

~~###~~



Complete 4-20-05 Pl.

### DRB CASE ACTION LOG (SITE PLAN B.P.)

REVISED 2/5/04

#16

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 Name: GUARDIAN SELF-STORAGE  
Agent: Claudio Vigil Architects

Project # 1001932  
Phone No.: \_\_\_\_\_

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: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

PARKS / CIP: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

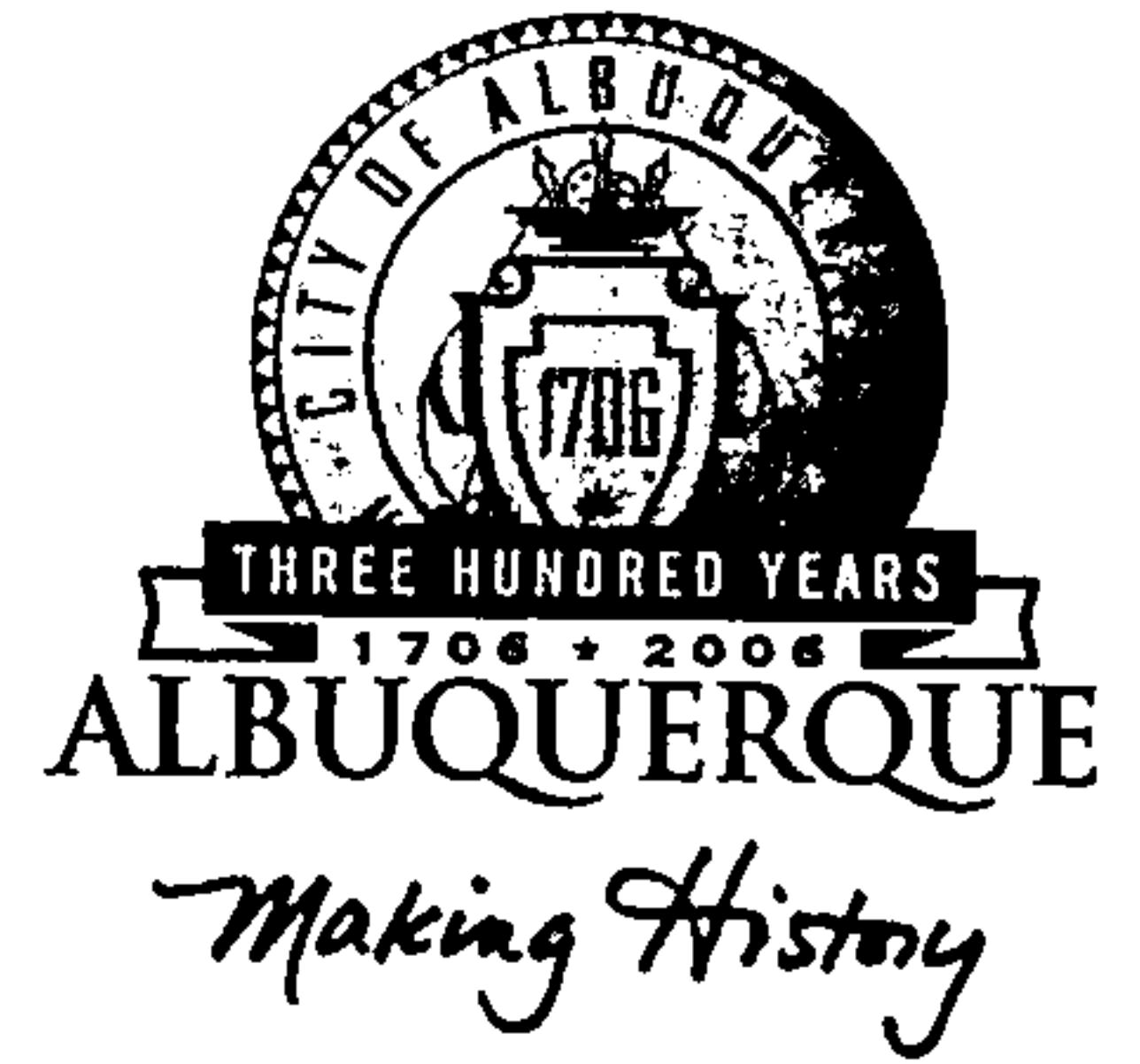
PLANNING (Last to sign): DS. initials  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

- Planning must record this plat. Please submit the following items:**
  - The original plat and a mylar copy for the County Clerk.
  - Tax certificate from the County Treasurer.
  - Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
  - Tax printout from the County Assessor.

- Include 3 copies of the approved site plan along with the originals.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

Project Number: 1001932

# 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)

P.O. Box 1293

**ENGINEERING COMMENTS:**

No adverse comments.

Albuquerque

New Mexico 87103

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

www.cabq.gov

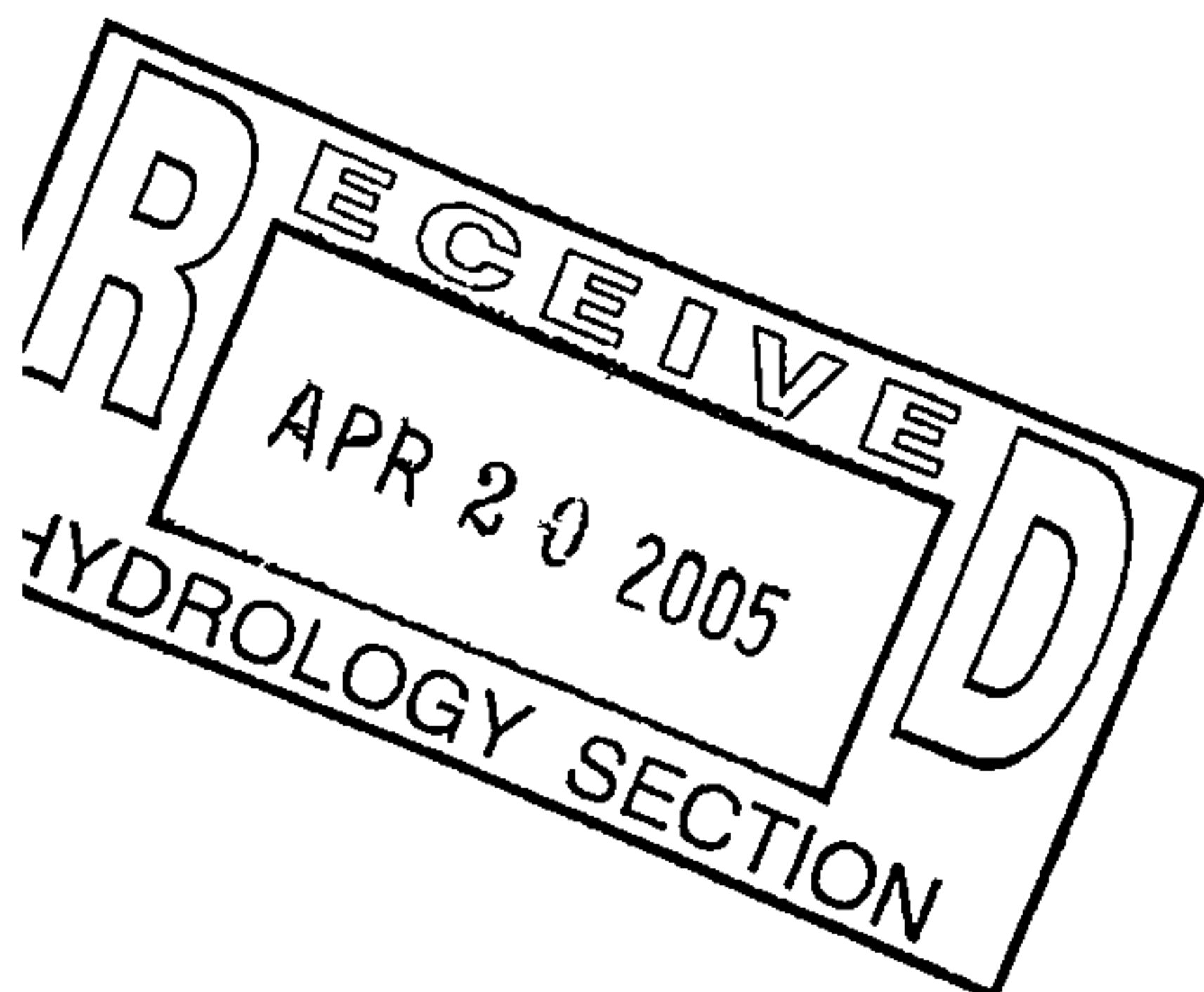
SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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





# DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: <u>03-02108</u>	Project # <u>1001937</u>
Project Name: <u>West Ridge Unit I</u>	EPC Application No.:
Agent: <u>Mark Leavitt</u>	Phone No.: <u>828-2207 (L. Leavitt)</u>

Your request for (SDP for SUB), (SDP for BP), (**FINAL PLATS**), (MASTER DEVELOP. PLAN), was approved on 12/31/03 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

Project Number

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

UTILITIES: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

PARKS / CIP: CIL payment & detached OS table

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

~~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.~~

~~Copy of final plat AND a DXF File for AGIS is required.~~

~~Copy of recorded plat for Planning.~~

12/31/00

Walls already built  
on Unit 2. O. O. Stat approved  
1/02.

**kenneth serafin**

**From:** NWeinberg@cabq.gov  
**Sent:** Wednesday, April 09, 2003 10:01 AM  
**To:** dmg@swcp.com  
**Cc:** SMatson@cabq.gov  
**Subject:** 1001932.dxf

03DRB -00577

Hello Doug,  
Your .dxf file for West Ridge Unit 1 is approved.

- Neal Weinberg  
AGIS Manager

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

P.O. Box 90606 ❖ Albuquerque, NM 87199  
(505) 828-2200 ❖ (505) 797-9539 fax  
e-mail: dmng@swcp.com

**LETTER OF TRANSMITTAL**

TO: A.G.I.S.  
ATTN: Neal Weinberg  
WEST RIDGE UNIT 1  
Project: 1001932

DATE: April 8, 2003

We are sending:

Quantity	Date	Description
1 Ea.		Hard Copy of PLat.
1 Ea.		Diskette with AutoCAD V.12 DXF file scale to Grid. Rotated Grid. New Mexico State Plane NAD 83

For your approval

For your records

As you requested

For your comments

Received

*Neal Weinberg*

From: Richard D. Quintana



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

April 30, 2003

9:00 a.m.

**MEMBERS:**

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

Richard Dourte, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

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

**NOTE:** INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946 (VOICE) OR TELETYPEWRITER (TTY) 924-3361 - TTY USERS MAY ALSO ACCESS THE VOICE NUMBER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

**NOTE:** REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE 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.
- B. Changes and/or Additions to the Agenda
- C. Announcements

Adjourned: 10:55 A.M.

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

1. **Project # 1001140**  
03DRB-00557 Major-Two Year SIA

ADVANCED ENGINEERING & CONSULTING agent(s) for SCOTT COLE request(s) the above action(s) for all or a portion of Lot(s) 21, Block(s) 26, **NORTH ALBUQUERQUE ACRES TRACT A, UNIT B**, zoned SU-2 for IP, located on EAGLE ROCK AVE NE, between SAN PEDRO NE and LOUISIANA NE containing approximately 1 acre(s). [REF: 01DRB-00391, DRB-99-52] (C-18) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED TO THE CONSTRUCTION COMPLETION DEADLINE DATE OF MAY 24, 2005. THIS WILL BE THE LAST EXTENSION.**

2. **Project # 1001396**  
03DRB-00525 Major-Vacation of Public Easements

MARK GOODWIN & ASSOCIATES PA agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) T-2-A-1□1, **MESETA DEL NORTE SUBDIVISION**, zoned R-1, located on VISTA DEL NORTE NE, between EDITH BLVD NE and LOS LOMITAS NE containing approximately 22 acre(s). [REF: 02DRB-00682, 02DRB-01871, 02DRB-01645, 02DRB-00428] (D-16) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1002492**  
03DRB-00556 Major-Vacation of Pub Right-of-Way

FRED RIVERA JR., agent(s) for GRAND AVENUE PARTNERS, C/O BERGER BRIGGS request(s) the above action(s) for all or a portion of Lot(s) A-2, Block(s) 28, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2 special neighborhood zone, MD-1, located on the NORTH SIDE OF TIJERAS AVE NE, between MULBERRY ST NE and CEDAR ST NE containing approximately 1 acre(s). [REF: 03DRB-00261 (V) 03DRB-00398 (P&F), DRB-99-214 ] (K-15) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

03DRB-00261 Major-Vacation of Public Easements

PRECISION SURVEYS INC. agent(s) for GRANDE AVENUE PARTNERS LTD request(s) the above action(s) for all or a portion of Tract(s) A-1 & A-2, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2-MD-1, located on DR MARTIN LUTHER KING JR AVE NE, between MULBERRY NE and CEDAR NE containing approximately 5 acre(s). [Deferred from 4/9/03] (K-15) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

03DRB-00398 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for GRANDE AVENUE PARTNERS LTD request(s) the above action(s) for all or a portion of Block(s) 28, Tract(s) A-1 & A-2, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2 / MD-1, located on DR MARTIN LUTHER KING JR AVE NE, between MULBERRY NE and CEDAR NE containing approximately 1 acre(s). [REF: 03DRB-00261] [Deferred from 4/9/03] (K-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/30/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/29/03 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**



4. **Project # 1000933**  
03DRB-00515 Major-Preliminary Plat Approval  
03DRB-00517 Major-Vacation of Public Easements  
03DRB-00518 Minor-Sidewalk Variance  
03DRB-00519 Minor-Sidewalk Waiver  
03DRB-00520 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) 5B, **MANZANO MESA**, zoned SU-1, located on SOUTHERN BLVD SE, between JUAN TABO BLVD SE and EUBANK BLVD SE containing approximately 13 acres. [REF: 01DRB-00169] [Deferred from 4/30/03] (L-21) **DEFERRED AT THE AGENT'S REQUEST TO 5/7/03**

**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.**

5. **Project # 1001770**  
03DRB-00636 Minor-SiteDev Plan Subd/EPC  
03DRB-00638 Minor-SiteDev Plan BldPermit/EPC  
03DRB-00639 Minor-Preliminary Plat Approval

TIERRA WEST LLC agent(s) for REMBE PROPERTIES LLC request(s) the above action(s) for all or a portion of Tract(s) 5A1, **LANDS OF JOEL P TAYLOR**, zoned C-2 (SC), located on MONTANO RD NW, between COORS BLVD NW and WINTER HAVEN RD NW containing approximately 6 acre(s). [REF: Z-83-17/DRB-87-202, 02EPC-01937/02EPC-01938] [**Debbie Stover, EPC Case Planner**] [Deferred from 4/30/03] (E-12) **DEFERRED AT THE AGENT'S REQUEST TO ADDRESS BOARD COMMENTS TO 5/7/03.**

6. **Project # 1002249**  
03DRB-00635 Minor-SiteDev Plan Subd/EPC  
03DRB-00637 Minor-SiteDev Plan BldPermit/EPC

TIERRA WEST LLC agent(s) for WALMART STORES EAST, INC. request(s) the above action(s) for all or a portion of Tract(s) F1 & E1, **AMERICAN SQUARE**, zoned C-2 community commercial zone, located on CARLISLE BLVD NE, between CLAREMONT AVE NE and PHOENIX AVE NE containing approximately 13 acre(s). [REF: 02EPC-01475 & 02EPC-01476, 03DRB-00445 VPE] [**Debbie Stover, EPC Case Planner**] [Deferred from 4/30/03] (H-16) **DEFERRED AT THE AGENT'S REQUEST TO 5/14/03.**

7. **Project # 1000831**  
03DRB-00562 Minor-SiteDev Plan Subd/EPC  
03DRB-00564 Minor-SiteDev Plan  
BldPermit/EPC

GEORGE RAINHART ARCHITECTS agent(s) for THOM JOSEPH - THUNDER WEST DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) A-13 and 6, TOWN OF ATRISCO GRANT, **WESTBLUFF CENTER AND Lot(s) 9, PALISADES**, Block(s) 9, zoned SU-1, IP uses, located on ATRISCO NW, between I-40 NW and MIAMI NW containing approximately 7 acre(s). [REF: 02EPC-00636 (SPS) 02EPC-00637 (SBP) **[Russell Brito, EPC Case Planner]** [Deferred from 4/23/03] (H-11) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE INFRASTRUCTURE LIST DATED 4/30/03 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA.**

03DRB-00602 Minor-Prelim&Final Plat  
Approval

MARK GOODWIN & ASSOCIATES PA, agent(s) for SAYLOR PROPERTIES, request(s) the above action(s) for all or a portion of Lot(s) A-13 NE UNIT, TOWN OF ATRISCO GRANT Tract(s) 6, **WESTBLUFF CENTER SUBDIVISION** and a portion of Block(s) 9, **PALISADES ADDITION**, (to be known as **HORIZON ACADEMY SUBDIVISION**), zoned SU-1, IP uses, located on ATRISCO NW, between I-40 NW and MIAMI NW containing approximately 7 acre(s). [REF: 03DRB-00562 & 03DRB-00564] [Deferred from 4/23/03] (H-11) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR THE DXF FILE.**

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

8. **Project # 1001347**  
03DRB-00626 Minor-Extension of  
Preliminary Plat

ISAACSON & ARFMAN PA agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) A, B & D, ALBUQUERQUE SOUTH, **UNIT 3 (to be known as EL RANCHO GRANDE 6, 7 & 8**, zoned RESIDENTIAL PER RIO BRAVO SECTOR DEVELOPMENT PLAN, located on the WEST SIDE OF SNOW VISTA BLVD SW, between DE ANZA DR SW and VALLEY VIEW CIRCLE SW containing approximately 43 acre(s). [REF: 02DRB-00764, 02DRB-00765] (M-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THIS APPROVAL INCLUDES THE EXTENSION OF THE INFRASTRUCTURE LIST DATED 5/15/02.**

9. **Project # 1002397**  
03DRB-00634 Minor-Preliminary Plat  
Approval

TIERRA WEST LLC agent(s) for SHULL REALTY & WATERS EDGE LLC request(s) the above action(s) for all or a portion of Lot(s) 1-9, **LANDS OF MARTIN L TAYLOR**, zoned C-1, located on LA ORILLA NW, between COORS BLVD NW and the CORRALES DRAIN containing approximately 12 acre(s). [REF: Z-87-56 / Z-87-69, DRB-87-200, 02DRB-01928, 02DRB-01925, 02DRB-01926] (E-12) **DEFERRED AT THE AGENT'S REQUEST TO ADDRESS CITY ENGINEER AND TRANSPORTATION DEVELOPMENT COMMENTS TO 5/7/03.**

10. **Project # 1001932**  
03DRB-00577 Minor-Final 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, UNIT 1**, 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] [Was indefinitely deferred on April 16, 2003, to work out issues, at the agent's request.] (G-9, G-10, H-9/H-10) **FINAL PLAT WAS APPROVED AND DELEGATED TO PLANNING FOR AMAFCA AND PROPERTY MANAGEMENT'S SIGNATURE.**

11. **Project # 1000501**  
03DRB-00546 Minor-Prelim&Final Plat  
Approval

BRASHER & LORENZ INC agent(s) for NEW MEXICO VIETNAMESE BUDDHIST ASSOCIATION request(s) the above action(s) for all or a portion of Lot(s) 5, 6, 17 and 18, Tract(s) A, Block(s) 8, **CASAS SERENAS SUBDIVISION**, zoned SU-1 for Church, located on PENNSYLVANIA SE, between BELL AVE SE and TRUMBELL AVE SE containing approximately 1 acre(s). [Deferred from 4/16/03]. [Was Indefinitely Deferred on 4/30/03] (L-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

12. **Project # 1001753**  
03DRB-00612 Minor-Sketch Plat or Plan
- MARK GOODWIN & ASSOCIATES PA agent(s) for MESA VERDE DEVELOPMENT CORP. request(s) the above action(s) for all or a portion of Lot(s) 2-14, Block(s) 11, Tract 1, Unit 3, & Lot(s) 19-32, Block(s) 10, Tract(s) 1, Unit 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as DESERT RIDGE TRAILS EAST) zoned R-D residential and related uses zone, developing area, located on FLORENCE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 12 acre(s). [REF: 1001753, 02EPC-00277, 278 & 279; ANNEX EXISTING ZONING, 1001073, 01DRB-00243 SK] (B-19) **WITHDRAWN AT THE AGENT'S REQUEST.**
13. Approval of the Development Review Board minutes for April 16, 2003. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 10:55 A.M.



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1001932**

**AGENDA ITEM NO: 10**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An executed Subdivision Improvements Agreement with financial guarantees is on file for Final Plat sign-off.

**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 30, 2003

10



# DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: 03-00577 (FP)  
Project Name: **WEST RIDGE SUB. UNIT 1**  
Agent: Mark Goodwin & Associates PA

Project # **1001932**  
EPC Application No.:  
Phone No.: 828-2200

Your request for (SDP for SUB), (SDP for BP) **(FINAL PLATS)** (MASTER DEVELOP. PLAN), was approved on 4/30/03 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

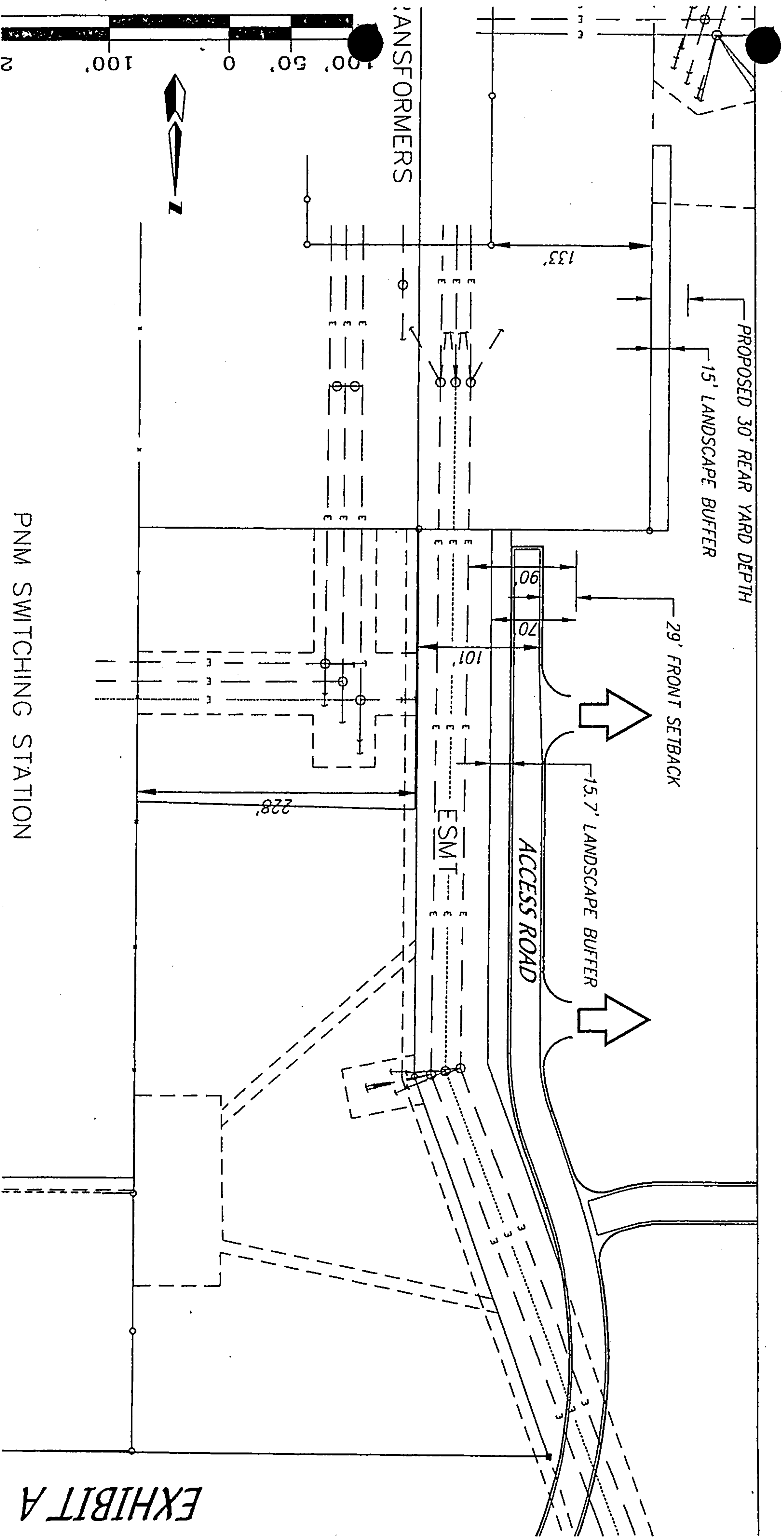
- TRANSPORTATION: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- UTILITIES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- CITY ENGINEER / AMAFCA: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- PARKS / CIP: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PLANNING (Last to sign): Prop. Management & Amafca's sig.

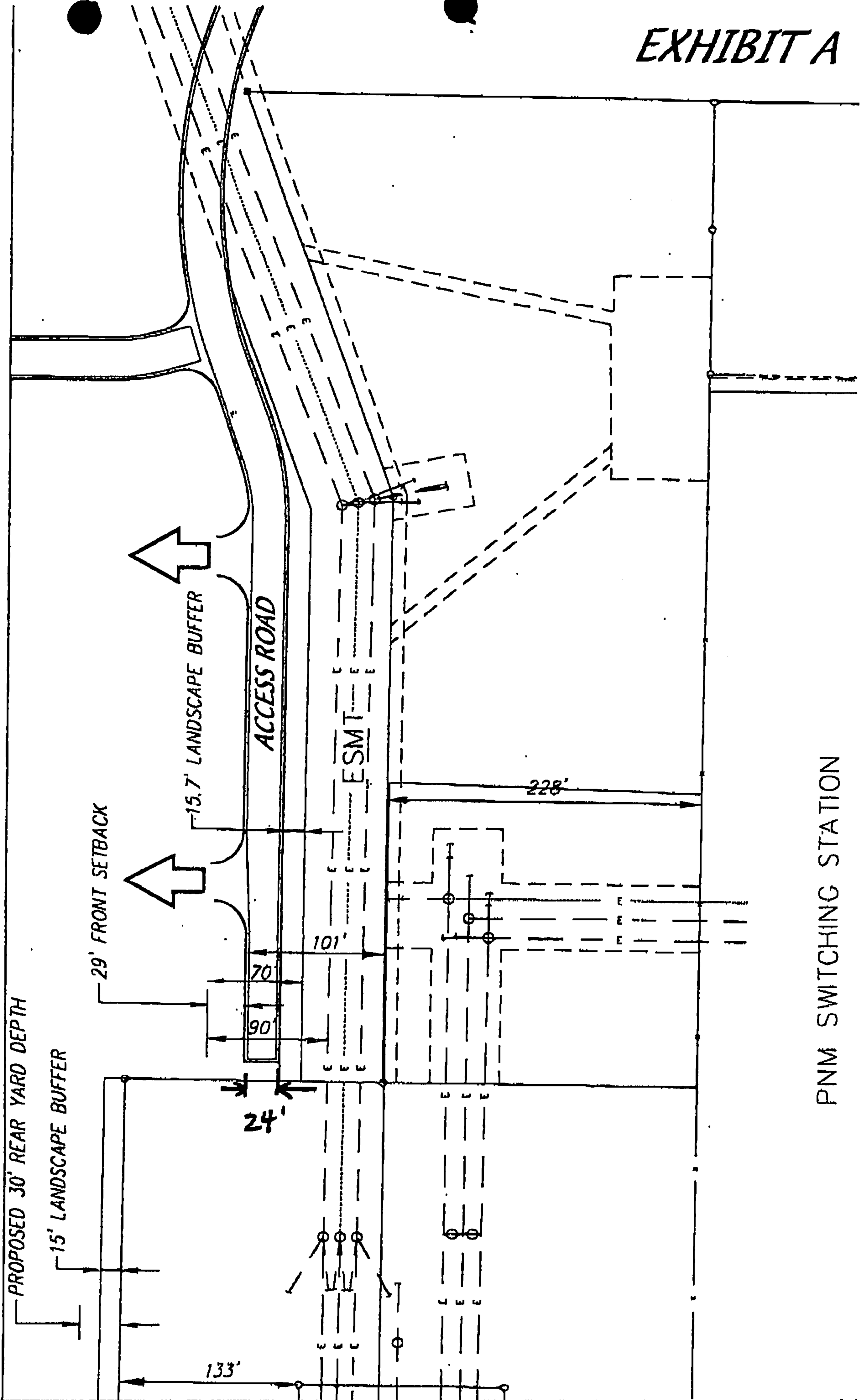
- Planning must record this plat. Please submit the following items:
  - The original plat and a mylar copy for the County Clerk.
  - Tax certificate from the County Treasurer.
  - Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
  - Tax printout from the County Assessor.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

*Dxf approved  
7/9/03*

Project Number 1001932



# EXHIBIT A



PNM SWITCHING STATION



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

RECEPTION OK

TX/RX NO	5591
CONNECTION TEL	
SUBADDRESS	
CONNECTION ID	
ST. TIME	04/21 17:18
USAGE T	00'48
PGS.	2
RESULT	OK

**facsimile**  
TRANSMITTAL

**to:** Sheran Matson  
**fax #:** 924-3864  
**re:** Westridge Subdivision (Project # 1001932, Applicant KB Home of NM)  
**date:** April 21, 2003  
**pages:** 2, including this cover sheet.

Attached is the Exhibit "A" from the EPC hearing on the referenced case.

The exhibit was created to assist the EPC in assessing the location of residences relative to the existing power lines. Since we knew an approximate location of the stub street but not the location of the property lines of the lots, the setback was established off the face of curb of the stub street, assuming there would be the typical 5 feet from the face of curb to the front of the sidewalk, and then 4 feet of sidewalk, along with the standard 20 feet of driveway. The exhibit has an approximate scale of 1" equals 100', which results in the stub street being 24 feet wide.

The term "setback" referred to herein is not as defined in the zoning code. It has been customize to fulfill the needs of this particular situation.

Please call me if this needs any further discussion.

From the desk of...

**John M. MacKenzie**  
Senior Engineer  
Mark Goodwin & Associates  
Box 90808  
Albuquerque, NM 87199

505-828-2200  
Fax:

9



Completed  
4/25/03  
BGA

### 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

Project Number

1001932

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 1/8/03 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): 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.

Completed 4/25/03

APPLICATION NO. 02 DRB-01581	PROJECT NO. 1001932	134
PROJECT NAME West Ridge Subdivision		
EPC APPLICATION NO.		
APPLICANT / AGENT Mark Rodwin	PHONE NO. 828-2200	
ZONE ATLAS PAGE		
<b>ONE STOP COMMENT FORM LOG</b>		

<b>TRANSPORTATION DEV (505) 924-3990</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

<b>UTILITY DEV (505) 924-3989</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

<b>HYDROLOGY DEV (505) 924-3986</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

<b>PARKS AND REC (505) 768-5328</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

<b>PLANNING (505) 924-3858</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE 4/22/03	DATE
COMMENTS:		
setback question		

(Return form with plat / site plan)



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

December 31, 2003, 09:00 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                      Adjourned:  
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 # 1000844**  
03DRB-01996 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for D.R. HORTON INC request(s) the above action(s) for all or a portion of Lot(s) 1-7 and 27-32, Tract(s) 2, Block(s) 6, **EAGLE POINTE SUBDIVISION, UNIT 3**, zoned R-D, located on LOUISIANA BLVD NE, between CORONA AVE NE and WILSHIRE NE containing approximately 10 acre(s). [REF: 01DRB-01712](C-19)  
**A 2-YEAR EXTENSION OF THE SIA WAS APPROVED.**
  
2. **Project # 1000875**  
03DRB-02004 Major-Vacation of Public Easements  
03DRB-02005 Minor-Vacation of Private Easements

COMMUNITY SCIENCES CORPORATION agent(s) for FINELAND LLC, request(s) the above action(s) for all or a portion of Tract(s) F, **FINELAND DEVELOPMENT**, zoned SU-1 for R-2, located on MCMAHON BLVD NW, between TUSCANY DR NW and UNSER BLVD NW containing approximately 11 acre(s). [REF: 03DRB-01684] (A-11)  
**THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
  
3. **Project # 1002051**  
03DRB-02010 Minor-Vacation of Private Easements  
03DRB-02011 Minor-Temp Defer SDWK  
03DRB-02008 Major-Preliminary Plat Approval  
03DRB-02009 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD COMPANY request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE UNIT 1**, 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] (B-10)  
**DEFERRED AT THE AGENT'S REQUEST TO 1-14-04.**

4. **Project # 1002518**  
03DRB-02014 Major-Vacation of Pub  
Right-of-Way  
03DRB-02015 Major-Vacation of Public  
Easements  
03DRB-02016 Minor-Amnd Prelim Plat  
Approval
- COMMUNITY SCIENCES CORPORATION agent(s)  
for THOMAS & MARGARET KRYFKO, TEDDY &  
BARBARA POLK & GWENDOLYN VANDAMME  
request(s) the above action(s) for all or a portion of  
Lot(s) 41, **ALVARADO GARDENS, UNIT 3**, zoned  
RA-2, located on DECKER AVE. NW, between  
GLENWOOD ROAD NW and TRELIS DR. NW  
containing approximately 1 acre(s). (G-12)  
**THE VACATION WAS APPROVED AS SHOWN ON  
EXHIBIT B IN THE PLANNING FILE. THE  
AMENDED FINAL PLAT WAS APPROVED.**
5. **Project # 1003113**  
03DRB-01995 Major-Vacation of Public  
Easements
- DARRELL RATCHNER request(s) the above action(s)  
for all or a portion of Lot(s) 4, Block(s) 6, **REBONITO  
SUBDIVISION**, zoned R-1, located on WELLS DR.  
NE, between INDIAN SCHOOL RD. NE and HAINES  
NE containing approximately 1 acre(s). [REF: DRB-  
94932, V-87-71] (J-23)  
**THE VACATION WAS APPROVED AS SHOWN ON  
EXHIBIT B IN THE PLANNING FILE.**
6. **Project # 1000922**  
03DRB-01953 Major-Preliminary Plat  
Approval  
03DRB-01954 Minor-Temp Defer  
SDWK
- WILSON & COMPANY agent(s) for LEGACY  
SUSTAINABLE DEVELOPMENT request(s) the above  
action(s) for, **LA CUENTISTA SUBDIVISION**, zoned  
R-1, located on KIMMICK DRIVE NW, between  
URRACA STREET NW and CAMINO DE PAZ  
containing approximately 50 acre(s). [REF: 1000922,  
DRB-97-98, V-97-116, 02DRB-01783, 03DRB-01725 ]  
(C-10)  
**DEFERRED AT THE AGENT'S REQUEST TO 1-7-04**

7. **Project # 1001753**  
03DRB-01999 Minor-Sidewalk Waiver  
03DRB-01998 Minor-Subd Design  
(DPM) Variance  
03DRB-01884 Major-Preliminary Plat  
Approval

MARK GOODWIN & ASSOC agent(s) for MESA VERDE DEVELOPMENT CORP request(s) the above action(s) for all or a portion of Lot(s) 1 & 2-11, Block(s) 11, **N ABQ ACRES TR 1 UNIT 3**, zoned R-D 3du/Acre, located on FLORENCE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 12 acre(s). [REF: 03DRB-01884 ] (B-19)

**WITH THE APPROVAL OF THE INFRASTRUCTURE LIST DATED 12-31-03 AND THE GRADING PLAN ENGINEER STAMP DATED 10/30/03 THE PRELIMINARY PLAT WAS APPROVED. CONDITION: FLORENCE PRELIMINARY WALL DESIGN IS APPROVED BEFORE FINAL PLAT APPROVAL.**

8. **Project # 1002928**  
03DRB-01532 Major-Preliminary Plat  
Approval  
03DRB-01534 Minor-Temp Defer  
SDWK  
03DRB-01536 Minor-Sidewalk Waiver

BOHANNAN HUSTON, INC./ DENISH-KLINE & agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of Tract(s) D TBKA TAOS @ THE TRAILS, **THE TRAILS, POR. OF TR. 4, BLACK RANCH**, zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD. NW and UNIVERSE BLVD. NW containing approximately 20 acre(s). [REF: 1002928 ] (C-09)

**DEFERRED AT THE AGENT'S REQUEST TO 1-7-04**



9. **Project # 1002929**  
03DRB-01531 Major-Preliminary Plat  
Approval  
03DRB-01535 Minor-Sidewalk Waiver  
03DRB-01533 Minor-Temp Defer  
SDWK

DENISH - KLINE agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) C < aka Santa Fe @ The Trails >, **THE TRAILS**, zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 17 acre(s). (C-9)  
**DEFERRED AT THE AGENT'S REQUEST TO 1-7-04**

10. **Project # 1003111**  
03DRB-02079 Minor-SiteDev Plan  
BldPermit/EPC  
03DRB-01987 Minor-Vacation of  
Private Easements  
03DRB-01988 Minor-Temp Defer  
SDWK  
03DRB-01986 Major-Preliminary Plat  
Approval  
03DRB-01989 Minor-Sidewalk Waiver

ISAACSON AND ARFMAN, P.A. agent(s) for THE STROSNIDER GROUP request(s) the above action(s) for all or a portion of Tract(s) A & B, **WINDMILL MANOR PLACE**, zoned SU-1 for PRD, located on DELLYNE AVE NW, between MARIPOSA DR NW and VALLE VISTA DR NW containing approximately 4 acre(s). [REF: Z-95-79, Z-98-57 (EPC SP) ] (E-11)  
**THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF TO PLANNING FOR EPC CASE PLANNER INITIALS. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A TEMPORARY DEFERRAL OF SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. WITH THE APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11-21-03 AND THE INFRASTRUCTURE LIST DATED 12-31-03. THE PRELIMINARY PLAT WAS APPROVED.**

- 10 B.  
**Project #1002800**  
03DRB-02152 Minor-Subd Design  
(DPM) Variance  
03-01990 Major-Preliminary Plat  
03-01992 Minor-Temporary Deferral  
SDWK

MARK GOODWIN & ASSOC. agent(s) for ALPHA EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 10-23, Tract(s) 1, **NORTH ALBUQUERQUE ACRES**, zoned RD 3 du/ac, located on MODESTO AVE. NE, between GLENDALE AVE. and WYOMING BLVD. NE containing approximately 14 acre(s). (B-19)  
**THE PRELIMINARY PLAT WAS APPROVED WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12-31-03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12-29-03. A SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

**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.**

11. **Project # 1003009**  
03DRB-02149 Minor-SiteDev Plan  
BldPermit/EPC
- TIERRA WEST LLC agent(s) for SANDIA FOOD GROUP request(s) the above action(s) for all or a portion of Lot(s) 2, **JEFFERSON COMMONS II**, zoned IP, located on PAN AMERICAN FRWY NE, between OFFICE BLVD. NE and JEFFERSON ST. NE containing approximately 3 acre(s). [REF: Z-97-20, DRB-97-366 ] (F-17)
- THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO UTILITIES AND TRANSPORTATION TO REVISE UTILITY MASTER PLAN AND CHANGE DIMENSIONS FOR THE PARKING SPACES WITH AN UPDATED LANDSCAPING PLAN.**

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

12. **Project # 1001796**  
03DRB-02078 Minor-Prelim&Final Plat  
Approval
- SAMUEL C DE BACA request(s) the above action(s) for all or a portion of Lot(s) 1, **STOUT SUBDIVISION**, zoned SU-1 for O-1 Permissive Uses, located on COORS BLVD. NW, between EAGLE RANCH RD. NW and PASEO DEL NORTE NW containing approximately 18 acre(s). [REF: 03DRB 00916, Z-98-17, Z-84-122, S-98-25 ] (C-13)
- DEFERRED AT THE AGENT'S REQUEST TO 1-14-04.**

13. **Project # 1001932**  
03DRB-02108 Minor-Final Plat  
Approval

MARK GOODWIN & ASSOC. agent(s) for KB HOME NEW MEXICO INC. request(s) the above action(s) for all or a portion of Tract(s) F, **WEST RIDGE S/D , UNIT 3**, zoned SU-1 special use zone, RD (6-10 DU/AC), located on UNSER BLVD NW, between OLD OURAY RD. NW and NEW OURAY RD. NW containing approximately 14 acre(s). [REF: 02DRB-01578& 79, 02DRB-01580& 81, 03DRB-00220, 03DRB-00353, 03DRB-00577] (H-09)

**THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PARKS FOR CASH-IN-LIEU OF PARK DEDICATION FEE AND DETACHED OPEN SPACE TABLE.**

14. **Project # 1001523**  
03DRB-02109 Minor-Final Plat  
Approval

MARK GOODWIN & ASSOCIATES agent(s) for UNSER & 98TH STREET PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 2, **LADERA INDUSTRIAL CENTER**, zoned SU-1 special use zone, for Light Industrial, located on UNSER BLVD NW, between LADERA DR. NW and 98TH STREET NW containing approximately 120 acre(s). [REF: 02DRB-00518, 02DRB-00621, SP 4 S/D] (H-09)

**THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO THE CITY ENGINEER FOR AMAFCA SIGNATURE AND MINOR CORRECTIONS ON PLAT.**

15. **Project # 1000716**  
03DRB-02110 Minor-Ext of SIA for  
Temp Defer SDWK  
03DRB-02111 Minor-Extension of  
Preliminary Plat

LARRY READ & ASSOCIATES, INC. agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 30, Block(s) 20, Tract(s) 3, **NORTH ALBUQUERQUE ACRES**, zoned R-D residential and related uses zone, developing area, located on ALEXANDRIA AVE. NE, between EUBANK BLVD. NE and HOLBROOK NE containing approximately 1 acre(s). (D-20)

**A ONE-YEAR EXTENSION TO THE SIA FOR A TEMPORARY DEFERRAL SIDEWALK WAS APPROVED. A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

16. **Project # 1002743**  
03DRB-02083 Minor-Prelim Plat  
Approval

BORDENAVE DESIGNS agent(s) for OVENWEST CORP request(s) the above action(s) for all or a portion of Tract(s) H, **LA LUZ DEL OESTE**, zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s). [REF: Z-77-28, 03DRB-00989 ] (F-11)

**NO ACTION TAKEN. PRELIMINARY PLAT PREVIOUSLY APPROVED.**

17. **Project # 1002771**  
03DRB-02147 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST, LTD. agent(s) for GERTRUDE ZACHARY SCHMIDT request(s) the above action(s) for all or a portion of Lot(s) 13-24, Block(s) 36, **NM TOWN CO. ORIGINAL TOWNSITE**, zoned SU-3 special center zone, located on, between and containing approximately 2 acre(s). [REF: 03DRB-01036 VAC., DRB-98-253, ZA-98-342, ZA-95-36 ] (K-14)

**THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR SKETCH SHOWING CROSS SECTIONS OF STREETS. RIGHT-OF-WAY SHOULD BE 10 FEET FROM THE FACE OF THE CURB.**

18. This project heard as Item 10 B.

19. **Project # 1002992**  
03DRB-02138 Minor-Prelim Plat  
Approval

WAYJOHN SURVEYING INC. agent(s) for WEST EIGHT LTD. request(s) the above action(s) for all or a portion of Lot(s) 1- 3, Block(s) 5, **ORIGINAL TOWNSITE OF WESTLAND**, zoned C-2 community commercial zone, located on 86TH ST SW, between BRIDGE BLVD. SW and CENTRAL AVE. SW containing approximately 2 acre(s). [REF: 03DRB-01623 ] (K-09)

**DEFERRED AT THE AGENT'S REQUEST TO 1-14-04.**

20. **Project # 1003026**  
03DRB-02099 Minor-Prelim&Final Plat  
Approval

ABQ. ENGINEERING agent(s) for INFILL SOLUTIONS (JAY REMBE) request(s) the above action(s) for all or a portion of Lot(s) POR. 2&3, **ALVARADO GARDENS SUBDIVISION**, zoned R-LT residential zone, located on CANDELARIA RD NW, between DURANES LATERAL and RIO GRANDE BLVD. NW containing approximately 1 acre(s). [REF: 03DRB-01712] (G-12)

**WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12-31-03 AND THE GRADING PLAN ENGINEER STAMP DATED 10-20-03 THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING, AND UTILITIES FOR AGIS APPROVAL OF DXF FILE AND TRANSPORTATION FOR CLEAR SIGHT TRIANGLE. CONDITION OF FINAL PLAT: PUBLIC WATER AND SEWER EASEMENTS WILL BE SEPARATE FROM PUE. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR SIA.**

21. **Project # 1003156**  
03DRB-02153 Minor-Prelim&Final Plat  
Approval

C/O ROBBIN WOODALL agent(s) for RALPH & MARY LUCERO request(s) the above action(s) for all or a portion of Lot(s) 5-A, **LAURELWOOD S/D**, zoned R-D residential and related uses zone, developing area, located on SHERWOOD DR. NW, between LAURELWOOD PARKWAY NW and LAURELWOOD AVE. NW containing approximately 1 acre(s). [REF: Z-84-28, DRB-94-576, SP-94-207 ] (H-10)

**THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

22. **Project # 1003155**  
03DRB-02148 Minor-Prelim&Final Plat  
Approval

ISAACSON & ARFMAN, PA agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Lot(s) 35- 37, Block(s) F, **EL RANCHO GRANDE**, zoned R-LT residential zone, located on AMOLE VISTA ST SW, between CAMINO SAN MARTIN, SW and EL RANCHO DR. SW containing approximately 1 acre(s). [REF: 1001347 ] (M-09)  
**THE PRELIMINARY AND FINAL PLATS WERE APPROVED.**

23. **Project # 1003152**  
03DRB-02139 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST, LTD. agent(s) for WILLIAM & EDNA MCIVER request(s) the above action(s) for all or a portion of Lot(s) 5& 6, Block(s) 17, **MONTEREY HILLS ADDITION**, zoned R-1 residential zone, located on SANTA CLARA AVE SE, between WELLESLEY AVE. SE and HYDER AVE. SE containing approximately 1 acre(s). [REF: ZA-75-127 ] (L-16)  
**THE PRELIMINARY AND FINAL PLAT WERE APPROVED.**

**NO ACTION IS TAKEN ON THESE CASES:**

**APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

24. **Project # 1003153**  
03DRB-02140 Minor-Sketch Plat or Plan

GEORGE J. MARQUEZ SURVEYING agent(s) for LOE KORTE request(s) the above action(s) for all or a portion of Lot(s) 8-A, **WEST ALBUQUERQUE BUSINESS ADDITION**, zoned C-2 community commercial zone, located on CENTRAL AVE NW, between 50TH ST. NW and 52ND ST. NW containing approximately 1 acre(s). [REF: DRB-95-408 & 495, ZA-95-199, Z-84-87 ] (K-11)  
**THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**



25. **Project # 1002629**  
03DRB-02124 Minor-Sketch Plat or Plan

LYLE C LOSACK agent(s) for BRENDAN T O'SULLIVAN request(s) the above action(s) for all or a portion of Lot(s) 10 & 11, **DAVIDSON EDITION**, zoned DI-2 for RT, located on 10TH ST NW, between CANDELARIA NW and containing approximately 1 acre(s). [REF: 03DRB-00683, 03DRB-01413 ] (G-14)

**THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

26. Other Matters:

Adjourned: 12:20 P.M.

10



# DRB CASE ACTION LOG

REVISED 3/20/2003

5-14-03  
gm

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

DRB Application No.: 03-00577 (FP)	Project # 1001932
Project Name: WEST RIDGE SUB. UNIT 1	EPC Application No.:
Agent: Mark Goodwin & Associates PA	Phone No.: 828-2200

Project Number

1001932

Your request for (SDP for SUB), (SDP for BP) (FINAL PLATS) (MASTER DEVELOP. PLAN), was approved on 4/30/03 by the DRB with delegation of signature(s) to the following departments.

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

UTILITIES: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

PARKS / CIP: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

white card in Drawer

OK NSF

~~Sheron Wilo says Pls get w/me before signing...~~

PLANNING (Last to sign):

*Prep. Mahmud + Amafca's sig. Sum 5/9/03*

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

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
- Tax printout from the County Assessor.

- Include 3 copies of the approved site plan along with the originals.
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- Copy of final plat AND a DXF File for AGIS is required.
- Copy of recorded plat for Planning.

Dxf approved 7/9/03

DONT sign Plat  
TOA

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1001932 Subdivision Name West Ridge Subd Unit 1  
Surveyor Tim Aldrich Company Mark Goodwin  
Contact person Doug Phone # \_\_\_\_\_ email dmg@swcp.com

Neal Weinberg \_\_\_\_\_ 4/9/03  
Approved \*Not Approved Date

DXF RECEIVED 4/9 DATE  
 HARD-COPY RECEIVED 4/9 DATE  
 DISCLOSURE STATEMENT

NAD 83 Grid

\*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 necessary to rotate from ground to grid
- 7) \_\_\_ Lines cannot be projected/converted to correct location in NAD83 NMSP coordinate system

Content

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

Comments:

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

AGIS Use Only: Copied cov  to agiscov on 4/8/03 Client Notified 4/8/03

22



# DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: 03-00577 (FP)	Project # 1001932
Project Name: WEST RIDGE SUB. UNIT 1	EPC Application No.:
Agent: Mark Goodwin & Associates	Phone No.: 828-2200

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4/12/09 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: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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.**

**Copy of final plat AND a DXF File for AGIS is required.**

**Copy of recorded plat for Planning.**

DXF OKAYED

Project Number 1001932



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

April 16, 2003

9:00 a.m.

**MEMBERS:**

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

Richard Dourte, Transportation Development    Roger Green, Utility Development

Brad Bingham, Alternate City Engineer

Christina Sandoval, Parks &  
Recreation

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

**NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946 (VOICE) OR TELETYPEWRITER (TTY) 924-3361 - TTY USERS MAY ALSO ACCESS THE VOICE NUMBER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE: 1-800-659-8331.**

**NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE 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: 11:20 A.M.
- B. Changes and/or Additions to the Agenda
- C. Announcements

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

1. **Project # 1000662**  
03DRB-00468 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST NM 93-2, request(s) the above action(s) for all or a portion of **TRACT 3A-3A-1, RENAISSANCE CENTER**, zoned SU-1 special use zone, for IP, located on the SOUTH SIDE OF MISSION AVE NE, between ALEXANDER BLVD NE and CULTURE DR NE containing approximately 2 acre(s). [REF: 01134-01549, 01450-00395 & 6, 00420-01283 & 4, DRB-98-227, Z-99-105] (F-16) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

03DRB-00469 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST NM 93-2, request(s) the above action(s) for all or a portion of **TRACT 3A-3A-3, RENAISSANCE CENTER**, zoned SU-1 special use zone, for IP, located on the SOUTH SIDE OF MISSION AVE NE, between ALEXANDER BLVD NE and CULTURE DR NE containing approximately 2 acre(s). [REF: 01134-01549, 01450-00395 & 6, 00420-01283 & 4, DRB-98-227, Z-99-105] (F-16) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1000788**  
03DRB-00446 Major-Two Year SIA  
(Procedure B Modified)

BOHANNAN HUSTON, INC. agent(s) for LONGFORD @ PARADISE SKIES, LP request(s) the above action(s) for ALL Lot(s), **PARADISE SKIES, UNIT 9**, zoned SU-1 special use zone, R/T, located on MC MAHON BLVD NW, between ROCKCLIFF BLVD NW and STARGAZER AVE NW containing approximately 10 acre(s). [REF: 02DRB-00229] (A-11) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1000874**  
03DRB-00444 Major-Two Year SIA

TIERRA WEST, LLC agent(s) for UNION PENSION TRANSACTION TRUST, NM 2000-2 request(s) the above action(s) for all or a portion of Tract(s) B-1, C-2, C-3 & C-4, **RENAISSANCE CENTER III**, zoned SU-1 special use zone, for C-2 Permissive Uses, located on the SOUTH SIDE OF MONTANO RD NW, between PAN AMERICAN FRWY NE and DESERT SURF CIRCLE NE containing approximately 27 acre(s). [REF: 01DRB-00417, 01DRB-00836, 01DRB-01007, Z-86-66, Z-96-128, DRB-97-8](F-16) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

4. **Project # 1002249**  
03DRB-00445 Major-Vacation of  
Public Easements

TIERRA WEST, LLC agent(s) for WALMART STORES EAST, INC. request(s) the above action(s) for all or a portion of Tract(s) E1 & F1, **AMERICAN SQUARE**, zoned C-2 community commercial zone; SC, Shopping Center Site, located on CARLISLE BLVD NE, between CLAREMONT AVE NE and PHOENIX AVE NE containing approximately 23 acre(s). [REF: 02EPC-01475, 02EPC-01476, Z-86-12] (H-16) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1002377**  
03DRB-00415 Major-Preliminary Plat  
Approval  
03DRB-00416 Major-Vacation of Public  
Easements  
03DRB-00417 Minor-Sidewalk Waiver

03DRB-00574 Minor-SiteDev Plan  
Subd/EPC  
03DRB-00575 Minor-SiteDev Plan  
BldPermit/EPC

ISAACSON & ARFMAN, PA agent(s) for SANGRE DE CRISTO LLC request(s) the above action(s) for all or a portion of Tract(s) B, **LAS CASITAS DEL RIO PHASE II**, Albuquerque Christian Children's Home, zoned SU-1 PDA, located on WINTER HAVEN RD NW, NORTH OF MONTANO RD NW and SOUTH OF MONTANO PLAZA DR. NW, containing approximately 7 acre(s). [REF: 02DRB 01860, 03DRB 00126] [Deferred from 4/9/03] (E-12) **AGENT WAS NOT PRESENT. DEFERRAL BELOW ALSO APPLIES TO THIS CASE.**

CONSENSUS PLANNING, INC. agent(s) for PATRICK STROSNIDER request(s) the above action(s) for all or a portion of Tract(s) B-1A, **UNPLATTED LANDS OF JOEL P. TAYLOR AND LANDS OF ALBUQUERQUE CHRISTIAN CHILDREN'S HOME**, zoned SU-1 special use zone, PDA, located on EAST SIDE OF WINTERHAVEN RD NW, between MONTANO RD NW and LA ORILLA RD NW containing approximately 7 acre(s). [REF: 02EPC-01772 & 01773 under Project #1002359 and 03DRB-00415, 00416 & 00417 under Project #1002377] [Deferred from 4/16/03] (E-12) **DEFERRED AT THE APPLICANT'S REQUEST TO 4/23/03.**

6. **Project # 1002243**  
03DRB-00121 Major-Preliminary Plat  
Approval  
03DRB-00122 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 463, Town of Atrisco Grant, Unit 7, (to be known as **DESERT SAGE SUBDIVISION, UNIT 3**) zoned RD (9DU/AC), located on 82ND ST SW, between SAGE RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). [REF:02EPC01460] [DEFERRED FROM 4/9/03] (L-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/16/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/7/03 THE PRELIMINARY PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS FOR THE FRONT AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**



7. **Project # 1002379**  
03DRB-00269 Major-Preliminary Plat Approval  
03DRB-00270 Major-Vacation of Pub Right-of-Way  
03DRB-00271 Major-Vacation of Pub Right-of-Way  
03DRB-00272 Major-Vacation of Pub Right-of-Way  
03DRB-00273 Major-Vacation of Pub Right-of-Way  
03DRB-00274 Minor-Vacation of Private Easements  
03DRB-00275 Minor-Vacation of Private Easements  
03DRB-00276 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Lot(s) 1-26, Block 4 and Lot(s) 35-42, Block(s) 5, UNIT 4, PARADISE HEIGHTS, (to be known as **PARADISE SKIES, UNIT 10 SUBDIVISION**) zoned R-1 residential zone, located on Rockcliff Blvd NW, south of McMahon Blvd NW containing approximately 9 acre(s). [REF: 02-01867 (SK)] [Deferred from 4/2/03 AND 4/16/03] (A-10) **DEFERRED AT THE AGENT'S REQUEST TO 5/21/03.**

**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.**

8. **Project # 1000831**  
03DRB-00562 Minor-SiteDev Plan Subd/EPC  
03DRB-00564 Minor-SiteDev Plan BldPermit/EPC

GEORGE RAINHART ARCHITECTS agent(s) for THOM JOSEPH - THUNDER WEST DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) A-13 and 6, TOWN OF ATRISCO GRANT, **WESTBLUFF CENTER** AND Lot(s) 9, **PALISADES**, Block(s) 9, zoned SU-1, IP uses, located on ATRISCO NW, between I-40 NW and MIAMI NW containing approximately 7 acre(s). [REF: 02EPC-00636 (SPS) 02EPC-00637 (SBP) [Russell Brito, EPC Case Planner] (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 4/23/03.**

9. **Project # 1002580**  
03DRB-00566 Minor-SiteDev Plan  
BldPermit

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for DUSTYN LADEWIG request(s) the above action(s) for all or a portion of Lot(s) 29, Block(s) 5, Tract(s) A, Unit(s) B, **NORTH ALBUQUERQUE ACRES**, zoned IP, located on SAN DIEGO AVE NE, between SAN MATEO NE and I-25 FRONTAGE RD containing approximately 1 acre(s). (B-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND ROADWAY EASEMENT AND PLANNING FOR LANDSCAPING REQUIREMENTS AND TO MAKE SURE ENVIRONMENTAL HEALTH CONCERNS ARE SATISFIED.**

10. **Project # 1001104**  
03DRB-00288 Minor- SiteDev Plan Subd  
03DRB-00289 Minor-Prelim&Final Plat  
Approval  
  
03DRB-00522 Minor-Sidewalk Waiver

RHOMBUS PA agent(s) for TOR & RAQUEL RASMUSSEN request(s) the above action(s) for all or a portion of Lot(s) 31 and 32, Block(s) 2, Tract(s) 3, Unit 3, **NORTH ALBUQUERQUE ACRES** (to be known as **OAKLAND MEADOWS SUBDIVISON**) zoned R-D, located on BARSTOW ST NE, between OAKLAND AVE NE and the **NORTHEAST CORNER OF THE INTERSECTION**, containing approximately 2 acre(s). [REF: 01DRB-00312] [Deferred from 3/5/03, 3/26/03 & 4/9/03] (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/16/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/2/03 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1000074**  
03DRB-00392 Minor-SiteDev Plan  
Subd/EPC  
03DRB-00394 Minor-SiteDev Plan  
BldPermit/EPC  
03DRB-00395 Minor- Prelim&Final Plat  
Approval

TIERRA WEST LLC agent(s) for MOUNTAIN RUN PARTNERS LTD. request(s) the above action(s) for all or a portion of Tract(s) H-3-A, LA REINA DEL LOS ALTOS, to be known as **KRISPY KREME @ SANDIA PLAZA**, zoned C-2 (SC), located on JUAN TABO BLVD NE, between JANE PL. NE and CANDELARIA NE containing approximately 9 acre(s). [REF: 02EPC-01478 & 01479] **[Russell Brito (for Len Malry) EPC Case Planner]** [Deferred from 3/19/03 and 3/26/03 and 4/2/03] (G-21) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR THE DXF FILE.**

12. **Project # 1002331**  
03DRB-00265 Minor-SiteDev Plan  
Subd/EPC  
03DRB-00263 Minor-SiteDev Plan  
BldPermit/EPC

MASTERWORKS ARCHITECTS INC agent(s) for AMERICAN SOCIETY OF RADIOLOGIC TECHNOLOGISTS request(s) the above action(s) for all or a portion of Tract(s) A1, A2, A3, **CHANT PROPERTY ADDITION**, zoned SU-1 Industrial Development, located on CENTRAL AVE SE EAST OF CARMELLA DR SE, containing approximately 10 acre(s). [REF: 02EPC-01689, 02EPC-01686] [Deferred from 3/19/03 and 3/26/03, 4/2/03 Indefinitely Deferred] **[Russell Brito, EPC Case Planner]** (L-23) **THE SITE PLAN FOR SUBDIVISION AND SITE PLAN FOR BUILDING PERMIT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR COMPLETION OF THE SIA AND CHECK FOR STATE HIGHWAY DEPARTMENT DRIVEWAY PERMIT WHICH IS REQUIRED PRIOR TO SIGNOFF BY TRANSPORTATION DEVELOPMENT AND TO PLANNING TO CHECK FOR SITE PLAN NUMBERING, LANGUAGE CLEAN-UP AND SITE PLAN SHEETS IN ORDER.**

03DRB-00400 Minor- Prel & Final Plat

SURVEYS SOUTHWEST LTD., agent(s) for JOHN PADILLA, request(s) the above action(s) for all or a portion of Tract(s) A-1, A-2 and A-3, **CHANT PROPERTY ADDITION**, zoned SU-1 Industrial Development, located on N.M. State Highway 333, containing approximately 10 acre(s). [REF: DRB-97-109, 02EPC-01689, 02EPC-01686, 03DRB-00263 & 00265] [Deferred from 3/19/03 and 3/26/03, 4/2/03 Indefinitely Deferred] (L-23) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DXF FILE.**

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

13. **Project # 1000501**  
03DRB-00546 Minor-Prelim&Final Plat  
Approval
- BRASHER & LORENZ INC agent(s) for NEW MEXICO VIETNAMESE BUDDHIST ASSOCIATION request(s) the above action(s) for all or a portion of Lot(s) 5, 6, 17 and 18, Tract(s) A, Block(s) 8, **CASAS SERENAS SUBDIVISION**, zoned SU-1 for Church, located on PENNSYLVANIA SE, between BELL AVE SE and TRUMBELL AVE SE containing approximately 1 acre(s). [Deferred from 4/16/03]. (L-19) **DEFERRED AT THE AGENT'S REQUEST TO 4/30/03.**
14. **Project # 1001038**  
03DRB-00554 Minor-Ext of SIA for Temp  
Defer SDWK
- HELMICK SPRADLIN DEVELOPMENT PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1-34, **LA CUEVA TIERRA**, zoned R-D residential and related uses zone, developing area, located WEST OF VENTURA ST NE, between CARMEL AVE NE and ANAHEIM AVE NE containing approximately 8 acre(s). [REF: 01DRB-00139, DRB-94-436, S-95-3, V-95-14] (C-20) **A ONE-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT WAS APPROVED FOR THE DEFERRAL OF SIDEWALKS.**
15. **Project # 1002330**  
03DRB-00401 Minor- Final Plat Approval
- SURVEYS SOUTHWEST LTD. agent(s) for MONTGOMERY PLACE CHURCH OF GOD request(s) the above action(s) for all or a portion of Tract(s) G-1 & G-2, **MONTGOMERY COMPLEX**, zoned SU-1, located on MONTGOMERY BLVD NE, between AMAFCA NORTH DIVERSION CHANNEL and CARLISLE BLVD NE containing approximately 5 acre(s). [REF: 03DRB-00347] [Final Plat was indefinitely deferred] (F-16) **THE FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR THE DXF FILE.**

16. **Project # 1002207**  
03DRB-00563 Minor-Final Plat Approval

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for HOECH REAL ESTATE CORP. request(s) the above action(s) for all or a portion of Lot(s) 24 - 27, Block(s) 18, (to be known as **VINEYARD ESTATES, UNIT IV-A**) NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3, zoned R-D residential and related uses zone, developing area, located on the NORTH SIDE OF CARMEL AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 4 acre(s). [REF: 02DRB-01391, Z-94-6] (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DXF FILE.**

17. **Project # 1002271**  
03DRB-00565 Minor-Final Plat Approval

JEFF MORTENSEN & ASSOCIATES INC. agent(s) for HOECH REAL ESTATE CORP. request(s) the above action(s) for all or a portion of Lot(s) 7-9 & 24-27 AND Proposed Tract 6A, Block(s) 19, Unit(s) 3, **LOS VIGILS SUBDIVISION**, NORTH ALBUQUERQUE ACRES, TRACT 3, zoned SU-2 special neighborhood zone, / RT, located on the NORTH SIDE OF CARMEL AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 8 acre(s). [REF: 02DRB-01365, 02DRB-01391, Z-94-6] (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DXF FILE AND TO CHECK FOR A HOMEOWNERS ASSOCIATION FOR LOS VIGILS SUBDIVISION TO BE CREATED AND SIGN THE PLAT AND FOR RECORDATION OF TRACT A – VENTURA VILLAGE.**

18. **Project # 1000355**  
03DRB-00568 Minor-Prelim&Final Plat  
Approval

CARTESIAN SURVEYS, INC. agent(s) for SIVAGE THOMAS HOMES request(s) the above action(s) for all or a portion of Lot(s) 14 & 15, **DESERT MOUNTAIN @ HIGH DESERT**, zoned SU-2 HD/R-T special neighborhood zone, located on SLATERIDGE PL NE, between ACADEMY RD NE AND SPAIN RD NE, EAST OF TRAMWAY BLVD NE containing approximately 1 acre(s). [REF: 02DRB-01589] (E-23) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGNOFF DELEGATED TO PLANNING FOR DXF FILE.**

19. **Project # 1002351**  
03DRB-00560 Minor-Amnd Prelim Plat  
Approval

SURV-TEK INC. agent(s) for CURB WEST INC. & WEST FORK LTD. request(s) the above action(s) for all or a portion of Tract(s) 1-B-1-C, 1-B-1-D, 1-B-1-E and 1-B-1-G, **SEVILLE SUBDIVISION, UNIT 5**, zoned R-LT residential zone, located WEST OF KAYENTA BLVD NW, NORTH OF IRVING BLVD NW and EAST OF UNIVERSE BLVD NW containing approximately 48 acre(s). [REF: 02DRB-01381, 02DRB-01250] (A-10) **THE AMENDED PRELIMINARY PLAT WAS APPROVED. THE AMENDED GRADING PLAN DATED 4/3/03 WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

20. **Project # 1002339**  
03DRB-00571 Minor-Sidewalk Waiver

WAYJOHN SURVEYING INC. agent(s) for JAY REMBE request(s) the above action(s) for all or a portion of Tract(s) 10-A, **ALVARADO GARDENS, UNIT 2**, zoned RA-2 residential and agricultural zone, W-7, located on CAMPBELL RD NW, between TRELIS DR NW and GLENWOOD ST NW containing approximately 2 acre(s). [REF: 02DRB-01711, 02DRB-01958] (G-12) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

21. **Project # 1002528**  
03DRB-00567 Minor-Prelim&Final Plat  
Approval

BOHANNAN HUSTON INC agent(s) for HIGH DESERT INVESTMENT CORP request(s) the above action(s) for all or a portion of Lot(s) OS-4-A AND 13-C-1, **THE WILDERNESS @ HIGH DESERT**, zoned SU-2 HD / R-LT, located on EAST OF TRAMWAY NE, between GLENWOOD HILLS SUBDIVISION and U.S. GOVERNMENT LANDS containing approximately 11 acre(s). [REF: 03DRB-00374, 02DRB-01652] (F-23) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR THE DXF FILE.**

22. **Project # 1001932**  
03DRB-00577 Minor-Final 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, UNIT 1**, 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] (G-9, G-10, H-9/H-10) ~~INDEFINITELY DEFERRED, TO WORK OUT ISSUES, AT THE AGENT'S REQUEST.~~

23. **Project # 1001133**  
03DRB-00572 Minor-Ext of SIA for Temp  
Defer SDWK

THE TRIAD GROUP request(s) the above action(s) for all or a portion of Lot(s) 6, 9, 10, 11, 12, 13, 29, 35 AND 38, AND 18, **PARADISE TERRACE**, zoned R-1, located on GOLF COURSE RD NW, between MCMAHON NW and DRIFTWOOD NW containing approximately 10 acre(s). [REF: 01DRB-00373, DRB-94-166] (A-12) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

24. **Project # 1002539**  
03DRB-00532 Minor-Prelim&Final Plat  
Approval

JERRY CULAK, SURVEYOR agent(s) for HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 3 & 4, **ARIAS ACRES ADDITION**, zoned S-R, located on 15<sup>TH</sup> ST NW, between MOUNTAIN NW and BELLAMAH NW containing approximately 1 acre(s). [Deferred from 4/9/03] (J-13) **INDEFINITELY DEFERRED, TO ADDRESS INFRASTRUCTURE LIST COMMENTS, AT THE AGENT'S REQUEST.**

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

25. **Project # 1002571**  
03DRB-00542 Minor-Sketch Plat or  
Plan

STEVE WILLIAMS agent(s) for JIM GUTHRIE - STEVE WILLIAMS request(s) the above action(s) for all or a portion of Lot(s) 11-17 and MRGCD Map 32, Tract(s) 89A2 and 89B, **SUNRISE HEIGHTS SUBDIVISION**, zoned M-1, located on MONTANO NE, between EDITH NE and I-25 NE containing approximately 4 acre(s). (F-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. **Project # 1001413**  
03DRB-00570 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC agent(s) for SANDIA PROPERTIES LTD CO request(s) the above action(s) for all or a portion of Tract(s) Y-1A-1A-3 and Y-1A-1A-4, **PINON POINTE @ VENTANA RANCH, UNITS 5 & 6**, zoned R-LT, located on LAS VENTANAS RD NW, between RAINBOW BLVD NW and IRVING BLVD NW containing approximately 29 acre(s). [REF:02DRB-00517] (B-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**



27. **Project # 1002579**  
03DRB-00561 Minor-Sketch Plat or Plan

RALPH W. ORTIZ request(s) the above action(s) for all or a portion of Lot(s) 8, and 10 feet 8 inches of Lot(s) 6 and 9, Block(s) 4, **WITH ADDITION**, zoned SU-2 special neighborhood zone, S-R, located on FORRESTER AVE NW, between 12<sup>TH</sup> ST NW and 6<sup>TH</sup> ST NW containing approximately 1 acre(s). (J-13) **THE APPLICANT/AGENT WAS NOT PRESENT.**

28. **Project # 1002581**  
03DRB-00569 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC agent(s) for Z-COIL request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, 4, 5, 6, 7 AND 9A, **SKYLINE HEIGHTS**, zoned M-1, located on EUBANK BLVD SE, between SOUTHERN AVE SE and TRUMBULL AVE SE containing approximately 2 acre(s). (L-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN**

29. Approval of the Development Review Board Minutes for April 2, 2003. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 11:20 A.M.



E

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

Development Review Board Comments

**Project Number:** 1001932  
**Application Number:** 03DRB-00577

**DRB Date:** 4/16/03

**Item Number:** 22

**Subdivision:** West Ridge, Unit II

Tracts 391-393, Lots A-1 and SE portion of B-1, Town of Atrisco Grant, El Rancho Atrisco, Phase II

**Zoning:** RD

**Zone Page:** G/9

**New Lots (or units) :** 69

**Request for:**

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

**Parks and Recreation Comments:**

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 69 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

The R-D zone requires 2,400 square feet of open space for each dwelling unit. With submittal of the Preliminary Plat/Site Development Plan, provide an Open Space Calculation Table showing the lot number, lot size, building & driveway area, provided open space, remaining open space requirement (this table can be separate from the plat itself). Provide a dimensioned Typical Lot Plan, which shows a typical lot with the building footprint and driveway (this should be on the Site Development Plan rather than the plat). Include one of the following notes on the Preliminary and Final Plats indicating how the total remaining open space requirement will be met:

All open space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8 (A) (1).

Total remaining open space requirements are met via a cash payment to the City of Albuquerque per the provisions of Section 14-16-3-8 (A) (2).

Total remaining open space requirements are met via the provision of detached open space per the provisions of Section 14-16-3-8 (A) (3). \*Note: This option is only applicable to land covered by a SectorTrail exists on the east side of Unser Blvd. along this property.

Signed: 

Christina Sandoval, (PRD)

Phone: 768-5328



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1001932**

**AGENDA ITEM NO: 22**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An executed Subdivision Improvements Agreement with financial guarantees is required for Final Plat sign-off.  
 No adverse comments on plat.

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED x *indef.*; 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 16, 2003

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD  
4/16/03 Comments**

**Item # 22**

**Project # 1001932**

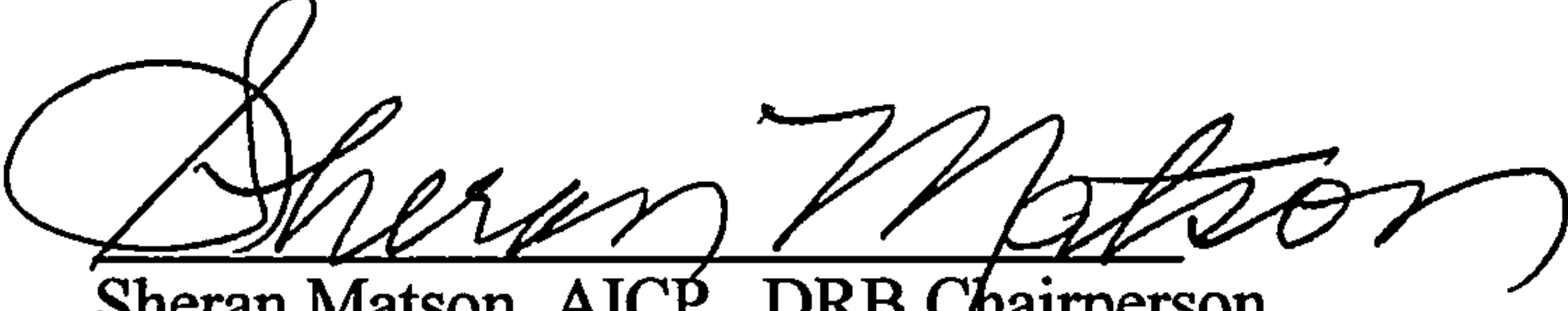
**Application # 03DRB-00577**

**Subject: West Ridge Subdivision Unit 1**

No objection to approval of the final plat provided it agrees with the amended preliminary plat previously approved by DRB.

Planning must record this plat as it vacates public right of way. Please check with Claire if you have questions on what is needed.

The dxf file is already approved.

  
Sheran Matson, AICP DRB Chairperson  
924-3880 Fax 924-3864

H16/03 -

Indef. deferred to  
allow time for determining  
who will maintain EPC  
mandated landscaping  
in public drainage easement  
& whether AA is possible.

Bring in SDP for subdivision  
to Planning for sign off  
before Planning signs  
plat



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

March 12, 2003

9:00 a.m.

**MEMBERS:**

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

Richard Dourte, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

**NOTE:** INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946 (VOICE) OR TELETYPEWRITER (TTY) 924-3361 - TTY USERS MAY ALSO ACCESS THE VOICE NUMBER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

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

- A. Call to Order: 9:00 A.M.                      ADJOURNED: 12:25 P.M.  
B. Changes and/or Additions to the Agenda  
C. Announcements

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

1. **Project # 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) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

2. **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) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

**Project # 1000184**  
03DRB-00223 Major-Vacation of Pub  
Right-of-Way  
03DRB-00224 Minor-Vacation of Public  
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) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. APPLICATION #03DRB-00224 WAS DEFERRED TO 4/2/03.**

**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) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**



3. **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  
03DRB-00354 Minor-SiteDev Plan Subd/EPC  
03DRB-00355 Minor-SiteDev Plan BldPermit/EPC

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] [Russell Brito, EPC Case Planner (G-22) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/12/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/6/03 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE SIDEWALK VARIANCE WAS APPROVED FOR WAIVER OF SIDEWALKS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONT AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.

4. **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] [DEFERRED FROM 3/12/03] (B-13) THE ABOVE REQUEST WAS DEFERRED TO 3/19/03.

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) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. 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.**

6. **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) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

7. **Project # 1001267**  
03DRB-00021 Major-Preliminary Plat  
Approval  
03DRB-00022 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 46-48, **DESERT PINE UNIT 4**, TOWN OF ATRISCO GRANT, zoned RD-9, located on SUNSET GARDENS SW, between EUCARIZ AVE SW and SUNSET GARDENS SW containing approximately 16 acre(s). [REF: 01DRB-01009, 01EPC-00728] [Deferred from 2/19/03 AND 3/5/03] (L-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/12/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/7/03 THE PRELIMINARY PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONT AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

MARK GOODWIN & ASSOCIATES agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 8-25 & 10-23, Block(s) 3 & 4, Tract(s) 1, (to be known as **DESERT RIDGE TRAILS, NORTH**, NORTH ALBUQUERQUE ACRES, zoned R-D residential and related uses zone, developing area, 4 D/U per AC, located WEST OF WYOMING BLVD NE, between BEVERLY HILLS AVE NE and FLORENCE AVE NE containing approximately 32 acre(s). [REF: 02DRB-01363] [Deferred from 2/19/03 AND 3/5/03] (B-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/12/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/10/03 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: THE EXECUTION OF EASEMENTS IS REQUIRED WHERE OFFSITE PONDS ARE PLANNED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONT AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

**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 # 1000858**  
03DRB-00350 Minor-SiteDev Plan  
BldPermit/EPC

CONSENSUS PLANNING agent(s) for ABQ INVESTORS request(s) the above action(s) for all or a portion of Tract(s) A-2A-1, **LUEKING PARK COMPLEX (#2 & #3)**, zoned SU-1 Office Park / PRD / Related uses, located on LUECKING PARK DR NE, between PAN AMERICAN FRWY NE and PATHWAY AVE NE containing approximately 8 acre(s). [REF: 02EPC-01939, AA-01236-01894, Z-97-115, DRB-97-417] [Makita Hill, EPC Case Planner] (G-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO CHECK EPC COMMENTS.**
  
10. **Project # 1001004**  
03DRB-00357 Minor-SiteDev Plan  
BldPermit/EPC

ENEDELIA GUAJARDO agent(s) for CASA DEL REY MINISTRIES request(s) the above action(s) for all or a portion of Tract(s) 9, **WEST BLUFF CENTER**, zoned PR parking reserve, located on CORONA DR NW, between OURAY NW and ALAMOGORDO NW containing approximately 1 acre(s). [REF: 02EPC-01778, 02EPC-01779] [Juanita Vigil, EPC Case Planner] (H-11) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO SHOW HANDICAP RAMPS AND DIMENSIONS, TO CHANGE WALL FROM 8" TO 6" THICK AND TO PLANNING TO CHECK EPC COMMENTS.**

11. **Project # 1002330**  
03DRB-00347 Minor-SiteDev Plan  
Subd/EPC

CONSENSUS PLANNING INC agent(s) for JIM HAKEEM request(s) the above action(s) for all or a portion of Tract(s) G-1 & G-2, **MONTGOMERY COMPLEX**, zoned SU-1 special use zone, for Church & Rel. Facilities, located on MONTGOMERY BLVD NE, between CARLISLE BLVD NE and NORTH I-25 FRONTAGE RD NE containing approximately 3 acre(s). [REF: 02EPC-01687, 02EPC-01688] **[Russell Brito (for Len Malry) EPC Case Planner]** [Deferred from 3/12/03] (F-16) **DEFERRED AT THE AGENT'S REQUEST TO 3/19/03.**

12. **Project # 1002507**  
03DRB-00302 Minor-SiteDev Plan  
BldPermit

SANDERS & ASSOCIATES, ARCHITECTS agent(s) for MIKE BAKER request(s) the above action(s) for all or a portion of Lot(s) 43, **ALAMEDA BUSINESS PARK (LOT 43)**, zoned SU-2 IP - EP, located on CALLE ALAMEDA NE, between PASSEO ALAMEDA NE and VISTA ALAMEDA NE containing approximately 1 acre(s). [REF: DRB-98-223, 1000624] (C-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

13. **Project # 1002518**  
03DRB-00346 Minor-Prelim&Final Plat  
Approval

COMMUNITY SCIENCES CORP agent(s) for TEDDY POLK, BARBARA POLK, GWENDOLYN VANDAMME, THOMAS KRYFCO, MARGARET KRYFCO request(s) the above action(s) for all or a portion of Lot(s) 41, **ALVARADO GARDENS, UNIT 3**, zoned RA-2, located on GLENWOOD RD NW, between GLENWOOD RD NW and DECKER AVE NW containing approximately 1 acre(s). (G-12) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU, TRANSPORTATION DEVELOPMENT FOR DEDICATION OF 9 FEET FROM FACE OF CURB, A 4 FOOT SIDEWALK AND CURB ON DECKER, AND TO PLANNING FOR DXF FILE.**

14. **Project # 1001582**  
03DRB-00348 Minor-Extension of  
Preliminary Plat  
03DRB-00407 Minor- Final Plat Approval

BOHANNAN HUSTON INC agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) 1-63, **LA MESILLA SUBDIVISION**, zoned R-D, located on 86<sup>th</sup> ST SW, between SAGE RD SW and SAN YGNACIA RD SW containing approximately 10 acre(s). [REF: 02400-00107] (L-9) **THE EXTENSION OF PRELIMINARY PLAT WAS WITHDRAWN AT THE AGENT'S REQUEST. THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS, FOR OPEN SPACE REQUIREMENT AND TO PLANNING FOR DXF FILE.**

15. **Project # 1002322**  
03DRB-00349 Minor-Prelim&Final Plat  
Approval

MULE BARN ENTERPRISES agent(s) for ACME REAL ESTATE FUND, LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 23, **ORIGINAL TOWNSITE OF WESTLAND**, zoned SU-2 special neighborhood zone, IP, located on the NORTH SIDE OF SUNSET GARDENS RD SW, between 90<sup>th</sup> ST SW and 94th ST NW containing approximately 8 acre(s). [REF: 02DRB-01666 SK] [DEFERRED FROM 3/12/03] (L-9) **DEFERRED TO ADVERTISE THE CASE TO 4/9/03.**

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

MARK GOODWIN & ASSOCIATES, PA agent(s) for KB HOME NM, INC. request(s) the above action(s) for all or a portion of Lot(s) 5A1A, B1, A1, 393, 392, 391, Tract 5A1-A, **VOLCANO BUSINESS PARK, TRACTS A-1 AND B-1, EL RANCHO ATRISCO, PHASE 2, AND ALL OF LANDS OF PLAINES ELECTRIC COOPERATIVE INC., AND ALL OF VACATED OLD OURAY ROAD, WESTRIDGE SUBDIVISION, TOWN OF ATRISCO GRANT**, zoned SU-1 special use zone, for IP, C-1 & Public Utilities, located on Unser Blvd NW, between Old Ouray Rd NW and Ouray Rd NW, containing approximately 24 acre(s). [REF: 02DRB-00690] (H-9/H-10) **DUPLICATE REQUEST. WAS NOT HEARD.**

17. **Project # 1001112**  
02DRB-00898 Minor-Prelim&Final Plat  
Approval

RICHARD HALL agent(s) for JOHN SPARKS request(s) the above action(s) for all or a portion of Tract(s) S1/2 OF 33, **ALVARADO GARDENS ADDITION**, zoned RA-2, located on RIO GRANDE BLVD. NW, between CANDELARIA NW and GRIEGOS NW. [Final Plat was Indefinitely deferred from 6/19/02] (G-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION, CITY ENGINEER FOR LETTER OF ACCEPTANCE AND TO PLANNING FOR THE DXF FILE.**

18. **Project # 1001206**  
03DRB-00081 Minor-Prelim&Final Plat  
Approval

SURV-TEK, INC. agent(s) for BLACK DEVELOPMENT ONE, LLC request(s) the above action(s) for all or a portion of Tract(s) 2A, 3E-1, 3F-1 & 3G-1, **BLACK RANCH**, zoned O-1, SU-1/C-1 & SU-1/C-2, located South and East of VALLEY VIEW PL NW, between COORS BLVD NW and CORRALES CANAL **containing** approximately 10 acre(s). [REF: DRB-90-121, DRB-92-340, 02DRB-01560, 02DRB-01561& 62] [The Preliminary Plat was approved 1/29/03, Final Plat Indef. Deferred] [DEFERRED FROM 3/12/03] (C-13) **DEFERRED AT THE AGENT'S REQUEST TO 3/19/03.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

19. **Project # 1002517**  
03DRB-00345 Minor-Sketch Plat or Plan

ALFRED ANCHETA & DIANA STETSON request(s) the above action(s) for all or a portion of Lot(s) 23 and 24, Block(s) 4, **SANDIA PLAZA SUBDIVISION**, zoned R-1, located on GRANDE DR NW, between 12<sup>th</sup> ST NW and GUADALUPE NW containing approximately 1 acre(s). (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. **Project # 1002519**  
03DRB-00352 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES PA agent(s) for SAN PEDRO EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 16, Tract(s) 2, Block(s) 5, (to be known as **TOWNHOMES @ LA CUEVA**) NORTH ALBUQUERQUE ACRES, Unit 3, zoned R-D (7/DU/Ac) located on WYOMING BLVD NE, between WILSHIRE NE and SIGNAL NE containing approximately 1 acre(s). [REF: 1001935, 02DRB-01847] (C-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1002520**  
03DRB-00356 Minor-Sketch Plat or Plan

LARRY READ & ASSOCIATES, INC., agent(s) for HACIENDAS BY THE CARLISLES request(s) the above action(s) for all or a portion of Lot(s) 15 & 16, Block(s) 4, **NORTH ALBUQUERQUE ACRES, TRACT 2**, zoned R-D residential and related uses zone, developing area, located on the SOUTH. SIDE ALAMEDA AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 2 acre(s). (C-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. Approval of the Development Review Board minutes for February 26, 2003. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 12:25 P.M.



**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
Development Review Board  
3/12/03 Comments**

**Item# 16**

**Project # 1001932**

**Application # 03DRB-00220**

**Subject:** Westridge Subdivision, Town of Atrisco Grant

No objection. Defer to Transportation Development.

Applicant has one year to file a plat showing the right of way vacation.



Sheran Matson, AICP DRB Chairperson  
924-3880 Fax 924-3864



## 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

9. **Project # 1001932**  
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] (G-9/10, H-9/10) DEFERRED AT THE AGENT'S REQUEST TO 1/8/03.

10. **Project # 1002335**  
02DRB-01698 Major-Preliminary Plat Approval  
02DRB-01699 Minor-Temp Defer SDWK  
02DRB-01703 Major-SiteDev Plan BldPermit  
02DRB-01704 Major-SiteDev Plan Subd

WALLACE L. BINGHAM agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 5, Tract(s) A, North Albuquerque Acres, Unit 3, (to be known as **TREVISO SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on Northside of WILSHIRE AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [REF: DRB-99-153 [DEFERRED FROM 11/27/02 & 12/11/02] (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/18/02 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/16/02 THE PRELIMINARY PLAT WAS APPROVED. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONTAGE AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS WITHDRAWN AT THE AGENT'S REQUEST.**

*Refer 1/8/03*

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1001932 AGENDA#: 9 DATE: 12.18.02

- 1. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
- 2. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
- 3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
- 4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
- 5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
- 6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
- 7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
- 8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
- 9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
- 10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
- 11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
- 12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
- 13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
- 14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_



**City of Albuquerque**  
**CITY OF ALBUQUERQUE**  
P.O. BOX 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: 9**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

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

**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:** December 18, 2002

2. **Project # 1002321**  
02DRB-01722 Major-Preliminary Plat Approval  
02DRB-01723 Major-Vacation of Pub Right-of-Way  
02DRB-01724 Major-Vacation of Pub Easement  
02DRB-01725 Minor-Sidewalk Waiver  
02DRB-01726 Minor-Temp Defer Sdwk

BOHANNAN HUSTON, INC. agent(s) for TIBURON INVESTMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) 8A-1, **JOURNAL CENTER PHASE 2, UNIT 1**, zoned IP industrial park zone, located on the westside of WASHINGTON ST NE, between HAWKINS ST NE and NORTH PINO DRAINAGE R.O.W. containing approximately 53 acre(s). [REF: DRB-95-268, 02DRB-01663] (D-17) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/4/02 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/20/02 THE PRELIMINARY PLAT WAS APPROVED WITH A CONDITION OF FINAL PLAT. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONTAGE AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project # 1001932**  
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] (G-9/10, H-9/10) **DEFERRED AT THE AGENT'S REQUEST TO 12/18/02.**



11  
Deferred  
12/18/02

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1001932 AGENDA#: 3 DATE: 12.4.02

1. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

2. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

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

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

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

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

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

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

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

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

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

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

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



**City of Albuquerque**  
**CITY OF ALBUQUERQUE**  
 P.O. BOX 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: 3**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

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

**RESOLUTION:**

12/18/02

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

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

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

FOR:

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

**DATE:** December 4, 2002

4



# 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 # <b>1001932</b>
Project Name: <b>WESTRIDGE SUBDIVISION</b>	EPC Application No.:
Agent: Mark Goodwin & Associates PA	Phone No.: 828-2200

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on \_\_\_\_\_ 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): \_\_\_\_\_

See comments dated \_\_\_\_\_

EPC comments (name) \_\_\_\_\_

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

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
- Tax printout from the County Assessor.

**Include 3 copies of the approved site plan along with the originals.**

**County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**

**Property Management's signature must be obtained prior to Planning Department's signature.**

Project Number

**1001932**

Planning Department

Development Services Division

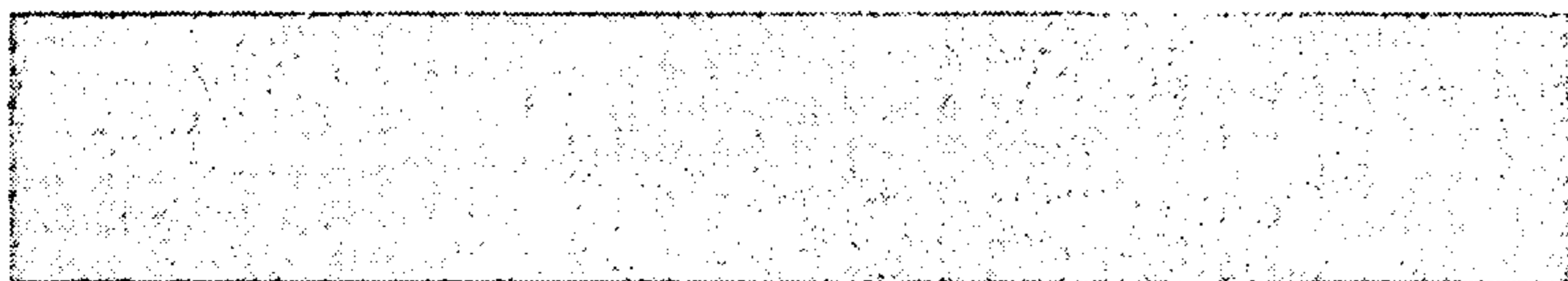
Memorandum

To: Roger Green, Acting DRB Chair  
From: Bob Paulsen, Principal Planner *BP*  
Date: 11/06/2002  
Re: Project 1001932, KB Homes Site Dev. Plan for Subdivision

At the EPC public hearing at which the zoning for this property (SU-1 for RD) was approved, Planning Department staff successfully advocated that the typically required site plan for building permit for this development proposal was unnecessary. And further, staff recommended that a site development plan for subdivision could be delegated to the DRB for approval. This approval represents a significant savings in time and money to the applicant.

With the aforementioned in mind, I am concerned that the DRB submittal does not contain a letter from the applicant explaining the allowance for delegation; nor an explanation of how the submitted site plan for subdivision meets the conditions and the intent of the EPC. While such a letter is not technically required in this instance, such a letter is commonly required by the EPC for final sign-off on site development plans. A letter of this nature should have been submitted as a courtesy in this instance. Furthermore, "Exhibit A" as referenced in the EPC's Notice of Decision has not been included with the submittal. In the absence of the aforementioned information, I cannot support final sign-off.

Quite simply, written confirmation from the applicant is needed that demonstrates the intent of the EPC's zoning approval (including the condition imposed by the EPC) has been satisfied.





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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1001932**

**AGENDA ITEM NO: 4**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An approved drainage report is required for Preliminary Plat approval.  
 An approved infrastructure list is required for Preliminary Plat approval.  
 The Hydrology Section has no objection to the vacation request.

**RESOLUTION:**

*12-4-02*

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

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

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

FOR:

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

**DATE:** November 13, 2002

4. **Project # 1001932**  
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] (G-9/10, H-9/10) **DEFERRED AT THE AGENT'S REQUEST TO 12/4/02.**

5. **Project # 1002119**  
02DRB-01594 Major-SiteDev Plan BldPermit  
02DRB-01705 Minor-Prelim&Final Plat Approval

HUITT - ZOLLARS agent(s) for PETER SCHWARZ DVM, request(s) the above action(s) for all or a portion of Tract(s) A1-A, **VOL-ANDIA ADDITION**, zoned O-1 office and institution zone, located on the south side of MONTGOMERY BLVD NE, between CARLISLE BLVD NE and WASHINGTON ST NE containing approximately 2 acre(s). [REF: 02EPC-01144] [DEFERRED FROM 11/13/02] (G-17) **DEFERRED AT THE AGENT'S REQUEST TO 12/18/02.**

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

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

DRB PUBLIC HEARING SIGN IN SHEETS

ref 12/4

CASE NUMBER: 1001932 AGENDA#: 4 DATE: 11.13.02

1. Name: Doug Hughes Address: Agent Zip: \_\_\_\_\_

2. Name: Leroy Chaney Whitland 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  
LAND DEVELOPMENT COORD. DIV.

DEVELOPMENT REVIEW BOARD  
November 13, 2002  
**Project # 1001932**

**Project # 1001932**

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-Amnd SiteDev Plan Subd  
02DRB-01583 Minor-Sidewalk Waiver  
02DRB-01584 Minor-Temp Deferral of SW

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] (G-9/10, H-9/10)

**AMAFCA**

No objection to requested actions. This site is adjacent to, but will not discharge to, AMAFCA's Ladera Channel. If grading is proposed within the proposed AMAFCA right-of-way, a license will be required. Regarding vacation/dedication of old Ouray Road right-of-way, the Final Plat for Ladera Business Park should be filed before this plat is signed since it will dedicate the right-of-way to the east.

**COG**

The MRCOG recommends against granting a sidewalk waiver for the east side of Twin Oaks Drive and on the east side of Angel Avenue. The UTPPB adopted policies in the FAABS and the Year 2020 Metropolitan Transportation Plan that support walkways on newly constructed roadways. Twin Oaks Drive connects the residences in West Ridge with Ouray Road, specified as a Bike Lane road in the FAABS and functionally classified as a collector street, making it a future potential bus route connecting to Unser Boulevard, Ladera Drive and Coors Boulevard. Sidewalks should be included on Angel Avenue for walking connectivity and safety reasons as well.



COG

Unser Boulevard is a bike trail/path roadway in the Long Range Bikeway System. Although the plans for West Ridge do not mention any effects on Unser Boulevard, development should not adversely change established trails. Otherwise, the development is consistent with established transportation plans and policies.

Transit

No comments received.

Zoning Enforcement

Zone change required for residential development.

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

Fire Department is not approving street widths less than 32 feet at this time. Per Ray Sanchez, AFD. All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.

PNM Gas

Approves.

PNM Electric

No objection to vacations, the developer has been working with PNM and approval will be finalized with the filing of the final plat.

Comcast No comments received.

QWEST No comments received.

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

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

Open Space Division No adverse comments.

City Engineer

An approved drainage report is required for Preliminary Plat approval. No objection to sidewalk issues. Vacation of Old Ouray was approved with Preliminary Plat approval of Ladera Business Park.

Transportation Development

1. The entire length of Ouray needs to be vacated.
2. No objection to the vacation of the public easement.
3. Prior to preliminary plat approval, the access point to Unser needs UTPPB approval. If an access point exists on Unser for Old Ouray, then this may need to be reconstructed.
4. NMSHTD permits may be required for Unser improvements.
5. Clearly show the proposed vacated easement on the plat.
6. Comments on the infrastructure list.
7. No objection to the sidewalk waiver.

Parks & Recreation

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 169 new residential lots will be required.

## Parks & Recreation

The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

The R-D zone requires 2,400 square feet of open space for each dwelling unit. With submittal of the Preliminary Plat/Site Development Plan, provide an Open Space Calculation Table showing the lot number, lot size, building & driveway area, provided open space, remaining open space requirement (this table can be separate from the plat itself). Provide a dimensioned Typical Lot Plan, which shows a typical lot with the building footprint and driveway (this should be on the Site Development Plan rather than the plat). Include one of the following notes on the Preliminary and Final Plats indicating how the total remaining open space requirement will be met:

All open space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8 (A) (1).

Total remaining open space requirements are met via a cash payment to the City of Albuquerque per the provisions of Section 14-16-3-8 (A) (2).

Total remaining open space requirements are met via the provision of detached open space per the provisions of Section 14-16-3-8 (A) (3).  
*\*Note: This option is only applicable to land covered by a Sector*

Trail exists on the east side of Unser Blvd. along this property. Additional improvements may be required to bring the trail to current standards.

No Objection to the Vacation requests, sidewalk waiver or the temporary deferral of sidewalks.

On the Site Plan note 5 references the open space requirement, if the requirement is being met on the lot the note needs to be changed to reference Section 14-16-3-8 (A) (1).

## Utilities Development

1. No objection to Vacation requests.
2. No objection to Site Plan with clarification of Easement Note 9.

## Utilities Development

3. Some Easement Notes on Preliminary Plat are confusing. Need some public water line easement dedicated. Minor correction on Infrastructure List.
4. I did not receive an exhibit for Sidewalk deferrals/waivers.

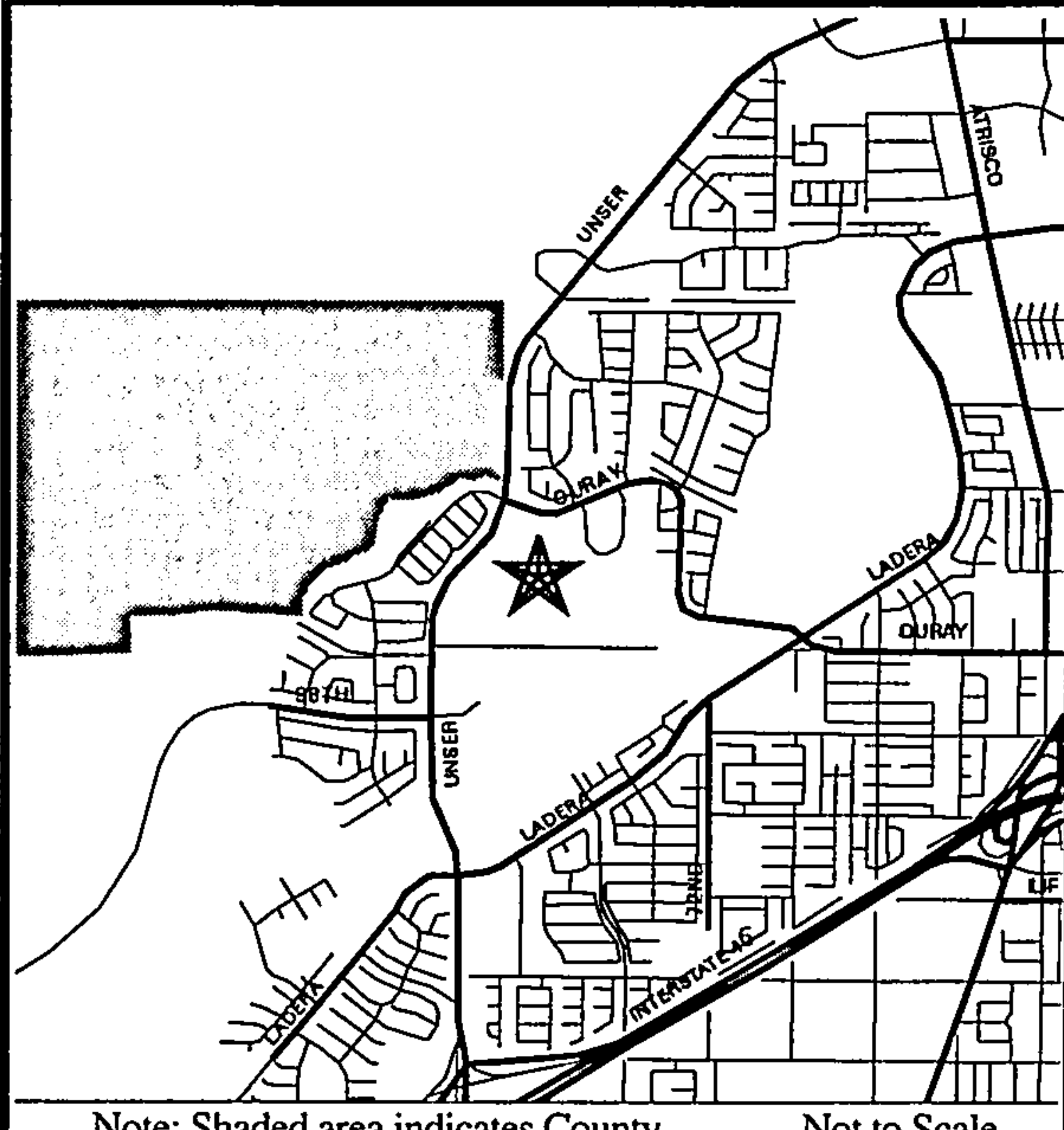
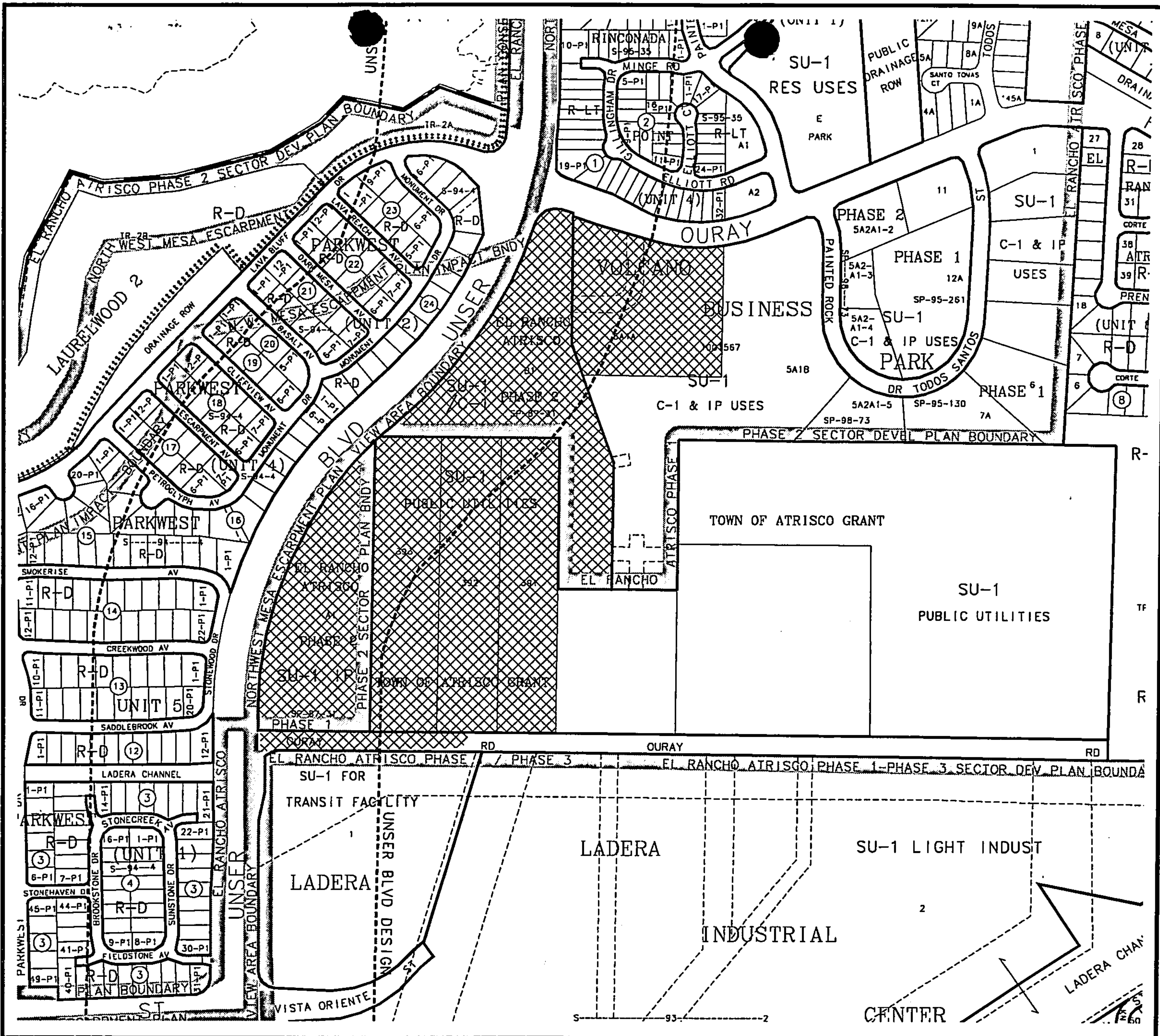
## Planning Department

1. No objection to ~~preliminary plat~~, vacations, sidewalk waiver or temporary deferral of sidewalk construction.
2. With regard to the site development plan delegated to DRB by EPC:
  - Property lies within the Developing Urban Area of the Comprehensive Plan, the Westside Strategic Plan and the El Rancho Atrisco Sector Plan Phase II. The proposed development is in conformity with all three plans.
  - 16 of the 169 lots don't meet the required minimum 15' rear yard setback. That is 10% of the total lots. This number should be reduced to 8 lots or 5% maximum.
  - Will the perimeter wall have breaks for pedestrian access in addition to roadway intersections? Such breaks are advantageous for neighborhood connection and accessibility to City bus stops.
  - The asphalt trail/path is not clearly marked. It appears and disappears without continuity. Please make corrections.

**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



### ZONING MAP



Scale 1"=501'

PROJECT NO.  
1001932

HEARING DATE  
11-13-02

MAP NO.  
G-9

ADDITIONAL CASE NUMBER(S)  
02DRB-01578  
02DRB-01579  
02DRB-01580

*02DRB-01581*  
*02DRB-01583*  
*02DRB-01584*

Note: Shaded area indicates County Not to Scale



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

**Project # ~~1001932~~**

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 ~~Amend~~ 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] (G-9/10, H-9/10)

**Project # 1002119**

02DRB-01594 Major-SiteDev Plan BldPermit

HUITT - ZOLLARS agent(s) for PETER SCHWARZ DVM, request(s) the above action(s) for all or a portion of Tract(s) A1-A, **VOL-ANDIA ADDITION**, zoned O-1 office and institution zone, located on the south side of MONTGOMERY BLVD NE, between CARLISLE BLVD NE and WASHINGTON ST NE containing approximately 2 acre(s). [REF: 02EPC-01144] (G-17)

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

  
Janet Stephens, Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 28, 2002.**



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, November 13, 2002**, beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1000633**

02DRB-01598 Major-Two Year SIA

BOHANNAN HUSTON INC. agent(s) for TIBURON INVESTMENT CO., request(s) the above action(s) for all or a portion of Tract(s) 6A, 8A, 8F-1, 8G-1, 10-A, 9A-1, 7A-1A, **JOURNAL CENTER**, zoned IP industrial park zone, located north and south of **MASTHEAD ST NE**, between **JEFFERSON ST NE** and the **NORTH DIVERSION CHANNEL** containing approximately 97 acre(s). [REF: 01440-00277] (D-17)

**Project # 1000355**

02DRB-01589 Major-Vacation of Public Easements

CARTESIAN SURVEYS INC. agent(s) for SIVAGE THOMAS HOMES, request(s) the above action(s) for all or a portion of Lot(s) 13-15, **DESERT MOUNTAIN @ HIGH DESERT**, zoned SU-2 HD/R-LT, located on **SLATERIDGE PL NE**, between **ACADEMY NE** and **TRAMWAY NE** containing approximately 1 acre(s). [REF: Z-92-63] (E-23)

**Project # 1001206**

02DRB-01560 Major-Vacation of Pub Right-of-Way

02DRB-01561 Major-Vacation of Public Easements

02DRB-01562 Minor-Vacation of Private Easements

SURV-TEK INC agent(s) for ALBERT J & MARY J BLACK TRUST c/o JOHN BLACK TRUSTEE, request(s) the above action(s) for all or a portion of Tract(s) 3F-1 & 3G-1, **BLACK RANCH**, zoned O-1 office and institution zone, located on **VALLEY VIEW DR NW**, between **VALLEY VIEW PL NW** and **MONTANO NW** containing approximately 2 acre(s). [REF: 01EPC-01750, 01EPC-01749, 01EPC-00556, DRB-92-340] (C-13)

**SEE PAGE 2.....**

# 369

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

Meeting Date: Nov. 13, 2002  
Zone Atlas Page: B-9 & B-10-2  
H-9 & H-10-2  
Notification Radius: 100 Ft.

App#	<u>02DRB-01578</u>
Proj#	<u>1001932</u>
Other#	<u>02DRB-01579</u> <u>02DRB-01580</u> <u>02DRB-01581</u> <u>02DRB-01583</u> <u>02DRB-01584</u>

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

Applicant: KB Home New Mexico

Address: 4921 Alexander NE, Ste # B, 87107

Agent: Mark Goodwin & Associates, P.A.

Address: 8916 Adams NE, 87199

SPECIAL INSTRUCTIONS

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

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

Date Mailed: 10-25-02

Signature: [Signature]



## 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 OLCAND 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
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

RECORDS WITH LABELS

PAGE 5

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

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 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 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

RECORDS WITH LABELS

PAGE 6

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: September 19, 2002

TO CONTACT NAME: Bernadette Mares  
COMPANY/AGENCY: Mark Goodwin & Assoc.  
ADDRESS/ZIP: PO Box 901006 / 87199  
PHONE/FAX #: 828-2200 / 797-9539

Thank you for your inquiry of 9-19-02 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at \_\_\_\_\_

See attached description  
zone map page(s) GH-9, 10

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

Ladera West

Neighborhood Association  
Contacts: Robert Mc Cannon  
2808 El Tesoro Escondido NW  
839-9702(h) 828-3129(w) 87120  
Barry King  
3808 Todos Santos NW  
836-6044 (h) 87120

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

**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,

Dolores S. 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.

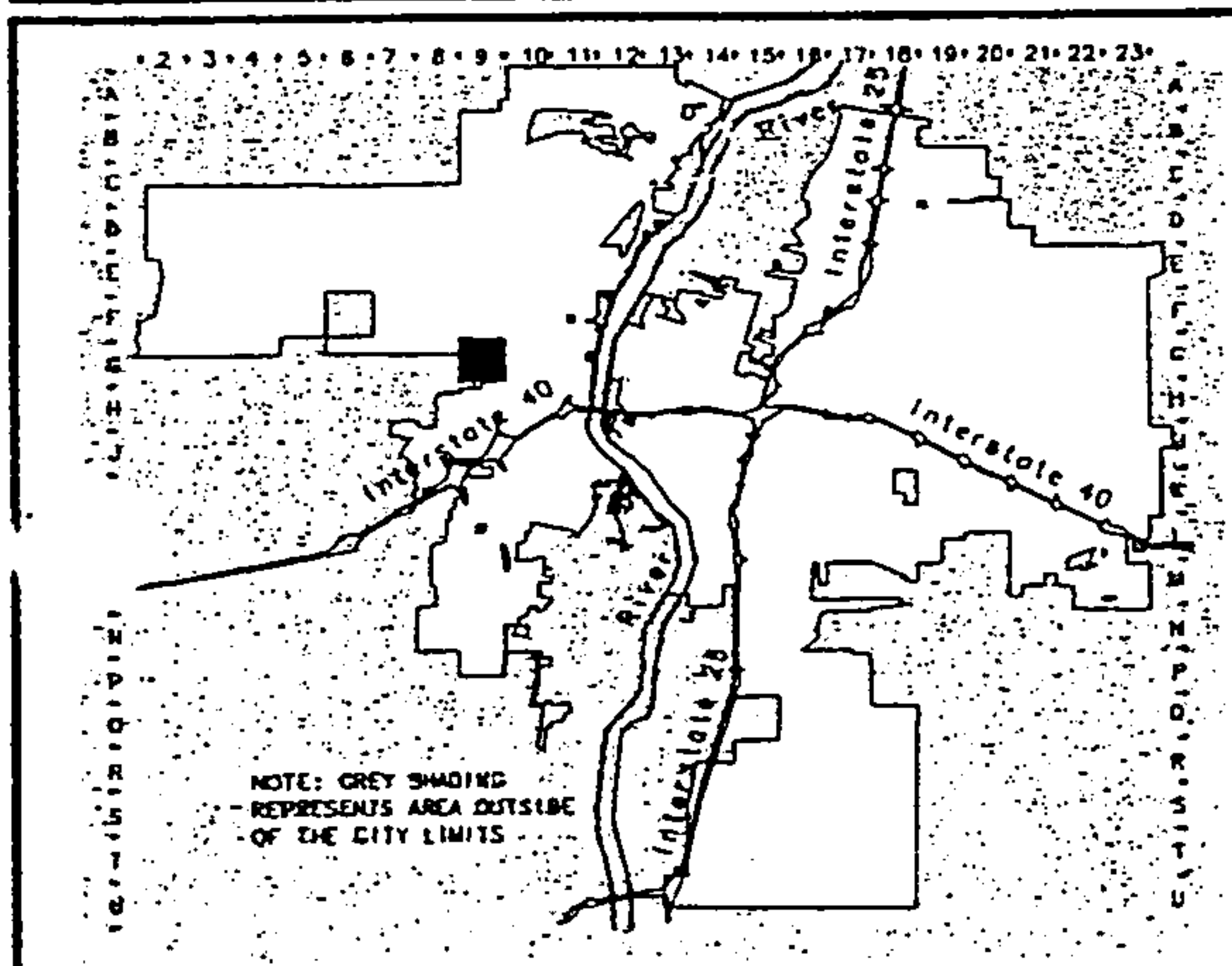
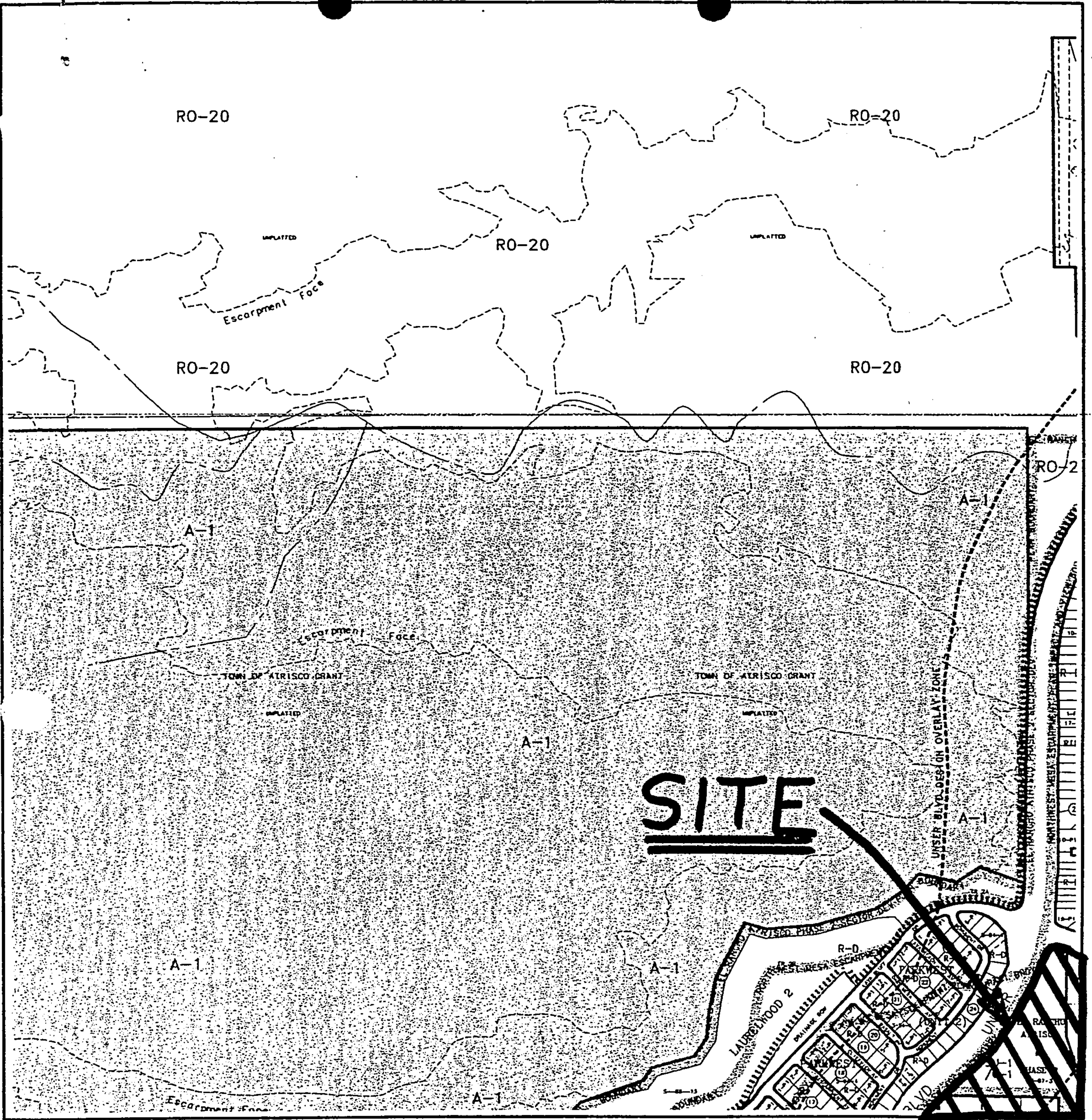
### WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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)

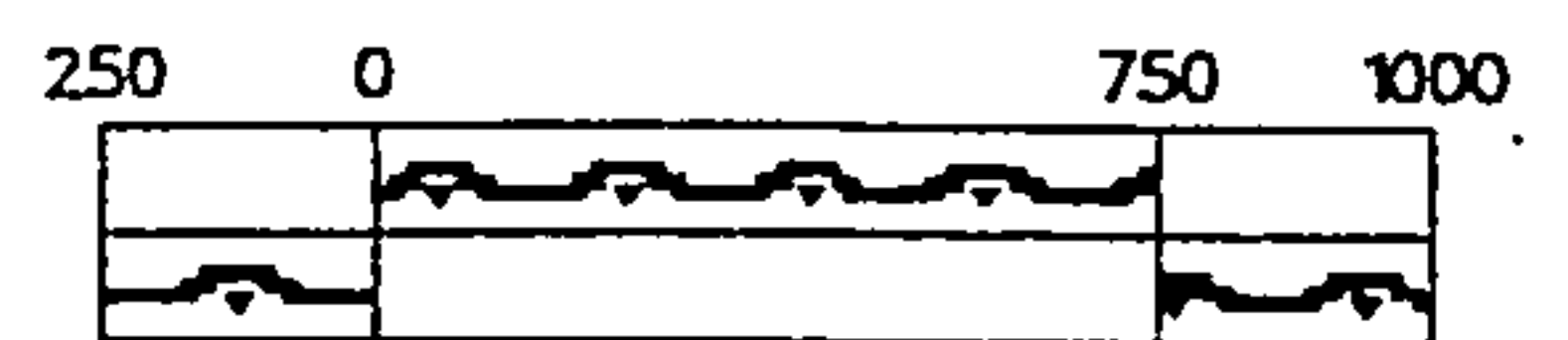
Date of Inquiry: 9-19-02 Time Entered: 1:11 pm OCNC Rep. Initials: [Signature]



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



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

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

September 20, 2002 e-mail: dm@swcp.com

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

**Re: West Ridge Project # 1001932**

Dear Ms. Stephens:

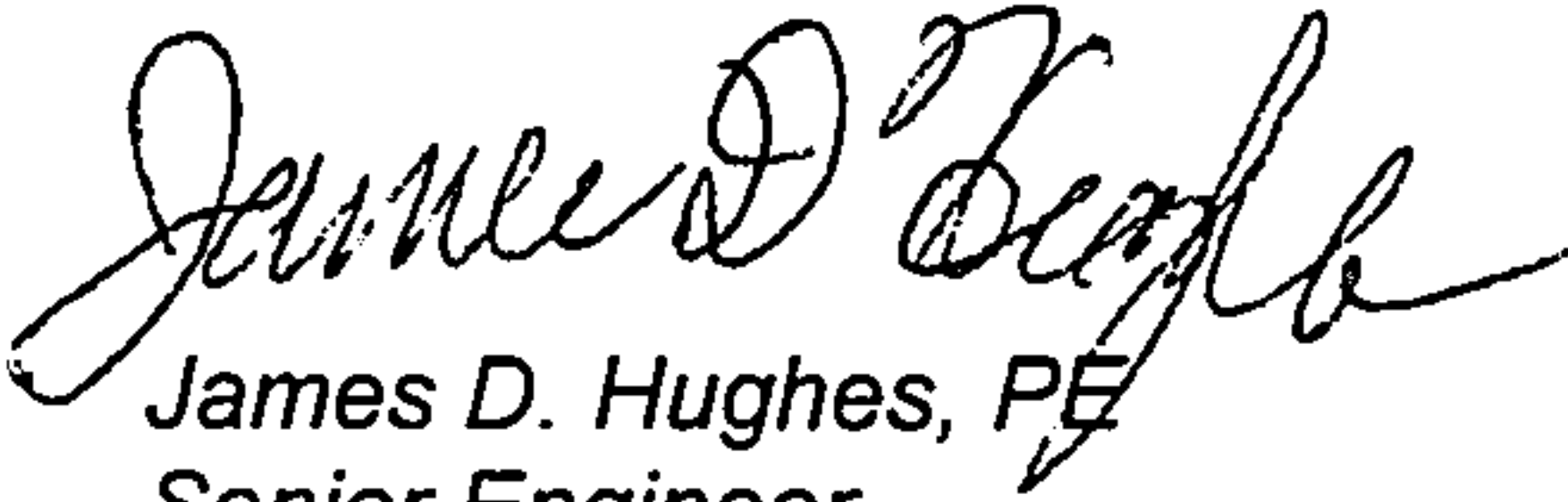
The purpose of this letter is to explain the approval sought.

- Preliminary Plat for 169 lots on the 24 acre portion of this site plus a road through the Commercial Tracts to the north for a second access to Ouary Rd.
- Vacation of Old Ouray Rd. right-of-way along the south boundary of this development will keep industrial traffic out of this residential subdivision. The land will be rededicated as Public Drainage right-of-way for the benefit of and to be maintained by AMAFCA who already maintains the Ladera channel right-of-way immediately south of Old Ouray. It will be encumbered by a private access easement for the benefit of and to be maintained by owners of the lands east of the subdivision and with a public water and sewer easement.
- Vacations of excessively wide PNM easements and an old access easement that is being replaced by Twin Oaks Dr., through the commercial tracts in the north part of this Plat.
- Site plan for Subdivision as required by recent re-zoning. (See EPC Notice of Decision for Delegation to DRB for Approval)
- Sidewalk Waiver to eliminate the requirement for Sidewalk on the east side of Twin Oaks Drive and on the east side of Angel Ave. stub street.
- Sidewalk deferral variance to allow the temporary deferral of sidewalks till after house construction to avoid damage.
- Grading and drainage is in keeping with the natural contours of the land with previously approved plans. Some retaining walls are required on rear lot lines to provide a step from block to block on this 3% grade. A few side lot lines need walls to control drainage on keyed lots.

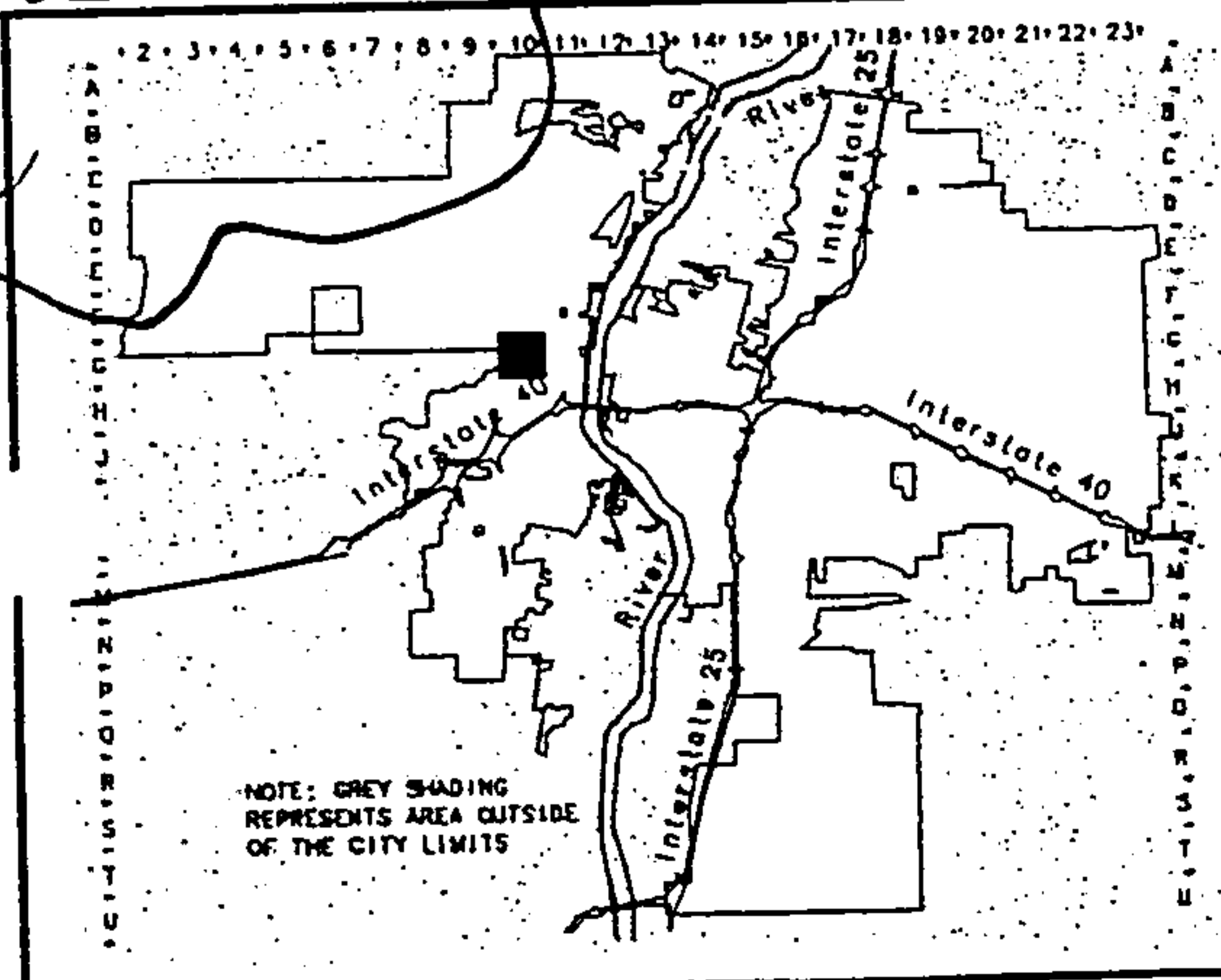
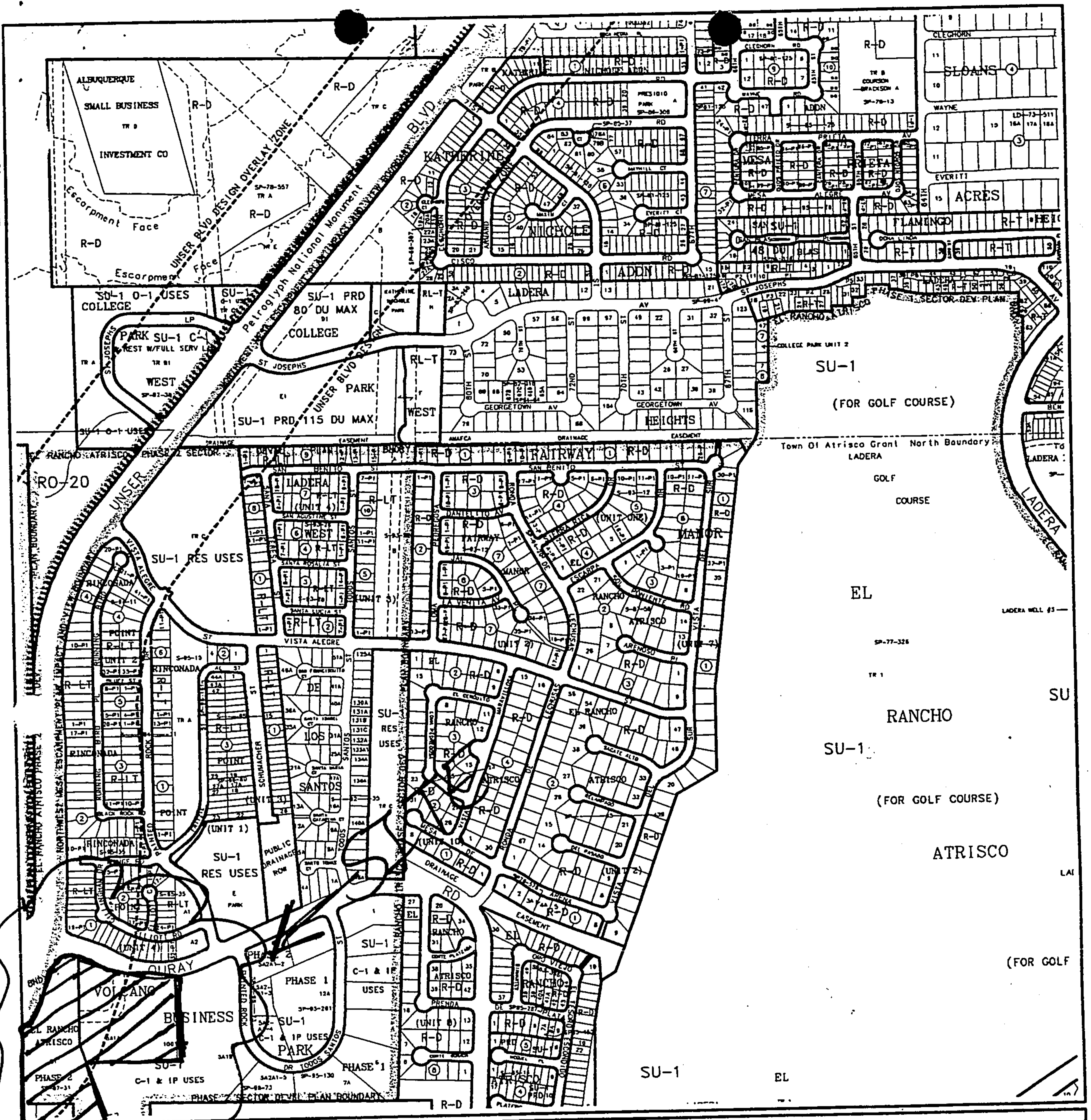
Please contact our office if you have any questions.

Sincerely,

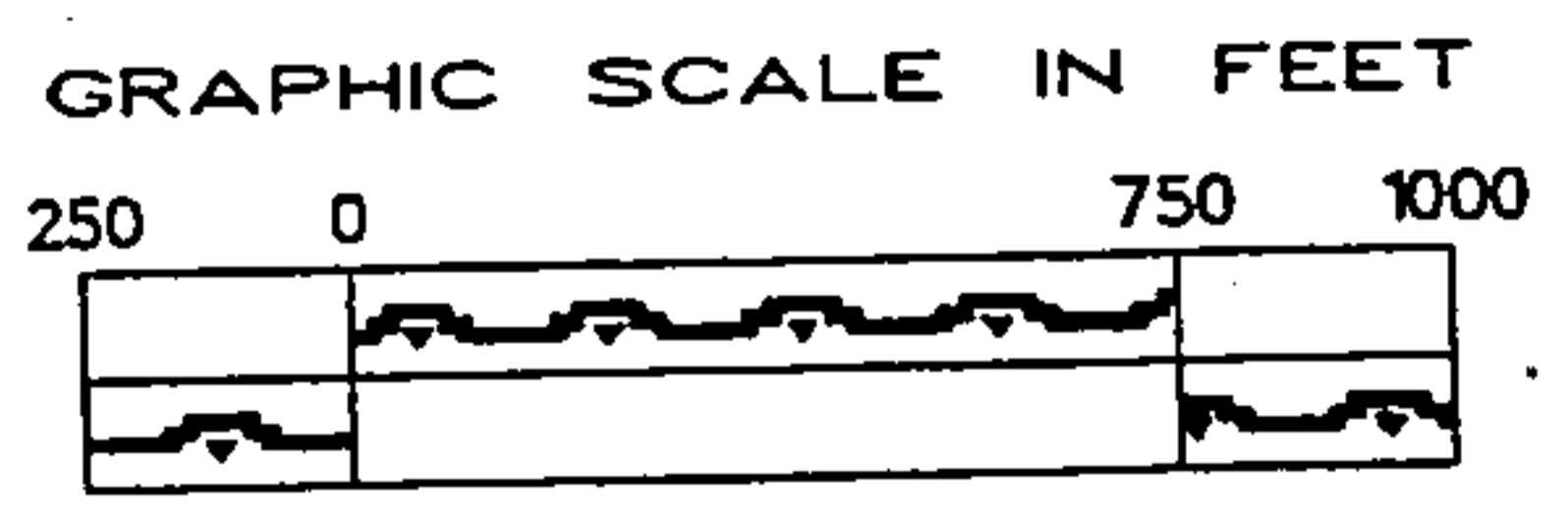
MARK GOODWIN & ASSOCIATES, PA

  
James D. Hughes, PE  
Senior Engineer

JDH/bm

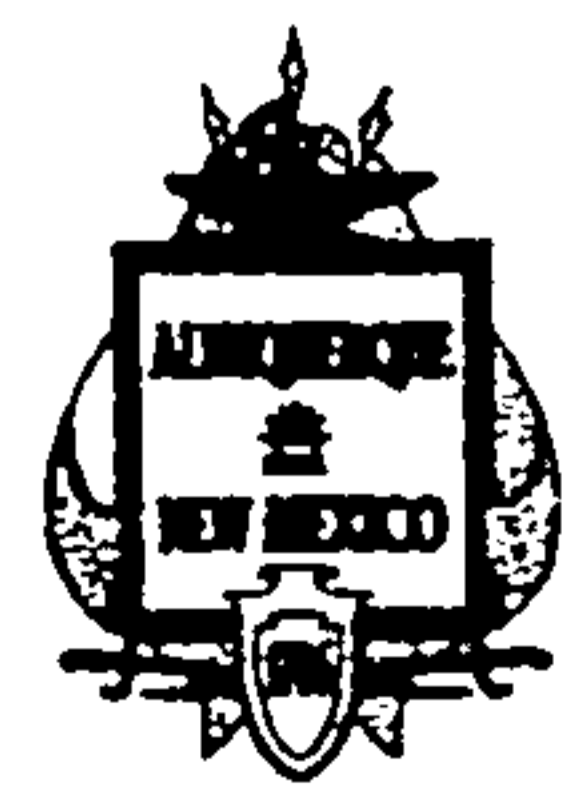
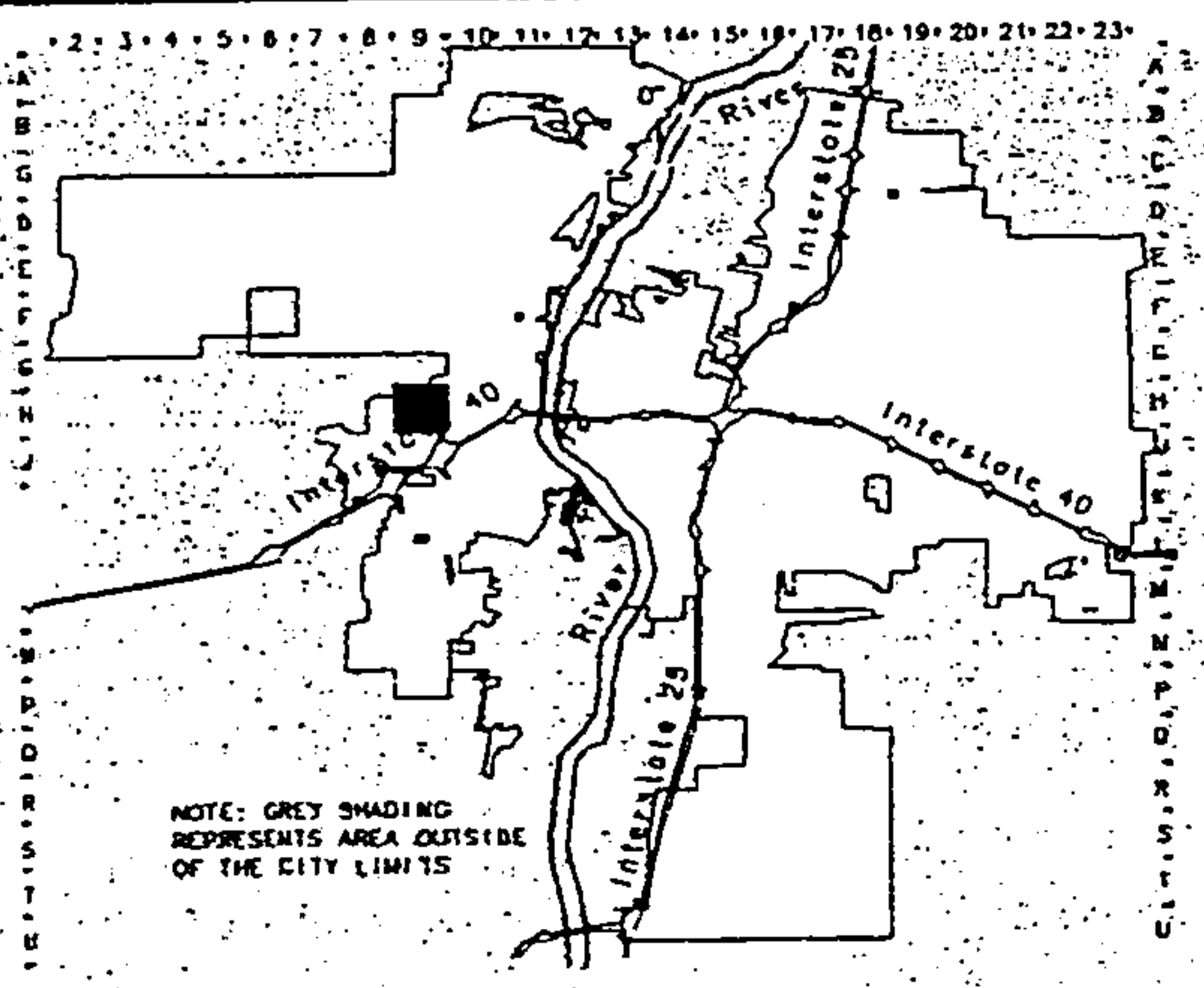
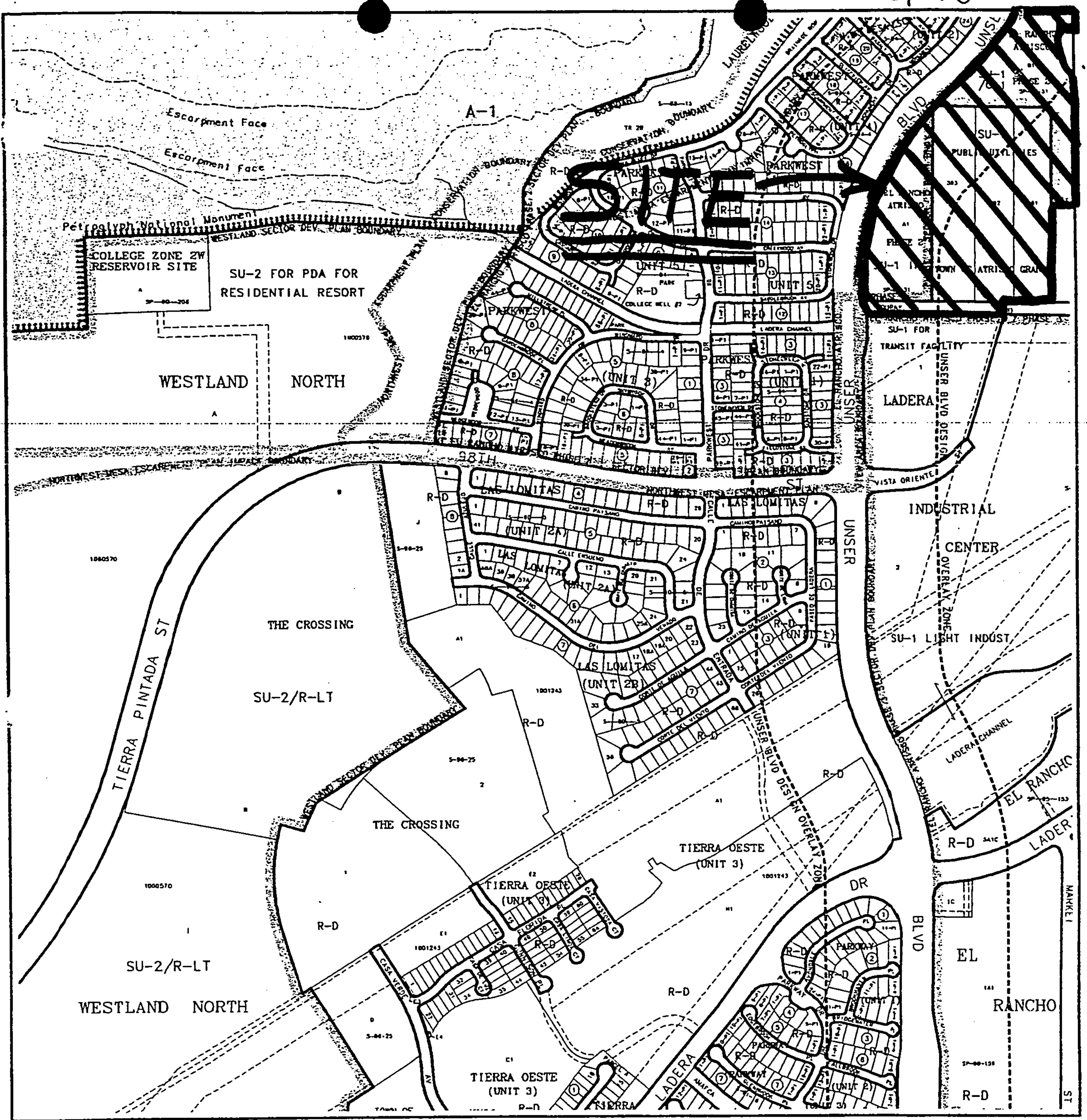


CITY OF  
Albuquerque  
**A**buquerque **G**eographic **I**nformation **S**ystem  
**PLANNING DEPARTMENT**  
© Copyright 2002

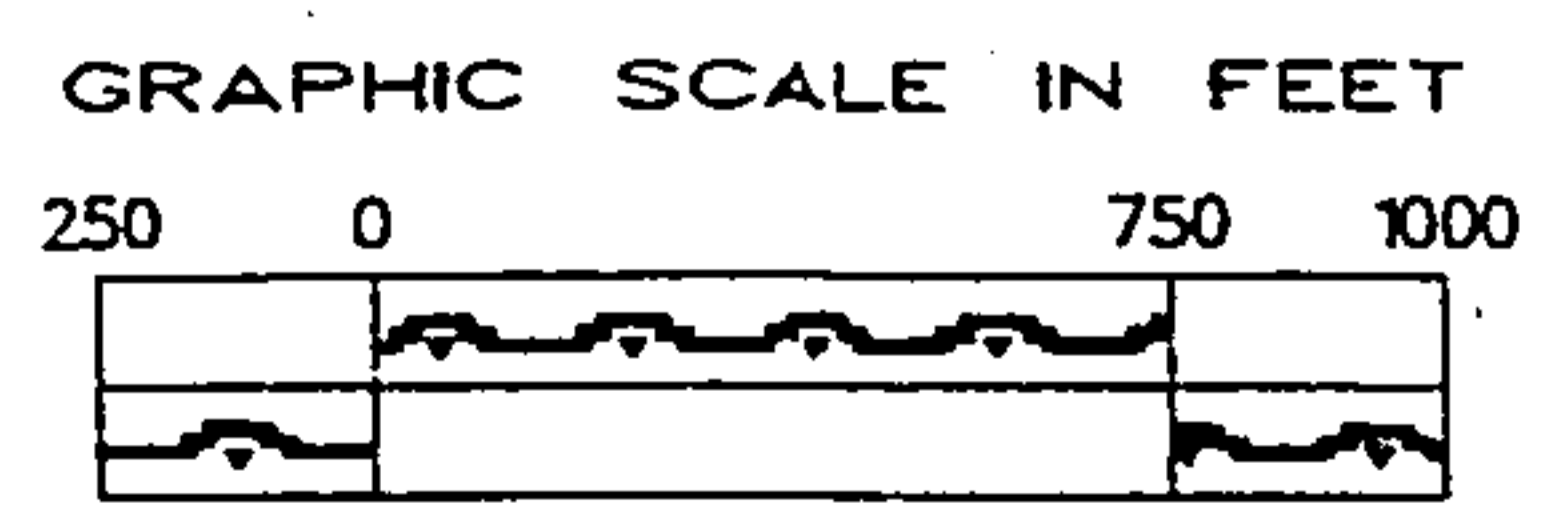


**Zone Atlas Page**  
**G-10-Z**  
Map Amended through April 03, 2002

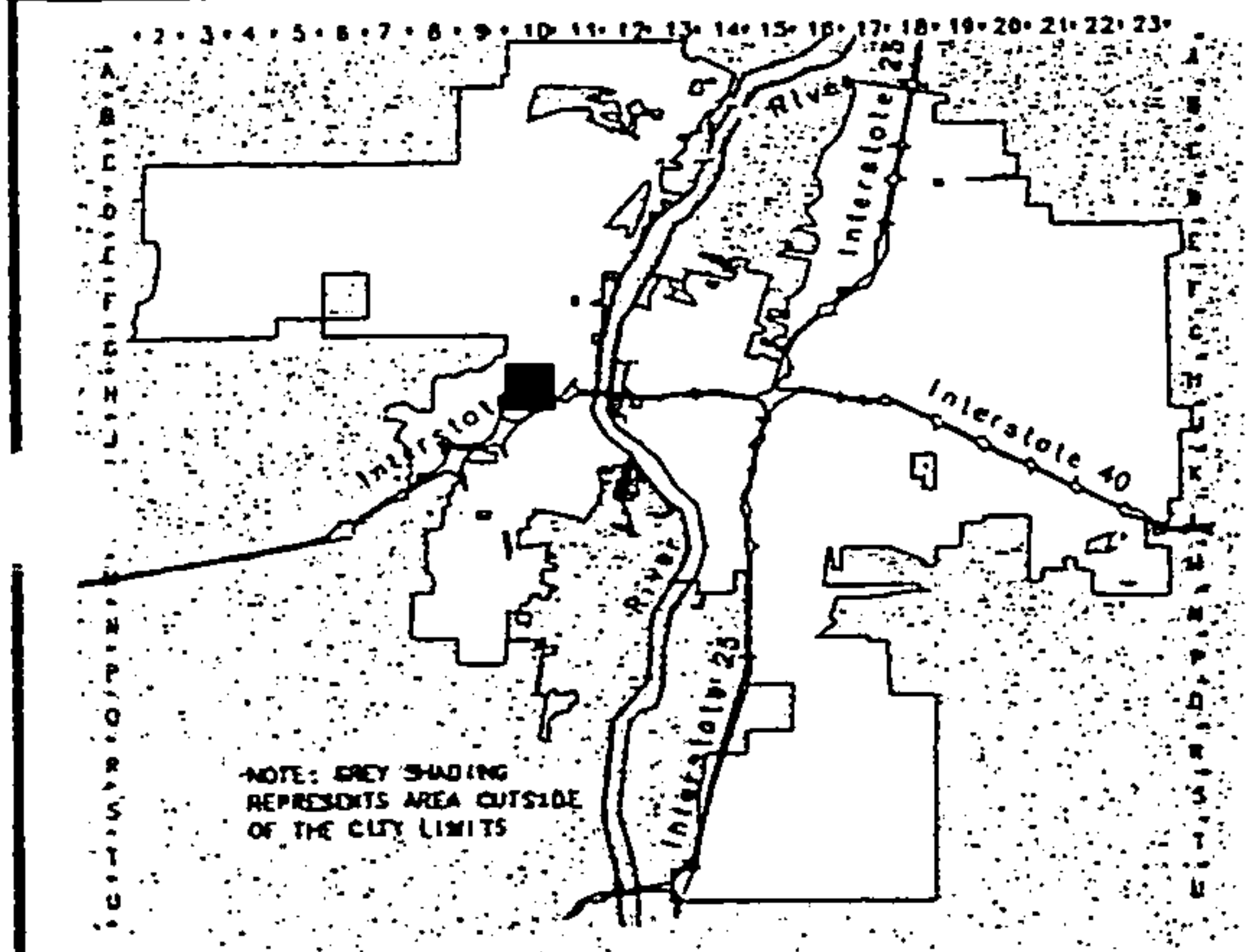
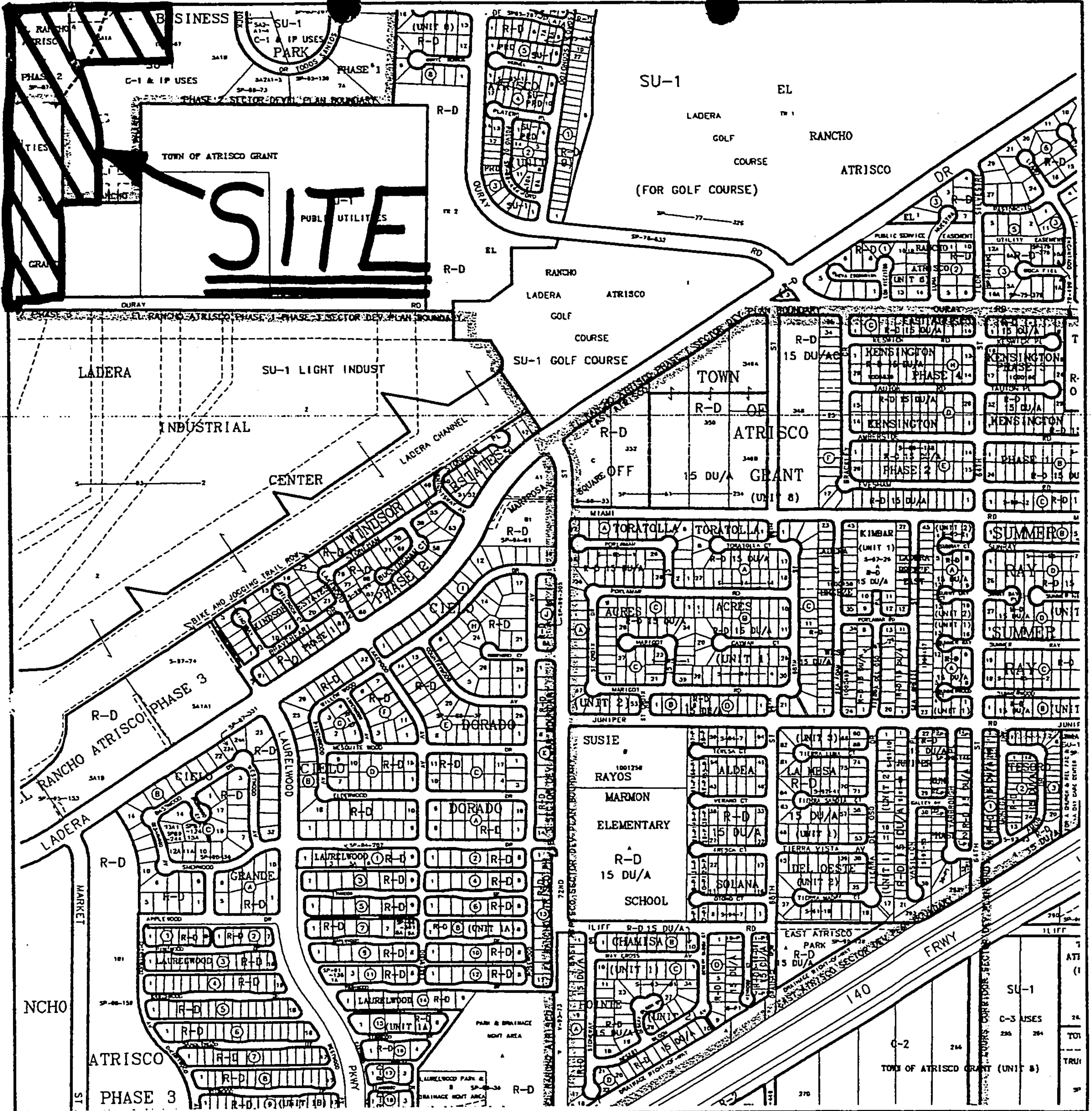




CITY OF  
Albuquerque  
A G I S  
Albuquerque Geographic Information System  
PLANNING DEPARTMENT  
© Copyright 2002

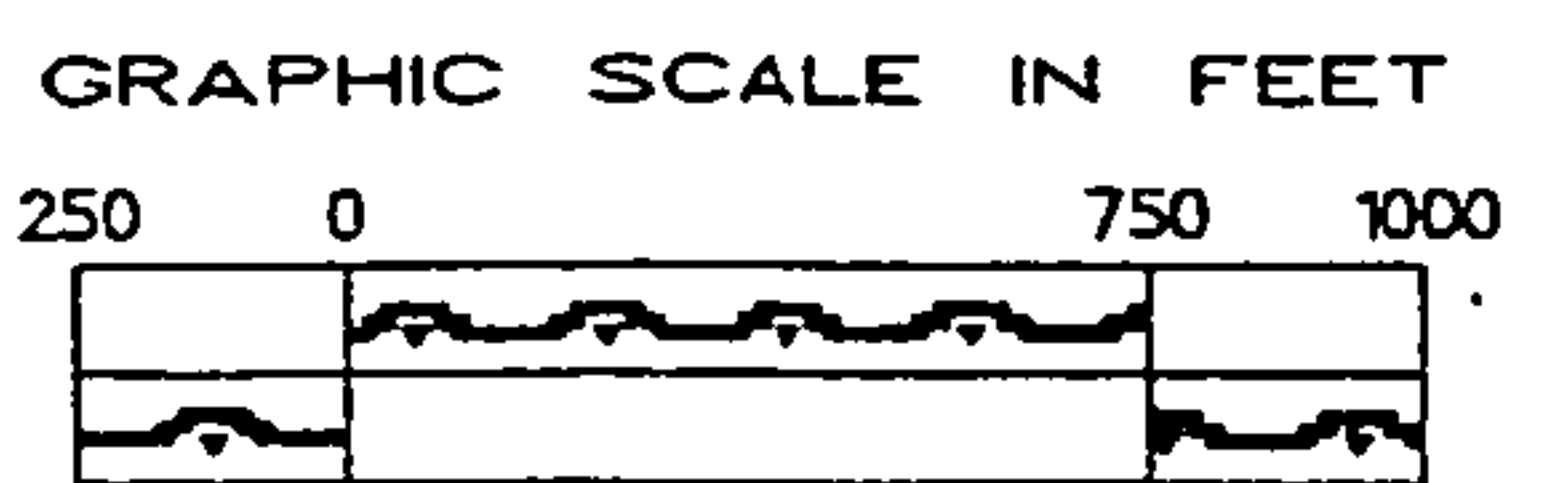


**Zone Atlas Page**  
**H-9-Z**  
Map Amended through April 03, 2002



CITY OF  
Albuquerque  
Albuquerque Geographic Information System  
PLANNING DEPARTMENT

© Copyright 2002



Zone Atlas Page

H-10-Z

Map Amended through April 03, 2002

**UPC #'s for West Ridge Subdivision**

<i>LOTS</i>	<i>UPS #</i>
5A1A,	101006003200831124
B1,	100905952052810110
A1,	100905944943410104
393,	100905950043610109CA
392,	100905950043610109CA
391,	999999



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001932

AGENDA ITEM NO: 13

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An executed Subdivision Improvements Agreement with financial guarantees is on file for Final Plat sign-off.

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: December 31, 2003

# City of Albuquerque



## DEVELOPMENT PLAN REVIEW APPLICATION

### SUBDIVISION

- Major Subdivision action
- Minor Subdivision action *FINAL PLAT*
- Vacation
- Variance (Non-Zoning)

Supplemental form **S**

### SITE DEVELOPMENT PLAN

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

V

P

L

### 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

Z

### APPEAL / PROTEST of...

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

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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

#### APPLICANT INFORMATION:

NAME: KB Home New Mexico, Inc  
 ADDRESS: 4921 Alexander NE, Suite B  
 CITY: Albuquerque  
 Proprietary interest in site: Owner  
 AGENT (if any): Mark Goodwin & Associates  
 ADDRESS: P.O. Box 90606  
 CITY: Albuquerque

STATE NM ZIP 87107

PHONE: 344-9400  
 FAX: 344-5700  
 E-MAIL:

STATE NM ZIP 87199

PHONE: 828-2200  
 FAX: 797-9539  
 E-MAIL: goodwinengrs@comcast.net

#### DESCRIPTION OF REQUEST: 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. Tract F Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv. / Addn. West Ridge Subdivision Unit 2

Current Zoning: SU-1/RD (6-10 DU/AL)

Proposed zoning: Same

Zone Atlas page(s): ~~9-10~~ H-9 & H-10

No. of existing lots: 1 Tract

No. of proposed lots: 100

Total area of site (acres): 13.4549

Density if applicable: dwellings per gross acre: ~

dwellings per net acre: \_\_\_\_\_

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

Within 1000FT of a landfill? No

UPC No. 100905950043610109CA

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

LOCATION OF PROPERTY BY STREETS: On or Near: Unser Boulevard NW  
 Between: Old Ouray Road NW and New Ouray Road 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.): Proj# 1001932; 02DRB-01578, 02DRB-01579, 02DRB-01580, 02DRB-01581, 03DRB-00220, 03DRB-00353 03DRB-00577 FP.

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

SIGNATURE James D. Hughes 12-16-03  
 (Print) James D. Hughes, PE

DATE 12/12/2003

Applicant  Agent

#### FOR OFFICIAL USE ONLY

Form revised 10/03

#### 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

03DRB - 02108

Action

FPA

S.F.

5(3)

Fees

\$ 0

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

Total

\$ 0

Hearing date Dec. 31<sup>st</sup>, 03

James D. Hughes 12/16/03  
 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 (*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

SIA financial guaranty verification

Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer

Any original and/or related file numbers are listed on the cover application

**DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**Your attendance is required.**

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

Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.

Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)

Letter briefly describing, explaining, and justifying the request

Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.

Property owner's and City Surveyor's signatures on the Mylar drawing

Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer

Fee (see schedule)

Any original and/or related file numbers are listed on the cover application

Infrastructure list if required (**verify with DRB Engineer**) **NO INTERNAL ROUTING**

**DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

**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.

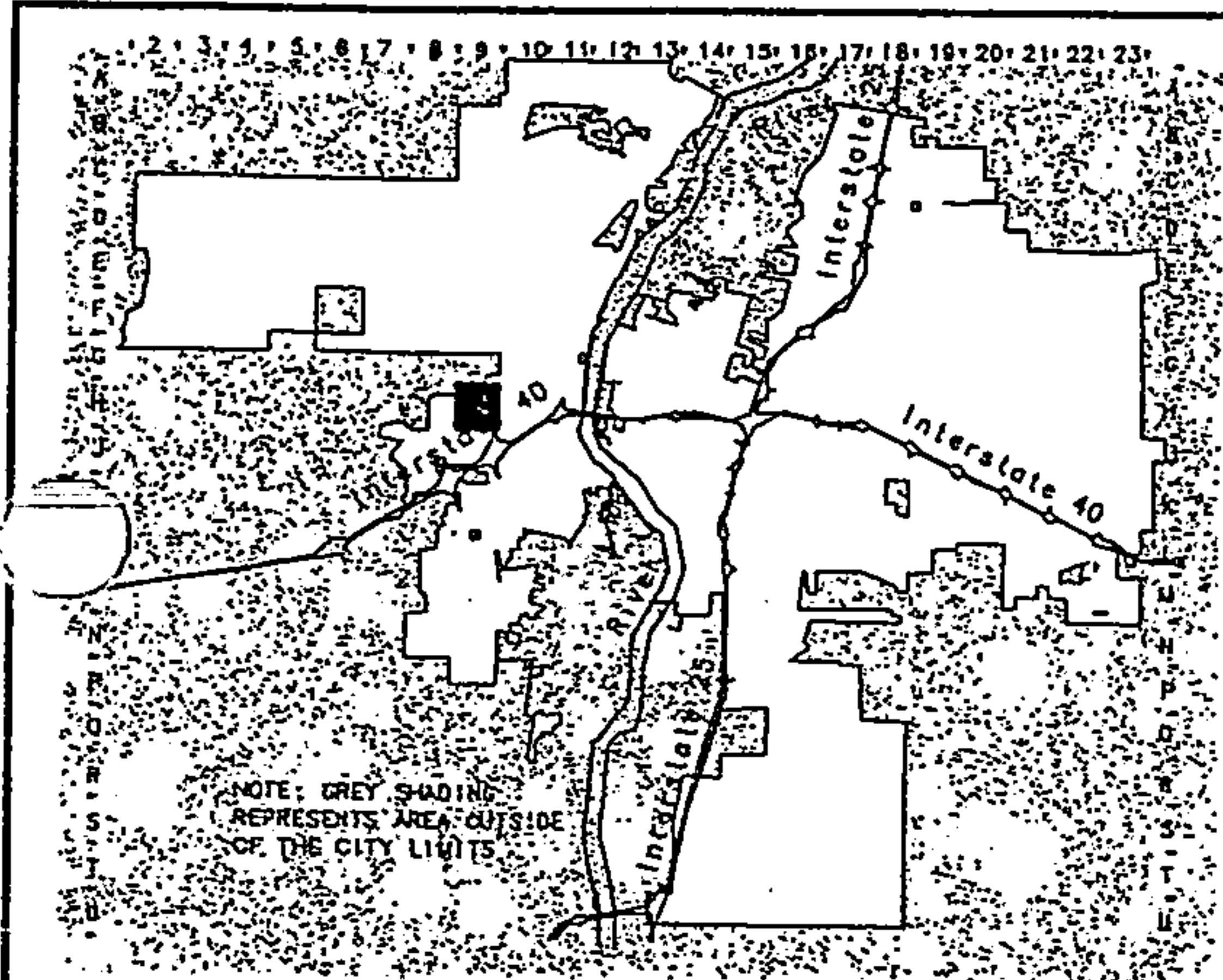
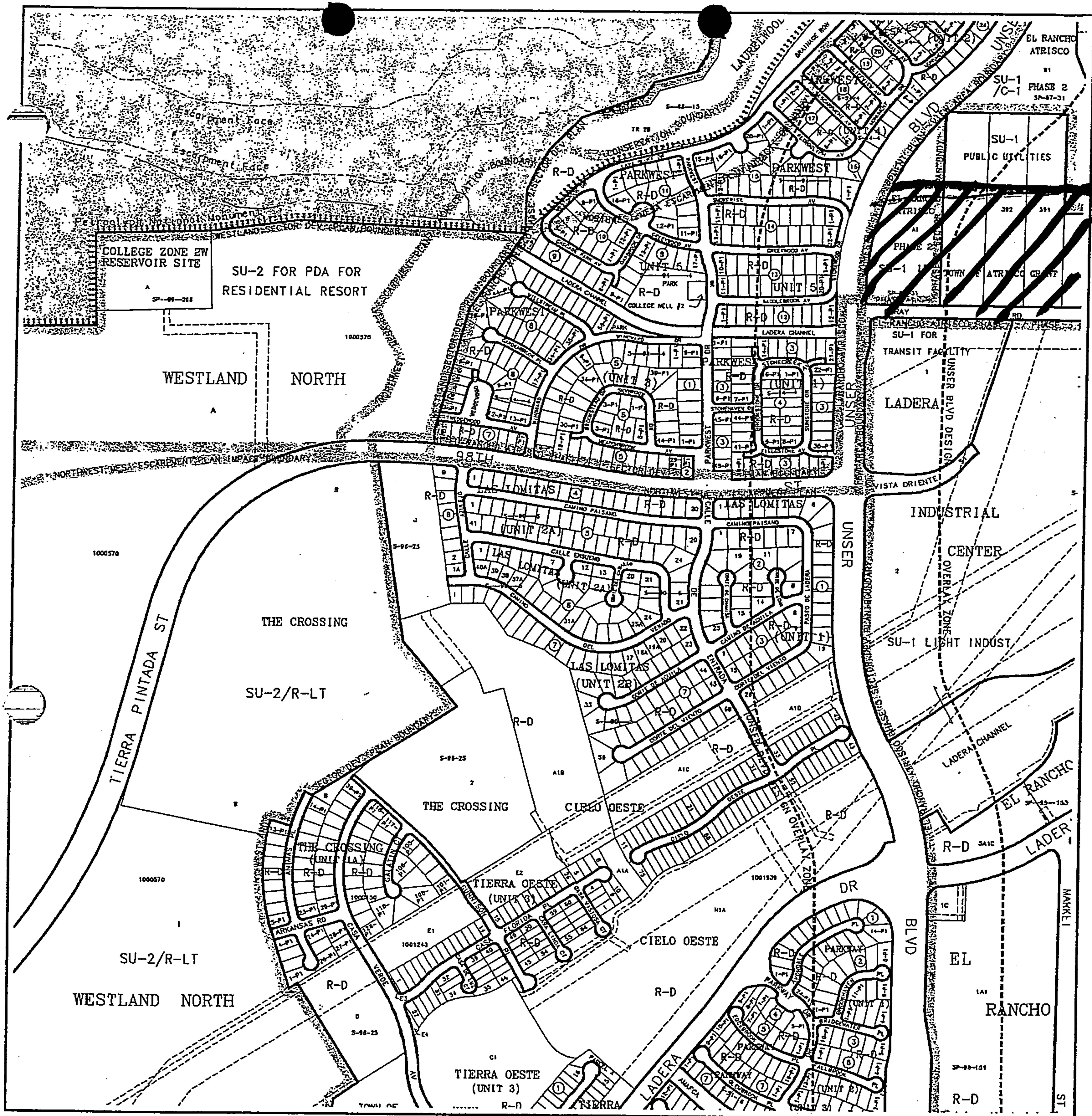
James D Hughes  
Applicant name (print)  
James D Hughes 12-16-03  
Applicant signature / date



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

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
03DRB - \_\_\_\_\_ - 02108

Bob Bert 12/16/03  
Planner signature / date  
**Project # 1001932**

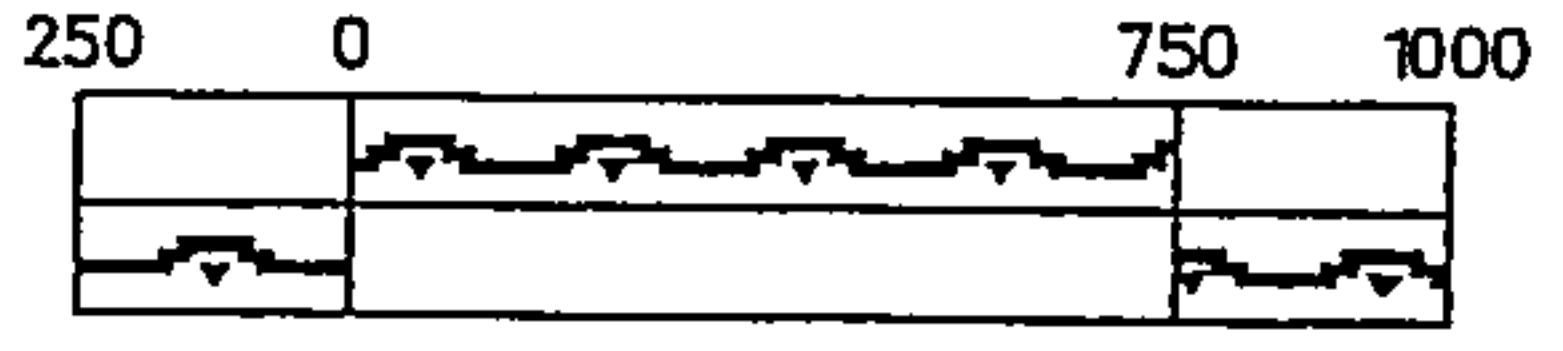


CITY OF  
Albuquerque

Albuquerque Geographic Information System  
PLANNING DEPARTMENT

© Copyright 2003

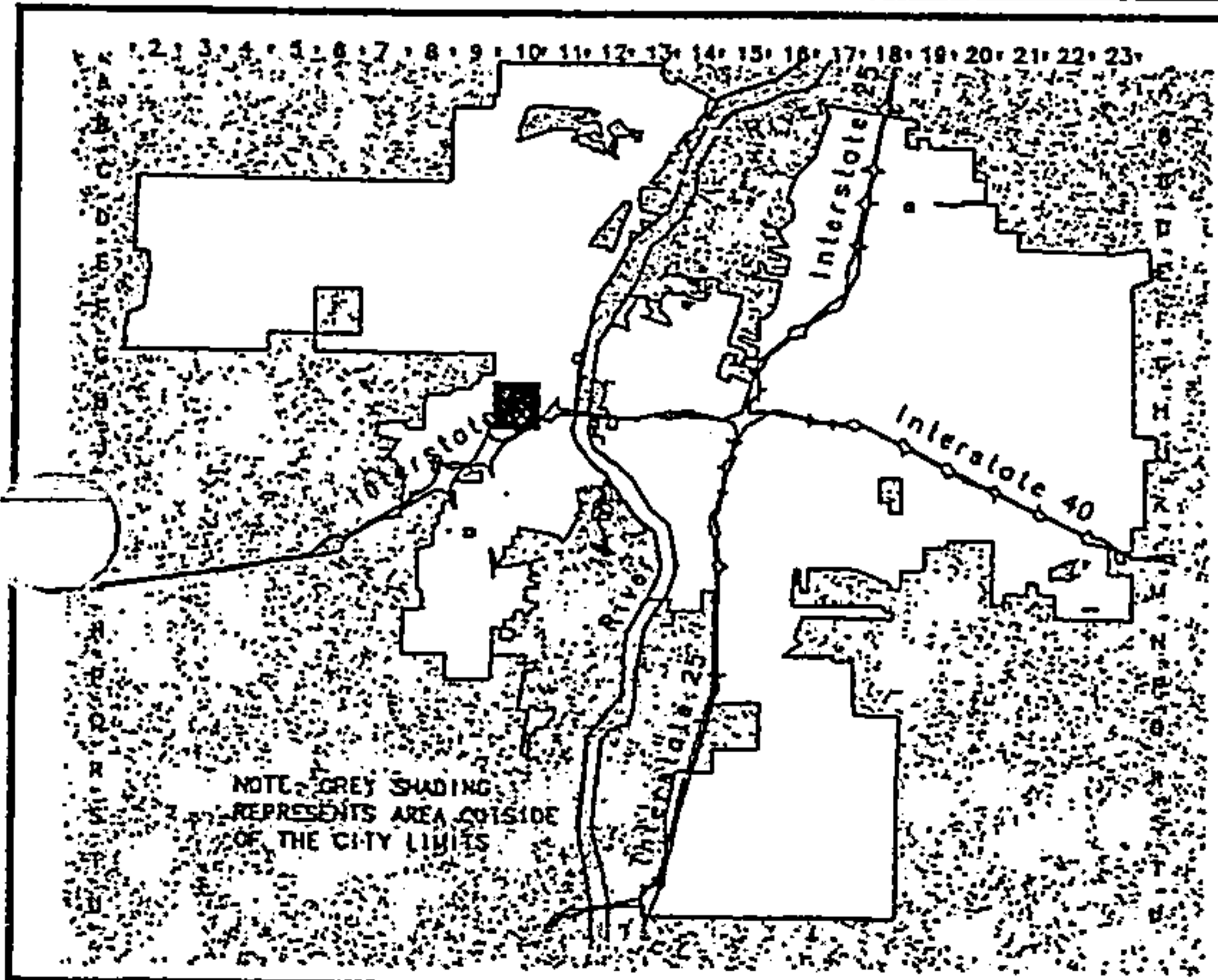
GRAPHIC SCALE IN FEET



Zone Atlas Page

**H-9-Z**

Map Amended through January 21, 2003

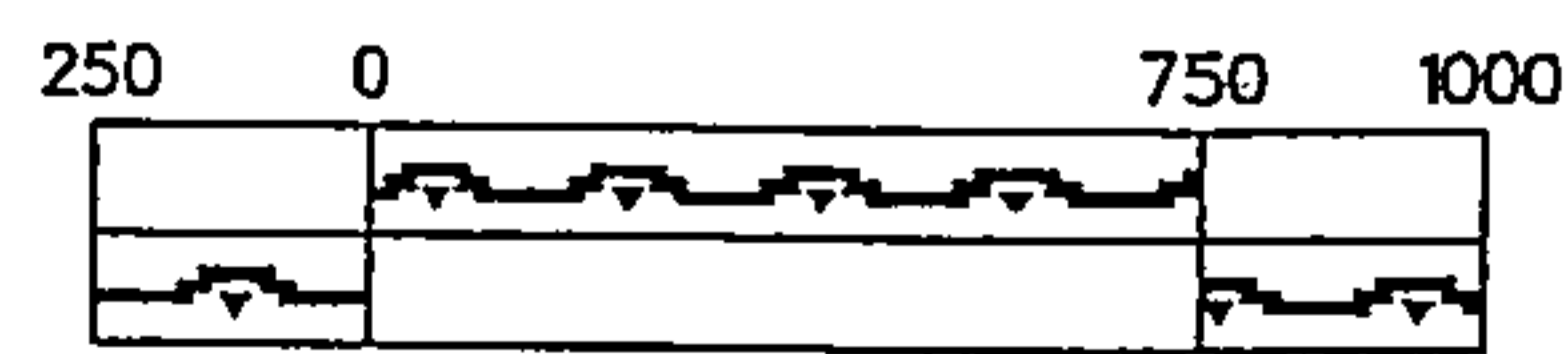


CITY OF  
Albuquerque

Albuquerque Geographic Information System  
PLANNING DEPARTMENT

© Copyright 2003

GRAPHIC SCALE IN FEET



Zone Atlas Page

**H-10-Z**

Map Amended through January 21, 2003



No. of Lots: \_\_\_\_\_  
Nearest Major Streets \_\_\_\_\_

FIGURE 12

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

West Ridge, Unit 2

CPN 708282

AGREEMENT TO CONSTRUCT  
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 26<sup>th</sup> day of September, 2003, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and KB HOME New Mexico, Inc.

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

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tract F, West Ridge Subdivision, Unit 1, recorded on 5/13/03 in the records of the Bernalillo County Clerk at Book 2003C, pages 133 through -- (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] KB HOME New Mexico, Inc. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as WEST RIDGE SUBDIVISION, Unit 2 describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 8th day of January, 2005 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 708282.

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



West Ridge, Unit 2

FIGURE 19  
SIDEWALK DEFERRAL AGREEMENT  
PROJECT NO. 708282

THIS AGREEMENT is made this 26<sup>th</sup> day of September, 2003, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P.O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103 and KB HOME New Mexico, Inc. ("Developer"), whose address is 4921 Alexander NE, Suite B, 87107 and whose telephone number is 344-9400, a (state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.): New Mexico corporation, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

WHEREAS, the Developer is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico, known as (existing legal description) Tract F, West Ridge Subdivision, Unit 1, filed in Bernalillo (the "Subdivision"); and County clerk's office 5/13/03, book 2003C, page 133.

WHEREAS, the Developer has submitted and the City has approved Developer's development plans and (state "preliminary" or "final":) final plat, to be identified as (state name of plat: ) WEST RIDGE SUBDIVISION, Unit 2; and

WHEREAS, Developer has requested and the City has determined that it is acceptable for the Developer to defer construction of the sidewalks within the Subdivision until after construction of other required infrastructure; and

WHEREAS, the Subdivision Ordinance requires all sidewalks to be completed within four (4) years after execution of the Agreement to Construct Subdivision Improvements; and

WHEREAS, the Developer must execute and deliver to the City an Agreement and an acceptable financial guaranty to provide funds for construction of the sidewalk improvements in case the Developer does not complete the construction as required.

THEREFORE, the City and the Developer agree:

1.A. Sidewalk Construction Deadline. Developer has obtained a sidewalk deferral, as shown in the attached Exhibit "A", which is a copy of the Development Review Board's decision regarding the deferral granted. Developer agrees to utilize the City's sidewalk permit process and complete the sidewalk to the satisfaction of the City by January 8, 2007, ~~XXXXXX~~ ("Sidewalk Construction Deadline").

B. Request for Extension. If this Sidewalk Deferral Agreement establishes a Sidewalk Construction Deadline which is less than four (4) years after execution of the Subdivision Improvements Agreement, the Developer may request an extension from the Project Review Section for an additional period of time, which shall not exceed a total of four years after execution of the Subdivision Improvements Agreement. The form of the Financial Guaranty extension and the amount must be approved by the City, but shall not exceed 125% of the City's estimate of the cost of construction at the time Developer requests an extension. If the Developer will need more than four (4) years after execution of the Subdivision Improvements Agreement to construct the sidewalks, the Developer must request and obtain an extension from the Development Review Board and submit the required documentation to the Design Review Section before expiration of the four (4) years.



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. Gpt \_\_\_\_\_ 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

# A City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

**SUBDIVISION**

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

Supplemental form

**FP**

**S**

**V**

**P**

**L**

Supplemental form

**ZONING**

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

**Z**

**SITE DEVELOPMENT PLAN**

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

**APPEAL / PROTEST of...**

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

**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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: KB HOME New Mexico, Inc.

ADDRESS: 4921 Alexander NE, 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: 344-5700

E-MAIL:

PHONE: 828-2200

FAX: 797-9539

E-MAIL: dmq@swcp.com

**DESCRIPTION OF REQUEST:** Approval on 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. see attached sheet

Block: \_\_\_\_\_

Unit: \_\_\_\_\_

Subdiv. / Addn. Town of Atrisco Grant

Current Zoning: SU-1/RD

Proposed zoning: same

Zone Atlas page(s): G9, G10, H9, H10

No. of existing lots: 4

No. of proposed lots: 69

Total area of site (acres): 40.1665

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. see attached

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.): 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: 5/15/02

SIGNATURE

James D. Hughes

4-8-03

DATE

(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

03DRB-00577

Action

FP

S.F.

S3

Fees

\$ 0

\$

\$

\$

\$

\$

Total

\$

Hearing date April 16 2003

Project # 1001932

jm 4/8/03  
Planner signature / date

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

**SKETCH PLAT REVIEW AND COMMENT**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

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

**Extensions are not reviewed through internal routing.**

Extension of preliminary plat approval expires after one year.

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

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

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

*N/A*

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

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

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

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

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

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

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

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

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
- Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

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

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

James D. Hughes, PE

*James D. Hughes*

Applicant name (print)

4-8-03

Applicant signature / date



Form revised September 2001

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

Application case numbers  
 03 DRB - 00577

*JM 4/7/03*

Planner signature / date

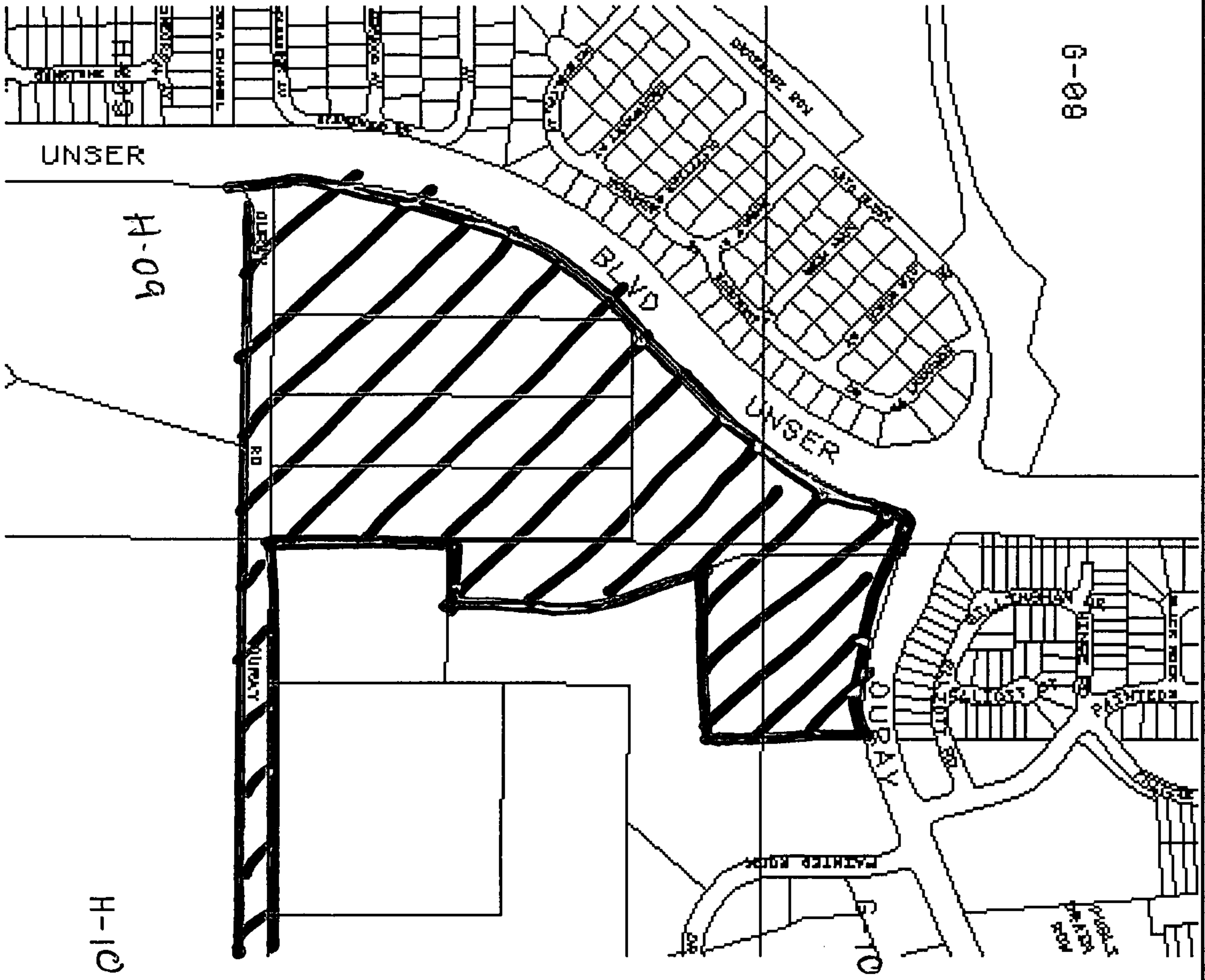
Project # 1001932

Plan/Zoom

x,y: 4,30610,2,58366

dx,dy: -0,27067,-0,15994

dist: 0,31439



REC'D MAP 17 2003

No. of Lots: \_\_\_\_\_  
Nearest Major Streets \_\_\_\_\_

FIGURE 12

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

West Ridge, Unit 1

CPN 708281

AGREEMENT TO CONSTRUCT  
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 15<sup>th</sup> day of April, 2003, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and KB HOME New Mexico, Inc.

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

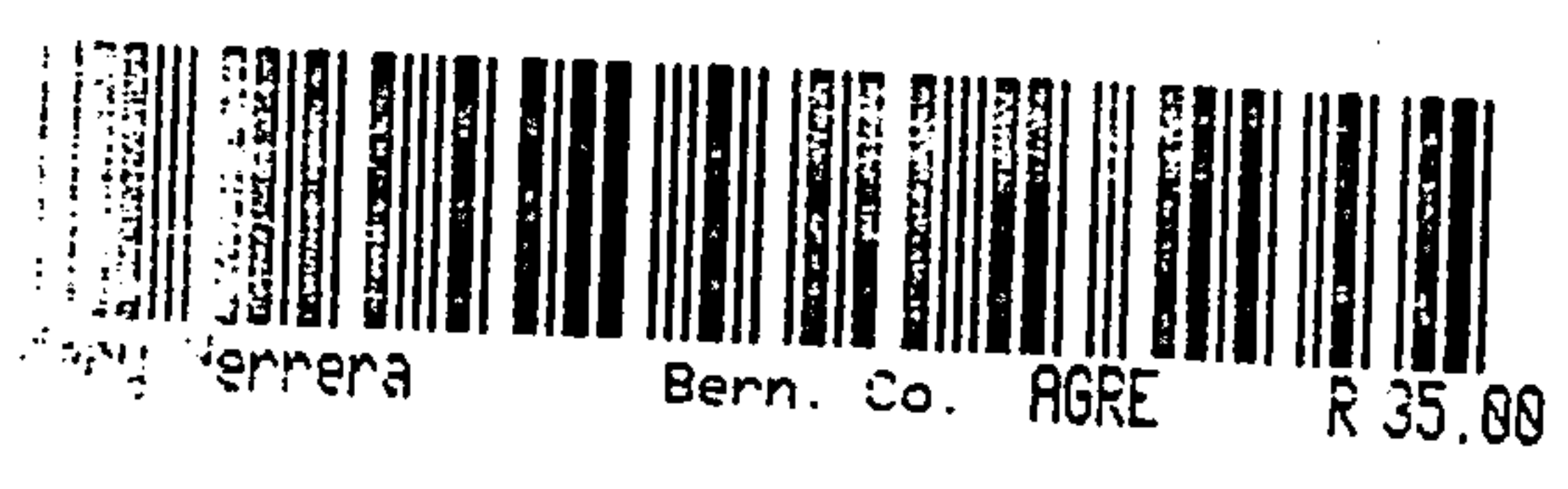
1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] \*\* SEE ATTACHED \*\*, recorded on \_\_\_\_\_ in the records of the Bernalillo County Clerk at Book \_\_\_\_\_, pages \_\_\_\_\_ through \_\_\_\_\_ (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] KB HOME New Mexico, Inc. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as WEST RIDGE, Unit 1 describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 8th day of January, 2005 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 708281.

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



2003053097  
5836102  
Page: 1 of 14  
04/01/2003 02:14P  
Bk-A53 Pg-2988

**facsimile  
TRANSMITTAL**

---

**to:** Joe McSorly  
**fax #:** 924-3864  
**re:** West Ridge Unit 1 Final Plat  
**date:** April 9, 2003  
**pages:** 2 , including this cover sheet.

---

1001937

03DRB - 00577

IF you have any questions please call me.

James D. Hughes, PE

From the desk of..

**JAMES D. HUGHES, PE**  
Senior Engineer

Mark Goodwin & Associates, PA  
P.O. Box 90606  
Albuquerque, NM 87199

(505) 828-2200  
Fax: (505) 797-9539



**UPC #'s for West Ridge Subdivision**

LOTS	UPS #
5A1A,	101006003200831124
B1,	100905952052810110
A1,	100905944943410104
393,	100905950043610109CA
392,	100905950043610109CA
391,	999999



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

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

**APPLICANT INFORMATION:**

NAME: <u>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>	
AGENT (if any): <u>Mark Goodwin &amp; Associates, PA</u>	PHONE: <u>828-2200</u>
ADDRESS: <u>8916 Adams NE</u>	FAX: <u>797-9539</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87199</u>	E-MAIL: <u>dmg@swcp.com</u>

**DESCRIPTION OF REQUEST:** Amedment to Preliminary Plat, infrastructure list and site plan

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 sheet Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv. / Addn. \_\_\_\_\_

Current Zoning: SU-1 for IP, C-1 and Public Utilities Proposed zoning: R-LT

Zone Atlas page(s): H-9 & 10 No. of existing lots: 4 No. of proposed lots: 168

Total area of site (acres): 24 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 and Ouray Road

Between: 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.): 02DRB-00000-00690 **Proj# 1001932**

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 3-4-03 DATE

(Print) James D. Hughes, PE  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised September 2001

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03DRB - 00353</u>	<u>APP#</u>	<u>513</u>	\$ <u>0</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>Mar, 12/03</u>			Total \$ <u>0</u>

B. Berbert 3/4/03 Project # 1001932  
Planner signature / date

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

**SKETCH PLAT REVIEW AND COMMENT**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

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

**Extensions are not reviewed through internal routing.**

Extension of preliminary plat approval expires after one year.

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

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

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

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

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

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

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

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

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

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

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

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
- Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

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

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

James D. Hughes, PE

James D. Hughes Applicant name (print)  
3-4-03 Applicant signature / date



Form revised September 2001

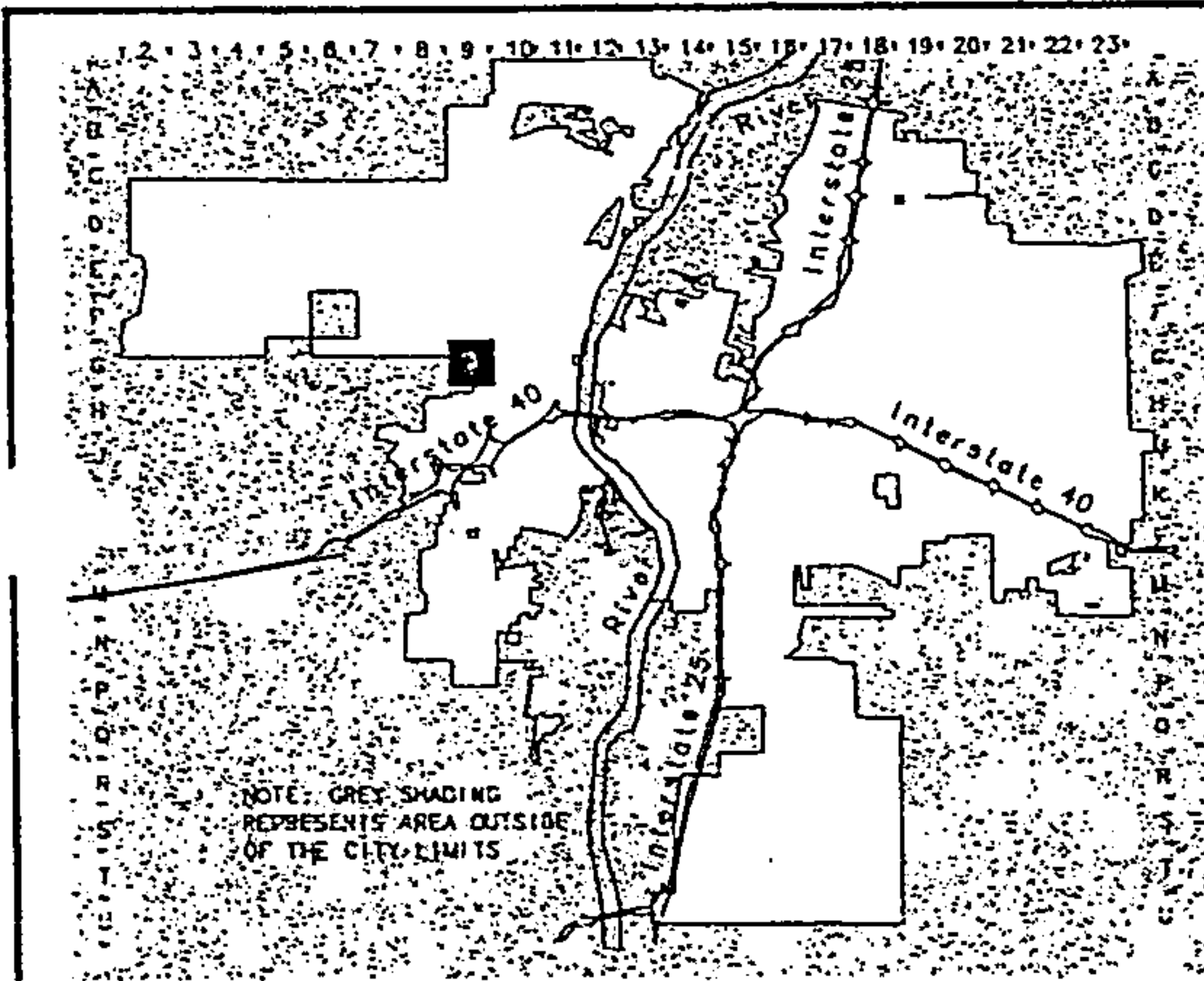
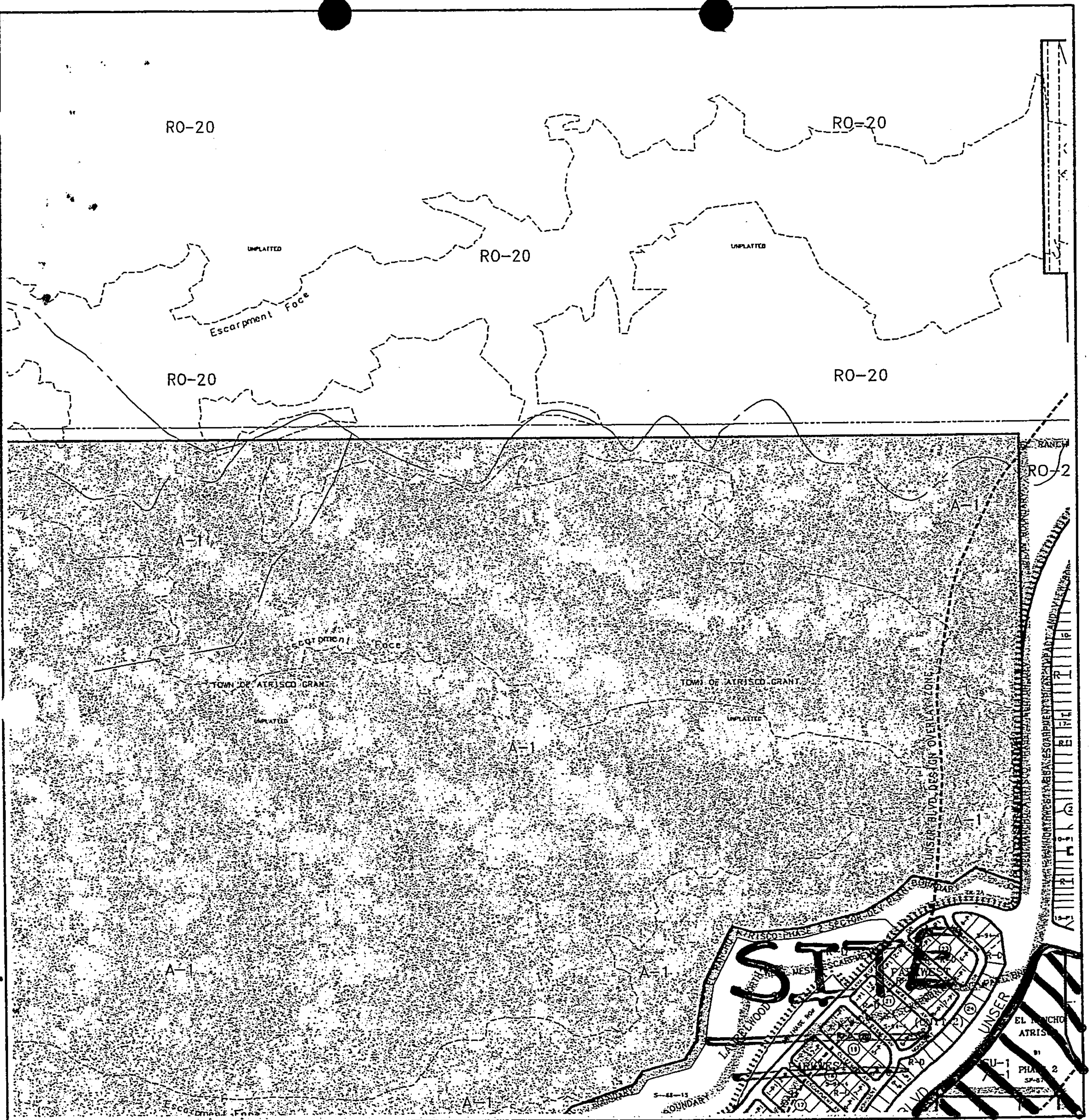
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
03DRB - - 00353

Bob Dent 3/4/03

Planner signature / date

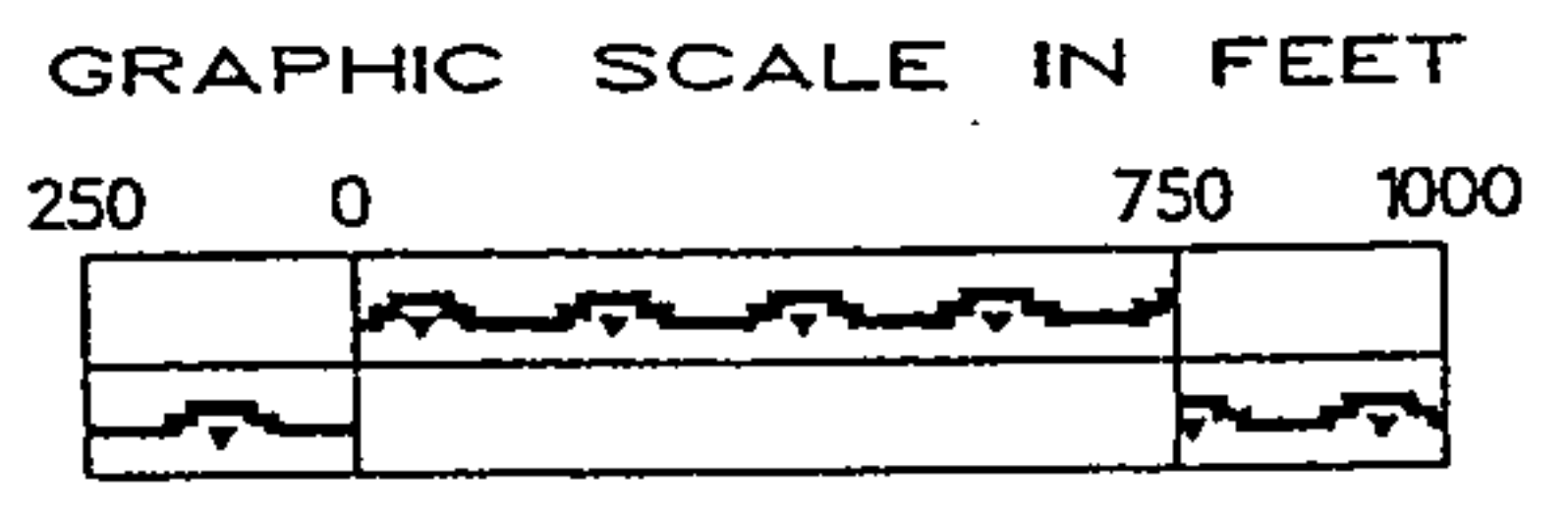
**Project #** 1001932



CITY OF Albuquerque

Albuquerque Geographic Information System  
**PLANNING DEPARTMENT**

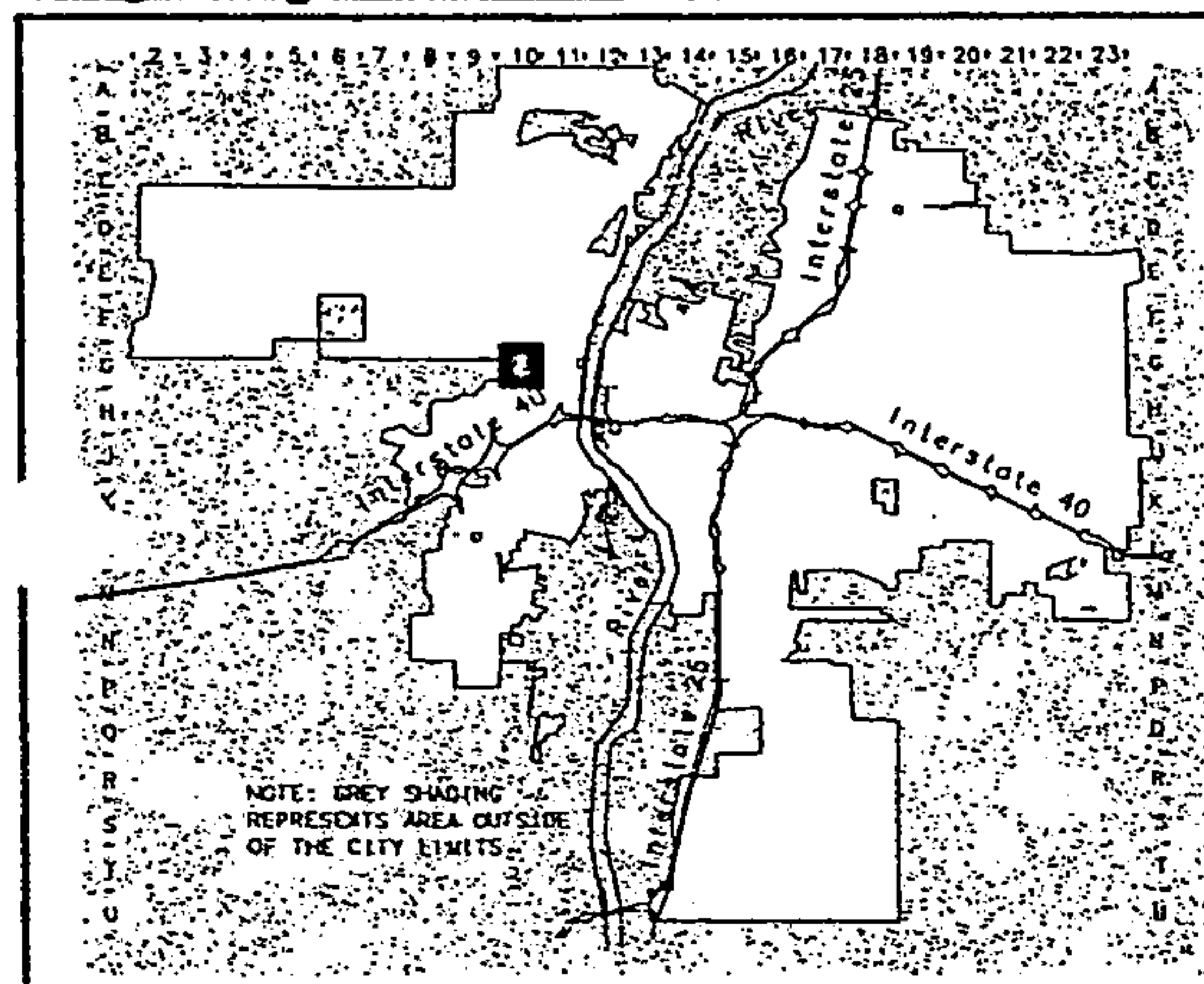
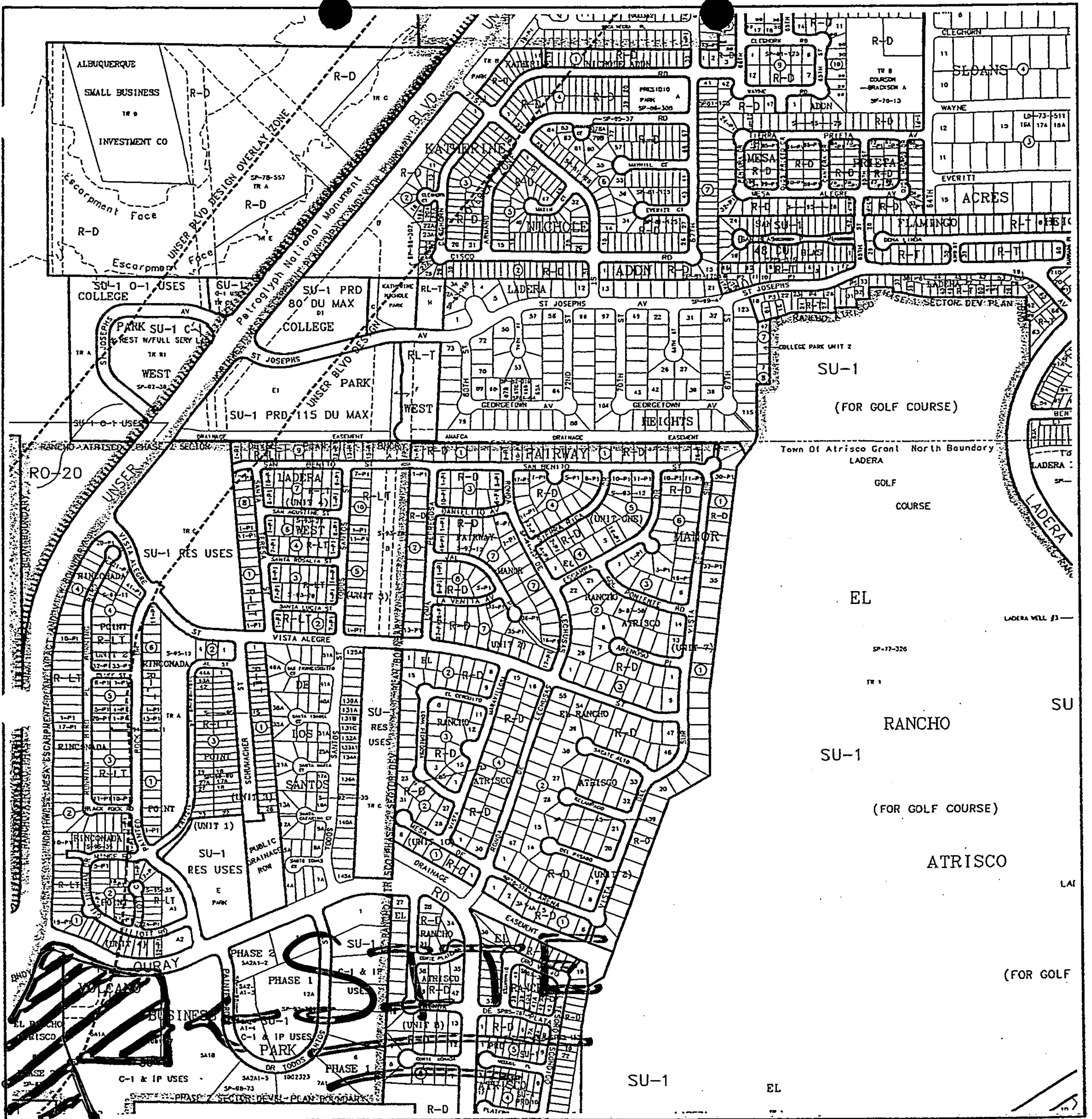
© Copyright 2003



**Zone Atlas Page**

**G-9-Z**

Map Amended through January 21, 2003

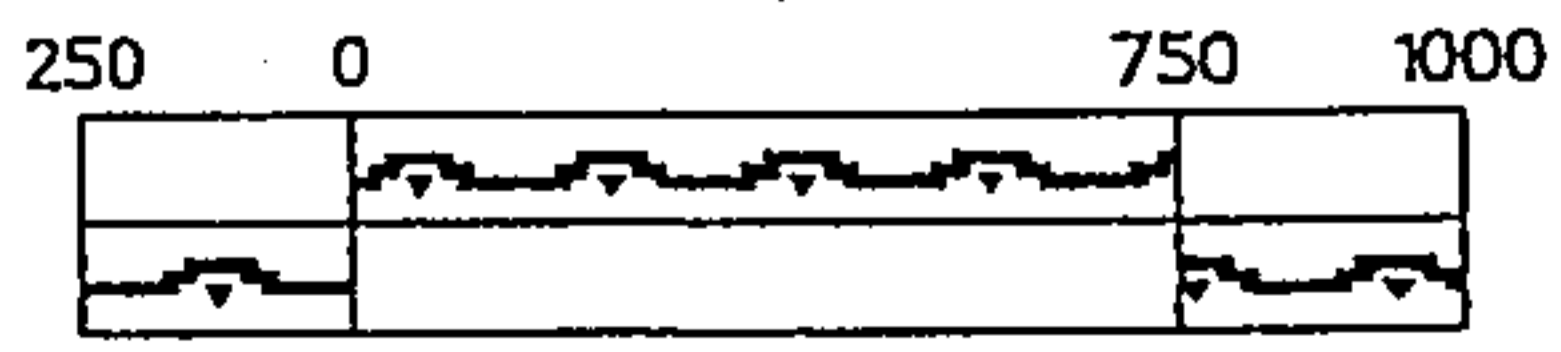


CITY OF  
Albuquerque

Albuquerque Geographic Information System  
PLANNING DEPARTMENT

© Copyright 2003

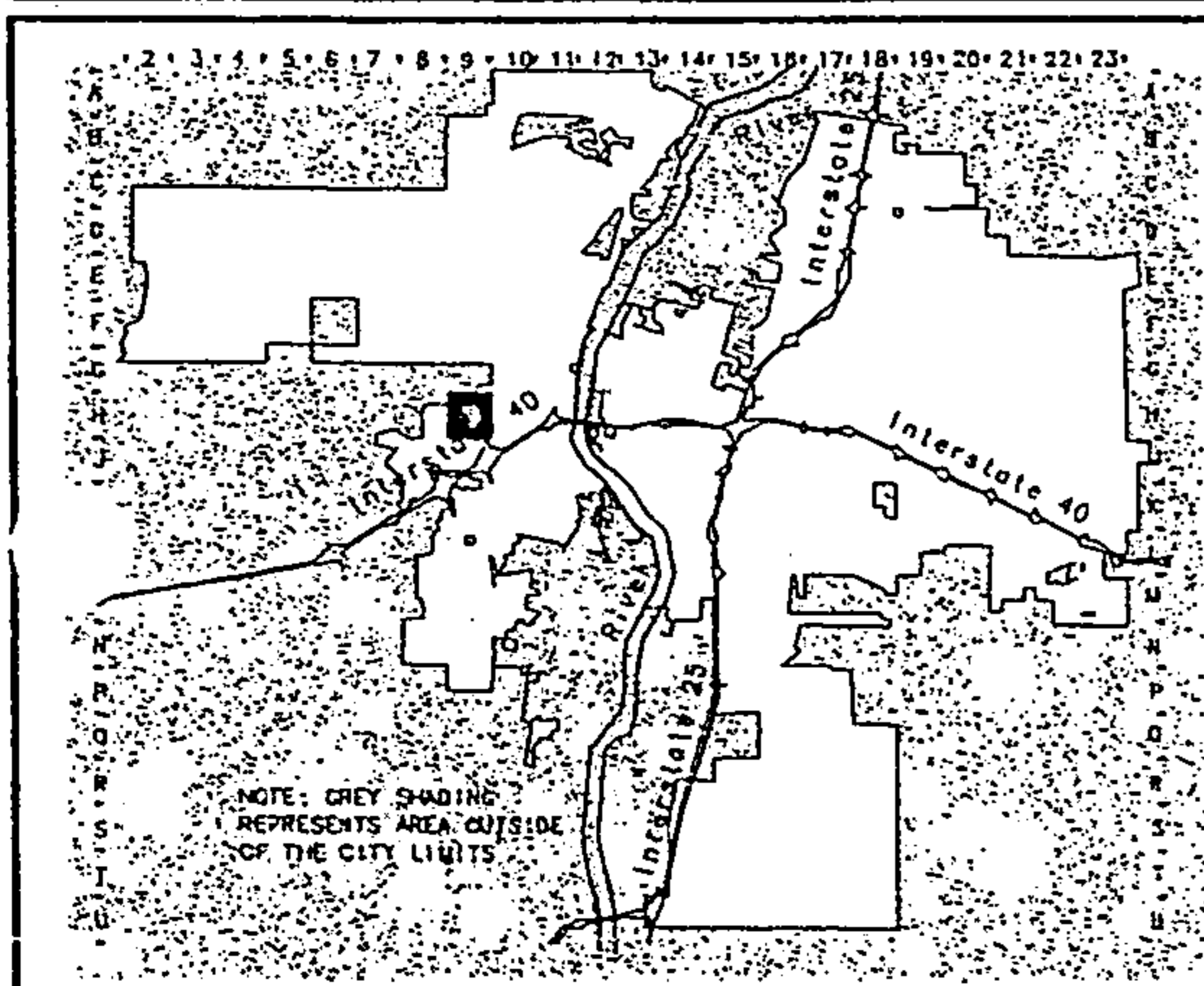
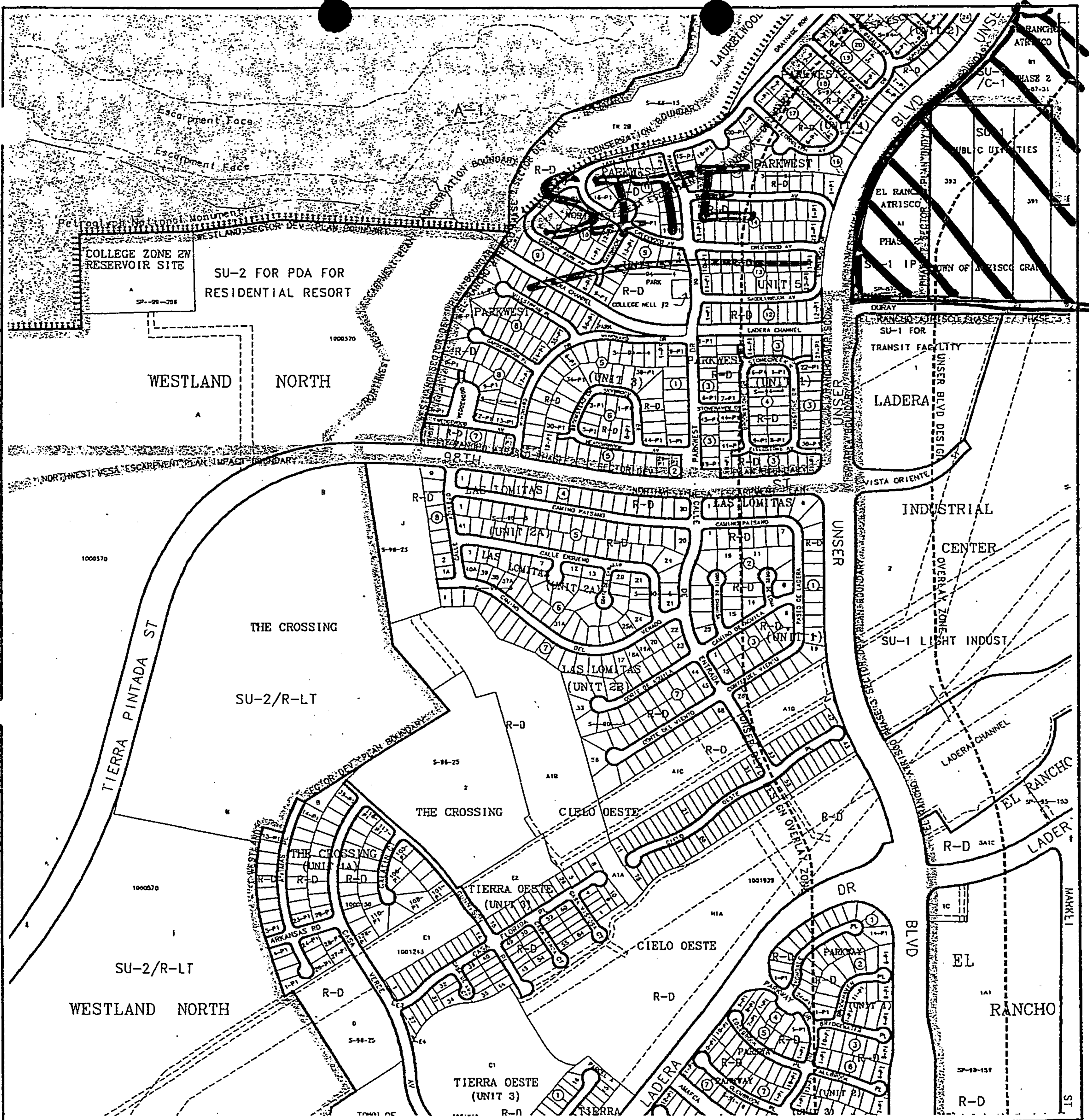
GRAPHIC SCALE IN FEET



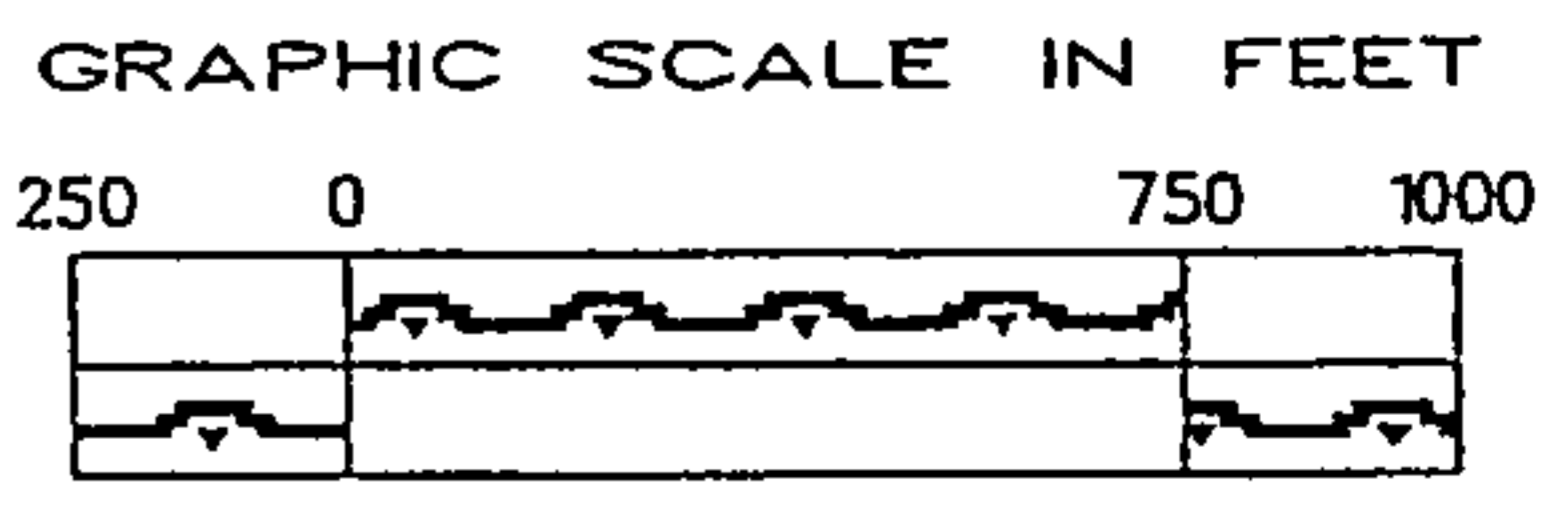
Zone Atlas Page

**G-10-Z**

Map Amended through January 21, 2003



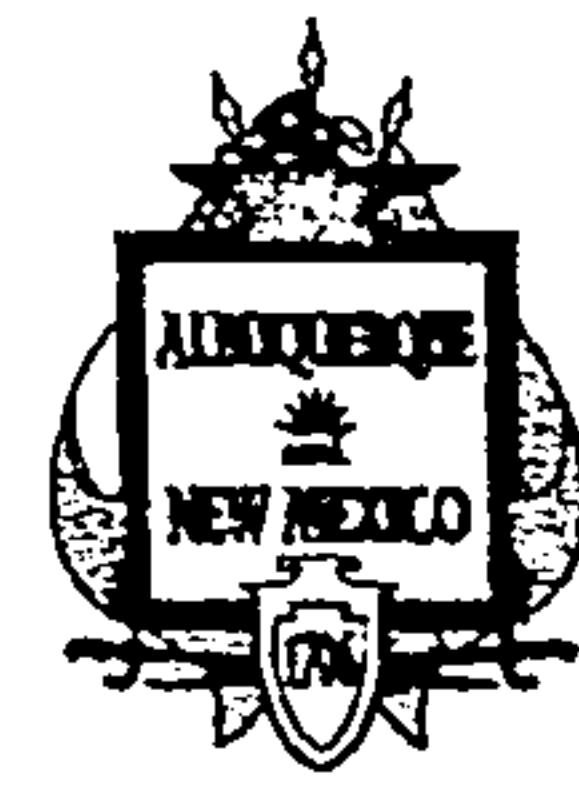
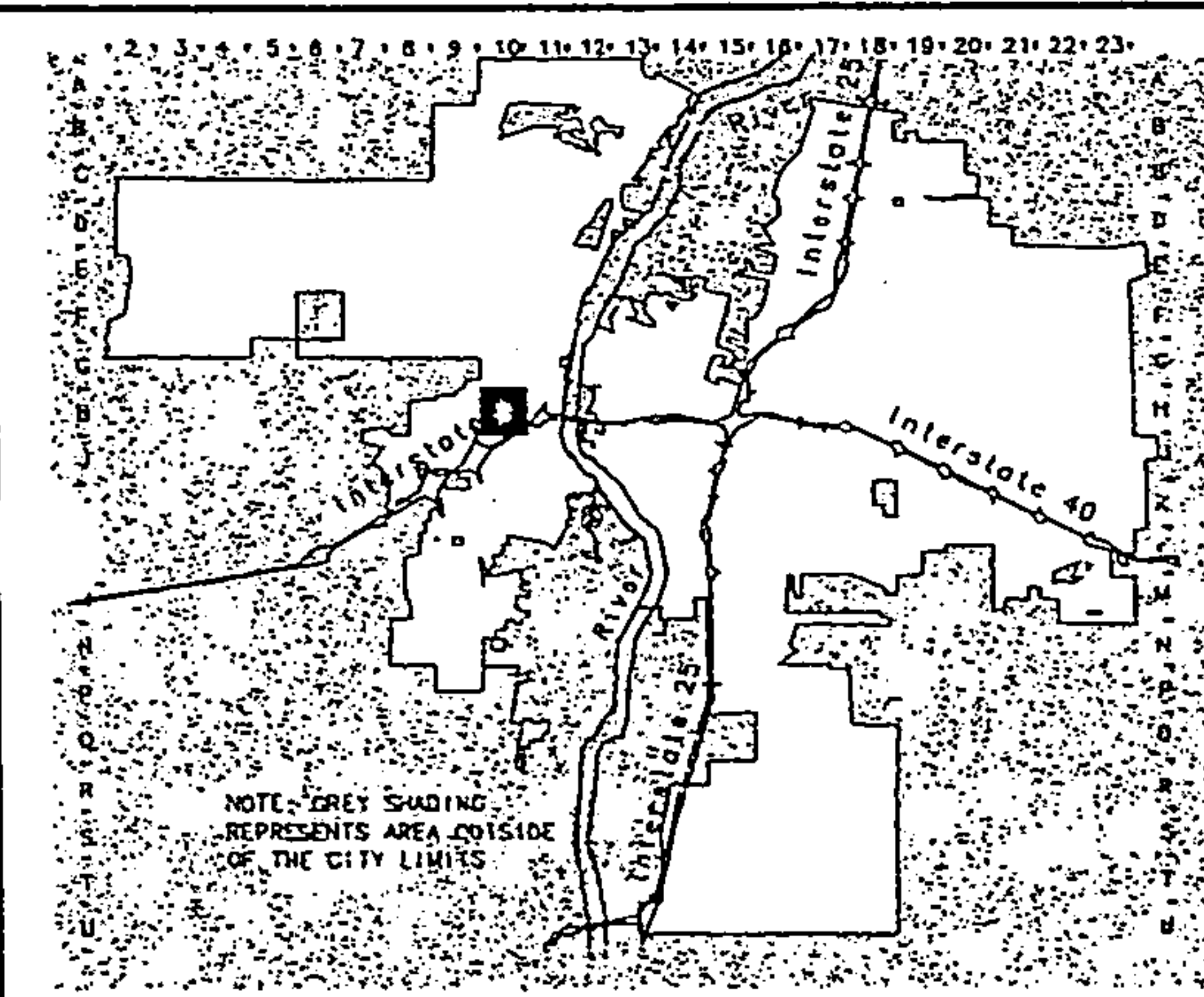
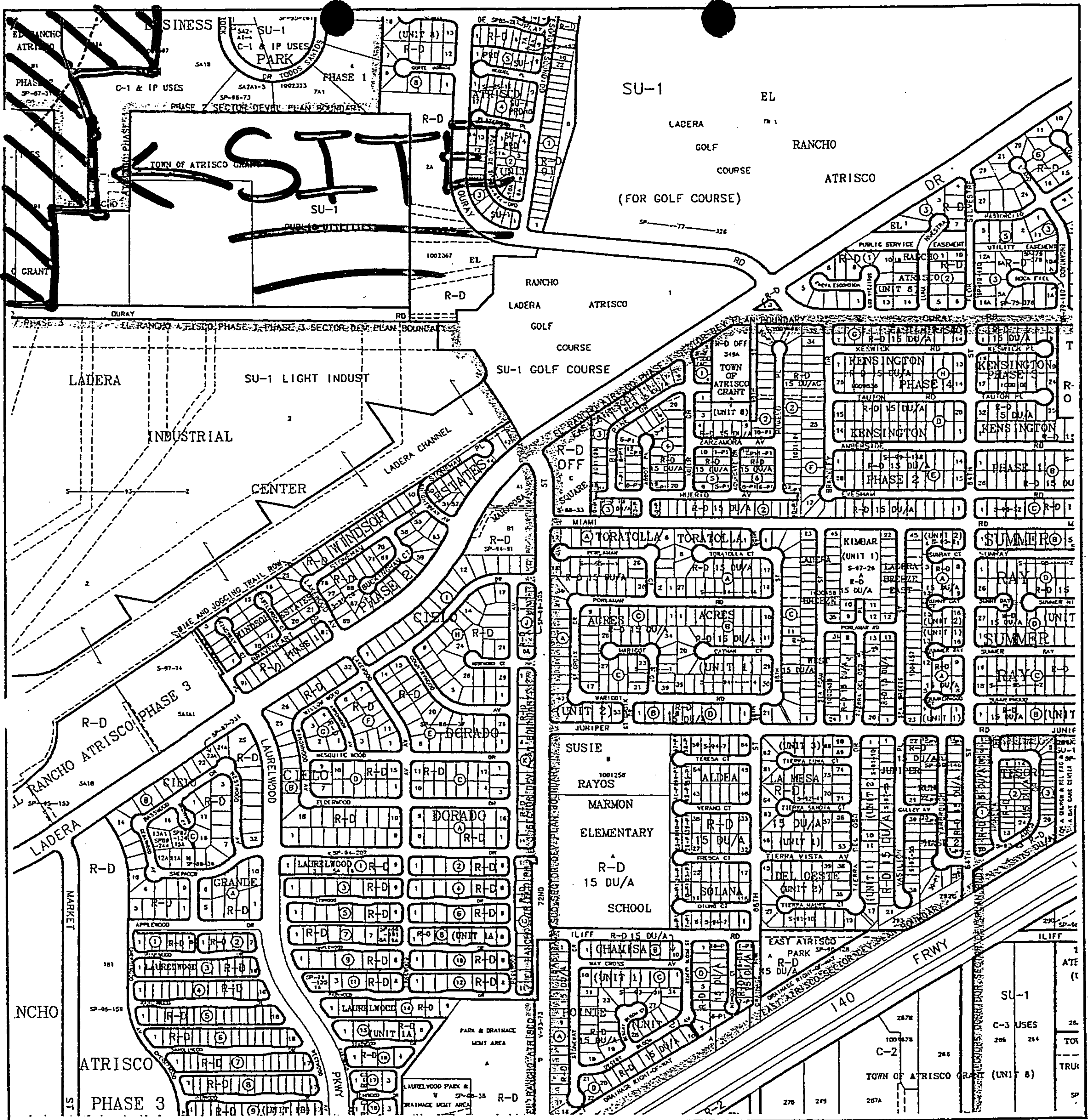
CITY OF  
Albuquerque  
**A**buq**u**er**q**ue **G**eographic **I**nformation **S**ystem  
**PLANNING DEPARTMENT**  
© Copyright 2003



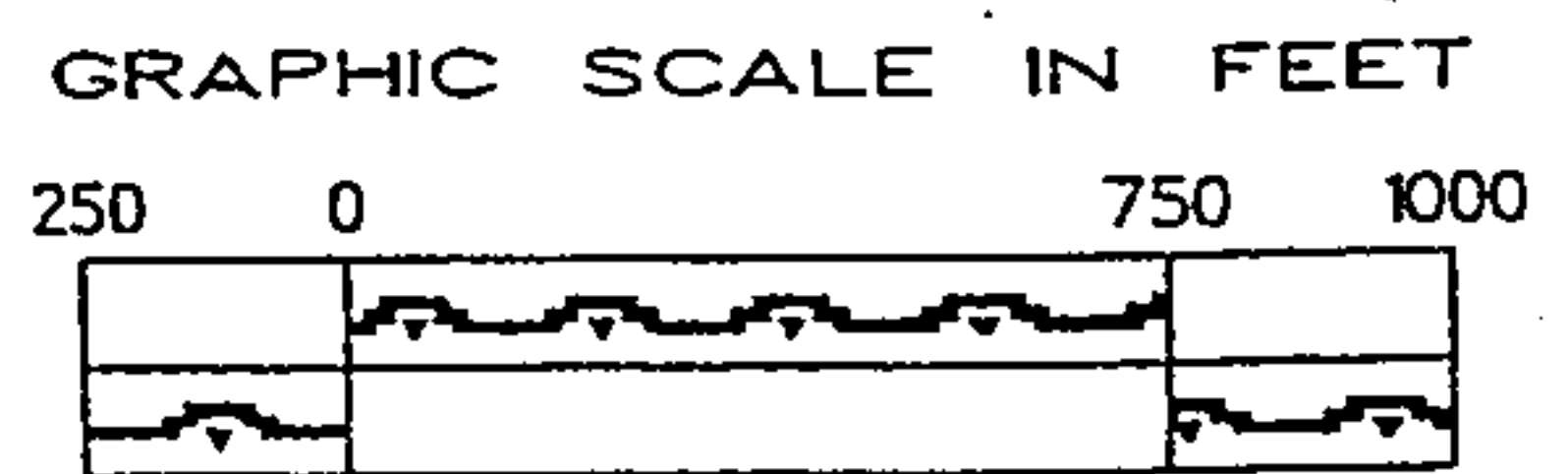
**Zone Atlas Page**

**H-9-Z**

Map Amended through January 21, 2003



**CITY OF ALBUQUERQUE**  
**Albuquerque Geographic Information System**  
**PLANNING DEPARTMENT**  
 © Copyright 2003



**Zone Atlas Page**  
**H-10-Z**  
 Map Amended through January 21, 2003



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

March 3, 2003

Ms. Sharen Matson  
DRB Chair  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

**Re: West Ridge Subdivision DRB # 1001932**

Dear Ms. Matson:

The purpose of this application is to amend the Preliminary Plat, Infrastructure List, and ~~Site Plan~~ to break the residential part into two units and to include the vacation of the rest of Old Ouray within the boundary of this plat. ~~There was a separate application and public advertisement for the new vacation request.~~ The amendment plat request is for an administrative one week turnaround. *per JDA*

Please call if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

*James D. Hughes*  
James D. Hughes, PE  
Senior Engineer

JDH/bm

xc: Greg Breedlove — K B Home New Mexico Inc.

*This application will be submitted at a later date. JDA*



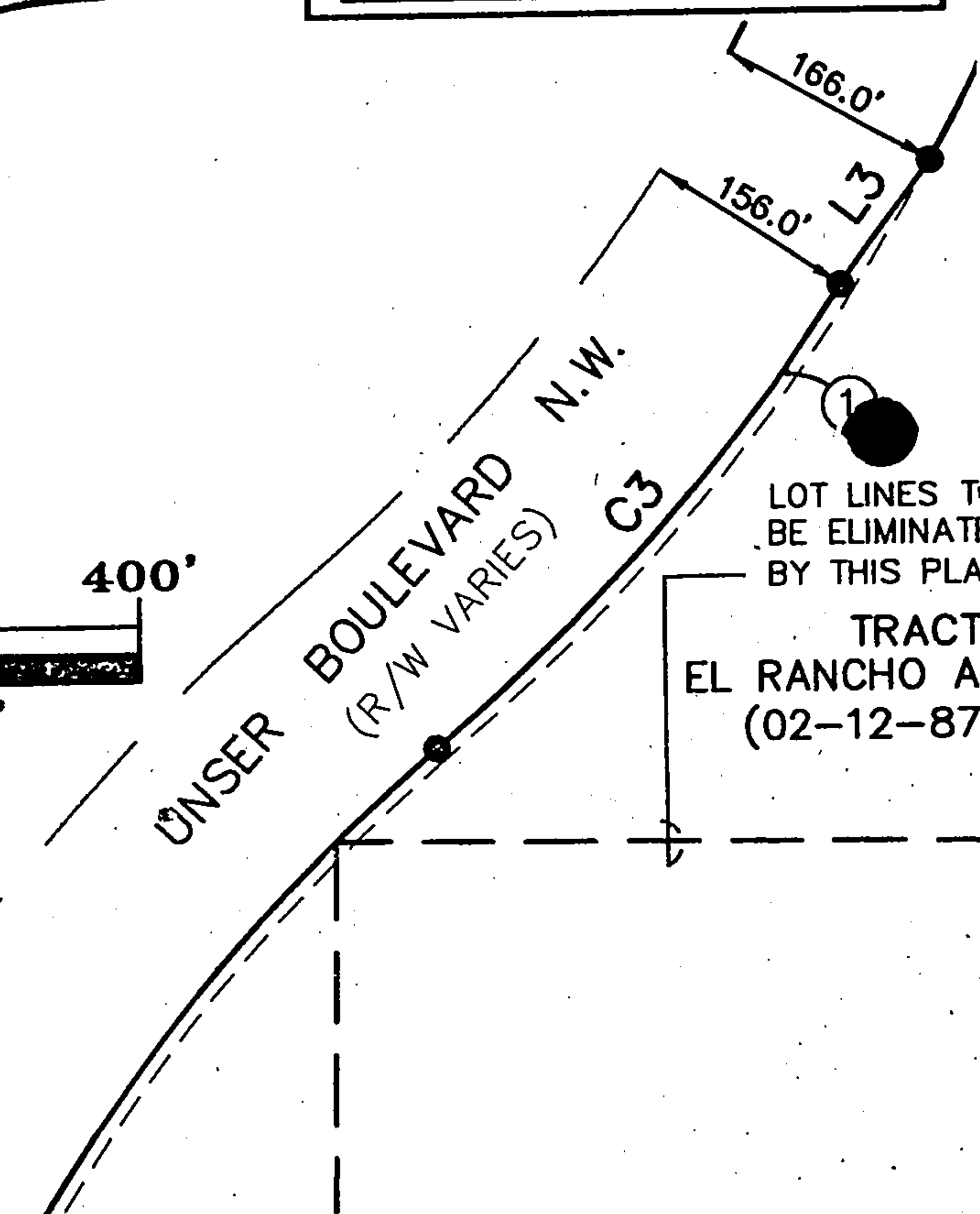
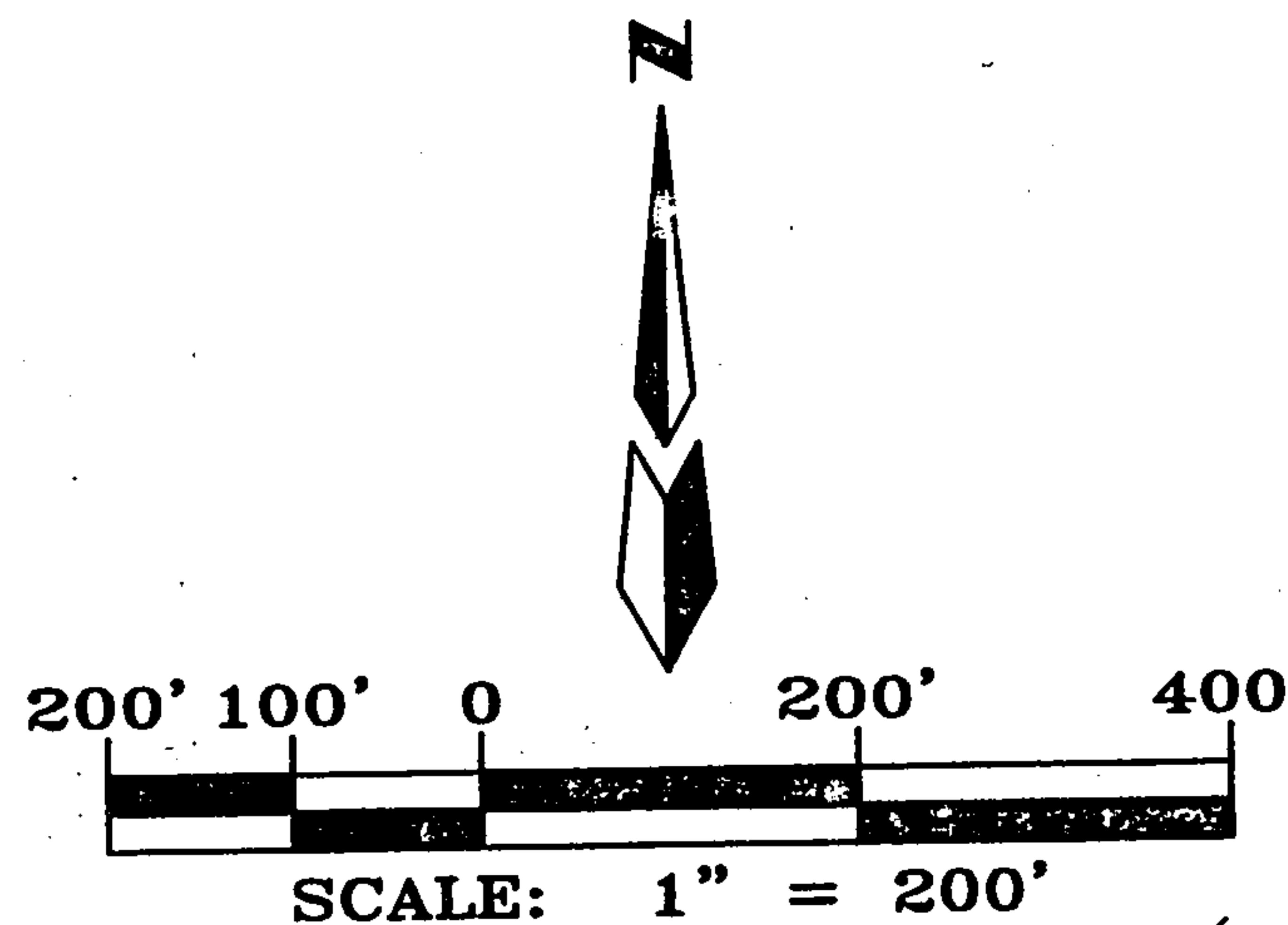
## LEGAL DESCRIPTION

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 all of **VACATED OLD OURAY ROAD** and containing 40.1665 acres more or less.

ACS MONUMENT  $\Delta$   
 "2-G9"  
 Y=1499064.48  
 X=356680.72  
 G-G=0.9996684  
 $\Delta\alpha=-00^{\circ}16'33''$   
 CENTRAL ZONE  
 (NAD 1927/SLD 1929)  
 ELEVATION= 5334.50

EXISTING ROAD EASEMENT  
 AGREEMENT  
 VACATED PER  
**V# 02DRB-01810**

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N89°21'18"W (N89°22'42"W)	249.86'
L2	N00°14'03"W (N00°13'32"W)	23.81' (24.03')
L3	N36°08'53"E (N36°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	190.41'



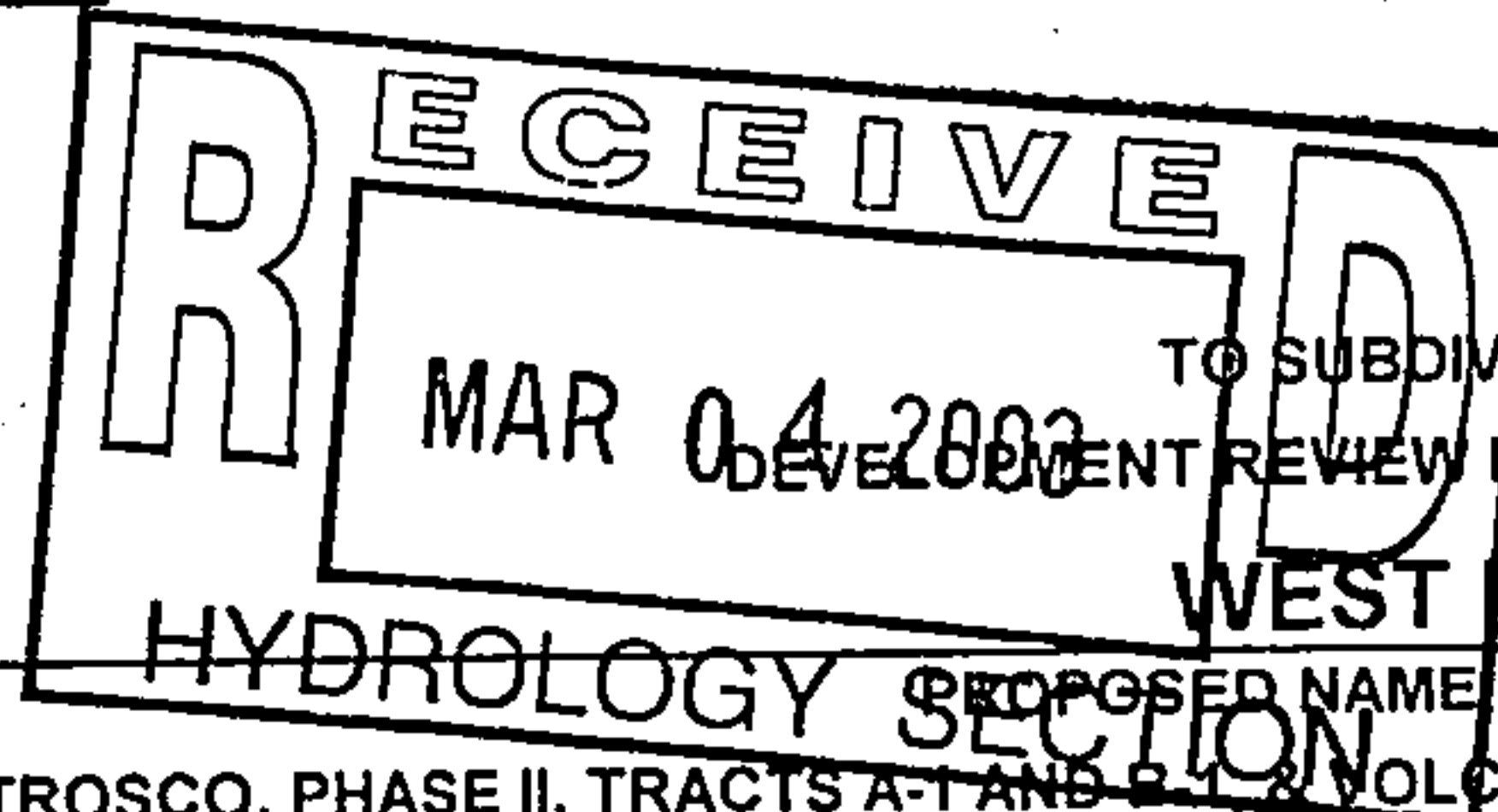
## UPC #'s for West Ridge Subdivision

LOTS	UPS #
5A1A,	101006003200831124
B1,	100905952052810110
A1,	100905944943410104
393,	100905950043610109CA
392,	100905950043610109CA
391,	999999

Current DRC  
Project Number:

FIGURE 12

Date Submitted: 12-23-02  
Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: \_\_\_\_\_  
Date Preliminary Plat Expires: \_\_\_\_\_  
DRB Project No.: 1001932  
DRB Application No.: \_\_\_\_\_



**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  
**HYDROLOGY SECTION**

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

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
<input type="text"/>	<input type="text"/>	12' Decel Lane	Art Pvmt, Std C&G, and 10' Asphalt Trail East Side Only	Unser Blvd.	Brawley Rd.	Lot 18, Blk 2	/	/	/
<input type="text"/>	<input type="text"/>	32' FF	Res Pvmt, Std C&G, and 4' Sidewalk South Side Only	Brawley Rd.	Unser Blvd.	Twin Oaks Dr.	/	/	/
<input type="text"/>	<input type="text"/>	32' FF	Res Pvmt and Std C&G	Twin Oaks Dr.	Brawley Rd.	Ouray Rd.	/	/	/
<input type="text"/>	<input type="text"/>	28' FF	Res Pvmt, Roll C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> west side only	Twin Oaks Dr.	Brawley Rd.	Burkett Ave.	/	/	/
<input type="text"/>	<input type="text"/>	20'	Pipe Gate (private entrance)	Old Ouray Rd.	at Unser Blvd.		/	/	/
<input type="text"/>	<input type="text"/>	32' FF	Res Pvmt, Std C&G, and 4' Sidewalk Both Sides	Dyan St.	Brawley Rd.	Brady Rd.	/	/	/
<input type="text"/>	<input type="text"/>	24' FF	Res Pvmt, Roll C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> west side only	Twin Oaks Dr.(Stub)	Burkett Ave.	End of Stub	/	/	/
<input type="text"/>	<input type="text"/>	28' FF	Res Pvmt, Roll C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> Both Sides	Brady Rd.	Twin Oaks Dr.	Angel Dr.	/	/	/
<input type="text"/>	<input type="text"/>	28' FF	Res Pvmt, Roll C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> Both Sides	Angel Dr.	Brady Rd.	Unit 1 Boundry	/	/	/

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"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Size	Type of Improvement	Location	From	To
<b>UNIT 1 PAVING CONT.</b>				
28' FF	Res Pvmnt, Roll C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> Both Sides	Burkett Ave.	Twin Oaks Dr.	Angel Ave.
28' FF	Res Pvmnt, Roll C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> Both Sides	Bixby St.	Burkett Ave.	Unit 1 Boundry
26' FF	Res Pvmnt, Roll C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> 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			
<b>WATER</b>				
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
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
<b>UNIT 1</b>				
<b>WATER CONT.</b>				
6"	Water line	Angel Dr.	Brady Rd.	Unit 1 Boundry
6"	Water line	Brady Rd.	Twin Oaks Dr.	Angel Dr.
4"	Water line	Twin Oaks Dr.(Stub)	Burkett Ave.	End of Stub
6"	Water line	Twin Oaks Dr.	Brady Rd.	Burkett Ave.
10"	Water line	Twin Oaks Dr.	Brady Rd.	Ouray Rd.
<b>SANITARY SEWER</b>				
8"	Sanitary sewer	Woodhill Dr.	Burkett Ave.	Unit 1 Boundry
8"	Sanitary sewer	Bixby St.	Burkett Ave.	Unit 1 Boundry
8"	Sanitary sewer	Burkett Ave.	Twin Oaks Dr.	Angel Dr.
8"	Sanitary sewer	Angel Dr.	Brady Rd.	Unit 1 Boundry
8"	Sanitary sewer	Brady Rd.	Twin Oaks Dr.	Angel Dr.
8"	Sanitary sewer	Twin Oaks Dr.	Ouray Rd.	End of Stub
<b>STORM SEWER</b>				
2.0 ac-ft	Public Detention Pond	Tract E		
18"-24"	Storm Sewer	Burkett Ave.	Woodhill Dr.	Tract E
18"-24"	Storm Sewer	Twin Oaks Dr.	Tract E	Ouray Rd.

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

Private Inspector	City Inspector	City Cnst Engineer

SIA Sequence #	COA DRC Project #

Size	Type of Improvement
28' FF	Res Pvmnt, Roll C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> West Side Only
24' FF	Res Pvmnt, Roll C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> West Side Only
28' FF	Res Pvmnt, Roll C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> Both Sides
26' FF	Res Pvmnt, Roll C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> Both Sides
26' FF	Res Pvmnt, Roll C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> Both Sides
26' FF	Res Pvmnt, Roll C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> Both Sides
26' FF	Res Pvmnt, Roll C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> 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 <b>UNIT 2 PAVING</b>	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
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
<b>UNIT 2 WATER</b>				
6"	Water line	Angel Dr.	Unit 1 Boundry	Old Ouray Rd.
6"	Water line	Old Ouray Rd.	Unser Blvd	Angel Dr.
<b>SANITARY SEWER</b>				
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
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

**ORIGINAL**

SIA Sequence #	COA DRC Project #

Size: 24" dia Type of Improvement: Storm Sewer Location: Tract E From:   To:  

Public Detention Pond Tract E  
19" dia Storm Sewer Woodhill Dr. Tract E  
18" dia Storm Sewer Trinity Gate Dr. Tract E Outray Rd.

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.
- 

Private Inspector	City Inspector	City Crst Engineer

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

AGENT / OWNER: JAMES R. HICKES NAME (print): Mark Goodwin & Assoc FIRM:    
 SIGNATURE: [Signature] DATE: 1-8-03 CITY ENGINEER: Bruce D. Bigham DATE: 1-8-03  
 DRAINAGE CHAIR: Shearon Matson DATE: 1/8/03 AMAFCA:   DATE:    
 TRANSPORTATION DEVELOPMENT: R. J. [Signature] DATE: 1/8/03 AMAFCA:   DATE:    
 UTILITY DEVELOPMENT: Koppe [Signature] DATE: 1/8/03 AMAFCA:   DATE:  

THE IMPROVEMENTS WITHOUT A DRB EXTENSION: 1-08-03

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT / OWNER

PAGE 2 OF 3

pg 6 of 6



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

FIGURE 12

**ORIGINAL**

Date Submitted: 12-23-02  
 Date Site Plan Approved: 1-08-03  
 Date Preliminary Plat Approved: 1-08-03  
 Date Preliminary Plat Expires: 1-08-04  
 DRB Project No.: 1001932  
 DRB Application No.: 02 DRB-01581  
 02 DRB-01572

INFRASTRUCTURE LIST

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

**WEST RIDGE SUBDIVISION**

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

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.

*Unit 1*

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
12' Decel Lane	Art Pvm. Std C&G, and 10' Asphalt Trail East Side Only	Unser Blvd. ✓	Brawley Rd.	Lot 18, Blk 2
32' FF	Res Pvm. Std C&G, and 4' Sidewalk South Side Only	Brawley Rd. ✓	Unser Blvd.	Twin Oaks Dr.
32' FF	Res Pvm. and Std C&G	Twin Oaks Dr. ✓	Brawley Rd.	Ouray Rd.
28' FF	Res Pvm. Roll C&G, and 4' Sidewalk west side only	Twin Oaks Dr. ✓	Brawley Rd.	Burkett Ave.
20'	Pipe Gate (private entrance)	Old Ouray Rd. ✓	at Unser Blvd.	
32' FF	Res Pvm. Std C&G, and 4' Sidewalk Both Sides	Dyan St. ✓	Brawley Rd.	Brady Rd.
24' FF	Res Pvm. Roll C&G, and 4' Sidewalk west side only	Twin Oaks Dr. (Stub) ✓	Burkett Ave.	End of Stub
28' FF	Res Pvm. Roll C&G, and 4' Sidewalk Both Sides	Brady Rd. ✓	Twin Oaks Dr.	Angel Dr.
28' FF	Res Pvm. Roll C&G, and 4' Sidewalk Both Sides	Angel Dr. ✓	Brady Rd.	Unit 1 Austin Ave Boundary

Private Inspector	City Inspector	City Cnst Engineer

*pg 1 of 6*



ORIGINAL

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"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Size	Type of Improvement Water	Location	From	To
6"	Water line	Angel Dr	Brady Rd.	Unit 1 Old Ouray Rd. Boundary
<del>2"</del>	<del>Water line</del>	<del>Old Ouray Rd.</del>	<del>Inser Blvd.</del>	<del>Angel Dr.</del>
6"	Water line	Brady Rd.	Twin Oaks Dr.	Angel Dr.
4"	Water line	Twin Oaks Dr.(Stub)	Burkett Ave.	End of Stub
6"	Water line	Twin Oaks Dr.	Brady Rd.	Burkett Ave.
10"	Water line	Twin Oaks Dr.	Brady Rd.	Ouray Rd.
<b>SANITARY SEWER</b>				
<del>8"</del>	<del>Sanitary sewer</del>	<del>Kyle Rd</del>	<del>Woodhill Dr.</del>	<del>Angel Dr.</del>
<del>8"</del>	<del>Sanitary sewer</del>	<del>Austin Ave.</del>	<del>Bixby St</del>	<del>Angel Dr.</del>
<del>9"</del>	<del>Sanitary sewer</del>	<del>Wexford St.</del>	<del>Austin Ave.</del>	<del>Kyle Rd.</del>
8"	Sanitary sewer	Woodhill Dr.	Burkett Ave.	Unit 1 Boundary
8"	Sanitary sewer	Bixby St.	Burkett Ave.	Unit 1 Boundary
8"	Sanitary sewer	Burkett Ave.	Twin Oaks Dr.	Angel Dr.
8"	Sanitary sewer	Angel Dr.	Brady Rd.	Unit 1 End of Stub Boundary
8"	Sanitary sewer	Brady Rd.	Twin Oaks Dr.	Angel Dr.
8"	Sanitary sewer	Twin Oaks Dr.	Ouray Rd.	End of Stub

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

Storm

pg 3 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"-24"	Storm Sewer	Burket Ave.	Woodhill Dr.	Tract E
18" <sup>30"</sup>	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
- 

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS		
James R. Hughes NAME (print)	Sheran Nation 1/8/03 DRB CHAIR - date	Christina Landoval 1/8/03 PARKS & GENERAL SERVICES - date	
Mark Goodwin & Assoc FIRM	R. Owen 1-08-03 TRANSPORTATION DEVELOPMENT - date		AMAFCA - date
James D. Decker SIGNATURE - date	Robert Green 1/8/03 UTILITY DEVELOPMENT - date		- date
1-8-03 MAXIMUM TIME ALLOWED TO CONSTRUCT	Brad D. Bigham 1-8-03 CITY ENGINEER - date		- date
THE IMPROVEMENTS WITHOUT A DRB EXTENSION: 1-08-05	DESIGN REVIEW COMMITTEE REVISIONS		

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT / OWNER

pg 3 of 6

Current GRC

Project Number: \_\_\_\_\_

FIGURE 12

**ORIGINAL**

Date Submitted: 12-23-02  
 Date Site Plan Approved: 1-08-03  
 Date Preliminary Plat Approved: 1-08-03  
 Date Preliminary Plat Expires: 1-08-04  
 DRB Project No.: 1001932  
 DRB Application No.: 02 DRB-01581  
 02 DRB-01578

INFRASTRUCTURE LIST

EXHIBIT "A"

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

**WEST RIDGE SUBDIVISION**

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

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.

*Unit 2*

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
17' Decel Lane	Ad Pvm. Std C&G. and 10' Asphalt Trail East Side Only	Unser Blvd.	Brawley Rd.	Lot 18, Blk 2
32' FF	Res Pvm. Std C&G. and 4' Sidewalk South Side Only	Brawley Rd.	Unser Blvd.	Twin Oaks Dr.
32' FF	Res Pvm. and Std C&G	Twin Oaks Dr.	Brawley Rd.	Ouray Rd.
23' FF	Res Pvm. Roll C&G', and 4' Sidewalk west side only	Twin Oaks Dr.	Brawley Rd.	Burkett Ave.
25'	Pipe Gate (private entrance)	Old Ouray Rd.	at Unser Blvd.	
32' FF	Res Pvm. Std C&G. and 4' Sidewalk Both Sides	Dyan St.	Brawley Rd.	Brady Rd.
24' FF	Res Pvm. Roll C&G', and 4' Sidewalk west side only	Twin Oaks Dr. (Stub)	Burkett Ave.	End of Stub
28' FF	Res Pvm. Roll C&G', and 4' Sidewalk Both Sides	Brady Rd.	Twin Oaks Dr.	Angel Dr.
23' FF	Res Pvm. Roll C&G', and 4' Sidewalk Both Sides	Angel Dr.	<i>Unit 1 Boundary</i>	Austin Ave.

Private Inspector	City Inspector	City Cnst Engineer

*pg 4 of 6*



ORIGINAL

SJA Sequence #	COA DRC Project #

Size	Type of Improvement Water	Location	From	To
6"	Water line	Angel Dr	<del>Brady Rd</del> <b>Unit 1 Boundry</b>	Old Ouray Rd.
<b>6"</b>	Water line	Old Ouray Rd.	Unser Blvd	Angel Dr.
<del>6"</del>	<del>Water line</del>	<del>Brady Rd</del>	<del>Twin Oaks Dr</del>	<del>Angel Dr</del>
<del>4"</del>	<del>Water line</del>	<del>Twin Oaks Dr (Stub)</del>	<del>Burkett Ave</del>	<del>End of Stub</del>
<del>2"</del>	<del>Water line</del>	<del>Twin Oaks Dr</del>	<del>Brady Rd</del>	<del>Burkett Ave</del>
<del>10"</del>	<del>Water line</del>	<del>Twin Oaks Dr</del>	<del>Brady Rd</del>	<del>Ouray Rd</del>

SANITARY SEWER

6"	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.	<del>Burkett Ave</del> <b>Unit 1 Boundry</b>	Austin Ave.
8"	Sanitary sewer	Bixby St.	<del>Sanford Ave</del> <b>Unit 1 Boundry</b>	Austin Ave.
<del>8"</del>	<del>Sanitary sewer</del>	<del>Burkett Ave</del>	<del>Twin Oaks Dr</del>	<del>Angel Dr</del>
8"	Sanitary sewer	Angel Dr.	<del>Brady Rd</del> <b>Unit 1 Boundry</b>	End of Stub
<del>9"</del>	<del>Sanitary sewer</del>	<del>Brady Rd</del>	<del>Twin Oaks Dr</del>	<del>Angel Dr</del>
<del>6"</del>	<del>Sanitary sewer</del>	<del>Twin Oaks Dr</del>	<del>Ouray Rd</del>	<del>End of Stub</del>

Private Inspector	City Inspector	City Cnst Engineer

pg 5 of 6

ORIGINAL

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
2-6 ac-ft	Public Detention Pond	Tract E		
18" 24"	Storm Sewer	Burket Ave.	Woodhill Dr.	Tract E
18" 30"	Storm Sewer	Twin Oaks Dr.	Tract E	Ouray Rd.

Private Inspector	City Inspector	City Dist 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.
- 

AGENT / OWNER		DEVELOPMENT REVIEW BOARD MEMBER APPROVALS		
<u>James R. Hughes</u> NAME (print)	<u>Sheran Matson 1/8/03</u> DRB CHAIR - date	<u>Christina Landoval 1/8/03</u> PARKS & GENERAL SERVICES - date		
<u>Mark Goodwin &amp; Assoc</u> FIRM	<u>R. [Signature] 1-08-03</u> TRANSPORTATION DEVELOPMENT - date	<u>Rec</u> AMAFCA - date		
<u>James D. [Signature]</u> SIGNATURE - date	<u>Robert Green 1/8/03</u> UTILITY DEVELOPMENT - date			
1-8-03 MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: 1-08-05	<u>Brad D. Bihan 1-8-03</u> CITY ENGINEER - date			

DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

pg 6 of 6



# 9

**f a c s i m i l e**  
**T R A N S M I T T A L**

---

**to:** Clare Senova— City of Alb DRB  
Greg Breedlove — KB Homes  
Leroy Chavez — Westland

**fax #:** 924-3864  
344-5700  
831-4865

**re:** DRB deferral on West Ridge

**date:** December 17, 2002

**pages:** 2 , including this cover sheet.

---

Clare

Please deferred the DRB Project # 1001932 case on West Ridge for 3 weeks to January 8.

From the desk of..

**JAMES D. HUGHES, PE**  
Senior Engineer

Mark Goodwin & Associates, PA  
P.O. Box 90608  
Albuquerque, NM 87199

(505) 828-2200  
Fax: (505) 797-9539

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

FIGURE 12

Date Submitted: 9-27-02  
Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: \_\_\_\_\_  
Date Preliminary Plat Expires: \_\_\_\_\_  
DRB Project No.: 1001932  
DRB Application No.: \_\_\_\_\_

**ORIGINAL**

**INFRASTRUCTURE LIST**

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

**WEST RIDGE SUBDIVISION**

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


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 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 #
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Size	Type of Improvement	Location	From	To
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 <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> west side only	Twin Oaks Dr.	Brawley Rd.	Burkett Ave.
24' FF	Res Pvmt, Roll C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> west side only	Twin Oaks Dr.(Stub)	Burkett Ave.	End of Stub
28' FF	Res Pvmt, Roll C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> Both Sides	Brady Rd.	Twin Oaks Dr.	Angel Dr.
28' FF	Res Pvmt, Roll C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> Both Sides	Angel Dr.	Brady Rd.	Austin Ave.

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

ORIGINAL

not  
signed  


SIA	COA DRC	Size	Type of Improvement	Location	From	To	Private	City	City Cnst
<input type="checkbox"/>	<input type="checkbox"/>	24' FF	<b>PAVING CONT.</b> Res Pvmt, Roll C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> West Side Only	Angel Dr. (Stub)	Austin Ave.	End of Stub	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	28' FF	Res Pvmt, Roll C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> Both Sides	Burkett Ave.	Twin Oaks Dr.	Angel Ave.	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	28' FF	Res Pvmt, Roll C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> Both Sides	Bixby St.	Burkett Ave.	Austin Ave.	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	26' FF	Res Pvmt, Roll C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> West Side Only	Woodhill Dr.	Burkett Ave.	Austin Ave.	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	26' FF	Res Pvmt, Roll C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> Both Sides	Wexford St..	Austin Ave.	Kyle Rd.	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	26' FF	Res Pvmt, Roll C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> Both Sides	Austin Ave.	Bixby St.	Angel Dr.	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	26' FF	Res Pvmt, Roll C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> West Side Only	Kyle Rd.	Woodhill Dr.	Angel Dr.	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	12'	Lt. Turn Ln & Median Break	Ourray Rd.	At Twin Oaks Dr.		/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	Per Design	Residential Street Lights				/	/	/
			<b>WATER</b>						
<input type="checkbox"/>	<input type="checkbox"/>	6"	Water line	Kyle Rd.	Woodhill Dr.	Angel Dr.	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	6"	Water line	Austin Ave.	Bixby St.	Angel Dr.	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	6"	Water line	Wexford St..	Austin Ave.	Kyle Rd.	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	6"	Water line	Woodhill Dr.	Burkett Ave.	Austin Ave.	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	6"	Water line	Bixby St.	Burkett Ave.	Austin Ave.	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	6"	Water line	Burkett Ave.	Twin Oaks Dr.	Angel Dr.	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	4"	Water line	Angel Dr. (Stub)	Austin Ave.	End of Stub	/	/	/



SIA Sequence #	COA DRC Project #

Size	Type of Improvement STORM SEWER	Location	From	To
2.3 ac-ft	Public Detention Pond	Tract E		
18"-24"	Storm Sewer	Burkett Ave.	Woodhill Dr.	Tract E
18"-24"	Storm Sewer	Twin Oaks Dr.		Ouray Rd.
18"-24"	Storm Sewer	Twin Oaks Dr.		Tract E

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

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS		
NAME (print)	DRB CHAIR - date	PARKS & GENERAL SERVICES - date	
FIRM	TRANSPORTATION DEVELOPMENT - date	AMAFCA - date	
SIGNATURE - date	UTILITY DEVELOPMENT - date	- date	
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____	CITY ENGINEER - date	- date	
<b>DESIGN REVIEW COMMITTEE REVISIONS</b>			

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

**f a c s i m i l e**  
**T R A N S M I T T A L**

---

#3

**to:** Claire Senova - DRB Secretary  
**fax #:** 924-3864  
**re:** West Ridge Subdivision - DRB Item #3  
**date:** December 2, 2002  
**pages:** 1, including this cover sheet.

---

---

Please defer DRB Item #3 (1001932) to December 18, 2002.

Please contact me if you have any questions.

**DOUG HUGHES, PE**  
Senior Engineer

Mark Goodwin & Associates, PA  
PO Box 90606  
Albuquerque, NM 87199

(505) 828-2200  
fax (505) 797-9539  
email: [dmg@swcp.com](mailto:dmg@swcp.com)

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

Done searched. receipt.  
RA.

P.O. Box 90606 ♦ Albuquerque, NM 87199  
(505) 828-2200 ♦ (505) 797-9539 fax  
e-mail: dmg@swcp.com

LETTER OF TRANSMITTAL

TO: Claire Senova  
DRB Secretary  
ONE STOP

DATE: December 4, 2002  
West Ridge

We are sending:

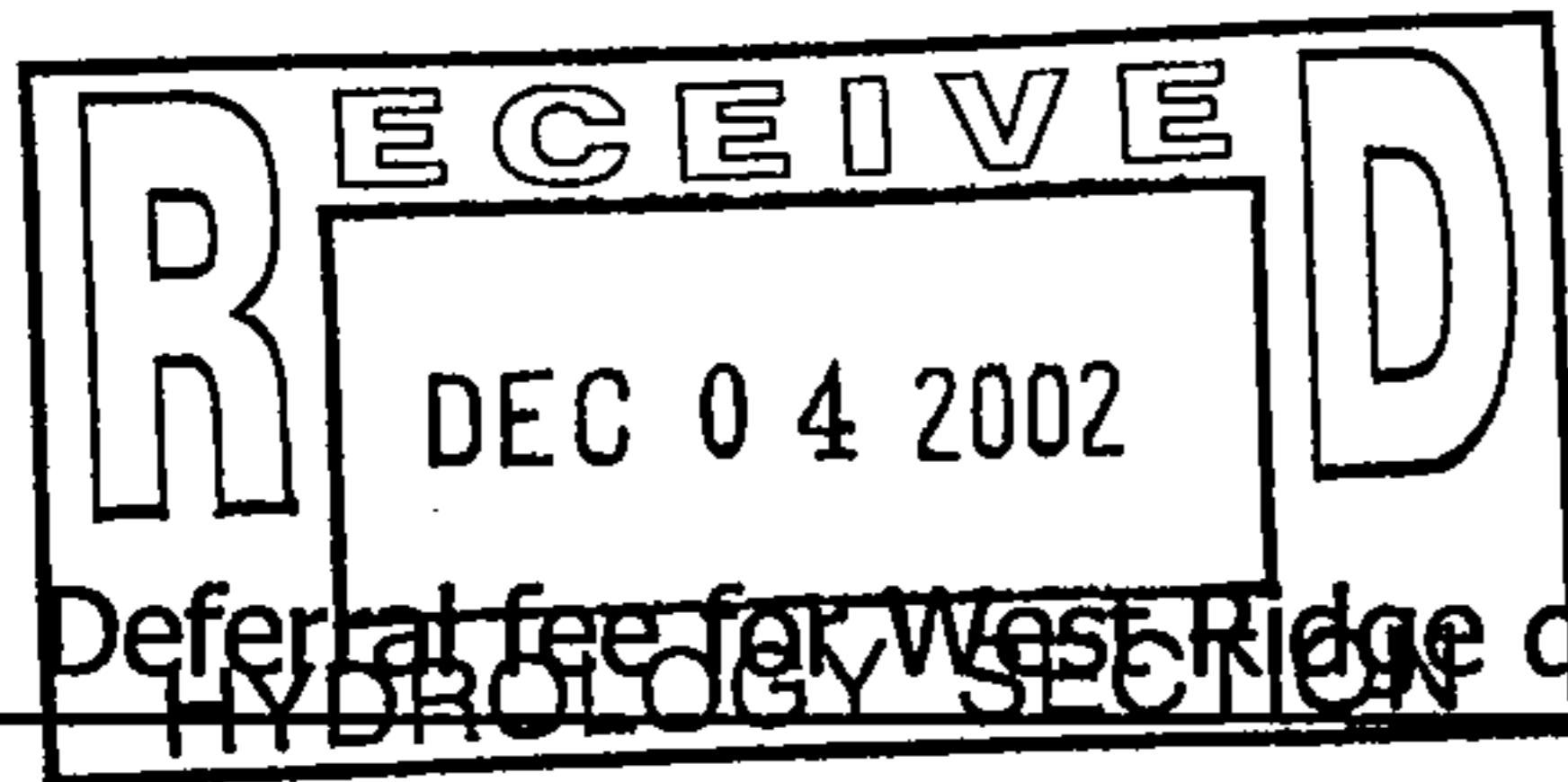
Quantity	Date	Description
1		\$110 Deferral Fee

For your approval

For your records

As you requested

For your comments



Dry Utility Meeting

Deferral fee for West Ridge deferral, DRB Item #3.

Project Engineer Doug Hughes, PE

SIGNED:   
Susan Rasinski



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 & 4<sup>TH</sup> Floor West - 600 2nd St NW 87102  
Front Counter Main Number (505) 924-3858 or 924-3895  
Main Fax (505) 924-3864

#3

**PAID RECEIPT**

**APPLICANT NAME** KB Homes  
**AGENT** MARK GOODWIN & ASSOC.  
**ADDRESS** PO Box 90606 87199  
**PROJECT NO.** 1001932  
**APPLICATION NO.** 02 DRB-01578 PP

\$ 110<sup>00</sup> 441006 / 4983000 (DRB Cases) DEFERRAL  
\$ \_\_\_\_\_ 441006 / 4971000 (EPC & AA / LUCC / Appeals)  
\$ \_\_\_\_\_ 441018 / 4971000 (Notification)

\$ 110<sup>00</sup> **Total amount due**

**D. MARK GOODWIN AND ASSOCIATES, P.A.**  
P.O. BOX 90606  
ALBUQUERQUE, NM 87199  
(505) 828-2200

PAY TO THE ORDER OF City of Albuquerque  
One hundred ten 00/100

**BANK OF THE WEST**  
ALBUQUERQUE, NM

FOR West Ridge deferral

DATE Dec. 3, 2002

AMOUNT \$ 110.00

**\*\*DUPLICATE\*\***  
City of Albuquerque  
Treasury Division

12/04/2002 4:51 PM LOC: ANNX  
RECEIPT# 00001204 WSH 006 TRANSH 0039  
ACCOUNT# 441006  
Activity 4983000

110.00  
110.00  
110.00  
00.00

0003795 10700068131 28300700

Thank You



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

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

**APPLICANT INFORMATION:**

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

**DESCRIPTION OF REQUEST:** Pre-Plat, Site Plan, Vacation ROW & Easem. Sidewalk Waiver & Def. Variance for West Ridge 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. See Attached Tr. 5A1A&A1B, VOLCANO BUSINESS PARK, PH 1 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. H9 & 10 Tr. A14 B-1, EL RANCHO ATRISO, PH. 11; TRS. 391-393, LNDS. OF PLAINS ELEC. COOP INC, & PORTION OF VACATED OLD OURAY Rd. NW. AKA WEST RIDGE SUBD.  
 Current Zoning: SU-1/RD Proposed zoning: same  
 Zone Atlas page(s): G-9+10 H 9+10 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 10-3-02  
 (Print) James D. Hughes, PE  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised September 2001

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>02DRB - 01578</u>	<u>PPA</u>	<u>5(2)</u>	<u>\$ 3,500</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>02ORB - 01579</u>	<u>VROW</u>	<u>V</u>	<u>\$ 300</u>
<input checked="" type="checkbox"/> All case #s are assigned	<u>02DRB - 01580</u>	<u>VPE</u>	<u>V</u>	<u>\$ 90</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	<u>02DRB - 01581</u>	<u>SP4S10</u>	<u>P(2)</u>	<u>\$ 385</u>
<input checked="" type="checkbox"/> Case history #s are listed	<u>02DRB - 01583</u>	<u>SWW</u>	<u>V</u>	<u>\$ 0</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	<u>02DRB - 01584</u>	<u>POSC ADVERT.</u>	<u>V</u>	<u>\$ 0</u>
<input checked="" type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>Nov. 13<sup>th</sup> 2002</u>			Total <u>75.00</u>
<input type="checkbox"/> F.H.D.P. fee rebate	Project # <u>1001932</u>			<u>\$ 4,350.00 total</u>

Boyer 10/14/02  
 Planner signature / date

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

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

**MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

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

Preliminary plat approval expires after one year.

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

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

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

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

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

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

Amended preliminary plat approval expires after one year.

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

**MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT**

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

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

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

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

James D. Hughes, PE

\_\_\_\_\_  
 Applicant name (print) James D Hughes  
 Applicant signature / date 10-03-02



Form revised September 2001

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

Application case numbers  
02DRB - - 01578  
 \_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_  
 Planner signature / date B. Lambert 10/14/02  
 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**

11x17

- 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**

8 1/2 x 11  
rev.

- 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. Huhges, PE

James Huhges by Margie Decker 10/14/02  
Applicant name (print)  
Applicant signature / date



Form revised September 2001

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

02DRB - 01579 VRow  
Application case numbers  
02DRB - 01580 VPE  
02DRB - 01583 SW  
02DRB - 01584 DSC

Robert 10/14/02  
Planner signature / date

Project # 1001932

**FORM P(2): SITE PLAN REVIEW - D.R.B. PUBLIC HEARING**

**SITE DEVELOPMENT PLAN FOR SUBDIVISION**

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
- 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
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- 6 copies of the Infrastructure List, if relevant to the site plan
- 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

D. R. B. hearings are approximately ONE MONTH after the 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) **24** copies for DRB public hearings
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24** copies for DRB public hearings
- 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
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Building Permit Checklist
- 6 copies of the Infrastructure List, if relevant to the site plan
- 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
- 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

D. R. B. hearings are approximately ONE MONTH after the 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) **24** copies for DRB public hearings
- DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
- DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24** copies for DRB public hearings
- 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
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- 6 copies of the Infrastructure List, if relevant to the site plan
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

D. R. B. hearings are approximately ONE MONTH after the 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.

By  
James D. Hughes, PE

James Hughes by Margie DeHos 10/14/02  
Applicant signature / date

Applicant name (print)



Form revised September 2001

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

Application case numbers  
02DRB- - 01581  
\_\_\_\_\_-\_\_\_\_\_  
\_\_\_\_\_-\_\_\_\_\_

Adenbert 10/14/02  
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

September 20, 2002 e-mail: dm@swcp.com

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

**Re: West Ridge Project # 1001932**

Dear Ms. Stephens:

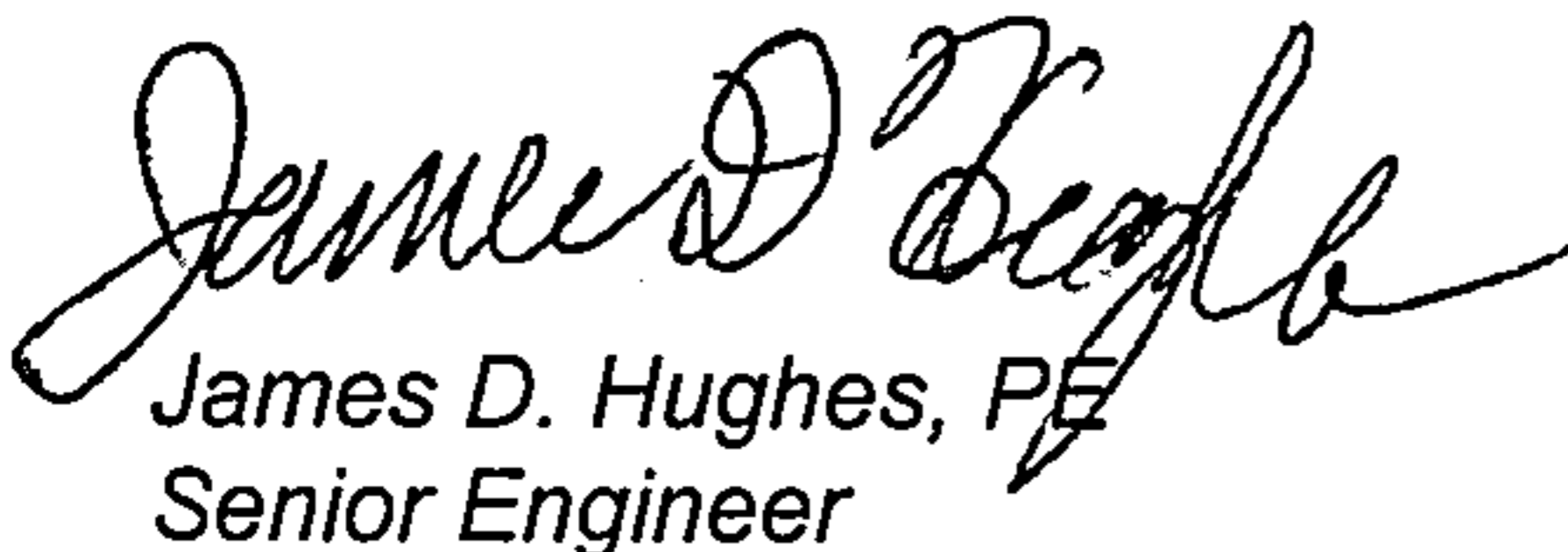
The purpose of this letter is to explain the approval sought.

- Preliminary Plat for 169 lots on the 24 acre portion of this site plus a road through the Commercial Tracts to the north for a second access to Ouray Rd.
- Vacation of Old Ouray Rd. right-of-way along the south boundary of this development will keep industrial traffic out of this residential subdivision. The land will be rededicated as Public Drainage right-of-way for the benefit of and to be maintained by AMAFCA who already maintains the Ladera channel right-of-way immediately south of Old Ouray. It will be encumbered by a private access easement for the benefit of and to be maintained by owners of the lands east of the subdivision and with a public water and sewer easement.
- Vacations of excessively wide PNM easements and an old access easement that is being replaced by Twin Oaks Dr., through the commercial tracts in the north part of this Plat.
- • Site plan for Subdivision as required by recent re-zoning. (See EPC Notice of Decision for Delegation to DRB for Approval)
- Sidewalk Waiver to eliminate the requirement for Sidewalk on the east side of Twin Oaks Drive and on the east side of Angel Ave. stub street.
- Sidewalk deferral variance to allow the temporary deferral of sidewalks till after house construction to avoid damage.
- Grading and drainage is in keeping with the natural contours of the land with previously approved plans. Some retaining walls are required on rear lot lines to provide a step from block to block on this 3% grade. A few side lot lines need walls to control drainage on keyed lots.

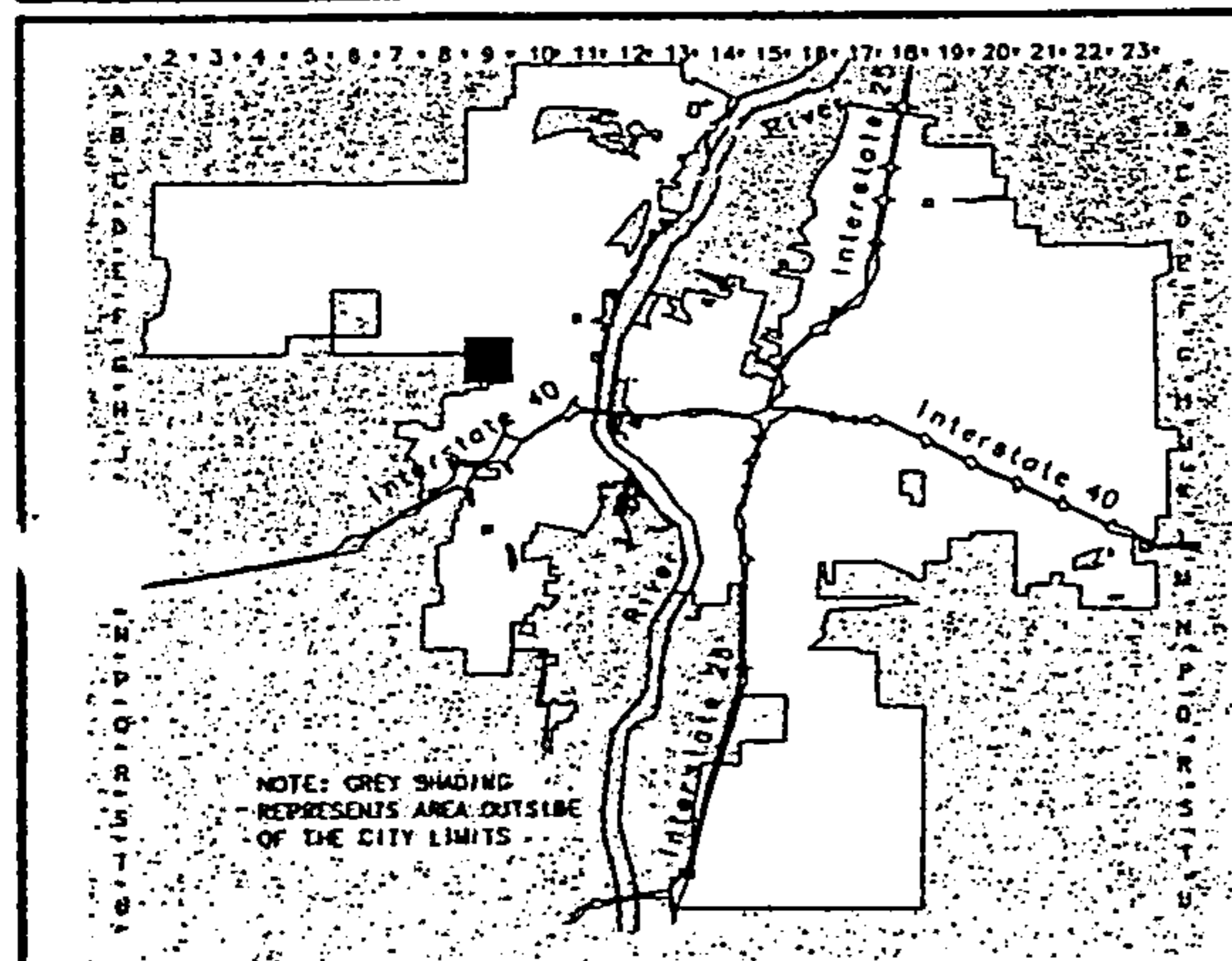
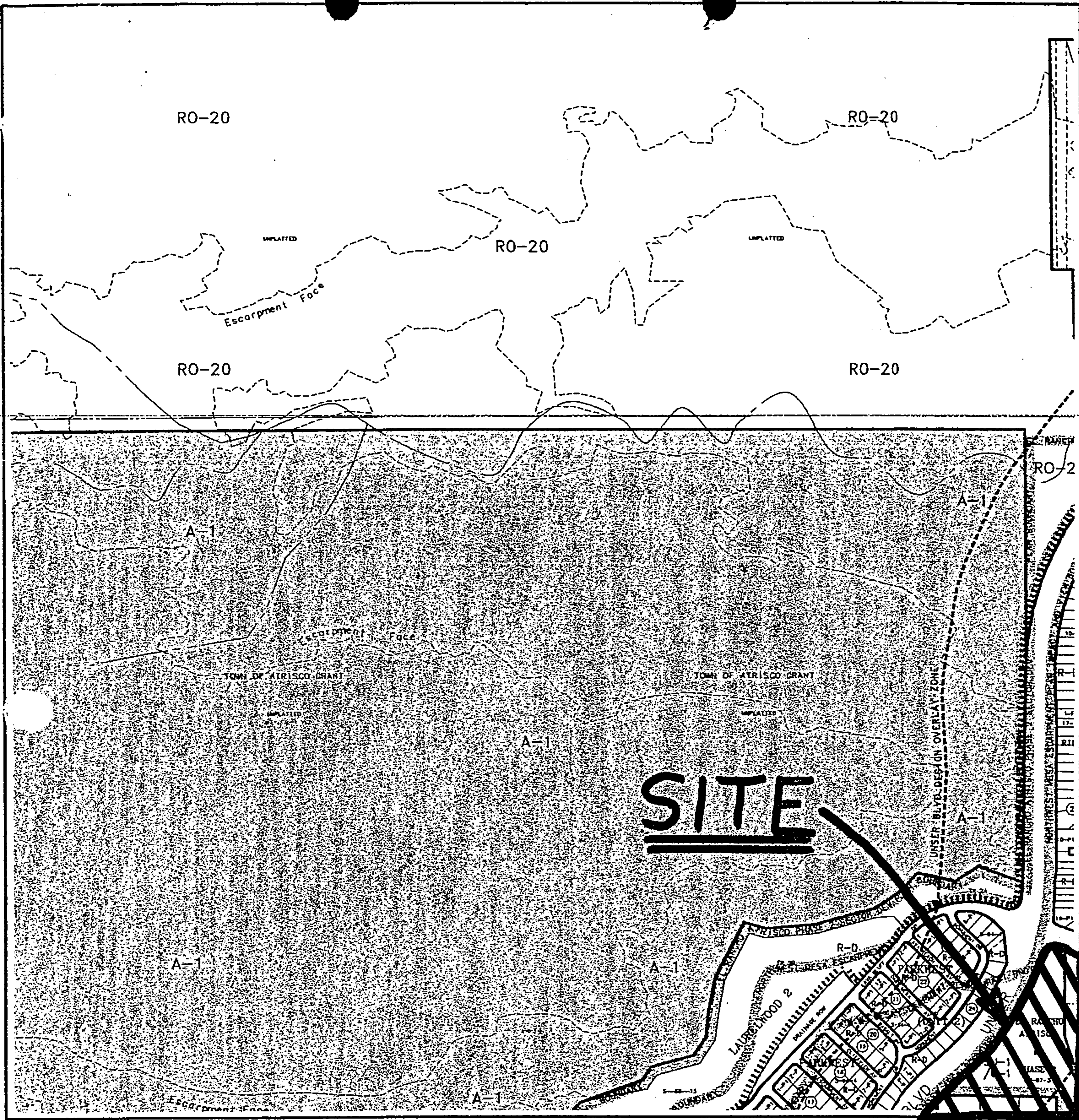
Please contact our office if you have any questions.

Sincerely,

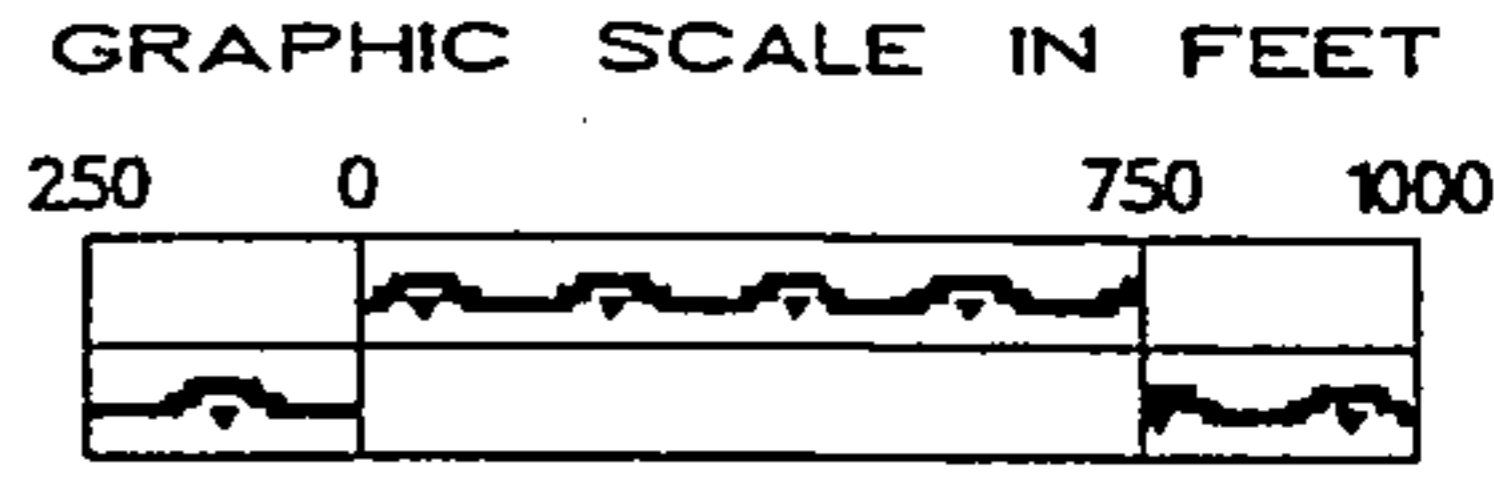
MARK GOODWIN & ASSOCIATES, PA

  
James D. Hughes, PE  
Senior Engineer

JDH/bm



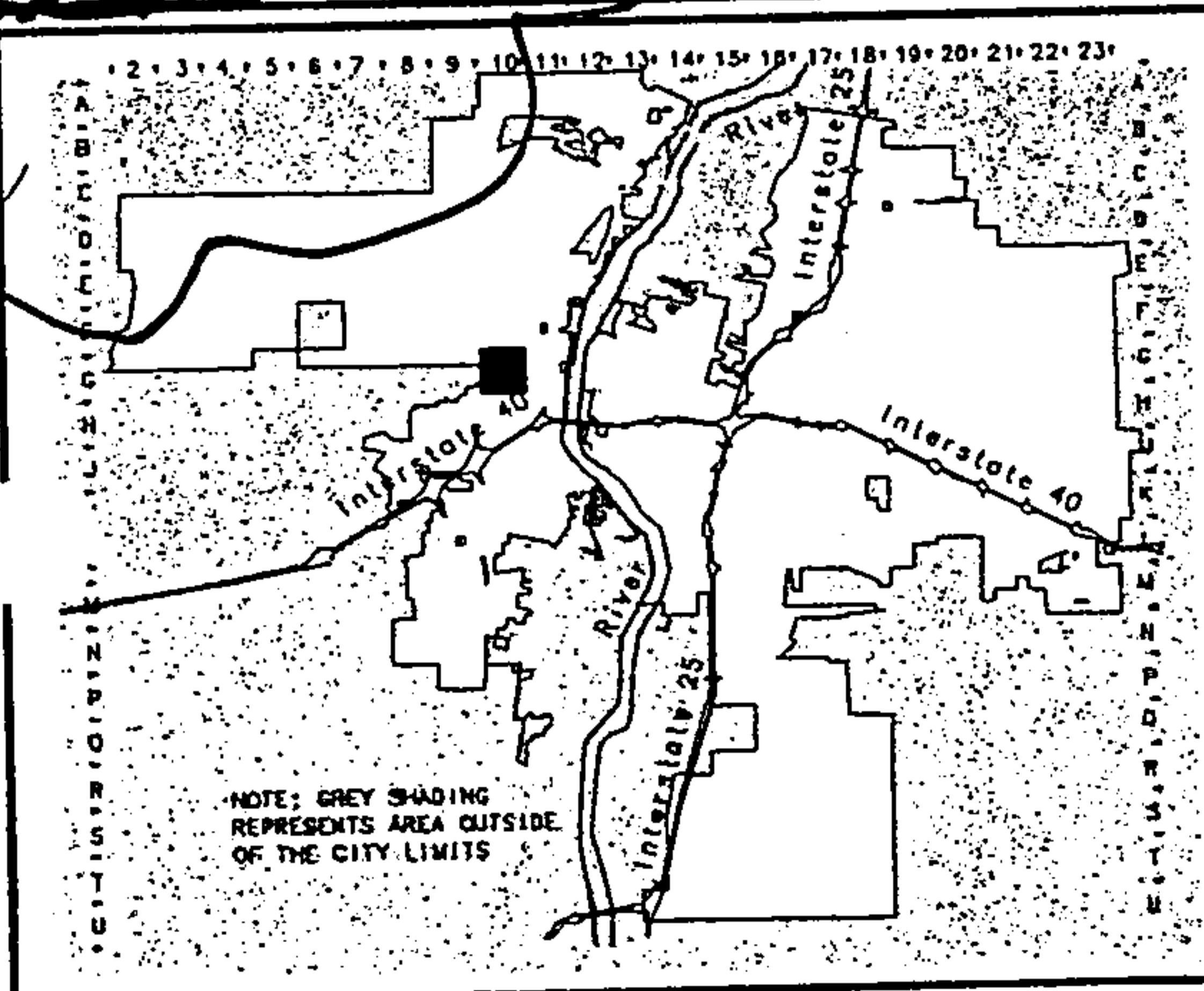
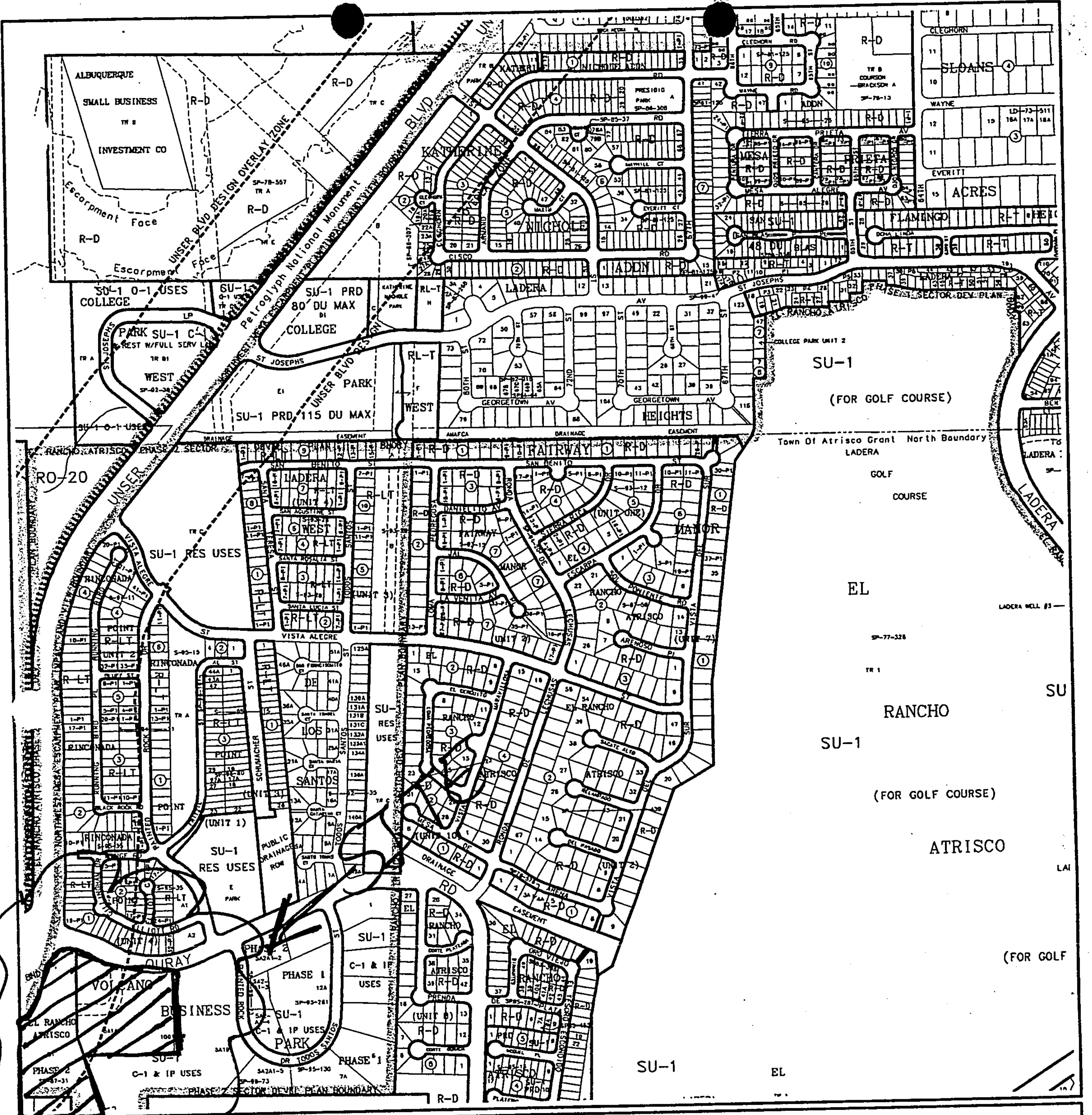
CITY OF  
Albuquerque  
A b u q u e r q u e G e o g r a p h i c I n f o r m a t i o n S y s t e m  
PLANNING DEPARTMENT  
© Copyright 2002



Zone Atlas Page

**G-9-Z**

Map Amended through April 03, 2002



CITY OF  
Albuquerque  
Geographic Information System  
PLANNING DEPARTMENT

© Copyright 2002

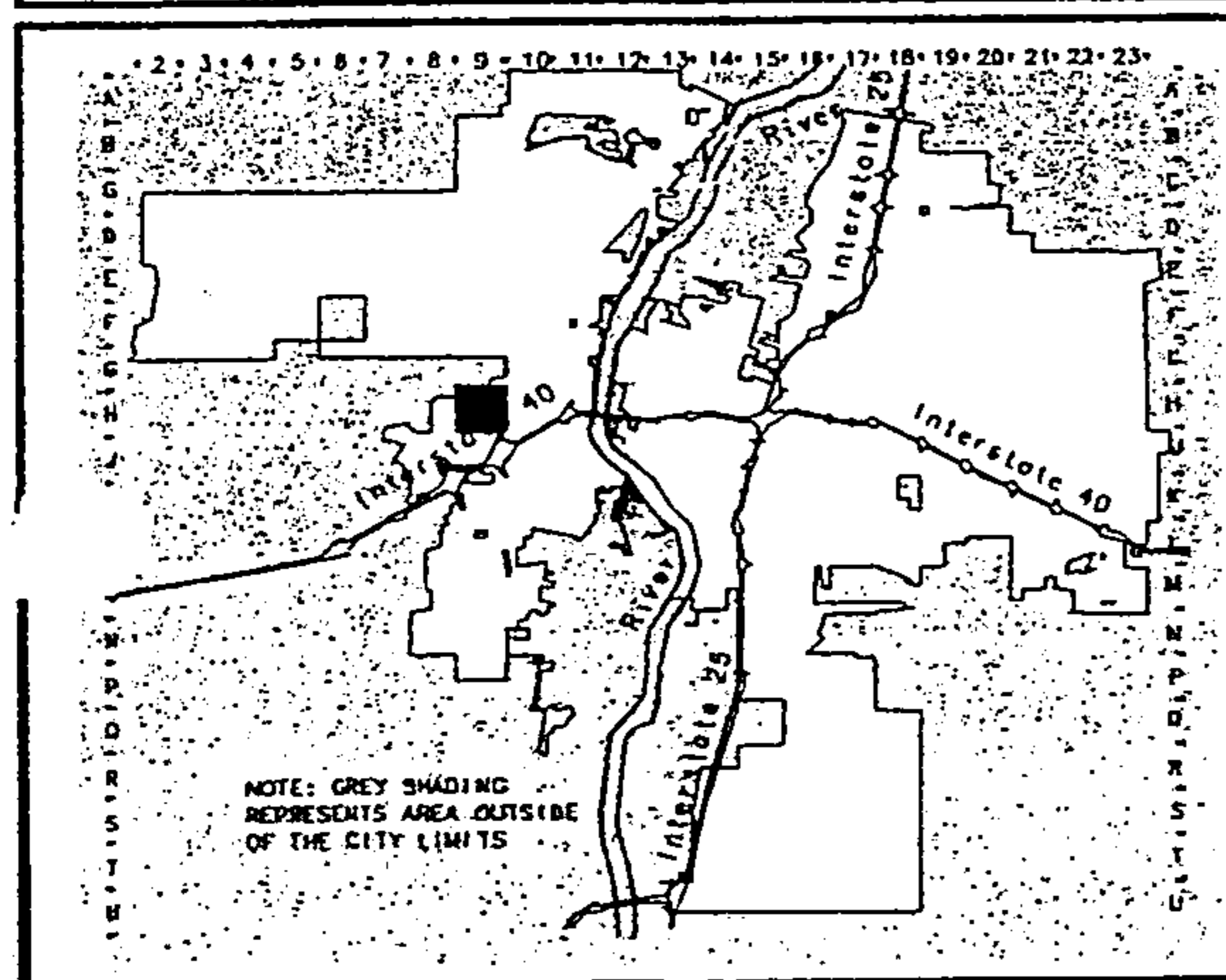
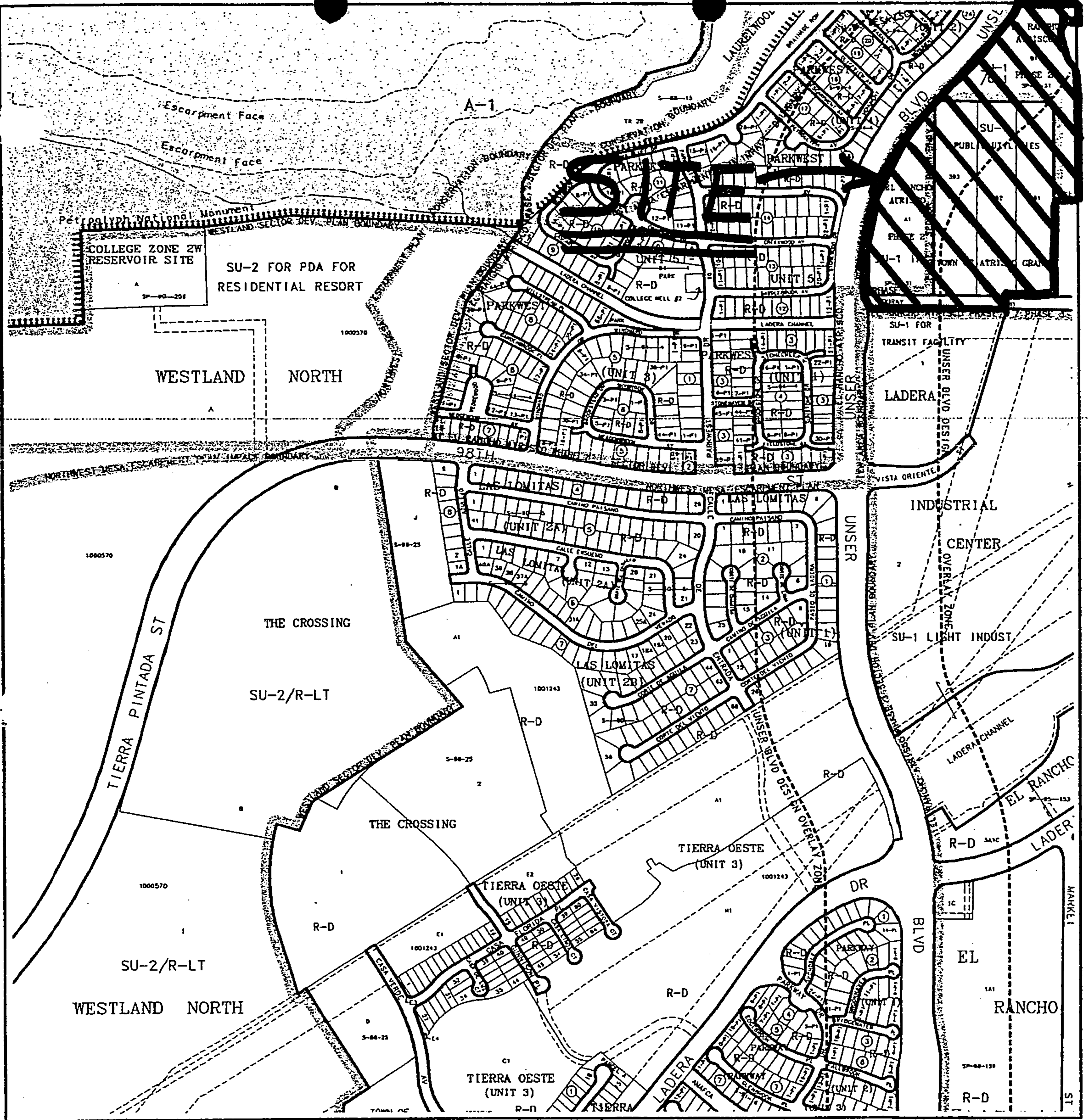


Zone Atlas Page

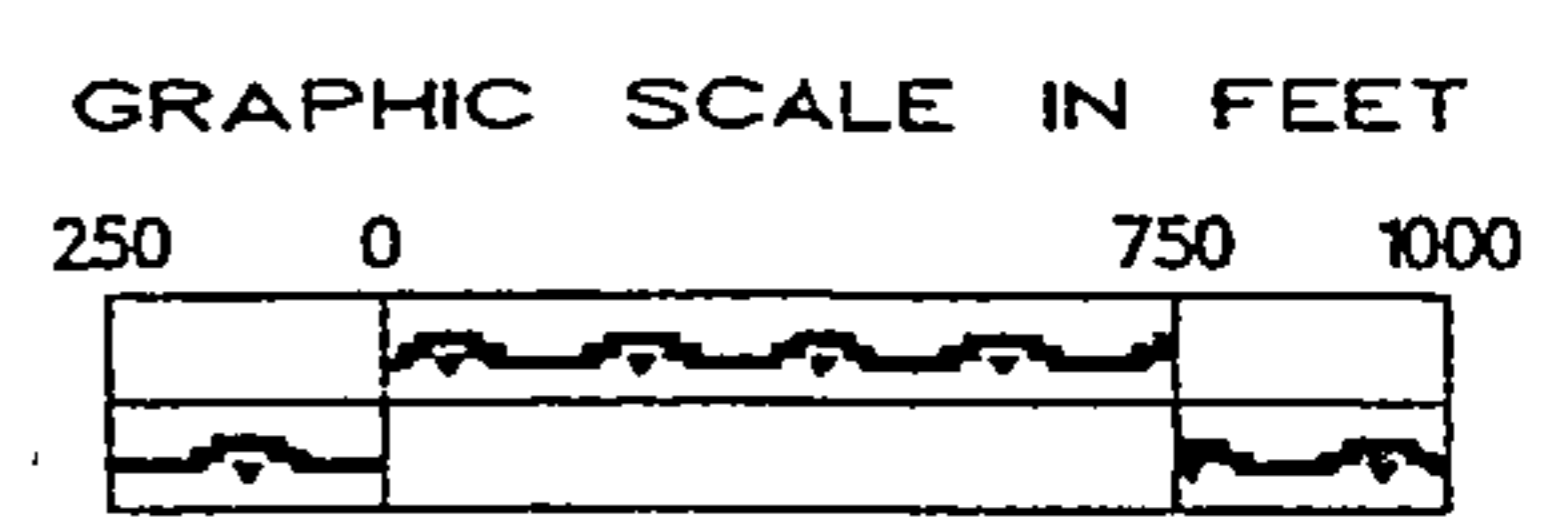
**G-10-Z**

Map Amended through April 03, 2002





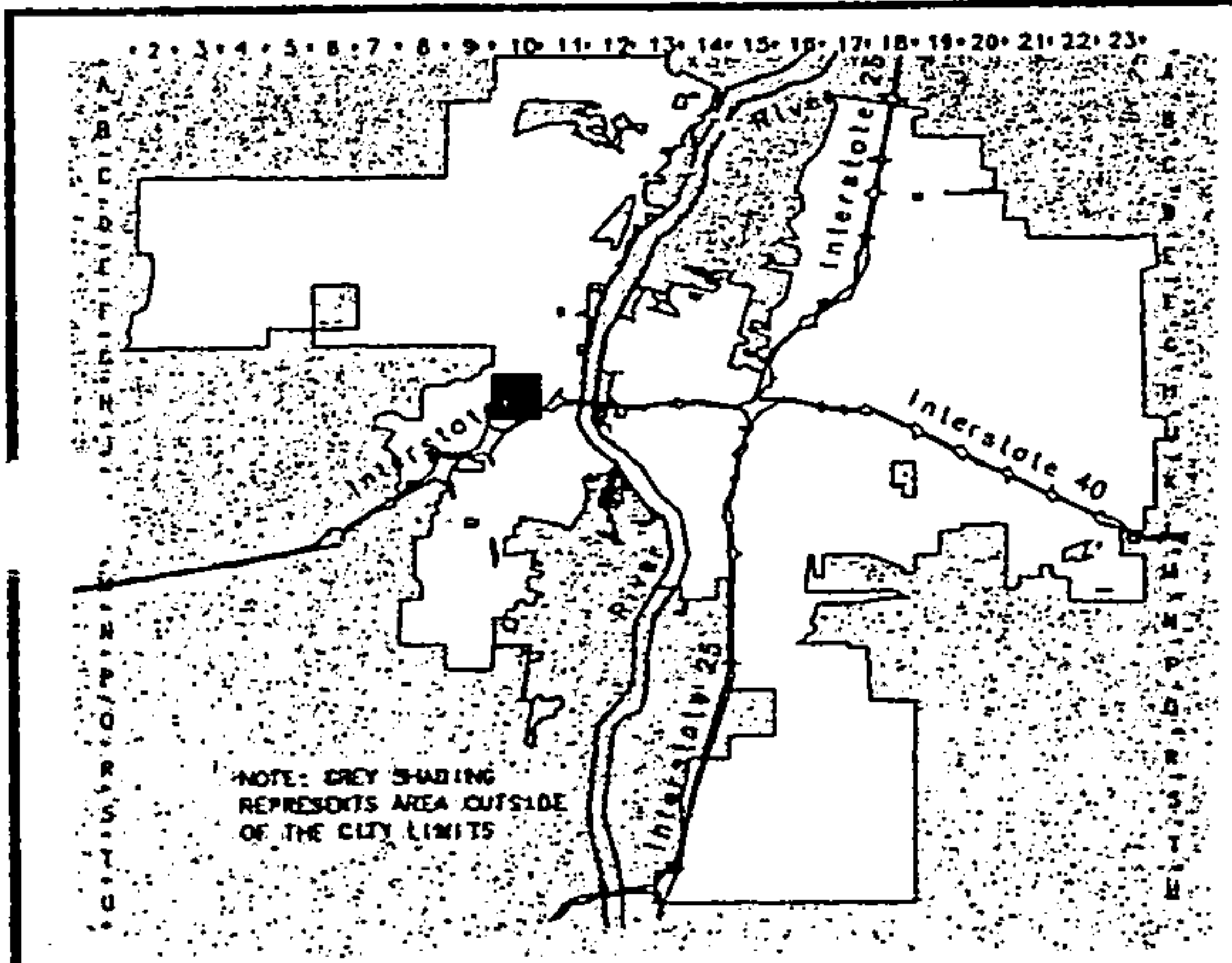
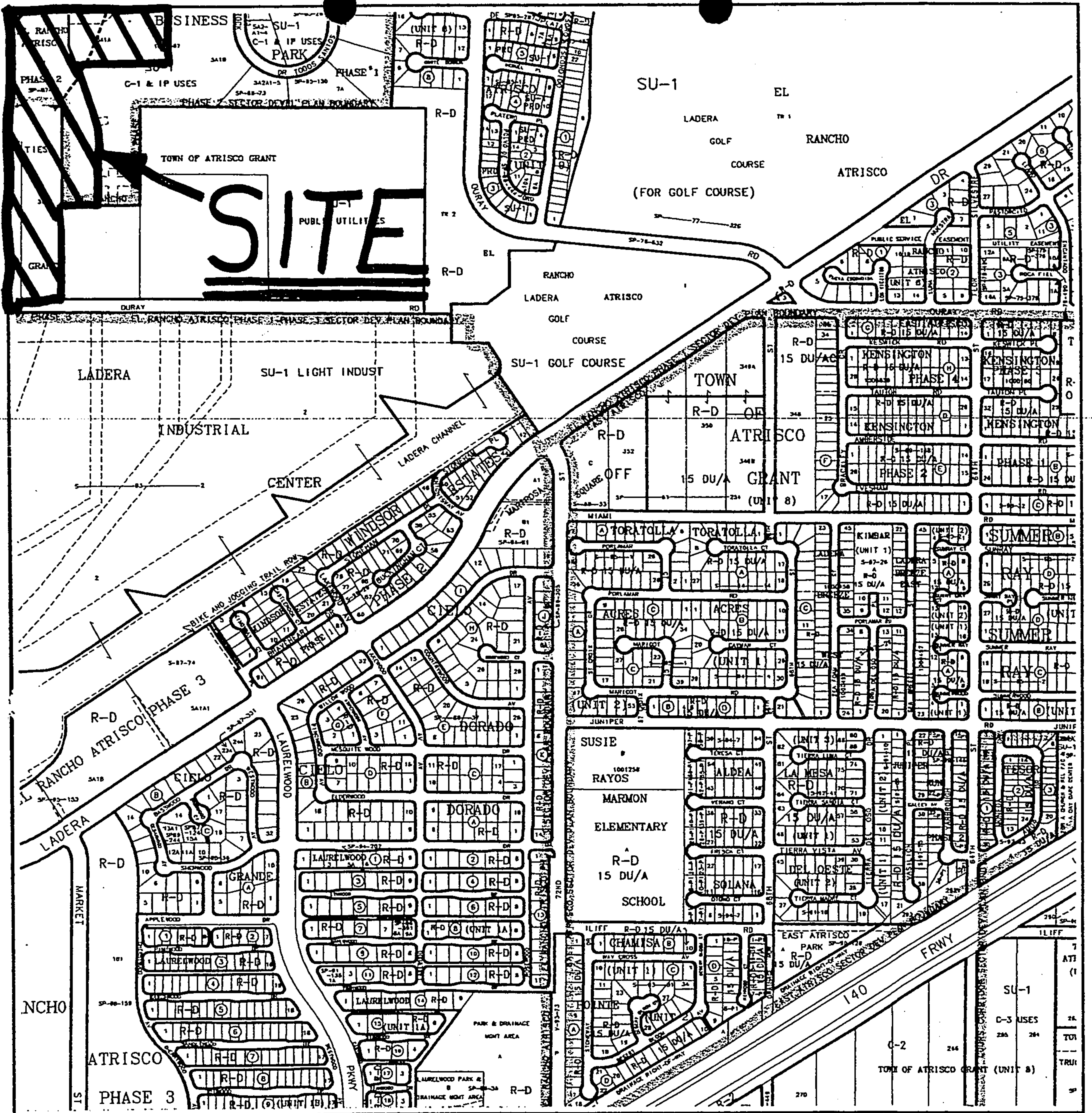
**CITY OF Albuquerque**  
**AGIS**  
 Albuquerque Geographic Information System  
**PLANNING DEPARTMENT**  
 © Copyright 2002



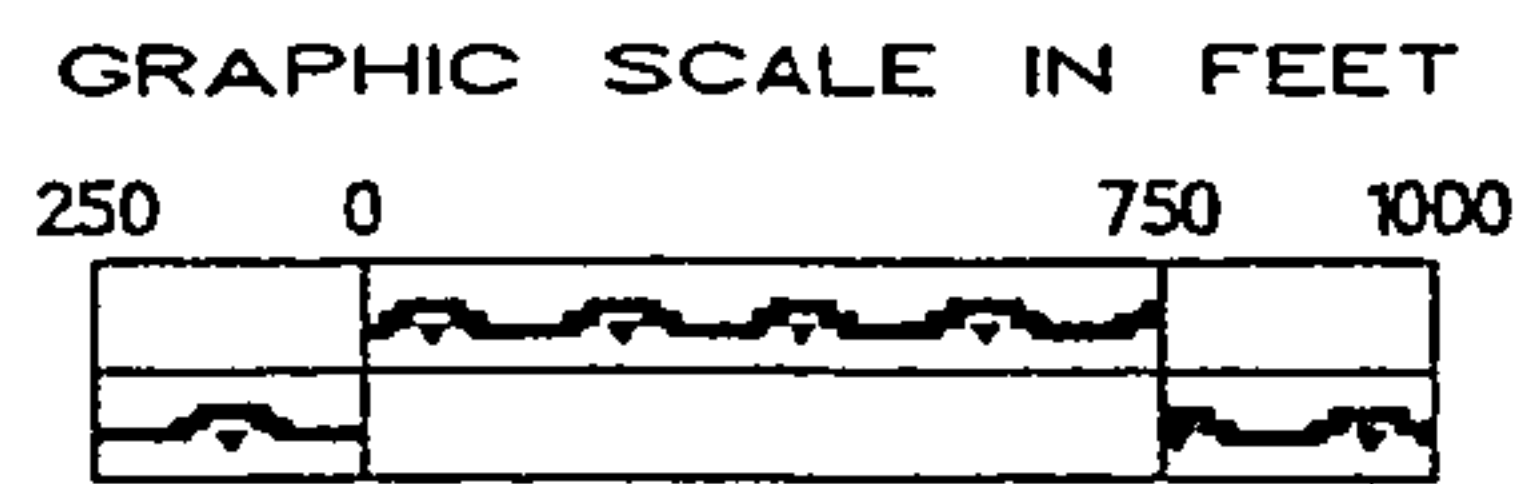
**Zone Atlas Page**

**H-9-Z**

Map Amended through April 03, 2002



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



Zone Atlas Page

**H-10-Z**

Map Amended through April 03, 2002

**UPC #'s for West Ridge Subdivision**

LOTS	UPS #
5A1A,	101006003200831124
B1,	100905952052810110
A1,	100905944943410104
393,	100905950043610109CA
392,	100905950043610109CA
391,	999999

Westridge  
Subdivision

DESCRIPTION

Leg 1

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.

(TRACTS 5A1A & 5A1B, VOLCANO BUSINESS PARK, PHASE I  
(TRACTS A+B, EL RANCHO ATRISCO, PHASE II  
TR. 391-393, LANDS OF PLAINS ELEC. COOP. INC. & PORTION OF VACATED  
OLD OURAY RD NWS )  
AKA WEST RIDGE SUBD.



October 15, 2002

Ms. Janet Stephens  
DRB Chair  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, New Mexico 87103

Re: West Ridge #1001932

Dear Ms. Stephens:

Regarding the site plan for the above referenced development, I hereby give authority to D. Mark Goodwin & Associates, P.A. authority to act on behalf of KB Home New Mexico Inc.

Should you have any questions, please feel free to call me at 505-342-5114.

Sincerely,

A handwritten signature in black ink, appearing to read 'G. Breedlove', with a long horizontal flourish extending to the right.

Greg D. Breedlove  
Director of Land

**f a c s i m i l e**  
**TRANSMITTAL**

---

**to:** R J — City of Albuquerque  
**fax #:** 924-3864  
**re:** Submittal on West Ridge 1001932  
**date:** October 15, 2002  
**pages:** 2 , including this cover sheet.

---

---

From the desk of..

**JAMES D. HUGHES, PE**  
**Senior Engineer**

Mark Goodwin & Associates, PA  
P.O. Box 90806  
Albuquerque, NM 87199

(505) 828-2200  
Fax: (505) 797-9539

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

PROJECT NAME: West Ridge Subdivision  
AGIS MAP #: H9 & H10 and G9 & G 10

LEGAL DESCRIPTION: see attached sheet

✓

**DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on 9/30/02 [date].

Manique DeSoto  
Applicant / Agent Mark Goodwin & Associates, PA

10/14/02  
Date

Bruce B...  
Hydrology Division Representative

10/14/02  
Date

✓

**WATER AND SEWER AVAILABILITY STATEMENT**

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

Manique DeSoto  
Applicant / Agent Mark Goodwin & Associates, PA

10/14/02  
Date

[Signature]  
Utility Division Representative

10/14/02  
Date

DRB# \_\_\_\_\_

*Westridge Subdivision*

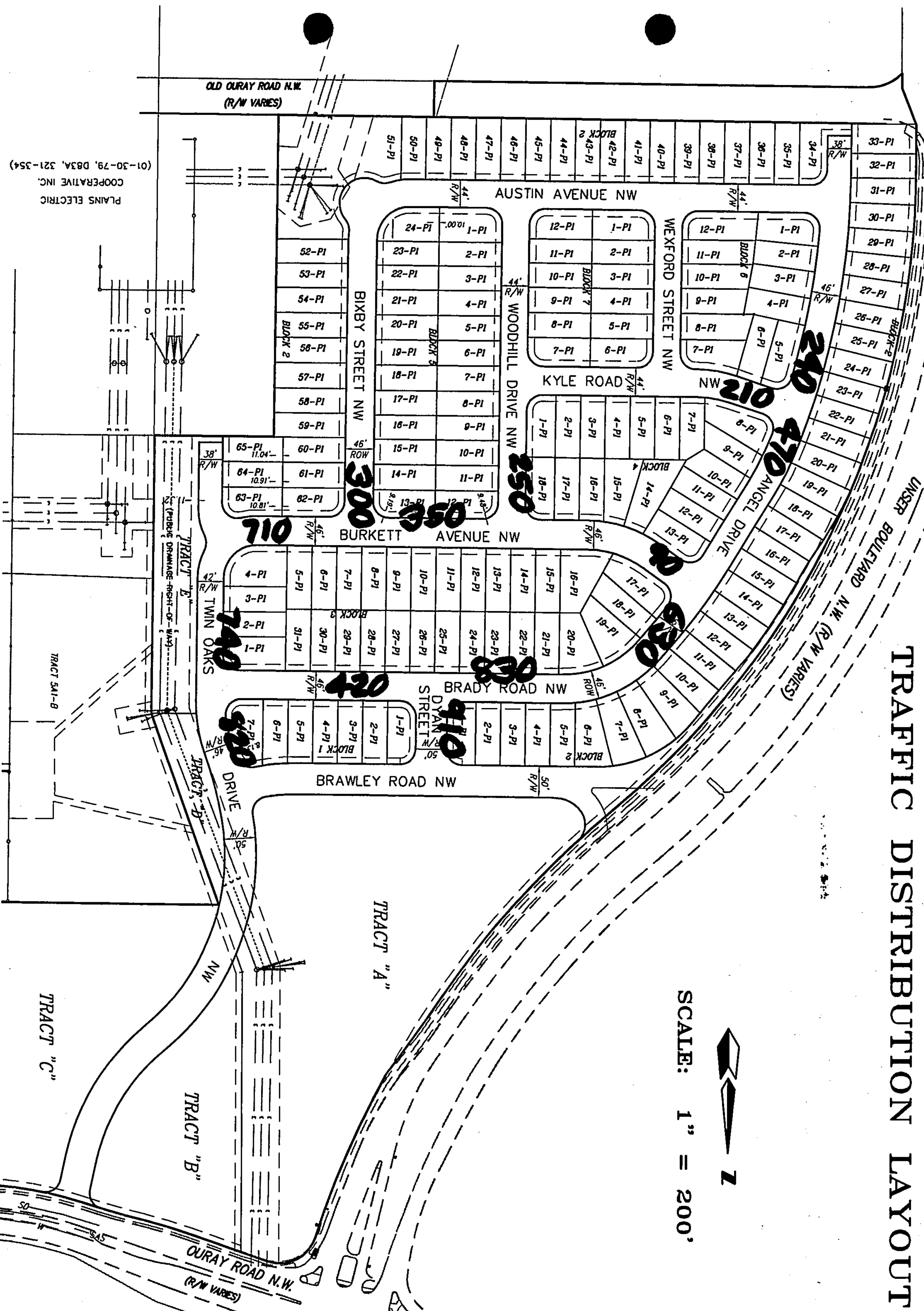
*Legs 1*

**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.



# WEST RIDGE SUBDIVISION TRAFFIC DISTRIBUTION LAYOUT



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

SCALE: 1" = 200'





# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103  
July 12, 2002

D. Mark Goodwin & Assoc.  
PO Box 90606  
Albuquerque, New Mexico 87199  
Attn: John MacKenzie

Re: Water / Sewer Availability / Tract A1 and B1, El Rancho Atrisco Phase 2, and  
Tracts 391 through 393, Town of Atrisco Grant / Proposed Single Family Subdivision G/H-09

Sirs:

General requirements remain as stated in our letter of May 16 which is attached hereto as part of this statement. Your inquiry of July 8 included a sketch plat showing a 165-lot single family subdivision of Tract A1, Tracts 391 through 393, and the south 'pan handle' of Tract B1. The bulk of Tract B1 will be a separate tract for future commercial development.

**Platting:** Development as proposed is totally depended on off-site right-of-way acquisition across Volcano Business Park, without which you have no viable access, no sewer outfall, and only limited options for water system looping. The final plat must include a subdivision of Volcano Business Park, Tract 5A1A, and right-of-way dedication through to Ouray. The sketch provided shows what appear to be separate tracts totally encumbered with electric utility easements. This will not be allowed. Such easement areas cannot be 'abandoned'; they must be incorporated into adjacent platted parcels.

**Water:** Required infrastructure will include public zone 2W distribution lines in all internal streets with connections to both the 24-inch in Unser and the 12-inch in Ouray. (The 30-inch transmission line in Ouray is not a viable connection point.) The Unser connection may be made to either of the existing valved stubs provided the looping line is in dedicated right-of-way. This will require relocation of the Unser Access about 150-feet to the south. If the access remains as shown a new connection will probably be required. (Note: Previous correspondence identified the existing stubs as 8-inch as shown on AGIS maps. However, as-builts show 12-inch.)

**Sanitary:** An off-site outfall will be required to the 12-inch in (New) Ouray. Standard 8-inch collectors will be required in all internal streets. No off-site flows will be routed through the property.

**Old Ouray:** As a standard condition of service and / or development the property owner would also be responsible for public infrastructure in the adjoining portion of Old Ouray. This would typically include a sanitary sewer collector and a zone 2W distribution line. In this case given platting and land uses, construction can be waived. Right-of-way and / or easements must be provided for future possible connection points unless the right-of-way is vacated and replatted.

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

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

This statement of availability will remain in effect for a period of one year and applies only to the development identified herein. Changes in the proposed development may require reevaluation of availability and should be brought to our attention as soon as possible. Any outstanding pro rata and standby assessments must be paid at the time service is taken. All charges and rates collected will be based upon applicable ordinances and policies in effect at the time service is actually requested and authorized. Please do not hesitate to call if you have questions or need additional information: 924-3987.

Sincerely,

  
John F. McDonough, Engineering Associate  
Development Services

Attachments:

Letter of May 16, 2002 / Log #10508

c: f/ #1001932  
f/ availability H-09



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 16, 2001

John Mackenzie, P.E.  
D. Mark Goodwin & Assoc., P.A.  
P.O. Box 90606  
Albuquerque, New Mexico 87199

Re: Water and Sewer Serviceability -- El Rancho Atrisco Tracts A1 and B1  
G-09, H-09, H-10

Dear Mr. MacKenzie:

This statement is issued in response to your inquiry of May 14, 2001. Since no detailed plan was provided, this letter shall serve as only a general statement of serviceability.

**Existing Conditions:** The site consists of Tracts A1 and B1 located on the east side of Unser between Ouray Road and old Ouray Road. Unser is a paved arterial with median. Old Ouray is a dirt road that provides access to the Plains Electric Substation east of Tract A1. Tracts A1 and B1 are currently undeveloped and bordered on the east and south by undeveloped parcels, with the exception of the substation. 6.5-acre Tract A1 is zoned SU-1/IP, and 9-acre Tract B1 is zoned SU-1/C-1.

The site is in water zone 2W. There is a 24-inch concrete cylinder master plan water line in Unser Boulevard with two 8-inch stub-outs to Tract A1, and a 6-inch stub-out to Tract B1. The nearest sanitary sewer to A1 is the manhole 150 feet south of old Ouray/Unser intersection. Connection to this line is not possible due to topography. The nearest sanitary sewer line to B1 is a 12-inch in new Ouray Road.

**Proposed:** The proposed residential development is for multi-family housing at up to 20 units per acre. Re-zoning will be required prior to preliminary platting.

**Service:** The site slopes away from Unser Boulevard. Despite this fact, gravity flow is possible for both tracts based on elevations obtained from the Albuquerque Geographic Information System (AGIS). For Tract B1, this is based on ground elevation of 5172 at the southeast corner and the existing manhole 750 feet away at the intersection of Unser and new Ouray with a 5154 invert. For Tract A1, a ground elevation of 5196 was assumed at the southeast corner. Existing surface elevation at Unser/old Ouray is 5206. Be advised that elevation information provided herein must be ascertained before design. Tract A1 should discharge to a new line in Unser to be built by the developer north to the existing 12-inch PVC in new Ouray.

Zone 2W water service is available by connection to the existing stub-outs from Unser Boulevard. Looped lines are required per DPM standards. Fire protection and service to proposed units in the dead-end southeast leg of B1 will require particular attention unless an easement can be obtained south through the adjoining parcels to the line in Unser.

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

Please be aware that this is only a general statement of serviceability and we will be able to provide more specific information once you supply a site plan. Do not hesitate to call if you have questions or need additional information: 924-3988.

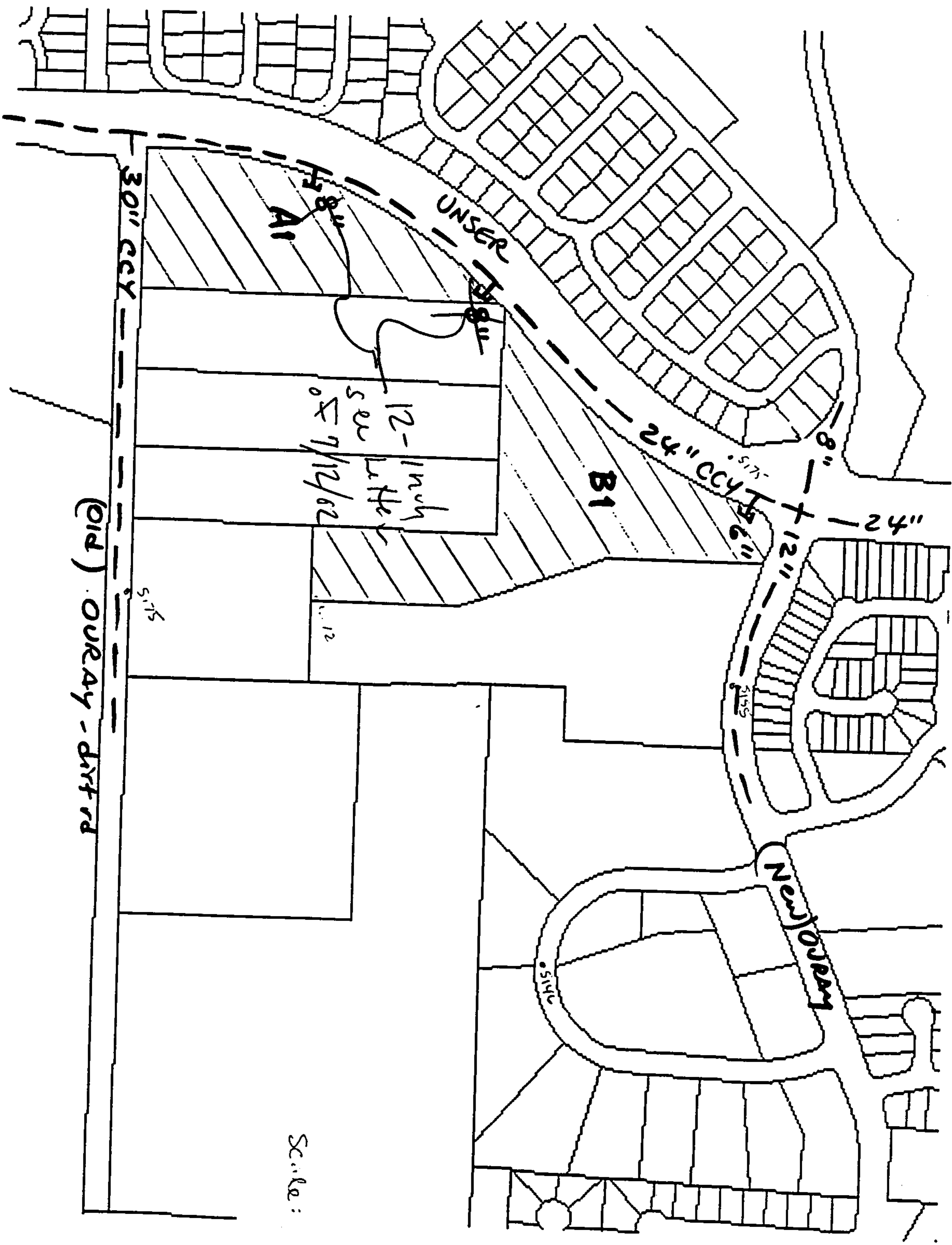
Sincerely,



Nancy Musinski, P.E.  
Senior Engineer  
Development Services  
Public Works Department

Attachment(s): water & sewer maps

c: Josie Jaramillo  
f/ availability H-9  
f/ readers #10508



WATER

G-9/H-9

H-10

Scale: 1" = 250'

(old) Overay - dirt rd

12-1 inch  
 sewer  
 0.75 9/12/02

UNSER

B1

New Jersey

30" CCY

24" CCY

24"

12"

8"

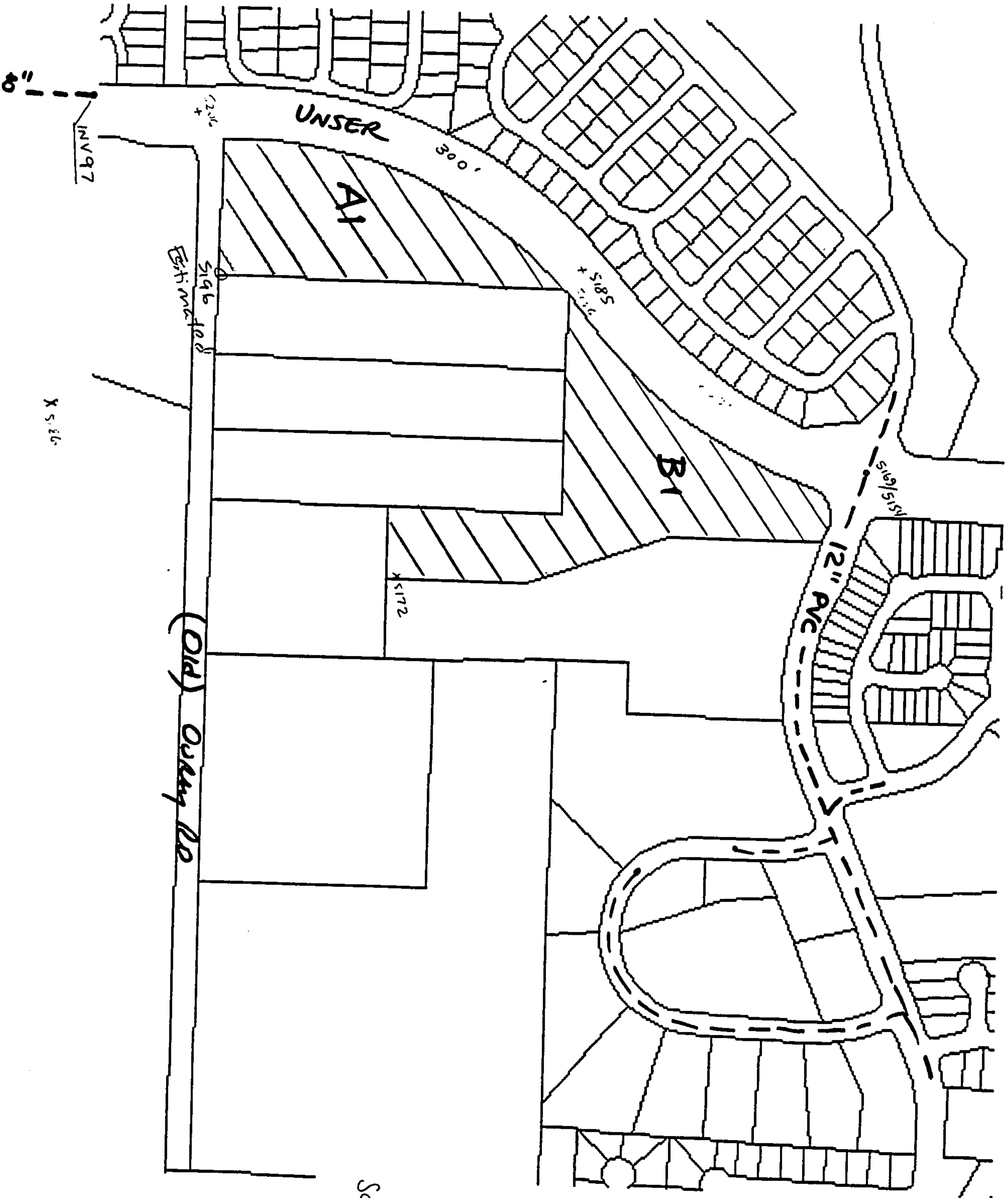
H-8  
 A1

S175

S12

S155

S140



↑  
 SAN.  
 SEWER  
 G-9/H-9/  
 H-10

Scale 1" = 250'

(Old) Quarry Rd

Estimated

X 5.86

INV 97

UNSER

300'

A1

B1

12" A/C

X 515/615

X 585



X 172

X 126

X 196

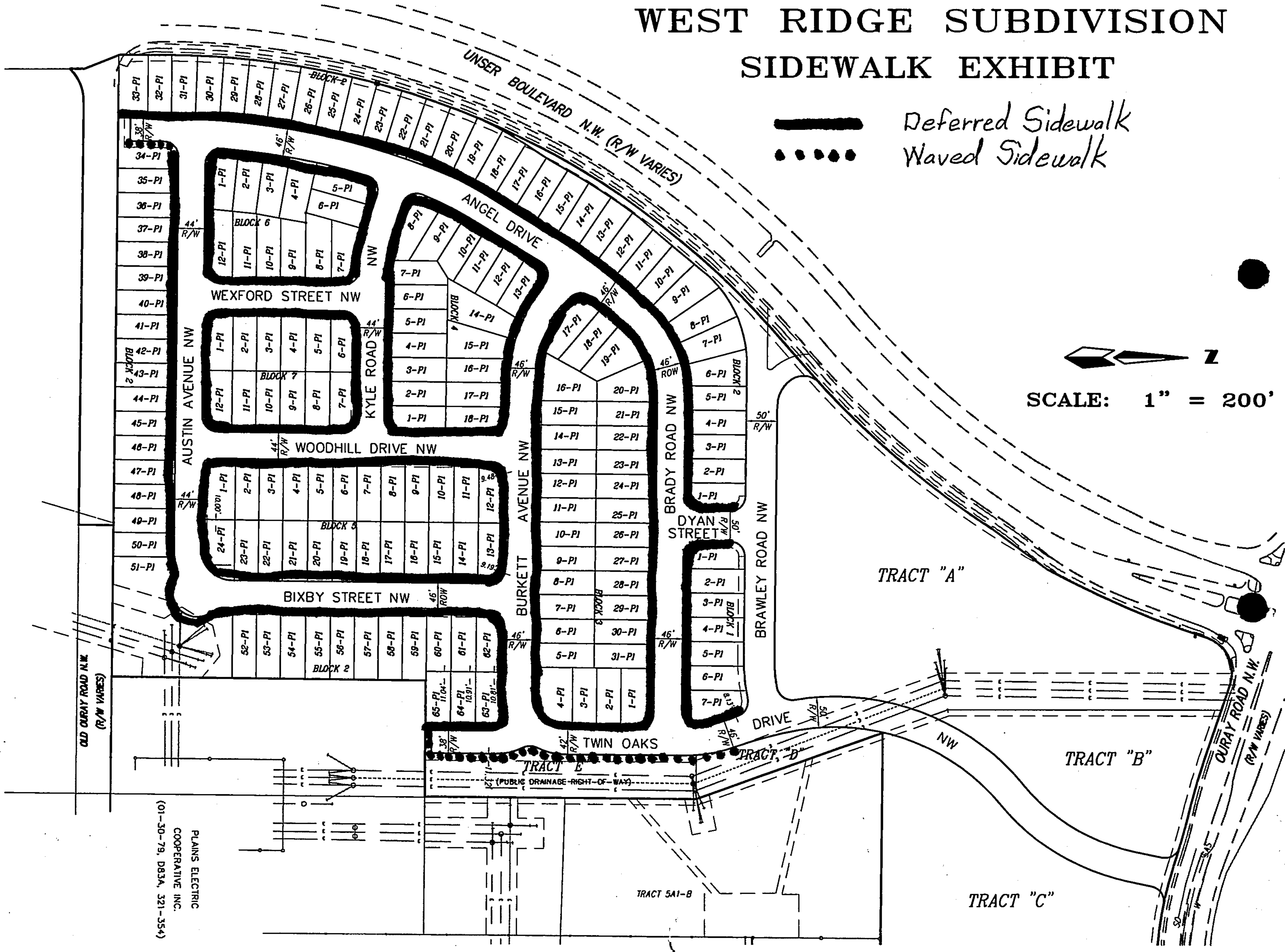
0.0'

# WEST RIDGE SUBDIVISION SIDEWALK EXHIBIT

 Referred Sidewalk  
 Waved Sidewalk



SCALE: 1" = 200'



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



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

Date: August 16, 2002

## OFFICIAL NOTIFICATION OF DECISION

FILE: **Project 1001932**

02EPC-00830 Zone Map Amendment

02EPC-00831 Sector Plan Amendment

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

**LEGAL DESCRIPTION:** Request the above action(s) for all or a portion of Tract(s) A-1 and the SE portion of Tract B-1, El Rancho Atrisco, Phase II and Lands of Plains Electric (REC filed on 9-14-64, D-756, Pg. 258), a zone map amendment from SU-1 for IP, C-1 and Public Utilities to R-D, located on UNSER BLVD. NW, between OLD OURAY ROAD NW and OURAY ROAD NW, containing approximately 24 acre(s). (H-9 & 10) Loretta Naranjo Lopez, Staff Planner

On August 15, 2002 the Environmental Planning Commission voted to approve Project 1001932 / 02EPC-00830, a zone map amendment from SU-1 for IP, C-1 and Public Utilities to SU-1/R-D (6-10 du/acre), based on the following Findings and subject to the following Condition:

### FINDINGS:

1. This is a request for a zone map amendment from SU-1 for IP, C-1, Public Utilities zoning to SU-1/R-D (6-10 du/ac) zoning for Tracts A-1 and SE Portion of Tract B-1, El Rancho Atrisco, Phase II and Lands of Plains Electric (REC filed on 9-14-64, D-756, Pg. 258), located east of Unser Boulevard between Old Ouray Road and Ouray Road, containing approximately 24-acres.
2. At the August 15, 2002 EPC Hearing, the applicant amended their request from R-D (6-10 du/acre) to SU-1 for R-D (6-10 du/acre). This amended request does not require readvertisement, as this SU-1 zoning designation is more restrictive than R-D zoning.
3. The site is within the Albuquerque Bernalillo County Comprehensive Plan, Developing Urban Area, the West Side Strategic Plan and partially within the El Rancho Atrisco Sector Development Plan, Phase II.
4. The request is in conformance with the Albuquerque/Bernalillo County Comprehensive Plan, Developing Urban Areas, which allow a full range of urban land uses and states that the location, intensity and design of new development shall respect existing neighborhood values and resources and where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured. (Comprehensive Plan, Policy e)



EPC OFFICIAL NOTIFICATION OF DECISION

Project 1001932 / 02EPC-00830 and 02EPC-00831

August 16, 2002

Page 2

5. The request is in conformance with the West Side Strategic Plan because the change of zone to R-D will develop the West Side Community with areas of higher density in the Community Core Areas and Village Centers and surround these areas with lower density. The rezoning to R-D is consistent with the West Side Strategic Plan, Policy 1.1.
6. The request is justified under Resolution 270-1980, D (3) as a change that would be more advantageous to the community as articulated in the Comprehensive Plan, Developing Urban Area (Policy d) by providing intensity and design of new development that shall respect existing neighborhood values and by providing new growth through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.
7. The request is justified under Resolution 270-1980, D (2), changed neighborhood conditions. The changed neighborhood condition is that the 15-acre portion of the property that was zoned for Public Utilities is not needed for that use. The SU-1 for R-D provides maximum available flexibility to meet future market conditions and development needs.
8. The subject property is not within a community or neighborhood center as identified in the West Side Strategic Plan.
9. Albuquerque Public Schools states this request will result in additional loads on schools, which are now operating at virtually full capacity. All planned additions to existing educational facilities are contingent upon taxpayer approval. This region's growth has outpaced the district's ability to construct new schools. As schools become overcrowded, boundary changes, alternative schedules, transportation to less crowded schools, and/or combinations of the above strategies may be employed to relieve schools with a large and/or increasing number of students.
10. The amendment to the El Rancho Atrisco Phase II Sector Development Plan is justified based on changed conditions. The changed conditions are that the 15-acre portion of the property that was zoned for Public Utilities will not be used in that manner.
- 11. Distance is the best buffer to reduce electromagnetic field (EMF) levels. Appropriate uses for setback areas between electric transmission facilities and homes include open space, landscaping and access roadways.
- 12. Approval of a site development plan for building permit is not required. The concerns of the EPC can be addressed with a site development plan for subdivision, approved by the DRB.
13. There is neighborhood support for this project.

CONDITION:

1. A site development plan for subdivision shall be submitted to the DRB for approval within 6 months of this approval. The site plan shall be consistent with Exhibit A, which shows the roadway alignments, & landscape buffers adjacent to the public utility facilities.
-

**EPC OFFICIAL NOTIFICATION OF DECISION**

**Project 1001932 / 02EPC-00830 and 02EPC-00831**

**August 16, 2002**

**Page 3**

On August 15, 2002 the Environmental Planning Commission voted to approve Project 1001932 / 02EPC-00831, an amendment to the El Rancho Atrisco Phase II Sector Development Plan, based on the following Findings:

**FINDINGS:**

1. This is a request for an amendment to a 9-acre portion of the El Rancho Atrisco Phase II Sector Development Plan to change the land use designation from SU-1 for IP and SU-1 for C-1 to SU-1/R-D (6-10 du/ac) for Tracts A-1 and the SE Portion of Tract B-1, El Rancho Atrisco Sector Development Plan, Phase II and Lands of Plains Electric (REC filed on 9-14-64, D756, page 258.)
2. The request furthers the West Side Strategic Plan, Goal 10, "The Plan should create a framework to building a community where its citizens can live, work, shop, play and learn together while protecting the unique quality of life and natural cultural resources of West Side residents." (WSSP, page 18)
3. The request shall further the West Side Strategic Plan, Policy 3.23: Proposals for new development and rezoning in this area should be carefully analyzed to avoid negative impacts on the National Monument and other surrounding properties. Review of proposed projects should consider the design and site layout implications of any new development on surrounding properties. (WSSP, page 62)
4. The amendment to the El Rancho Atrisco Phase II Sector Development Plan is justified based on changed conditions. The changed conditions are that the 15-acre portion of the property that was zoned for Public Utilities will not be used in that manner.

**IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY AUGUST 30, 2002 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.**

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

EPC OFFICIAL NOTIFICATION OF DECISION

Project 1001932 / 02EPC-00830 and 02EPC-00831

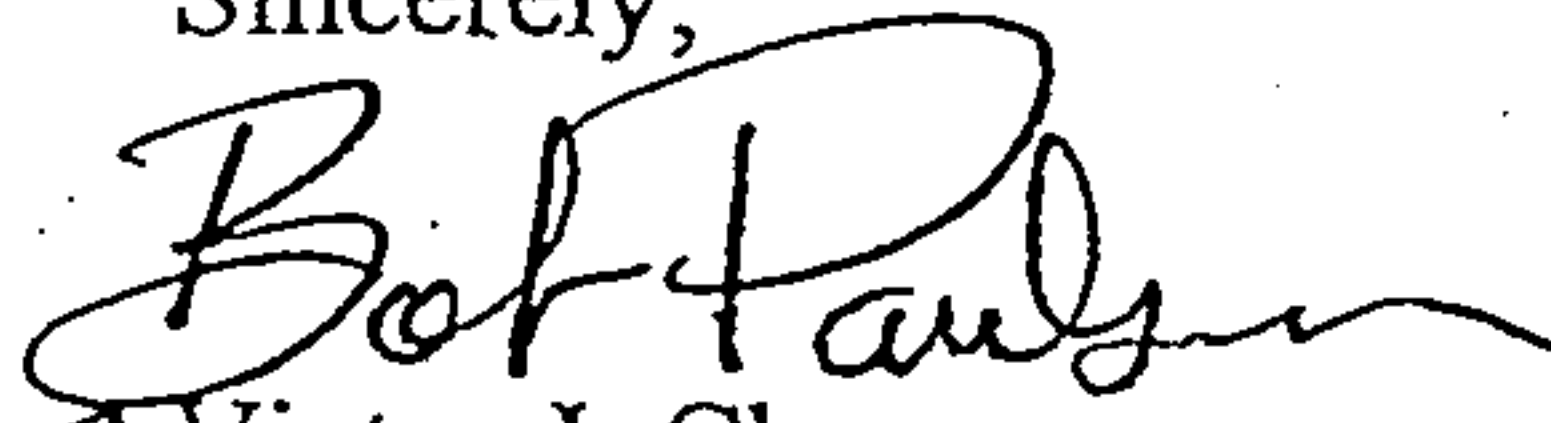
August 16, 2002

Page 4

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

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

Sincerely,

  
FOR Victor J. Chavez  
Planning Director

VJCLNL/nat

cc: Mark Goodwin & Assoc. PA, 8916 Adams NE, Albuquerque, NM 87199  
Robert McCannon, Ladera West N.A., 2808 El Tesoro Escondido NW, Albuquerque, NM 87120  
Barry King, Ladera West N.A., 3808 Todos Santos NW, Albuquerque, NM 87120

# 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: 9-19-02 Time Entered: 1:11pm OCNC Rep. Initials: [Signature]



# 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: September 19, 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 9-19-02 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at \_\_\_\_\_

All attached description  
zone map page(s) GH-9,10

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

Ladera West

Neighborhood Association

Contacts: Robert Mc Cannon  
2808 El Tesoro Escondido NW  
839-9702(h) 828-3129(w) 87120

Barry King  
3808 Todos Santos NW  
836-6044 (h) 87120

Neighborhood Association

Contacts: \_\_\_\_\_

**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,

Dolores Carmona  
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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



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

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

October 2, 2002

Mr. Robert McCannon  
Ladera West Neighborhood Association  
2808 El Tesoro Escondido NW  
Albuquerque, NM 87120

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

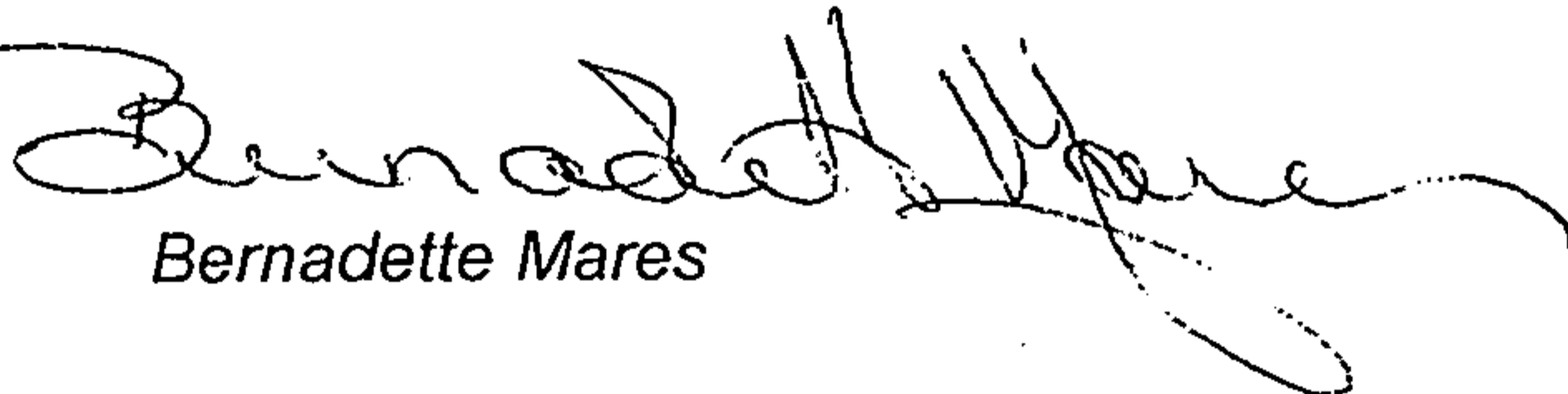
**Re: Tract -1 Land of Town of Atrisco Grant project Section 3, 4, 9 and 10 West Ridge Subdivision**

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 November 4, 2002. Please contact James D. Hughes, of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA



Bernadette Mares

/bm

Enclosure



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

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

October 2, 2002

Mr. Robert McCannon  
Ladera West Neighborhood Association  
2808 El Tesoro Escondido NW  
Albuquerque, NM 87120

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

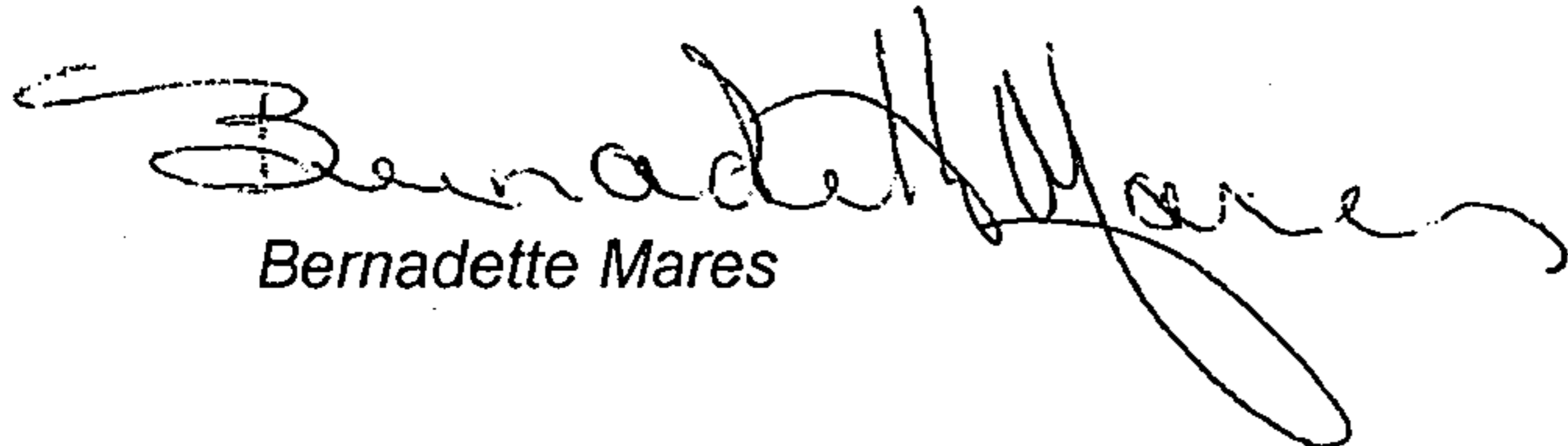
**Re: Tract -1 Land of Town of Atrisco Grant project Section 3, 4, 9 and 10 West Ridge Subdivision**

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 November 4, 2002. Please contact James D. Hughes, of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

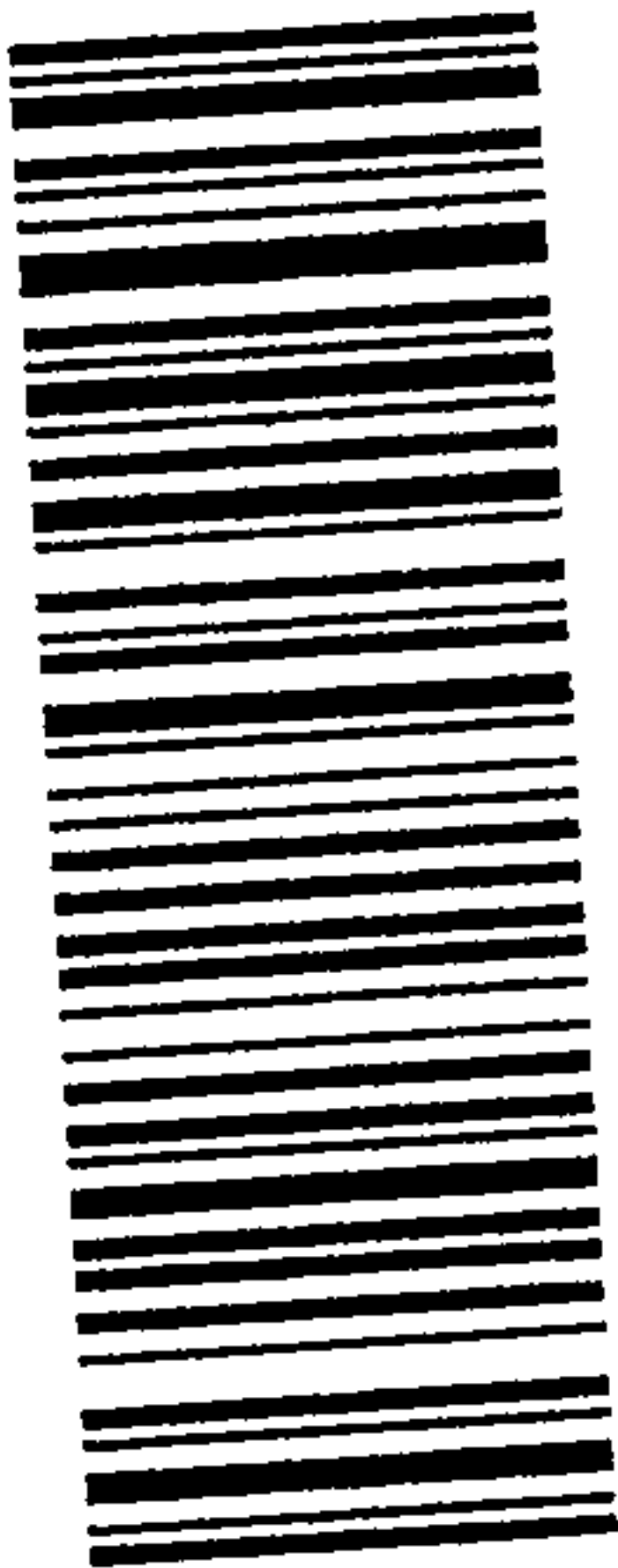


Bernadette Mares

/bm

Enclosure

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



7001 2510 0009 4672 2954  
7001 2510 0009 4672 2954

**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	\$

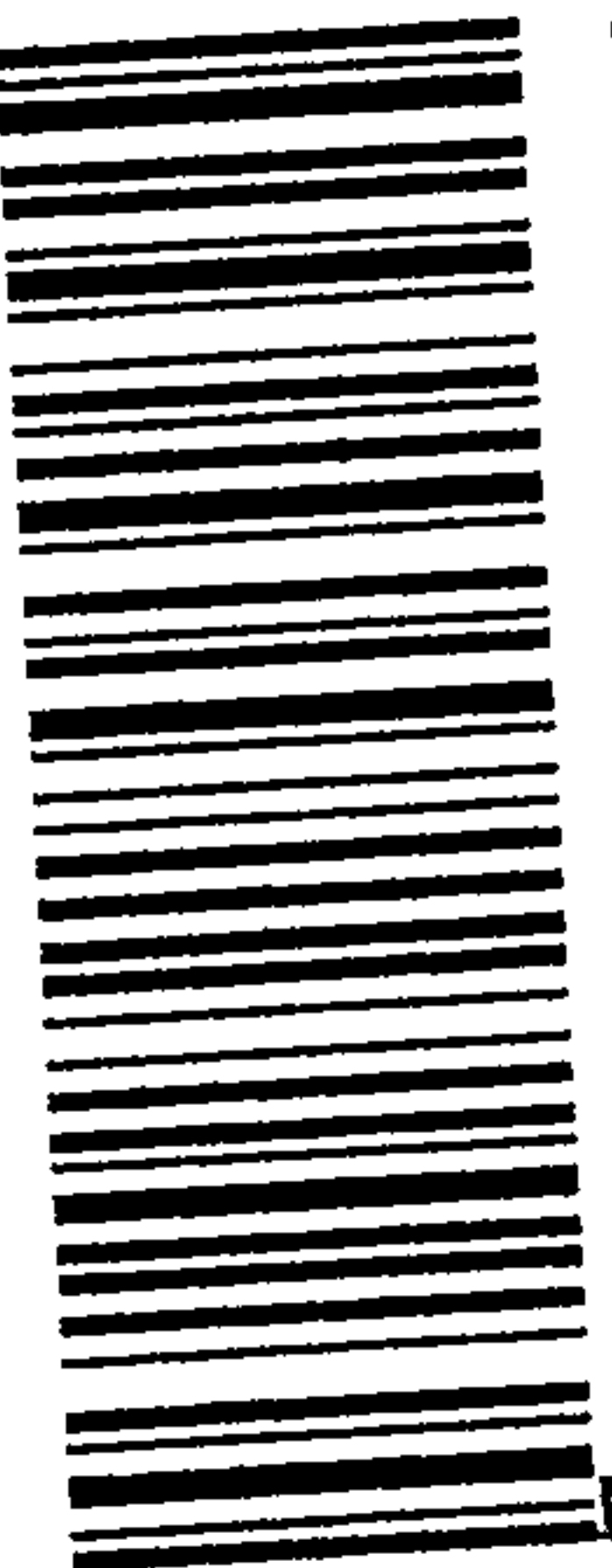
A02031

Postmark Here

Sent To: Robert Mc Cannon  
Street, Apt. No., or PO Box No. 3808 E Tesoro Escondido  
City, State, ZIP+4 Alb 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 2510 0009 4672 2961  
7001 2510 0009 4672 2961

**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	\$

A02031

Postmark Here

Sent To: Mr 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



# CITY OF ALBUQUERQUE

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

APPLICANT: KB Home of New Mexico

Date of Request: 9-27

Zone Atlas Page(s): G9, G10, H9, H10

Legal Description -see attached

Current Zoning: SU-1/RD

Lot or Tract # \_\_\_\_\_

Block# \_\_\_\_\_

Parcel Size (acres/sq.ft.) N/A

Subdivision Name \_\_\_\_\_

### REQUESTED CITY ACTION(S):

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

### PROPOSED DEVELOPMENT:

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

### GENERAL DESCRIPTION OF ACTION:

# of Units - 169 New Lots (residential)  
 Building Size - \_\_\_\_\_ (sq.ft.)

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

Applicant or Representative: *Margie DeSto* Date: 10-14-02  
 (To be signed upon completion of processing by Traffic Engineer and Environmental Health)

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

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

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

Notes: WESTRIDGE SUBDIVISION TIS

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

*Tony Loh* 10-14-02  
 TRAFFIC ENGINEER DATE

AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED: Yes ( ) No (✓) Borderline ( )

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

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

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

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

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

TIS	- SUBMITTED	<u>5</u> / <u>31</u> / <u>02</u>	<u><i>Tony Loh</i></u>	<u>10-14-02</u>
	- FINALIZED	___ / ___ / ___	TRAFFIC ENGINEER	DATE
AQIA	- SUBMITTED	___ / ___ / ___	N/A	_____
	- FINALIZED	___ / ___ / ___	ENVIRONMENTAL HEALTH	DATE

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

P.O. Box 90606 ❖ Albuquerque, NM 87199  
 (505) 828-2200 ❖ (505) 797-9539 fax  
 e-mail: dmg@swcp.com

**LETTER OF TRANSMITTAL**

TO: Janet Stephens  
COA - DRB Chair  
One Stop

DATE: October 3, 2002  
West Ridge Development

We are sending:

Quantity	Date	Description
24		Preliminary Plat ✓
24		Site Plan for Subdivision ✓
24		Grading & Drainage Plan ✓
24		Original documents creating Public ROW/Access Easement ✓
6		Original documents creating PNM Easement ✓
6		Infrastructure List ✓
2		Conceptual Utility Master Plan
2		Vicinity Map ✓
1		Sidewalk Deferral Exhibit ✓
1		Letter Explaining request ✓
1		Form DRWS ✓
1		Transportation form <i>715-AQ1A</i> ✓
1		Copy Utility Availability Letter ✓
1		Copy of EPC Decision (Zone Changes to RD/SU-1) ✓
1		Copy of Neighborhood notices ✓
1		Review Fees ✓

Project Engineer James D. Hughes, PE

SIGNED:

*Bernadette Mares*  
 Bernadette Mares

**West Ridge DRB Fees**

1. Advertise / Notice x \$ 75 each =	\$ 75.00
Major Subdivision base fee	565.00
• 170 lots x \$ 15.00 ea	\$ 2,550.00
• 15 intersection \$ 95.00 ea	\$ 1,425.00
Sub-total	\$ 4,615.00
Sub-total Major Subdivision (Maximum Fee)	\$ 3,500.00 ✓
Vacations	\$ 300.00
• Right of Way 1 @ \$ 300.00 ea	
• PNM easement 2 @ \$ 45.00 ea	\$ 90.00
Sub-total for Vacations	\$ 390.00
Site Plan for Subdivision	\$ 385.00
<b>Total</b>	<b>\$ 4,350.00</b>

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

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

### PAID RECEIPT

**APPLICANT NAME** KB HOMES NEW MEXICO  
**AGENT** MARK GOODWIN & ASSOC. PA.  
**ADDRESS** 8916 Adams, ST. NE, ALBU, 87199  
**PROJECT NO.** 1001932  
02DRB-01578-81, 83 & 84  
**APPLICATION NO.** \_\_\_\_\_

\$ 4275 441006 / 4983000 (DRB Cases)  
\$ \_\_\_\_\_ 441006 / 4971000 (EPC & AA / LUCC / Appeals)  
\$ 75 441018 / 4971000 (Notification)

\$435000 Total amount due

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

# KBHOME

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

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

## NO. 06340934

09 74579

VENDOR  
512209

DATE  
10/11/02

AMOUNT  
\$\*\*\*\*\*4,350.00

**PAY** FOUR THOUSAND THREE HUNDRED FIFTY AND 00/100 \*\*\*\*\*

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

VOID IF NOT CASHED IN 60 DAYS  
City of Albuquerque  
Treasury Division

10/15/2002

X RECEIPT

ACCOUNT

Activity

Trans Amt

Misc

7 /

Thank You

7/1/02

\$4,350.00

\$4,275.00

TRSCCS

SEE ENDORSEMENT AREA ON BACK FOR U.S. PATENT 5538290 5075508-5611183 /

# 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 October 29<sup>th</sup> '02 To Nov. 13<sup>th</sup> 2002.

### 5. REMOVAL

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

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

Manigie Delto <sup>Mark Jordan +</sup> ASSOC. 10/15/02  
(Applicant or Agent) (Date)

I issued 3 signs for this application, 10-15-02, Baker  
VASER, OURAY & OLD OURAY FRONTAGES (Date) (Staff Member)



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

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

December 22, 2002

Ms. Sharen Matson  
DRB Chair  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

**Re: West Ridge Subdivision Project # 1001932**

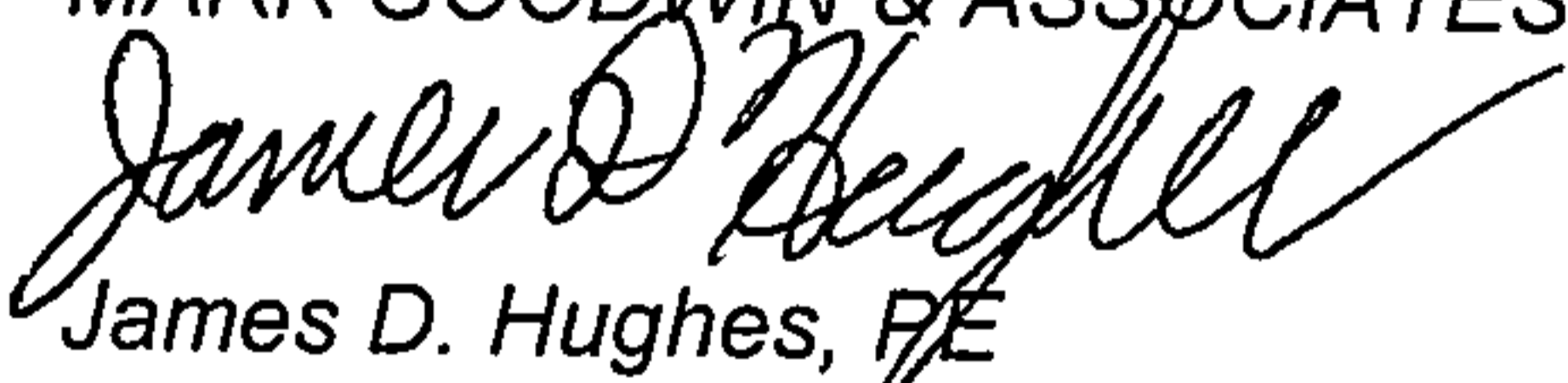
Attached please find the revised Grading Plan, Preliminary Plat, Infrastructure List and Site Plan for Subdivision and conceptual Utility Plan.

The grading plan revision includes raising all elevations 0.7' to balance earthwork, revising the pond to include 3:1 side slopes, a 15.7' landscape buffer, and a new outfall pipe in Twin Oaks Drive North to Ourary Rd. instead of east to the private drainage easement. The typical lot grading detail was changed to allow common swales in the side yards. Private side yard drainage easement were added both to the preliminary plat and grading plan. The pond outfall was also changed on the Infrastructure list. A. Public water, sanitary sewer and pedestrian access easement was added in the south west corner of the site for connection to Unser, on the Grading Plan, Preliminary Plat and Site Plan. Eight pads and lots were also modified on those three plans to eliminate non-standard setbacks. The landscape buffers and extra rear yard setbacks are now shown on the Site Plan and Plat. A 1 1/2" AC surface was added to the Unser Trail on the infrastructure list, and the open space note was changed on the site plan. Easement and vacation are now more clearly shown on the plat.

Please call if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

  
James D. Hughes, PE  
Senior Engineer

JDH/bm

xc: Fred Ambrogi — Westland Development  
Greg Breedlove — KB Home of New Mexico



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

January 3, 2003

Mr. Bob Paulsen  
Principal Planner  
City of Albuquerque Planning Department  
P.O. Box 1293  
Albuquerque, NM 87102

**Re: Project 1001932 / Tracts A-1 and SE Portion of Tracts B-1, El Rancho Atrisco, Phase II and Lands of Plains Electric (REC filed on 9-14-64, D-756, Pg. 258)**

Dear Mr. Paulsen:

Please accept my apology for failing to adequately inform DRB members of the history and conditions imposed by EPC related to this application.

As reported in your memo to me from November 6, 2002, the EPC approved a zone change to SU-1 for R-D(6-10 du/ac) with the condition that a site plan for subdivision be delegated to DRB for final approval and sign-off. The site plan now presented has been modified to reflect what was presented to the EPC on Exhibit "A," which is attached hereto.

The intent of Exhibit "A" was to show minimum allowable setbacks from the overhead power lines to dwellings and to depict locations of landscape buffers proposed between the lines and dwellings. The width of the road on the exhibit (now called Twin Oaks Road) between the closest dwellings and the most westerly power line has been slightly expanded from the width displayed on Exhibit "A" in order to conform with the city's minimum stub street criteria.

This letter, the attached Exhibit "A," and the site development plan for subdivision demonstrate how EPC's condition of approval has been addressed with this request for final sign-off.

Please contact me if I can be of further assistance.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

John M. MacKenzie, PE  
Vice President

JMM/bm

xc: DRB Members

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

FIGURE 12

Date Submitted: 12-23-02

Date Site Plan Approved: \_\_\_\_\_

**INFRASTRUCTURE LIST**

Date Preliminary Plat Approved: \_\_\_\_\_

Date Preliminary Plat Expires: \_\_\_\_\_

EXHIBIT "A"

DRB Project No.: 1001932

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DRB Application No.: \_\_\_\_\_

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

**WEST RIDGE SUBDIVISION**

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

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
		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 <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> 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 <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> west side only	Twin Oaks Dr.(Stub)	Burkett Ave.	End of Stub	/	/	/
		28' FF	Res Pvmt, Roll C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> Both Sides	Brady Rd.	Twin Oaks Dr.	Angel Dr.	/	/	/
		28' FF	Res Pvmt, Roll C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> Both Sides	Angel Dr.	Brady Rd.	Austin Ave.	/	/	/



SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		24' FF	<b>PAVING CONT.</b> Res Pvmt, Roll C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> West Side Only	Angel Dr. (Stub)	Austin Ave.	End of Stub	/	/	/
		28' FF	Res Pvmt, Roll C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> Both Sides	Burkett Ave.	Twin Oaks Dr.	Angel Ave.	/	/	/
		28' FF	Res Pvmt, Roll C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> Both Sides	Bixby St.	Burkett Ave.	Austin Ave.	/	/	/
		26' FF	Res Pvmt, Roll C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> Both Sides	Woodhill Dr.	Burkett Ave.	Austin Ave.	/	/	/
		26' FF	Res Pvmt, Roll C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> Both Sides	Wexford St..	Austin Ave.	Kyle Rd.	/	/	/
		26' FF	Res Pvmt, Roll C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> Both Sides	Austin Ave.	Bixby St.	Angel Dr.	/	/	/
		26' FF	Res Pvmt, Roll C&G <sup>(1)</sup> , and 4' Sidewalk <sup>(2)</sup> West Side Only	Kyle Rd.	Woodhill Dr.	Angel Dr.	/	/	/
		12'	Lt. Turn Ln & Median Break	Ouray Rd.	At Twin Oaks Dr.		/	/	/
		Per Design	Residential Street Lights				/	/	/
			<b>WATER</b>						
		6"	Water line	Kyle Rd.	Woodhill Dr.	Angel Dr.	/	/	/
		6"	Water line	Austin Ave.	Bixby St.	Angel Dr.	/	/	/
		6"	Water line	Wexford St..	Austin Ave.	Kyle Rd.	/	/	/
		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.	/	/	/

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"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Size	Type of Improvement	Location	From	To
	<b>Water</b>			
6"	Water line	Angel Dr.	Brady Rd.	Old Ouray Rd.
8"	Water line	Old Ouray Rd.	Unser Blvd	Angel Dr.
8"	Water line	Brady Rd.	Twin Oaks Dr.	Angel Dr.
4"	Water line	Twin Oaks Dr.(Stub)	Burkett Ave.	End of Stub
8"	Water line	Twin Oaks Dr.	Brady Rd.	Burkett Ave.
10"	Water line	Twin Oaks Dr.	Brady Rd.	Ouray Rd.
	<b>SANITARY SEWER</b>			
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.	Burkett Ave.	Austin Ave.
8"	Sanitary sewer	Bixby St.	Burkett Ave.	Austin Ave.
8"	Sanitary sewer	Burkett Ave.	Twin Oaks Dr.	Angel Dr.
8"	Sanitary sewer	Angel Dr.	Brady Rd.	End of Stub
8"	Sanitary sewer	Brady Rd.	Twin Oaks Dr.	Angel Dr.
8"	Sanitary sewer	Twin Oaks Dr.	Ouray Rd.	End of Stub

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

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"/>

Size	Type of Improvement	Location	From	To
	<b>STORM SEWER</b>			
2.0 ac-ft	Public Detention Pond	Tract E		
18"-24"	Storm Sewer	Burkett Ave.	Woodhill Dr.	Tract E
18"-24"	Storm Sewer	Twin Oaks Dr.	Tract E	Ouray Rd.

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

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

**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

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



NAME (print)	DRB CHAIR - date	PARKS & GENERAL SERVICES - date
FIRM	TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
SIGNATURE - date	UTILITY DEVELOPMENT - date	_____ - date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____	CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS
-----------------------------------

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

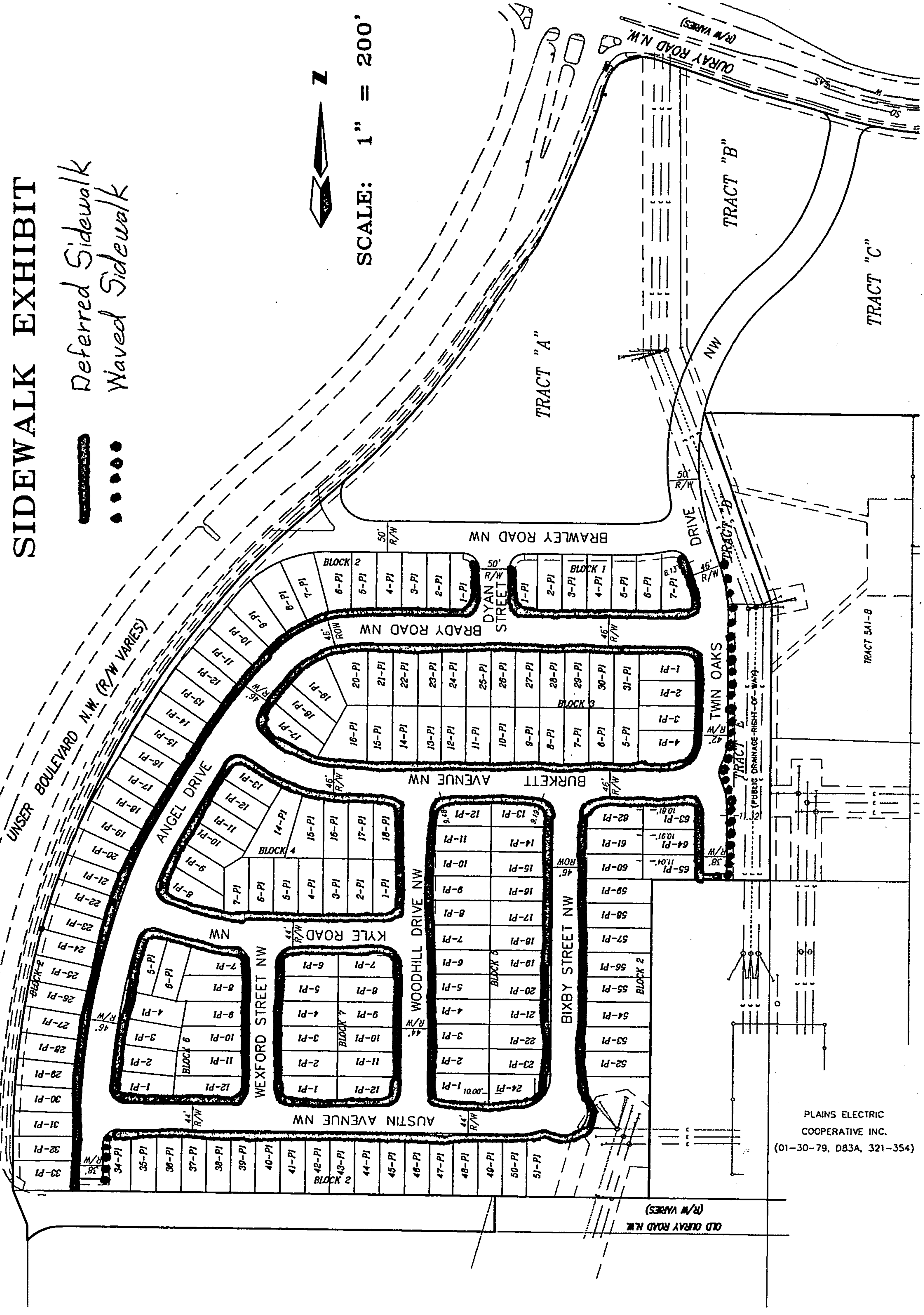
# WEST RIDGE SUBDIVISION

## SIDEWALK EXHIBIT

-  Referred Sidewalk
-  Waved Sidewalk



SCALE: 1" = 200'



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

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

P.O. Box 90606 ❖ Albuquerque, NM 87199  
(505) 828-2200 ❖ (505) 797-9539 fax  
e-mail: dmg@swcp.com

**LETTER OF TRANSMITTAL**

TO: Roger Green  
Brad Bingham  
(Sharon Matson  
Richard Dourte  
Christina Sandoval

DATE: January 6, 2003  
West Ridge Subdivision  
Project # 1001932

We are sending:

Item #	Date	Description
1		Letter explaining responds to comments
2		Infrastructure List (with markups to Roger & Richard)
3		Preliminary Plat (Vacation shown on sheet 2)
4		Grading Plan
5		Master Utility Plan
6		Site Plan
7		Copy of Site Plan Letter to Bob Paulson
8		Sidewalk Deferral Exhibit
9.		Sharon's Plat Markup

xc:

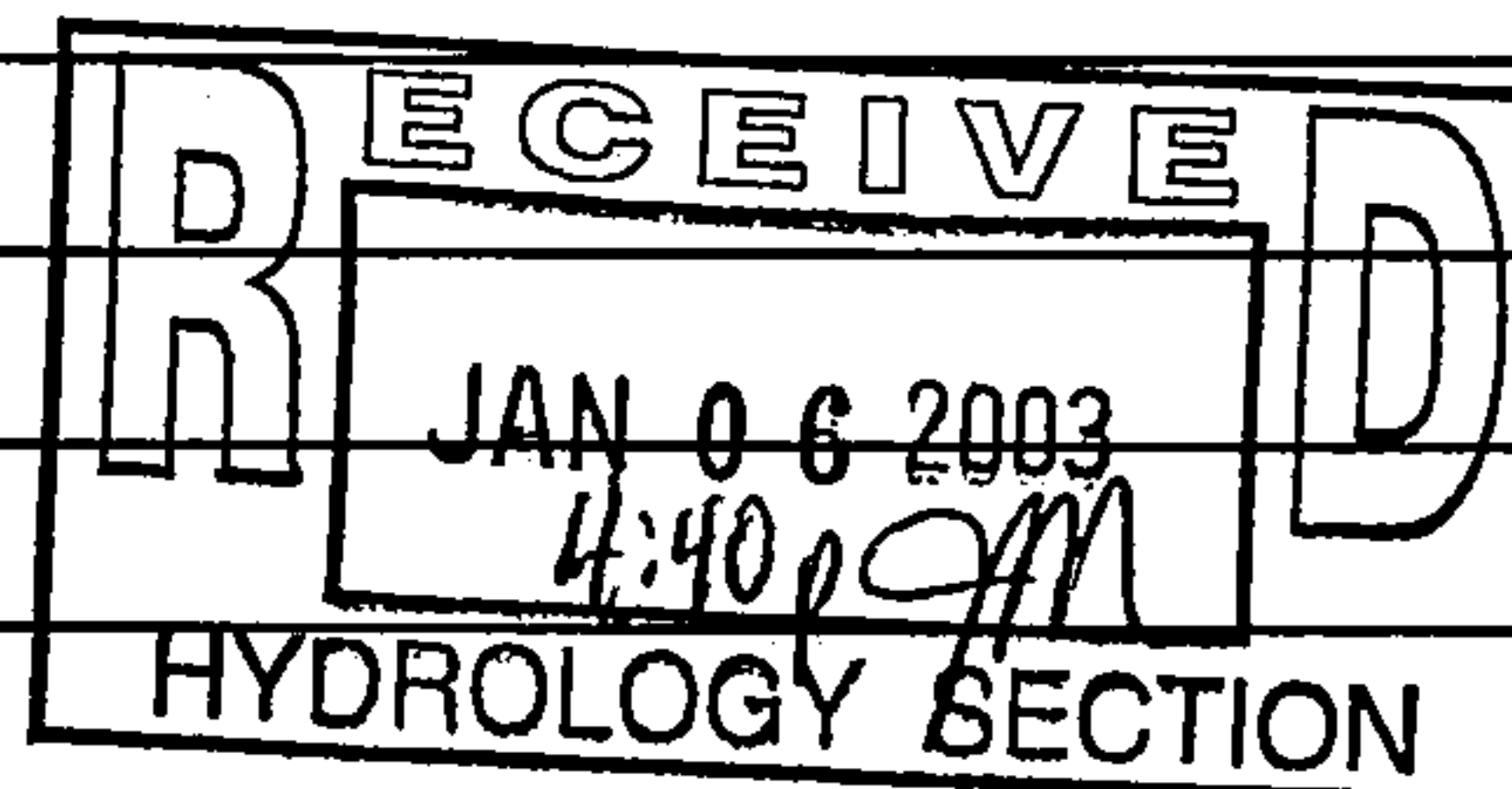
Greg Breedlove - K B Homes

Leroy Chavez— Westland

John Myers — Myers, Oliver & Price

John Davidson — Metro Commercial Realty

Project Engineer James D. Hughes, PE



SIGNED: *[Signature]*

797-9539

**Planning Department****Development Services Division****Memorandum**

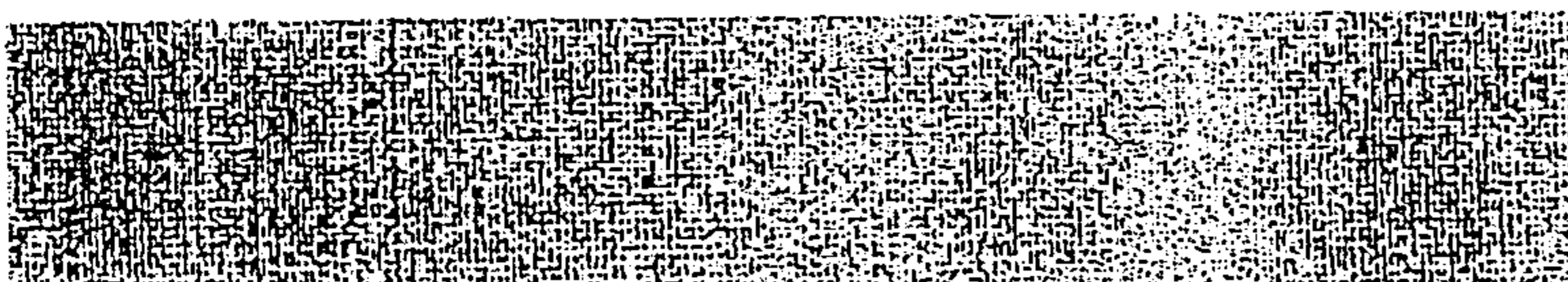
**To:** Roger Green, Acting DRB Chair  
**From:** Bob Paulsen, Principal Planner *BP*  
**Date:** 11/06/2002  
**Re:** Project 1001932, KB Homes Site Dev. Plan for Subdivision

---

At the EPC public hearing at which the zoning for this property (SU-1 for RD) was approved, Planning Department staff successfully advocated that the typically required site plan for building permit for this development proposal was unnecessary. And further, staff recommended that a site development plan for subdivision could be delegated to the DRB for approval. This approval represents a significant savings in time and money to the applicant.

With the aforementioned in mind, I am concerned that the DRB submittal does not contain a letter from the applicant explaining the allowance for delegation, nor an explanation of how the submitted site plan for subdivision meets the conditions and the intent of the EPC. While such a letter is not technically required in this instance, such a letter is commonly required by the EPC for final sign-off on site development plans. A letter of this nature should have been submitted as a courtesy in this instance. Furthermore, "Exhibit A" as referenced in the EPC's Notice of Decision has not been included with the submittal. In the absence of the aforementioned information, I cannot support final sign-off.

Quite simply, written confirmation from the applicant is needed that demonstrates the intent of the EPC's zoning approval (including the condition imposed by the EPC) has been satisfied.





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

Date: August 16, 2002

## OFFICIAL NOTIFICATION OF DECISION

FILE: **Project 1001932**  
02EPC-00830 Zone Map Amendment  
02EPC-00831 Sector Plan Amendment

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

LEGAL DESCRIPTION: Request the above action(s) for all or a portion of Tract(s) A-1 and the SE portion of Tract B-1, El Rancho Atrisco, Phase II and Lands of Plains Electric (REC filed on 9-14-64, D-756, Pg. 258), a zone map amendment from SU-1 for IP, C-1 and Public Utilities to R-D, located on UNSER BLVD. NW, between OLD OURAY ROAD NW and OURAY ROAD NW, containing approximately 24 acre(s). (H-9 & 10) Loretta Naranjo Lopez, Staff Planner

On August 15, 2002 the Environmental Planning Commission voted to approve Project 1001932 / 02EPC-00830, a zone map amendment from SU-1 for IP, C-1 and Public Utilities to SU-1/R-D (6-10 du/acre), based on the following Findings and subject to the following Condition:

### FINDINGS:

1. This is a request for a zone map amendment from SU-1 for IP, C-1, Public Utilities zoning to SU-1/R-D (6-10 du/ac) zoning for Tracts A-1 and SE Portion of Tract B-1, El Rancho Atrisco, Phase II and Lands of Plains Electric (REC filed on 9-14-64, D-756, Pg. 258), located east of Unser Boulevard between Old Ouray Road and Ouray Road, containing approximately 24-acres.
2. At the August 15, 2002 EPC Hearing, the applicant amended their request from R-D (6-10 du/acre) to SU-1 for R-D (6-10 du/acre). This amended request does not require readvertisement, as this SU-1 zoning designation is more restrictive than R-D zoning.
3. The site is within the Albuquerque Bernalillo County Comprehensive Plan, Developing Urban Area, the West Side Strategic Plan and partially within the El Rancho Atrisco Sector Development Plan, Phase II.
4. The request is in conformance with the Albuquerque/Bernalillo County Comprehensive Plan, Developing Urban Areas, which allow a full range of urban land uses and states that the location, intensity and design of new development shall respect existing neighborhood values and resources and where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured. (Comprehensive Plan, Policy e)

**EPC OFFICIAL NOTIFICATION OF DECISION**

**Project 1001932 / 02EPC-00830 and 02EPC-00831**

**August 16, 2002**

**Page 2**

5. The request is in conformance with the West Side Strategic Plan because the change of zone to R-D will develop the West Side Community with areas of higher density in the Community Core Areas and Village Centers and surround these areas with lower density. The rezoning to R-D is consistent with the West Side Strategic Plan, Policy 1.1.
6. The request is justified under Resolution 270-1980, D (3) as a change that would be more advantageous to the community as articulated in the Comprehensive Plan, Developing Urban Area (Policy d) by providing intensity and design of new development that shall respect existing neighborhood values and by providing new growth through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.
7. The request is justified under Resolution 270-1980, D (2), changed neighborhood conditions. The changed neighborhood condition is that the 15-acre portion of the property that was zoned for Public Utilities is not needed for that use. The SU-1 for R-D provides maximum available flexibility to meet future market conditions and development needs.
8. The subject property is not within a community or neighborhood center as identified in the West Side Strategic Plan.
9. Albuquerque Public Schools states this request will result in additional loads on schools, which are now operating at virtually full capacity. All planned additions to existing educational facilities are contingent upon taxpayer approval. This region's growth has outpaced the district's ability to construct new schools. As schools become overcrowded, boundary changes, alternative schedules, transportation to less crowded schools, and/or combinations of the above strategies may be employed to relieve schools with a large and/or increasing number of students.
10. The amendment to the El Rancho Atrisco Phase II Sector Development Plan is justified based on changed conditions. The changed conditions are that the 15-acre portion of the property that was zoned for Public Utilities will not be used in that manner.
11. Distance is the best buffer to reduce electromagnetic field (EMF) levels. Appropriate uses for setback areas between electric transmission facilities and homes include open space, landscaping and access roadways.
12. Approval of a site development plan for building permit is not required. The concerns of the EPC can be addressed with a site development plan for subdivision, approved by the DRB.
13. There is neighborhood support for this project.

**CONDITION:**

1. A site development plan for subdivision shall be submitted to the DRB for approval within 6 months of this approval. The site plan shall be consistent with Exhibit A, which shows the roadway alignments, & landscape buffers adjacent to the public utility facilities.
-



**EPC OFFICIAL NOTIFICATION OF DECISION**

**Project 1001932 / 02EPC-00830 and 02EPC-00831**

**August 16, 2002**

**Page 3**

On August 15, 2002 the Environmental Planning Commission voted to approve Project 1001932 / 02EPC-00831, an amendment to the El Rancho Atrisco Phase II Sector Development Plan, based on the following Findings:

**FINDINGS:**

1. This is a request for an amendment to a 9-acre portion of the El Rancho Atrisco Phase II Sector Development Plan to change the land use designation from SU-1 for IP and SU-1 for C-1 to SU-1/R-D (6-10 du/ac) for Tracts A-1 and the SE Portion of Tract B-1, El Rancho Atrisco Sector Development Plan, Phase II and Lands of Plains Electric (REC filed on 9-14-64, D756, page 258.)
2. The request furthers the West Side Strategic Plan, Goal 10, "The Plan should create a framework to building a community where its citizens can live, work, shop, play and learn together while protecting the unique quality of life and natural cultural resources of West Side residents." (WSSP, page 18)
3. The request shall further the West Side Strategic Plan, Policy 3.23: Proposals for new development and rezoning in this area should be carefully analyzed to avoid negative impacts on the National Monument and other surrounding properties. Review of proposed projects should consider the design and site layout implications of any new development on surrounding properties. (WSSP, page 62)
4. The amendment to the El Rancho Atrisco Phase II Sector Development Plan is justified based on changed conditions. The changed conditions are that the 15-acre portion of the property that was zoned for Public Utilities will not be used in that manner.

**IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY AUGUST 30, 2002 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.**

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

**EPC OFFICIAL NOTIFICATION OF DECISION**

**Project 1001932 / 02EPC-00830 and 02EPC-00831**

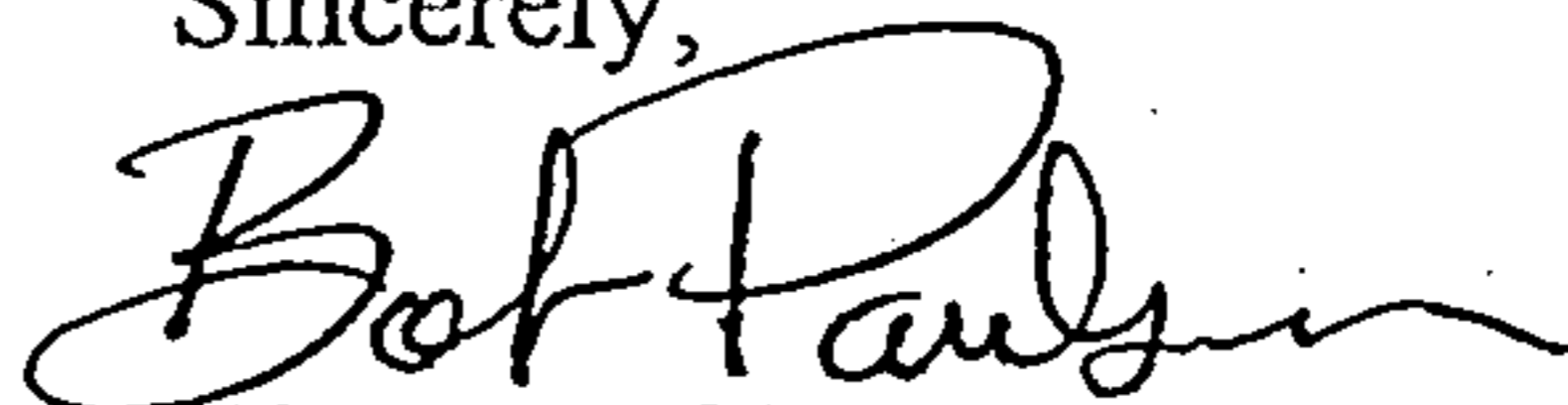
**August 16, 2002**

**Page 4**

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

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

Sincerely,

  
FOR Victor J. Chavez  
Planning Director

VJCLNL/nat

cc: Mark Goodwin & Assoc. PA, 8916 Adams NE, Albuquerque, NM 87199  
Robert McCannon, Ladera West N.A., 2808 El Tesoro Escondido NW, Albuquerque, NM 87120  
Barry King, Ladera West N.A., 3808 Todos Santos NW, Albuquerque, NM 87120

EXHIBIT A

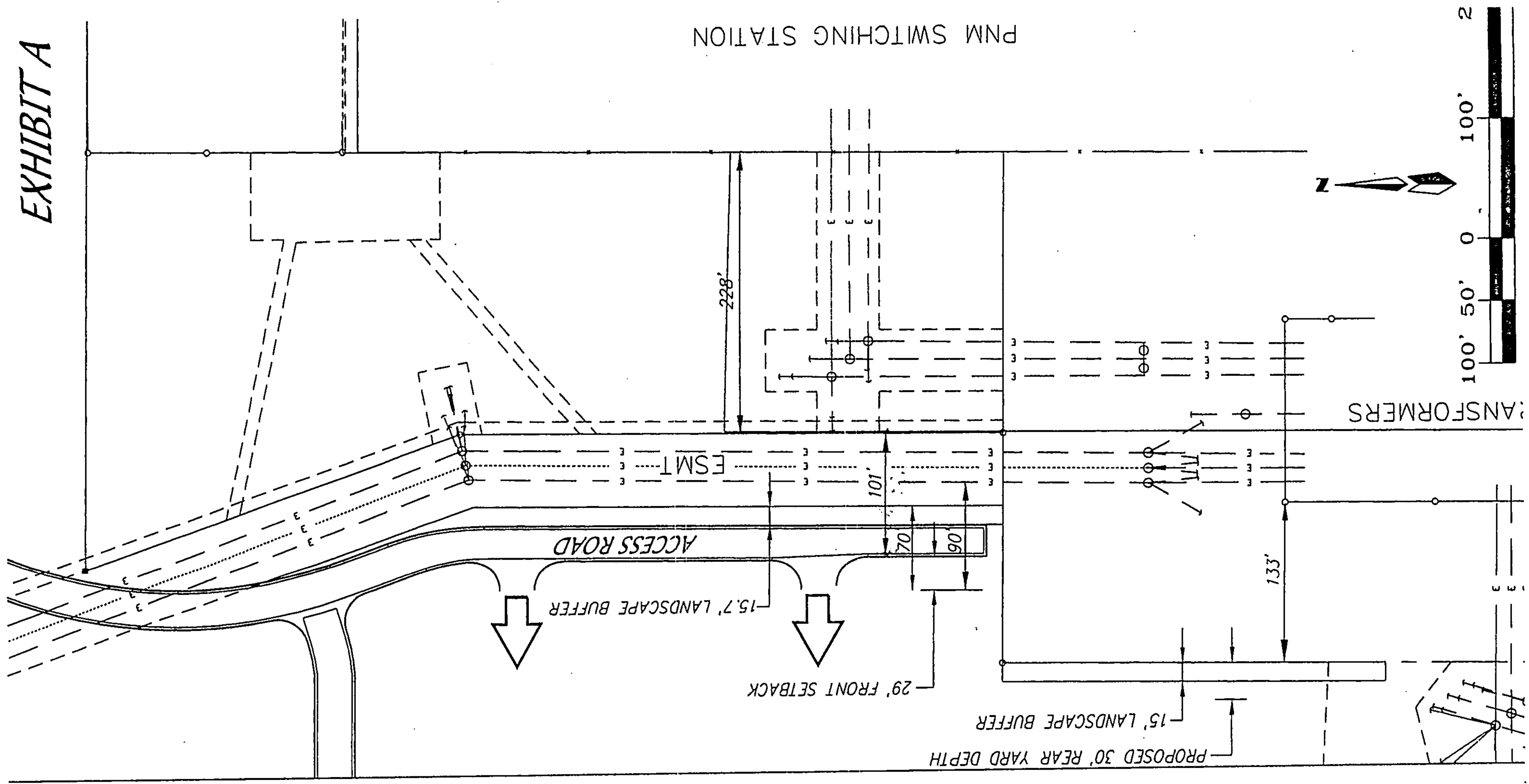
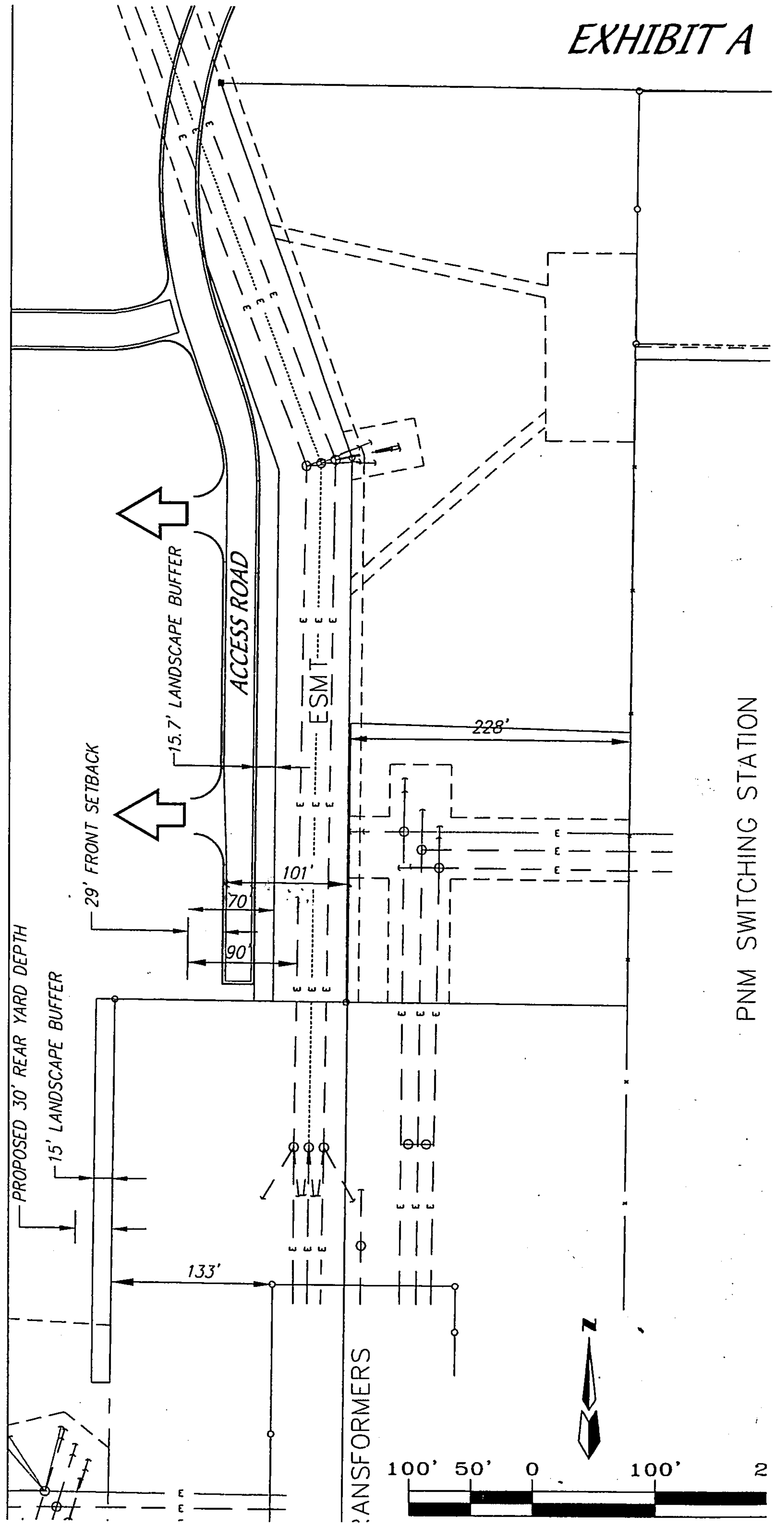
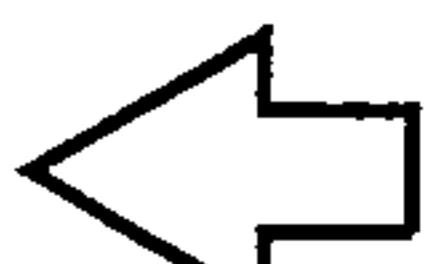
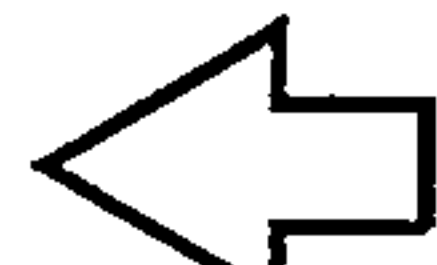


EXHIBIT A



PNM SWITCHING STATION

TRANSFORMERS



UNIT 100 OF TRACTS ALLOTTED FROM  
**TOWN OF ATRISCO GRANT**  
 IN SCHOOL DISTRICT 28  
 BERNALILLO COUNTY, NEW-MEXICO  
 SCALE: 1 INCH = 500'

ROSS-BEYER ENGINEERING OFFICE JAN-1955 ER-EBJUR.

State of New Mexico  
 County of Bernalillo  
 This instrument is the act of  
 of the Board of Trustees  
 of the Town of Atrisco Grant  
 and I, *Antonio Herrera*, Secretary

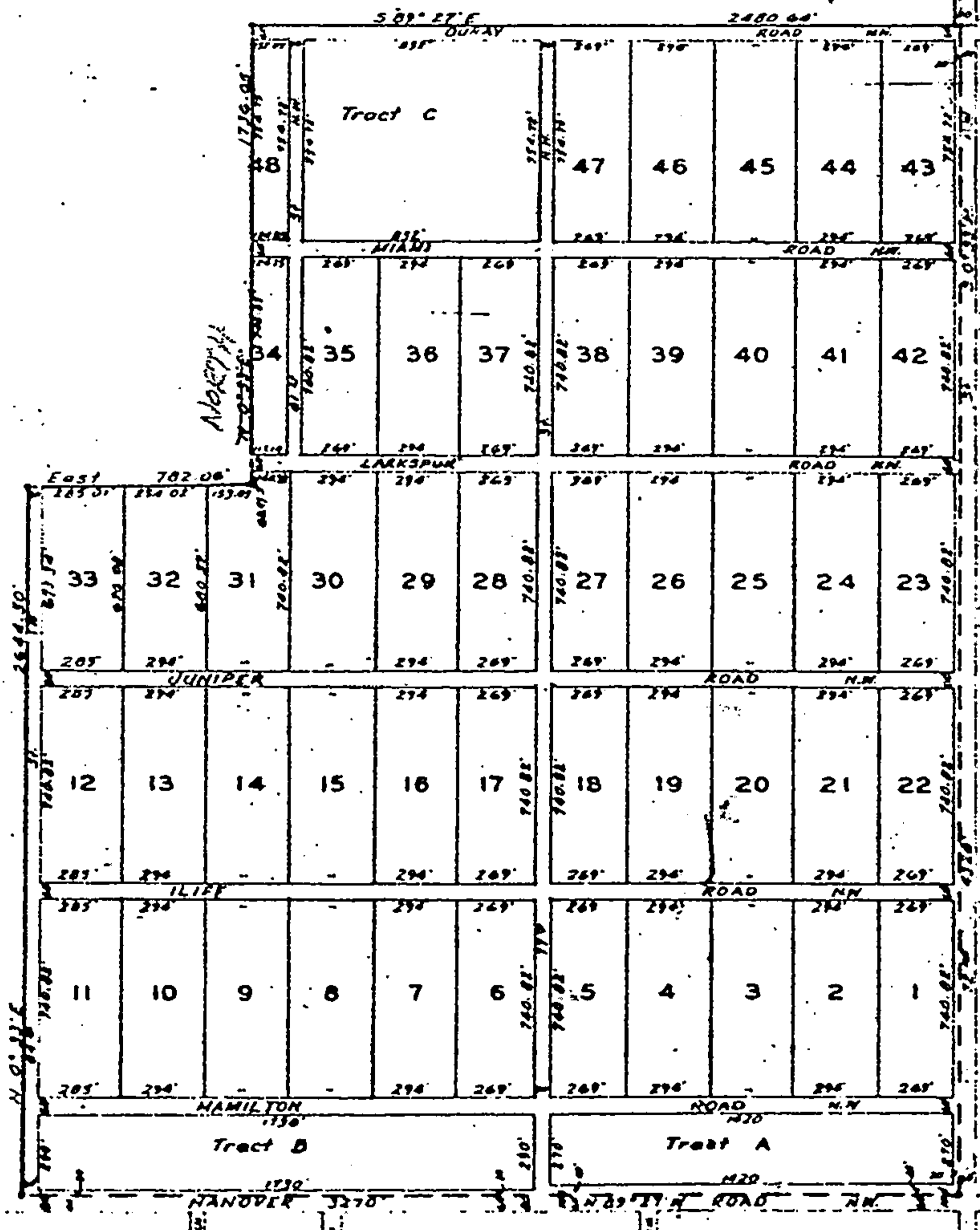
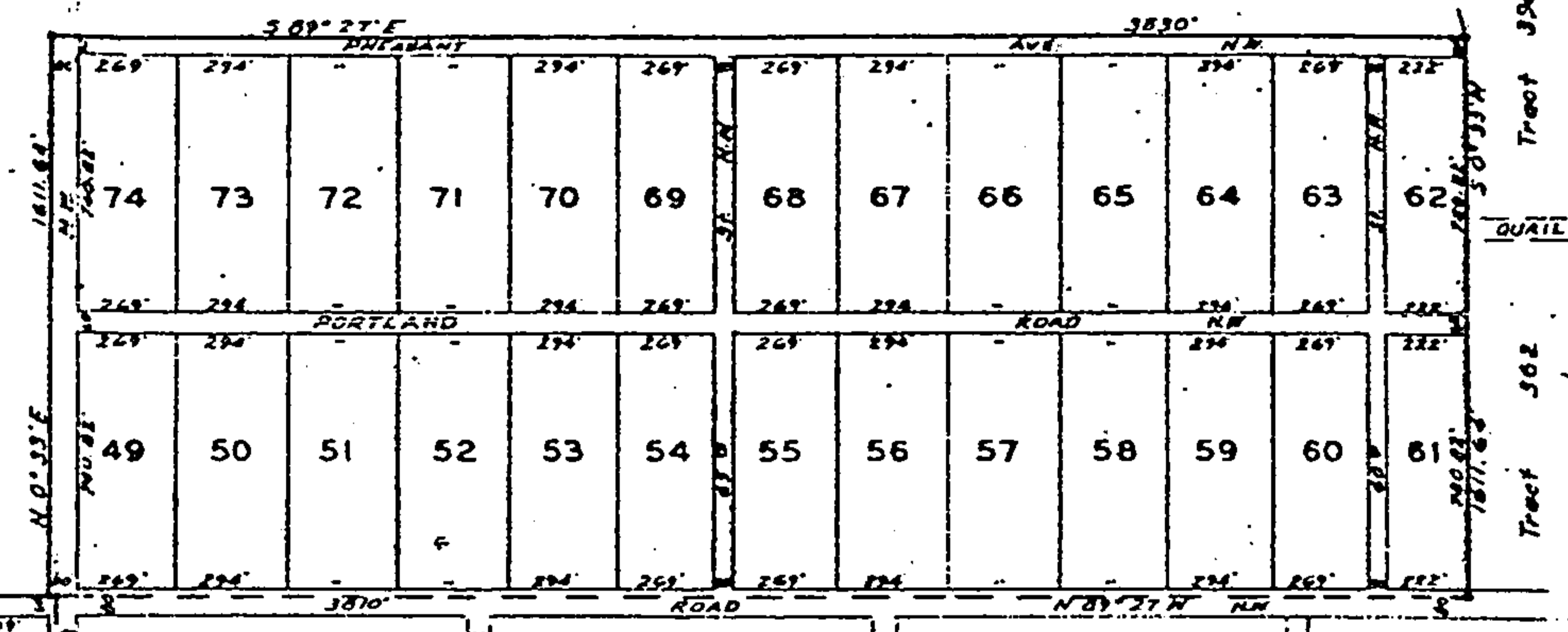
OLD OURAY RD.

To One-Mile Corner on  
 North Boundary of  
 Town of Atrisco Grant

CERTIFICATE OF COUNTY CLERK

I,                      COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, HEREBY CERTIFY THAT THE MAP OF UNIT 100 OF TRACTS ALLOTTED FROM TOWN OF ATRISCO GRANT, UPON WHICH THIS CERTIFICATE APPEARS, WAS FILED FOR RECORD IN MY OFFICE ON THE 22ND DAY OF MARCH, 1955, PURSUANT TO AN ORDER ISSUED BY THE HONORABLE RAY DRAGON ARLIDGE, JUDGE OF THE DISTRICT COURT OF THE SECOND JUDICIAL DISTRICT OF NEW MEXICO, ON THE 15TH DAY OF DECEMBER, 1954, WHICH ORDER READS (IN PART) AS FOLLOWS: "IT IS FURTHER ORDERED, ADJUDGED AND DECREED THAT THE PLAN OF UNIT 100 OF TOWN OF ATRISCO GRANT, PREPARED BY ROSS-BEYER ENGINEERING OFFICE JULY, 1954, ---, BE AND THE SAME BE HEREBY ORDERED FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, AND THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, IS HEREBY ORDERED TO RECEIVE AND FILE SAME IN HIS OFFICE." (SIGNED: RAY DRAGON ARLIDGE DISTRICT JUDGE)

\_\_\_\_\_  
 COUNTY CLERK  
 \_\_\_\_\_  
 DEPUTY



ATRISCO GRANT ALLOTMENTS UNIT N° 0

DEDICATION

TOWN OF ATRISCO, A CORPORATION, WITHOUT RECOURSE AND WITHOUT REPRESENTATION OR WARRANTY AS TO THE ACCURACY OF THE FOREGOING MAP OR ANY OF THE TRACT LINES OR DIMENSIONS THEREON, HEREBY DEDICATES THE ROADS, STREETS, DRIVEWAYS, AVENUES AND AREA-WAYS SHOWN THEREON AS THOROUGHFARES FOR PUBLIC USE, WITHIN THE BOUNDARIES INDICATED THEREON AND DESCRIBED BY SURVEY AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER, A POINT ON THE WESTERN BOUNDARY OF PROPERTY DESIGNATED AS TRACT 390 IN UNIT NO. 100 ON SHEET ONE OF "PLAN SHOWING A PORTION OF TRACTS ALLOTTED FROM TOWN OF ATRISCO GRANT" FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON THE FIFTH DAY OF DECEMBER, 1944; FROM SAID BEGINNING-CORNER N 25° 00' 00" W, 3048.06 FEET DISTANT;  
 BEGINNING FROM SAID BEGINNING-POINT S 0° 33' 00" W, ALONG THE WESTERN LINE OF SAID TRACT 390 AND ALONG THE WESTERN LINE OF TRACT 392 IN SAID UNIT NO. 100, 1411.64 FEET;  
 THENCE S 80° 27' 00" W, ALONG THE PRESENT NORTHERLY LINE OF COUNTY ROAD 12, 3810 FEET;  
 THENCE S 60° 33' 00" W, ALONG THE PRESENT WESTERN LINE OF 72ND STREET 2ND, 4222 FEET TO THE SOUTHWEST CORNER;  
 THENCE S 80° 27' 00" W, ALONG THE PRESENT NORTHERLY LINE OF HANOVER ROAD 2ND, 3270 FEET TO THE SOUTHWEST CORNER;  
 THENCE S 60° 33' 00" W, 2644.20 FEET;  
 THENCE WEST, 702.06 FEET;  
 THENCE N 80° 27' 00" W, 1736.05 FEET TO THE NORTHEAST CORNER;  
 THENCE S 80° 27' 00" W, 2480.64 FEET;  
 THENCE S 60° 33' 00" W, 1411.64 FEET;  
 THENCE S 80° 27' 00" W, 3030 FEET TO THE PLACE OF BEGINNING;

INCLUDING TRACTS 1 TO 74, INCLUSIVE, AND TRACTS A, B AND C, OF UNIT 100 OF TRACTS ALLOTTED FROM TOWN OF ATRISCO GRANT.

TOWN OF ATRISCO GRANT, INC.,  
*Antonio Herrera*  
 SECRETARY

STATE OF NEW MEXICO, }  
 COUNTY OF BERNALILLO, } ss.  
 ON THIS 22ND DAY OF MARCH, 1955, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED ANTONIO HERRERA WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS PRESIDENT OF THE BOARD OF TRUSTEES OF TOWN OF ATRISCO, INC., A CORPORATION ORGANIZED UNDER THE LAWS OF THE STATE OF NEW MEXICO; THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF TRUSTEES; AND THE SAID ANTONIO HERRERA DID ACKNOWLEDGE SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.  
 IF WITNESSES WHEREOF I HAVE HERETO SET MY HAND AND SEAL, THE DAY AND YEAR LAST ABOVE WRITTEN.

*John H. Brunson*  
 NOTARY PUBLIC

MY COMMISSION EXPIRES MAY 12TH., 1958



ROW  
 219

#25

UNITED STATES DISTRICT COURT

Filed at Albuquerque  
Jan. 29, 1952  
W. D. BRYARS, CLERK

UNITED STATES OF AMERICA,  
PLAINTIFF  
v.  
201.92 acres of land, more or  
less, in Sandoval County, New  
Mexico; Town of Alamosa, a  
corporation, et al.,  
DEFENDANTS

CIVIL ACTION NO. 1115

Order for Delivery  
of Possession

This action coming on for hearing upon motion of plaintiff for an  
order for the surrender of possession of the property described in Exhibit  
"A" hereto attached and included in the description in the amended Complaint  
filed herein to plaintiff, and it appearing that plaintiff is entitled to  
possession of the said property.

It is this 29th day of January, 1952, adjudged  
that all defendants to this action and all persons in possession or control  
of the property described in Exhibit "A" hereto attached and included in the  
description in the amended Complaint filed herein shall surrender possession  
of the said property, to the extent of the estate being condemned, to plaintiff  
on or before February 1st, 1952; provided that a copy of this  
order shall be served upon all persons in possession or control of the said  
property forthwith.

WALTER A. HATCH  
UNITED STATES DISTRICT JUDGE

*[Handwritten signature]*

being that point of said two hundred and ten tenths (179.0) feet in  
 width and included between two parallel lines adjoining to the  
 property lines of the grant to be granted by said enactment and  
 measuring twenty five and no tenths (25.0) feet to the right and  
 one hundred seventy five and no tenths (175.0) feet to the left  
 and measured at right angles to a center line beginning at Station  
 3717/11.3, a point from which the southeast (SE) corner of lot  
 twenty six (26) Block nine (9) Original Townsite of Portland bears  
 north eighty six degrees thirty minutes east (N. 86°-30' E.) a  
 distance of six thousand four hundred eighty and nine tenths  
 (6,480.9) feet; thence north nine degrees fifteen minutes fifteen  
 seconds west (N. 9°-15'-15" W.) a distance of two thousand three  
 hundred forty and six tenths (2,340.6) feet to Station 3737/10.7;  
 thence north forty degrees forty two minutes fifteen seconds  
 east (N. 40°-44'-15" E.) a distance of ten thousand nine hundred  
 sixty one and one tenth (10,961.1) feet to Station 4077/33.0; thence  
 north sixty degrees thirty one minutes fifteen seconds east (N. 60°-  
 31'-15" E.) a distance of four thousand six hundred fifty five and  
 three tenths (4,655.3) feet to Station 4373/35.3; thence north  
 sixteen degrees forty nine minutes fifteen seconds east (N. 16°-  
 49'-15" E.) a distance of one thousand nine hundred forty two  
 and nine tenths (1,942.9) feet to Station 4213/33.2 being also  
 Station 4639/10.0 above; thence south eighty seven degrees thirty  
 one minutes fifteen seconds east (S. 87°-31'-15" E.) a distance  
 of forty one and four tenths (41.4) feet to Station 4077/33.0,  
 being a point on the west (W) boundary of the Albuquerque Sub-  
 station site thence the northern corner of lot three hundred and  
 seventy nine (379), unit number eight (8), Town of Ariano Grant,  
 bears south eighty five degrees twenty minutes east (S. 85°-20' E.)  
 a distance of two thousand six hundred seventy one and nine tenths  
 (2,671.9) feet, containing ninety two and twenty one hundredths  
 (92.21) acres, more or less.

EXHIBIT 40

State of New Mexico }  
 County of Bernalillo } ss  
 This instrument was filed for record on  
 8:34 FEB 5 - 1952 AD  
 At the office of the Recorder in Vol. 797  
 of records of said County Folio 8727  
*[Signature]* Deputy Clerk & Recorder  
 2-5-52

43300

9071994

EASEMENT AGREEMENT

FIRST AMERICAN TITLE COMPANY  
5300 SEQUOIA NW, SUITE 101  
ALBUQUERQUE, NEW MEXICO

3409-2

Sunset Plaza General Partnership and Westland Development Co., Inc. hereby execute this agreement in compliance with Article I of the Addendum to the Purchase Agreement between the parties dated August 23, 1990.

The parties agree as follows:

A. Sunset Plaza Partnership (SPP) will grant an easement to Westland or its successor owners of Tract B-1 for one 25 foot main access easement from Ouray Road through Tract 5A-1 to Tract B-1 generally to follow the alignment as identified on Exhibit "A" attached hereto and titled "Sunset Plaza Site Development Plan for Subdivision Purposes" being Sheet 2 of 3 dated 10/27/87".

B. SPP agrees to execute an easement to Westland Development Co., Inc. (Westland) or its successors for two (2) auxiliary access easements through the future parking area of Tract 5A-1 to be generally located in the front 1/3 of Tract "A". SPP agrees to execute any necessary documents to grant the said easements upon the request of Westland or any subsequent owner of Tract B-1 or part thereof to be not later than as stated in Section D below. The easement shall run with the land.

C. The cost of the main access easement would be shared on an equal basis by the owners of Tract B-1 and Tract 5A-1. If the owner of Tract 5A-1 wishes to construct a main access roadway of greater width than 25 feet and with a more substantial cross-section than 2 inches of asphalt base and 1 inch of asphalt surface, said owners of Tract 5A-1 shall be responsible for any

COPY OF THE ORIGINAL  
FIRST AMERICAN TITLE INSURANCE COMPANY  
BY: *[Signature]*



additional cost associated with the greater cross-section.

However, should the owners of tract B-1 require a wider road and a more substantial cross section due to their intended uses of Tract B-1 or the City of Albuquerque require that the access road from Ouray to Piedra Lumbre be a dedicated street, then the owners of B-1 and 5A-1 shall share the cost of this dedicated street on a prorated basis based on acreage.

The parties also agree that maintenance of all main access, auxiliary access and temporary access easements will be the individual responsibility of each of the respective owners of Tracts B-1 and Tract 5A-1 for those portions of the easements located on their respective properties. In the event that either Tract B-1 or 5A-1 develops prior to the other Tract, the owner of the other Tract shall cooperate with the owner of the developing Tract in identifying and constructing said 25 foot access or City of Albuquerque public street.

D. It is presently anticipated that both Tract B-1 and Tract 5A-1 can adequately obtain water, sewer and storm drainage without the requirement of easements across the other's property. However, in the event this proves impossible or impractical, the parties agree to cooperate with each other and be responsible for their share of the cost of such easements and utilities.

E. The parties will endeavor to diligently pursue the completion of the above described easements. The final location of the easements will be completed and the easements executed at such time as the final Development Plan for Tract 5A-1 is approved by the City of Albuquerque. If B-1 develops first SPP

or its successor agrees to grant the owner of B-1 temporary easements access across Tract 5A-1 in the approximate locations described above. The final location of the easements across 5A-1 will be set upon final approval of the Development Plan for Tract 5A-1.

DATED THIS 12 day of September, 1990 in Albuquerque, New Mexico.

SUNSET PLAZA PARTNERSHIP

By Keith Harvie  
Keith Harvie, General Partner, as Attorney in fact for  
Arthur S. Wershaw, managing partner  
WESTLAND DEVELOPMENT CO., INC.

By \_\_\_\_\_  
Barbara Page, President and  
Chief Executive Officer

ACKNOWLEDGMENT

STATE OF NEW MEXICO )  
                                  ) ss  
COUNTY OF BERNALILLO )

The foregoing instrument was acknowledged before me this  
12 day of September, 1990 by Keith Harvie \*  
the General Partner of Sunset Plaza General Partnership for  
and on its behalf. as attorney in fact for Arthur S. Wershaw,  
managing partner

\_\_\_\_\_  
Notary Public Mary B. Trujillo

My Commission Expires:  
7-20-94 ±

\*attorney in fact for Arthur S. Wershaw,  
Managing Partner



OFFICIAL SEAL  
MARY B. TRUJILLO  
NOTARY PUBLIC - STATE OF NEW MEXICO  
Notary Bond Filed With Secretary of State

My Commission Expires 7-20-94

or its successor agrees to grant the owner of B-1 temporary easements access across Tract 5A-1 in the approximate locations described above. The final location of the easements across 5A-1 will be set upon final approval of the Development Plan for Tract 5A-1.

DATED THIS 12 day of September, 1990 in Albuquerque, New Mexico.

SUNSET PLAZA PARTNERSHIP

By \_\_\_\_\_

WESTLAND DEVELOPMENT CO., INC.

By Barbara Page  
Barbara Page, President and  
Chief Executive Officer

ACKNOWLEDGMENT

STATE OF NEW MEXICO )  
  ) ss  
COUNTY OF BERNALILLO )

The foregoing instrument was acknowledged before me this 13th day of September, 1990 by Barbara Page, the President of Westland Development Co, Inc. for and on its behalf.

\_\_\_\_\_  
Notary Public

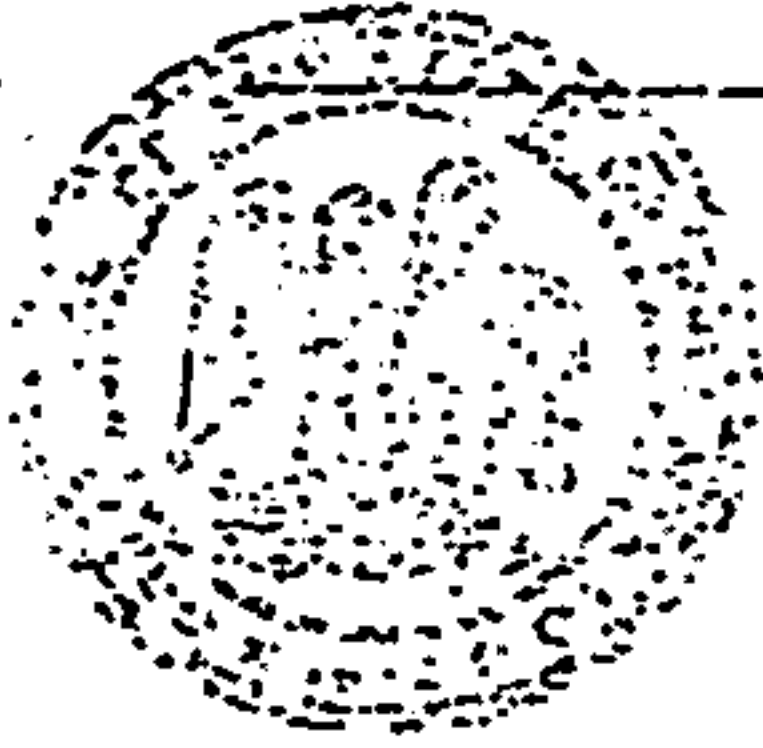
My Commission Expires:  
\_\_\_\_\_

STATE OF NEW MEXICO )  
 ) ss  
COUNTY OF BERNALILLO )

The foregoing instrument was acknowledged before me this 12 day of SEPTEMBER, 1990 by BARBARA PAGE, the PRESIDENT of WESTLAND DEVELOPMENT CO., for and on its behalf.

Linda J. Blair  
Notary Public

My Commission Expires:



OFFICIAL SEAL  
LINDA J. BLAIR  
NOTARY PUBLIC STATE OF NEW MEXICO  
Notary Bond Filed with Secretary of State  
My Commission Expires 8/5/93

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO  
FILED FOR RECORD

90 SEP 14 AM 10:23

BK BCR 90-25 PG 3409-3494  
GLADYS M. DAVIS  
CO CLERK & RECORDER

[Signature] DEPUTY

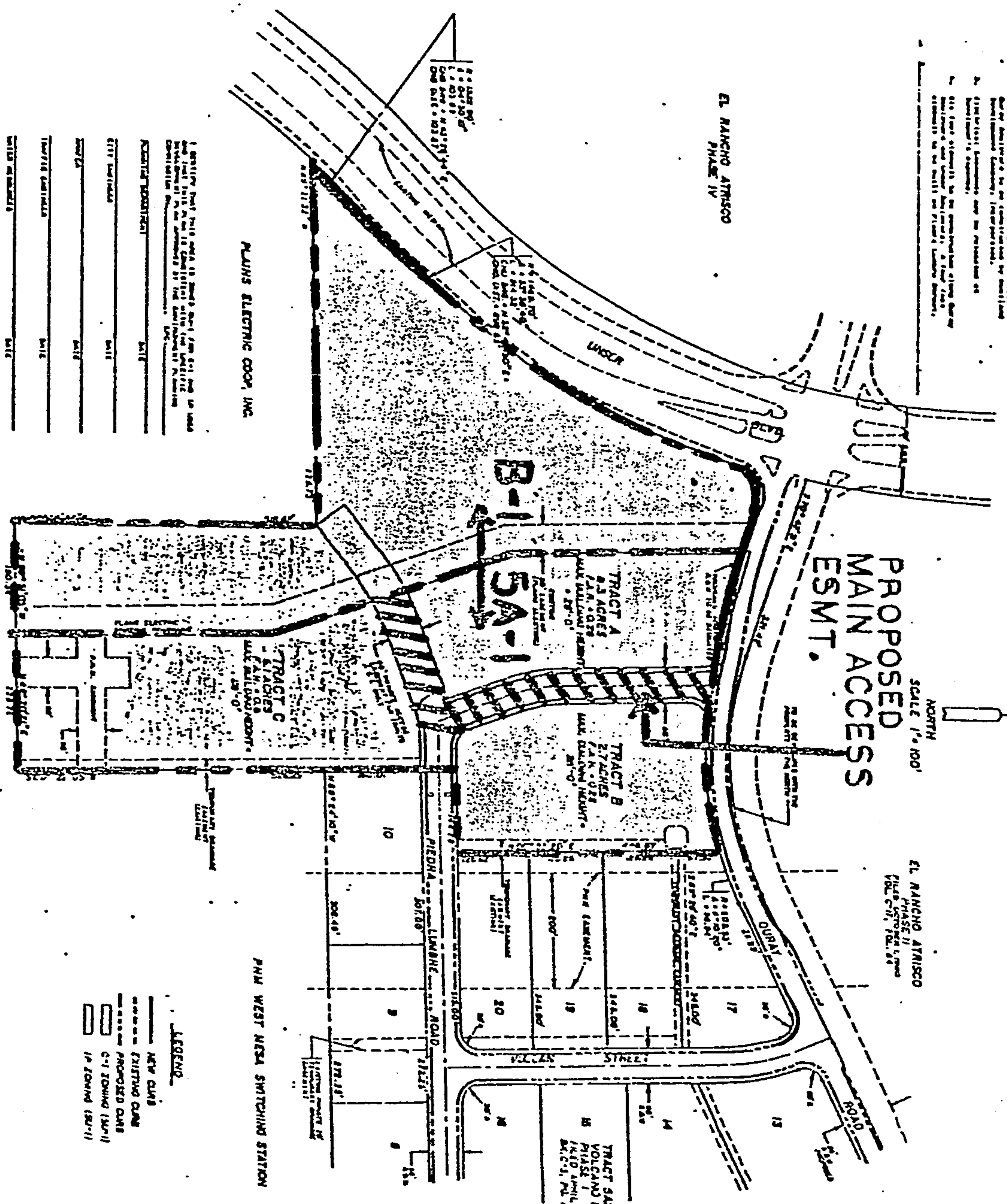
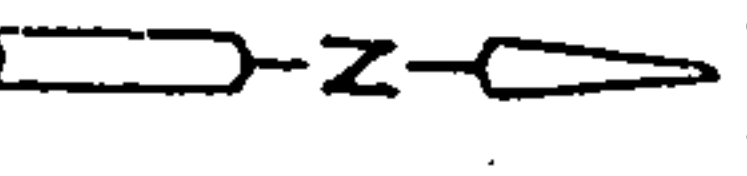
# EXHIBIT - A

3414

The design of utility easements is shown on this plan. The location of utility easements and proposed easements are shown on this plan. The location of utility easements and proposed easements are shown on this plan.

## PROPOSED MAIN ACCESS ESMT.

SCALE 1" = 100'

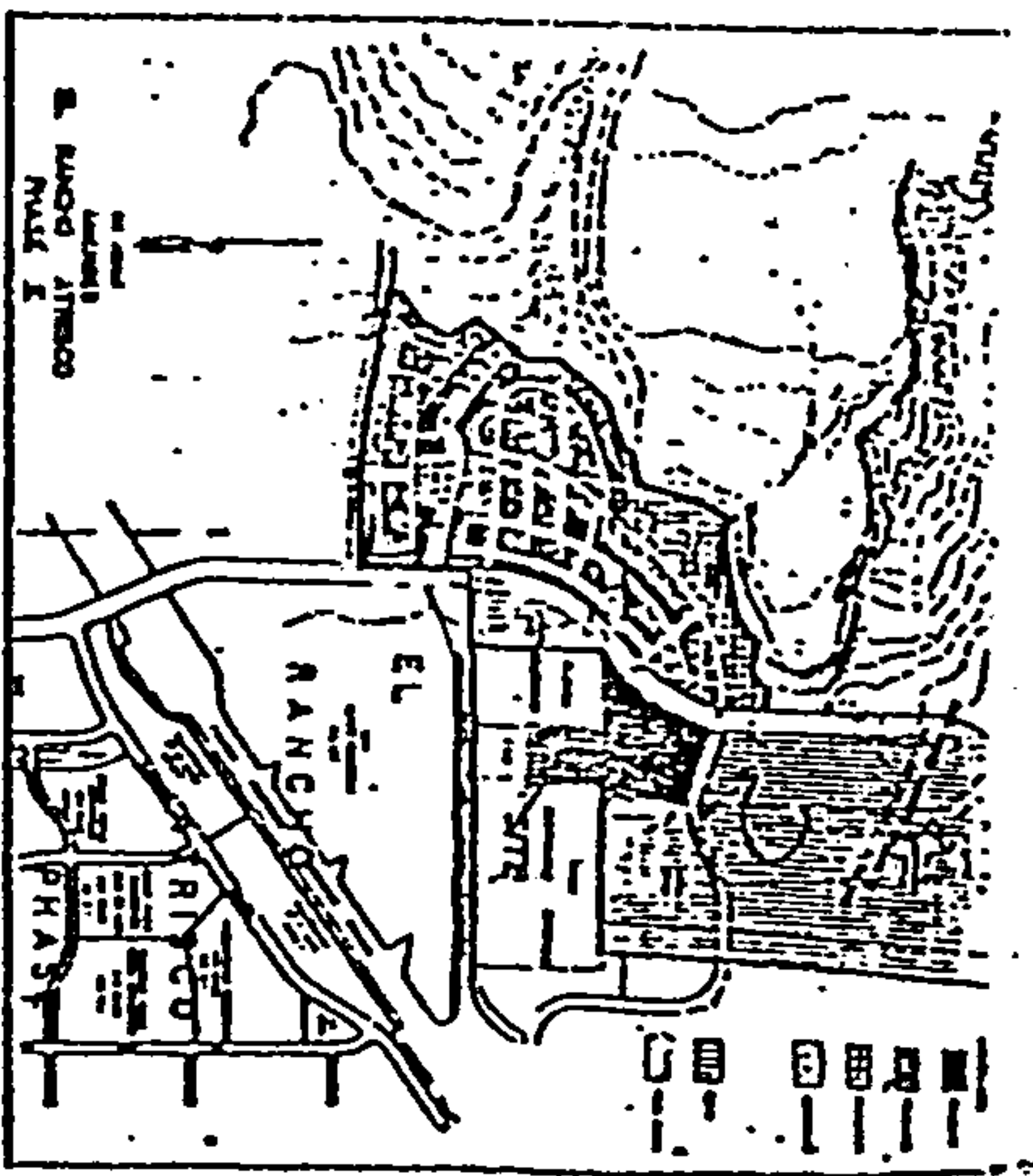


- 1. All easements are shown on this plan.
- 2. The location of utility easements and proposed easements are shown on this plan.
- 3. The location of utility easements and proposed easements are shown on this plan.
- 4. The location of utility easements and proposed easements are shown on this plan.
- 5. The location of utility easements and proposed easements are shown on this plan.
- 6. The location of utility easements and proposed easements are shown on this plan.
- 7. The location of utility easements and proposed easements are shown on this plan.
- 8. The location of utility easements and proposed easements are shown on this plan.
- 9. The location of utility easements and proposed easements are shown on this plan.
- 10. The location of utility easements and proposed easements are shown on this plan.

PLAINS ELECTRIC COOP, INC.

- NEW CABLE
- EXISTING CABLE
- PROPOSED CABLE
- 1" ZONING (S-1)

### LEGEND



### VICINITY MAP

ZONE ATLAS N-10-2

**RECORDED DEED INSTRUMENT NO. 16**

**EXHIBIT**

**PLANS**

Instrument No.	Book	Page	Instrument No.	Book	Page
9-117	100	100	9-117	100	100
9-118	100	100	9-118	100	100
9-119	100	100	9-119	100	100
9-120	100	100	9-120	100	100
9-121	100	100	9-121	100	100
9-122	100	100	9-122	100	100
9-123	100	100	9-123	100	100
9-124	100	100	9-124	100	100
9-125	100	100	9-125	100	100
9-126	100	100	9-126	100	100
9-127	100	100	9-127	100	100
9-128	100	100	9-128	100	100
9-129	100	100	9-129	100	100
9-130	100	100	9-130	100	100
9-131	100	100	9-131	100	100
9-132	100	100	9-132	100	100
9-133	100	100	9-133	100	100
9-134	100	100	9-134	100	100
9-135	100	100	9-135	100	100
9-136	100	100	9-136	100	100
9-137	100	100	9-137	100	100
9-138	100	100	9-138	100	100
9-139	100	100	9-139	100	100
9-140	100	100	9-140	100	100
9-141	100	100	9-141	100	100
9-142	100	100	9-142	100	100
9-143	100	100	9-143	100	100
9-144	100	100	9-144	100	100
9-145	100	100	9-145	100	100
9-146	100	100	9-146	100	100
9-147	100	100	9-147	100	100
9-148	100	100	9-148	100	100
9-149	100	100	9-149	100	100
9-150	100	100	9-150	100	100

## CONCEPTUAL SITE PLAN FOR SUBDIVISION PURPOSES

SINISSET PLAZA

**SITE DEVELOPMENT PLAN FOR SUBDIVISION PURPOSES SINISSET PLAZA**

Thomas Wood Development  
 Homeowner Services  
 4117 Cedar Blvd NE  
 Albuquerque, New Mexico 87105

DATE: 10-27-87  
 SHEET: 2 OF 3



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1001932**

**AGENDA ITEM NO: 23**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An approved drainage report is required for Preliminary Plat approval.

**RESOLUTION:**

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

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

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

FOR:

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

**DATE:** May 15, 2002

*discussed*



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

**Project Number:** 1001932  
**Application Number:** 02DRB-00690

**DRB Date:** 5/15/02  
**Item Number:** 23

**Subdivision:** Westridge  
Tract A-1, and portion of B-1, El Rancho Atrisco Phase II

**Zoning:** proposed R-D

**Zone Page:** H-9  
**New Lots (or units) :** 166

**Request for:**

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

**Parks and Recreation Comments:**

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 166 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

If the zone map amendment is approved then the R-D zone requirements will apply: 2,400 square feet of open space for each dwelling unit. Please address this at time of platting to the DRB.

Trail exists on the east side of Unser Blvd. along this property. Additional improvements may be required to bring the trail to current standards.

**Signed:** 

Adrienne Candelaria, DRB/EPC Senior Planner (PRD)

Phone: 768-5328



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

May 15, 2002

**23. Project #1001932  
Application # 02DRB-00690  
Westridge Subdivision**

---

1. The zoning is SU-1 for IP and SU-1 for Public Utilities. Have zone change and site development plan for subdivision requests been approved by the EPC? The site plan and plat should be submitted concurrently to the DRB. Applying for the platting action prior to EPC review appears to be out of sequence.
2. The site lies within the boundaries of the El Rancho Atrisco Sector Development Plan (Phase I and Phase II) and the Unser Boulevard Design Overlay Zone. Future development must be in compliance with all goals, policies, and regulations.
3. Major subdivision plats require a public hearing before the DRB. The applicant must notify recognized neighborhood associations and provide proof of notification at the time of application submittal. Signs must be posted and maintained 15 days prior to the hearing.
4. The City Surveyor and property owner/s must sign the preliminary plat prior to application submittal.

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



# 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

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

### APPLICANT INFORMATION:

NAME: KB Home New Mexico Inc.

ADDRESS: 4921 Alexander NE, Suite 8

CITY: Albuquerque

Proprietary interest in site: Owner

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

ADDRESS: 8916 Adams NE

CITY: Albuquerque

STATE NM ZIP 87107

STATE NM ZIP 87199

PHONE: 344-9400

FAX: 344-5700

E-MAIL:

PHONE: 828-2200

FAX: 797-9539

E-MAIL: dmg@swcp.com

### DESCRIPTION OF REQUEST: Sketch Plat

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

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

Lot or Tract No. Tract A-1 (Including SE Portion of B-1) Tract 391-391 393 Block:      Unit:     

Subdiv. / Addn. IEI Rancho Atrisco Phase II - Town of Atrisco Grant

Current Zoning: SU1

Proposed zoning: WC RD

Zone Atlas page(s): H-9-z

No. of existing lots: 5

No. of proposed lots: 166

Total area of site (acres): 23.7 Density if applicable: dwellings per gross acre: 7

dwellings per net acre:     

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

Within 1000FT of a landfill? no

UPC No. 100905944943410104CA, 100905950043610106CA, 1009059500436101

MRGCD Map No.     

LOCATION OF PROPERTY BY STREETS: On or Near: Unser Blvd.

Between: Old Ouray Rd. 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.): 2-85-138-75

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 2-84-28

SIGNATURE John M. MacKenzie

DATE 5/6/02

(Print) John M. MacKenzie, 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

02 DRB - 00690

Action

SK

S.F.

831

Fees

\$     

Total

\$     

Hearing date May 15, 2002

Project # 1001932

Planner signature / date April Cardel 5/6/02

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

**SKETCH PLAT REVIEW AND COMMENT**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

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

**Extensions are not reviewed through internal routing.**  
 Extension of preliminary plat approval expires after one year.  
 DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

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

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

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

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

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

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

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

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

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

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
- Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.  
 DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

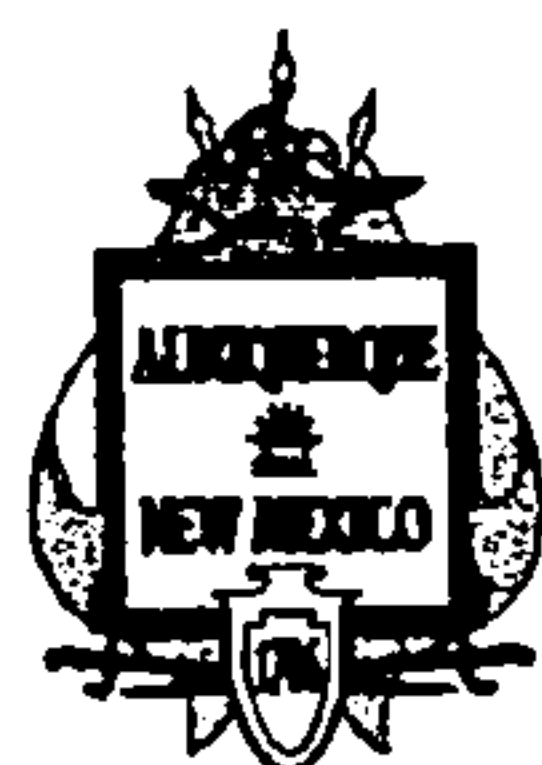
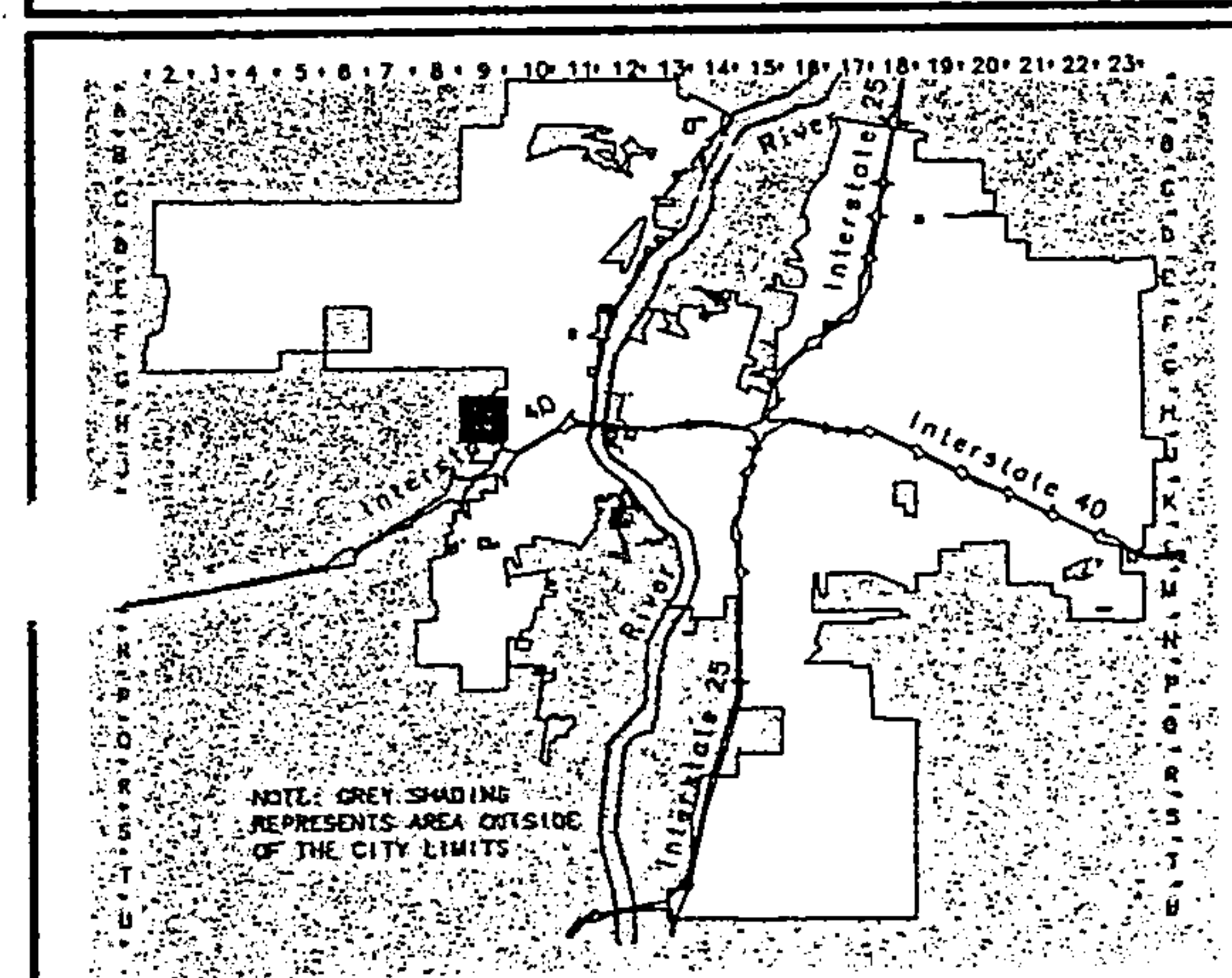
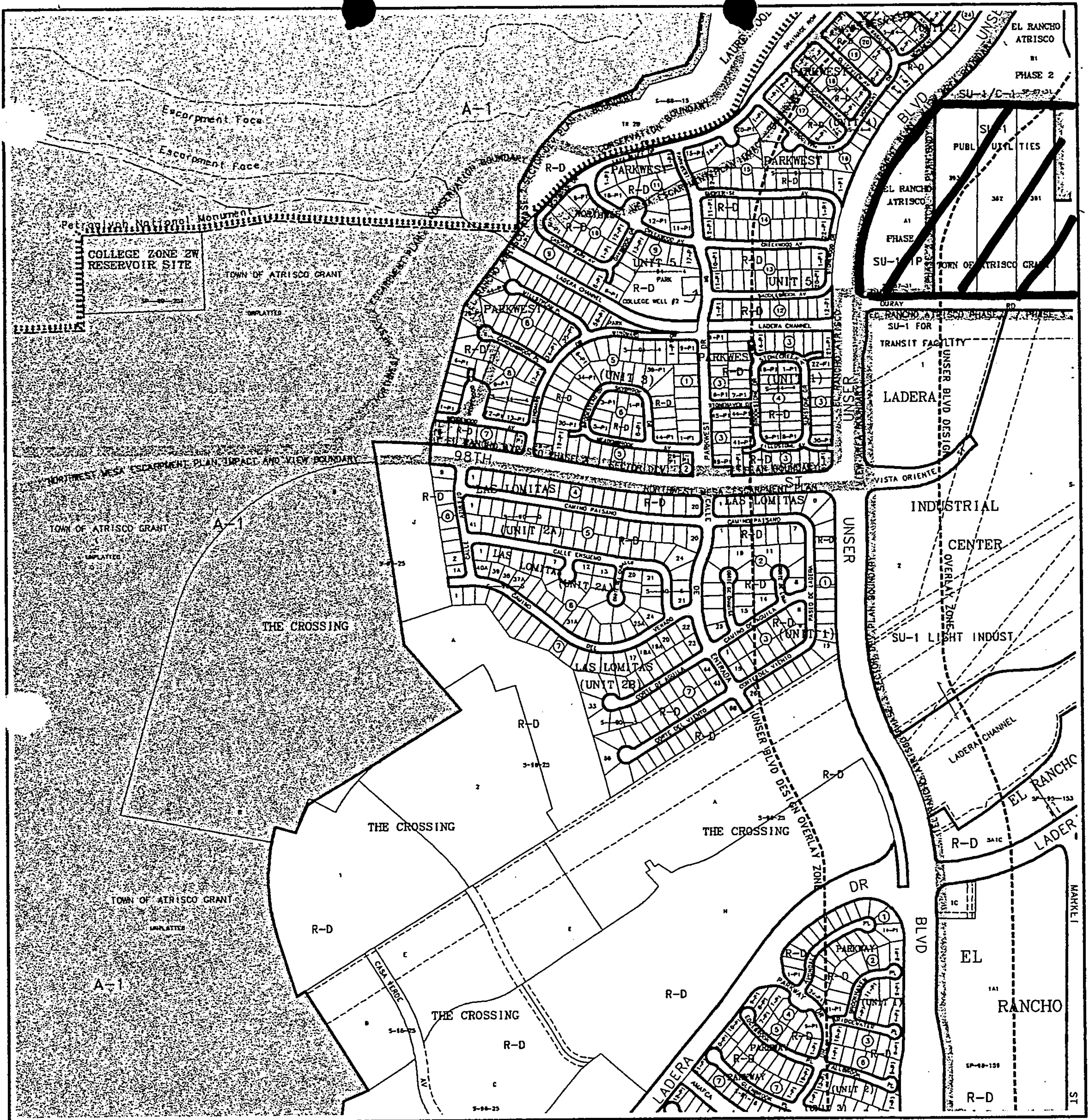
John M. MacKenzie  
 Applicant name (print)  
John M. MacKenzie 5/6/02  
 Applicant signature / date



Form revised September 2001

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
020023 - \_\_\_\_\_ - 00690

Paul Casade 5/6/02  
 Planner signature / date  
**Project #** 1001932



CITY OF Albuquerque

Albuquerque Geographic Information System  
**PLANNING DEPARTMENT**

© Copyright 2000

GRAPHIC SCALE IN FEET

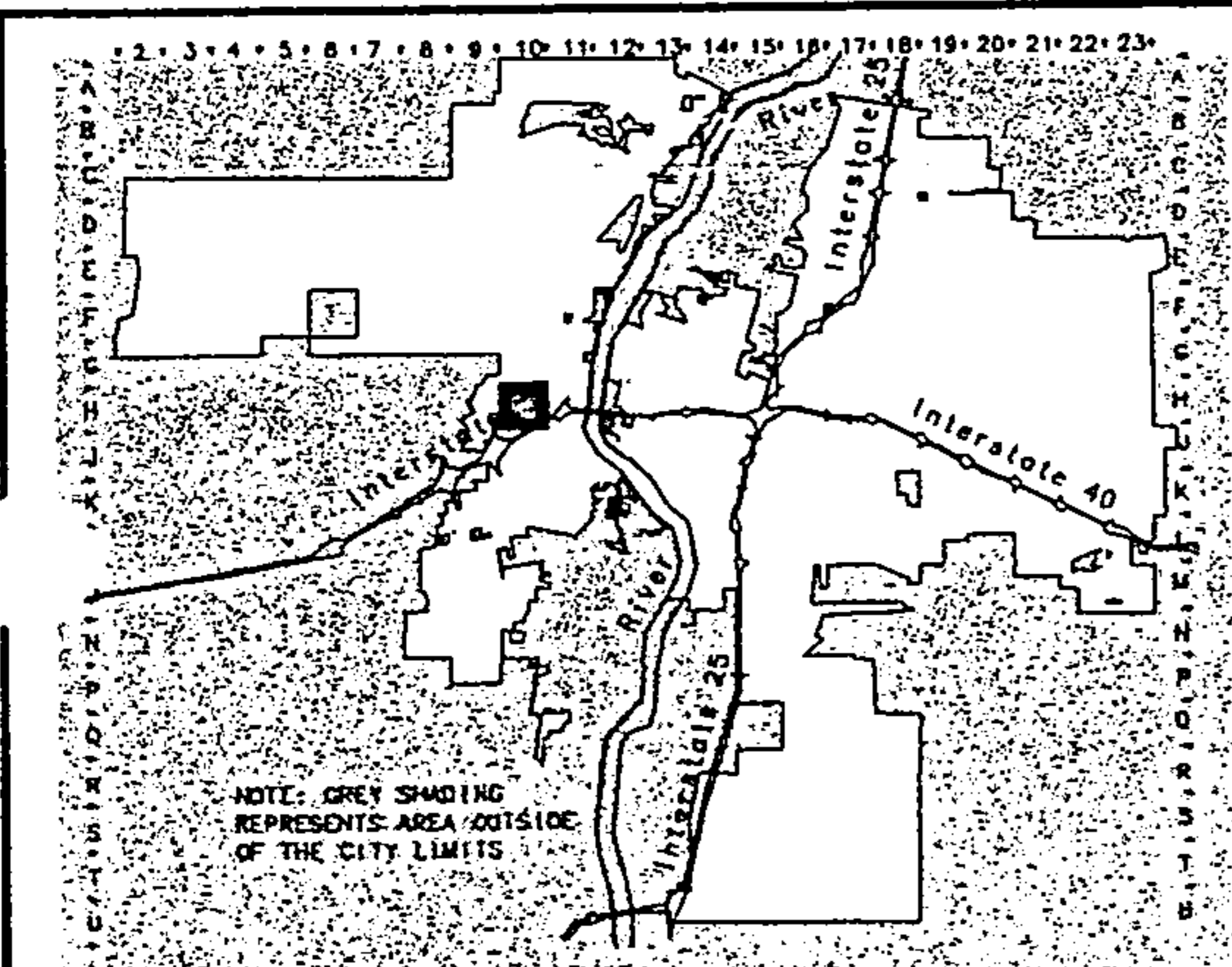
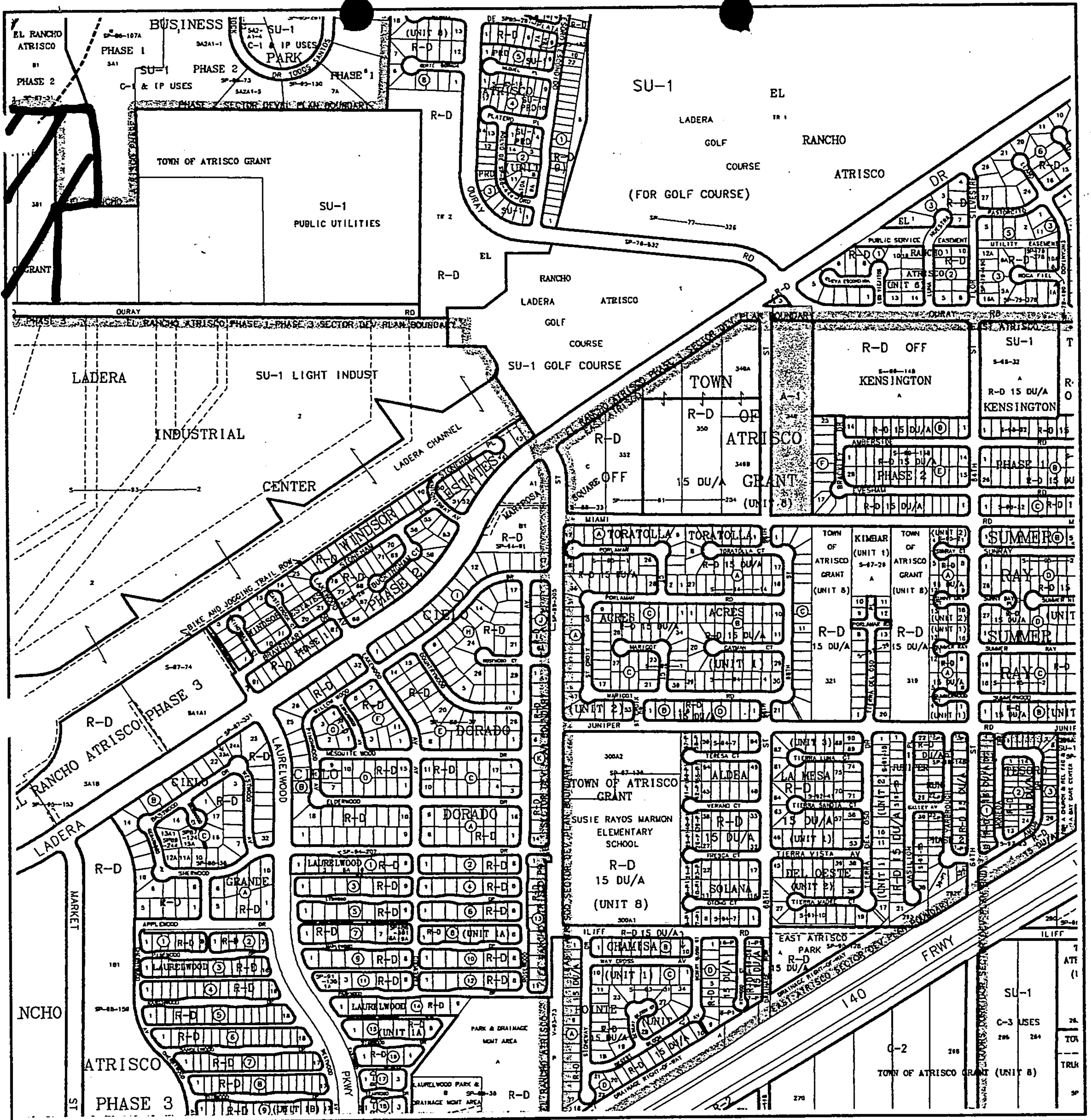
250 0 750 1000



**Zone Atlas Page**

**H-9-Z**

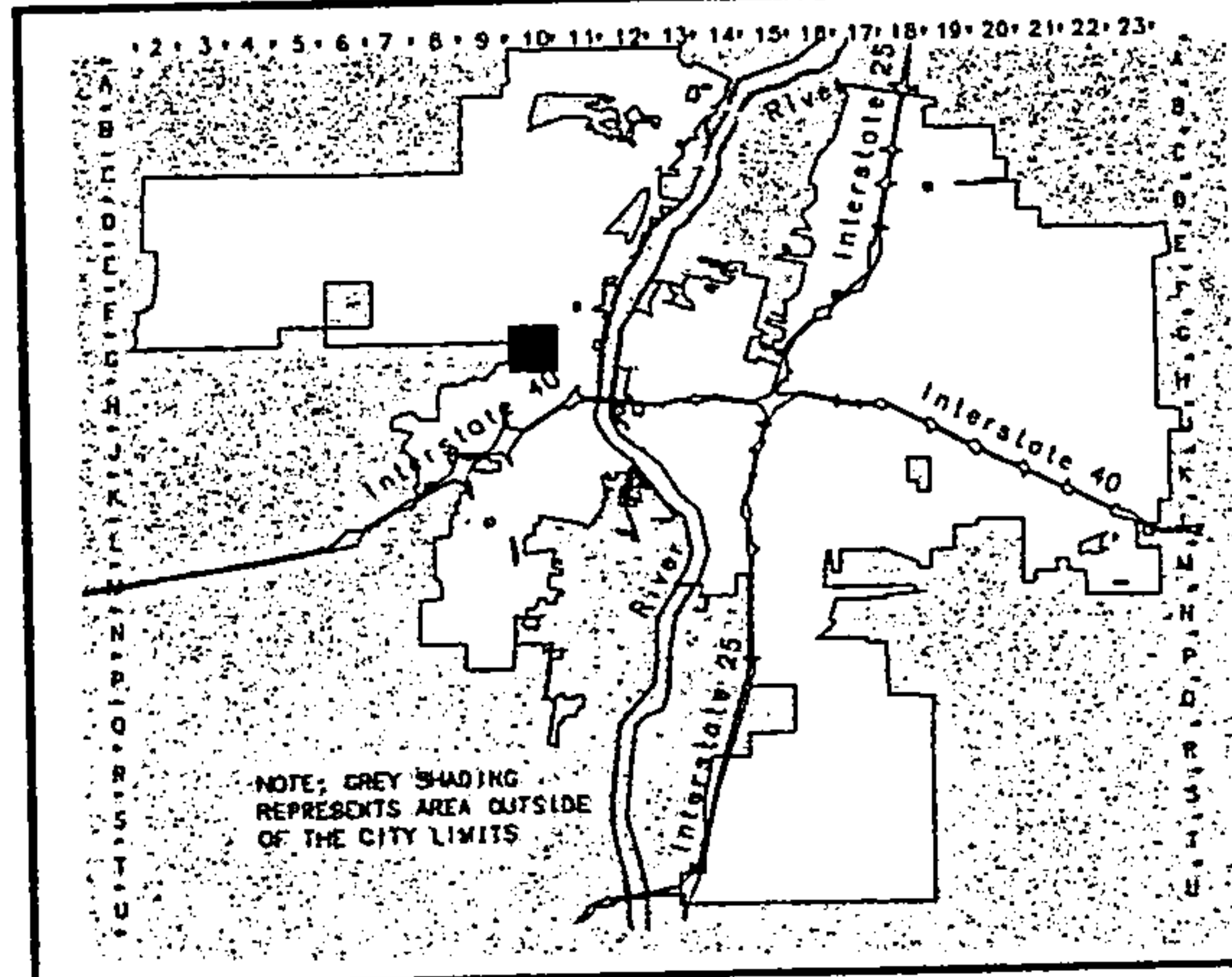
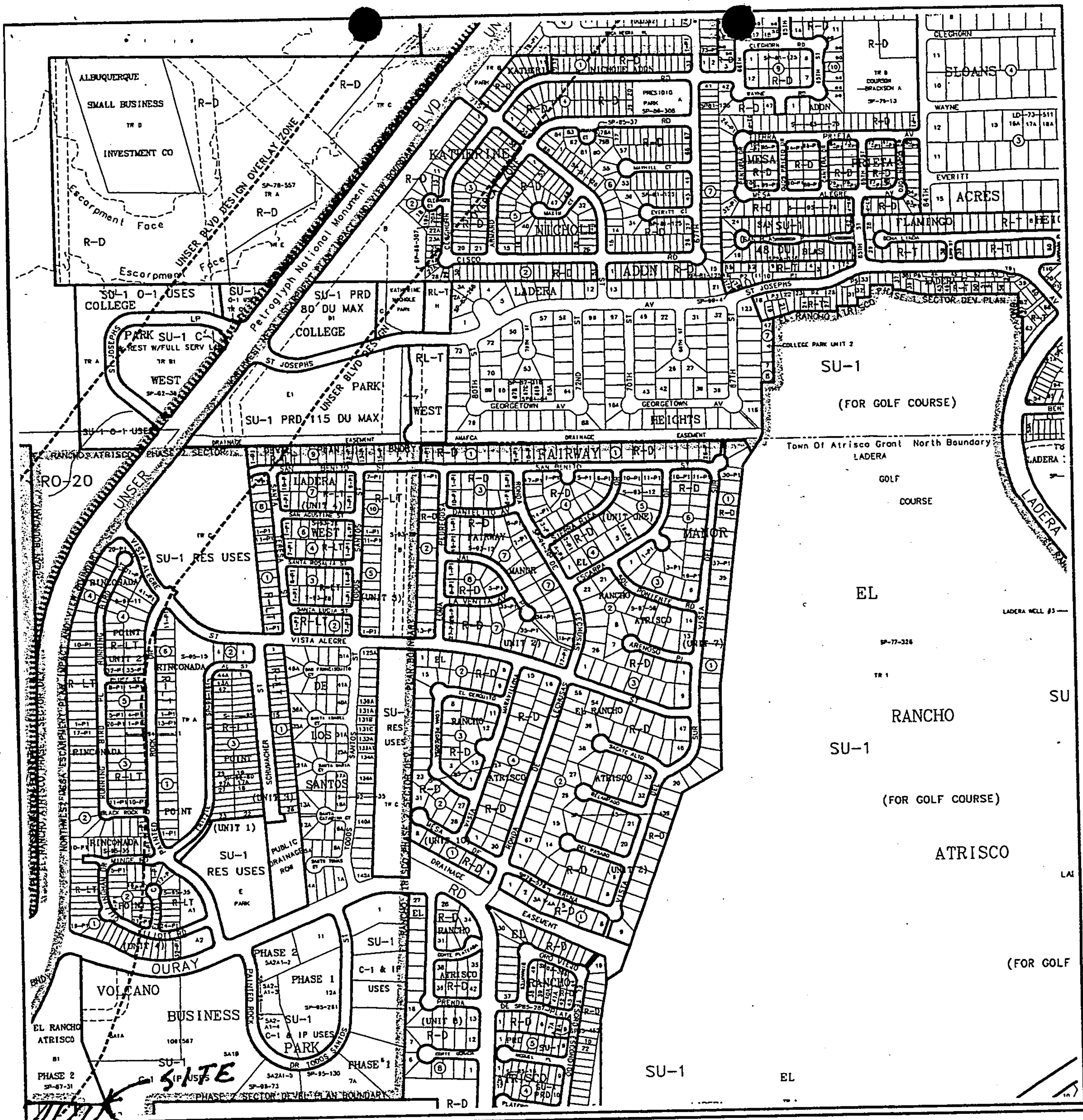
Map Amended through July 28, 2000



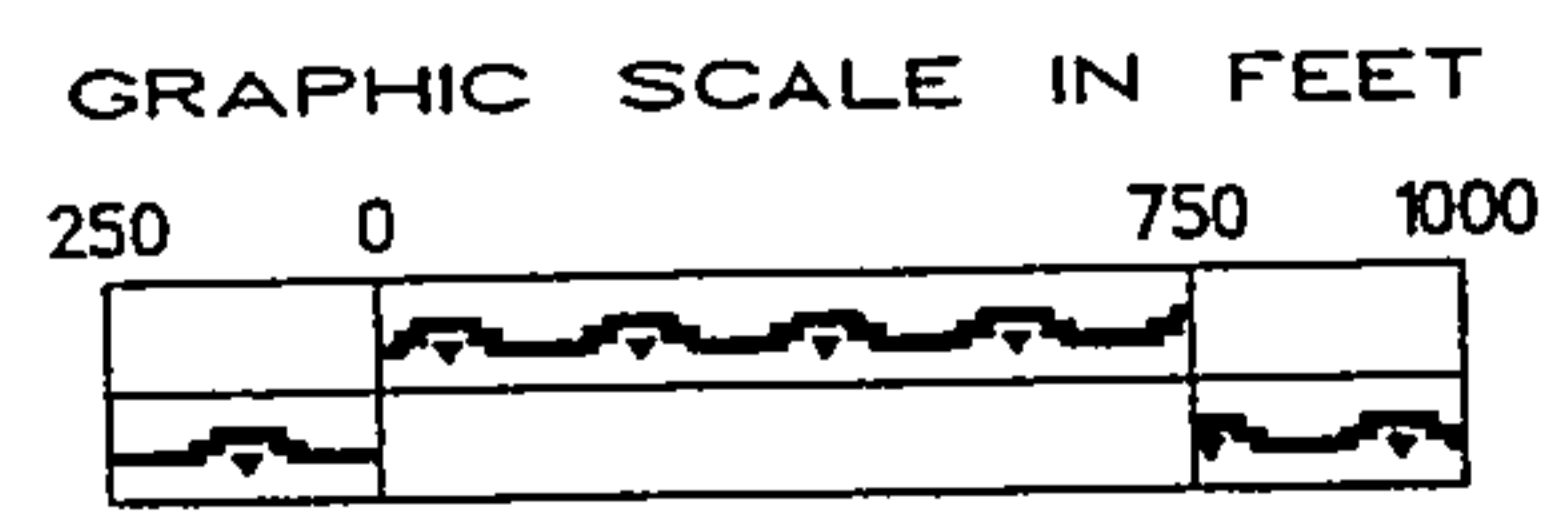
**CITY OF ALBUQUERQUE**  
 A Geographic Information System  
**PLANNING DEPARTMENT**  
 © Copyright 2000



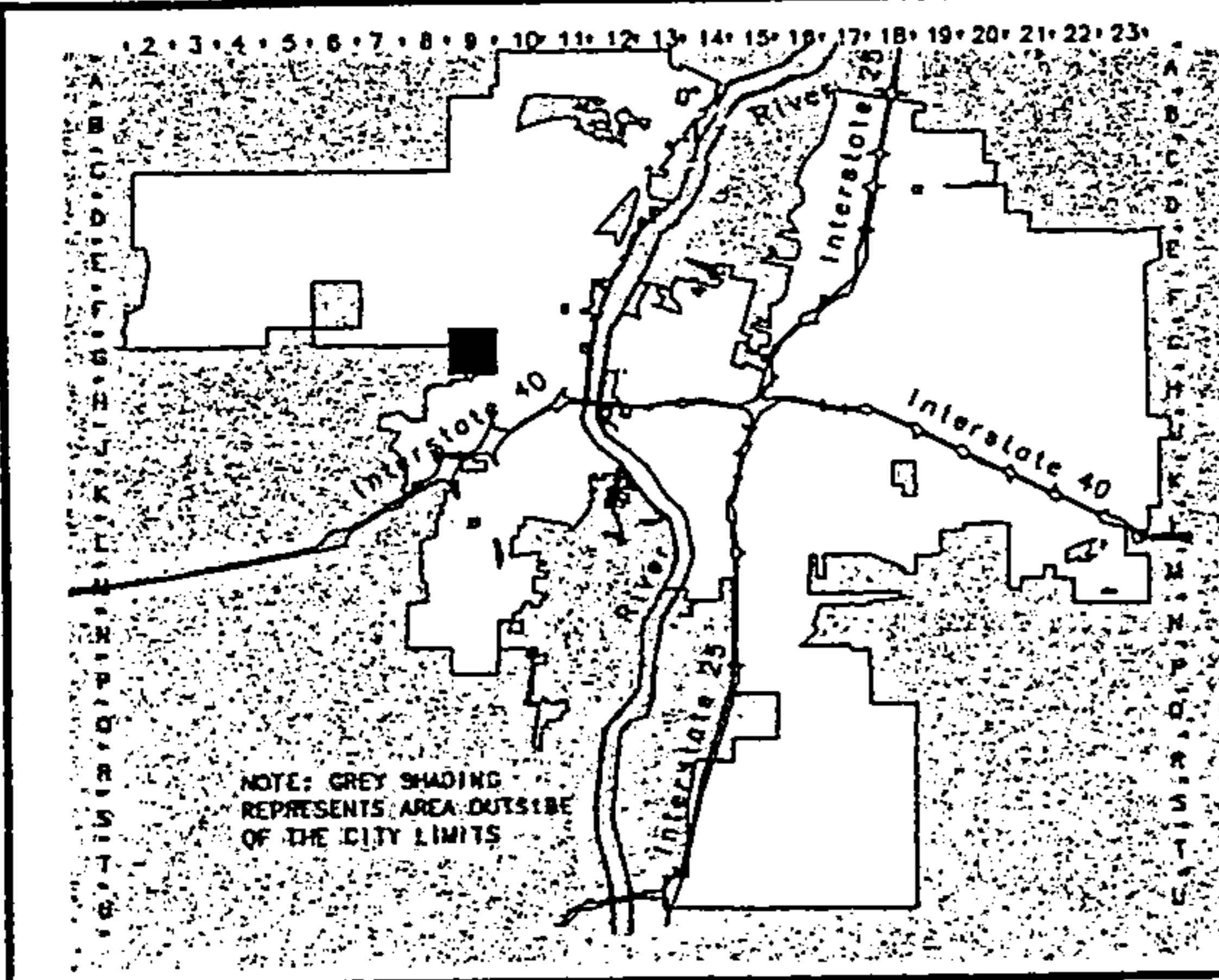
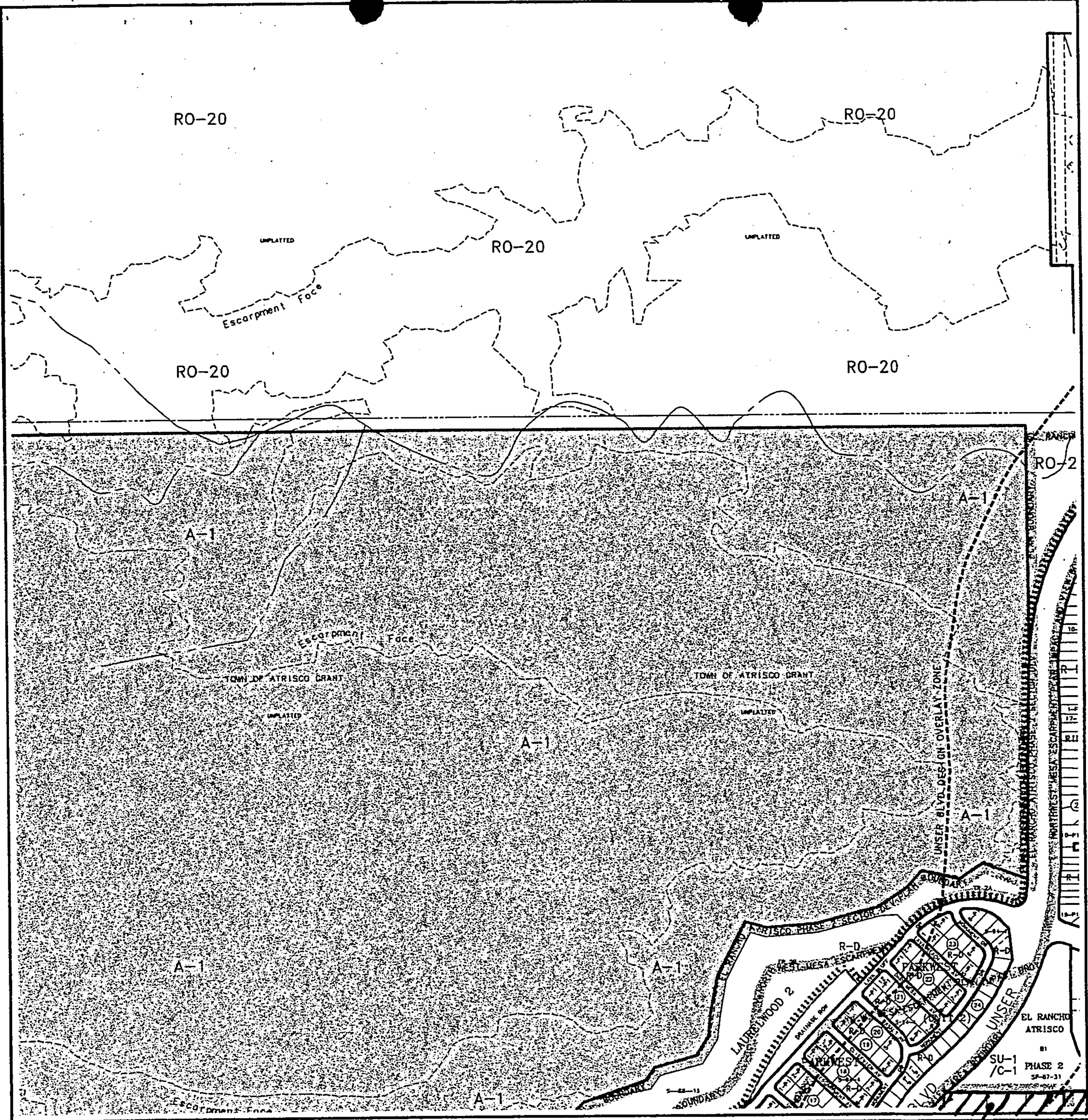
**Zone Atlas Page**  
**H-10-Z**  
 Map Amended through December 08, 2000



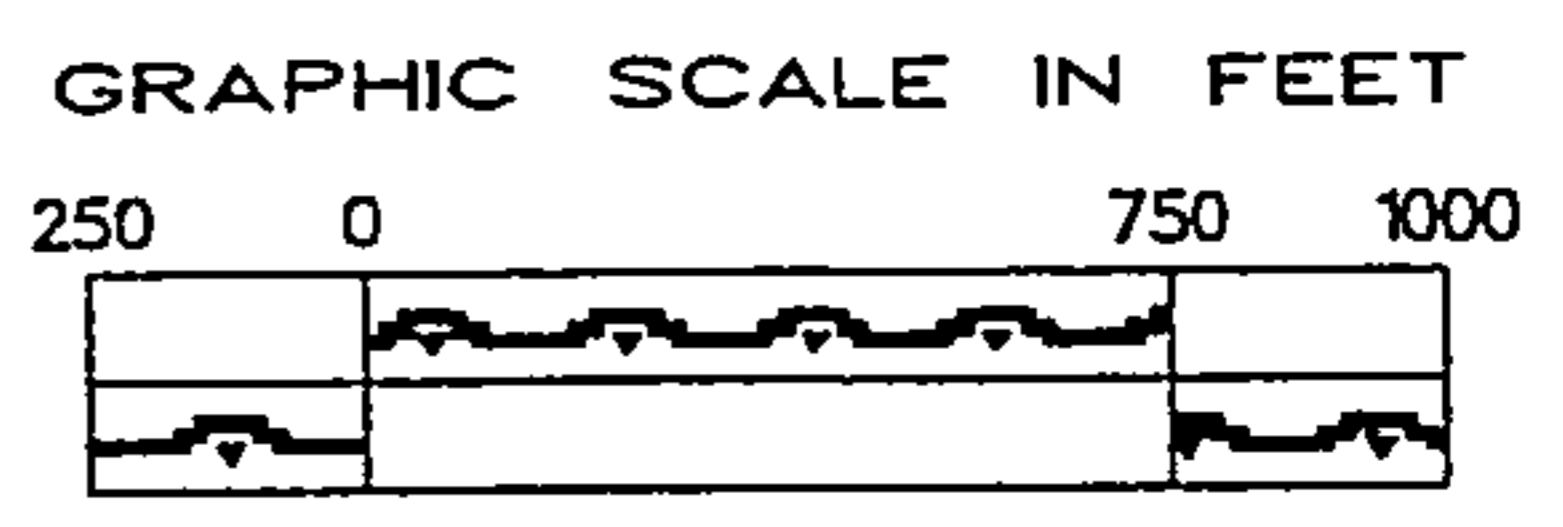
CITY OF  
Albuquerque  
Albuquerque Geographic Information System  
PLANNING DEPARTMENT  
© Copyright 2002



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



CITY OF  
Albuquerque  
**A**lbuquerque **G**eographic **I**nformation **S**ystem  
PLANNING DEPARTMENT  
© Copyright 2002



**Zone Atlas Page**

**G-9-Z**

Map Amended through April 03, 2002

**SITE**



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

May 6, 2002

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

**Re: Tract 391, 392 & 393, Town of Atrisco Grant and Tracts A-1 and SE Portion of Tract B-1, El Rancho Atrisco, Phase 2**

Dear Ms. Stephens:

This is a request for Sketch Plat review and comments on the referenced property. The property is to be rearranged so that the south portion can be divided into residential lots. The southeast portion of tract B-1 will be separated from its remainder in order to facilitate creation of this residential subdivision.

A floating access easement for the benefit of Tracts A-1, 391 - 393 exists across Tracts B-1 and 5A1B. One of the requirements of this subdivision will be to plat a public right of way through B-1 and 5A1B in order to serve A-1 and 391-393.

All property involved in the discussion above is zoned SU-1. There are no plans pending for the development of Tracts B-1 and 5A1B, therefore, we eventually intend to submit a Bulk Land Plat on all the property in order to separate those tracts stated for development versus those which are not. With SU-1 zoning, all tracts will be required to return to DRB so tract size limitation should not be an issue. Afterward, we will apply to the EPC for a zone change that will allow for the development of the residential subdivision presented on this plan.

Please contact me if I can be of any assistance.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

John M. MacKenzie, PE  
Vice President

JMM/bm



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)

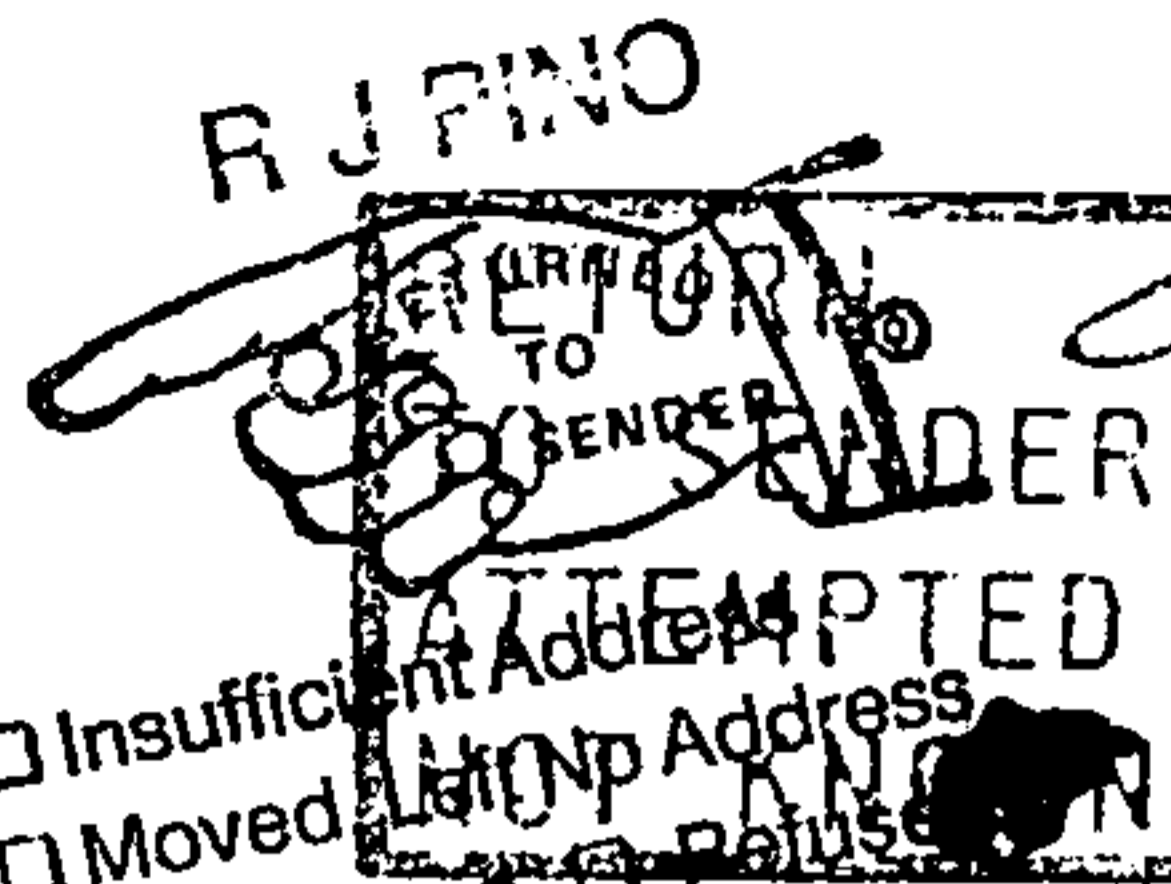
**SEE PAGE 2...**



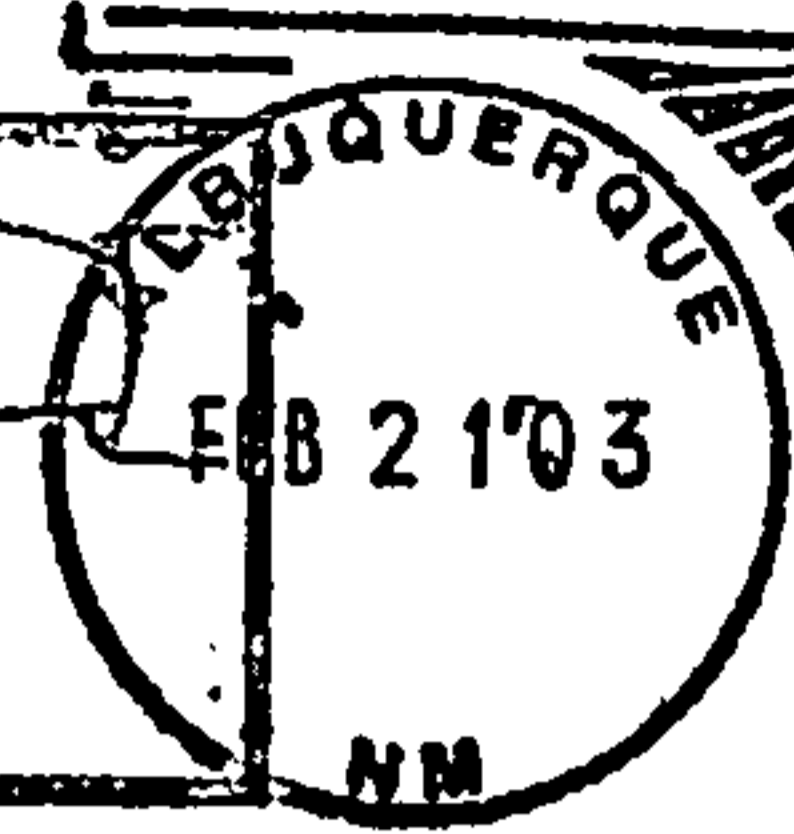
# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT



- Insufficient Address
- Moved - No Address
- Unclaimed - Refuse
- Attempted - Not Known
- No Such Street  Vacant
- No Such Number
- No Mail Receptacle
- Not Deliverable As Addressed
- Unable to Forward
- Box Closed - No Order

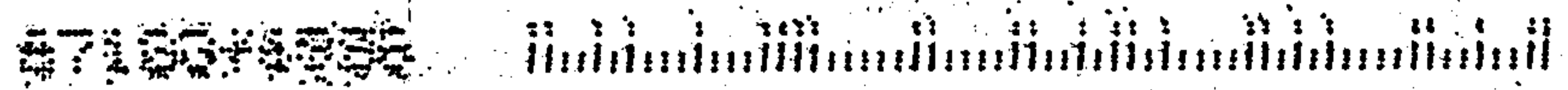


PP  
PD METER  
7131916

0.37  
U.S. POSTAGE

100905947950810940  
Route No. Date  
Carr./Initials

CULTON SUSAN MARIE & JOHN EDWA  
2808 MONUMENT DR NW  
ALBUQUERQUE NM 87114





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)

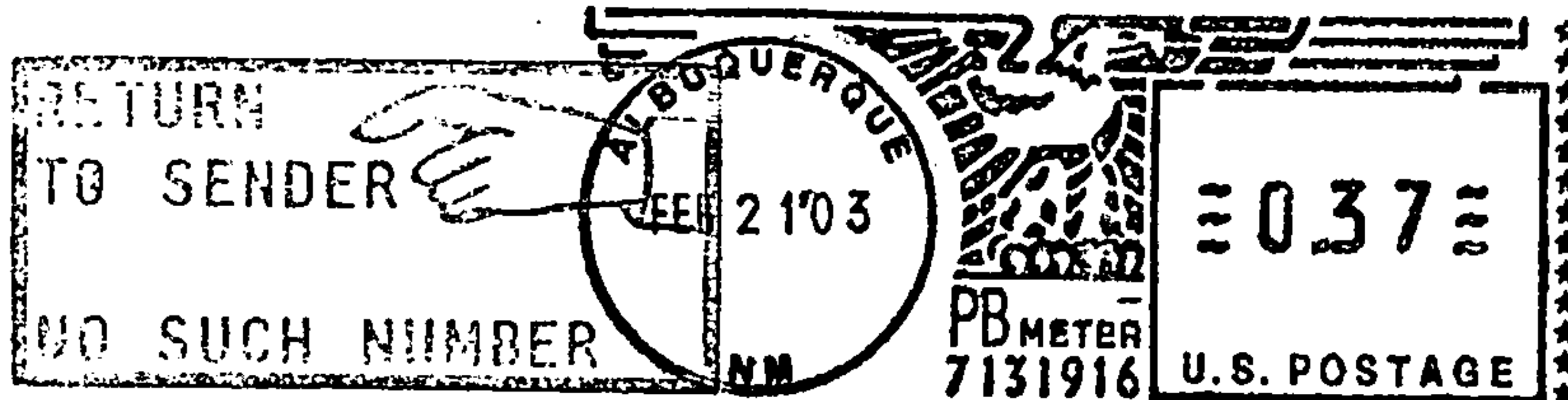
**SEE PAGE 2...**



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT



BARRY KING  
Ladera West Neigh. Assoc.  
3808 TODOS SANTOS NW  
ALBUQUERQUE NM 87120

87120-9333

