

15



Completed 12/23/02

### 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.: 02-01847 (P&F)  
Project Name: **DESERT RIDGE @ LA CUEVA**  
Agent: Mark Goodwin & Assoc.

Project # **1001935**  
EPC Application No.:  
Phone No.: 828-2200

Project Number 1001935

Your request for (SDP for SUB), (SDP for BP), **(FINAL PLATS)**, (MASTER DEVELOP. PLAN), was approved on 12/18/02 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

- TRANSPORTATION: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- UTILITIES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
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- CITY ENGINEER / AMAFCA: \_\_\_\_\_  
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- PARKS / CIP: \_\_\_\_\_  
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 \_\_\_\_\_  
 \_\_\_\_\_
- PLANNING (Last to sign): \_\_\_\_\_  
 See comments dated \_\_\_\_\_  
 EPC comments (name) \_\_\_\_\_  
 **Planning must record this plat. Please submit the following items:**  
 -The original plat and a mylar copy for the County Clerk.  
 -Tax certificate from the County Treasurer.  
 -Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_  
 -Tax printout from the County Assessor.  
 **Include 3 copies of the approved site plan along with the originals.**  
 **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**  
 **Property Management's signature must be obtained prior to Planning Department's signature.**

Mylar signed out 12/23/02  
Permit Monique Peste  
Signed Monique Peste



**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

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

**NOTE:** INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946 (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.





**City of Albuquerque**  
CITY OF ALBUQUERQUE  
P.O. BOX 1299 ALBUQUERQUE, NEW MEXICO 87103  
**PUBLIC WORKS DEPARTMENT**  
**DEVELOPMENT SERVICE**  
**HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1001935**

**AGENDA ITEM NO: 15**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

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

**RESOLUTION:**

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

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

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

FOR:

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

**DATE:** December 18, 2002



✓

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

Development Review Board Comments

**Project Number:** 1001935  
**Application Number:** 02DRB-01847

**DRB Date:** 12/18/02  
**Item Number:** 15

**Subdivision:** Desert Ridge at La Cueva  
Lots 12-15, Block 5, Tract 2, Unit 3 NAA

**Zoning:** RD

**Zone Page:** C-19

**New Lots (or units) :** 16

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


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

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

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

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

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

Signed: 

Christina Sandoval, (PRD)

Phone: 768-5328

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

**Meeting Date:** December 18, 2002

**Agenda Item:** 15    **Project #:** 1001935  
**Application #** 02DRB-01847

**Subject:**        **Desert Ridge@La Cueva Subdivision**

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This property lies within the boundaries of the La Cueva Sector Plan. Development is subject to the requirements of this plan.

No objection to the requested approval of the final plat.

**Be sure to include the Project & Application #s on the final plat.**

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](mailto:jmcsorley@cabq.gov) or provided on a disk.

Minor plats may be recorded by the applicant/agent. A copy of the recorded plat showing the Project & Application #s must be provided to Development Services to close the case file.

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





## OFFICIAL NOTICE

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
LAND DEVELOPMENT COORDINATION DIVISION

8-21-02

### 5. Project # 1001935

02DRB-01173 Major-Vacation of Public Easements

02DRB-01174 Major-Preliminary Plat Approval

02DRB-01175 Minor-Temp Defer SDWK

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 (to be known as **DESERT RIDGE @ LA CUEVA**) NORTH ALBUQUERQUE - UNIT 3, zoned R-D residential and related uses zone, developing area, located on SIGNAL AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 3 acre(s). (C-19)

At the August 21, 2002, Development Review Board meeting, the Vacation was approved as shown on Exhibit B in the Planning subject to the Findings and Conditions of the Subdivision Ordinance as follows:

#### FINDINGS:

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

#### CONDITIONS:

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

With the signing of the infrastructure list dated 8/21/02 and approval of the grading plan engineer stamp dated 7/26/02 the Preliminary Plat was approved.



OFFICIAL NOTICE  
PAGE TWO

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

If you wish to appeal this decision, you must do so by September 5, 2002 in the manner described below.

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

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

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

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

  
Janet Stephens  
DRB Chair

cc: Mark Goodwin & Associates PA, 8916 Adams NE, 87199

~~D.R. Horton Inc., 4400 Alameda, Suite B, 87113~~

Loren Hines, Property Management, Legal Dept./4th Flr, City/County Bldg.  
Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.  
File

*Randall Homes LLC, PO Box 90848 87119*

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1001935 AGENDA#: 5 DATE: 8.21.02

1. Name: Diane Helgeson Address: MAA Zip: \_\_\_\_\_

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

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

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

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

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

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

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

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

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

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

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

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

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



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001935

AGENDA ITEM NO: 5

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report dated 7-26-02 is on file for Preliminary Plat approval.  
 The Hydrology Section has no objection to the vacation request.  
 Defer to Transportation on sidewalk deferral.

RESOLUTION: *signal I.L.*

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

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

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

FOR:

SIGNED: Bradley L. Bingham  
 City Engineer/AMAFCA Designee

DATE: August 21, 2002





CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
LAND DEVELOPMENT COORD. DIV.

DEVELOPMENT REVIEW BOARD  
August 21, 2002  
Project #1001935

**Project # 1001935**

02DRB-01173 Major-Vacation of Public Easements  
02DRB-01174 Major-Preliminary Plat Approval  
02DRB-01175 Minor-Temp Defer SDWK

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 (to be known as **DESERT RIDGE @ LA CUEVA**) NORTH ALBUQUERQUE - UNIT 3, zoned R-D residential and related uses zone, developing area, located on SIGNAL AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 3 acre(s). (C-19)

AMAFCA No comment.

COG No adverse comments

Transit No comment.

Zoning Enforcement Reviewed, no comment.

Neighborhood Coor.

Letters sent to Nor Este (R) and North Domingo Baca (R) Neighborhood Assns.

APS

This will affect E.G. Ross Elementary School, Desert Ridge Middle school, and La Cueva High School. The APS School facilities in the area are at/or approaching physical site capacity. The above elementary school is currently enrolled beyond its designed capacity and is projected to increase further in population. The High School is operating close to capacity. Should these schools become too overcrowded, boundary changes, alternative schedules, transportation to less crowded schools, and/or combinations of the above strategies may be employed to relieve schools. All planned additions to existing educational facilities are contingent upon taxpayer approval.

Police Department

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

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

PNM Gas      Approves.

PNM Electric

No objection to vacation of southerly 5 feet of 30 foot right of way of Signal Avenue, NE as noted on the Preliminary Plat of Desert Ridge at La Cueva Subdivision.

Comcast      No comments received.

QWEST      No comments received.

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

M.R.G.C.D.      No comments received.

Open Space Division      No adverse comments

City Engineer

An approved drainage report is required for Preliminary Plat approval. No objection to vacation request.

Transportation Development

No objection to the vacation of the public easement. No objection to the sidewalk deferral.

Parks & Recreation

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

## Parks & Recreation

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

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

The R-D zone requires 2,400 square feet of open space for each dwelling unit. Please address this at time of platting to the DRB. This property is in the La Cueva SDP, please follow the regulations and design guidelines.

## Utilities Development

No objection to Vacation request. Infrastructure List must include the entire sanitary sewer outfall unless it has been accepted by the City. Need calculations to show sewer has capacity for future diverted flows from east of Wyoming. No objection to Sidewalk Deferral.

## Planning Department

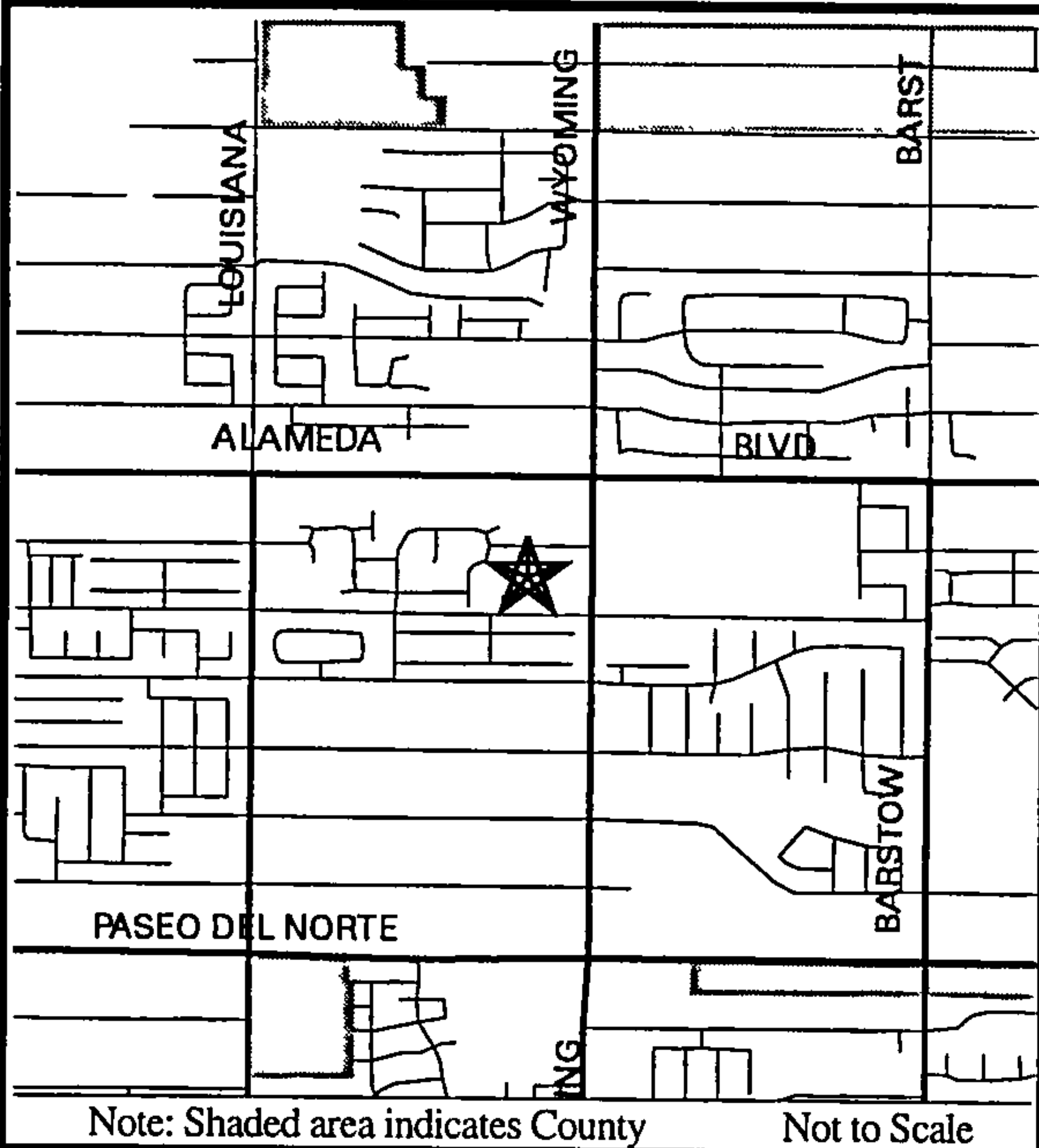
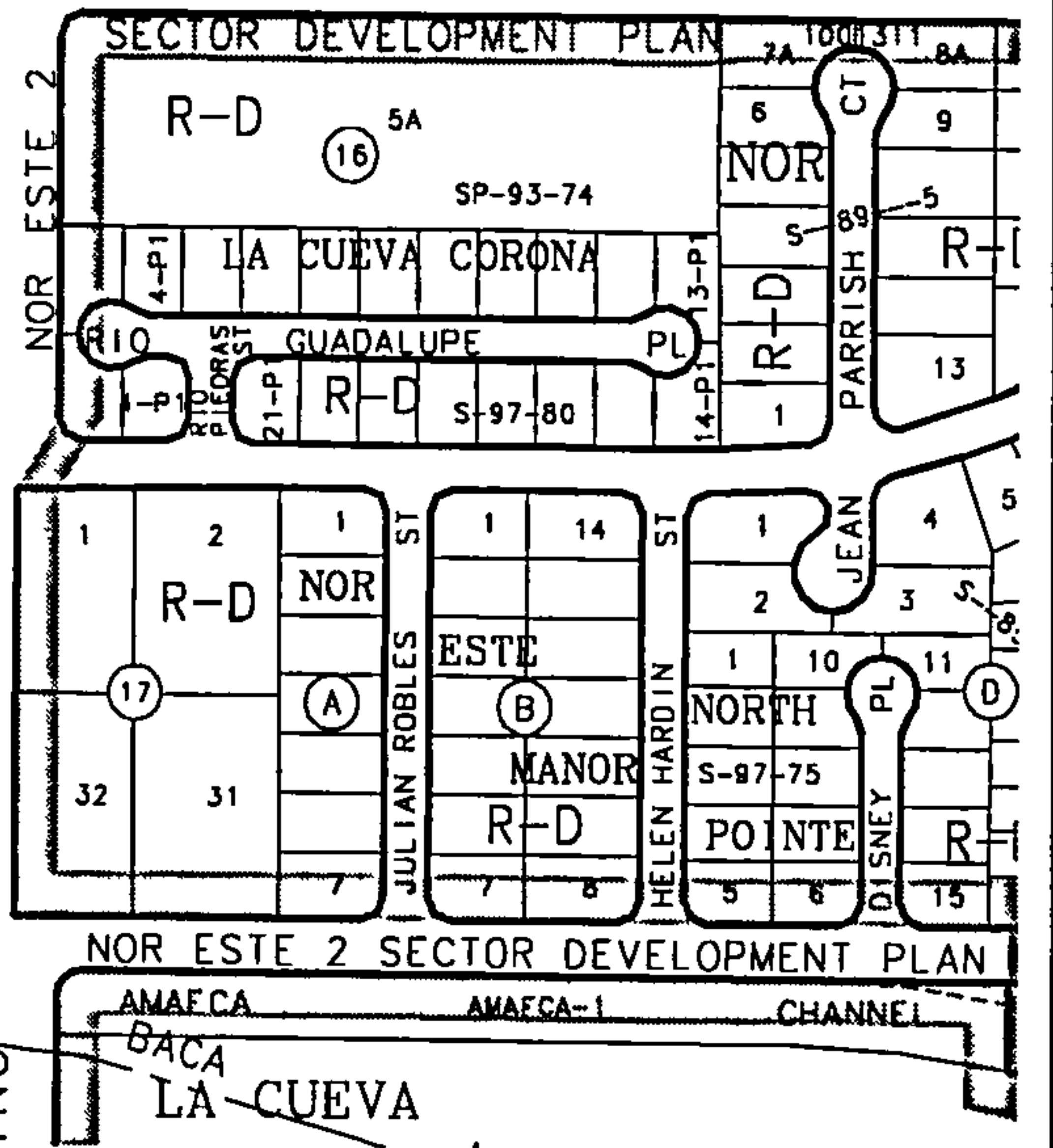
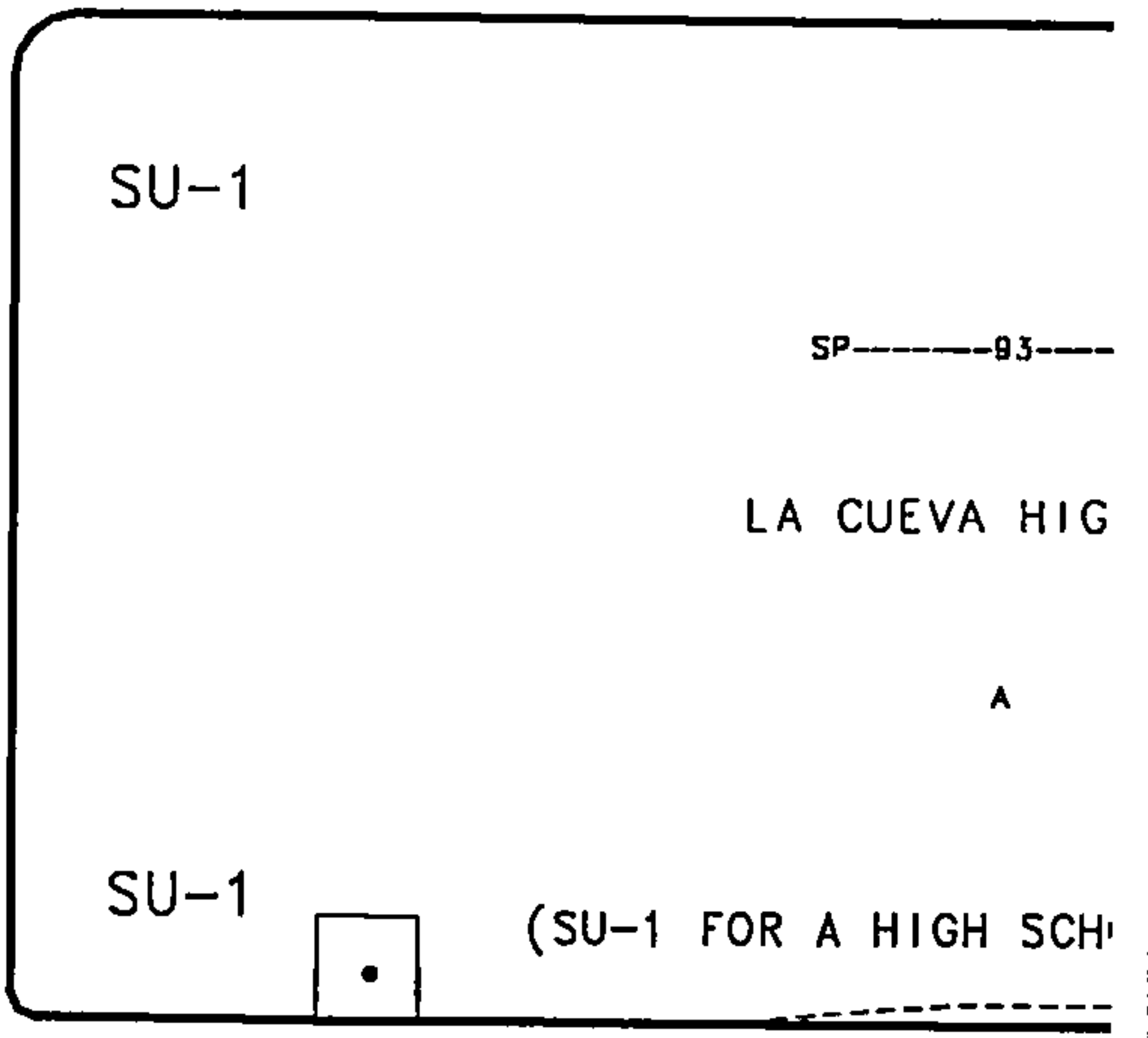
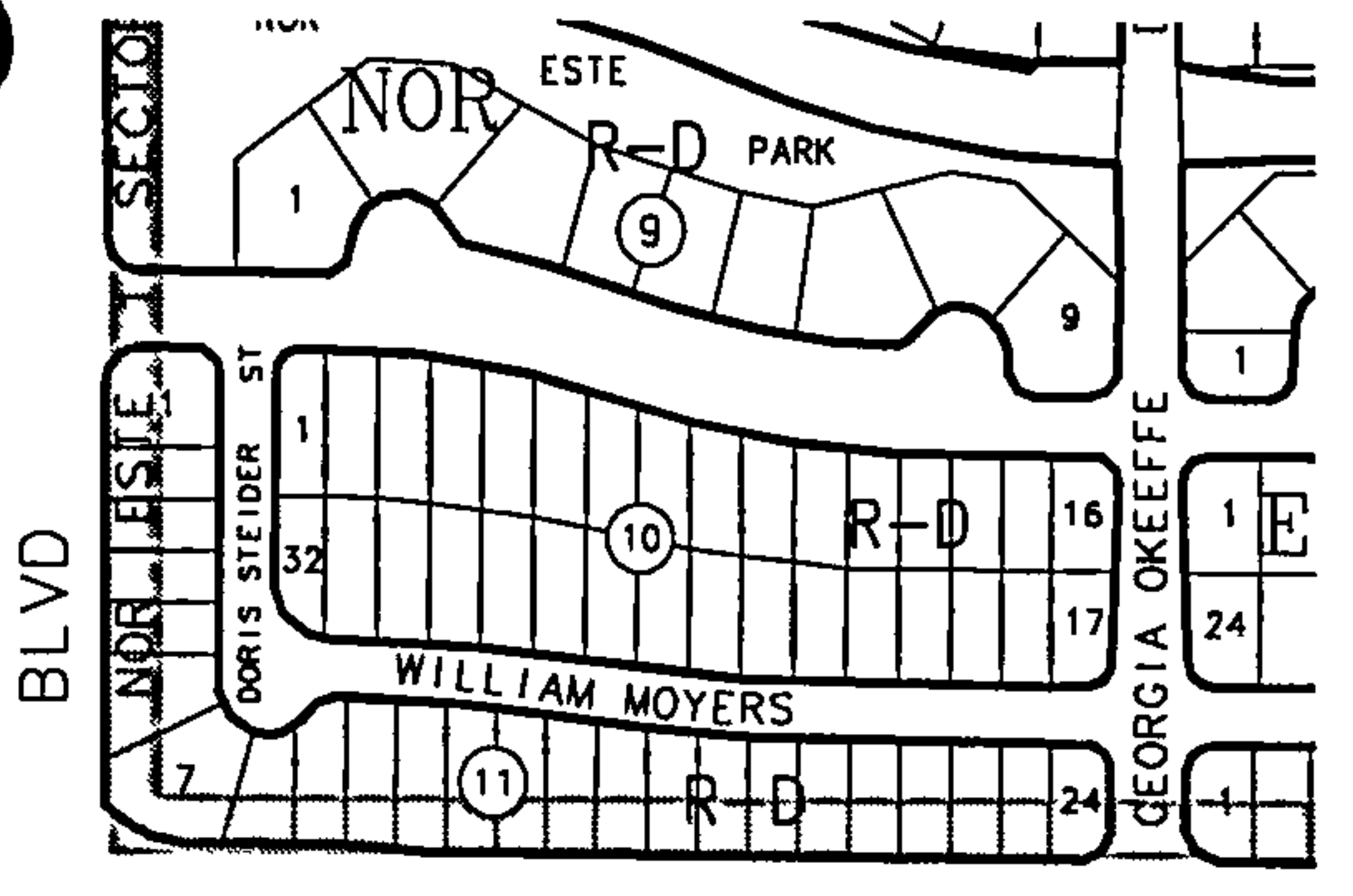
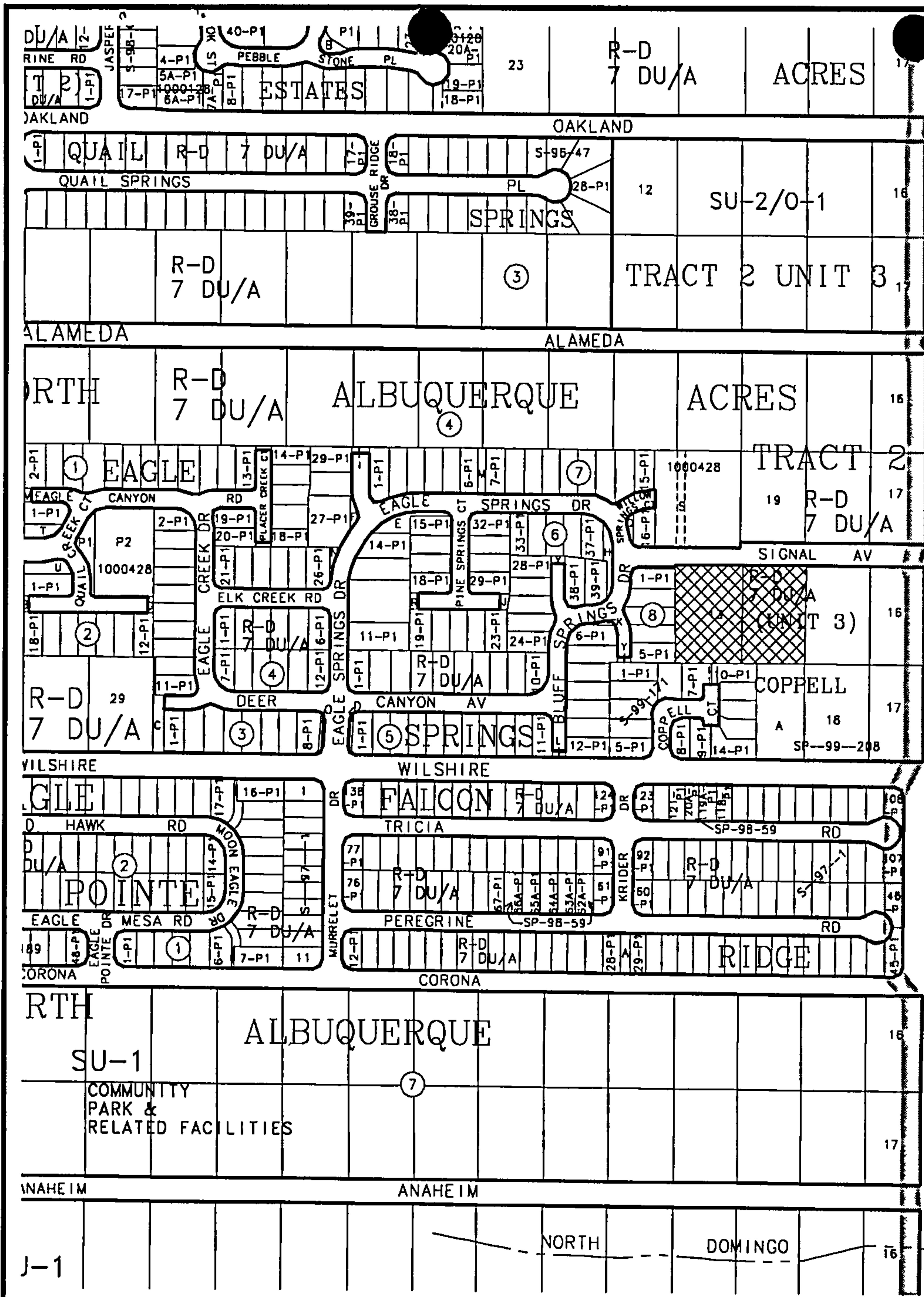
No objection to the temporary deferral of sidewalk construction. Defer to Transportation Development. No objection to the vacation of public right-of-way. Defer to Transportation Development. According to the Subdivision Regulations, Sections 14-14-2-4(E) and 14-14-3-4(C)(2), grades are to be blended to the extent practical. Please provide a letter of explanation/justification for the use of retaining walls.

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

cc: Randall Homes LLC, 9028 Sunny Brook NE, 87113

Mark Goodwin & Associates PA, 8916 Adams NE, 87199





ZONING MAP



Scale 1"=445'

PROJECT NO.  
1001935

HEARING DATE  
8-21-02

MAP NO.  
C-19

ADDITIONAL CASE NUMBER(S)  
02DRB-01173  
02DRB-01174  
02DRB-01175

Note: Shaded area indicates County Not to Scale





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

**Project # 1001871**

02DRB-01176 Major – Preliminary Plat approval

02DRB-01177 Minor - Temp Defer SDWK

02DRB-01178 Major – Vacation of Public Right-of-Way

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 12, Unit 3, Tract 1, NORTH ALBUQUERQUE ACRES, (to be known as **DESERT HIGHLANDS @ LA CUEVA**) zoned RD 3DU/AC, located on MODESTO AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 3 acre(s). (C-19)

**Project # 1001935**

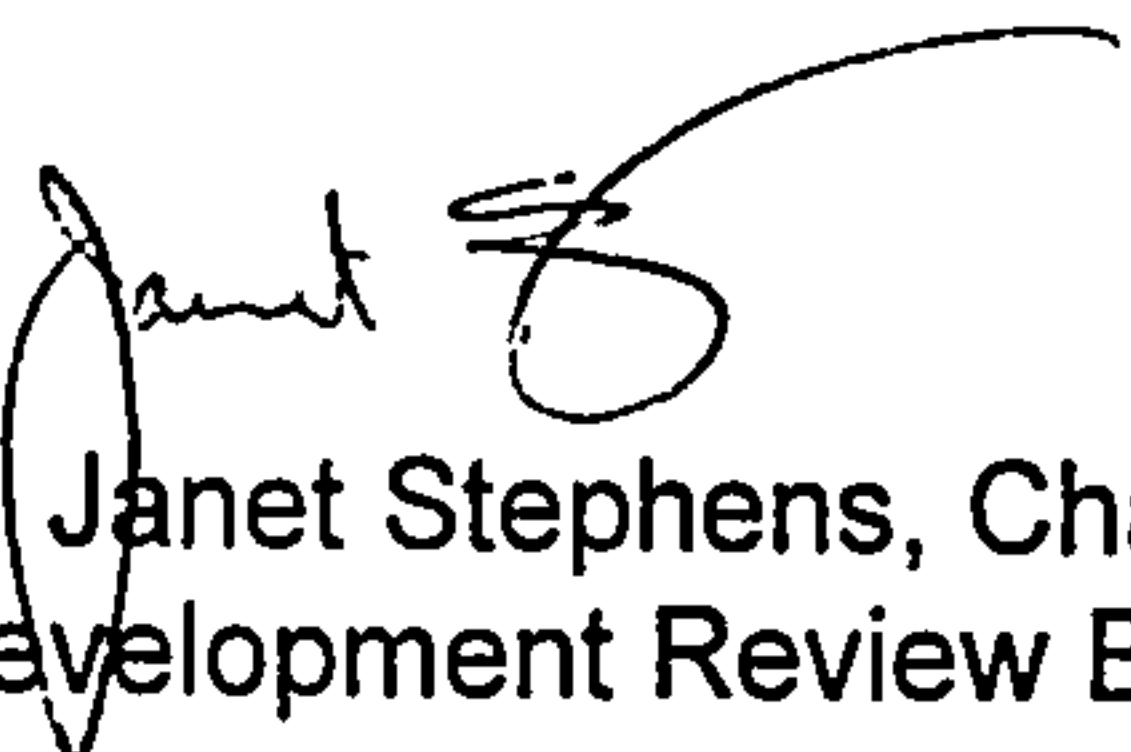
02DRB-01173 Major-Vacation of Public Easements

02DRB-01174 Major-Preliminary Plat Approval

02DRB-01175 Minor-Temp Defer SDWK

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 (to be known as **DESERT RIDGE @ LA CUEVA**) NORTH ALBUQUERQUE - UNIT 3, zoned R-D residential and related uses zone, developing area, located on SIGNAL AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 3 acre(s). (C-19)

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

  
Janet Stephens, Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY AUGUST 5, 2002.**



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, August 21, 2002, beginning at 9:00 a.m.** for the purpose of considering the following:

**Project # 1000352**

02DRB-01158 Major-Two Year SIA

ARLAN COLLATZ agent(s) for COLLATZ INC. request(s) the above action(s) for all or a portion of Lots 1-111, Tract(s) A, **RINCONADA MESA**, LAVA SHADOWS, zoned SU-1 special use zone, located on EAST SIDE OF UNSER BLVD NW, between 71ST ST. NW and WESTERN TRAIL NW containing approximately 17 acre(s). [REF: DRB-99-124, 00128-00430, 00128-00431 ] (F-10)

**Project # 1000485**

02DRB-01171 Major-Preliminary Plat Approval

02DRB-01172 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOC. agent(s) for D. R. HORTON request(s) the above action(s) for all or a portion of Tract(s) C, **ENCANTO VILLAGE, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on the northeast corner of UNSER BLVD SW, between BRIDGE BLVD SW and EUCARIZ AVE SW containing approximately 17 acre(s). [REF: 01440-00875, 01410-00146, 00440-01522] (L-10)

**Project # 1001543**

02DRB-01121 Major-Preliminary Plat Approval

02DRB-01122 Major-Vacation of Pub Right-of-Way

02DRB-01123 Major-Vacation of Public Easements

02DRB-01124 Minor-Temp Defer SDWK

02DRB-01125 Minor-SiteDev Plan

BldPermit/EPC

02DRB-01126 Minor-Amnd SiteDev Plan

Subd/EPC

02DRB-01127 Minor-SiteDev Plan BldPermit

02DRB-01128 Minor-SiteDev Plan Subd

JEFF MORTENSEN & ASSOCIATES agent(s) for HOECH REAL ESTATE CORP. request(s) the above action(s) for all or a portion of Lot(s) 12 THRU 24, BLOCK 8, LOTS 9 THRU 16, 20 THRU 24, BLOCK 9, NORTH ALBUQUERQUE ACRES, UNIT 3, TRACT 3, **DESERT RIDGE PLACE**, zoned SU-2/R-T & R-D, located on the NORTH SIDE OF HOLLY AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 20 acre(s). [REF: 02EPC-00131, 02EPC-00132] [**RUSSELL BRITO, EPC CASE PLANNER FOR LOLA BIRD**] (C-20)

**SEE PAGE 2...**

# 310

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

Meeting Date: Aug. 21, 2002

Zone Atlas Page: C-19-E

Notification Radius: 100 Ft.

App#	<u>02DRB-01173</u>
Proj#	<u>1001935</u>
Other#	<u>02DRB-01174</u>
	<u>02DRB-01175</u>

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

Applicant: Randall Homes, LLC ✓

Address: P.O. Box 90848, Albuq., NM 87119

Agent: Mark Goodwin & Assoc. ✓

Address: 8916 Adams NE, 87199

SPECIAL INSTRUCTIONS

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

Date Mailed: Aug 1, 2002

Signature: K. Tsechlikai



## RECORDS WITH LABELS

PAGE 1

101906418933120212	LEGAL: * 02 1 00 4NORTH ALBUQ ACRES UN 3 TR2 PROPERTY ADDR: 00000 7421 SIGNAL AVE NE OWNER NAME: D R HORTON INC ATTN: ROBERT C OWNER ADDR: 04400 ALAMEDA	LAND USE: BL NE ALBUQUERQUE	NM 87113
101906420533120213	LEGAL: * 02 0 00 4NORTH ALBUQ ACRES UN 3 TR2 PROPERTY ADDR: 00000 7501 SIGNAL AVE NE OWNER NAME: DR HORTON INC ATTN: ROBERT C P OWNER ADDR: 04400 ALAMEDA	LAND USE: BL NE ALBUQUERQUE	NM 87113
101906422133220214	LEGAL: * 01 9 00 4NORTH ALBUQ ACRES UN 3 TR2 PROPERTY ADDR: 00000 7521 SIGNAL AVE NE OWNER NAME: DR HORTON INC OWNER ADDR: 04400 ALAMEDA	LAND USE: NE ALBUQUERQUE	NM 87113
101906423833220215	LEGAL: * 01 8 00 4NORTH ALBUQ ACRES UN 3 TR2 PROPERTY ADDR: 00000 7551 SIGNAL AVE NE OWNER NAME: POHL COSME & MYRNA LIVING TRUS OWNER ADDR: 05958 CARLOS REY	LAND USE: CI SW ALBUQUERQUE	NM 87121
101906425333220216	LEGAL: * 01 7 00 4NORTH ALBUQ ACRES UN 3 TR2 PROPERTY ADDR: 00000 7571 SIGNAL AVE NE OWNER NAME: LONZ THOMAS F & F MAUREEN OWNER ADDR: 01008 CHARLESTON	LAND USE: NE ALBUQUERQUE	NM 87110
1019064189302202121	LEGAL: *001 2000 5TRACT 2 UNIT 3 NORTH ALBUQUERQUE ACRES PROPERTY ADDR: 00000 7420 SIGNAL AVE NE OWNER NAME: DR HORTON INC OWNER ADDR: 04400 ALAMEDA	LAND USE: BL NE ALBUQUERQUE	NM 87113
1019064206302202120	LEGAL: * 01 3 00 5NORTH ALBUQUERQUE ACRES TRACT 2 UNIT 3 PROPERTY ADDR: 00000 7500 SIGNAL AVE NE OWNER NAME: GILBERT RAYMOND H III & BARBA OWNER ADDR: 10035 LOS CANSADOS	LAND USE: NW ALBUQUERQUE	NM 87114
101906422230120119	LEGAL: * 01 4 00 5NORTH ALBUQUERQUE ACRES TRACT 2 UNIT 3 PROPERTY ADDR: 00000 7520 SIGNAL AVE NE OWNER NAME: GILBERT RAYMOND H III & BARBA OWNER ADDR: 10035 LOS CANSADOS	LAND USE: NW ALBUQUERQUE	NM 87114
101906423830120118	LEGAL: * 01 5 00 5NORTH ALBUQUERQUE ACRES TRACT 2 UNIT 3 PROPERTY ADDR: 00000 7550 SIGNAL AVE NE OWNER NAME: GILBERT RAYMOND H III & BARBAR OWNER ADDR: 10035 LOS CANSADOS	LAND USE: NW ALBUQUERQUE	NM 87114
101906425230120117	LEGAL: * 01 6 00 5NORTH ALBUQUERQUE ACRES TRACT 2 UNIT 3 PROPERTY ADDR: 00000 7570 SIGNAL AVE NE OWNER NAME: GILBERT RAYMOND H III & BARBAR OWNER ADDR: 10035 LOS CANSADOS	LAND USE: NW ALBUQUERQUE	NM 87114
101906418728920134	LEGAL: LOT 1-P1 COPPELL SUBDIVISION PLAT OF LOTS 1-14 COP PROPERTY ADDR: 00000 8619 COPPELL CT NE OWNER NAME: MONTLER BRANDON & FARIS JAYNE OWNER ADDR: 08619 COPPELL	LAND USE: CT NE ALBUQUERQUE	NM 87113

## RECORDS WITH LABELS

PAGE 2

101906419628720135	LEGAL: LOT 6-P1 COPPELL SUBDIVISION PLAT OF LOTS 1-14 COP PROPERTY ADDR: 00000 8623 COPPELL CT NE OWNER NAME: RICCI MICHAEL R & ROBIN E OWNER ADDR: 08623 COPPELL	LAND USE: CT NE ALBUQUERQUE	NM 87113
101906420328720136	LEGAL: LOT 7-P1 COPPELL SUBDIVISION PLAT OF LOTS 1-14 COP PROPERTY ADDR: 00000 8627 COPPELL CT NE OWNER NAME: CLARK KENNETH M & JESSICA M OWNER ADDR: 08627 COPPELL	LAND USE: CT NE ALBUQUERQUE	NM 87113
101906421228820137	LEGAL: LOT 10-P 1 COPPELL SUBDIVISION PLAT OF LOTS 1-14 CO PROPERTY ADDR: 00000 8624 COPPELL CT NE OWNER NAME: KEFFER BLAKE K OWNER ADDR: 08624 COPPELL	LAND USE: CT NE ALBUQUERQUE	NM 87113
101906422528020114	LEGAL: TRAC T A PLAT FOR COPPELL SUBDIVISION TRACTS A AND PROPERTY ADDR: 00000 7521 WILSHIRE AVE NE OWNER NAME: YU BERNICE L OWNER ADDR: 07705 CALHOUN	LAND USE: DR NE ALBUQUERQUE	NM 87109
101906423628020115	LEGAL: * 01 8 00 5NORTH ALBUQ ACRES UN 3 TR2 PROPERTY ADDR: 00000 7551 WILSHIRE AVE NE OWNER NAME: YU BERNICE L OWNER ADDR: 07705 CALHOUN	LAND USE: DR NE ALBUQUERQUE	NM 87109
101906425228020116	LEGAL: * 01 7 00 5NORTH ALBUQ ACRES UN 3 TR2 PROPERTY ADDR: 00000 7571 WILSHIRE AVE NE OWNER NAME: YU BERNICE L OWNER ADDR: 07705 CALHOUN	LAND USE: DR NE ALBUQUERQUE	NM 87109
101906418728520133	LEGAL: LOT 2-P1 COPPELL SUBDIVISION PLAT OF LOTS 1-14 COP PROPERTY ADDR: 00000 8615 COPPELL CT NE OWNER NAME: MIDKIFF RAYMOND G & TAMMY L OWNER ADDR: 08615 COPPELL	LAND USE: CT NW ALBUQUERQUE	NM 87113
101906421328420138	LEGAL: LOT 11-P 1 COPPELL SUBDIVISION PLAT OF LOTS 1-14 CO PROPERTY ADDR: 00000 8620 COPPELL CT NE OWNER NAME: DIAZ MARC P OWNER ADDR: 08620 COPPELL	LAND USE: CT NE ALBUQUERQUE	NM 87113
101906418628020132	LEGAL: LOT 3-P1 COPPELL SUBDIVISION PLAT OF LOTS 1-14 COP PROPERTY ADDR: 00000 8609 COPPELL CT NE OWNER NAME: FOX JAMES L & NINA M OWNER ADDR: 08609 COPPELL	LAND USE: CT NE ALBUQUERQUE	NM 87113
101906421328020139	LEGAL: LOT 12-P 1 COPPELL SUBDIVISION PLAT OF LOTS 1-14 CO PROPERTY ADDR: 00000 8616 COPPELL CT NE OWNER NAME: BOWEN TRACEY S OWNER ADDR: 08616 COPPELL	LAND USE: CT NE ALBUQUERQUE	NM 87113



# "Attachment A"

**Bernadette Mares, Mark Goodwin and Associates, PA  
Zone Map: C-19**

**NORTH DOMINGO BACA N.A. (R)**

**\*Jeff Peterson**

7205 Peregrine Rd. NE/87113 797-3477 (h) 880-9670 (w)

**Tracey Bowen**

8616 Coppel Ct. NE/87113 797-1549 (h)

**The association listed below is a "recognized" association and doesn't need to be "officially" notified of the project, but as a common courtesy you are welcomed to let them know. They are located on the East side of Wyoming (where La Cueva High School is located).**

**NOR ESTE N.A. (R)**

**\*Jay Rowland**

7729 R.C. Gorman NE/87122 797-0853 (h)

**Joe Yardumian**

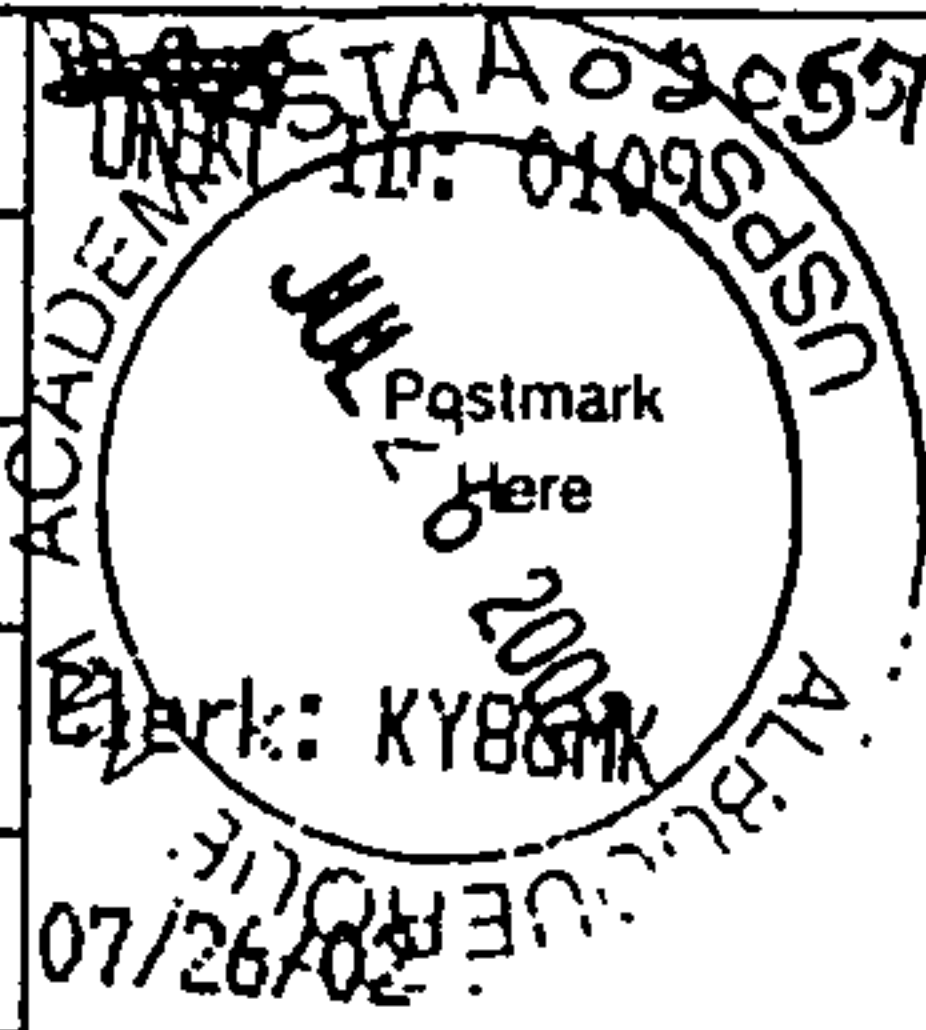
7801 R.C. Gorman Ave. NE/87122-2748 797-1851 (h)

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

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

ALBUQUERQUE, NM 87113

Postage	\$ 0.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.65</b>



Sent To  
 Jeff Peterson  
 Street, Apt. No.,  
 or PO Box No. 7205 Peregrins Rd NE  
 City, State, ZIP+4  
 Albuquerque NM 87113

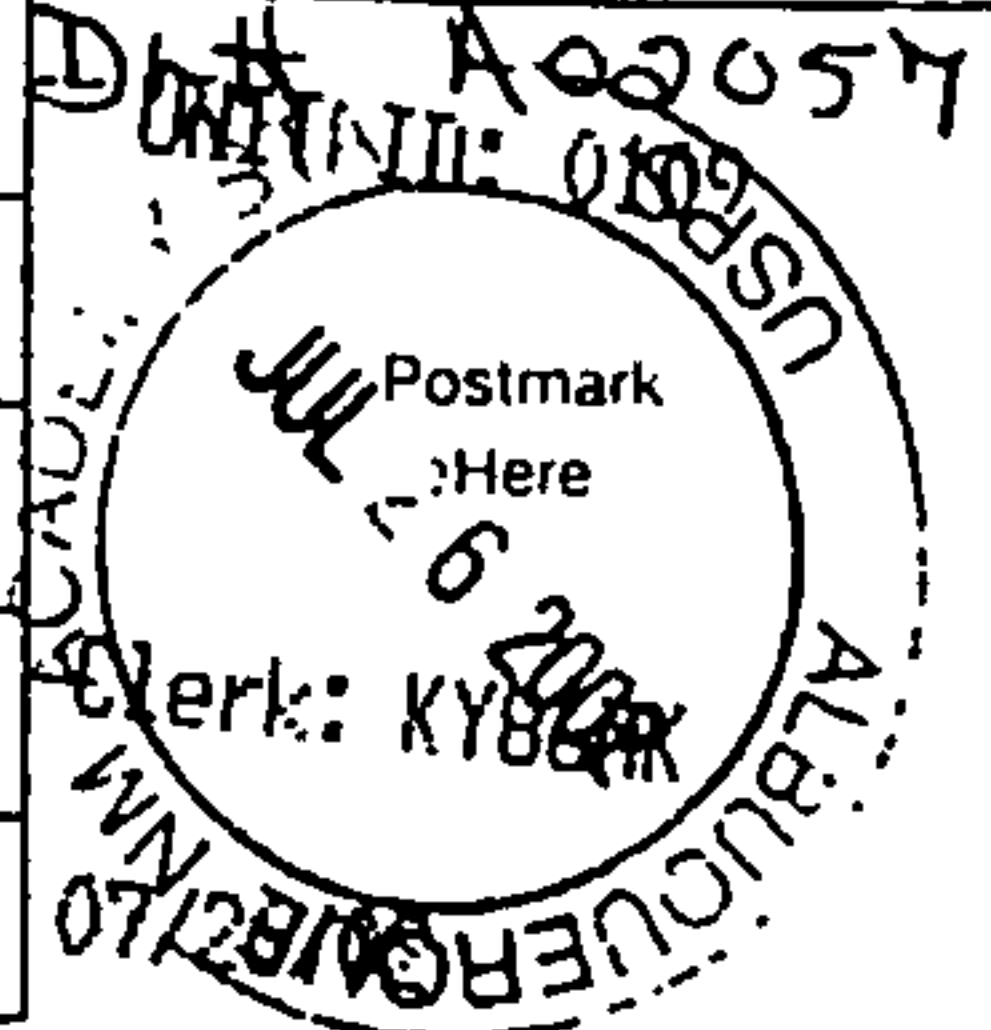
PS Form 3800, January 2001 See Reverse for Instructions

7001 0320 0006 0677 8258

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

ALBUQUERQUE, NM 87113

Postage	\$ 0.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.65</b>



Sent To  
 Tracy Bowen  
 Street, Apt. No.,  
 or PO Box No. 8616 Coppell NE  
 City, State, ZIP+4  
 Albuquerque NM 87113

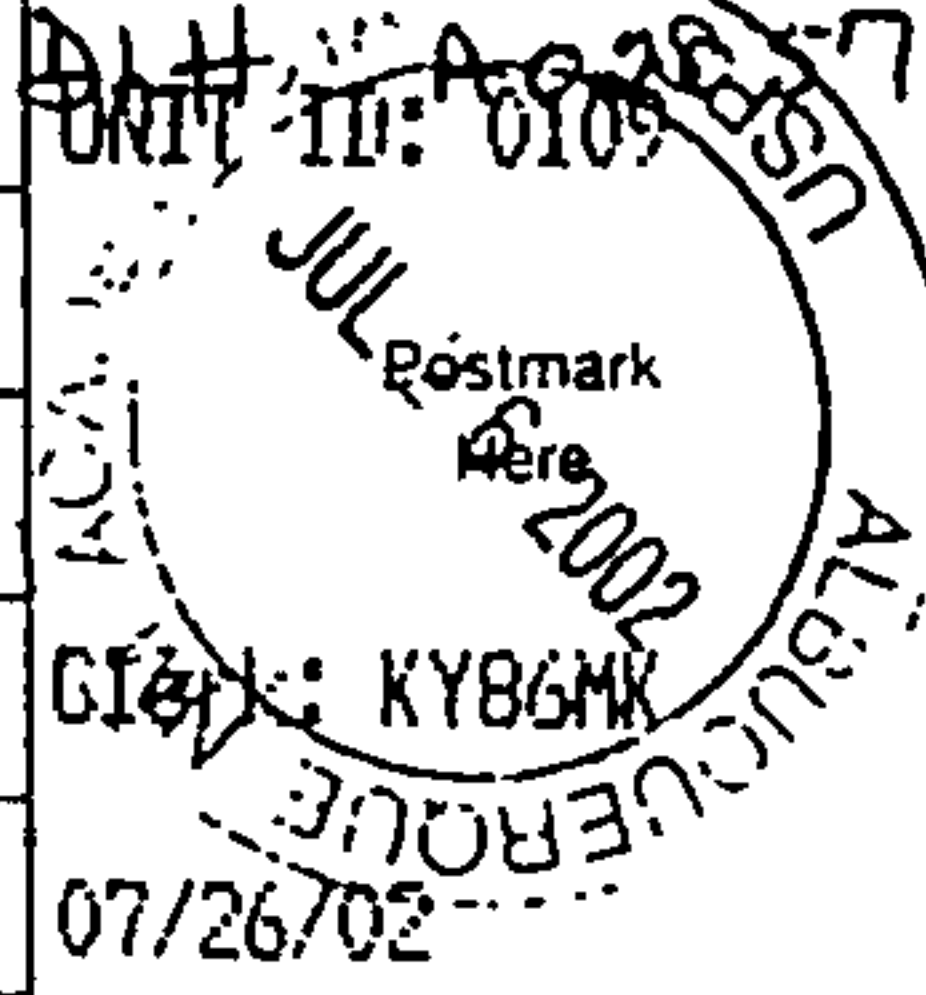
PS Form 3800, January 2001 See Reverse for Instructions

7001 0320 0006 0677 8227

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

ALBUQUERQUE, NM 87122

Postage	\$ 0.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.65</b>



Sent To  
 Jay Rowland  
 Street, Apt. No.,  
 or PO Box No. 7729 R.C. Gorman NE  
 City, State, ZIP+4  
 Albuquerque NM 87122

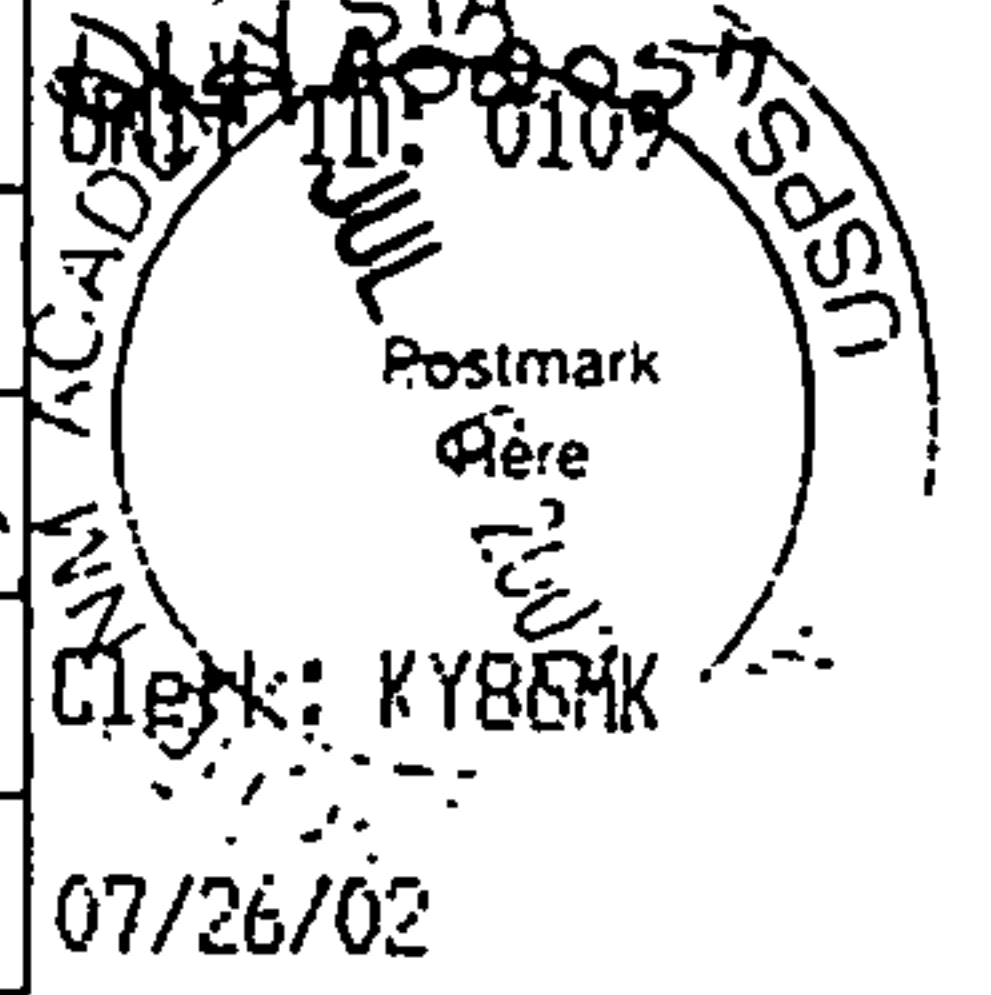
PS Form 3800, January 2001 See Reverse for Instructions

7001 0320 0006 0677 8241

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

ALBUQUERQUE, NM 87122

Postage	\$ 0.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.65</b>

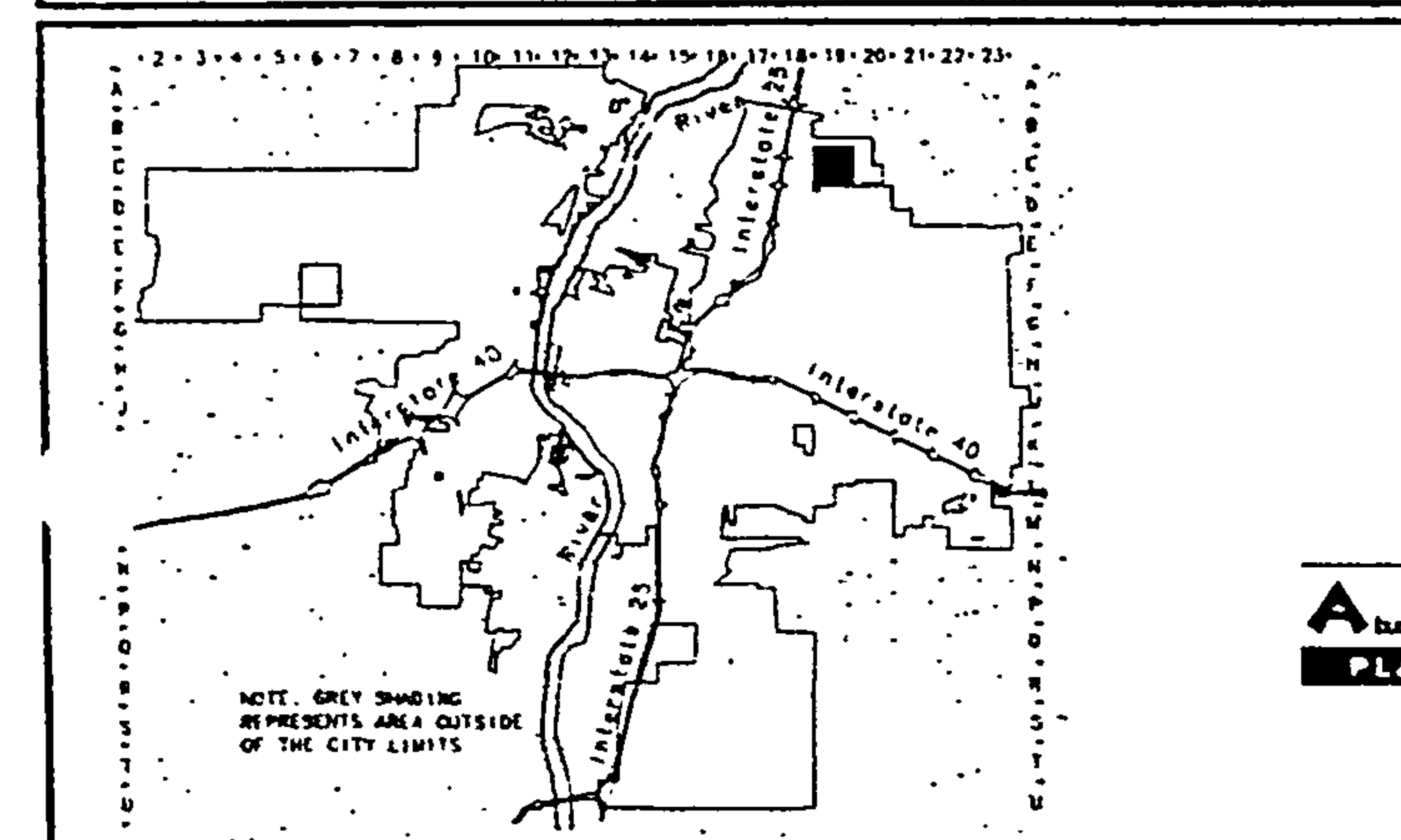
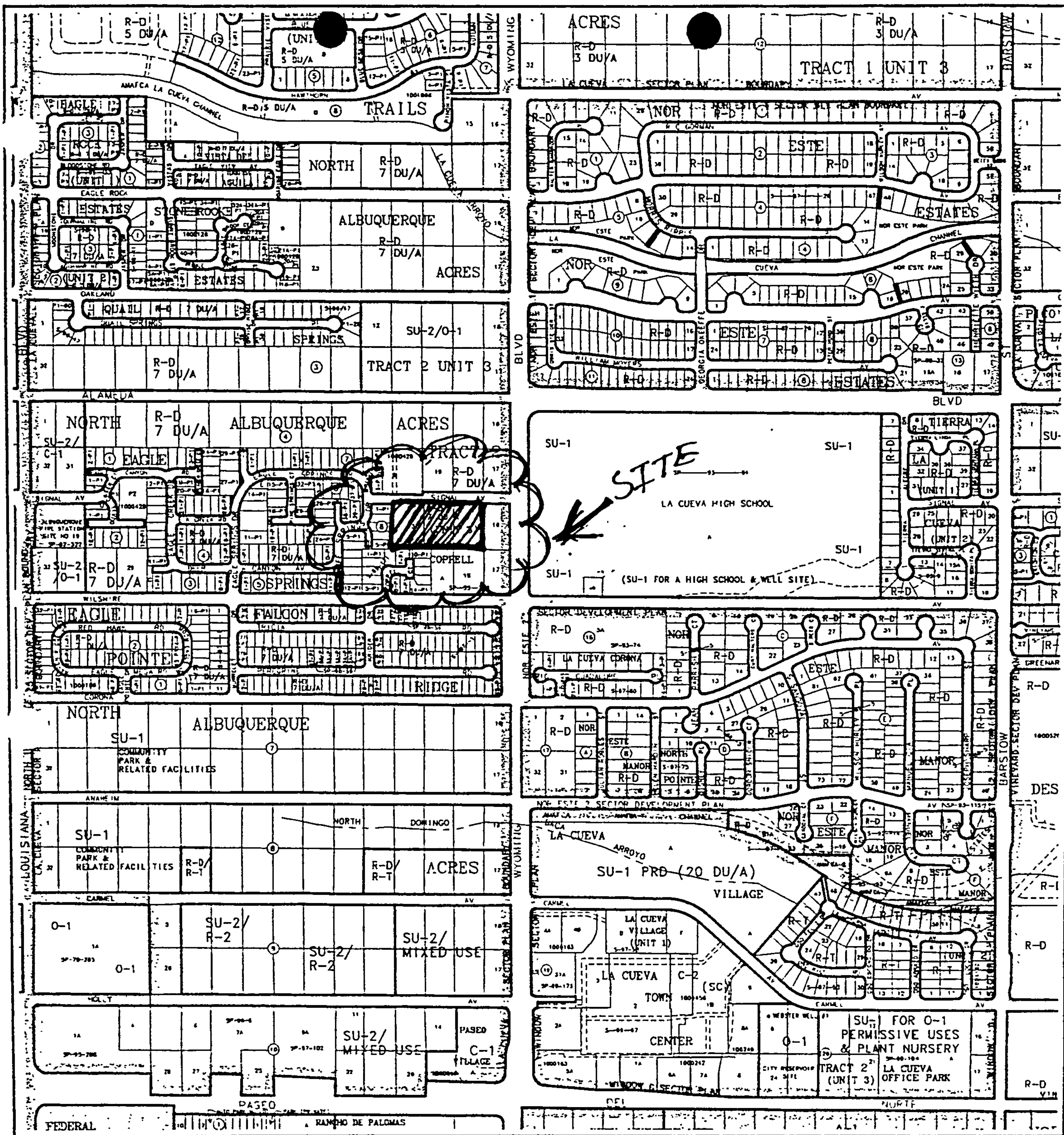


Sent To  
 Mr. Joe Yardumian  
 Street, Apt. No.,  
 or PO Box No. 7801 R.C. Gorman Ave NE  
 City, State, ZIP+4  
 Albuquerque NM 87122

PS Form 3800, January 2001 See Reverse for Instructions

7001 0320 0006 0677 8210





GRAPHIC SCALE IN FEET  
250 0 750 1000

**CITY OF Albuquerque**  
**PLANNING DEPARTMENT**  
 © Copyright 2002

**Zone Atlas Page**  
**C-19-Z**  
 Map Amended through April 03, 2002



CITY OF ALBUQUERQUE

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

APPLICANT: Randall Homes LLC

Date of Request: 7-26-02 Zone Atlas Page(s): C19

Legal Description - North Albuquerque Acres

Current Zoning: R-D

Lot or Tract # 13-15, Tract 2 Block# 5, Unit 3

Parcel Size (acres/sq.ft.) 3.0041

Subdivision Name Desert Ridge @ La Cueva

REQUESTED CITY ACTION(S):

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

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION:

# of Units - 16  
Building Size - 2925 (sq.ft.) (max.)

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

Applicant or Representative: Aime Hoebel Date: 7-26-02  
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

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

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

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

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

[Signature] TRAFFIC ENGINEER July 27, 2002 DATE

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

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

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

Notes: Zoning Code AM 7/26/02

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

ENVIRONMENTAL HEALTH DATE

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

TIS - SUBMITTED \_\_\_/\_\_\_/\_\_\_ TRAFFIC ENGINEER DATE

- FINALIZED \_\_\_/\_\_\_/\_\_\_

AQIA - SUBMITTED \_\_\_/\_\_\_/\_\_\_ ENVIRONMENTAL HEALTH DATE

- FINALIZED \_\_\_/\_\_\_/\_\_\_



# A City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

### SUBDIVISION

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

### SITE DEVELOPMENT PLAN

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

Supplemental form

S

V

P

L

Supplemental form

### ZONING

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

Z

### APPEAL / PROTEST of...

A

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

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

### APPLICANT INFORMATION:

NAME: Randall Homes, LLC

ADDRESS: P.O. Box 90848

CITY: Albuquerque

Proprietary interest in site: Owner

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

ADDRESS: 8916 Adams NE

CITY: Albuquerque

STATE NM

ZIP 87119

STATE NM

ZIP 87199

PHONE: 797-0258

FAX:

E-MAIL:

PHONE: 828-2200

FAX: 797-9539

E-MAIL: dmg@swcp.com

### DESCRIPTION OF REQUEST: Approval of Final Plat

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

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

Lot or Tract No. Tract 2, all of Lots 13 thru 15

Block: 5

Unit: 3

Subdiv. / Adn. North Albuquerque Acres AKA DESERT Ridge @ LA Gueva S/D

Current Zoning: R-D

Proposed zoning: n/c

Zone Atlas page(s): C-19-Z

No. of existing lots: 3

No. of proposed lots: 16

Total area of site (acres): 3.0041

Density if applicable: dwellings per gross acre: \_\_\_\_\_

dwellings per net acre: 7.0

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. 101906420630220120, 101906423830120118, 101906423830120118

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

LOCATION OF PROPERTY BY STREETS: On or Near: Signal Ave. NE

Between: Louisiana Blvd NE and Wyoming Blvd NE

### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 1001935 02DRB-006989  
02DRB-009705K 9 02DRB-01174 pp.A.

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

SIGNATURE

*Diane Hoelzer*

DATE 12-5-02

(Print) Diane Hoelzer, PE

Applicant  Agent

### FOR OFFICIAL USE ONLY

Form revised September 2001

#### INTERNAL ROUTING

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

Application case numbers

02DRB - 01847

Action

FPA

S.F.

9(3)

Fees

\$ 0

Total

\$ 0

Hearing date Dec. 18<sup>th</sup> 2002

Project # 1001935

*Diane Hoelzer* 12/05/02  
Planner signature / date

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

**SKETCH PLAT REVIEW AND COMMENT**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

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

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

Extension of preliminary plat approval expires after one year.

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

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

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

N/AM

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

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

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

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

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

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

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

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

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

Amended preliminary plat approval expires after one year.

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

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

Diane Hoelzer, PE

*Diane Hoelzer*

Applicant name (print)

12-5-02

Applicant signature / date



Form revised September 2001

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

Application case numbers

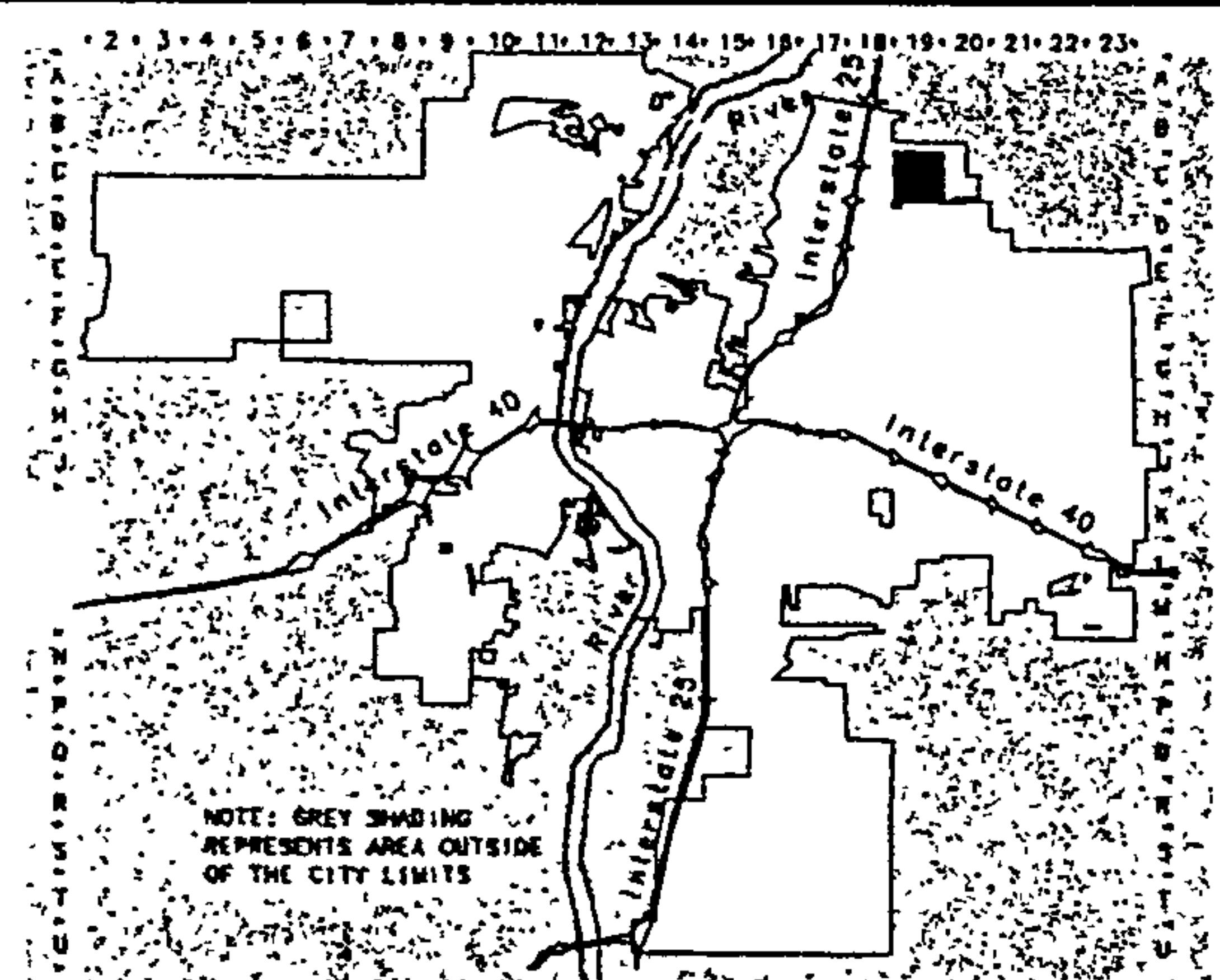
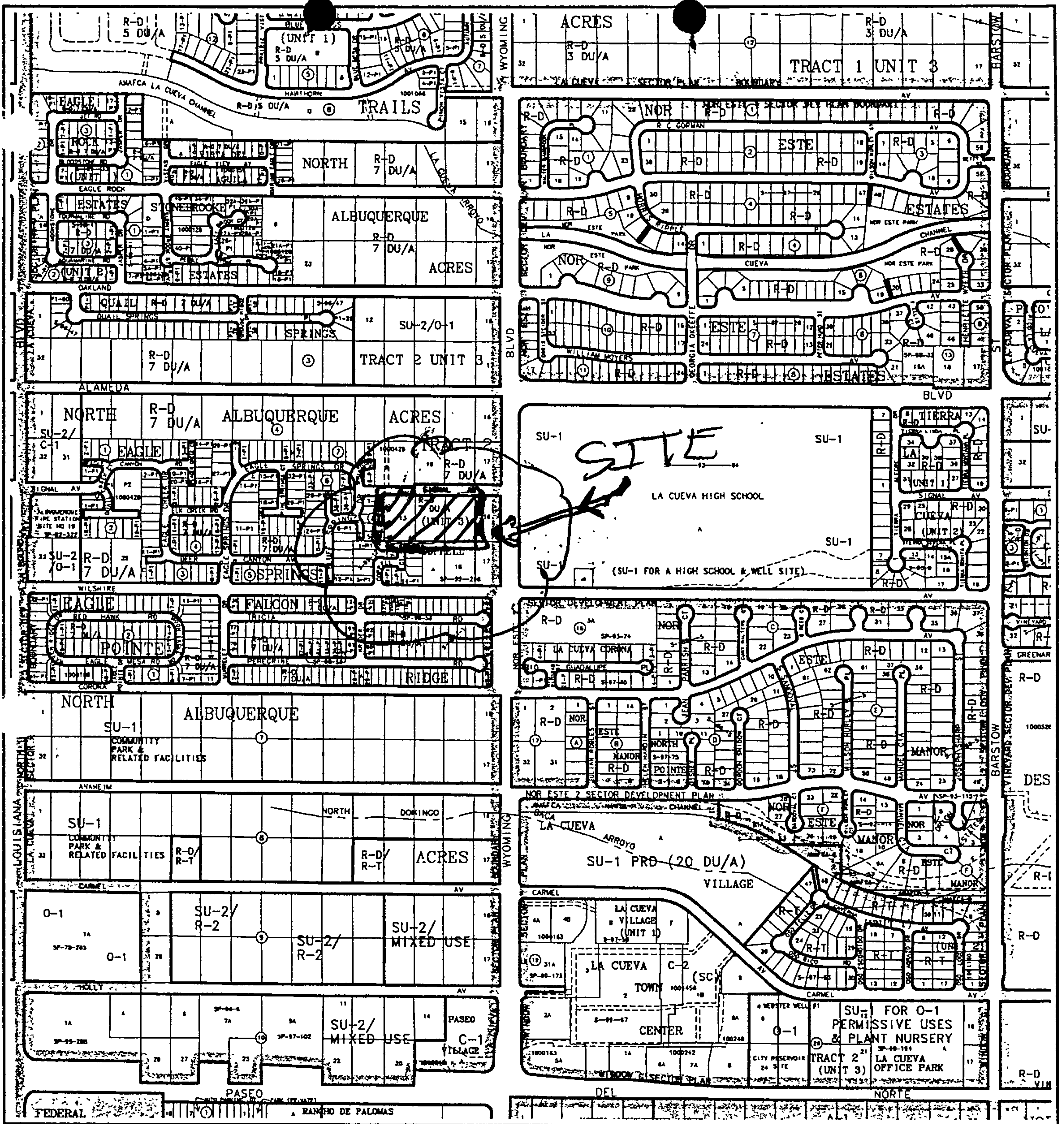
02428 - 01847

*B. Stenberg* 12/05/02

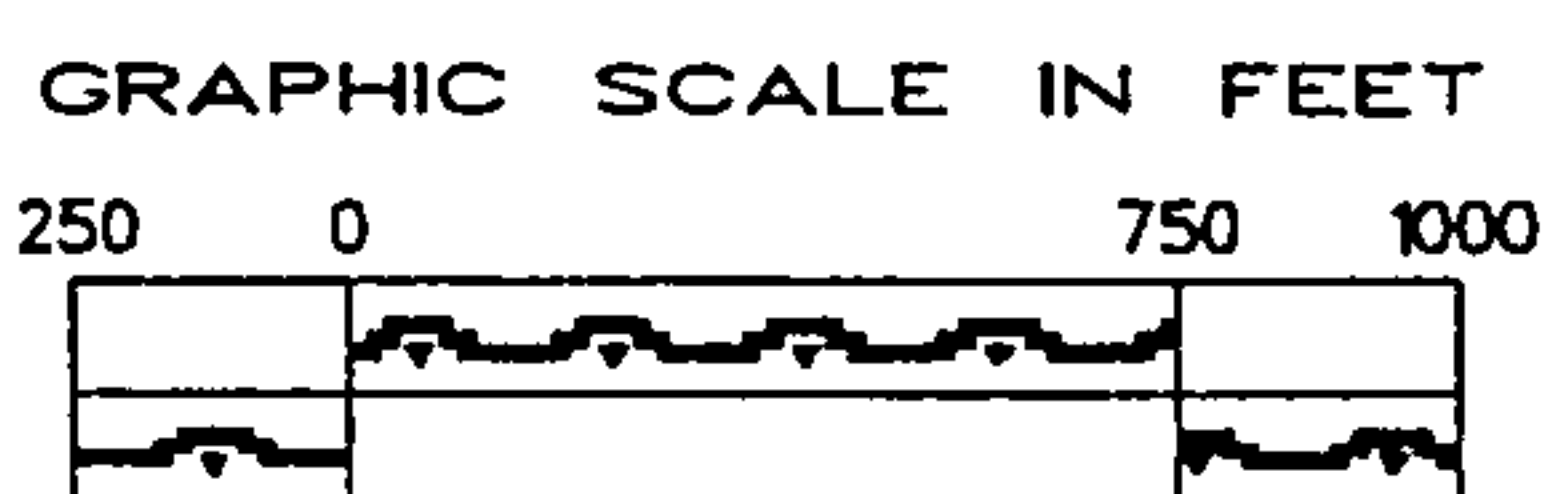
Planner signature / date

**Project # 1001935**





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



Zone Atlas Page

**C-19-Z**

Map Amended through April 03, 2002



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

FIGURE 12

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

Desert Ridge @ La Cueva

CPN 697181

AGREEMENT TO CONSTRUCT  
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 27<sup>th</sup> day of November, 2002, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Randall Homes, LLC

("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico limited liability co., whose address is PO Box 90848, Albuquerque, NM 87199 and whose telephone number is 797-0258, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

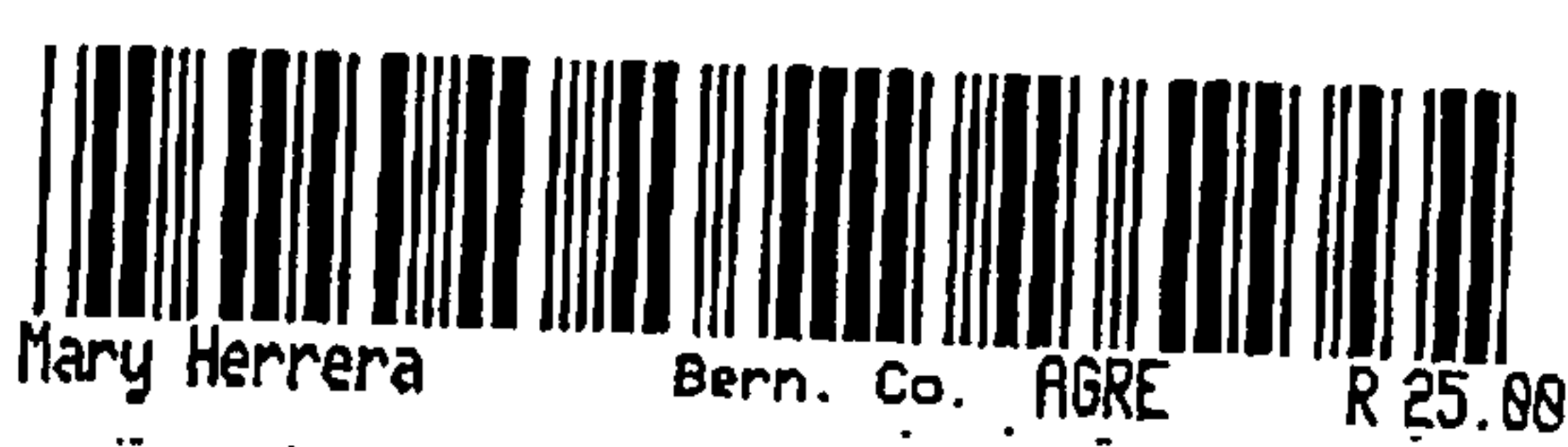
1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as (existing legal description:| Lots 13-15, Block 5, Tract 2, Unit 3, NAA, recorded on 9/10/1931 in the records of the Bernalillo County Clerk at Book D1, pages 20 through --- (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Randall Homes, LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Desert Ridge @ La Cueva describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 29th day of August, 2003 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 697181.

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



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Page: 1 of 9  
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INFRASTRUCTURE LIST

*Janet*

EXHIBIT "A"

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

**ORIGINAL**

Desert Ridge At La Cueva Subdivision  
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 13 Through 15, Block 5, Tract 2, Unit 3, N.A.A.  
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
<b>PAVING</b>									
<input type="text"/>	<input type="text"/>	24' FF	Res Pvmt. C & G (South side)	Signal Ave	West Prop.Line	East Prop.Line	<u>/</u>	<u>/</u>	<u>/</u>
		4'	Sidewalk (South side)						
<input type="text"/>	<input type="text"/>	26' FF	Res Pvmt C & G (both sides)	Desert Dusk Court	Signal Ave.	End of cul de sac	<u>/</u>	<u>/</u>	<u>/</u>
		4' *	Sidewalk (both sides)						
<input type="text"/>	<input type="text"/>	26' FF	Res Pvmt C & G (both side)	Desert Dawn Court	Signal Ave.	End of cul de sac	<u>/</u>	<u>/</u>	<u>/</u>
		4' *	Sidewalk (both sides)						
<b>WATERLINE</b>									
<input type="text"/>	<input type="text"/>	6"	Waterline	Desert Dawn Court	Signal Ave	End culdesac	<u>/</u>	<u>/</u>	<u>/</u>
<input type="text"/>	<input type="text"/>	6"	Waterline	Desert Dusk Court	Signal Ave	Ex. WL South P.L.	<u>/</u>	<u>/</u>	<u>/</u>
<input type="text"/>	<input type="text"/>	8"	Waterline	Signal Ave	<i>Exist WL West P.L.</i>	Ex. WL Wyoming	<u>/</u>	<u>/</u>	<u>/</u>
<b>SANITARY SEWER</b>									
<input type="text"/>	<input type="text"/>	8" (Note 6)	SAS	Signal Ave	Ex. SAS MH Bluff Springs Dr	East P.L.	<u>/</u>	<u>/</u>	<u>/</u>
<input type="text"/>	<input type="text"/>	8"	SAS	Desert Dawn Court	Signal Ave	Lot 4/5	<u>/</u>	<u>/</u>	<u>/</u>

**ORIGINAL**

NAME OF PLAT AND/OR SITE PLAN Desert Ridge @ La Cueva Subdivision

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

Size	Type of Improvement	Location	From	To
	SANITARY SEWER			
8"	SAS	Desert Dusk Court	Signal Ave	Lot 12/13
8" (Note 5)	SAS	Bluff Springs Dr	Signal Ave	Wilshire EX. SAS

Private Inspector	City Inspector	City Cnst Engineer
<u>/</u>	<u>/</u>	<u>/</u>
<u>/</u>	<u>/</u>	<u>/</u>

**NOTES**

- 1 Street Lights per DPM
- 2 Grading and Drainage Certification per DPM including Perimeter Walls as shown on the Grading Plan for Release of SIA and Financial Guarantees. Financial guarantee is not required for this item.
- 3 Water infrastructure to included valves, fittings, valveboxes and fire hydrants.
- 4 Sanitary sewer to include manholes and service connections.
- 5 This item may be financially guaranteed and has been built with Eagle Springs Subdivision Proj No. 662681.
- 6 SAS size to be determined at D.R.C. verify flows

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

**Diane Hoelzer, PE**  
NAME (print)

**Mark Goodwin, & Associates, PA**  
FIRM

Diane Hoelzer 8-21-02  
SIGNATURE - date

Jane C... 8/21/02  
DRC CHAIR - date

Deborah Dilyard 8-21-02  
PARKS & GENERAL SERVICES - date

[Signature] 8-21-02  
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

Regent Green 8/21/02  
UTILITY DEVELOPMENT - date

- date

Brad D. Bigh 8/21/02  
CITY ENGINEER - date

- date

MAXIMUM TIME ALLOWED TO CONSTRUCT  
THE IMPROVEMENTS WITHOUT A DRB  
EXTENSION: 8-21-04

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



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

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

**APPLICANT INFORMATION:**

NAME: <u>Randall Homes, LLC</u>	PHONE: <u>797-0258</u>
ADDRESS: <u>P.O. Box 90848</u>	FAX:
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87119</u>	E-MAIL:
Proprietary interest in site: <u>Owner</u>	
AGENT (if any): <u>Mark Goodwin &amp; Associates, PA</u>	PHONE: <u>828-2200</u>
ADDRESS: <u>8916 Adams NE</u>	FAX: <u>797-9539</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87199</u>	E-MAIL: <u>dmg@swcp.com</u>

**DESCRIPTION OF REQUEST:** Preliminary Plat, Temporary Sidewalk Deferral, and Vacation of 5' Easement (Desert Ridge@La Cueva)  
 Is the applicant seeking incentives pursuant to the Family Housing Development Program?  Yes.  No.

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

Lot or Tract No. Tract 2, all of Lots 13 thru 15 Block: 5 Unit: 3  
 Subdiv. / Addn. North Albuquerque Acres  
 Current Zoning: R-D Proposed zoning: n/c  
 Zone Atlas page(s): C-19-Z No. of existing lots: 3 No. of proposed lots: 16  
 Total area of site (acres): 3.0041 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: 7.0  
 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. 101906420630220120, 101906423830120118, 101906423830120118 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: SignalAve.  
 Between: Louisiana and Wyoming

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): 1001935

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

SIGNATURE Diane Hoelzer DATE 7-26-02  
 (Print) Diane Hoelzer, PE  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised September 2001

<p><input type="checkbox"/> INTERNAL ROUTING</p> <p><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</p>	<p>Application case numbers</p> <p><u>02DRB - 7 - 01173</u>  <u>02DRB - 7 - 01174</u>  <u>02DRB - 7 - 01175</u>          _____          _____</p>	<p>Action</p> <p><u>VPE</u>  <u>PP</u>  <u>TDSW</u>          _____  <u>Adv</u></p>	<p>S.F. Fees</p> <p>_____ \$ <u>45</u>          _____ \$ <u>995.-</u>          _____ \$ <u>0</u>          _____ \$ _____          _____ \$ <u>75.-</u>          Total \$ <u>1115.-</u></p>
--	---	--	--

Hearing date AUG 21, 2002

Project # 1001935

Jm 7/26/02  
 Planner signature / date



**FORM V: SUBDIVISION VARIANCES & VACATIONS**

**BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS**

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

**VACATION OF PUBLIC RIGHT-OF-WAY**

**VACATION OF PUBLIC EASEMENT**

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

**VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL**

**SIDEWALK DESIGN VARIANCE**

**SIDEWALK WAIVER**

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

**TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

**EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

**VACATION OF PRIVATE EASEMENT**

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

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

Diane Hoelzer  
 Applicant name (print)  
Diane Hoelzer 7-26-02  
 Applicant signature / date



Form revised September 2001

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 02 DRB - 2 - 01173  
 02 DRB - 2 - 01174  
 02 DRB - - 01175

JM 7/26/02  
 Planner signature / date  
 Project # 100 1935



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

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

**MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

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

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

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

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

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

**MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT**  
 (Temporary sidewalk deferral uses FORM-V)

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

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

Diane Hoelzer  
 Applicant name (print)  
Diane Hoelzer 7-26-02  
 Applicant signature / date



Form revised September 2001

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

Application case numbers  
 02DRB - 2 - 01173  
 02DRB - 2 - 01174  
 02DRB - 2 - 01175

JAM 7/26/02  
 Planner signature / date  
**Project #** 1001935



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

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

July 26, 2002

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

**Re: Lot 13-15, Block 5, Tract 2, Unit 3 North Albuquerque Acres  
Desert Ridge @ La Cueva Subdivision**

Dear Ms. Stephens:

*This request is for approval of a preliminary plat, temporary sidewalk deferral and vacation of 5 feet of right-of-way on Signal Avenue.*

- 1. The temporary sidewalk deferral is requested to allow the construction of sidewalks in conjunction with the adjacent home construction.*
- 2. The 5' vacation of ROW is consistent with the Eagle Springs Subdivision currently under construction immediately west of this project site.*

*If you have any questions or concerns please contact me.*

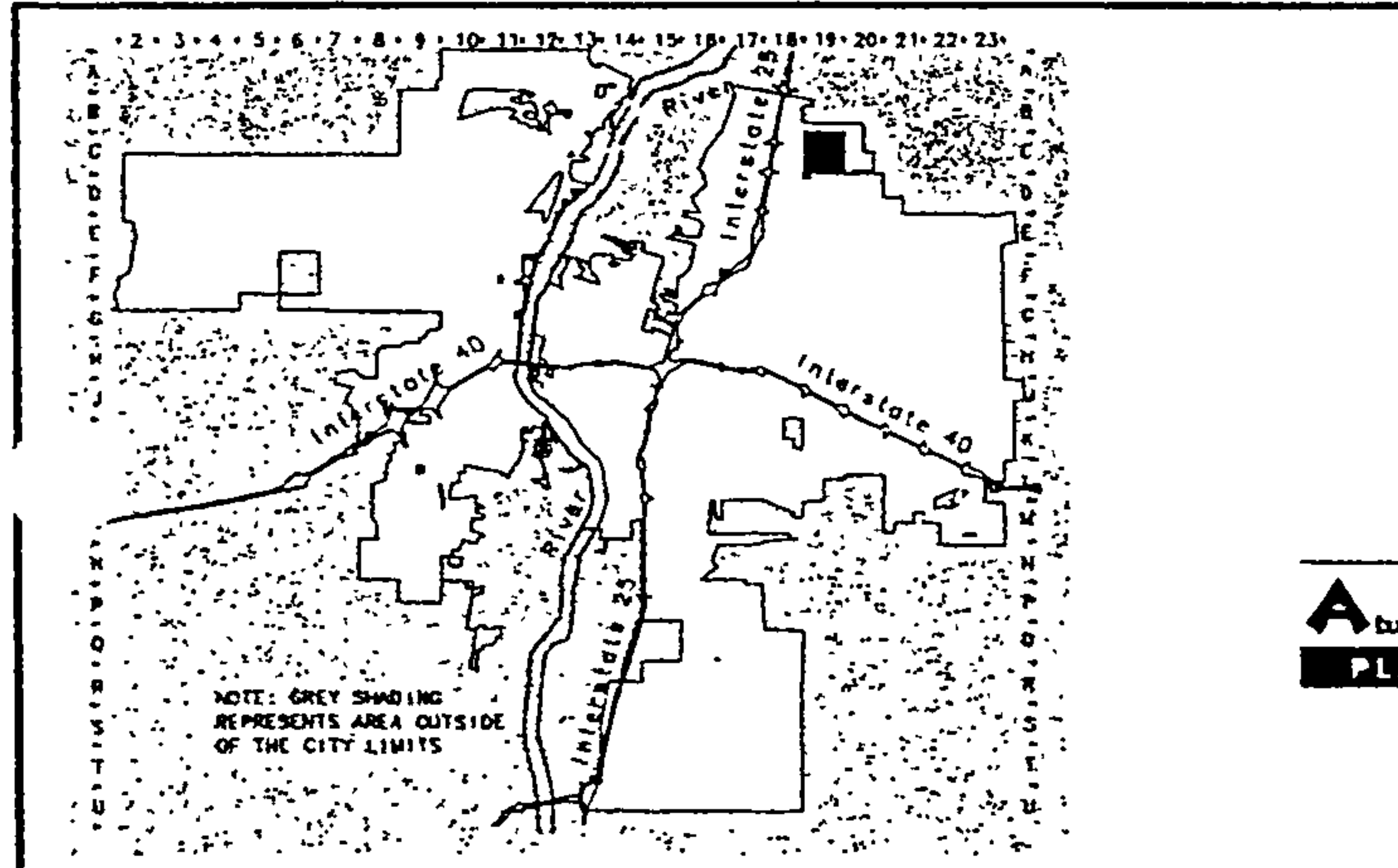
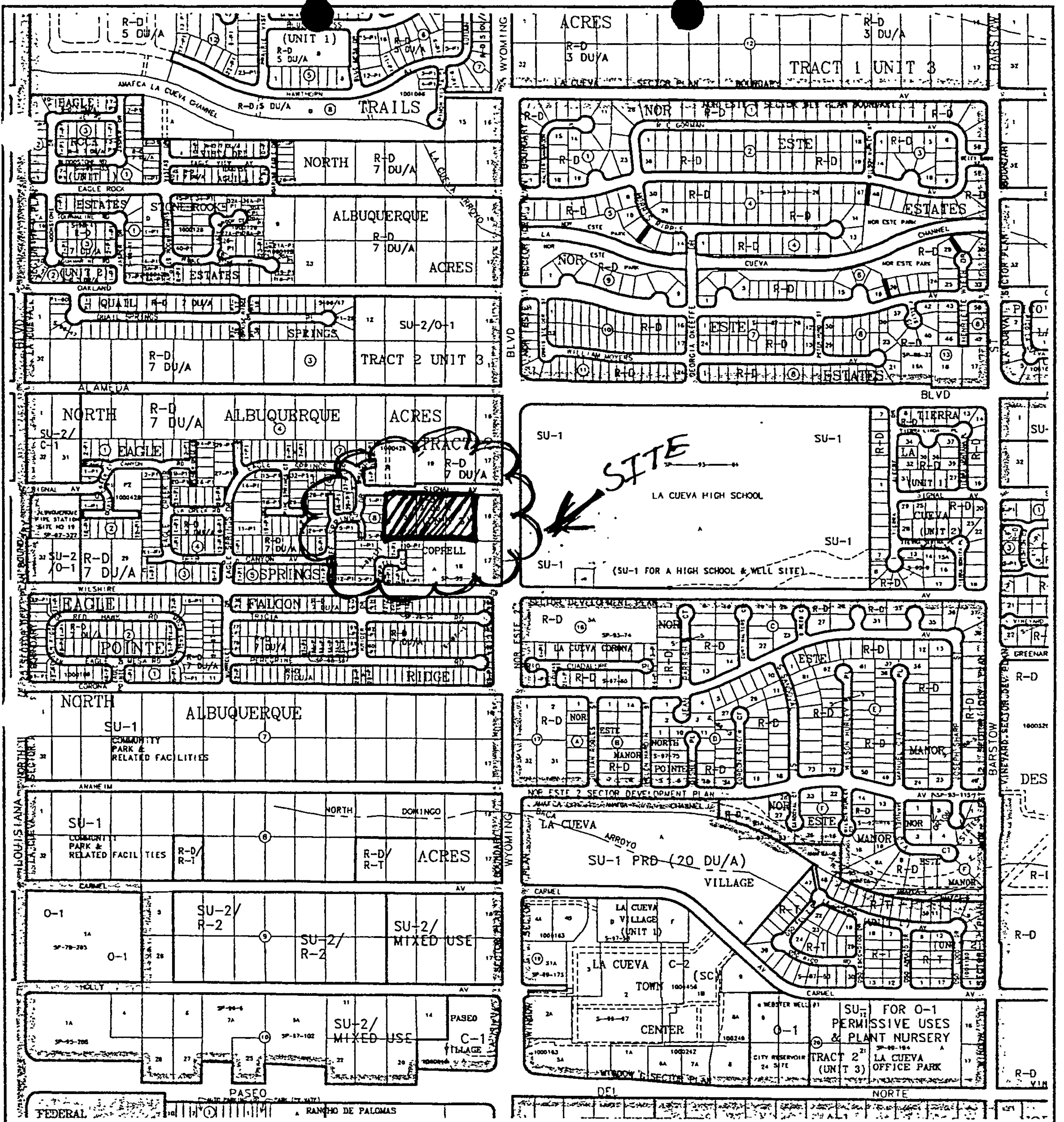
Sincerely,

MARK GOODWIN & ASSOCIATES, PA

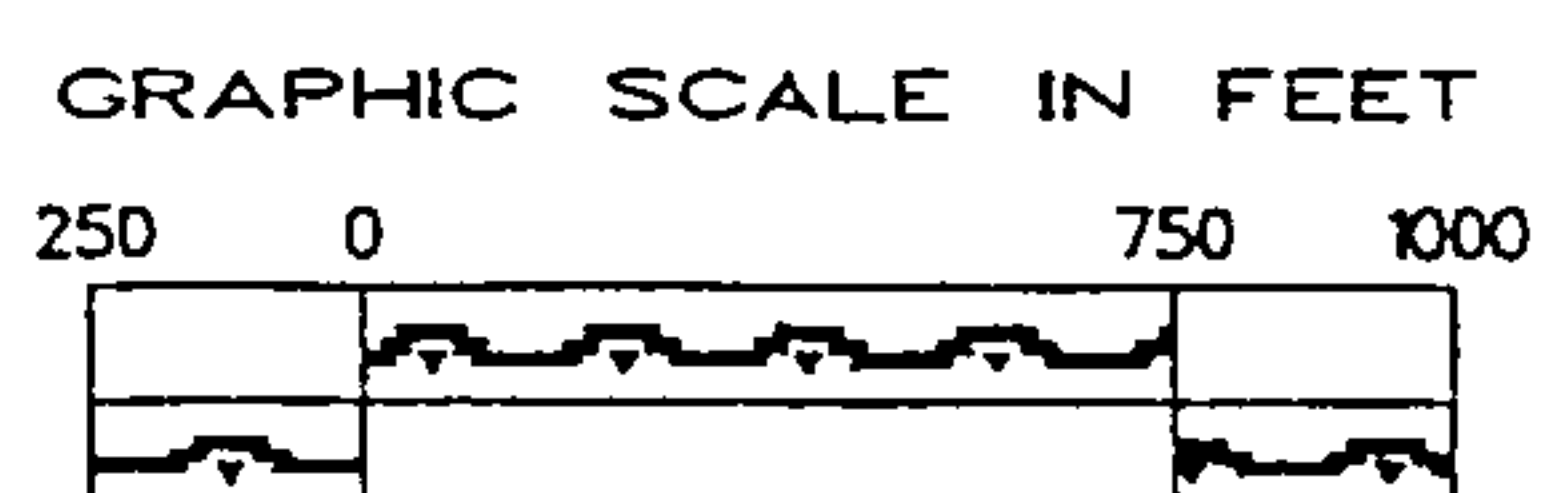
Diane Hoelzer, PE  
Senior Engineer

DLH/dlh





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



Zone Atlas Page

**C-19-Z**

Map Amended through April 03, 2002



# CITY OF ALBUQUERQUE

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

APPLICANT: Randall Homes LLC

Date of Request: 7-26-02 Zone Atlas Page(s): C19

Legal Description - North Albuquerque Acres

Current Zoning: R-D

Lot or Tract # 13-15, Tract 2 Block# 5, Unit 3

Parcel Size (acres/sq.ft.) 3.0041

Subdivision Name Desert Ridge @ La Cueva

### REQUESTED CITY ACTION(S):

Annexation ( ) Sector Plan ( )  
Comp. Plan ( ) Zone Change ( )  
Amendment ( ) Conditional Use ( )

Site Development Plan: Building Permit ( )  
a) Subdivision ( ) Access Permit ( )  
b) Build'g Purposes ( ) Other ( )  
c) Amendment ( )

Preliminary Plat Approval

### PROPOSED DEVELOPMENT:

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

### GENERAL DESCRIPTION OF ACTION:

# of Units - 16  
Building Size - 2925 (sq.ft.) (max.)

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

Applicant or Representative: Daine Hoebel Date: 7-26-02  
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

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

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

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

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

[Signature]  
TRAFFIC ENGINEER

July 27, 2002  
DATE

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

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

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

Notes: Zoning Code JRM 7/26/02

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

ENVIRONMENTAL HEALTH

DATE

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

TIS - SUBMITTED \_\_\_/\_\_\_/\_\_\_  
- FINALIZED \_\_\_/\_\_\_/\_\_\_

TRAFFIC ENGINEER

DATE

AQIA - SUBMITTED \_\_\_/\_\_\_/\_\_\_  
- FINALIZED \_\_\_/\_\_\_/\_\_\_

ENVIRONMENTAL HEALTH

DATE

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

PROJECT NAME: Desert Ridge @ La Cueva Subdivision  
AGIS MAP #: L-19-Z

LEGAL DESCRIPTION: Tract 2, Block 5, Unit 3, all of Lots 13 thru 15  
\_\_\_\_\_  
\_\_\_\_\_

✓ **DRAINAGE**  
A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on \_\_\_\_\_ [date].

\_\_\_\_\_  
Applicant / Agent Diane Hoelzer, PE of DMG & Assoc. Date

\_\_\_\_\_  
Hydrology Division Representative JAM 7/26/02 Date

✓ **WATER AND SEWER AVAILABILITY STATEMENT**  
A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on May 24, 2002.

Diane Hoelzer  
Applicant / Agent Diane Hoelzer, PE of DMG & Assoc. 7-26-02 Date

\_\_\_\_\_  
Utility Division Representative Letter May 24 Jack McD. Date  
JAM 7/26/02

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



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NM

May 24, 2002

FOR TO  
DIANNE H.

DEB 1001935  
AVAIL.  
3 pgs

Randall Schmille Construction Co.  
PO Box 90848  
Albuquerque, New Mexico 87199

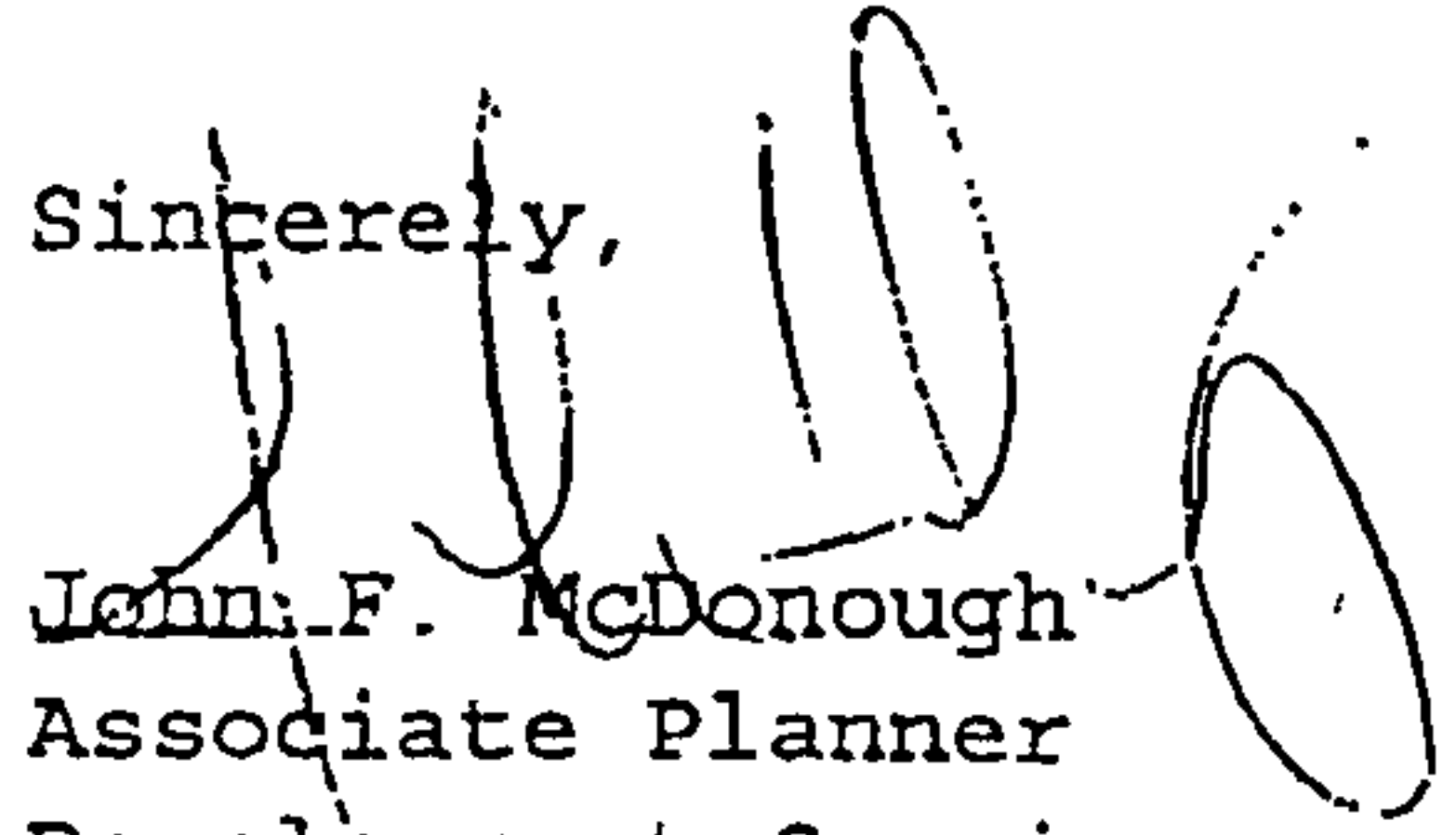
Re: North Albuquerque Acres, Tract 2, Unit 3, Block 5, Lots 13 through 16 C-19

Sirs:

Requirements for service to the land south of Signal remain as previously discussed. They include water and sanitary sewer lines in Signal. The sanitary must be designed to carry flows from Wyoming. The water line must include a looping connection to the 8-inch dead-ending at the south property line. (See attached availability statement of December 21, 2001.) Public line extensions will also be required in proposed on-site roadways. All infrastructures must be financially guaranteed as a condition of plat approval.

Please do not hesitate to call if you have questions or need additional information: 924-3987.

Sincerely,

  
John F. McDonough  
Associate Planner  
Development Services  
Public Works Department

Attachment: Letter of December 21, 2001  
Log #11203

c: f/ #1001935  
f/ readers #20509





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

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

July 24, 2002

Mr. Jeff Peterson  
North Domingo Baca N.A.  
7205 Peregrine Rd. NE  
Albuquerque, NM 87113

Ms. Tracey Bowen  
North Domingo Baca N.A.  
8616 Coppel Ct. NE  
Albuquerque, NM 87113

**Re: Desert Ridge @ La Cueva Subdivision**

Dear Mr. Peterson, and Ms. Bowen:

Enclosed please find a copy of the DRB application for the referenced project. The anticipated date to be heard at DRB is August 21, 2002. Please contact Diane Hoelzer, of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

  
Bernadette Mares

/sr

Enclosure



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

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

July 24, 2002

Mr. Jay Rowland  
Nor Este N.A.  
7729 R.C. Gorman NE  
Albuquerque, NM 87122

Mr. Joe Yardumian  
Nor Este N.A.  
7801 R.C. Gorman Ave. NE  
Albuquerque, NM 87122

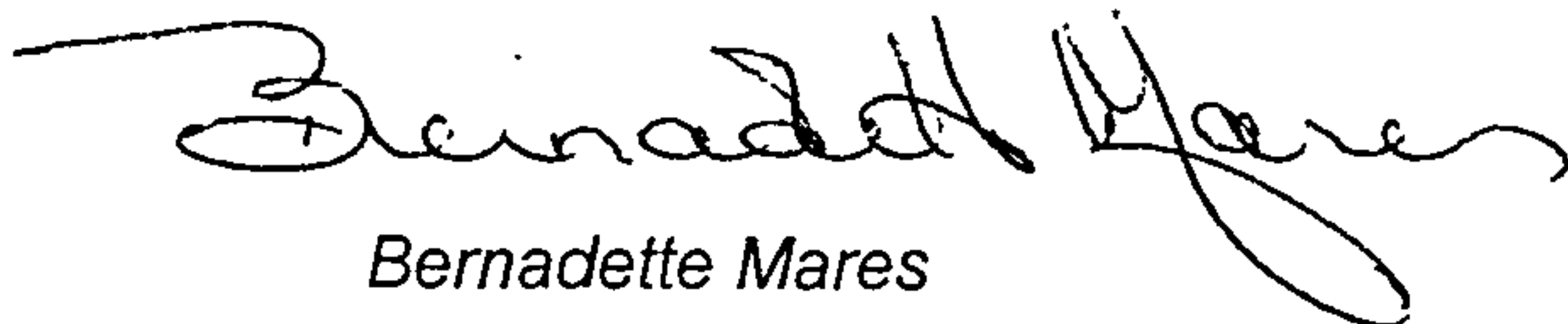
Re: **Desert Ridge @ La Cueva Subdivision**

Dear Mr. Peterson, and Ms. Bowen:

Enclosed please find a copy of the DRB application for the referenced project. The anticipated date to be heard at DRB is August 21, 2002. Please contact Diane Hoelzer, of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA



Bernadette Mares

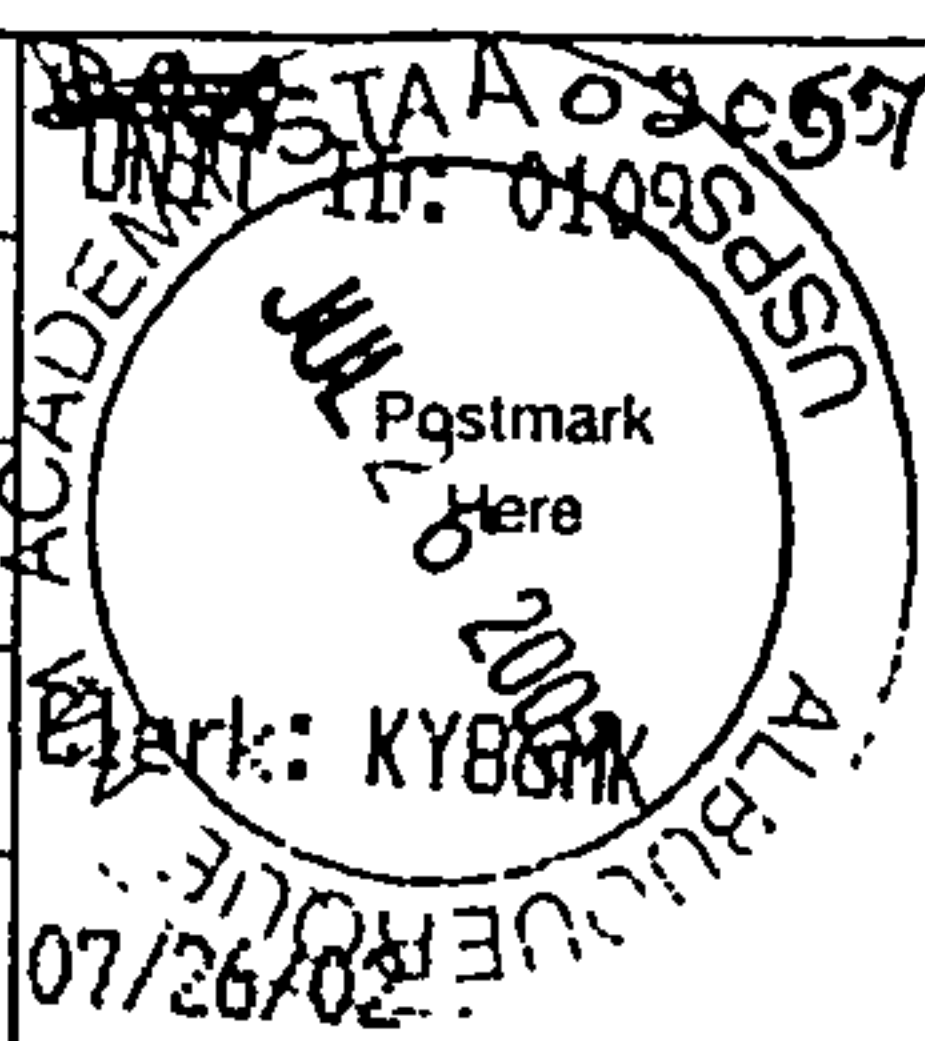
/sr

Enclosure

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

ALBUQUERQUE, NM 87113

Postage	\$ 0.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.65</b>



Sent To Jeff Peterson  
 Street, Apt. No. or PO Box No. 7205 Peregrins Rd NE  
 City, State, ZIP+4 Albuquerque NM 87113

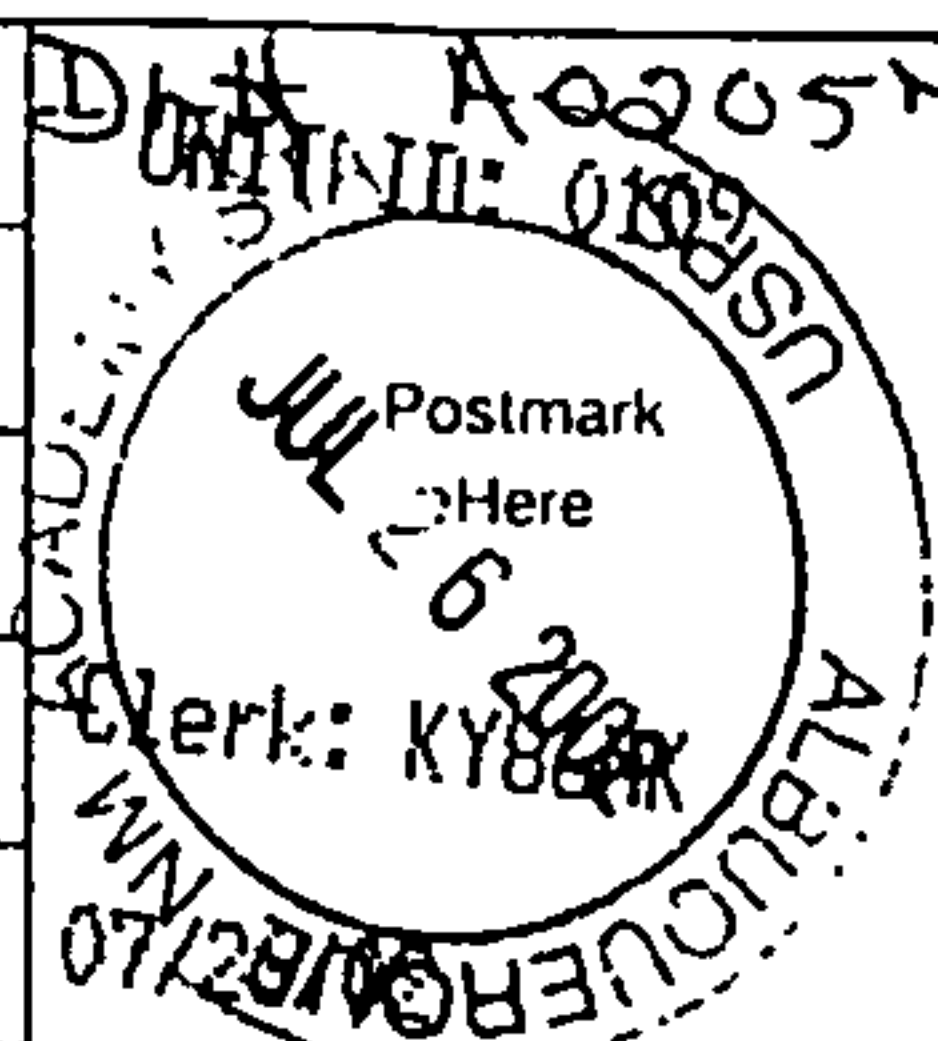
PS Form 3800, January 2001 See Reverse for Instructions

8258  
 7001 0320 0677 8258

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

ALBUQUERQUE, NM 87113

Postage	\$ 0.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.65</b>



Sent To Tracy Bowen  
 Street, Apt. No. or PO Box No. 8616 Coppell NE  
 City, State, ZIP+4 Albuquerque NM 87113

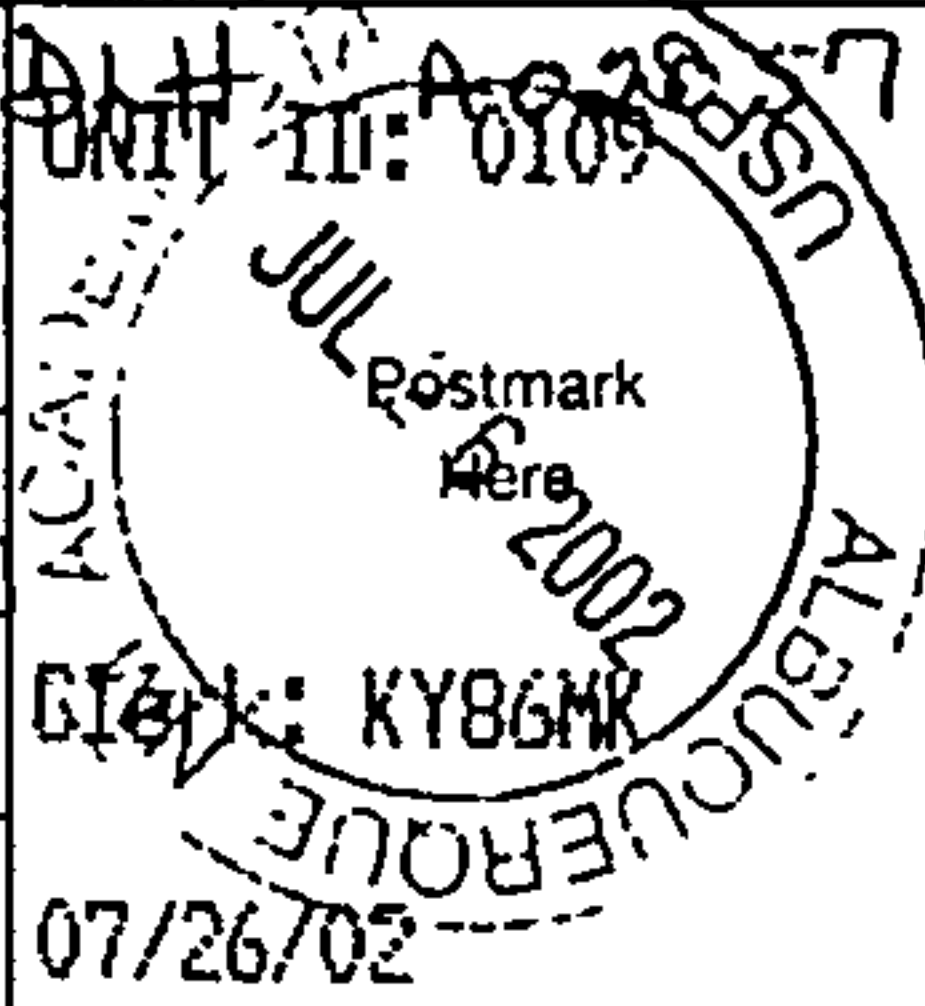
PS Form 3800, January 2001 See Reverse for Instructions

8227  
 7001 0320 0677 8227

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

ALBUQUERQUE, NM 87122

Postage	\$ 0.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.65</b>



Sent To Jay Rowland  
 Street, Apt. No. or PO Box No. 7729 R.C. Gorman NE  
 City, State, ZIP+4 Albuquerque NM 87122

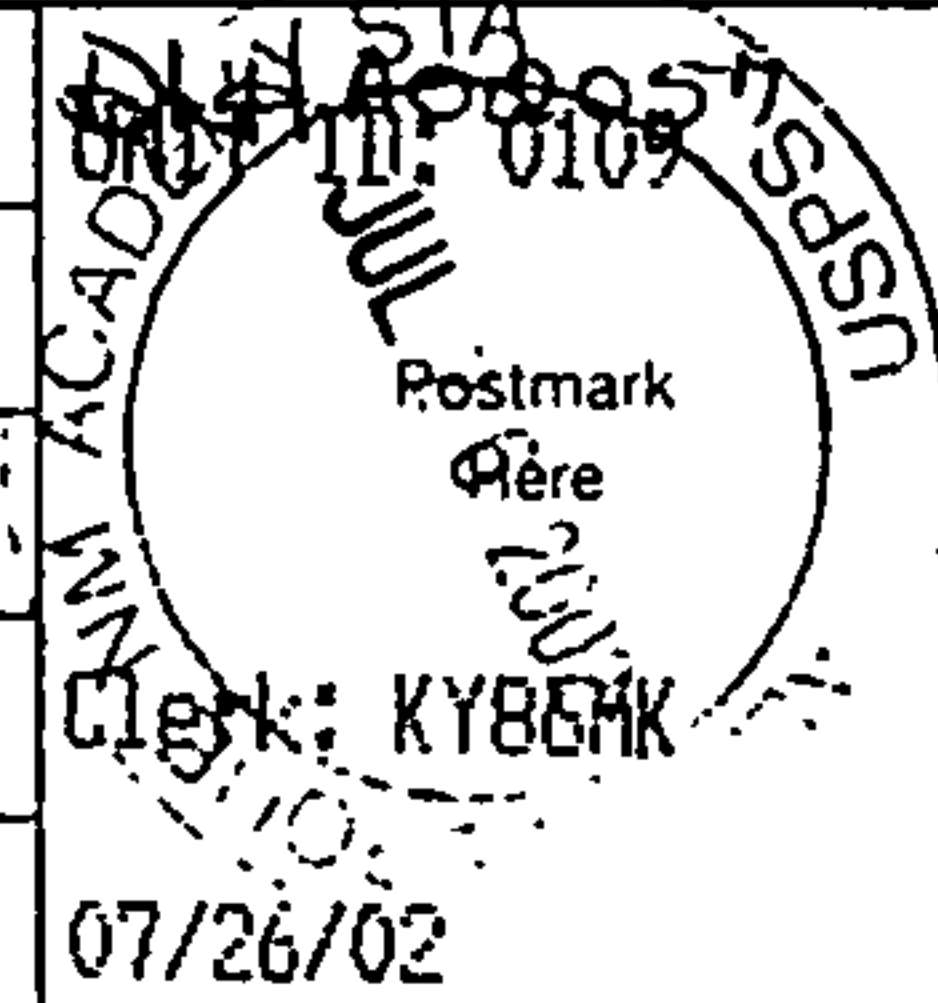
PS Form 3800, January 2001 See Reverse for Instructions

8248  
 7001 0320 0677 8248

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

ALBUQUERQUE, NM 87122

Postage	\$ 0.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.65</b>



Sent To Mr Joe Yardumian  
 Street, Apt. No. or PO Box No. 7801 R.C. Gorman Ave NE  
 City, State, ZIP+4 Albuquerque NM 87122

PS Form 3800, January 2001 See Reverse for Instructions

8218  
 7001 0320 0677 8218



# **"Attachment A"**

**Bernadette Mares, Mark Goodwin and Associates, PA  
Zone Map: C-19**

**NORTH DOMINGO BACA N.A. (R)**

**\*Jeff Peterson**

**7205 Peregrine Rd. NE/87113 797-3477 (h) 880-9670 (w)**

**Tracey Bowen**

**8616 Coppell Ct. NE/87113 797-1549 (h)**

**The association listed below is a "recognized" association and doesn't need to be "officially" notified of the project, but as a common courtesy you are welcomed to let them know. They are located on the East side of Wyoming (where La Cueva High School is located).**

**NOR ESTE N.A. (R)**

**\*Jay Rowland**

**7729 R.C. Gorman NE/87122 797-0853 (h)**

**Joe Yardumian**

**7801 R.C. Gorman Ave. NE/87122-2748 797-1851 (h)**

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

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

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

\*\*\*DUPLICATE\*\*\*  
City Of Albuquerque  
Treasury Division

07/26/2002 12:16PM LOC: ANE  
X RECEIPT# 00025079 WSH 006 TRANSH 0030  
Account 441006 Fund 0110 TRSKDM  
Activity 4983000 \$1,115.00  
Trans Amt \$1,040.00  
J24 Misc

**PAID RECEIPT**

**APPLICANT NAME** Randall Homes.

**AGENT** MG & Assoc

**ADDRESS** \_\_\_\_\_

**PROJECT NO.** 1001935

**APPLICATION NO.** 02DRB 01173  
01174  
01175

\$ 1040.- 441006 / 4983000 (DRB Cases)  
\$ \_\_\_\_\_ 441006 / 4971000 (EPC & AA / LUCC / Appeals)  
\$ 75.- 441018 / 4971000 (Notification)

\$ 1115.- **Total amount due**

**RANDALL HOMES, LLC**  
8013 EDITH, NE PH. 505-897-3117  
ALBUQUERQUE, NM 87113

FIRST STATE BANK  
TAOS, SANTA FE, ALBUQUERQUE  
95-145-1070

109

DATE AMOUNT  
July 25, 2002 \$1,115.00

PAY Eleven hundred Fifteen Dollars and no / \_\_\_\_\_

TO THE ORDER OF CITY OF ALBUQUERQUE

*[Signature]*  
City Of AUTHORIZED SIGNATURE  
Treasury Division

⑈001093⑈ ⑈107001452⑈ 001364057⑈

07/26/2002 12:16PM LOC: ANE  
X RECEIPT# 00025080 WSH 006 TRANSH 0030  
Account 441018 Fun 10210  
Activity 1000 TRSKDM  
Trans Amt \$1,115.00  
J24 Misc \$75.00  
\$1,115.00

# SIGN POSTING REQUIREMENTS

## POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

### 1. LOCATION

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

### 2. NUMBER

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

### 4. TIME

Signs must be posted from Aug 6 2002 To Aug 21 2002.

### 5. REMOVAL

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

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

Christine Arredondo 7/26/02  
(Applicant or Agent) (Date)

I issued 1 signs for this application, 7/26/02, JAM  
(Date) (Staff Member)

02 DRB - 01173  
2 - 01174  
- 01175





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

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

July 24, 2002

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

Dear Bernadette:

Thank you for your inquiry of July 24, 2002 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at LOTS 13-15, BLOCK 5, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES zone map #C-19.

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

**SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.**

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact me at (505) 924-3902 or by fax at (505) 924-3913.

Sincerely,

*Stephani Winklepleck*

Senior Administrative Assistant  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

planningrnaform(01/30/02)

## **"Attachment A"**

**Bernadette Mares, Mark Goodwin and Associates, PA  
Zone Map: C-19**

**NORTH DOMINGO BACA N.A. (R)**

**\*Jeff Peterson**

7205 Peregrine Rd. NE/87113 797-3477 (h) 880-9670 (w)

**Tracey Bowen**

8616 Coppell Ct. NE/87113 797-1549 (h)

**The association listed below is a "recognized" association and doesn't need to be "officially" notified of the project, but as a common courtesy you are welcomed to let them know. They are located on the East side of Wyoming (where La Cueva High School is located).**

**NOR ESTE N.A. (R)**

**\*Jay Rowland**

7729 R.C. Gorman NE/87122 797-0853 (h)

**Joe Yardumian**

7801 R.C. Gorman Ave. NE/87122-2748 797-1851 (h)

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

# NOTICE TO APPLICANTS

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

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

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

\*\*\*\*\*  
(below this line for OCNC use only)

Date of Inquiry: 7/24/02 Time Entered: 11:25am OCNC Rep. Initials: SW



# facsimile TRANSMITTAL

to: RJ - DRB Submittal  
 fax #: 924-3864  
 re: Desert Ridge @ La Cueva  
 date: July 26, 2002  
 pages: 3, including this cover sheet.

5685

PRK.

Proj.#

FILE. w/

1935

8/21

Aug 18<sup>th</sup> Aguirre

proj.# 1001935

pls file.

app.# 02DRB-0173

01174 49175

From the desk of ..

**DIANE HOELZER, PE**  
Senior Engineer

Mark Goodwin & Associates, PA  
P.O. Box 90606  
Albuquerque, NM 87199  
(505) 828-2200  
Fax: (505) 797-9539  
dmg@swcp.com



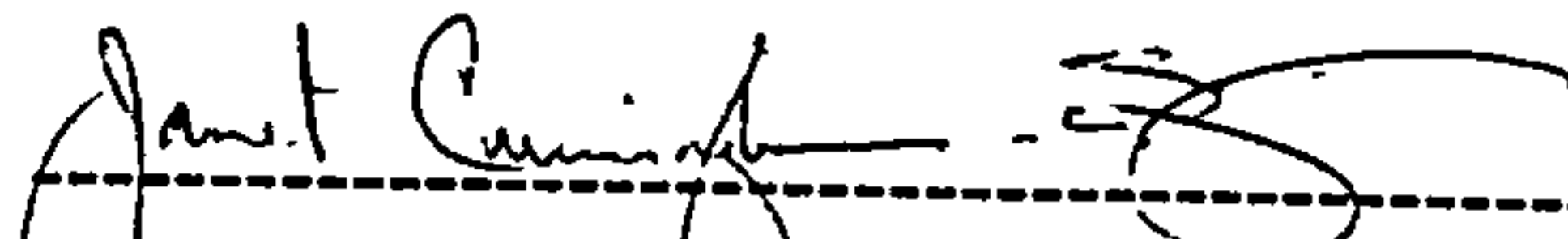
CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

July 10, 2002

**18. Project #1001935  
Application # 02DRB-00970  
Townhomes at La Cueva**

---

1. Refer to previous comments dated May 15, 2002.
2. The layout has totally changed. Please give a brief overview of the rationale behind developing townhomes rather than single family homes.

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



\*\*\*\*\*

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

Development Review Board Comments

**Project Number:** 1001935  
**Application Number:** 02DRB-00970

**DRB Date:** 7/10/02  
**Item Number:** 18

**Subdivision:** Town Homes @ La Cueva  
Lot 16, Tract 2, North Albuquerque Acres

**Zoning:** RD

**Zone Page:** C-19

**New Lots (or units) :** 5

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

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

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

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

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



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

Signed: 

Christina Sandoval, (PRD)

Phone: 768-5328



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1001935                      Item No.18              Zone Atlas C-19

DATE ON AGENDA 7-10-02

INFRASTRUCTURE REQUIRED ( ) YES ( ) NO

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

TYPE OF APPROVAL REQUESTED:

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

No.	Comment
-----	---------

- Provide ROW width for Wyoming Blvd. *Signal*
- Where is access being obtained? Wyoming and/or Signal?
- Improvements will be required on Wyoming and Signal (build half of the street with permanent pavement, sidewalk, and curb & gutter).
- Street design, parking lot and geometry shall be per COA DPM criteria and requirements.
- Vacation action will require a Public Hearing.
- What will the open space be used for?
- Are all lots being serve by Private Access Easement? *if not provide*
- Make sure there is appropriate sight distance where access is going to be provided.

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



**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: 1001935**

**AGENDA ITEM NO: 18**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

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

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED ; WITHDRAWN  
SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)  
DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)  
FOR:

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

**DATE:** July 10, 2002



# EXHIBIT "C"

Date 8/21/02

19

18

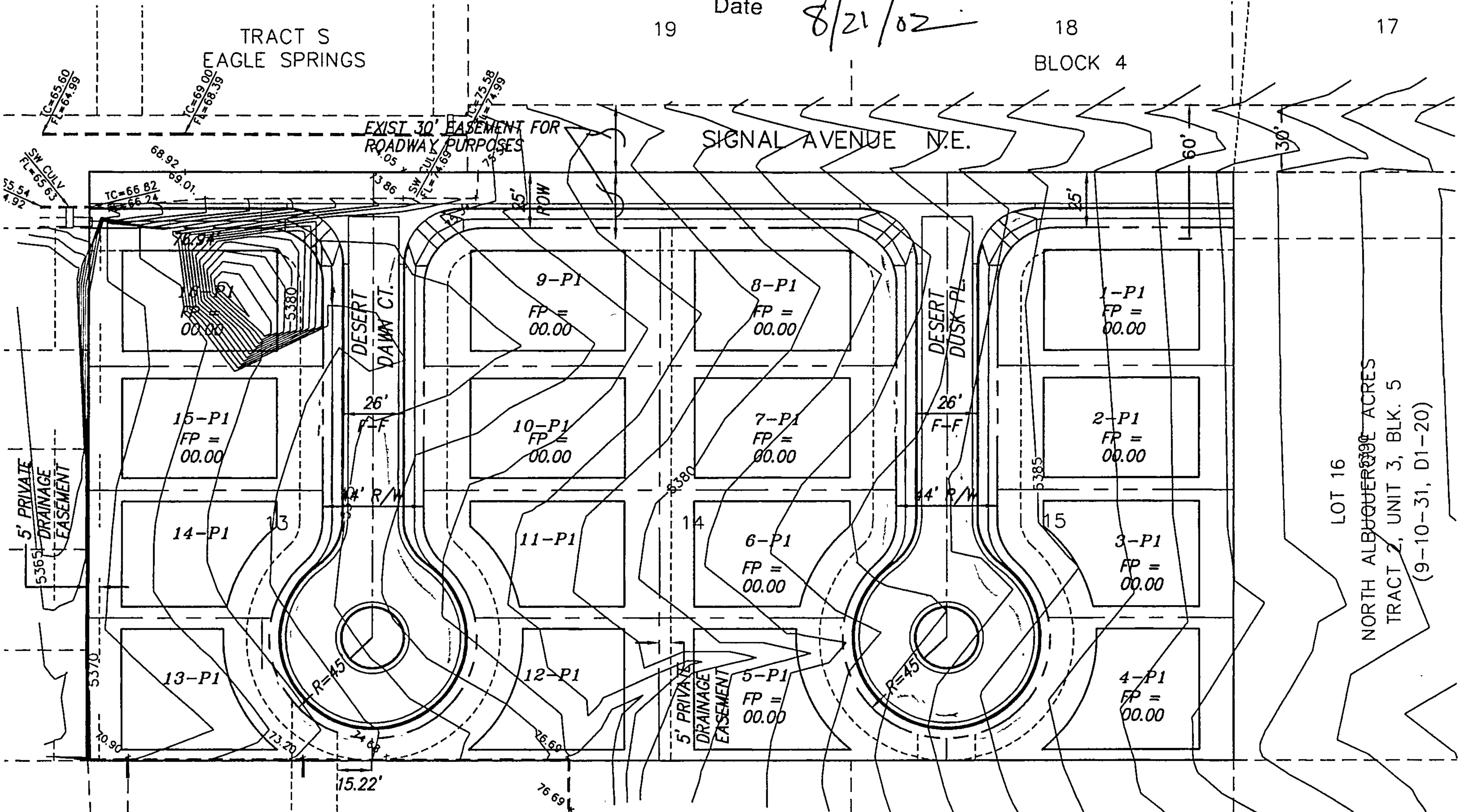
17

TRACT S  
EAGLE SPRINGS

BLOCK 4

EXIST 30' EASEMENT FOR  
ROADWAY PURPOSES

SIGNAL AVENUE N.E.



LOT 16  
NORTH ALBUQUERQUE ACRES  
TRACT 2, UNIT 3, BLK. 5  
(9-10-31, D1-20)

## DESERT RIDGE @ LA CUEVA SUBDIVISION DEFERRED SIDEWALK EXHIBIT

COPPELL SUBDIVISION  
TRACT A  
(11-23-99, 99C-321)

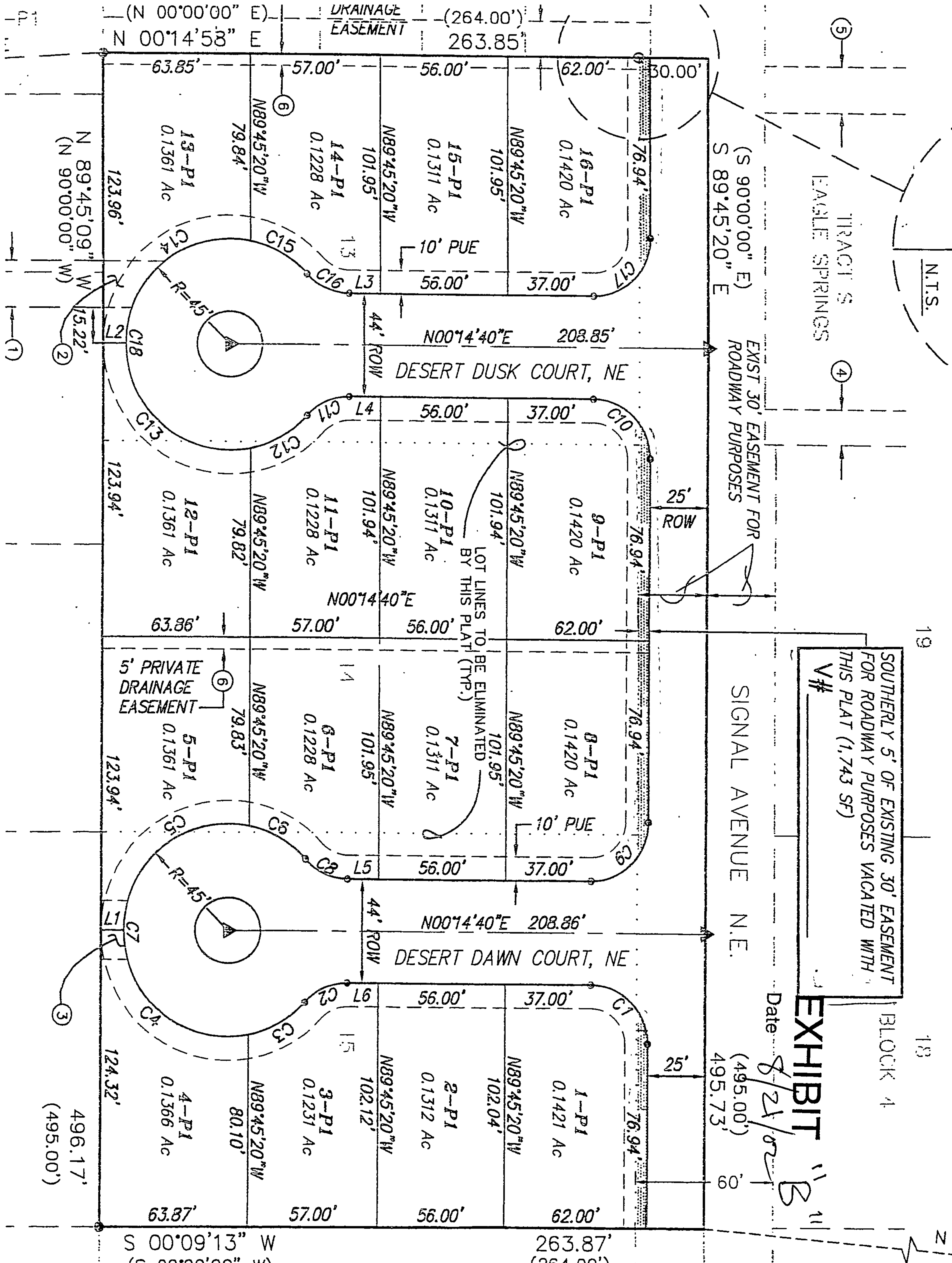
LOT 6-P1  
02°55'11" E  
2977.08'

LOT 7-P1

LOT 10-P1

LOT 18

LOT 17



SOUTHERLY 5' OF EXISTING 30' EASEMENT FOR ROADWAY PURPOSES VACATED WITH THIS PLAT (1,743 SF)

**EXHIBIT "B"**

Date 8/21/02

SIGNAL AVENUE N.E. (495.00') 495.73'

V#

BLOCK 4

19

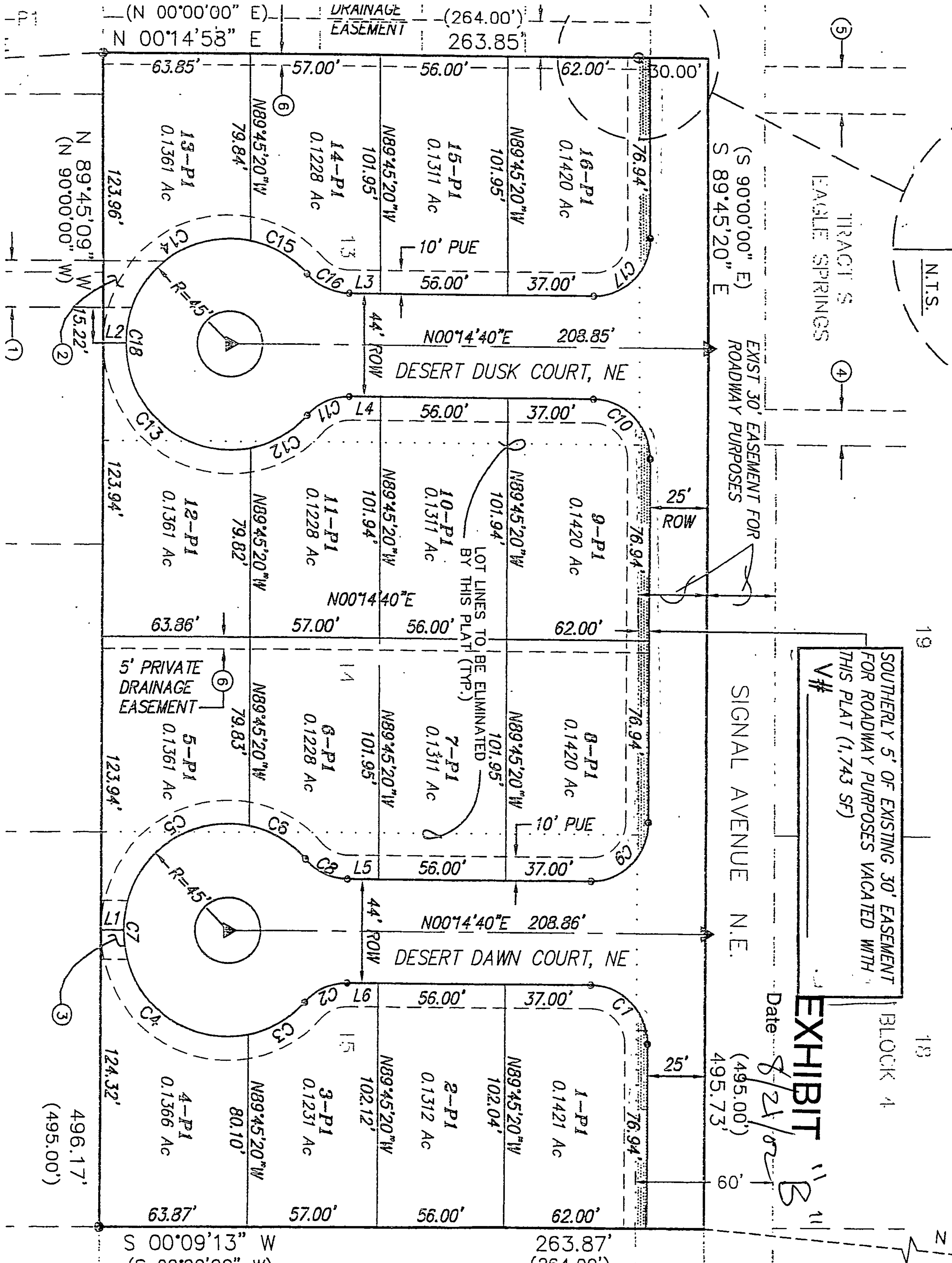
18

21

TRACT 5 EAGLE SPRINGS

(S 90°00'00" E) S 89°45'20" E

N.T.S.





Plat that created the Roadway Easement

DI-20

# TRACT 2 UNIT 3 NORTH ALBUQUERQUE ACRES

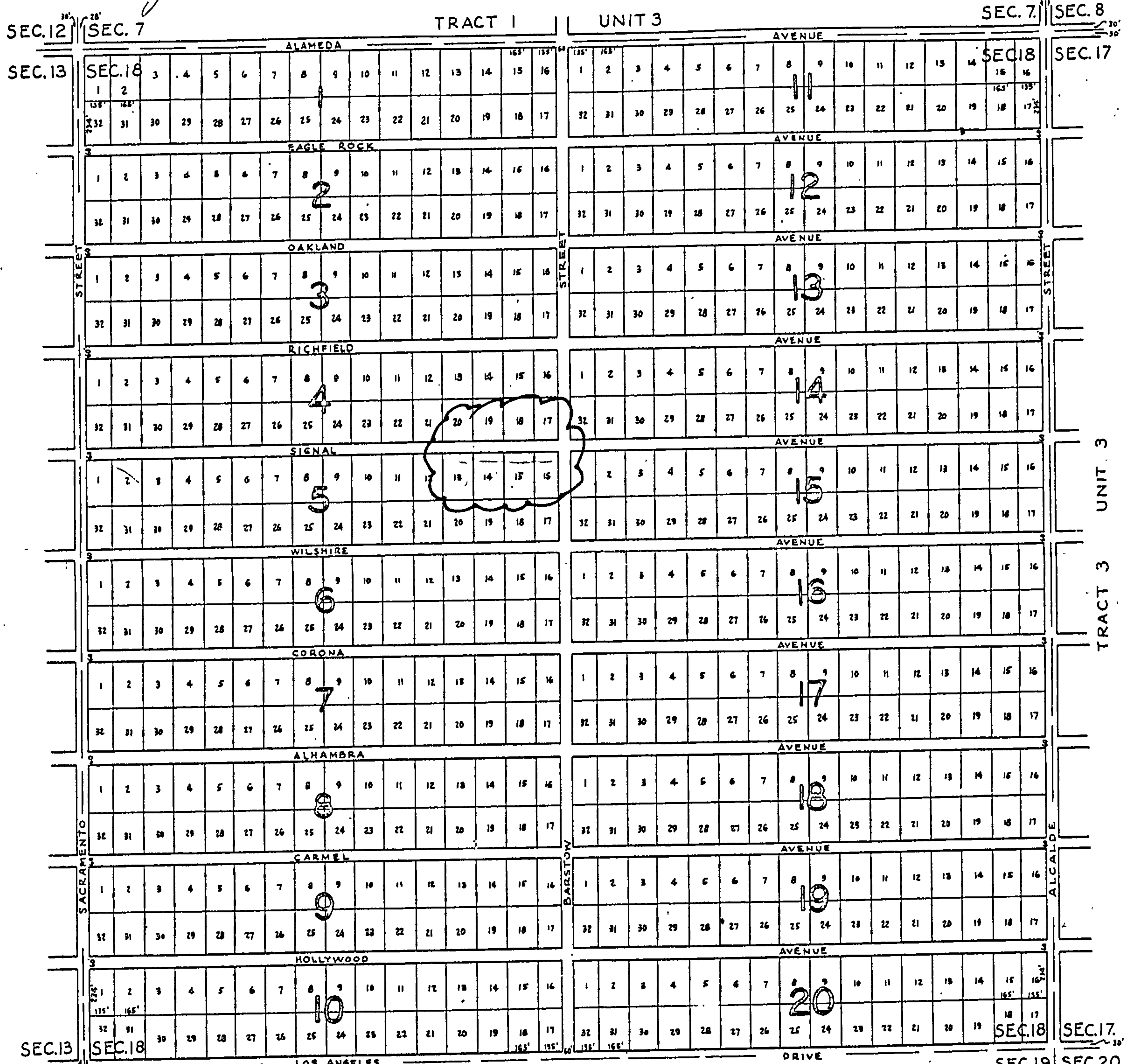
ALBUQUERQUE BERNALILLO COUNTY NEW MEXICO

SCALE: 1 INCH = 400 FEET

EACH LOT INCLUDING TO CENTER OF ADJOINING STREET IS ONE ACRE.

September 1931  
*Robert M. ...*

This instrument was recorded on the 10th day of September, 1931, at 11:30 A.M. in Book 1 of Records of Bernalillo County, New Mexico, page 10. Witness my hand and the seal of said County at Albuquerque, New Mexico, this 10th day of September, 1931.  
J. Mrs. Will Rogers, Clerk & Recorder



SEC. 12  
SEC. 13  
SEC. 19  
T. 11 N.  
R. 3 E.

T. 11 N. R. 4 E.  
N.M.P.M.

SEC. 17  
SEC. 18  
SEC. 19  
SEC. 20

The above and foregoing subdivision of that certain tract of land in School District No. 3, Bernalillo County, New Mexico within the Elena Gallegos Grant being all of Section 18, Township 11 North, Range 4 East, N.M.P.M. (as defined by projection of existing public survey lines). Surveyed, platted and subdivided as hereon shown, comprising Blocks 1 to 20 inclusive of Tract 2 Unit 3, North Albuquerque Acres, is with the free consent and in accordance with the desire of the undesignated owner and proprietor thereof.

NORINS REALTY COMPANY, INC. Owner and proprietor.  
by S/ M. Norins, President.

ATTEST: S/ J. W. Dewey, Secretary.

State of California )  
County of Los Angeles )

On this 4th day of Sept., 1931, before me, a Notary Public in and for said county, personally appeared M. Norins and J. W. Dewey, both to me personally known, who being duly sworn by me according to law, did say that they are President and Secretary, respectively of the Norins Realty Company, Inc., and that the seal affixed to the foregoing instrument is the Corporate Seal of said corporation and that said instrument was signed and said seal affixed thereto in behalf of said corporation by authority of its Board of Directors, and said M. Norins did acknowledge said instrument to be the free act and deed of said corporation.

In Witness whereof I have hereunto set my hand and seal the day and date last above written.

S/ Louise M. Welty - Notary Public

My commission expires April 30, 1933.

I, C. B. SEYER, County Surveyor of Bernalillo County New Mexico, hereby certify that I have examined the plat of Tract 2, Unit 3, North Albuquerque Acres, upon which this certificate appears and have approved the same this 2nd day of Sept., 1931.

S/ C. B. Seyer, County Surveyor.

Alameda Avenue - Anuncia Avenue  
Hollywood Avenue - Holly Avenue  
Alcalde Street - ...  
Carmel Street - ...

DI-20

DI-20



# A City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

SUBDIVISION Supplemental form S

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

ZONING Supplemental form Z

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

SITE DEVELOPMENT PLAN P

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

APPEAL / PROTEST of... A

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

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

**APPLICANT INFORMATION:**

NAME: SAN PEDRO EQUITIES, LLC PHONE: 221-5326  
 ADDRESS: BOX 90848 FAX: 796-0107  
 CITY: ALBUQUERQUE STATE NM ZIP 87199 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER  
 AGENT (if any): RANDY SCHMILLE / MARK GOODWIN (ASSOC) PHONE: 828-2200  
 ADDRESS: 8916 ADAMS NE FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: REPLATTING

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. 16 Block: 5 Unit: 3  
 Subdiv. / Addn. TRACT 2 NAA  
 Current Zoning: R1D @ 7DU/DC Proposed zoning: SAME  
 Zone Atlas page(s): C-19 No. of existing lots: 1 No. of proposed lots: 5  
 Total area of site (acres): .82 Density if applicable: dwellings per gross acre: 5 dwellings per net acre: 5  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO  
 UPC No. 101906425230120117 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: SW CORNER OF SIGNAL NE & WYOMING  
 Between: ALAMEDA and PASEO DEL NORTE

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 1001935

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

SIGNATURE Randy Schmitte DATE 6/24/02  
 (Print) Randy Schmitte  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised September 2001

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>020RB - 00970</u>	<u>SK</u>	<u>83</u>	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>July 10, 2002</u>				Total \$ <u>0</u>

Paul Candarian 6/26/02 Project # 1001935  
 Planner signature / date



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

**SKETCH PLAT REVIEW AND COMMENT**

Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.

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

- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Any original and/or related file numbers are listed on the cover application

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

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

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

Extension of preliminary plat approval expires after one year.

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

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

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

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

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

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

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

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

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

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

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

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

Amended preliminary plat approval expires after one year.

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

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

Randy Schmitte  
 Applicant name (print)  
Randy Schmitte 6/26/02  
 Applicant signature / date



Form revised September 2001

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

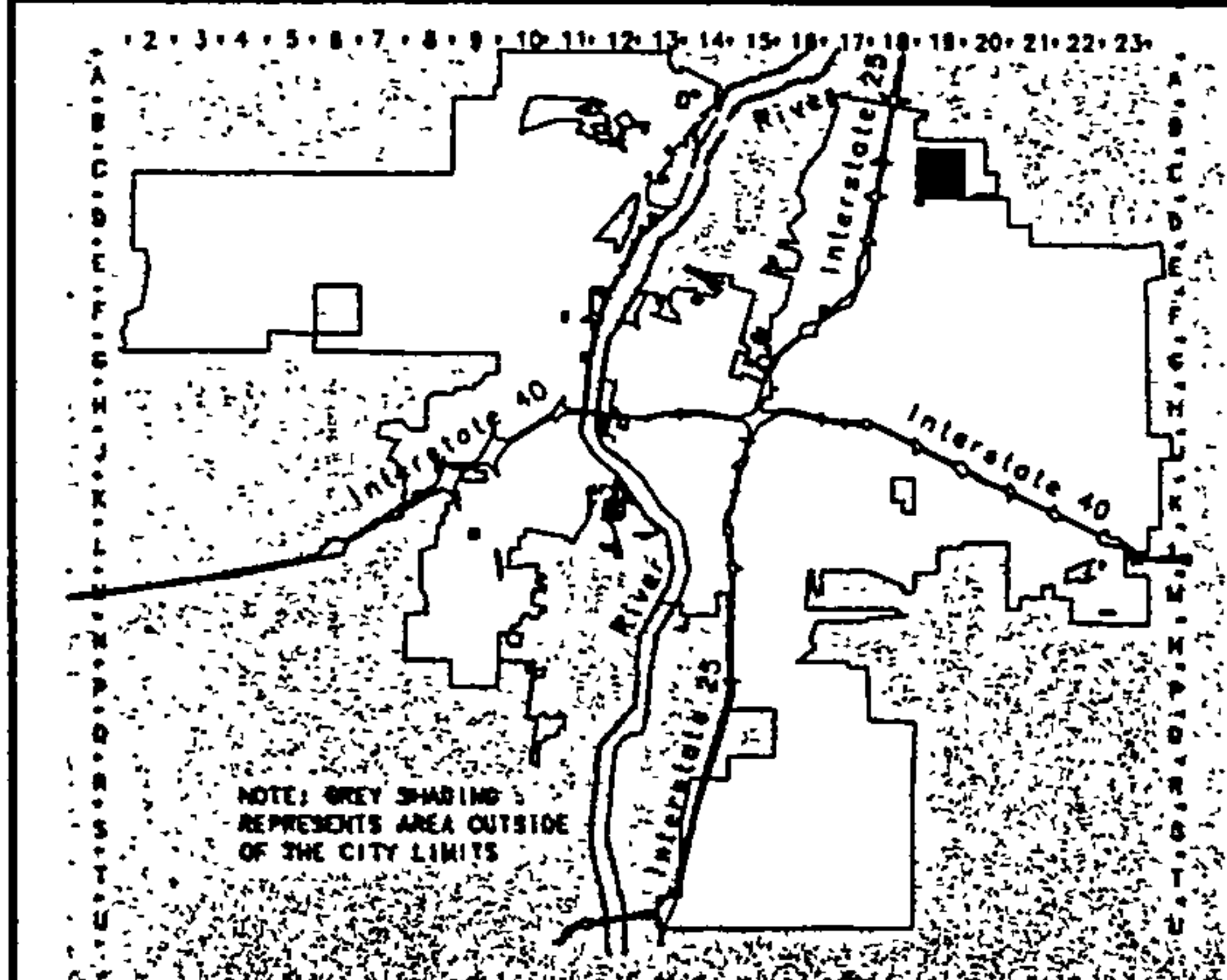
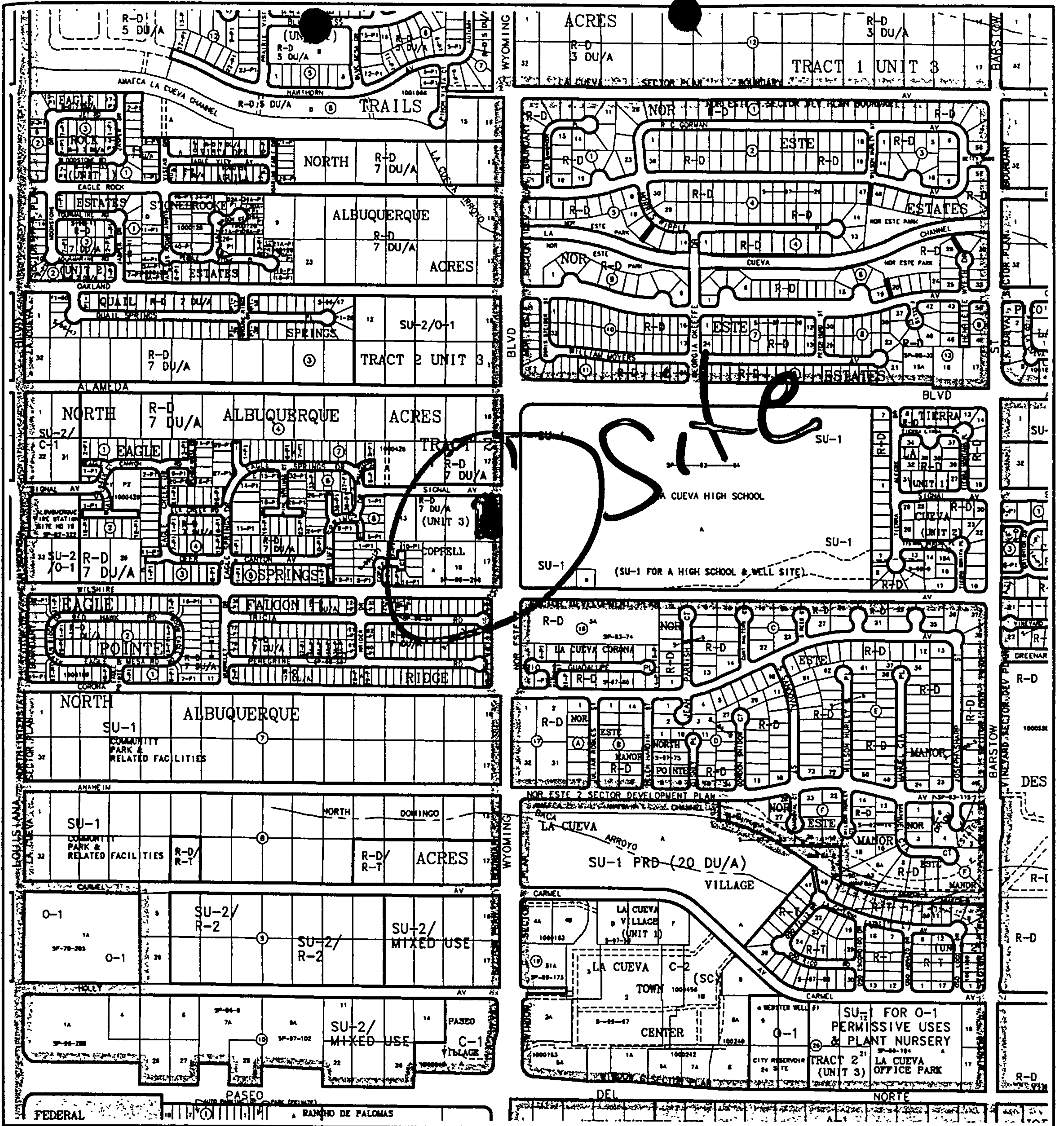
Application case numbers

02003 - 00970

Paul Cardigan 6/26/02  
 Planner signature / date

**Project #** 1001935

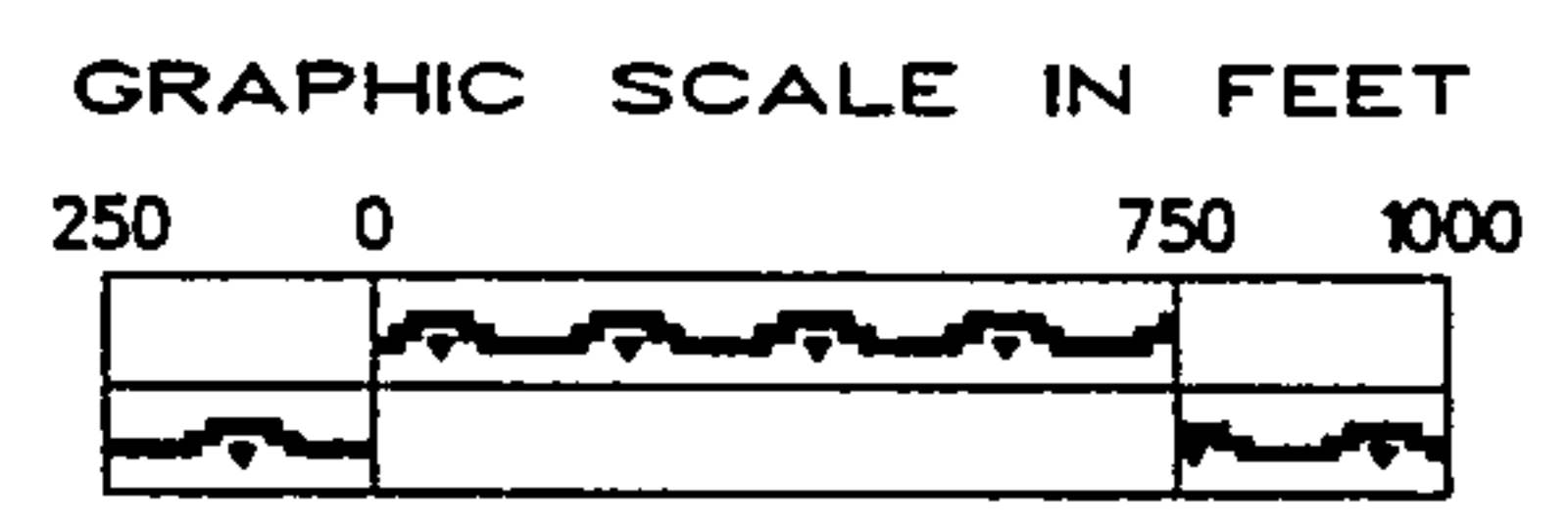




CITY OF  
Albuquerque

Albuquerque Geographic Information System  
PLANNING DEPARTMENT

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Zone Atlas Page

C-19-Z

Map Amended through April 03, 2002



San Pedro Equities, LLC  
PO Box 90848  
Albuquerque, NM 87199  
T: 221-5326  
F: 796-0107

June 26, 2002

Request for Sketch Plat Review  
S.W. Corner of Signal NE and Wyoming NE  
Lot 16 Block 5 Tr 2 U3 NAA

The subject lot is currently zoned R-D 7 DU/AC. We are proposing 5 private residential lots to be accessed by a private access easement.

Thank you.

Sincerely,

A handwritten signature in cursive script, appearing to read "Randy Schmile".

Randy Schmile  
Agent for San Pedro Equities, LLC



**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: 1001935**

**AGENDA ITEM NO: 26**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An approved drainage report is required for Preliminary Plat approval.

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED X; WITHDRAWN  
*discussal*  
 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  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

May 15, 2002

**26. Project #1001935  
Application # 02DRB-00698  
North Albuquerque Acres, Tract 2, Lots 13-16**

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1. Depending on how much right-of-way is needed for Wyoming Boulevard, the layout may need to be somewhat modified.
2. The site is within the boundaries of the LaCueva Sector Development Plan. Future development must be in compliance with all goals, policies and regulations.
3. Major subdivision plats require a public hearing before the DRB. The deadline for submittal is every Friday at noon. Cases are heard approximately three weeks later. The applicant must contact representatives of recognized neighborhood associations by certified mail and provide proof of notification at submittal.
4. The City Surveyor and property owner/s must sign the preliminary plat prior to application submittal.

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



# City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

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

**APPLICANT INFORMATION:**

NAME: RANDY SCHMILLE PHONE: 797-0258  
 ADDRESS: Box 90848 FAX: 796-0107  
 CITY: ALBUQUERQUE STATE NM ZIP 87199 E-MAIL: SCHMILLECO@AOL  
 Proprietary interest in site: UNDER CONTRACT TO PURCHASE AS OWNER  
 AGENT (if any): MARK GOODWIN PHONE: 828-2200  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: A subdivision of 16 Residential lots  
Sketch Plat

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

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

Lot or Tract No. 13-16 Block: 5 Unit: 3  
 Subdiv. / Adn. TRACT 2 NAA  
 Current Zoning: RD 7 DU/AZ Proposed zoning: \_\_\_\_\_  
 Zone Atlas page(s): C-19 No. of existing lots: 4 No. of proposed lots: 16  
 Total area of site (acres): 4.73 ± Density if applicable: dwellings per gross acre: 4.73 dwellings per net acre: 4.73  
 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. 101906425230120117 / 101906420630220120 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: SIGNAL & WYOMING NE  
 Between: ALAMEDA and PASEO Signal

**CASE HISTORY:**

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

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

SIGNATURE Randy Schmille DATE 5-7-02  
 (Print) Randy Schmille \_\_\_\_\_ Applicant \_\_\_\_\_ Agent

**FOR OFFICIAL USE ONLY**

Form revised September 2001

INTERNAL ROUTING

Application case numbers	Action	S.F.	Fees
<u>02DRB - 00698 SK</u>		<u>5(3)</u>	\$ <u>[Signature]</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>May 15, 2002</u>			Total \$ <u>[Signature]</u>

[Signature] 5/7/02 Project # 1001935  
 Planner signature / date



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

**SKETCH PLAT REVIEW AND COMMENT**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

- Preliminary Plat reduced to 8.5" x 11"
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Copy of previous D.R.B. approved infrastructure list
  - Copy of the Official D.R.B. Notice of approval
  - Any original and/or related file numbers are listed on the cover application
- Extensions are not reviewed through internal routing.**  
 Extension of preliminary plat approval expires after one year.  
 DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
  - Property owner's and City Surveyor's signatures on the Mylar drawing
  - SIA financial guaranty verification
  - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
  - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
  - Property owner's and City Surveyor's signatures on the Mylar drawing
  - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

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

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

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
  - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
  - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.  
 DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

Randy Schmitz  
 Applicant name (print)  
Randy Schmitz 5-7-02  
 Applicant signature / date



Form revised September 2001

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

Application case numbers  
02DRB-00698  
 \_\_\_\_\_  
 \_\_\_\_\_

Paul Casade 5/7/02  
 Planner signature / date  
**Project # 1001935**

.. May 7, 2002

.. CITY OF ALBUQUERQUE  
.. D.R.B.

.. This is a request for sketch plat  
review of a 16 lot subdivision in NAA.  
Subdivision will be named Desert Ridge.

*Randy Schmitte*

Randy Schmitte

P.O. Box 90848

Albuquerque, NM 87199

T: 797-0258

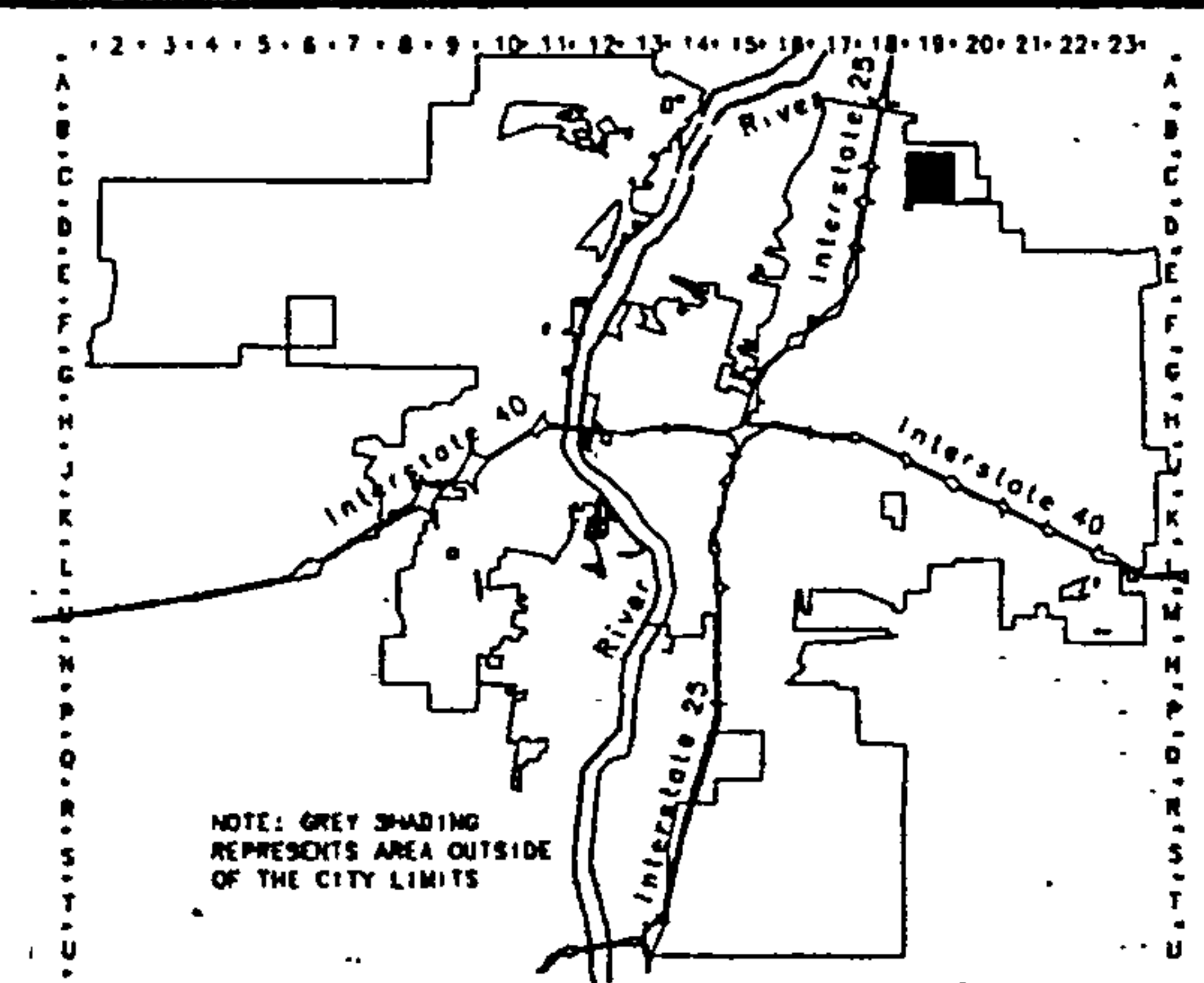
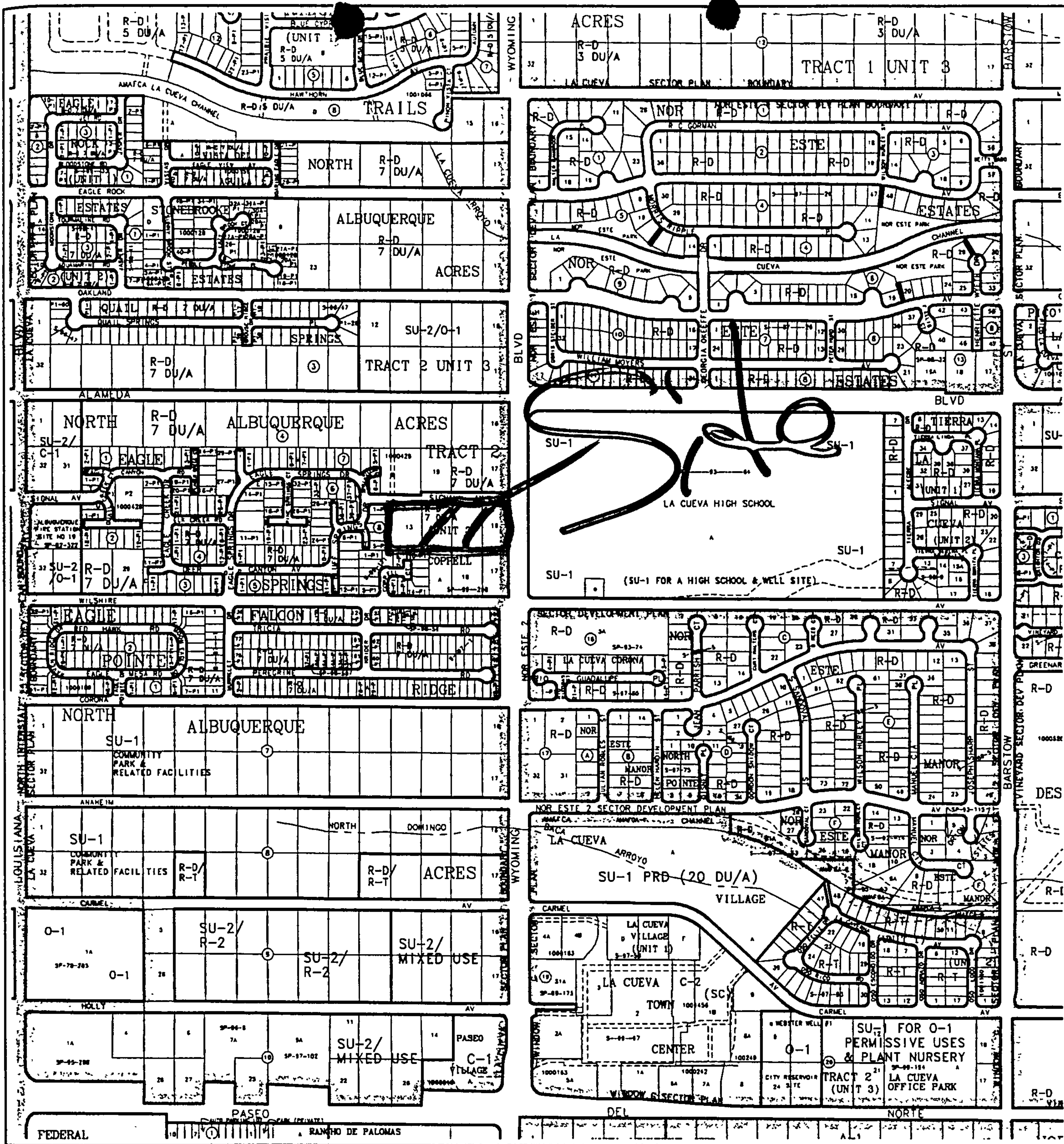
F: 796-0107

.. C-19

LEGAL: LOTS 13-16 BS T2 U3 NAA

P.S. Would you give me a idea of the  
improvements that will be required for  
Wyoming NE. (street ROW, design, water &  
sewer & storm sewer requirements)  
Thank you.





CITY OF  
Albuquerque  
Geographic Information System  
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

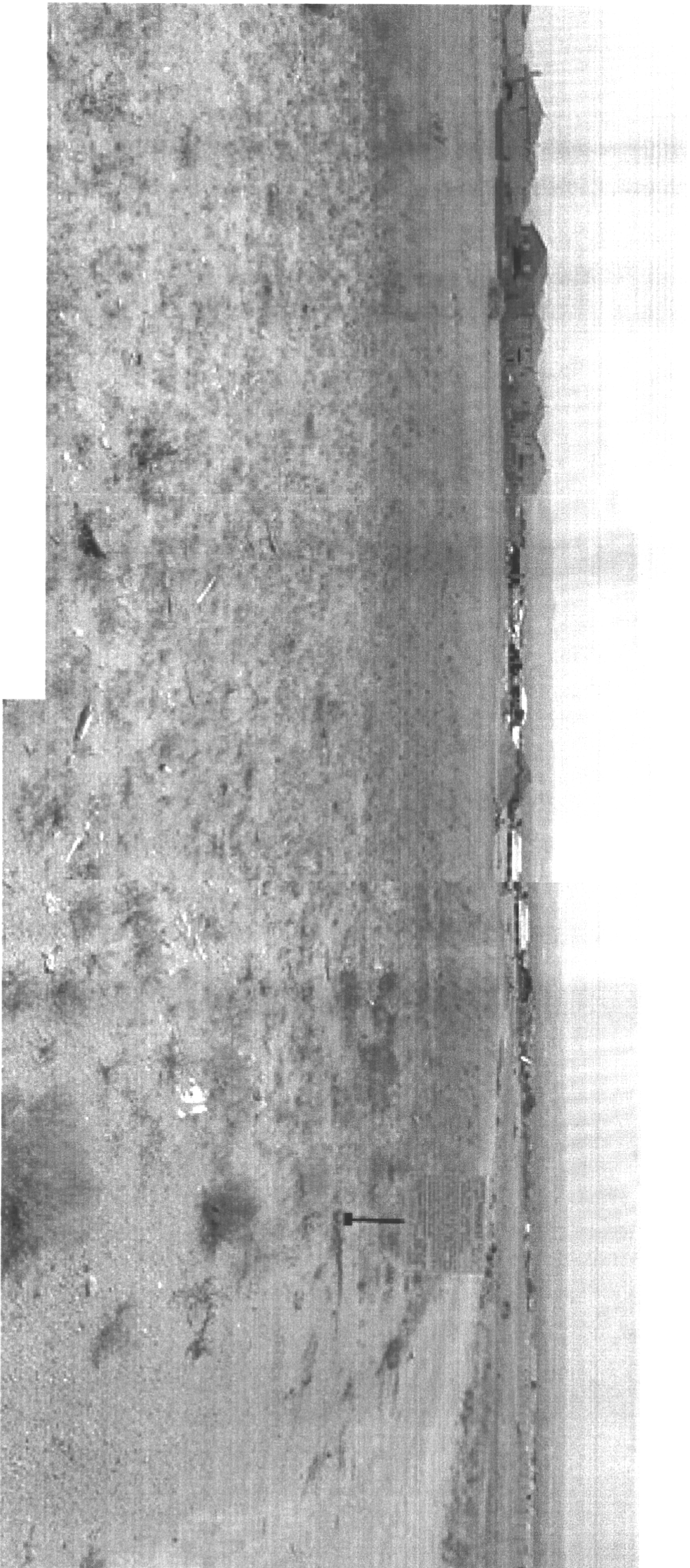


Zone Atlas Page

**C-19-Z**

Map Amended through April 03, 2002





#5 DRB Aug 21, 02 # 1001935 Looking West