

#7



completed

5/16/07

1/1

DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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.: 07DRB-00509 (P & F)

Project # 1001934

Project Name: ALVARADO GARDENS SUBD., UNIT 1

Agent: WAYJOHN SURVEYING INC

Phone No: 255-2052

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4/25/07 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): record
5/19/07

X

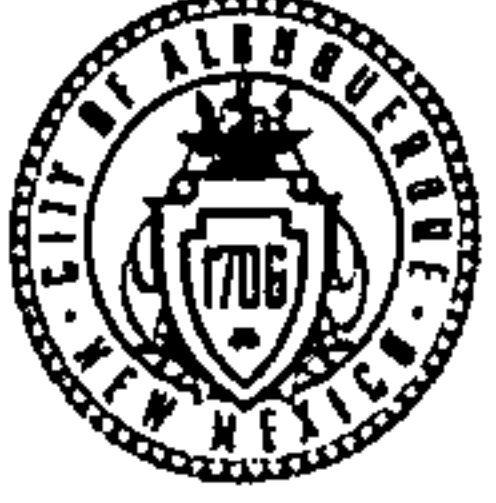
Planning must record this plat. Please submit the following items:

- 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.

- 3 copies of the approved site plan. Include all pages.
- 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.
- X AGIS DXF File approval required. OK
- Copy of recorded plat for Planning.

Project Number 1001934

#7



DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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.: 07DRB-00509 (P & F)
Project Name: ALVARADO GARDENS SUBD., UNIT 1
Agent: WAYJOHN SURVEYING INC

Project # 1001934
Phone No: 255-2052

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4/25/05 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): record
- _____
- _____
- _____

Project Number 1001934

X

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- Property Management's signature must be obtained prior to Planning Department's signature.
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- Copy of recorded plat for Planning.



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

April 25, 2007

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

A. Call to Order: 9:00 A.M.

Adjourned: 10:00 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1005185**
07DRB-00262 Major-Preliminary Plat
Approval

ISAACSON & ARFMAN PA agent(s) for W INVESTMENTS LLC request(s) the above action(s) for all or any portion of Lot(s) 2-A-1, LAND OF EDMUND I RADY (to be known as **VILLA LOMA ESTATES**) zoned SU1-PRD located on MONTGOMERY BLVD NE between TRAMWAY BLVD NE and SHILOH PL NE containing approximately 3 acre(s). [REF: 06EPC01435, 06EPC01436] [Deferred from 3/28/07, 4/11/07 & 4/25/07] (F-22) **DEFERRED AT THE AGENT'S REQUEST TO 5/2/07.**

07DRB-00353 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING LLC agent(s) for W INVESTMENTS LLC request(s) the above action(s) for all or any portion of Lot(s) 2-A-1, Land of Edmund I Rady (to be known as **VILLA LOMA ESTATES**) zoned SU-1 for PRD, located on MONTGOMERY BLVD NE between TRAMWAY BLVD NE and SHILOH NE containing approximately 3 acre(s). [REF: 06EPC01435, 06EPC01436, 07DRB00262] **[Carmen Marrone for Petra Morris, EPC Case Planner] [Deferred from 3/28/07, 4/11/07 & 4/25/07] (F-22) DEFERRED AT THE AGENT'S REQUEST TO 5/2/07.**

2. **Project # 1003973**
07DRB-00365 Major-Preliminary Plat Approval
07DRB-00366 Minor-Sidewalk Waiver
07DRB-00367 Minor-Temp Defer SDWK

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or any portion of Tract(s) 5 & 7, THE TRAILS UNIT 2 (to be known as **TAOS AT THE TRAILS, UNIT 2**) zoned SU2-SRSL and SU2-UR, located on OAKRIDGE ST NW between WOODMONT AVE NW and UNIVERSE BLVD NW containing approximately 34 acre(s). *[Deferred from 4/18/07 & 4/25/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 5/2/07.**

3. **Project # 1005133**
07DRB-00260 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for VT INC., A MISSOURI CORPORATION request(s) the above action(s) for all or any portion of Tract(s) N-1-B-2, **SEVEN BAR RANCH**, zoned SU-1 FOR AP located on COORS BLVD BYPASS NW between EAGLE RANCH RD NW and COORS BLVD NW containing approximately 18 acre(s). *[Deferred from 3/28/07, 04/11/07 & 4/18/07]*(B-13) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

07DRB-00352 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for COORS EAGLE RANCH LLC request(s) the above action(s) for all or any portion of Tract(s) N-1-B-2-A, N-1-B-2-B & N-1-B-2-C, **SEVEN BAR RANCH**, zoned SU-1 FOR AP, located on COORS BYPASS NW between EAGLE RANCH RD NW and COORS BLVD NW containing approximately 17 acre(s).*[Deferred from 3/28/07, 04/11/07, 4/18/07]* (B-13) **WITH THE APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/21/07 THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD AND TO RECORD.**

07DRB-00486 Minor-SiteDev Plan
Subd/EPC
07DRB-00487 Minor-SiteDev Plan
BldPermit/EPC

GEORGE RAINHART ARCHITECTS & ASSOCIATES agent(s) for AEM & ASSOCIATES request(s) the above action(s) for all or any portion of Tract(s) N1 & B2, **SEVEN BAR RANCH**, zoned SU-1 for C-2 permissive uses, located on COORS BYPASS NW between EAGLE RANCH RD NW and SEVEN BAR LOOP RD NW containing approximately 17 acre(s). **[Carmen Marrone for Makita Hill, EPC Case Planner]** *[Deferred from 4/18/07]* (B-13) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/25/07 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR 3 COPIES.**

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.

4. Project # 1005508
07DRB-00341 Minor-SiteDev Plan
BldPermit

MARK GOODWIN & ASSOCIATES PA agent(s) for ROBBY L ROBERSON request(s) the above action(s) for all or any portion of Tract(s) 20-23, **LADERA BUSINESS PARK, UNIT 2**, zoned SU-1-IP for Lt Indust Uses located on UNSER BLVD NW between VISTA ORIENTE ST NW and LA MORADA PL NW containing approximately 5 acre(s). [REF: 02DRB00518] [*Deferred from 3/28,4/4/ & 04/11/07 [Heard under Proj #1001523 in error]*] (H-9) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR REVISED UTILITY PLAN AND PLANNING FOR 3 COPIES.**

07DRB-00207 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ROBBY L ROBERSON request(s) the above action(s) for all or a portion of Tract(s) 20-23, **LADERA BUSINESS PARK, UNIT 2**, zoned SU-1-IP FOR LIGHT INDUSTRIAL USES, located on UNSER BLVD NW, between VISTA ORIENTE ST NW and LA MORADA PL NW containing approximately 5 acre(s). [REF: 02DRB00518] [*Deferred from 2/28/07*] [*Indef deferred from 3/14/07*] [*Deferred from 3/28/07, 4/4/07 & 04/11/07*] (H-9) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS EASEMENT ACROSS NORTH AND SOUTH LOTS AND PLANNING TO RECORD.**

5. **Project # 1004623**
07DRB-00294 Major-SiteDev Plan
BldPermit

BERENT GROTH ARCHITECT agent(s) for RAUL LOPEZ request(s) the above action(s) for all or any portion of Lot(s) 13-16, Block(s) 3, **ROMERO ADDITION**, zoned SU-2 FOR S-R, located on 5TH ST NW between SUMMER NW and MCKINLEY NW containing approximately 1 acre(s). [Deferred from 4/4/07] (J-14) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR BETTER DEFINED VAN ACCESSIBLE SPACE AND PLANNING FOR 3 COPIES.**

07DRB-00507 Minor-Prelim&Final Plat
Approval

FORSTBAUER SURVEYING LLC agent(s) for RAUL & SHANNON LOPEZ request(s) the above action(s) for portion of Lot(s) 13-16, **ROMERO ADDITION**, zoned SU-2 FOR S-R located on 5th ST NW, between SUMMER NW and MCKINLEY NW containing approximately 1 acre(s). [REF: 06EPC-00019, 06EPC-00022] (J-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PAPER CROSS ACCESS EASEMENT AND PLANNING TO RECORD.**

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

6. **Project # 1004717**
07DRB-00513 Minor-Extension of
Preliminary Plat

ADIL RIZVI request(s) the above action(s) for all or any portion of Block(s) 30, Tract(s) A, Lot(s) 70-P2, 71-P2, 72-P2 & 73-P2, **SONORA SUBDIVISION, UNIT B**, zoned R-D located on WILSHIRE NE between LOUISIANA BLVD NE and SAN PEDRO NE containing approximately 1 acre(s). [REF: 06DRB00478, 06DRB00481] (C-18) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

7. ~~Project # 1001934~~
07DRB-00509 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for WILLIAM RIORDAN request(s) the above action(s) for all or any portion of Lot(s) 4-C & 4-D, **ALVARADO GARDENS, UNIT 1**, zoned RA-2 located on RIO GRANDE BLVD NW between MATTHEW AVE NW and CANDELARIA RD NW containing approximately 1 acre(s). [REF: 05DRB00292] (G-12 & G-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

8. **Project # 1003128**
07DRB-00514 Minor-Prelim&Final Plat
Approval

JOSH SKARSGARD agent(s) for BANDELIER EQUITIES LTD CO request(s) the above action(s) for all or any portion of Lot(s) 1 - 5, Block(s) 11, **NORTH ALBUQUERQUE ACRES, UNIT A**, zoned R-D located on PASEO DEL NORTE NE between SAN PEDRO NE and PALOMAS NE containing approximately 3 acre(s). [*Indef deferred 4/25/07*] (C-18) **INDEFINITELY DEFERRED ON A NO SHOW.**

9. **Project # 1005349**
07DRB-00511 Minor-Prelim&Final Plat
Approval

ROLANDO PEREZ request(s) the above action(s) for all or any portion of Lot(s) 9 & 10, Block(s) 8, **LOMA VERDE SUBDIVISION**, zoned R-2 located on SAN PABLO ST NE between DOMINGO NE and CHICO NE containing approximately 1 acre(s). [REF: 07DRB-00097] [*Indef deferred 4/25/07*] (K-19) **INDEFINITELY DEFERRED ON A NO SHOW.**

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

10. **Project # 1005517**
07DRB-00506 Minor-Sketch Plat or Plan
- FORSTBAUER SURVEYING LLC agent(s) for CENTURION JEFFERSON, LLC request(s) the above action(s) for all or any portion of Lot(s) 2-A, Tract(s) B, **ENVIRO TRACT**, zoned M-1 located on JEFFERSON ST NE between OSUNA NE and ELLISON NE containing approximately 7 acre(s). [Indef deferred 4/25/07] (E-17) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
11. **Project # 1005519**
07DRB-00510 Minor-Sketch Plat or Plan
- SURVEYS SOUTHWEST LTD agent(s) for LORENZO RAMIREZ request(s) the above action(s) for all or any portion of Tract(s) 309A & 309B, M.R.G.C.D. Map #35 (to be known as **LANDS OF VENTURA M RAMIREZ**) zoned RA-2 located on MONTOYA NW between I-25 NW and MAXMILLIAN RD NW containing approximately 1 acre(s). (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
12. **Project # 1005520**
07DRB-00512 Minor-Sketch Plat or Plan
- MARGO GANSTER request(s) the above action(s) for all or any portion of Lot(s) 4 & 6, Block(s) 3, **RIDGECREST ADDITION**, zoned R-1 located on JEFFERSON SE between RIDGECREST SE and KATHRYN SE containing approximately 1 acre(s). (L-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
13. Approval of the Development Review Board Minutes for April 18, 2007. **THE DRB MINUTES FOR APRIL 18, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10 A.M.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
April 25, 2007
DRB Comments**


ITEM # 7

PROJECT # 1001934 APPLICATION # 07-00509

RE: Lots ~~4~~-C & 4-D, Alvarado Gardens, Unit 1/minor plat

Planning has no objection to the requested platting action. We will take delegation to record the plat.

There is no APS requirement & AGIS dxf is approved.



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

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1001934

AGENDA ITEM NO: 7

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

REV/CMT: () APPROVAL: (X) SIGN-OFF: () EXTN: () AMEND: ()

ENGINEERING COMMENTS:

P.O. Box 1293

Plat comments.

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: APRIL 25, 2007

0

1934

DXF Electronic Approval Form

DRB Project Case #: 1001934

Subdivision Name: ALVARADO GARDENS UNIT 1 LOTS 4C1 & 4D1

Surveyor: THOMAS D JOHNSTON

Contact Person: THOMAS D JOHNSTON

Contact Information: 255-2052

DXF Received: 4/17/2007

Hard Copy Received: 4/17/2007

Coordinate System: NMSP Grid (NAD 27)


Approved

04.17.2007
Date

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

AGIS Use Only

Copied fc 1934 to agiscov on 4/17/2007 Contact person notified on 4/17/2007

#20



DRB CASE ACTION LOG (PREL & FINAL)

REVISED 2/5/04

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

DRB Application No.: 05DRB-00292(P&F)

Project # 1001934

Project Name ALVARADO GARDENS UNIT 1

Agent: Wayjohn Surveying Inc.

Phone No.: 255-2052

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 2/23/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

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

This plat never completed

Project Number

1001934



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

February 23, 2005

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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- A. Call to Order: 9:00 A.M. Adjourned: 1:30 P.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

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

1. **Project # 1001085**
05DRB-00133 Major-Vacation of Public Easements
ANTHONY E. DECK request(s) the above action(s) for all or a portion of Lot(s) 16 and 17, Block(s) B, Unit(s) 1, **ROSEWOOD SUBDIVISION**, zoned R-D, located on BLOSSOMWOOD PL NW between HANOVER NW and I-40 NW containing approximately 1 acre(s). [REF: 03DRB00372, 01DRB00261] (J-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

2. **Project # 1003905**
05DRB-00134 Major-Vacation of Public Easements

ANTHONY E. DECK request(s) the above action(s) for all or a portion of Lot(s) 31 and 32, Block(s) B, Unit(s) 1, **SANDALWOOD SUBDIVISION**, zoned R-D, located on ALLWOOD NW NW, between HANOVER NW and I-40 NW containing approximately 1 acre(s). [REF: DRB-95-287, SV-96-55, S-96-6] (J-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1003713**
05DRB-00147 Major-Vacation of Pub Right-of-Way
05DRB-00148 Minor-Prelim&Final Plat Approval
05DRB-00149 Minor-Sidewalk Variance

FAMILY HOUSING DEVELOPMENT CORPORATION agent(s) for CITY OF ALBUQUERQUE METROPOLITAN REDEVELOPMENT AGENCY request(s) the above action(s) for all or a portion of Lot(s) 1-7, Block(s) 19, PEREA ADDITION, AND LOTS 3A, 4 & 5, WEST END ADDITION (to be known as **BELL TRADING POST LOFTS, TRACT A**), zoned SU-2, SU-1, located on CENTRAL AVE NW, between LAGUNA RD NW and 15TH ST NW containing approximately 1 acre(s). [REF: Z-85-9, Z-68-134] (J-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/23/05 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. A SIDEWALK DESIGN VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

- 05DRB-00303 Minor-SiteDev Plan BldPermit

FAMILY HOUSING DEVELOPMENT CORPORATION agent(s) for CITY OF ALBUQUERQUE METROPOLITAN REDEVELOPMENT AGENCY request(s) the above action(s) for all or a portion of Lot(s) 1-7, Block(s) 19, PEREA ADDITION, AND LOTS 3A, 4 & 5, WEST END ADDITION (to be known as **BELL TRADING POST LOFTS, TRACT A**), zoned SU-2, SU-1, located on CENTRAL AVE NW, between LAGUNA RD NW and 15TH ST NW containing approximately 1 acre(s). [REF: Z-85-9, Z-68-134] [RUSSELL BRITO, EPC CASE PLANNER FOR MARY PISCITELLI] (J-13) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR MINOR CORRECTIONS.**

4. **Project # 1003703**
05DRB-00150 Major-Preliminary Plat Approval
05DRB-00151 Major-Vacation of Pub Right-of-Way
05DRB-00153 Minor-Temp Defer SDWK

THE GROUP agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13, 14, 15,16,19 and 20, Block(s) 2, Tract(s) 3, Unit(s) 3 NOR ESTE, NORTH ALBUQUERQUE ACRES, (to be known as **EAGLE'S VIEW ESTATES**) zoned R-D, located on VENTURA NE, between EAGLE ROCK NE and OAKLAND NE containing approximately 2 acre(s). [REF: 04DRB-01533] *[Deferred from 2/23/05]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 3/9/05.**

5. **Project # 1001031**
05DRB-00140 Major-Vacation of Public Easements

BOHANNAN HUSTON agent(s) for BUILD NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) F, **SANDIA SCIENCE AND TECHNOLOGY PARK**, zoned IP, located on INNOVATION PARKWAY SE, between RESEARCH RD SE and GIBSON AVE SE containing approximately 10 acre(s). [REF: 01DRB00788, 03DRB01848] (M-21) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

- 05DRB-00298 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON agent(s) for BUILD NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) F-1 & F-2, **SANDIA SCIENCE AND TECHNOLOGY PARK**, zoned IP, located on INNOVATION PARKWAY SE, between RESEARCH RD SE and GIBSON AVE SE containing approximately 11 acre(s). [REF: DRB 1001031, 01DRB00788, 05DRB00140] (M-21) **PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AIDS DXF AND THE 15-DAY APPEAL PERIOD.**

6. **Project # 1003684**
05DRB-00118 Major-Vacation of Pub Right-of-Way
05DRB-00121 Major-Preliminary Plat Approval
05DRB-00119 Minor-Sidewalk Waiver
05DRB-00120 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for COLLATZ INC request(s) the above action(s) for all or a portion of Tract(s) A, B and B2B1, Block(s) 7-14, CALABACILLAS ARROYO, PARADISE HEIGHTS, UNIT 5, SEVILLE, UNIT 7, (to be known as **ANASAZI RIDGE SUBDIVISION, UNITS 1, 2 & 3**) zoned R-1 residential zone, located on MCMAHON BLVD NW, between WESTSIDE RD NW and UNIVERSE BLVD NW containing approximately 92 acre(s). [REF: 04DRB01443] *[Deferred from 2/16/05 & 2/23/05]* (A-10) **DEFERRED AT THE AGENT'S REQUEST TO 3/2/05.**

7. **Project # 1003790**
05DRB-00085 Major-Vacation of Public
Easements

BOHANNAN HUSTON INC agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1A & 25, Tract(s) H-1-C & A, Block(s) 1, **LANDS OF FILBERTO GURULE and NORTH ALBUQUERQUE ACRES**, zoned IP industrial park zone, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 17 acre(s). [REF:04DRB01790] *[Deferred from 2/9/05 & 2/16/05]* (B-18) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

05DRB-00158 Minor-SiteDev Plan Subd

DEKKER PERICH SABATINI agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1-A & 25, Block(s) 1, Tract(s) H-1-C & A, **LANDS OF FILBERTO GURULE and NORTH ALBUQUERQUE ACRES**, zoned IP industrial park zone, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO BLVD NE containing approximately 12 acre(s). [REF: 05DRB00085] *[Deferred from 2/9/05 & 2/16/05]* (B-18) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR COMMENTS ON THE REVISIONS OF THE SITE PLAN.**

05DRB-00165 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Tract(s) A, B & C, **NORTH GATEWAY**, zoned IP, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 38 acre(s). [REF: 04DRB1790] *[Deferred from 2/9/05 & 2/16/05]* (B-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/23/05 THE PRELIMINARY PLAT WS APPROVED WITH THE CONDITION: THE AMAFCA BOARD SHALL ALSO VACATE THIS EASEMENT AND THE DEVELOPER SHALL ENTER INTO A TURN-KEY AGREEMENT WITH AMAFCA FOR THE MAINTENANCE OF THE CHANNEL. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

8. **Project # 1003475**
04DRB-01694 Major-Vacation of Pub
Right-of-Way
04DRB-01695 Major-Preliminary Plat
Approval
04DRB-01696 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for unplatted lands and all or a portion of Tract(s) 2, PARAGON RESOURCES, (to be known as **PARADISE VIEW SUBDIVISION**) zoned RLT, located on PARADISE BLVD NW, between CONEFLOWER NW and LYON NW containing approximately 22 acre(s). [REF: 04DRB00842] *[Deferred from 12/1/04, 1/26/05 & 2/9/05 & 2/16/05 & 2/23/05]* (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 3/9/05.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

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

9. **Project # 1003865**
05DRB-00304 Minor-SiteDev Plan
BldPermit
- DORMAN BREEN ARCHITECTS agent(s) for JAY PARKS request(s) the above action(s) for all or a portion of Lot(s) 22A, Block(s) 28, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT B, (to be known as **OAKLAND SELF STORAGE**) zoned SU-2 IP, located on OAKLAND AVE NE, between SAN PEDRO NE and LOUISIANA NE containing approximately 4 acre(s). [REF: 05DRB00006] (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
10. **Project # 1000980**
05DRB-00161 Minor-Amnd SiteDev Plan
BldPermit/EPC
05DRB-00162 Minor-SiteDev Plan
Subd/EPC
05DRB-00163 Minor-SiteDev Plan
BldPermit/EPC
- NCA ARCHITECTS agent(s) for NEW MEXICO BANK & TRUST request(s) the above action(s) for all or a portion of Tract(s) A-3-B, **SIERRA VISTA SHOPPING CENTER**, zoned C-2 community commercial zone, located on MONTGOMERY BLVD NE, between PARSIFAL ST NE and EUBANK BLVD NE containing approximately 1 acre(s). [REF: ZA-01-201, Z-93-83, DRB-93-332, ZA-81-4, Z-77-78, Z-77-78-1, 01DRB01131, 01DRB01740, 02DRB01039, 01EPC00731] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 2/9/05 & 2/16/05 & 2/23/05*] (G-20) **DEFERRED AT THE AGENT'S REQUEST TO 3/2/05.**
- 05DRB-00160 Minor-Prelim&Final Plat
Approval
- RON TYREE agent(s) for SIERRA VISTA ASSOCIATES LLC request(s) the above action(s) for all or a portion of Tract(s) A-3, **SIERRA VISTA SHOPPING CENTER**, zoned C-2 community commercial zone (SC), located on MONTGOMERY BLVD NE, between EUBANK BLVD NE and PARSIFAL ST NE containing approximately 15 acre(s). [REF: ZA-01-201, Z-93-83, DRB-93-332, ZA-81-4, Z-77-78-1, 01DRB01739, 01DRB01131, 01DRB01740, 02DRB01039, 01EPC00731] [*Deferred from 2/9/05 & 2/16/05 & 2/23/05*] (G-20) **DEFERRED AT THE AGENT'S REQUEST TO 3/2/05.**

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

11. **Project # 1002928**
05DRB-00297 Major-Amnd Prelim Plat Approval
05DRB-00308 Major-Final Plat Approval
- SURV-TEK, INC agent(s) for LONGFORD AT THE TRAILS, LLC request(s) the above action(s) for all or a portion of Tract(s) D, **TAOS AT THE TRAILS**, zoned R-D, located on TREELINE AVE NW, between RAINBOW BLVD NW and SOUTH OF PASEO DEL NORTE NW containing approximately 19 acre(s). [REF: DRB04-00718] *[Deferred from 2/23/05]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/2/05.**
12. **Project # 1003417**
05DRB-00238 Minor-Amnd Prelim Plat Approval
05DRB-00237 Major-Final Plat Approval
- MARK GOODWIN & ASSOCIATES PA agent(s) for ALPHA EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 22-30, Block(s) 11, Tract(s) 1, NORTH ALBUQUERQUE ACRES (to be known as **MOUNTAIN TRAIL SUBDIVISION, UNIT 3**, zoned R-D, located on GLENDALE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 10 acre(s). [REF: 04DRB00671, 04DRB01056, 04DRB01057, 04DRB01058, 04DRB01232] (B-19) **AMENDED PRELIMINARY PLAT WAS APPROVED. AMENDED INFRASTRUCTURE LIST DATED 2/23/05 WAS APPROVED. FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU.**
13. **Project # 1003759**
05DRB-00294 Minor-Prelim&Final Plat Approval
- SURVEYS SOUTHWEST LTD agent(s) for KEN BALIZER request(s) the above action(s) for all or a portion of Tract(s) 173A and 174, MRGCD MAP 31, (to be known as **LANDS OF KEN BALIZER**, zoned RA-2, located on ARCADIAN TR NW, between CALLE LOS VECINOS NW and SAN ISIDRO ST NW containing approximately 1 acre(s). [REF: 04DRB01702] (G-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

14. **Project # 1003761**
05DRB-00210 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST, LTD agent(s) for DOUGLAS F. VAUGHAN request(s) the above action(s) for all or a portion of Lot(s) 15 & portion of 16, Block(s) 20, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned SU-2 MIXED USE, located on PASEO DEL NORTE NE, between HOLLY AVE NE and HOLBROOK NE containing approximately 2 acre(s). *[Deferred from 2/16/05]* (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/23/05 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

15. **Project # 1003420**
05DRB-00295 Minor-Final Plat
Approval

ISAACSON & ARFMAN PA agent(s) for WINDMILL MANOR ESTATES LLC request(s) the above action(s) for all or a portion of Tract(s) B-2 UNIT 3, **VOLCANO CLIFFS**, (to be known as **SUNRISE RIDGE SUBDIVISION**) zoned R-LT residential zone, located on TESUQUE DR NW, between MONTANO RD NW and CRYSTAL ST NW containing approximately 5 acre(s). [REF: 04EPC00682, 04DRB01508, 04DRB01509] (E-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR PROPERTY MANAGEMENT'S SIGNATURE.**

16. **Project # 1000081**
05DRB-00305 Minor-Prelim&Final Plat
Approval

TIERRA WEST agent(s) for RSF LAND & CATTLE CO LLC request(s) the above action(s) for all or a portion of Tract(s) B3D, **COTTONWOOD CORNERS**, zoned SU-1 IP, located on COORS BLVD BYPASS NW, between ELLISON DR NW and NM 528 NW containing approximately 6 acre(s). [REF: 00DRB00276, 04AA01343] (A-13/A-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR NEW MEXICO UTILITIES SIGNATURE AND A COPY OF AN AMENDED SITE PLAN TO MAKE SURE IT MATCHES THE PLAT.**

17. **Project # 1002506**
05DRB-00306 Minor-Final Plat
Approval

TIERRA WEST agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 6C,12A and 12B, PORTION OF BLACK RANCH, (to be known as **BLACK FARMS ESTATES, UNITS 1 & 2**, zoned RA-1, located on COORS BLVD NW, between PASEO DEL NORTE NW and WESTSIDE DR NW containing approximately 67 acre(s). [REF: 04DRB00637, 03EPC00501] (C-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND CITY ENGINEER FOR AMAFCA'S SIGNATURES.**

18. **Project # 1002639**
05DRB-00307 Minor-Prelim&Final Plat
Approval

COMMUNITY SCIENCES CORP agent(s) for RAYLEE HOMES request(s) the above action(s) for all or a portion of Lot(s) 17, Block(s) A, **TREMENTINA SUBDIVISION**, zoned R-D, located on VIA CONTENTA NE, between WYOMING NE and LOUISIANA NE containing approximately 1 acre(s). [REF: 03DRB-00717, 03DRB-00719, 03DRB-00720, 03DRB-00721, 03DRB-00722, 03DRB02026] *[Deferred from 2/23/05]* (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 3/2/05.**

19. **Project # 1002743**
04DRB-00888 Minor-Final Plat
Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) C, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s). [REF:Z-03-01007, 03DRB00989] *[Final Plat was Indef Deferred for SIA 6/16/04] [Deferred from 2/9/05 & 2/16/05]* (F-11) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

20. ~~Project # 1001934~~
~~05DRB-00292 Minor-Prelim&Final-Plat~~
Approval

WAYJOHN SURVEYING INC agent(s) for WILLIAM RIORDAN & PATRICK NAPOLEONE request(s) the above action(s) for all or a portion of Tract(s) 4C-4G, **ALVARADO GARDENS, UNIT 1**, zoned RA-2, located on RIO GRANDE BLVD NW, between CAMPBELL RD NW and MATTHEW AVE NW containing approximately 2 acre(s). [REF: 02DRB00697, 02DRB01863, 02DRB01866, 04DRB01471] (G-12) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

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

21. **Project # 1000795**
05DRB-00302 Minor-Sketch Plat or
Plan

WAYJOHN SURVEYING INC agent(s) for JOHN & NADINE MINER request(s) the above action(s) for all or a portion of Lot(s) 24, **ALVARADO GARDENS, UNIT 1**, zoned RA-2, located on MATTHEW AVE NW, between RIO GRANDE BLVD MW and 12TH ST NW containing approximately 2 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

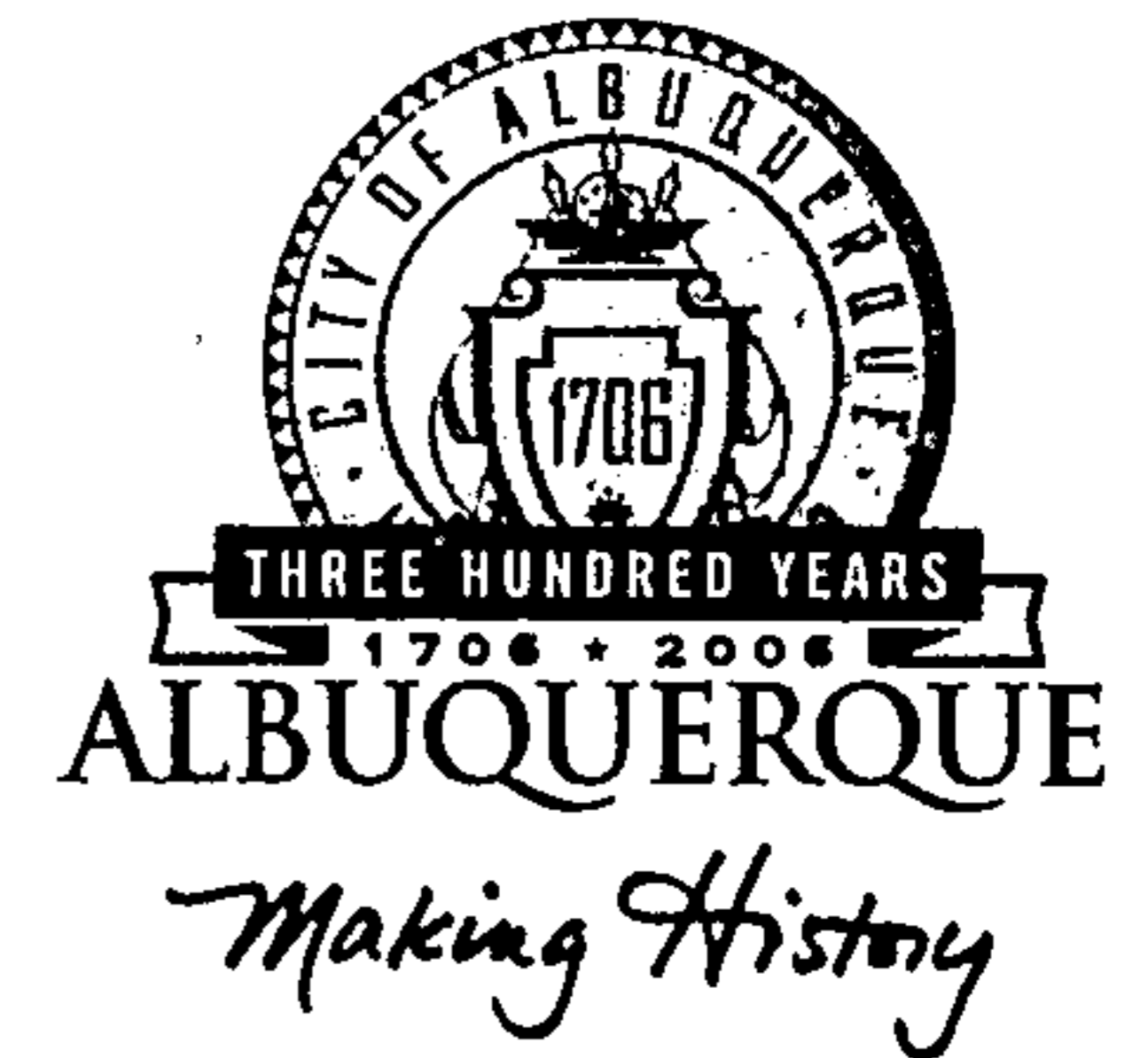
22. **Project # 1003971**
05DRB-00293 Minor-Sketch Plat or
Plan

WAYJOHN SURVEYING INC agent(s) for LUBRICAR INC request(s) the above action(s) for all or a portion of Tract(s) A & B, **ROBERT H MOTT ADDITION**, zoned C-2, located on 4TH ST NW, between GENE AVE NW and GAVILAN PL NW containing approximately 1 acre(s). (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1003975**
05DRB-00301 Minor-Sketch Plat or Plan
- WAYJOHN SURVEYING INC agent(s) for COE PROPERTIES INC request(s) the above action(s) for all or a portion of Lot(s) 6, 7, 12 and 13, Block(s) 15, MESA GRANDE ADDITION (to be known as ZUNI TOWNHOMES) zoned O-R, located on WASHINGTON ST SE, between CENTRAL AVE SE and ZUNI RD SE containing approximately 1 acre(s).[REF:ZA-78-377]K-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
24. **Project # 1003973**
05DRB-00299 Minor-Sketch Plat or Plan
- ISAACSON AND ARFMAN agent(s) for STILLBROOKE HOMES request(s) the above action(s) for all or a portion of **TRACT 7, THE TRAILS UNIT 2**, zoned R-D, located on OAKRIDGE ST NW, between WOODMONT AVE NW and TREELINE NW containing approximately 15 acre(s). (C-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
25. **Project # 1003974**
05DRB-00300 Minor-Sketch Plat or Plan
- ISAACSON AND ARFMAN, P.A. agent(s) for STILLBROOKE HOMES request(s) the above action(s) for all or a portion of **TRACT 5, THE TRAILS UNIT 2**, zoned R-D, located on OAKRIDGE ST NW, between TREELINE NW and UNIVERSE BLVD NW containing approximately 6 acre(s). (C-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
26. Approval of the Development Review Board Minutes for February 2, 2005. **DEVELOPMENT REVIEW BOARD MINUTES FOR FEBRUARY 2, 2005 WERE APPROVED.**

ADJOURNED: 1:30 P.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001934

AGENDA ITEM NO: 20

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

No adverse comments.

New Mexico 87103

RESOLUTION:

www.cabq.gov

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: February 23, 2005

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
February 23, 2005
DRB Comments**

ITEM # 20

PROJECT # 1001934

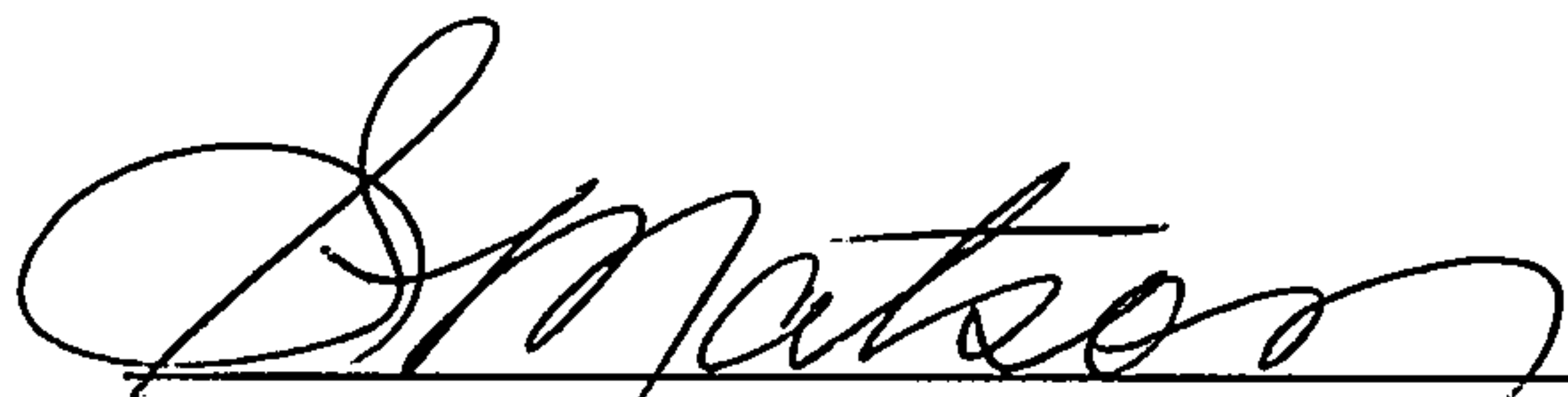
APPLICATION # 05-00292

RE: Alvarado Gardens, Unit 1/minor plat

No objection.

Agent may file the plat.

AGIS dxf is approved.



Sheran Matson, AICP DRB Chair

1934

DXF Electronic Approval Form

DRB Project Case #: 1001934

Subdivision Name: ALVARADO GARDENS UNIT 1 LOTS 4C1 THRU 4G1

Surveyor: THOMAS D JOHNSTON

Contact Person: THOMAS D JOHNSTON

Contact Information: 255-2052

DXF Received: 2/14/2005

Hard Copy Received: 2/14/2005

Coordinate System: Ground rotated to NMSP Grid


Approved

2/14/05
Date

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

AGIS Use Only
Copied cov 1934 to agiscov on 2/14/2005 Contact person notified on 2/14/2005



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 20, 2004

2. Project # 1001934
04DRB-01471 Major-Vacation of Public Easements

WILKS COMPANY agent(s) for MICHAEL EAVES request(s) the above action(s) for all or a portion of Lot(s) 4-E, 4-F and 4-G, **ALVARADO GARDENS, UNIT 1**, zoned RA-2 residential and agricultural zone, located on RIO GRANDE BLVD NW, between CAMPBELL RD NW and MATTHEW AVE NW containing approximately 1 acre(s). [REF: DRB-94-465] (G-12/G-13)

At the October 20, 2004, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

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. 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.

Condition of Final Plat: Dry utilities must sign the plat before DRB approves it.

If you wish to appeal this decision, you must do so by November 4, 2004 in the manner described below.


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

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



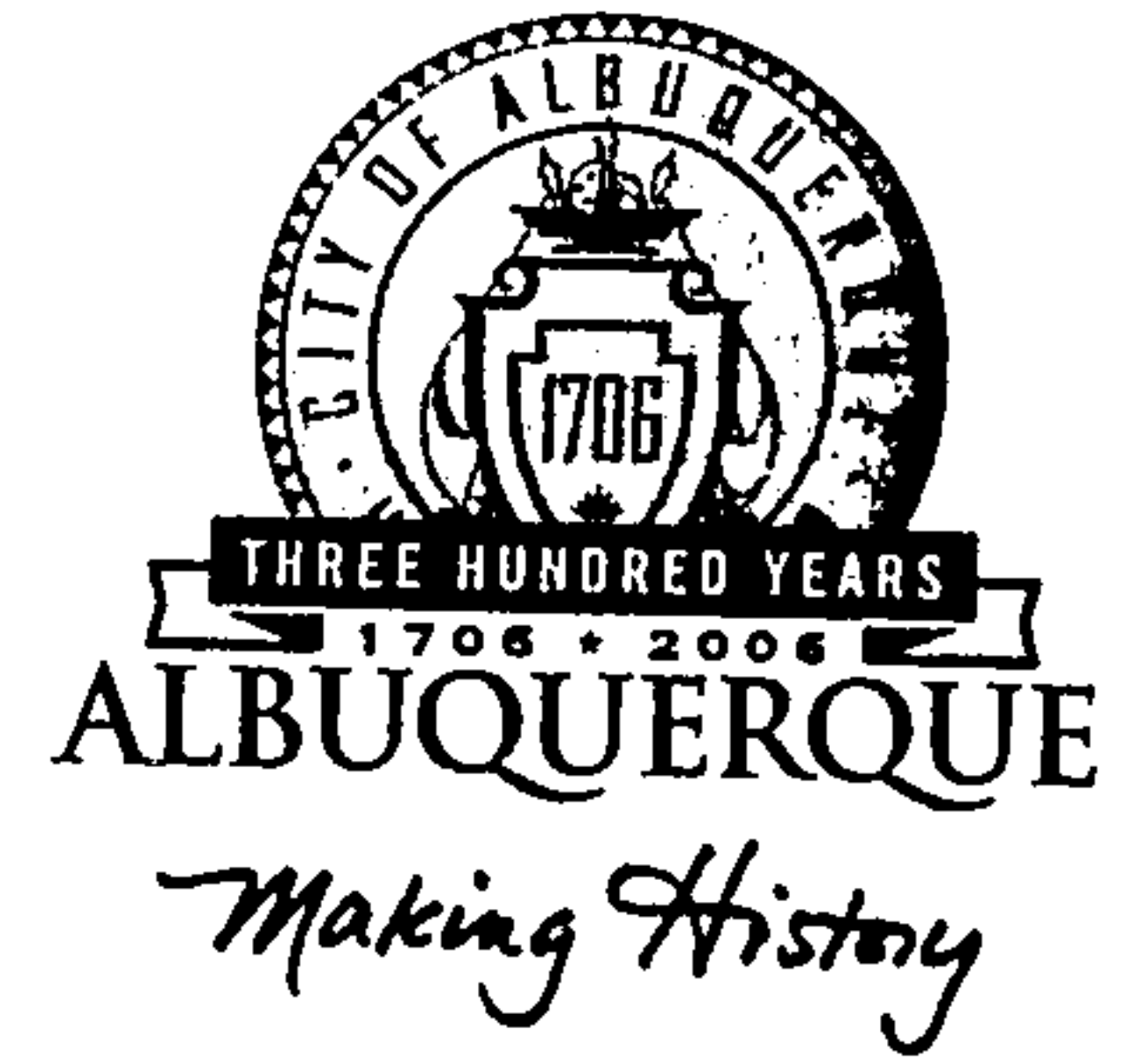
OFFICIAL NOTICE OF DECISION
PAGE 2

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.)


Sheran Matson, AICP, DRB Chair

Cc: Michael Eaves, 3816 Palacio del Rio Grande NW, 87107
Wilks Company, P.O. Box 10097, 87184
Bill Riordan, 2740 Rio Grande NW, 87104
Charles Noble, 2722 Rio Grande NW, 87104
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001934

AGENDA ITEM NO: 2

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

Albuquerque

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.

New Mexico 87103

RESOLUTION:

www.cabq.gov

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: October 20, 2004

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1001934 AGENDA#: 2 DATE: 10.20.04

1. Name: Jim Wilks Address: P.O. Box 10097 Zip: 87184

2. Name: Bill Riordan Address: 2740 Rio Grande^{NW} Zip: 87104

3. Name: CHARLES NOBLE Address: 2723 Rio Grande^{NE} Zip: 87104
~~600 Industrial~~

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 20, 2004

Project # 1001934
04DRB-01471 Major-Vacation of Public Easements

WILKS COMPANY agent(s) for MICHAEL EAVES request(s) the above action(s) for all or a portion of Lot(s) 4-E, 4-F and 4-G, **ALVARADO GARDENS, UNIT 1**, zoned RA-2 residential and agricultural zone, located on RIO GRANDE BLVD NW, between CAMPBELL RD NW and MATTHEW AVE NW containing approximately 1 acre(s). [REF: DRB-94-465] (G-12/G-13)

AMAFCA	No comment.
COG	No adverse comments.
Transit	No objection to the request.
Zoning Enforcement	Reviewed, no comment.
Neighborhood Coordination	
Letters sent to Rio Grande Blvd. (R), Thomas Village (R) and Alvarado Gardens (R) Neighborhood Associations.	
APS	No comments received.
Police Department	No comments at this time.
Fire Department	No adverse comments.
PNM Electric & Gas	Approves.
Comcast	No comments received
QWEST	No comments received
Environmental Health	Site is not within 1000 feet of a landfill. No comment.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.

City Engineer

The Hydrology section has no objection to the vacation request.

Transportation Development

Defer to utilities having an interest in the requested action assuming that the access easement is not affected.

Parks & Recreation

Defer to Utilities.

Utilities Development

No objection to Vacation request.

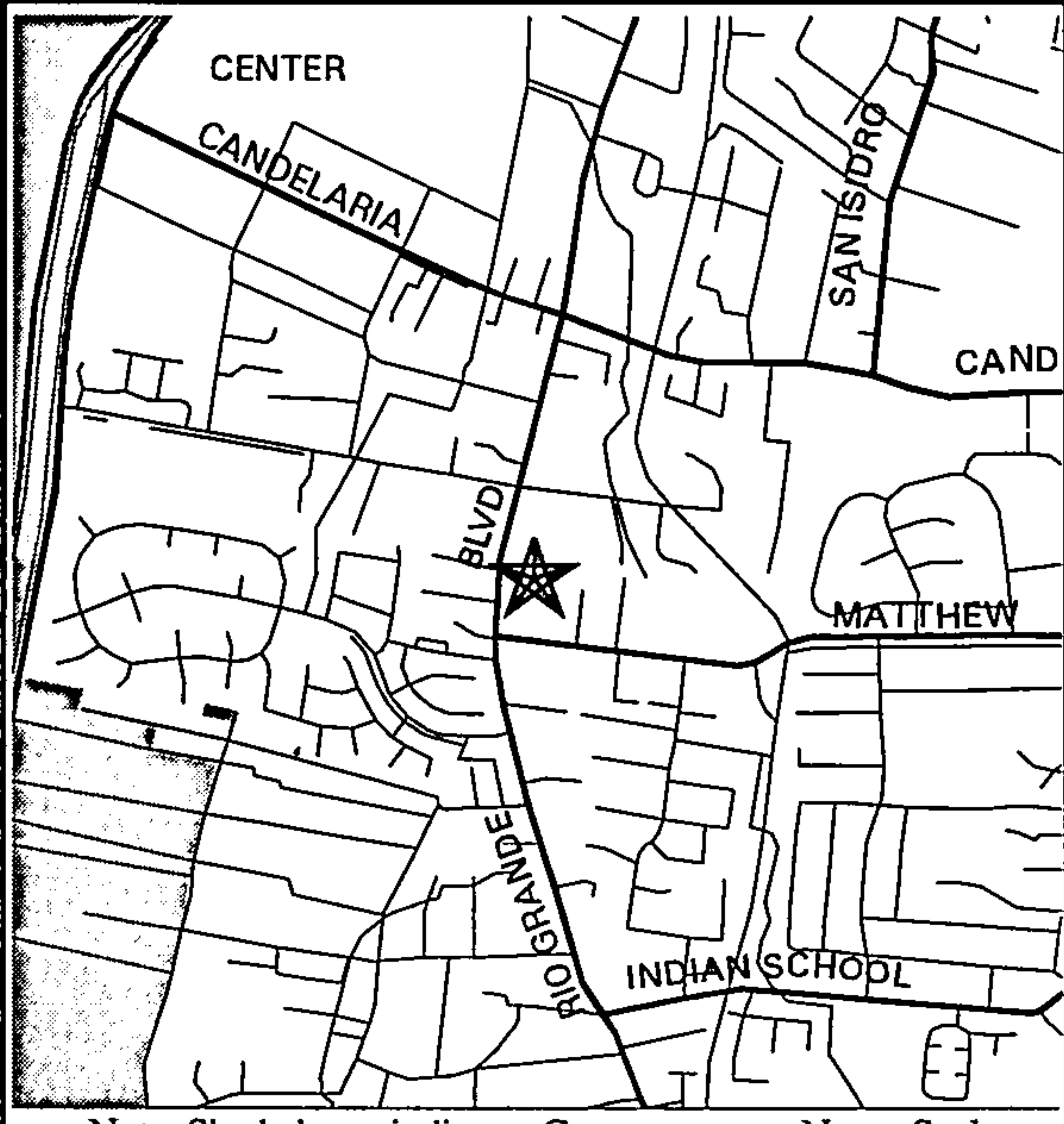
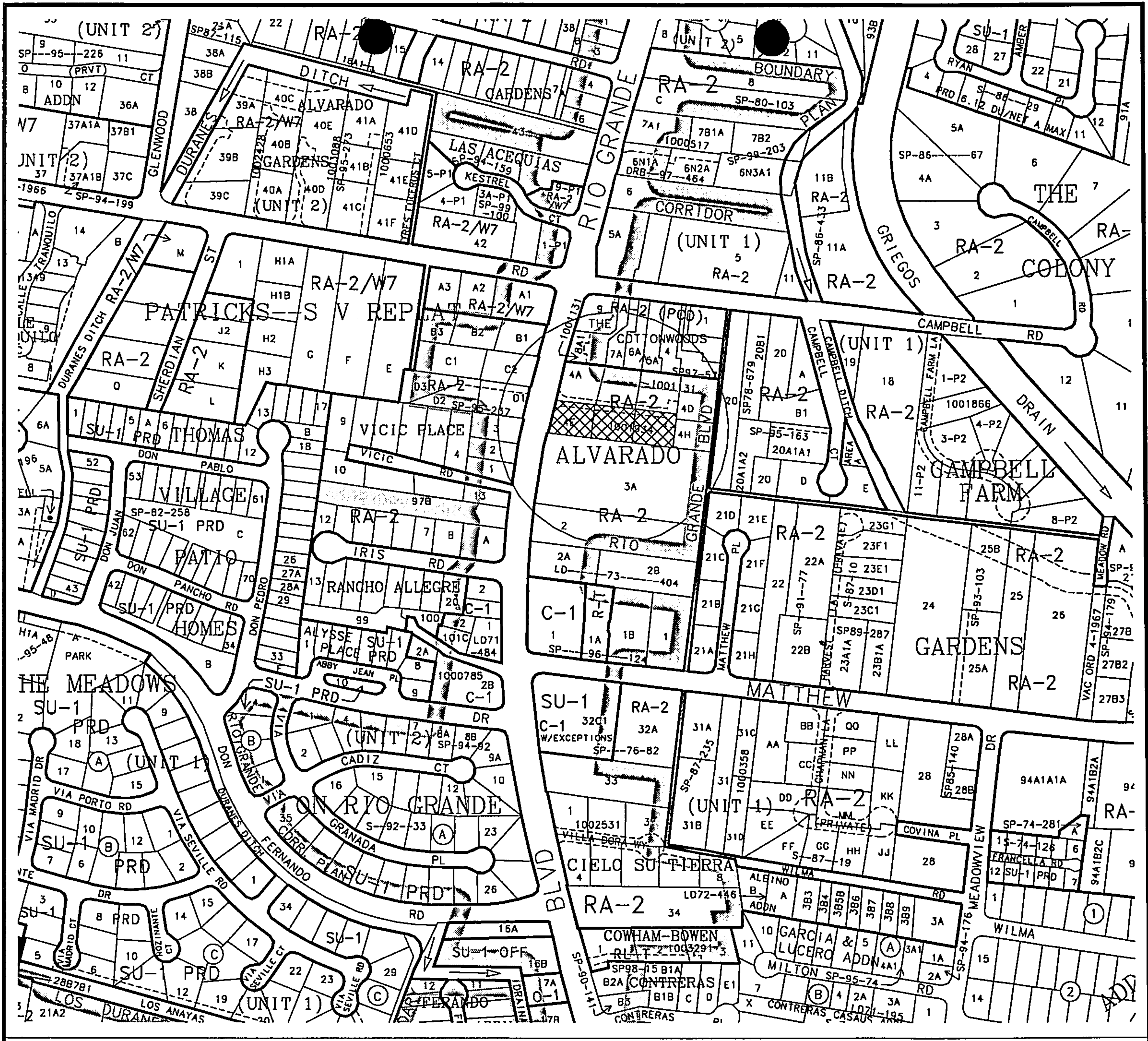
Planning Department

No objection to the requested vacation provided the public utilities sign the plat. The agent could have applied for the replat at the same time as this action.

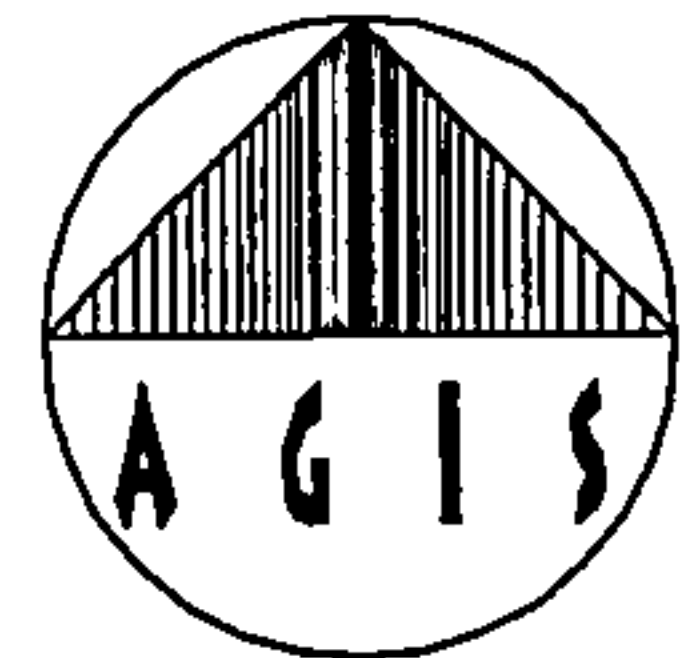
IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

cc:Michael Eaves, 3816 Palacio Del Rio Grande NW, 87107

Wilks Company, P.O. Box 10097, 87184



ZONING MAP



Scale 1"=432'

PROJECT NO.
1001934

HEARING DATE
10-20-04

MAP NO.
G-12

ADDITIONAL CASE NUMBER(S)
04DRB-01471

Note: Shaded area indicates County Not to Scale



**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, October 20, 2004, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1001875

04DRB-01455 Major-Two Year SIA
04DRB-01454 Major-Amnd Prelim Plat
Approval
04DRB-01456 Major-Final Plat Approval

TIERRA WEST LLC agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 2, KINSCHERFF & UNPLATTED LAND IN PRESLEY CO OF NM (to be known as **WESTERN TRAILS ESTATES**), zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and the SAN ANTONIO ARROYO containing approximately 22 acre(s). [REF: Z-71-124, 02DRB00570, 02EPC00838, 02DRB01793, 04AA00996] (F-11)

Project # 1001934

04DRB-01471 Major-Vacation of Public
Easements

WILKS COMPANY agent(s) for MICHAEL EAVES request(s) the above action(s) for all or a portion of Lot(s) 4-E, 4-F and 4-G, **ALVARADO GARDENS, UNIT 1**, zoned RA-2 residential and agricultural zone, located on RIO GRANDE BLVD NW, between CAMPBELL RD NW and MATTHEW AVE NW containing approximately 1 acre(s). [REF: DRB-94-465] (G-12/G-13)

Project # 1002022

04DRB-01477 Major-Vacation of Public
Easements

BOHANNAN HUSTON INC agent(s) for T S MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 8 & 9, **VISTA WEST SUBDIVISION**, zoned R-D, located on UNSER BLVD SW, between EUCARIZ SW and TOWER SW containing approximately 10 acre(s). [REF: 03DRB01295, 04DRB01239, 04DRB01238, 04DRB01307, 04DRB01308] (L-10)

SEE PAGE 2 . . .



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

PAGE 2

Project # 1002334
04DRB-01482 Major-Vacation of Public
Easements
04DRB-01479 Minor-Prelim&Final Plat
Approval
04DRB-01480 Minor-Sidewalk Waiver
04DRB-01481 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for
HARVEST HOMES, LLC request(s) the above action(s)
for all or a portion of Block(s) 19-A FOOTHILLS
ESTATES, (to be known as **COPPER PARK**
SUBDIVISION, zoned R-T residential zone, located on
COPPER AVE NE, between CHELWOOD PARK BLVD
NE and CHICO RD NE containing approximately 1
acre(s). [REF: Z-91-1, ZA-83-17, 02EPC01695,
03DRB00333] (K-22)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays. Individuals with disabilities who need special assistance to participate at this meeting should contact Claire Senova, Planning Department, at 924-3946. Hearing Impaired users may contact her via the New Mexico Relay Network by calling toll-free: 1-800-659-8331.

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 4, 2004.

4203

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

Meeting Date: OCTOBER 20, 2004
Zone Atlas Page: G-12-Z & G-13-Z
Notification Radius: 100 Ft.

Project# 1001934
App# 04DRB-01471

Cross Reference and Location:

Applicant: MICHAEL EAVES
Address: 3816 PALACIO DEL RIO GRANDE NW
ALBUQUERQUE NM 87107

Agent: WILKS COMPANY
Address: PO BOX 10097
ALBUQUERQUE NM 87184

Special Instructions:

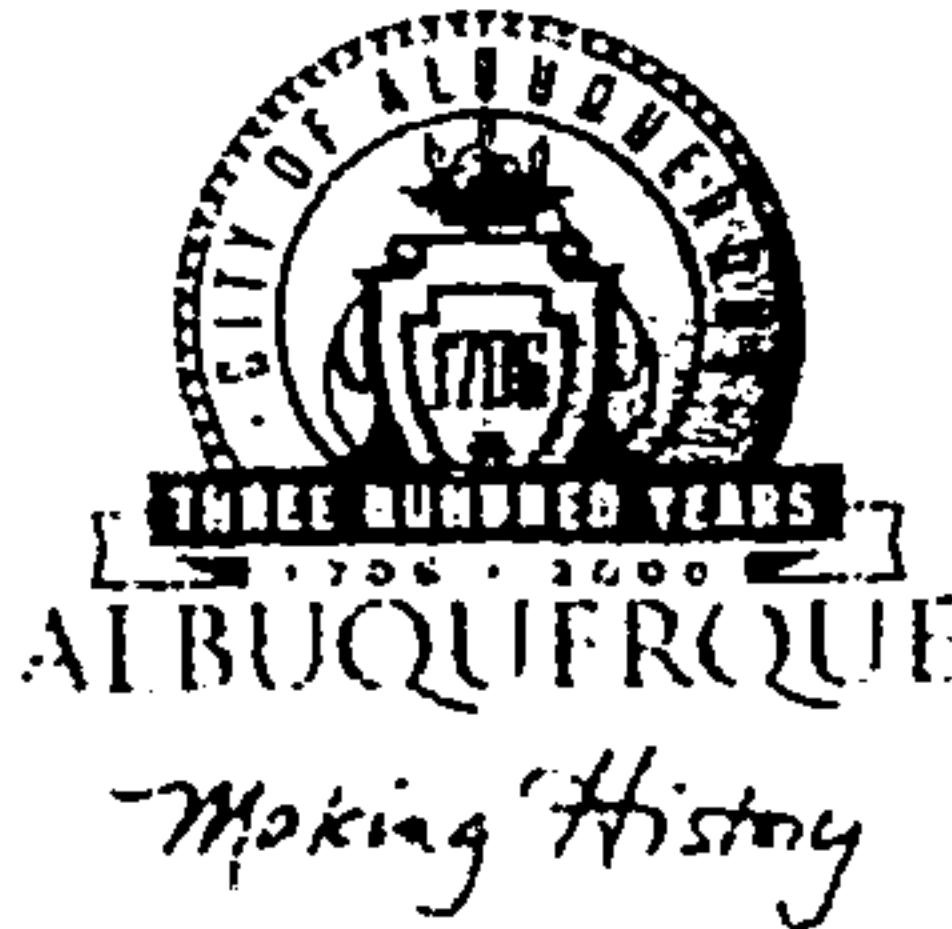
**Notice must be mailed from the
City's 15 day prior to the meeting.**

Date Mailed: OCTOBER 1, 2004

Signature: KYLE TSEHLIKAI

101306003815231001	LEGAL: 020 ALVA RADO GDNS ADD W60FT OF W120FT PROPERTY ADDR: 00000 CAMPBELL OWNER NAME: MONTOYA RONALD T & MARGIE OWNER ADDR: 02306 CAMPBELL	LAND USE: RD NW ALBUQUERQUE NM	87104
101306000716730519	LEGAL: LT 4 -A P LAT OF LOTS 4-A THROUGH 4-H ALVARADO GARDE PROPERTY ADDR: 00000 RIO GRANDE OWNER NAME: NOBLE CHARLES E & ELLEN C OWNER ADDR: 00620 INDUSTRIAL	LAND USE: AV NE ALBUQUERQUE NM	87107
101306001916530520	LEGAL: LT 4 -B P LAT OF LOTS 4-A THROUGH 4-H ALVARADO GARDE PROPERTY ADDR: 00000 OWNER NAME: RIORDAN WILLIAM F OWNER ADDR: 07611 INDIAN SCHOOL	LAND USE: RD NE ALBUQUERQUE NM	87110
101306003116430521	LEGAL: LT 4 -C P LAT OF LOTS 4-A THROUGH 4-H ALVARADO GARDE PROPERTY ADDR: 00000 OWNER NAME: RIORDAN WILLIAM F OWNER ADDR: 07611 INDIAN SCHOOL	LAND USE: RD NE ALBUQUERQUE NM	87110
101306004316230522	LEGAL: LT 4 -D P LAT OF LOTS 4-A THROUGH 4-H ALVARADO GARDE PROPERTY ADDR: 00000 RIO GRANDE OWNER NAME: RIORDAN WILLIAM F OWNER ADDR: 07611 INDIAN SCHOOL	LAND USE: RD NE ALBUQUERQUE NM	87110
101206049814440246	LEGAL: LT D -1 P LAT OF ALVARADO GARDENS UNIT 2 LTS D-1, D- PROPERTY ADDR: 00000 RIO GRANDE OWNER NAME: CORDOVA MICHAEL D & VICKI L OWNER ADDR: 02723 RIO GRANDE	LAND USE: BL NW ALBUQUERQUE NM	87104
101306000515630526	LEGAL: LT 4 -E P LAT OF LOTS 4-A THROUGH 4-H ALVARADO GARDE PROPERTY ADDR: 00000 RIO GRANDE OWNER NAME: NAPOLEONE PATRICK H ETUX OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM	87125
101306001715530525	LEGAL: LT 4 -F P LAT OF LOTS 4-A THROUGH 4-H ALVARADO GARDE PROPERTY ADDR: 00000 RIO GRANDE OWNER NAME: NAPOLEONE PATRICK H ETUX OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM	87125
101306003015330524	LEGAL: LT 4 -G P LAT OF LOTS 4-A THROUGH 4-H ALVARADO GARDE PROPERTY ADDR: 00000 OWNER NAME: NAPOLEONE PATRICK H ETUX OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM	87125
101206049114140245	LEGAL: 003 VICI C PLACE SUBD PROPERTY ADDR: 00000 RIO GRANDE OWNER NAME: CHIORDI JONES CAROL ANN & CHAR OWNER ADDR: 02709 RIO GRANDE	LAND USE: BL NW ALBUQUERQUE NM	87107
101306004513731004	LEGAL: TR 2 0A1A 2 PLAT OF TR 20-A1A1 & 20-A1A2 ALVARDO GAR PROPERTY ADDR: 00000 N/A OWNER NAME: GEIST DANIEL E & JANE A OWNER ADDR: 03515 CAMPBELL	LAND USE: CT NW ALBUQUERQUE NM	87104

101306004215130523	LEGAL: LT 4 -H P LAT OF LOTS 4-A THROUGH 4-H ALVARADO GARDE PROPERTY ADDR: 00000 OWNER NAME: NAPOLEONE PATRICK H ETUX OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM	87125
101306000813130506	LEGAL: N 1/ 2 OF LOT 3 ALVARADO GARDENS UNIT 1 PROPERTY ADDR: 00000 RIO GRANDE OWNER NAME: PERCILICK RICHARD R & SUE E OWNER ADDR: 02700 RIO GRANDE	LAND USE: BL NW ALBUQUERQUE NM	87104
101206049013540244	LEGAL: 002 VICI C PLACE SUBD PROPERTY ADDR: 00000 RIO GRANDE OWNER NAME: CHIORDI MICHAEL J OWNER ADDR: 02705 RIO GRANDE	LAND USE: BL NW ALBUQUERQUE NM	87104
101206048912840243	LEGAL: 001 VICI C PLACE SUBD PROPERTY ADDR: 00000 RIO GRANDE OWNER NAME: WHATLEY KEVIN T & NAJMA OWNER ADDR: 02701 RIO GRANDE	LAND USE: BL NW ALBUQUERQUE NM	87104
101306000712030505	LEGAL: S 1/ 2 OF LOT 3 ALVARADO GARDENS ADDN UNIT 1 PROPERTY ADDR: 00000 RIO GRANDE OWNER NAME: PERCILICK RICHARD R & SUE E OWNER ADDR: 02700 RIO GRANDE	LAND USE: BL NW ALBUQUERQUE NM	87104
101206048612040233	LEGAL: 013 VICI C PLACE SUBD E25 FT L12 & ALL 13 PROPERTY ADDR: 00000 VICIC OWNER NAME: MCCORMICK JOHNATHAN F & OWNER ADDR: 02410 VICIC	LAND USE: RD NW ALBUQUERQUE NM	87104
101306003611530604	LEGAL: 21D ALVA RADO GARDENS UNIT ONE PROPERTY ADDR: 00000 MATTHEW OWNER NAME: KELLY JOHN M & WOOD MARTHA OWNER ADDR: 02631 MATTHEW	LAND USE: PL NW ALBUQUERQUE NM	87104
101306000610930504	LEGAL: N 1/ 2 OF LOT 2 ALVARADO GARDENS ADDN UNIT 1 PROPERTY ADDR: 00000 RIO GRANDE OWNER NAME: ABBOTT JOHN M OWNER ADDR: 02612 RIO GRANDE	LAND USE: BL NW ALBUQUERQUE NM	87104



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 15, 2004

TO CONTACT NAME: Jim Wilks
COMPANY/AGENCY: Wilks Co
ADDRESS/ZIP: P.O. Box 10097, 87184
PHONE/FAX #: 888-3066

Thank you for your inquiry of (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at lots 4E, 4F + 4G Alvarado Gardens Unit 1

zone map page(s) G-12-2, G-13-2

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

Rio Grande Blvd. NA (R)

Alvarado Gardens NA (R)

Neighborhood Association

Neighborhood Association

Contacts: Claude Morelli
2236 Dietz Pl NW 87107
344-9742

Contacts: Tim Mullane
2901 Trellis NW 87107
344-1713

Connie Adler
2616 Harvest Ln NW 87104
343-9664

Niki Feldman
3104 Camino Caballero NW 87110
341-3965

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

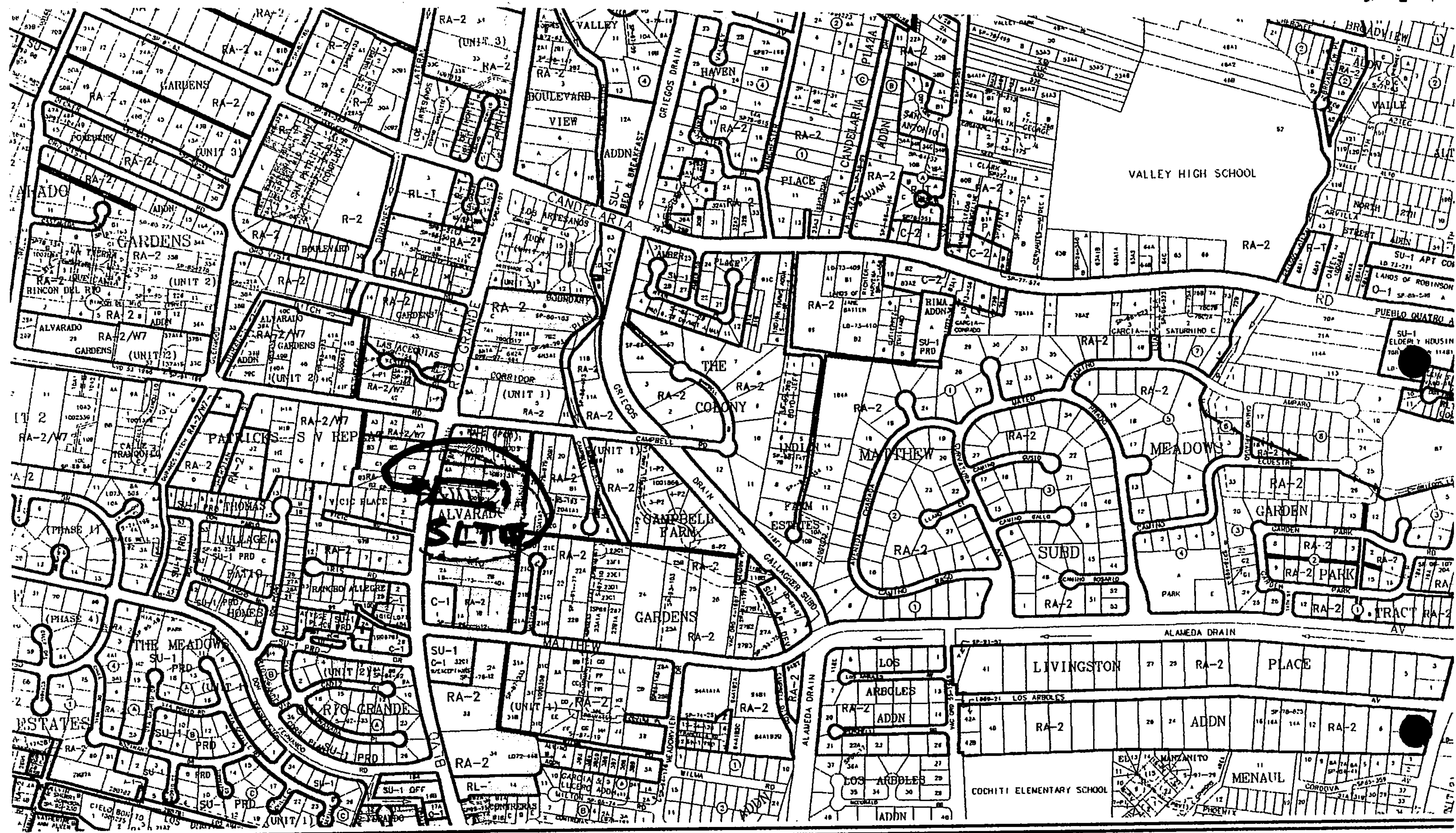
Please note that according to O-92 you are required to notify each of these contact persons by CERTIFIED MAIL, RETURN RECEIPT REQUESTED. BEFORE the Planning Department will accept your application filing. IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED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

Sincerely,

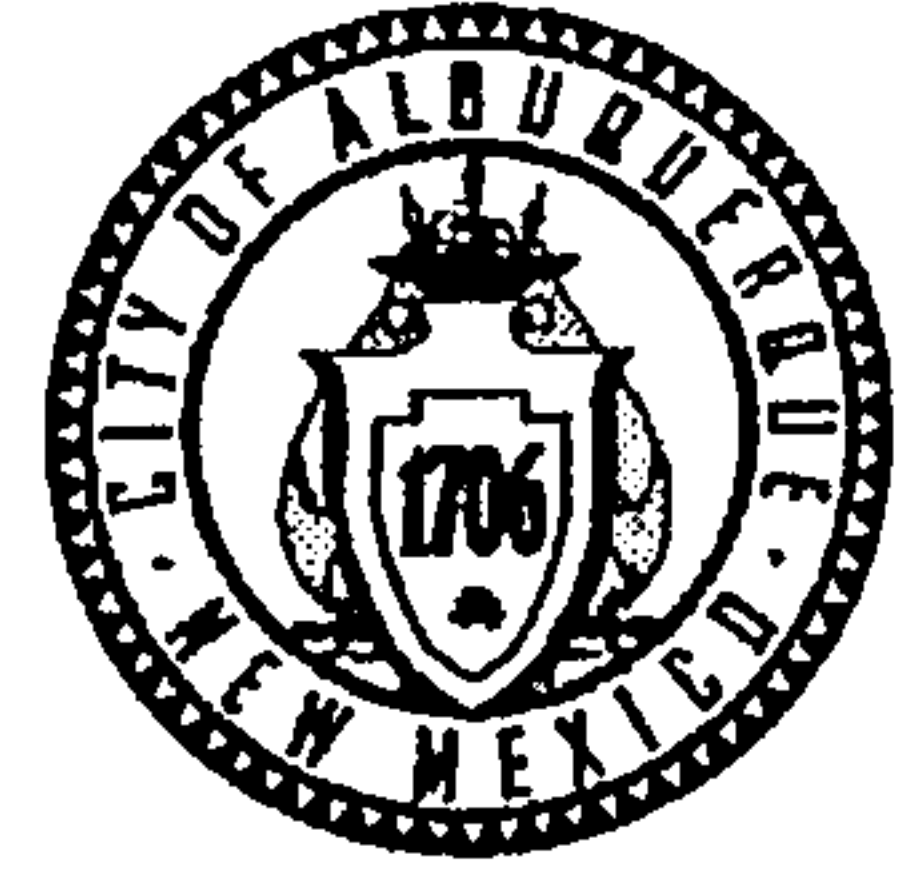
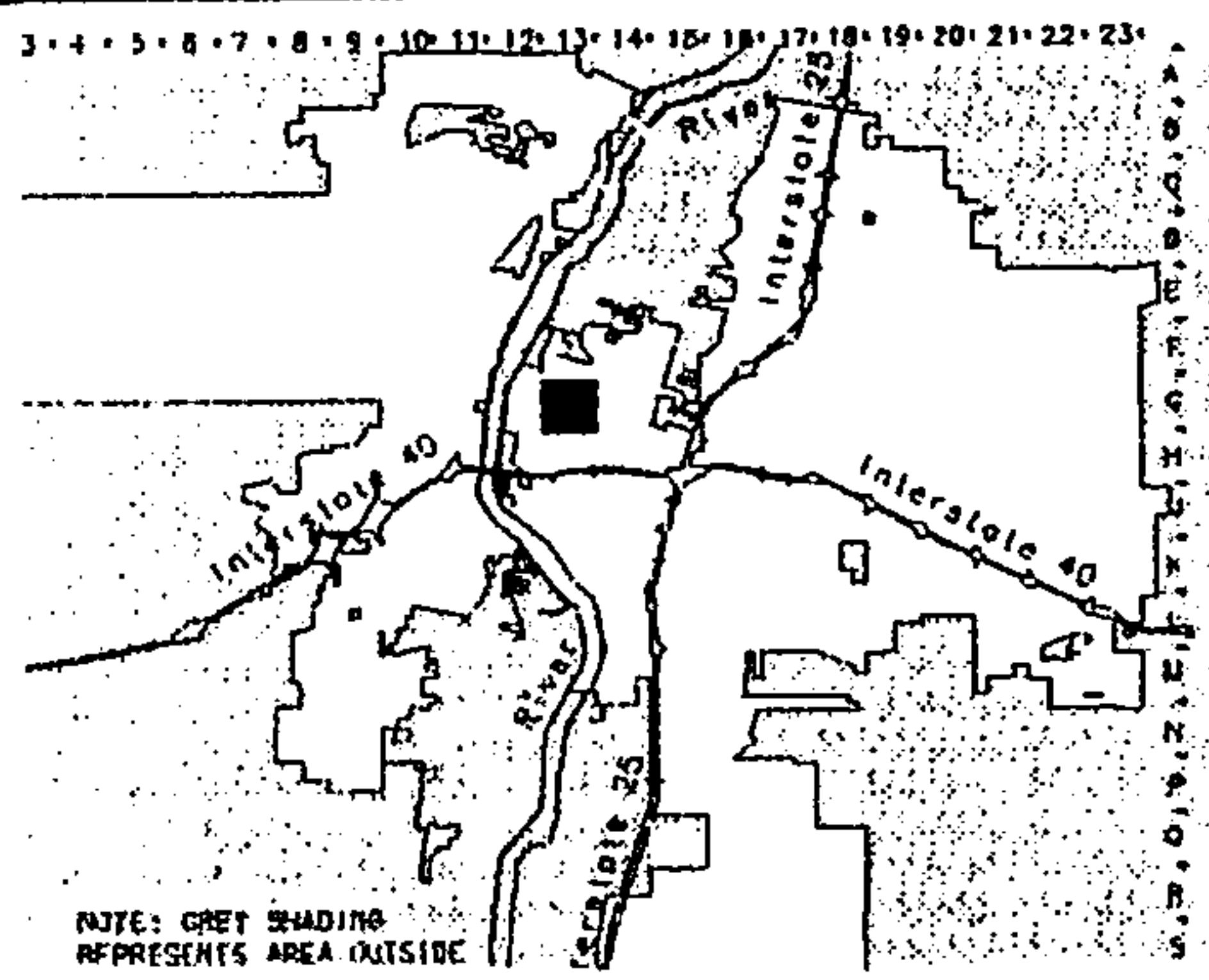
[Handwritten signature]

OFFICE OF NEIGHBORHOOD COORDINATION

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



Zone Atlas Page
G-12-Z



Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2004

Zone Atlas Page
G-13-Z



**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, October 20, 2004, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1001875

04DRB-01455 Major-Two Year SIA
04DRB-01454 Major-Amnd Prelim Plat
Approval
04DRB-01456 Major-Final Plat Approval

TIERRA WEST LLC agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 2, KINSCHERFF & UNPLATTED LAND IN PRESLEY CO OF NM (to be known as **WESTERN TRAILS ESTATES**), zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and the SAN ANTONIO ARROYO containing approximately 22 acre(s). [REF: Z-71-124, 02DRB00570, 02EPC00838, 02DRB01793, 04AA00996] (F-11)

Project # 1001934

04DRB-01471 Major-Vacation of Public
Easements

WILKS COMPANY agent(s) for MICHAEL EAVES request(s) the above action(s) for all or a portion of Lot(s) 4-E, 4-F and 4-G, **ALVARADO GARDENS, UNIT 1**, zoned RA-2 residential and agricultural zone, located on RIO GRANDE BLVD NW, between CAMPBELL RD NW and MATTHEW AVE NW containing approximately 1 acre(s). [REF: DRB-94-465] (G-12/G-13)

Project # 1002022

04DRB-01477 Major-Vacation of Public
Easements

BOHANNAN HUSTON INC agent(s) for T S MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 8 & 9, **VISTA WEST SUBDIVISION**, zoned R-D, located on UNSER BLVD SW, between EUCARIZ SW and TOWER SW containing approximately 10 acre(s). [REF: 03DRB01295, 04DRB01239, 04DRB01238, 04DRB01307, 04DRB01308] (L-10)

SEE PAGE 2 . . .



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

PAGE 2

Project # 1002334

04DRB-01482 Major-Vacation of Public Easements

04DRB-01479 Minor-Prelim&Final Plat Approval

04DRB-01480 Minor-Sidewalk Waiver

04DRB-01481 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for HARVEST HOMES, LLC request(s) the above action(s) for all or a portion of Block(s) 19-A FOOTHILLS ESTATES, (to be known as **COPPER PARK SUBDIVISION**, zoned R-T residential zone, located on COPPER AVE NE, between CHELWOOD PARK BLVD NE and CHICO RD NE containing approximately 1 acre(s). [REF: Z-91-1, ZA-83-17, 02EPC01695, 03DRB00333] (K-22)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays. Individuals with disabilities who need special assistance to participate at this meeting should contact Claire Senova, Planning Department, at 924-3946. Hearing Impaired users may contact her via the New Mexico Relay Network by calling toll-free: 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 4, 2004.

CITY OF ALBUQUERQUE



Making History

Planning Department

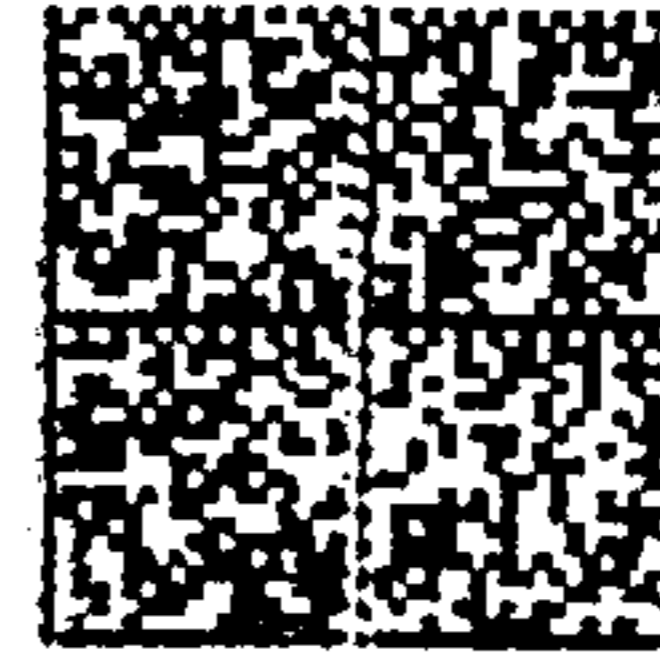
P.O. Box 1293

Albuquerque, NM 87103

101306001916530520

RIORDAN WILLIAM F
7611 INDIAN SCHOOL
ALBUQUERQUE NM

RD NE
87110



02 1A
0004329277 SEP 30 2004
MAILED FROM ZIP CODE 871

\$ 00.37⁰

DRB

RIOR611* 871103002 1603 20 10/04/04
FORWARD TIME EXP RTN TO SEND
RIORDAN WILLIAM
3227 EL TOBOSO DR NW
ALBUQUERQUE NM 87104-3059

RETURN TO SENDER

87110+3405 4B



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 20, 2004

2. Project # 1001934
04DRB-01471 Major-Vacation of Public Easements

WILKS COMPANY agent(s) for MICHAEL EAVES request(s) the above action(s) for all or a portion of Lot(s) 4-E, 4-F and 4-G, **ALVARADO GARDENS, UNIT 1**, zoned RA-2 residential and agricultural zone, located on RIO GRANDE BLVD NW, between CAMPBELL RD NW and MATTHEW AVE NW containing approximately 1 acre(s). [REF: DRB-94-465] (G-12/G-13)

At the October 20, 2004, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

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. 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.

Condition of Final Plat: Dry utilities must sign the plat before DRB approves it.

If you wish to appeal this decision, you must do so by November 4, 2004 in the manner described below.

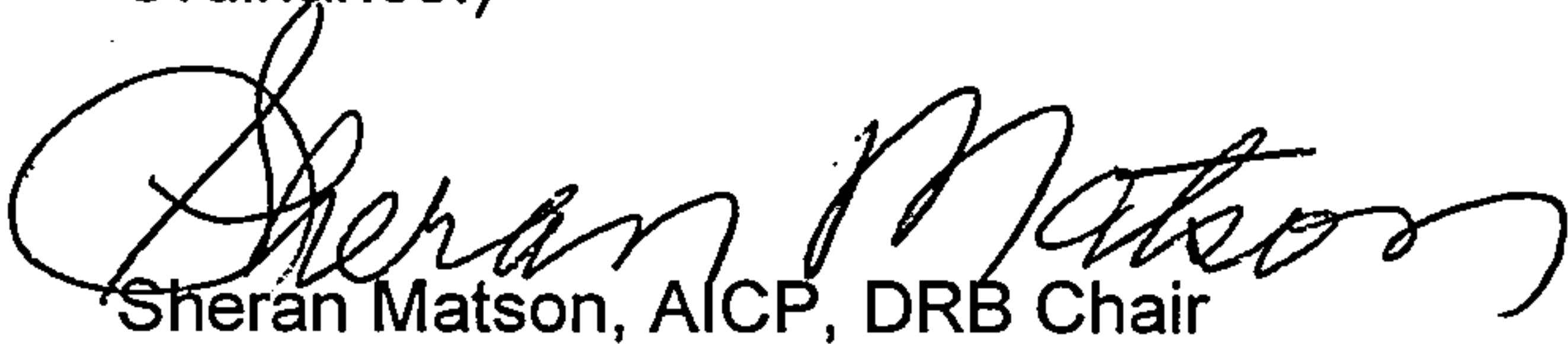
Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question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

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



OFFICIAL NOTICE OF DECISION
PAGE 2

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.)


Sheran Matson, AICP, DRB Chair

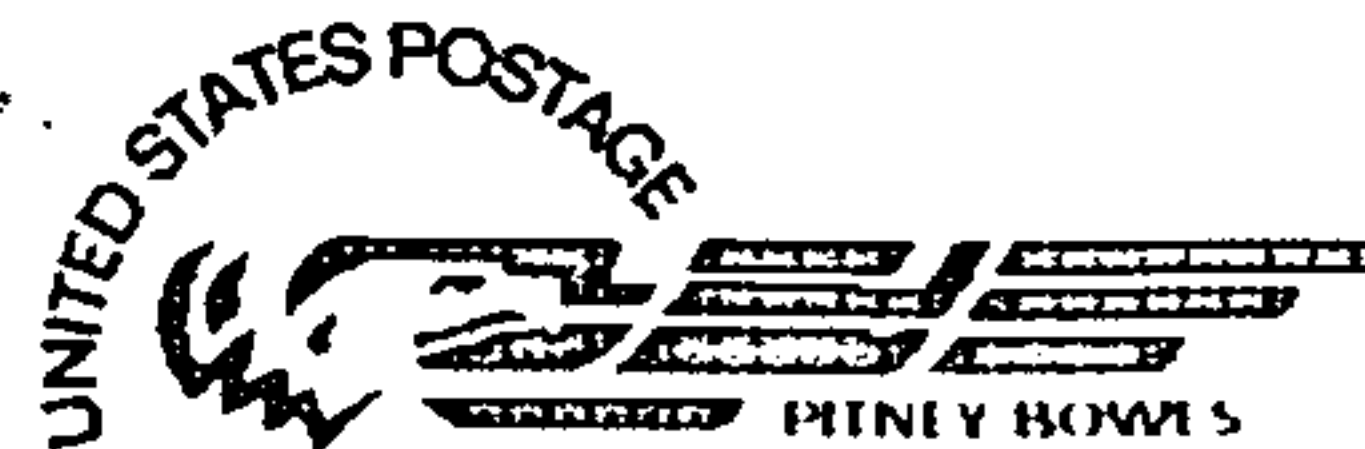
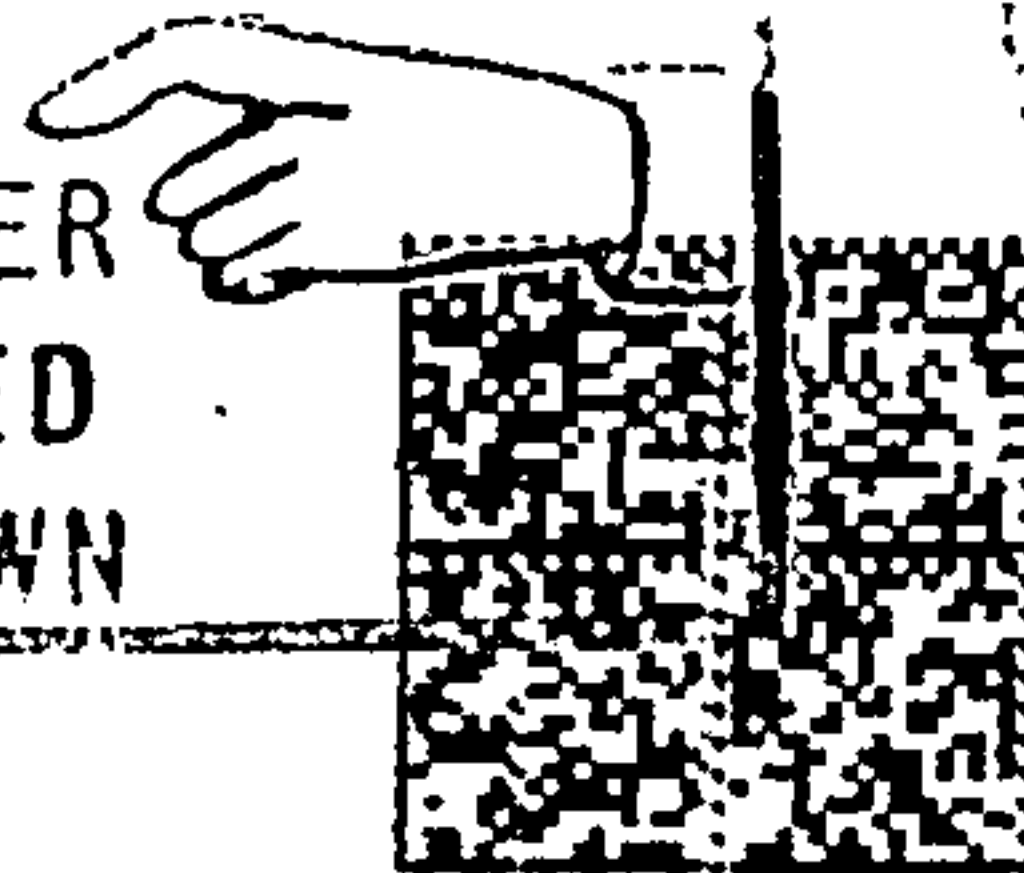
Cc: Michael Eaves, 3816 Palacio del Rio Grande NW, 87107
Wilks Company, P.O. Box 10097, 87184
Bill Riordan, 2740 Rio Grande NW, 87104
Charles Noble, 2722 Rio Grande NW, 87104
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

RETURN
TO SENDER
ATTEMPTED
NOT KNOWN



02 1A \$ 00.37⁰
0004329277 OCT 25 2004
MAILED FROM ZIP CODE 87102

Book

CHARLES NOBLE
2722 RIO GRANDE NW
ALBUQUERQUE NM 87104

87104+32210341293

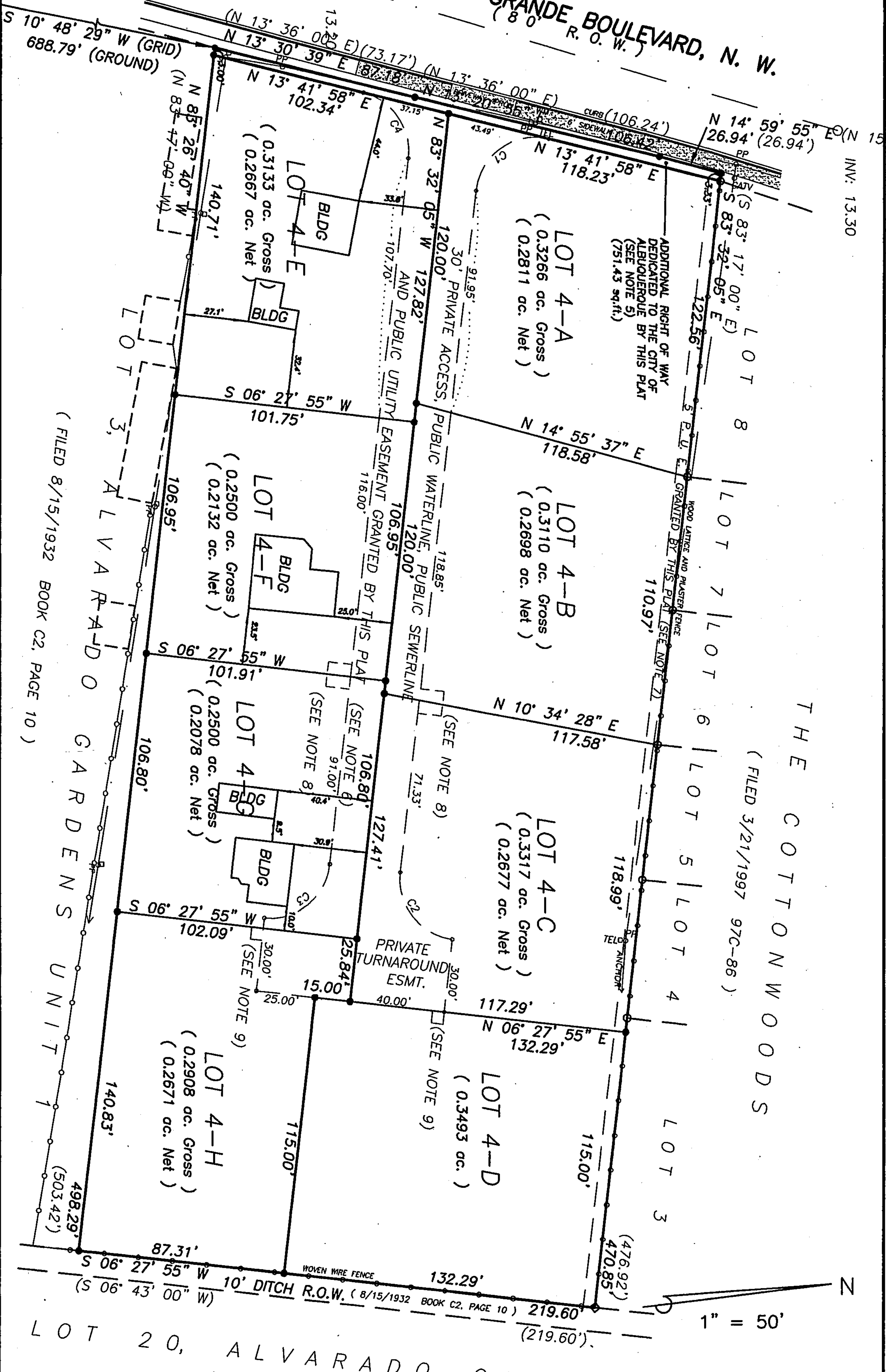


Wayjohn Surveying Incorporated 330 Louisiana Blvd., NE Albuquerque, NM 87108
 EXISTING CONDITIONS Phone: (505) 255-2052 Fax: (505) 255-2887

SKETCH

RIO GRANDE BOULEVARD, N. W.
 (80' R. O. W.)

INV: 13.30



THE COTTONWOODS
 (FILED 3/21/1997 97C-86)

(FILED 8/15/1932 BOOK C2, PAGE 10)

LOT 20, ALVARADO GARDENS UNIT 1
 (FILED 8/15/1932 BOOK C2, PAGE 10)

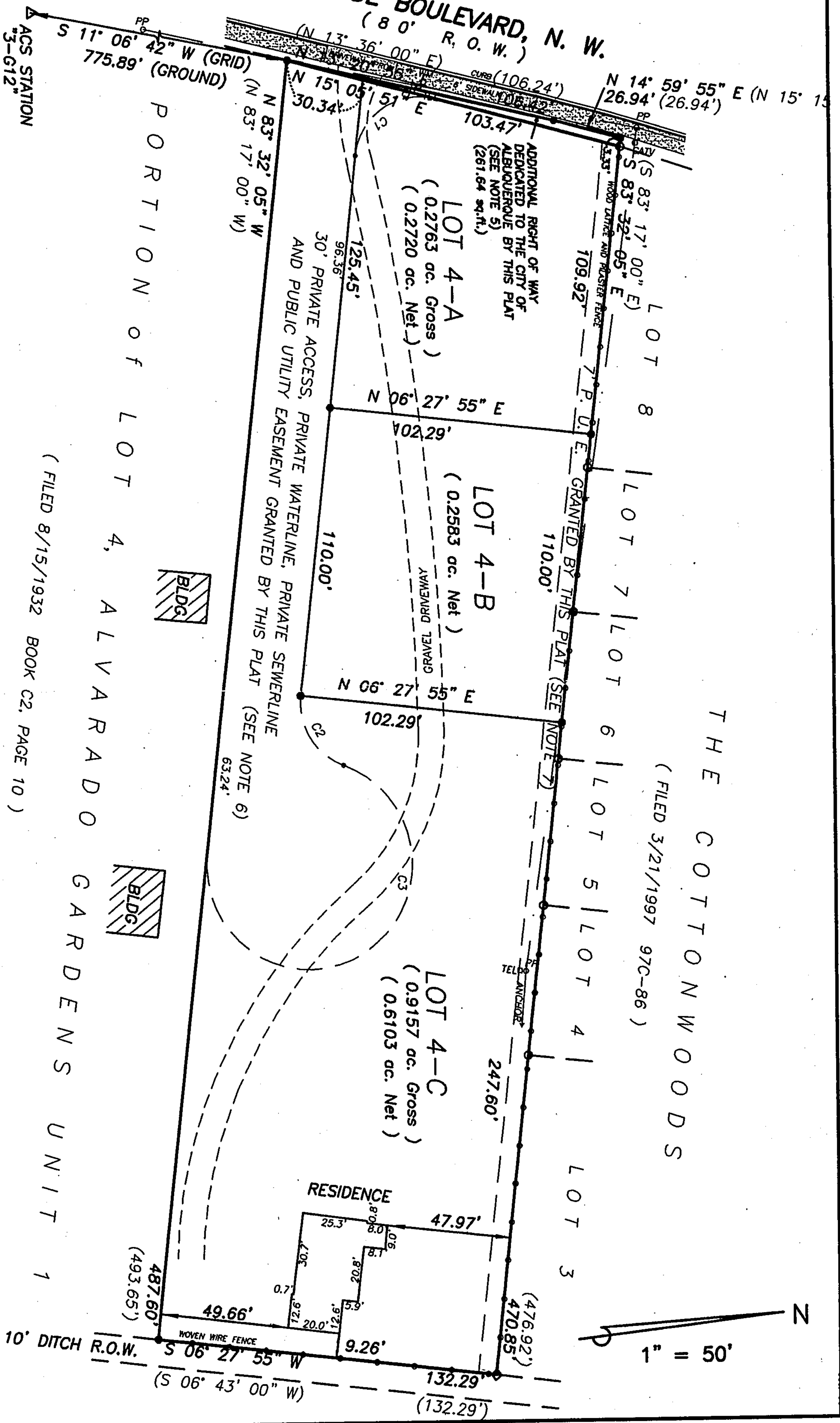
1" = 50'

1001934

Wayjohn Surveying Incorporated 330 Louisiana Blvd., NE Albuquerque, NM 87108
Phone: (505) 255-2052 Fax: (505) 255-2887
EXISTING CONDITIONS
SKETCH

2722 RIO GRANDE BOULEVARD, N. W.
(80' R. O. W.)

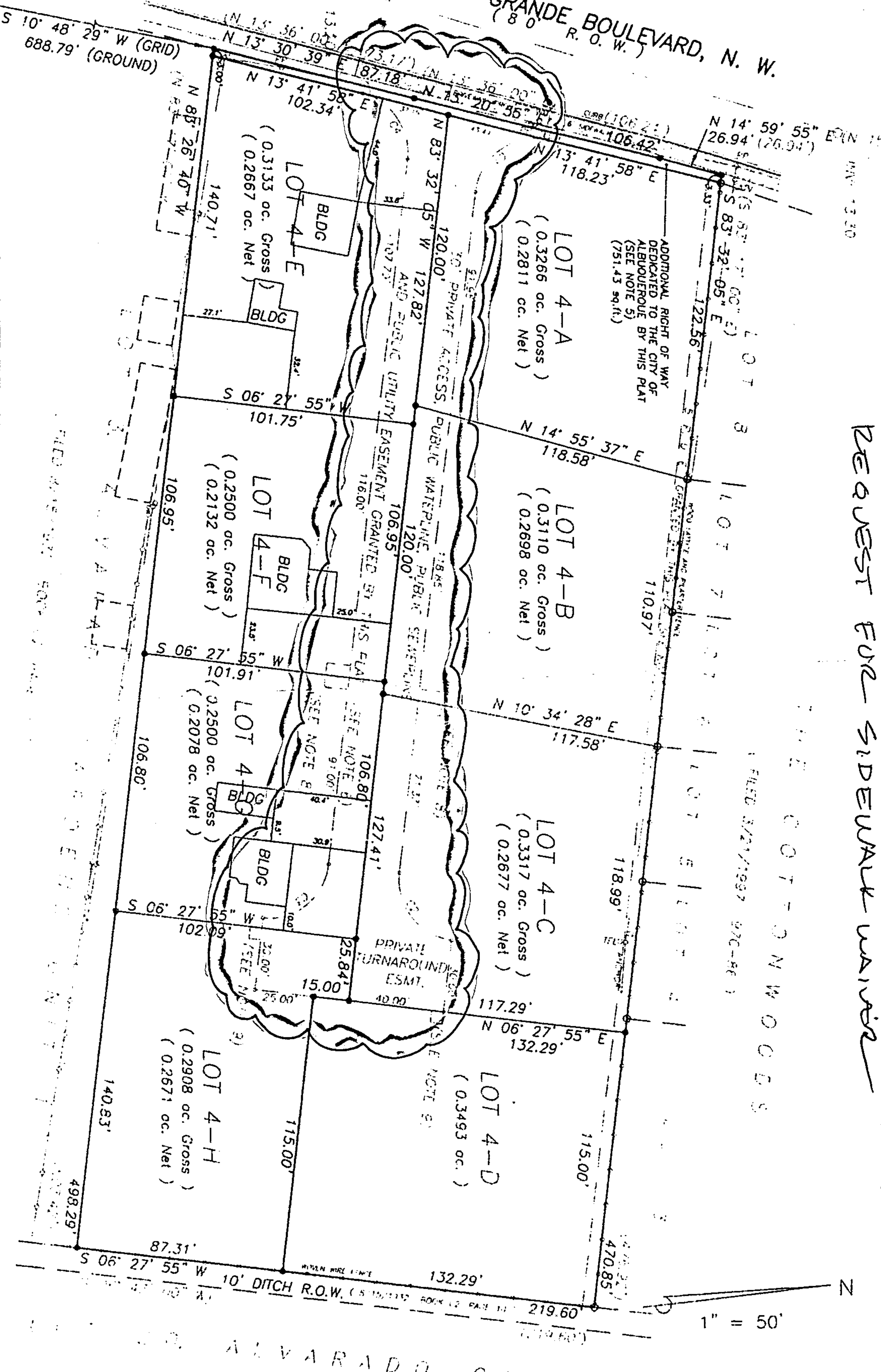
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Y=1,498,606.10
G-C 0.8998678
ACC -0014.10
ELEV 4963.29
NEW MEXICO STATE PLANE GRID
CENTRAL ZONE (NAD 1927)



Wayjohn Surveying Incorporated 330 Louisiana Blvd. NE Albuquerque, NM 87108
 EXISTING CONDITIONS Phone: (505) 255-2052 Fax: (505) 255-2887

SKETCH

RIO GRANDE BOULEVARD, N. W.
 (80' R.O.W.)



REQUEST FOR SIDEWALK WAIVER

FILED 3/21/1997 97C-881

EXHIBIT C
 1/15/03

1" = 50'

ALVARADO



SUBDIVISION Supplemental form **S**

Major Subdivision action

Minor Subdivision action

Vacation **V**

Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC) **L**

ZONING Supplemental form **Z**

Annexation & Zone Establishment

Sector Plan

Zone Change

Text Amendment

APPEAL / PROTEST of... **A**

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

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

APPLICANT INFORMATION:

NAME: WILLIAM RIORDAN PHONE: 269.8580

ADDRESS: 2740 RIO GRANDE BLVD NW FAX: _____

CITY: ALBUQUERQUE STATE NM ZIP 87104 E-MAIL: _____

Proprietary interest in site: OWNER

AGENT (if any): WAYJOHN SURVEYING INC. PHONE: 255.2052

ADDRESS: 330 LOUISIANA BLVD NE FAX: 255.2007

CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: WAYJOHN SURVEY@AOL.COM

DESCRIPTION OF REQUEST: MINOR PRELIMINARY / FINAL PLOT TO ADJUST AN INTERIOR LOT LINE.

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. 4-C AND 4-D Block: _____ Unit: _____

Subdiv. / Addn. ALVARADO GARDENS UNIT 1

Current Zoning: R-A-2 Proposed zoning: SAME

Zone Atlas page(s): G-12/13 No. of existing lots: 2 No. of proposed lots: 2

Total area of site (acres): 0.6810 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A

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. 101306003116430521, 101306004318230522 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: RIO GRANDE BLVD NW

Between: MATTHEW AVENUE NW and CANDELARIA 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.): 1001934

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

SIGNATURE [Signature] DATE 4/17/07

(Print) THOMAS D. JOHNSTON Applicant Agent

FOR OFFICIAL USE ONLY

Form revised September 2001

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07DRB - 00509</u>	<u>P&F</u>	<u>5(3)</u>	<u>\$ 285.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CME</u>		<u>\$ 20.00</u>
<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>04/25/07</u>			Total <u>\$ 305.00</u>

Sandy Handley 04/17/07
Planner signature / date

Project # 1001934

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
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls 3 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- 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
- Copy of recorded SIA
- 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.
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- 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.

Thomas D. Johnston 4/17/07
Applicant name (print)
THOMAS D. JOHNSTON (AGENT)
Applicant signature / date

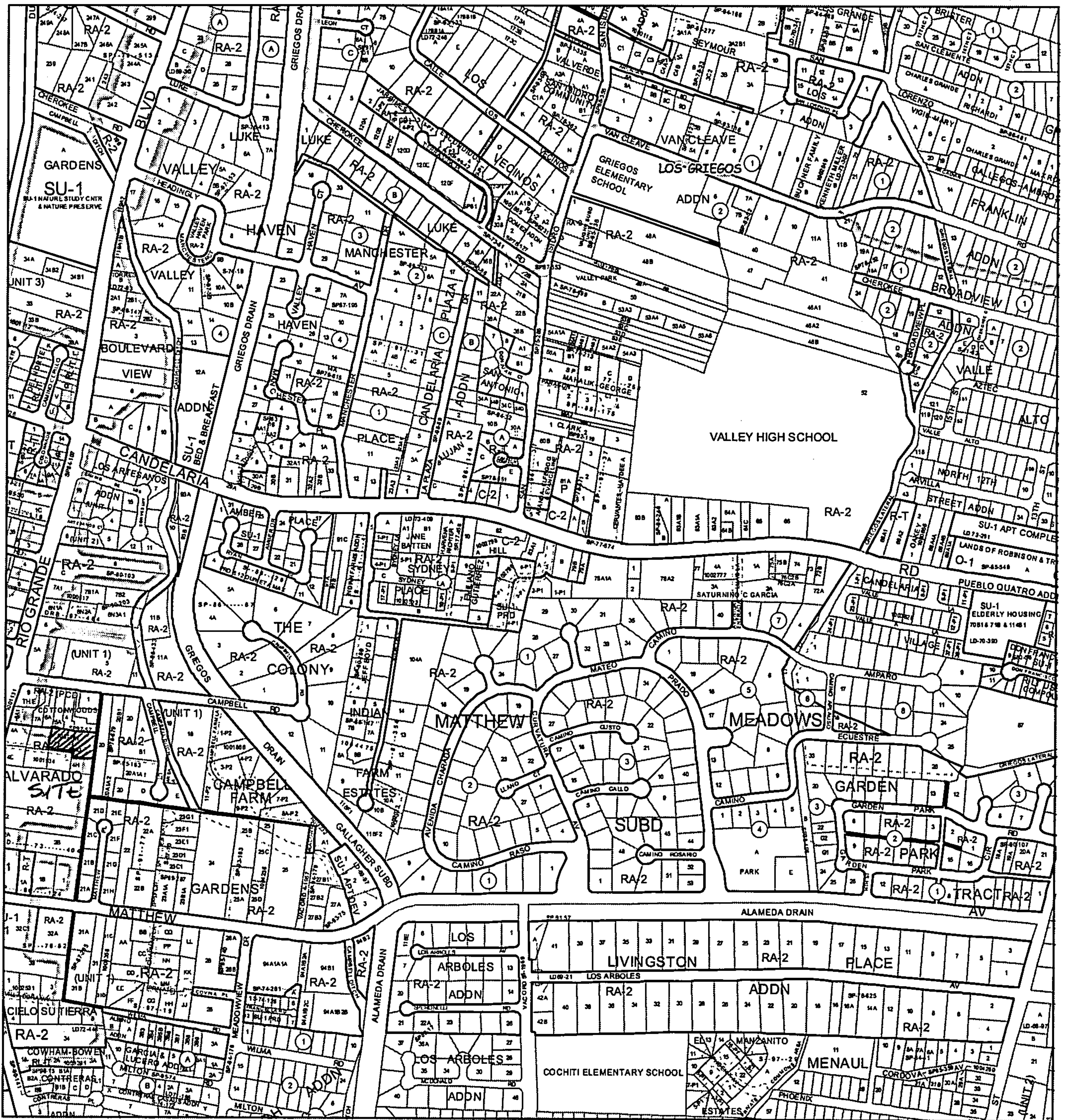


Form revised 8/04, 1/05, 10/05 & NOV 06

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

Application case numbers
07DRB - 00509

Sandy Handley 04/17/07
Planner signature / date
Project # 1001934



For more current information and more details visit: <http://www.cabq.gov/gis>

AGIS
Albuquerque Geographic Information System

Map amended through: 3/14/2006

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
G-13-Z

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

0 750 1,500
Feet



For more current information and more details visit: <http://www.cabq.gov/gis>

Albuquerque Geographic Information System

Map amended through: 3/14/2006

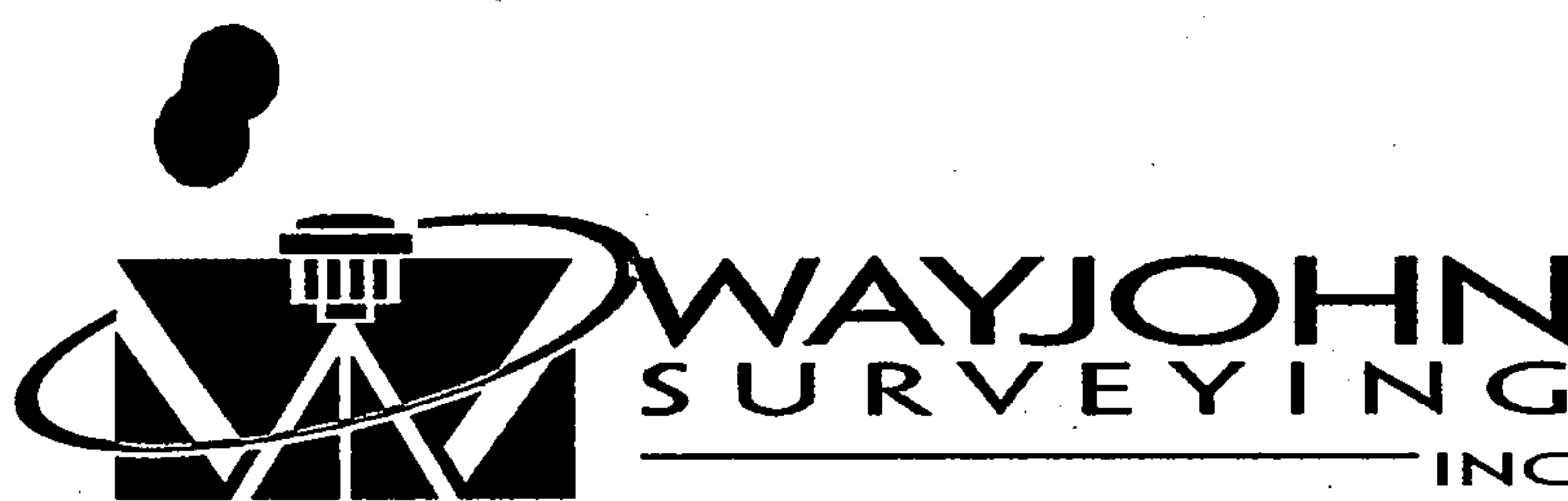
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
G-12-Z

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

0 750 1,500
Feet



330 Louisiana Blvd., N.E. ♦ Albuquerque, NM 87108 ♦ Phone: (505) 255-2052 ♦ Fax: (505) 255-2887

April 17, 2007

Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Minor Preliminary/Final Plat of Lots 4-C-1 and 4-D-1, Alvarado Gardens Unit 1

To Whom It May Concern:

I am submitting a minor preliminary and final subdivision plat proposing to adjust the interior lot line between the two lots. Lot 4-D-1 has a residence existing on the site. Lot 4-C-1 is vacant. We are adjusting the lot line to accommodate the existing drive pad in front of Lot 4-D-1.

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

Regards,

Thomas D. Johnston, PS, PE
President, Wayjohn Surveying Inc.

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

PAID RECEIPT

APPLICANT NAME WILLIAM R. JORDAN
 AGENT WAYJOHN SURVEYING INC
 ADDRESS 330 LOUISIANA BLVD NE
 PROJECT & APP # 1001934/07 DRB 00509
 PROJECT NAME 4-C & 4-D ALVARADO GARDEN UNIT 1

\$ 20.00 441032/3424000 Conflict Management Fee
 \$ 285.00 441006/4983000 DRB Actions
 \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
 \$ _____ 441018/4971000 Public Notification
 \$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 () Major/Minor Subdivision () Site Development Plan () Bldg Permit
 () Letter of Map Revision () Conditional Letter of Map Revision
 () Traffic Impact Study

\$ 305.00 TOTAL AMOUNT DUE

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

4/17/2007 10:22AM
 REC IP# 00079959 WSH 007
 ACC AMT 441032
 ACTIVITY 3424000
 PAY TO THE ORDER OF
 TRANS# 0014
 LOC: RND
 FOR: SUBMITTAL

WAYJOHN SURVEYING, INC.
 11108 HUME AVE. NE. 505-255-2052
 ALBUQUERQUE, NM 87112

CITY OF ALBUQUERQUE
 HUNDRED FIVE AND 00/100
 Bank of America

DATE 4/17/07
 RECEIPT# 00079960 WSH 007
 Account 441006
 Activity 4983000
 Trans. Amt \$285.00
 CHARGE \$0.00

13055
 95-32-1070
 City of Albuquerque
 Treasury Division
 DOLLARS
 4/17/2007 10:22AM
 RECEIPT# 00079960 WSH 007
 Account 441006
 Activity 4983000
 Trans. Amt \$285.00
 CHARGE \$0.00

Thank You

A City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: WILLIAM RIORDAN / PATRICK NAPOLEONE PHONE: 269.8580
 ADDRESS: 2740 RIO GRANDE BLVD NW FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87104 E-MAIL: _____
 Proprietary interest in site: OWNER
 AGENT (if any): WAYJOHN SURVEYING INC. PHONE: 255.2052
 ADDRESS: 330 LOUISIANA BLVD NE FAX: 255.2887
 CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: WAYJOHN SURV@aol.com

DESCRIPTION OF REQUEST: MINOR SUBDIVISION PLAT TO VACATE PUBLIC UTILITY EASEMENT AND TO ADJUST INTERIOR LOT LINE Phel & 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. 4-C THROUGH 4-G Block: 2 Unit: _____
 Subdiv. / Addr: ALVARADO GARDENS UNIT 1
 Current Zoning: R-A-2 Proposed zoning: SAME
 Zone Atlas page(s): G12/G13 No. of existing lots: 5 No. of proposed lots: 5
 Total area of site (acres): 1.5549 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
 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 SHEET MRGCD Map No. N/A
 LOCATION OF PROPERTY BY STREETS: On or Near: RIO GRANDE BLVD NW
 Between: CAMPBELL RD NW and MATTHEW AVE 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.): 1001934

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

SIGNATURE [Signature] DATE _____
 (Print) THOMAS D. JOHNSTON _____ Applicant Agent

FOR OFFICIAL USE ONLY

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB</u>	<u>P&F</u>	<u>SC3)</u>	<u>\$ 495.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$
<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>2-23-05</u>			Total <u>\$ 515.00</u>
<u>[Signature]</u> <u>2-11-05</u>	Project # <u>1001934</u>			

Partner signature / date

Form revised September 2001

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 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.

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.
- 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
- NA Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- NA 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
- NA 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, 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.

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

THOMAS D. JOHNSTON (AGENT)

Applicant name (print)

[Signature] 2/11/05

Applicant signature / date

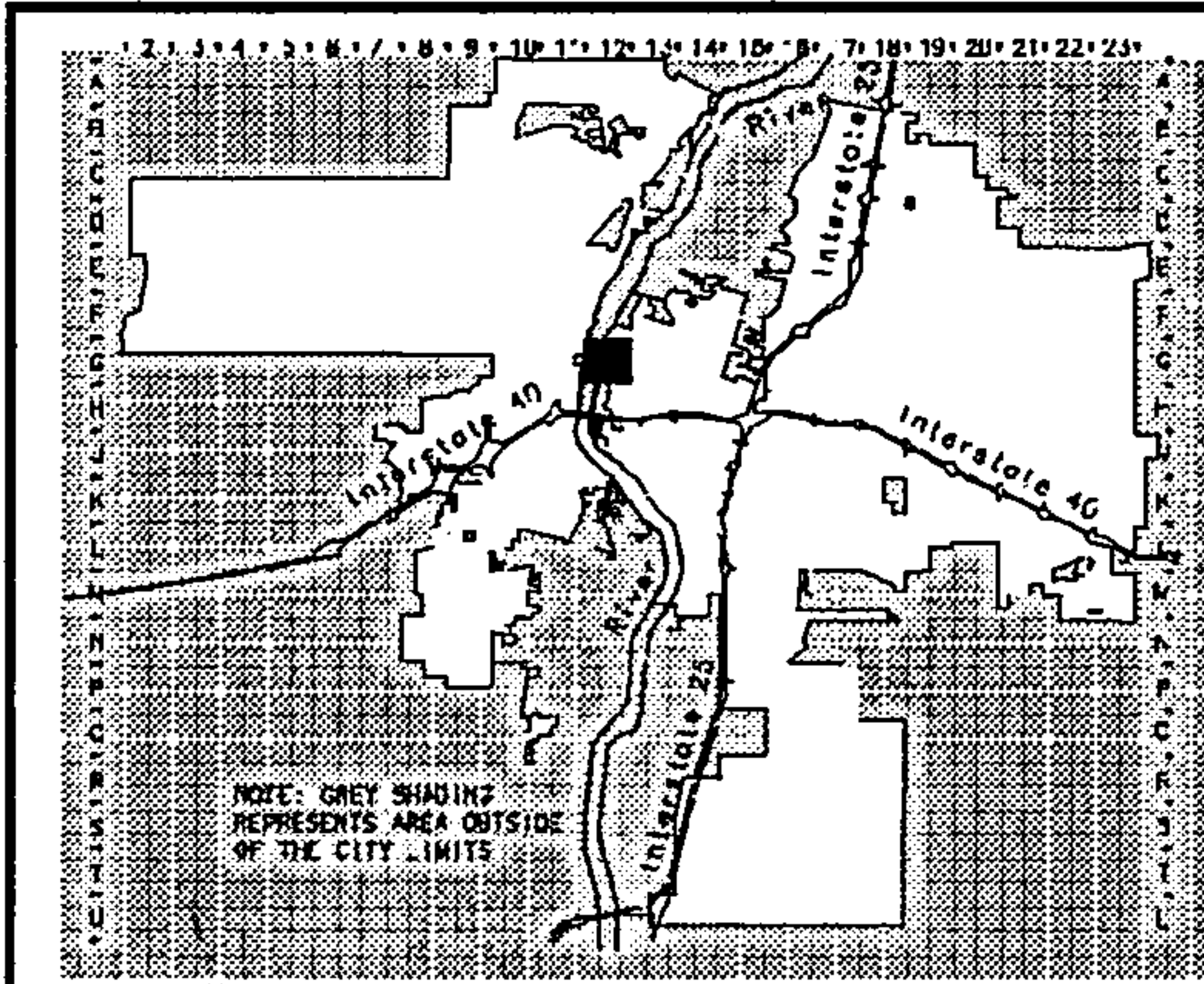
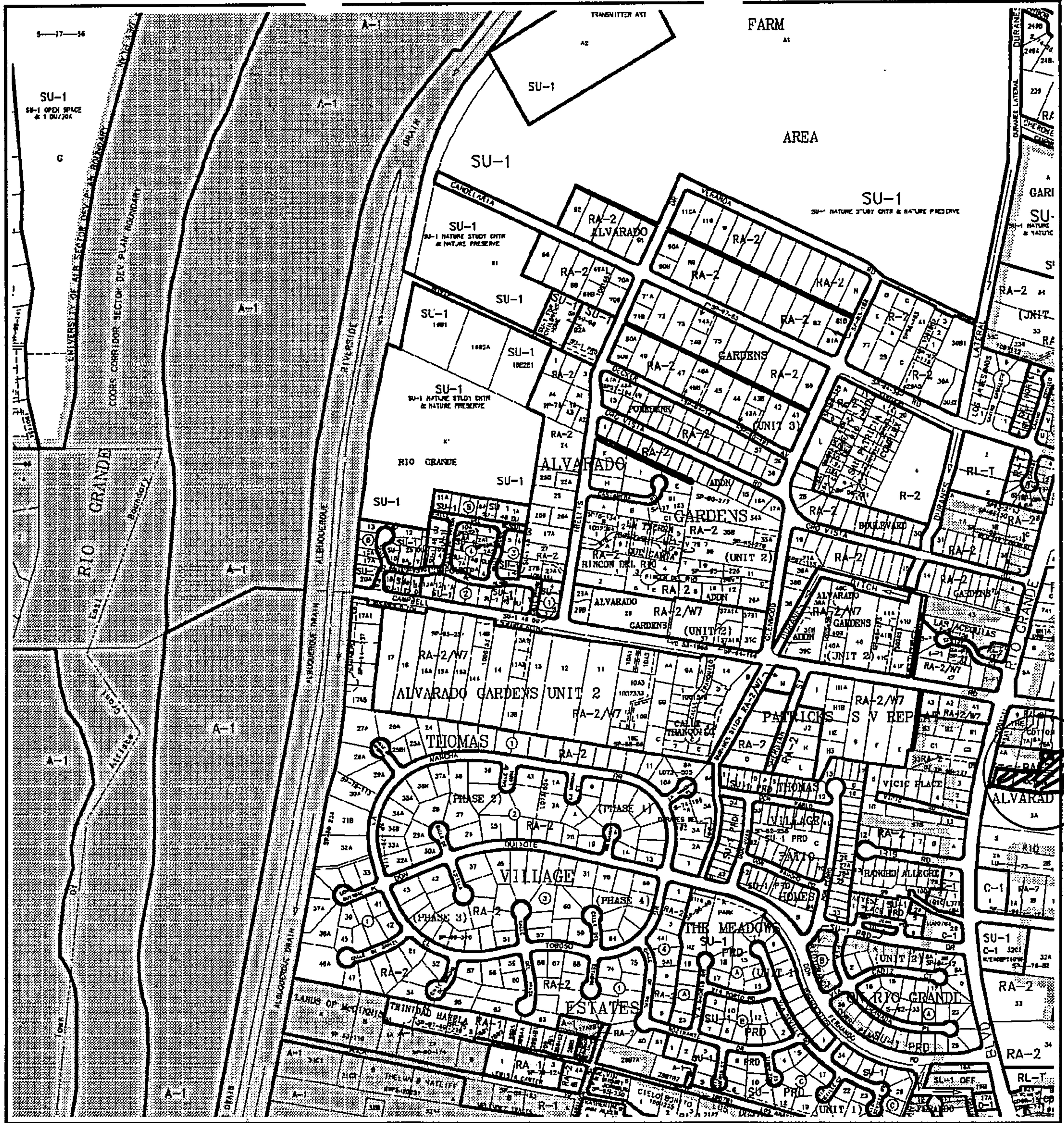


Form revised MARCH 2003

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

Application case numbers
05 DRB - 00292

[Signature] 2/11/05
 Planner signature / date
Project # 1001934



CITY OF Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003

GRAPHIC SCALE IN FEET



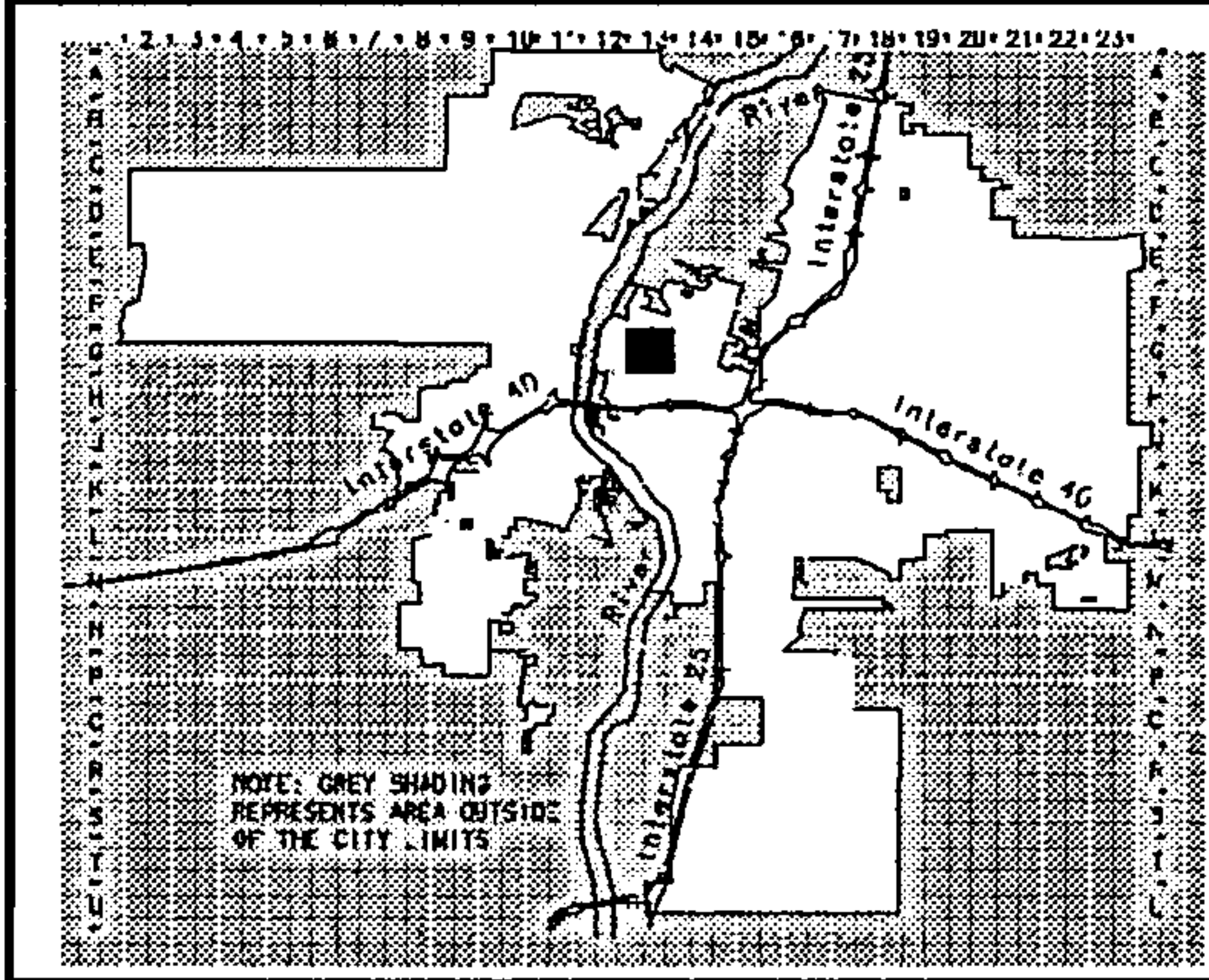
Zone Atlas Page

G-12-Z

Map Amended through July 31, 2003



SITE

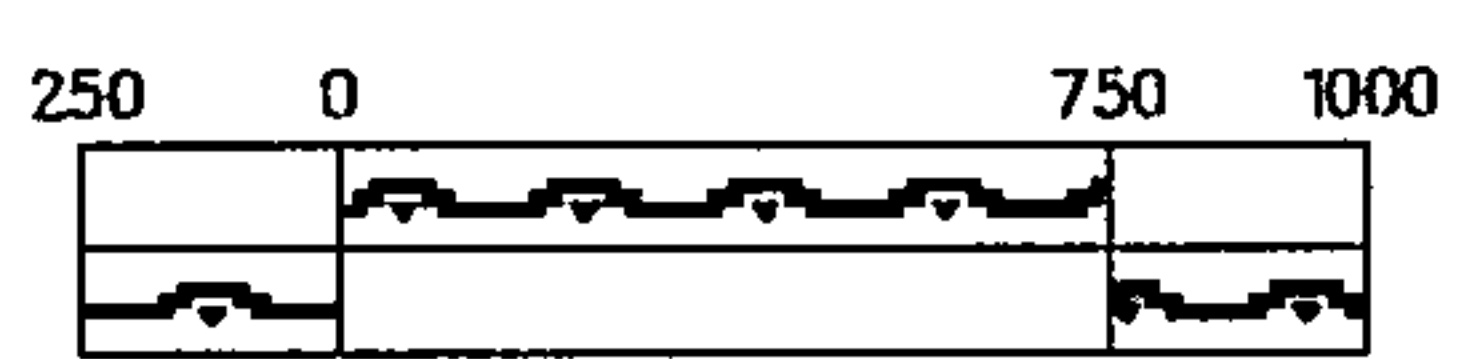


CITY OF Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003

GRAPHIC SCALE IN FEET



Zone Atlas Page

G-13-Z

Map Amended through July 31, 2003



330 Louisiana Blvd., N.E. ♦ Albuquerque, NM 87108 ♦ Phone: (505) 255-2052 ♦ Fax: (505) 255-2887

February 11, 2005

Ms. Sheran Matson
Development Services
Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Dear Ms. Matson:

I am submitting a preliminary and final minor subdivision plat on behalf of my clients, William Riordan and Patrick Napoleone. My clients seek to replat the existing five lots. The existing lots are zoned R-A-2 and each contain a residence, except Lot 4-C, which is vacant. There is an existing ten foot public utility easement on Lots 4-E, 4-F and 4-G that has been vacated by 04DRB-01471. The official notice of decision was dated October 20, 2004. In addition, Lots 4-C and 4-D contain a lot line adjustment to better accommodate the existing residence on Lot 4-D.

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

Regards,

Thomas D. Johnston, PS

enc.

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

PAID RECEIPT

APPLICANT NAME William Riordan/Patrick Napoleone
 AGENT Way John Surveying
 ADDRESS 330 LOUISIANA NE
 PROJECT & APP # 1001934
 PROJECT NAME ALVARADO GARDENS UNIT 1

- \$ 20.00 441032/3424000 Conflict Management Fee
- \$ 495.00 441006/4983000 DRB Actions
- \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
- \$ _____ 441018/4971000 Public Notification
- \$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 () Major/Minor Subdivision () Site Development Plan () Bldg Permit
 () Letter of Map Revision () Conditional Letter of Map Revision
 () Traffic Impact Study
- \$ 515.00 TOTAL AMOUNT DUE

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

2/11/05
 RECEIPT # 00035283 WSH 006
 ACCOUNT 441006
 Activity 3424000
 Trans Amt \$515.00
 J24 MISC
 CN
 CHANGE
 THANK YOU
 \$0.00

WAYJOHN SURVEYING, INC. 11108 HUME AVE. NE. 505-255-2052 ALBUQUERQUE, NM 87112		11579
City of Albuquerque Treasury Division	City of Albuquerque DATE <u>2/11/05</u> 95-32-1070 Treasury Division	
PAY TO THE ORDER OF <u>CITY OF ALBUQUERQUE</u>		\$515.00
<u>Five hundred and fifteen dollars & 00/100</u>		RECEIPT# 00035283 WSH 006 TRANS# 006 ACCOUNT 441006 Activity 3424000 Trans Amt \$515.00 J24 MISC
BANK OF AMERICA 01111 NM		TRSEJA MP
FOR <u>PLAT SUBMITTAL</u>		[Signature]
@011579# 107000327 000123386377#		

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- D** Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: Michael Eaves PHONE: 344-1661
 ADDRESS: 3816 Palacio del Rio Grande NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____
 AGENT (if any): Wilks Company PHONE: 888-3066
 ADDRESS: P.O. Box 10097 FAX: 888-3066
 CITY: Albuquerque STATE NM ZIP 87184 E-MAIL: _____

DESCRIPTION OF REQUEST: Vacation of ten foot wide Public Utility Easement.

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

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

Lot or Tract No. Lots 4-E, 4-F, and 4-G Block: _____ Unit: 1
 Subdiv. / Adn. Alvarado Gardens
 Current Zoning: RA-2 Proposed zoning: RA-2
 Zone Atlas page(s): G-12 + G-13 No. of existing lots: 3 No. of proposed lots: 3
 Total area of site (acres): 0.8539 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
 UPC No. 101306000515630526 / 101306003015330524 / 101306001715530525 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 2718 Rio Grande Blvd NW
 Between: Campbell Rd NW and Matthew Ave 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.): DRB-94-465

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

SIGNATURE Jim Wilks DATE Sept 22, 2004
 (Print) Jim Wilks (Wilks Co.) Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

- 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
04DRB-01471

Action	S.F.	Fees
<u>VPE</u>	<u>✓</u>	<u>\$ 145.00</u>
<u>CMF</u>		<u>\$ 20.00</u>
<u>Ad Fee</u>		<u>\$ 75.00</u>
		<u>\$</u>
		<u>\$</u>
		<u>\$</u>
		<u>\$</u>
		<u>Total</u>
		<u>\$ 140.00</u>

Hearing date 10-20-04

[Signature]
 Planner signature / date

Project # 1001934

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE

(PUBLIC HEARING CASE)

- ___ Application for subdivision (Plat) on FORM S-3, including those submittal requirements. **24 copies** of the plat are required. The Variance and subdivision should be applied for simultaneously.
- ___ Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived.
- ___ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ___ Sign Posting Agreement
- ___ Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
- ___ Any original and/or related file numbers are listed on the cover application

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

- ✓ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies**. (Not required for dedicated and City owned public right-of-way.)
- ✓ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **24 copies**
- ✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ✓ Letter briefly describing, explaining, and justifying the request
- ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ___ Sign Posting Agreement
- ___ Fee (see schedule)
- ✓ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. **DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.**

SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

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

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

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

VACATION OF PRIVATE EASEMENT

- ___ The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
- ___ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6 copies**
- ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ___ Letter briefly describing, explaining, and justifying the vacation
- ___ Letter of authorization from the grantors and the beneficiaries
- ___ Fee (see schedule)
- ___ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. **DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

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

Jim Wilks (Wilks Co.) Applicant name (print)
Jim Wilks Applicant signature / date

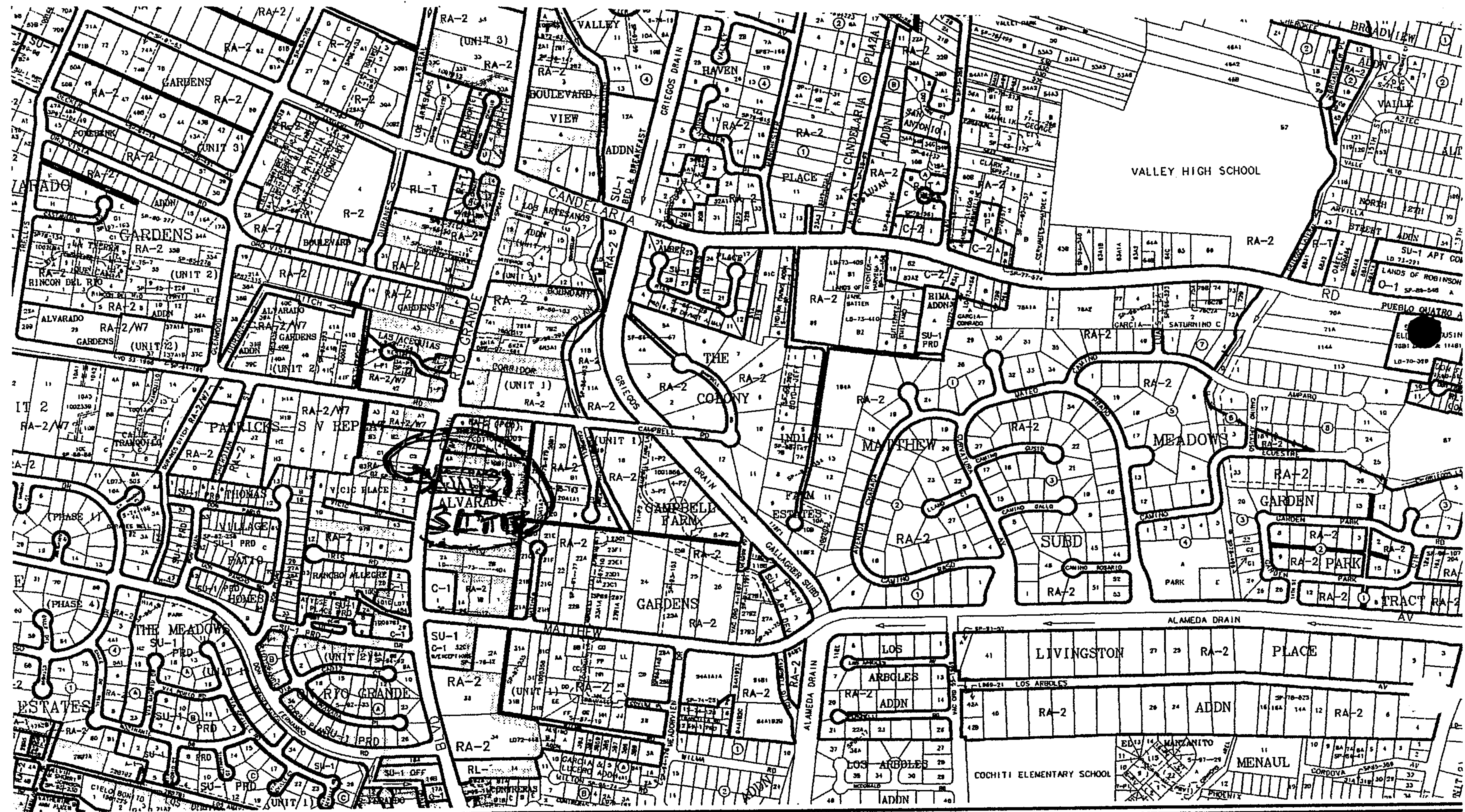


Form revised 4/03 and October 2003

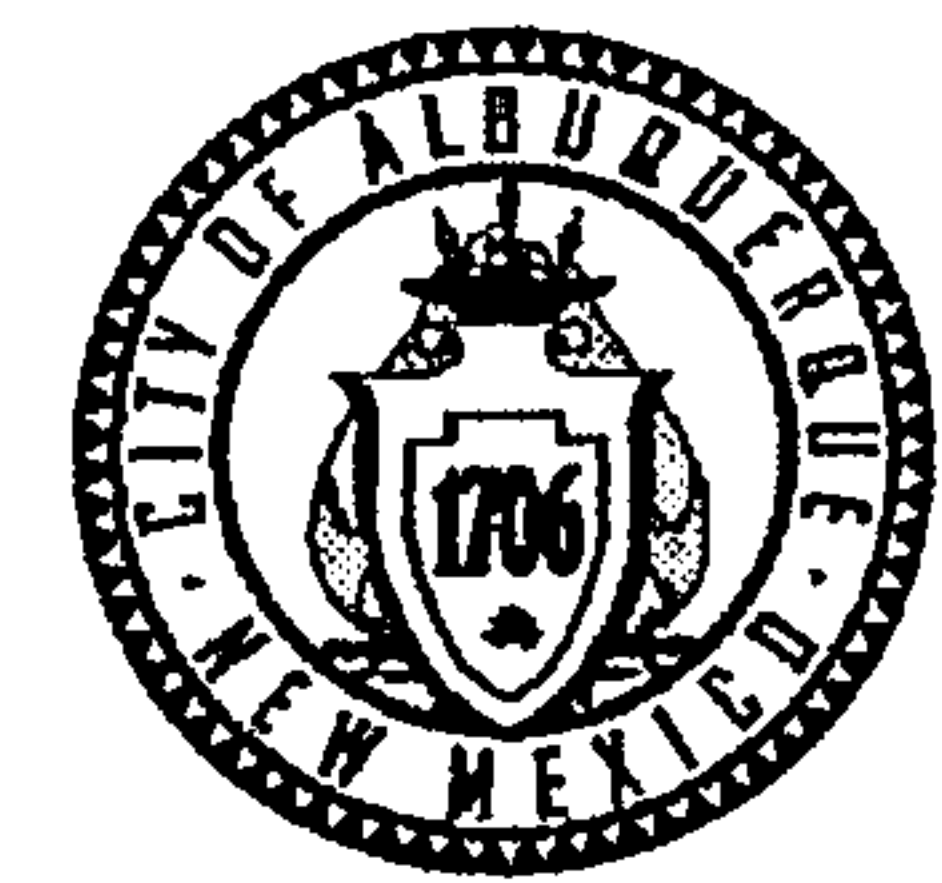
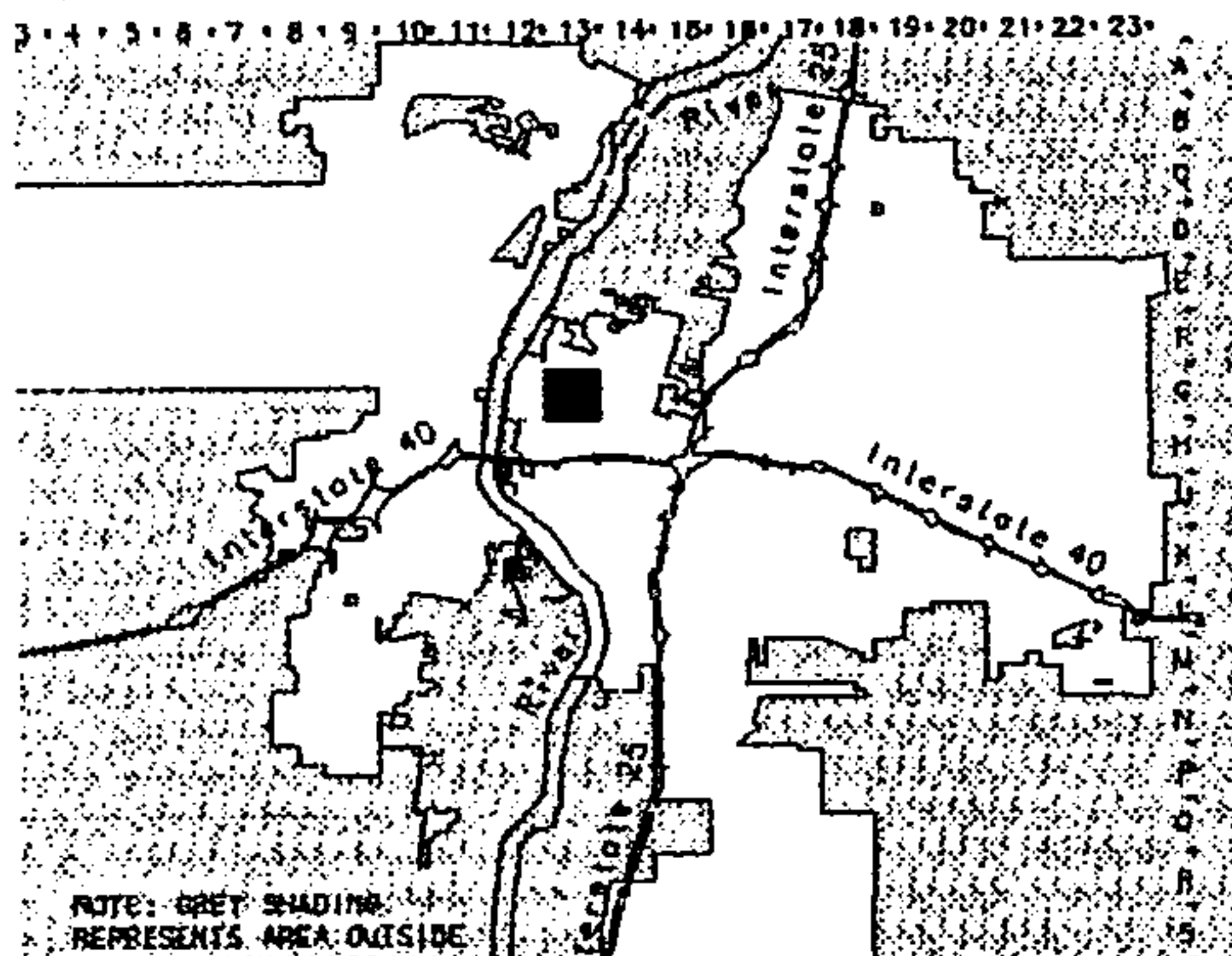
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
 OYDRB - 01471

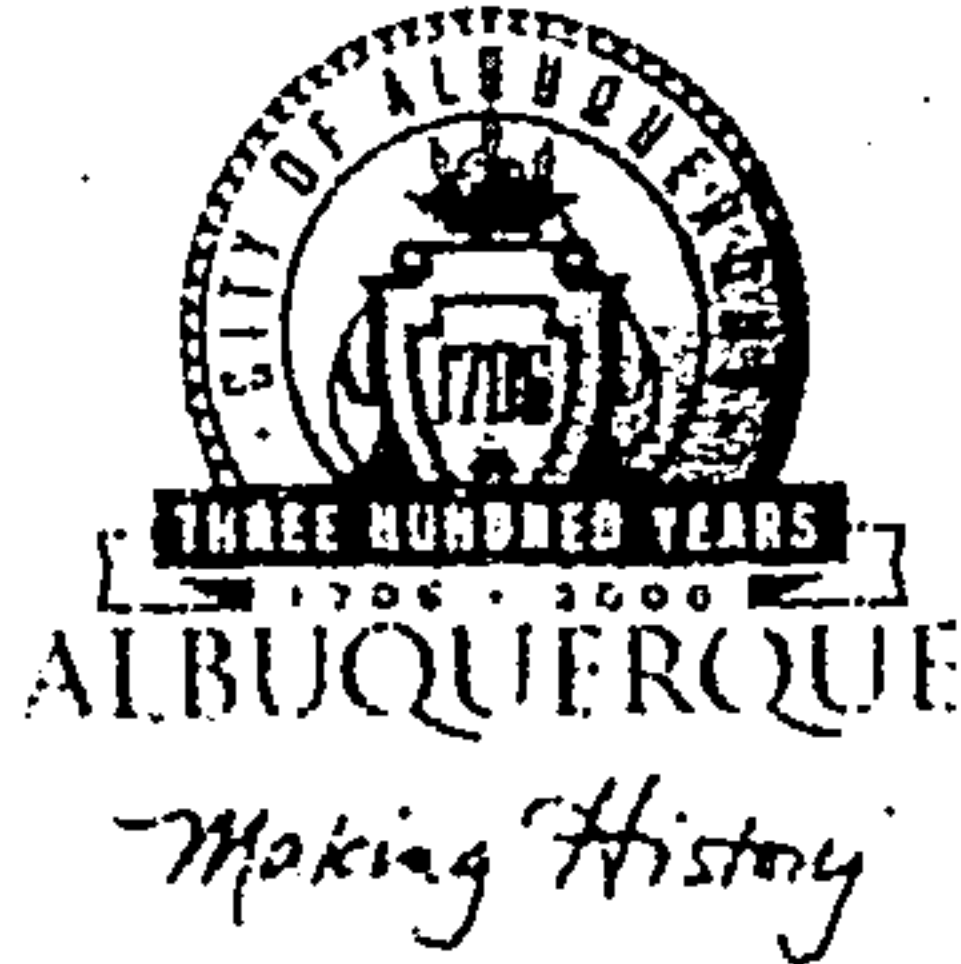
[Signature] 9-22-04
 Planner signature / date
Project # 1001934



Zone Atlas Page
G-12-Z



Zone Atlas Page
G-13-Z



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 15, 2004

TO CONTACT NAME: Jim Wilks
COMPANY/AGENCY: Wilks Co
ADDRESS/ZIP: P.O. Box 10097, 87184
PHONE/FAX #: 888-3066

Thank you for your inquiry of (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at lots 4E, 4F + 4G Alvarado Gardens Unit 1

zone map page(s) G-12-2, G-13-2

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

Rio Grande Blvd. NA (R)

Neighborhood Association

Contacts: Claude Morelli
2236 Dietz Pl NW 87107
344-9742

Connie Adler
2616 Harvest Ln NW 87104
343-9664

Alvarado Gardens NA (R)

Neighborhood Association

Contacts: Tim Mullane
2901 Trellis NW 87107
344-1713

Niki Feldman
3104 Camino Caballero NW 87107
341-3965

See reverse side for additional Neighborhood Association Information: YES [X] NO []

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

Sincerely,

[Signature]

OFFICE OF NEIGHBORHOOD COORDINATION

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

Additional Neighborhood Association Information

Thomas Village NA (R)

Neighborhood Association

Contacts: 2312 Calle I Panza NW 87104

Steven Hamp

247-2523

Gabrielle Malloy

3224 Calle de Estrella NW 87104

242-4322

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

As a common courtesy you may notify the surrounding Unrecognized NA(s) for your project.

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

WILKS COMPANY
P.O. BOX 10097
ALBUQUERQUE, NM 87184

Phone or FAX (505) 888 3066

September 22, 2004

TO: DEVELOPMENT REVIEW BOARD; CITY OF ALBUQUERQUE

REFERENCE: Vacation of public utility easement: Lots 4-E, 4-F, and 4-G, Alvarado Gardens, Unit 1. (2718 Rio Grande Blvd NW)

SUBJECT: Letter of vacation request description.

Easement requested is being released by the affected public utility companies who have utilized the roadway area and have no need for this parcel. The easement is totally within the property of this owner and does not extend or connect to any adjacent easements affecting any other parcels. This request does not change any property boundary lines nor any present zoning of these parcels.

LETTER OF AUTHORIZATION

Subject Property: *Lots 4-E, 4-F, and 4-G, Alvarez Gardens, Unit 1
2718, 2728 + 2732 Rio Grande Blvd, NW*

I, the, undersigned owner of subject property hereby designate **WILKS COMPANY** to be my authorized representative agent for the processing and recording of planning, zoning or appeals actions on this property.



Owner

9-21-04

Date

the following described real e. in Bernalillo County, New Mexico:

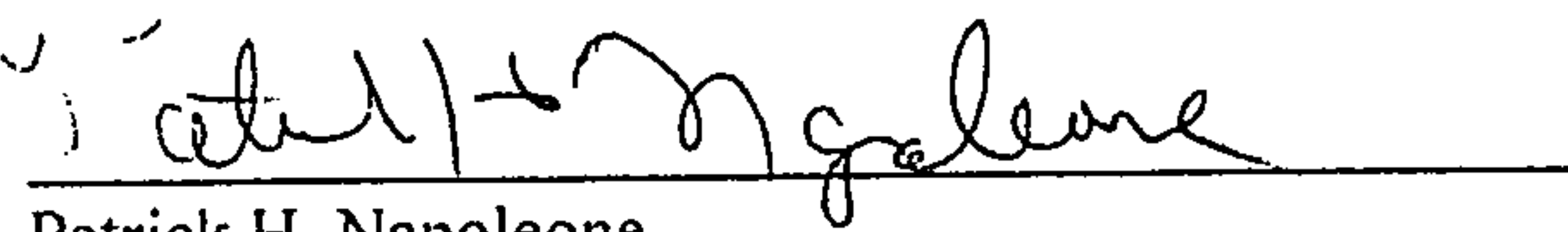
Lots numbered Four-E (4-E), Four-F (4-F) and Four-G (4-G) of the Plat of Lots 4-A through 4-H, Alvarado Gardens, Unit 1, Albuquerque, Bernalillo County, New Mexico, a Replat of Lot, Alvarado Gardens, Unit 1, within SE ¼, projected Section 1, T. 10 N., R. 2 E., and SW ¼, projected Section 6, T. 10 N., R. 3 E., N.M.P.M., Town of Atrisco Grant Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 9, 2003, in Plat Book 2003C, Folio 95.

Subject to patent reservations, restrictions and easements of record and to taxes for the current year and years thereafter.

with warranty covenants.

Witness this 15th day of September, 2004.

Patrick H Napoleone and Melba C. Napoleone, Co-Trustees of the
Patrick and Melba Napoleone Trust dated January 29, 1985



Patrick H. Napoleone
Co-Trustee



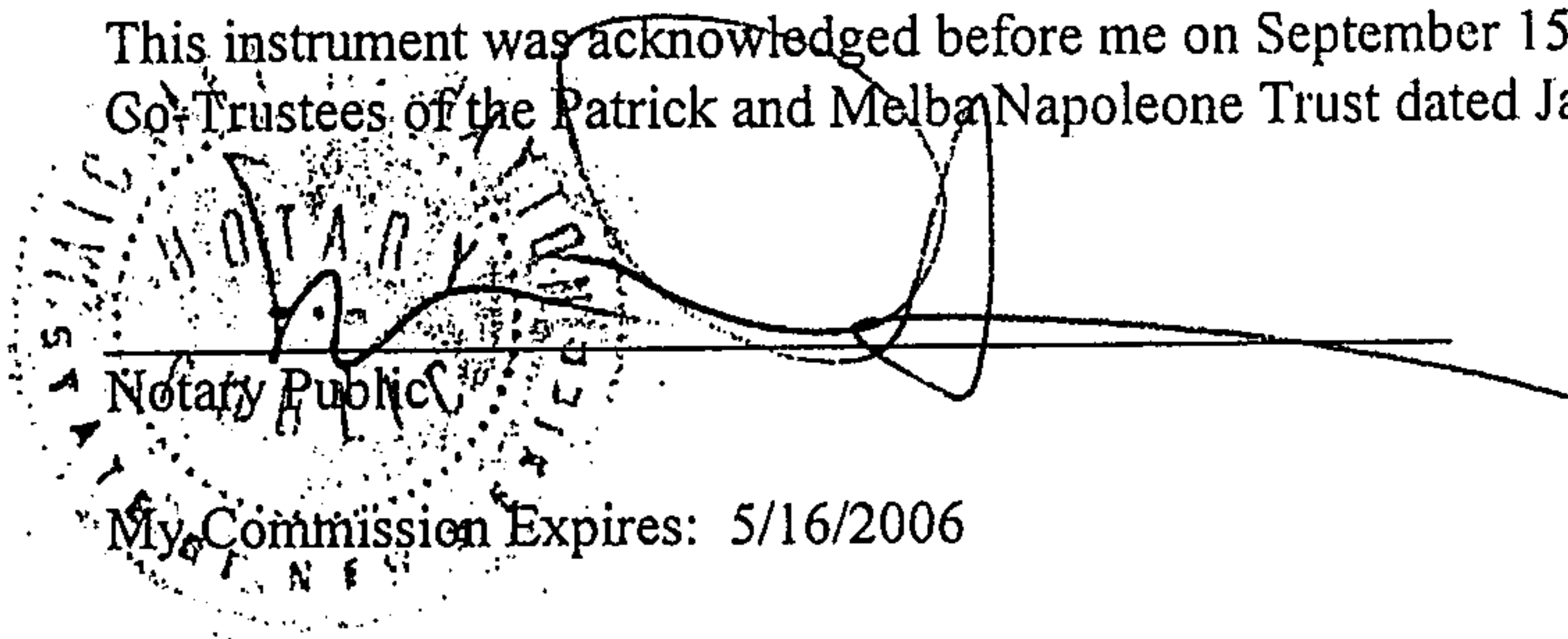
Melba C. Napoleone
Co-Trustee


STATE OF NEW MEXICO }

} ss.

COUNTY OF BERNALILLO }

This instrument was acknowledged before me on September 15, 2004 by Patrick H Napoleone and Melba C. Napoleone, Co-Trustees of the Patrick and Melba Napoleone Trust dated January 29, 1985.


Notary Public
My Commission Expires: 5/16/2006


Mary Herrera Bern. Co. WD R 9.00

2004130452
6143948
Page: 1 of 1
09/16/2004 02:10P
Bk-A84 Pg-94

NEIGHBORHOOD ASSOCIATION NOTIFICATION

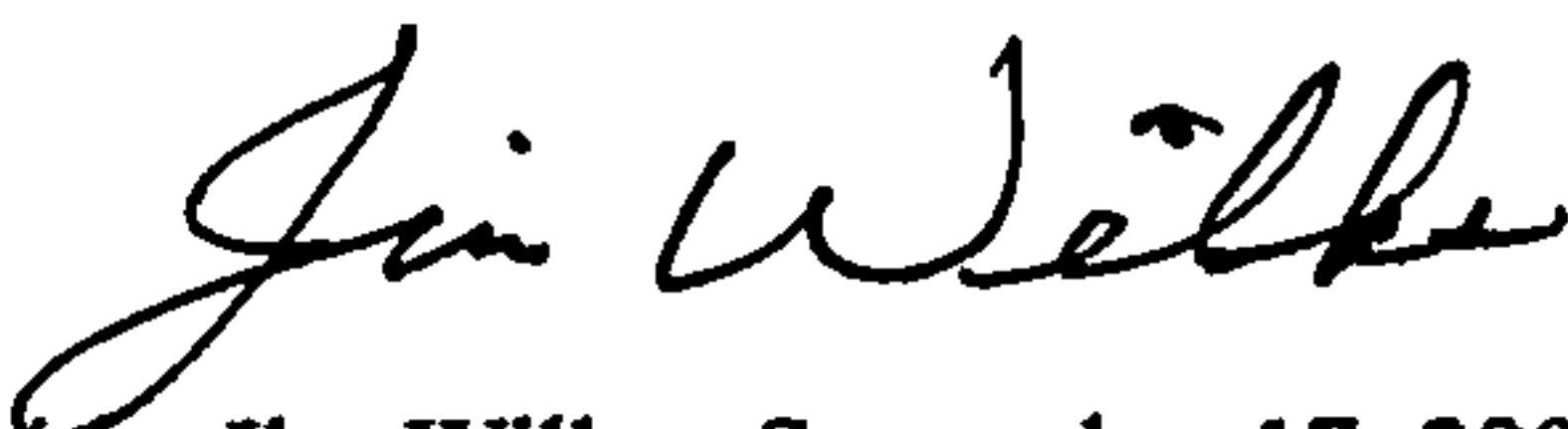
A Vacation Of Easement is being requested at 2718 Rio Grande Blvd NW, Albuquerque, NM

The vacation application is for a ten (10) foot wide public utility easement within the northerly portion of Lots 4-E, 4-F, and 4-G of Plat of Alvarado Gardens, Unit 1, situated in Sec1, T10N, R2E and Sec 6, T10N, R3E, NMPM, Town of Atrisco Grant, Bernalillo County, NM, as the same is shown and designated on said Plat filed for record in the office of the County Clerk of Bernalillo County, NM on April 9th, 2003 in Plat Book 2003C, Page 95.

Easement requested is being released by the affected public utility companies who have utilized the roadway area and have no need for this parcel. The easement is totally within the property of this owner and does not extend or connect to any adjacent easements affecting any other parcels. This request does not change any property boundary lines nor any present zoning of these parcels.

Area being requested is shown on the attached Exhibit "A", and is located between Campbell Road and Matthew Avenue, running east from Rio Grand Blvd.

If there are any questions please call me at 888-3066.



Thank you for your consideration. Jim Wilks. September 17, 2004

CERTIFIED MAIL RECEIPT
(Domestic Mail Only; Insurance Coverage Provided)

OFFICIAL USE
ALBUQUERQUE, NM 87107

Postage	\$ 0.37	UNIT ID: 0101 SEP 17 2004 Postmark Here Clerk: KKPGXD 09/17/04
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	

Sent To Tim Mullaney
 Street, Apt. No.; or PO Box No. 2901 Trullis NW
 City, State, ZIP+4 Albuquerque NM 87107

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

OFFICIAL USE
ALBUQUERQUE, NM 87104

Postage	\$ 0.37	UNIT ID: 0101 SEP 17 2004 Postmark Here Clerk: KKPGXD 09/17/04
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	

Sent To Steven Hamp
 Street, Apt. No.; or PO Box No. 2312 Calle de Pecos NW
 City, State, ZIP+4 Albuquerque NM 87104

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

OFFICIAL USE
ALBUQUERQUE, NM 87104

Postage	\$ 0.37	UNIT ID: 0101 SEP 17 2004 Postmark Here Clerk: KKPGXD 09/17/04
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	

Sent To Connie Adler
 Street, Apt. No.; or PO Box No. 2616 Harvest Ln NW
 City, State, ZIP+4 Albuquerque, NM 87104

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

CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

7001 2510 0008 8980 8272

OFFICIAL USE
ALBUQUERQUE, NM 87107

Postage	\$ 0.37	UNIT ID: 0101 SEP 17 2004 Postmark Here Clerk: KKPGXD 09/17/04
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	

Sent To Claude Morell
 Street, Apt. No.; or PO Box No. 2236 Dietz Pl NW
 City, State, ZIP+4 Albuquerque, NM 87107

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

7001 2510 0008 8980 8302

OFFICIAL USE
ALBUQUERQUE, NM 87107

Postage	\$ 0.37	UNIT ID: 0101 SEP 17 2004 Postmark Here Clerk: KKPGXD 09/17/04
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	

Sent To Niki Feldman
 Street, Apt. No.; or PO Box No. 3104 Camino Calabate NW
 City, State, ZIP+4 Albuquerque, NM 87107

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

7001 2510 0008 8980 8326

OFFICIAL USE
ALBUQUERQUE, NM 87104

Postage	\$ 0.37	UNIT ID: 0101 SEP 17 2004 Postmark Here Clerk: KKPGXD 09/17/04
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	

Sent To Gabrielle Mallory
 Street, Apt. No.; or PO Box No. 3224 Calle de Estada NW
 City, State, ZIP+4 Albuquerque, NM 87104

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

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

PAID RECEIPT

APPLICANT NAME Michael Eaves
 AGENT Wilks Co
 ADDRESS PO Box 10097
 PROJECT & APP # 1001934/04 DRB 0-14/1
 PROJECT NAME Alvarado Gardens unit

City of Albuquerque
 Treasury Division
 9/22/2004 2:57PM
 RECEIPT# 00031862 WSH# 007
 ACCOUNT 441018 Fund 0110
 Activity 4971000
 Trans Amt \$140.00
 J24 Misc
 CK
 CHANGE
 LOC: ANNX
 TRANSH# 0022
 TRSLJS
 \$75.00
 \$140.00
 \$0.00
 Thank You

\$ 20.00 441032/3424000 Conflict Management Fee
 \$ 45.00 441006/4983000 DRB Actions
 \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
 \$ 75.00 441018/4971000 Public Notification
 \$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 () Major/Minor Subdivision () Site Development Plan () Bldg Permit
 () Letter of Map Revision () Conditional Letter of Map Revision
 () Traffic Impact Study
 \$ 140.00 TOTAL AMOUNT DUE

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

9/22/2004 2:57PM LOC: ANNX
 RECEIPT# 00031861 WSH# 007 TRANSH# 0022
 ACCOUNT 441006 Fund 0110
 Activity 4983000 TRSLJS
 Trans Amt \$140.00
 J24 Misc \$45.00
 Counterreceipt.doc 6/21/04
 Thank You

City of Albuquerque
 Treasury Division

City of Albuquerque
 Treasury Division

9/22/2004 2:57PM LOC: ANNX
 RECEIPT# 00031860 WSH# 007 TRANSH# 0022
 Account 441032 Fund 0110
 Activity 3424000 TRSLJS
 Trans Amt \$140.00
 J24 Misc \$20.00
 Thank You

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.50 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from 10-5-04 To 10-20-04

5. REMOVAL

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

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

Jim Wilke (Applicant or Agent) 9/22/04 (Date)

I issued 1 signs for this application, 9-22-04 (Date), Bobby Ford (Staff Member)

DRB PROJECT NUMBER: 1001934

23
20



DRB CASE ACTION LOG

REVISED 3/20/2003

4-16-03
jm

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.: 02-01864 (FP)
Project Name: **ALVARADO GARDENS UNIT 1**
Agent: Wayjohn Surveying

Project # 1001934
EPC Application No.:
Phone No.: 255-2052

Your request for (SDP for SUB), (SDP for BP), **(FINAL PLATS)** (MASTER DEVELOP. PLAN), was approved on 4/9/03 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): 4-9-03

- 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. *OKay in file*
 Copy of recorded plat for Planning.

Project Number

1001934

14-03
JH

98
98

APPLICATION NO. 02 DRB - 01864	PROJECT NO. 1001934
PROJECT NAME Alvarado Gardens - 1	
EPC APPLICATION NO.	
APPLICANT / AGENT WJ Tom Johnson	PHONE NO.
ZONE ATLAS PAGE G-12	

ONE STOP COMMENT FORM LOG

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

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

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

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

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE 4-9-03	DATE
COMMENTS:		

(Return form with plat / site plan)

1934

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1001934 Subdivision Name Alvarado Gardens Unit 1

Surveyor Way John Company _____

Contact person Tom Johnston Phone # 255-2052 email _____

Colleen E. Grever

Approved

*Not Approved

3/31/03
Date

DXF RECEIVED / AGIS INFO 3-31-03 DATE

HARD-COPY RECEIVED 3-31-03 DATE

DISCLOSURE STATEMENT

NAD 27 Grid bearings Ground distances

*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:

Called Tom Johnston and told him we are only looking for parcel & easement lines (he had 2 extraneous arcs associated with text); wanted to let him know this as it is grounds for rejection in future

AGIS Use Only: Copied cov 1934 to agiscov on 3/31/03 Client Notified 3/31/03

23
20



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.: 02-01864 (FP)
Project Name: **ALVARADO GARDENS UNIT 1**
Agent: Wayjohn Surveying

Project # 1001934
EPC Application No.:
Phone No.: 255-2052

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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: _____
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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. *Ray in file*
 Copy of recorded plat for Planning.

Project Number 1001934



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: 1001934

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:() 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 9, 2003



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

April 9, 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.
- B. Changes and/or Additions to the Agenda
- C. Announcements

Adjourned: 12:15 P.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1001122**
03DRB-00389 Major-Two Year SIA

03DRB-00526 Minor-Ext of SIA for Temp Defer
SDWK

BOHANNAN HUSTON, INC. agent(s) for CENTEX HOMES request(s) the above action(s) (Modified Procedure B Non-Work Order) for all Lot(s), **STONEBRIDGE SUBDIVISION, UNIT 1**, zoned R-1 residential zone, & SU-1 for R-2 USES, located North and East of McMahon Blvd NW between Tuscany Dr NW and Stonebridge Dr NW containing approximately 28 acre(s). [REF: 01DRB-01298, 02DRB-00896, DRB-98-124, Z-98-18] (A-12) **A 9-MONTH EXTENSION OF THE SIA WAS APPROVED. A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

2. **Project # 1000984**
03DRB-00378 Major-Vacation of Pub Right-of-Way
03DRB-00380 Major-Vacation of Pub Right-of-Way
03DRB-00381 Major-Vacation of Public Easements
03DRB-00382 Major-Bulk Land Variance
03DRB-00383 Minor-Prelim&Final Plat Approval

BOKAY CONSTRUCTION MANAGEMENT agent(s) for CURB INC. - R. J. SCHAEFER REALTY & INVESTMENTS INC., request(s) the above action(s) for all or a portion of Tract(s) A & B, Lot(s) B-34, B-35, B-36, B-37, B-38, B1B, Town of Atrisco Grant Unit 5 – (to be known as **AVALON SUBDIVISION, UNIT 4**, Tracts A, B & C, **NINETY EIGHTH STREET LAND IMPROVEMENT**, zoned IP, located on 94th ST NW, between I-40 NW and BLUEWATER RD NW containing approximately 57 acre(s). (K-9) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WTH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR THE DXF FILE AND THE 15-DAY APPEAL PERIOD.**

3. **Project # 1002322**
03DRB-00420 – Major-Preliminary 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 Sunset Gardens SW between 90th St SW and 94th St SW containing approximately 8 acre(s). [REF: 02DRB-01666 SK] [Deferred from 4/9/03] (L-9) **DEFERRED AT THE AGENT'S REQUEST TO 5/7/03.**

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

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) **DEFERRED AT THE AGENT'S REQUEST TO 4/16/03.**

5. **Project # 1002492**
03DRB-00261 Major-Vacation of Public
Easements

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 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) **DEFERRED AT THE AGENT'S REQUEST TO 4/30/03.**

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) **DEFERRED AT THE AGENT'S REQUEST TO 4/30/03.**

6. **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 4/2/03] (B-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY AND FINAL PLAT WERE INDEFINITELY DEFERRED.**

7. **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) **DEFERRED AT THE AGENT'S REQUEST TO 4/16/03.**

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 # 1000694**
03DRB-00540 Minor-SiteDev Plan
Subd/EPC

JCG & ASSOCIATES agent(s) for FAMILY WORSHIP CENTER request(s) the above action(s) for all or a portion of Tract(s) 226-230, Block(s) 2, **TOWN OF ATRISCO GRANT - AIRPORT UNIT**, zoned SU-1 for Church, located on GLENRIO RD NW, between I-40 and 72nd ST NW containing approximately 8 acre(s). [REF: 00EPC-01020, 00EPC-01021] **[Mary Piscitelli, EPC Case Planner]** [Deferred from 4/9/03] (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 4/23/03.**

9. **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) **DEFERRED AT THE AGENT'S REQUEST TO 4/16/03.**

10. **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 deferred at the Board's request on 4/2/03, we later received notice from agent to defer to 4/16/03] (G-21) **DEFERRED AT THE AGENT'S REQUEST TO 4/16/03.**

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

11. **Project # 1000505**
03DRB-00531 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for ALBERT GALLEGOS request(s) the above action(s) for all or a portion of Lot(s) 1A & 2A, Block(s) 5, **GRANT TRACT**, zoned SU-2/O, located on 6th ST NW, between MOUNTAIN RD NW and LOMAS NW containing approximately 1 acre(s). (J-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT APPROVAL DELEGATED TO PLANNING FOR THE DXF FILE.**

12. **Project # 1000893**
03DRB-00536 Minor-Prelim&Final Plat
Approval

COMMUNITY SCIENCES CORP. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Lot(s) 157-161, **RIDGEVIEW VILLAGE, UNIT 2**, zoned R-2, located on BANDELIER DR NW, between NIGHT WHISPER RD NW and PINON DR NW containing approximately 1 acre(s). (A-11) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT APPROVAL DELEGATED TO PLANNING FOR THE DXF FILE.**

13. **Project # 1001067**
03DRB-00530 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for RAHIM KASSAM request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 4-A, **SUNPORT PARK**, zoned IP, located on WOODWARD RD SE, between UNIVERSITY BLVD SE and SUNPORT PL SE containing approximately 3 acre(s). (M-15) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT APPROVAL DELEGATED TO PLANNING FOR THE DXF FILE.**

14. **Project # 1001347**
03DRB-00538 Minor-Final Plat
Approval
- ISAACSON & ARFMAN PA agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) B1, ALBUQUERQUE SOUTH, **EL RANCHO GRANDE UNIT 6**, zoned Under Rio Bravo SDP, located on VALLEY VIEW DR SW, between BENAVIDES SW and DE ANZA AVE SW containing approximately 20 acre(s). [03DRB-00165, 00167, 02DRB-00764, 00765, 01829, 00960, 00962] (M-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
15. **Project # 1001918**
03DRB-00524 Minor-Final Plat
Approval
- MARK GOODWIN & ASSOCIATES agent(s) for CURB INC request(s) the above action(s) for Parcel 6A, **EL RANCHO GRANDE I - UNIT 5B**, zoned RT, located on MUSTANG RIDGE DR SW, between BLAKE RD SW and BLACK STALLION RD SW containing approximately 10 acre(s). (N-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
16. **Project # 1002077**
03DRB-00513 Minor-Final Plat
Approval
- MARK GOODWIN & ASSOCIATES agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 9A & A, **EL RANCHO GRANDE I (D & S ADDITION)**, zoned R-2, located on UNSER RD SW, between BLAKE RD SW and THE AMOLE CHANNEL SW containing approximately 29 acre(s). (N-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1001903**
03DRB-00535 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES agent(s) for D.R. HORTON CUSTOM HOMES request(s) the above action(s) for all or a portion of Lot(s) 18 & 19, **DESERT LANE SUBDIVISION**, zoned RD-7, located on DESERT EAGLE RD NE, between EAGLE ROCK AVE NE and OAKLAND AVE NE containing approximately 1 acre(s). (C-19) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT APPROVAL DELEGATED TO PLANNING FOR**

18. **Project # 1001463**
03DRB-00479 Major-Final Plat Approval

CLARK CONSULTING ENGINEERS agent(s) for LLAVE CONSTRUCTION INC request(s) the above action(s) for all or a portion of Lot(s) 1-5 & 6A, Block(s) 19, Tract(s) 3, Unit 3, North Albuquerque Acres (to be known as **VENTURA VILLAGE** , zoned R-D residential and related uses zone, developing area, located on VENTURA NE between HOLLY NE and VENTURA NE containing approximately 5 acre(s). [REF: 01460-01291, 01494, 02EPC00148, 02EPC10058] [Deferred from 4/2/03, agent not present.] (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DXF FILE AND PROPERTY MANAGEMENT'S SIGNATURE.**

19. **Project # 1001534**
02DRB-01931 Minor-Prelim&Final Plat
Approval

CLARK CONSULTING ENGINEERS agent(s) for LLAVE CONSTRUCTION, INC. request(s) the above action(s) for all or a portion of Tract(s) A, **VINEYARD ESTATES, UNIT 4A**, zoned RD residential zone, located on the eastside of VENTURA ST NE, between ANAHEIM AVE NE and CARMEL AVE NE containing approximately 2 acre(s). [REF: 01DRB-01446] [Deferred from 1/8/03] [Final Plat was Indefinitely Deferred] [Deferred from 4/2/03 agent was not present.] (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DXF FILE.**

20. **Project # 1002021**
03DRB-00528 Minor-Prelim&Final Plat
Approval
- TIERRA WEST LLC agent(s) for WELSH IRREVOCABLE TRUST II - CAROLYN PICKA request(s) the above action(s) for all or a portion of Tract(s) E-2-A, **ONE PRESIDENTIAL PLAZA**, zoned IP, located on JEFFERSON ST NE, between PRESIDENTIAL DR NE and PAN AMERICAN FRWY NE containing approximately 3 acre(s). [REF: 02DRB-00919, DRB-99-206] (E-17) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR SHARED SEWER AGREEMENT, VERIFICATION OF PRIVATE FIRE HYDRANT ACCOUNT AND PRIVATE WATER AND SEWER EASEMENTS ON THE PLAT AND TO TRANSPORTATION DEVELOPMENT FOR VERIFICATION THAT ADEQUATE ACCESS AND PARKING ARE PROVIDED FOR EACH LOT AND FOR THE DXF FILE.**
21. **Project # 1002315**
03DRB-00539 Minor-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 Tract(s) 13A, **WILDERNESS ESTATES @ HIGH DESERT**, zoned SU-2/HD/R-R, located on TRAMWAY BLVD NE, between IMPERATA NE and WEST OF TRACT A FOREST SERVICE LAND, containing approximately 38 acre(s). [REF: 02DRB-01650] (F-23) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR RELABELING THE EASEMENT ON LOT 9, SHOW ADJOINER EASEMENTS ON THE PLAT AND AN ACCESS AGREEMENT FOR LOT 9 AND TO PLANNING FOR THE DXF FILE.**
22. **Project # 1002471**
03DRB-00533 Minor-Prelim&Final Plat
Approval
- WAYJOHN SURVEYING INC agent(s) for COE PROPERTIES INC request(s) the above action(s) for all or a portion of Lot(s) 90-B, **MRGCD MAP 39**, zoned R-1, located on ATRISCO DR SW, between GONZALES RD SW and SUNSET GARDENS RD SW containing approximately 1 acre(s). [AX-70-27] (K-12) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

23. **Project # 1001934**
02DRB-01864 Minor-Prelim&Final Plat
Approval WAYJOHN SURVEYING INC., agent(s) for WILLIAM RIORDAN request(s) the above action(s) for all or a portion of Lot(s) 4, **ALVARADO GARDENS - UNIT 1**, zoned RA-2 residential and agricultural zone, located on RIO GRANDE BLVD NW, between MATTHEW NW and CAMPBELL NW containing approximately 3 acre(s). [DEFERRED FROM 12/18/02] [Final plat was indefinitely deferred for the SIA] [Deferred from 4/2/03 agent was not present] (G-12) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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 15TH ST NW, between MOUNTAIN NW and BELLAMAH NW containing approximately 1 acre(s). [Deferred from 4/9/03] (J-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/16/03.**

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

25. **Project # 1002194**
03DRB-00537 Minor-Sketch Plat
or Plan GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 2 & 2B, **SUNPORT LODGINGS ADDITION**, zoned R-2, located on KATHRYN AVE SE, between GIRARD SE and GIBSON SE containing approximately 2 acre(s). (L-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. **Project # 1002566**
03DRB-00512 Minor-Sketch Plat
or Plan
- WILSON & COMPANY request(s) the above action(s) for **BNSF RAILROAD CROSSING FACILITY**, located on WOODWARD EAST OF SECOND SE, between SECOND SE and BROADWAY SE. (M-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
27. **Project # 1002567**
03DRB-00514 Minor-Sketch Plat
or Plan
- SURVEYS SOUTHWEST LTD agent(s) for STEVE KIRK request(s) the above action(s) for all or a portion of Lot(s) 5A, **COLEMAN ADDITION**, zoned R-2, located on 12TH ST NW, between MENAUL EXTENSION and LA POBLANA NW containing approximately 1 acre(s). (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
28. Approval of the Development Review Board Minutes for March 26, 2003. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 12:15 P.M.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
4/2/03 Comments**

Item # 20

Project # 1001934

Application # 02DRB-01864, 01866

Subject: Alvarado Gardens, Unit 1

Now that ^{an}Transrtation Development agreed to allow 24' private roadway width, the lots conform to RA-2 zoning requirements.

No objection to the requested platting action or sidewalk waiver.

Per DPM amendment, Planning cannot sign the final plat until AGIS dxf file requirements are met. Take the digital file plus one hard copy of the final plat to AGIS. Once you obtain an approval slip from them, bring the plat mylar and the approval slip to the Front Counter for Planning's signature. We cannot store the mylar until you have AGIS approval as we are short of storage space.

Applicant can record the plat. Please be sure Planning gets a copy of the recorded plat to close the file.

The Project & Application #s must appear on the plat.


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



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

April 2, 2003 9:00 a.m.

MEMBERS:

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

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 a.m. Adjourned: 10:42 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 # 1001012**
03DRB-00366 Major-Two Year SIA

LARRY READ & ASSOCIATES, agent(s) for COUNTRY SIDE PROPERTIES LLC request(s) the above action(s) for all or a portion of Tract(s) 2, **SUNSHINE COUNTRY - MOBILE HOME PARK II**, zoned SU-Mobile Home Park, located on BLAKE RD SW, between COORS SW and UNSER SW containing approximately 7 acre(s). [REF: DRB-98-64, 01450-00056] (N-10) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED. THIS WILL BE THE LAST EXTENSION APPROVED.**

2. **Project # 1001085**
03DRB-00372 Major-Two Year SIA

ANTHONY DECK request(s) the above action(s) for all or a portion of Lot(s) 16 and 17, **ROSEWOOD SUBDIVISION**, zoned R-D (15DU/A) located on BLOSSOMWOOD NW, between HANOVER NW and I-40 containing approximately 10 acre(s). [REF: 01DRB-00261, S-96-31] (J-10) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1002525**
03DRB-00367 Major-Vacation of Pub
Right-of-Way
03DRB-00368 Major-Vacation of Pub
Right-of-Way
03DRB-00369 Major-Vacation of
Public Easements
03DRB-00370 Minor-Sketch Plat or
Plan

JEFF MORTENSEN & ASSOCIATES agent(s) for HOECH REAL ESTATE CORP request(s) the above action(s) for all or a portion of Lot(s) 10 – 23, Block(s) 19, **NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3, VINEYARD COURT ESTATES**, zoned RD, located on CARMEL AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 14 acre(s). [REF: 02EPC-01353, 02EPC-01354, 02EPC-01355] (C-20) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

4. **Project # 1002527**
03DRB-00373 Major-SiteDev Plan
BldPermit

ABQ ENGINEERING INC agent(s) for CARLA GALLIPOLI request(s) the above action(s) for all or a portion of Lot(s) 18, Block(s) 16, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B**, zoned SU-2 / IP, located on CARMEL AVE NE, between I-25 NE and SAN PEDRO NE containing approximately 1 acre(s). [REF: Z-87-42] (C-18) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO VERIFY THAT THERE IS ADEQUATE ROOM FOR DELIVERY VEHICLES.**

5. **Project # 1002528**
03DRB-00374 Major-Vacation of
Public Easements

BOHANNAN HUSTON, INC. agent(s) for HIGH DESERT INVESTMENT CORP. request(s) the above action(s) for all or a portion of Tract(s) OS-4, **HIGH DESERT SUBDIVISION**, zoned SU-2/HD/RLT, located east of TRAMWAY NE, between GLENWOOD HILLS SUBDIVISION AND U. S. GOVERNMENT LANDS [REF: CSU-89-12, 02DRB-01860, 01652, DRB-91-343] (F-23) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH ADDITIONAL CONDITION.**

6. **Project # 1002462**
03DRB-00166 Major-Vacation of Public
Easements

ADVANCED ENGINEERING & CONSULTING, LLC agent(s) for SADLER SOUTHWEST LTD. request(s) the above action(s) for all or a portion of Tract(s) 3, **MENAU DEVELOPMENT AREA**, zoned M-1 light manufacturing zone, located on UNIVERSITY BLVD NE, between MENAU BLVD NE and CLAREMONT AVE NE containing approximately 3 acre(s). [Deferred from 4/2/03] (H-15) **DEFERRED AT AGENT'S REQUEST TO 4/23/03.**

7. **Project # 1002138**
03DRB-00238 Major-Vacation of Pub
Right-of-Way
03DRB-00237 Minor-Prelim&Final Plat
Approval
03DRB-00239 Minor-Sidewalk Variance
03DRB-00240 Minor-Temp Defer SDWK

LARRY READ & ASSOCIATES, INC., agent(s) for SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 19, Block(s) 2, (to be known as **ABIS SUBDIVISION, NORTH ALBUQUERQUE ACRES, TRACT 2 UNIT 3**, zoned RD, located on OAKLAND AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 1 acre(s). [Deferred from 3/19/03] [REF: 02DRB-01219] (C-19) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/2/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/5/03 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 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 # 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 McMahan Blvd NW containing approximately 9 acre(s). [REF: 02-01867 (SK)] [Deferred from 4/2/03] (A-10) **DEFERRED AT THE AGENT'S REQUEST TO 4/16/03.**

9. **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 4/2/03] (B-13) **DEFERRED AT THE
AGENT'S REQUEST TO 4/9/03.**

10. **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 4/2/03] (L-10) **DEFERRED AT THE
AGENT'S REQUEST TO 4/9/03.**

11. **Project # 1000184**
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). [Deferred from 3/12/03] (K-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

03DRB-00442 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD. agent(s) for ROBERT DICKSON request(s) the above action(s) for all or a portion of Tract(s) A-7, BANNER SQUARE ADDITION, **CAMPUS LOFTS**, zoned SU-2/SU-1/PUD, located on ARNO ST NE, between COPPER AVE. NE and BROADWAY BLVD NE containing approximately 1 acre(s). [REF: 03DRB-00223/00224] [Deferred from 3/26/03] (K-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE DXF FILE AND THE 15-DAY APPEAL PERIOD ON THE VACATION ACTION.**

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.

12. **Project # 1002402**
03DRB-00467 Minor-SiteDev Plan
BldPermit/EPC
- LEE GAMELSKY ARCHITECTS PC agent(s) for CITY OF ALBUQUERQUE, Parks & Recreation Department, request(s) the above action(s) for all or a portion of Tract(s) A, B & C, **U. N. M. PARCELS**, zoned SU-2 special neighborhood zone, R-2 and O-1, located on LOUISIANA AND CONSTITUTION NE, between LOUISIANA BLVD NE and PENNSYLVANIA NE containing approximately 12 acre(s). [REF: Z-68-90, 02EPC-01942, Z-83-33] [Juanita Vigil, EPC Case Planner] (J-19) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR VERIFICATION OF SEWER ACCOUNT AND FOR A REVISED UTILITY PLAN AND TRANSPORTATION DEVELOPMENT BECAUSE PUBLIC SIDEWALKS NEED TO BE CONTAINED WITHIN PUBLIC EASEMENTS OR RIGHT-OF-WAY.**
13. **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) **DEFERRED AT THE BOARD'S REQUEST TO 4/9/03.**

14. **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] [Russell Brito, EPC Case Planner] (L-23) **INDEFINITELY DEFERRED ON A NO SHOW.**

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] (L-23) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

15. **Project # 1001871**
03DRB-00475 Minor-Final Plat
Approval

MARK GOODWIN & ASSOCIATES PA, agent(s) for RANDALL HOMES LLC request(s) the above action(s) for all or a portion of Lot(s) 28 & 29, Block(s) 12, (to be known as **DESERT HIGHLANDS @ LA CUEVA SUBDIVISION**, NORTH ALBUQUERQUE ACRES TRACT 1, UNIT 3, zoned RD (3 DU/Ac) located on MODESTO AVE NE between WYOMING BLVD NE and BARSTOW ST NE containing approximately 3 acre(s). (C-19) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1002560**
03DRB-00477 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for HECTOR ALVAREZ request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 6, **CASAS SERENAS SUBDIVISION**, zoned RT, located on BELL SE, between TENNESSEE ST SE and TEXAS ST SE containing approximately 1 acre(s). [REF: ZA-87-338] (L-19) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR DXF FILE.**

17. **Project # 1001463**
03DRB-00479 Major-Final Plat
Approval

CLARK CONSULTING ENGINEERS agent(s) for LLAVE CONSTRUCTION INC request(s) the above action(s) for all or a portion of Lot(s) 1-5 & 6A, Block(s) 19, Tract(s) 3, Unit 3, North Albuquerque Acres (to be known as **VENTURA VILLAGE** , zoned R-D residential and related uses zone, developing area, located on VENTURA NE between HOLLY NE and VENTURA NE containing approximately 5 acre(s). [REF: 01460-01291, 01494, 02EPC00148, 02EPC10058] [Deferred from 4/2/03, agent not present.] (C-20) **DEFERRED TO 4/9/03.**

18. **Project # 1001534**
02DRB-01931 Minor-Prelim&Final Plat
Approval

CLARK CONSULTING ENGINEERS agent(s) for LLAVE CONSTRUCTION, INC. request(s) the above action(s) for all or a portion of Tract(s) A, **VINEYARD ESTATES, UNIT 4A**, zoned RD residential zone, located on the eastside of VENTURA ST NE, between ANAHEIM AVE NE and CARMEL AVE NE containing approximately 2 acre(s). [REF: 01DRB-01446] [Deferred from 1/8/03] [Final Plat was Indefinitely Deferred] [Deferred from 4/2/03 agent was not present.] (C-20) **DEFERRED TO 4/9/03.**

19. **Project # 1002321**
03DRB-00478 Major-Final Plat
Approval

BOHANNAN HUSTON INC, agent(s) for TIBURON INVESTMENT CO request(s) the above action(s) for all or a portion of Tract(s) 8A-1, **JOURNAL CENTER, PHASE 2, UNIT 2**, zoned IP industrial park zone, located on WYOMING NE, between MASTHEAD NE and RUTLEDGE RD NE containing approximately 52 acre(s). [REF: 00410-01191] [Heard in error under Project #1000633 on 4/2/03, correct Project # is 1002321] (D-17) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR AN ADEQUATE SANITARY SEWER EASEMENT AND PLANNING FOR THE DXF FILE AND AMAFCA'S SIGNATURE.**

~~20. **Project # 1001934**~~
~~02DRB-01864 Minor-Prelim&Final Plat~~
~~Approval~~

WAYJOHN SURVEYING INC., agent(s) for WILLIAM RIORDAN request(s) the above action(s) for all or a portion of Lot(s) 4, **ALVARADO GARDENS - UNIT 1**, zoned RA-2 residential and agricultural zone, located on RIO GRANDE BLVD NW, between MATTHEW NW and CAMPBELL NW containing approximately 3 acre(s). [DEFERRED FROM 12/18/02] [Final plat was indefinitely deferred for the SIA] [Deferred from 4/2/03 agent was not present] (G-12) **DEFERRED TO 4/9/03.**



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: 1001934

AGENDA ITEM NO: 20

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:

4-9-03

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: April 2, 2003

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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.:02-01864 (P&F)	Project # 1001934
Project Name:ALVARADO GARDENS UNIT 1	EPC Application No.:
Agent: Wayjohn Surveying	Phone No.: 295-2052

Project Number 1001934

Your request for (SDP for SUB), (SDP for BP), FINAL PLATS, (MASTER DEVELOP. PLAN), was approved on 1/15/03 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): Copy of recorded plat + DXF file.
 - 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.

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96
96

**CITY OF ALBUQUERQUE
Planning Department
Development Review Board Comments**

Meeting Date: January 15, 2003

Agenda Item #12

Project # 1001934

Application # 01864 & 01866

Subject: Alvarado Gardens, Unit 1

Transportation Development has agreed to allow the reduction of the private roadway width to 29 feet to add the additional required square footage to Tracts 4F & 4G to meet the required 10, 890 square footage requirements for RA2 zoning.

No objection to the sidewalk waiver.

Applicant may file minor plats. Planning needs a recorded copy of the plat to close tis file.

Please provide a digital dxf file showing easement, parcel and right of way lines in New Mexico State Plane Feet, NAD 1927 or 1983 for AGIS purposes. The information may be emailed to jmcsorley@cabq.gov or provided on a disk.



Sheran Matson, DRB Planning Representative
Phone: 505-924-3880 Fax: 505-924-3864



City of Albuquerque
CITY OF ALBUQUERQUE
 P.O. BOX 4299 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001934

AGENDA ITEM NO: 12

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 plan is required for Final Plat approval.
 An executed Subdivision Improvements Agreement with financial guarantees is required for Final Plat sign-off.
 The Hydrology Section has no objection to the Preliminary Plat or sidewalk waiver.

RESOLUTION:

signed I.L. F.P. indef.

APPROVED X; 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: January 15, 2003



**DEVELOPMENT REVIEW BOARD
AGENDA**

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

January 15, 2003 9:00 a.m.

MEMBERS:

Roger Green, Acting DRB Chair
Claire Senova, Administrative Assistant

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Sheran Matson, Planning
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: 11:11 a.m.
A. Changes and/or Additions to the Agenda
B. Announcements

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000408**
02DRB-01930 Major-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES, PA agent(s) for C & W LAND DEVELOPMENT ENTERPRISE INC request(s) the above action(s) for all or a portion of Tract(s) 490 & 491 (to be known as **SAGE POINTE SUBDIVISION**, TOWN OF ATRISCO GRANT, zoned R-D /14-DU/AC, located on SAGE RD SW, between 86TH ST SW and 82ND ST SW containing approximately 10 acre(s).REF:DRB-99-21](M-9) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

- 02DRB-01855 Major-Preliminary Plat Approval
02DRB-01856 Minor-Sidewalk Variance
02DRB-01857 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA, agent(s) for C & W LAND DEVELOPMENT ENTERPRISE INC. request(s) the above action(s) for all or a portion of Tract(s) 490 & 91, **SAGE POINTE SUBDIVISION**, TOWN OF ATRISCO GRANT #7, zoned R-D residential and related uses zone, developing area, 14 DU/AC, located on the SOUTH SIDE OF SAGE RD SW, between 82ND ST SW and 86TH ST SW containing approximately 10 acre(s). [REF: DRB-99-21, 00440-00438 XPP, 01440-00353 XPP, 02DRB-00365 XPP, 02DRB-00492 AMPP] [Deferred from 1/8/03] (M-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/2/02 THE PRELIMINARY PLAT WAS APPROVED. THE SIDEWALK VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE. 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 D IN THE PLANNING FILE.**

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

MARK GOODWIN & ASSOCIATES, PA agent(s) for RIO OESTE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) D & E (to be known as **RIO OESTE SUBDIVISION**, TAYLOR RANCH, zoned R-1, located on COORS BLVD NW, between LA ORILLA NW and MONTANO PLAZA DR NW containing approximately 10 acre(s). (E-12) **DEFERRED AT THE AGENT'S REQUEST TO 1/22/03.**

3. **Project # 1002397**
02DRB-01925 Major-Vacation of Public Easements
02DRB-01926 Minor-Vacation of Private Easements

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 neighborhood commercial zone, located on SOUTH SIDE OF LA ORILLA RD NW, between COORS BLVD NW and CORRALES DRAIN NW containing approximately 12 acre(s). [REF: Z-87-56, Z-87-69] (E-12) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **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] [DEFERRED FROM 1/15/03] (G-17) **DEFERRED AT THE AGENT'S REQUEST TO 1/29/03.**

5. **Project # 1002384**
02DRB-01895 Major-SiteDev Plan BldPermit

CONSENSUS PLANNING agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1 (to be known as **RANCHO ENCANTADO SUR**) COORS VILLAGE, zoned SU-3 special center zone, located on WESTERN TRAIL NW, between ATRISCO DR NW and COORS BLVD NW containing approximately 11 acre(s). [REF: 01138-01744, Z-95-94, Z-99-84, DRB-95-195, DRB-96-361] (F-11) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

02DRB-01896 Major-SiteDev Plan BldPermit

CONSENSUS PLANNING agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1 (to be known as **RANCHO ENCANTADO NORTE**) COORS VILLAGE, zoned SU-3, located on WESTERN TRAIL NW, between ATRISCO DR NW and COORS BLVD NW containing approximately 17 acre(s). [REF: 01138-01744, Z-95-94, Z-99-84, DRB-95-195, DRB-96-361] (F-11) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

02DRB-01879 Major-Preliminary Plat Approval
02DRB-01880 Major-Vacation of Pub Right-of-Way
02DRB-01883 Major-Vacation of Public Easements
02DRB-01884 Minor-Sidewalk Waiver
02DRB-01885 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1 and 4, **RANCHO ENCANTADO NORTE, RANCHO ENCANTADO SUR AND CONDOMINIUM SUBDIVISIONS**, zoned SU-3 special center zone, located on the southside of WESTERN TR NW, between ATRISCO DR NW and COORS BLVD NW containing approximately 17 acre(s). [REF: 02EPC-01165, 02EPC-01170, 02EPC-01161] (F-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/15/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/25/02 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION 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. 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.**

02DRB-01892 Minor-SiteDev Plan Subd/EPC
02DRB-01893 Minor-SiteDev Plan BldPermit/EPC

CONSENSUS PLANNING agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 4B, **COORS VILLAGE**, zoned SU-3 special center zone, located on the southside of WESTERN TR NW, between ATRISCO DR NW and COORS BLVD NW [REF: 02DRB-01879, 02EPC-01170, 01138-01744, DBB-96-361, DRB-95-195, Z-99-84] [**Juanita Vigil, EPC Case Planner**] [Deferred from 1/8/03] (F-11) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

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

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

6. **Project # 1001760**
03DRB-00018 Minor-SiteDev Plan
Subd/EPC
- CONSENSUS PLANNING INC., agent(s) for MOOSE LODGE #1517 request(s) the above action for all or a portion of Tract(s) A, **LOYAL ORDER OF MOOSE ALBUQUERQUE LODGE # 1517, FRANCISCAN ACRES**, zoned SU-2 special neighborhood zone, SU-I for NCR Uses, located on EDITH BLVD NE, between I-40 and ARVADA AV NE containing approximately 2 acre(s). [REF: Z-70-140, Z-85-37, ZA-81-89] [**Juanita Vigil, EPC Case Planner**] (H-15) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**
7. **Project # 1000624**
03DRB-00020 Minor-SiteDev Plan
BldPermit
- ADVANCED ENGINEERING & CONSULT. agent(s) for MICHAEL BENAVIDEZ request(s) the above action(s) for all or a portion of Lot(s) 48, **ALAMEDA BUSINESS PARK**, zoned SU-2 special neighborhood zone, IP-EP, located on CALLE ALAMEDA NE, between PASEO ALAMEDA NE and VISTA ALAMEDA NE containing approximately 1 acre(s). [REF: DRB-98-223] (C-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT.**

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

8. **Project # 1000126**
03DRB-00016 Minor-Ext of SIA for 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) 2-6, 9&12-, **SAUVIGNON SUBDIVISION, UNIT 1**, zoned R-D residential and related uses zone, developing area, located on SO. SIDE OF SAN ANTONIO DR NE, between SKY VALLEY WAY NE and LOWELL ST. NE containing approximately 16 acre(s). [REF: 02500-00032, 00410-00054] [Deferred from 1/15/03] (E-22) **DEFERRED AT THE AGENT'S REQUEST TO 1/22/03.**

9. **Project # 1000313**
01DRB-00661 Major-Preliminary Plat
Approval
**ON AGENDA IN ERROR, WILL NOT BE
HEARD**

MARK GOODWIN & ASSOCIATES agent(s) for VASA DEVELOPMENT LTD CO. request(s) the above action(s) for all or a portion of Lot(s) N/A, Block(s) N/A, Tract(s) N/A PRELIMINARY PLAT APPROVAL/ON OR NEAR HIDDEN VALLEY DRIVE NE BETWEEN SAGEWOOD COURT NE & FENNEL COURT NE, **HIDDEN VALLEY**, zoned SU-1 special use zone, located on, between and containing approximately 11 acre(s). [REF: 01410 00000 00656, 01440 00000 00658, 01440 00000 00659] (L-22)
ON AGENDA IN ERROR, WILL NOT BE HEARD.

10. **Project # 1001205**
03DRB-00019 Minor-Final Plat Approval

ISAACSON & ARFMAN, PA agent(s) for PARADISE RIDGE, LLC request(s) the above action(s) for all or a portion of Tract(s) A2A & unplatted tract, to be known as Paradise Ridge, **PARADISE BLUFF**, zoned R-LT residential zone, located on SO. OF PARADISE BLVD NW, between LYON BLVD. NW and JUSTIN DR. NW containing approximately 23 acre(s). [REF: DRB-96-350, 01110-00554, 01138-00555, 02DRB-00182, 02DRB-00341] (B-11) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1001573**
02DRB-00661 Minor- Final Plat Approval

SURVEYS SOUTHWEST, LTD. agent(s) for MANUEL & EVELYN TORRES request(s) the above action(s) for all or a portion of Tract(s) 126 & 127, **MRGCD, MAP 31**, zoned RA-2 residential and agricultural zone, located on RIO GRANDE BLVD NW, between GRIEGOS RD. NW and TEODORO RD. NW containing approximately 2 acre(s). [REF: ZA-80-171, 01DRB-01592] [Indefinitely Deferred from 5/8/02] (F-13) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

12. **Project # 1001934**
02DRB-01864 Minor-Prelim&Final Plat
Approval
02DRB-01866 Minor-Sidewalk Waiver

WAYJOHN SURVEYING INC., agent(s) for WILLIAM RIORDAN request(s) the above action(s) for all or a portion of Lot(s) 4, **ALVARADO GARDENS - UNIT 1**, zoned RA-2 residential and agricultural zone, located on RIO GRANDE BLVD NW, between MATTHEW NW and CAMPBELL NW containing approximately 3 acre(s). [DEFERRED FROM 12/18/02] (G-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/15/03 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: THE GRADING PLAN MUST BE APPROVED PRIOR TO FINAL PLAT APPROVAL. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. THE SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS ON THE INTERNAL STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

13. **Project # 1002339**
02DRB-01958 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for JAY REMBE request(s) the above action(s) for all or a portion of Lot(s) 10A, **ALVARADO GARDENS - UNIT 2**, zoned RA-2 residential and agricultural zone, located on CAMPBELL RD NW, between RIO GRANDE BLVD NW and TRELIS NW containing approximately 2 acre(s). [REF: 02DRB-01711] [Deferred from 1/8/03] (G-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/15/03 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: A PRIVATE SEPTIC TANK EASEMENT ON LOT 10A4 MUST BE VACATED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

14. **Project #1000716**
03DRB-00025 Extension of Preliminary
Plat

LARRY READ & ASSOCIATES INC., AND CARTESIAN SURVEYS, agent(s), for ADIL RIZVI, request(s) the above action for all or a portion of Lot 30, Tract 3, Block 20, Unit 2, North Albuquerque Acres, **ALEXANDRIA POINT SUBDIVISION**, Quintessence Plat, zoned R-D (City) and located on Alexandria Blvd NE between Eubank Blvd NE and Holbrook NE containing approximately .89 acres and 1.0016 acres. [DEFERRED FROM 12/12/01 TO 1/2/02 TO ADDRESS COMMENTS] [DEFERRED FROM 12/12/01 TO 1/2/02 TO ADDRESS COMMENTS] [HEARD AS 13A and 13B, COMBINED AT THE DRB MEETING. THE FINAL PLAT REQUEST UNDER APPLICATION #01500-01859 WAS NOT NEEDED AFTER THE COMBINATION] (D-21) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THIS INCLUDES APPROVAL OF THE INFRASTRUCTURE LIST DATED 1/2/02.**

THERE ARE NO SKETCH PLAT CASES THIS WEEK...

ADJOURNED: 11:11 A.M.



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

December 18, 2002 9:00 a.m.

MEMBERS:

Roger Green, Acting DRB Chair
Claire Senova, Administrative Assistant

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Sheran Matson, Planning
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: 11:36 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 # 1000554**
 02DRB-01789 Major-Two Year SIA

 BRASHER & LORENZ INC agent(s) for EMCORE INC request(s) the above action(s) for W1/2 N1/2 SW1/4 SEC 33 T10N R4E, **EMCORE SITE, PHASE 1**, zoned IP, located on EUBANK BLVD SE AND INNOVATION PARKWAY SE and containing approximately 10 acre(s). [REF: 00DRB-01483] (M-21) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1000712**
02DRB-01787 Major-Two Year SIA

TIERRA WEST LLC agent(s) for K B HOMES NM INC request(s) the above action(s) for all or a portion of Lot(s) 1-127, **DESERT PINE - UNIT 1**, zoned R-D, located on SUNSET GARDENS SW, between 98TH ST SW and 94TH ST SW containing approximately 17 acre(s). [REF: AX-87-5, 01DRB-00320] (L-9) **A 6-MONTH EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1000217**
02DRB-01782 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES, PA agent(s) for WESTLAND DEVELOPMENT CO., INC. request(s) the above action(s) for all or a portion of **UNITS 3 & 4, PAINTED SKY SUBDIVISION**, zoned SU-1/RT, located on LADERA DR NW, between I-40 and GAVIN RD NW containing approximately 14 acre(s). [REF: Z-99-8, S-98-65, 00460-00162, 00410-00931, 01440-00849 & 50] (J-9) **A ONE YEAR EXTENSION OF THE SIA FOR UNIT 3 WAS APPROVED. A ONE YEAR EXTENSION OF THE SIA FOR UNIT 4 WAS APPROVED.**

- 02DRB-01786 Major-Vacation of Public Easements
02DRB-01788 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for WESTLAND DEVELOPMENT CO., INC. request(s) the above action(s) for all or a portion of Tract(s) A-1, **PAINTED SKY SUBDIVISION**, zoned SU-1/RT, located on LADERA DR NW, between I-40 and GAVIN RD NW containing approximately 14 acre(s). [REF: Z-99-8, S-98-65, 00460-00162, 00410-00931, 01440-00849 & 50] (J-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE FINAL PLAT WAS WITHDRAWN AT THE AGENT'S REQUEST.**

4. **Project # 1000455**
02DRB-01781 Major-Vacation of Public Easements

SURVEYS SOUTHWEST LTD agent(s) for RAYMOND COHEN request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **LANDS OF RAYCO**, zoned SU-2 MR / SU-2 HC, located on BROADWAY AVE SE, between WHEELER AVE SE and ALAMO SE containing approximately 8 acre(s). [REF: ZA-83-172, V-544 Z-1396, Z-78-34, Z-81-132, 02DRB-00513, 02DRB-00514] (M-14) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

02DRB-00514 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD. agent(s) for RAYMOND COHEN request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **LANDS OF RAYCO**, zoned SU/MR/SU-2/HC, located on BROADWAY AVE. SE, between WHEELER AVE. SE and ALAMO SE containing approximately 8 acre(s). [REF: ZA-83-172, V-540, Z-81-132, Z-1396] [Indefinitely deferred on 5/22/02] (M-14) **THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

5. **Project # 1000922**
02DRB-01783 Major-Vacation of Pub
Right-of-Way
02DRB-01784 Major-Vacation of Public
Easements
02DRB-01785 Minor-Extension of
Preliminary Plat

WILSON & COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT, request(s) the above action(s) for all or a portion of **VOLCANO CLIFFS SUBDIVISION, UNIT 20**, LOTS 1-30, BLOCK 1, LOTS 1-38, BLOCK 2, LOTS 1-62, BLOCK 3, LOTS 1-14, BLOCK 4 AND LOTS 1-22, BLOCK 5 AND **VOLCANO CLIFFS SUBDIVISION, UNIT 21**, ALL BLOCKS AND LOTS AND **VOLCANO CLIFFS SUBDIVISION, UNIT 23**, LOTS 1-10, BLOCK 1, LOTS 1-13, BLOCK 2, LOTS 1-21, BLOCK 3, LOTS 1-51, BLOCK 4, LOTS 1-27, BLOCK 5, LOTS 1-6, BLOCK 6, LOTS 1-28, BLOCK 7 AND LOTS 1-7, BLOCK 8 AND **VOLCANO CLIFFS SUBDIVISION, UNIT 27**, LOTS 16-18 AND 22, BLOCK 2, LOTS 1-8, BLOCK 4 AND LOTS 1-7, BLOCK 5 (to be known as **LA CUENTISTA SUBDIVISION**) zoned R-1, located on the east and west sides of Unser Blvd NW (Kimmick) between Urraca NW and the south boundary of Town of Alameda Grant, containing approximately 237 acres. [REF: DRB-97-78, DRB-97-116] (C-10/11 & D-10/11) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A ONE YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: PUBLIC ROADWAY EASEMENTS ARE NEEDED FOR LOTS 6, 7 AND 8 OF VOLCANO CLIFFS, UNIT 22, BLOCK 6.**

6. **Project # 1002351**
02DRB-01758 Major-Preliminary Plat
Approval
02DRB-01759 Minor-Temp Defer SDWK

SURV-TEK, INC. agent(s) for CURB WEST, INC & WESTFORK LIMITED request(s) the above action(s) for all or a portion of Tract(s) 1-B-1-C and Tracts 1-B-1-D, 1-B-1-E, 1-B-1-F, 1-B-1-G, **SEVILLE SUBDIVISION**, zoned R-LT, located on KAYENTA BLVD NW, between IRVING BLVD NW and UNIVERSE BLVD NW containing approximately 48 acre(s). [REF: 1001306, 02-01250, 02-01381] [DEFERRED FROM 12/18/02] (A-10) **DEFERRED AT THE AGENT'S REQUEST TO 1/8/03.**

7. **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] [DEFERRED FROM 12/18/02] (G-17) **DEFERRED AT THE AGENT'S REQUEST TO 1/15/03.**

8. **Project # 1001717**
02DRB-01728 Major-Vacation of Pub
Right-of-Way
02DRB-01729 Major-Preliminary Plat
Approval
02DRB-01730 Minor-Temp Defer SDWK
02DRB-01727 Major-SiteDev Plan Subd

ABQ ENGINEERING INC agent(s) for WESTLAND DEVELOPMENT CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A, EL RANCHO ATRISCO, PHASE 3, TOWN OF ATRISCO GRANT, (TO BE KNOWN AS **LAURELWOOD PARK SUBDIVISION**, zoned RD, located on 72ND ST NW, between HANOVER RD NW and PARKWOOD DR NW containing approximately 8 acre(s). [REF: DRB-97-268, DRB-95-348, 02DRB-01391, 02DRB-00207, 02EPC-00133] [Deferred from 12/4/02] (H-10/J-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/18/02 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/17/02 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION: ADEQUATE RIGHT-OF-WAY NEEDS TO BE DEDICATED ALONG PARKWOOD DRIVE TO PROVIDE FOR ADA ASSESSABLE DRIVE PADS.**

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.**

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 # 1002115**
02DRB-01833 Minor-SiteDev Plan
BldPermit/EPC
- DEKKER/PERICH/SABATINI agent(s) for ROB DICKSON, PARADIGM & CO. request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, Block(s) 14, **HUNING HIGHLAND ADDITION**, zoned SU-2/NCR, located on CENTRAL AVE NE, between ARNO NE and EDITH NE containing approximately 1 acre(s). [Mary Piscitelli, EPC Case Planner] [DEFERRED FROM 12/11/02] (K-14) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER AND PLANNING.**

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

12. **Project # 1001396**
02DRB-01871 Minor-Extension of
Preliminary Plat
- MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Units 1A, 1B, 2, 3A, 3B, 4, 5A, and 5B, **VISTA DEL NORTE SUBDIVISION, UNITS 1-5A&B**, zoned SU-1 special use zone for R-1, located on VISTA DEL NORTE DR NE, between LAS LOMITAS DR NE and EDITH BLVD NE containing approximately 97 acre(s). [REF: 01DRB-01645, S-99-7, S-96-30, Z-95-73, V-98-85] (D-16) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION: PRIOR TO FINAL PLAT ADEQUATE ACCESS NEEDS TO BE PROVIDED IN ACCORDANCE WITH THE TIS (TRAFFIC IMPACT STUDY) AND ALL AMENDMENTS TO THAT STUDY. THIS APPROVAL INCLUDES EXTENSION OF THE INFRASTRUCTURE LIST DATED 1/2/02.**

13. **Project # 1001409**
02DRB-01863 Minor-Extension of
Preliminary Plat

MUKUND C. PATEL request(s) the above action(s) for all or a portion of Lot(s) 20A, Unit 1, **CANDLELIGHT FOOTHILLS**, zoned R-1 residential zone, located on 1424 SUMMIT HILLS (LOMAS) DR NE, between MONTE LARGO DR NE and SUMMIT HILLS DR NE containing approximately 2 acre(s). [REF: 01460-01160] (J-23) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THIS INCLUDES EXTENSION OF THE INFRASTRUCTURE LIST DATED 12/19/01.**

14. **Project # 1001934**
02DRB-01864 Minor-Prelim&Final
Plat Approval
02DRB-01866 Minor-Sidewalk
Waiver

WAYJOHN SURVEYING INC., agent(s) for WILLIAM RIORDAN request(s) the above action(s) for all or a portion of Lot(s) 4, **ALVARADO GARDENS - UNIT 1**, zoned RA-2 residential and agricultural zone, located on RIO GRANDE BLVD NW, between MATTHEW NW and CAMPBELL NW containing approximately 3 acre(s). [DEFERRED FROM 12/18/02] (G-12) **DEFERRED AT THE AGENT'S REQUEST TO 1/15/03.**

15. **Project # 1001935**
02DRB-01847 Minor-Final Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for RANDALL HOMES, LLC request(s) the above action(s) for all or a portion of Lot(s) 13-15, Block(s) 5, Tract(s) 2, Unit 3, **NORTH ALBUQUERQUE ACRES**, (to be known as **DESERT RIDGE @ LA CUEVA SUBDIVISION**), zoned R-D residential and related uses zone, developing area, located on THE SOUTH SIDE OF SIGNAL AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 3 acre(s). [REF: 02DRB-00698 & 00970 SK., 02DRB-01174 PPA] (C-19) **THE FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1002039**
02DRB-01859 Minor-Prelim&Final
Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for GARY & PAMELA CASTIGLIONE request(s) the above action(s) for all or a portion of Lot(s) 1-6, block 12, **ORIGINAL TOWNSITE OF WESTLAND**, zoned C-2 community commercial zone, located on SO. SIDE OF BRIDGE BLVD SW, between 86TH ST SW and 90TH ST SW containing approximately 2 acre(s). [REF: 02ZHE--00941, 02ZHE-00942, DRB-97-303] (K-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/18/02 AND NO GRADING PLAN THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

17. **Project # 1002246**
02DRB-01869 Minor-Amnd Prelim
Plat Approval
02DRB-01920 Minor- Final Plat
Approval

SURVEYS SOUTHWEST LTD. agent(s) for SHIRLEY FARRELL, MCDONALDS CORP., request(s) the above action(s) for all or a portion of Lot(s) 8-11, Block 10, **SARATON HEIGHTS ADDITION**, zoned C-2, located on LOMAS BLVD NE, between CAGUA DRIVE NE and SAN PEDRO DRIVE NE containing approximately 1 acre(s). [REF: Z-80-73, 02DRB-01498] (K-18) **THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO CITY ENGINEER.**

18. **Project # 1002381**
02DRB-01870 Minor-Prelim&Final
Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for CRUZ BACA request(s) the above action(s) for all or a portion of Tract(s) 204-B 204-C, **MRGCD MAP 41**, zoned SU-2 NCR / SU-2 MR, located on BROADWAY BLVD SE, between KATHRYN AVE SE and ANDERSON AVE SE containing approximately 1 acre(s). (L-14) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT AND TRANSPORTATION DEVELOPMENT.**

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

19. **Project # 1002380**
02DRB-01868 Minor-Sketch Plat or
Plan

SURVEYS SOUTHWEST, LTD. agent(s) for DUANE TAYLOR request(s) the above action(s) for all or a portion of Lot(s) 39, Unit 2, **ALVARADO GARDENS**, zoned RA-2/W7 residential and agricultural zone/ with wall overlay, located on CAMPBELL RD NW, between GLENWOOD NW and RIO GRANDE BLVD NW containing approximately 2 acre(s). [REF: DRB-94-75] (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. **Project # 1002379**
02DRB-01867 Minor-Sketch Plat or
Plan

BOHANNAN HUSTON, INC. agent(s) for
LONGFORD AT PARADISE SKIES, LP request(s)
the above action(s) for all or a portion of Lot(s) 1-26
& 35-42, Block(s) 5, Unit 4, **PARADISE HEIGHTS
UNIT 10**, zoned R-1, located on ROCKCLIFF BLVD.
NW, between BROOKLINE BLVD NW and
DUNLOP AVE NW containing approximately 9
acre(s). [REF: Z-86-67] (A-10) **THE ABOVE
REQUEST WAS REVIEWED AND COMMENTS
WERE GIVEN.**

21. Approval of the Development Review Board Minutes for December 4, 2002. **MINUTES
WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 11:36 A.M.



K

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

Development Review Board Comments

Project Number: 1001934

Application Number: 02DRB-01864

DRB Date: 12/18/02

Item Number: 14

Subdivision:

Lot 4, Alvarado Gardens-Unit 1

Zoning: RA-2

Zone Page: G-12

New Lots (or units) : 8

Request for:

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

Parks and Recreation Comments:

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

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

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

No objection to the sidewalk waiver

Signed:

Christina Sandoval, (PRD)

Phone: 768-5328

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board Comments**

Meeting Date: December 18, 2002

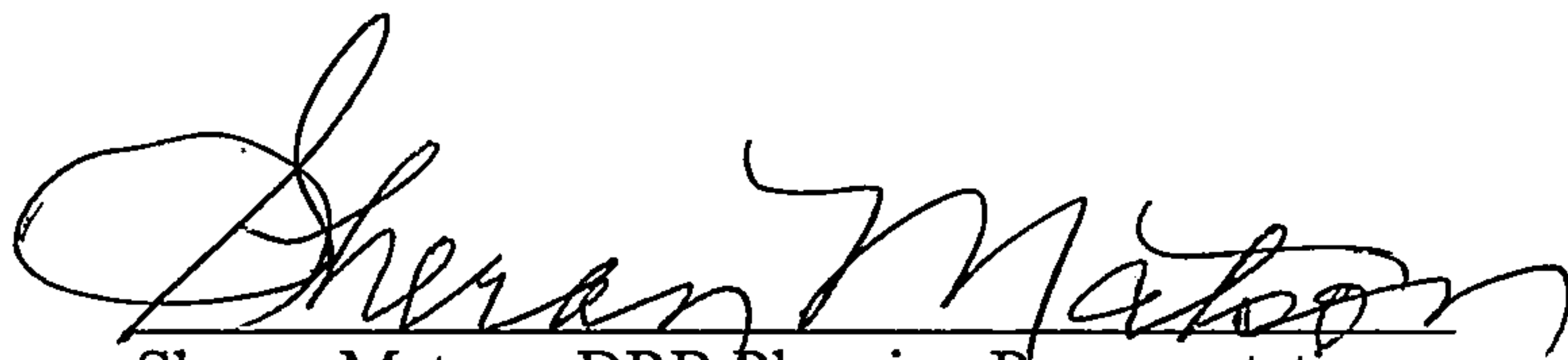
**Agenda Item: 14 `Project #: 1001934
Application # 02DRB-01864 &01866**

Subject: Alvarado Gardens, Unit 1

No objection to the sidewalk waiver.

Lots 4F & 4G do not meet the minimum 10,890 square feet lot size required in RA2 zoning per the City Zoning Code. They are short 8 & 6 square feet respectively. Perhaps the lot boundaries of Lots 4E & 4H could be adjusted to add square footage to Lots 4F & 4G.

Point of information: This property lies within the boundaries of the Rio Grande Corridor Plan and should be consulted for design regulations.


Sheran Matson, DRB Planning Representative
Telephone: 924-3880 Fax: 505-924-3864



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001934

AGENDA ITEM NO: 14

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the sidewalk waiver.
 An approved drainage plan is required for Final Plat approval.

RESOLUTION:

1-15-03

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 18, 2002



330 Louisiana Blvd., N.E. ♦ Albuquerque, NM 87108 ♦ Phone: (505) 255-2052 ♦ Fax: (505) 255-2887

March 28, 2003

Claire Senova
City of Albuquerque Planning
Plaza Del Sol Building
600 2nd Street, NW
Albuquerque, NM 87102

RE: Plat of Lots 4-A through 4-H, Alvarado Gardens Unit 1 DRB # 1001934

Dear Claire:

I am submitting this plat for final sign-off. I have requested that this plat be placed on the April 2, 2003 agenda. I am supplying six copies of the final plat for DRB members. This plat was placed on indefinite deferral pending a financial guarantee, the parks fee deposit and some minor changes to the plat. The financial guarantee is attached.

The changes required were:

- A change of the private access easement from 30' to 29'. This has been completed.
- All lot sizes must be ¼ acre. This has been completed.
- A financial guaranty must be in place. Attached.
- Parks fee must be paid. This will be paid by the meeting.

I have also provided a DXF file to Neil at AGIS for approval prior to the meeting. I am anticipating approval of the DXF prior to the meeting.

Thank you for your consideration. Feel free to contact me if you have any questions regarding this matter.

Regards,

Thomas D. Johnston, PS

enc.



330 Louisiana Blvd., N.E. ♦ Albuquerque, NM 87108 ♦ Phone: (505) 255-2052 ♦ Fax: (505) 255-2887

March 28, 2003

Claire Senova
City of Albuquerque Planning
Plaza Del Sol Building
600 2nd Street, NW
Albuquerque, NM 87102

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Regards,

Thomas D. Johnston, PS

enc.

Wayjohn Surveying, Inc. • 330 Louisiana Blvd., N.E. • Albuquerque, NM 87108
Phone: (505) 255-2052 Fax: (505) 255-2887

December 18, 2002

Claire Senova
City of Albuquerque
Plaza Del Sol Building
600 2nd Street, NW
Albuquerque, NM 87102

RE: Replat of Lot 4, Alvarado Gardens Unit 1

Dear Claire:

I would like to request a deferral of Project No. 1001934 to January 15, 2003. There are some lot size issues that must be discussed with Sheran Matson.

If you have any questions regarding this matter, please give me a call.

Sincerely,



Thomas D. Johnston, PS

Wayjohn Surveying Incorporated
330 Louisiana Boulevard, NE
Albuquerque, NM 87108
(505) 255-2052 Fax: (505) 255-2887
Toll Free: 1-888-212-2052
email: wayjonsurv@aol.com



"Serving Albuquerque and New Mexico for over 20 years"

Fax Transmittal

From: TOM JOHNSTON Date: 12/18 Pages: 2
 To: CLAIRE SENOVA Fax No.: 924-3864
 Company: COFA
 Message: 1001934 DEFERRAL

If you have received this transmission in error, or if there were problems in transmission, please contact us at the number(s) above. Thank you and have a great day!

ORIGINAL

INFRASTRUCTURE LIST

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

LOTS 4-A THROUGH 4-H, ALVARADO GARDENS UNIT 1
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 4, ALVARADO GARDENS UNIT 1
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
<input type="checkbox"/>	<input type="checkbox"/>	360 ft	6" WATER LINE	PRIVATE ROAD	RIO GRANDE	CUL DESAC	1	1	1
<input type="checkbox"/>	<input type="checkbox"/>	384 ft	8" SEWER LINE	PRIVATE ROAD	RIO GRANDE	CUL DE SAC	1	1	1
<input type="checkbox"/>	<input type="checkbox"/>	1 EA	MANHOLE	PRIVATE ROAD	—	CUL DE SAC	1	1	1
<input type="checkbox"/>	<input type="checkbox"/>	367 ft	GRAVEL ROAD 24' WIDE	PRIVATE ROAD	RIO GRANDE	CUL DESAC	1	1	1
<input type="checkbox"/>	<input type="checkbox"/>	1 EA	WATER VALVE	PRIVATE ROAD	RIO GRANDE	—	1	1	1
<input type="checkbox"/>	<input type="checkbox"/>	212 ft	6" WATER LINE	RIO GRANDE	S. PROP LINE	N. PROP LINE	1	1	1
<input type="checkbox"/>	<input type="checkbox"/>	1 EA	MANHOLE	RIO GRANDE	PRIVATE ROAD	—	1	1	1
<input type="checkbox"/>	<input type="checkbox"/>	1 EA	WATER VALVE	RIO GRANDE	N. PROP LINE	—	1	1	1
<input type="checkbox"/>	<input type="checkbox"/>						1	1	1

Sep 16 02 04:28P

LHND RESOURCES

SECTION

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

NOTES

- 1 WATER, SEWER AND ROADWAY IMPROVEMENTS TO OCCUR SIMULTANEOUSLY
- 2 GRADING AND DRAINAGE CERTIFICATION REQUIRED FOR RELEASE OF FINANCIAL GUARANTY AND SUBDIVISION IMPROVEMENTS AGREEMENT
- 3

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

THOMAS D. JOHNSTON (AGENT)
NAME (print)

TGC ENGINEERING INC.
FIRM

[Signature] 12/10/02
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: 1-15-05

[Signature] 1/15/03
DRC CHAIR - date
Planning

[Signature] 1-15-03
TRANSPORTATION DEVELOPMENT - date

[Signature] 1/15/03
UTILITY DEVELOPMENT - date

[Signature] 1-15-03
CITY ENGINEER - date

[Signature] 1/15/03
PARKS & GENERAL SERVICES - date
Recreation

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

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) $145 + (8 \times 30) = 560 + 145 = 705$
 - ✓ 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.

THOMAS D. JOHNSTON (AGENT)
Applicant name (print)
[Signature] 12/09/02
Applicant signature / date



Form revised September 2001

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

Application case numbers
02DRB - 01864
02DRB - 01866

JM 12/9/02
Planner signature / date
Project # 100 1934

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for dedicated and City owned public right-of-way.)
- Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 24 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

VACATION OF PRIVATE EASEMENT

- The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
- Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the vacation
- Letter of authorization from the grantors and the beneficiaries
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

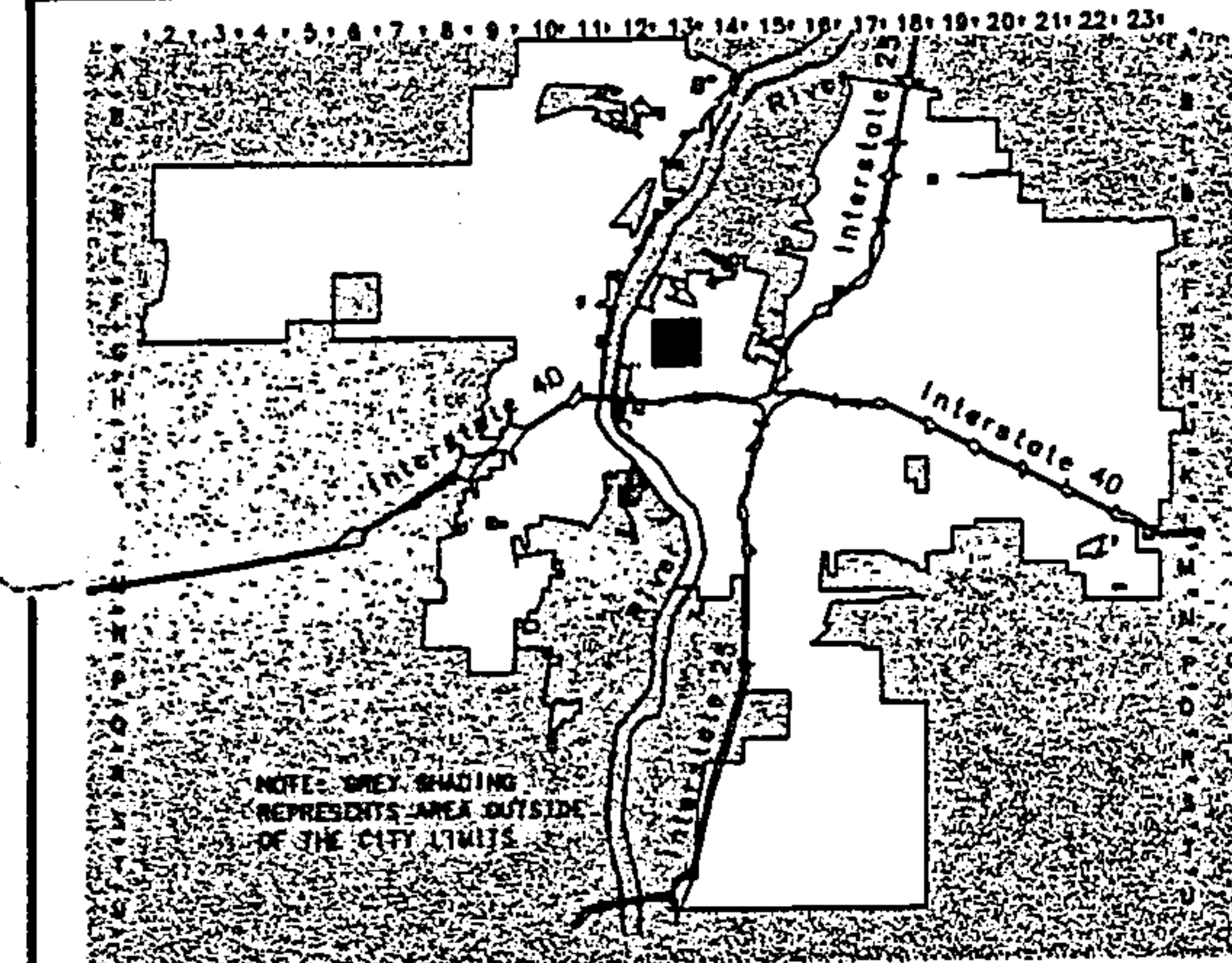
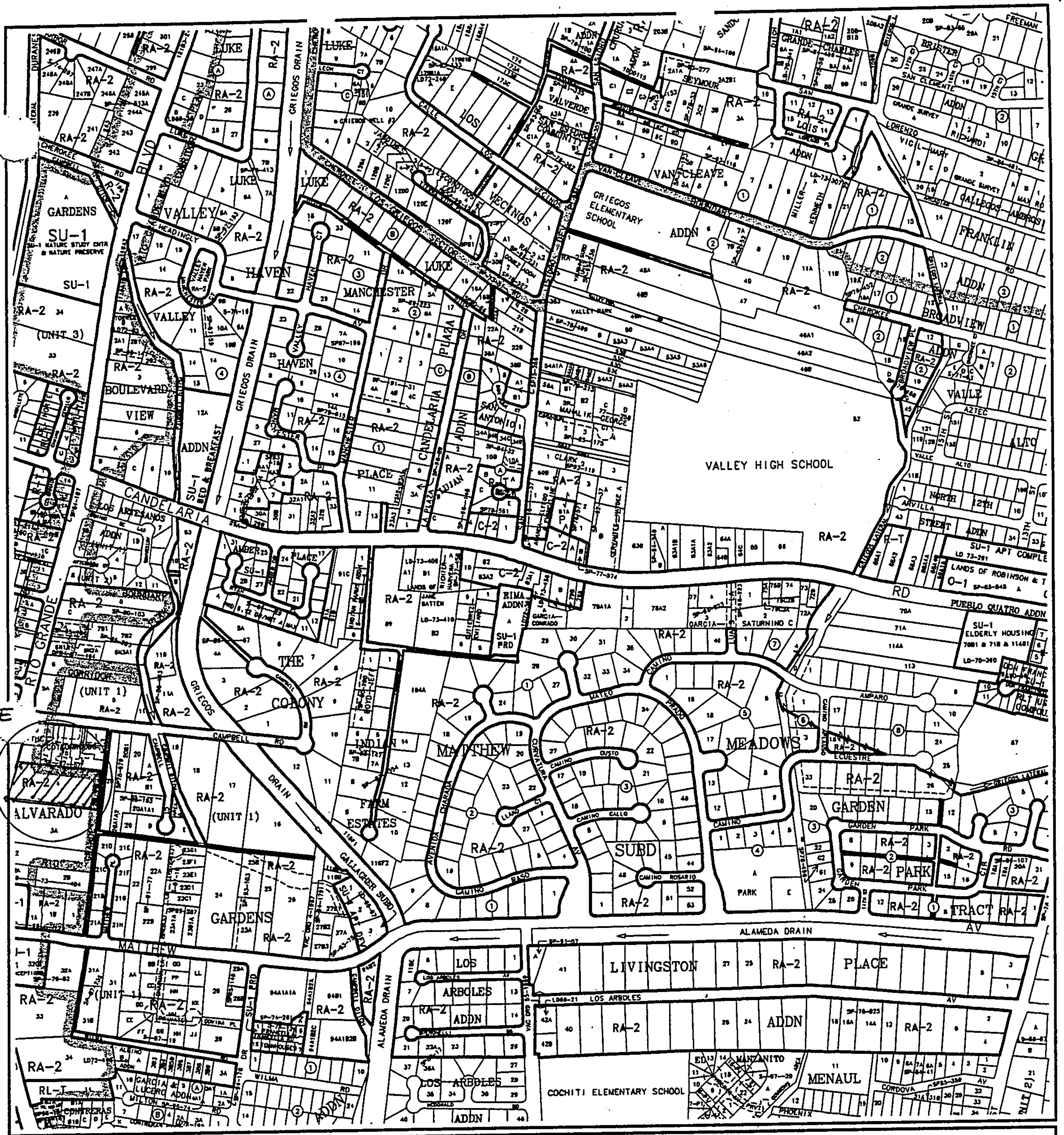
THOMAS D. JONASTON (AGENT)
Applicant name (print)
[Signature] 12/10/02
Applicant signature / date



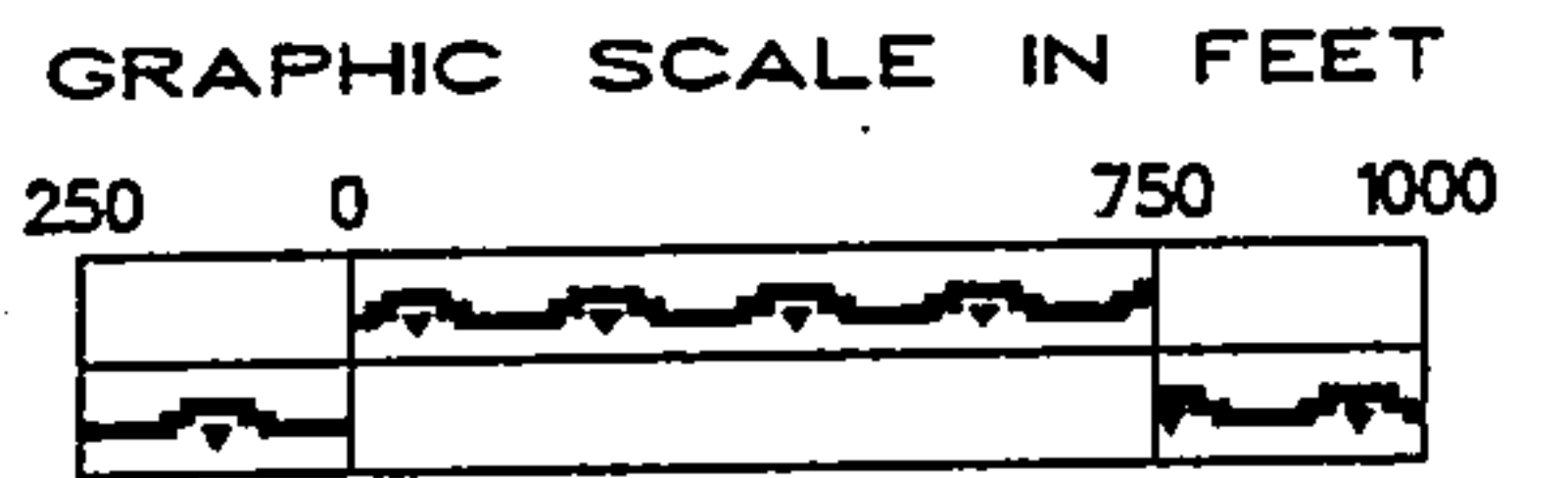
Form revised September 2001

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
02DRB - 01864
02DRB - 01866

JM 12/9/02
Planner signature / date
Project # 1001934



CITY OF
Albuquerque
A G I S
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2000



Zone Atlas Page

G-13-Z

Map Amended through July 28, 2000

Wayjohn Surveying, Inc. ♦ 330 Louisiana Blvd., N.E. ♦ Albuquerque, NM 87108
Phone: (505) 255-2052 Fax: (505) 255-2887.

December 9, 2002

City of Albuquerque
Plaza Del Sol Building
600 2nd Street, NW
Albuquerque, NM 87102

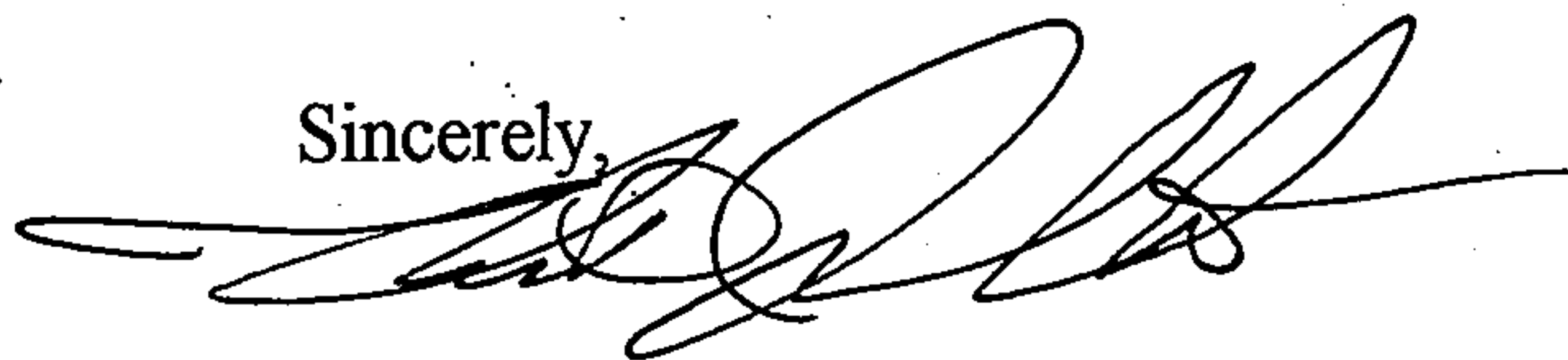
RE: Replat of Lot 4, Alvarado Gardens Unit 1

To Whom It May Concern:

My clients Bill Riordan and Richard and Melba Napoleone, desire to replat Lot 4 of Alvarado Gardens Unit 1 into eight lots. This plat is being submitted as a minor preliminary plat with infrastructure. Mr. Riordan and Mr. and Mrs. Napoleone each own portions of Lot 4. Both of their portions equal the original Lot 4. The parcel currently has four residences, which will be located on different lots. My clients desire to divide the property into eight lots and to grant a 30' Private access and public water, sewer and utility easement. This plat was previously submitted as a sketch plat in May for a three lot configuration.

If you have any questions regarding this matter, please give me a call.

Sincerely,



Thomas D. Johnston, PS

P.S. WE ARE ALSO REQUESTING A SIDEWALK WAIVER FOR THIS PROPERTY. THE LOTS ARE ALL RESIDENTIAL AND THE ROAD IS DEAD END. THE PARCELS ARE 4 DU/ACRE DENSITY, SO TRAFFIC WILL BE AT A MINIMUM.

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

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

DUPLICATE
City of Albuquerque
Treasury Division

12/10/2002 10:24AM LOC: ANN
X RECEIPT# 0001427 WSH 006 TRANSH 0007
ACCOUNT 441006 Fund 0000 TRSKIDM
Activity 4983000
Trans Amt \$705.00
J24 Misc \$705.00
CK \$0.00
CHANGE

PAID RECEIPT

APPLICANT NAME William Riordan
AGENT WAYJOHN SURVEY
ADDRESS _____
PROJECT NO. 100 1934
APPLICATION NO. 02DRB < 01864
01866

\$ 705. 441006 / 4983000 (DRB Cases)
\$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)
\$ _____ 441018 / 4971000 (Notification)

\$ 705. **Total amount due**

WAYJOHN SURVEYING, INC.
11108 HUME AVE. NE. 505-255-2052
ALBUQUERQUE, NM 87112

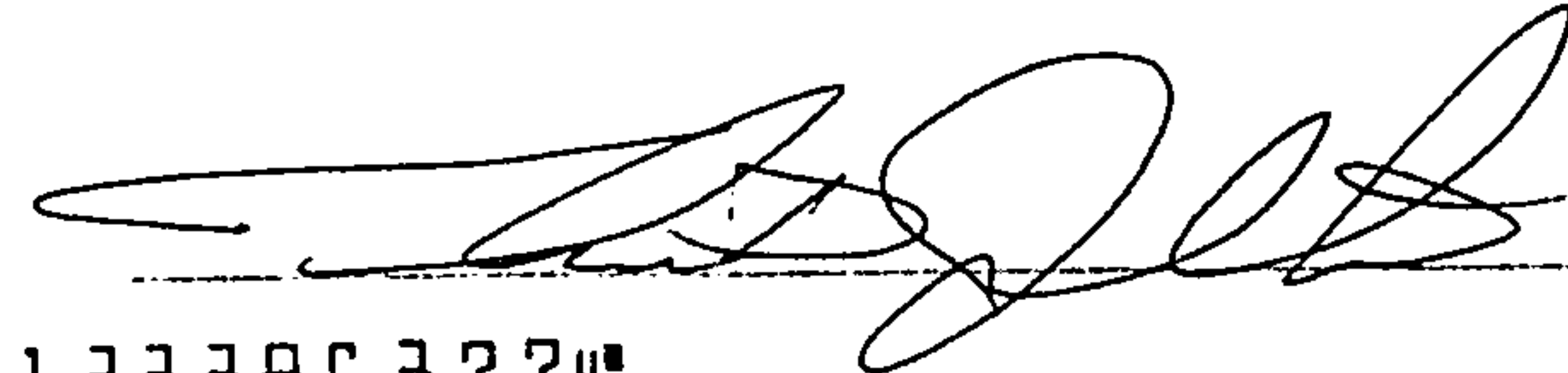
10285

DATE 12/10/02 95-32-1070

PAY TO THE ORDER OF CITY OF ALBUQUERQUE \$ 705.00

SEVEN HUNDRED FIVE AND ^{NO}/₁₀₀ DOLLARS

Bank of America.
ACH R/T 107000327

FOR RIORDAN SUBMITAL  MP

⑈010285⑈ ⑆107000327⑆ 000123386377⑈



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: 1001934

AGENDA ITEM NO: 25

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:

No adverse comments.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED *discussed* 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



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

Development Review Board Comments

Project Number: 1001934
Application Number: 02DRB-00697

DRB Date: 5/15/02
Item Number: 25

Subdivision:

Northerly portion Lot 4 Alvarado Gardens

Zoning: RA-2

Zone Page: G-12

New Lots (or units) : 2

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

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

Signed: 

Adrienne Candelaria, DRB/EPC Senior Planner (PRD)

Phone: 768-5328



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 15, 2002

**25. Project #1001934
Application # 02DRB-00697
Alvarado Gardens, Unit 1**

1. It appears that lot size and lot area criteria will be met with the proposed subdivision. However, it is unclear from the sketch if the rear-yard setback is met on proposed Lot 4-C. According to RA-2 zoning, the rear-yard setback must be at least 25 feet. All setback requirements must be met unless a variance is granted by the Zoning Hearing Examiner.
2. Minor subdivision plats do not require a public hearing before the DRB. The case may be reviewed and approved administratively on the unadvertised portion of the DRB agenda or routed internally.
3. The City Surveyor and property owner/s must sign the plat prior to application submittal.

*trial to
be demolished*

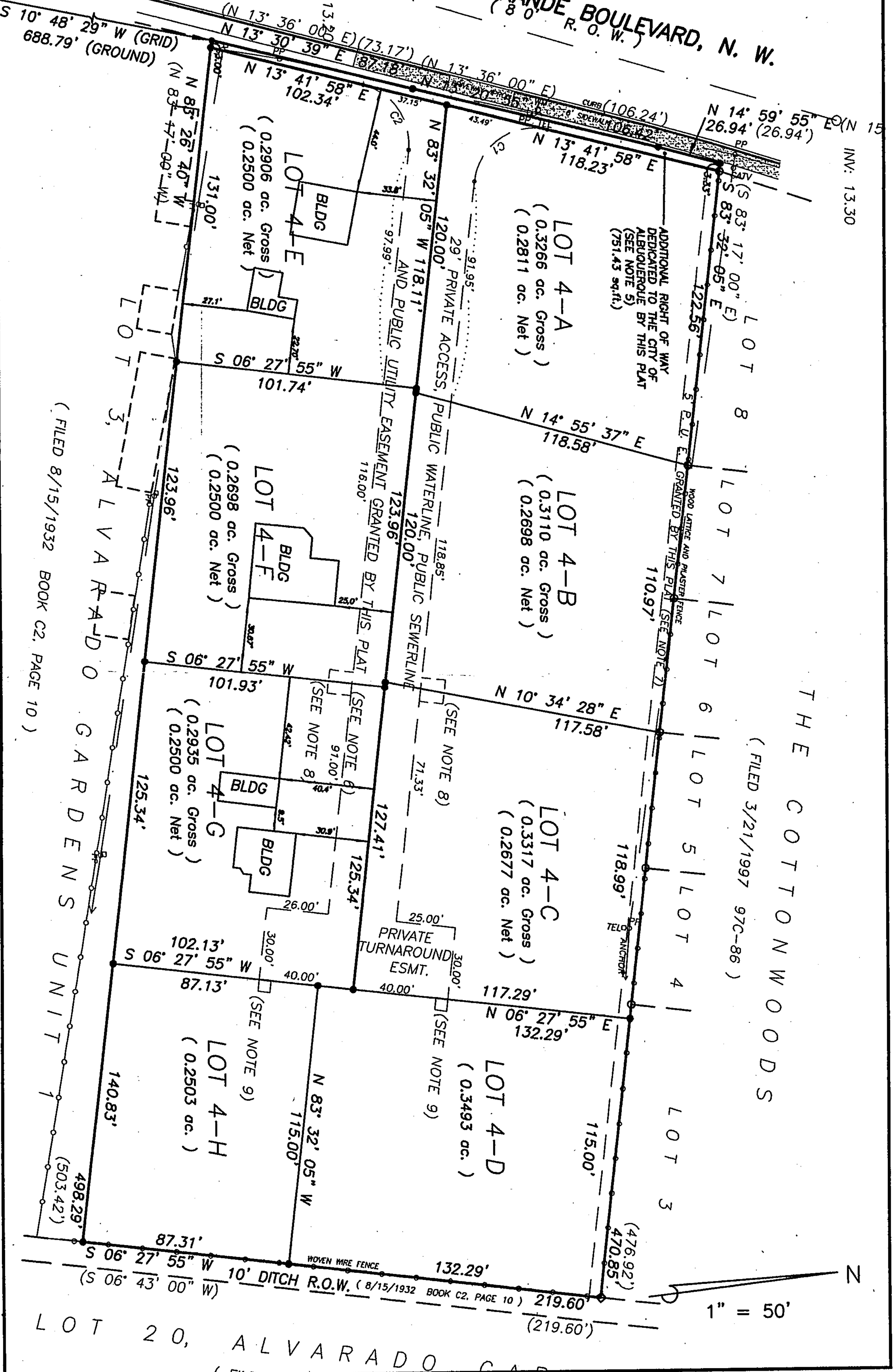


Janet Cunningham-Stephens, DRB Chair
Planning Manager, Land Development Coordination
Tel: 505-924-3880 FAX: 505-924-3864

Wayjohn Surveying Incorporated 330 Louisiana Blvd., NE Albuquerque, NM 87108
EXISTING CONDITIONS Phone: (505) 255-2052 Fax: (505) 255-2887

SKETCH

RIO GRANDE BOULEVARD, N. W.
(80' R. O. W.)



INV: 13.30

THE COTTONWOODS
(FILED 3/21/1997 97C-86)

(FILED 8/15/1932 BOOK C2, PAGE 10)

ALVARADO GARDENS UNIT 1

LOT 20, ALVARADO GARDENS

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

Supplemental form **S** Supplemental form **Z**

SUBDIVISION

Major Subdivision action

Minor Subdivision action **SKETCH**

Vacation **V**

Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC) **L**

ZONING

Annexation & Zone Establishment

Sector Plan

Zone Change

Text Amendment

APPEAL / PROTEST of... **A**

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

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

APPLICANT INFORMATION:

NAME: WILLIAM RIORDAN PHONE: 255-9300

ADDRESS: 7611 INDIAN SCHOOL RD NE SUITE 101 FAX: 254-1999

CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: _____

Proprietary interest in site: OWNER

AGENT (if any): WAYJOHN SURVEYING INC. PHONE: 255-2052

ADDRESS: 330 LOUISIANA BLVD NE FAX: 255-2887

CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: WAYJONSURV@aol.com

DESCRIPTION OF REQUEST: DIVIDE ONE LOT INTO THREE AND GRANT PRIVATE ACCESS EASEMENT **SKETCH**

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. NORTHERLY PORTION LOT 4 Block: _____ Unit: 1

Subdiv. / Adn. ALVARADO GARDENS

Current Zoning: R-A-2 Proposed zoning: SAME

Zone Atlas page(s): G12-13 No. of existing lots: 1 No. of proposed lots: 3

Total area of site (acres): 1.4563 Density if applicable: dwellings per gross acre: 3 dwellings per net acre: 3

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. 101306000914230507 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: RIO GRANDE BLVD NW

Between: MATTHEW AVE NW and CAMPBELL RD 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.): _____

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: DATE 5/7/02

SIGNATURE Thomas D. Johnston _____ DATE 5/7/02

(Print) THOMAS D. JOHNSTON _____ Applicant Agent

Form revised September 2001

FOR OFFICIAL USE ONLY		Application case numbers	Action	S.F.	Fees
<input type="checkbox"/>	INTERNAL ROUTING	<u>02DRB - 00697</u>	<u>SK</u>	<u>53</u>	\$ <u>0</u>
<input checked="" type="checkbox"/>	All checklists are complete	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/>	All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/>	All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/>	AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/>	Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/>	Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/>	F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/>	F.H.D.P. fee rebate	_____	_____	_____	\$ _____
					Total \$ <u>0</u>

Hearing date MAY 15 2002

JD 5/7/02
Planner signature / date

Project # 1001934

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

- Sketch \$5-\$100
- 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.

THOMAS D. JOHNSTON Applicant name (print)
[Signature] Applicant signature / date
 5/7/02



Form revised September 2001

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

Application case numbers
02 DRB - 00697

AM 5/7/02 Planner signature / date
Project # 1001934

Wayjohn Surveying, Inc. ♦ 330 Louisiana Blvd., N.E. ♦ Albuquerque, NM 87108
Phone: (505) 255-2052 Fax: (505) 255-2887

May 6, 2002

City of Albuquerque
Plaza Del Sol Building
600 2nd Street, NW
Albuquerque, NM 87102

RE: Replat of Lot 4, Alvarado Gardens Unit 1

To Whom It May Concern:

My client, Bill Riordan, desires to replat a portion of Lot 4 of Alvarado Gardens Unit 1 into three lots. The portion of Lot 4 was created in 1961 by a warranty deed. The parcel currently has one residence, which is located in the rear. My client desires to divide the property with Lot 4-C having full access to Rio Grande Boulevard, while granting a 30 foot access easement along that strip. We would like to investigate the feasibility of this configuration.

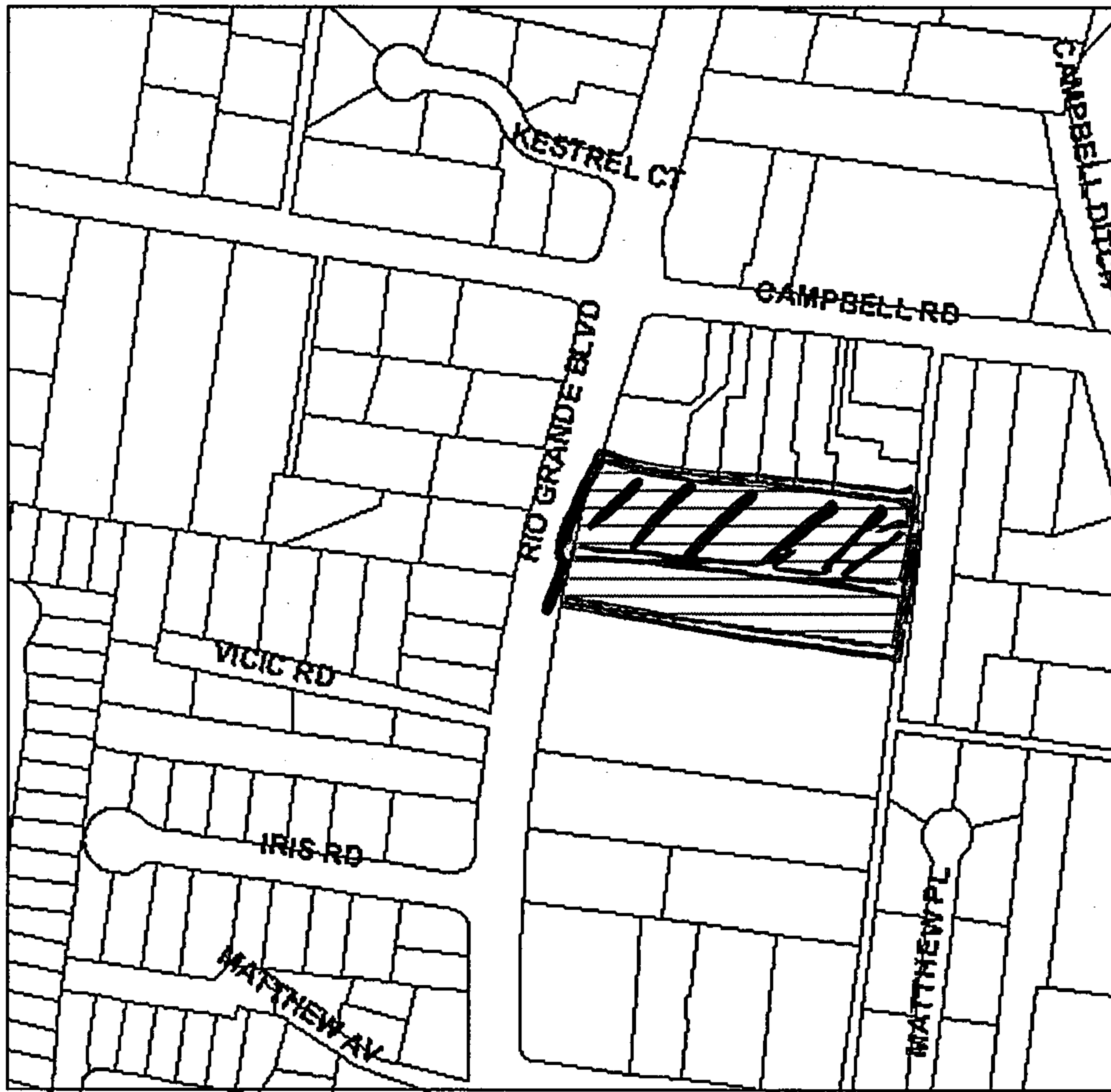
If you have any questions regarding this matter, please give me a call.

Sincerely,

A handwritten signature in black ink, appearing to read 'Thomas D. Johnston', written in a cursive style.

Thomas D. Johnston, PS

Zg12 rio grande



Selected Address: 2722 RIO GRANDE BLVD NW

Zoning: RA-2

Lot/Block/Subd: 4 , 0000 , ALVARADO GARDENS UNIT 1

Council District/Name: TWO , V GRIEGO

County Commission: 1

Rep District/Sen District: 11 , 13

Nbr Assoc: RIO GRANDE BLVD R

Zoning: RA-2

Voter Pct: 152

High Sch District: Valley

Mid Sch District: Garfield

Elem Sch District: Cochiti

ZoneMap Page: G13

Jurisdiction: CITY

Police Beat: 235/VALLEY

Flood Zone: Nothing Selected

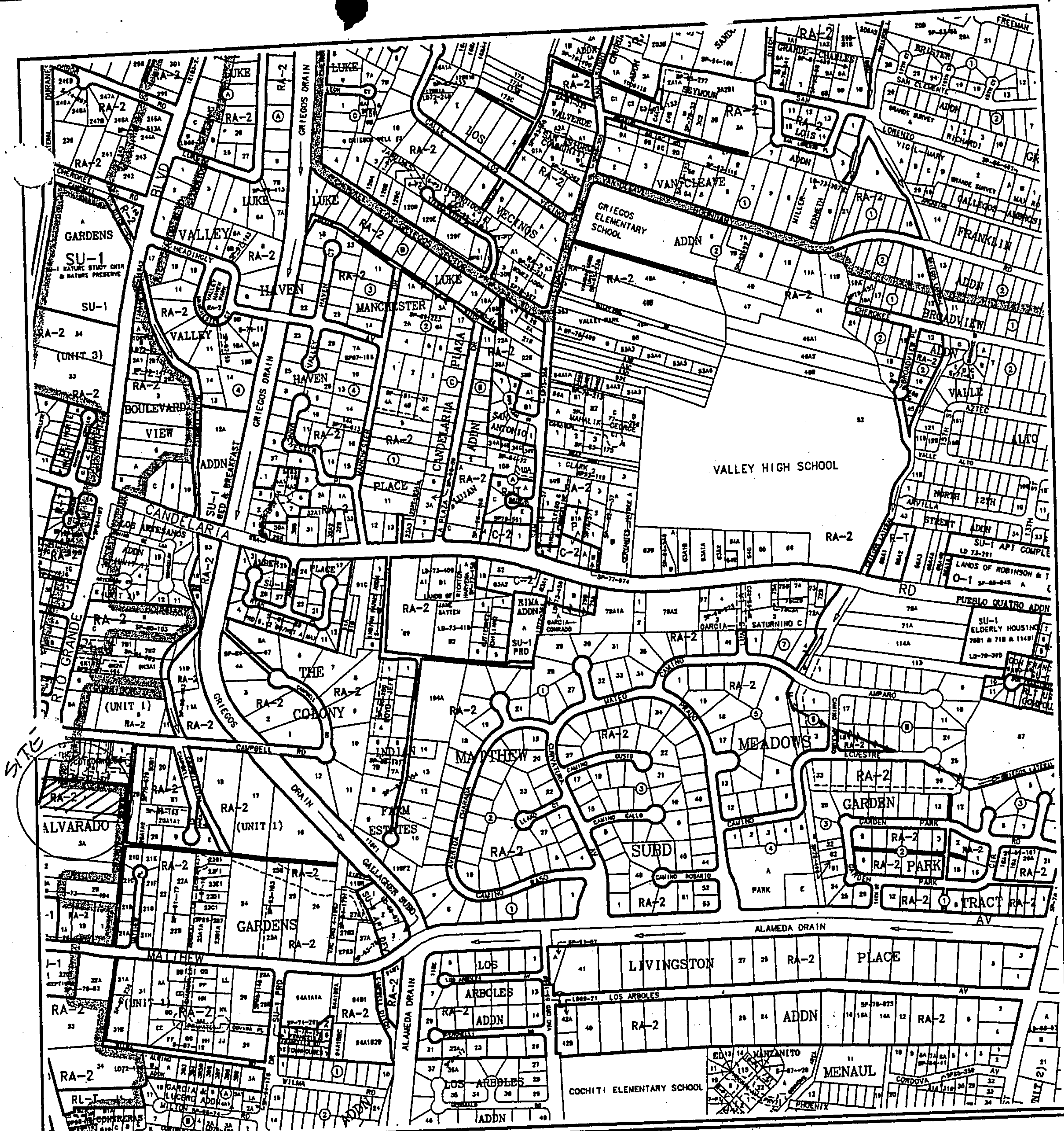
Comm Plan Area: NORTH VALLEY

UPC #: 101306001115430508

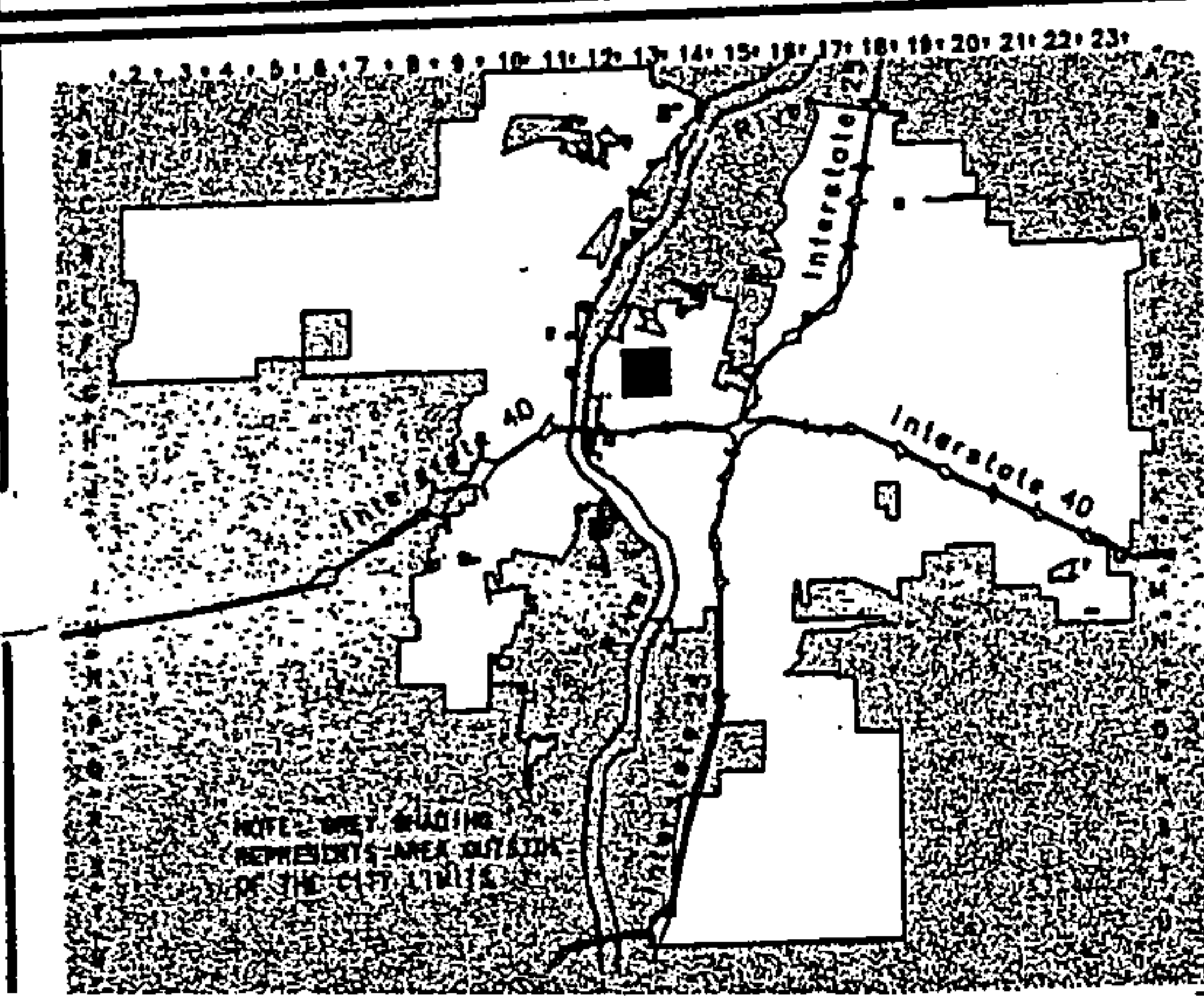
Owner Name: BALDONI MARION T

Owner Street Adress: 2707 CAMPBELL RD

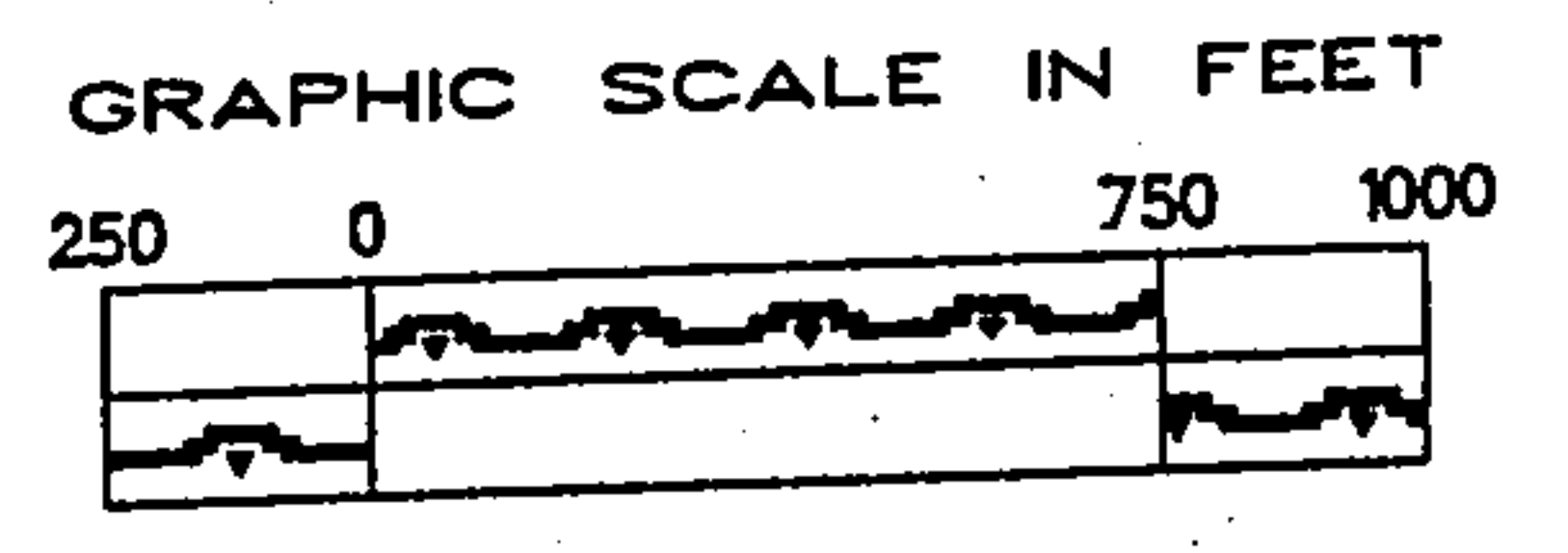
Owner City/State/Zip: ALBUQUERQUE / NM / 87104 NM



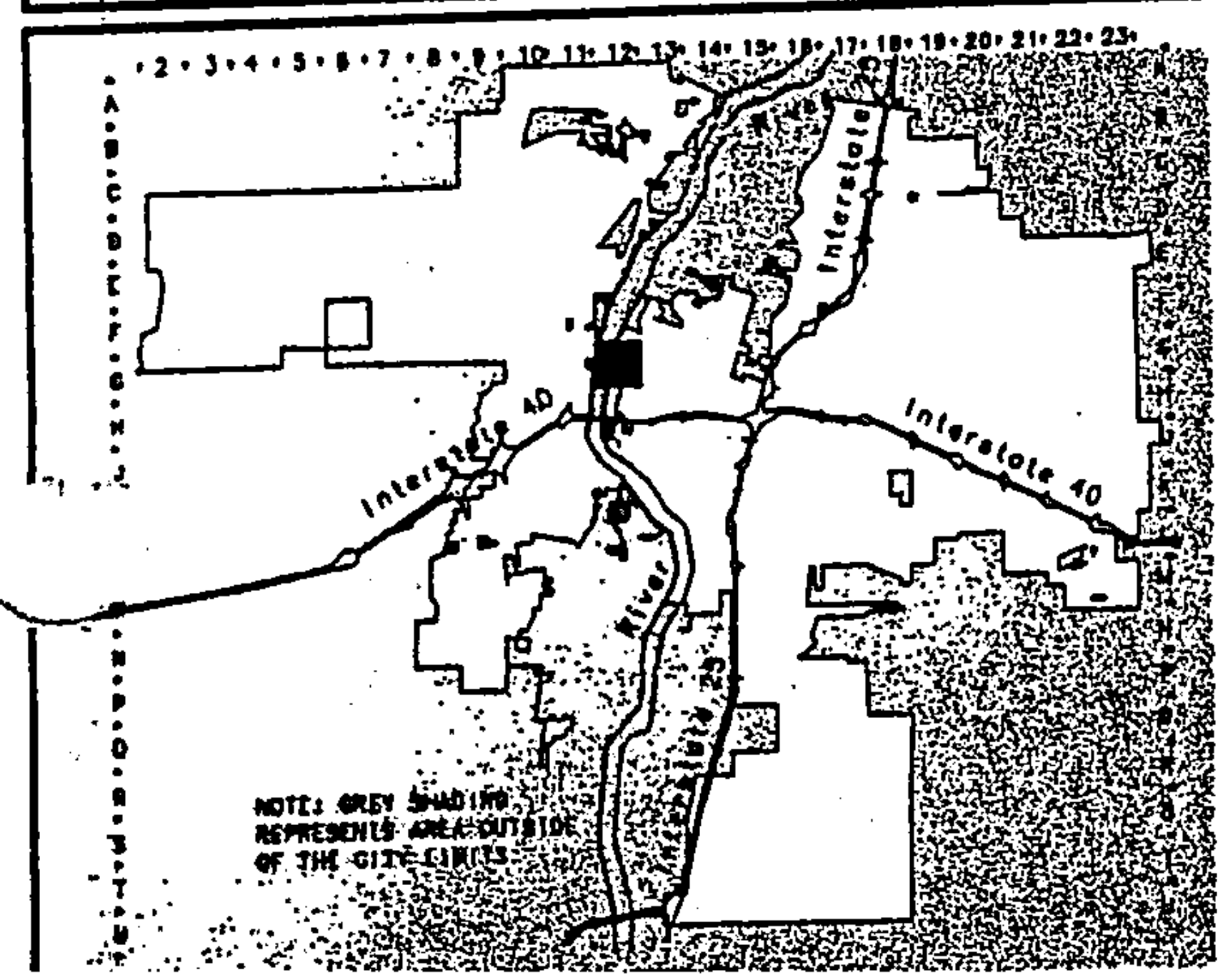
SITE



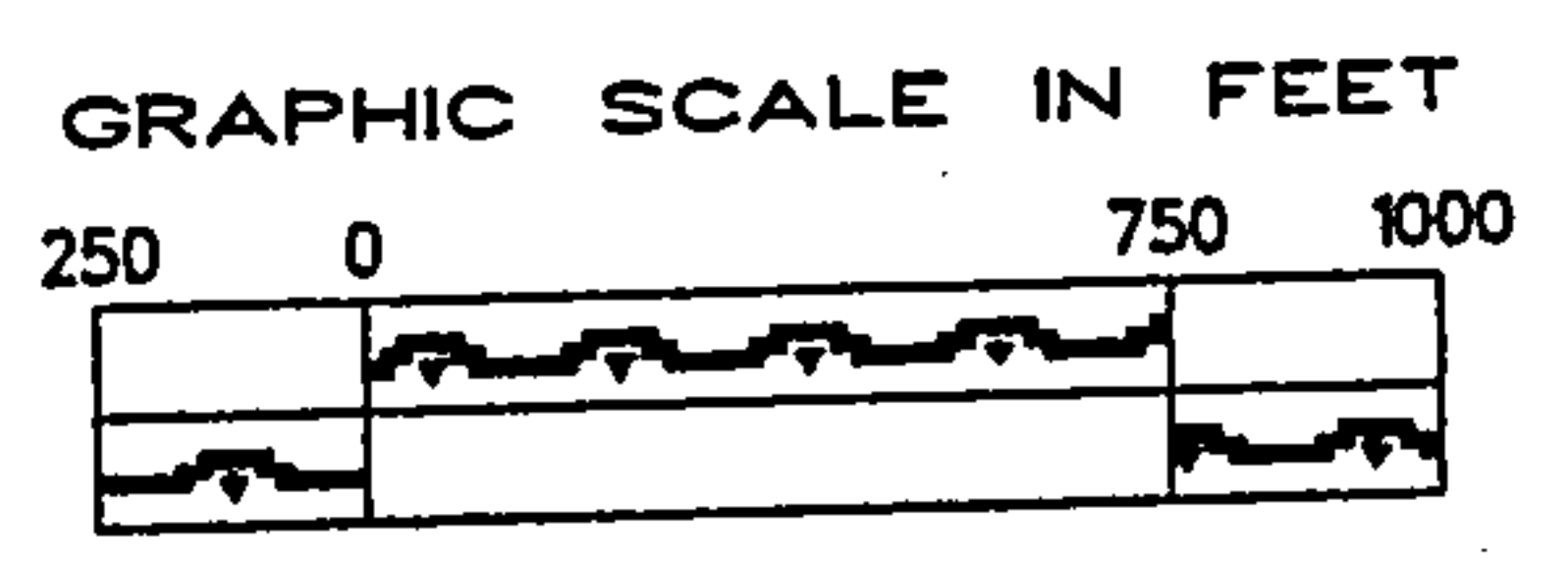
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