activity 3424000 TRSEJA
Trans Amt \$20.00
J24 Misc \$20.00
UT \$20.00
CHANGE \$0.00

Thank You

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

		Supplemental form	
SUBDIVISION	S	Z	ZONING & PLANNING
<input checked="" type="checkbox"/> Major Subdivision action			<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor Subdivision action			<input type="checkbox"/> County Submittal
<input type="checkbox"/> Vacation	V		<input type="checkbox"/> EPC Submittal
<input type="checkbox"/> Variance (Non-Zoning)			<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
SITE DEVELOPMENT PLAN	P		<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input type="checkbox"/> for Subdivision Purposes			<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> for Building Permit			<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> IP Master Development Plan			<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L	A	APPEAL / PROTEST of...
STORM DRAINAGE	D		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			

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 of New Mexico, Inc. PHONE: 344-9400
 ADDRESS: 4921 Alexander NE, Suite B FAX: _____
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____
 AGENT (if any): Mark Goodwin & Associates, PA PHONE: 828-2200
 ADDRESS: P.O. Box 90606 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: _____

DESCRIPTION OF REQUEST: Major Subdivision: Application for Extension of Application for Subdivision Improvements Agreement

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. _____ Block: _____ Unit: 1
 Subdiv. / Addn. West Ridge Subdivision, Unit 1
 Current Zoning: SU-1/RD Proposed zoning: Same
 Zone Atlas page(s): G-9, G-10, H-9, H-10 No. of existing lots: 4 tr No. of proposed lots: 6tr/69 lots
 Total area of site (acres): 40.1665 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.) Within 1000FT of a landfill? No
 UPC No. See Attached MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Unser Boulevard
 Between: Ouray Road and Old Ouray Road

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB- AX, Z, V, S, etc.): 03 DRB 00220
See Attached 03 DRB 00353 02 DRB 01810

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

SIGNATURE James D. Hughes DATE 12-30-04
 (Print) James D. Hughes, PE _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04DRB-01995</u>	<u>SIA</u>	<u>502</u>	<u>\$ 50.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>AD Fee</u>	_____	<u>\$ 75.00</u>
<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 checked="" type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>2-2-05</u>	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$ 145.00</u>

James D. Hughes 12-30-04 Project # 1001932

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
 - Design elevations & cross sections of perimeter walls 3 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
 - 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
 - Signed Pre-Annexation Agreement if Annexation required.
 - 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
- Fee (see schedule)

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.

James D. Hughes, PE

James D. Hughes

Applicant name (print)

12-30-04

Applicant signature / date

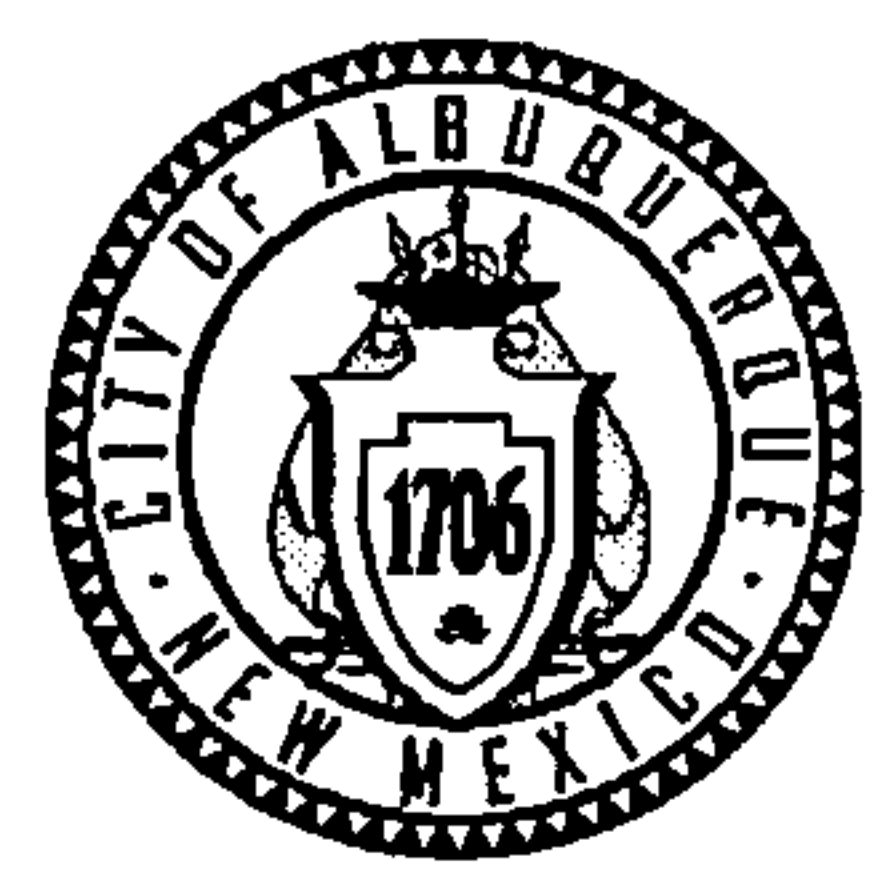
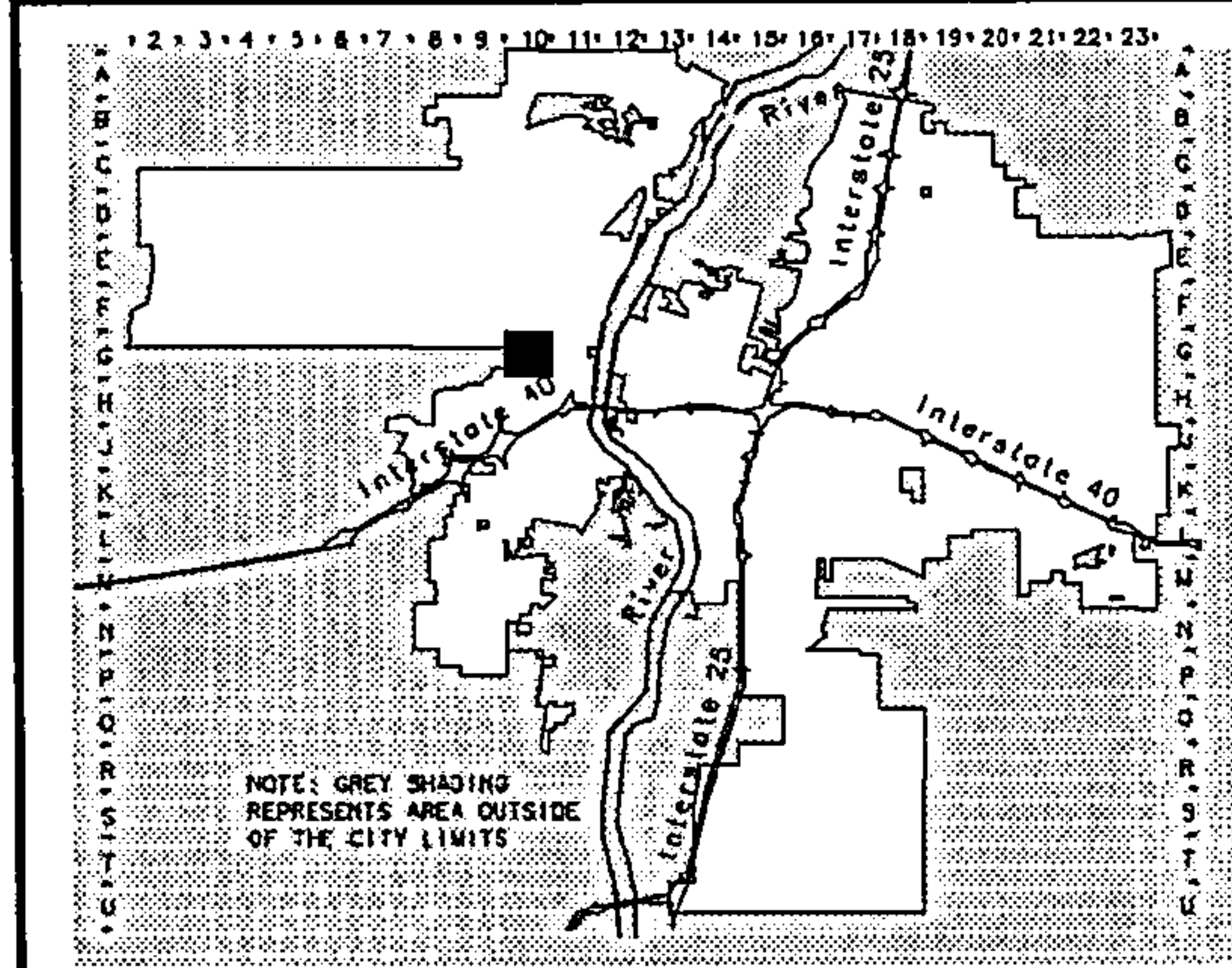
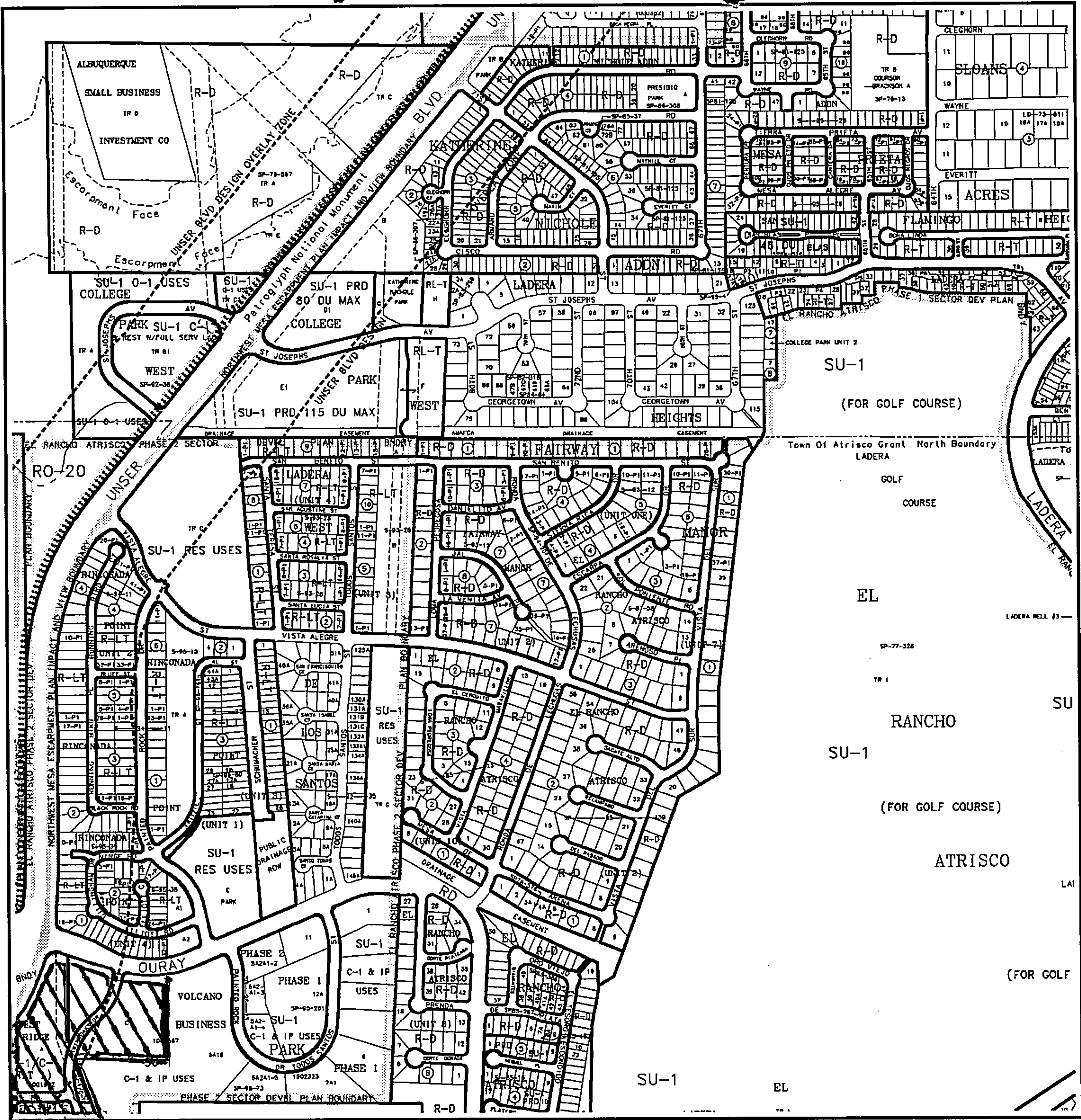


Form revised 11/04

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

Application case numbers
 04DRB - 01995

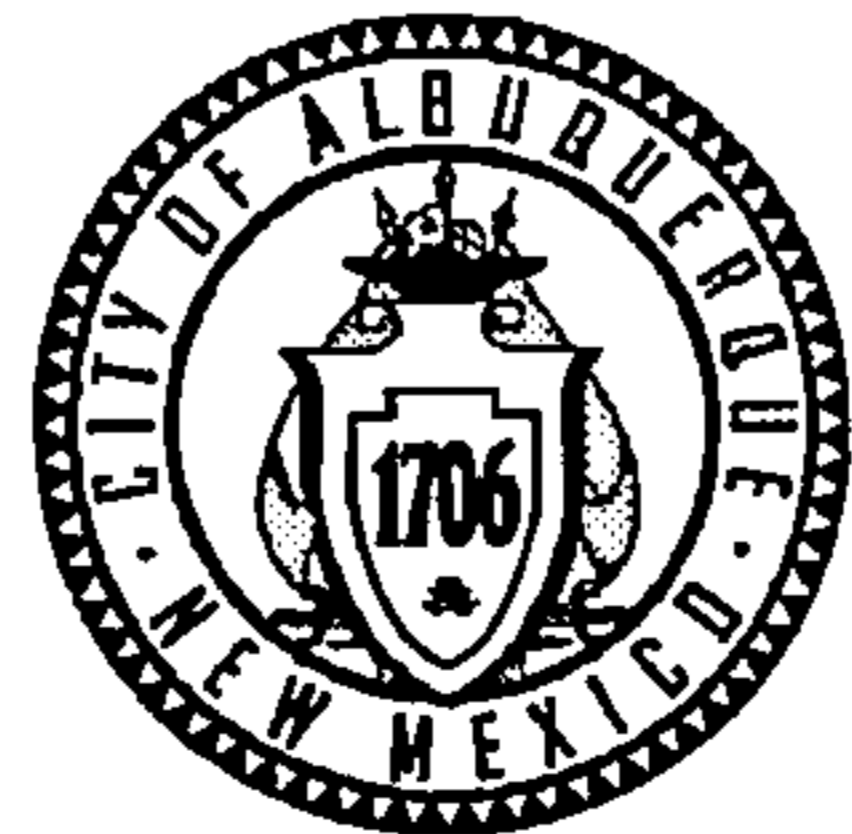
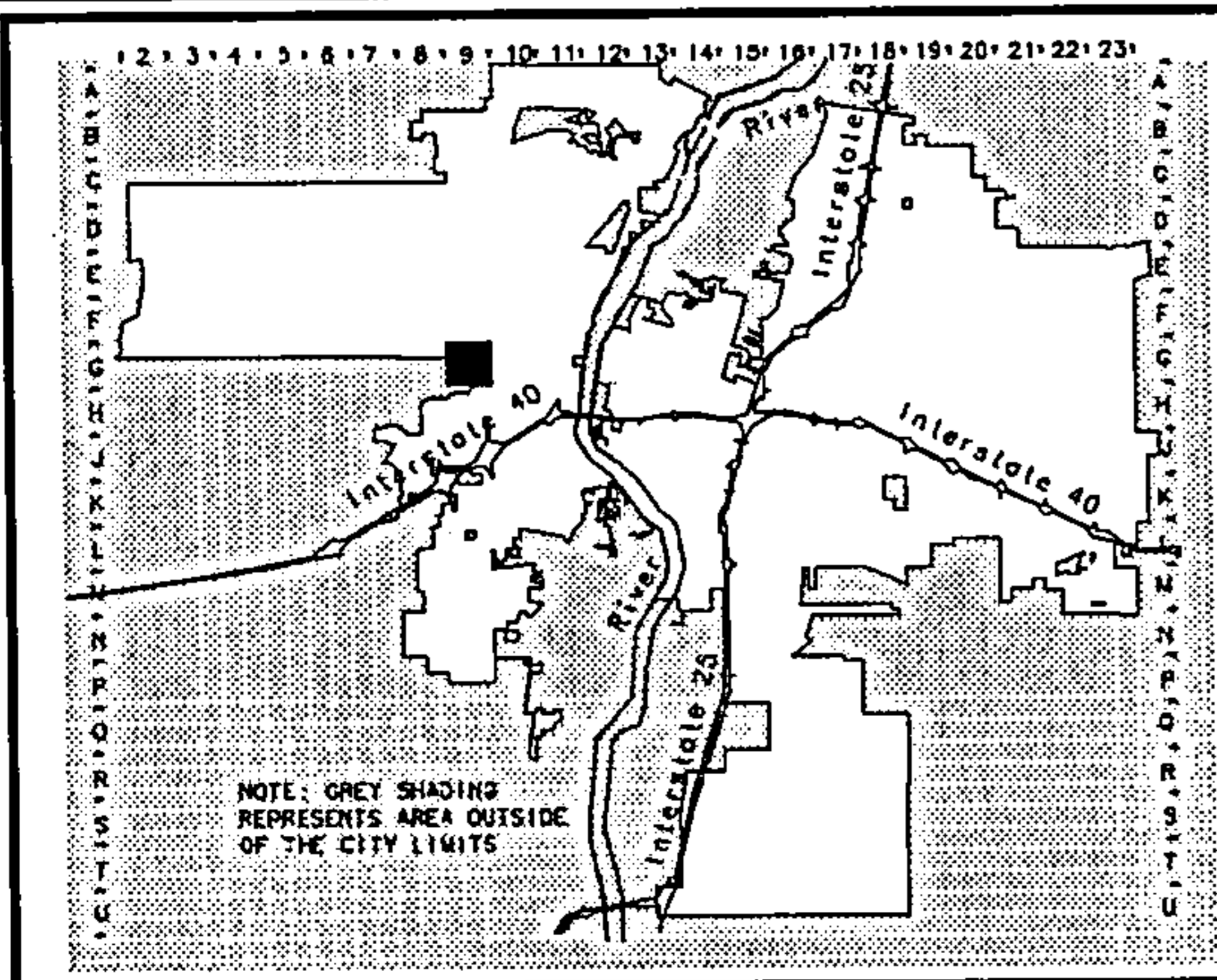
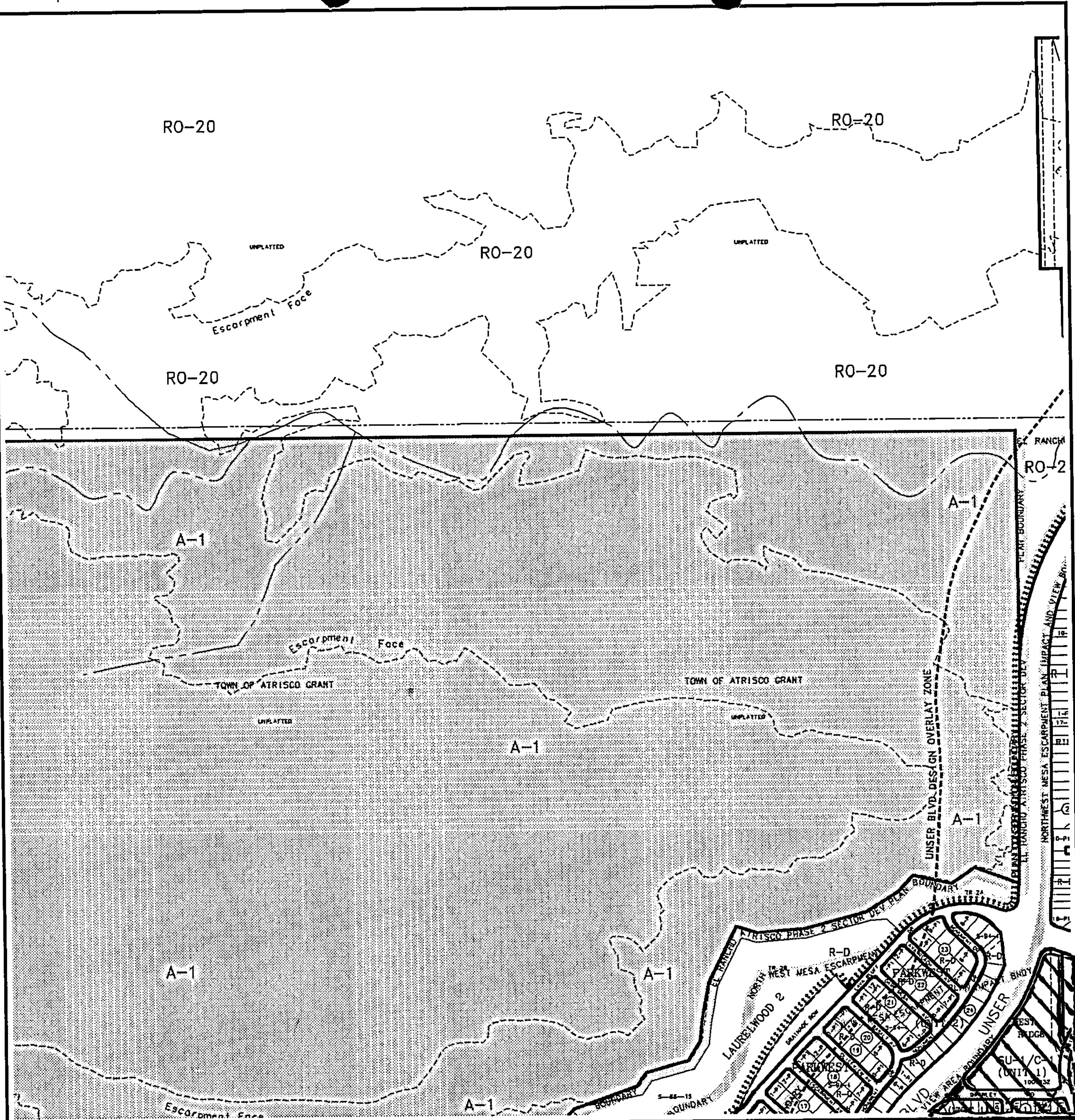
[Signature] 12-30-04
 Planner signature / date
Project # 1001932



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PLANNING DEPARTMENT
 © Copyright 2004



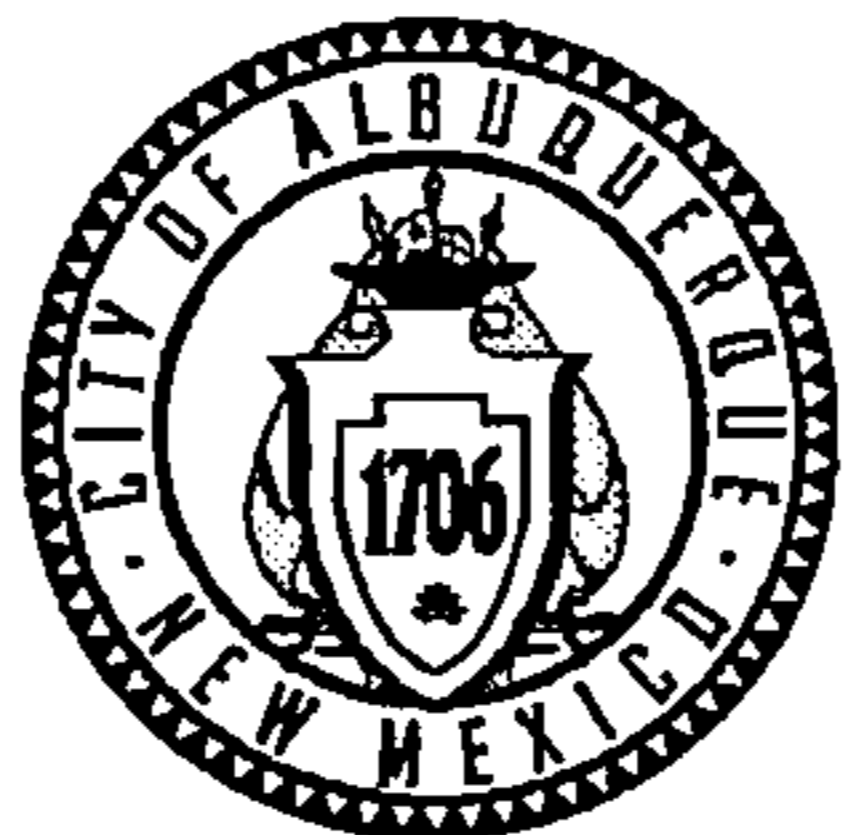
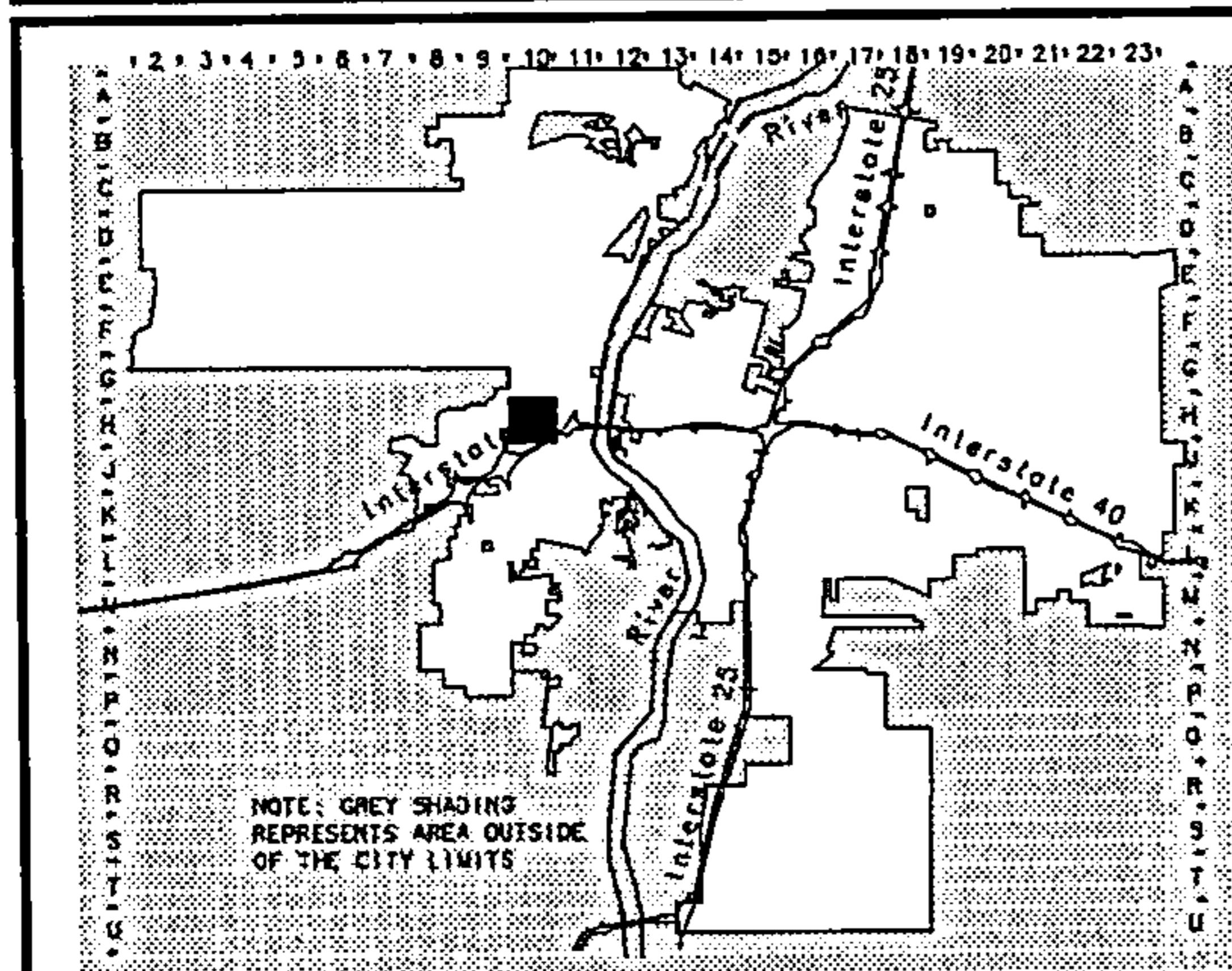
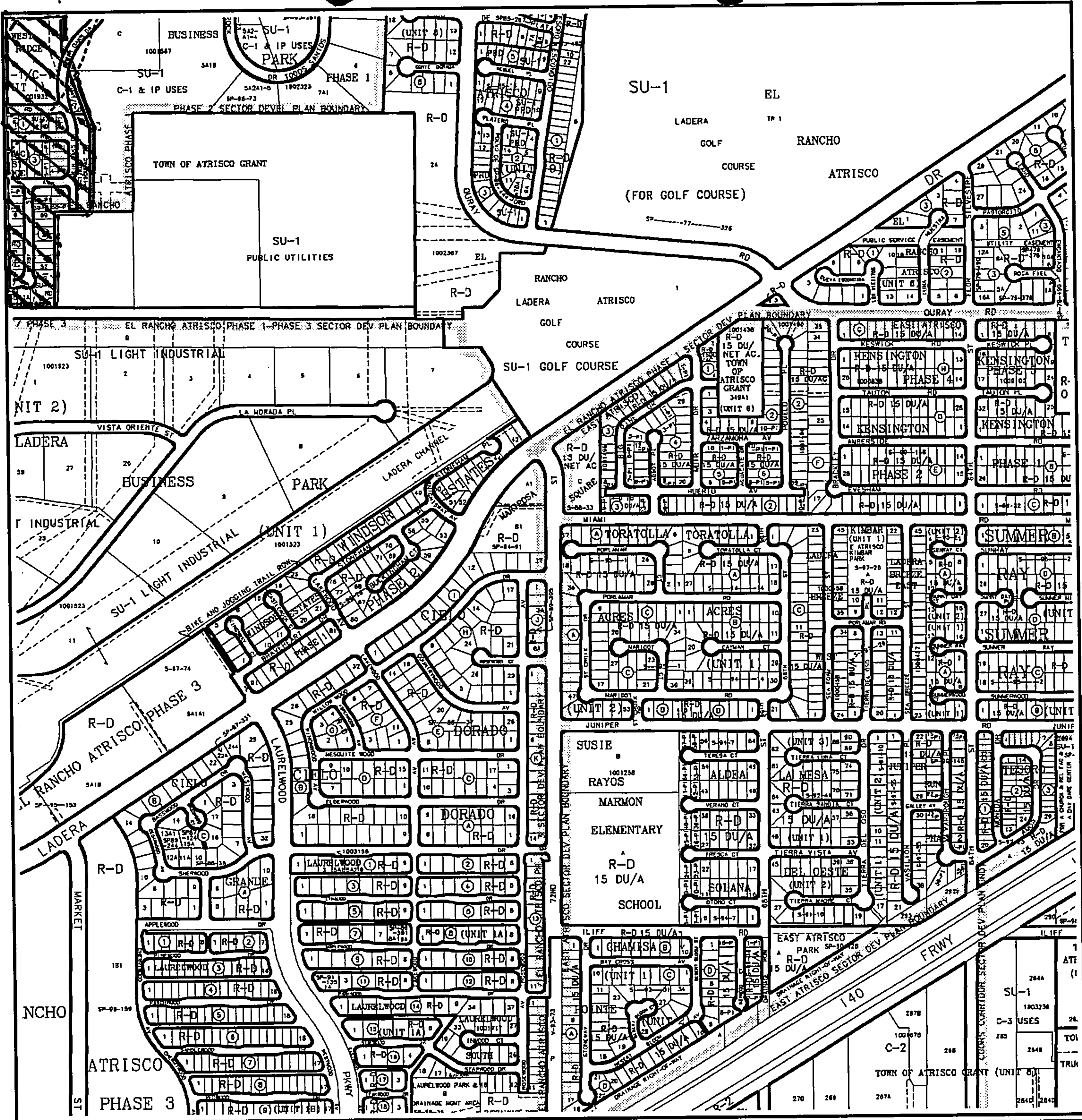
Zone Atlas Page
G-10-Z
 Map Amended through December 03, 2004



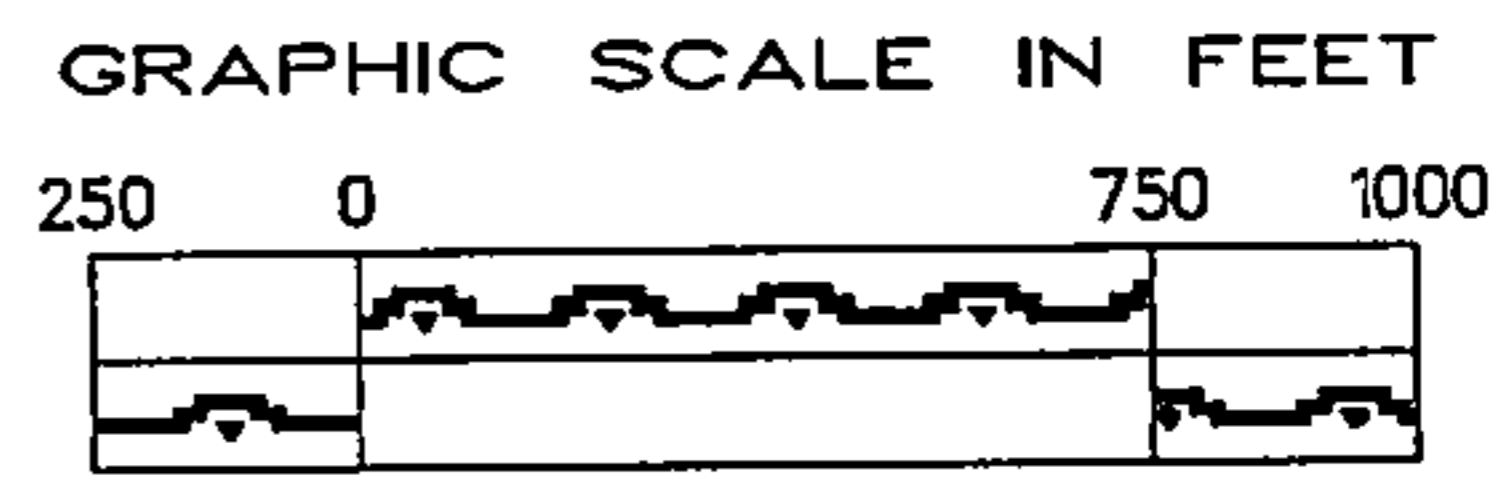
Albuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT
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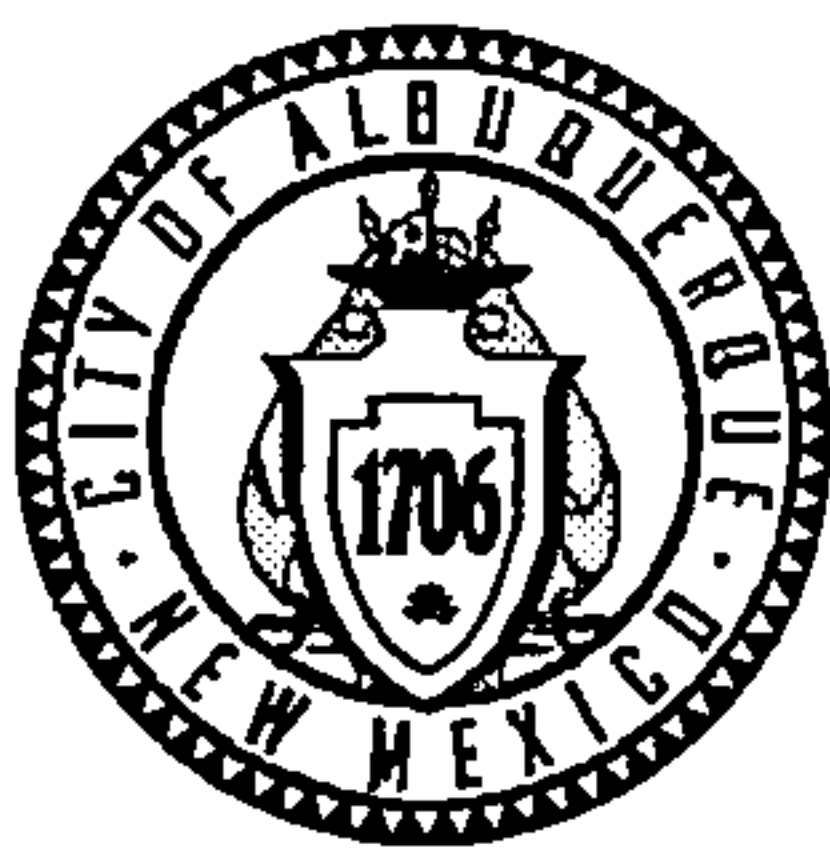
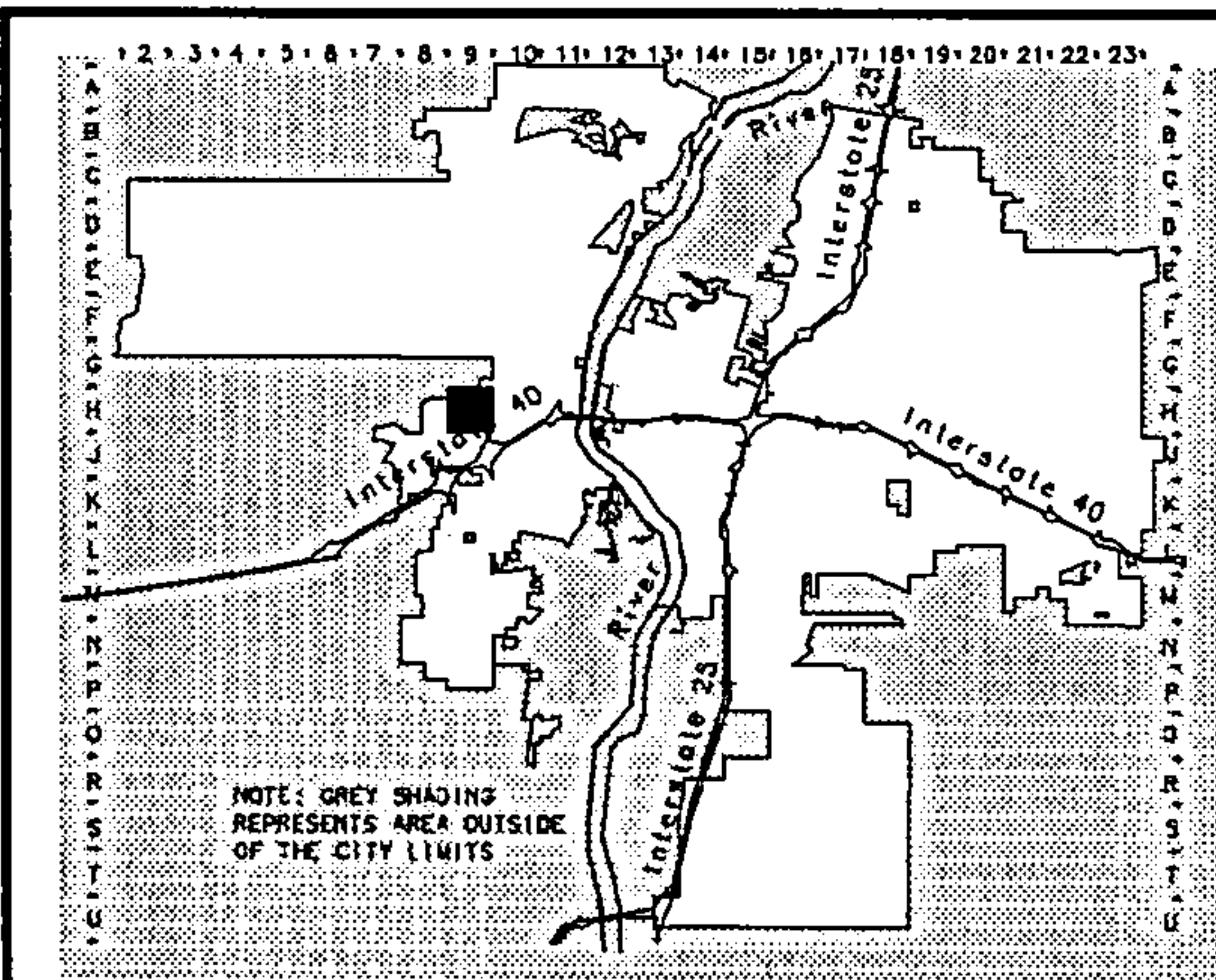
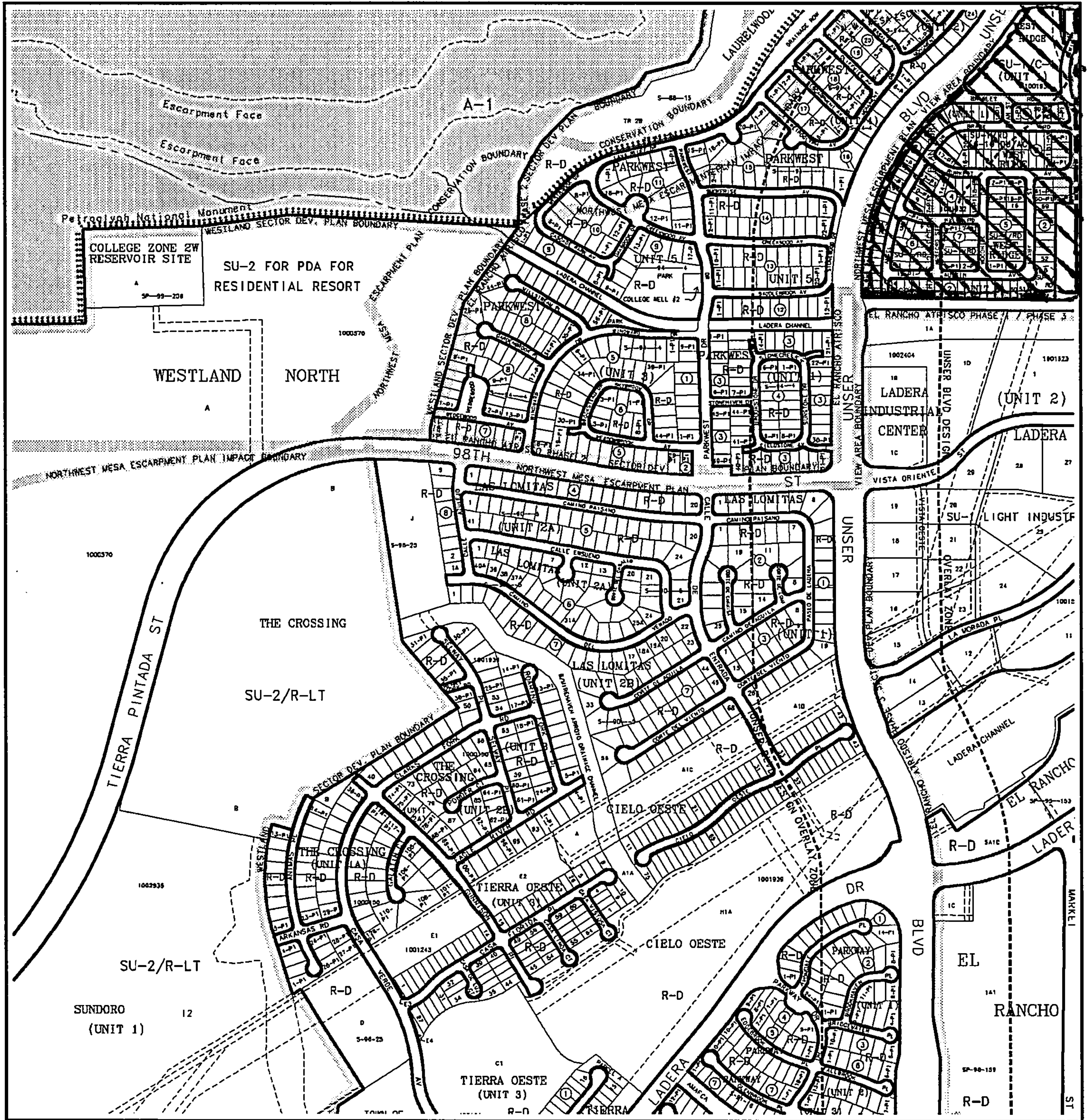
Zone Atlas Page
G-9-Z
 Map Amended through December 03, 2004



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PLANNING DEPARTMENT
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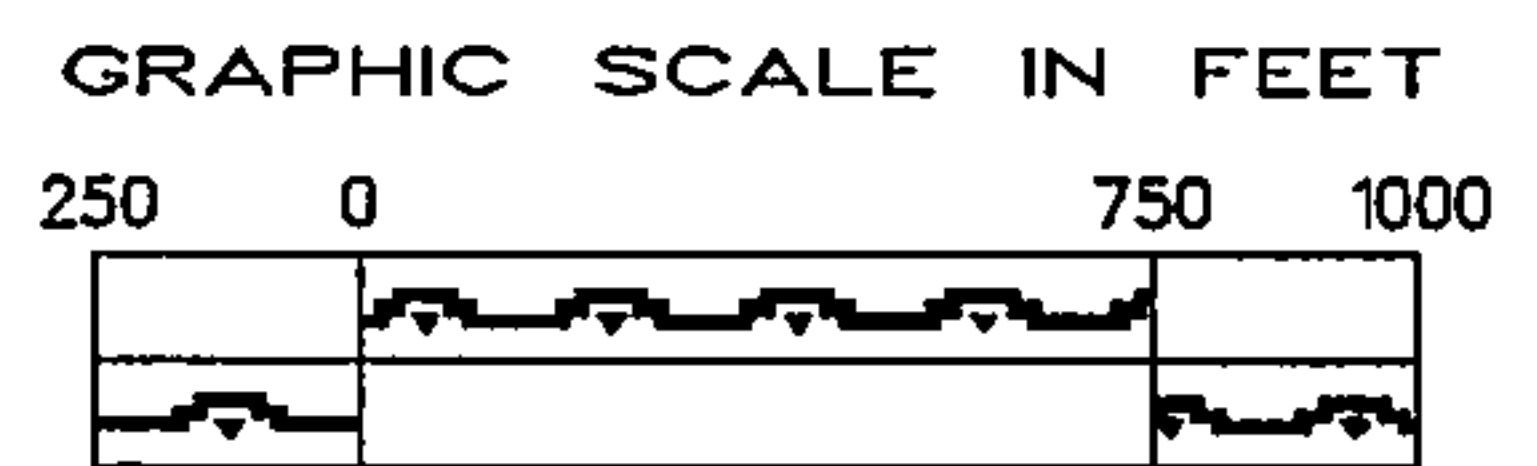


Zone Atlas Page
H-10-Z
 Map Amended through December 03, 2004



Albuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT

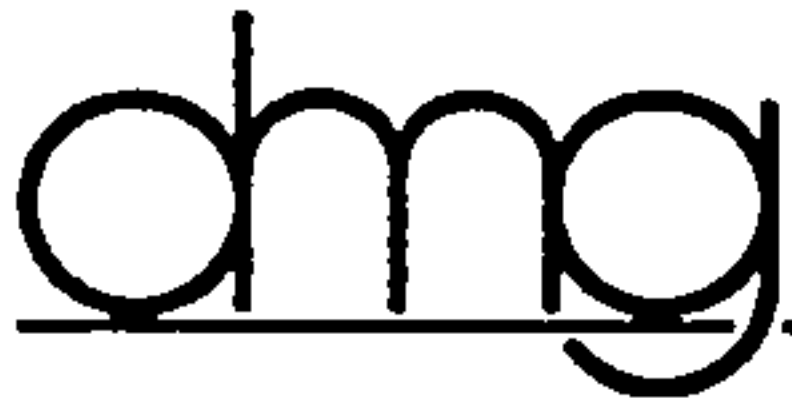
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Zone Atlas Page

H-9-Z

Map Amended through December 03, 2004



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

December 30, 2004

Ms. Sheran Matson, Chair
Design Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: West Ridge Subdivision, Unit 1 SIA Extension

Dear Ms Matson:

The plat is recorded and most of the lots have been sold with completed houses on them. All of the streets, water, and sanitary sewer have been constructed and inspected by the City. Minor punch list items will be constructed in early January 2005 and a close out package submitted later in January. Please grant a one-year extension to complete the subdivision improvement and process the acceptance package.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

James D. Hughes, P.E.
Senior Engineer

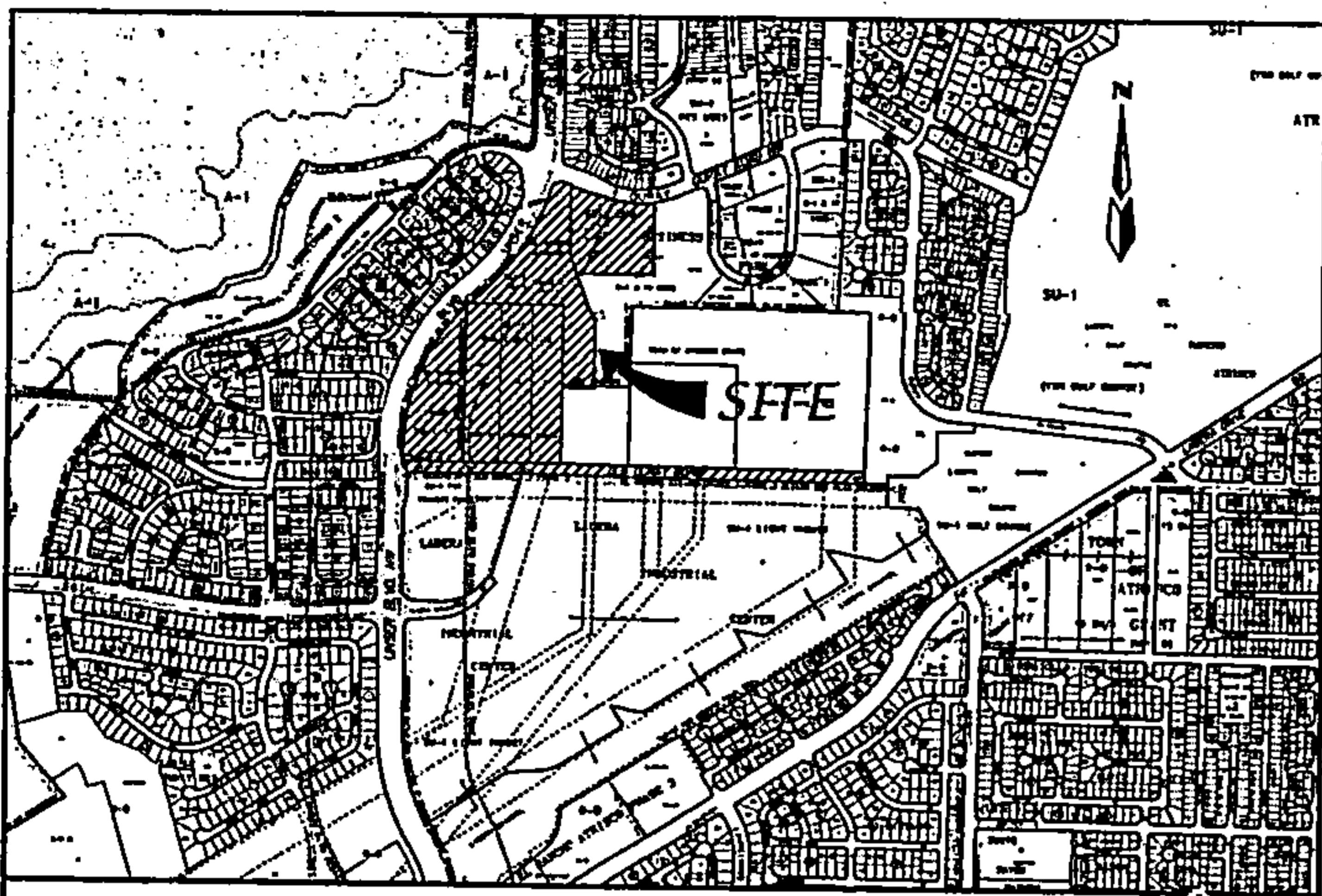
JDH/bg

Current & prior case numbers:

DRB Project No.: 1001932

Case No.'s: 02DRB-01578
02DRB-01579
02DRB-01580
02DRB-01581
03DRB-00220
03DRB-00353

100905952052810110
101006003501031124
9999999
100905950043610109CA
100905944943410104



LEGAL DESCRIPTION (SEE SHEET 2)

NOTES: (SEE SHEET 4)

PURPOSE OF PLAT

1. Subdivide four existing tracts into 69 Residential Lots and 8 Tracts
2. Grant easements as shown hereon.
3. Dedicate right-of-way as shown hereon.
4. Vacate easements and right-of-way as shown hereon.

PURPOSE OF AMENDED PLAT IS TO REMOVE INCORRECT PI DESIGNATION FROM SELECTED LOTS

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # See attached PROPERTY OWNER OF RECORD: Westland Development Co, Inc BERNALILLO COUNTY TREASURER'S OFFICE. Quantalif 05-13-03

PUBLIC UTILITY EASEMENTS
PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

1. The PNM Electric Services Division for the installation, maintenance and service of underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. The PNM Gas Services Division for installation, maintenance, and service of natural gas lines, valves and any other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
4. Comcast cable for installation, maintenance and service of such lines, cable and other related facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, Relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with the free access to, from and over said easement, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code caused by construction of pools, decking or any structures adjacent to within or near easements shown on this plat.

In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

OWNER: Westland Development Co., Inc, a New Mexico Corporation
BY: Leroy Chavez, Vice President of Development
Leroy Chavez 3/14/03
Leroy Chavez DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on MARCH 14, 2003
By Leroy Chavez, Vice President of Development for Westland Development Co., Inc., a New Mexico Corporation on behalf of said corporation.

Linda J. Blair 8/5/05
NOTARY PUBLIC MY COMMISSION EXPIRES

OWNER: SUNSET PLAZA, General Partnership
BY: Joan Wershaw, Managing Partner
Joan Wershaw 8/5/05
Joan Wershaw DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on March 17, 2003
By Joan Wershaw, Managing Partner for SUNSET PLAZA, a New Mexico General Partnership on behalf of said partnership.

Karen Lee Arfman 11-18-2005
NOTARY PUBLIC MY COMMISSION EXPIRE

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

DRB Project No. 1001932

Application No. 03DRB-00571

Richard M. Watson 8/9/03
Planning Director, City of Albuquerque, N.M. DATE

Bruce D. Bishop 4/30/03
City Engineer, City of Albuquerque, N.M. DATE

Martin W. Zerk 5-7-03
Albuquerque Metropolitan Area Flood Control Authority DATE

Richard D. Daulton 4-30-03
Transportation Development, City of Albuquerque, N.M. DATE

Roger A. Hearn 4-30-03
Utility Development Division, City of Albuquerque, N.M. DATE

Christina Sandoval 4/30/03
Parks and Recreation DATE

GBH 10-5-04 [Signature] 4-1-03
City Surveyor, City of Albuquerque, N.M. DATE

Det. McHann 5-6-03
Property Management, City of Albuquerque, N.M. DATE

Leroy Chavez 4-8-03
PNM Gas DATE

Leroy Chavez 4-8-03
PNM Electric DATE

Mary Ann Givola 4-10-03
Qwest Telecommunications DATE

Rita E. Sicks 4-8-03
Comcast Cable DATE



SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."

Timothy Aldrich 03-27-03
Timothy Aldrich P.S. No. 7719 DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 999 999 000 000 000 PROPERTY OWNER OF RECORD: TRE-SAFE BERNALILLO COUNTY TREASURER'S OFFICE. 12-8-04

LOCATION MAP ZONE ATLAS G-9, G-10, H-9 & H-10

SUBDIVISION DATA SCALE: NONE

Plat Case No.'s	DRB Project No. 1001932
Case No.'s	02DRB-01578, 02DRB-01579 02DRB-01580, 02DRB-01581 03DRB-00220, 03DRB-00353
Gross Acreage	40.1665 AC.
Zone Atlas No.	G-9, G-10, H-9, & H-10
No. of existing Tracts/Lots	4 Tracts
No. of Tracts/Lots created	6 Tracts / 69 Lots
No. of Tracts/Lots eliminated	4 Tracts
Miles of full width streets created	0.74
Area dedicated to the City of Albuquerque	4.5069 AC.
Date of Survey	JUNE 2002
Utility Control Location System Log Number	2002240820
Zoning	SU-1/RD

FREE CONSENT AND DEDICATION:

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets, public right-of-ways shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owners(s) warrant that they hold among them complete and indefeasible title to the land subdivided.

OWNER: KB HOME New Mexico, Inc., a New Mexico Corporation
BY: Greg Breedlove, Vice-President of Land Development
Greg Breedlove 3/20/03
Greg Breedlove DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

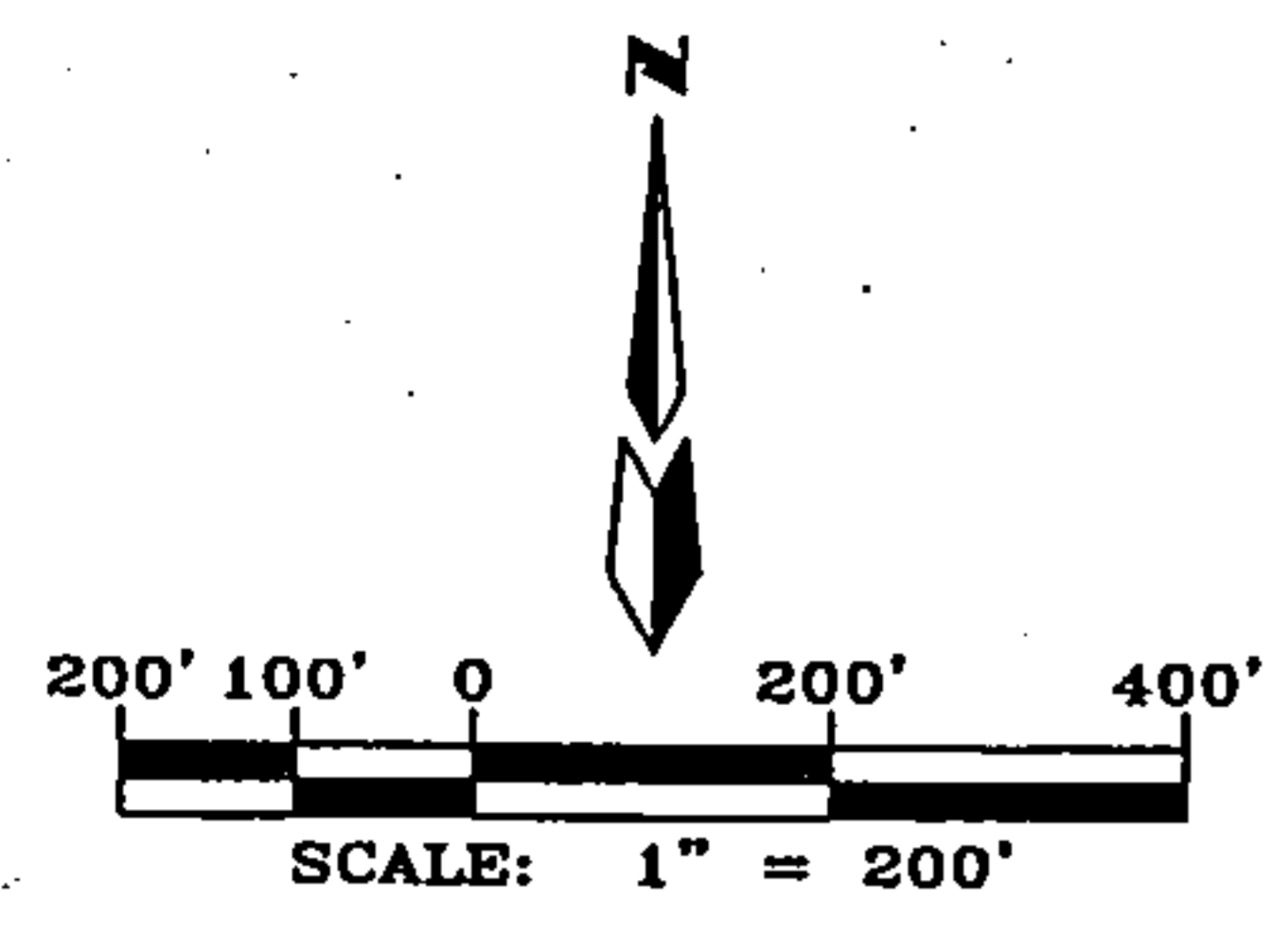
This instrument was acknowledged before me on March 20, 2003
By Greg Breedlove, Vice-President of Land Development for KB HOMES New Mexico, Inc., A New Mexico Corporation on behalf of said corporation.

[Signature] 12/14/05
NOTARY PUBLIC MY COMMISSION EXPIRES

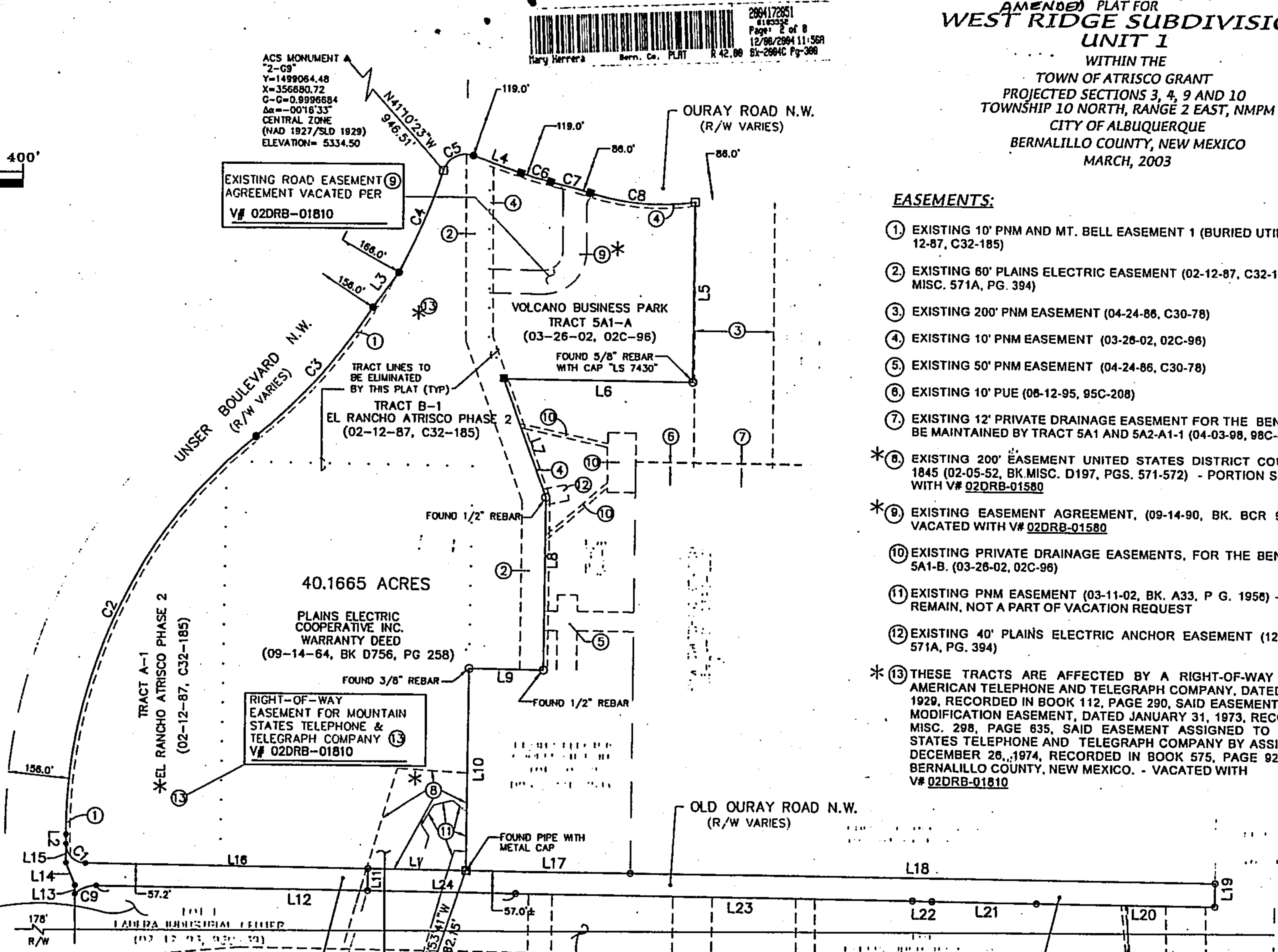
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**AMENDED PLAT FOR
 WEST RIDGE SUBDIVISION
 UNIT 1**

WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTIONS 3, 4, 9 AND 10
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MARCH, 2003



LINE	DIRECTION	DISTANCE
L1	N89°21'18"W (N89°22'42"W)	249.86'
L2	N00°14'03"W (N00°13'32"W)	23.83' (24.03')
L3	N36°08'53"E (N38°09'24"E)	111.22'
L4	S70°47'08"E (S70°47'45"E)	129.37'
L5	S00°31'10"W (S00°34'59"W)	460.02' (459.38')
L6	N89°20'50"W (N89°25'03"W)	483.97' (483.62')
L7	S19°39'38"E (S19°39'13"E)	324.13'
L8	S00°30'08"W (S00°30'41"W)	442.52' (442.49')
L9	N89°28'08"W (N89°27'48"W)	190.41'
L10	S00°38'29"W (S02°29'00"W)	518.45' (518.50')
L11	S00°37'09"W	56.94'
L12	N89°22'47"W (N00°13'32"W)	1076.02'
L13	N00°13'43"E	22.73'
L14	N21°38'44"W	61.88'
L15	N00°14'03"W	49.22'
L16	S89°21'18"E	725.71'
L17	S89°27'44"E	420.00'
L18	S89°28'50"E	1497.99'
L19	S00°34'47"W	60.00'
L20	N89°31'13"W (N89°31'02"W)	455.56'
L21	N89°19'36"W (N89°18'25"W)	268.09'
L22	S88°33'57"E (S88°33'46"E)	51.36'
L23	S89°22'33"E (S89°22'22"E)	1014.26'
L24	S89°22'47"E (S89°22'38"E)	378.64'



- EASEMENTS:**
- ① EXISTING 10' PNM AND MT. BELL EASEMENT 1 (BURIED UTILITIES ONLY) (02-12-87, C32-185)
 - ② EXISTING 60' PLAINS ELECTRIC EASEMENT (02-12-87, C32-185) (12-23-87, BK. MISC. 571A, PG. 394)
 - ③ EXISTING 200' PNM EASEMENT (04-24-86, C30-78)
 - ④ EXISTING 10' PNM EASEMENT (03-26-02, 02C-96)
 - ⑤ EXISTING 50' PNM EASEMENT (04-24-86, C30-78)
 - ⑥ EXISTING 10' PUE (08-12-95, 95C-208)
 - ⑦ EXISTING 12' PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF AND TO BE MAINTAINED BY TRACT 5A1 AND 5A2-A1-1 (04-03-98, 98C-89)
 - *⑧ EXISTING 200' EASEMENT UNITED STATES DISTRICT COURT CAUSE NO. 1845 (02-05-52, BK.MISC. D197, PGS. 571-572) - PORTION SHOWN VACATED WITH V# 02DRB-01580
 - *⑨ EXISTING EASEMENT AGREEMENT, (09-14-90, BK. BCR 90-15, PG. 3409) VACATED WITH V# 02DRB-01580
 - ⑩ EXISTING PRIVATE DRAINAGE EASEMENTS, FOR THE BENEFIT OF TRACT 5A1-B. (03-26-02, 02C-96)
 - ⑪ EXISTING PNM EASEMENT (03-11-02, BK. A33, P G. 1958) - EASEMENT TO REMAIN, NOT A PART OF VACATION REQUEST
 - ⑫ EXISTING 40' PLAINS ELECTRIC ANCHOR EASEMENT (12-23-87, BK.MISC. 571A, PG. 394)
 - *⑬ THESE TRACTS ARE AFFECTED BY A RIGHT-OF-WAY EASEMENT TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY, DATED DECEMBER 13, 1929, RECORDED IN BOOK 112, PAGE 290, SAID EASEMENT AMENDED BY A MODIFICATION EASEMENT, DATED JANUARY 31, 1973, RECORDED IN BOOK MISC. 298, PAGE 635, SAID EASEMENT ASSIGNED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY BY ASSIGNMENT DATED DECEMBER 26, 1974, RECORDED IN BOOK 575, PAGE 928 RECORDS OF BERNALILLO COUNTY, NEW MEXICO. - VACATED WITH V# 02DRB-01810

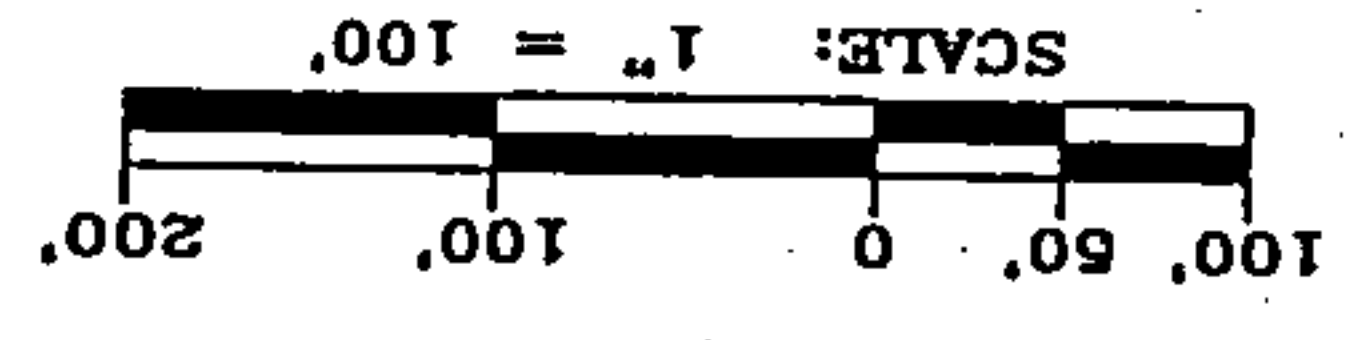
CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	77.77' (77.78')	89°07'15" (89°07'46")	50.00'	49.24'	N44°47'40"W (N44°47'25"W)	70.17'
C2	1171.95' (449.49')	50°47'33" (17°25'29")	1322.00'	627.63'	N25°09'44"E (N25°10'14"E)	1133.95'
C3	449.50' (284.65')	17°25'30" (10°57'38")	1478.00'	226.50'	N41°50'45"E (N41°51'16"E)	447.77'
C4	284.65' (95.63')	10°57'38" (91°19'20")	1488.00'	142.76' (61.40')	N23°22'21"E (N23°22'50"E)	284.22' (85.83')
C5	95.63' (78.36')	91°19'20" (05°38'50")	60.00'	61.40' (39.21')	N63°33'12"E (N63°34'47"E)	85.83' (85.81')
C6	78.36'	05°38'50"	795.00'	39.21'	S73°36'33"E (S73°37'10"E)	78.33'
C7	104.51'	04°44'01"	1265.00'	52.28'	S74°27'06"E (S74°27'43"E)	104.48'
C8	273.34' (273.36')	25°40'01" (25°40'07")	610.17'	139.00' (139.01')	S85°22'31"E (S85°23'08"E)	271.06' (271.08')
C9	59.98'	45°49'04"	75.00'	31.69'	S67°42'51"W	58.39'

- PROPERTY CORNERS**
- FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
 - SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
 - FOUND "+" CROSS ON SIDEWALK (TYP)
 - FOUND 5/8" REBAR WITH CAP "NMPS NO. 11993" (TYP)

05-07-03



WEST RIDGE SUBDIVISION
 UNIT 1
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTIONS 3, 4, 9 AND 10
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MARCH, 2003

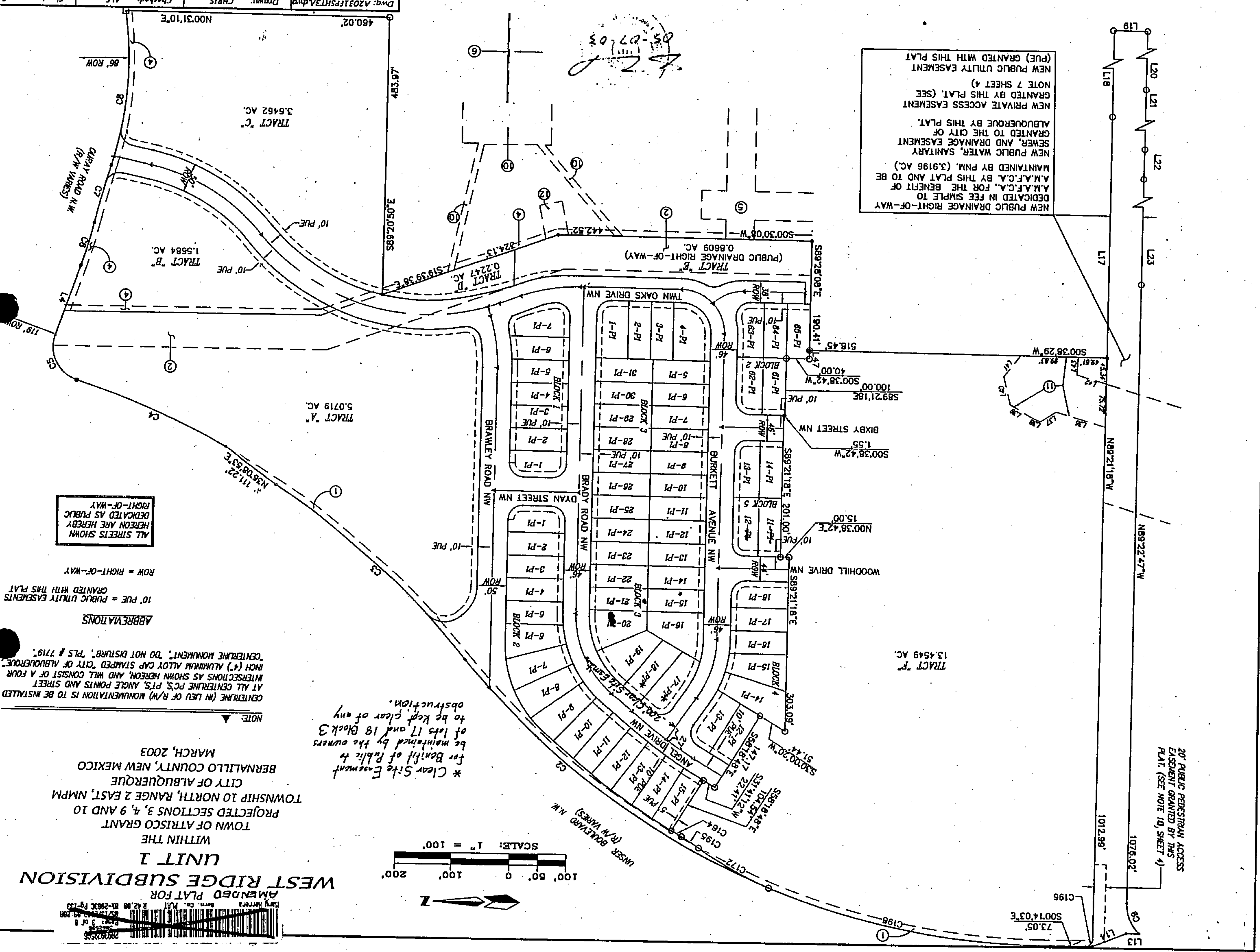


NOTE:
 CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENT", DO NOT DISTURB, PLS # 7719".
ABBREVIATIONS
 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
 ROW = RIGHT-OF-WAY
 ALL STREETS SHOWN HEREON ARE HEREBY DEDICATED AS PUBLIC RIGHT-OF-WAY

** Clear Site Easement for Benefit of Public to be maintained by the owners of lots 17 and 18 Block 3 to be kept clear of any obstruction.*

NEW PUBLIC DRAINAGE RIGHT-OF-WAY DEDICATED IN FEE SIMPLE TO A.M.A.F.C.A., FOR THE BENEFIT OF A.M.A.F.C.A. BY THIS PLAT AND TO BE MAINTAINED BY PNM. (3.9196 AC.) NEW PUBLIC WATER, SANITARY SEWER, AND DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT. NEW PRIVATE ACCESS EASEMENT GRANTED BY THIS PLAT. (SEE NOTE 7 SHEET 4)
 NEW PUBLIC UTILITY EASEMENT (PUE) GRANTED WITH THIS PLAT

ALL STREETS SHOWN HEREON ARE HEREBY DEDICATED AS PUBLIC RIGHT-OF-WAY



20' PUBLIC PEDESTRIAN ACCESS EASEMENT GRANTED BY THIS PLAT. (SEE NOTE 10, SHEET 4)

AMENDED PLAT FOR WEST RIDGE SUBDIVISION SUBDIVISION

WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTIONS 3, 4, 9 AND 10
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2003

NOTE: ▲

CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

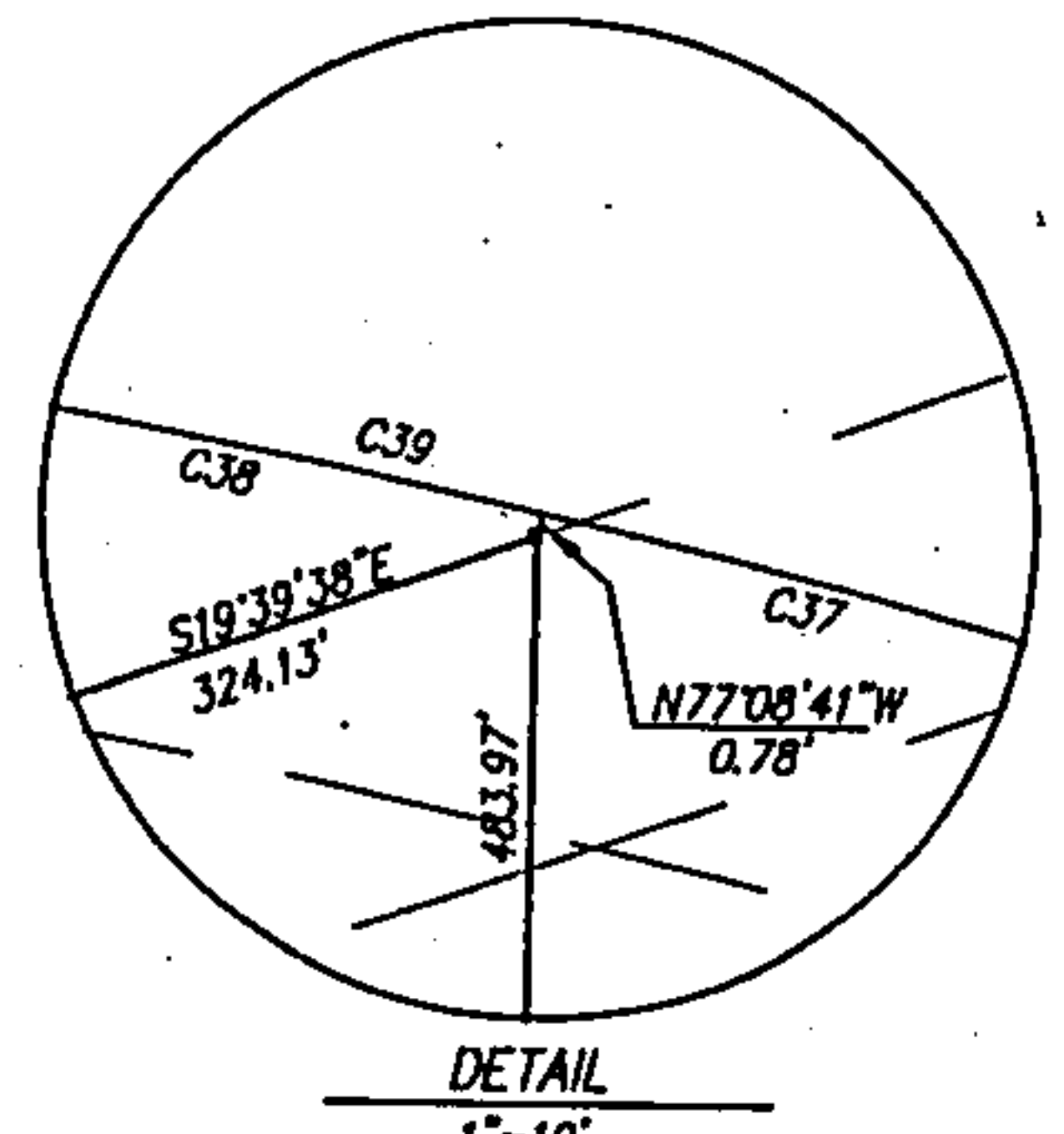
ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
 ROW = RIGHT-OF-WAY

ALL STREETS SHOWN HEREON ARE HEREBY DEDICATED AS PUBLIC RIGHT-OF-WAY

NOTES:

- Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary are the following plats of record entitled:
 - PLAT FOR "LADERA INDUSTRIAL CENTER, LOTS 1 AND 2", (02-12-93, 93C-39)
 - PLAT FOR "VOLCANO BUSINESS PARK", (03-26-02, 02C-96)
 - PLAT FOR "VOLCANO BUSINESS PARK, PHASE I", (04-24-86, C30-78)
 - PLAT FOR "VOLCANO BUSINESS PARK, PHASE II", (04-03-98, 98C-89)
 - PLAT FOR "EL RANCHO ATRISCO, PHASE 3, TRACTS 5-A & 6-A", (02-12-87, C32-184)
 - PLAT FOR "EL RANCHO ATRISCO, PHASE 2, TRACTS A-1 & B-1", (02-12-87, C32-185)
 - PNM SWITCHING STATION (WD: 05-04-61, BK. D593, PG. 223)
 - PLAINS ELECTRIC COOPERATIVE, INC. (WD: 09-14-64, BK. D756, PG. 258)
 - PLAINS ELECTRIC COOPERATIVE, INC. (QCD: 01-30-79, BK. D83A, PGS. 321-354)
- Tracts A, B, C, & D are hereby created for future development.
- Tract E is dedicated to the City of Albuquerque for Public Drainage Right-of-way by [redacted].
- New Private Access Easement granted to the owners of Lands of Plains Electric generation and Transmission Co-op, Inc. (01-30-79, BK D83A, PG. 321-354) and the Lands of PNM (05-04-61, BK D-593, PG 223), its successors or assigns, by this plat and to be jointly maintained by said owners. Access by beneficiaries shall be free and unrestricted.
- Except for the following 53 lots open space requirements of the city of Albuquerque are met on the lot with the dwellings as shown on the plat. Lots 1-6, Block 1, Lots 1-5, 10-15, 61, 63-65 Block 2, Lots 2, 4-15, 18, 21-31, Block 3, Lots 12, 16-17, Block 4, Lots 11-14, Block 5, a total of 53 lots, shall have a maximum combined structure foot print and drive way area such that the remaining open space is 2400 square feet or provide payment to the Parks and Recreation Diversion (cash-in-lieu) for the deficit in meeting the 2400 S.F. open space [redacted].
- Setbacks are as shown and noted on the Amended Site Development Plan for Subdivision. (Case No. 02DRB-01581)
- 20' Pedestrian Access Easement granted to, for the benefit of, and to be maintained by the City of Albuquerque. 20' Public Utility Easement (PUE) granted with this plat.
- Blanket Public Water, Sanitary Sewer and Pedestrian Access Easement granted to, for the benefit of, and to be maintained by the City of Albuquerque.



TRACT "A"
 5.1106 AC.

TRACT "B"
 1.5684 AC.

TRACT "C"
 3.6462 AC.

SEE SHEET 5

SEE DETAIL THIS SHEET

05-07-03

AMENDED PLAT FOR
WEST RIDGE SUBDIVISION
UNIT 1

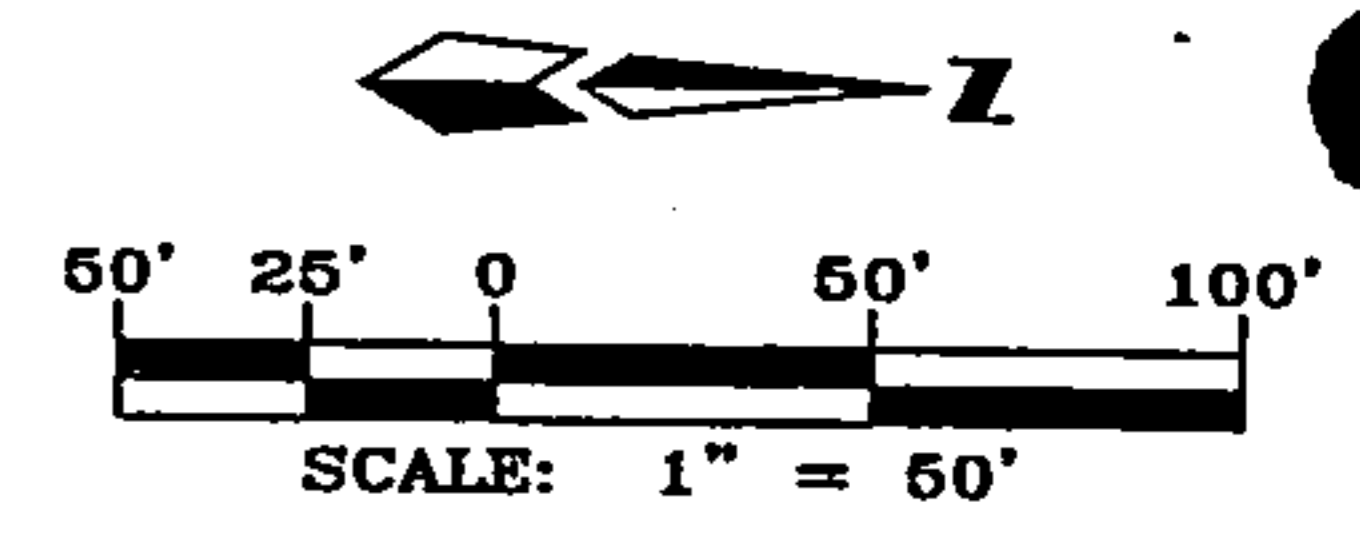
WITHIN THE
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 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MARCH, 2003

PRIVATE DRAINAGE EASEMENTS:

2' wide private drainage easements are located in some side yards as shown hereon. Where the difference in elevation between the two adjacent pads is 0.8' or less the easement is centered on the lot line. Where the difference is more than 0.8' but less than 1.4' the easement is entirely on the low side of the lot line and immediately adjacent to that lot line. Where the easement is centered on the lot line it is for the mutual benefit of both lot owners and is to be jointly maintained. Where the easement is entirely on the low side of the lot line the easement is for the benefit of the adjacent "high side" lot owner and shall be maintained by the underlying "low side" lot owner. Neither lot owner is allowed to change the planned grade within the 2' wide private drainage easement, nor shall either lot owner place any loose material adjacent to the easement that has the potential to be moved into the drainage easement or in any other way block drainage in any portion of the easement, except that a fence or block wall may be centered on the lot line. Under no circumstances shall the grade adjacent to the easement on either side of the easement be changed except by a structurally sound retaining wall, as designed by a registered professional engineer or architect. Where no easement is shown on the plat each lot owner must construct, operate and maintain his own separate swale all the way to the street and cross lot drainage will be prevented by some combination of walls and berms on the common lot line to be jointly maintained by both lot owners.

EASEMENTS

- (A) 2' PRIVATE DRAINAGE EASEMENT CENTERED ON LOT LINE (SEE NOTE THIS SHEET)
- (B) 2' PRIVATE DRAINAGE EASEMENT ON LOW SIDE OF LOT LINE (SEE NOTE THIS SHEET)



NOTE:
 CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

ABBREVIATIONS

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- ROW = RIGHT-OF-WAY

ALL STREETS SHOWN HEREON ARE HEREBY DEDICATED AS PUBLIC RIGHT-OF-WAY

TRACT "F"
 13.4549 AC.

TRACT "F"
 (SEE SHEETS 7 & 8)

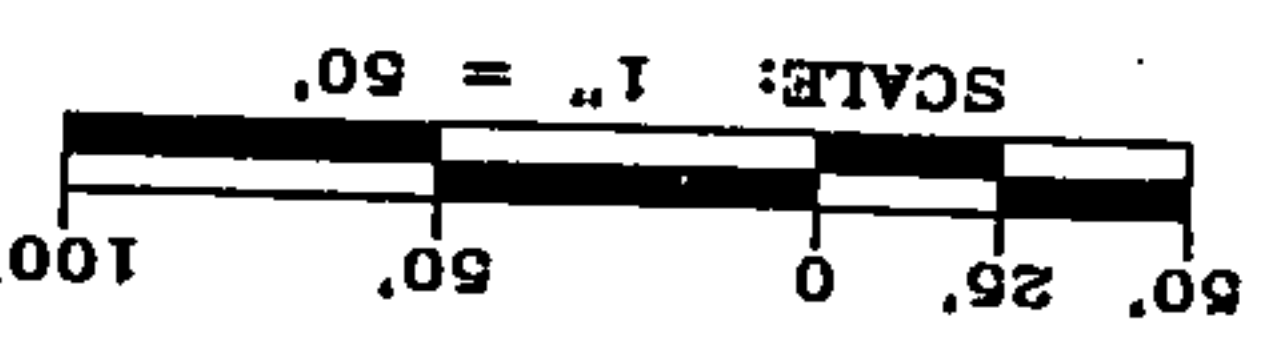
TRACT "A"
 5.0719 AC.

[Signature]
 03-27-03

SEE SHEET 4

AMENDED PLATFORM WEST RIDGE SUBDIVISION UNIT 1

WITHIN THE TOWN OF ATRISCO GRANT PROJECTED SECTIONS 3, 4, 9 AND 10 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO MARCH, 2003



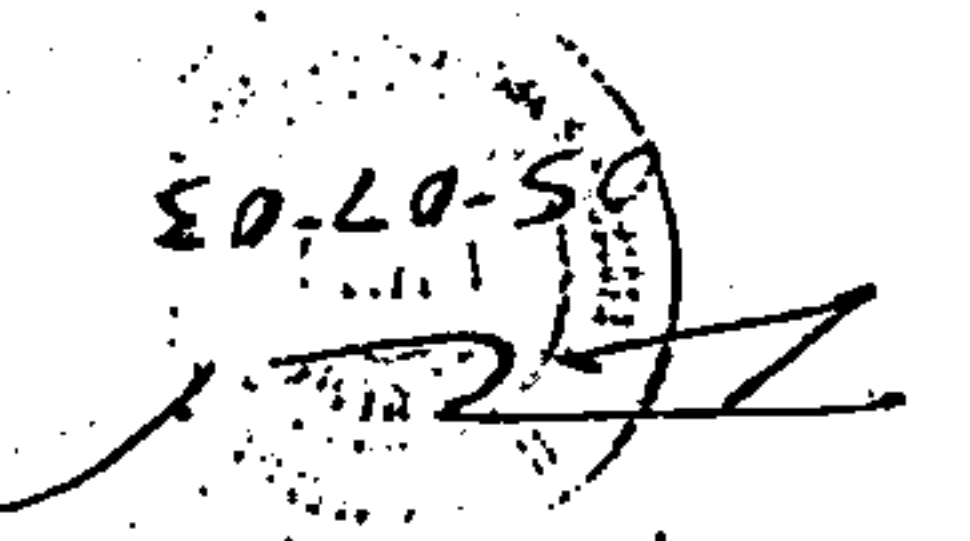
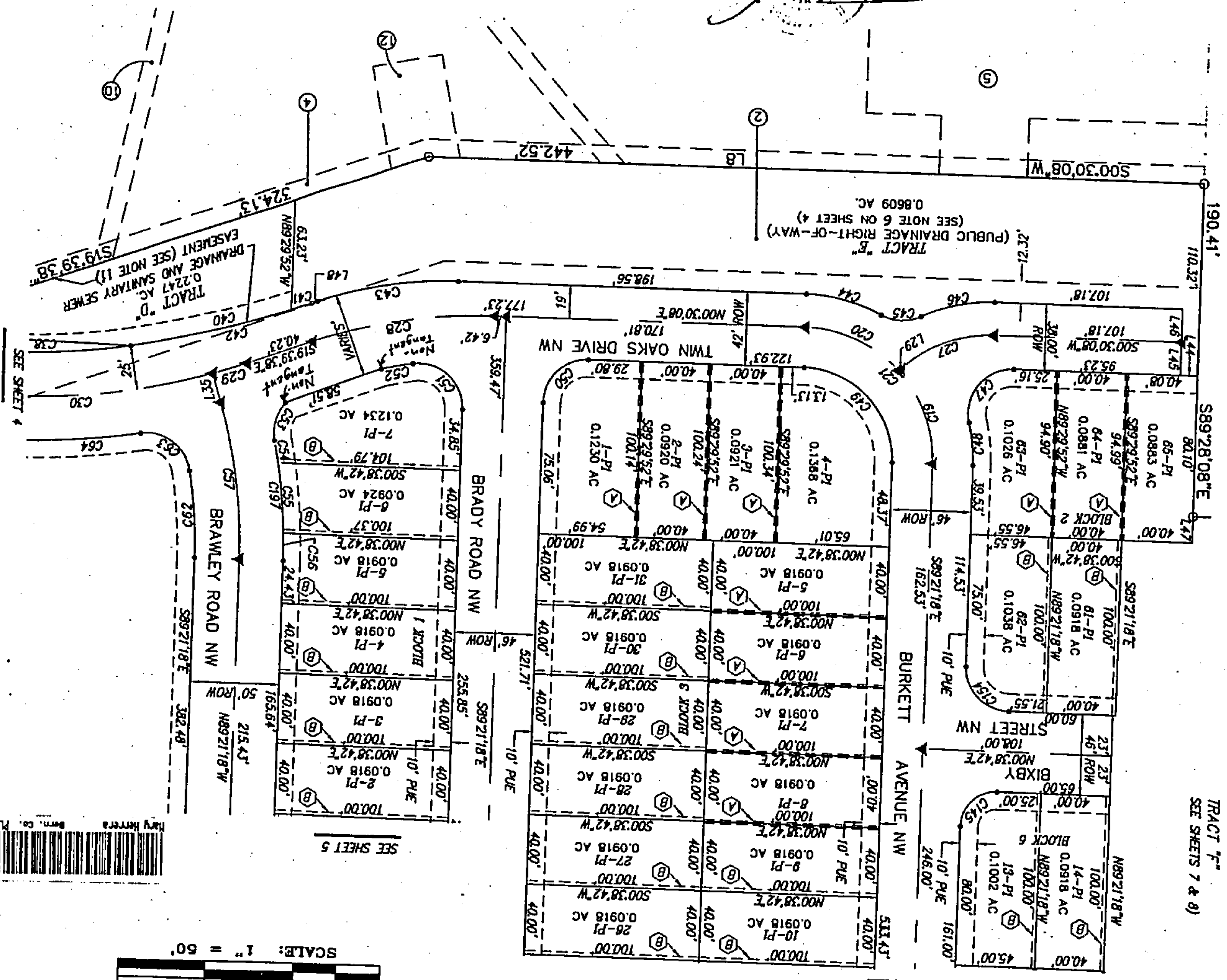
NOTE: AT ALL CENTERLINE P.C.'S, P.T'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE". CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BRC
C15	907.58	57.70	3.3834	28.86	57.69	78.28
C16	907.58	39.18	4.5636	39.18	57.69	78.28
C17	907.58	136.01	8.3510	68.13	135.88	153.20
C18	180.00	158.25	50.2220	84.65	153.20	185.86
C19	75.00	57.51	43.5555	30.25	56.11	58.86
C20	75.00	60.49	46.1239	32.00	58.86	62.00
C21	75.00	118.00	90.0835	75.19	106.20	125.00
C22	180.00	108.96	34.4104	56.21	107.31	125.00
C23	75.00	57.32	43.721	30.14	55.94	58.86
C24	300.00	105.57	20.0946	53.34	105.03	125.00
C25	375.00	20.03	3.0336	10.02	20.02	20.02
C26	375.00	438.03	66.5519	247.84	413.53	430.08
C27	375.00	262.49	69.5855	121.68	229.86	239.86
C28	350.00	234.21	38.2026	121.68	239.86	239.86
C29	350.00	37.31	85.3044	23.11	33.94	33.94
C30	25.00	38.96	89.1645	24.69	35.13	35.13
C31	350.00	250.94	38.2026	130.37	246.28	246.28
C32	325.00	217.48	38.2026	130.37	213.44	213.44
C33	350.00	229.04	37.2937	118.79	224.97	224.97
C34	350.00	138.44	22.3949	70.14	137.54	137.54
C35	622.75	94.19	8.3958	47.19	94.10	94.10
C36	622.75	12.59	1.0931	6.30	12.59	12.59
C37	231.64	81.51	20.0946	41.18	81.09	81.09
C38	94.00	44.86	27.2034	22.86	44.43	44.43
C39	94.00	23.99	54.5859	13.01	23.08	23.08
C40	94.00	43.11	26.1631	21.94	42.73	42.73
C41	25.00	45.43	104.0701	32.07	39.43	39.43
C42	98.00	24.39	14.7536	12.26	24.33	24.33
C43	52.00	81.81	90.0035	52.13	73.63	73.63
C44	25.00	39.21	69.5125	24.94	35.31	35.31
C45	25.00	43.52	99.4459	29.66	38.23	38.23
C46	275.00	18.22	3.4746	8.35	18.22	18.22
C47	25.00	23.35	53.3047	12.55	22.51	22.51
C48	325.00	12.95	2.1700	6.48	12.95	12.95
C49	325.00	40.27	7.0557	20.16	40.24	40.24
C50	325.00	15.57	2.4444	7.79	15.57	15.57
C51	300.00	90.30	17.1445	45.49	89.96	89.96
C52	45.00	67.96	86.3147	42.35	61.68	61.68
C53	45.00	56.81	49.1915	30.30	55.08	55.08
C54	25.00	39.23	110.2038	24.89	49.58	49.58
C55	400.00	226.96	89.5358	24.96	35.32	35.32
C56	400.00	191.36	27.2435	97.55	189.54	189.54
C57	400.00	118.32	59.5511	230.57	399.51	399.51
C58	25.00	39.27	90.0000	25.00	35.36	35.36
C59	25.00	39.27	90.0000	25.00	35.36	35.36
C60	25.00	39.27	90.0000	25.00	35.36	35.36
C61	25.00	39.27	90.0000	25.00	35.36	35.36
C62	25.00	39.27	90.0000	25.00	35.36	35.36
C63	25.00	39.27	90.0000	25.00	35.36	35.36
C64	25.00	39.27	90.0000	25.00	35.36	35.36
C65	25.00	39.27	90.0000	25.00	35.36	35.36
C66	25.00	39.27	90.0000	25.00	35.36	35.36
C67	25.00	39.27	90.0000	25.00	35.36	35.36
C68	25.00	39.27	90.0000	25.00	35.36	35.36
C69	25.00	39.27	90.0000	25.00	35.36	35.36
C70	25.00	39.27	90.0000	25.00	35.36	35.36
C71	203.00	20.91	5.5411	10.47	20.91	20.91
C72	203.00	20.91	5.5411	10.47	20.91	20.91

LINE TABLE

LINE ID	BEARING	LENGTH	LINE ID	BEARING	LENGTH
L17	420.00	32.42	L37	N33°03'06"W	
L18	1497.99	14.96	L38	N33°00'44"E	
L19	60.00	45.32	L39	N31°07'45"E	
L20	455.56	50.93	L40	N76°13'00"E	
L21	268.09	46.73	L41	N89°19'36"W	
L22	51.36	53.15	L42	S50°54'18"E	
L23	1014.26	30.70	L43	N89°22'33"W	
L24	378.63	10.01	L44	N40°02'03"W	
L25	1.79	19.00	L45	N43°17'13"W	
L26	18.79	15.00	L46	N73°23'57"E	
L27	89.38	3.78	L47	N16°22'38"E	
L28			L48	S19°39'38"E	

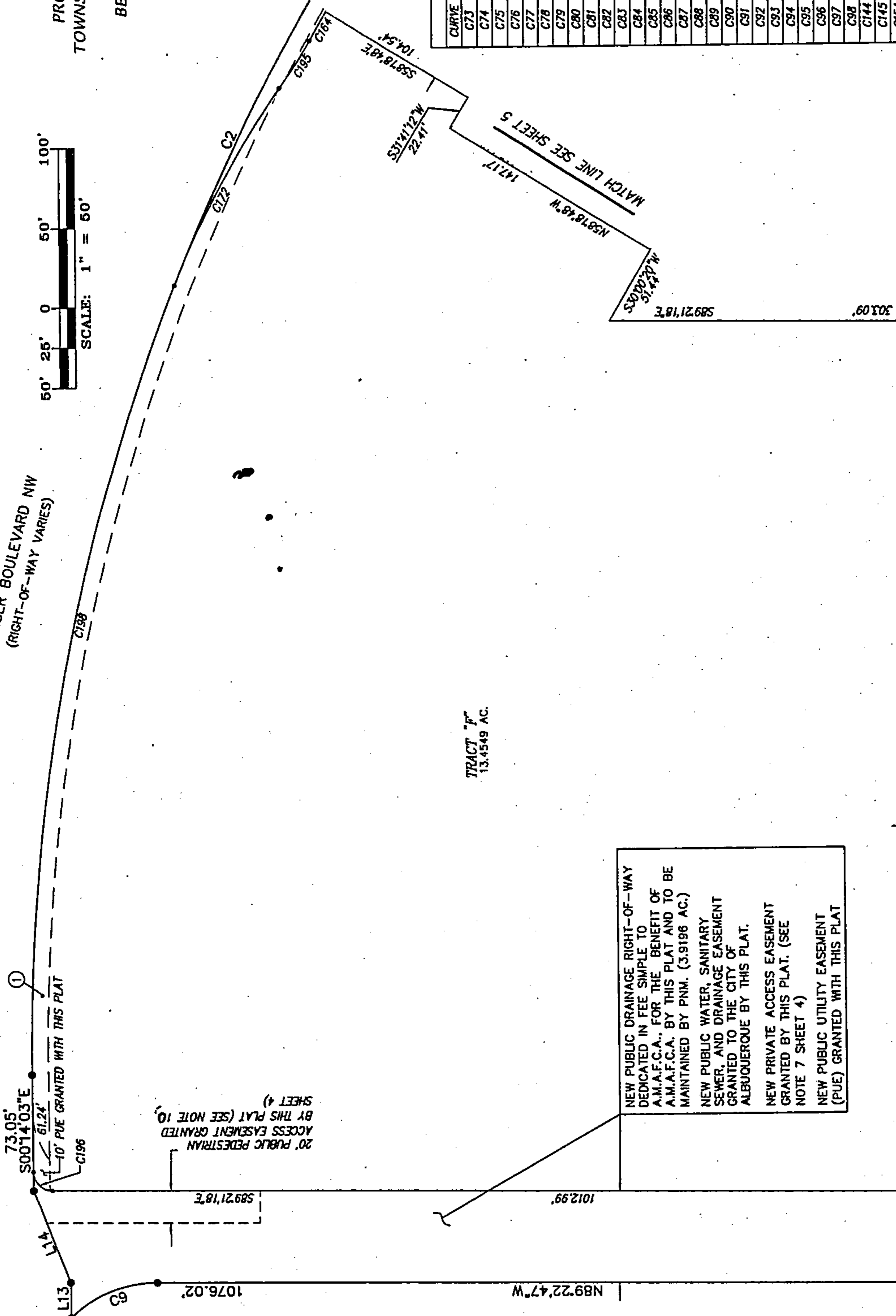


AMENDED PLAT FOR WEST RIDGE SUBDIVISION UNIT 1

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTIONS 3, 4, 9 AND 10
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH, 2003



UNSER BOULEVARD NW
(RIGHT-OF-WAY VARIES)



TRACT 7'
13.4549 AC.

NEW PUBLIC DRAINAGE RIGHT-OF-WAY DEDICATED IN FEE SIMPLE TO A.M.A.F.C.A., FOR THE BENEFIT OF A.M.A.F.C.A. BY THIS PLAT AND TO BE MAINTAINED BY PNM. (3.9196 AC.)
NEW PUBLIC WATER, SANITARY SEWER, AND DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
NEW PRIVATE ACCESS EASEMENT GRANTED BY THIS PLAT. (SEE NOTE 7 SHEET 4)
NEW PUBLIC UTILITY EASEMENT (PUE) GRANTED WITH THIS PLAT

ALL STREETS SHOWN HEREON ARE HEREBY DEDICATED AS PUBLIC RIGHT-OF-WAY

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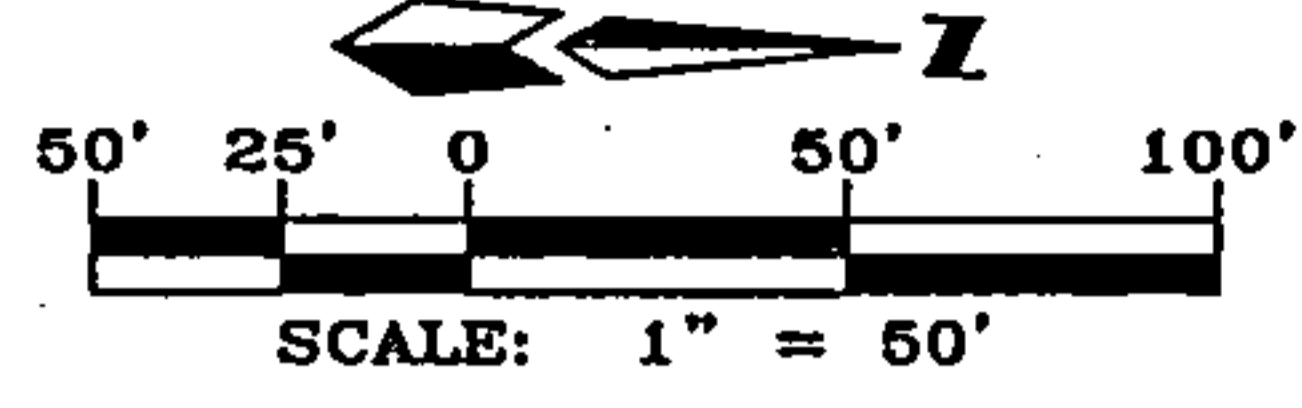
EASEMENTS

- (A) 2' PRIVATE DRAINAGE EASEMENT CENTERED ON LOT LINE (SEE NOTE SHEET 5)
- (B) 2' PRIVATE DRAINAGE EASEMENT ON LOW SIDE OF LOT LINE (SEE NOTE SHEET 5)

50-20-50
A.C.

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C73	203.00	36.10	1011'20"	18.10	S70208'15"W	36.05
C74	203.00	36.11	1011'30"	18.10	S5956'51"W	36.06
C75	203.00	36.10	1011'17"	18.10	S4945'27"W	36.05
C76	203.00	15.56	4'23'26"	7.78	S4228'05"W	15.55
C77	203.00	178.47	50'22'20"	95.46	S6527'32"W	172.78
C78	930.58	16.88	102'22"	8.44	S3945'11"W	16.88
C79	930.58	39.14	2'24'36"	19.57	S3801'43"W	39.14
C80	930.58	39.14	2'24'35"	19.57	S3537'07"W	39.14
C81	930.58	39.15	2'24'36"	19.57	S3372'31"W	39.15
C82	930.58	5.14	0'18'59"	2.57	S3150'42"W	5.14
C83	930.58	139.45	8'15'10"	69.86	S3558'47"W	139.32
C84	25.00	40.86	93'28'34"	26.64	S7830'29"W	36.46
C85	25.00	40.67	93'12'04"	26.44	S0004'12"E	36.33
C86	884.58	26.90	1'44'32"	13.45	S3974'06"W	26.90
C87	157.00	70.71	25'48'14"	35.96	S5370'29"W	70.11
C88	157.00	67.32	24'34'05"	34.19	S7821'39"W	66.81
C89	157.00	136.03	50'22'20"	71.83	S6527'32"W	133.63
C90	157.00	40.36	14'43'45"	20.29	S8159'25"E	40.25
C91	157.00	54.68	19'57'19"	27.62	S6438'53"E	54.41
C92	157.00	95.04	34'41'04"	49.03	S7200'46"E	92.22
C93	203.00	24.03	6'46'58"	12.03	S8557'49"E	23.82
C94	203.00	32.85	9'16'22"	16.46	S7758'09"E	33.29
C95	203.00	33.33	9'24'27"	16.70	S6835'45"E	33.29
C96	203.00	32.67	9'13'17"	16.37	S5916'52"E	32.64
C97	203.00	122.89	34'41'04"	63.39	S7200'46"E	121.02
C98	25.00	39.27	90'00'00"	25.00	N4421'18"W	35.36
C144	20.00	31.42	90'00'00"	20.00	N4421'18"W	28.28
C145	20.00	31.42	90'00'00"	20.00	N4421'18"W	28.28
C154	25.00	39.27	90'00'00"	25.00	S4539'42"W	35.36
C155	200.00	28.15	8'03'55"	14.10	S8636'45"W	28.13
C156	200.00	56.19	16'05'45"	28.28	S7431'55"W	56.00
C157	200.00	56.31	16'07'30"	28.34	S8829'07"W	56.12
C158	200.00	35.19	10'04'49"	17.64	S4518'47"W	35.14
C159	200.00	175.83	50'22'20"	94.05	S6527'32"W	170.22
C160	1310.00	13.65	0'35'50"	6.83	S3602'51"W	13.65
C161	1310.00	43.58	1'54'22"	21.79	S3447'45"W	43.58
C162	1310.00	43.57	1'54'21"	21.79	S3233'23"W	43.57
C163	1310.00	40.47	1'46'13"	20.24	S3103'07"W	40.47
C164	1310.00	20.55	0'53'56"	10.28	S2943'02"W	20.55
C165	1310.00	161.84	7'04'42"	81.02	S3248'25"W	161.73
C172	577.00	140.36	13'56'16"	70.53	S2835'46"W	140.01
C186	1265.00	31.94	1'26'48"	15.97	N7248'30"W	31.94
C187	1265.00	72.57	3'17'13"	36.29	N2570'30"W	72.56
C188	610.17	16.29	1'31'47"	8.15	S7318'24"E	16.29
C189	610.17	49.72	4'40'07"	24.87	S7824'21"E	49.71

NOTE:
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MATCH LINE SEE SHEET 7

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C190	610.17	207.33	19°28'07"	104.67	S88°28'28"E	206.33
C191	1322.00	602.65	26°07'08"	306.65	S34°42'05"W	597.44
C192	1322.00	64.55	2°47'51"	32.28	S49°09'35"W	64.54
C193	1478.00	104.81	4°03'46"	52.43	N48°31'37"E	104.78
C194	1478.00	344.69	13°21'44"	173.13	N39°48'52"E	343.91
C195	323.00	35.50	6°17'50"	17.77	N32°24'59"E	35.48
C196	12.00	18.67	89°07'15"	11.82	S44°47'40"E	18.84
C197	325.00	68.79	12°07'41"	34.53	N84°34'52"E	68.67
C198	1322.00	504.75	21°52'34"	255.49	S10°42'14"W	501.69

2083075555
 05/13/2003
 Bern. Co. PLAT R 42.00 81-2093C Pg-133

**AMENDED PLAT FOR
 WEST RIDGE SUBDIVISION
 UNIT 1**
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTIONS 3, 4, 9 AND 10
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMMP
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MARCH, 2003

DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Sections 3, 4, 9 and 10, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT 5A1-A, VOLCANO BUSINESS PARK as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on March 28, 2002 in Book 2002C, Page 96 and all of TRACTS A-1 and B-1, EL RANCHO ATRISCO, PHASE II as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on February 12, 1987 in Volume C32, Folio 185 together with all of LANDS OF PLAINS ELECTRIC COOPERATIVE, INC. as the same is described in a WARRANTY DEED filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 14, 1964 in Book D758, Page 258 together with a portion of VACATED OLD OURAY ROAD N.W. and being more particularly described as follows:

BEGINNING at a point of the herein described tract from whence the Albuquerque Control Survey Monument "2-G8" bears N 41°10'23" W, 946.51 feet;

THENCE 95.63 feet along a curve to the right, whose radius is 60.00 feet through a central angle of 91°19'20" and whose chord bears N 63°33'12" E, 85.83 feet to a point of tangency;

THENCE S 70°47'08" E, 129.37 to a point of curvature;

THENCE 78.36 feet along a curve to the left, whose radius is 795.00 feet through a central angle of 05°38'50" and whose chord bears S 73°36'33" E, 78.33 feet to a point of reverse curvature;

THENCE 104.51 feet along a curve to the right, whose radius is 1265.00 feet through a central angle of 04°44'01" and whose chord bears S 74°27'06" E, 104.48 feet to a point of reverse curvature;

THENCE 273.34 feet along a curve to the left, whose radius is 610.17 feet through a central angle of 25°40'01" and whose chord bears S 85°22'31" E, 271.06 feet to a point;

THENCE S 00°31'10" W, 460.02 feet to a point; THENCE N 89°20'50" W, 483.97 feet to a point;

THENCE S 19°39'38" E, 324.13 feet to a point; THENCE S 00°30'08" W, 442.52 feet to a point;

THENCE N 89°28'08" W, 190.41 feet to a point; THENCE S 00°38'29" W, 518.45 feet to a point;

THENCE S 89°27'44" E, 420.00 feet to a point; THENCE S 89°28'50" E, 1497.99 feet to a point;

THENCE S 00°34'47" W, 60.00 feet to a point; THENCE N 89°31'13" W, 455.56 feet to a point;

THENCE N 89°19'36" W, 268.09 feet to a point; THENCE N 88°33'57" W, 51.36 feet to a point;

THENCE N 89°22'33" W, 1014.26 feet to a point; THENCE N 89°22'47" W, 1076.02 feet to a point of curvature;

THENCE 59.98 feet along a curve to the left, whose radius is 75.00 feet through a central angle of 45°49'04" and whose chord bears S 67°42'51" W, 58.39 feet to a point on tangent;

THENCE N 00°13'43" E, 22.73 feet to a point; THENCE N 21°38'44" W, 61.88 feet to a point;

THENCE N 00°14'03" W, 73.03 feet to a point of curvature;

THENCE 1171.95 feet along a curve to the right, whose radius is 1322.00 feet through a central angle of 50°47'33" and whose chord bears N 25°09'44" E, 1133.95 feet to a point of reverse curvature;

THENCE 449.50 feet along a curve to the left, whose radius is 1478.00 feet through a central angle of 17°25'30" and whose chord bears N 41°50'45" E, 447.77 feet to a point on tangent;

THENCE N 36°08'53" E, 111.22 feet to a point on curvature;

THENCE 284.65 feet along a curve to the left, whose radius is 1488.00 feet through a central angle of 10°57'38" and whose chord bears N 23°22'21" E, 284.22 feet to the point of beginning and containing 40.1665 acres more or less.

NEW PUBLIC DRAINAGE RIGHT-OF-WAY DEDICATED IN FEE SIMPLE TO A.M.A.F.C.A., FOR THE BENEFIT OF A.M.A.F.C.A. BY THIS PLAT AND TO BE MAINTAINED BY PNM. (3.9196 AC.)

NEW PUBLIC WATER, SANITARY SEWER, AND DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.

NEW PRIVATE ACCESS EASEMENT GRANTED BY THIS PLAT. (SEE NOTE 7 SHEET 4)

NEW PUBLIC UTILITY EASEMENT (PUE) GRANTED WITH THIS PLAT

TRACT "F"
 13.4549 AC.

EASEMENTS

- (A) 2' PRIVATE DRAINAGE EASEMENT CENTERED ON LOT LINE (SEE NOTE SHEET 5)
- (B) 2' PRIVATE DRAINAGE EASEMENT ON LOW SIDE OF LOT LINE (SEE NOTE SHEET 5)

ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

ROW = RIGHT-OF-WAY

ALL STREETS SHOWN HEREON ARE HEREBY DEDICATED AS PUBLIC RIGHT-OF-WAY

05-07-03



**OFFICIAL NOTICE OF DECISION**

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

3-13-2003

- 5. Project # 1001932**
03DRB-00220 Major-Vacation of Pub Right-of-Way
03DRB-00353 Minor-Amnd Prelim Plat Approval

MARK GOODWIN AND ASSOCIATES PA, agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 391-393, Lots A-1 and SE portion of B-1, TOWN OF ATRISCO GRANT, El Rancho Atrisco, Phase II, (to be known as **WEST RIDGE SUBDIVISION**, zoned R-LT residential zone, located on UNSER BLVD NW AND OLD OURAY ROAD NW, and containing approximately 40 acre(s). [REF: 02DRB-01578, 02DRB-01579, 02DRB-01580] (H-9/H-10)

At the March 12, 2003, Development Review Board meeting, the Vacation was approved as shown on Exhibit B in the Planning file, 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.

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.

With the signing of the amended infrastructure list dated 3/12/03 the amended preliminary plat was approved. This amendment does not extend the expiration date of the original preliminary plat.

If you wish to appeal this decision, you must do so by March 27, 2003, in the manner described below.



**OFFICIAL NOTICE
PAGE TWO**

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 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.)

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.)


Sheran Matson, AICP, DRB Chair

cc: KB Home New Mexico Inc., 4921 Alexander NE, Suite B, 87107
Mark Goodwin & Associates PA, 8916 Adams NE, 87199
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File



OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION

1-13-2003

9. Project # 1001932
02DRB-01810 Major-Vacation of Public Easements

MARK GOODWIN & ASSOCIATES, PA, agent(s) for K B HOME NEW MEXICO request(s) the above action(s) for all or a portion of Lot(s) 5A1A, B1, A1, 393, 392, and 391, **WEST RIDGE SUBDIVISION**, zoned SU-1/RD, located on UNSER BLVD NW, between OLD OURAY RD NW and NEW OURAY RD NW containing approximately 38 acre(s). **[SHOWN AS PROJECT # 1002368 IN ERROR]** (G-9)

At the January 8, 2003, Development Review Board meeting, the Vacation was approved as shown on Exhibit B in the Planning file, 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.

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.

02DRB-01578 Major-Preliminary Plat Approval
02DRB-01579 Major-Vacation of Pub Right-of-Way
02DRB-01580 Major-Vacation of Public Easements
02DRB-01581 Major- SiteDev Plan Subd
02DRB-01583 Minor-Sidewalk Waiver
02DRB-01584 Minor-Temp Deferral of SW Construction

MARK GOODWIN & ASSOCIATES, agent(s) for K B HOME NEW MEXICO, request(s) the above action(s) for all or a portion of Tract(s) 5A1A & A1B, VOLCANO BUSINESS PARK, PHASE 1, Tract(s) A1 & B1, EL RANCHO ATRISCO, PHASE II, Tract(s) 391-393, LANDS OF PLAINS ELECTRIC COOP INC., AND A PORTION OF VACATED OLD OURAY RD NW, (to be known as **WEST RIDGE SUBDIVISION**, zoned SU-1 special use zone, IP, C-1 & PUB. UTIL., located on the east side of UNSER BLVD NW, between OLD OURAY RD NW and NEW OURAY RD NW containing approximately 38 acre(s). [REF: 02DRB-00690 SK PL] [DEFERRED FROM 11/13/02, 12/4/02 & 12/18/02] (DEFERRED 12/18/02) (G-9/10, H-9/10)



OFFICIAL NOTICE
PAGE TWO

At the January 8, 2003, Development Review Board meeting, with the signing of the infrastructure list dated 1/8/03 and approval of the grading plan engineer stamp dated 1/2/03 the preliminary plat was approved with the following Condition:

CONDITION:

- 1) The adjacent plat of Ladera Business Park must be filed prior to this plat incorporating the vacated portion of Old Ouray Blvd into that plat.

The Vacations were approved as shown on Exhibit B in the Planning file, 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.

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. Temporary deferred 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.



OFFICIAL NOTICE
PAGE THREE

If you wish to appeal this decision, you must do so by January 23, 2003, 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 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.)

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.)

A handwritten signature in cursive script that reads "Roger Green".

Roger Green
Acting, DRB Chair

Cc: KB Homes New Mexico, 4921 Alexander, Suite B, 87107
Mark Goodwin & Associates PA, 8916 Adams NE, 87199
Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg.
File

ORIGINAL

INFRASTRUCTURE LIST

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

WEST RIDGE SUBDIVISION UNITS 1, & 2

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN
EL RANCHO ATROSCO, PHASE II, TRACTS A-1 AND B-1, & VOLCANO BUSINESS PARK, TRACT 6A1-A, & LANDS OF PLAINS ELECTRIC COOPERATIVE, INC., TOGETHER WITH A PORTION OF VACATED OLD OURAY ROAD N.W.
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted 12-23-02
Date Site Plan Approved 1-08-03
Date Preliminary Plat Approved 1-08-03
Date Preliminary Plat Expires 1-02-03
DRB Project No. 1001932
DRB Application No. 02DRB01531
revised 3/12/03 03 DRB-0333

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
				UNIT 1 PAVING					
		12' Decel Lane	Art Pvmt, Std C&G, and 10' Asphalt Trail East Side Only	Unser Blvd	Brawley Rd.	Lot 18, Blk 2	/	/	/
		32' FF	Res Pvmt, Std C&G, and 4' Sidewalk South Side Only	Brawley Rd.	Unser Blvd.	Twin Oaks Dr.	/	/	/
		32' FF	Res Pvmt and Std C&G	Twin Oaks Dr.	Brawley Rd.	Ouray Rd.	/	/	/
		28' FF	Res Pvmt, Roll C&G ^{1/2"} , and 4' Sidewalk ^{1/2"} west side only	Twin Oaks Dr.	Brawley Rd.	Burkett Ave.	/	/	/
		20'	Pipe Gate (private entrance)	Old Ouray Rd.	at Unser Blvd.		/	/	/
		32' FF	Res Pvmt, Std C&G, and 4' Sidewalk Both Sides	Dyan St.	Brawley Rd.	Brady Rd.	/	/	/
		24' FF	Res Pvmt, Roll C&G ^{1/2"} , and 4' Sidewalk ^{1/2"} west side only	Twin Oaks Dr. (Stub)	Burkett Ave.	End of Stub	/	/	/
		28' FF	Res Pvmt, Roll C&G ^{1/2"} , and 4' Sidewalk ^{1/2"} Both Sides	Brady Rd.	Twin Oaks Dr	Angel Dr.	/	/	/
		28' FF	Res Pvmt, Roll C&G ^{1/2"} , and 4' Sidewalk ^{1/2"} Both Sides	Angel Dr	Brady Rd	Unit 1 Boundry	/	/	/

1 of 6

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
UNIT 1				
PAVING CONT.				
28' FF	Res Pvmf, Roll C&G ¹¹ , and 4' Sidewalk ¹¹ Both Sides	Burkett Ave.	Twin Oaks Dr.	Angel Ave.
28' FF	Res Pvmf, Roll C&G ¹¹ , and 4' Sidewalk ¹¹ Both Sides	Bixby St.	Burkett Ave.	Unit 1 Boundry
26' FF	Res Pvmf, Roll C&G ¹¹ , and 4' Sidewalk ¹¹ Both Sides	Woodhill Dr.	Burkett Ave.	Unit 1 Boundry
12'	Lt. Turn Ln & Median Break	Ouray Rd.	At Twin Oaks Dr.	
Per Design	Residential Street Lights			
WATER				
6"	Water line	Woodhill Dr.	Burkett Ave.	Austin Ave.
6"	Water line	Bixby St.	Burkett Ave.	Austin Ave.
6"	Water line	Burkett Ave.	Twin Oaks Dr.	Angel Dr.

Private Inspector	City Inspector	City Cnst Engineer
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2 of 6

SIA Sequence #	COA DRC Project #
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Size	Type of Improvement
28' FF	Res Pvmt, Roll C&G TM , and 4' Sidewalk TM West Side Only
24' FF	Res Pvmt, Roll C&G TM , and 4' Sidewalk TM West Side Only
28' FF	Res Pvmt, Roll C&G TM , and 4' Sidewalk TM Both Sides
26' FF	Res Pvmt, Roll C&G TM , and 4' Sidewalk TM Both Sides
26' FF	Res Pvmt, Roll C&G TM , and 4' Sidewalk TM Both Sides
28' FF	Res Pvmt, Roll C&G TM , and 4' Sidewalk TM Both Sides
26' FF	Res Pvmt, Roll C&G TM , and 4' Sidewalk TM West Side Only

Per Design Residential Street Lights

WATER

6"	Water line
6"	Water line
6"	Water line
6"	Water line
6"	Water line

**Location
UNIT 2
PAVING**

Location	From	To
Angel Dr.	Brady Rd.	Austin Ave.
Angel Dr. (Stub)	Austin Ave.	End of Stub
Bixby St.	Unit 1 Boundry	Austin Ave.
Woodhill Dr.	Unit 1 Boundry	Austin Ave.
Wexford St..	Austin Ave.	Kyle Rd.
Austin Ave.	Bixby St.	Angel Dr.
Kyle Rd.	Woodhill Dr.	Angel Dr.
Kyle Rd.	Woodhill Dr.	Angel Dr.
Austin Ave.	Bixby St.	Angel Dr.
Wexford St..	Austin Ave.	Kyle Rd.
Woodhill Dr.	Unit 1 Boundry	Austin Ave.
Bixby St.	Unit 1 Boundry	Austin Ave.

Private Inspector	City Inspector	City Cnst Engineer
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4 of 6

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location UNIT 2 WATER	From	To
6"	Water line	Angel Dr.	Unit 1 Boundry	Old Ouray Rd.
6"	Water line	Old Ouray Rd.	Unser Blvd	Angel Dr.
SANITARY SEWER				
8"	Sanitary sewer	Kyle Rd.	Woodhill Dr.	Angel Dr.
8"	Sanitary sewer	Auslin Ave.	Bixby St.	Angel Dr.
8"	Sanitary sewer	Wexford St..	Auslin Ave	Kyle Rd.
8"	Sanitary sewer	Woodhill Dr.	Unit 1 Boundry	Austin Ave.
8"	Sanitary sewer	Bixby St.	Unit 1 Boundry	Austin Ave.
8"	Sanitary sewer	Angel Dr.	Unit 1 Boundry	End of Stub

Private Inspector	City Inspector	City Cnst Engineer
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5 of 6

ORIGINAL

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
2.0 ac-ft	Public Detention Pond	Tract E		
18" x 24"	Storm Sewer	Burkell Ave.	Woodhill Dr.	Tract E
18" x 30"	Storm Sewer	Twin Oaks Dr.	Tract E	Ouray Rd

Private Inspector	City Inspector	City Cnst Engineer

Engineer's Certification for Private Grading and Drainage Required for release of financial guarantees.

NOTES

- Standard curb and gutter will be used instead of roll curb and gutter where required for drainage.
- All internal sidewalks to be deferred
- Unit 1 infrastructure must be financially guaranteed prior to Unit 2

AGENT / OWNER		BOARD MEMBER APPROVALS	
James R. Hughes NAME (print)	Sheran Nation 1/8/03 DRB CHAIR - date	Christina Sandoval 1/8/03 PARKS & GENERAL SERVICES - date	Christina Sandoval 3/12/03 RAC
Mark Goodwin Assoc FIRM	R. [Signature] 3-12-03 TRANSPORTATION DEVELOPMENT - date		
James D. [Signature] SIGNATURE - date 1-8-03	Roger [Signature] 1/8/03 UTILITY DEVELOPMENT - date		
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: 1-08-05	Brad D. Byham 1-8-03 CITY ENGINEER - date		

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT / OWNER

pg 6 of 6



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

December 30, 2004

Mr. Dan Serrano
Ladera West Neighborhood Association
3305 Rhonda de la Chusas NW
Albuquerque, NM 87120

Mr. Barry King
Ladera West Neighborhood Association
3808 Todos Santos NW
Albuquerque, NM 87120

Re: **West Ridge Unit 1**

Dear Mr. Serrano and Mr. King:

Enclosed please find a copy of the DRB Application for the an SIA extension for the referenced project. The anticipated date to be heard is January 26, 2005. Please contact James D. Hughes of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA


Beth Gonzales

JDH/bg

Enclosure



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

December 30, 2004

Mr. Dan Serrano
Ladera West Neighborhood Association
3305 Rhonda de la Chusas NW
Albuquerque, NM 87120

Mr. Barry King
Ladera West Neighborhood Association
3808 Todos Santos NW
Albuquerque, NM 87120

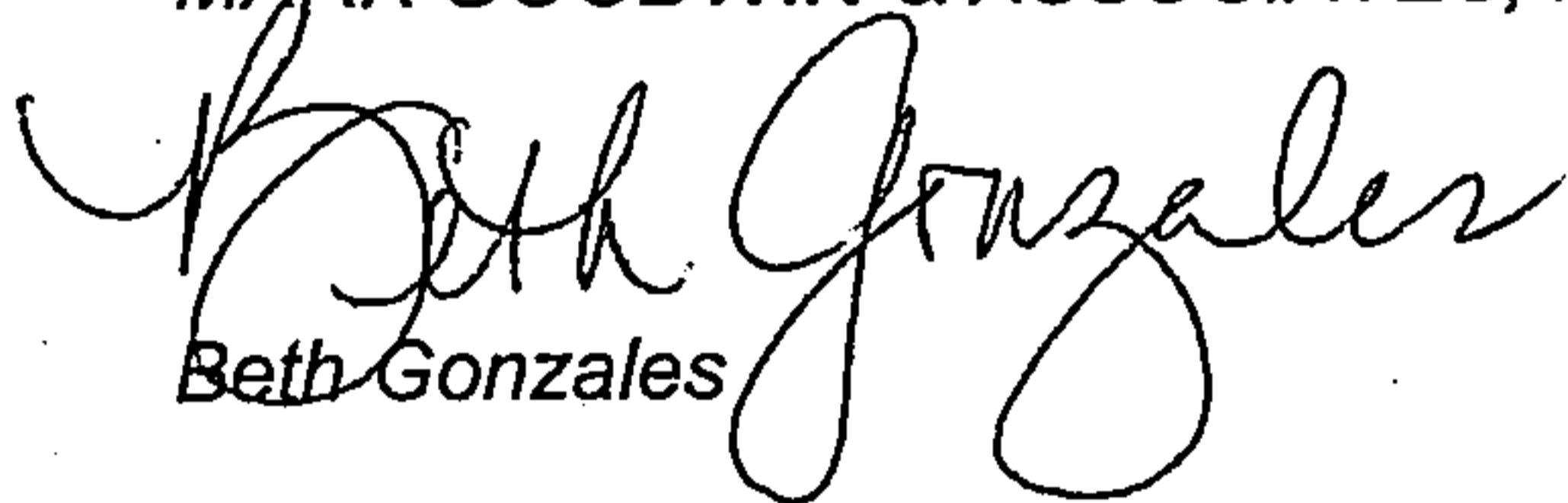
Re: **West Ridge Unit 1**

Dear Mr. Serrano and Mr. King:

Enclosed please find a copy of the DRB Application for the an SIA extension for the referenced project. The anticipated date to be heard is January 26, 2005. Please contact James D. Hughes of our office if you have any questions or concerns.

Sincerely,

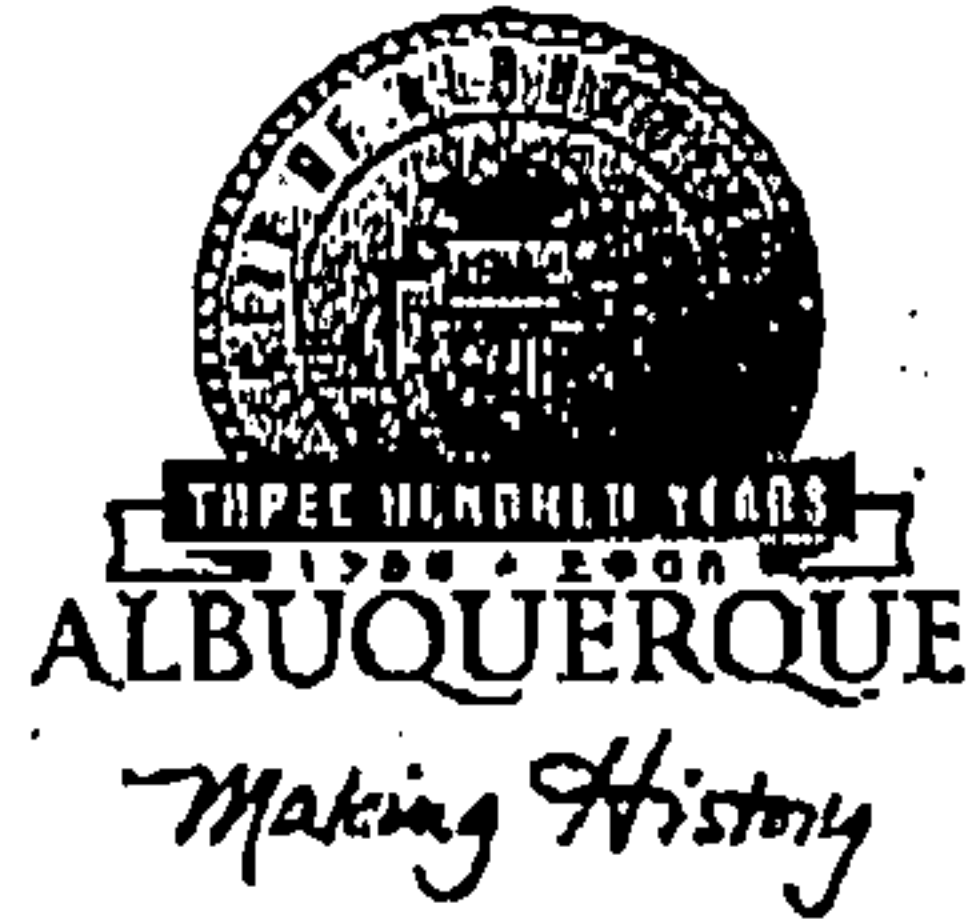
MARK GOODWIN & ASSOCIATES, PA



Beth Gonzales

JDH/bg

Enclosure



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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

December 30, 2004

Beth Gonzales
Mark Goodwin and Associates, PA
P.O. Box 90606/87199
Phone: 828-2200/Fax: 797-9539

Dear Beth:

Thank you for your inquiry of December 30, 2004 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at WEST RIDGE SUBDIVISION, UNIT 1 LOCATED ON UNSER BOULEVARD NW BETWEEN OURAY ROAD NW AND OLD OURAY ROAD NW zone map G-H-9-10.

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(10/05/04)

"Attachment A"

Beth Gonzales, Mark Goodwin and Associates, PA
Zone Map: G-H-9-10

LADERA WEST N.A. (R)

***Dan Serrano**

3305 Rhonda de la Chusas NW/87120 836-6399 (h)

Barry King

3508 Todos Santos NW/87120 836-6044 (h)

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

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

(below this line for OCNC use only)

Date of Inquiry: 12/30/04 Time Entered: 12:55 p.m. ONC Rep. Initials: SW



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

December 30, 2004

Mr. Dan Serrano
Ladera West Neighborhood Association
3305 Rhonda de la Chusas NW
Albuquerque, NM 87120

Mr. Barry King
Ladera West Neighborhood Association
3808 Todos Santos NW
Albuquerque, NM 87120

Re: **West Ridge Unit 1**

Dear Mr. Serrano and Mr. King:

Enclosed please find a copy of the DRB Application for the an SIA extension for the referenced project. The anticipated date to be heard is January 26, 2005. Please contact James D. Hughes of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA


Beth Gonzales

JDH/bg

Enclosure

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature X <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
1. Article Addressed to: Mr. Barry King Cadera West N.A. 3808 Jodos Santos NW Albuquerque, NM 87120	3. Service Type <input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.
2. Article Number (Transfer from service label) 7004 0750 0000 3405 0876	4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes
PS Form 3811, February 2004 402031-5DH Domestic Return Receipt 102595-02-M-1540	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature X <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
1. Article Addressed to: Mr. Dan Semano Cadera West N.A. 3305 Rhonda de la Chusca NW Albuquerque, NM 87120	3. Service Type <input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.
2. Article Number (Transfer from ser) 7004 0750 0000 3405 0883	4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes
PS Form 3811, February 2004 402031-5DH Domestic Return Receipt 102595-02-M-1540	

PS Form 3800, June 2002
See Reverse for Instructions

Street, Apt. No., or PO Box No. Mr. Barry King, Cadera West N.A.
3808 Jodos Santos NW
Albuquerque, NM 87120

Postage \$	7004 0750 0000 3405 0876
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees \$	

OFFICIAL USE

For delivery information visit our website at www.usps.com

U.S. Postal Service

CERTIFIED MAIL RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

PS Form 3800, June 2002
See Reverse for Instructions

PS Form 3800, June 2002
See Reverse for Instructions

Street, Apt. No., or PO Box No. Mr. Dan Semano, Cadera West N.A.
3305 Rhonda de la Chusca NW
Albuquerque, NM 87120

Postage \$	7004 0750 0000 3405 0883
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees \$	

OFFICIAL USE

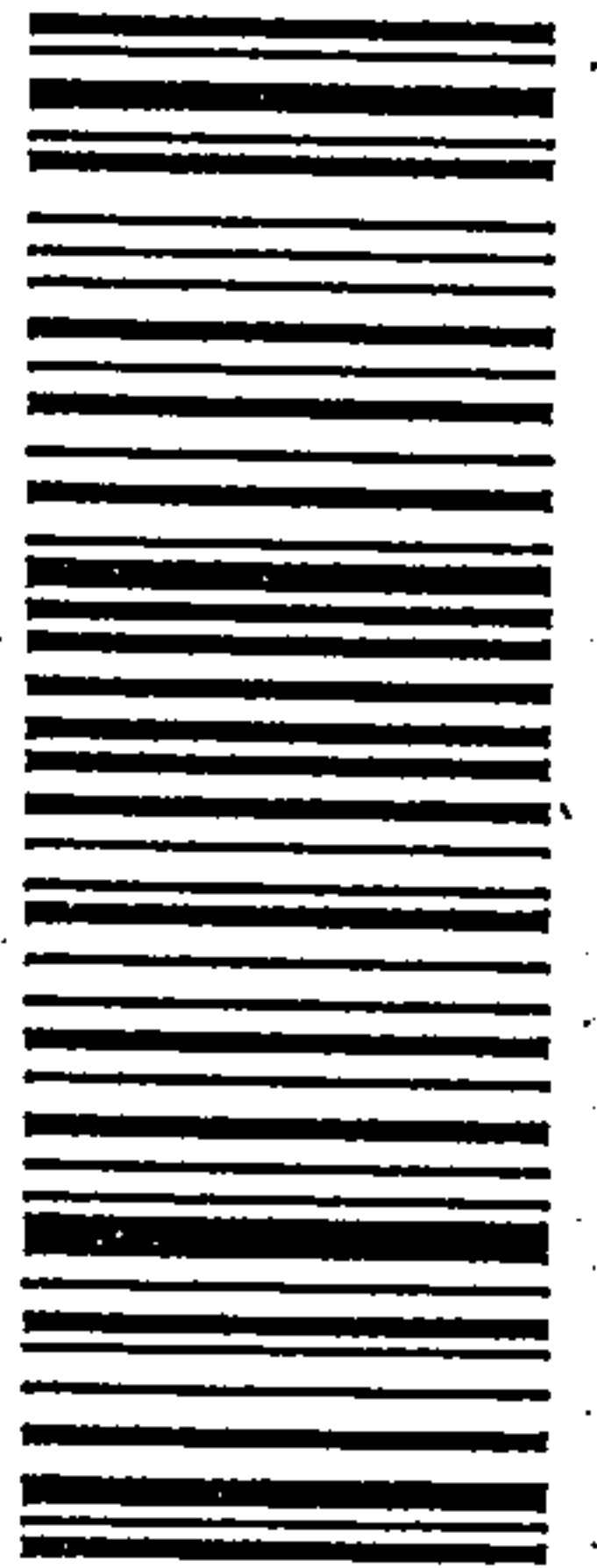
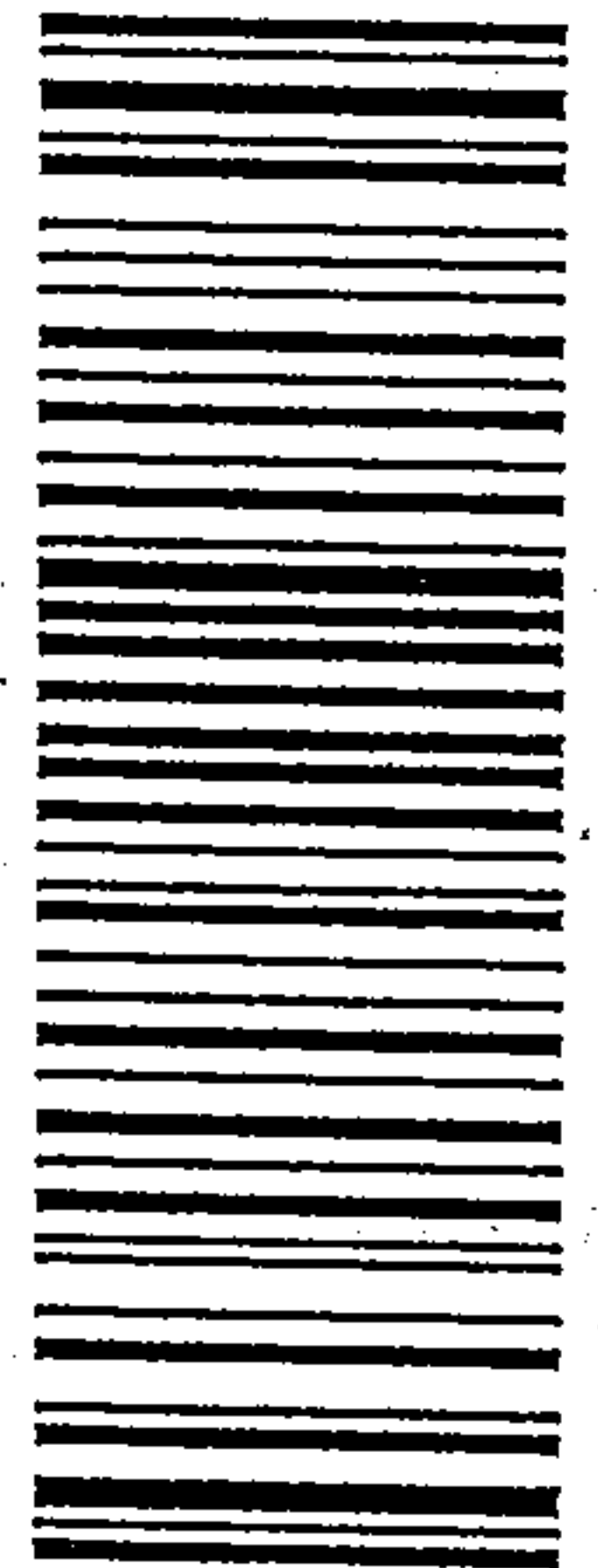
For delivery information visit our website at www.usps.com

U.S. Postal Service

CERTIFIED MAIL RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

PS Form 3800, June 2002
See Reverse for Instructions



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.

CERTIFIED MAIL

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.

CERTIFIED MAIL

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

PAID RECEIPT

APPLICANT NAME KB Home of NM
 AGENT Mark Goodwin & Assoc
 ADDRESS P O Box 90606
 PROJECT & APP # 1001932/04DRB 01995
 PROJECT NAME West Ridge Unit 1

\$ 20.00 441032/3424000 Conflict Management Fee

\$ 50.00 441006/4983000 DRB Actions

\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ 75.00 441018/4971000 Public Notification

\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 Major/Minor Subdivision Site Development Plan Bldg Permit
 Letter of Map Revision Conditional Letter of Map Revision
 Traffic Impact Study

\$ 145.00 TOTAL AMOUNT DUE

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

D. MARK GOODWIN AND ASSOCIATES, P.A.		4418
P.O. BOX 90606 ALBUQUERQUE, NM 87199-0606 (505) 828-2200		95-681/1070
DATE <u>12.30.04</u>		
PAY TO THE ORDER OF <u>City of Albuquerque</u>		\$ <u>125.00</u>
DUPLICATE		Security Features Details on Back.
<u>One hundred twenty five 00/100</u>		City Of Albuquerque Treasury Division
BANKWEST Coronado Office 1-800-488-2265 LOC: ANNX		
RECEIPT# 00033229 WGH 006 TRANS# 0056	12/30/2004 2:47PM	LOC: ANNX
FOR ACCOUNT <u>West Ridge 1110</u>	RECEIPT# <u>00033229</u> TRANS# 0056	Fund 0110
Activity 4983000	Account 441018	Activity 4971000
Trans Amt <u>\$125.00</u>	Trans. Amt \$125.00	
J24 Misc \$50.00	J24 Misc \$75.00	CK \$125.00
Thank You	CHANGE \$0.00	Thank You

SIGN POSTING AGREEMENT

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. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter 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 Development Services Front Counter at a charge of \$3.50 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 at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be 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 staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from 1-18-05 To 2-2-05

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 Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

James D. Hughes
(Applicant or Agent)

12-30-04
(Date)

I issued 2 signs for this application, 12-30-04
(Date)

Ruthie L. L. L.
(Staff Member)

DRB PROJECT NUMBER: 1001932

AA

IR

Closed 10/26/04

APPLICATION NO. <i>04AA 01643</i>	PROJECT NO. <i>1001932</i>
PROJECT NAME <i>West Ridge</i>	
EPC APPLICATION NO.	
APPLICANT / AGENT <i>Mark Groves</i>	PHONE NO. <i>828-2200</i>
ZONE ATLAS PAGE <i>H9 - H-10</i>	
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR), (AA)	
ONE STOP COMMENT FORM LOG	

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>BLB</i>	DATE <i>10/25/04</i>	DATE
COMMENTS:		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>RAH</i>	DATE <i>10/25/04</i>	DATE
COMMENTS:		

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>W/G</i>	DATE <i>10-25-04</i>	DATE
COMMENTS:		

PARKS AND REC (505) 768-5328		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>CS</i>	DATE <i>10/25/04</i>	DATE
COMMENTS:		

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>DM</i>	DATE <i>10/25/04</i>	DATE
COMMENTS:		

Revised 3/3/04

(Return form with plat / site plan)

Case Done 10-20-04

Close 10/26/04 BR
122

APPLICATION NO. 04DRB.01644	PROJECT NO. 1001932
PROJECT NAME Westridge Subdivision	
EPC APPLICATION NO.	
APPLICANT / AGENT Mark Goodwin	PHONE NO. 828-7200
ZONE ATLAS PAGE H-9	
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR), (AA)	
ONE STOP COMMENT FORM LOG	

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED BLB	DATE 10/25/04	DATE
COMMENTS:		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED RAH	DATE 10/25/04	DATE
COMMENTS:		

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED HLG	DATE 10-25-04	DATE
COMMENTS:		

PARKS AND REC (505) 768-5328		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED CR	DATE 10/25/04	DATE
COMMENTS:		

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED JAM	DATE 10/25/04	DATE
COMMENTS:		

Revised 3/3/04

(Return form with plat / site plan)

IR OS ~~ON~~ 10/20/04

closed
10/26/04

APPLICATION NO. <u>CDRB 01645</u>	PROJECT NO. <u>1001932</u>
PROJECT NAME <u>Westridge Subdivision</u>	
EPC APPLICATION NO.	
APPLICANT / AGENT <u>Mark Godwin</u>	PHONE NO. <u>828.2200</u>
ZONE ATLAS PAGE <u>H-9</u>	
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR), (AA)	
ONE STOP COMMENT FORM LOG	

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <u>BAB</u>	DATE <u>10/25/04</u>	DATE
COMMENTS:		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <u>RK</u>	DATE <u>10/25/04</u>	DATE
COMMENTS:		

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <u>HG</u>	DATE <u>10-25-04</u>	DATE
COMMENTS:		

PARKS AND REC (505) 768-5328		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <u>CS</u>	DATE <u>10/25/04</u>	DATE
COMMENTS:		

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <u>AM</u>	DATE <u>10/25/04</u>	DATE
COMMENTS:		

Revised 3/3/04

(Return form with plat / site plan)

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

Supplemental form

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)

ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)

APPEAL / PROTEST of...

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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 of New Mexico PHONE: 344-9400
 ADDRESS: 4921 Alexander NE, Suite B FAX:
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL:
 Proprietary interest in site: Owner List all owners:
 AGENT (if any): Mark Goodwin & Associates, PA PHONE: 828-2200
 ADDRESS: PO Box 90606 FAX: 797-9539
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: john@goodwinengineers.com

DESCRIPTION OF REQUEST: Major Subdivision: Westridge, Unit I application for Amended Final 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. Lots 11 & 12 Block: 12 Unit: 1
 Subdiv. / Addn. Westridge Subdivision
 Current Zoning: SU-1 / RD Proposed zoning: Same
 Zone Atlas page(s): H-9-Z No. of existing lots: 2 No. of proposed lots: 2
 Total area of site (acres): _____ 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.) Within 1000FT of a landfill? No
 UPC No. 100905950043610109CA; 100905950043610109CA MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Woodhill Dr
 Between: Burkett Avenue and Austin Avenue

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): DRB# 1001932

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

SIGNATURE John M. MacKenzie DATE 10/14/04
 (Print) John M. MacKenzie, PE Applicant Agent

FOR OFFICIAL USE ONLY

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

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>04DRB - 01645</u>	<u>E.P.A.</u>		\$ <u>0</u>
<input type="checkbox"/> All fees have been collected				\$ _____
<input type="checkbox"/> All case #s are assigned				\$ _____
<input type="checkbox"/> AGIS copy has been sent				\$ _____
<input type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee-rebate				\$ _____
	Hearing date <u>T.R.</u>			Total \$ <u>0</u>
Planner signature / date <u>[Signature] 10/20/04</u>		Project # <u>1001932</u>		

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Copy of previous D.R.B. approved infrastructure list
- Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
- Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL (AMENDMENT)

Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.

- NA* Design elevations & cross sections of perimeter walls (*Already built*)
- 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
- NA* SIA financial guaranty verification (*Already built out*)
- NA* Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application

DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED. (Changes by hand)

MYLAR ATTACHED

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application
- Infrastructure list if required (**verify with DRB Engineer**) **NO INTERNAL ROUTING**
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings.
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
 - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.

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

JOHN M. MACKENZIE P.E.

Applicant name (print)

John M Mackenzie 10/14/04

Applicant signature / date



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

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

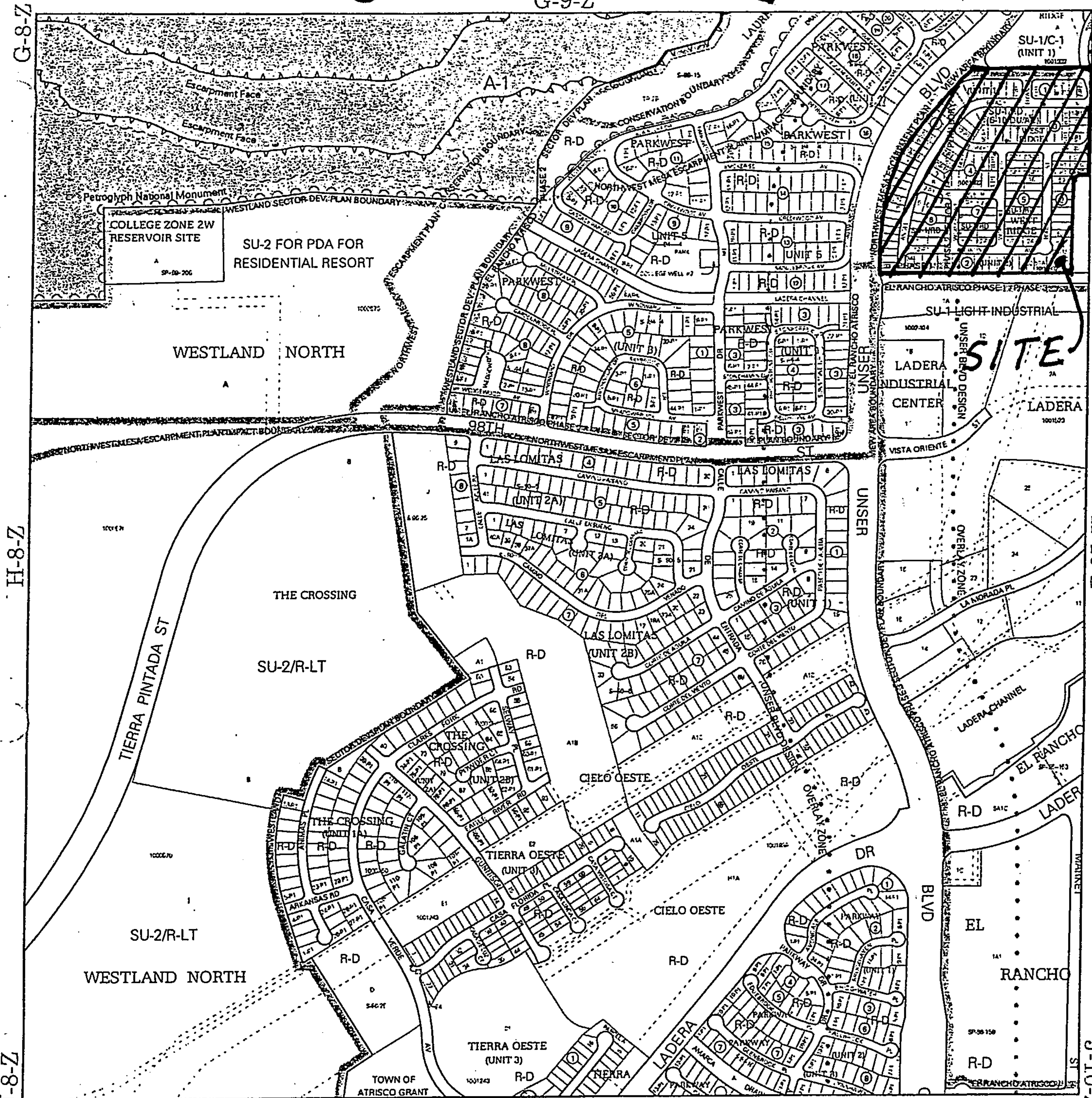
Application case numbers
09DRB-01645

Jim O'Connell 10/14/04
 Planner signature / date

Project # 1001932

UPC Numbers
West Ridge Subdivision, Unit 1

9999999
100905944943410104
100905952052810110
101006003501031124
100905950043610109CA

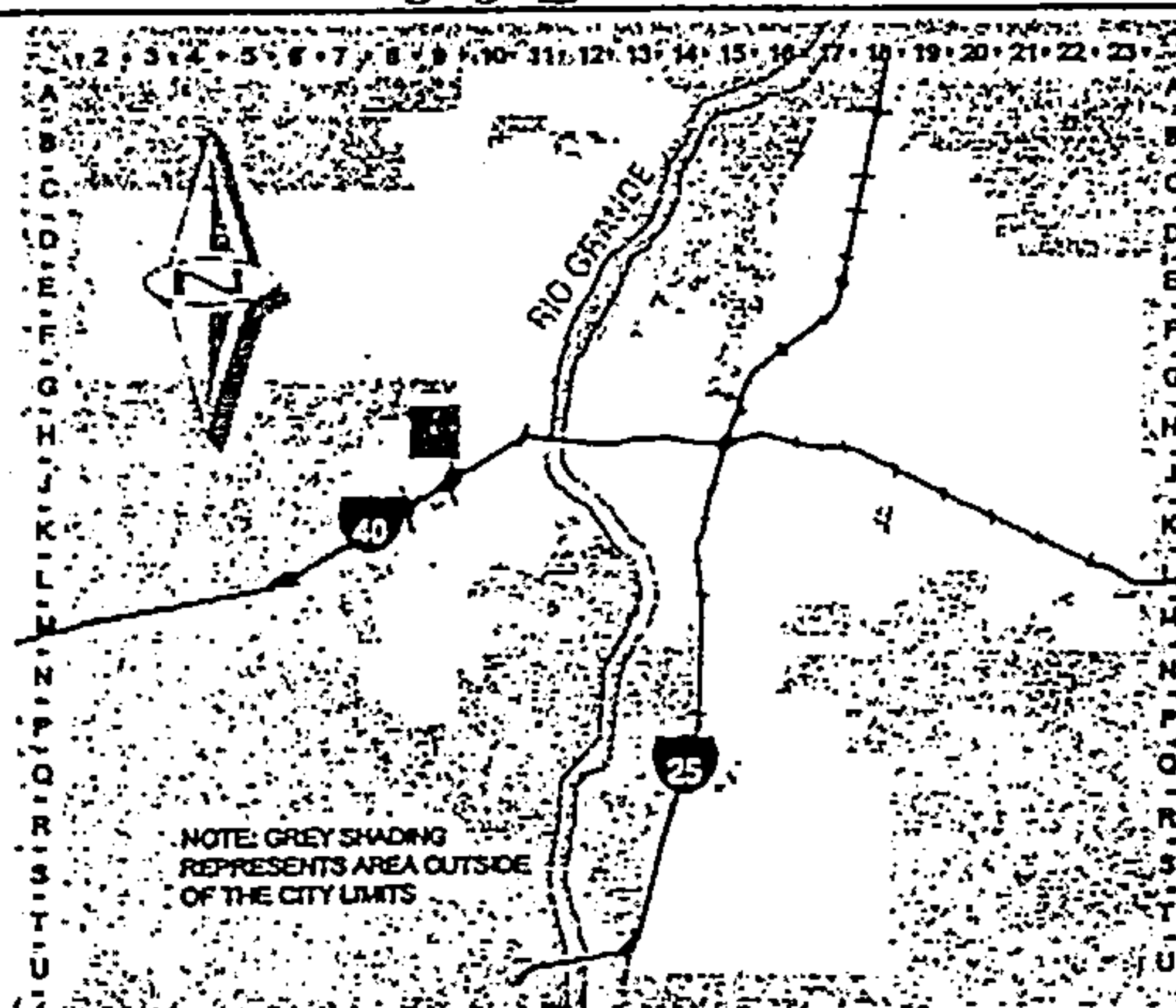
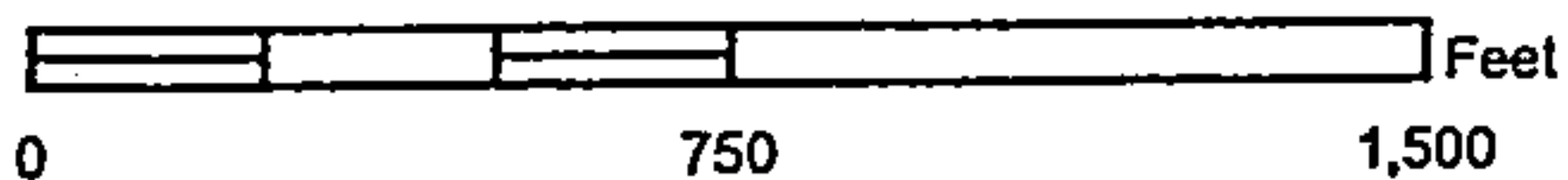


Zone Atlas Page: **H-9-Z**

Map amended through: Aug 06, 2004

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- H-1 Buffer Zone
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones



CITY OF ALBUQUERQUE
 1706 - 2006
THREE HUNDRED YEARS
ALBUQUERQUE
Hacienda Historia
AGIS
 Albuquerque Geographic Information System
PLANNING DEPARTMENT
 © Copyright 2004



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

October 13, 2004

Ms. Sheran Matson, Manager
Development Services Division
City of Albuquerque
600 2nd Street SW
Albuquerque NM 87103

Re: Amendment Requests for Westridge and Desert Pine Subdivisions

Dear Ms. Matson:

This application is a request to remove the "P-1" designation from the following lots:

7 - 9 and 12 - 14, Block 1, of the Desert Pine Subdivision, Unit 4
11 and 12, Block 5, of the Westridge Subdivision, Unit 1
8-10, Block 5 of Westridge, Unit 2, and
1-7, Block 4, of Westridge, Unit 2

This amendment covers three separate final plats (which have already been filed), two of which are zoned SU-1 for RD (Westridge, Units 1 and 2). Accordingly, the Westridge Subdivision has a site development plan associated with it, so we are also including a site development plan amendment reflecting the same changes. Like the associated final plats, the site development plan will have its selected P-1 designations crossed-off on all the lots identified above. Furthermore, with a previous P-1 removal agreement pertaining to the Westridge Subdivision, Unit 2, we failed to also amend the site development plan concurrent with the past action so with this site development plan amendment there will be those additional P-1 designation removals on Westridge, Unit 2, lots beyond what is listed above.

Those additional lots within Unit 2 are:

19 - 59, Block 2
8 and 9, Block 4
16 - 24, Block 5 and
1 - 6, Block 6

For reference, these additional lots are also displayed on Sheet 3 of the Amended Plat for the Westridge Subdivision, Unit 2 (submitted herewith), being evident as those lot numbers without an attached P-1.

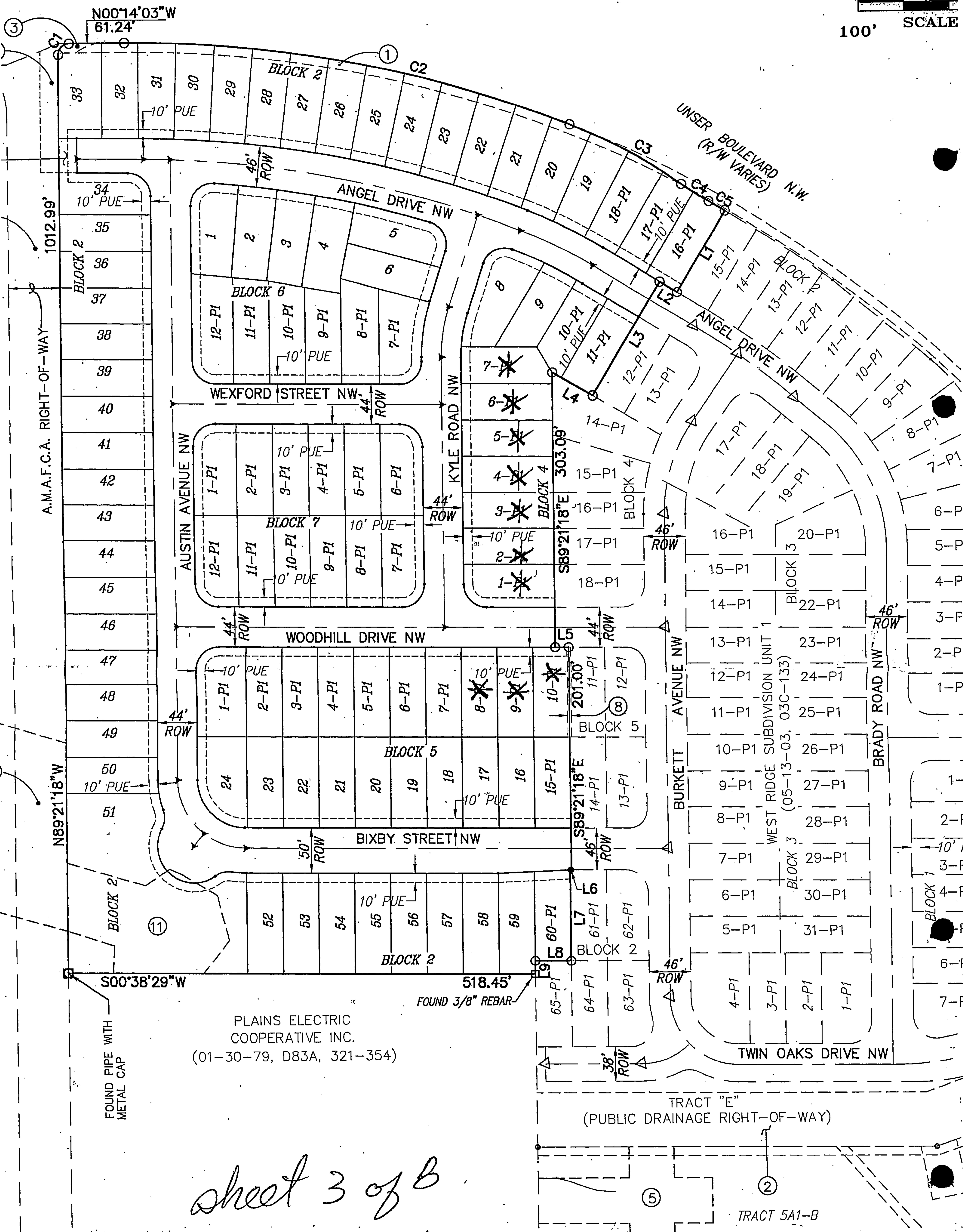
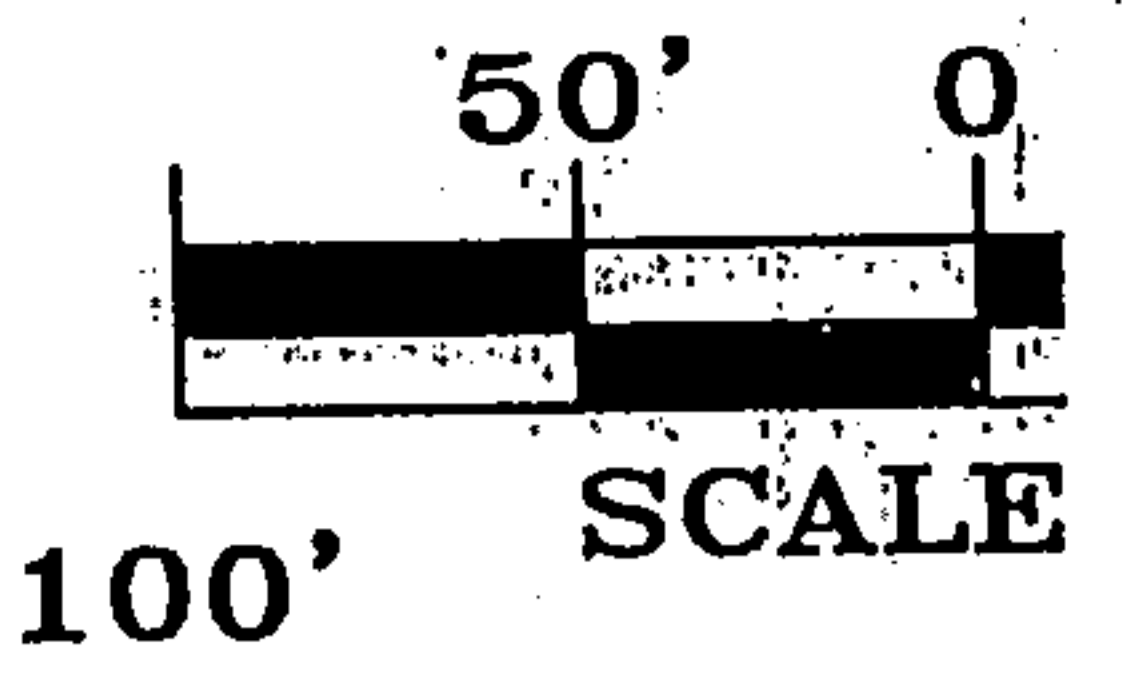
These P-1 changes were agreed after meeting with Wilfred Gallegos, who should be consulted if you have any questions about the requested action. These P-1 removals are based upon the agreement that the streets fronting these lots experience lighter traffic volumes than similar lots, or that they front on a single-loaded street.

Please contact me if I can be of any assistance.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

John M. MacKenzie, P.E.
Vice President

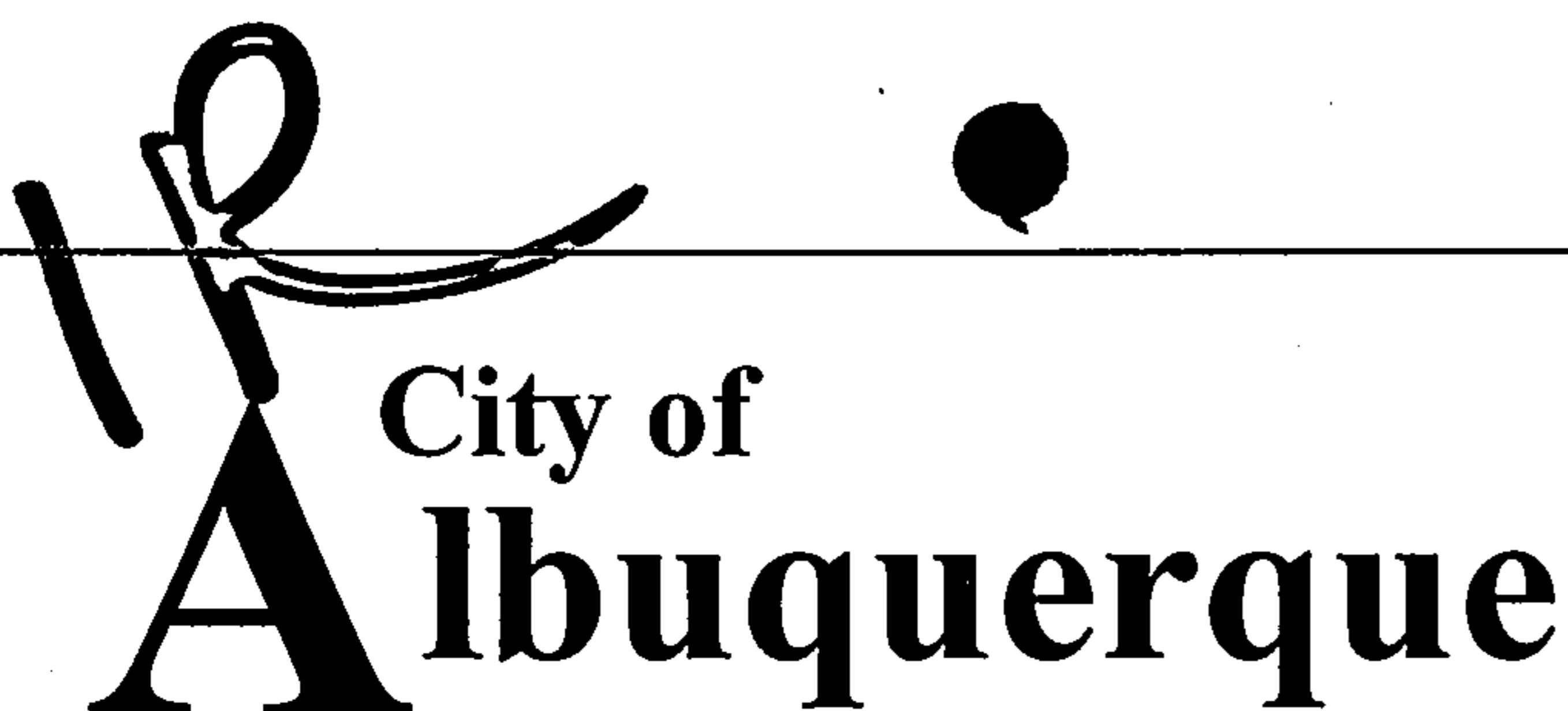


PLAINS ELECTRIC
COOPERATIVE INC.
(01-30-79, D83A, 321-354)

*sheet 3 of B
Westridge, Unit 2*

01-08





DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form
SUBDIVISION **S**
 Major Subdivision action
 Minor Subdivision action
 Vacation **V**
 Variance (Non-Zoning)
SITE DEVELOPMENT PLAN **P**
 ...for Subdivision Purposes
 ...for Building Permit
 IP Master Development Plan
 Cert. of Appropriateness (LUCC) **L**

Supplemental form
ZONING & PLANNING **Z**
 Annexation
 County Submittal
 EPC Submittal
 Zone Map Amendment (Establish or Change Zoning)
 Sector Plan (Phase I, II, III)
 Amendment to Sector, Area, Facility or Comprehensive Plan
 Text Amendment (Zoning Code/Sub Regs)
APPEAL / PROTEST of... **A**
 Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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 of New Mexico PHONE: 344-9400
 ADDRESS: 4921 Alexander NE, Suite B FAX:
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL:
 Proprietary interest in site: Owner List all owners:
 AGENT (if any): Mark Goodwin & Associates, PA PHONE: 828-2200
 ADDRESS: PO Box 90606 FAX: 797-9539
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: john@goodwinengineers.com

DESCRIPTION OF REQUEST: Major Subdivision: Westridge, Unit II application for Amended Final 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. Lots 8-10; 1-7 Block: 5 & 4 Unit: 2
 Subdiv. / Addn. Westridge Subdivision
 Current Zoning: SU-1 / RD Proposed zoning: Same
 Zone Atlas page(s): H-9-Z No. of existing lots: 10 No. of proposed lots: 10
 Total area of site (acres): _____ 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.) Within 1000FT of a landfill? No
 UPC No. See Attached MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Woodhill Dr
 Between: Burkett Avenue and Austin Avenue

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1001932

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

SIGNATURE John M. MacKenzie DATE 10/14/04
 (Print) John M. MacKenzie, PE ___ Applicant Agent

FOR OFFICIAL USE ONLY

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

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>04DRB - 01644</u>	<u>FPA</u>		\$ <u>0</u>
<input type="checkbox"/> All fees have been collected				\$ _____
<input type="checkbox"/> All case #s are assigned				\$ _____
<input type="checkbox"/> AGIS copy has been sent				\$ _____
<input type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>J.R.</u>			Total \$ <u>0</u>

JMM October 19/20/04
 Planner signature / date

Project # 1001932

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Copy of previous D.R.B. approved infrastructure list
- Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
- Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL (AMENDMENT)

Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- NA* Design elevations & cross sections of perimeter walls *(Already built)*
- 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
- NA* SIA financial guaranty verification *(Already built out)*
- NA* Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application

DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED (Changes by hand)

MYLAR ATTACHED

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application
- Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings.
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
- Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

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

JOHN M. MACKENZIE P.E.

Applicant name (print)

John M MacKenzie 10/14/04

Applicant signature / date



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

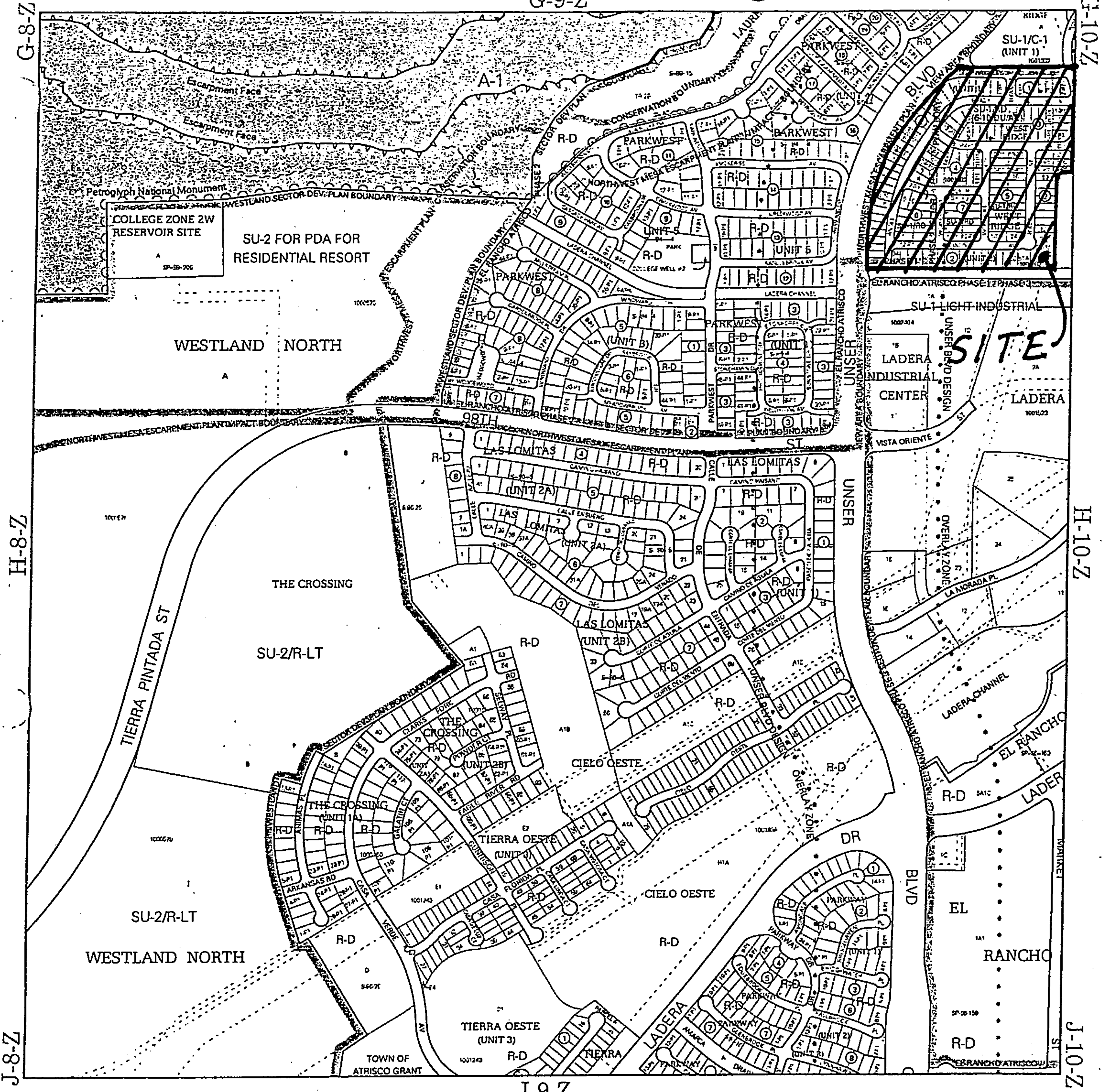
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
04DRB - 01644

Olga Leonora 10/20/04
Planner signature / date
Project # 1001932

WEST RIDGE SUBDIVISION UPC NUMBERS

Address	lot #	Blk #	Unit #	UPC #
7947 Kyle Road NW	1-P1	4	West Ridge Unit 2	100905950043610109CA
7951 Kyle Road NW	2-P1	4	West Ridge Unit 2	100905950043610109CA
7959 Kyle Road NW	3-P1	4	West Ridge Unit 2	100905950043610109CA
7963 Kyle Road NW	4-P1	4	West Ridge Unit 2	100905950043610109CA
7967 Kyle Road NW	5-P1	4	West Ridge Unit 2	100905950043610109CA
7971 Kyle Road NW	6-P1	4	West Ridge Unit 2	100905950043610109CA
7975 Kyle Road NW	7-P1	4	West Ridge Unit 2	100905944943410104
2504 Woodhill Drive NW	8-P1	5	West Ridge Unit 2	100905950043610109CA
2508 Woodhill Drive NW	9-P1	5	West Ridge Unit 2	100905950043610109CA
2516 Woodhill Drive NW	10-P1	5	West Ridge Unit 2	100905950043610109CA

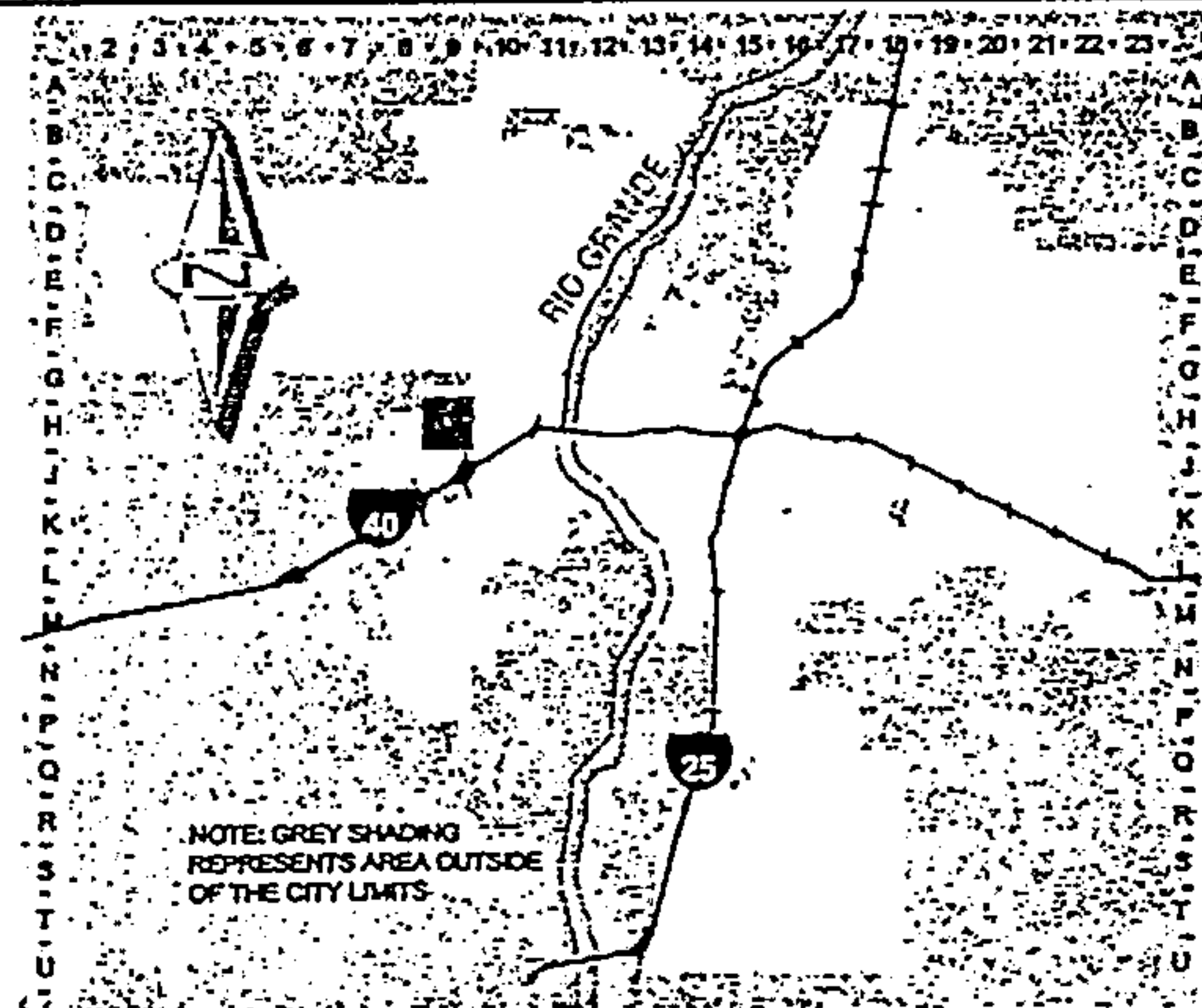
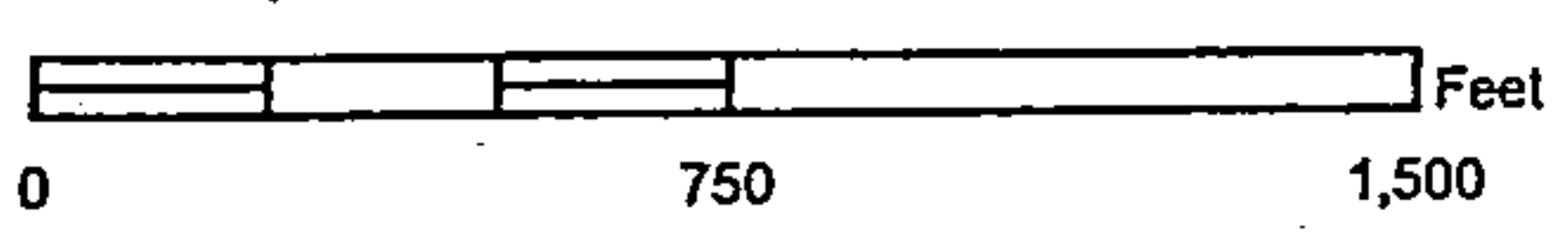


Zone Atlas Page: **H-9-Z**

Map amended through: Aug 06, 2004

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- H-1 Buffer Zone
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones



CITY OF ALBUQUERQUE
THREE HUNDRED YEARS
 1706 - 2006
ALBUQUERQUE
Haciendo Historia
AGIS
 Albuquerque Geographic Information System
PLANNING DEPARTMENT
 © Copyright 2004



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

October 13, 2004

Ms. Sheran Matson, Manager
Development Services Division
City of Albuquerque
600 2nd Street SW
Albuquerque NM 87103

Re: Amendment Requests for Westridge and Desert Pine Subdivisions

Dear Ms. Matson:

This application is a request to remove the "P-1" designation from the following lots:

7 - 9 and 12 - 14, Block 1, of the Desert Pine Subdivision, Unit 4
11 and 12, Block 5, of the Westridge Subdivision, Unit 1
8-10, Block 5 of Westridge, Unit 2, and
1-7, Block 4, of Westridge, Unit 2

This amendment covers three separate final plats (which have already been filed), two of which are zoned SU-1 for RD (Westridge, Units 1 and 2). Accordingly, the Westridge Subdivision has a site development plan associated with it, so we are also including a site development plan amendment reflecting the same changes. Like the associated final plats, the site development plan will have its selected P-1 designations crossed-off on all the lots identified above. Furthermore, with a previous P-1 removal agreement pertaining to the Westridge Subdivision, Unit 2, we failed to also amend the site development plan concurrent with the past action so with this site development plan amendment there will be those additional P-1 designation removals on Westridge, Unit 2, lots beyond what is listed above.

Those additional lots within Unit 2 are:

19 - 59, Block 2
8 and 9, Block 4
16 - 24, Block 5 and
1 - 6, Block 6

For reference, these additional lots are also displayed on Sheet 3 of the Amended Plat for the Westridge Subdivision, Unit 2 (submitted herewith), being evident as those lot numbers without an attached P-1.

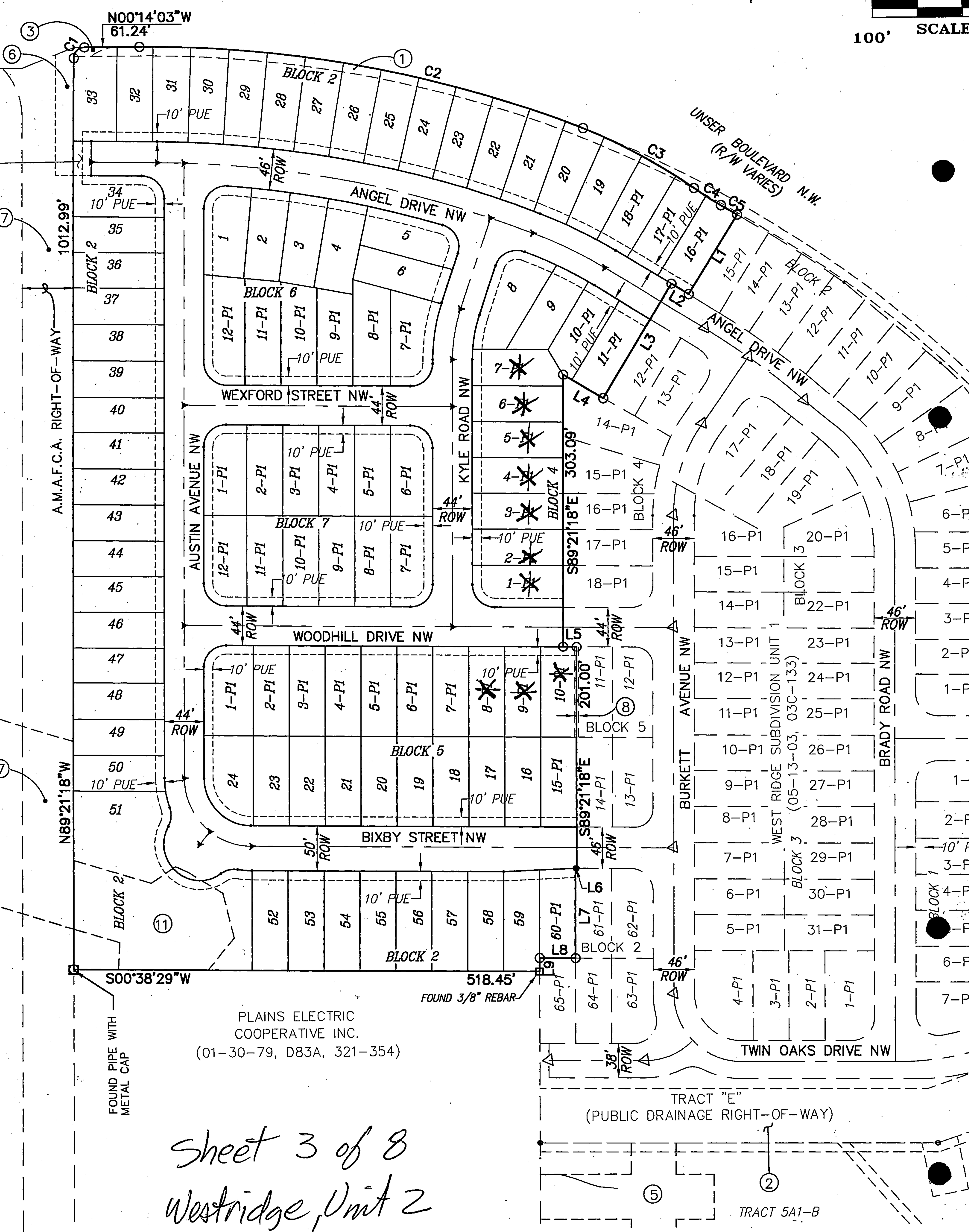
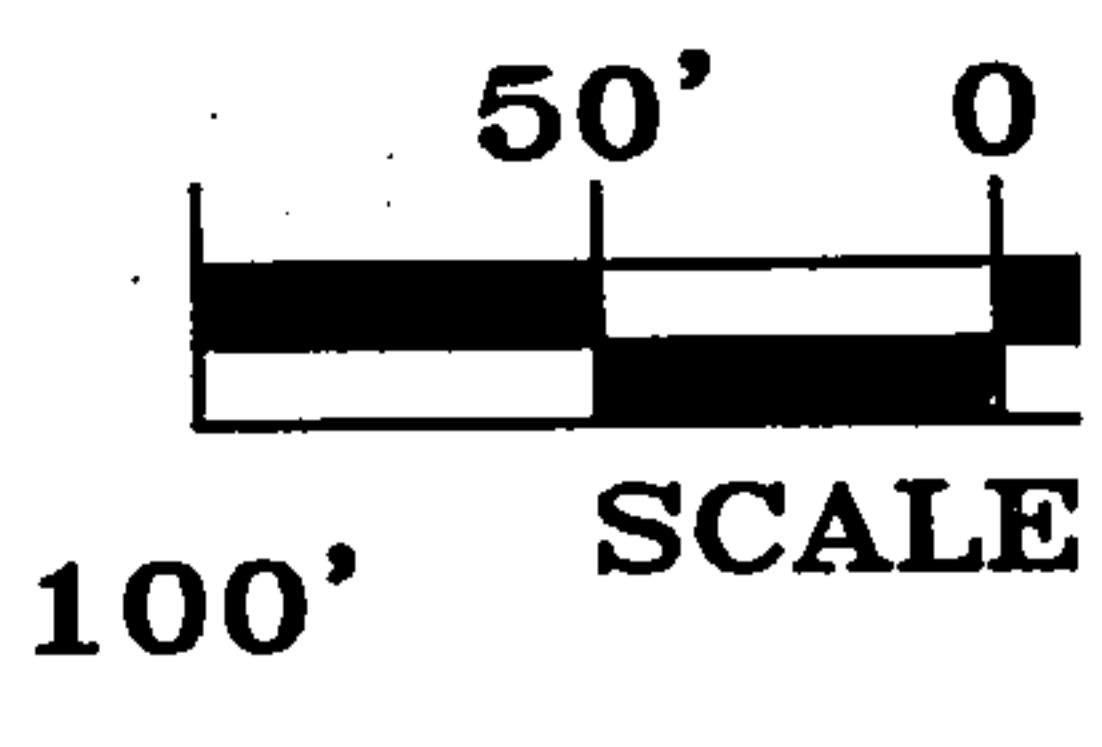
These P-1 changes were agreed after meeting with Wilfred Gallegos, who should be consulted if you have any questions about the requested action. These P-1 removals are based upon the agreement that the streets fronting these lots experience lighter traffic volumes than similar lots, or that they front on a single-loaded street.

Please contact me if I can be of any assistance.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

John M. MacKenzie, P.E.
Vice President



PLAINS ELECTRIC
COOPERATIVE INC.
(01-30-79, D83A, 321-354)

Sheet 3 of 8
Westridge, Unit 2

01-08





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

<p>NAME: <u>KB HOME New Mexico, Inc</u></p> <p>ADDRESS: <u>4921 Alexander NE, Suite B</u></p> <p>CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87107</u></p> <p>Proprietary interest in site: <u>Owner</u></p> <p>AGENT (if any): <u>MARK GOODWIN & ASSOCIATES</u></p> <p>ADDRESS: <u>PO Box 90606</u></p> <p>CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87199</u></p>	<p>PHONE: <u>(505) 344-9400</u></p> <p>FAX: <u>(505) 344-5700</u></p> <p>E-MAIL:</p> <p>PHONE: <u>(505) 828-2200</u></p> <p>FAX: <u>(505) 797-9539</u></p> <p>E-MAIL: <u>dmg@swcp.com</u></p>
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DESCRIPTION OF REQUEST: administrative amendment to remove P-1 designation from lots in West Rdge Subdivison
 Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

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

Lot or Tract No. B-10, 1-7, 11 & 12 Block: 5, 4, 5 Unit: 2, 2, 1

Subdiv. / Addn. West Ridge

Current Zoning: SU-1/RD Proposed zoning: n/c

Zone Atlas page(s): H-9 & H-10 No. of existing lots: 168 No. of proposed lots: n/c

Total area of site (acres): 37 Density if applicable: dwellings per gross acre: 6.5 dwellings per net acre: 8.5

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

UPC No. see attached MRGCD Map No. N/A

LOCATION OF PROPERTY BY STREETS: On or Near: Unser Boulevard
 Between: Old Ouray Road and Ouray Road

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): DRB #1001932
02DRB-00000-00690

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

SIGNATURE John M. MacKenzie DATE 10/14/04

(Print) John M. Mac Kenzie, P.E. Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 10/03

<p><input type="checkbox"/> INTERNAL ROUTING</p> <p><input type="checkbox"/> All checklists are complete</p> <p><input type="checkbox"/> All fees have been collected</p> <p><input type="checkbox"/> All case #s are assigned</p> <p><input type="checkbox"/> AGIS copy has been sent</p> <p><input type="checkbox"/> Case history #s are listed</p> <p><input type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input type="checkbox"/> F.H.D.P. density bonus</p> <p><input type="checkbox"/> F.H.D.P. fee rebate</p>	<p>Application case numbers</p> <p><u>04AA</u> - <u>01643</u></p> <p>_____ - _____</p> <p>_____ - _____</p> <p>_____ - _____</p> <p>_____ - _____</p> <p>Hearing date <u>I.R.</u></p>	<p>Action</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>S.F.</p> <p><u>AA</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Fees</p> <p>\$ <u>45.00</u></p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>Total \$ <u>45.00</u></p>
--	---	--	--	---

John M. MacKenzie 10/20/04 Planner signature / date **Project #** 1001932

FORM P(4): SITE PLAN REVIEW – ADMINISTRATIVE APPROVAL OR AMENDMENT

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT IN THE DOWNTOWN SU-3 ZONE

- Copy of the pre-application meeting findings (A pre-application meeting is required for Downtown 2010 projects.)
- Site plan and related drawings (folded to fit into an 8.5" x 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Notifying letter and certified mail receipts to owners of adjacent properties if required by pre-application meeting
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- Solid Waste Management Department signature on Site Plan if relevant
- 2 copies of the Conceptual Utility Layout Plan if relevant (mark one for Planning, one for Utility Development)
- Blue-line copy of Site Plan with Fire Marshal's stamp
- Copy of the LUCC approval if the site is in an historic overlay zone
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

CONCEALED OR SITE DEVELOPMENT PLAN CONTROLLED WIRELESS TELECOM FACILITY

- Proposed Site Plan, with changes circled and noted if amended (folded to fit into an 8.5" x 14" pocket) 5 copies
- Copy of approved Site Plan being amended if applicable (folded to fit into an 8.5" x 14" pocket) 1 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

MYLAR ATTACHED

NOTE: The next three items are also required only if the original approval required a public hearing.

- Notifying letter and certified mail receipts addressed to owners of any adjacent residential properties
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts (Not required if amendment changes less than 2% of square footage.)
- Sign Posting Agreement (Not required if amendment changes less than 2% of square footage.)

NOTE: Only for wireless telecommunications facilities that are concealed and/or subject to site development plan review, the following materials are required for application submittal in addition to **all** those listed above:

- Collocation evidence as described in *Zoning Code* §14-16-3-17(A)(5)
- Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
- Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
- Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
- Distance to nearest existing free standing tower, and its owner's name, if the proposed facility is also a tower
- Registered Engineer's stamp on the Site Development Plans
- Office of Community & Neighborhood Coordination inquiry response as above **based on ¼ mile radius**

PLEASE NOTE; If you are applying for approval of a telecom site to be located on City of Albuquerque property, there are several additional requirements. Contact Cynthia Borrego-Archuleta at 924-3335 for details.

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

John Mackenzie
Applicant name (print)
John Mackenzie 10/14/04
Applicant signature / date



Form revised October 2003

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

Application case numbers
04ORB - 01643

Jan Chaves Senora 10/20/04
Planner signature / date
Project # 1001932

WEST RIDGE SUBDIVISION UPC NUMBERS


<i>Address</i>	<i>lot #</i>	<i>Blk #</i>	<i>Unit #</i>	<i>UPC #</i>
<i>7947 Kyle Road NW</i>	<i>1-P1</i>	<i>4</i>	<i>West Ridge Unit 2</i>	<i>100905950043610109CA</i>
<i>7951 Kyle Road NW</i>	<i>2-P1</i>	<i>4</i>	<i>West Ridge Unit 2</i>	<i>100905950043610109CA</i>
<i>7959 Kyle Road NW</i>	<i>3-P1</i>	<i>4</i>	<i>West Ridge Unit 2</i>	<i>100905950043610109CA</i>
<i>7963 Kyle Road NW</i>	<i>4-P1</i>	<i>4</i>	<i>West Ridge Unit 2</i>	<i>100905950043610109CA</i>
<i>7967 Kyle Road NW</i>	<i>5-P1</i>	<i>4</i>	<i>West Ridge Unit 2</i>	<i>100905950043610109CA</i>
<i>7971 Kyle Road NW</i>	<i>6-P1</i>	<i>4</i>	<i>West Ridge Unit 2</i>	<i>100905950043610109CA</i>
<i>7975 Kyle Road NW</i>	<i>7-P1</i>	<i>4</i>	<i>West Ridge Unit 2</i>	<i>100905944943410104</i>
<i>2504 Woodhill Drive NW</i>	<i>8-P1</i>	<i>5</i>	<i>West Ridge Unit 2</i>	<i>100905950043610109CA</i>
<i>2508 Woodhill Drive NW</i>	<i>9-P1</i>	<i>5</i>	<i>West Ridge Unit 2</i>	<i>100905950043610109CA</i>
<i>2516 Woodhill Drive NW</i>	<i>10-P1</i>	<i>5</i>	<i>West Ridge Unit 2</i>	<i>100905950043610109CA</i>
<i>2520 Woodhill Drive NW</i>	<i>11-P1</i>	<i>5</i>	<i>West Ridge Unit 2</i>	<i>100905950043610109CA</i>
<i>2524 Woodhill Drive NW</i>	<i>12-P1</i>	<i>5</i>	<i>West Ridge Unit 2</i>	<i>100905950043610109CA</i>

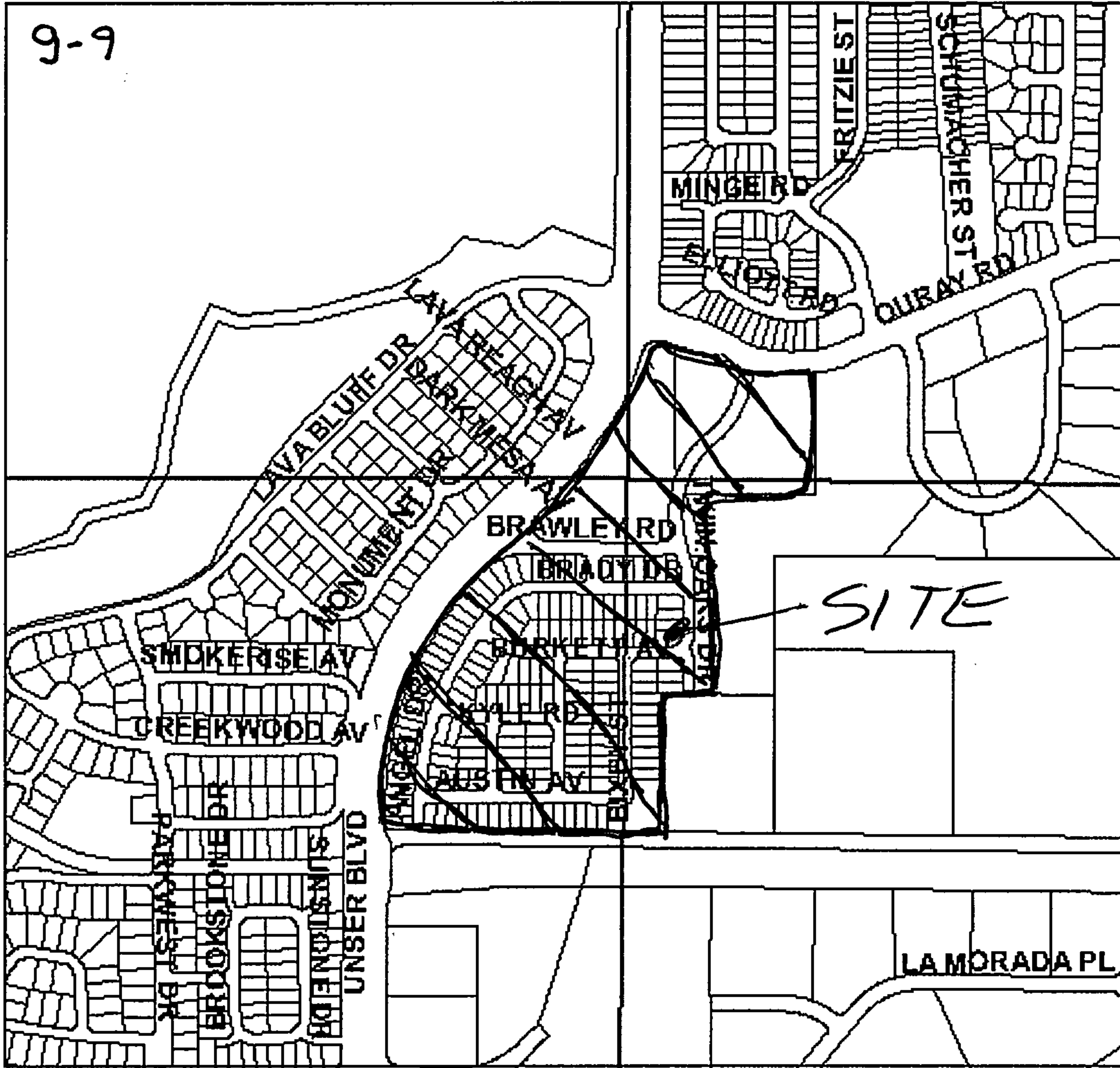
ACTIVATE BUTTONS BY 'CLICKING' ON THE MAP

☉ Zoom In ○ Id Address ○ Id ZM ○ Pan ○ Zoom Out

9-10

LAYER LEGEND

- STREET NAMES
- PARKS
- CITY LIMITS
- ZONE MAP GRID
- 
- NBR BOUNDARY
- COMMUNITY PLANNING
- WATER LINES
- SEWER LINES
- STORM DRAINS
- ZONING
- LOT NUMBERS
- ZIP CODES
- COUNCIL DISTRICTS
- FLOOD ZONES (disclaimer)
- PARCELS
- CONTROL STATIONS
- SENATE DIST.
- REPRESENTATIVE DIST.
- COUNTY COMMISSION DIST.
- PARCEL ADDRESS
- CRIMINAL ACTIVITY
- PUBLIC FACILITIES
- LAND USE
- 1960 CITY LIMITS
- LANDFILLS/BUFFERS
- CRP LOCATIONS
- CASE HISTORY



H-9

ReDraw Screen

H-10

SHOW LOCATION MAP

SHOW 1999 AERIAL

ZOOM LEVEL MEDIUM  TEXT SIZE MEDIUM 

NEW GIS QUERY

KB Homes of New Mexico
4921 Alexander Blvd. NE, Suite B
Albuquerque, NM 87107

October 12, 2004

Ms. Sheran Matson, Chair
Development Review Board
Planning Department
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87103

Ra: Westridge Subdivison

Dear Ms. Matson :

On behalf of KB Homes of New Mexico, please be advised that we have authorized the firm of Mark Goodwin & Associates, P.A., to act as our agent in connection with the application to the City of Albuquerque for an Administrative Amendment on the Site Plan for Subdivision for the referenced property.

Sincerely,

KB Homes of New Mexico



Robert H. Coleman
Senior Manager -Land

f:\A02031\authorization.wpd



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

October 13, 2004

Ms. Sheran Matson, Manager
Development Services Division
City of Albuquerque
600 2nd Street SW
Albuquerque NM 87103

Re: Amendment Requests for Westridge and Desert Pine Subdivisions

Dear Ms. Matson:

This application is a request to remove the "P-1" designation from the following lots:

7 - 9 and 12 - 14, Block 1, of the Desert Pine Subdivision, Unit 4
11 and 12, Block 5, of the Westridge Subdivision, Unit 1
8-10, Block 5 of Westridge, Unit 2, and
1-7, Block 4, of Westridge, Unit 2

This amendment covers three separate final plats (which have already been filed), two of which are zoned SU-1 for RD (Westridge, Units 1 and 2). Accordingly, the Westridge Subdivision has a site development plan associated with it, so we are also including a site development plan amendment reflecting the same changes. Like the associated final plats, the site development plan will have its selected P-1 designations crossed-off on all the lots identified above. Furthermore, with a previous P-1 removal agreement pertaining to the Westridge Subdivision, Unit 2, we failed to also amend the site development plan concurrent with the past action so with this site development plan amendment there will be those additional P-1 designation removals on Westridge, Unit 2, lots beyond what is listed above.

Those additional lots within Unit 2 are:

19 - 59, Block 2
8 and 9, Block 4
16 - 24, Block 5 and
1 - 6, Block 6

For reference, these additional lots are also displayed on Sheet 3 of the Amended Plat for the Westridge Subdivision, Unit 2 (submitted herewith), being evident as those lot numbers without an attached P-1.

These P-1 changes were agreed after meeting with Wilfred Gallegos, who should be consulted if you have any questions about the requested action. These P-1 removals are based upon the agreement that the streets fronting these lots experience lighter traffic volumes than similar lots, or that they front on a single-loaded street.

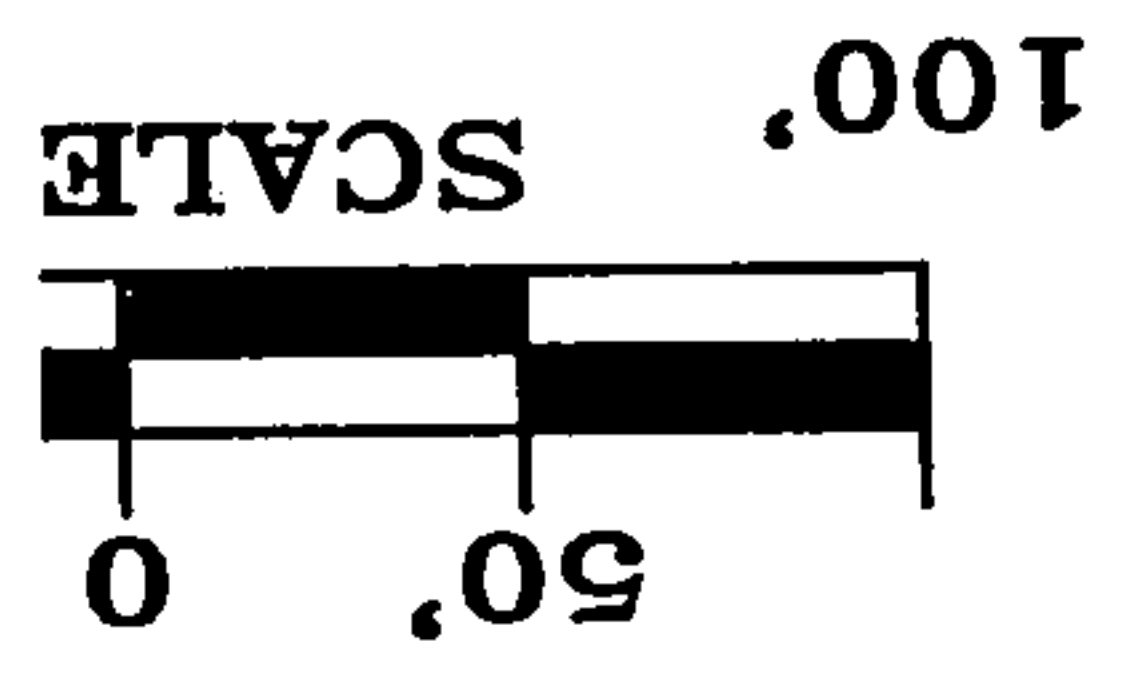
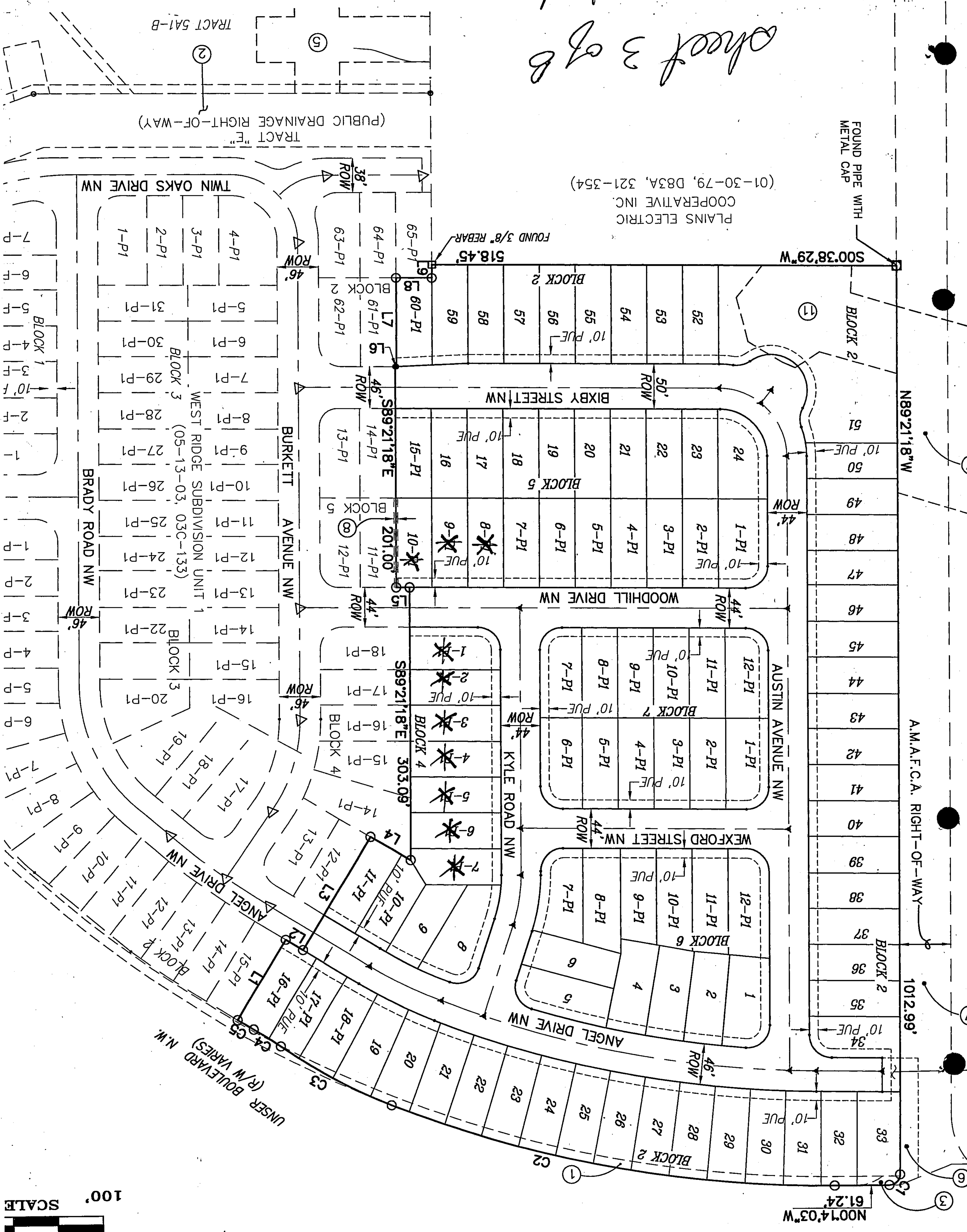
Please contact me if I can be of any assistance.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

John M. MacKenzie, P.E.
Vice President

Sheet 3 of 8
Westridge, Unit 2



30-10



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

PAID RECEIPT

APPLICANT NAME KB Norman
AGENT Mark Goodwin
ADDRESS _____
PROJECT & APP # 1001932
PROJECT NAME Westridge

\$ _____ 441032/3424000 Conflict Management Fee
\$ _____ 441006/4983000 DRB Actions
\$ 45.00 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 45.00 TOTAL AMOUNT DUE

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

D. MARK GOODWIN AND ASSOCIATES, P.A.

P.O. BOX 90606
ALBUQUERQUE, NM 87199-0606
(505) 828-2200

4360

95-681/1070

PAY TO THE ORDER OF

City of Albuquerque
Forty five No/100

~~DATE PAID TO ORDER~~ Oct 20, 2004

City Of Albuquerque
Treasury Division \$

45.00

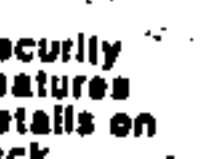


Coronado Office
1-800-488-2265

10/20/2004

2:42PM

LOC: ANNX



RECEIPT# 00033284 WSH 007 TRANS# 0031

Account 441006 Fund 0110

Activity 4971000

TRSLJS

Trans Amt

\$45.00

J24 Misc

Susan Rusinski

CK

\$45.00

004360 107006813 28300

\$0.00

Thank You

#12



DRB CASE ACTION LOG (PRELIMINARY & FINAL)

REVISED 2/5/04

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

DRB Application No.: 04DRB-00681

Project # 1001932

Project Name: West Ridge Subdivision

Phone No.: 828-2200

Agent: Mark Goodwin & Associates, PA

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/19/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
- _____
- _____
- _____
- _____

- UTILITIES: _____
- _____
- _____
- _____

- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- _____

- PARKS / CIP: _____
- _____
- _____
- _____

- PLANNING (Last to sign): _____
- _____
- _____
- _____

- Planning must record this plat. Please submit the following items:**
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 - Tax printout from the County Assessor.
- Include 3 copies of the approved site plan along with the originals.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**
- AGIS DXF File approval required.** *OK*
- Copy of recorded plat for Planning.**

Project Number 1001932

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

	Supplemental form		Supplemental form
SUBDIVISION	S	ZONING & PLANNING	Z
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation	
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> County Submittal	
<input type="checkbox"/> Vacation	V	<input type="checkbox"/> EPC Submittal	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)	
SITE DEVELOPMENT PLAN	P	<input type="checkbox"/> Sector Plan (Phase I, II, III)	
<input type="checkbox"/> ...for Subdivision Purposes		<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan	
<input type="checkbox"/> ...for Building Permit		<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)	
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L		
		APPEAL / PROTEST of...	A
		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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. PHONE: 344-9400
 ADDRESS: 4921 Alexander NE, Suite B FAX: 344-5700
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL:
 Proprietary interest in site: Owner List all owners:
 AGENT (if any): Mark Goodwin & Associates, PA PHONE: 828-2200
 ADDRESS: PO Box 90606 FAX: 797-9539
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: goodwinengrs@comcast.net

DESCRIPTION OF REQUEST: Minor Subdivision : Request for Preliminary Final Plat Approval

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. Lot 51 Block: 2 Unit:
 Subdiv. / Addn. West Ridge Subdivision
 Current Zoning: SU-1/RD Proposed zoning: Same
 Zone Atlas page(s): H-9 & H-10 No. of existing lots: 1 No. of proposed lots: 1 Tr/ 1 Lot
 Total area of site (acres): 0.7049 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.) Within 1000FT of a landfill? No
 UPC No. ~~999999~~ 100905949742710116 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Austin Avenue NW
 Between: Burkett Avenue NW and Angel Drive NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.) 1001932.
02DRB-00000-00690, 02DRB-01578, 02DRB-01579, 02DRB-01580, 02DRB-01581, 03DRB-00220, 03DRB-00353

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

SIGNATURE John M. MacKenzie DATE 5/4/04
 (Print) John M. MacKenzie, PE _____ Applicant Agent

FOR OFFICIAL USE ONLY

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

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04DRB - 00681</u>	<u>PPE</u>	<u>S(3)</u>	<u>\$ 285⁰⁰</u>
<input checked="" type="checkbox"/> All fees have been collected				\$
<input type="checkbox"/> All case #s are assigned				\$
<input checked="" type="checkbox"/> AGIS copy has been sent		<u>CONFL. MGMT.</u>		<u>\$ 20</u>
<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>May 19th 04</u>			Total <u>\$ 305⁰⁰</u>

B. Derbert 5/5/04
 Planner signature / date

Project # 1001932

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Copy of previous D.R.B. approved infrastructure list
- Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
- Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule) \$ 305
- Any original and/or related file numbers are listed on the cover application
- Infrastructure list if required (**verify with DRB Engineer**) **NO INTERNAL ROUTING**

DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings.
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
- Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

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

John M MacKenzie Applicant name (print)
John M MacKenzie Applicant signature / date
5/4/04



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

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

Application case numbers
04DRB - 00681

Robert 5/5/04
Planner signature / date

Project # 1001932



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539
e-mail: goodwinengrs@comcast.net

April 30, 2004

Ms. Sheran Matson, AICP Chair
Development Review Board
City of Albuquerque Planning Department
PO Box 1293
Albuquerque, NM 87103

Re: Replat on Lot 51, Westridge Subdivision, Unit 2

Dear Ms. Matson:

This is a request for preliminary and final plat approval on a lot that was platted within a large subdivision last year.

A large portion of the lot is encumbered by a PNM easement. The purpose of this replat is to separate out the portion covered by the easement into a stand alone tract, which will ultimately be conveyed to and maintained by a Homeowner's Association.

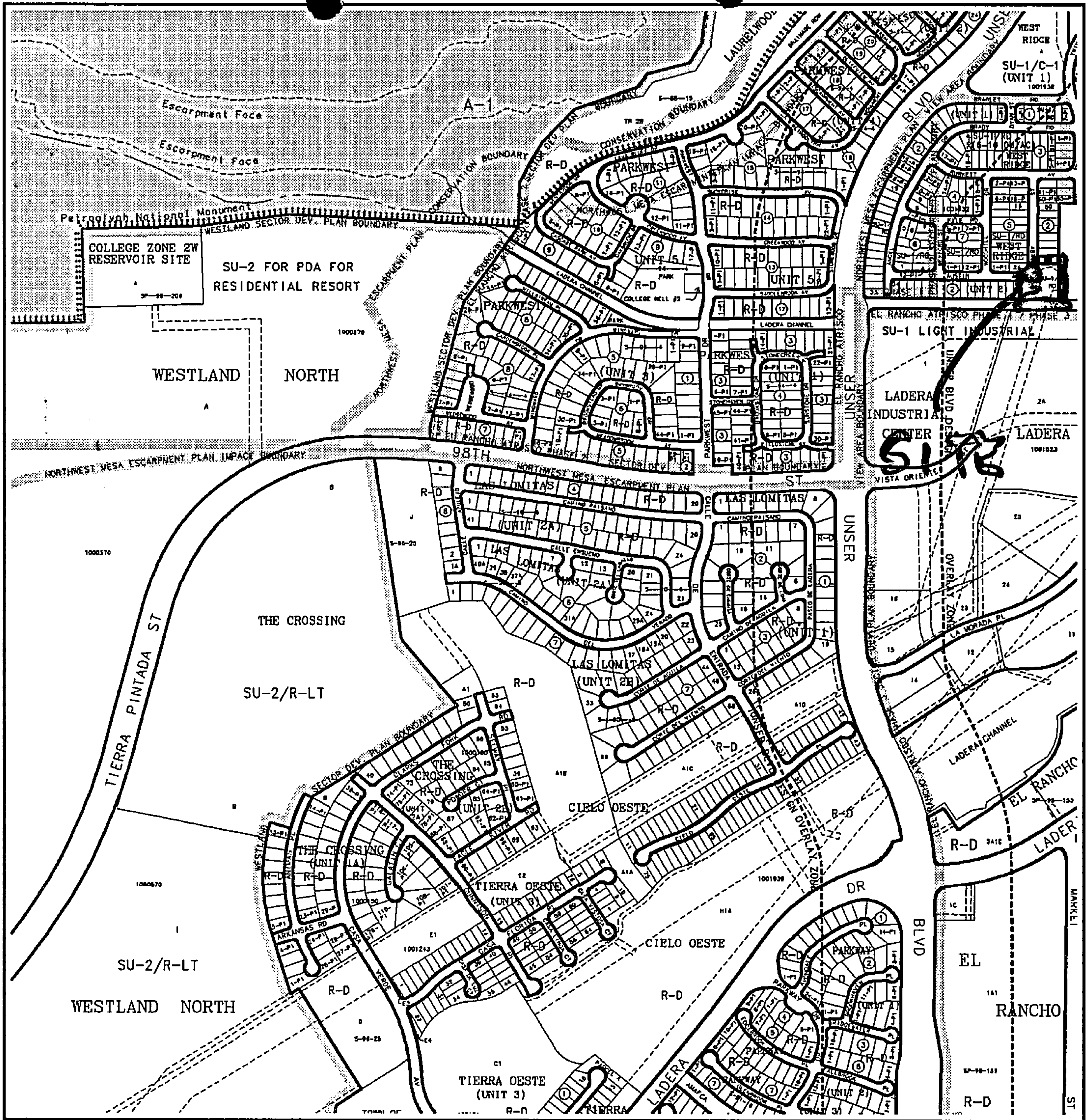
Please contact me if I can be of further assistance.

Sincerely,

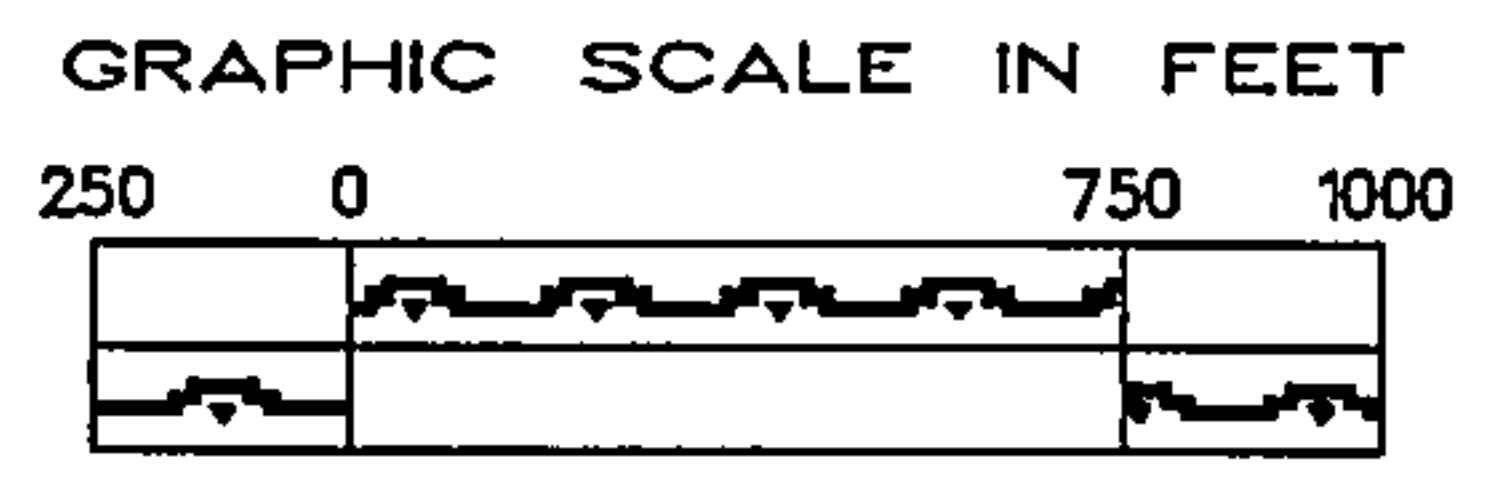
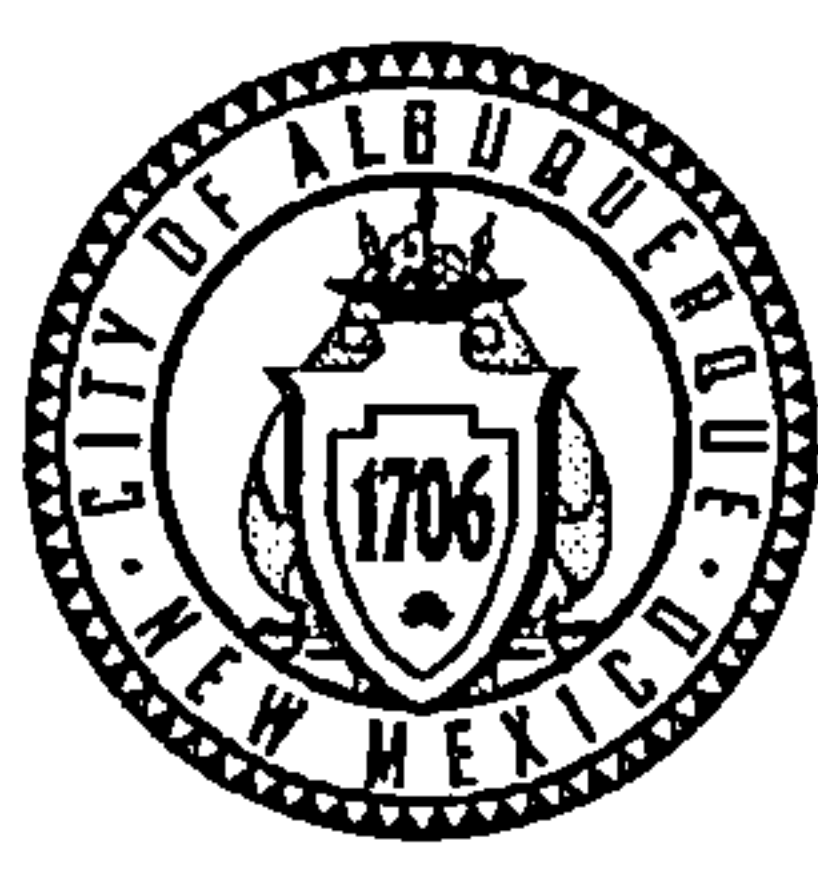
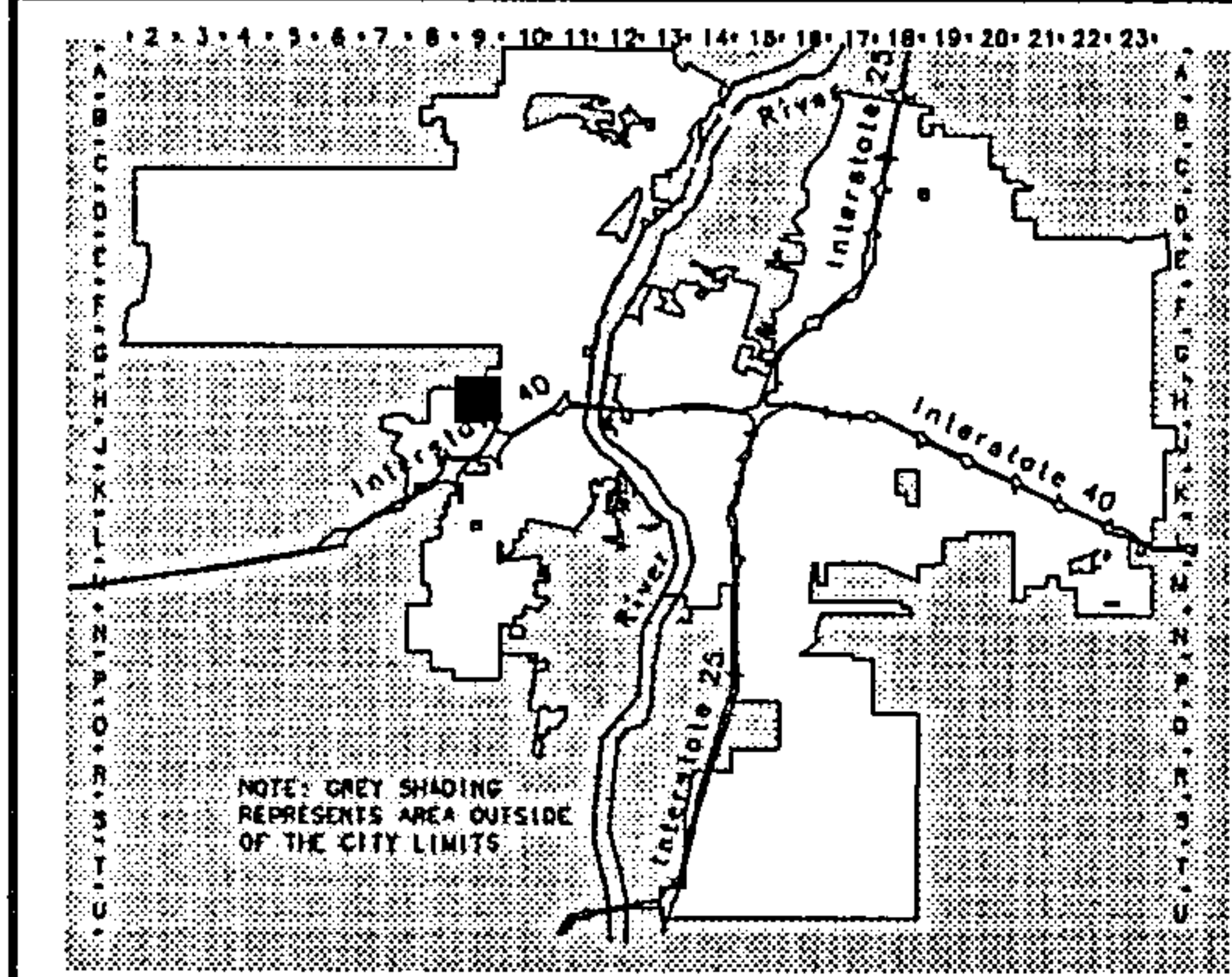
MARK GOODWIN & ASSOCIATES, PA

John M. MacKenzie, P.E.
Vice President

JMM/bg



SITE



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

Zone Atlas Page
H-9-Z
 Map Amended through April 02, 2004

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

PAID RECEIPT

APPLICANT NAME KB Home New Mexico Inc
 AGENT Mark Goodwin & Assoc.
 ADDRESS ~~1111~~ PO Box 90606
 PROJECT & APP # 100193 2/04500-00681
 PROJECT NAME West Ridge unit 2

\$ 20⁰⁰ 469099/4916000 Conflict Management Fee
 \$ 285.00 441006/4983000 DRB Actions
 \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
 \$ _____ 441018/4971000 Public Notification
 \$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 () Major/Minor Subdivision () Site Development Plan () Bldg Permit
 () Letter of Map Revision () Conditional Letter of Map Revision
 () Traffic Impact Study
 \$ 305⁰⁰ TOTAL AMOUNT DUE

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

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

KB HOME
 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. 06351900
 09 74579

VENDOR	DATE	AMOUNT
512209	05/04/04	*****305.00

PAY THREE HUNDRED FIVE AND 00/100 *****

TO THE ORDER OF **City of Albuquerque
 Accounts Payable Office
 P.O. Box 313
 Albuquerque NM 87103**

05/05/2004
 RECEIPT 0005
 ACCOUNT 441006
 Activity 4983000
 Trans AME
 J24 Misc
 CK

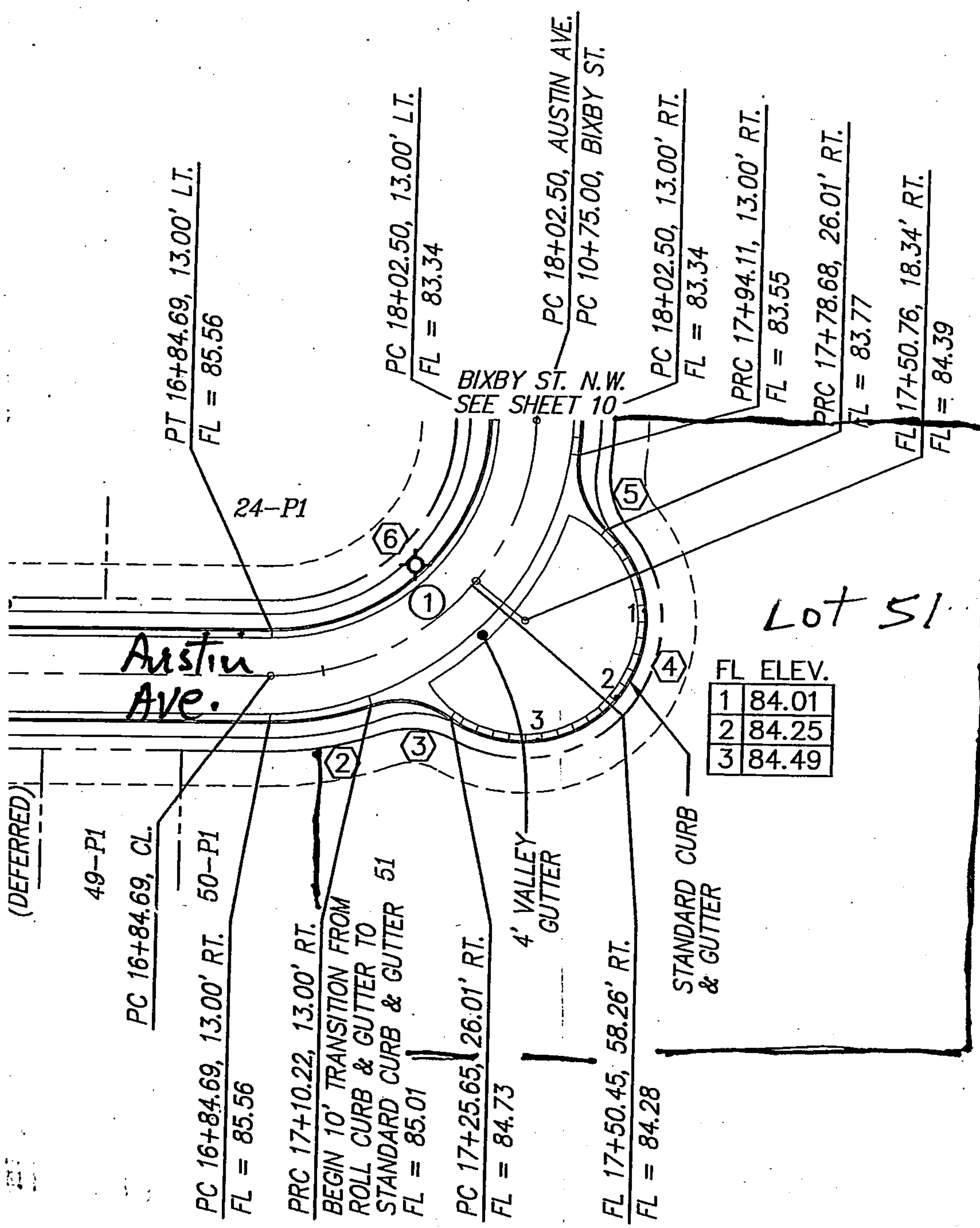
05/05/2004
 RECEIPT 0005
 ACCOUNT 441006
 Activity 4983000
 Trans AME
 J24 Misc
 CK

AUTHORIZED SIGNATURES
 \$305.00
 \$285.00
 \$305.00

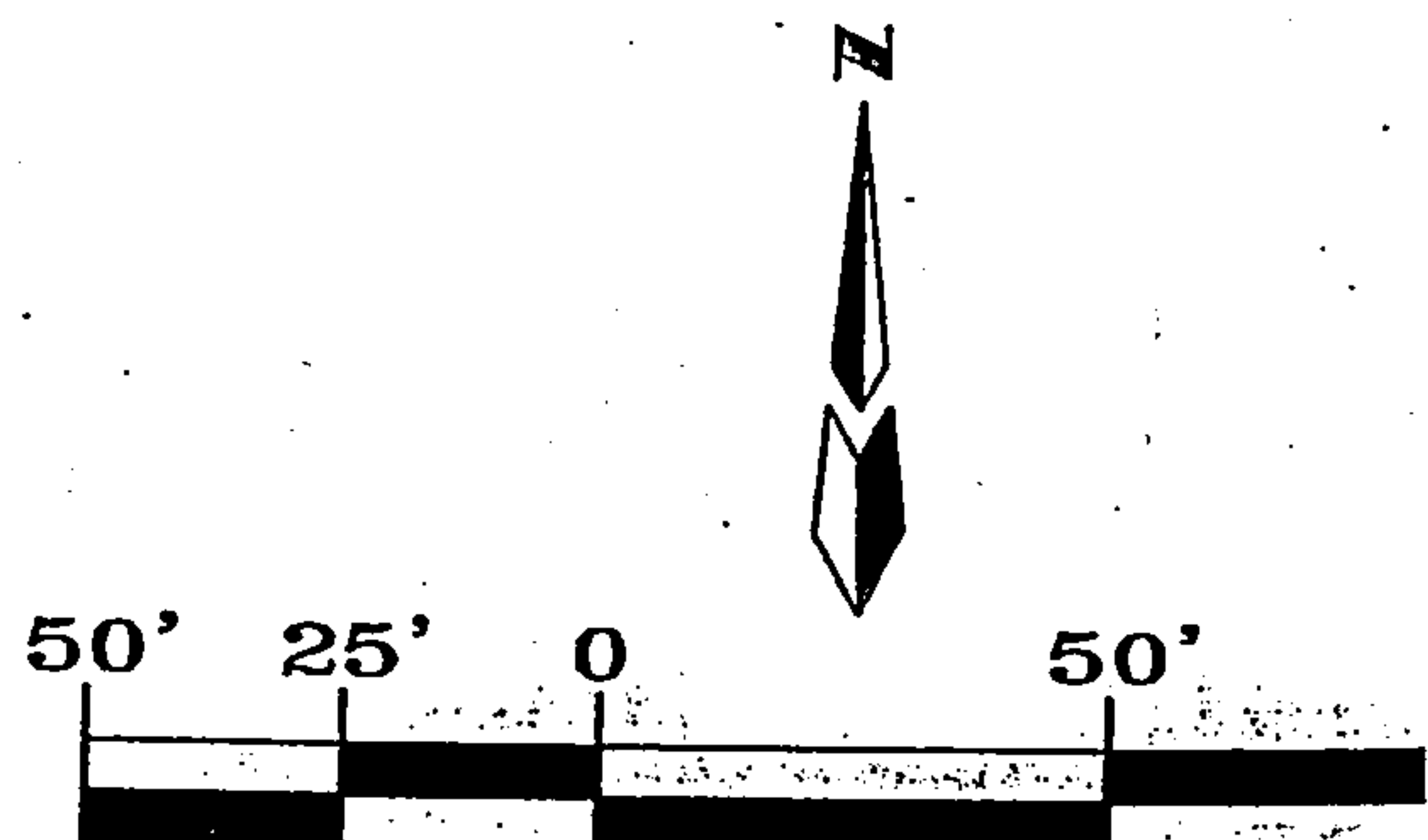
VOID IF NOT CASHED IN 60 DAYS

SIGNATURE HAS A COLORED BACKGROUND - BORDER CONTAINS MICROPRINTING

⑈06351900⑈ ⑈071923226⑈ 09 74579 CHANG⑈ \$0.00



Site sketch



SCALE: 1" = 50'

AUSTIN AVE. N.W.
 STA. 10+00.00 TO STA. 21+00.00

SCALE: HORZ. 1" = 50'
 VERT. 1" = 10'

--	--	--	--	--	--	--	--

Current DRC
Project Number:

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

EXHIBIT "A"

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

WEST RIDGE SUBDIVISION UNITS 1, & 2

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

EL RANCHO ATROSCO, PHASE II, TRACTS A-1 AND B-1, & VOLCANO BUSINESS PARK, TRACT 5A1-A, & LANDS OF PLAINS ELECTRIC COOPERATIVE, INC., TOGETHER
WITH A PORTION OF VACATED OLD OURAY ROAD N.W.

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: 12-23-02
Date Site Plan Approved: 1-08-03
Date Preliminary Plat Approved: 1-08-03
Date Preliminary Plat Expires: 1-02-03
DRB Project No.: 1001932
DRB Application No.: 02DRB01581
revised 3/12/03 03 DRB-0353

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location UNIT 1 PAVING	From	To	Private Inspector	City Inspector	City Cnst Engineer
		12' Decel Lane	Art Pvmt, Std C&G, and 10' Asphalt Trail East Side Only	Unser Blvd.	Brawley Rd.	Lot 18, Blk 2	/	/	/
		32' FF	Res Pvmt, Std C&G, and 4' Sidewalk South Side Only	Brawley Rd.	Unser Blvd.	Twin Oaks Dr.	/	/	/
		32' FF	Res Pvmt and Std C&G	Twin Oaks Dr.	Brawley Rd.	Ouray Rd.	/	/	/
		28' FF	Res Pvmt, Roll C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ west side only	Twin Oaks Dr.	Brawley Rd.	Burkett Ave.	/	/	/
		20'	Pipe Gate (private entrance)	Old Ouray Rd.	at Unser Blvd.		/	/	/
		32' FF	Res Pvmt, Std C&G, and 4' Sidewalk Both Sides	Dyan St.	Brawley Rd.	Brady Rd.	/	/	/
		24' FF	Res Pvmt, Roll C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ west side only	Twin Oaks Dr (Stub)	Burkett Ave.	End of Stub	/	/	/
		28' FF	Res Pvmt, Roll C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ Both Sides	Brady Rd.	Twin Oaks Dr.	Angel Dr.	/	/	/
		28' FF	Res Pvmt, Roll C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ Both Sides	Angel Dr.	Brady Rd.	Unit 1 Boundry	/	/	/

1 of 6

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location UNIT 1	From	To
PAVING CONT.				
28' FF	Res Pvmnt, Roll C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ Both Sides	Burkett Ave.	Twin Oaks Dr.	Angel Ave.
28' FF	Res Pvmnt, Roll C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ Both Sides	Bixby St.	Burkett Ave.	Unit 1 Boundry
26' FF	Res Pvmnt, Roll C&G ⁽¹⁾ , and 4' Sidewalk ⁽²⁾ Both Sides	Woodhill Dr.	Burkett Ave.	Unit 1 Boundry
12'	Lt. Turn Ln & Median Break	Ouray Rd.	At Twin Oaks Dr.	
Per Design	Residential Street Lights			
WATER				
6"	Water line	Woodhill Dr.	Burkett Ave.	Austin Ave.
6"	Water line	Bixby St.	Burkett Ave.	Austin Ave.
6"	Water line	Burkett Ave.	Twin Oaks Dr.	Angel Dr.

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

2 of 6

ORIGINAL

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
UNIT 2 WATER				
6"	Water line	Angel Dr.	Unit 1 Boundry	Old Ouray Rd.
6"	Water line	Old Ouray Rd.	Unser Blvd	Angel Dr.
SANITARY SEWER				
8"	Sanitary sewer	Kyle Rd.	Woodhill Dr.	Angel Dr.
8"	Sanitary sewer	Austin Ave.	Bixby St.	Angel Dr.
8"	Sanitary sewer	Wexford St..	Austin Ave.	Kyle Rd.
8"	Sanitary sewer	Woodhill Dr.	Unit 1 Boundry	Austin Ave.
8"	Sanitary sewer	Bixby St.	Unit 1 Boundry	Austin Ave.
8"	Sanitary sewer	Angel Dr.	Unit 1 Boundry	End of Stub

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

5 of 6

ORIGINAL

ORIGINAL

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
2.0 ac-ft	Public Detention Pond	Tract E		
18" 24"	Storm Sewer	Burkett Ave.	Woodhill Dr.	Tract E
18" 24" 30"	Storm Sewer	Twin Oaks Dr.	Tract F	Ouray Rd

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

Engineer's Certification for Private Grading and Drainage Required for release of financial guarantees.

NOTES

- 1 Standard curb and gutter will be used instead of roll curb and gutter where required for drainage.
- 2 All internal sidewalks to be deferred
- 3 Unit 1 infrastructure must be financially guaranteed prior to Unit 2

AGENT / OWNER

James R. Hughes

NAME (print)

Mark Goodwin Assoc

FIRM

James D. Hepler

SIGNATURE - date

1-8-03

MAXIMUM TIME ALLOWED TO CONSTRUCT

THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: 1-08-05

DESIGN REVIEW COMMITTEE REVISIONS

Sheran Nation 1/8/03

Sheran Nation 1/8/03

DRB CHAIR - date

R. D. ... 3-12-03

TRANSPORTATION DEVELOPMENT - date

Roger ... 3/12/03

UTILITY DEVELOPMENT - date

Brad D. Byham 3-12-03

CITY ENGINEER - date

Brad D. Byham 1-8-03

BOARD MEMBER APPROVALS

Christina Landover 1/8/03 Christina Landover 3/12

PARKS & GENERAL SERVICES - date

Rec

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

pg 6 of 6



SUBDIVISION	Supplemental form S	ZONING	Supplemental form Z
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation & Zone Establishment	
<input type="checkbox"/> Minor Subdivision action		<input checked="" type="checkbox"/> Sector Plan	
<input checked="" 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 HOME New Mexico, Inc.</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 by Contract</u>	PHONE: <u>828-2200</u>
AGENT (if any): <u>Mark Goodwin & Associates, PA</u>	FAX: <u>797-9539</u>
ADDRESS: <u>8916 Adams NE</u>	E-MAIL: <u>dmg@swcp.com</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87199</u>	

DESCRIPTION OF REQUEST: Vacation of the rest of Old Ouray Rd. Public Right of way in association with West Ridge Subdivision
 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. A1 & SE portion of B1, El Rancho Atrisco, Phase II Block: _____ Unit: _____
 Subdiv. / Addn. and Tracts 391-393, Town of Atrisco Grant and a Portion of Old Ouray Rd.
 Current Zoning: R-LT Proposed zoning: N/A
 Zone Atlas page(s): H-9 & 10 No. of existing lots: 4 No. of proposed lots: 170
 Total area of site (acres): 40 Density if applicable: dwellings per gross acre: 6.5 dwellings per net acre: 8.5
 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. 100905944943410104, 100905950043610109, 100905952052810110 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Unser Blvd
 Between: Old Ouray Road and Ouray Road

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 02DRB-00000-01578, 02DRB-00000-01579, 02DRB-00000-01580, 02DRB-00000-01581, 02DRB-00000-01583, 02DRB-00000-01584, 02DRB-00000-01810

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

SIGNATURE James D. Hughes DATE 2/14/03
 (Print) James D Hughes, PE Applicant Agent

FOR OFFICIAL USE ONLY

Form revised September 2001

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>03400 - 00000 - 60220</u>	<u>VPROW</u>		<u>\$ 300.00</u>
<input type="checkbox"/> All fees have been collected		<u>Adv. Fee</u>		<u>\$ 75.00</u>
<input type="checkbox"/> All case #s are assigned				\$
<input type="checkbox"/> AGIS copy has been sent				\$
<input type="checkbox"/> Case history #s are listed				\$
<input type="checkbox"/> Site is within 1000ft of a landfill				\$
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>March 12 2003</u>			<u>\$ 375.00</u>

Maecita Hill
 Planner signature / date

Project # 1001932

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)
 - 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.

James D Hughes Applicant name (print)
James D Hughes 2-14-03 Applicant signature / date



Form revised September 2001

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

Application case numbers
03400 - 00000 - 00220

Mabelle Dick Planner signature / date
Project # 1001932



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

February 14, 2003

Mr. Roger Green
Acting DRB Chair
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

Re: West Ridge Residential (#1001932)

Dear Mr. Green:

Vacation of the rest of Old Ouray Rd. in association with West Ridge Subdivision since we can not leave an isolated piece of public right of way with no public access, and because the development to the south, Volcano Business Park, which already got approval of this same vacation request is not going to record the vacation on a plat in time for West Ridge Subdivision Final Plat to be recorded in the month of March 2003.

If you have any questions please call.

Sincerely,

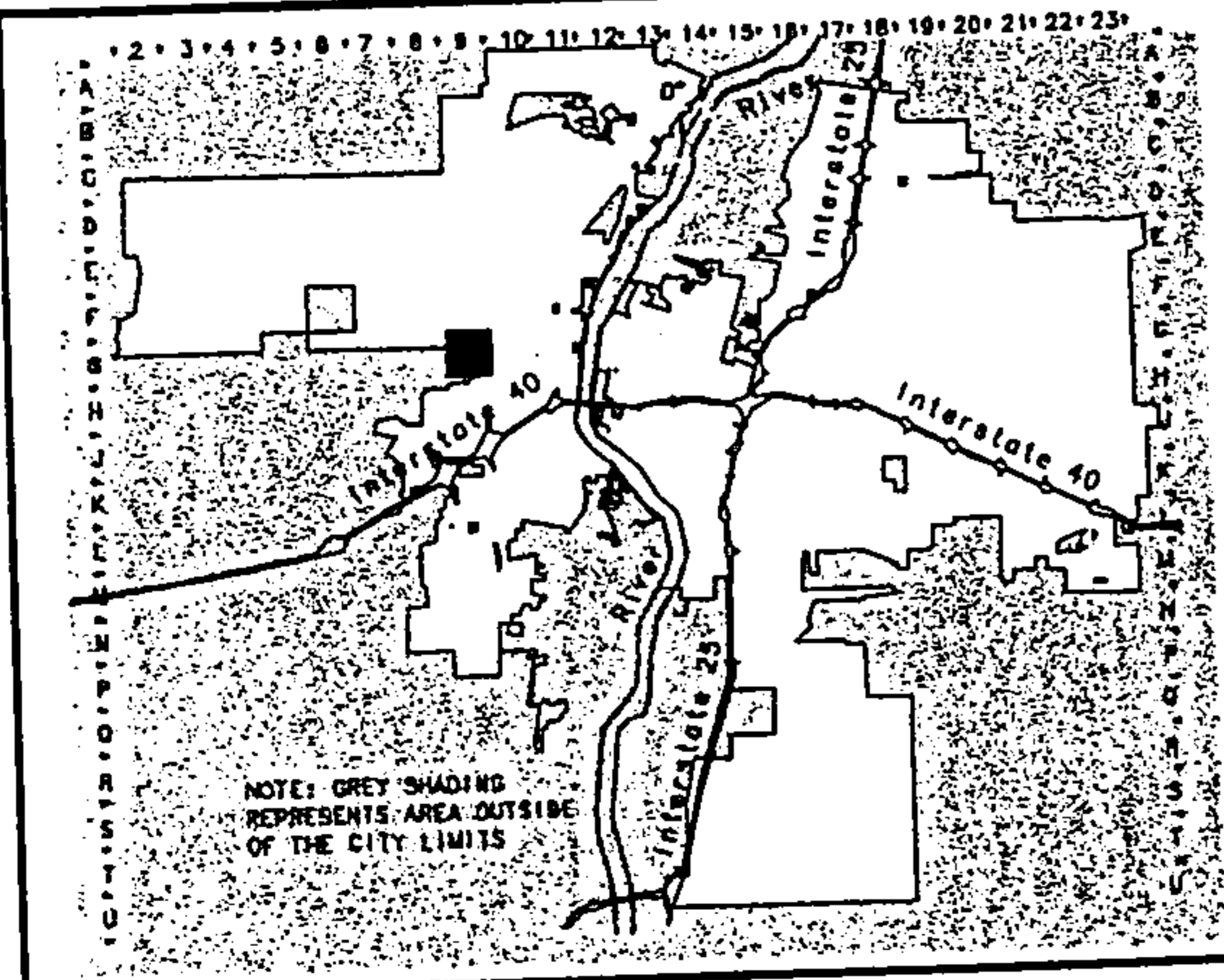
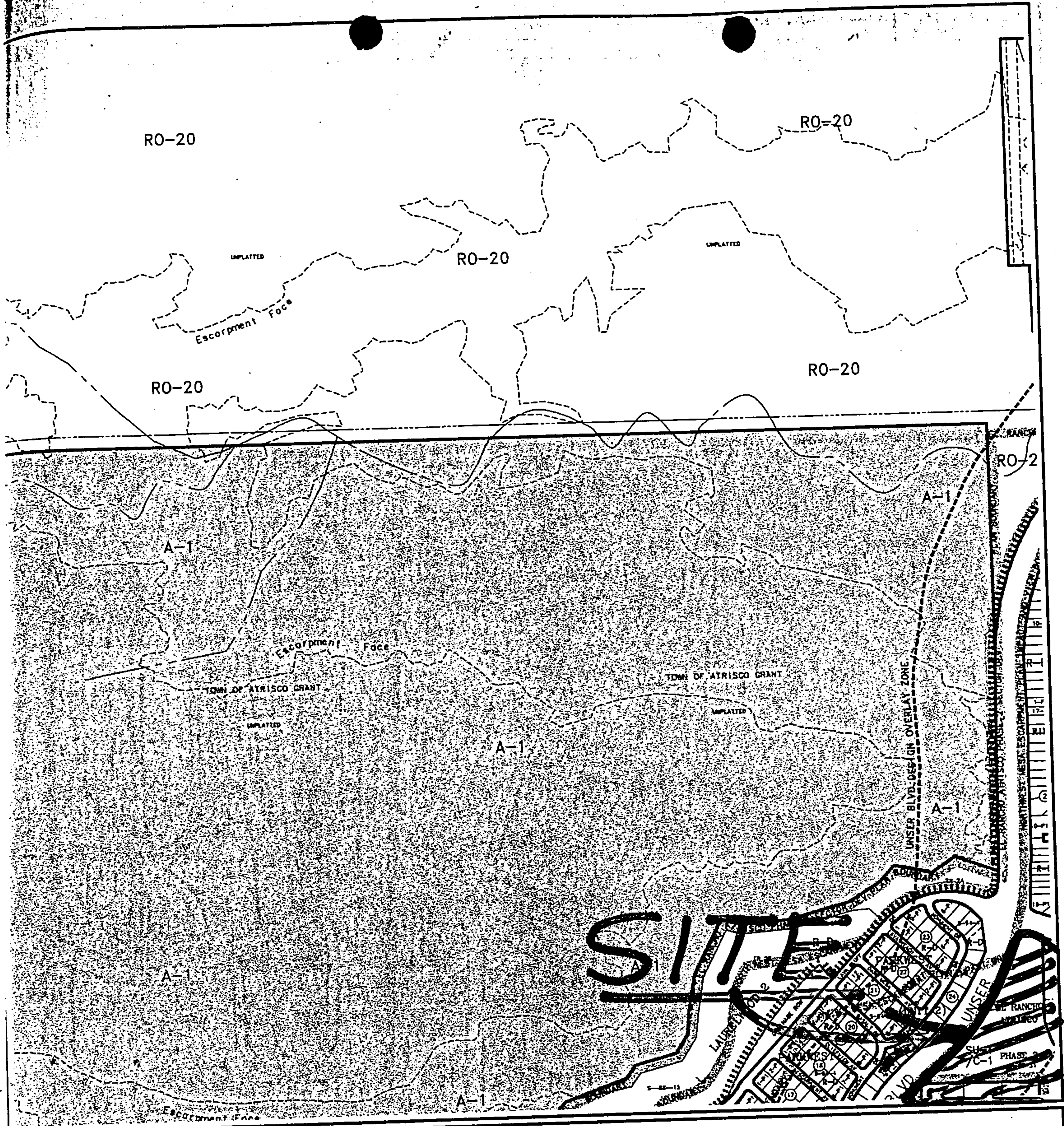
MARK GOODWIN & ASSOCIATES, PA

James D. Hughes, PE
Senior Engineer

JDH/bm

xc: Leroy Chavez — Westland Development
Greg Breedlove — KB Home

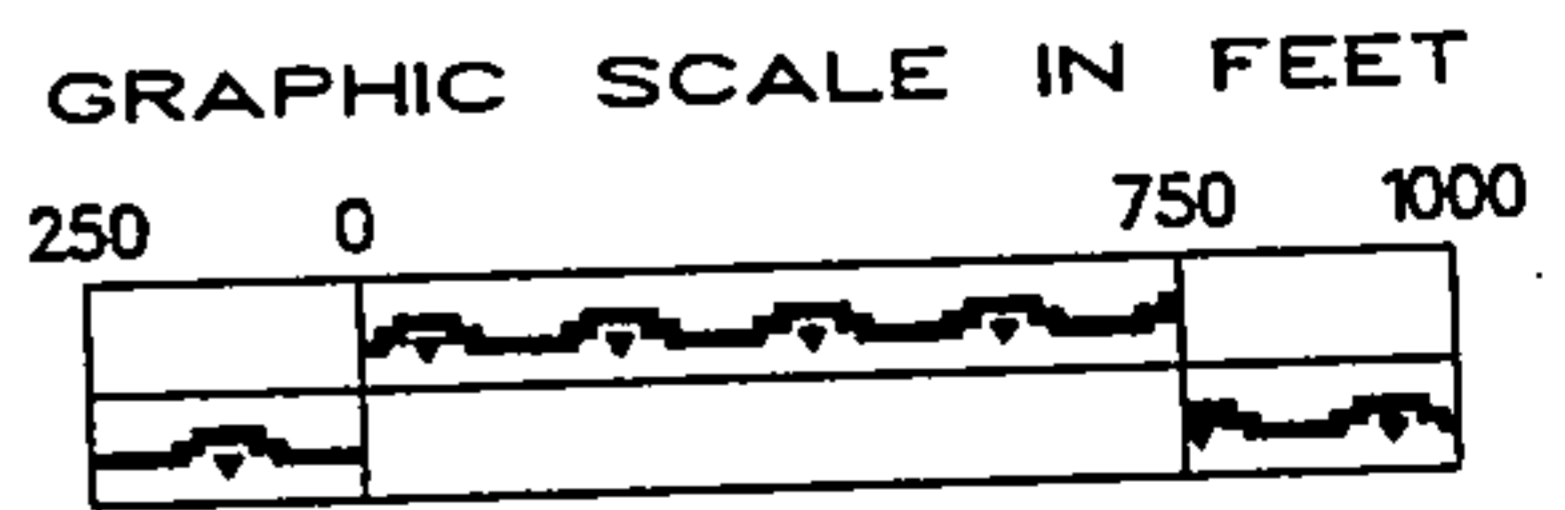
attachments



CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

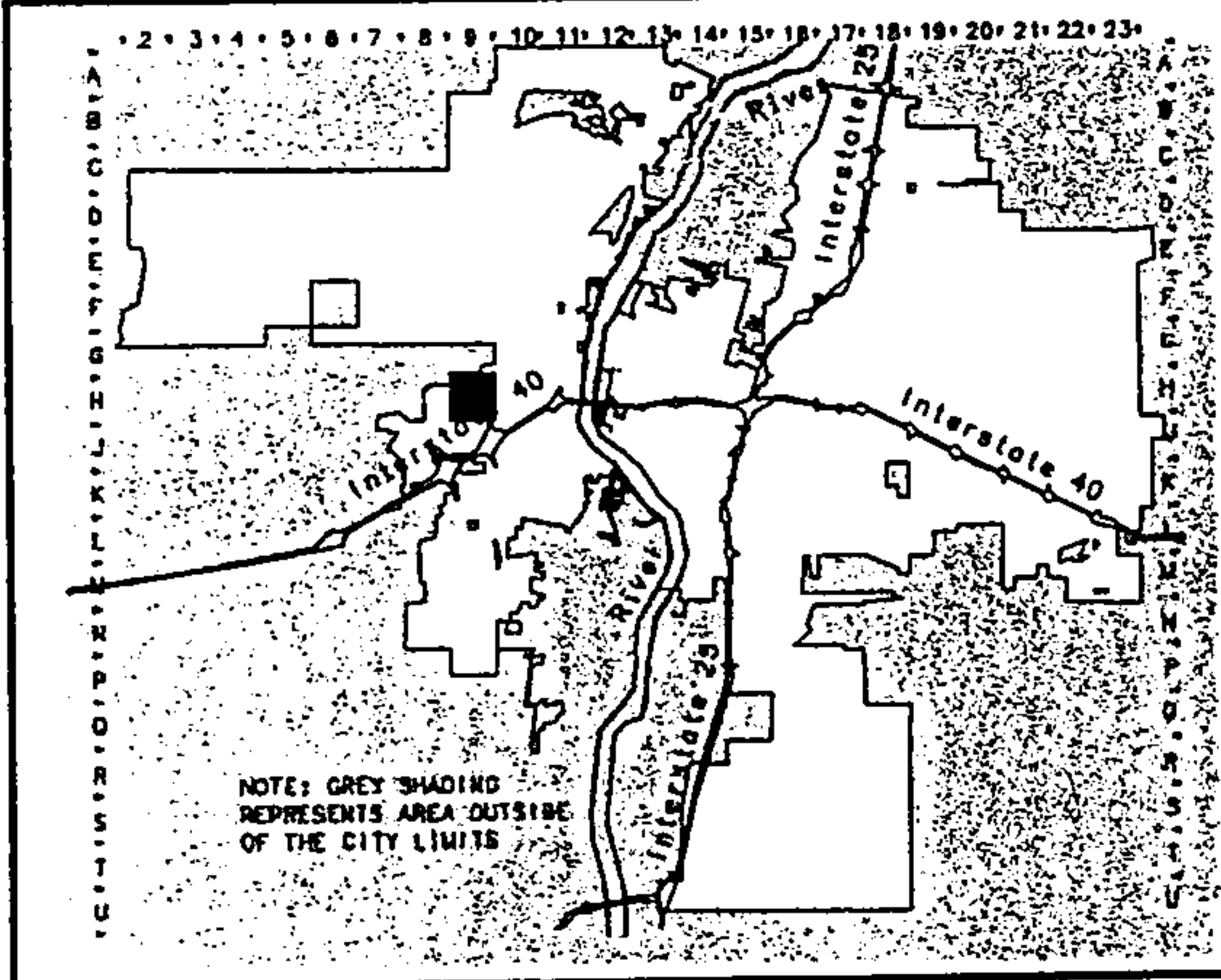
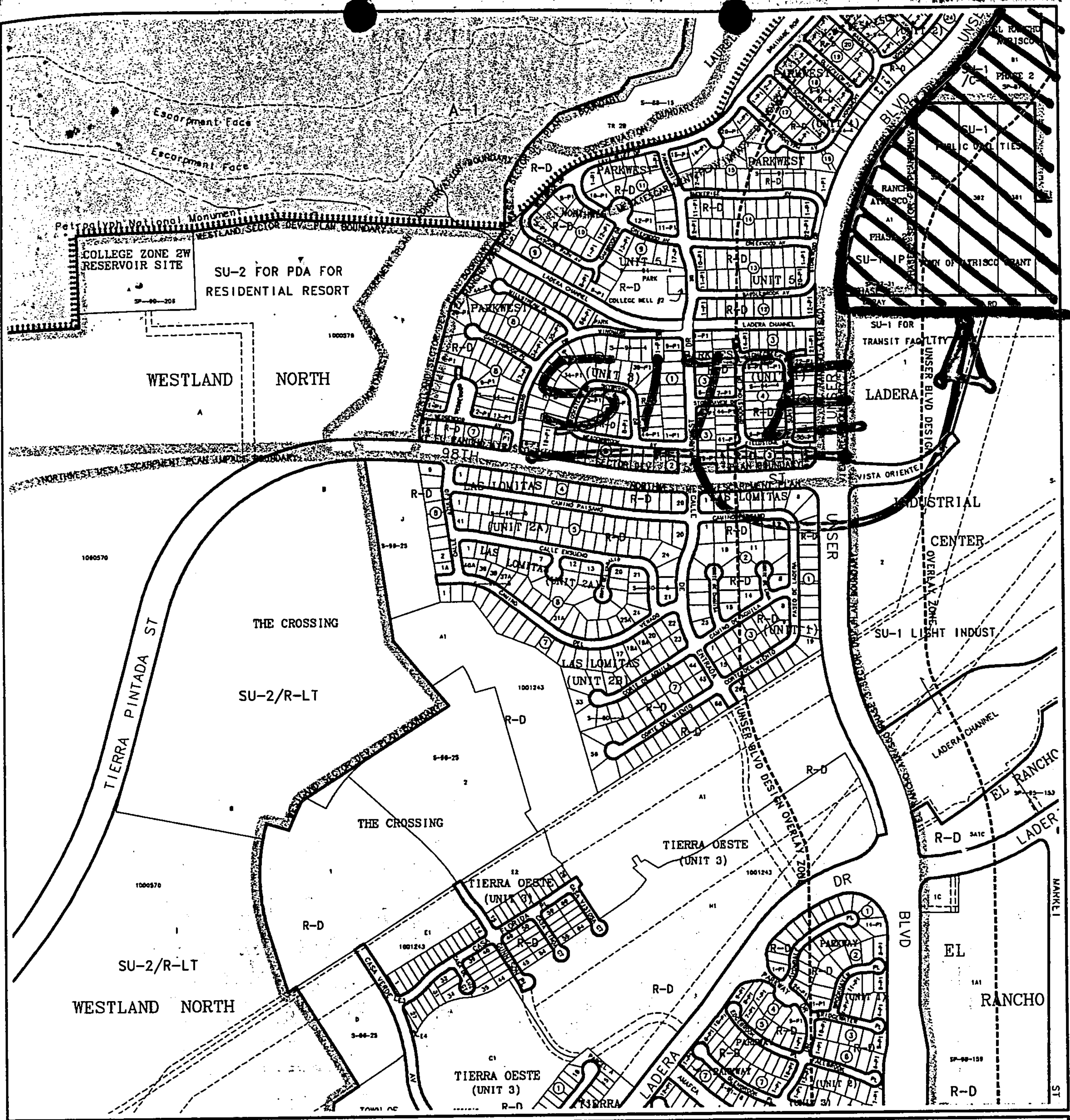
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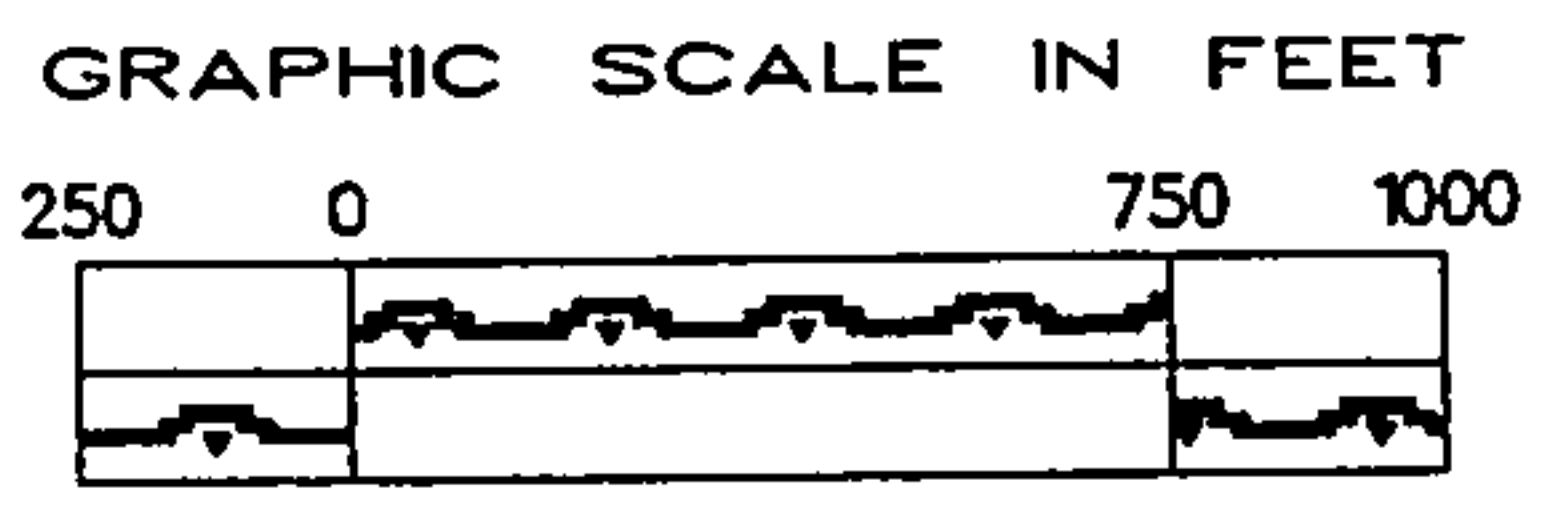
Zone Atlas Page

G-9-Z

Map Amended through April 03, 2002



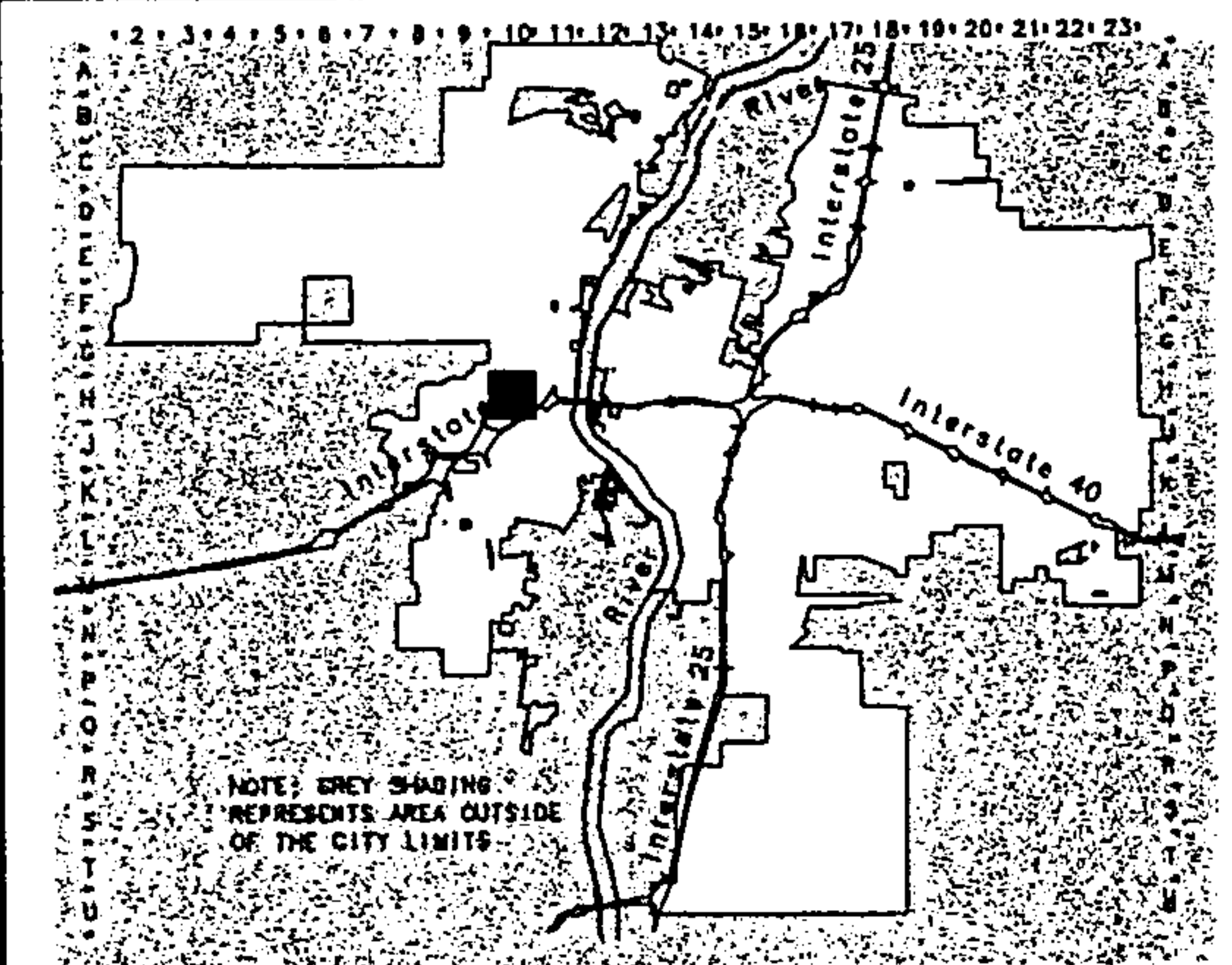
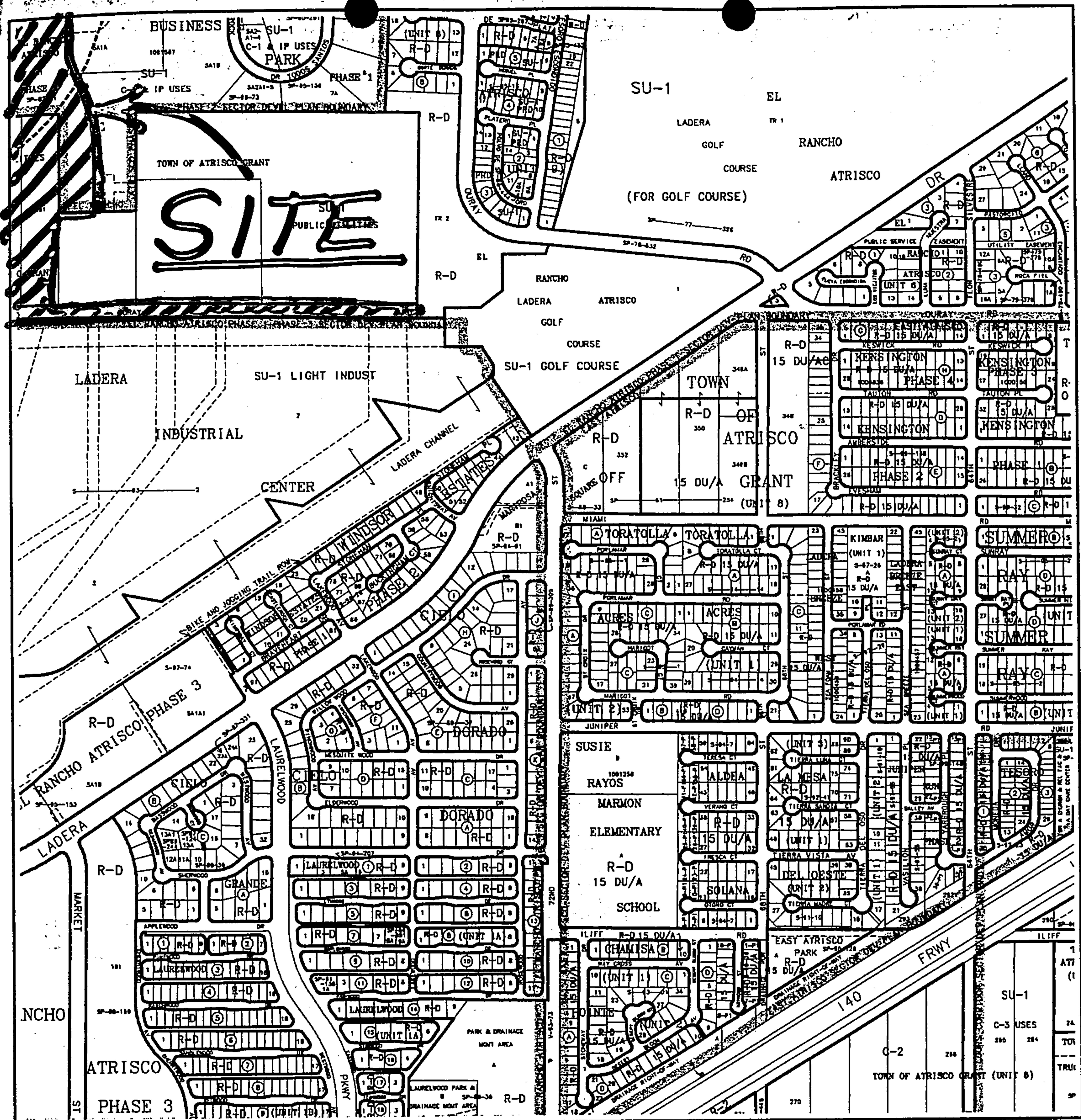
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Albuquerque
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 PLANNING DEPARTMENT
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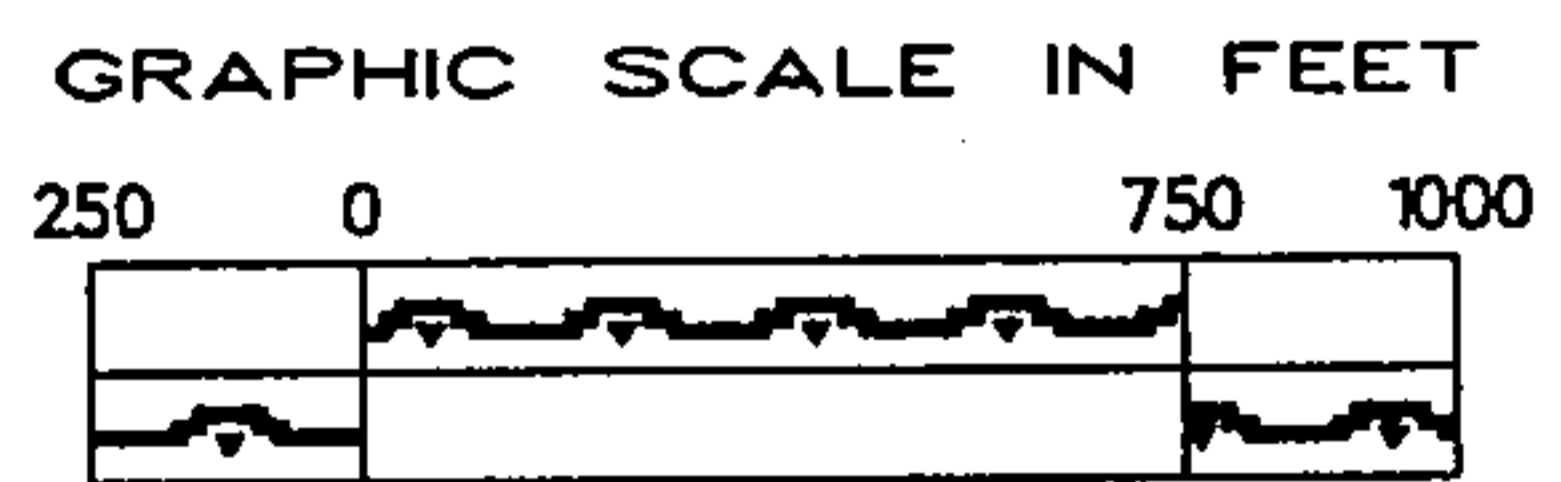
Zone Atlas Page

H-9-Z

Map Amended through April 03, 2002



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PLANNING DEPARTMENT
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Zone Atlas Page

H-10-Z

Map Amended through April 03, 2002

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City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION SECTION (LDC)
Plaza Del Sol -2nd & 4TH Floor West - 600 2nd St NW 87102
Front Counter Main Number (505) 924-3858 or 924-3895
Main Fax (505) 924-3864

City Of Albuquerque
Treasury Division

LOC: ANN

11:35AM

02/14/2003

RECEIPT# 00003767 WSH 006 TRANSH 0022
Account 441018 Fund 0110
Activity 4971000 TRSKIDM \$375.00
Trans Amt \$375.00
J24 Misc \$75.00
CK \$375.00
CHANGE \$0.00

PAID RECEIPT

APPLICANT NAME

KB Home NEM Inc.

AGENT

Mark Goodwin & Associates

ADDRESS

8916 Adams NE

PROJECT NO.

1001932

APPLICATION NO.

03400 00000 00220

\$ 300.⁰⁰ 441006 / 4983000 (DRB Cases)

\$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)

\$ 75.⁰⁰ 441018 / 4971000 (Notification)

\$ 375.⁰⁰ **Total amount due**

DUPLICATE

City Of Albuquerque
Treasury Division

02/14/2003 11:35AM LOC: ANN
X
RECEIPT# 00003766 WSH 006 TRANSH 0022
Account 441006 Fund 0110
Activity 4983000 TRSKIDM
Trans Amt \$375.00
J24 Misc \$300.00

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

(below this line for OCNC use only)

Date of Inquiry: 2-14-03 Time Entered: 11am OCNC Rep. Initials: DE

for MARK GOODWIN'S Application



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: February 14, 2003

TO CONTACT NAME: Bernadette Mares
COMPANY/AGENCY: Mark Goodwin & ASSOC.
ADDRESS/ZIP: PO Box 90606 / 87199
PHONE/FAX #: 828-2200 / 497-9539

Thank you for your inquiry of 2-14-03 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Tract SAIA - A1B, Volcano Business Park, Phase I, Tract A1 & B, El Rancho Arisco Phase 2, Tracts 391-393, Lands & Placeros Electric zone map page(s) G-9, D, H-9, I, Coop. Trc. & portion of vacated Old Outway Rd no AKA West Edge Subdivision

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

Ladera West Neighborhood Association
Contact: Dan Serrano
3205 Rhonda de la Chusas NW / 87100
836-6399 (w) 344-5311 (w)
Barry King
3808 Todos Santos NW
836-6044 (w) 87120

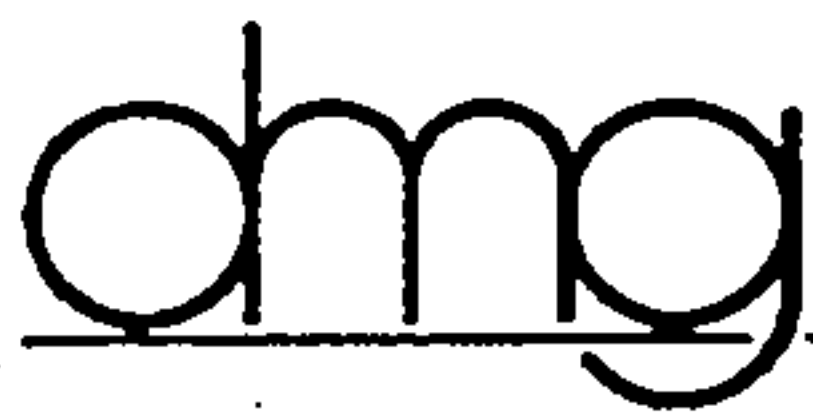
Neighborhood Association
Contact:
/ 87100

See reverse side for additional Neighborhood Association Information: YES () NO (X)

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,
Palma S. Carriona
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) 828-2200 FAX 797-9539
e-mail: dmgs@swcp.com

February 14, 2003

Robert McCannon
Ladera West Neighborhood Association
2808 Ell Tesoio Escondido NW
Albuquerque, NM 87120

Mr. Barry King
Ladera West Neighborhood Association
3808 Todos Santos NW
Albuquerque, NM 87120

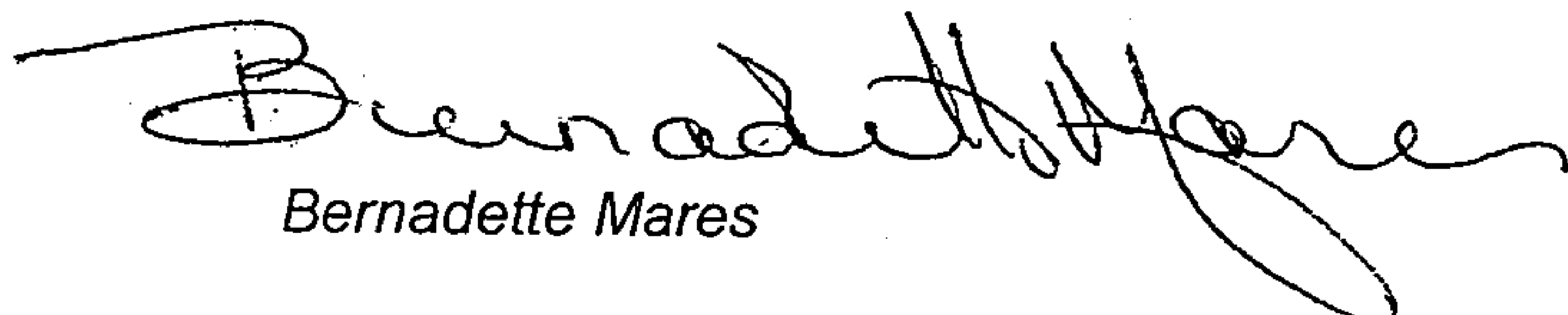
Re: West Ridge Subdivision

Dear Mr. McCannon and Mr. King:

Enclosed please find a copy of the DRB application for the referenced project. The anticipated date to be heard at DRB is March 12, 2003. Please contact James D. Hughes, of our office if you have any questions or concerns.

Sincerely,

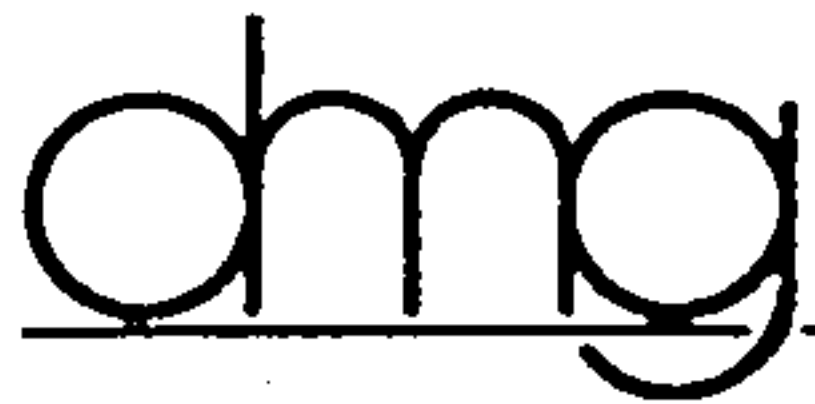
MARK GOODWIN & ASSOCIATES, PA



Bernadette Mares

/sr

Enclosure



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

February 14, 2003

Robert McCannon
Ladera West Neighborhood Association
2808 EII Tesoio Escondido NW
Albuquerque, NM 87120

Mr. Barry King
Ladera West Neighborhood Association
3808 Todos Santos NW
Albuquerque, NM 87120

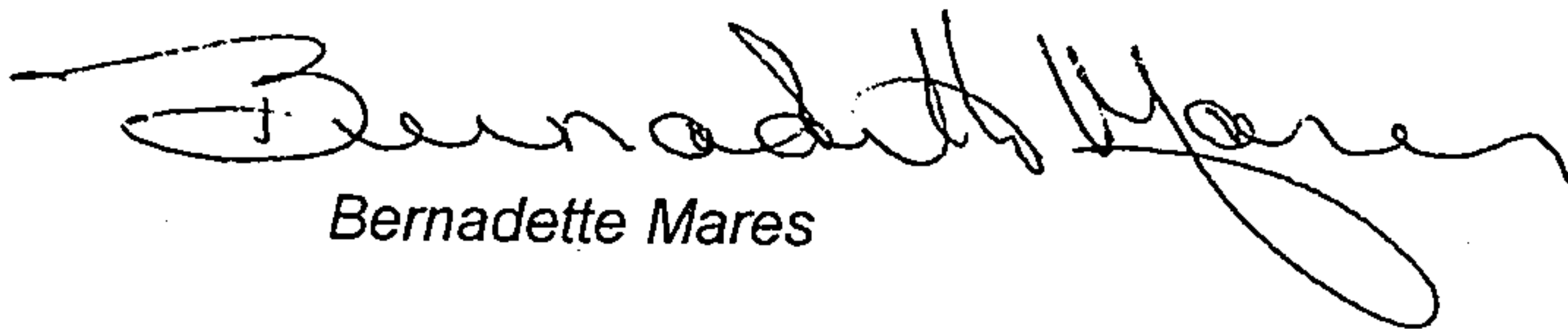
Re: West Ridge Subdivision

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Sincerely,

MARK GOODWIN & ASSOCIATES, PA



Bernadette Mares

/sr

Enclosure

UPC #'s for West Ridge Subdivision

<i>LOTS</i>	<i>UPS #</i>
5A1A.	101006003200831124
B1.	100905952052810110
A1	100905944943410104
393.	100905950043610109CA
392.	100905950043610109CA
391.	999999

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City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION SECTION (LDC)
Plaza Del Sol -2nd & 4TH Floor West - 600 2nd St NW 87102
Front Counter Main Number (505) 924-3858 or 924-3895
Main Fax (505) 924-3864

PAID RECEIPT

APPLICANT NAME

KB Home NEM Inc.

AGENT

Mark Goodwin & Associates

ADDRESS

8916 Adams NE

PROJECT NO.

100122

APPLICATION NO.

03400 00000 00220

\$ 300.⁰⁰ 441006 / 4983000 (DRB Cases)

\$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)

\$ 75.⁰⁰ 441018 / 4971000 (Notification)

\$ 375.⁰⁰

Total amount due

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 Feb. 28 2003 To March 12 2003.

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.

James D. Hepler 2/14/03
(Applicant or Agent) (Date)

I issued 2 signs for this application, 2/14/03, Maceta Hill
(Date) (Staff Member)

1932

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1001932 Subdivision Name West Ridge Unit 2

Surveyor Tim Aldrich Company Mark Goodwin

Contact person Richard Quintana Phone # 828-2200 email _____

Patricia M. Galt _____ 12/17/03
Approved *Not Approved Date

DXF RECEIVED 12/14/03 DATE
 HARD-COPY RECEIVED 12/14/03 DATE
 DISCLOSURE STATEMENT

NAD 83 Grid Coor.

***Not Approved for one or more of the following reasons:**

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, such as a tie to an ACS monument, necessary to convert 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:

AGIS Use Only: Copied cov 1932 to agiscov on 12/17/03 Client Notified 12/17/03



OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION

1-13-2003

9. Project # 1001932
02DRB-01810 Major-Vacation of Public Easements

MARK GOODWIN & ASSOCIATES, PA, agent(s) for K B HOME NEW MEXICO request(s) the above action(s) for all or a portion of Lot(s) 5A1A, B1, A1, 393, 392, and 391, **WEST RIDGE SUBDIVISION**, zoned SU-1/RD, located on UNSER BLVD NW, between OLD OURAY RD NW and NEW OURAY RD NW containing approximately 38 acre(s). **[SHOWN AS PROJECT # 1002368 IN ERROR]** (G-9)

At the January 8, 2003, Development Review Board meeting, the Vacation was approved as shown on Exhibit B in the Planning file, 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.

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.

02DRB-01578 Major-Preliminary Plat Approval
02DRB-01579 Major-Vacation of Pub Right-of-Way
02DRB-01580 Major-Vacation of Public Easements
02DRB-01581 Major- SiteDev Plan Subd
02DRB-01583 Minor-Sidewalk Waiver
02DRB-01584 Minor-Temp Deferral of SW Construction

MARK GOODWIN & ASSOCIATES, agent(s) for K B HOME NEW MEXICO, request(s) the above action(s) for all or a portion of Tract(s) 5A1A & A1B, VOLCANO BUSINESS PARK, PHASE 1, Tract(s) A1 & B1, EL RANCHO ATRISCO, PHASE II, Tract(s) 391-393, LANDS OF PLAINS ELECTRIC COOP INC., AND A PORTION OF VACATED OLD OURAY RD NW, (to be known as **WEST RIDGE SUBDIVISION**, zoned SU-1 special use zone, IP, C-1 & PUB. UTIL., located on the east side of UNSER BLVD NW, between OLD OURAY RD NW and NEW OURAY RD NW containing approximately 38 acre(s). [REF: 02DRB-00690 SK PL] [DEFERRED FROM 11/13/02, 12/4/02 & 12/18/02] (DEFERRED 12/18/02) (G-9/10, H-9/10)



**OFFICIAL NOTICE
PAGE TWO**

At the January 8, 2003, Development Review Board meeting, with the signing of the infrastructure list dated 1/8/03 and approval of the grading plan engineer stamp dated 1/2/03 the preliminary plat was approved with the following Condition:

CONDITION:

- 1) The adjacent plat of Ladera Business Park must be filed prior to this plat incorporating the vacated portion of Old Ouray Blvd into that plat.

The Vacations were approved as shown on Exhibit B in the Planning file, 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.

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. Temporary deferred 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.



**OFFICIAL NOTICE
PAGE THREE**

If you wish to appeal this decision, you must do so by January 23, 2003, 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 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.)

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.)

Roger Green
Acting, DRB Chair

Cc: KB Homes New Mexico, 4921 Alexander, Suite B, 87107
Mark Goodwin & Associates PA, 8916 Adams NE, 87199
Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1001932 AGENDA#: 09 DATE: 1.8.03

1. Name: Doug Hughes Address: MGA & Assoc 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: _____

9



DRB CASE ACTION LOG

REVISED 8/20/2002

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.: 02-01581 (SPS)	Project # 1001932
Project Name: WEST RIDGE SUBDIVISION	EPC Application No.:
Agent: Mark Goodwin & Assoc.	Phone No.: 828-2200

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 1/8/09 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____

- UTILITIES: _____

- CITY ENGINEER / AMAFCA: _____

- PARKS / CIP: _____

Project Number 1001932

- PLANNING (Last to sign): 29' front setback shown on SDP for Subd.
 See comments dated See B. Paulsen's Site Plan Markup
 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.



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORD. DIV.
(Project #1002368 in error)

DEVELOPMENT REVIEW BOARD
January 8, 2003
Project # 1001932

Project # 1001932
02DRB-01810 Major-Vacation of Public Easements

MARK GOODWIN & ASSOCIATES, PA, agent(s) for K B HOME NEW MEXICO request(s) the above action(s) for all or a portion of Lot(s) 5A1A, B1, A1, 393, 392, and 391, **WEST RIDGE SUBDIVISION**, zoned SU-1/RD, located on UNSER BLVD NW, between OLD OURAY RD NW and NEW OURAY RD NW containing approximately 38 acre(s). **[SHOWN AS PROJECT # 1002368 IN ERROR]** (G-9)

AMAFCA

No objection to requested action. Language should be added to the plat that old Ouray Road R/W will be dedicated to AMAFCA. There is a question if this can be done since AMAFCA does not own adjacent R/W.

COG	No adverse comments.
Transit	No comments.
Zoning Enforcement	Reviewed, no comment.
Neighborhood Coord.	Letter sent to Ladera West (R) Neighborhood Assn.
APS	No comments received.
Police Department	

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

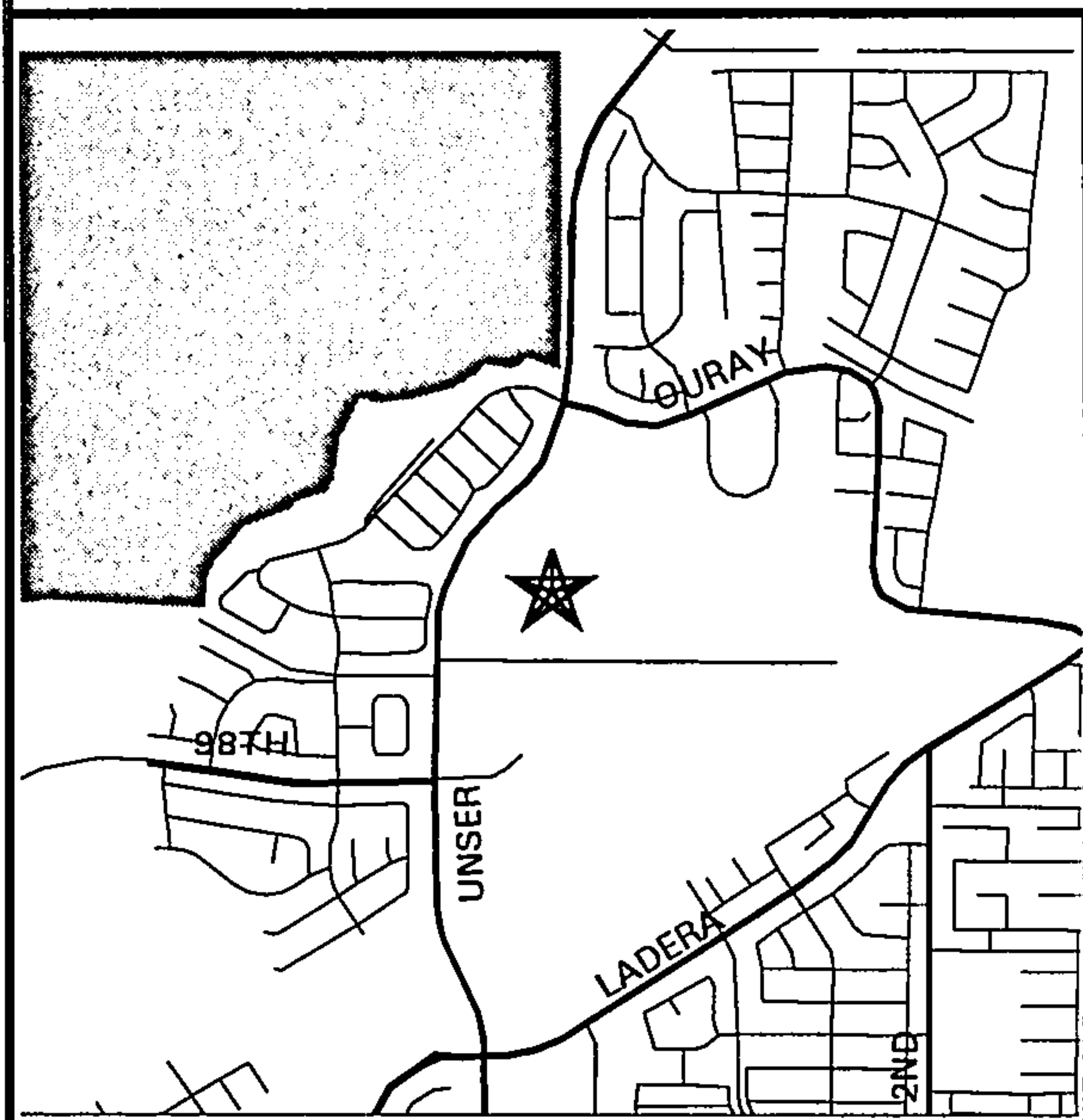
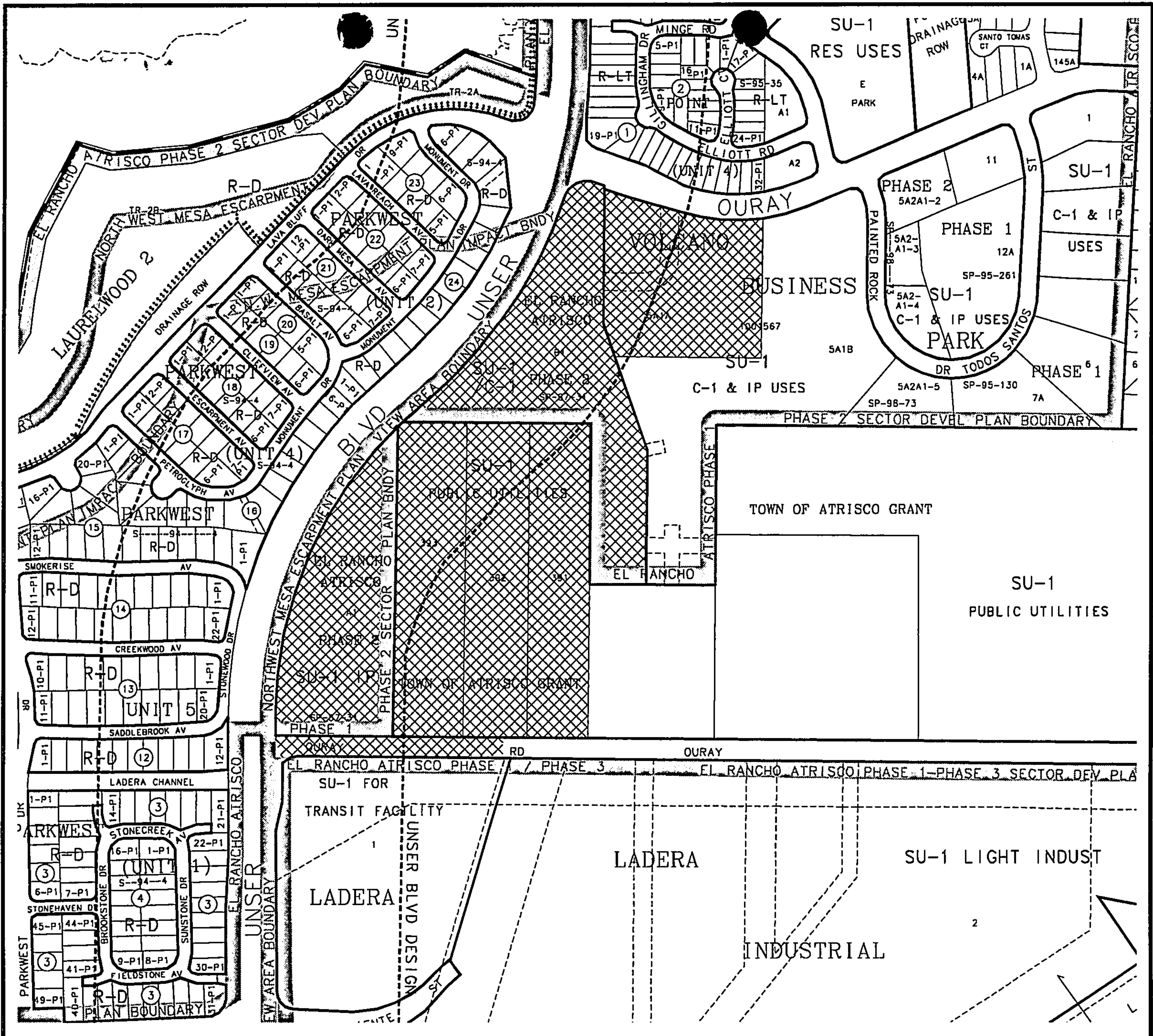
Fire Department	No adverse comments.
PNM Gas	Approves.

PNM Electric Approves vacation of Blanket AT & T 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 Hydrology has no objection to the vacation request.
Transportation Development

If this is vacated, how is access to be provided to Ouray road for this site?

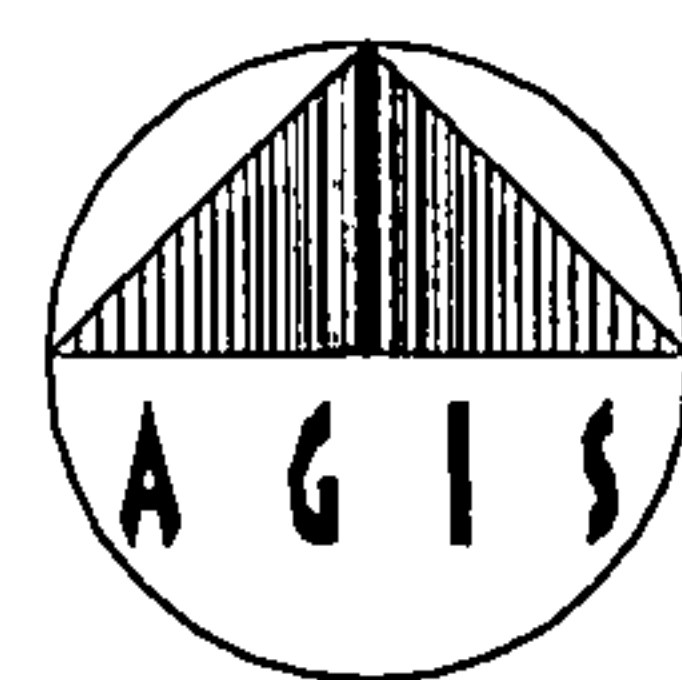
Parks & Recreation No objection.
Utilities Development Will need clarification/discussion at the hearing.
Planning Department No objection to the vacation.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING
cc:KB Home New Mexico, 4921 Alexander NE, Suite #B, 87107
Mark Goodwin & Associates PA, 8916 Adams NE, 87199



Note: Shaded area indicates County Not to Scale

ZONING MAP



Scale 1"=472'

PROJECT NO.

1002368
1001932

HEARING DATE

1-8-03

MAP NO.

H-9

ADDITIONAL CASE NUMBER(S)

02DRB-01810



**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, January 8, 2003**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000196

02DRB-01850 Major-Two Year SIA

TIERRA WEST LLC agent(s) for BEN RUIZ request(s) the above action(s) for all or a portion of Lot(s) C1B, **CORONADO SAVINGS & LOAN**, zoned SU-1 special use zone, for C-1 uses, located on COORS BLVD NW, between SEQUOIA RD NW and REDLANDS RD NW containing approximately 2 acre(s). [REF: 00450-00641, 02DRB-00845] (G-11)

Project # 1000269

02DRB-01878 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST 93-2 NM request(s) the above action(s) for all or a portion of Tract(s) 5B2C1A1, **RENAISSANCE CENTER**, zoned SU-1 for C-2, located on CULTURE DR NE, between MONTANO RD NE and MERCANTILE AVE NE containing approximately 1 acre(s). [REF: DRB 96-242, 00460-00802, 00440-01433, 00420-01434, 00420-01435] (F-16)

Project # 1000950

02DRB-01875 Major-Two Year SIA

DINESH C. KHOLWADWALA request(s) the above action(s) for all or a portion of Lot(s) 4A1, **MENAU DEVELOPMENT**, zoned M-1 light manufacturing zone, located on MENAUL BLVD NE, between UNIVERSITY BLVD NE and PRINCETON DR NE containing approximately 3 acre(s). [REF: 00410-01688, DRB-99-107, V-99-41, Z-98-21] (H-15)

SEE PAGE 2...



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE
PAGE 2**

Project # 1000131

02DRB-01897 Major – Two Year SIA
02DRB-01898 Minor – Ext. SIA Temp Deferral
of Sdwks

MARK GOODWIN & ASSOCIATES, PA agent(s) for BROADWAY DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Sections 28, 29, 32, 33 - T10R3, **BROADWAY INDUSTRIAL CENTER, UNIT 3**, zoned SU-2 MH, located on SAN JOSE AVE SE BETWEEN BROADWAY BLVD SE AND I-25 containing approximately 60 acre(s). [REF: DRB-99-8, 02DRB-00400, 02DRB-00402, 01DRB-01559, 01DRB-01791] (M-14)

Project # 1000408

02DRB-01855 Major-Preliminary Plat Approval
02DRB-01856 Minor-Sidewalk Variance
02DRB-01857 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA, agent(s) for C & W LAND DEVELOPMENT ENTERPRISE INC. request(s) the above action(s) for all or a portion of Tract(s) 490 & 91, **SAGE POINTE SUBDIVISION, TOWN OF ATRISCO GRANT #7**, zoned R-D residential and related uses zone, developing area, 14 DU/AC, located on the SOUTH SIDE OF SAGE RD SW, between 82ND ST SW and 86TH ST SW containing approximately 10 acre(s). [REF: DRB-99-21, 00440-00438 XPP, 01440-00353 XPP, 02DRB-00365 XPP, 02DRB-00492 AMPP] (M-9)

Project # 1001866

02DRB-01848 Major-Preliminary Plat Approval
02DRB-01849 Minor – Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA, agent(s) for NORTH VALLEY DEVELOPMENT LTD., LLC, request(s) the above action(s) for all or a portion of Lot(s) 16 & 17, ALVARADO ADDITION, **CAMPBELL FARM SUBDIVISION**, zoned RA-2 residential and agricultural zone, located on CAMPBELL RD NW BETWEEN RIO GRANDE BLVD NW AND THE GRIEGOS DRAIN, containing approximately 5 acre(s). [REF: 02500-00540 (SK)] (G-13)

SEE PAGE 3...



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE
PAGE 3**

Project # 1001993

02DRB-01841 Major-Vacation of Pub
Right-of-Way
02DRB-01842 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOC., INC. agent(s) for CITY OF ALBUQUERQUE & SHIRLEY LESLIE request(s) the above action(s) for all or a portion of Lot(s) F & G, **ACADEMY PLACE SUBDIVISION**, zoned R-2 residential zone & C-1, located on the SOUTH SIDE OF OSUNA RD NE, between JUAN TABO BLVD NE and MORRIS ST NE containing approximately 4 acre(s). [REF: 02DRB-01545 SK, 02EPC-00825 ZMA, 02EPC-00824 SDP, 02EPC-00844 SDP] (F-21)

Project # 1002250

02DRB-01882 Major-Bulk Land Variance
02DRB-01886 Minor-Prelim&Final Plat
Approval
02DRB-01887 Major-Vacation of Public
Easements

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A-1, **VENTANA RANCH**, zoned SU-1 for RT, located on UNIVERSE BLVD NW, between IRVING BLVD NW and VENTANA RD NW containing approximately 23 acre(s). [REF: 02EPC-01480, DRB-99-54] (B-10)

1001932

Project # ~~1002368~~

02DRB-01810 Major-Vacation of Public
Easements

MARK GOODWIN & ASSOCIATES, PA, agent(s) for K B HOME NEW MEXICO request(s) the above action(s) for all or a portion of Lot(s) 5A1A, B1, A1, 393, 392, and 391, **WEST RIDGE SUBDIVISION**, zoned SU-1/RD, located on UNSER BLVD NW, between OLD OURAY RD NW and NEW OURAY RD NW containing approximately 38 acre(s). [REF: 1001932] (G-9)

Project # 1002375

02DRB-01852 Major-Vacation of Pub
Right-of-Way

JOSE L. PADILLA request(s) the above action(s) for all or a portion of Lot(s) 1-5 & E-H, Block(s) 3A **PALISADES ADDITION**, zoned C-1, located on BLUEWATER RD NW, between YUCCA NW and PLANO NW containing approximately 2 acre(s). (J-11)

SEE PAGE 4...



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

PAGE 4

Project # 1002384

02DRB-01895 Major-SiteDev Plan BldPermit

CONSENSUS PLANNING agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1 (to be known as **RANCHO ENCANTADO SUR**) COORS VILLAGE, zoned SU-3 special center zone, located on WESTERN TRAIL NW, between ATRISCO DR NW and COORS BLVD NW containing approximately 11 acre(s). [REF: 01138-01744, Z-95-94, Z-99-84, DRB-95-195, DRB-96-361] (F-11)

02DRB-01896 Major-SiteDev Plan BldPermit

CONSENSUS PLANNING agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1 (to be known as **RANCHO ENCANTADO NORTE**) COORS VILLAGE, zoned SU-3, located on WESTERN TRAIL NW, between ATRISCO DR NW and COORS BLVD NW containing approximately 17 acre(s). [REF: 01138-01744, Z-95-94, Z-99-84, DRB-95-195, DRB-96-361] (F-11)

02DRB-01879 Major-Preliminary Plat Approval
02DRB-01880 Major-Vacation of Pub Right-of-Way

02DRB-01883 Major-Vacation of Public Easements

02DRB-01884 Minor-Sidewalk Waiver

02DRB-01885 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1 and 4, **RANCHO ENCANTADO NORTE, RANCHO ENCANTADO SUR AND CONDOMINIUM SUBDIVISIONS**, zoned SU-3 special center zone, located on SO SIDE WESTERN TRAIL NW, between ATRISCO DR NW and COORS BLVD NW containing approximately 17 acre(s). [REF: 02EPC-01165, 02EPC-01170, 02EPC-01161] (F-11)

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.

Roger Green, Acting Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, DECEMBER 23, 2002.

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

Meeting Date: 1-8-03
0-9 to 0-10
Zone Atlas Page: H-9 to H-10
Notification Radius: 100 Ft.

App#	<u>MDRB-01810</u>
Proj#	<u>1002348 (MOT)</u>
Other#	<u>1001932</u>

Cross Reference and Location: _____

Applicant: KB Home New Mexico
Address: 4921 Alexander NE, Ste # B, 87107
Agent: Mark Cochran & Assoc., P.A.
Address: 8916 Adams NE, 87199

SPECIAL INSTRUCTIONS

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

Date Mailed: 12-17-02
Signature: MSmith

RECORDS WITH LABELS

PAGE 1

101006000805232116	LEGAL: LT 1 8-P1 BLK 1 PLAT OF RINCONADA POINT UNIT 4 CONT LAND USE: PROPERTY ADDR: 00000 3101 GILLINGHAM DR NW OWNER NAME: WAGNER LANA K OWNER ADDR: 03101 GILLINGHAM	DR NW ALBUQUERQUE	NM 87120
101006000804732115	LEGAL: LT 1 9-P1 BLK 1 PLAT OF RINCONADA POINT UNIT 4 CONT LAND USE: PROPERTY ADDR: 00000 7936 ELLIOTT RD NW OWNER NAME: DOMINGUES BARBARA M & R SIDNEY OWNER ADDR: 07936 ELLIOTT	RD NW ALBUQUERQUE	NM 87120
101006001504332114	LEGAL: LT 2 0-P1 BLK 1 PLAT OF RINCONADA POINT UNIT 4 CONT LAND USE: PROPERTY ADDR: 00000 7932 ELLIOTT RD NW OWNER NAME: CHAVEZ ROBERT J OWNER ADDR: 07932 ELLIOTT	RD NW ALBUQUERQUE	NM 87120
101006001904132113	LEGAL: LT 2 1-P1 BLK 1 PLAT OF RINCONADA POINT UNIT 4 CONT LAND USE: PROPERTY ADDR: 00000 7928 ELLIOTT RD NW OWNER NAME: PEREA RUTH M OWNER ADDR: 07928 ELLIOTT	NW ALBUQUERQUE	NM 87120
101006002304132112	LEGAL: LT 2 2-P1 BLK 1 PLAT OF RINCONADA POINT UNIT 4 CONT LAND USE: PROPERTY ADDR: 00000 7924 ELLIOTT RD NW OWNER NAME: CROSTIC SARAH OWNER ADDR: 07924 ELLIOTT	RD NW ALBUQUERQUE	NM 87120
101006002603932111	LEGAL: LT 2 3-P1 BLK 1 PLAT OF RINCONADA POINT UNIT 4 CONT LAND USE: PROPERTY ADDR: 00000 7920 ELLIOTT RD NW OWNER NAME: TRUITT MICHAEL B OWNER ADDR: 07920 ELLIOTT	RD NW ALBUQUERQUE	NM 87120
101006002903732110	LEGAL: LT 2 4-P1 BLK 1 PLAT OF RINCONADA POINT UNIT 4 CONT LAND USE: PROPERTY ADDR: 00000 7916 ELLIOTT RD NW OWNER NAME: SPARKS CHERYL JEAN OWNER ADDR: 07916 ELLIOTT	RD NW ALBUQUERQUE	NM 87120
101006006803432101	LEGAL: TR A -2 P LAT OF RINCONADA POINT UNIT 4 CONT 0.4587 LAND USE: PROPERTY ADDR: 00000 7800 ELLIOTT RD NW OWNER NAME: CURB INC OWNER ADDR: 06301 INDIAN SCHOOL	RD NE ALBUQUERQUE	NM 87110
100906049903240203	LEGAL: LT 1 4-P1 BLK 24 REPLAT FOR PARKWEST UNIT 2 (COMPRI LAND USE: PROPERTY ADDR: 00000 2904 MONUMENT DR NW OWNER NAME: WACONDA JOHN E & DEANNE C OWNER ADDR: 02904 MONUMENT	DR NW ALBUQUERQUE	NM 87120
101006003203632109	LEGAL: LT 2 5-P1 BLK 1 PLAT OF RINCONADA POINT UNIT 4 CONT LAND USE: PROPERTY ADDR: 00000 7912 ELLIOTT RD NW OWNER NAME: TENORIO-ACEVEDO ANGELA G OWNER ADDR: 07912 ELLIOTT	RD NW ALBUQUERQUE	NM 87120
101006003603432108	LEGAL: LT 2 6-P1 BLK 1 PLAT OF RINCONADA POINT UNIT 4 CONT LAND USE: PROPERTY ADDR: 00000 7908 ELLIOTT RD NW OWNER NAME: HALLIBURTON SHARON A OWNER ADDR: 07908 ELLIOTT	RD NW ALBUQUERQUE	NM 87120

RECORDS WITH LABELS

PAGE 2

101006003903332107	LEGAL: LT 2 7-P1 BLK 1 PLAT OF RINCONADA POINT UNIT 4 CONT LAND USE: PROPERTY ADDR: 00000 7904 ELLIOTT RD NW OWNER NAME: GILLILAND JOHNNIE RATLIFF OWNER ADDR: 07904 ELLIOTT	RD NW ALBUQUERQUE	NM 87120
101006004303132106	LEGAL: LT 2 8-P1 BLK 1 PLAT OF RINCONADA POINT UNIT 4 CONT LAND USE: PROPERTY ADDR: 00000 7900 ELLIOTT RD NW OWNER NAME: URIBE CHRISTINE A OWNER ADDR: 07900 ELLIOTT	RD NW ALBUQUERQUE	NM 87120
101006005803132102	LEGAL: LT 3 2-P1 BLK 1 PLAT OF RINCONADA POINT UNIT 4 CONT LAND USE: PROPERTY ADDR: 00000 7816 ELLIOTT RD NW OWNER NAME: HAMPTON GREGORY W & KRISTINE L OWNER ADDR: 07816 ELLIOTT	RD NW ALBUQUERQUE	NM 87120
100906050402540204	LEGAL: LT 1 3-P1 BLK 24 REPLAT FOR PARKWEST UNIT 2 (COMPRI LAND USE: PROPERTY ADDR: 00000 2900 MONUMENT DR NW OWNER NAME: CANO VICENTE & TORRES ANTHONY OWNER ADDR: 02900 MONUMENT	DR NW ALBUQUERQUE	NM 87120
101006004703032105	LEGAL: LT 2 9-P1 BLK 1 PLAT OF RINCONADA POINT UNIT 4 CONT LAND USE: PROPERTY ADDR: 00000 7828 ELLIOTT RD NW OWNER NAME: SCHULER BRETT E OWNER ADDR: 07828 ELLIOTT	RD NW ALBUQUERQUE	NM 87120
101006005403032103	LEGAL: LT 3 1-P1 BLK 1 PLAT OF RINCONADA POINT UNIT 4 CONT LAND USE: PROPERTY ADDR: 00000 7820 ELLIOTT RD NW OWNER NAME: JOHNSON SHERRI ROXANNE OWNER ADDR: 07820 ELLIOTT	RD NW ALBUQUERQUE	NM 87120
101006005003032104	LEGAL: LT 3 0-P1 BLK 1 PLAT OF RINCONADA POINT UNIT 4 CONT LAND USE: PROPERTY ADDR: 00000 7824 ELLIOTT RD NW OWNER NAME: ROSALES DAVID V & ELIZABETH OWNER ADDR: 07824 ELLIOTT	RD NW ALBUQUERQUE	NM 87120
100906050201540205	LEGAL: LT 1 2-P1 BLK 24 REPLAT FOR PARKWEST UNIT 2 (COMPRI LAND USE: PROPERTY ADDR: 00000 2840 MONUMENT DR NW OWNER NAME: BATES DANIEL D & JEANNA L OWNER ADDR: 02840 MONUMENT	DR NW ALBUQUERQUE	NM 87120
100906049900840206	LEGAL: LT 1 1-P1 BLK 24 REPLAT FOR PARKWEST UNIT 2 (COMPRI LAND USE: PROPERTY ADDR: 00000 2836 MONUMENT DR NW OWNER NAME: VIGIL TOBY M & VIGIL PAUL F & OWNER ADDR: 02836 MONUMENT	DR NW ALBUQUERQUE	NM 87120
100906049600340207	LEGAL: LT 1 0-P1 BLK 24 REPLAT FOR PARKWEST UNIT 2 (COMPRI LAND USE: PROPERTY ADDR: 00000 2832 MONUMENT DR NW OWNER NAME: TRUJILLO MARGARITA OWNER ADDR: 02832 MONUMENT	DR NW ALBUQUERQUE	NM 87120
100906049200040208	LEGAL: LOT 9-P1 BLK 24 REPLAT FOR PARKWEST UNIT 2 (COMPRI LAND USE: PROPERTY ADDR: 00000 2828 MONUMENT DR NW OWNER NAME: TRUJILLO GEORGE M & LAVERN M OWNER ADDR: 02828 MONUMENT	DR NW ALBUQUERQUE	NM 87120

RECORDS WITH LABELS

PAGE 3

100905949352510944	LEGAL: LOT 8-P1 BLK 24 REPLAT FOR PARKWEST UNIT 2 (COMPRI LAND USE: PROPERTY ADDR: 00000 2824 MONUMENT DR NW OWNER NAME: GURULE FELIX S OWNER ADDR: 02824 MONUMENT	DR NW ALBUQUERQUE	NM 87120
100905948952010943	LEGAL: LOT 7-P1 BLK 24 REPLAT FOR PARKWEST UNIT 2 (COMPRI LAND USE: PROPERTY ADDR: 00000 2820 MONUMENT DR NW OWNER NAME: DAVIS JERRY R OWNER ADDR: 02820 MONUMENT	DR NW ALBUQUERQUE	NM 87120
100905948451510942	LEGAL: LOT 6-P1 BLK 24 REPLAT FOR PARKWEST UNIT 2 (COMPRI LAND USE: PROPERTY ADDR: 00000 2816 MONUMENT DR NW OWNER NAME: MORRIS JENNIFER C & NATHANIAL OWNER ADDR: 02816 MONUMENT	DR NW ALBUQUERQUE	NM 87120
100905948051010941	LEGAL: LOT 5-P1 BLK 24 REPLAT FOR PARKWEST UNIT 2 (COMPRI LAND USE: PROPERTY ADDR: 00000 2812 MONUMENT DR NW OWNER NAME: BACA ALBERT P & ESTHER L OWNER ADDR: 02812 MONUMENT	DR NW ALBUQUERQUE	NM 87120
100906056007140132	LEGAL: TRAC T II -A PLAT OF TR II LAURELWOOD II SUBD CONT 5 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: CITY OF ALBUQUERQUE OWNER ADDR: 00000	ALBUQUERQUE	NM 87103
100905952052810110	LEGAL: TR B -1 E L RANCHO ATRISCO PHASE II TRS A-1 & B-1 BE LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: WESTLAND DEVELOPMENT CO INC OWNER ADDR: 00401 COORS	BL NW ALBUQUERQUE	NM 87121
101006003200831124	LEGAL: TR 5 A1 V OLCANO BUSINESS PARK PHASE I CONT 10.1235 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: SUNSET PLAZA GEN PTNS % KEITH OWNER ADDR: 04325 CARLISLE	BL NE ALBUQUERQUE	NM 87107
101006007601031125	LEGAL: TR 5 A2-A 1-1 PLAT OF TR 5A2-A1-1.5A2-A1-2. 5A2 -A1- LAND USE: PROPERTY ADDR: 00000 3051 PAINTED ROCK DR NW OWNER NAME: GE CAPITAL MODULAR SPACE OWNER ADDR: 00040 LIBERTY	BL MALVERN	PA 19355
100905947550610940	LEGAL: LOT 4-P1 BLK 24 REPLAT FOR PARKWEST UNIT 2 (COMPRI LAND USE: PROPERTY ADDR: 00000 2808 MONUMENT DR NW OWNER NAME: CULTON SUSAN MARIE & JOHN EDWA OWNER ADDR: 02808 MONUMENT	DR NW ALBUQUERQUE	NM 87114
100905947050110939	LEGAL: LOT 3-P1 BLK 24 REPLAT FOR PARKWEST UNIT 2 (COMPRI LAND USE: PROPERTY ADDR: 00000 2804 MONUMENT DR NW OWNER NAME: SUTHERLAND TRAVIS & CAROL OWNER ADDR: 02804 MONUMENT	DR NW ALBUQUERQUE	NM 87120
100905946449810938	LEGAL: LOT 2-P1 BLK 24 REPLAT FOR PARKWEST UNIT 2 (COMPRI LAND USE: PROPERTY ADDR: 00000 2800 MONUMENT DR NW OWNER NAME: VILLANUEVA LAWRENCE II & LYNET OWNER ADDR: 02800 MONUMENT	DR NW ALBUQUERQUE	NM 87120

RECORDS WITH LABELS

PAGE 4

100905946049310937	LEGAL: LOT 1-P1 BLK 24 REPLAT FOR PARKWEST UNIT 2 (COMPRI LAND USE: PROPERTY ADDR: 00000 2728 MONUMENT DR NW OWNER NAME: ZAMORA IGNACIO OWNER ADDR: 02728 MONUMENT	DR NW ALBUQUERQUE	NM 87120
100905945548810936	LEGAL: LT 1 6-P1 BLK 16 REPL FOR PARKWEST UNIT 4 COMPRISED LAND USE: PROPERTY ADDR: 00000 2724 MONUMENT DR NW OWNER NAME: TEEL MIKE L & TARA R OWNER ADDR: 02724 MONUMENT	DR NW ALBUQUERQUE	NM 87120
100905945048310935	LEGAL: LT 1 5-P1 BLK 16 REPL FOR PARKWEST UNIT 4 COMPRISED LAND USE: PROPERTY ADDR: 00000 2720 MONUMENT DR NW OWNER NAME: SCHWANDT GEORGE A & DIANE L OWNER ADDR: 02720 MONUMENT	DR NW ALBUQUERQUE	NM 87120
100905944647810934	LEGAL: LT 1 4-P1 BLK 16 REPL FOR PARKWEST UNIT 4 COMPRISED LAND USE: PROPERTY ADDR: 00000 2716 MONUMENT DR NW OWNER NAME: ROMERO LARRY T & SALAZ - ROMER OWNER ADDR: 02716 MONUMENT	DR NW ALBUQUERQUE	NM 87120
100905950043610109CA	LEGAL: TRS 391 392 & 393 ATRISCO GRANT SEC 9 T10N R2E CON LAND USE: PROPERTY ADDR: 00000 OWNER NAME: PLAINS ELECTRIC GENRTN & TRANS OWNER ADDR: 00000	ALBUQUERQUE	NM 87197
101005910845920708CA	LEGAL: TR O F LA ND WITHIN NW/4 NW/4 SEC 10 T10N R2E CONT 2 LAND USE: PROPERTY ADDR: 00000 OWNER NAME: PUBLIC SERVICE CO OF NM OWNER ADDR: 00000	ALBUQUERQUE	NM 87158
100905944943410104	LEGAL: TR A -1 E L RANCHO ATRISCO PHASE II TRS A-1 & B-1 BE LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: WESTLAND DEVELOPMENT CO INC OWNER ADDR: 00401 COORS	BL NW ALBUQUERQUE	NM 87121
100905944347310933	LEGAL: LT 1 3-P1 BLK 16 REPL FOR PARKWEST UNIT 4 COMPRISED LAND USE: PROPERTY ADDR: 00000 2712 MONUMENT DR NW OWNER NAME: RUEDEMANN EDWARD W OWNER ADDR: 02712 MONUMENT	DR NW ALBUQUERQUE	NM 87120
100905943946710932	LEGAL: LT 1 2-P1 BLK 16 REPL FOR PARKWEST UNIT 4 COMPRISED LAND USE: PROPERTY ADDR: 00000 2708 MONUMENT DR NW OWNER NAME: FORSYTH SHEILA B OWNER ADDR: 02708 MONUMENT	DR NW ALBUQUERQUE	NM 87120
100905943546210931	LEGAL: LT 1 1-P1 BLK 16 REPL FOR PARKWEST UNIT 4 COMPRISED LAND USE: PROPERTY ADDR: 00000 2704 MONUMENT DR NW OWNER NAME: PEREZ JOLENE OWNER ADDR: 02704 MONUMENT	DR NW ALBUQUERQUE	NM 87120
100905943245510930	LEGAL: LT 1 0-P1 BLK 16 REPL FOR PARKWEST UNIT 4 COMPRISED LAND USE: PROPERTY ADDR: 00000 2700 MONUMENT DR NW OWNER NAME: EMERY ROBERT E AND VICKIE L OWNER ADDR: 02700 MONUMENT	DR NW ALBUQUERQUE	NM 87120

100905942445010929 LEGAL: LOT 9-P1 BLK 16 REPL FOR PARKWEST UNIT 4 COMPRISED LAND USE:
 PROPERTY ADDR: 00000 8000 PETROGLYPH AVE NW
 OWNER NAME: TOWNE DENNIS H & PHYLLIS LEANN
 OWNER ADDR: 08000 PETROGLYPH AV NW ALBUQUERQUE NM 87120

100905941844010902 LEGAL: LOT 2 P1 BLK 15 VACATION & REPL FOR PARKWEST UNIT LAND USE:
 PROPERTY ADDR: 00000 8005 SMOKERISE AVE NW
 OWNER NAME: CARTER DENNIS W & AMY L
 OWNER ADDR: 08005 SMOKERISE AV NW ALBUQUERQUE NM 87120

100905942543910901 LEGAL: LOT 1 P1 BLK 15 VACATION & REPL FOR PARKWEST UNIT LAND USE:
 PROPERTY ADDR: 00000 8001 SMOKERISE AVE NW
 OWNER NAME: STEPHENS DANIEL T & ANGELICA M
 OWNER ADDR: 08001 SMOKERISE AV NW ALBUQUERQUE NM 87120

101005906643820709CA LEGAL: TR 0 F LA ND WITHIN SE/4 NW/4 NW/4 SEC 10 T10N R2E C LAND USE:
 PROPERTY ADDR: 00000
 OWNER NAME: PUBLIC SERVICE CO OF NM
 OWNER ADDR: 00000 ALBUQUERQUE NM 87158

100905941042511002 LEGAL: LOT 2 P1 BLK 14 VACATION & REPL FOR PARKWEST UNIT LAND USE:
 PROPERTY ADDR: 00000 8008 SMOKERISE AVE NW
 OWNER NAME: SENA JOE N & CECILIA G
 OWNER ADDR: 08008 SMOKERISE AV NW ALBUQUERQUE NM 87120

100905941742411001 LEGAL: LOT 1 P1 BLK 14 VACATION & REPL FOR PARKWEST UNIT LAND USE:
 PROPERTY ADDR: 00000 8000 SMOKERISE AVE NW
 OWNER NAME: LOPEZ FRANCISCO A & MARIA O
 OWNER ADDR: 08000 SMOKERISE AV NW ALBUQUERQUE NM 87120

101005901443220703 LEGAL: TRAC T IN SW1/4 NW1/4 NW1/4 T10N R2E SEC 10 CONT 4. LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: US GOVT BUREAU OF RECLAMATION
 OWNER ADDR: 02401 AZTEC RD NE ALBUQUERQUE NM 87107

100905940941611021 LEGAL: LT 2 1 P1 BLK 14 VACATION & REPL FOR PARKWEST UNIT LAND USE:
 PROPERTY ADDR: 00000 8005 CREEKWOOD AVE NW
 OWNER NAME: PONDEXTER WILLIE E & DEBORAH N
 OWNER ADDR: 08005 CREEKWOOD AV NW ALBUQUERQUE NM 87120

100905941641611022 LEGAL: LT 2 2 P1 BLK 14 VACATION & REPL FOR PARKWEST UNIT LAND USE:
 PROPERTY ADDR: 00000 8001 CREEKWOOD AVE NW
 OWNER NAME: GREEN PEGGY EMILY
 OWNER ADDR: 08001 CREEKWOOD AV NW ALBUQUERQUE NM 87120

100905940640011102 LEGAL: LOT 2 P1 BLK 13 VACATION & REPL FOR PARKWEST UNIT LAND USE:
 PROPERTY ADDR: 00000 8004 CREEKWOOD AVE NW
 OWNER NAME: HONEYCUTT DAVID A & JANICE P
 OWNER ADDR: 08004 CREEKWOOD AV NW ALBUQUERQUE NM 87120

100905941340011101 LEGAL: LOT 1 P1 BLK 13 VACATION & REPL FOR PARKWEST UNIT LAND USE:
 PROPERTY ADDR: 00000 8000 CREEKWOOD AVE NW
 OWNER NAME: GARCIA JERI L
 OWNER ADDR: 08000 CREEKWOOD AV NW ALBUQUERQUE NM 87120

100905941338911120 LEGAL: LT 2 0 P1 BLK 13 VACATION & REPL FOR PARKWEST UNIT LAND USE:
 PROPERTY ADDR: 00000 8001 SADDLEBROOK AVE NW
 OWNER NAME: SPENCER JIMMY DON & CATHERINE
 OWNER ADDR: 08001 SADDLEBROOK AV NW ALBUQUERQUE NM 87120

100905940738911119 LEGAL: LT 1 9 P1 BLK 13 VACATION & REPL FOR PARKWEST UNIT LAND USE:
 PROPERTY ADDR: 00000 8005 SADDLEBROOK AVE NW
 OWNER NAME: CASSADY KEVIN M & DEBORAH S
 OWNER ADDR: 08005 SADDLEBROOK AV NW ALBUQUERQUE NM 87120

100905941637310362 LEGAL: LT 1 2 P1 BLK 12 VACATION & REPL FOR PARKWEST UNIT LAND USE:
 PROPERTY ADDR: 00000 8000 SADDLEBROOK AVE NW
 OWNER NAME: HANCOCK MARK R
 OWNER ADDR: 08000 SADDLEBROOK AV NW ALBUQUERQUE NM 87120

100905940937210361 LEGAL: LT 1 1 P1 BLK 12 VACATION & REPL FOR PARKWEST UNIT LAND USE:
 PROPERTY ADDR: 00000 8004 SADDLEBROOK AVE NW
 OWNER NAME: CHAVEZ TIMOTHY R & MICHELLE CL
 OWNER ADDR: 08004 SADDLEBROOK DR NW ALBUQUERQUE NM 87120

100905945634410201 LEGAL: LOT 1 PL AT OF LOTS 1 & 2 LADERA INDUSTRIAL CENTER LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: CITY OF ALBUQUERQUE
 OWNER ADDR: 00000 ALBUQUERQUE NM 87103

101005909033320105 LEGAL: LOT 2 PL AT OF LOTS 1 & 2 LADERA INDUSTRIAL CENTER LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: UNSER/ 98TH STREET PTNS LLC
 OWNER ADDR: 00000 ALBUQUERQUE NM 87190

100905937737310350 LEGAL: LADE RA C HANNEL CORR VAC & REPLAT COMPRISED OF ALL LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: AMAFCA
 OWNER ADDR: 02600 PROSPEST NE ALBUQUERQUE NM 87107



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: November 26, 2002

TO CONTACT NAME: Bernadette Mares
 COMPANY/AGENCY: Mark Goodwin & Assoc
 ADDRESS/ZIP: PO Box 90606 / 87199
 PHONE/FAX #: 828-2200 / 797-9539

Thank you for your inquiry of 11-26-02 (Date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at town of atrisco Grant, Sect 3, 4, 9 & 10, T10N, R2E, NMPM, being all of tract 5A1-A, Volcano Business Park zone map page(s) G-H-9-10

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

<u>Radera West</u>	_____
Neighborhood Association	Neighborhood Association
Contacts: <u>Robert McCannon</u>	Contacts: _____
<u>2808 El Deso 10 Esccondido NW</u>	_____
<u>829-9702 (w) 828-3129 (w) 87120</u>	_____
<u>Barry King</u>	_____
<u>3808 Jodo Santos NW</u>	_____
<u>836-6044 (w) 87120</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, -

Dalarna A. Carmona
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

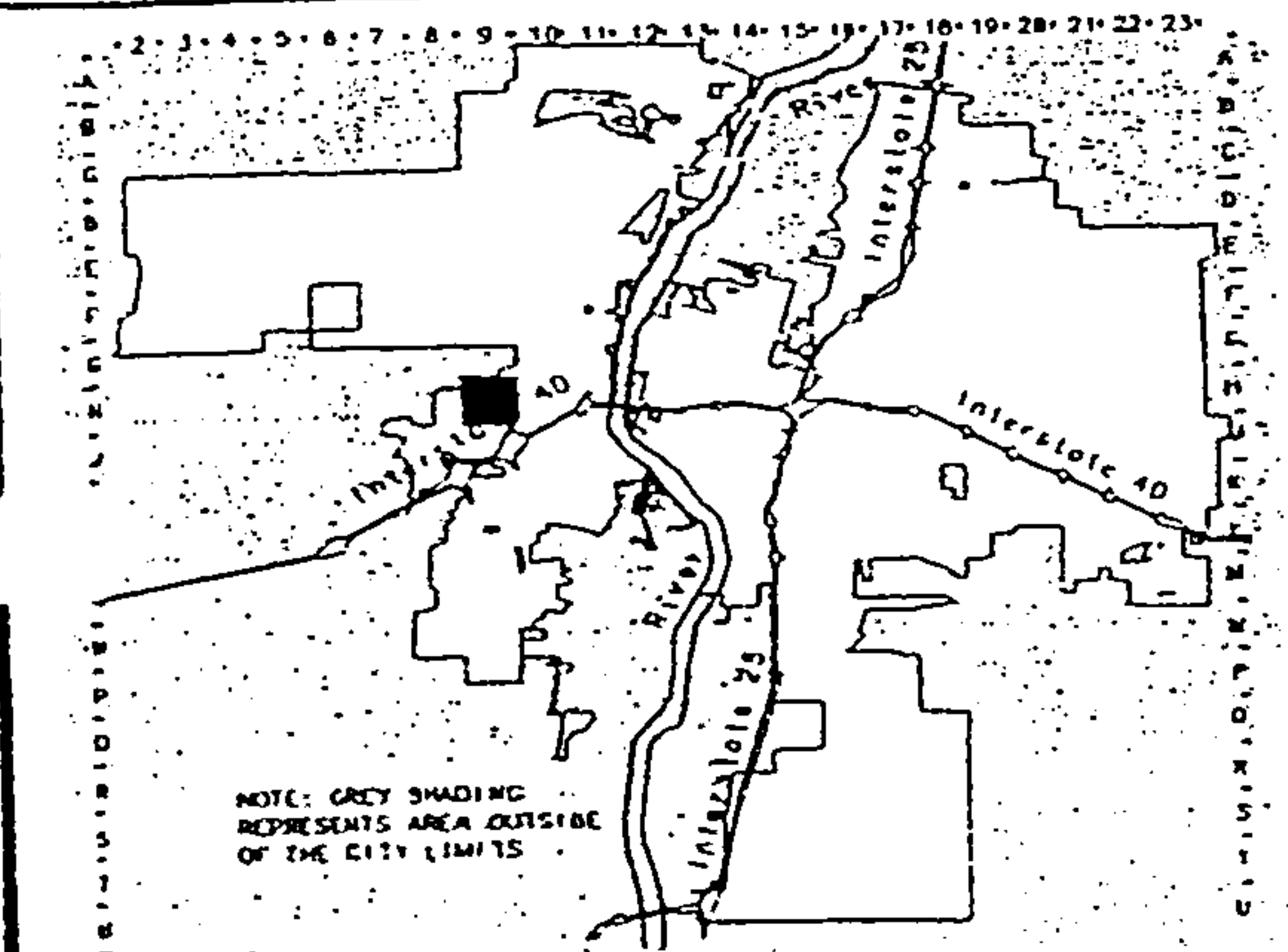
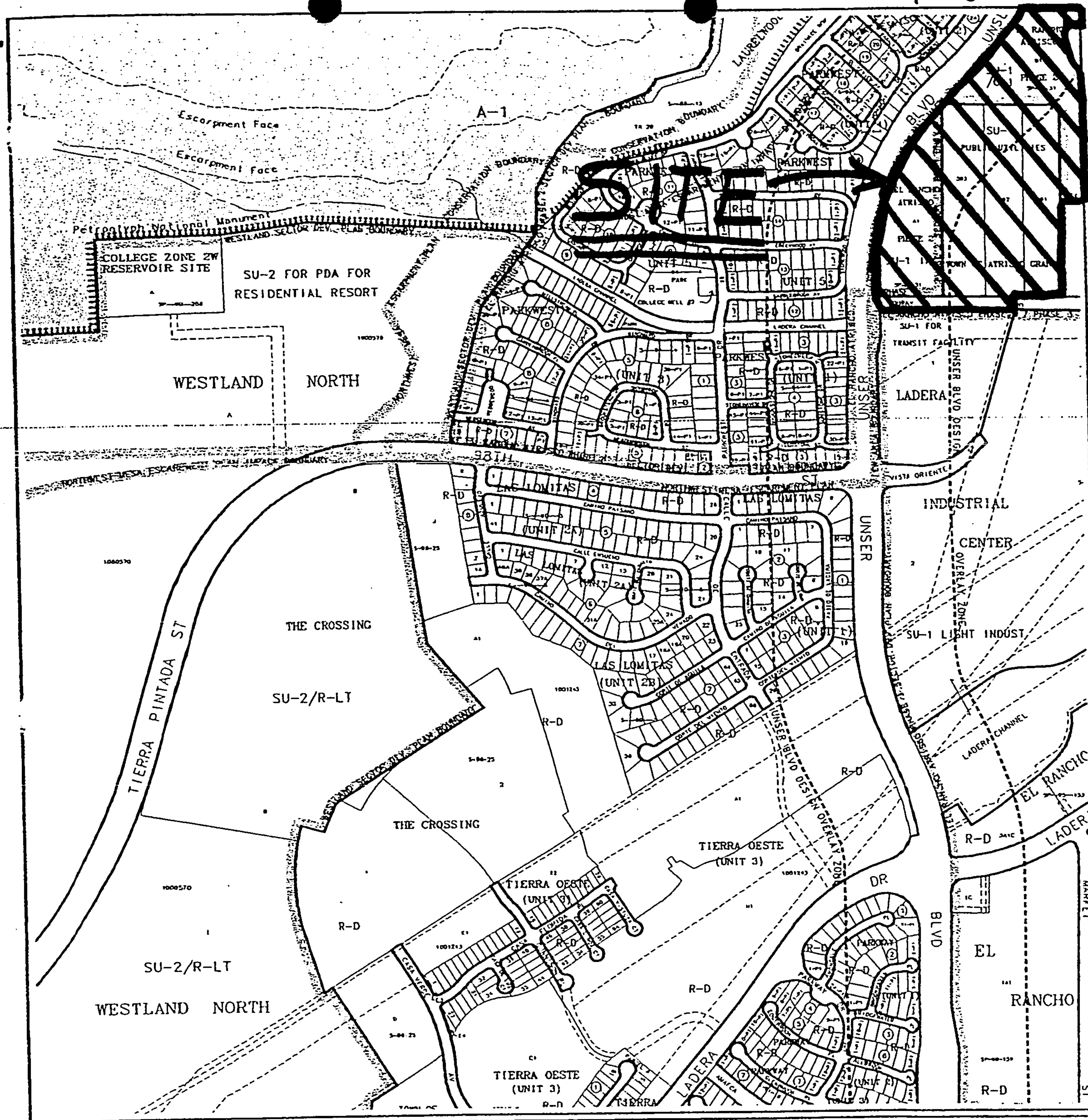
Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

(below this line for OCNC use only)

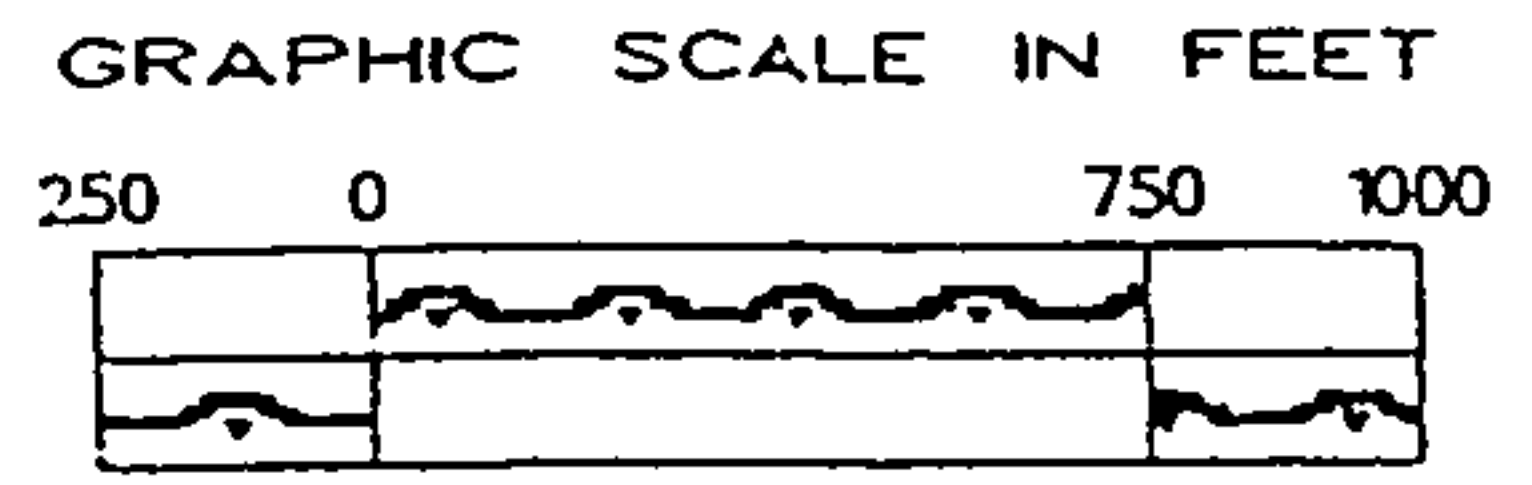
Date of Inquiry: 11-26-02 Time Entered: 3:30pm OCNC Rep. Initials: OC



CITY OF Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

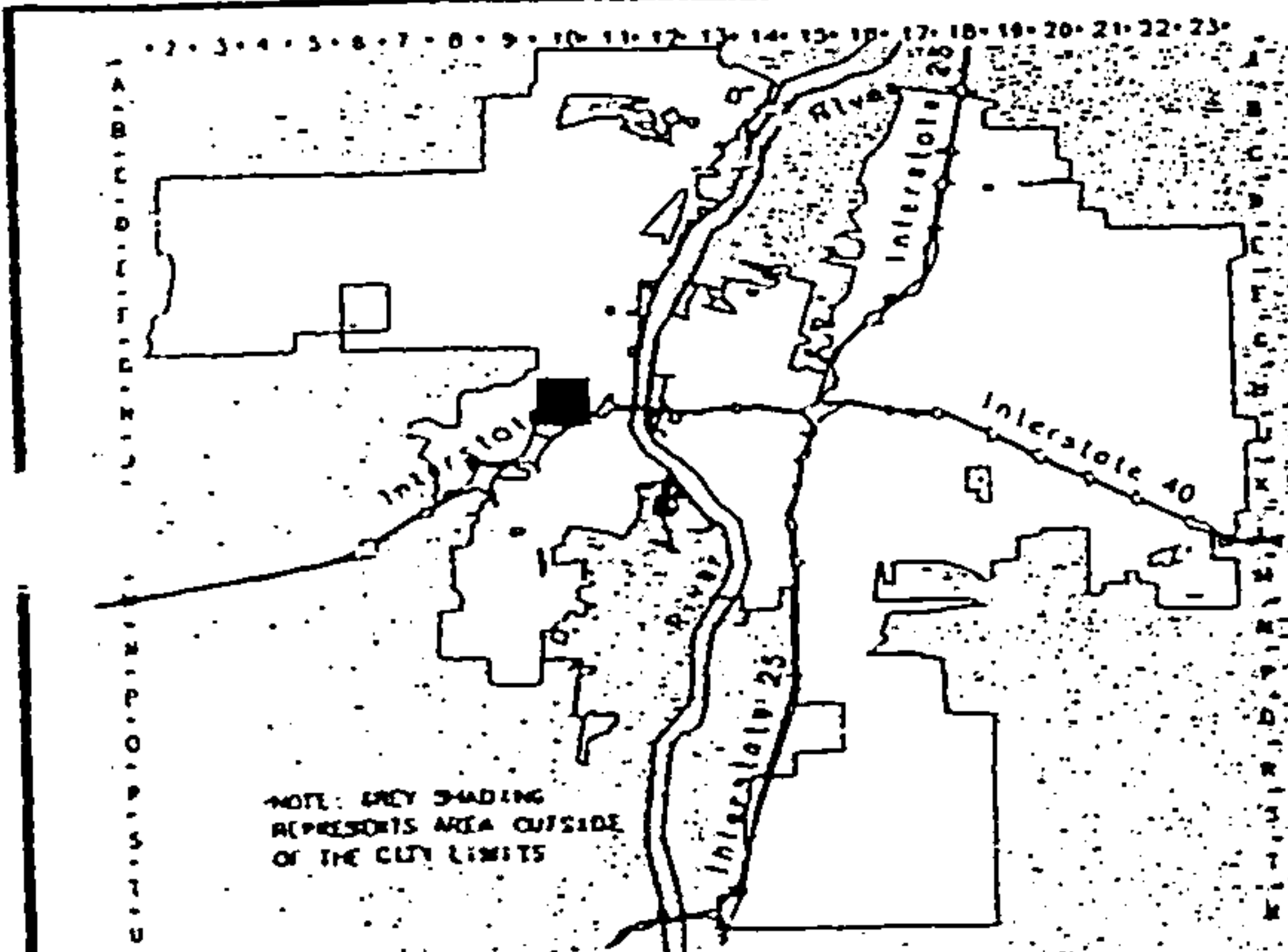
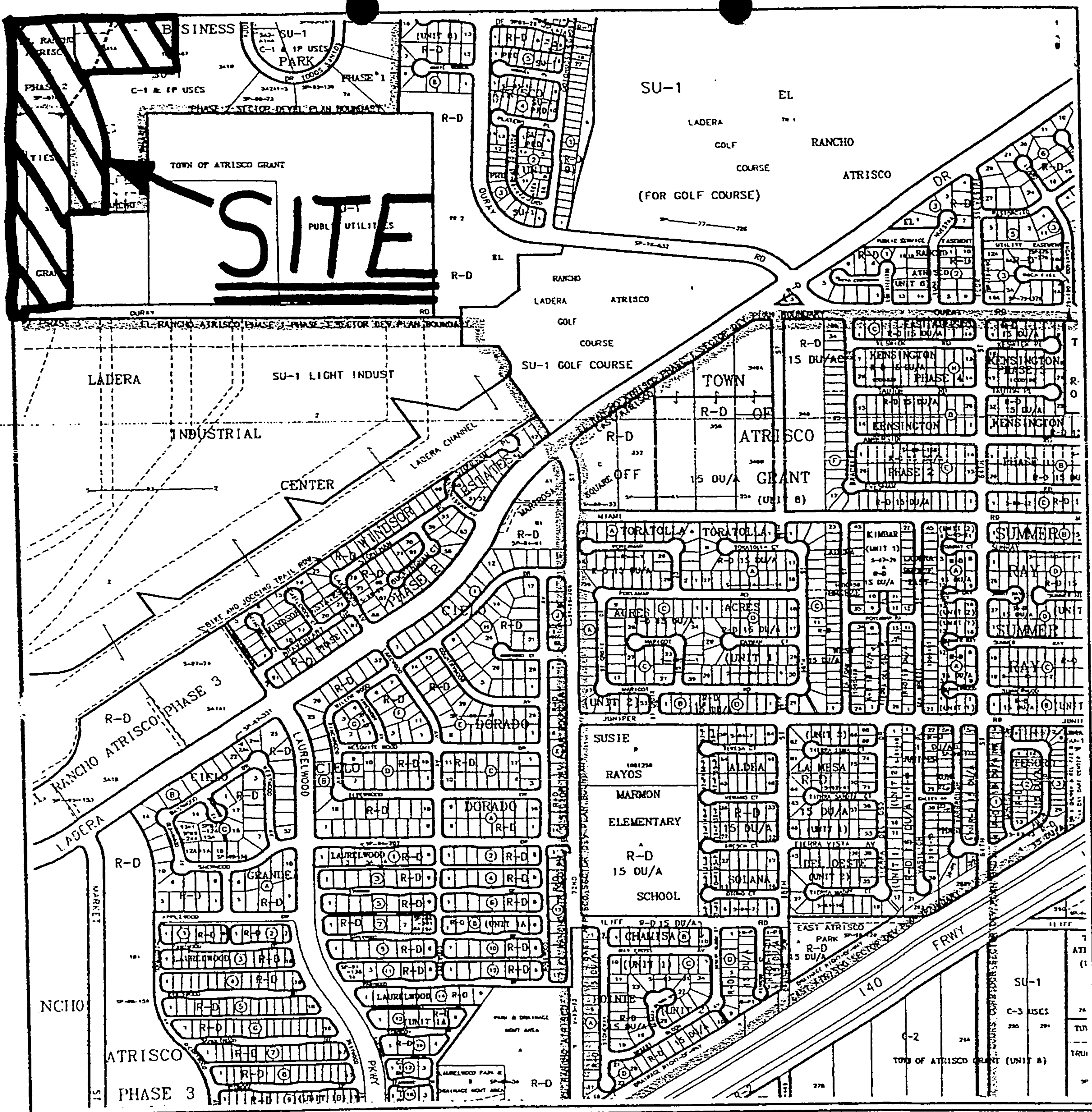
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Zone Atlas Page

H-9-Z

Map Amended through April 03, 2002



NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS

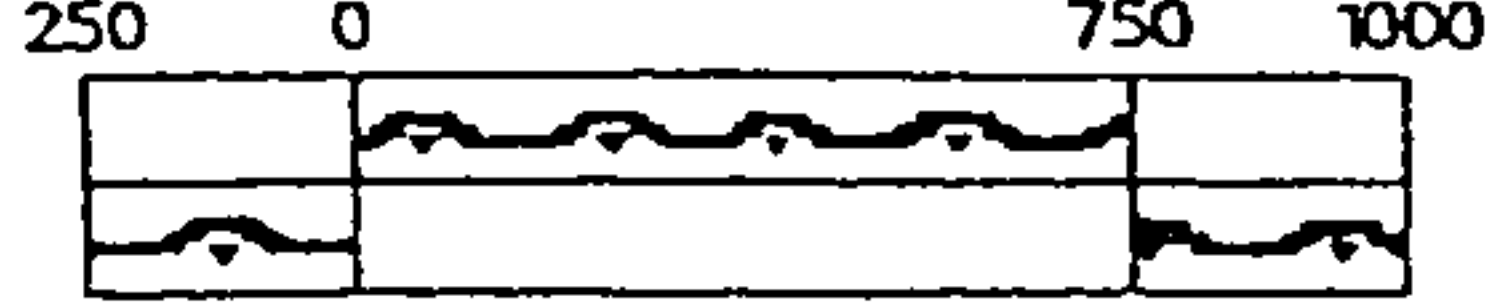


CITY OF Albuquerque

AGIS
PLANNING DEPARTMENT

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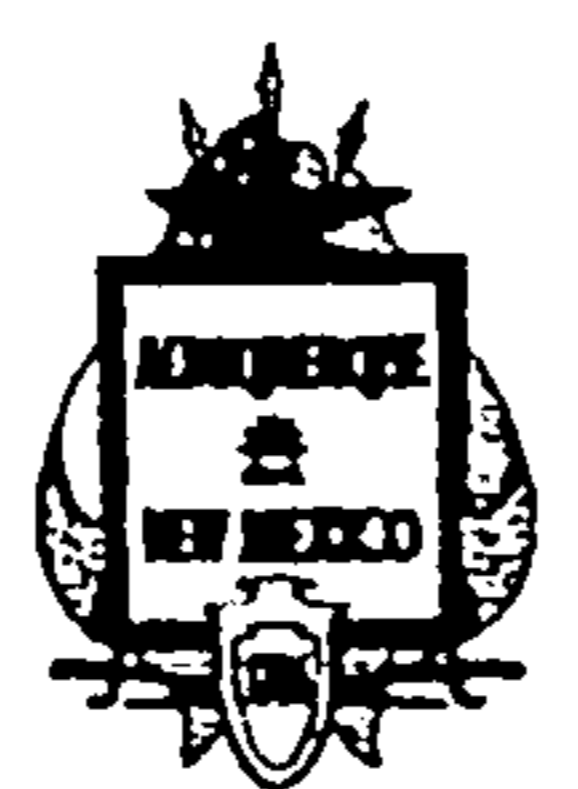
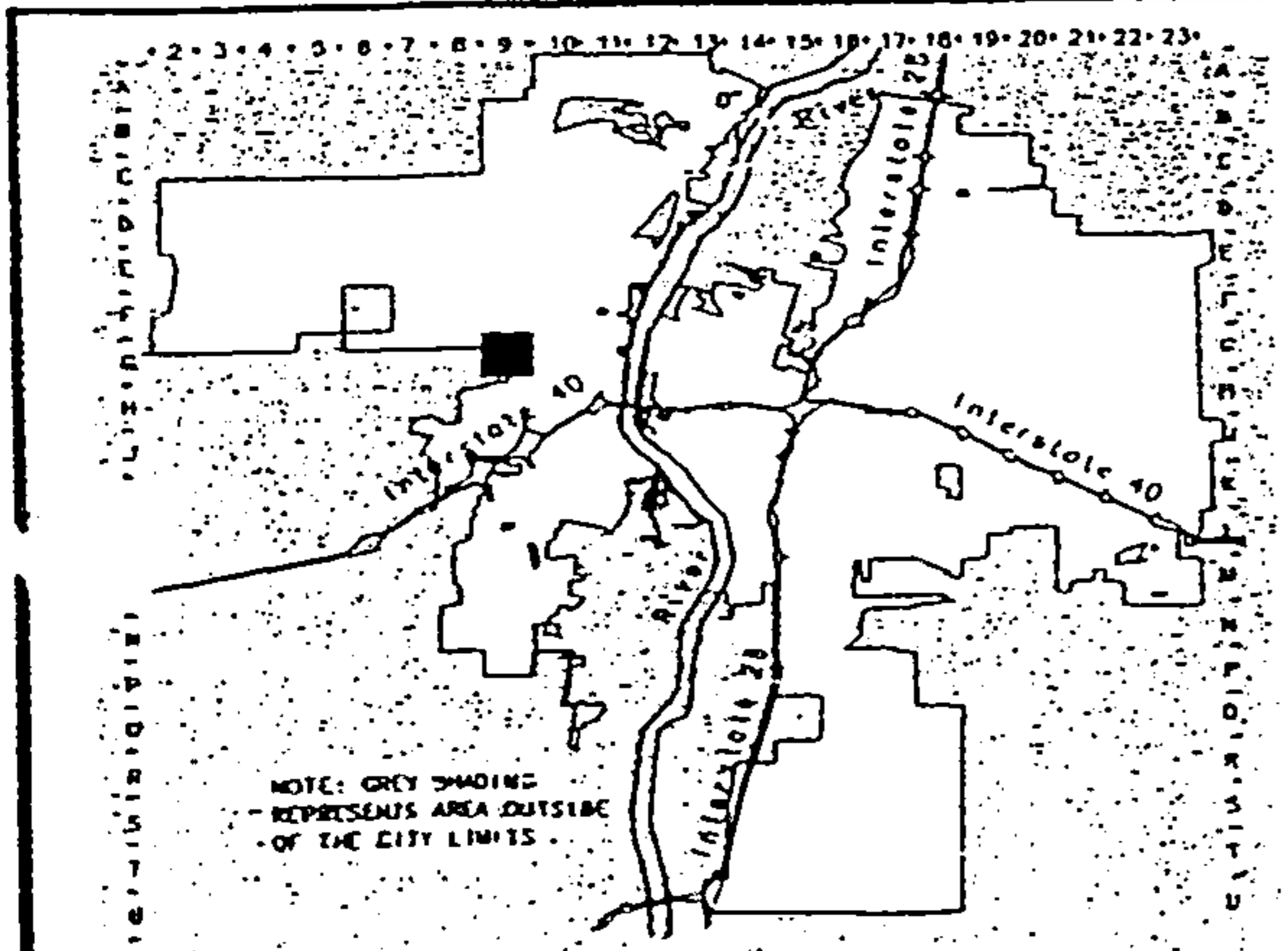
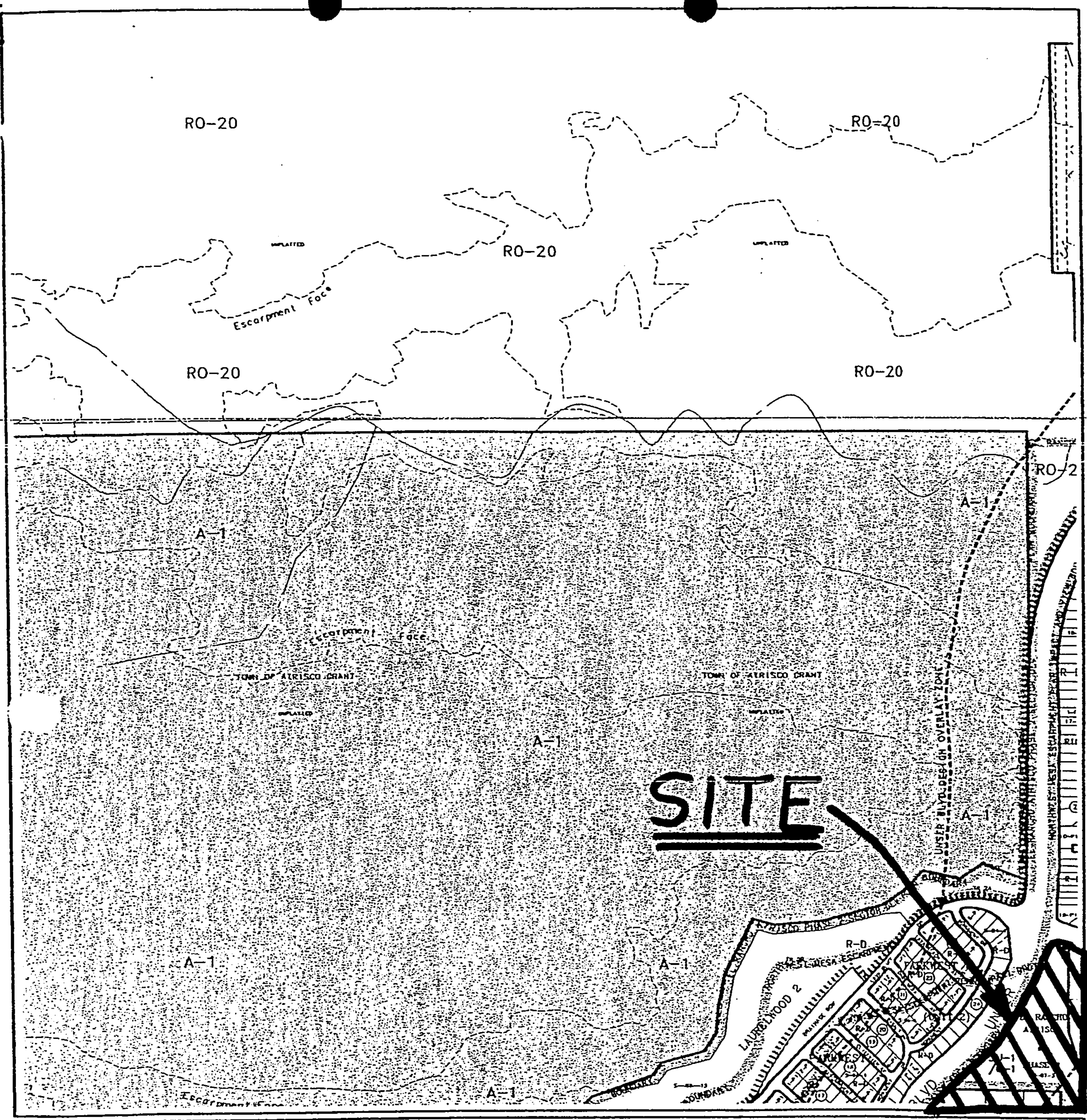
GRAPHIC SCALE IN FEET



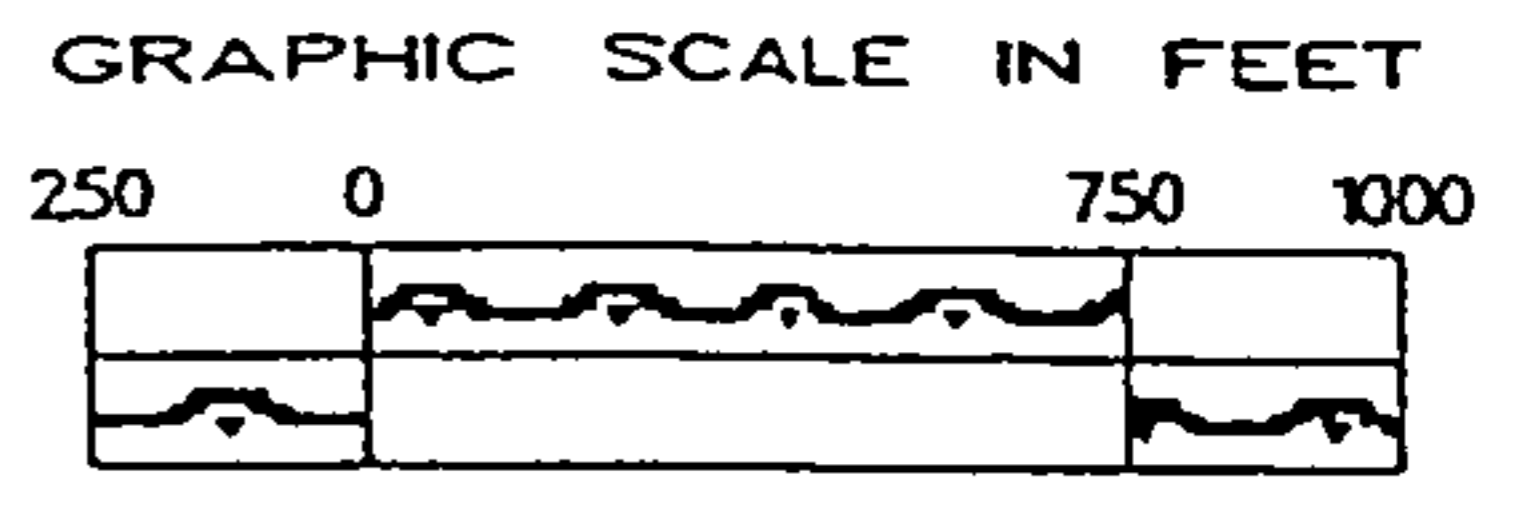
Zone Atlas Page

H-10-Z

Map Amended through April 03, 2002



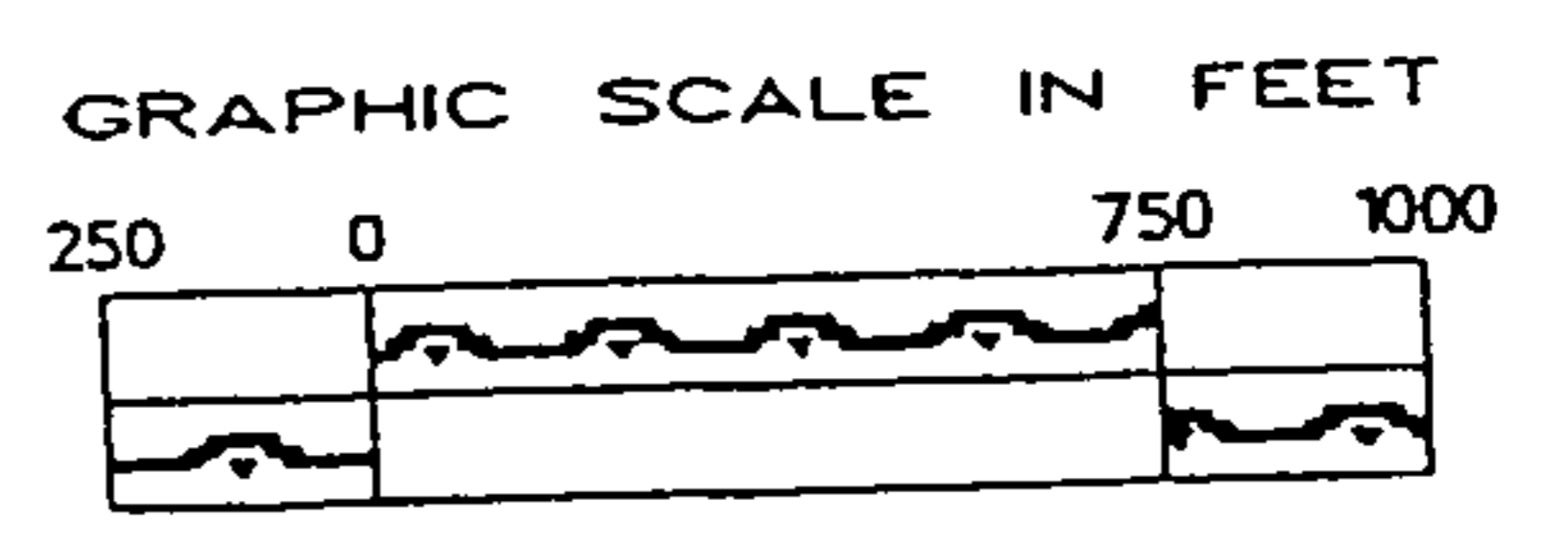
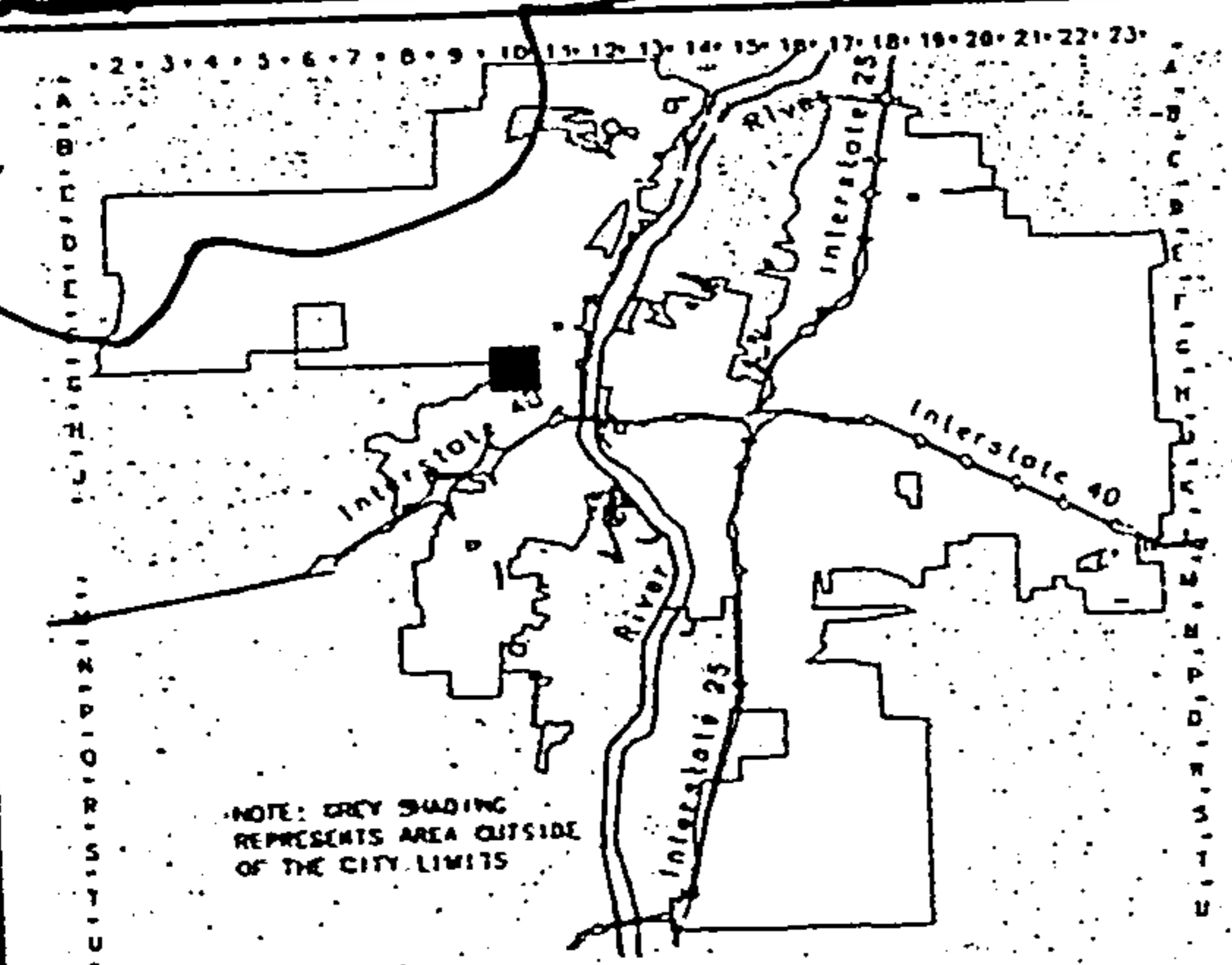
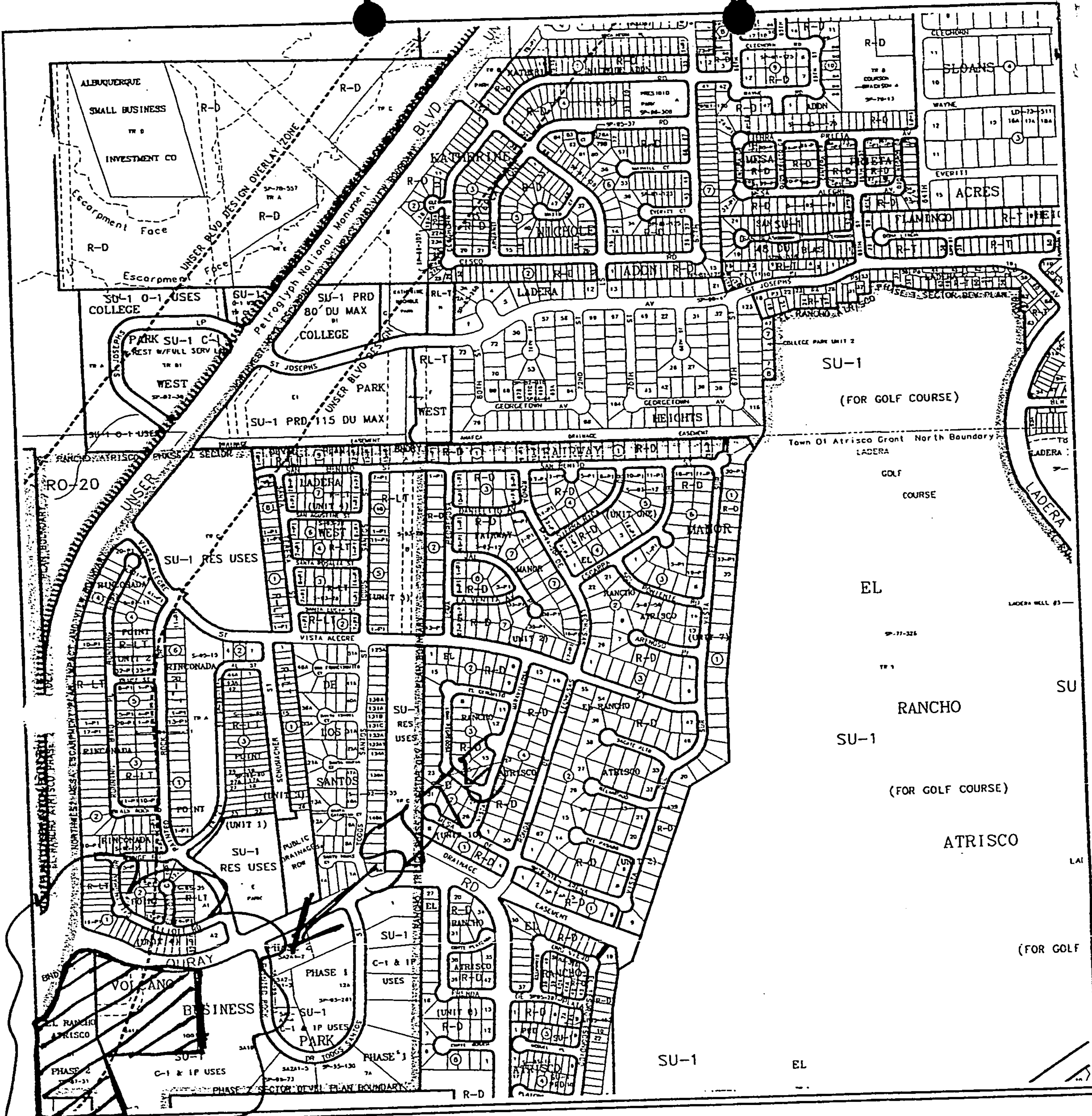
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Zone Atlas Page

G-9-Z

Map Amended through April 03, 2002



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Zone Atlas Page

G-10-Z

Map Amended through April 03, 2002

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: K B Home New Mexico

ADDRESS: 4921 Alexander Suite B

CITY: Albuquerque

Proprietary interest in site: Owner by Contract

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:

E-MAIL:

PHONE: 828-2200

FAX: 797-9539

E-MAIL: dmg@swcp.com

DESCRIPTION OF REQUEST: Vacation of Public Telephone 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. See Attached

Block: _____

Unit: _____

Subdiv. / Addn. H9 & 10

Current Zoning: SU-1/RD

Proposed zoning: same

Zone Atlas page(s): G-9 10 H

No. of existing lots: 6

No. of proposed lots: 169

Total area of site (acres): 37.26

Density if applicable: dwellings per gross acre: 6

dwellings per net acre: 1

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. see attached list and prints from GIS

MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Unser Blvd.

Between: Old Ouray Rd.

and New Ouray Rd.

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1001932

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

SIGNATURE

James D. Hughes

DATE 11/22/02

(Print) James D. Hughes, 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 - 01810

Action

VPE

S.F.

V

Fees

\$ 45.-

\$ _____

\$ _____

\$ _____

\$ 75.-

Total

\$ 120.-

Hearing date JAN 8, 2003

Project # 1002368

1001932

AM 11/27/02
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.
 - Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived
 - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
 - Any original and/or related file numbers are listed on the cover application
- DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24** copies. (Not required for dedicated and City owned public right-of-way.)
- Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **24** copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

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

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

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

VACATION OF PRIVATE EASEMENT

- The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
- Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the vacation
- Letter of authorization from the grantors and the beneficiaries
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

James D. Hughes PE

James D. Hughes

Applicant name (print)

Applicant signature / date



Form revised September 2001

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

Application case numbers
 02DRB - _____ - 01810
 _____ - _____ - _____
 _____ - _____ - _____

JM #127/02

Planner signature / date

Project # 1002368



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

November 26, 2002

Mr. Roger Green
Acting DRB Chair
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

Re: West Ridge Residential

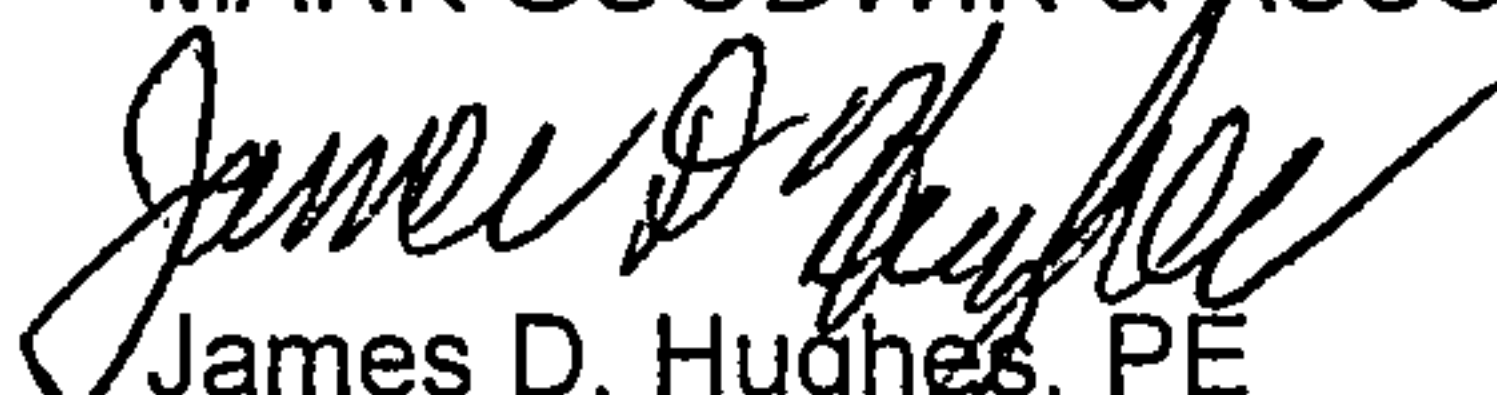
Dear Mr. Green:

Vacation of AT & T easement that vaguely "affects" this property but does not really affect it.

If you have any questions please call.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA


James D. Hughes, PE
Senior Engineer

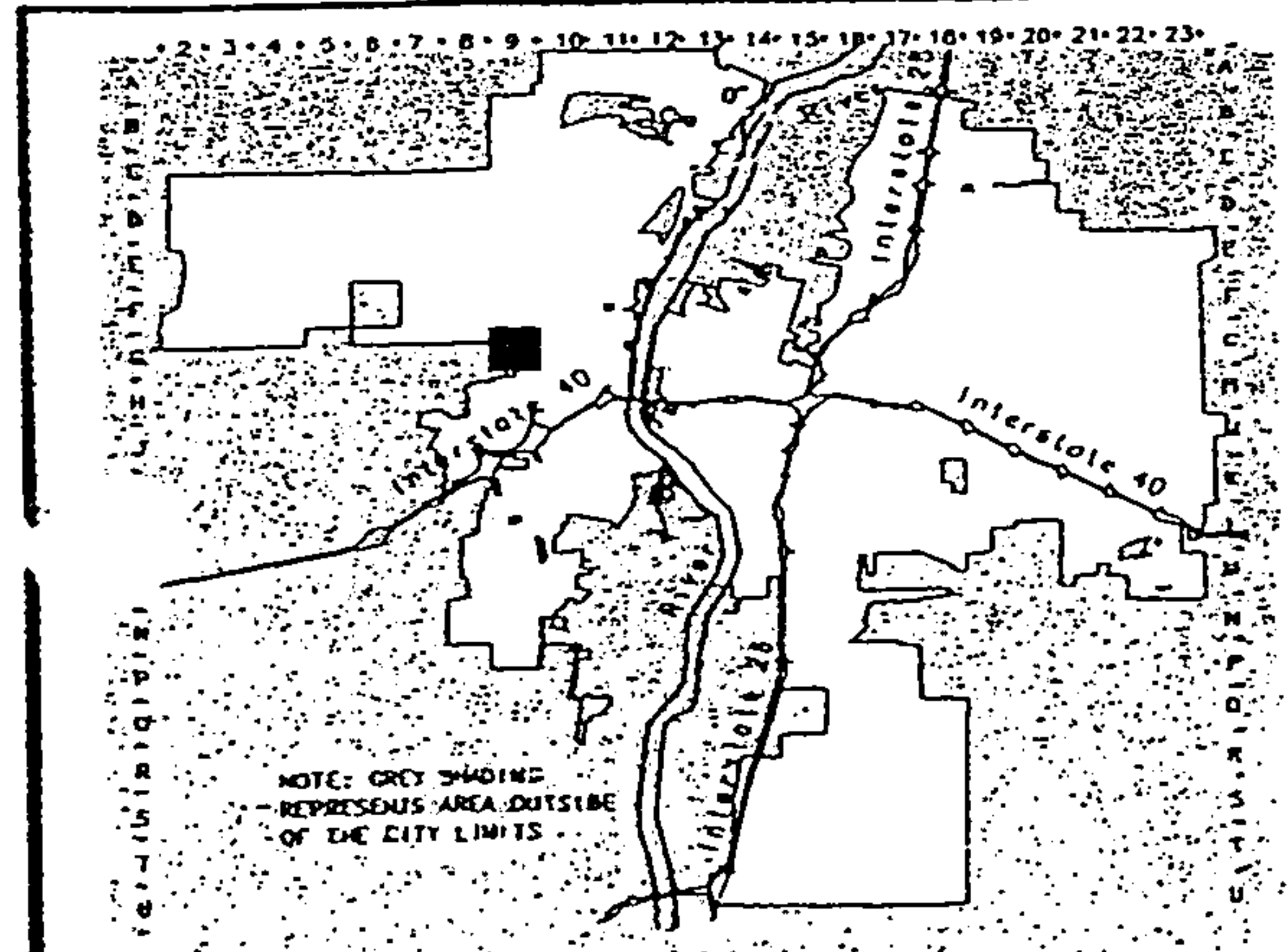
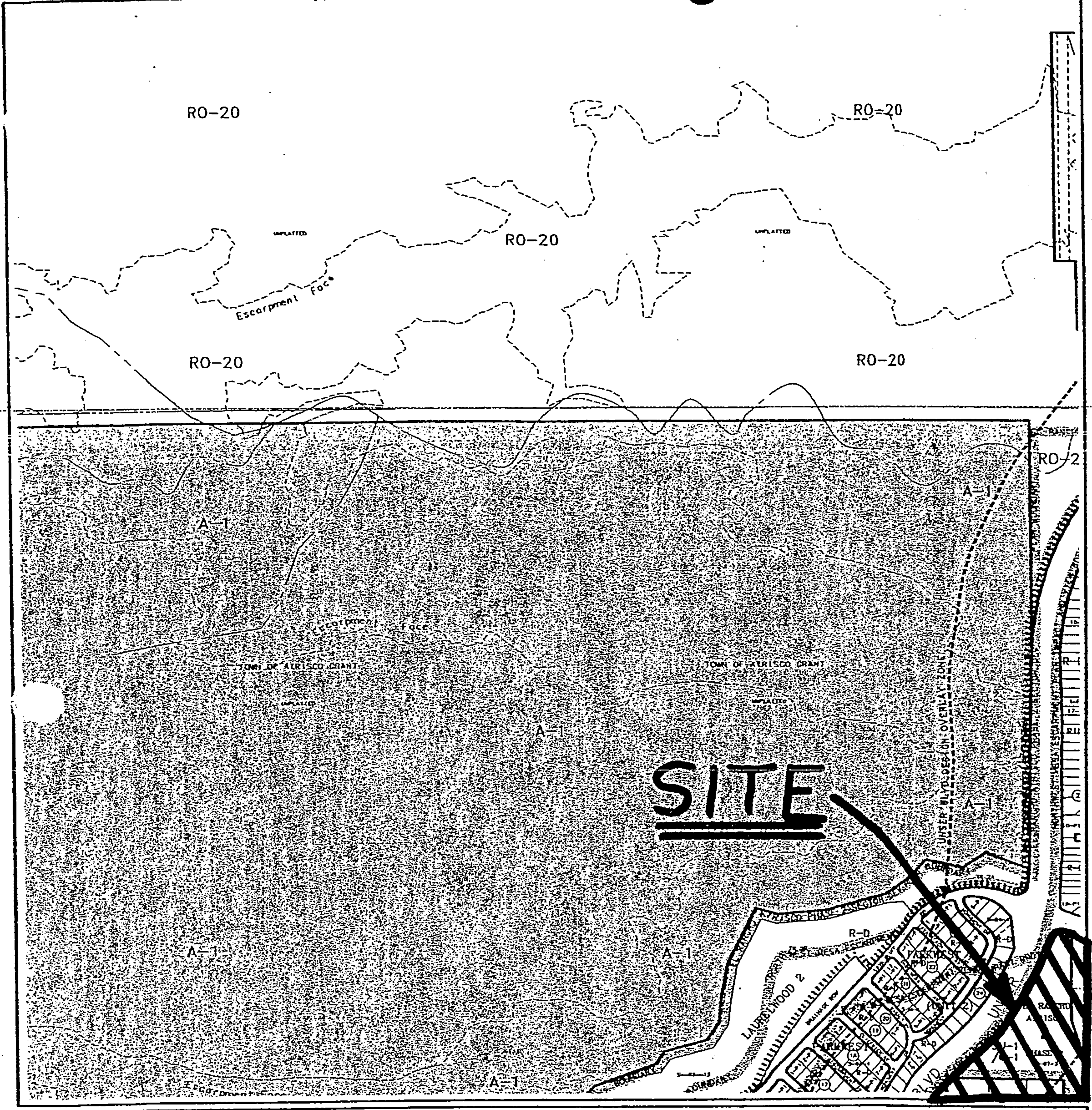
JDH/bm

xc: Fred Ambrogi — Westland Development

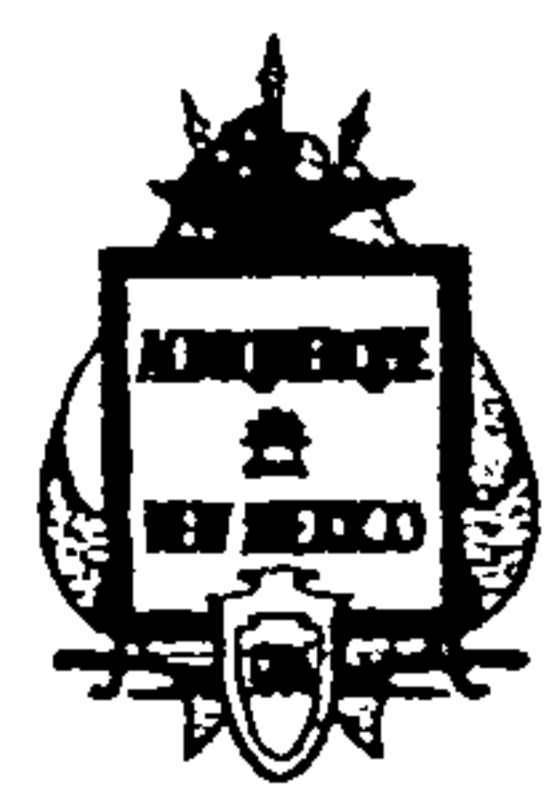
attachments

UPC #'s for West Ridge Subdivision

LOTS	UPS #
5A1A,	101006003200831124
B1,	100905952052810110
A1,	100905944943410104
393,	100905950043610109CA
392,	100905950043610109CA
391,	999999



NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS

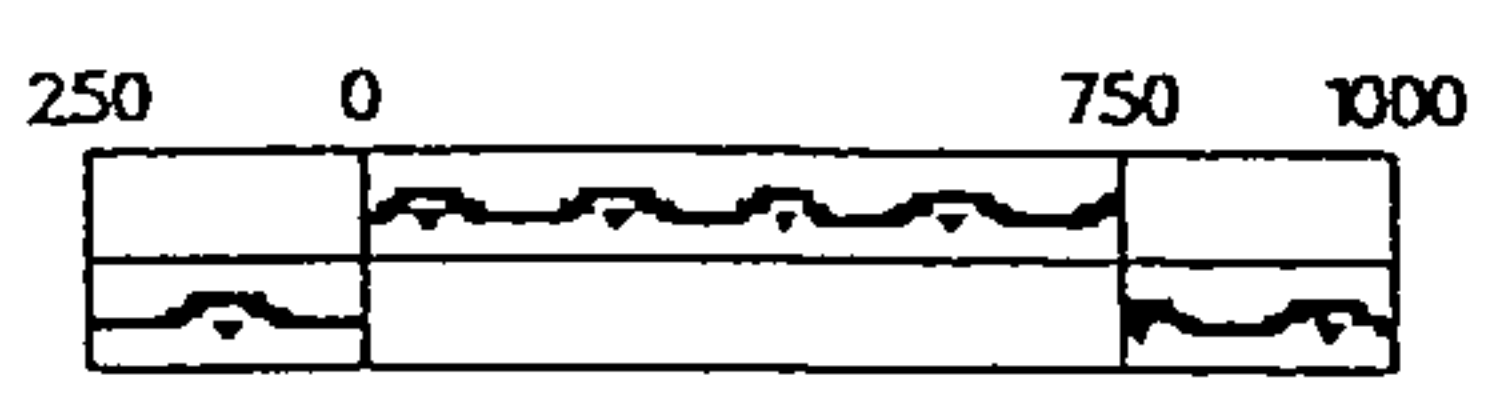


CITY OF Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2002

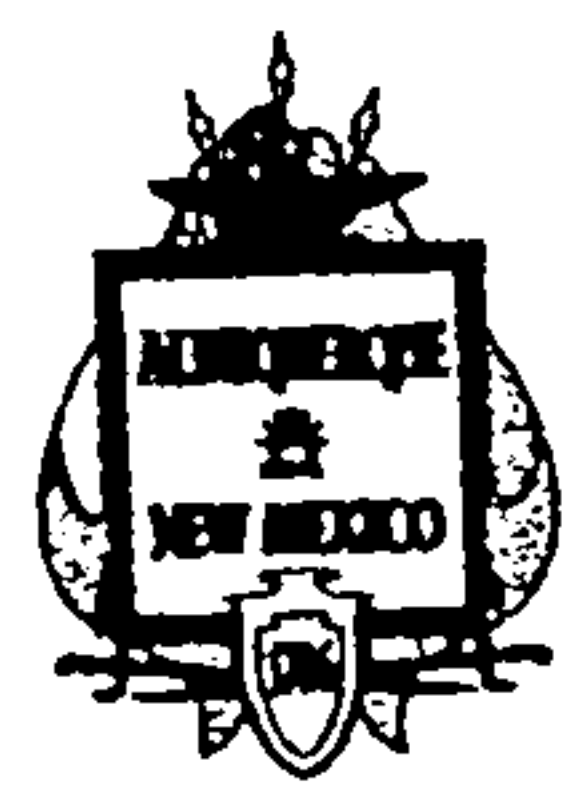
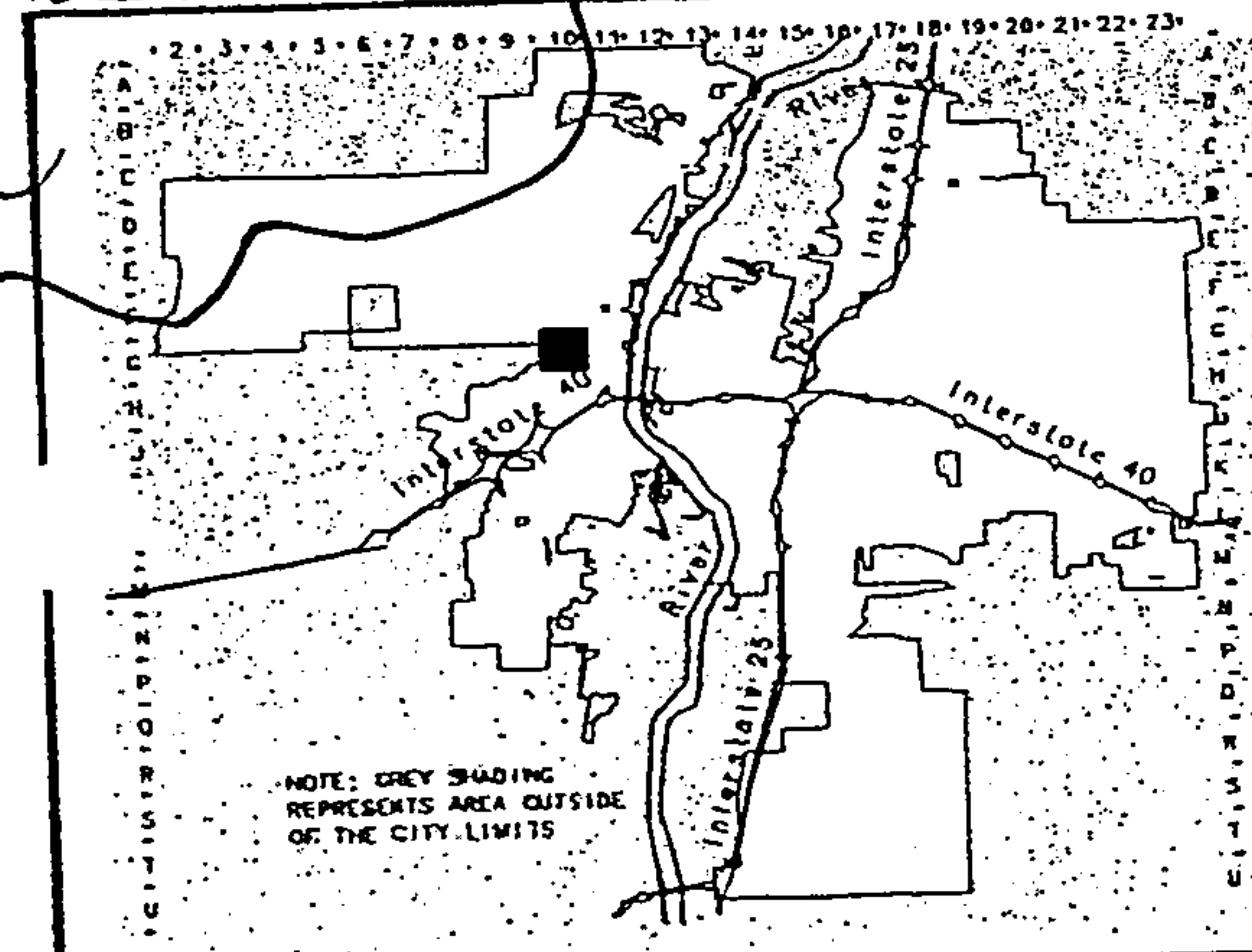
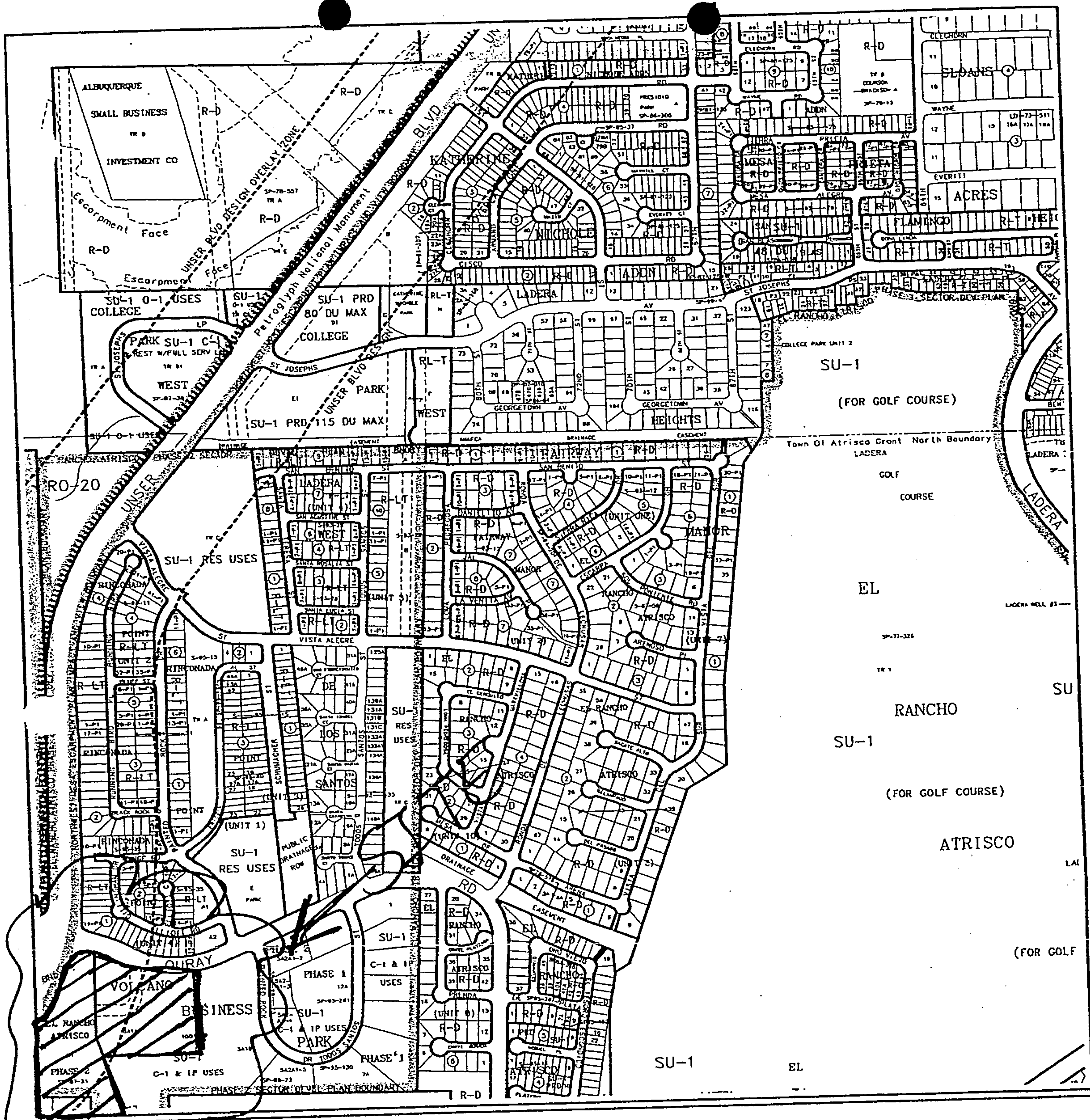
GRAPHIC SCALE IN FEET



Zone Atlas Page

G-9-Z

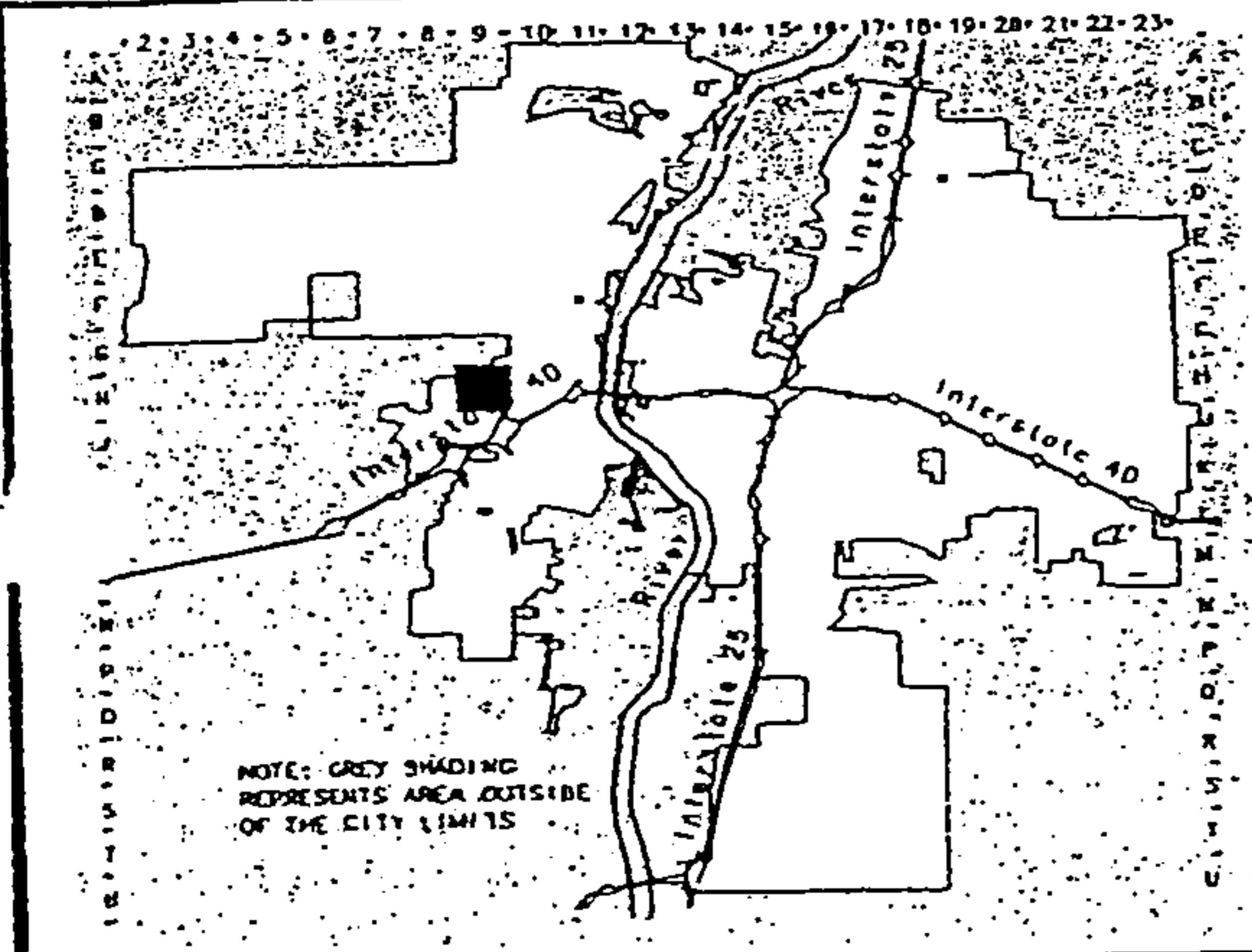
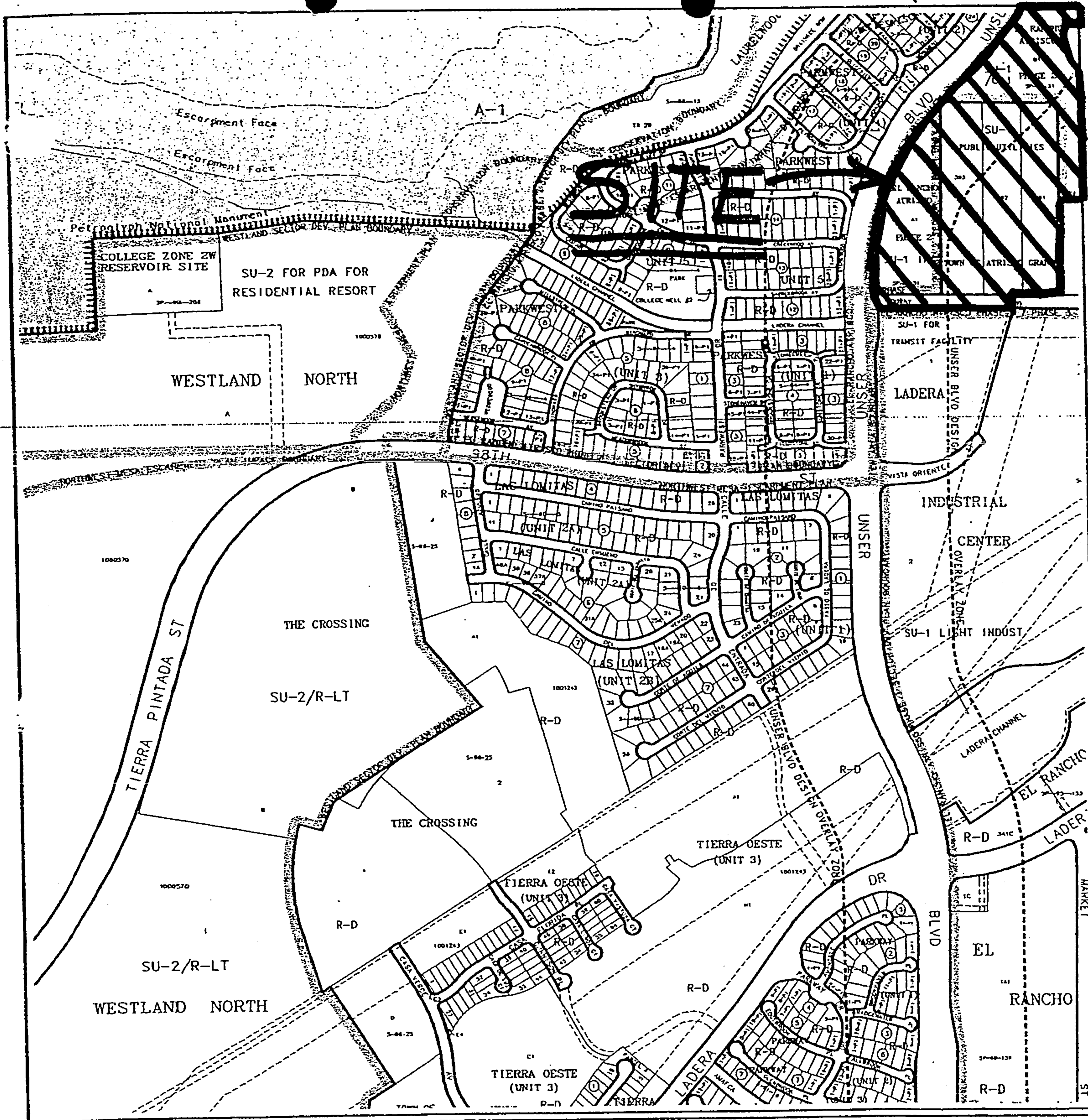
Map Amended through April 03, 2002



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



Zone Atlas Page
G-10-Z
Map Amended through April 03, 2002

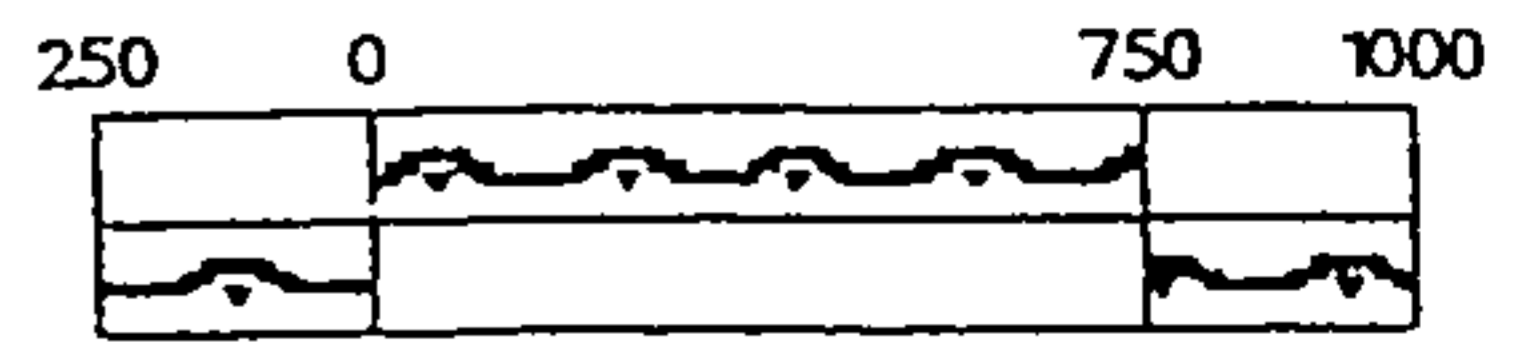


CITY OF Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2002

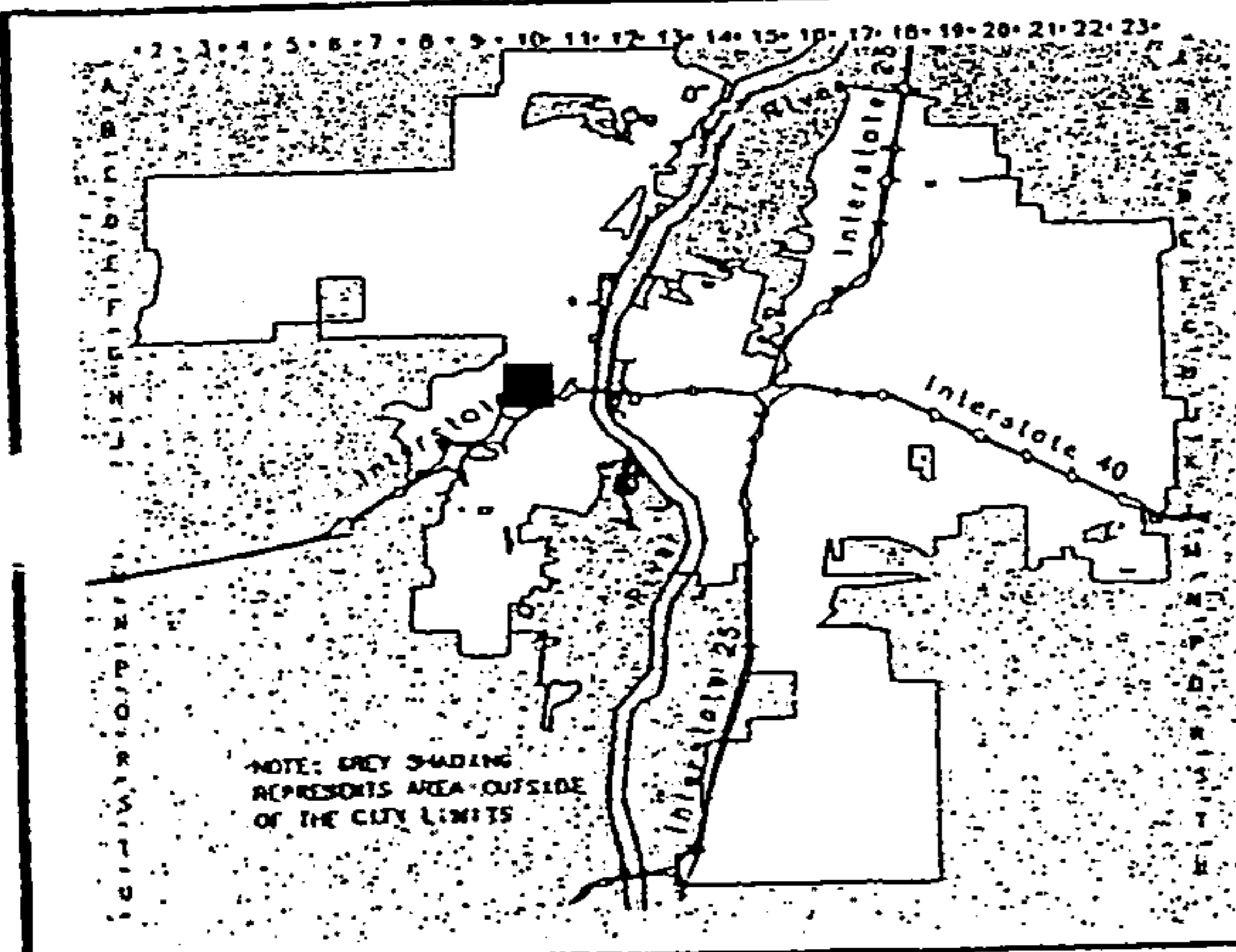
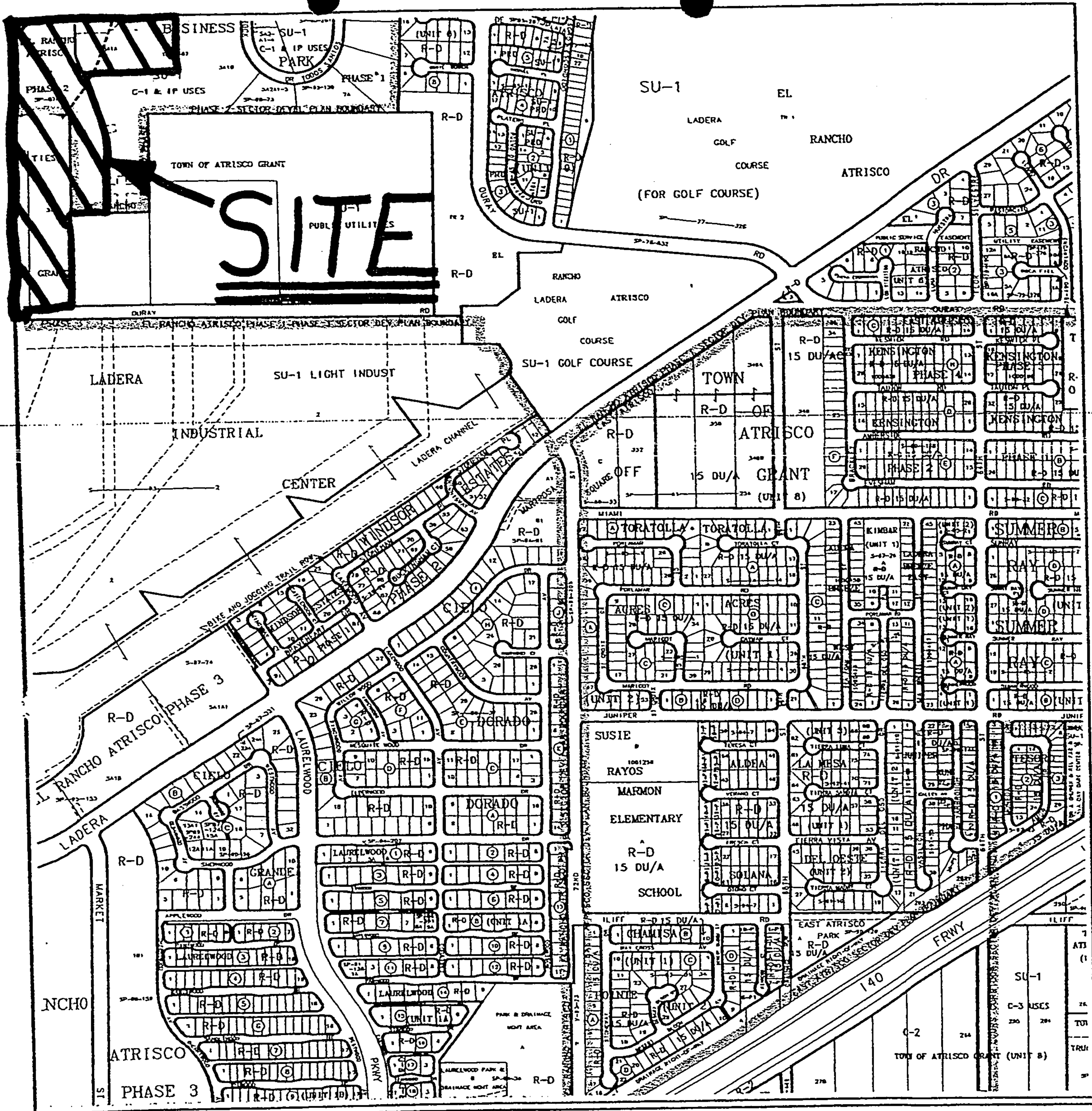
GRAPHIC SCALE IN FEET



Zone Atlas Page

H-9-Z

Map Amended through April 03, 2002

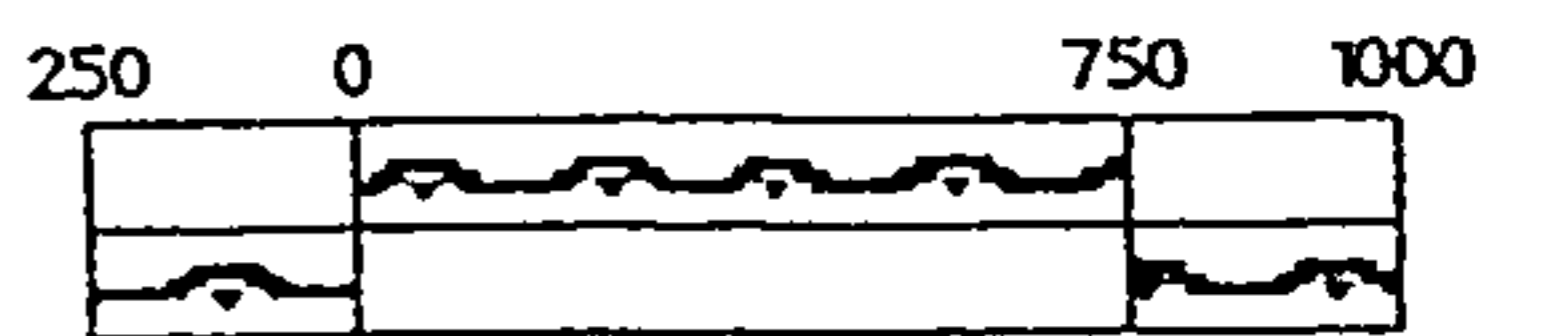


CITY OF Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2002

GRAPHIC SCALE IN FEET



Zone Atlas Page

H-10-Z

Map Amended through April 03, 2002



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: November 26, 2002

TO CONTACT NAME: Bernadette Mares
 COMPANY/AGENCY: Mark Goodwin & Assoc
 ADDRESS/ZIP: PO Box 90606 / 87199
 PHONE/FAX #: 828-2200 / 797-9539

Thank you for your inquiry of 11-26-02 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at town of Atrisco Grant, Sect 3, 4, 9 & 10, T10N, R2E, NMPM, being all of tract SA1-A, Volcano Business Park zone map page(s) G-H-9-10

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

Radera West

Neighborhood Association

Contacts: Robert McCannon
2808 El Tesoro Escondido NW
829-9702 (w) 828-3129 (w) 87120

Barry King

3808 Jodor Santos NW
836-6044 (w) 87120

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, -

Dalarna A. Carmona
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

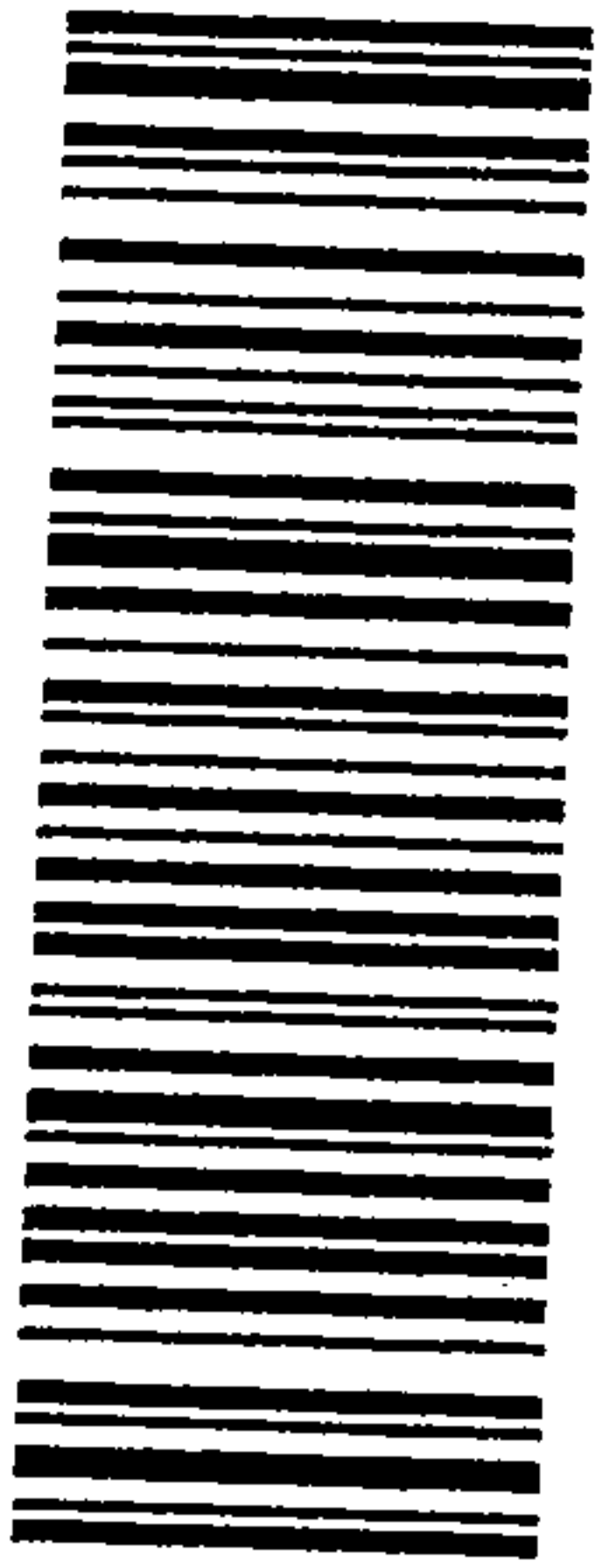
WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

(below this line for OCNC use only)

Date of Inquiry: 11-26-02 Time Entered: 3:30pm OCNC Rep. Initials: DC

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE
CERTIFIED MAIL



7001 1940 0006 3622 7806
7001 1940 0006 3622 7806

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

OFFICIAL USE

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

A 02031

Postmark Here

Sent To Barry King
Street, Apt. No. or PO Box No. 3808 Todas Santos NW
City, State, ZIP+4 Albuquerque NM 87120

PS Form 3800, January 2001 See Reverse for Instructions

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE
CERTIFIED MAIL



7001 1940 0006 3622 7790
7001 1940 0006 3622 7790

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

OFFICIAL USE

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

A 02031

Postmark Here

Sent To Robert McCannon
Street, Apt. No. or PO Box No. 2008 El Tesoro Escondido
City, State, ZIP+4 Alb NM 87120



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

November 26, 2002

Robert McCannon
Ladera West Neighborhood Association
2808 EII Tesoio Escondidio NW
Albuquerque, NM 87120

Mr. Barry King
Ladera West Neighborhood Association
3808 Todos Santos NW
Albuquerque, NM 87120

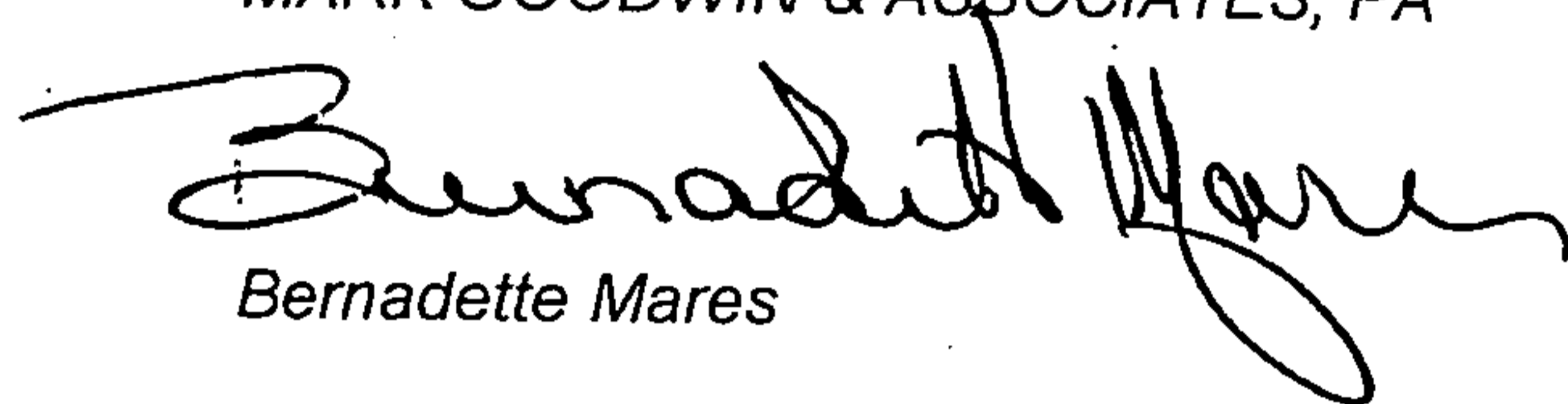
Re: Town of Atrisco Grant Section 3, 4, 9 & 10 Tract A-1-5A Volcano Business Park

Dear Mr. McCannon and Mr. King:

Enclosed please find a copy of the DRB application for the referenced project. The anticipated date to be heard at DRB is December 18, 2002. Please contact James D. Hughes, of our office if you have any questions or concerns.

Sincerely,

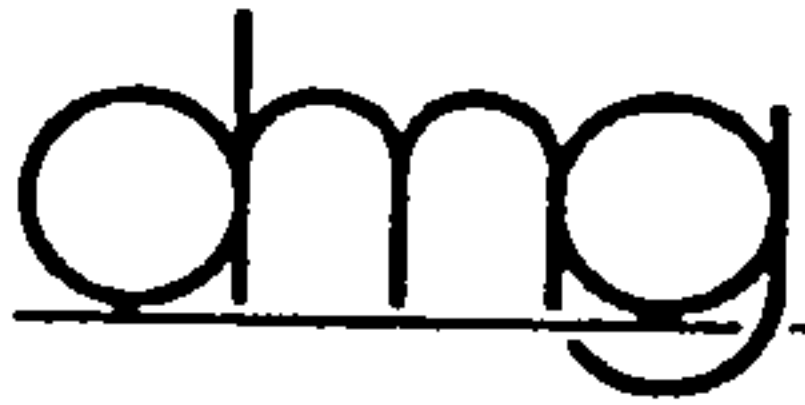
MARK GOODWIN & ASSOCIATES, PA



Bernadette Mares

/sr

Enclosure



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

November 26, 2002

Robert McCannon
Ladera West Neighborhood Association
2808 Ell Tesoio Escondido NW
Albuquerque, NM 87120

Mr. Barry King
Ladera West Neighborhood Association
3808 Todos Santos NW
Albuquerque, NM 87120

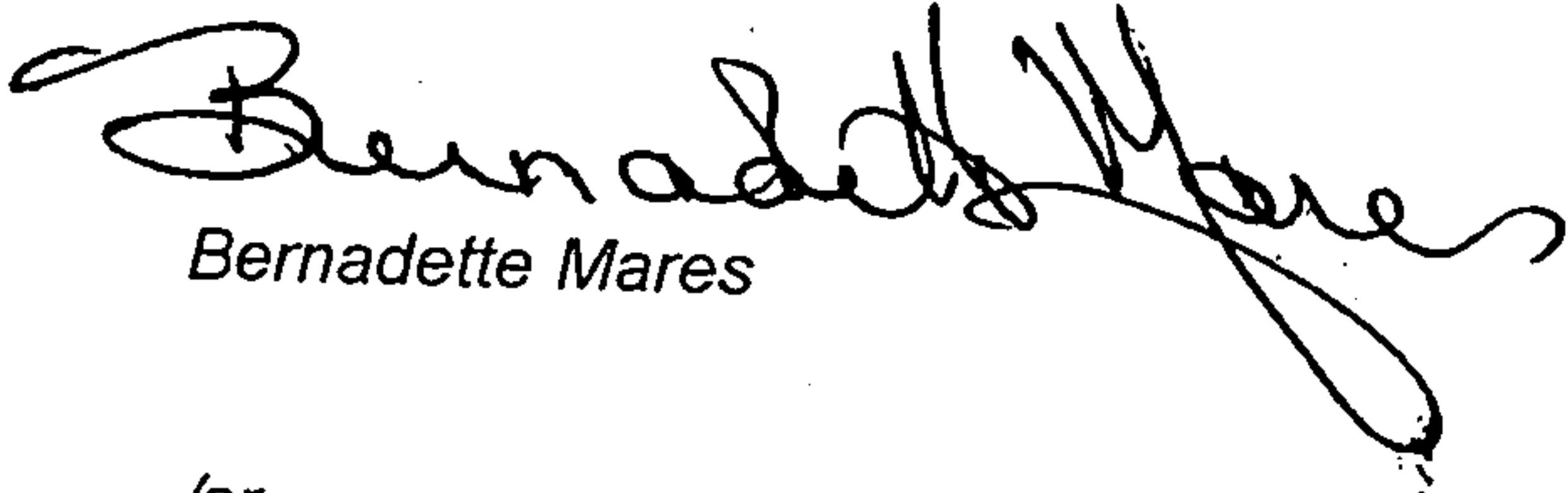
Re: **Town of Atrisco Grant Section 3, 4, 9 & 10 Tract A-1-5A Volcano Business Park**

Dear Mr. McCannon and Mr. King:

Enclosed please find a copy of the DRB application for the referenced project. The anticipated date to be heard at DRB is December 18, 2002. Please contact James D. Hughes, of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA



Bernadette Mares

/sr

Enclosure

Westridge Subdivision A

Legal

DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Sections 3, 4, 9 and 10, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT 5A1-A, VOLCANO BUSINESS PARK as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on March 26, 2002 in Book 2002C, Page 96 and all of TRACTS A-1 and B-1, EL RANCHO ATRISCO, PHASE II as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on February 12, 1987 in Volume C32, Folio 185 together with all of LANDS OF PLAINS ELECTRIC COOPERATIVE, INC. as the same is described in a WARRANTY DEED filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 14, 1964 in Book D756, Page 258 together with a portion of VACATED OLD OURAY ROAD N.W. and containing 37.2568 acres more or less.

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

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION SECTION (LDC)
Plaza Del Sol - 2nd & 4TH Floor West - 600 2nd St NW 87102
Front Counter Main Number (505) 924-3858 or 924-3895
Main Fax (505) 924-3864

PAID RECEIPT

APPLICANT NAME KB Hennes
AGENT MARK GOODWIN
ADDRESS _____
PROJECT NO. 1002368
APPLICATION NO. 02DRB - 01810

\$ 45 441006 / 4983000 (DRB Cases)
\$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)
\$ 75 441018 / 4971000 (Notification)

\$ 120 *MG* **Total amount due**

D. MARK GOODWIN AND ASSOCIATES, P.A.
P.O. BOX 90606
ALBUQUERQUE, NM 87199
(505) 828-2200

3790
95-681/1070

DATE 11.26.02

PAY TO THE ORDER OF City of Albuquerque \$ 215 ⁰⁰ 120 ⁰⁰
~~Two Hundred Fifteen dollars~~
~~One hundred twenty dollars~~ 100 DOLLARS

BANK OF THE WEST
ALBUQUERQUE, NM

FOR West Ridge *no. 11.26.02*

Jessie Kasinski MP

⑈003790⑈ ⑆107006813⑆ 283007003⑈

*****DUPLICATE*****

City Of Albuquerque
Treasury Division

11/27/2002 1:26PM LOC: ANNX
RECEIPT# 00000673 WSH 007 TRANSH 0024
Account 441018 Fund 0110
Activity 4971000 TRSCCS
Trans Amt \$120.00
J24 Misc \$75.00
CK \$120.00
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 DEC 24 2002 To JAN 8 2003.

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.

Monique DeSt 11/27/02
(Applicant or Agent) (Date)

I issued 3 signs for this application, 11/27/02, [Signature]
(Date) (Staff Member)

02DRB - 01810

WEST RIDGE SUBDIVISION

SIDEWALK EXHIBIT



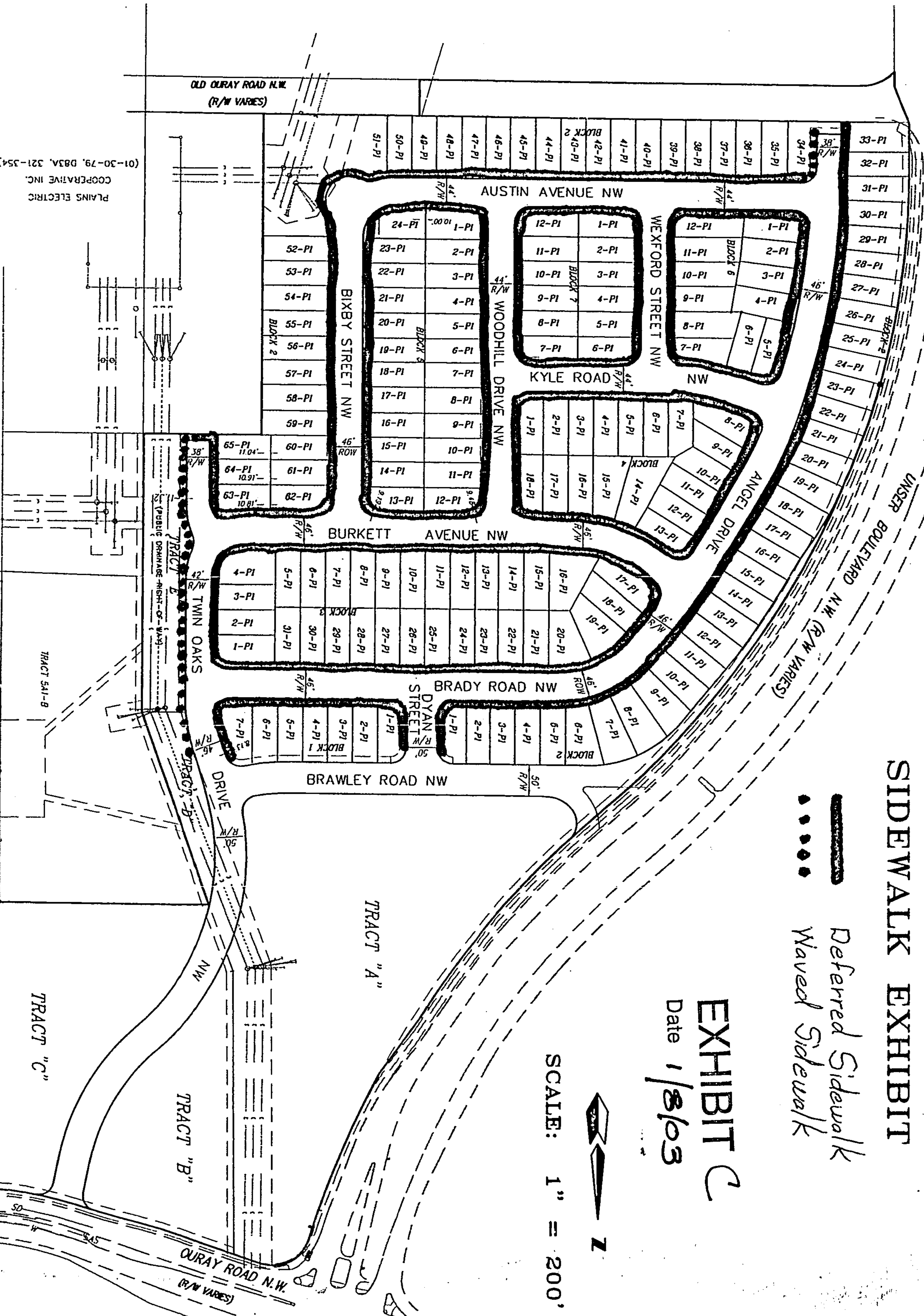
 Deferred Sidewalk
 Waived Sidewalk

EXHIBIT C

Date 1/8/03

SCALE: 1" = 200'



PLAINS ELECTRIC COOPERATIVE INC. (01-30-79, DB3A, 321-354)

Gabriel Sanchez, et ux

To *ATTN: Doug Hughes 13A*

American Telephone & Telegraph Co.

Form H837A
10-29
\$20.00

G.E. WELSH, Division Attorney #3
By Approved: E.F. France
Ass't Div. Atty. Division Attorney

Received of the AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF NYOKING TWENTY & no/100 Dollars, in consideration of which We hereby grant unto said Company, its associated and allied companies, their respective successors, assigns, lessees and agents, the right, privilege and authority to construct, reconstruct, operate and maintain lines of telephone and telegraph, consisting of such poles, wires, cables, conduits, guys, anchors and other fixtures and appurtenances as the grantee may from time to time require upon across over and/or under the property which we own or in which we have any interest in the Tract #4 of TOWN OF ATRISCO, County of Bernalillo and State of New Mexico of Township 10 North, Range 1 West & Township 10 North, Range 1 East of the N.M.P.M. AS FURTHER DESCRIBED in County records of C.C. Deeds Volume 29, Page 514 and upon, along and/or under the roads, streets or highways adjoining the said property, with the right to trim from time to time any trees along said lines so as to keep the wires and cables cleared at least thirty-six inches and the right to permit the attachment of and/or carry in conduit wires and cables of any other company. The grantor for himself, his heirs, executors, administrators and assigns hereby covenants that no wire line will be erected or permitted on said property which in the judgment of the grantee, its successors and assigns, will interfere with its service or endanger its lines and that no inflammable structure will be erected or permitted on said property within 50 feet of said lines. Said sum being received in full payment for the rights herein granted. Includes the further right to cut down and keep out down all trees within fifty feet of said line.

WITNESS Our hand and seal this 19th day of December, A.D. 1929 at Albuquerque, New Mex. R.F.D. #1 Box 98 (Postoffice Address)

Witness:
David J. Arrijo
Cloud A. Voyles

Gabriel Sanchez (Seal)
Rosalia S. Sanchez (Seal)
(Land Owner.)

STATE OF NEW MEXICO)
County of Bernalillo)SS.

On this 19th day of December, 1929, before me personally appeared Gabriel Sanchez & Rosalia Sanchez, his wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Given under my hand and seal of office this 19th day of December, 1929.

Ida B. Scanzini
Notary Public in and for Bernalillo County, N.M.

My Commission expires April 15, 1932
(Notarial Seal)

Ariz. & N.M.

This instrument was filed for record on the 17th day of May, 1930 at 8:40 A.M.
Recorded in Book 112, page 290, on this 19th day of May, A.D., 1930.

Ida D. Baca, Clerk & Recorder

(42135)

Town of Atrisco

To

American Telephone & Telegraph Co.

Form H837-A
10-29
\$261.50

G.E. WELSH, Division Attorney #1
Approved: E.F. France, Division Attorney
Ass't Div. Atty.

Received of the AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF NYOKING TWO HUNDRED-SIXTY & no/100 Dollars, in consideration of which It hereby grant unto said Company, its associated and allied companies, their respective successors, assigns, lessees and agents, the right, privilege and authority to construct, reconstruct, operate and maintain lines of telephone and telegraph, consisting of such poles, wires, cables, conduits, guys, anchors and other fixtures and appurtenances as the grantee may from time to time require, upon, across, over and/or under the property which it owns or in which it have any interest in the TOWN OF ATRISCO, County of Bernalillo and State of New Mexico AS FURTHER DESCRIBED of S-10 N-R S E. T 10 N-R S E. T 10 N-R 1 E. T 9 N - S 1 E. T 10 N-R 1 W.T. 9 N - S 1 W. all in Bernalillo County, New Mexico, N.M.P.M. and upon, along and/or under the roads, streets or highways adjoining the said property, with the right to trim from time to time any trees along said lines so as to keep the wires and cables cleared at least thirty-six inches and the right to permit the attachment and/or carry in conduit wires and cables of any other company. The grantor for himself, his heirs, executors, administrators and assigns hereby covenants that no wire line will be erected or permitted on said property which in the judgment of the grantee, its successors and

BLANCKET BASEMENT BOOK 112, Page 290