COMPLETED 07/30/10 SH (PREL / FINAL)

DRB CASE ACTION LOG

REVISED 10/08/07

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.: 09DRB-70322 Project # 1001939
Project Name: CIELO OESTE UNIT 3
Agent: BOHANNAN HUSTON INC. Phone No.:

Your request was approved on 10-28-09 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

☑ TRANSPORTATION: - exhibit of field dimensions

☐ UTILITIES:

☐ CITY ENGINEER / AMAFCA:

☐ PARKS / CIP:

☑ PLANNING (Last to sign): to record

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

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

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

Created On:

DRB CASE ACTION LOG (PRELIM/FINAL)

REVISED 10/08/07

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.: 09DRB-70322 Project # 1001939
Project Name: CELO OESTE UNIT 3
Agent: BOHANNAN HUSTON INC. Phone No.:

Your request was approved on 10-28-09 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

☒ TRANSPORTATION: - exhibit of field dimensions

☐ UTILITIES:

☐ CITY ENGINEER / AMAFCA:

☐ PARKS / CIP:

☒ PLANNING (Last to sign): to record

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

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

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

Created On:

1939

DXF Electronic Approval Form

DRB Project Case #: 1001939

Subdivision Name: CIELO OESTE LOT 5A

Surveyor: ROBERT GROMATZKY

Contact Person: MARY COLE

Contact Information: 798-7826

DXF Received: 12/10/2009 Hard Copy Received: 12/10/2009

Coordinate System: NMSP Grid (NAD 27)

Approved 12-10-2009 Date

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

AGIS Use Only

Copied fc **1939** to agiscov on **12/10/2009** Contact person notified on **12/10/2009**

3. **Project# 1001939**
09DRB-70322 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for UGENIA MECCI request(s) the above action(s) for all or a portion of Lot(s) 5, **CIELO OESTE Unit(s) 3,** zoned R-D, located on CASA FLORIDA PL NW BETWEEN GUNNISON NW AND CASA VISTOSA NW containing approximately 0.1252 acre(s). (H-9) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR EXHIBIT OF FIELD DIMENSIONS AND TO PLANNING TO RECORD AND AGIS DXF FILE.**

4. **Project# 1007999**
09DRB-70305 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for EXPLORA EDUCATIONAL DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 2, zoned S-MI, located on SOUTHWEST CORNER OF 18TH ST NW AND BELLAMAH NW (J-13) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO ABCWUA FOR EASEMENTS AND TO PLANNING FOR AGIS DXF FILE.**

5. **Project# 1007011**
09DRB-70279 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for RED ROCK CAPITAL request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 39, **RAYNOLDS ADDITION** zoned SU-2 / R-2, located on ON COAL AVE SW BETWEEN 8TH ST SW & 9TH ST SW containing approximately 0.1629 acre(s). (K-13) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR EXPIRATION OF APPEAL PERIOD FOR VARIANCE.**

6. **Project# 1004300**
05DRB-01286 MINOR-PRELIM&FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for ROBERT NAVARRETTE, ELITE DRI-WALL request(s) the above action(s) for all or a portion of Lot(s) 31, 32, Block(s) 9, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2, M-1, located on EAGLE ROCK AVE NE and SAN MATEO BLVD NE containing approximately 2 acre(s). [REF: 05DRB01080] *[Deferred from 8/17/05, 8/24/09]* (C-18) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR UPDATED UTILITY SIGNATURES**

7. **Project# 1003475**
09DRB-70331 MINOR - TEMP DEFR SWDK CONST

FELIX RABADI agent(s) for FELIX RABADI request(s) the above action(s) for all or a portion of Tract(s) 1, **PARADISE VIEW** zoned R-LT, located on PARADISE BLVD NW BETWEEN UNIVERSE NW AND UNSER NW containing approximately 13 acre(s). (B-10/11) **A TWO YEAR EXTENSION TO THE 4-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001939 **AGENDA ITEM NO: 3**

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: October 28, 2009

2. **Project# 1002535**
09DRB-70303 VACATION OF PUBLIC EASEMENT

G. P. S. LLC agent(s) for CHRONIS DEVELOPMENT request(s) the referenced/ above action(s) for a 5 foot Public Utility Easement on a portion of Lot(s) 32-35 and Lot 38, **HUBBELL HEIGHTS ADDITION,** zoned SU-1/ 0-1 & C-1, located on the west side of 65TH ST SW and south of CENTRAL AVE SW containing approximately 5.556 acre(s). (K-10, K-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**

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

3. **Project# 1001989**
09DRB-70323 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
09DRB-70324 EPC APPROVED SDP FOR BUILD PERMIT
09DRB-70325 EPC APPROVED SDP FOR SUBDIVISION

MODULUS ARCHITECTS agent(s) for WILLIAM MELAD request(s) the above action(s) for all or a portion of Lot(s) C-2-4 2, **CAMPBELL LANDS** zoned SU-1 FOR FRATERNAL CLUBS & C-1 w/FULL SERVICE LIQUIOR, located on COORS BLVD NW BETWEEN FORTUNA NW AND GLENRIO NW containing approximately 4 acre(s). (J-11)**INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

4. **Project# 1007992**
09DRB-70301 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

ALDRICH LAND SURVEYING INC agent(s) for AMAFCA request(s) the above action(s) for all or a portion of **PORTIONS OF 1-4 AT SNOW VISTA DIVERSION CHANNEL DRAINAGE ROW, I AT AMOLE -HUBBELL-BORREGA DRAINAGE ROW, TRACT A OF EL RANCHO GRANDE I UNIT 9-B, PARCEL 5-B OF EL RANCHO GRANDE I, REDONDO RD SW AND DE ANZA DR SW** located on 98TH ST SW AND SNOW VISTA SW AND UNSER BLVD SW AND BENAVIDES SW AND DENNIS CHAVEZ SW containing approximately 99.0291 acre(s). (M/N-9 & N//P-10) **DEFERRED TO 10/28/09 AT THE AGENT'S REQUEST.**

5. **Project# 1001939**
09DRB-70322 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for UGENIA MECCI request(s) the above action(s) for all or a portion of Lot(s) 5, **CIELO OESTE Unit(s) 3,** zoned R-D, located on CASA FLORIDA PL NW BETWEEN GUNNISON NW AND CASA VISTOSA NW containing approximately 0.1252 acre(s). (H-9) **DEFERRED TO 10/28/09 AT THE AGENT'S REQUEST.**

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD MEMO

DRB CASE NO/PROJECT NO: 1001939

AGENDA ITEM NO: 5

SUBJECT:

Plat Approval

ENGINEERING COMMENTS:

Hydrology has no objection.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

RESOLUTION:

APPROVED ____; DENIED ____; COMMENTS PROVIDED ____; WITHDRAWN___
DEFERRED TO:_____

SIGNED: **(UD) (CE) (TRANS) (PKS) (PLNG)**

COMMENTS:

SIGNED:
Curtis Cherne
Hydrology Section
City Engineer Designee
924-3695

DATE: 10-21-09

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1001939 AGENDA ITEM NO: 5

SUBJECT:

FINAL PLAT
PRELIMINARY PLAT

ENGINEERING COMMENTS:

Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line. Right of way dedication may be required.

RESOLUTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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

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

SIGNED: Kristal D. Metro
Transportation Development 505-924-3991

DATE: OCTOBER 21, 2009

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 3, 2008

Project# 1001939
08DRB-70478 VACATION OF PUBLIC EASEMENT

BOHANNAN HUSTON INC agent(s) for JD HOME BUILDER INC request(s) the referenced/ above action(s) for all or a portion of Lot(s) 5, **CIELO OESTE SUBDIVISION,** zoned R-D, located on the north side of CASA FLORIDA PL NW BETWEEN CASA VISTOSA CT NW AND CASA LINDA CT NW containing approximately .12 acre. (H-9)

At the December 3, 2008 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B)(1)(3) of the Subdivision Ordinance.

(A)(1) The public easement vacation request was filed by the owners of a majority of the rear footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the public easement.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

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.

If you wish to appeal this decision, you must do so by December 18, 2008 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.
You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

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.)

Jack Cloud, AICP, DRB Chair

Cc: Bohannan Huston, Inc/CDP1 Sally – 7500 Jefferson NE – Albuquerque, NM 87109
Cc: JD Homes Builder Inc. – P.O. Box 90218 – Albuquerque, NM 87199
Marilyn Maldonado
File

DEVELOPMENT REVIEW BOARD
Action Sheet

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

December 3, 2008 9:00 AM
MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department
Angela Gomez, Administrative Assistant

Kristal Metro, P.E. , Transportation Development
Brad Bingham, P.E., Hydrology/ Alternate City Engineer
Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA
Christina Sandoval, Parks/Municipal Development

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

1. **Project# 1001939**
08DRB-70478 VACATION OF PUBLIC EASEMENT

BOHANNAN HUSTON INC agent(s) for JD HOME BUILDER INC request(s) the referenced/ above action(s) for all or a portion of Lot(s) 5, **CIELO OESTE SUBDIVISION,** zoned R-D, located on the north side of CASA FLORIDA PL NW BETWEEN CASA VISTOSA CT NW AND CASA LINDA CT NW containing approximately .12 acre. (H-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**

2. **Project# 1004801**
08DRB-70468 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)

TERRA WEST LLC agent(s) for FRATERNAL ORDER OF POLICE ALBUQUERQUE LODGE request(s) the above action(s) for all or a portion of Lot(s) 1-A,1-B,2-A & 2-B, **FRATERNAL ORDER OF POLICE ADDITION** zoned IP, located on NE CORNER JEFFERSON ST NE AND BEAR ARROYO containing approximately 9.73 acre(s). (E-17) **THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December3, 2008

Project# 1001939
08DRB-70478 VACATION OF PUBLIC EASEMENT

BOHANNAN HUSTON INC agent(s) for JD HOME BUILDER INC request(s) the referenced/ above action(s) for all or a portion of Lot(s) 5, **CIELO OESTE SUBDIVISION,** zoned R-D, located on the north side of CASA FLORIDA PL NW BETWEEN CASA VISTOSA CT NW AND CASA LINDA CT NW containing approximately .12 acre. (H-9)

AMAFCA
No comment.

COG
MRCOG staff has no comment on the proposed development.

TRANSIT
No comment.

ZONING ENFORCEMENT
No comment.

NEIGHBORHOOD COORDINATION

APS
Cielo Oeste Subdivision, Lot 5, is located on Casa Florida Pl NW between Casa Vistosa Ct NW and Casa Linda Ct NW. The owner of the above property requests a Vacation of Public Easement for a development that consists of 64 residential lots. This is impacting, Painted Sky Elementary School, Jimmy Carter Middle School, and West Mesa High School. Currently, all three schools are exceeding capacity.

Loc No	School	2008-09 40th Day	2008-09 Capacity	Space Available
275	Painted Sky	1,069	1,000	-69
445	Jimmy Carter	1,185	1,200	15
570	West Mesa	2,749	2,632	-117

Residential Units: 64
Est. Elementary School Students: 17
Est. Middle School Students: 7
Est. High School Students: 7
Est. Total # of Students from Project: 31
*The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district.
To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
  - Construct new schools or additions
  - Add portables

- Use of non-classroom spaces for temporary classrooms
- Lease facilities
- Use other public facilities

- Improve facility efficiency (short term solution)
  - Schedule Changes
    - Double sessions
    - Multi-track year-round
  - Other
    - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
  - Boundary Adjustments / Busing
  - Grade reconfiguration
- Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval

POLICE DEPARTMENT
No comment.

FIRE DEPARTMENT
No comment.

PNM ELECTRIC & GAS
No comment.

COMCAST
No comment.

QWEST
No comment.

ENVIRONMENTAL HEALTH

M.R.G.C.D
No Adverse Comments.

OPEN SPACE DIVISION
Open Space has no adverse comments

CITY ENGINEER
The Hydrology section has no objection to the vacation request.

TRANSPORTATION DEVELOPMENT
No adverse comments.

PARKS AND RECREATION
Defer to Utility Development.

ABCWUA
No objection to the Vacation request with the condition that the existing sanitary sewer line must be abandoned and relocated to the satisfaction of the Water Authority prior to approval of the Final Plat.

PLANNING DEPARTMENT
Refer to comments from ABCWUA regarding proposed vacation.

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

Cc:

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, September 26, 2007,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1001939
07DRB-70233 VACATION OF PUBLIC EASEMENT

BOHANNAN HUSTON INC agent(s) for JD HOME BUILDER CORP. request(s) the above action(s) for all or a portion of Lot(s) 5, **CIELO OESTE SUBDIVISION,** zoned R-D, located on CASA FLORIDA PL NW BETWEEN CASA VISTOSA CT NW AND CASA LINDA CT NW containing approximately 0.1007 acre(s). (H-9)

Project# 1006798
07DRB-70234 BULK LAND VARIANCE
07DRB-70235 MINOR - TEMP DEFR SWDK CONST
07DRB-70236 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WILSON AND COMPANY INC agent(s) for BRUNACINI DEVELOPMENT LTD CO request(s) the above action(s) for all or a portion of Lot(s) 3, Tract(s) S-1, S-2A-2 & S-1A, **ATRISCO BUSINESS PARK, UNIT 2** (to be known as **MERIDIAN BUSINESS PARK II, UNIT 2**) zoned IP, located on LOS VOLCANES RD NW BETWEEN UNSER BLVD NW AND AIRPORT RD NW containing approximately 95.9287 acre(s). (J-9, J-10 & K-10)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this 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.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 10, 2007.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1001939 **AGENDA ITEM NO: 1**

SUBJECT:

Vacation of Public Easement

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham **DATE:** SEPTEMBER 26, 2007
City Engineer / AMAFCA Designee 505-924-3986
0

DRB PUBLIC HEARING SIGN-ON SHEETS

PROJECT #: 1001939 **AGENDA#** 1 **DATE:** 09/26/07

1. Name: KEVIN PATTON (AGENT) Address: _____ Zip: _____
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____
15. Name: _____ Address: _____ Zip: _____
16. Name: _____ Address: _____ Zip: _____
17. Name: _____ Address: _____ Zip: _____

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

SEPTEMBER 26, 2007

1. Project# 1001939
07DRB-70233 VACATION OF PUBLIC EASEMENT

BOHANNAN HUSTON INC agent(s) for JD HOME BUILDER CORP. request(s) the above action(s) for all or a portion of Lot(s) 5, CIELO OESTE SUBDIVISION, zoned R-D, located on CASA FLORIDA PL NW BETWEEN CASA VISTOSA CT NW AND CASA LINDA CT NW containing approximately 0.1007 acre(s). (H-9)

At the September 26, 2007, Development Review Board meeting, the vacation was approved with the following condition. Prior to replat approval, the existing sanitary sewer line must be abandoned and relocated to the satisfacton of the Water Authority. The vacation was approved as shown on Exhibit B in the Planning file per Section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance.

(A)(1) The 8-foot of the existing 20-foot public sanitary sewer public easment vacation request was filed by the owners of a majority of the rear footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the 8-foot of the existing 20-foot public sanitary sewer public easment.

(B)(3) 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.

OFFICIAL NOTICE OF DECISION

If you wish to appeal this decision, you must do so by October 11, 2007, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.
You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

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

Sheran Matson, AICP, DRB Chair

Cc: JD Home Builder Corp, PO Box 90218, 87199
Bohannan Huston Inc, 7500 Jefferson NE, 87109
Marilyn Maldonado, Planning Department, 4th floor, Plaza del Sol Bldg.
File

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 26, 2007

Project# 1001939
07DRB-70233 VACATION OF PUBLIC EASEMENT

BOHANNAN HUSTON INC agent(s) for JD HOME BUILDER CORP. request(s) the above action(s) for all or a portion of Lot(s) 5, **CIELO OESTE SUBDIVISION,** zoned R-D, located on CASA FLORIDA PL NW BETWEEN CASA VISTOSA CT NW AND CASA LINDA CT NW containing approximately 0.1007 acre(s). (H-9)

AMAFCA No adverse comments.

COG No comments received.

Transit No comments received.

Zoning Enforcement No adverse comments.

Neighborhood Coordination Letter(s) sent to: Tres Volcanes NA (R)

APS **Cielo Oeste,** Lot 5, is located on Casa Florida Pl NW between Casa Vistosa Ct NW and Casa Linda Ct NW. The owners of the above mentioned property request a vacation of public easements. This lot is assigned to Painted Sky Elementary School, Jimmy Carter Middle School, and West Mesa High School. Currently, all three schools are exceeding capacity.

School	2007-08 Projections	2006-07 Capacity	Space Available
Painted Sky	1,034	1,000	-34
Jimmy Carter	1,218	1,200	-18
West Mesa	2,877	2,632	-245

A new southwest high school will open with a 9th grade academy in 2008, while the remainder of the school will open in 2009. The new southwest high school will relieve overcrowding at West Mesa High School.

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
  - Construct new schools or additions
  - Add portables

- Use of non-classroom spaces for temporary classrooms
- Lease facilities
- Use other public facilities

- Improve facility efficiency (short term solution)
  - Schedule Changes
    - Double sessions
    - Multi-track year-round
  - Other
    - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
  - Boundary Adjustments / Busing
  - Grade reconfiguration

Combination of above strategies

Police Department	No crime prevention or CPTED comments at this time.
Fire Department	No adverse comments.
PNM Electric & Gas	No comments received
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	No comments received.
M.R.G.C.D.	No comments received.
Open Space Division	Open Space has no adverse comments.
City Engineer	Defer to Utilities

Transportation Development

Defer to Utilities. Is this line being relocated? Infrastructure may be required.

Parks & Recreation

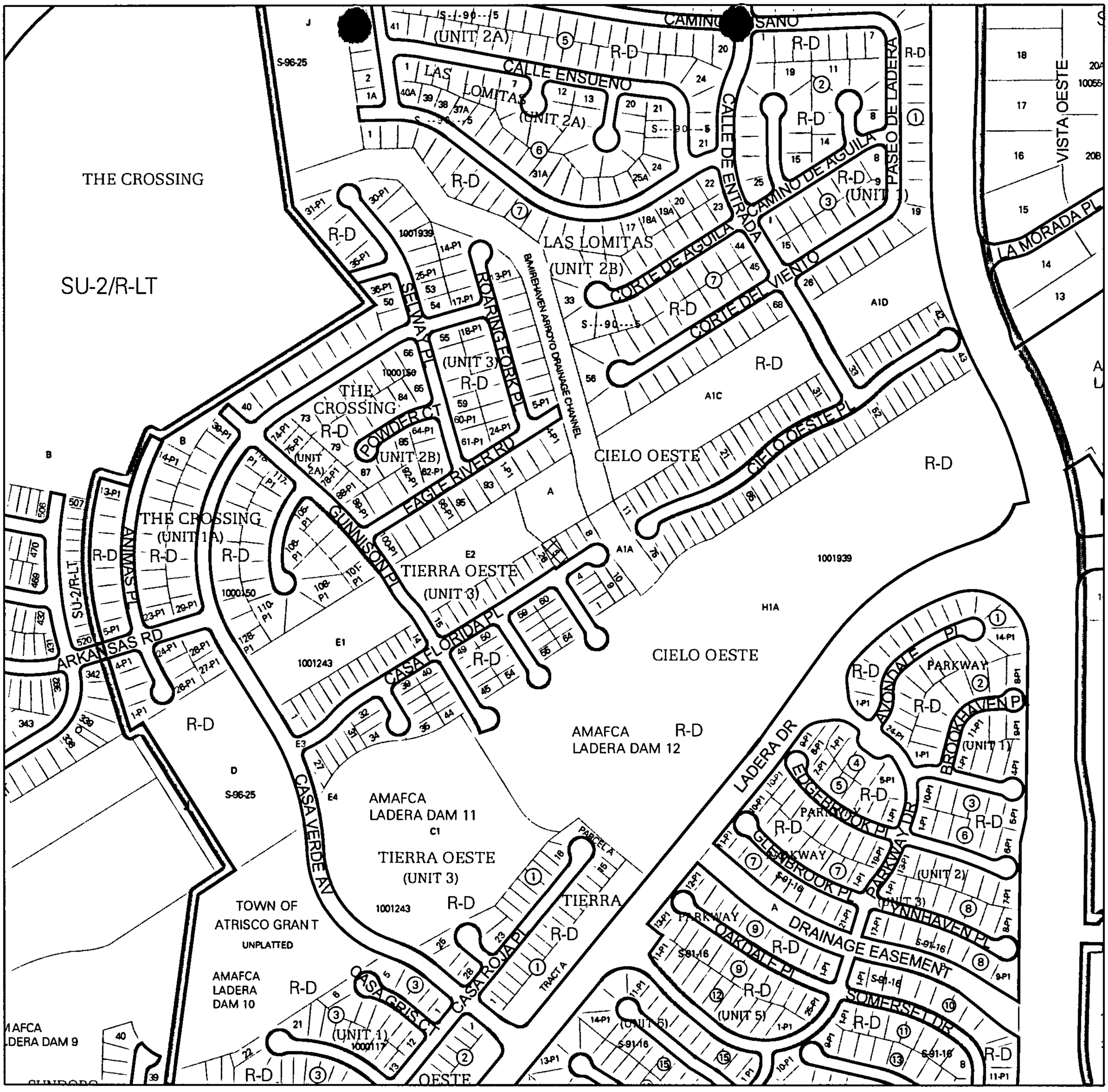
ABCWUA

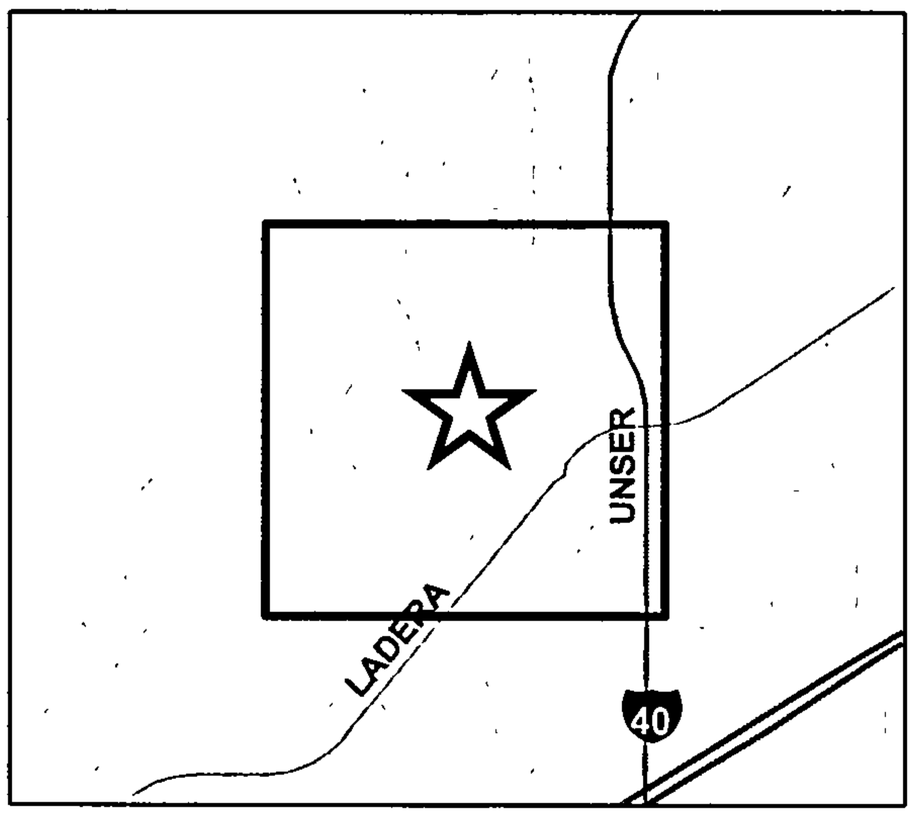
No objection to the Vacation request with the following condition:
"Prior to replat approval the existing sanitary sewer line must be abandoned and relocated to the satisfaction of the Water Authority".

Planning Department	No objection. Defer to the Water Authority.
Impact Fee Administrator	No comment on proposed vacation of public easement

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

Cc: JD HOME BUILDER CORP, PO BOX 90218, 87199
BOHANNAN HUSTON INC, 7500 JEFFERSON NE, 87109





ZONING MAP

Note: Grey shading indicates County.

1 inch equals 500 feet

Project Number:
1001939
Hearing Date:
September 26, 2007
Zone Map Page:
H-9
Additional Case Numbers:
07DRB-70233

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: September 26, 2007
Zone Atlas Page: H-19
Notification Radius: 100 Ft.

Project# 10001939
App#07DRB-70233

Cross Reference and Location: CASA FLOUDA PL NW BETWEEN CASA VISTOSA CT NW AND CASA LINDA CT NW

Applicant: JD HOME BUILDER CORP
PO BOX 90218
ALBUQUERQUE, NM 87199

Agent: BOHANNAN HUSTON INC
7500 JEFFERSON NE
ALBUQUERQUE, NM 87109

Special Instructions:

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

Date Mailed: SEPTEMBER 7, 2007
Signature: ERIN TREMLIN

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S
- ___ Major Subdivision action
- ___ Minor Subdivision action
- X Vacation — V
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN
- ___ for Subdivision — P
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D) — D
- ___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — Z
- ___ Annexation
  - ___ County Submittal
  - ___ EPC Submittal
- ___ Zone Map Amendment (Establish or Change Zoning)
- ___ Sector Plan (Phase I, II, III)
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)
- ___ Street Name Change (Local & Collector)

APPEAL / PROTEST of... — L A
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICATION INFORMATION:

Professional/Agent (if any): Bohannan Huston, Inc. PHONE: 823-1000
ADDRESS: 7500 Jefferson NE FAX: 798-7988
CITY: Albuquerque STATE: NM ZIP: 87109 E-MAIL:

APPLICANT: JD Home Builder Corp. PHONE: 991-2543
ADDRESS: PO Box 90218 FAX:
CITY: Albuquerque STATE: NM ZIP: 87199-0218 E-MAIL:
Proprietary interest in site: owner List all owners: N/A

DESCRIPTION OF REQUEST: Vacation of Public easement

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

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

Lot or Tract No. Lot 5 Block: Unit:
Subdiv/Addn/TBKA: Cielo Oeste Subdivision
Existing Zoning: R-D Proposed zoning: MRGCD Map No
Zone Atlas page(s): H9 UPC Code: 100905929007530314

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): DRB-1001939

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? NO
No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 0.1007
LOCATION OF PROPERTY BY STREETS: On or Near: Casa Florida Pl. NW
Between: Casa Vistosa Ct. NW and Casa Linda Ct. NW

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

SIGNATURE: Stephanie Walton DATE 8-30-07
(Print) Kevin Sutton Applicant: ☐ Agent: X

FOR OFFICIAL USE ONLY

Form revised 4/07

- ☐ 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	Action	S.F.	Fees
07DRB-___-70233	VPE	✓	$ 45.00
___-___-___	CMF		$ 20.00
___-___-___	Adv		$ 75.00
___-___-___			$
___-___-___			$
			Total $ 140.00

Hearing date September 26, 2007

Andrew Garcia 8/31/07
Planner signature / date

Project # 1001939

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**

__ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
__ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all 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)
__ List any original and/or related file numbers on the cover application

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☒ **VACATION OF PUBLIC EASEMENT (DRB27)**
☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**

✓ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way.)
✓ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ 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)
✓ List any original and/or related file numbers 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 30 DAYS after the filing deadline. Your attendance is required.

☐ **SIDEWALK VARIANCE (DRB20)**
☐ **SIDEWALK WAIVER (DRB21)**

__ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the variance or waiver
__ List any original and/or related file numbers on the cover application

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

☐ **SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**

__ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the variance
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**

__ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the deferral or extension
__ List any original and/or related file numbers on the cover application

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

☐ **VACATION OF PRIVATE EASEMENT (DRB26)**
☐ **VACATION OF RECORDED PLAT (DRB29)**

__ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
__ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
__ Letter of authorization from the grantors and the beneficiaries (private easement only)
__ Fee (see schedule)
__ List any original and/or related file numbers 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.

KEVIN PATTON
Applicant name (print)

for Stephanie Wilson 8-30-07
Applicant signature / date

Form revised 4/07

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

Application case numbers
07 DRB - ____ - 70233
____ - ____ - ____
____ - ____ - ____

Andrew Smith 8/31/07
Planner signature / date

Project # 1001939

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROPERTY CLASS	TAX DISTRICT	LEGAL
1	100905929905841305	MANDAGARAN SHANDARA LEE & MANDAGARAN PAUL L & TAMMY S	8605 CA SA VISTO SA CT NW	ALBUQUERQUE	NM	87120 2903	R	A1A	LT 2 PLAT OF CIELO OESTE A REPLAT OF TRACTS A-1 & H-1 TIERRA OESTE SUBDIVISION UNIT 3 CONT .0937 AC
2	100905928107030605	SAENZ KAREN BABETTE	8616 CA SA VISTO SA CT NW	ALBUQUERQUE	NM	87120	R	A1A	LT 60 PLAT OF TIERRA OESTE SUBDIVISION UNIT 3 A REPLAT OF TRACTS A, C, E & H THE CROSSING CONT .1015 AC
3	100905929706141304	ZAK RICHARD S & ANGELINA	8609 CA SA VISTROSA NW	ALBUQUERQUE	NM	87120	R	A1A	LT 3 PLAT OF CIELO OESTE A REPLAT OF TRACTS A-1 & H-1 TIERRA OESTE SUBDIVISION UNIT 3 CONT .0937 AC
4	100905929407830315	BRUNACINI EVELYN	1635 CA SA FLORIDA NW	ALBUQUERQUE	NM	87105	R	A1A	LT 7 PLAT OF CIELO OESTE A REPLAT OF TRACTS A-1 & H-1 TIERRA OESTE SUBDIVISION UNIT 3 CONT .0993 AC
5	100905929007530314	MCCOSKEY BRENT D	1631 CA SA FLORIDA PL NW	ALBUQUERQUE	NM	87120 1219	R	A1A	LT 6 PLAT OF CIELO OESTE A REPLAT OF TRACTS A-1 & H-1 TIERRA OESTE SUBDIVISION UNIT 3 CONT .1008 AC
6	100905931007541245	AMAFCA	2600 PR OSPECTNE	ALBUQUERQUE	NM	87107	V	A1A	TR A-1-A PLAT OF CIELO OESTE A REPLAT OF TRACTS A-1 & H-1 TIERRA OESTE SUBDIVISION UNIT 3 CONT .8117 AC
7	100905929808030316	MORENO JUSTO	1639 CA SA FLORIDA PL NW	ALBUQUERQUE	NM	87120	R	A1A	LT 8 PLAT OF CIELO OESTE A REPLAT OF TRACTS A-1 & H-1 TIERRA OESTE SUBDIVISION UNIT 3 CONT .1146 AC
8	100905928008630311	BEGAY SHERMAN M & MELISSA M	1619 CA SA FLORIDA PL NW	ALBUQUERQUE	NM	87120	R	A1A	LT 25 PLAT OF TIERRA OESTE SUBDIVISION UNIT 3 A REPLAT OF TRACTS A, C, E & H THE CROSSING CONT .0881 AC
9	100905930906441301	CARBAJAL MARIO J	1640 CA SA FLORIDA NW	ALBUQUERQUE	NM	87120	R	A1A	LT 10 PLAT OF CIELO OESTE A REPLAT OF TRACTS A-1 & H-1 TIERRA OESTE SUBDIVISION UNIT 3 CONT .1534 AC
10	100905927708330310	SEATON CARRIE S	1615 CA SA FLORIDA PL NW	ALBUQUERQUE	NM	87120	R	A1A	LT 24 PLAT OF TIERRA OESTE SUBDIVISION UNIT 3 A REPLAT OF TRACTS A, C, E & H THE CROSSING CONT .0892 AC
11	100905927408030309	MONTOYA MARY G	1609 CA SA FLORIDA PL NW	ALBUQUERQUE	NM	87120	R	A1A	LT 23 PLAT OF TIERRA OESTE SUBDIVISION UNIT 3 A REPLAT OF TRACTS A, C, E & H THE CROSSING CONT .0904 AC
12	100905929506541303	DAVIS ROSS T & BARBARA J	8615 CA SA VISTO SA CT NW	ALBUQUERQUE	NM	87120 1219	R	A1A	LT 4 PLAT OF CIELO OESTE A REPLAT OF TRACTS A-1 & H-1 TIERRA OESTE SUBDIVISION UNIT 3 CONT .1012 AC
13	100905930506241302	COLLINGRIDGE MATTHEW A	1636 CA SA FLORIDA PL NW	ALBUQUERQUE	NM	87120	R	A1A	LT 9 PLAT OF CIELO OESTE A REPLAT OF TRACTS A-1 & H-1 TIERRA OESTE SUBDIVISION UNIT 3 CONT .1353 AC
14	100905928306530604	DE LEON PAUL R & JESSICA C	1526 JAN LU ST	HACIENDA HEIGHTS	CA	91745	R	A1A	LT 61 PLAT OF TIERRA OESTE SUBDIVISION UNIT 3 A REPLAT OF TRACTS A, C, E & H THE CROSSING CONT .0929 AC
15	100905927606430606	FEIL CHRISTOPHER D	8619 CA SA LINDA CT NW	ALBUQUERQUE	NM	87120	R	A1A	LT 59 PLAT OF TIERRA OESTE SUBDIVISION UNIT 3 A REPLAT OF TRACTS A, C, E & H THE CROSSING CONT .1027 AC
16	100905929218	AMAFCA	2600 PR OSPECT	ALBUQUERQ	NM	87107	V	A1A	TR B PLAT OF THE CROSSING - UNIT 3 BEING A REPLAT OF TRACT A-1-

	931322		AVE NE	UE					B CIELO OESTE SUBDIVISION & TRACT A-1 OF THE CROSSING UNIT 2-B CONT 4.6038 AC
17	100905928607330313	WESTLAND DEVELOPMENT CO INC	401 COORS BLVD NW	ALBUQUERQUE	NM	87121	R	A1A	LT 5 PLAT OF CIELO OESTE A REPLAT OF TRACTS A-1 & H-1 TIERRA OESTE SUBDIVISION UNIT 3 CONT .1252 AC
18	100905926008930113	WESTLAND DEVELOPMENT CO INC	401 COORS BLVD NW	ALBUQUERQUE	NM	87121	V	A1A	TR E-2 PLAT OF TIERRA OESTE SUBDIVISION UNIT 3-A REPLAT OF TRACTS A, C, E & H THE CROSSING CONT 2.5038 AC
19	100905928308930312	VALDEZ AQUILINO A	1623 CASA FLORIDA PL NW	ALBUQUERQUE	NM	87120	R	A1A	LT 26 PLAT OF TIERRA OESTE SUBDIVISION UNIT 3 A REPLAT OF TRACTS A, C, E & H THE CROSSING CONT .0869 AC
20	100905929511430112	WESTLAND DEVELOPMENT CO INC	401 COORS BLVD NW	ALBUQUERQUE	NM	87121	V	A1A	TR A PLAT OF THE CROSSING - UNIT 3 BEING A REPLAT OF TRACT A-1-B CIELO OESTE SUBDIVISION & TRACT A-1 OF THE CROSSING UNIT 2-B CONT 1.1465 AC
21	100905928506030603	WU GUOWEI & TAO PING PING	5085 QUEMAZON	LOS ALAMOS	NM	87544	R	A1A	LT 62 PLAT OF TIERRA OESTE SUBDIVISION UNIT 3 A REPLAT OF TRACTS A, C, E & H THE CROSSING CONT .0929 AC

Or Current Resident
AMAFCA
2600 PROSPECT NE
ALBUQUERQUE, NM 87107

Or Current Resident
BEGAY SHERMAN M & MELISSA M
1619 CASA FLORIDA PL NW
ALBUQUERQUE, NM 87120

Or Current Resident
BRUNACINI EVELYN
1635 CASA FLORIDA NW
ALBUQUERQUE, NM 87105

Or Current Resident
CARBAJAL MARIO J
1640 CASA FLORIDA NW
ALBUQUERQUE, NM 87120

Or Current Resident
COLLINGRIDGE MATTHEW A
1636 CASA FLORIDA PL NW
ALBUQUERQUE, NM 87120

Or Current Resident
DAVIS ROSS T & BARBARA J
8615 CASA VISTOSA CT NW
ALBUQUERQUE, NM 87120 1219

Or Current Resident
DE LEON PAUL R & JESSICA C
1526 JANLU ST
HACIENDA HEIGHTS, CA 91745

Or Current Resident
FEIL CHRISTOPHER D
8619 CASA LINDA CT NW
ALBUQUERQUE, NM 87120

Or Current Resident
MANDAGARAN SHANDARA LEE &
MANDAGARAN PAUL L & TAMMY S
8605 CASA VISTOSA CT NW
ALBUQUERQUE, NM 87120 2903

Or Current Resident
MCCOSKEY BRENT D
1631 CASA FLORIDA PL NW
ALBUQUERQUE, NM 87120 1219

Or Current Resident
MONTOYA MARY G
1609 CASA FLORIDA PL NW
ALBUQUERQUE, NM 87120

Or Current Resident
MORENO JUSTO
1639 CASA FLORIDA PL NW
ALBUQUERQUE, NM 87120

Or Current Resident
SAENZ KAREN BABETTE
8616 CASA VISTOSA CT NW
ALBUQUERQUE, NM 87120

Or Current Resident
SEATON CARRIE S
1615 CASA FLORIDA PL NW
ALBUQUERQUE, NM 87120

Or Current Resident
VALDEZ AQUILINO A
1623 CASA FLORIDA PL NW
ALBUQUERQUE, NM 87120

Or Current Resident
WESTLAND DEVELOPMENT CO INC
401 COORS BLVD NW
ALBUQUERQUE, NM 87121

Or Current Resident
WU GUOWEI & TAO PING PING
5085 QUEMAZON
LOS ALAMOS, NM 87544

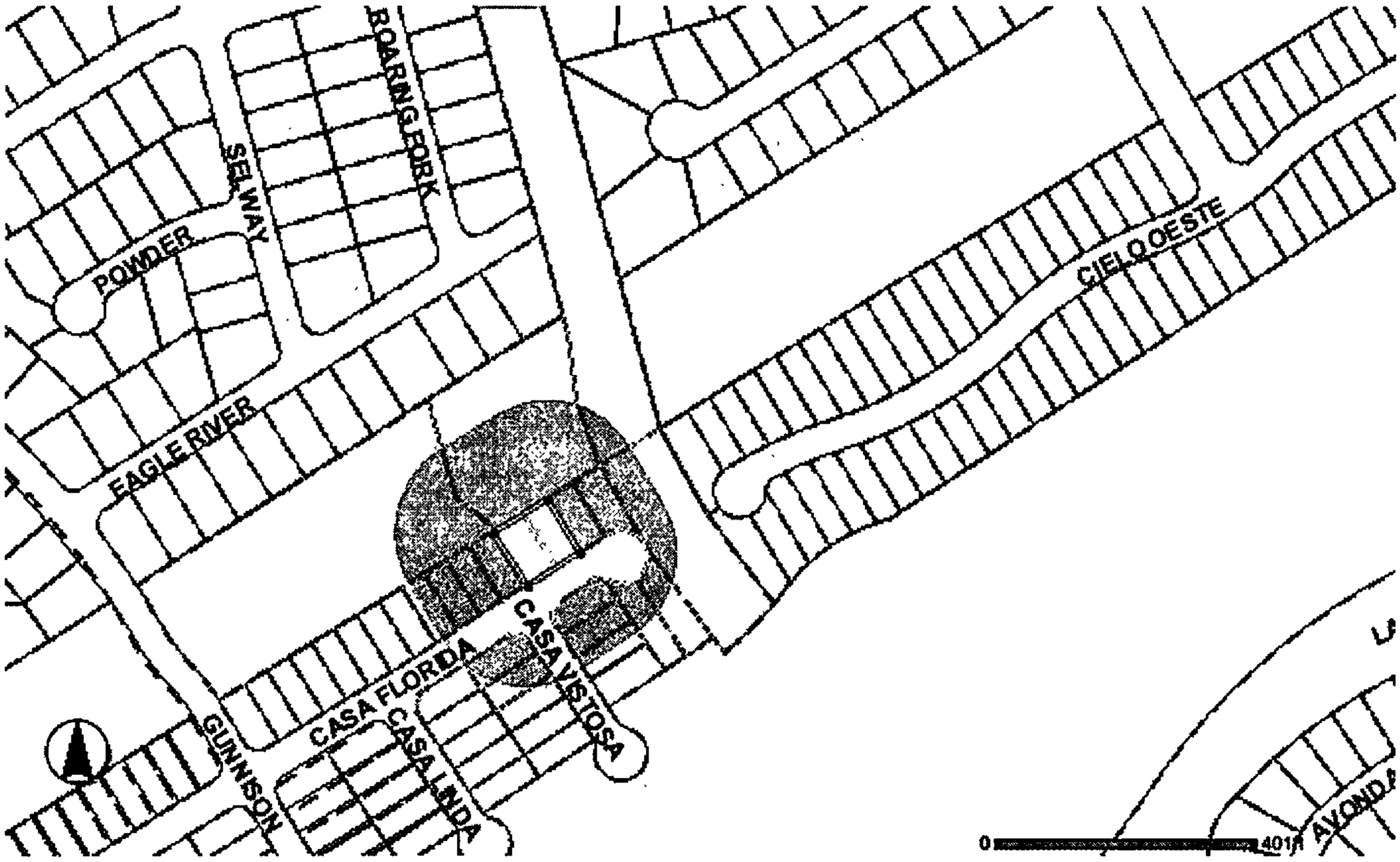
Or Current Resident
ZAK RICHARD S & ANGELINA
8609 CASA VISTROSA NW
ALBUQUERQUE, NM 87120

Project# 1001939
BOHANNAN HUSTON INC
7500 JEFFERSON NE
ALBUQUERQUE, NM 87109

Project# 1001939
JD HOME BUILDER CORP
PO BOX 90218
ALBUQUERQUE, NM 87199

Project# 1001939
GERALD WORRALL
Tres Volcanes N.A.
PO BOX GG017
ALBUQUERQUE, NM 87193

Project# 1001939
TOM BORST
Tres Volcanes N.A.
PO BOX 66017
ALBUQUERQUE, NM 87193


ROARING FORK
SELWAY
POWDER
EAGLE RIVER
CIELO OESTE
CASA VISTOSA
CASA FLORDA
CASA LINDA
GUNNISON
0
401ft

City of Albuquerque

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

Date: 30 Aug 2007

TO CONTACT NAME: Stephanie Walton
COMPANY/AGENCY: Bohannan Huston
ADDRESS/ZIP: 7500 Jefferson NE Albuq. NM 87109
PHONE/FAX #: 823·1000 / FAX 798·7988

Thank you for your inquiry of 30 Aug 2007 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Lot 5 Cielo Oeste Subdivision Located on Casa Florida PL NW between Casa Vistosa Ct. NW and Casa Linda Ct NW zone map page(s) H-9.

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

Tres Volcanes N.A.

Neighborhood Association
Contacts: Gerald Worrall
P.O. Box 66017
Albuqu. NM 87193
Tom Borst
P.O. Box 66017
Albuqu. NM 87193

Neighborhood Association
Contacts:

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

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

Sincerely,

Stephanie Dankleffa
OFFICE OF NEIGHBORHOOD COORDINATION

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

planning.recognized.na.form(07/07)

!!!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.
d) 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.

Information from the Office of Neighborhood Coordination

The following information should always be in **each** application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

[X] ONC's "Official" Letter to the applicant *(if there are associations)*. A copy must be submitted with application packet -OR-

[ ] The ONC "Official" Letter *(if there are no associations)*. A copy must be submitted with application packet.

[X] Copies of Letters to Neighborhood Associations *(if there are associations)*. A copy must be submitted with application packet.

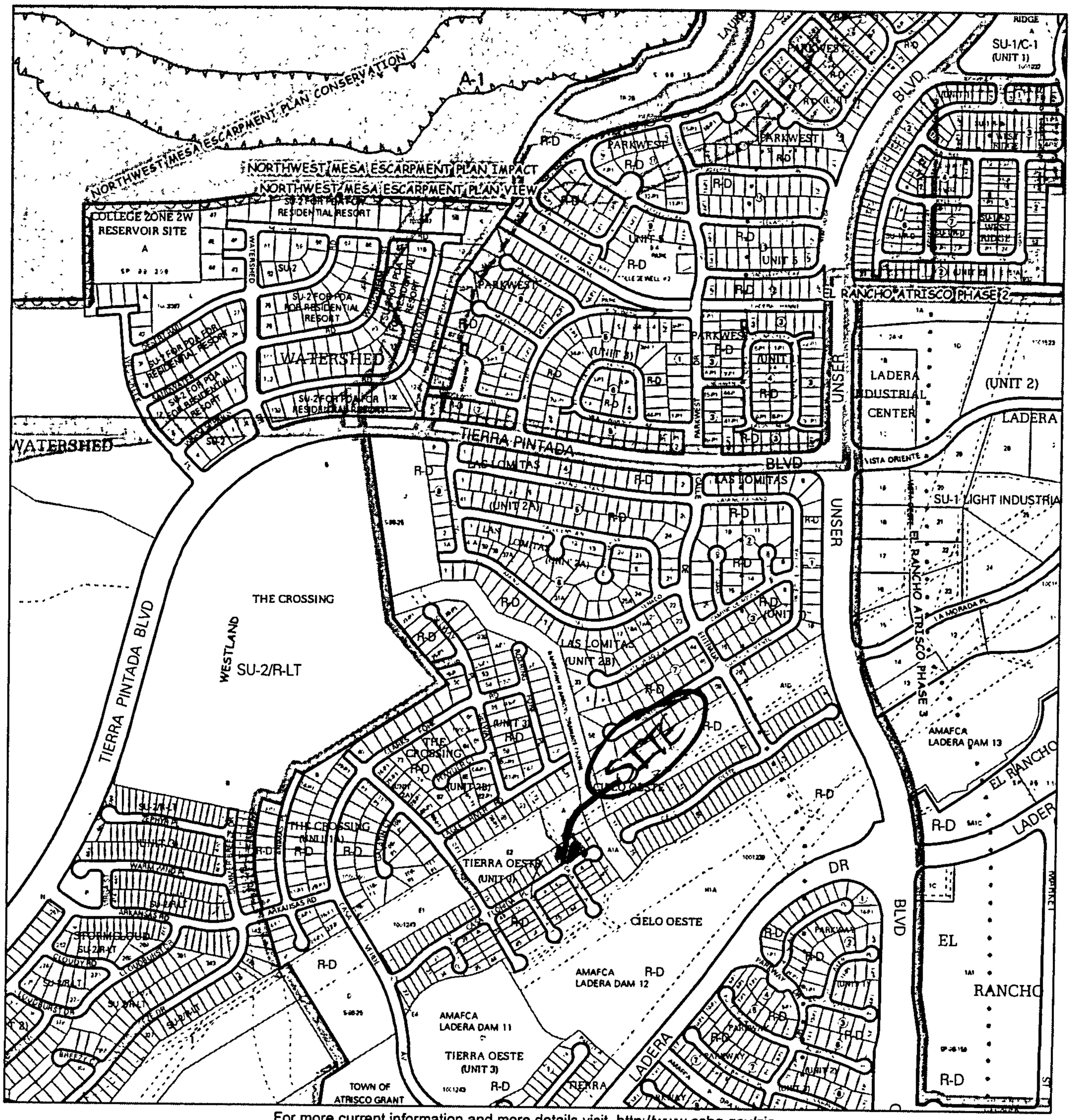
[X] Copies of the certified receipts to Neighborhood Associations *(if there are associations)*. A copy must be submitted with application packet.

Just a reminder **- Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

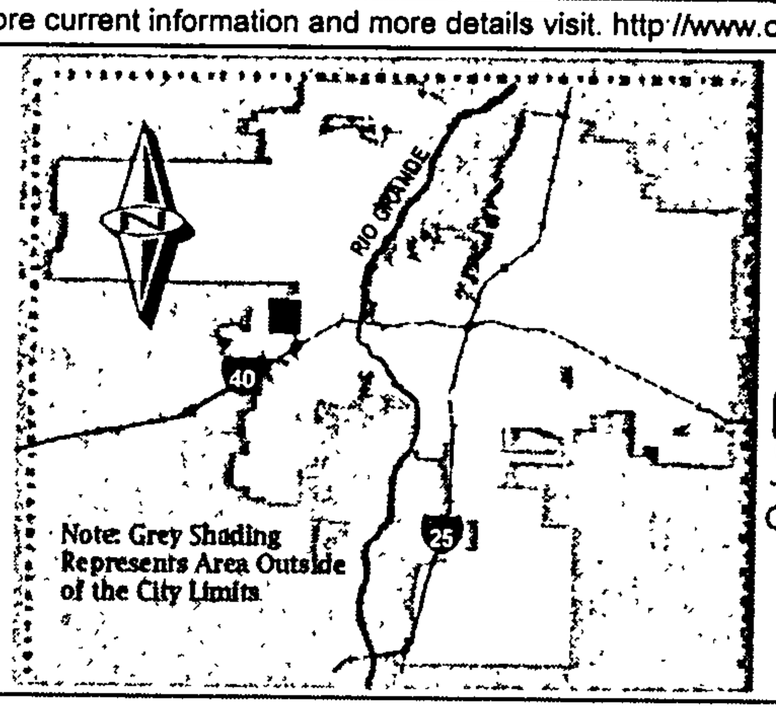
* * * \



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

City of Albuquerque AGIS
Albuquerque Geographic Information System

Map amended through: 5/17/2007



Zone Atlas Page:

H-09-Z

Selected Symbols

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

0 750 1 500 Feet

Bohannan ▲ Huston INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

August 31, 2007

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Vacation of public easements
Cielo Oeste Lot 5 DRB# 1001939

Dear Sheran:

Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications
- Twenty-four (24) copies of the Location of Request for the vacation of easements (Exhibit "A")
- Letter from the Office of Neighborhood Coordination and related data,
- Zone Atlas Map showing the location of the property, and
- Fee in the amount of $140.00.

The purpose of this vacation is to vacate eight feet of an existing twenty foot sanitary sewer easement. The home is currently encroaching upon the twenty foot easement.

Please place this item on the DRB Agenda to be heard on September 26, 2007. If you have any questions or require further information, please contact me.

Sincerely,

Stephanie Walton

Kevin Patton, P.E.
Senior Vice President
Community Development and Planning Group

M:\My Documents\VACATION REQUEST.CieloOeste doc

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, September 26, 2007,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1001939
07DRB-70233 VACATION OF PUBLIC EASEMENT

BOHANNAN HUSTON INC agent(s) for JD HOME BUILDER CORP. request(s) the above action(s) for all or a portion of Lot(s) 5, **CIELO OESTE SUBDIVISION,** zoned R-D, located on CASA FLORIDA PL NW BETWEEN CASA VISTOSA CT NW AND CASA LINDA CT NW containing approximately 0.1007 acre(s). (H-9)

Project# 1006798
07DRB-70234 BULK LAND VARIANCE
07DRB-70235 MINOR - TEMP DEFR SWDK CONST
07DRB-70236 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WILSON AND COMPANY INC agent(s) for BRUNACINI DEVELOPMENT LTD CO request(s) the above action(s) for all or a portion of Lot(s) 3, Tract(s) S-1, S-2A-2 & S-1A, **ATRISCO BUSINESS PARK, UNIT 2** (to be known as **MERIDIAN BUSINESS PARK II, UNIT 2**) zoned IP, located on LOS VOLCANES RD NW BETWEEN UNSER BLVD NW AND AIRPORT RD NW containing approximately 95.9287 acre(s). (J-9, J-10 & K-10)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this 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.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 10, 2007.

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

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Project# 1006798
07DRB-70234 BULK LAND VARIANCE
07DRB-70235 MINOR - TEMP DEFR SWDK CONST
07DRB-70236 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WILSON AND COMPANY INC agent(s) for BRUNACINI DEVELOPMENT LTD CO request(s) the above action(s) for all or a portion of Lot(s) 3, Tract(s) S-1, S-2A-2 & S-1A, **ATRISCO BUSINESS PARK, UNIT 2** (to be known as **MERIDIAN BUSINESS PARK II, UNIT 2**) zoned IP, located on LOS VOLCANES RD NW BETWEEN UNSER BLVD NW AND AIRPORT RD NW containing approximately 95.9287 acre(s). (J-9, J-10 & K-10)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this 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.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 10, 2007.

#12

Completed 7/28/04
B.A.

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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

DRB Application No.: **04DRB-00933 (FP)** Project # **1001939**

Project Name: ~~GIBSO-OECTE~~ **THE CROSSING** Unit 3

Agent: WILSON & COMPANY Phone No.: 898-8021

Your request for (**SDP for SUB**), (**SDP for BP**), (**FINAL PLATS**), (**MASTER DEVELOP. PLAN**), was approved on 6/23/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐ UTILITIES:
- ☐ CITY ENGINEER / AMAFCA: Mr Bob Tuck A AMAFCA's Signature
- ☐ PARKS / CIP:
- ☐ PLANNING (Last to sign):

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

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

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

Project Number 1001939

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

June 23, 2004 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.
NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order: 9:00 A.M. Adjourned: 12:55 P.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1003471**
04DRB-00826 Major-Preliminary Plat Approval
04DRB-00827 Minor-Temp Defer SDWK

SURV-TEK, INC agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract B-2-A, **SEVILLE SUBDIVISION,** zoned R-1 residential zone, located on KAYENTA ST NW, between CALABACILLAS ARROYO and RIO SEGOVIA AVE NW containing approximately 24 acre(s). [REF: 1000630, 1001743, 1001891, 1001306/02DRB-01791, 02DRB-01250] (A-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/23/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/25/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: APPROVAL OF PERIMETER WALL SUBMITTAL IS REQUIRED PRIOR TO FINAL PLAT APPROVAL. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

2.	**Project # 1002247** 04DRB-00830 Major-Vacation of Public Easements 04DRB-00831 Major-Vacation of Public Easements 04DRB-00832 Major-Vacation of Public Easements	BOHANNAN HUSTON, INC agent(s) for HUNT UPTOWN, LLC request(s) the above action(s) for all or a portion of Tract A1, **ST. PIUS X SUBDIVISION,** zoned SU-3 special center zone, located on LOUISIANA BLVD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 03EPC-00914, 02EPC-01472, Z-81-87, Z-94-133, ZA96-379] (H-19) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
	04DRB-00928 Minor-SiteDev Plan BldPermit/EPC	DENISH KLINE ASSOCIATES, INC. agent(s) for HUNT UPTOWN, LLC request(s) the above action(s) for all or a portion of Tract(s) A1, **ST PIUS X SUBDIVISION,** zoned SU-3 special center zone, located on LOUISIANA BLVD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 1002124, 1001164] (H-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/23/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PUBLIC SIDEWALK EASEMENTS AROUND SITE AND UTILITIES DEVELOPMENT FOR A REVISED UTILITY PLAN. PROVIDE FIRE MARSHAL FIRE FLOW REQUIREMENTS.**
	04DRB-00890 Minor-Prelim&Final Plat Approval	BOHANNAN HUSTON, INC agent(s) for HUNT UPTOWN, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ALBUQUERQUE UPTOWN SITE, ST. PIUS X SUBDIVISION,** zoned SU-3 special center zone, located on INDIAN SCHOOL RD NE, between LOUISIANA BLVD NE and ESPANOLA ST NE containing approximately 18 acre(s). [REF: 1001164, 04DRB-00830] *(Deferred from 6/16/04)* (H-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/23/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/11/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITIONS OF FINAL PLAT: THE FINAL PLAT MUST BE SIGNED BY PNM BEFORE DRB'S APPROVAL. FINAL PLAT MUST REFLECT THE SIDEWALK EASEMENTS. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

3. **Project # 1003280**
04DRB-00835 Major-Preliminary Plat Approval
04DRB-00870 Minor-Temp Defer SDWK

TIERRA WEST, LLC agent(s) for STILLBROOKE HOMES INC request(s) the above action(s) for all or a portion of Tract 168, **TOWN OF ATRISCO GRANT, UNIT 6,** zoned R-1 residential zone, located on GONZALES RD SW, between OASIS DR SW and CORREGIDOR DR SW containing approximately 5 acre(s). [REF: 04DRB-00568] (K-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/23/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/28/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: ENVIRONMENTAL HEALTH'S SIGNATURE IS REQUIRED ON THE PLAT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE - UNIT 1,** zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). *[Deferred from 6/9/04 & 6/23/04]* [REF: 02DRB-00963] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 8/4/04.**

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

TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 6C, 12A&B, **PARTITION OF BLACK RANCH,** zoned RA-1, located on COORS BLVD NW, between PASEO DEL NORTE NW and WESTSIDE DR NW containing approximately 68 acre(s). [REF: 03EPC-00300, 03EPC-00301, 04DRB-00217, 04DRB-00360] *[Deferred from 5/19 & 6/9/04 & 6/23/04]* (C-13) **DEFERRED AT THE AGENT'S REQUEST TO 6/30/04.**

6. **Project # 1003369**
04DRB-00514 Major-Drainage Plan to Determine the Cost Allocation for Storm Drainage Improvements

BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, **VINTNER COURT SUBDIVISION,** zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). *[Deferred from 5/12/04 & 5/26/04 & 6/9/04 & 6/23/04]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 7/14/04.**

7. **Project # 1003236**
04DRB-00802 Major-Vacation of Public Easements
04DRB-00801 Major-Preliminary Plat Approval
04DRB-00799 Minor-SiteDev Plan Subd/EPC
04DRB-00800 Minor-SiteDev Plan BldPermit/EPC
04DRB-00804 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for JENNIFER SOULE request(s) the above action(s) for all or a portion of Lot(s) 1, MARIN SUBDIVISION, (to be known as **VILLA DE LA CHAMISA,** zoned SU-1 special use zone, for PRD, located on PARADISE BLVD NW, between VIVALDI TRAIL NW and BIG SAGE NW containing approximately 9 acre(s). [REF: 04EPC-00150] *(Deferred from 6/16/04)* (B-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 66/23/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/7/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: THE VACATION ACTION SHALL BE SHOWN ALONG PARADISE BLVD NW. THE LOTS SHALL BE LABELED P-1. THE SITE PLAN FOR SUBDIVISION AND THE SITE PLAN FOR BUILDING PERMIT WERE APPROVED AND SIGNED OFF BY THE BOARD. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

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

8. **Project # 1003220**
04DRB-00922 Minor-SiteDev Plan BldPermit/EPC

INNERCITY DEVELOPMENT CORP agent(s) for DESERT HILLS TREATMENT CENTER request(s) the above action(s) for all or a portion of Tract(s) 22-A, **CORONA DEL SOL,** zoned SU-1 PRD, located on SEQUOIA RD NW, between COORS RD NW and ALAMOGORDO RD NW containing approximately 3 acre(s). [REF: 04EPC00107] **[Makita Hill, EPC Case Planner]** *[Deferred from 6/23/04](*G-11) **DEFERRED AT THE AGENT'S REQUEST TO 6/30/04.**

9. **Project # 1001157**
04DRB-00931 Minor-SiteDev Plan BldPermit/EPC

URS CORPORATION agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT, request(s) the above action(s) for **UNPLATTED - UNM,** zoned SU-1 AIRPORT AND RELATED FACILITIES, located on CLARK CARR BLVD SE, between SPIRIT DR SE and ACCESS RD C containing approximately 6 acre(s). [REF: 03EPC-00075, 01EPC-00428, 01DRB-01066, 01DRB-01067, 01DRB-01068, 01DRB-00054 (SK) 02DRB-01058 (P&F) heard under Project #1000270] **[Chris Hyer, EPC Case Planner]** (N-15) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR CORRECTIONS TO UTILITIES SITE PLAN. REVISE UTILITY PLAN TO ADDRESS SAS. CANNOT DRAIN SURFACE WATER/OR WASH DOWN AREAS TO SEWER WITHOUT APPROVAL FROM STUART REEDER.**

10. **Project # 1003239**
04DRB-00899 Minor-SiteDev Plan Subd/EPC
04DRB-00900 Minor-SiteDev Plan BldPermit
04DRB-00947 Minor-Prelim&Final Plat Approval

BRASHER & LORENZ, INC agent(s) for LEE SMITH request(s) the above action(s) for all or a portion of Tract(s) 264, **TOWN OF ATRISCO GRANT, AIRPORT UNIT,** zoned SU-1 FOR C-3 USES, located on HANOVER RD NW, between 64th STREET NW and COORS BLVD NW containing approximately 5 acre(s). [REF: 04EPC00164, 04EPC00165] **[Makita Hill, EPC Case Planner]** *(Deferred from 6/16/04 & 6/23/04)* (H-10 & J-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/30/04.**

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

11. **Project # 1000367**
04DRB-00918 Minor-Ext of SIA for Temp Defer SDWK

CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) ALL, **SOLTERRA SUBDIVISION, UNIT 2 @ HIGH DESERT,** zoned SU-2/HD-RT, located on GOLDEN ASTER RD NE, between IMPERATA ST NE and CORTADERA NE containing approximately 9 acre(s). [REF: 02DRB00469,03DRB00972, DRB-94-150,04DRB-00366, 04DRB-00367,01DRB00825] (E-23) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

12. **Project # 1001939**
04DRB-00933 Minor-Final Plat Approval

WILSON & COMPANY, INC agent(s) for WESTLAND DEVELOPMENT COMPANY, INC request(s) the above action(s) for all or a portion of Lot(s) A-1-B, **CIELO OESTE** and Tract(s) A-1, Unit(s) 2-B, **THE CROSSING,** zoned R-1, located on GUNNISON PL NW, between UNSER BLVD NW and 98th ST NW containing approximately 15 acre(s). [REF: 1000150, 1000207, 1000515, 03DRB-00752, 03DRB-00753] (H-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA'S SIGNATURE AND MAINTENANCE & BENEFICIARIES FOR TRACT A.**

13. **Project # 1002224**
04DRB-00938 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN, PA agent(s) for CITY OF ALBUQUERQUE, PARKS & RECREATION DEPARTMENT, OPEN SPACE DIVISION, request(s) the above action(s) for all or a portion of Tract(s) 1A1, 1A2, 6B2, 8A1A2B1 AND 218B, M.R.G.C.D. MAP #31 AND 39B1, 39C1, 39D1, 39E1, 41A1, 42A1, 73A1, 173A, 174A, 175A AND 176A1, M.R.G.C.D. MAP #32, **LOS POBLANOS RANCH,** zoned MAJOR PUBLIC OPEN SPACE, located on MONTANO RD NW, between GRIEGO DRAIN and TIERRA VIVA SUBDIVISION (south of Anderson Fields) containing approximately 48 acre(s). [REF: 03DRB01172,03EPC00695, 04DRB00335, 02EPC01482, 02DRB01425] (F-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

14. **Project # 1002339**
04DRB-00917 Minor-Vacation of Private Easements

PRECISION SURVEYS, INC agent(s) for RICHARD TARANGO & HOLLY ARROYO request(s) the above action(s) for all or a portion of Lot(s) 10-A-1-& 10-A-2, **ALVARADO GARDENS UNIT 2,** zoned RA-2 residential and agricultural zone, located on CAMPBELL RD NW, between CALLE TRANQUILO NW and ALEJANDRO NW containing approximately 1 acre(s).[REF:03DRB00449,03DRB01035,4DRB00450, 02DRB01711, 02DRB01958, 03DRB00571] (G-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

15. **Project # 1002593**
04DRB-00911 Major-Final Plat Approval

BOHANNAN HUSTON, INC agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 29B & 29D, **VISTA DE ARENAL UNIT 3 @ VENTANA RANCH,** zoned R-LT, located on RAINBOW BLVD NW, between IRVING BLVD NW and UNIVERSE BLVD NW containing approximately 14 acre(s). [REF: 03DRB00623,03DRB01186,03DRB01187,03DRB01376, 03DRB00624,03DRB01158,03DRB01188, 3DRB01546, 04DRB00371, 04DRB00372, 00373, 00374] (B-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1002743**
04DRB-00927 Minor-Prelim&Final Plat Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES, LLC request(s) the above action(s) for all or a portion of Tract(s) D, **LA LUZ DEL OESTE, UNIT 4,** zoned SU-1 special use zone, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s). [REF: 03DRB-00989, 03DRB-01544, 03DRB-02083, 04DRB-00399, 04DRB-00888, 04DRB-00886] (F-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/23/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/17/79 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: ZONING IS ADDED AS A NOTE ON THE PLAT. FINAL PLAT WAS INDEFINITELY DEFERRED FOR SIA.**

17. **Project # 1003027**
04DRB-00924 Major-Final Plat Approval

WAYJOHN SURVEYING, INC agent(s) for DRAGONFLY DEVELOPMENT, PHIL LINBORG request(s) the above action(s) for all or a portion of Lot(s) 3, 4 & 5, Block(s) 4, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, **TREMENTINA OESTE,** zoned R-D residential and related uses zone, developing area, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 3 acre(s). [REF: 03DRB01721,03DRB02159,03DRB02161.02172/02173, 04DRB0090] (C-19) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU, DETACHED OPEN SPACE PAYMENT AND OPEN SPACE NOTE ON THE PLAT.**

18. **Project # 1003494**
04DRB-00925 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING, INC agent(s) for TUAN VAN HUYNH request(s) the above action(s) for all or a portion of Lot(s) 6, 7-11 and 32-39 and Block(s) 1 **MESA VERDE,** zoned C-2, located on CENTRAL AVE NE, between RHODE ISLAND ST NE and PENNSYLVANIA ST NE containing approximately 2 acre(s). [REF: Z-73-66, Z-73-66-1] (K-19) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1003469**
04DRB-00891 Minor-Prelim&Final Plat Approval
04DRB-00892 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES, LTD request(s) the above action(s) for all or a portion of Lot(s) 25, 26 & 27, Tract(s) 3, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 9, (to be known as **OAKLAND SUBDIVISION)** zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB-00821] *(Deferred from 6/16/04 & 6/23/04)* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 6/30/04.**

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

20. **Project # 1003495**
04DRB-00932 Minor-Sketch Plat or Plan

PAUL BENNETT request(s) the above action(s) for all or a portion of Tract(s) 18-P1, **PASEO DE ESTRELLA,** zoned R-1, located on VISTA DEL NORTE NW between PASEO DEL NORTE NW and OSUNA NW. (D-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1002250**
04DRB-00926 Minor-Sketch Plat or Plan

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A-1-B, **VENTANA TOWNHOMES,** zoned SU-1, R-2, located on UNIVERSE BLVD NW, between VENTANA ROAD NW and containing approximately 7 acre(s). [REF: 02DRB-01886, 02DRB-01882, 02DRB-01887, 02DRB-01890, 02DRB-01891] (B-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1002473**
04DRB-00921 Minor-Sketch Plat or Plan

TIERRA WEST LLC agent(s) for D. R. HORTON INC request(s) the above action(s) for all or a portion of Lot(s) 9-20 and 15-18, Block(s) 5 & 6, Unit(s) 3, NORTH ALBUQUERQUE ACRES TRACT 3, (to be known as **DESERT VISTA SUBDIVISION,** zoned R-D 5 DU/A, located on SIGNAL AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 15 acre(s). [REF: 03DRB-00207] (C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1002962**
04DRB-00929 Minor-Sketch Plat or Plan

WILSON & COMPANY, INC. agent(s) for LONGFORD HOMES OF NEW MEXICO, INC. request(s) the above action(s) for all or a portion of Tract(s) G & J, THE TRAILS and a portion of Tract(s) 4, BLACK RANCH, TOWN OF ALAMEDA GRANT, (to be known as **THE TRAILS PHASE II,** zoned RD, located on PASEO DEL NORTE, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 190 acre(s). [REF: 03DRB-01527,03DRB-01528, 03DRB-01529, 03DRB-01530] (C-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. **Project # 1003475**
04DRB-00842 Minor-Sketch Plat or Plan

WILSON & COMPANY, INC. agent(s) for FELIX RABADI request(s) the above action(s) for an UNPLATTED PORTION of Tract(s) 7, **HORIZON LAND CORPORATION,** zoned SU-1 special use zone, PRD - FAR 0.5, located on the south side of PARADISE BLVD NW, between LYON BLVD NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: Z-94-83, DRB-94-120] *(Deferred from 6/16/04)* (B-10 & B-11) **WITHDRAWN AT THE AGENT'S REQUEST.**

25. Approval of the Development Review Board Minutes for May 12, May 19, May 26 and June 2, 2004. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR MAY 12, MAY 19, MAY 26 AND JUNE 2, 2004 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:55 P.M.

#12

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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

DRB Application No.: **04DRB-00933 (FP)** Project # **1001939**

Project Name: ~~**CIBOLO CREEK**~~ **THE CROSSING** Unit 3

Agent: WILSON & COMPANY Phone No.: 898-8021

Your request for (**SDP for SUB**), (**SDP for BP**), (**FINAL PLATS**), (**MASTER DEVELOP. PLAN**), was approved on 6/23/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐ UTILITIES:
- ☐ CITY ENGINEER / AMAFCA: M&B of Tract A AMAFCA's Signature
- ☐ PARKS / CIP:
- ☐ PLANNING (Last to sign):

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

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

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

Project Number 1001939

City of Albuquerque
Parks and Recreation Department

PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

Project Number: 1001939	**DRB Date:** 6/23/04
Application Number: 04DRB-00933	**Item Number:** 12

Subdivision:

Lot A-1-B, Cielo Oeste and Tracts A-1, Unit 2-B, The Crossing

Zoning: R-1

Zone Page: H-09

New Lots (or units) : 0

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:

A maintenance and benificary note needs to be added to the plat for Tract A.

The park dedication requirement was met with the dedication of the Crossings Park.

The park development requirement will be paid at building permit.

Signed: CS

Christina Sandoval, (DMD)

Phone: 768-3808

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001939 **AGENDA ITEM NO: 12**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An executed Subdivision Improvements Agreement with financial guarantees is on file for Final Plat sign-off.
AMAFCA must sign plat.
What is to become of Tract A?.

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: June 23, 2004

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
June 23, 2004 DRB
Comments

ITEM # 12

PROJECT # 1001939 **APPLICATION # 04-00933**

RE: The Crossing, Unit 3/final plat

Current zoning should be listed under "Subdivision Data" on the plat as required by the Subdivision Ordinance.

Are there any differences between the approved preliminary plat & the final plat?

Have the 2 conditions of final plat been met?

1. The AMAFCA easements shall be vacated through the AMAFCA Board prior to final plat approval.
2. ~~Public roadway easements through Lot 2-A shall be obtained prior to final plat approval.~~

Planning will sign the final plat after AGIS dxf approval is obtained.

Planning must record this major subdivision plat.

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

1939

AGIS ELECTRONIC PLAT APPROVAL FORM

DRB Project Case # 1001939

Subdivision Name The Crossing Unit 3

Surveyor Christopher S. Croshaw

Company/Agent Wilson & Co

Contact Person Chris Medina Phone #_____ email _____

✓ DXF Received Date: 6/22/04

✓ Hard-Copy Date: 6/22/04

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

Neal Weinberg — Approved

6/22/04 — Date

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

AGIS Use Only		
Copied cov 1939 to agiscov.	Date: 6/22/04	Contact person Notified on: via email

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

10-30-2003

10. Project # 1001939
03DRB-00753 Major-Vacation of Public Easements
03DRB-00752 Major-Preliminary Plat Approval
03DRB-00788 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) A1B, **The Crossing - Unit 3,** Tract A, **CIELO OESTE,** zoned R-D, located on GUNNISON PL NW, between UNSER BLVD NW and 98TH ST NW containing approximately 15 acre(s). [REF: 1000150, 1000207, 1000515, 1001939] *[Deferred from 6/4/03, 6/18/03 AND 6/25/03 and 10/29/03]* (H-9)

At the October 29, 2003, Development Review Board meeting, the Vacation was approved as shown on Exhibit B in the Planning file, subject to these provisions:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements, or:

2. There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation.

3. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

4. Final disposition shall be through the City Real Estate Office.

5. 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.

With the signing of the infrastructure list dated 10/29/03 and approval of the grading plan engineer stamp dated 10/23/03 the preliminary plat was approved with the following conditions of final plat approval:

<u>CONDITIONS</u>:

1. The AMAFCA easements shall be vacated through the AMAFCA Board prior to final plat approval.

2. Public roadway easements through Lot 2-A shall be obtained prior to final plat approval.

The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by November 13, 2003, in the manner described below.

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

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

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

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

S Matson

Sheran Matson, AICP, DRB Chair

cc: Westland Development Co., 401 Coors Blvd NW, 87121
Wilson & Company, Inc., 4900 Lang Ave NE, 87109
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1001939 AGENDA#: 10 DATE: 10/29/03

1. Name: Leroy Thorey Address: Westland Zip: _____
2. Name: Wilson & Co Bridget Fuller Address: _____ Zip: _____
3. Name: Chris Medina Address: Wilson & Co 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: 1001939 **AGENDA ITEM NO: 10**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request with condition that it be approved by AMAFCA board.
An approved drainage report dated 10-23-03 is on file for Preliminary Plat approval.
Comments on infrastructure list.

RESOLUTION: signed 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: October 29, 2003

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

#10

PART 1

DRB CASE ACTION LOG (SITE PLANS)

REVISED 3/20/2003

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

DRB Application No.: **03-01758 (SPS) & 03-01759 (SBP)**	Project # **1002459**
Project Name: **QUAIL RIDGE**	EPC Application No.: 03EPC-00159, 00160
Agent: Tierra West LLC	Phone No.: 858-3100

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN)**, was approved on 10/29/08 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION: _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
- ☐ UTILITIES: _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
- ☒ CITY ENGINEER / AMAFCA: 31A
  - ☐ _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
- ☐ PARKS / CIP: _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
- ☒ PLANNING (Last to sign): Juanita's sign issues
  - ☐ **Planning must record this plat. Please submit the following items:**
    - -The original plat and a mylar copy for the County Clerk.
    - -Tax certificate from the County Treasurer.
    - -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
    - -Tax printout from the County Assessor.
  - ☒ **Include 3 copies of the approved site plan along with the originals.**
  - ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
  - ☐ **Copy of final plat AND a DXF File for AGIS is required.**
  - ☐ **Copy of recorded plat for Planning.**

Project Number 1002459

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

September 10, 2003 9:00 a.m.
MEMBERS:

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

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 10:55 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1000610**
03DRB-01359 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES, PA, agent(s) for DOS PIEDRAS, LLC, request(s) the above action(s) for all or a portion of Tract(s) 33-a-1-C-1, **TOWN OF ATRISCO GRANT, UNIT 8,** zoned SU-2 for C-2, located on 57th Street NW, between Ouray Rd NW and Miami Rd NW, containing approximately 3 acre(s). [REF: 02DRB-01101, DRB-98-3, DRB-94-87, DRB-94-185, Z-94-53 (H-11) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1001106**
03DRB-01358 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES, PA, agent(s) for WESTCOR PROPERTIES, LLC, request(s) the above action(s) for all or a portion of Lot(s) 1-34, **ST. JOSEPH'S PLACE ADDITION,** zoned R-2, located on West Court Pl NW, between Avalon Rd NW and Central Ave NW, containing approximately 4 acre(s). (K-11) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1000621**
03DRB-01353 Major-Vacation of Public Easements

BOHANNAN HUSTON, INC. agent(s) for JOHN Q. HAMMONS REVOCABLE TRUST, request(s) the above action(s) for all or a portion of Tract(s) C, **GATEWAY SUBDIVISION,** zoned SU-2 special neighborhood zone, C-3, located on WOODWARD PL NE, between INTERSTATE-25 and LOMAS BLVD NE containing approximately 10 acre(s). [REF: DRB-97-466, 00DRB-00849 SK] (J-15) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1001523**
03DRB-01361 Major-Vacation of Public Easements
03DRB-01360 Major-Preliminary Plat Approval
03DRB-01362 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for UNSER - 98TH ST PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 2, **LADERA INDUSTRIAL CENTER,** zoned SU-1 for light industrial, located on UNSER BLVD NW, between 98th ST NW and LADERA DR NW containing approximately 120 acre(s). [REF: AX-81-810, Z-81-49, 01EPC-01405, 02DRB-00518] *[Deferred from 9/10/03]* (H-10) **DEFERRED AT THE AGENT'S REQUEST TO 9/17/03.**

Project # 1001523
03DRB-01458 Minor-SiteDev Plan Subd/EPC

MARK GOODWIN & ASSOCIATES, PA agent(s) for UNSER - 98TH ST PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 2, **LADERA INDUSTRIAL CENTER,** zoned SU-1 for light industrial, located on UNSER BLVD NW, between 98th ST NW and LADERA DR NW containing approximately 120 acre(s). [REF: AX-81-810, Z-81-49, 01EPC-01405, 02DRB-00518] *[Deferred from 9/10/03]* **[RUSSELL BRITO, EPC CASE PLANNER]** (H-10) **DEFERRED AT THE AGENT'S REQUEST TO 9/17/03.**

5. **Project # 1002883**
03DRB-01350 Major-Vacation of Public Easements

MOLZEN-CORBIN & ASSOCIATES, agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPT. request(s) the above action(s) for all or a portion of Lot(s) A-1, Block(s) 11, Unit(s) A, **KNOB HEIGHTS,** zoned R-3 residential zone, located on the west side of WELLESLEY DR SE, between ANDERSON AVE SE and ROSS AVE SE [REF:ZA-79-261, ZA-88-15](L-16) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

6. **Project # 1002885**
03DRB-01355 Major-Vacation of Pub Right-of-Way
03DRB-01354 Minor-Sketch Plat or Plan
03DRB-01356 Major-Vacation of Public Easements

JEFF MORTENSEN & ASSOCIATES INC., agent(s) for DESERT RIDGE DEVELOPMENT LLC, request(s) the above action(s) for all or a portion of Lot(s) 10-24, Block(s) 18 and Lot(s) 7-10 and 12-15, Block(s) 20, Unit(s) 3, (NORTH ALBUQUERQUE ACRES, TRACT 3) **OCOTILLO SUBDIVISION,** zoned RD, (4 DU/A), located on HOLBROOK ST NE, CARMEL AVE NE and HOLLY AVE NE, between ANAHEIM AVE NE and PASEO DEL NORTE NE, containing approximately 24 acre(s). [REF: 02EPC-01353] *[Deferred from 9/10/03]* (C-21) **DEFERRED AT THE AGENT'S REQUEST TO 9/17/03.**

7. **Project # 1001306**
03DRB-01179 Major-Preliminary Plat Approval
03DRB-01182 Minor-Temp Defer SDWK

SURV-TEK agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A and 1-B-1-F, **SEVILLE, UNIT 7,** zoned R-LT, located on KAYENTA BLVD NW, between RIO SEGURA NW and PARSONS BLVD NW containing approximately 17 acre(s). [*Deferred from 8/13/03, 8/20/03, 8/27/03 and 9/3/03*] (A-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/10/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/3/03 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: CROSS SECTIONS AND DESIGN ELEVATIONS SHOWING BUILDING MATERIALS AND COLORS OF PERIMETER WALLS ARE REQUIRED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALK ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

8. **Project #1002201**
03DRB-01270 Major-Preliminary Plat Approval

TIERRA WEST LLC agent(s) for P J DEVELOPMENT COMMERCIAL CONSTRUCTION, request(s) the above action(s) for all or a portion of Tract(s) A & B, **AMERICAN TOYOTA,** zoned SU-2 special neighborhood zone, SU-1 AUTO SALES, located on ALAMEDA BLVD NE, between PAN AMERICAN FWY. NE and SAN PEDRO DR NE containing approximately 7 acre(s). [REF: Z-86-8, DRB-95-74, 02DRB-01367 (VRW) 02DRB-01270 (PP)] *[Deferred from 8/20/03, 8/27/03, 9/10/03]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 9/24/03.**

Project #1002201
03DRB-01150 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for OMEGA AUTOMOTIVE REAL ESTATE LTD request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 14, 19, 20, 21, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, **PREMIER MOTORCARS,** zoned SU-2 IP, located on OAKLAND AVE NE, between PAN AMERICAN FWY NE and SAN PEDRO DR NE containing approximately 6 acre(s). [REF: 02DRB-01367 (Vac), 03ZHE-00655] [Listed as Project #1002613 in error] *[Deferred from 7/23/03, 8/13/03, 8/27/03 and 9/10/03]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 9/24/03.**

Project #1002201
03DRB-01382 Minor-SiteDev Plan BldPermit

TIERRA WEST, LLC agent(s) for OMEGA AUTOMOTIVE, REAL ESTATE LTD. request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 14, 19, 20, 21, Block(s) 10, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, **PREMIER MOTORCARS,** zoned SU-2 special neighborhood zone, IP, located on OAKLAND AVE NE, between PAN AMERICAN FWY NE and SAN PEDRO DR NE containing approximately 6 acre(s). [REF: 02DRB-01367 (VRW) 03ZHE-00655] [*Deferred from 8/27/03 and 9/10/03]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 9/24/03.**

9. **Project # 1001939**
03DRB-00753 Major-Vacation of Public Easements
03DRB-00752 Major-Preliminary Plat Approval
03DRB-00788 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) A1B, **The Crossing** - Unit 2A, Tract A, **CIELO OESTE,** zoned R-D, located on GUNNISON PL NW, between UNSER BLVD NW and 98TH ST NW containing approximately 15 acre(s). [REF: 1000150, 1000207, 1000515, 1001939] *[Deferred from 6/4/03, 6/18/03 AND 6/25/03 and 10/29/03]* (H-9) **DEFERRED AT AGENT'S REQUEST TO 10/29/03.**

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

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

10. **Project # 1002786**
03DRB-01075 Minor-SiteDev Plan BldPermit

JIM MILLER - MILLER & ASSOCIATES, agent(s) for FIDELITY TRUST CO. request(s) the above action(s) for all or a portion of Lot(s) 1-3, Block(s) 5, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned IP industrial park zone, located on SAN MATEO BLVD NE, between SAN DIEGO AVE NE and BEVERLY HILLS AVE NE containing approximately 3 acre(s). [REF: 01ZHE-01832] *[Deferred from 7/9/03, 8/6/03 and 8/27/03]* (B-18). **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR ENVIRONMENTAL HEALTH DEPARTMENT SIGNATURE. THE INFRASTRUCTURE LIST DATED 9/10/03 WAS APPROVED.**

03DRB-01457 Minor-Sketch Plat or Plan

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for FIDELITY TRUST CO request(s) the above action(s) for all or a portion of Lot(s) 1-3, Block(s) 5, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B,** zoned SU-2, IP, located on BEVERLY HILLS AVE NW, between SAN MATEO BLVD NE and I-25 FRONTAGE RD NE containing approximately 3 acre(s). [REF: 03DRB-01075] (B-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS

THERE ARE NO MINOR PLATS THIS WEEK

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

THERE ARE NO SKETCH PLATS THIS WEEK

11. Other Matters: **PROJECT #1002377**/03DRB-00418 Temp Deferral of Construction of Sidewalks. **THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

ADJOURNED: 10:55 A.M.

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001939 **AGENDA ITEM NO: 9**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION: 10-29-03

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: September 10, 2003

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

Deferred 10/29/03

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1001939 AGENDA#: 9 DATE: 9.10.03

1. Name: _____ Address: _____ Zip: _____
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
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11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

Defer to 9/10/03

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1001939 AGENDA#: 9 DATE: 6.25.03

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

CITY OF ALBUQUERQUE
Planning Department
Development Review Board
June 25, 2003 Comments

Item : 10

Project # 1000610 **Application # 03DRB-00985**

Project Name: Town of Atrisco Grant, Unit 8

No objection to the requested platting actions.

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

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001939 **AGENDA ITEM NO: 9**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

9-10-03

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 25, 2003

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1001939 AGENDA#: 8 DATE: 6.18.03

1. Name: Leroy Chavez Address: West Lord Zip:
2. Name: Budget Zuller Address: Wilson 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: 1001939 **AGENDA ITEM NO: 8**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.
AMAFCA's review and approval are required for Preliminary and/or Final Plat approval.
Development projects with land area of 1 acres, or more, are required to file a Notice of Intent (NOI) with the US Environmental Protection Agency for storm water discharge during construction.

RESOLUTION:

6/25/03

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 18, 2003

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

Defer 6/18/03

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1001939 AGENDA#: 3 DATE: 6.4.03

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

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001939 **AGENDA ITEM NO: 3**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.
AMAFCA's review and approval are required for Preliminary and/or Final Plat approval.
Development projects with land area of 5 acres, or more, are required to file a Notice of Intent (NOI) with the US Environmental Protection Agency for storm water discharge during construction.

RESOLUTION:

6-18-03

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 4, 2003

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 4, 2003

Project # 1001939
03DRB-00753 Major-Vacation of Public Easements
03DRB-00752 Major-Preliminary Plat Approval

WILSON & COMPANY INC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) A1B and The Crossing -Unit 2A (Tr A), **CIELO OESTE,** zoned R-D, located on GUNNISON PL NW, between UNSER BLVD NW and 98TH ST NW containing approximately 15 acre(s). [REF: 1000150, 1000207, 1000515, 1001939] (H-9)

AMAFCA

Vacation of AMAFCA Interim and Floodplain Easements has not been approved by the Board of Directors. AMAFCA does not approve Preliminary Plat until the turnkey agreement for construction of the Mirehaven Arroyo has been executed.

COG Consistent with established transportation plans and policies.

Transit No comments received.

Zoning Enforcement Reviewed, no comment.

Neighborhood Coor. Letter sent to Las Lomitas (R) Neighborhood Assn.

APS No comments received.

Police Department

A review of following case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. Burglaries, maintenance of landscaping, alarm response i.e. false alarms, etc.

Fire Department No comments received.

PNM Gas Approves.

PNM Electric — Approves.

Comcast — No comments received.

QWEST — No comments received.

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

M.R.G.C.D. — No comments received.

Open Space Division — No adverse comments.

City Engineer

An approved drainage report is required prior to Preliminary Plat approval. LOMR is required to remove floodplain. Who is floodplain easement granted to? Offsite easements required.

Transportation Development

Refer to the agencies having interest in the easements for comments on the vacation action. Who is to own tract A-1-B-1?

Parks & Recreation

Who will own and maintain tract A-1B-1? The Park Dedication requirement has been met through an existing agreement signed 7/20/01. 290 credits remain for future development. The park development fee will be paid at building permit.

Utilities Development

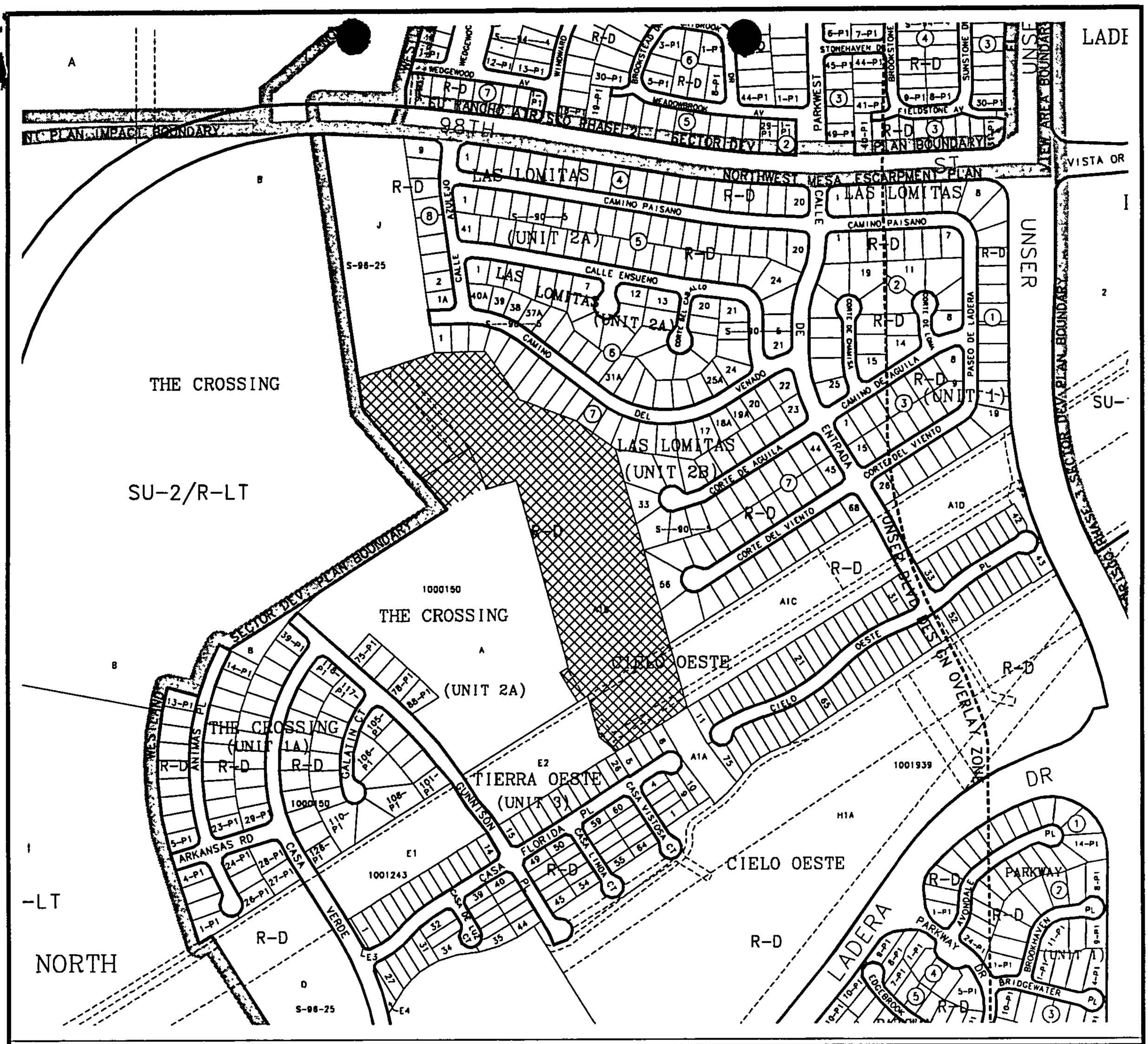
No objection to Vacation requests, defer to Hydrology. No objection to Preliminary Plat approval.

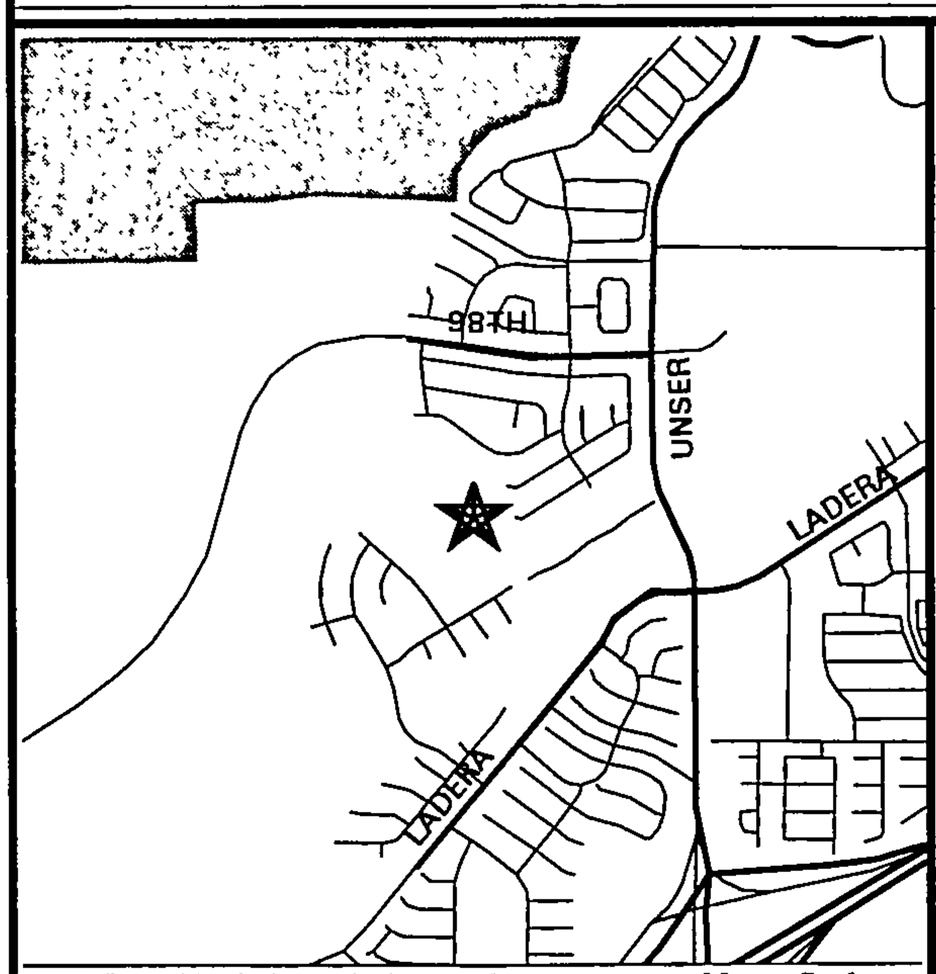
Planning Department

The vacation ~~exhibit is not clear. Please re-submit. Once the vacation action is clarified,~~ Planning has no objection the the plat approval.

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

cc:Westland Development Corp., 401 Coors Blvd NW, 87121
Wilson & Co., 4900 Lang Ave NE, 87109 Attn: Chris Medina





Note: Shaded area indicates County Not to Scale

ZONING MAP

AGIS

Scale 1"= 502 '

PROJECT NO.
1001939

HEARING DATE
6-4-03

MAP NO.
H-9

ADDITIONAL CASE NUMBER(S)
03DRB-00752
03DRB-00753

CITY OF ALBUQUERQUE
Planning Department
Development Review Board
5/14/03 Comments

Item : 13

Project: 1001939 **Application: 03DRB-00737**

RE: Cielo Oeste Subdivision

According to the City Zone Code, R-D zoning requires R-1 uses and controls, which include, among other things, lot size & setbacks. See Section 14-16-2-14, page 48. If there is an approved sector plan for the area and/or a DRB approved site development plan, R-T uses & controls can be applied.

The current lot configuration shown appears to meet the minimum R-1 lot size requirements.

Sheran Matson, AICP DRB Chairperson
924-3880 Fax 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: 1001939	**DRB Date:** 5/14/03
Application Number: 03DRB-00737	**Item Number:** 13

Subdivision: Cielo Oeste Subdivision

Tract A-1-B, Cielo Oeste Subdivision

Zoning: R-D

Zone Page: H-9

New Lots (or units) : 38

Request for:

- [x] 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:

The dedication requirement will be met through an existing agreement dated 7/20/01.

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 the following note on the Preliminary and Final Plats indicating how the total remaining open space requirement will be met through the existing agreement dated 7/20/01:

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).

Signed: CS

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-1001939 **Item No. 13** **Zone Atlas H-9**

DATE ON AGENDA 5-14-03

INFRASTRUCTURE REQUIRED (x)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
▪	The standard street improvements are required on an infrastructure list.
▪	The streets need to meet the requirements of the DPM.
▪	A traffic distribution layout is needed.
▪	Has the adjoining subdivision plat been filed?

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

_____

_____

_____

_____

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

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, June 4, 2003,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1001523
03DRB-00757 Major-Vacation of Pub Right-of-Way
03DRB-00758 Minor-Vacation of Private Easements
03DRB-00756 Minor-Prelim&Final Plat Approval
03DRB-00755 Major-Bulk Land Variance

COMMUNITY SCIENCES CORP agent(s) for UNSER/98TH ST and AIM MANAGEMENT request(s) the above action(s) for, **LADERA INDUSTRIAL CENTER,** zoned SU-1, located on UNSER BLVD NW, between LADERA DR NW and OURAY DR NW (VACATED) containing approximately 129 acre(s). [REF: EPC-00152, EPC-00153, EPC-00229, 1002404, 1001523] (H-9, H-10)

Project # 1001543
03DRB-00747 Major-Amnd Prelim Plat Approval

JEFF MORTENSEN & ASSOCIATES INC agent(s) for HOECH REAL ESTATE CORP request(s) the above action(s) for all or a portion of Tract(s) ALL and(Lots 1-61) and (Parcels 1 & 2), **DESERT RIDGE PLACE -UNIT 1,** zoned R-D, located on HOLLY AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 11 acre(s). [REF: 1001543] (C-20)

Project # 1001939
03DRB-00753 Major-Vacation of Public Easements
03DRB-00752 Major-Preliminary Plat Approval

WILSON & COMPANY INC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) A1B and The Crossing -Unit 2A (Tr A), **CIELO OESTE,** zoned R-D, located on GUNNISON PL NW, between UNSER BLVD NW and 98TH ST NW containing approximately 15 acre(s). [REF: 1000150, 1000207, 1000515, 1001939] (H-9)

Project # 1002423
03DRB-00749 Major-Preliminary Plat Approval
03DRB-00751 Minor-Temp Defer SDWK
03DRB-00750 Minor-Sidewalk Waiver

BOHANNAN HUSTON, INC. agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Lot(s) ALL, Tract(s) E-1 ALL LOTS IN EL RANCHO GRANDE S/D, UNIT 10, **ALBUQUERQUE SOUTH, UNIT 3,** zoned R-2, located on VALLEY VIEW DR SW, between CARTAGENA AV. SW and DE ANZA DR. SW containing approximately 20 acre(s). [REF: 03DRB-00059] (N-09)

Project # 1002643
03DRB-00734 Major-Bulk Land Variance
03DRB-00735 Minor-Prelim&Final Plat Approval

SURV-TEK INC agent(s) for PARADISE HEIGHTS LLC request(s) the above action(s) for all or a portion of Tract(s) A-D, **LANDS OF PARADISE HEIGHTS,** zoned R-1, located on DOUGLAS AVE NW, between WESTSIDE BLVD NW and BROOKLINE BLVD NW containing approximately 42 acre(s). (A-10)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this 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.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MAY 20, 2003.

CITY OF ALBUQUERQUE

Planning Department

VACANT

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004219022
$ 00.41⁰
SEP 10 2007
MAILED FROM ZIP CODE 87102

DRB

VAC

Or Current Resident
WU GUOWEI & TAO PING PING
5085 QUEMAZON
LOS ALAMOS, NM 87544

VAC

87544+3771

P O Box 1293 Albuquerque New Mexico 87103

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, September 26, 2007,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1001939
07DRB-70233 VACATION OF PUBLIC EASEMENT

BOHANNAN HUSTON INC agent(s) for JD HOME BUILDER CORP. request(s) the above action(s) for all or a portion of Lot(s) 5, **CIELO OESTE SUBDIVISION,** zoned R-D, located on CASA FLORIDA PL NW BETWEEN CASA VISTOSA CT NW AND CASA LINDA CT NW containing approximately 0.1007 acre(s). (H-9)

Project# 1006798
07DRB-70234 BULK LAND VARIANCE
07DRB-70235 MINOR - TEMP DEFR SWDK CONST
07DRB-70236 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WILSON AND COMPANY INC agent(s) for BRUNACINI DEVELOPMENT LTD CO request(s) the above action(s) for all or a portion of Lot(s) 3, Tract(s) S-1, S-2A-2 & S-1A, **ATRISCO BUSINESS PARK, UNIT 2** (to be known as **MERIDIAN BUSINESS PARK II, UNIT 2**) zoned IP, located on LOS VOLCANES RD NW BETWEEN UNSER BLVD NW AND AIRPORT RD NW containing approximately 95.9287 acre(s). (J-9, J-10 & K-10)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this 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.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 10, 2007.

CITY OF ALBUQUERQUE

Planning Department

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41⁰
0004219022 SEP 10 2007
MAILED FROM ZIP CODE 87102

Or Current Resident
CASTILLO JOSE S & JOCELYN R
7004 ZINNIA PL NW
ALBUQUERQUE, NM 87121

DRB

NIXIE 871 CC 1 10 09/21/07
RETURN TO SENDER
VACANT
UNABLE TO FORWARD
BC: 87103129595 *0568-03282-10-34

87121 87103129595

P O Box 1293 Albuquerque New Mexico 87103

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, September 26, 2007,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1001939
07DRB-70233 VACATION OF PUBLIC EASEMENT

BOHANNAN HUSTON INC agent(s) for JD HOME BUILDER CORP. request(s) the above action(s) for all or a portion of Lot(s) 5, **CIELO OESTE SUBDIVISION,** zoned R-D, located on CASA FLORIDA PL NW BETWEEN CASA VISTOSA CT NW AND CASA LINDA CT NW containing approximately 0.1007 acre(s). (H-9)

Project# 1006798
07DRB-70234 BULK LAND VARIANCE
07DRB-70235 MINOR - TEMP DEFR SWDK CONST
07DRB-70236 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WILSON AND COMPANY INC agent(s) for BRUNACINI DEVELOPMENT LTD CO request(s) the above action(s) for all or a portion of Lot(s) 3, Tract(s) S-1, S-2A-2 & S-1A, **ATRISCO BUSINESS PARK, UNIT 2** (to be known as **MERIDIAN BUSINESS PARK II, UNIT 2**) zoned IP, located on LOS VOLCANES RD NW BETWEEN UNSER BLVD NW AND AIRPORT RD NW containing approximately 95.9287 acre(s). (J-9, J-10 & K-10)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this 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.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 10, 2007.

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION S Z

___ Major Subdivision action
_X_ Minor Subdivision action
___ Vacation V
___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN P

___ for Subdivision Purposes
___ for Building Permit
___ Administrative Amendment (AA)
___ IP Master Development Plan D
___ Cert. of Appropriateness (LUCC) L A

STORM DRAINAGE (Form D)

___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING

___ Annexation
___ County Submittal
___ EPC Submittal
___ Zone Map Amendment (Establish or Change Zoning)
___ Sector Plan (**Phase I, II, III**)
___ Amendment to Sector, Area, Facility or Comprehensive Plan
___ Text Amendment (Zoning Code/Sub Regs)
___ Street Name Change (Local & Collector)

APPEAL / PROTEST of...

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Bohannan Huston, Inc. / CDP Robert Gromatzky PHONE: (505) 823-1000

ADDRESS: 7500 Jefferson NE FAX (505) 898-7988

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: rgromatzky@bhinc.com

APPLICANT: Ugenia Mecci PHONE:

ADDRESS: 1627 Casa Florida Pl NW FAX:

CITY: Albuquerque STATE NM ZIP 87120

Proprietary interest in site: Residential **List all owners:** Ugenia Mecci

DESCRIPTION OF REQUEST: minor replat for vacation of easement

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

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

Lot or Tract No. Lot 5 Block: Unit: 3

Subdiv/Addn/TBKA: Cielo Oeste

Existing Zoning: R-D Proposed zoning: no change MRGCD Map No

Zone Atlas page(s): H-9 UPC Code: 100905928607330313

CASE HISTORY:

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

Project # 671582, 08DRB - 70478

CASE INFORMATION:

Within city limits? _X_ Yes Within 1000FT of a landfill? No

No. of **existing** lots: 1 No. of **proposed** lots: 1 Total area of site (acres): 0.1252ac

LOCATION PROPERTY BY STREETS: On or Near: Casa Florida PL, NW

Between: GUNNISON NW and CASA VISTOSA NW

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

SIGNATURE [signature] DATE 9 / 15 /2009

(Print) ROBERT GROMATZKY ___ Applicant _X_ Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, **04/04**

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

Application case numbers	Action	S.F.	Fees
09DRB - - 70322	P&F	5(3)	$ 215.00
- -	CMF		$ 20.00
- -			$
- -			$
- -			$
			Total $ 235.00

Hearing date 10/21/09

Sandy Handley 10/12/09
Planner signature / date

Project # 1001939

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

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

☐ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 **copies**
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ List any original and/or related file numbers on the cover application

☐ **EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Copy of DRB approved infrastructure list
__ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
__ List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations & cross sections of perimeter walls **3 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ Copy of recorded SIA
__ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
__ List any original and/or related file numbers on the cover application
__ DXF file and hard copy of final plat data for AGIS is required.

☐ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**

NA 5 Acres or more: Certificate of No Effect or Approval
✓ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
NA Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
NA Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
✓ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
✓ Letter briefly describing, explaining, and justifying the request
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
NA Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
✓ Fee (see schedule)
✓ List any original and/or related file numbers on the cover application
NA Infrastructure list if required **(verify with DRB Engineer)**
__ DXF file and hard copy of final plat data for AGIS is required.

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

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**
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

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

ROBERT GROMATZKY
Applicant name (print)

9-15-09
Applicant signature / date

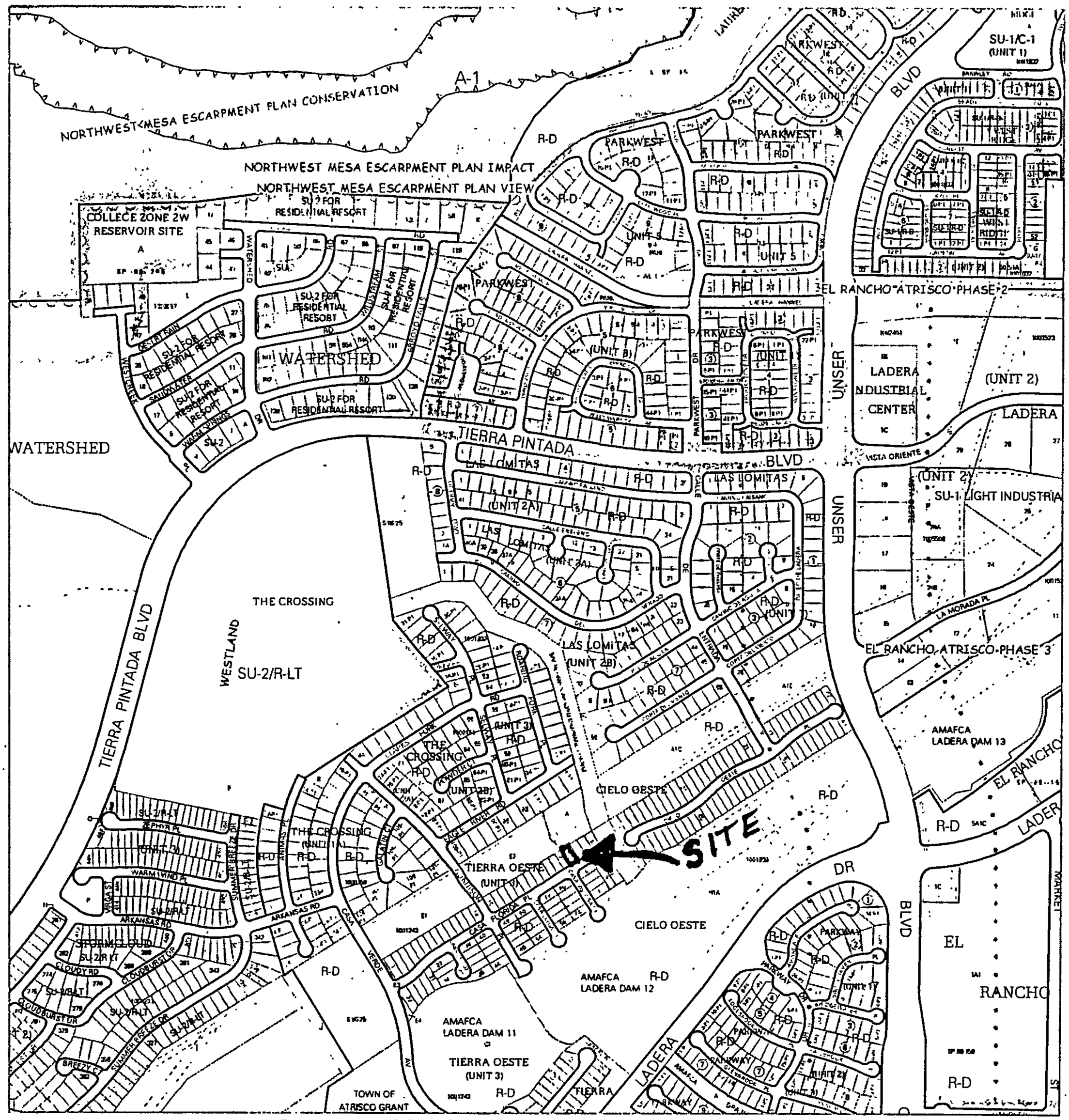
Form revised **October 2007**

☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☐ Related #s listed

Application case numbers
09DRB - 70322
- -
- -

Sandy Handley 10/12/09
Planner signature / date

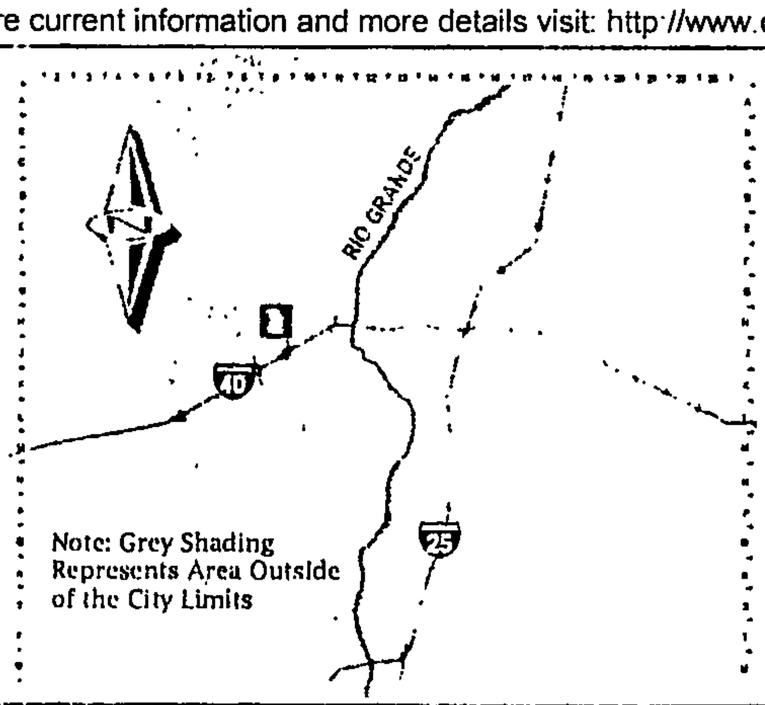
Project # 1001939



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

Albuquerque Geographic Information System

Map amended through: 6/13/2008



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

H-09-Z

Selected Symbols

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

0 750 1,500 Feet

Bohannan ▲ Huston INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice:505.823.1000
facsimile:505.798.7988
toll free:800.877.5332

September 15, 2009

Jack Cloud, Chair
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

Re: Final Plat Approval
Lot 5-A, Cielo Oeste, DRB 08-70478

Dear Mr. Cloud:

The referenced project includes a Final Plat for residential property in NW Albuquerque and will vacate a portion of existing sanitary sewer easement. The site is approximately 0.1252 acres and is located at 1627 Florida Place NW, Albuquerque.

Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Application
- Six (6) copies of the Final Plat
- Six (6) copies of Site Sketch
- Zone Atlas Map showing the location of the property
- Letter of Authorization
- Certificate of Completion & Acceptance
- DRB Fee

Please place this item on the DRB Agenda for hearing. If you have any questions or require further information, please contact me.

Sincerely,

Robert Gromatzky, P.S.
Project Manager
Community Development and Planning

RAG/cc
Enclosures

cc: Kevin Patton, BHI
Connie Chapin, BHI

CITY OF ALBUQUERQUE

August 3, 2009

CERTIFICATE OF COMPLETION AND ACCEPTANCE

Kim Brooks, President
J D Home Builder Corporation
4477 Irving Blvd. NW
Albuquerque, NM 87114

RE: Cielo Oeste Lot 5 SAS Relocation
Project Number: 671582

Dear Mr. Brooks:

This is to certify that the City of Albuquerque accepts the construction of the infrastructure provided in the Work Order Construction Plans, City Project No. 671582. The work was completed pursuant to the required infrastructure listed in the Subdivision Improvements Agreement (SIA) Procedure A, between J D Home Builder Corporation and the City of Albuquerque executed on November 3, 2008.

Having satisfied the requirements referenced above, the SIA and any associated Financial Guaranty, held by the City, can now be released. Any performance/warranty bond and the indemnity and hold harmless provisions of the SIA in favor of the City shall remain in effect. The contractor's warranty period will begin August 3, 2009 and is effective for a period of one (1) year.

Should you have any questions or issues regarding this project, please contact me at (505) 924-3996.

Sincerely,

Richard Dourte, P.E.
City Engineer
Development & Building Services
Planning Department

8-4-09

cc: BOHANNAN-HUSTON (e-mail)
Salls Brothers Construction (e-mail)
Vincent Paul, DMD Maps & Records (e-mail)
Barbara A. Romero, DMD Street Maintenance (e-mail)
Paul Baca, DMD Street Maintenance (e-mail)
David Rodriquez, ABCWUA Maps & Records (e-mail)
Martin Sanchez, ABCWUA Maps & Records (e-mail)
SIA File, City Project Number 671582

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

September 15, 2009

RE: Agent Authorization for Lot 5, Cielo Oeste

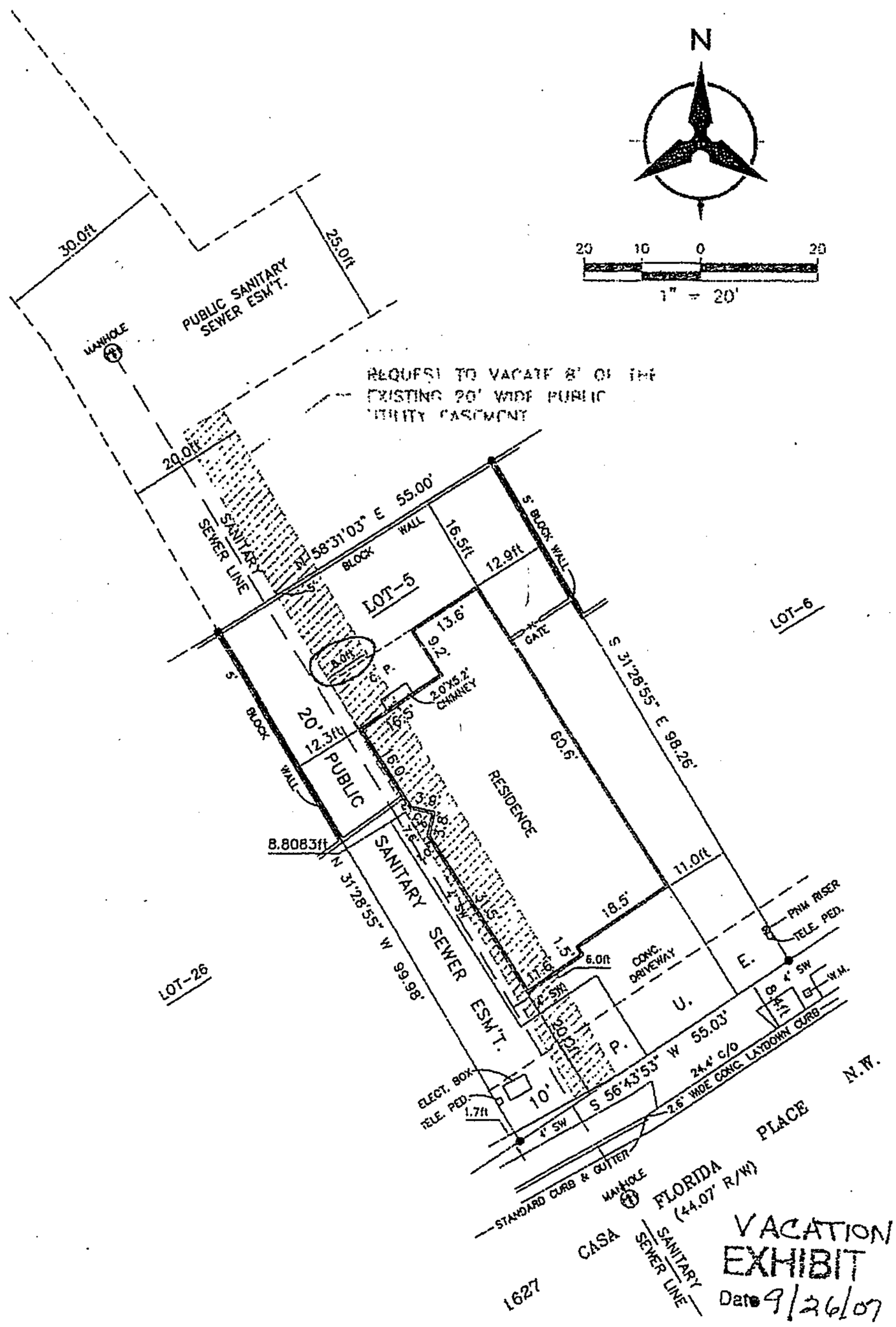
To Whom It May Concern:

This letter authorizes representatives of Bohannan Huston, Inc. to act as agent to submit the Subdivision Plat for Lot 5, Cielo Oeste. Please contact me with any questions or concerns.

Sincerely,

Ugenia Mecci
Owner Lot 5, Cielo Oeste

VACATION EXHIBIT



City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION S Z

_X_ Major Subdivision action
____ Minor Subdivision action
____ Vacation V
____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN P
____ for Subdivision Purposes
____ for Building Permit
____ Administrative Amendment (AA)
____ IP Master Development Plan D
____ Cert. of Appropriateness (LUCC) L A

STORM DRAINAGE (Form D)
____ Storm Drainage Cost Allocation Plan

ZONING & PLANNING
____ Annexation
____ County Submittal
____ EPC Submittal
____ Zone Map Amendment (Establish or Change Zoning)
____ Sector Plan (**Phase I, II, III**)
____ Amendment to Sector, Area, Facility or Comprehensive Plan
____ Text Amendment (Zoning Code/Sub Regs)
____ Street Name Change (Local & Collector)

APPEAL / PROTEST of...
____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal

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

APPLICATION INFORMATION:

Professional/Agent (if any): Bohannan Huston, Inc. / CDP1 Sally PHONE: (505) 823-1000

ADDRESS: 7500 Jefferson NE FAX (505) 898-7988

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ssalazar-cass@bhinc.com

APPLICANT: JD Home Builder Inc. PHONE: (505) 235-8298

ADDRESS: P O Box 90218 FAX:

CITY: Albuquerque STATE NM ZIP 87199

Proprietary interest in site: Owner **List all owners:**

DESCRIPTION OF REQUEST: Vacation of Public Easement

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

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

Lot or Tract No. LOT 5 Block: Unit: 3

Subdiv/Addn/TBKA: CIELO OESTE

Existing Zoning: R-D Proposed zoning: MRGCD Map No

Zone Atlas page(s): H-09 UPC Code: 100905928607330313

CASE HISTORY:

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

1001939

CASE INFORMATION:

Within city limits? _X_ Yes Within 1000FT of a landfill? No

No. of **existing** lots: 1 No. of **proposed** lots: Total area of site (acres): .12

LOCATION PROPERTY BY STREETS: On or Near: CASA FLORIDA PL NW

Between: CASA VISTOSA CT NW and CASA LINDA CT NW

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

SIGNATURE Sa Salazar-Cass for DATE 11/7/2008
(Print) Kevin G. Patton, P.E. ____ Applicant _X_ Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, **04/04**

	INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
NA ☐					
☒	All checklists are complete	08DRB - - 70478	VPE		$ 45.00
☒	All fees have been collected	- -	ADV		$ 75.00
☒	All case #s are assigned	- -	CMF		$ 20.00
NA ☐	AGIS copy has been sent	- -			$
☒	Case history #s are listed	- -			$
NA ☐	Site is within 1000ft of a landfill				Total
NA ☐	F.H.D.P. density bonus	Hearing date December 3 2008			$ 140.00
NA ☐	F.H.D.P. fee rebate				

11-7-08
Planner signature / date

Project # 1001939

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**

__ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
__ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all 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)
__ List any original and/or related file numbers on the cover application

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☒ **VACATION OF PUBLIC EASEMENT (DRB27)**
☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**

✓ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way.)
✓ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ 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)
✓ List any original and/or related file numbers 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 30 DAYS after the filing deadline. Your attendance is required.

☐ **SIDEWALK VARIANCE (DRB20)**
☐ **SIDEWALK WAIVER (DRB21)**

__ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the variance or waiver
__ List any original and/or related file numbers on the cover application

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

☐ **SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**

__ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the variance
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**

__ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the deferral or extension
__ List any original and/or related file numbers on the cover application

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

☐ **VACATION OF PRIVATE EASEMENT (DRB26)**
☐ **VACATION OF RECORDED PLAT (DRB29)**

__ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
__ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
__ Letter of authorization from the grantors and the beneficiaries (private easement only)
__ Fee (see schedule)
__ List any original and/or related file numbers 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.

for Kevin G. Patton P.E.
Applicant name (print)

S. Salazar-Cass 11-7-08
Applicant signature / date

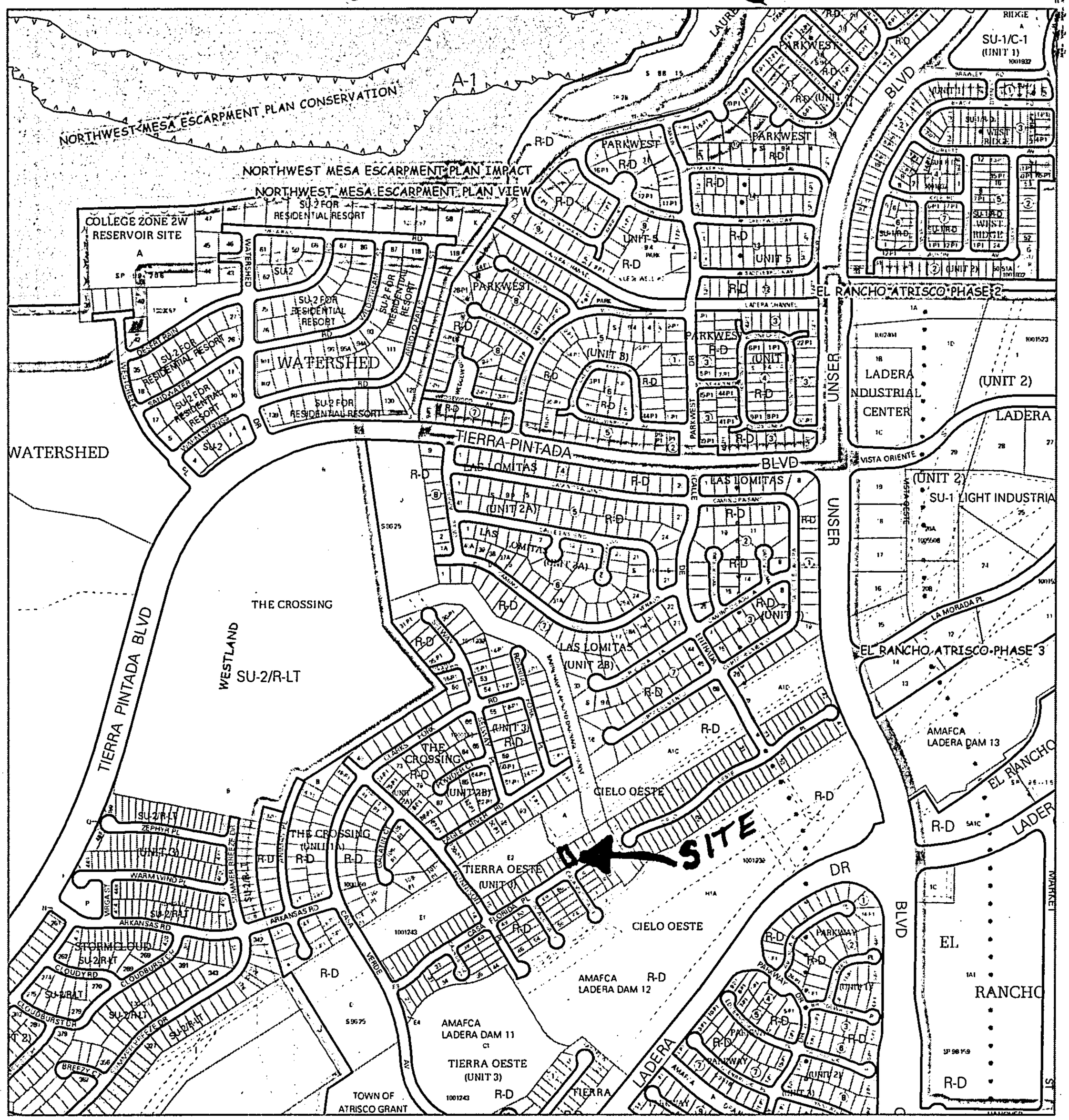
Form revised 4/07

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

Application case numbers
08DRB-_____-70478
_____-_____-_____
_____-_____-_____

11-7-08
Planner signature / date

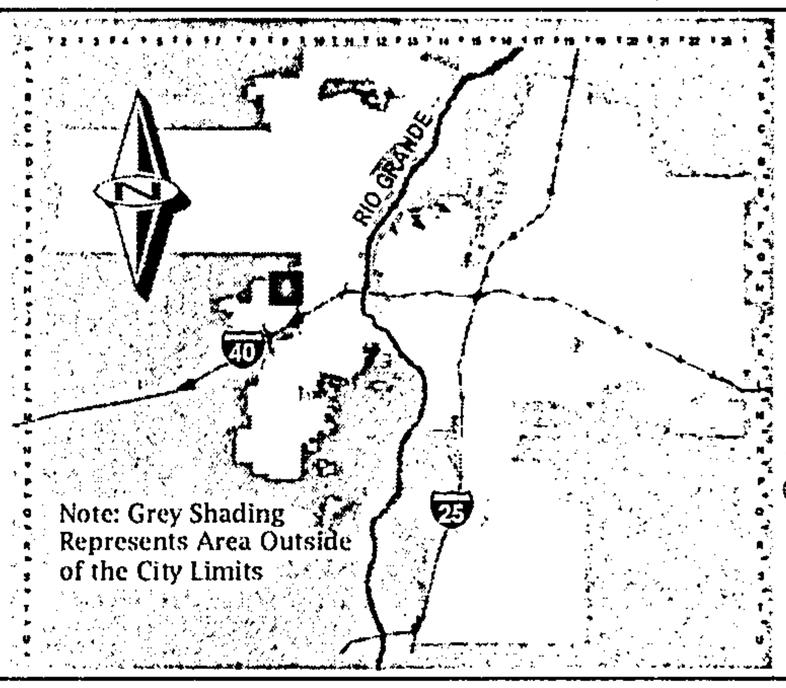
Project # 1001939



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

Albuquerque Geographic Information System

Map amended through: 6/13/2008



Zone Atlas Page:

H-09-Z

Selected Symbols

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

0 750 1,500 Feet

Bohannan Huston INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

November 7, 2008

Jack Cloud, Chair
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

Re: Vacation of Public Easement
Lot 5, Cielo Oeste, #1001939

Dear Mr. Cloud.

Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications
- Twenty-four (24) copies of the Vacation exhibit (Exhibit "B")
- Twenty-Four (24) copies of the documents which created the easement
- Letter from the Office of Neighborhood Coordination and neighborhood notification
- Zone Atlas Map showing the location of the property
- DRB Fee

The purpose of this vacation is to vacate eight feet of the existing twenty foot public sanitary sewer easement. The home is currently encroaching upon the sanitary sewer easement.

Please place this item on the DRB Agenda for hearing on December 3, 2008. If you have any questions or require further information, please contact me.

Sincerely,

S. Salazar-Cano for

Kevin G. Patton, P.E.
Senior Vice President and Managing Principal
Community Development and Planning

KGP/ssc
Enclosures

Bohannan ▲ Huston INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

November 7, 2008

Gerald Warrall
1039 Pinatubo Place NW
Albuquerque, NM 87120

Re: Vacation of Public Easement
Lot 5, Cielo Oeste, #1001939

Dear Mr. Warrall:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of a Neighborhood and/or Homeowner's Association associated with the above mentioned project site.

This letter is to advise you that Bohannan Huston, Inc., agent for JD Home Builder, Inc., is seeking approval of vacation of public easement and is being presented to the City of Albuquerque's Development Review Board.

Enclosed is a copy of the zone atlas page with the site highlighted for reference. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

S. Salazar-Cruz for

Kevin G. Patton, P.E.
Senior Vice President and Managing Principal
Community Development and Planning

KGP/ssc
Enclosures

Cc: Richard Wilk, TRES VOLCANES N.A.
Dan Serrano, WESTSIDE COALITION OF N.A.'S
Candelaria Patterson, WESTSIDE COALITION OF N.A.'S

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The Neighborhood and/or Homeowner 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.

November 5, 2008

Sally Salazar-Cass
Bohannan Huston Inc.
7500 Jefferson NE/87109
Phone: 798-7988/Fax: 798-7988
E-mail: ssalazar-cass@bhinc.com

Dear Sally:

Thank you for your inquiry of **November 5, 2008** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **LOT 5, PLAT OF CIELO OESTE A REPLAT OF TRACTS A-1 AND H-A, TIERRA OESTE SUBDIVISION, UNIT 3, LOCATED ON CASA FLORIDA NW BETWEEN UNSER BOULEVARD NW AND CASA VERDE NW** zone map **H-9**

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

TRES VOLCANES N.A. (TVN) "R"
Gerald Worrall, 1039 Pinatubo Pl. NW/87120 839-0893 (h)
Richard Wilk, 1900 Selway Pl. NW/87120 831-9967 (h)

WESTSIDE COALITION OF N.A.'S
Dan Serrano, 3305 Ronda De Lechusas NW/87120 249-7994 (c)
Candelaria Patterson, 7608 Elderwood NW/87120 321-1761 (h)

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

Sincerely,

Stephani Winklepleck

Stephani I. Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION.

planningrnaform(12/06/07)

DEVELOPER INQUIRY SHEET
(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: **(505) 924-3913** – will need the following information **BEFORE** neighborhood and/or homeowner association information will be released to the applicant/agent on any project being presented to the Planning Department of the City of Albuquerque. If you have any questions, please feel free to contact our office at **(505) 924-3914. Your Developer Inquiry is for the following:**

Cell Tower & Type: [ ] **Free-Standing Tower** **-OR-** [ ] **Concealed Tower**

Private Development [ ] *(EPC, DRB, LUCC, Liquor Submittal)*

City Project [ ] **Special Exception Application** (ZHE) [ ]

CONTACT NAME: Sally Salazar-Cass

COMPANY NAME: Bohannan Huston Inc.

ADDRESS/ZIP: 7500 Jefferson NE, Albuq., NM 87109

PHONE: 505-823-1000 FAX: 505-798-7988

LEGAL DESCRIPTION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION IN THE AREA OF THE PROPERTY DESCRIBED BELOW:

LT 5, PLAT OF CIELO OESTE A REPLAT OF TRACTS A-1& H-A TIERRA OESTE SUBD UNIT 3

LEGAL DESCRIPTION

LOCATED ON CASA FLORIDA

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN UNSER BLVD AND

STREET NAME OR OTHER IDENTIFYING LANDMARK

CASA VERDE

STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (H-09).

(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)

(Zone Map MUST be provided with request)

developinquirysheet (07/29/08)

91 7108 2133 3933 4837 8072

UNITED STATES POSTAGE
PITNEY BOWES
02 1P $ 005.90⁰
0003082003 NOV 05 2008
MAILED FROM ZIP CODE 87109

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Dan Serrano
3305 Ronda DeLechusas NW
ABQ NM 87120

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 91 7108 2133 3933 4837 8072

PS Form 3811, February 2004 Domestic Return Receipt Lot 5, SAS 102595-02-M-1540
www.dmmc.com

Dan Serrano
3305 Ronda De Lechusas NW
Albuquerque, NM 87120

First Class Mail

- ENGINEERING
- SPATIAL DATA
- ADVANCED TECHNOLOGIES

91 7108 2133 3933 4837 8065

UNITED STATES POSTAGE
PITNEY BOWES
02 1P $ 005.90⁰
0003082003 NOV 05 2008
MAILED FROM ZIP CODE 87109

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Gerald Warrall
1039 Pinatubo Pl NW
ABQ NM 87100

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 91 7108 2133 3933 4837 8065

PS Form 3811, February 2004 Domestic Return Receipt Lot 5 SAS 102595-02-M-1540

First Class Mail

First Class Mail

- ENGINEERING
- SPATIAL DATA
- ADVANCED TECHNOLOGIES

Gerald Warrall
1039 Pinatubo Place NW
Albuquerque, NM 87120

91 7108 2133 3933 4837 8089

UNITED STATES POSTAGE
PITNEY BOWES
02 1P $ 005.90⁰
0003082003 NOV 05 2008
MAILED FROM ZIP CODE 87109

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Richard Wilk
1900 Selway PL NW
ABQ NM 87120

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (*Printed Name*) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (*Extra Fee*) ☐ Yes

2. Article Number
(*Transfer from service label*) 91 7108 2133 3933 4837 8089

PS Form 3811, February 2004 Domestic Return Receipt Lot 5, SAS 102595-02-M-1540

First Class Mail

Richard Wilk
1900 Selway Place NW
Albuquerque, NM 87120

- ENGINEERING
- SPATIAL DATA
- ADVANCED TECHNOLOGIES

91 7108 2133 3933 4837 8096

UNITED STATES POSTAGE
PITNEY BOWES
02 1P $ 005.90⁰
0003082003 NOV 05 2008
MAILED FROM ZIP CODE 87109

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Candelaria Patterson
7608 Elderwood NW
ABQ NM 87120

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 91 7108 2133 3933 4837 8096

PS Form 3811, February 2004 Domestic Return Receipt Lot 5, SAS 102595-02-M-1540

www.pitney.com

First Class Mail

Candelaria Patterson
7608 Elderwood NW
Albuquerque, NM 87120

- ENGINEERING
- SPATIAL DATA
- ADVANCED TECHNOLOGIES

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of $3.75 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from November 16 2008 To December 3 2008

5. REMOVAL

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

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

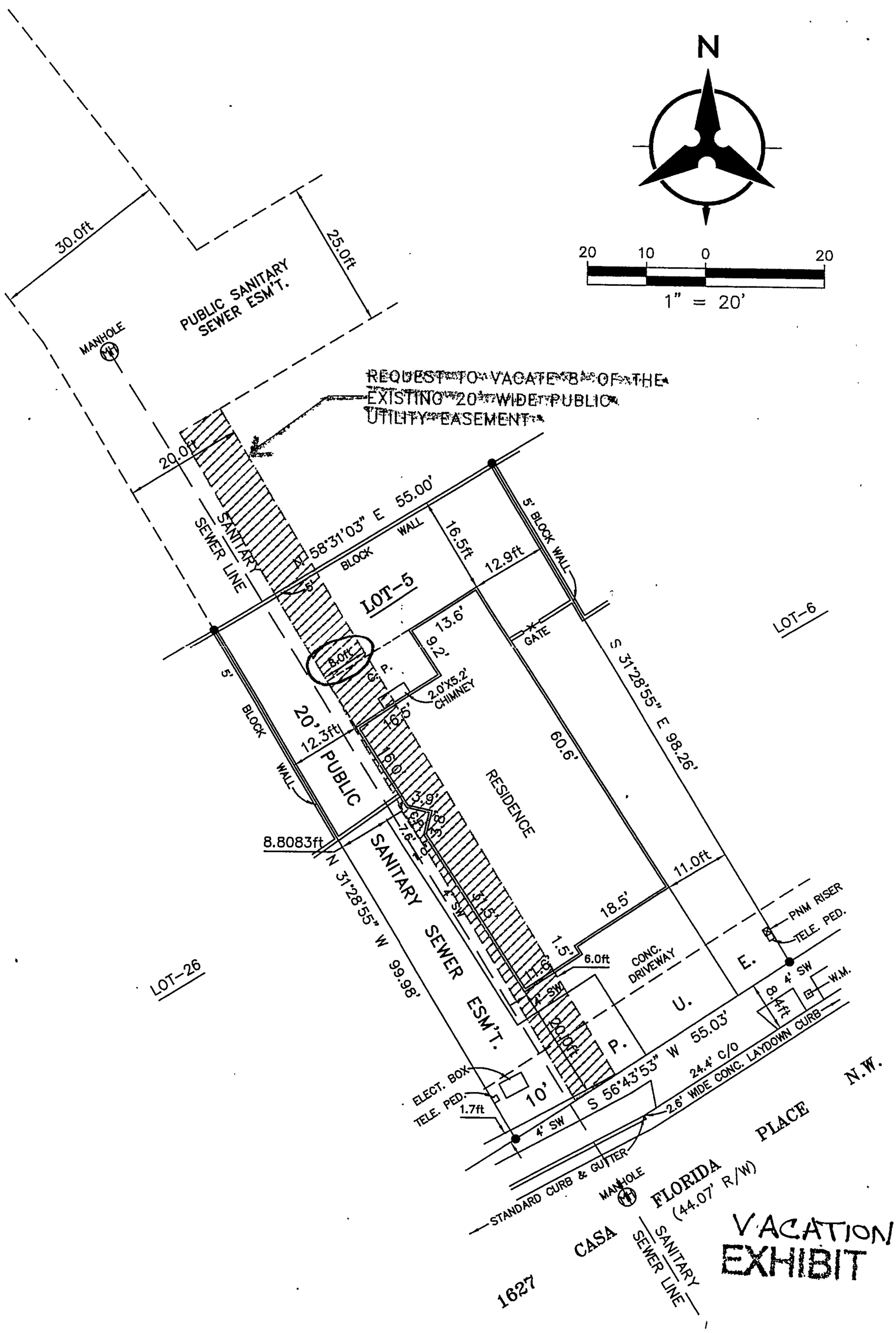
(Applicant or Agent) 11-7-08 (Date)

I issued 1 signs for this application, 11-7-08 (Date) (Staff Member)

DRB PROJECT NUMBER: 1001939

Rev. 1/11/05

VACATION EXHIBIT



VACATION EXHIBIT

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

08/31/2007 Issued By: PLNABG

Permit Number: **2007 070 233** **Category Code 910**

Application Number: 07DRB-70233, Vacation Of Public Easement

Address:

Location Description: CASA FLORIDA PL NW BETWEEN CASA VISTOSA CT NW AND CASA LINDA CT NW

Project Number: 1001939

Applicant
Jd Home Builder Corp.

P.O. Box 90218
Albuquerque, NM 87199
991-2543

Agent / Contact
Bohannan Huston Inc
Kevin Patton
7500 Jefferson Ne
Albuquerque, NM 87109

kpatton@bhinc.com

Application Fees

441018/4971000	Public Notification	$75.00
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	$45.00
	TOTAL:	**$140.00**

City Of Albuquerque
Treasury Division

8/31/2007 10:03AM LOC: ANNX
WS# 006 TRANS# 0015
RECEIPT# 00081518-00081518
PERMIT# 2007070233 TRSCCS
Trans Amt $140.00
APN Fee $75.00
Conflict Manag. Fee $20.00
DRB Actions $45.00
CK $140.00
CHANGE $0.00

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION
___ Major Subdivision action
___ Minor Subdivision action
X Vacation
___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN
___ for Subdivision
___ for Building Permit
___ Administrative Amendment (AA)
___ IP Master Development Plan
___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)
___ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING
___ Annexation
___ County Submittal
___ EPC Submittal
___ Zone Map Amendment (Establish or Change Zoning)
___ Sector Plan **(Phase I, II, III)**
___ Amendment to Sector, Area, Facility or Comprehensive Plan
___ Text Amendment (Zoning Code/Sub Regs)
___ Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...
___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICATION INFORMATION:

Professional/Agent (if any): Bohannan Huston, Inc. PHONE: 823-1000
ADDRESS: 7500 Jefferson NE FAX: 798-7988
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL:

APPLICANT: JD Home Builder Corp. PHONE: 991-2543
ADDRESS: PO Box 90218 FAX:
CITY: Albuquerque STATE NM ZIP 87199-0218 E-MAIL:
Proprietary interest in site: owner List all owners: N/A
DESCRIPTION OF REQUEST: Vacation of Public easement

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

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

Lot or Tract No. Lot 5 Block: Unit:
Subdiv/Addn/TBKA: Cielo Oeste Subdivision
Existing Zoning: R-D Proposed zoning: MRGCD Map No
Zone Atlas page(s): H9 UPC Code: 100905929007530314

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
DRB-1001939

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? NO
No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 0.1007
LOCATION OF PROPERTY BY STREETS: On or Near: Casa Florida Pl. NW
Between: Casa Vistosa Ct. NW and Casa Linda Ct. NW

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

SIGNATURE Stephanie Walton DATE 8-30-07
(Print) Kevin Sexton Applicant: ☐ Agent: X

FOR OFFICIAL USE ONLY Form revised 4/07

☐ 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
N/A Site is within 1000ft of a landfill
N/A F.H.D.P. density bonus
N/A F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
07DRB - - 70233	VPE	✓	$ 45.00
- -	CMF		$ 20.00
- -	Adv		$ 75.00
- -			$
- -			$
			Total $ 140.00

Hearing date September 26, 2007

Andrew Garcia 8/31/07
Planner signature / date

Project # 1001939

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**

__ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
__ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all 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)
__ List any original and/or related file numbers on the cover application

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☒ **VACATION OF PUBLIC EASEMENT (DRB27)**
☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**

✓ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way.)
✓ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ 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)
✓ List any original and/or related file numbers 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 30 DAYS after the filing deadline. Your attendance is required.

☐ **SIDEWALK VARIANCE (DRB20)**
☐ **SIDEWALK WAIVER (DRB21)**

__ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the variance or waiver
__ List any original and/or related file numbers on the cover application

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

☐ **SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**

__ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the variance
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**

__ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the deferral or extension
__ List any original and/or related file numbers on the cover application

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

☐ **VACATION OF PRIVATE EASEMENT (DRB26)**
☐ **VACATION OF RECORDED PLAT (DRB29)**

__ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
__ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
__ Letter of authorization from the grantors and the beneficiaries (private easement only)
__ Fee (see schedule)
__ List any original and/or related file numbers 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.

Kevin Patton
Applicant name (print)

for Stephanie Williams 8-30-07
Applicant signature / date

Form revised 4/07

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

Application case numbers
07DRB - - 70233
- -
- -

Andrew Smith 8/31/07
Planner signature / date

Project # 1001939

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

August 31, 2007

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Vacation of public easements
Cielo Oeste Lot 5 DRB# 1001939

Dear Sheran:

Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications
- Twenty-four (24) copies of the Location of Request for the vacation of easements (Exhibit "A")
- Letter from the Office of Neighborhood Coordination and related data,
- Zone Atlas Map showing the location of the property, and
- Fee in the amount of $140.00.

The purpose of this vacation is to vacate eight feet of an existing twenty foot sanitary sewer easement. The home is currently encroaching upon the twenty foot easement.

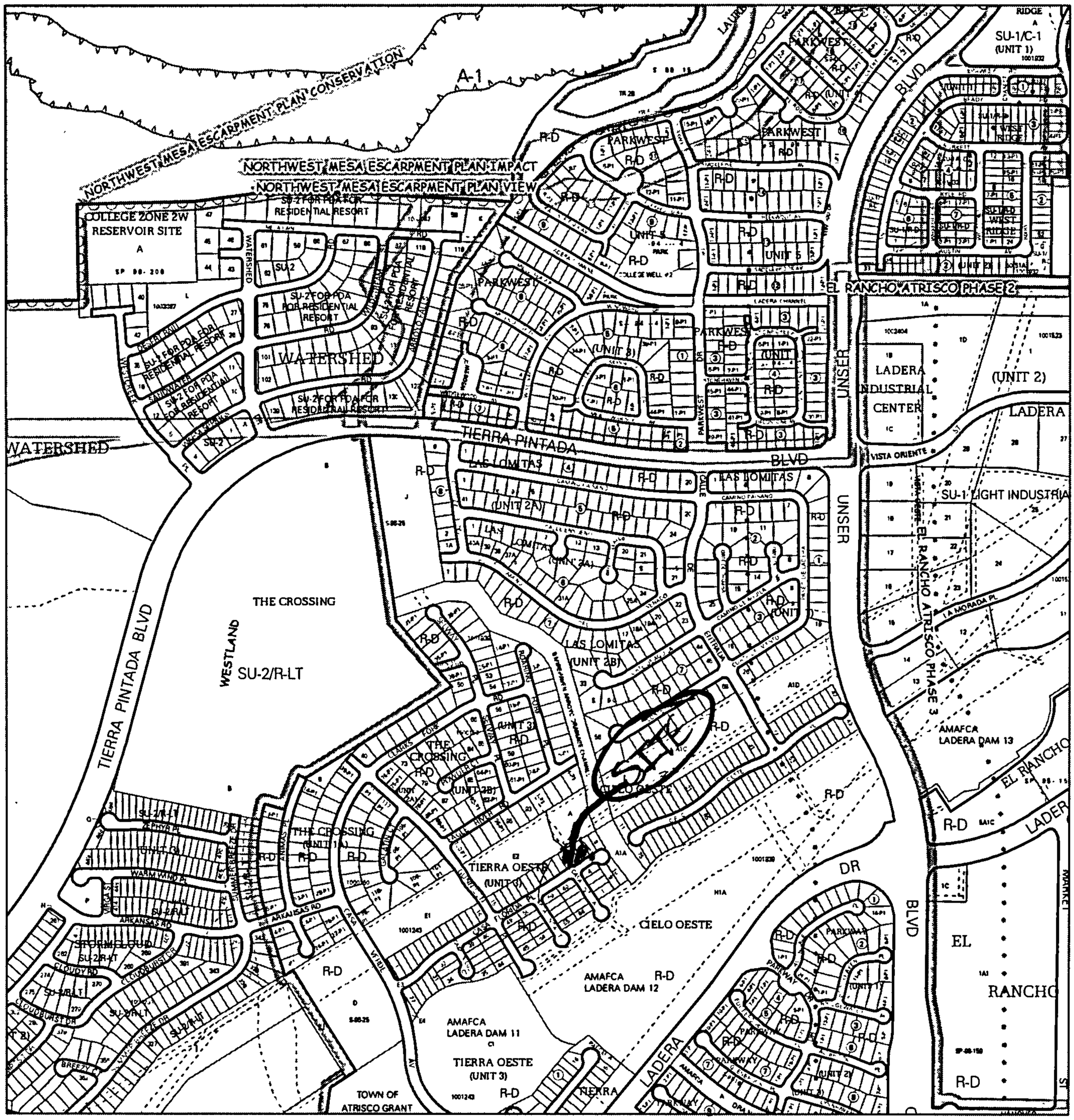
Please place this item on the DRB Agenda to be heard on September 26, 2007. If you have any questions or require further information, please contact me.

Sincerely,

Stephanie Walton

Kevin Patton, P.E.
Senior Vice President
Community Development and Planning Group

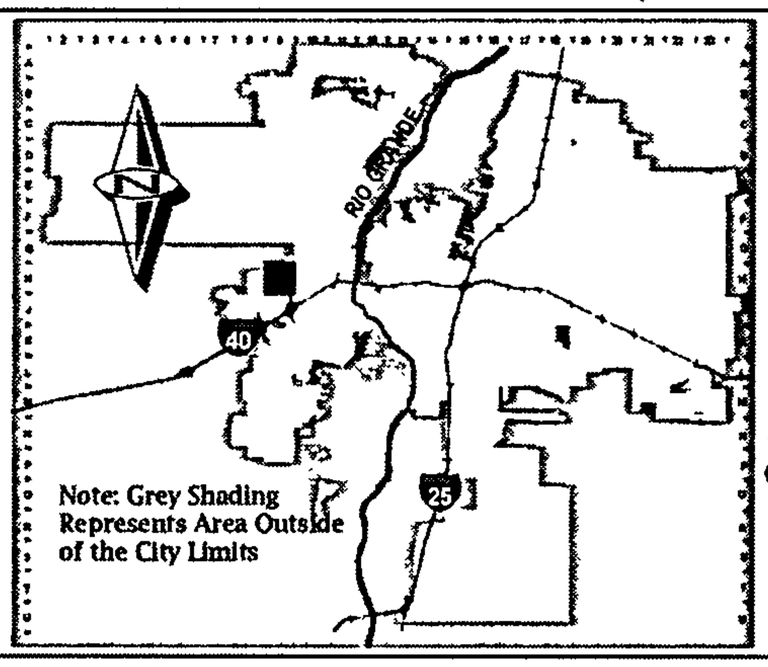
M:\My Documents\VACATION REQUEST CieloOeste.doc



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

Albuquerque Geographic Information System

Map amended through: 5/17/2007



Zone Atlas Page:

H-09-Z

Selected Symbols

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

0 750 1,500 Feet

City of Albuquerque

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

Date: 30 Aug 2007

TO CONTACT NAME: Stephanie Walton
COMPANY/AGENCY: Bohannan Huston
ADDRESS/ZIP: 7500 Jefferson NE Albuq. NM 87109
PHONE/FAX #: 823-1000 / FAX 798-7988

Thank you for your inquiry of 30 Aug 2007 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Lot 5 Cielo Oeste Subdivision Located on Casa Florida PL NW between Casa Vistosa Ct. NW and Casa Linda Ct NW zone map page(s) H-9.

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

Tres Volcanes N.A.

Neighborhood Association
Contacts: Gerald Worrall
P.O. Box 66017
Albuqu. NM 87193
Tom Borst
P.O. Box 66017
Albuqu. NM 87193

Neighborhood Association
Contacts:

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

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

Sincerely,

Stephanie Dankleffa
OFFICE OF NEIGHBORHOOD COORDINATION

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

planning.recognized.na.form(07/07)

!!!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.
d) 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.

Information from the Office of Neighborhood Coordination

The following information should always be in **each** application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

[X] ONC's "Official" Letter to the applicant *(if there are associations)*. A copy must be submitted with application packet -OR-

[ ] The ONC "Official" Letter *(if there are no associations)*. A copy must be submitted with application packet.

[X] Copies of Letters to Neighborhood Associations *(if there are associations)*. A copy must be submitted with application packet.

[X] Copies of the certified receipts to Neighborhood Associations *(if there are associations)*. A copy must be submitted with application packet.

Just a reminder **- Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

* * * \

Bohannan ▲ Huston INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

August 31, 2007

Mr. Tom Borst
PO Box 66017
Albuquerque, NM 87193

RE: Vacation of Public Easements
Lot 5 Cielo Oeste

Dear Mr. Borst:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the Tres Volcanes Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for JD Home Builder Corp., is seeking approval of vacation of public easement. This project is for the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted and exhibit that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

for Stephanie Walton

Kevin Patton, P.E.
Senior Vice President
Community Development and Planning Group

SW
Enclosure

M:\My Documents\Neighborhood Letters\Neighborhood approval letter Cielo Oeste2.doc

Bohannan ▲ Huston INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

August 31, 2007

Mr. Gerald Worrall
PO Box 66017
Albuquerque, NM 87193

RE: Vacation of Public Easements
Lot 5 Cielo Oeste

Dear Mr. Worrall:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the Tres Volcanes Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for JD Home Builder Corp., is seeking approval of vacation of public easement. This project is for the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted and exhibit that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

for Stephanie Walton

Kevin Patton, P.E.
Senior Vice President
Community Development and Planning Group

SW
Enclosure

CERTIFIED MAIL

91 7108 2133 3933 5608 3326

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Tom Borst
PO BOX 166017
Albuquerque, NM 87193

COMPLETE THIS SECTION ON DELIVER

A. Signature

X

B. Received by *(Printed Name)* C. I

D. Is delivery address different from item 1? If YES, enter delivery address below:

3. Service Type
- ☒ Certified Mail
- ☐ Express Mail
- ☐ Registered
- ☒ Return Receipt
- ☐ Insured Mail
- ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)*

2. Article Number *(Transfer from service label)* 91 7108 2133 3933 5608 332

PS Form 3811, February 2004 Domestic Return Receipt

CERTIFIED MAIL

91 7108 2133 3933 5608 3319

UNITED STATES POSTAGE
PITNEY BOWES
02 1P $05.77⁰
0002368945 AUG 31 2007
MAILED FROM ZIP CODE 87109

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Gerald Worrall
PO Box 16017
Albuquerque, NM 87193

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☑ Certified Mail ☐ Express Mail
☐ Registered ☑ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label) 91 7108 2133 3933 5608 3319

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of $3.75 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from September 11, 2007 To September 26, 2007

5. REMOVAL

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

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

Stephanie Walton — (Applicant or Agent) 8-31-07 — (Date)

I issued 1 signs for this application, 8/31/07 (Date) Andrew Garcia (Staff Member)

DRB PROJECT NUMBER: 100 1939

Rev. 1/11/05

2002016574
Page: 2 of 4
02/12/2002 11:13A
Bk-2002C Pg-49
Mary Herrera Bern Co PLAT R 22.00

PLAT OF TIERRA OESTE SUBDIVISION UNIT 3

(A REPLAT OF TRACTS A, C, E, & H, THE CROSSING)

ALBUQUERQUE, NEW MEXICO
JANUARY, 2002

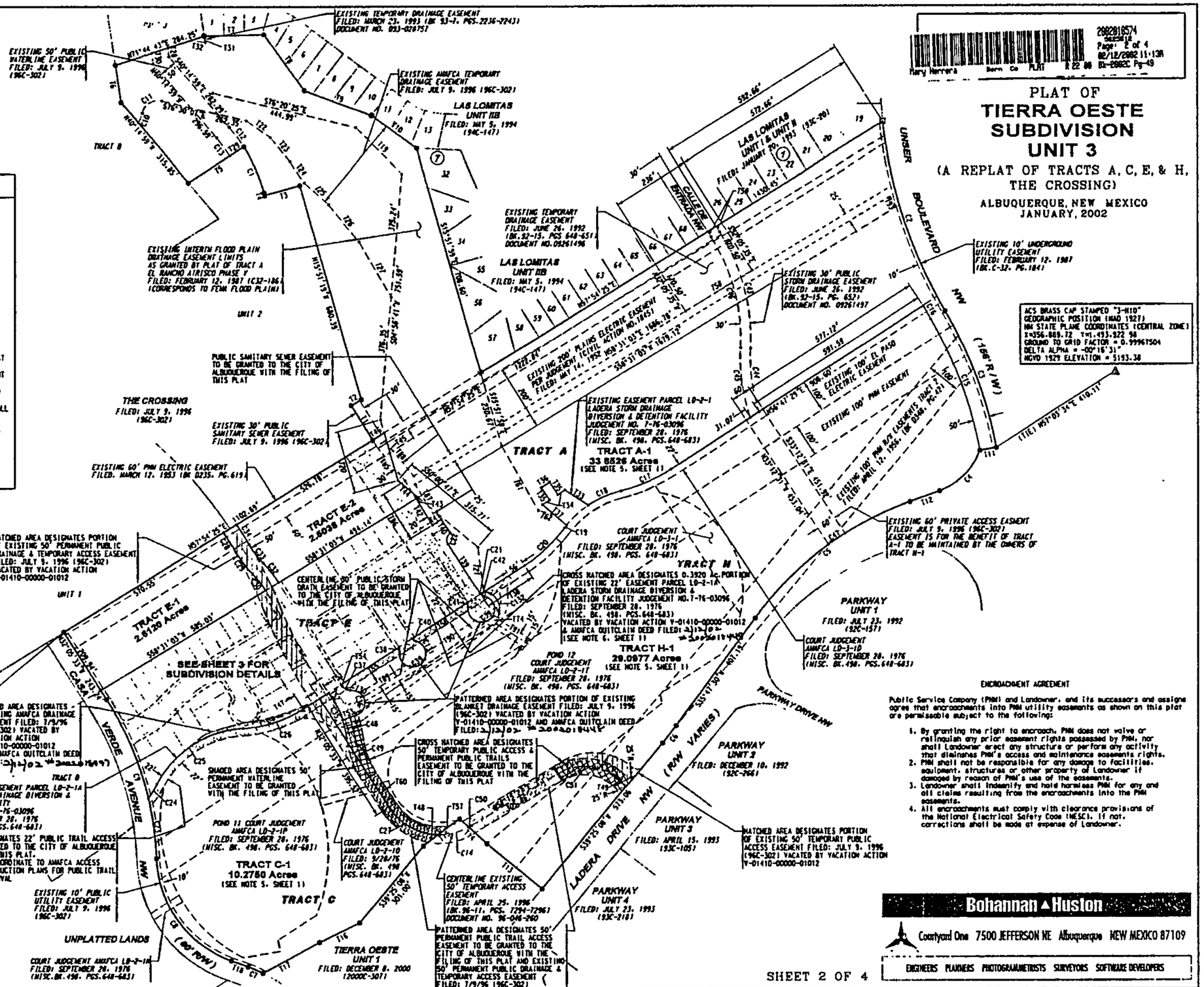
N

200 100 0 200
SCALE: 1" = 200'

LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW LOT/TRACT LINE
- CENTERLINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- ADJOINING PROPERTY LINE
- EXISTING (OLD) TRACT LINE
- RIGHT OF WAY
- 10' PUE — 10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT
- CITY OF ALBUQUERQUE CONTROL MONUMENT
- CENTERLINE MONUMENT TO BE INSTALLED
- FOUND PK NAIL IN TOP OF CONCRETE WALL
- ⅝" REBAR WITH 1¾" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"
- FOUND ⅝" REBAR
- FOUND ⅝" REBAR WITH SURVEY CAP STAMPED "LS 8478"

NOTE: SEE SHEET 4 FOR CURVE & TANGENT DATA



ENCROACHMENT AGREEMENT

Public Service Company (PNM) and Landowner, and its successors and assigns agree that encroachments into PNM utility easements as shown on this plat are permissable subject to the following:

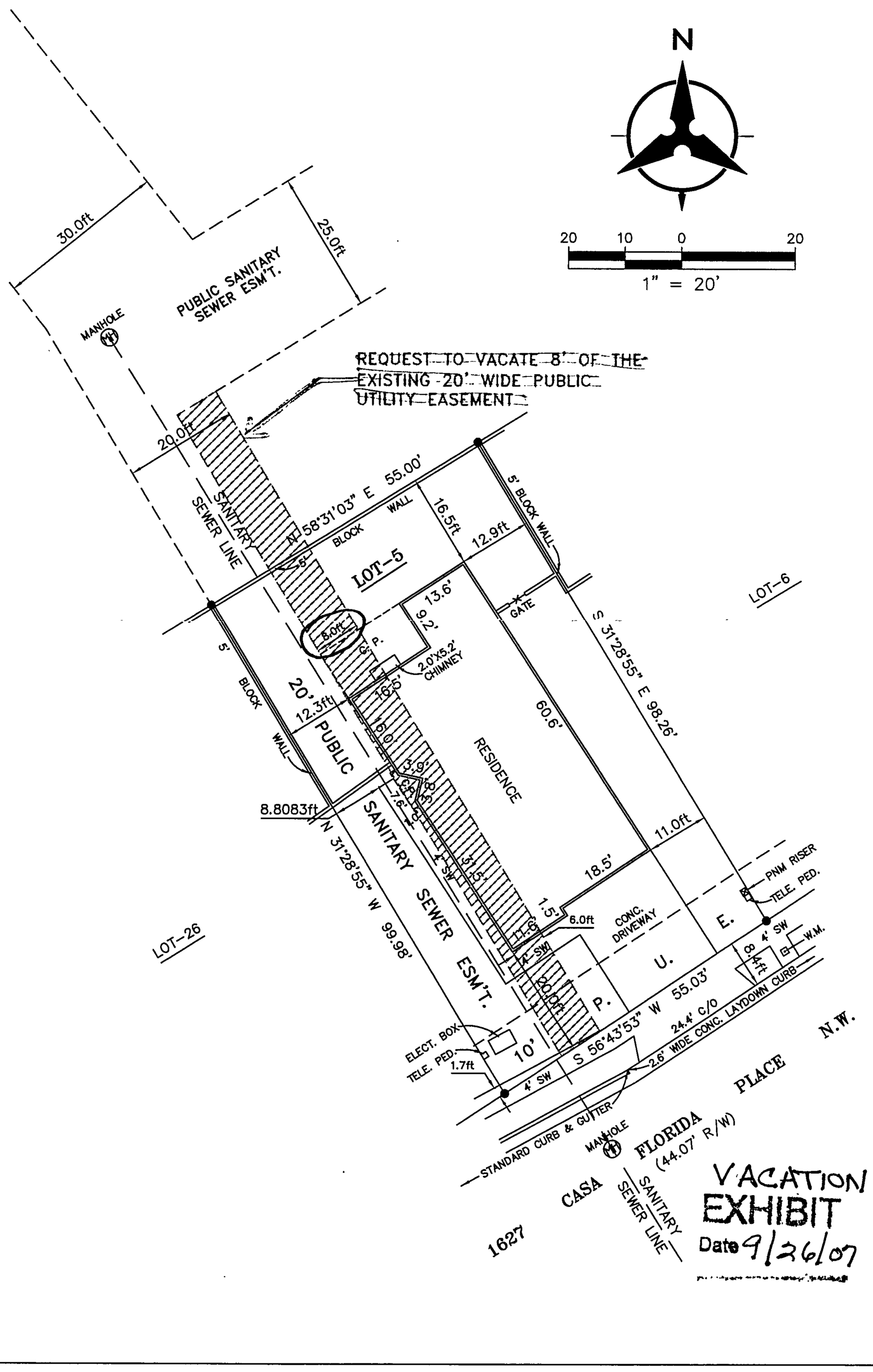
1. By granting the right to encroach, PNM does not waive or relinquish any prior easement rights possessed by PNM, nor shall Landowner erect any structure or perform any activity that diminishes PNM's access and maintenance easements rights.
2. PNM shall not be responsible for any damage to facilities, equipment, structures or other property of Landowner if damaged by reason of PNM's use of the easements.
3. Landowner shall indemnify and hold harmless PNM for any and all claims resulting from the encroachments into the PNM easements.
4. All encroachments must comply with clearance provisions of the National Electrical Safety Code (NESC). If not, corrections shall be made at expense of Landowner.

Bohannan ▲ Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

BHM\H:\020040\SURVEY\ DGB\GRAPHICS\FINAL PLAT 020040FP4002.DGN
JOB NO. 020040 DGB

2642

VACATION EXHIBIT



VACATION EXHIBIT
Date 9/26/07

✓ 6-15-04 Les

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION S
- X Major Subdivision action
- ___ Minor Subdivision action
- ___ Vacation V
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN P
- ___ ...for Subdivision Purposes
- ___ ...for Building Permit
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC) L

Supplemental form

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

APPEAL / PROTEST of... A
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: WESTLAND DEVELOPMENT COMPANY, INC PHONE: 505-831-9600
ADDRESS: 401 COORS BLVD NW FAX:
CITY: ALB STATE NM ZIP 87121 E-MAIL:
Proprietary interest in site: OWNER
AGENT (if any): WILSON & COMPANY, INC PHONE: 505-898-8021
ADDRESS: 2600 THE AMERICAN ROAD STE 100 FAX: 505-898-8501
CITY: RIO RANCHO STATE NM ZIP 87124 E-MAIL:

DESCRIPTION OF REQUEST: FINAL PLAT APPROVAL FOR 37 RESIDENTIAL R1 LOTS & 1 TRACT

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

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

Lot or Tract No. A-1-B ; TRACT A-1 Block: Unit: 2-B
Subdiv. / Addn. CIELO OESTE / The Crossing
Current Zoning: R-1 Proposed zoning:
Zone Atlas page(s): H-9 No. of existing lots: 2 No. of proposed lots: 37
Total area of site (acres): 14.4252 Density if applicable: dwellings per gross acre: dwellings per net acre:
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
UPC No. 100905930094440969 ; 100905922512130105 MRGCD Map No. —
LOCATION OF PROPERTY BY STREETS: On or Near: NEAR GUNNISON PL
Between: UNSER BLVD and 98th St.

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): #1000850, #1000207, #1000515, 1001939 03DRB00752 PP 03DRB00753 VPE

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

SIGNATURE [signature] DATE 6-15-04
(Print) KRISTINE SUSCO ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03

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

Application case numbers	Action	S.F.	Fees
04DRB - - 00933	FP		$
- -	CMF		$ 20.00
- -			$
- -			$
- -			$
			Total $

Hearing date 6/23/04

[signature] 6/15/04
Planner signature / date

Project # 1001939

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

☐ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**

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

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

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

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

☒ **MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**

X Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
N/A Design elevations & cross sections of perimeter walls
X 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.
X Property owner's and City Surveyor's signatures on the Mylar drawing
X SIA financial guaranty verification
N/A Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
X Any original and/or related file numbers are listed on the cover application
___ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☐ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**

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

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
☐ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
☐ **AMENDMENT TO GRADING PLAN (with minor changes)**

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

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

Amended preliminary plat approval expires after one year.

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

KRISTINE SUSCO
Applicant name (print)

Kristine Susco 6-15-04
Applicant signature / date

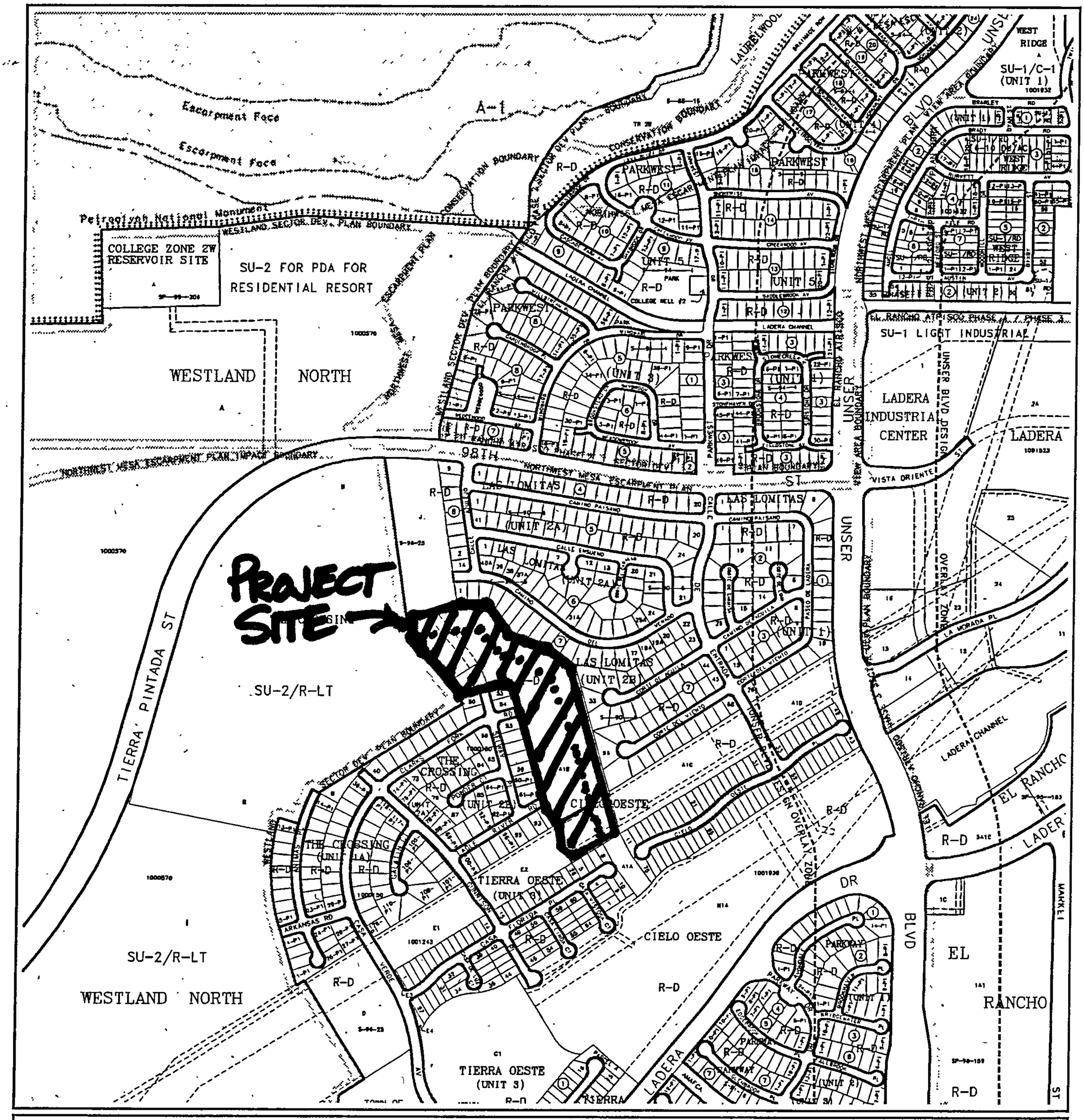
Form revised 3/03, 8/03 and 11/03

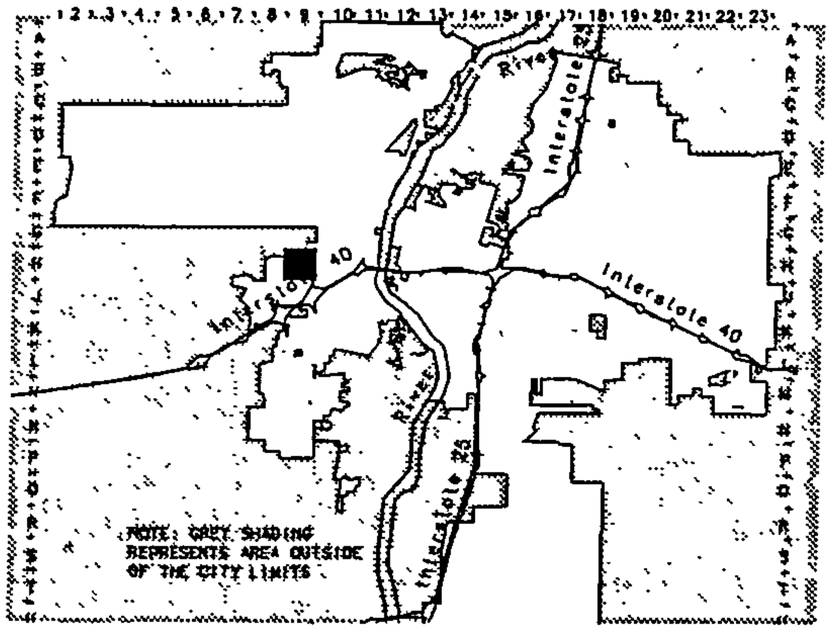
☒ Checklists complete
☒ Fees collected
☒ Case #s assigned
☒ Related #s listed

Application case numbers
04DRB - 00933
___ - ___ - ___
___ - ___ - ___

Jim Cancoun 6/15/04
Planner signature / date

Project # 1001939





CITY OF ALBUQUERQUE · NEW MEXICO · 1706

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2004

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

H-9-Z

Map Amended through May 04, 2004

No. of Lots: 37
Nearest Major Streets: Unser Blvd &
Tierra Pintada (98th St)

FIGURE 12

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

The Crossing Subdivision Unit 3 CPN 545383

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 30th day of April, 2004, 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 Westland Development Co., Inc. ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico Corporation , whose address is 401 Coors Blvd NW, Albuquerque, NM 87121 and whose telephone number is (505)831-9600, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tract A-1-B Cielo Oeste Subdivision recorded on 12-10-02 in the records of the Bernalillo County Clerk at Book 2002C, page 393, and a portion of Tract A-1, The Crossing Unit 2-B, recorded on 11-18-03 in the records of the Bernalillo County Clerk at Book 2003C, page 347 (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:] Westland Development Co., Inc. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Preliminary Plat For Lots 1-P1 thru 36-P1 and Tract A-1-B-1 The Crossing - Unit 3 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 1 day of April , 2006 ("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. 545383.

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

Mary Herrera Bern. Co. AGRE R 29.00
2004058704
6072194
Page: 1 of 11
04/30/2004 12:59P
Bk-A76 Pg-8546

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

PAID RECEIPT

APPLICANT NAME Westland Development Co.

AGENT Wilson & Company

ADDRESS _____

PROJECT & APP # 1001939

PROJECT NAME The Crossing Unit 3

$ 20.00 469099/4916000 **Conflict Management Fee**

$ _____ 441006/4983000 **DRB Actions**

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

$ _____ 441018/4971000 **Public Notification**

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

$ 20.00 **TOTAL AMOUNT DUE**

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

City Of Albuquerque
Treasury Division

06/15/2004 12:17PM LOC: ANN
X
RECEIPT# 00024274 WS# 006 TRANS# 0035
Account 469099 Fund 0110
Activity 4916000 TRSEJA
Trans Amt $20.00
J24 Misc $20.00
CA $20.00
CHANGE $0.00

Thank You

Counterreceipt.doc 12/29/03

DUPLICATE
City Of Albuquerque
Treasury Division

06/15/2004 12:16PM LOC: ANN
X
RECEIPT# 00024272 WS# 006 TRANS# 0033
Account 469099 Fund 0110
Activity 4916000 TRSEJA
Trans Amt $20.00
J24 Misc $20.00
CK $20.00
CHANGE $0.00

Current DRC
Project Number: _____

10

ORIGINAL

FIGURE 12
INFRASTRUCTURE LIST

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

Date Submitted:	10/23/2003
Date Site Plan Approved:	N/A
Date Preliminary Plat Approved:	10/29/03
Date Preliminary Plat Expires:	10/29/04
DRB Project No.:	1001939
DRB Application No.:	03-00752

The Crossing Subdivision Unit 3
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract A-1-B, Cielo Oeste Subdivision
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
			PAVING						
		32' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Selway Place	South Boundary of Lot 25 P-1	North End of Cul De Sac	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Roaring Fork Place	Eagle River Road	North End of Cul De Sac	/	/	/
		32' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Clarks Fork Road	West Boundary of Lot 17 P-1	Roaring Fork Place	/	/	/
		32' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Eagle River Road	West Boundary of Lot 24 P-1	East Boundary of Lot 5 P-1	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Henry Fork Road	West Boundary of Lot 35 P-1	Selway Place	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			WATER						
		6" Dia.	Waterline W/ Appurtenance	Selway Place	South Boundary of Lot 25 P-1	North End of Cul De Sac	/	/	/
		6" Dia.	Waterline W/ Appurtenance	Selway Place / Existing 50' Utility Easement	North End of Cul De Sac	West End of Camino Del Viento of Las Lomitas	/	/	/
		6" Dia.	Waterline W/ Appurtenance	Roaring Fork Place	Eagle River Road	North End of Cul De Sac	/	/	/
		6" Dia.	Waterline W/ Appurtenance	Clarks Fork Road	West Boundary of Lot 17 P-1	Roaring Fork Place	/	/	/
		6" Dia.	Waterline W/ Appurtenance	Eagle River Road	West Boundary of Lot 24 P-1	East Boundary of Lot 5 P-1	/	/	/
		6" Dia.	Waterline W/ Appurtenance	Henry Fork Road	West Boundary of Lot 35 P-1	Selway Place	/	/	/
			SANITARY SEWER						
		8" Dia.	Sanitary Sewer W/ MH & Appurtenance	Selway Place	South Boundary of Lot 25 P-1	North End of Cul De Sac	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appurtenance	Roaring Fork Place	Eagle River Road	North End of Cul De Sac	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appurtenance	Eagle River Road	West Boundary of Lot 24 P-1	East Boundary of Lot 5 P-1	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appurtenance	Henry Fork Road	West Boundary of Lot 35 P-1	Selway Place	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			DRAINAGE						
		30"	RCP w/ MH & Inlets	Roaring Fork Road	Clarks Fork Road	Eagle River Road			
		30"	RCP w/ MH & Inlets	Eagle River Road	Roaring Fork Road	Mirehaven Arroyo			
		12"	Riprap lining ~~one side~~ per AMAFCA	Mirehaven Arroyo	South East Boundary of Tract A-1-B-1	NW Boundary of Unit 3 The Crossing Subdivision	/	/	/
		4'-6'	10 Gabion/Concrete ~~12~~ Drop Structures per Amafca.	Mirehaven Arroyo	South East Boundary of Tract A-1-B-1	NW Boundary of Unit 3 The Crossing Subdivision	/	/	/
		25'	Concrete Rundown	~~Mirehaven Arroyo~~	~~East Boundary of Lot~~ 5 P-1	~~Mirehaven Arroyo~~	/	/	/

NOTES

1 * Sidewalk to be Deferred
2 Street lights per COA DPM
3 Engineers Grading & Drainage Certification is required for release of Finacial Guarantees.
4 Mirehaven Arroyo Channel Improvements guaranteed as part of The Crossing Unit 3, COA Project #_____
5 Riprap basin energy dissippator will pe provided at the bottom of the concrete rundown in the Mirehaven Arroyo.
6. LOMR FOR MIREHAVEN CHANNEL REQUIRED. ~~PRIOR TO FINAL~~
7. TURNKEY AGREEMENT WITH AMAFCA FOR CONSTRUCTION WITHIN MIREHAVEN ARROYO REQUIRED PRIOR TO FINAL PLAT OR WORK ORDER.

ORIGINAL

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Brigitte Fuller (Agent)	Sherman Matson 10/29/03	Christina Sandoval 10/29/03
NAME(print)	DRB CHAIR -- date	PARKS & ~~GENERAL SERVICES~~ Recreation -- date
Wilson & Co., 2600 American Rd., Rio Rancho NM 87124		
FIRM	10/29/03 TRANSPORTATION DEVELOPMENT -- date	AMAFCA -- date
Brigitte Fuller	10/29/03	
SIGNATURE	UTILITY DEVELOPMENT -- date	_____ - date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____	Bradley L. Bjorkman 10/29/03	
	CITY ENGINEER -- date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

WILSON
&COMPANY

4900 Lang Ave. NE
Albuquerque, NM 87109
P.O. Box 94000, 87199-4000
505-348-4000
505-348-4055 Fax

Albuquerque
Arlington
Colorado Springs
Denver
El Paso
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Omaha
Pasadena
Phoenix
Rio Rancho
Salina
San Bernardino
Wichita

Wilson & Company
Latin America, LLC

23 October, 2003

Claire Senova
DRB Administrative Assistant
Planning Department
City Of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: DRB Project # 1001939
Proposed Unit 3 The Crossing Subdivision Revised of Vacation Exhibit

Dear Ms. Senova:

Wilson & Company, Inc. acting as agent for Westland Development Company, Inc. submits a revised vacation exhibit as per the request of the Planning Department in the comments received from the June 4, 2003 DRB hearing of Project No. 1001939 DRB Application No. 03DRB00753.

Please find attached two copies of the more clearly defined vacation exhibit. One copy is for Ms. Sheran Matson and the other for the DRB file. If you have any questions regarding this issue please don't hesitate to contact me at (505) 348-4132. Thank you for your time on this matter.

WILSON & COMPANY

Christopher A Medina

Christopher A. Medina, PS
Project Surveyor

cam

cc:
File
Brigitte Fuller, Wilson & Company

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

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

PAID RECEIPT

APPLICANT NAME Westland Devel. Co.

AGENT Wilson & Company

ADDRESS

PROJECT NO. 1001939

APPLICATION NO.

$ 110.00 441006 / 4983000 (DRB Cases)

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

$ _____ 441018 / 4971000 (Notification)

$ 110.00 **Total amount due**

counterrecc:pt doc

10/28/02

DUPLICATE
City Of Albuquerque
Treasury Division

10/23/2003 1:45PM LOC: ANNX
RECEIPT# 00014610 WS# 007 TRANS# 0017
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt $110.00
J24 Misc $110.00
CA $110.00
CHANGE $0.00

WILSON & COMPANY

2600 American Rd. SE
Suite 100
Rio Rancho, NM 87124
505-898-8021
505-898-8501 Fax

#9

Albuquerque
Colorado Springs
Denver
El Paso
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Los Angeles
Panama City, Pma.
Phoenix
Rio Rancho
Salina
San Bernardino
Wichita

9 September, 2003

Claire Senova, DRB Board Secretary
Planning Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: DRB Project # 1001939
Unit 3, The Crossing Subdivision being a replat of Tract A-1-B of Cielo Oeste Subdivision, City of Albuquerque, Bernalillo County, New Mexico.

Dear Ms. Senova:

Westland Development Company, Inc. the owner of the property described above, requests deferral of the DRB hearing scheduled for September 10, 2003 due to approval by AMAFCA Board must still be obtained. Westland Development Company requests to be deferred to the October 29, 2003 hearing.

If you have any questions or require further information, please contact me.

Wilson & Company,

Brigitte Fuller

Brigitte Fuller, P.E.
Project Manager

$110.00 due
CS.

cc: Leroy Chavez, Westland Development Co. Inc.

WILSON & COMPANY

2600 The American Rd. SE, Suite 100
Rio Rancho, NM 87124
Phone (505) 898-8021 Fax (505) 898-8501

Fax

To: Leroy Chavez Claire Senova. Westland
From: Brigitte Fuller
Company: City of Albuquerque
Pages: 2 , including cover
Fax No.: 924-3865 ~~3858~~ 3864
Date: 9/9/03
Job Name: Unit 3, The Crossings
Job No: X3218008
Transmitted Item: Request for Deferral

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply

• Message:

If you receive this fax in error, or you do not receive all information

6/18/00

Deferred until AMAFCA agrees to approve. May be until Board okays.

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form		Supplemental form
SUBDIVISION	**S**	**ZONING**	**Z**
☒ Major Subdivision action		☐ Annexation & Zone Establishment	
☐ Minor Subdivision action		☐ Sector Plan (Phase I, II, III)	
☒ Vacation	**V**	☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☐ Variance (Non-Zoning)		☐ Zone Change	
		☐ Text Amendment	
SITE DEVELOPMENT PLAN	**P**		
☐ ...for Subdivision Purposes		**APPEAL / PROTEST of...**	**A**
☐ ...for Building Permit		☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal	
☐ IP Master Development Plan			
☐ Cert. of Appropriateness (LUCC)	**L**		

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

APPLICANT INFORMATION:

NAME: Westland DevelopmentCompany, Inc. PHONE: 505-831-9600
ADDRESS: 401 Coors Boulevard NW FAX: ____
CITY: Albuquerque STATE NM ZIP87121 E-MAIL: ____
Proprietary interest in site: Owner
AGENT (if any): Wilson & Company, Inc. Attn: Chris Medina PHONE: 505-348-4132
ADDRESS: 4900 Lang Ave NE FAX: 505-348-4055
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: cmedina@wilsonco.com

DESCRIPTION OF REQUEST: Request of Preliminary Plat approval of proposed Unit 3 The Crossing Subdivision and Vacation of existing temporary drainage and interim flood plain easements. The proposed subdivision will consist of 37 residential lots with P1 Designation and 1 Tract.

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

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

Lot or Tract No. See Attached Sheet Block: n/a Unit: n/a

Subdiv. / Addn. See Attached Sheet

Current Zoning: R-D Proposed zoning: R-D

Zone Atlas page(s): H9 No. of **existing** lots: 2 No. of **proposed** lots: 38

Total area of site (acres): 14.4252 Density if applicable: dwellings per gross acre: ____ dwellings per net acre: ____

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

UPC No. 100905930009440969 and 100905922512130105 MRGCD Map No. n/a

LOCATION OF PROPERTY BY STREETS: On or Near: Near Gunnison Place
Between: Unser Boulevard. and 98th Street

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): Proj #1000515, Proj #1001939, Proj #1000150, & Proj #1000207

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

SIGNATURE Christopher A Medina DATE 5/9/03

(Print) Christopher A. Medina ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03

☐ **INTERNAL ROUTING**
☑ All checklists are complete
☑ All fees have been collected
☑ All case #s are assigned
☑ AGIS copy has been sent
☑ Case history #s are listed
NO ☑ Site is within 1000ft of a landfill
☐ F.H.D.P. density bonus
☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
03DRB - - 00752	PP	$2	$ 1325
03DRB - - 00753	VPE		$ 135
- -			$
- -			$
- -			$
- -	Notice		$ 75.-
			Total $ 1535.-

Hearing date JUNE 4 2003

JM 5/9/03
Planner signature / date

Project # 1001939

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) (38 x 15) + (95 x 2) + 565 (190 + 570 + 565) 1325
- ☑ 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.

Christopher A. Medina
Applicant name (print)

Christopher A Med 5/9/03
Applicant signature / date

Form revised September 2001

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

Application case numbers
03DRB - _____ - 00752
_____ - _____ - 00753
_____ - _____ - _____

JM 5/9/03
Planner signature / date

Project # 1001939

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

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

☐ **VACATION OF PUBLIC RIGHT-OF-WAY**

☒ **VACATION OF PUBLIC EASEMENT**
- ☑ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24** copies. (Not required for dedicated and City owned public right-of-way.)
- ☑ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **24** copies
- ☑ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☑ Letter briefly describing, explaining, and justifying the request
- ☑ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ☑ Sign Posting Agreement
- ☑ Fee (see schedule) 45 x 3 = 135.-
- ☑ 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.

Christopher A. Medina
Applicant name (print)

Christopher A. Medina 5/9/03
Applicant signature / date

Form revised September 2001

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

Application case numbers
03DRB - 00752
- 00753

JM 5/9/03
Planner signature / date

Project # 1001939

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from MAY 20 2003 To JUNE 4 2003

5. REMOVAL

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

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

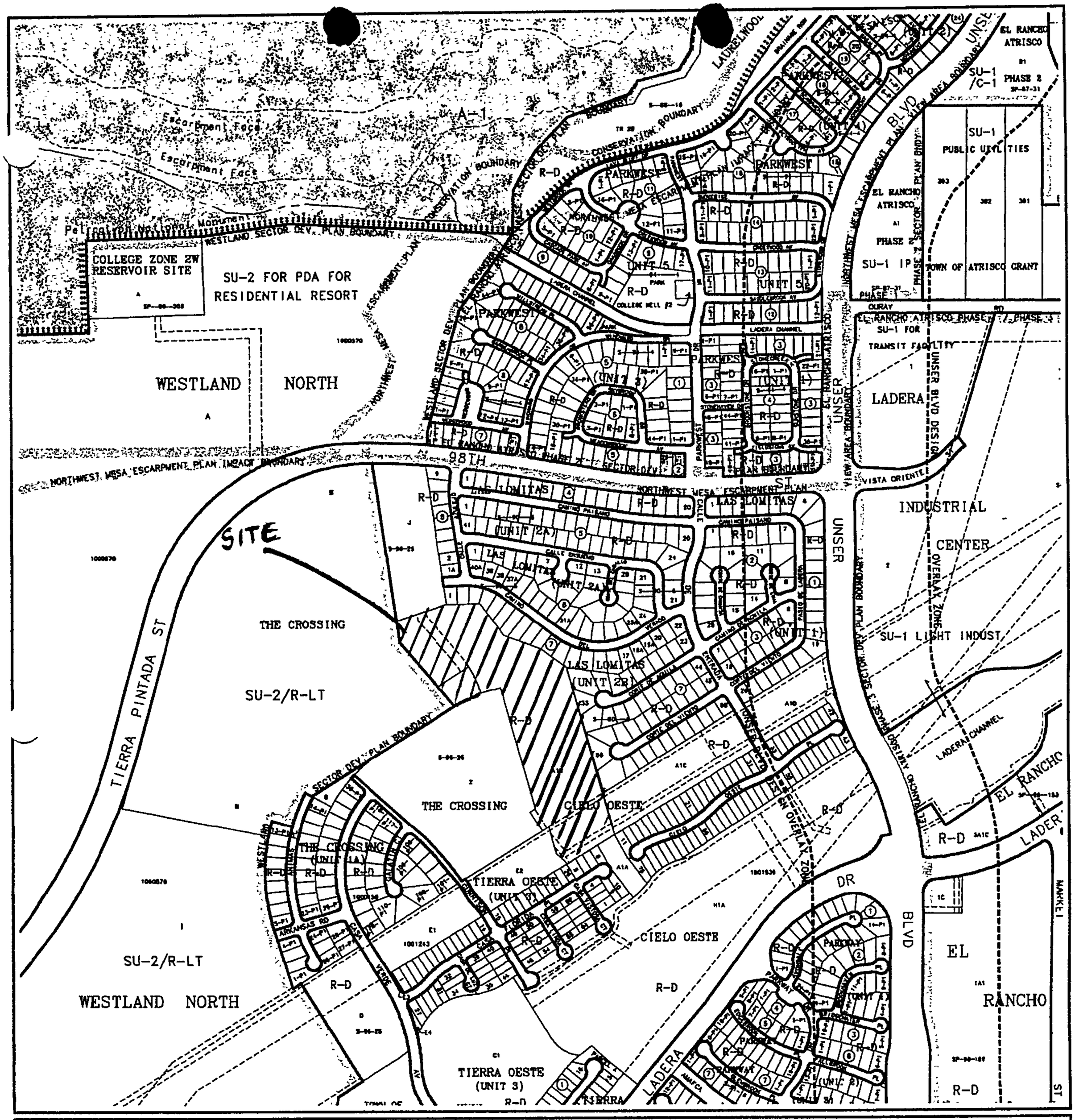
Christopher A M 5/9/03
(Applicant or Agent) (Date)

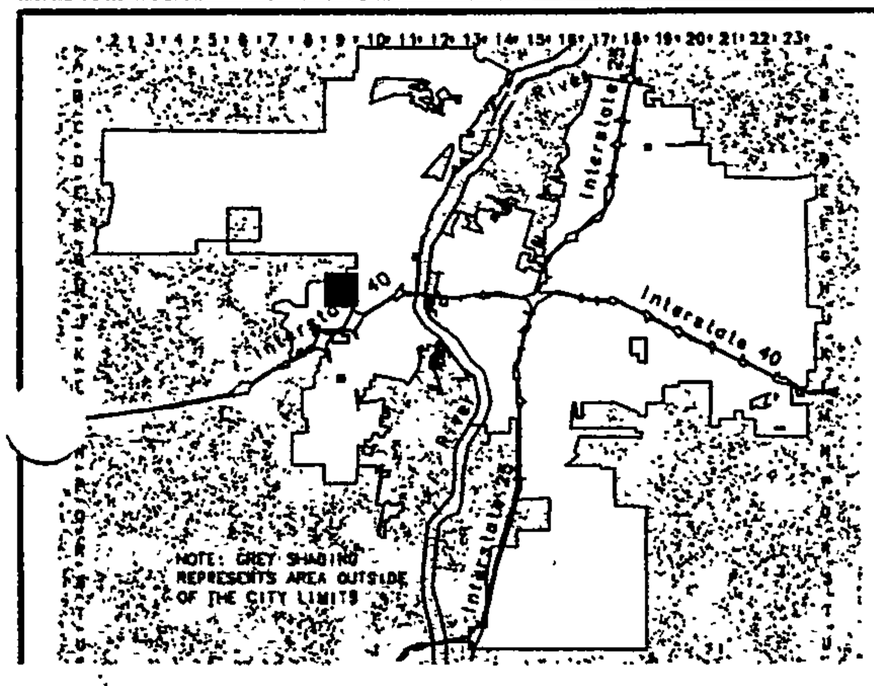
I issued 3 signs for this application, 5/9/03 (Date), JM 5/9/03 (Staff Member)

03DRB 00752 / 00753

DRB PROJECT NUMBER: 100 1939

Rev. 5/9/03





CITY OF Albuquerque

AGIS Albuquerque Geographic Information System

PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

H-9-Z

Map Amended through January 21, 2003

Legal Description

Tract A-1-B of Cielo Oeste
Book 2002C Page 393
Filed 12/10/2002

Portion of Tract A of Unit 2A The Crossing
Book 2003C Page 86
Filed 3/31/2003

WILSON
&COMPANY
4900 Lang Ave, NE
Albuquerque, NM 87109
P.O. Box 94000 87199-4000
505-348-4000

Albuquerque
Colorado Springs
Denver
El Paso
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Los Angeles
Phoenix
Rio Rancho
Salina
San Bernardino
Wichita

Wilson & Company
Latin America, LLC

May 6, 2003

City of Albuquerque
Development Review Board
Plaza Del Sol
600 Second Street NW
Albuquerque, NM 87103

Re: Request of Preliminary Plat approval of The Crossing Unit 3
Vacation of Existing Temporary Drainage Easements
and Interim Flood Plain Drainage Easement

To Whom It May Concern:

This letter is to inform the City of Albuquerque, Development Review Board that Wilson & Company Inc., acting as agent on behalf of Westland Development Company Inc., requests a Major Subdivision Preliminary Plat approval for the proposed subdivision of existing tracts A-1-B of Cielo Oeste Subdivision filed Dec. 10, 2002, in book 2002C, page 393. And a portion of Tract A of Unit 2-A The Crossing filed Mar. 31, 2003, in book 2003C, page 86. Wilson & Company also requests a Vacation of the following public easements located in the existing tract A-1-B:

1. AMAFCA Temporary Drainage Easement
   Filed 7-09-96
   Book 96C, Page 302
2. Interim Flood Plain Drainage Easement
   Filed 2-12-87
   Book C32, Page 186
3. Temporary Drainage Easement
   Filed 3-23-93
   Book 93-7, Page 2236-2243

Currently the existing tract A-1-B and tract A are vacant and zoned R-D. The majority of the existing tracts are overlaid with temporary drainage and interim flood plain easements. The vacation of these easements would allow for the development of these existing tracts. The proposed subdivision will consist of 38 lots with a P1 designation, a 1.19-acre tract, and a dedicated drainage right-of-way to AMAFCA along the easterly property line of the proposed subdivision.

WILSON
&COMPANY

The related DRB project numbers for this case are as follows: Project No. 1000515, 1001939, 1000150, and 1000207. If you have any questions concerning this project, please contact Brigitte Fuller at (505) 348-4183 or myself at (505) 348-4132.

Wilson & Company

Christopher A. Medina, PLS
Survey Project Manager
Email: camedina@wilsonco.com

cam
Enclosures
File: X3218008

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

7000 0520 0023 2750 5365

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.65

Postmark Here
ALBUQUERQUE NM ACADEMY
MAY - 7 2003
USPS

Recipient's Name (Please Print Clearly) (To be completed by mailer)
Sharon Pruitt
Street, Apt. No.; or PO Box No.
2139 Calle Azulejo NW
City, State, ZIP+ 4
Albuquerque, NM 87120

PS Form 3800, February 2000 See Reverse for Instructions

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

7000 0520 0023 2750 5358

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.65

Postmark Here
ALBUQUERQUE NM ACADEMY
MAY - 7 2003
USPS

Recipient's Name (Please Print Clearly) (To be completed by mailer)
Darlene Motley
Street, Apt. No.; or PO Box No.
8139 Corte De Aguila NW
City, State, ZIP+ 4
Albuquerque NM 87120

PS Form 3800, February 2000 See Reverse for Instructions

City of Albuquerque

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

Date: April 17, 2003

TO CONTACT NAME: Christopher Medina
COMPANY/AGENCY: Wilson & Co.
ADDRESS/ZIP: 4900 Lang Ave NE 87109
PHONE/FAX #: 348-4132 / 348-4055

Thank you for your inquiry of 4-17-03 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tract A-1-B, Plat of Cielo Oeste (a replat of Tracts A-1 & H-1, Dunn Oeste Subdivision, Unit 3)
zone map page(s) H-9.

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

Las Lomitas

Neighborhood Association
Contacts: Darlene Motley
8139 Corte De Aguila NW
839-9789 (h) 235-5802 (w) 87120
Sharon Pruitt
2139 Calle Aguilejo NW
831-0277 (h) 379-1258 (w) 87120

Neighborhood Association
Contacts:

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

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

Sincerely,

Dalaina L Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

planning.recognized.na.form(05/08/01)

WILSON
&COMPANY
4900 Lang Ave, NE
Albuquerque, NM 87109
P.O. Box 94000 87199-4000
505-348-4000

Albuquerque
Colorado Springs
Denver
El Paso
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Los Angeles
Phoenix
Rio Rancho
Salina
San Bernardino
Wichita

Wilson & Company
Latin America, LLC

May 6, 2003

Sharon Pruitt
Las Lomitas Neighborhood Association
2139 Calle Azulejo NW
Albuquerque, NM 87120

Re: Neighborhood Association Notification
Request of Preliminary Plat approval of The Crossing Unit 3
Vacation of Existing Temporary Drainage Easements
and Interim Flood Plain Drainage Easement

Ms. Pruitt:

This letter is to inform the Las Lomitas Neighborhood Association that Wilson & Company Inc., acting as agent on behalf of Westland Development Company Inc., is requesting a Major Subdivision Preliminary Plat approval from the City of Albuquerque for the proposed subdivision of existing tracts A-1-B of Cielo Oeste Subdivision filed Dec. 10, 2002, in book 2002C, page 393. And a portion of Tract A of Unit 2-A The Crossing filed Mar. 31, 2003, in book 2003C, page 86. Wilson & Company is also requesting a Vacation of the following public easements located in the existing tract A-1-B:

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   Filed 7-09-96
   Book 96C, Page 302
2. Interim Flood Plain Drainage Easement
   Filed 2-12-87
   Book C32, Page 186
3. Temporary Drainage Easement
   Filed 3-23-93
   Book 93-7, Page 2236-2243

Currently the existing tract A-1-B and tract A are vacant and zoned R-D. The majority of the existing tracts are overlaid with temporary drainage and interim flood plain easements. The vacation of these easements would allow for the development of these existing tracts. The proposed subdivision will consist of 38 lots with a P1 designation, a

WILSON
&COMPANY

1.19-acre tract, and a dedicated drainage right-of-way to AMAFCA along the easterly property line of the proposed subdivision.

The related DRB project numbers for this case are as follows: Project No. 1000515, 1001939, 1000150, and 1000207. If you have any questions concerning this project, please contact Brigitte Fuller at (505) 348-4183 or myself at (505) 348-4132.

The City of Albuquerque Development Review Board will hold a public hearing on Wednesday, June 4, 2003 at 9:00 a.m. at Plaza Del Sol, 600 Second Street NW, Hearing Room, Lower Level. If you have any questions for the City Planning Staff, please contact the Planning Department at (505) 924-3860.

Wilson & Company

Christopher A Medina

Christopher A. Medina, PLS
Survey Project Manager
Email: camedina@wilsonco.com

cam
Enclosures
File: X3218008

WILSON
&COMPANY
4900 Lang Ave, NE
Albuquerque, NM 87109
P.O. Box 94000 87199-4000
505-348-4000

Albuquerque
Colorado Springs
Denver
El Paso
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Los Angeles
Phoenix
Rio Rancho
Salina
San Bernardino
Wichita

Wilson & Company
Latin America, LLC

May 6, 2003

Darlene Motley
Las Lomitas Neighborhood Association
8139 Corte De Aguila NW
Albuquerque, NM 87103

Re: Neighborhood Association Notification
Request of Preliminary Plat approval of The Crossing Unit 3
Vacation of Existing Temporary Drainage Easements
and Interim Flood Plain Drainage Easement

Ms. Motley:

This letter is to inform the Las Lomitas Neighborhood Association that Wilson & Company Inc., acting as agent on behalf of Westland Development Company Inc., is requesting a Major Subdivision Preliminary Plat approval from the City of Albuquerque for the proposed subdivision of existing tracts A-1-B of Cielo Oeste Subdivision filed Dec. 10, 2002, in book 2002C, page 393. And a portion of Tract A of Unit 2-A The Crossing filed Mar. 31, 2003, in book 2003C, page 86. Wilson & Company is also requesting a Vacation of the following public easements located in the existing tract A-1-B:

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WILSON
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Wilson & Company

Christopher A Medina

Christopher A. Medina, PLS
Survey Project Manager
Email: camedina@wilsonco.com

cam
Enclosures
File: X3218008

CITY OF ALBUQUERQUE

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

TO BE COMPLETED BY APPLICANT

APPLICANT: WESTLAND DEVELOPMENT COMPANY, INC. **Date of request:** 5/7/03 **Zone atlas page(s):** H-9

CURRENT:
Zoning R-D

Legal Description -
Lot or Tract # TRACT A-1-B Block #
Subdivision Name CIELO OESTE SUBDIVISION

Parcel Size (acres / sq.ft.) 13.8586

REQUESTED CITY ACTION(S):

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

PROPOSED DEVELOPMENT:

No construction / development	[ ]
New Construction	[X]
Expansion of existing development	[ ]

GENERAL DESCRIPTION OF ACTION: [1]
# of units - 37
Building Size - _____(sq. ft.)

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

Applicant or Representative Brett Fuller Date 5/7/03
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRANSPORTATION DEVELOPMENT

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [X] BORDERLINE [ ]
PWD, Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3991 or 3994

THRESHOLDS MET? YES [ ] NO [X] Mitigating reasons for not requiring **TIS:** Previously studied: [ ]
Notes: 37 SINGLE FAMILY DU'S.

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

Tony Tafoya 5-7-03
TRAFFIC ENGINEER DATE

ENVIRONMENTAL HEALTH

AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED: YES [ ] NO [X] BORDERLINE [ ]
ENVIRONMENTAL HEALTH DEPT. Air Quality Div. 3rd Floor / Rm. 3023 City/County Bldg. 768-2600

THRESHOLDS MET? YES [ ] NO [X] Mitigating reasons for not requiring **AQIA:** Previously studied: [ ]
Notes: PER 14-16-3-14 ZONE CODE TL 5-7-03

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 an 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	___/___/___		

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 The Crossings Subdivision Unit 3

AGIS MAP # H-9-Z

LEGAL DESCRIPTION Tract A-1-B, plat of Cielo Oeste, Albuquerque, NM

✓ DRAINAGE REPORT

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on April 29, 2003 [date].

Brigette Fuller — Applicant / Agent — 5/7/03 — Date

Brad L. Bytar — Hydrology Division Representative — 5/7/03 — 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 ~~3/24/2003~~ 5-7-03 [date].

Brigette Fuller — Applicant / Agent — 5/7/03 — Date

Utilities Division Representative — 5-7-03 — Date

DRB # _____-_____

WILSON & COMPANY

2600 American Rd. SE
Suite 100
Rio Rancho, NM 87124
505-898-8021
505-898-8501 Fax

Albuquerque
Colorado Springs
Denver
El Paso
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Los Angeles
Panama City, Pma.
Phoenix
Rio Rancho
Salina
San Bernardino
Wichita

24 June, 2003

Claire Senova, DRB Board Secretary
Planning Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: DRB Project # 1001939
Unit 3, The Crossing Subdivision being a replat of Tract A-1-B of Cielo Oeste Subdivision, City of Albuquerque, Bernalillo County, New Mexico.

Dear Ms. Senova:

Westland Development Company, Inc. the owner of the property described above, requests deferral of the DRB hearing scheduled for June 25, 2003 due to approval by AMAFCA Board must still be obtained. Westland Development Company requests to be deferred to the September 10, 2003 hearing.

If you have any questions or require further information, please contact me.

Wilson & Company,

Brigitte Fuller

Brigitte Fuller, P.E.
Project Manager

Enclosures
cc: Leroy Chavez, Westland Development Co. Inc.

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

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

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

06/09/2003 10:41AM LOC: ANN
X
RECEIPT# 00007989 WS# 006 TRANS# 0005
Account 441006 Fund 0110
Activity 4983000 TRSKDM
Trans Amt $110.00
J24 Misc $110.00

PAID RECEIPT

APPLICANT NAME Wilson + Co

AGENT Brigitte Fuller

ADDRESS

PROJECT NO. 1001939

APPLICATION NO.

$ 110.- 441006 / 4983000 (DRB Cases)

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

$ _____ 441018 / 4971000 (Notification)

$ 110.- **Total amount due**

WILSON
&COMPANY
P.O. Box 94000
Albuquerque, NM 87199-4000
505-348-4000

SUNFLOWER BANK
Salina, KS

83-62
1011

080699
080699

VOID AFTER 90 DAYS

6/6/2003

*PAY***\

0002230

093 028757

(NOT DEVELOPER OWNED PROPERTY)

PRIVATE FACILITY
DRAINAGE COVENANT AND
RESERVATION OF DRAINAGE EASEMENT

This Drainage Covenant, between [state the name of the present real property owner exactly as shown on the real estate document conveying title to the present owner and state the legal status of the owner, for example, "single person," "husband and wife," "corporation of the State of _____," "partnership":] Westland Development Co., Inc., a Corporation of the State of New Mexico ("Owner"), whose address is 401 Coors Blvd. NW, Albuquerque, NM 87121; [state the name of the developer or subdivider required to construct the drainage facility and state the legal status of the developer, for example, "single person," "husband and wife," "corporation of the State of _____," "partnership":] The Presley Companies, A California Corporation ("Developer"), whose address is _____, and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P. O. Box 1293, Albuquerque, New Mexico 87103, is made in Albuquerque, Bernalillo County, New Mexico and is entered into as of the date Owner and Developer sign this Covenant.

1. Recital. The Owner is the owner of the following described real property located at [give legal description, and street address:] See Exhibit C

in Bernalillo County, New Mexico (the "Property").

Pursuant to City ordinances, regulations and other applicable laws, the Developer is required to construct and maintain certain drainage facilities and the Owner, for good and valuable consideration received from the Developer, is willing to allow construction and maintenance of the Drainage Facility on its Property, and the parties wish to enter into this Covenant to establish the obligations and responsibilities of the parties.

2. Description and Construction of Drainage Facility. The Developer shall construct the following "Drainage Facility" within the Property at the Developer's sole expense in accordance with the standards, plans and specifications approved by the City:

Detention/Siltation Pond

The Drainage Facility is more particularly described in Exhibit A attached hereto and made a part hereof.

231F

(APPROVED BY LEGAL AS TO FORM ONLY 9-6-88)

3. Reservation of Easement. The Owner, for itself, its heirs, successors and assigns, jointly and severally, hereby grants to Developer, its heirs, successors and assigns, jointly and severally, a perpetual easement over and across a portion of the Owner's property for the benefit of [describe the lots, parcels or tracts which are to be benefited by the Drainage Facility and easement] Las Lomitas Subdivision

for the purpose of permitting the flow, conveyance, and discharge of storm water runoff and for the purpose of permitting ingress and egress for the construction, maintenance and repair of the drainage facility. The land affected by the grant of this easement is more particularly described as:

SEE EXHIBIT "A"

4. Maintenance of Drainage Facility. The Developer shall maintain the Drainage Facility and Easement at the Developer's sole cost in accordance with the approved Drainage Report and plans. In the event the Developer fails to maintain the Drainage Facility, Owner agrees that it shall be responsible for maintenance of the Drainage Facility and Easement in accordance with the approved Drainage Report and plans.

5. Benefit to Property. The Developer and Owner acknowledge and understand that the Drainage Facility required herein to be constructed is for the private benefit and protection of the Developer's property and that failure to maintain such facility could result in damage or loss to the Owner's Property and to the property of Developer.

6. Inspection of Drainage Facility. The City shall have no duty or obligation whatsoever to perform any inspection, maintenance or repair of the Drainage Facility, it being the duty of the Developer, its heirs, successors and assigns to construct and maintain the facility in accordance with approved plans and specifications.

7. Liability of City. The Developer and Owner understand and agree that the City shall not be liable to the Developer or the Owner, or their respective heirs, successors or assigns, or to any third parties for any damages resulting from the Developer's or Owner's failure to construct, maintain or repair the Drainage Facility.

8. Indemnification. The Developer owns and controls the Drainage Facility and shall not permit the Drainage Facility to constitute a hazard to the health or safety of the general public. The Developer agrees to indemnify, defend and hold harmless the City, its officials, agents and employees, and the Owner, its heirs, successors and assigns from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Developer, its agents, representatives, contractors or subcontractors or arising from the failure of the Developer, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Developer herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney's fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the respective indemnitee, or the agents or employees of the respective indemnitee, or (2) the giving or failure to give direction or instructions by the respective indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

9. Assessment. Nothing in this Easement and Covenant shall be construed to relieve the Owner or Developer, or their respective heirs, assigns and successors from an assessment against the Owner's or Developer's property for improvements under a duly authorized and approved Special Assessment District. The parties specifically agree that the value of the Drainage Facility will not reduce the amount assessed by the City.

10. Binding on Owner's Property. The easement, covenants and obligations of the Owner and Developer set forth herein shall be binding on the Owner and Developer, and their respective heirs, assigns and successors and on the Owner's Property and constitute covenants running with the Owner's Property until released by the City's Chief Administrative Officer as approved by the City Engineer.

11. Entire Covenant. This Covenant contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

C002239

12. Changes to Covenant. Changes to this Covenant are not binding unless made in writing, signed by all parties.

13. Effective Date of Covenant. This Covenant shall be effective as of the date of signature of the Owner and Developer.

DEVELOPER:

By: [signature]
Its: PRESIDENT
Dated: MARCH 18 93

OWNER: Westland Development Co., Inc.

By: Barbara Page
Its: President & C.E.O.
Dated:

STATE OF New Mexico)
) ss
COUNTY OF Bernalillo)

The foregoing instrument was acknowledged before me this 12th day of March, 19 93, by [name of person signing:] Barbara Page, [title or capacity, for instance, "President" or "Owner":] President & C.E.O. of [name of the entity which owns the Property if [illegible] signing, for instance, the name of the corporation, partnership, or joint venture:] Westland Development Co., Inc. a New Mexico Corporation.

M. Helen Sanchez
Notary Public

My Commission Expires:
5-17-95

OFFICIAL SEAL
M. HELEN SANCHEZ
NOTARY PUBLIC - STATE OF NEW MEXICO
Notary Bond Filed With Secretary of State
My Commission Expires 5-17-95

STATE OF ARIZONA)
) ss
COUNTY OF MARICOPA)

0002240

The foregoing instrument was acknowledged before me this 18th day of March, 1993, by [name of person signing:] _____ [title or capacity, for instance, "President" or "Owner":] President of [the Developer if other than an individual, for instance, the name of the corporation, partnership, or joint venture:] The Presley Companies Southwest

Maureen W. Maxwell
Notary Public

My Commission Expires:

_____

OFFICIAL SEAL
MAUREEN W. MAXWELL
NOTARY PUBLIC - STATE OF ARIZONA
MARICOPA COUNTY
My Commission Expires May 23, 1996

CITY OF ALBUQUERQUE:

Accepted:

By: _____.
Director Public Works Department
Dated: _____

[EXHIBIT A ATTACHED]

A Temporary Drainage Easement situate within projected Section 9, Township 10 North, Range 2 East. New Mexico Principal Meridian, within the Town of Atrisco Grant, City of Albuquerque, Bernalillo County, New Mexico. being within unplatted Lands of Westland Development Company, Inc. and Las Lomitas Unit II as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County. New Mexico on January 20. 1993 in Volume 93C. Folio 20. and being more particularly described by New Mexico State Plane Grid bearings and ground distances as follows:

BEGINNING at the northeast corner of the herein described Easement, said point being common with the northwest corner of LAS LOMITAS UNIT II;

THENCE along the west boundary of said Las Lomitas Unit II S08°19'34"E, 620.40 feet to a point:

THENCE leaving said west line N78°35'35"E, 84.85 feet to a point;

THENCE S11°24'26"E, 10.00 feet:

THENCE S78°35'35"W, 85.39 feet to a point, said point being on the west boundary line of said Las Lomitas Unit II:

THENCE along said west line S08°19'34"E, 131.12 feet to a point, said point being a southwest corner of said Las Lomitas Unit II:

THENCE S08°19'34"E, 20.00 feet to the southeast corner;

THENCE N80°19'34"W, 360.00 feet to the southwest corner;

THENCE N09°40'26"E, 30.00 feet to a point;

THENCE S86°19'34"E, 125.00 feet to a point;

THENCE N11°28'35"W, 100.00 feet to a point;

THENCE N27°41'26"E, 145.00 feet to a point;

THENCE N09°40'26"E, 230.00 feet to a point;

[illegible] to a point.

THENCE N08°19'34"W, 35.00 feet to a point;

THENCE N81°40'26"E, 155.00 feet to a point:

THENCE N08°19'34"W, 205.00 feet to the northwest corner;

THENCE S85°58'46"E, 61.42 feet to the point of beginning and containing 2.4146 acres more or less.

EXHIBIT A

0002242

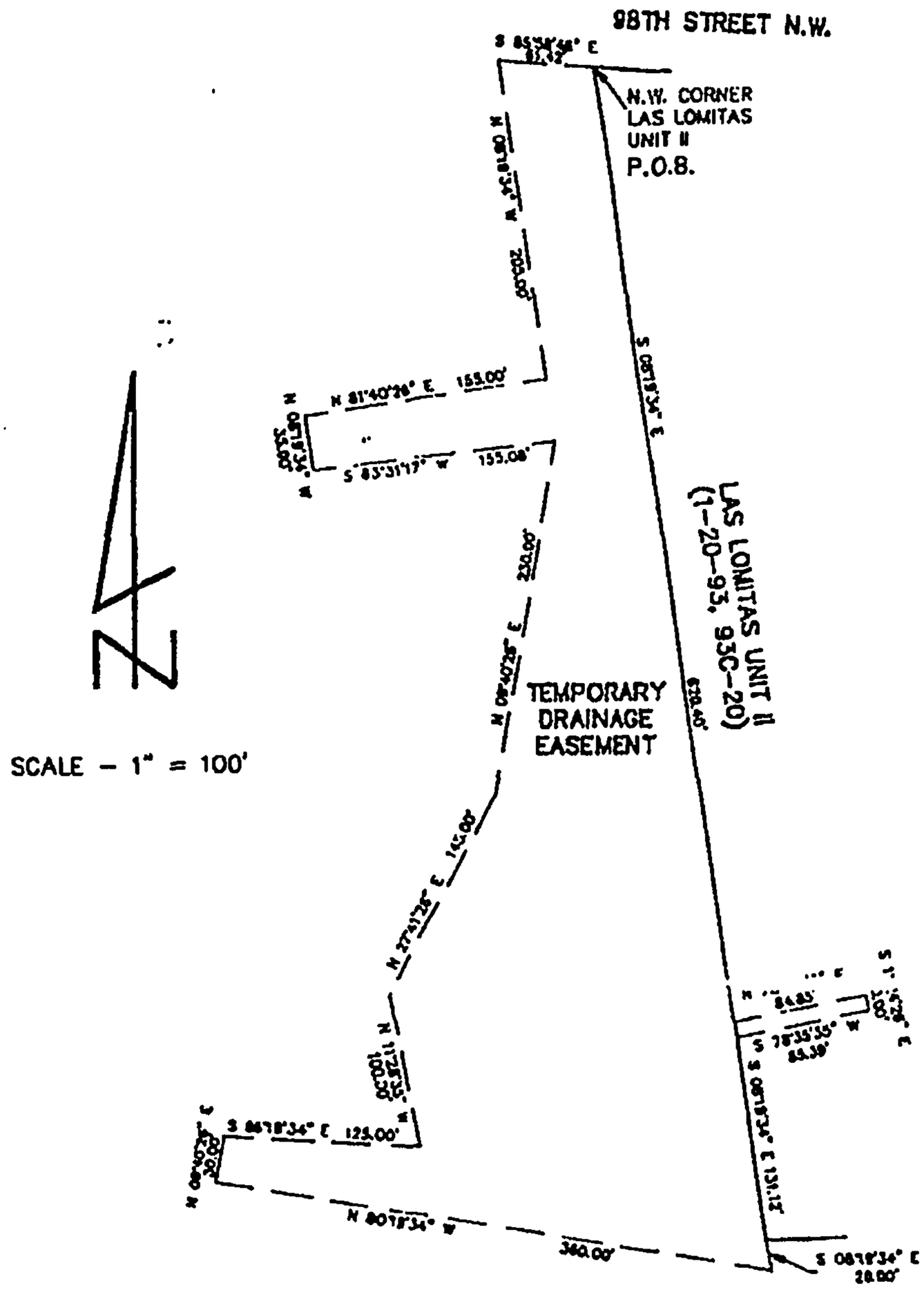


EXHIBIT B

0002243

Land situated within projected Section 9, Township 10 North, Range 2 East, New Mexico Principal Meridian, within the Town of Atrisco Grant, City of Albuquerque, Bernalillo County, New Mexico, being within unplatted Lands of Westland Development Company, Inc. and Las Lomitas Unit II as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on January 20, 1993 in Volume 93C, Folio 20.

EXHIBIT C

93 MAR 23 AM 10: 19

93-7 2235-2243

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

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

PAID RECEIPT

APPLICANT NAME WESTLAND

AGENT WILSON

ADDRESS

PROJECT NO. 1001939

APPLICATION NO.

$ 1460 441006 / 4983000 (DRB Cases)

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

$ 75 441018 / 4971000 (Notification)

$ 1535.- **Total amount due**

DUPLICATE
City Of Albuquerque
Treasury Division

05/09/2003 11:51AM LOC: ANN
X
RECEIPT# 00007066 WS# 006 TRANS# 0023
Account 441018 Fund 0110
Activity 4971000 TRSKDM
Trans Amt $1,535.00
J24 Misc $75.00
CK $1,535.00
CHANGE $0.00

DUPLICATE
City Of Albuquerque
Treasury Division

05/09/2003 11:51AM LOC: ANN
X
RECEIPT# 00007065 WS# 006 TRANS# 0023
Account 441006 Fund 0110
Activity 4983000 TRSKDM
Trans Amt $1,535.00
J24 Misc $1,460.00

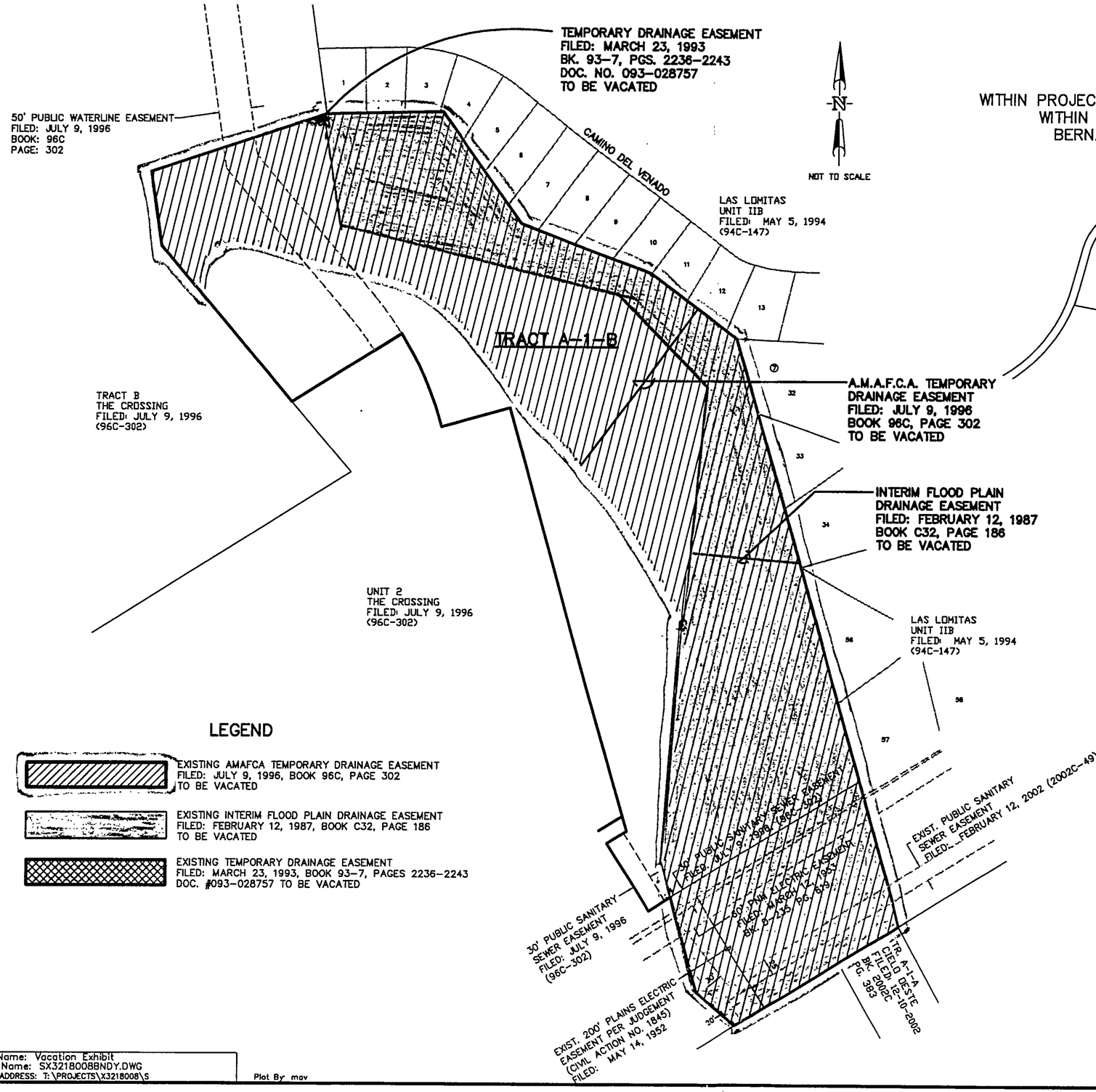
Thank You

VACATION EXHIBIT

TRACT A-1-B

CIELO OESTE

WITHIN PROJECTED SECTION 9, T.10N., R2E., N.M.P.M.
WITHIN THE TOWN OF ATRISCO GRANT
BERNALILLO COUNTY, NEW MEXICO
MARCH 2003



Vicinity Map

LEGEND

- EXISTING AMAFCA TEMPORARY DRAINAGE EASEMENT FILED: JULY 9, 1996, BOOK 96C, PAGE 302 TO BE VACATED
- EXISTING INTERIM FLOOD PLAIN DRAINAGE EASEMENT FILED: FEBRUARY 12, 1987, BOOK C32, PAGE 186 TO BE VACATED
- EXISTING TEMPORARY DRAINAGE EASEMENT FILED: MARCH 23, 1993, BOOK 93-7, PAGES 2236-2243 DOC. #093-028757 TO BE VACATED

EXHIBIT B

Date 10/29/03

WILSON
& COMPANY
4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXICO
87109
(505) 348-4000

SHEET 1 OF 1

WCEA PROJ. NO. X3-218-008

Layout Name: Vacation Exhibit
Drawing Name: SX3218008BNDY.DWG
NETWORK ADDRESS: T:\PROJECTS\X3218008\S

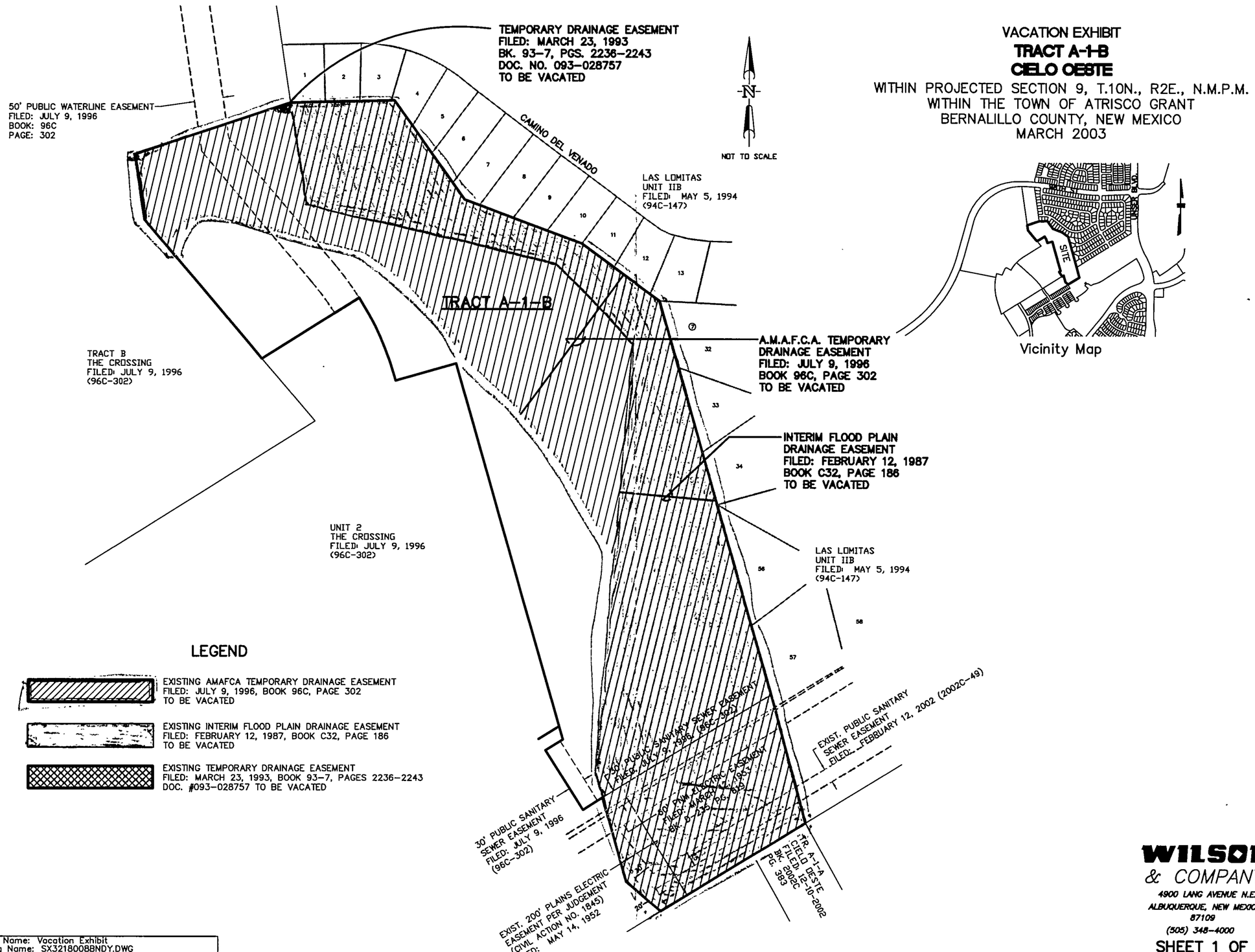
Plot By: mav

VACATION EXHIBIT

TRACT A-1-B

CIELO OESTE

WITHIN PROJECTED SECTION 9, T.10N., R2E., N.M.P.M.
WITHIN THE TOWN OF ATRISCO GRANT
BERNALILLO COUNTY, NEW MEXICO
MARCH 2003



Layout Name: Vacation Exhibit
Drawing Name: SX3218008BNDY.DWG
NETWORK ADDRESS: T:\PROJECTS\X3218008\S

Plot By: mav

WILSON
& COMPANY
4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXICO
87109
(505) 348-4000

SHEET 1 OF 1

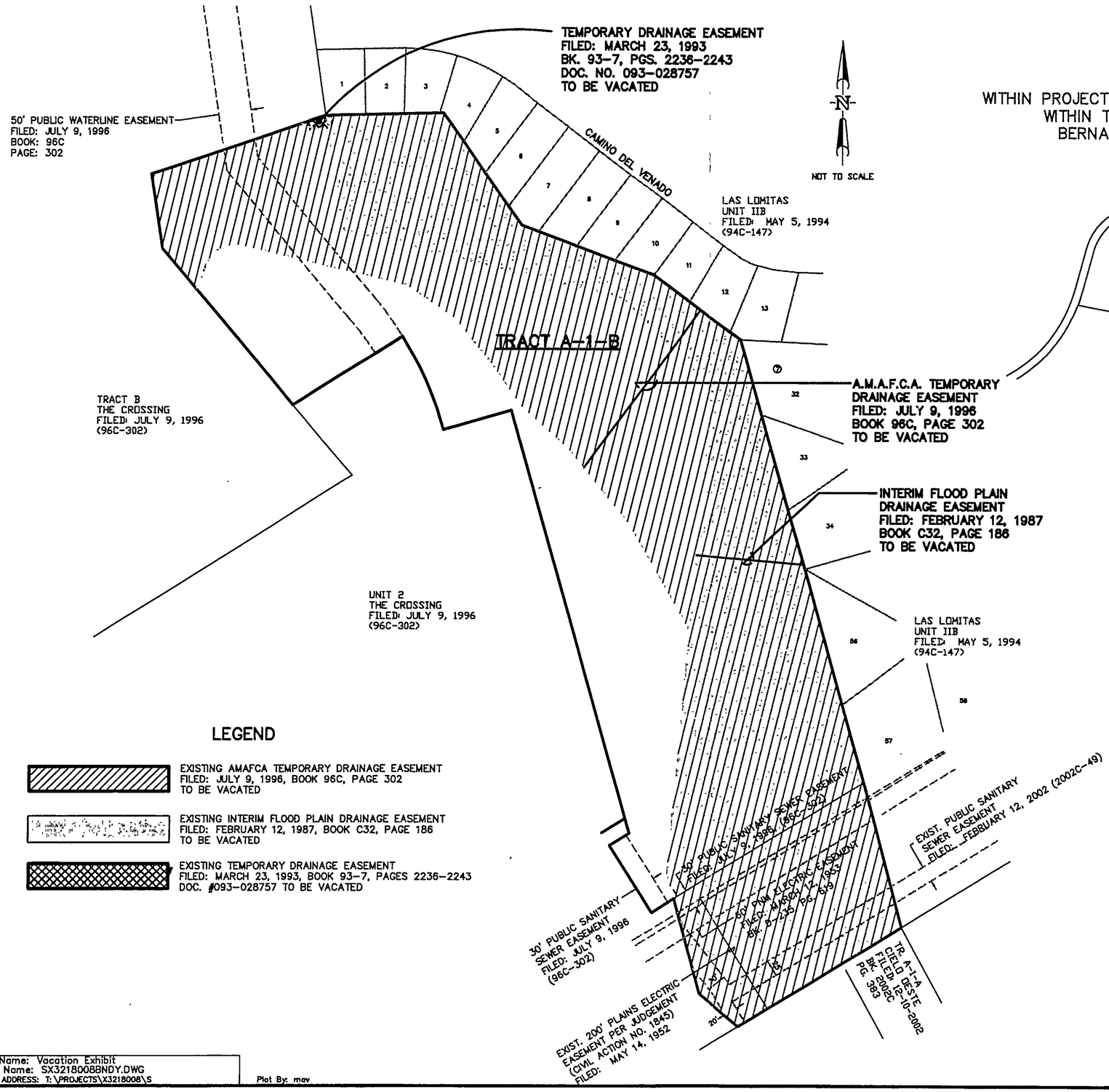
WCEA PROJ. NO. X3-218-008

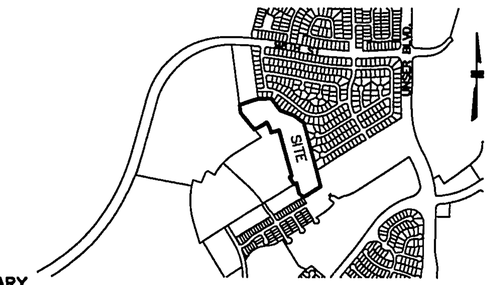
VACATION EXHIBIT

TRACT A-1-B

CIELO OESTE

WITHIN PROJECTED SECTION 9, T.10N., R2E., N.M.P.M.
WITHIN THE TOWN OF ATRISCO GRANT
BERNALILLO COUNTY, NEW MEXICO
MARCH 2003





Vicinity Map

LEGEND

- EXISTING AMAFCA TEMPORARY DRAINAGE EASEMENT FILED: JULY 9, 1996, BOOK 96C, PAGE 302 TO BE VACATED
- EXISTING INTERIM FLOOD PLAIN DRAINAGE EASEMENT FILED: FEBRUARY 12, 1987, BOOK C32, PAGE 186 TO BE VACATED
- EXISTING TEMPORARY DRAINAGE EASEMENT FILED: MARCH 23, 1993, BOOK 93-7, PAGES 2236-2243 DOC. #093-028757 TO BE VACATED

EXHIBIT B
Date 6/4/03.

WILSON
& COMPANY
4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXICO
87109
(505) 348-4000

SHEET 1 OF 1
WCEA PROJ. NO. X3-218-008

Layout Name: Vacation Exhibit
Drawing Name: SX3218008BNDY.DWG
NETWORK ADDRESS: T:\PROJECTS\X3218008\S

Plot By: mav

WILSON & COMPANY

2600 American Rd. SE
Suite 100
Rio Rancho, NM 87124
505-898-8021
505-898-8501 Fax

#3

Albuquerque
Colorado Springs
Denver
El Paso
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Los Angeles
Panama City, Pma.
Phoenix
Rio Rancho
Salina
San Bernardino
Wichita

2 June, 2003

Claire Senova, DRB Board Secretary
Planning Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: DRB Project # 1001939
Unit 3, The Crossing Subdivision being a replat of Tract A-1-B of Cielo Oeste Subdivision, City of Albuquerque, Bernalillo County, New Mexico.

Dear Ms. Senova:

Westland Development Company, Inc. the owner of the property described above, requests deferral of the DRB hearing scheduled for June 4, 2003 due to minor changes to the grading and drainage plan and preliminary plat. Westland Development Company requests a two-week deferral to the June 18, 2003 hearing to allow time for board members to review these changes.

If you have any questions or require further information, please contact me.

Wilson & Company,

Brigitte Fuller

Brigitte Fuller, P.E.
Project Manager

Enclosures
cc: Leroy Chavez, Westland Development Co. Inc.

WILSON
&COMPANY

2600 The American Rd. SE, Suite 100
Rio Rancho, NM 87124
Phone (505) 898-8021 Fax (505) 898-8501

Fax

To: Claire Senova **From:** Brigitte Fuller

Company: COA **Pages:** 2 , including cover

Fax No.: 924 3864 **Date:** 6/2/03

Job Name: Unit 3, The Crossing **Job No:** X3218008

Transmitted Item: Letter of DRB deferral

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply**

- **Message:**

If you receive this fax in error, or you do not receive all information as noted, please contact us at once: (505) 898-8021

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

10-30-2003

10. Project # 1001939
03DRB-00753 Major-Vacation of Public Easements
03DRB-00752 Major-Preliminary Plat Approval
03DRB-00788 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) A1B, **The Crossing - Unit 3,** Tract A, **CIELO OESTE,** zoned R-D, located on GUNNISON PL NW, between UNSER BLVD NW and 98TH ST NW containing approximately 15 acre(s). [REF: 1000150, 1000207, 1000515, 1001939] *[Deferred from 6/4/03, 6/18/03 AND 6/25/03 and 10/29/03]* (H-9)

At the October 29, 2003, Development Review Board meeting, the Vacation was approved as shown on Exhibit B in the Planning file, subject to these provisions:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements, or:

2. There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation.

3. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

4. Final disposition shall be through the City Real Estate Office.

5. 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.

With the signing of the infrastructure list dated 10/29/03 and approval of the grading plan engineer stamp dated 10/23/03 the preliminary plat was approved with the following conditions of final plat approval:

<u>CONDITIONS</u>:

1. The AMAFCA easements shall be vacated through the AMAFCA Board prior to final plat approval.

2. Public roadway easements through Lot 2-A shall be obtained prior to final plat approval.

The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by November 13, 2003, in the manner described below.

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

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

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

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

Sheran Matson, AICP, DRB Chair

cc: Westland Development Co., 401 Coors Blvd NW, 87121
Wilson & Company, Inc., 4900 Lang Ave NE, 87109
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form		Supplemental form
SUBDIVISION	**S**	**ZONING**	**Z**
☐ Major Subdivision action		☐ Annexation & Zone Establishment	
☐ Minor Subdivision action		☐ Sector Plan (Phase I, II, III)	
☐ Vacation	**V**	☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☒ Variance (Non-Zoning)		☐ Zone Change	
SITE DEVELOPMENT PLAN	**P**	☐ Text Amendment	
☐ ...for Subdivision Purposes		**APPEAL / PROTEST of...**	**A**
☐ ...for Building Permit		☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal	
☐ IP Master Development Plan			
☐ Cert. of Appropriateness (LUCC)	**L**		

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

APPLICANT INFORMATION:

NAME: Westland DevelopmentCompany, Inc. PHONE: 505-831-9600
ADDRESS: 401 Coors Boulevard NW FAX: ____
CITY: Albuquerque STATE NM ZIP87121 E-MAIL: ____
Proprietary interest in site: Owner
AGENT (if any): Wilson & Company, Inc. Attn: Brigitte Fuller PHONE: 505-348-4183
ADDRESS: 4900 Lang Ave NE FAX: 505-348-4055
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: bfuller@wilsonco.com

DESCRIPTION OF REQUEST: (EXHIBIT) Unit 3 The Crossing Subdivision
TEMP. DEFERRAL OF SIDEWALK CONSTRUCTION (ALL)
Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes. ☒ No.

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

Lot or Tract No. See Attached Sheet A1B & Cielo Oeste Block: n/a Unit: n/a
Subdiv. / Addn. See Attached Sheet The Crossing -2A (portion) (TRA)
Current Zoning: R-D Proposed zoning: R-D
Zone Atlas page(s): H9 No. of **existing** lots: 2 No. of **proposed** lots: 38
Total area of site (acres): 14.4252 Density if applicable: dwellings per gross acre: ____ dwellings per net acre: ____
Within city limits? ☒ Yes. No ☐, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO
UPC No. 100905930009440969 and 100905922512130105 MRGCD Map No. n/a
LOCATION OF PROPERTY BY STREETS: On or Near: Near Gunnison Place
Between: Unser Boulevard. and 98th Street aka The Crossing -Unit 3

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): Proj #1000515, Proj #1001939, Proj #1000150, & Proj #1000207

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

SIGNATURE Brigitte M. Fuller DATE 5/16/03
(Print) Brigitte M. Fuller ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03

☐ **INTERNAL ROUTING**
☑ All checklists are complete
☑ All fees have been collected
☑ All case #s are assigned
☑ AGIS copy has been sent
☑ Case history #s are listed
NO ☐ Site is within 1000ft of a landfill
☐ F.H.D.P. density bonus
☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
03DRB - ____ - 00788	TDSW	V	$ Ø
____ - ____ - ____			$
____ - ____ - ____			$
____ - ____ - ____			$
____ - ____ - ____			$
			Total $ Ø

Hearing date JUNE 4, 2003

JM 5/16/03
Planner signature / date

Project # 1001939

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS**

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

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

☐ **VACATION OF PUBLIC RIGHT-OF-WAY**

☐ **VACATION OF PUBLIC EASEMENT**

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

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

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

☐ **SIDEWALK DESIGN VARIANCE**

☐ **SIDEWALK WAIVER**

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

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

☒ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

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

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

☐ **VACATION OF PRIVATE EASEMENT**

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

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

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

Brigitte Fuller
Applicant name (print)

Brigitte Fuller 5/16/03
Applicant signature / date

Form revised September 2001

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

Application case numbers
03DRB - - 00788
- -
- -

JMA 5/16/03
Planner signature / date

Project # 1001939

WILSON
&COMPANY
2600 The American Road SE
Suite 100
Rio Rancho, New Mexico 87124
(505) 898-8021
(505) 898-8501 Fax

Albuquerque
Colorado Springs
Colton
Commerce
Denver
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Monterrey, Mex.
Oklahoma City
Panama, Pma.
Phoenix
Rio Rancho
Salina
Santa Fe
Wichita

16 May 2003

Claire Senova, DRB Board Secretary
Planning Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

TEMP DEFERRAL OF SIDEWALK CONSTRUCTION (ALL)

RE: Unit 3, The Crossing Subdivision being a replat of Tract A-1-B of Cielo Oeste Subdivision, City of Albuquerque, Bernalillo County, New Mexico.

Dear Ms. Senova:

Westland Development Company, Inc. the owner of the property described above, requests a temporary deferral of sidewalk construction per the Albuquerque Code of Ordinances. The sidewalk adjacent to individual lots will be constructed with the construction of each home. Enclosed is a Zone Atlas sheet and an exhibit of the sidewalk to be deferred.

The sidewalk construction deferral is requested for four (4) years.

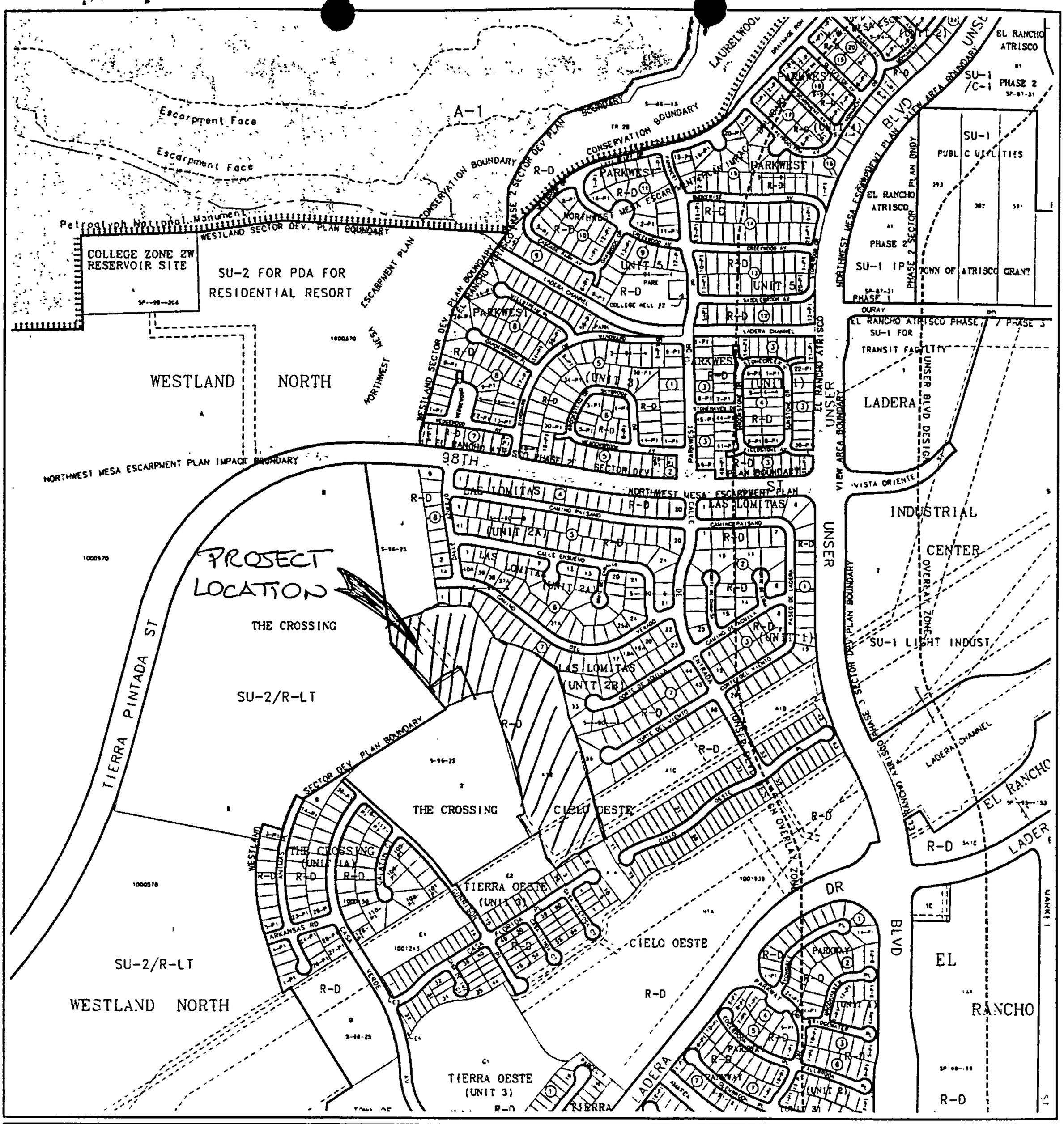
If you have any questions or require further information, please contact me.

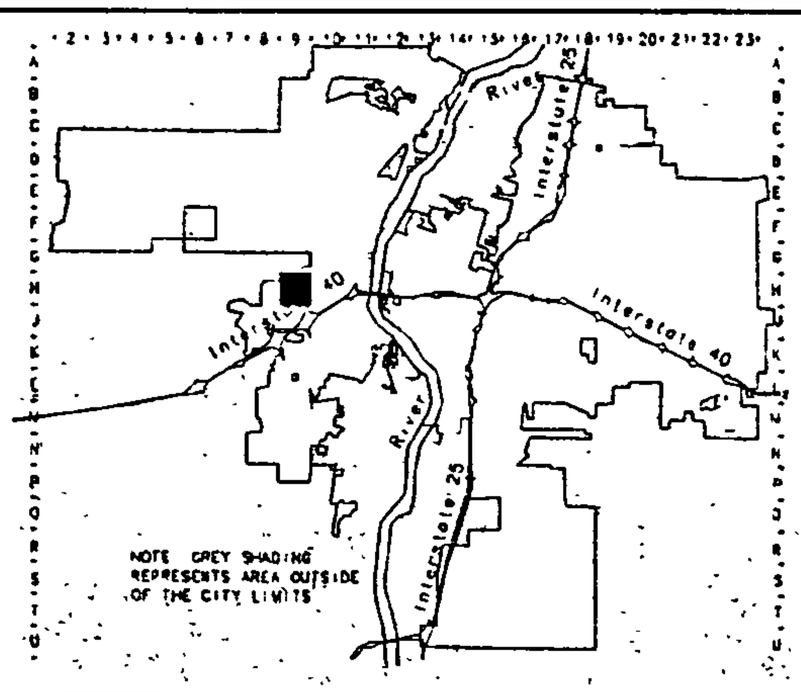
Wilson & Company,

Brigitte Fuller

Brigitte Fuller, P.E.
Project Manager

Enclosures
cc: Leroy Chavez, Westland Development Co. Inc.





CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

H-9-Z

Map Amended through January 21, 2003

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form		Supplemental form
SUBDIVISION	**S**	**ZONING**	**Z**
☒ Major Subdivision action		☐ Annexation & Zone Establishment	
☒ Minor Subdivision action		☐ Sector Plan (Phase I, II, III)	
☐ Vacation	**V**	☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☐ Variance (Non-Zoning)		☐ Zone Change	
		☐ Text Amendment	
SITE DEVELOPMENT PLAN	**P**		
☐ ...for Subdivision Purposes		**APPEAL / PROTEST of...**	**A**
☐ ...for Building Permit		☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal	
☐ IP Master Development Plan			
☐ Cert. of Appropriateness (LUCC)	**L**		

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

APPLICANT INFORMATION:

NAME: Westland DevelopmentCompany, Inc. PHONE: 505-831-9600
ADDRESS: 401 Coors Boulevard NW FAX: ____
CITY: Albuquerque STATE NM ZIP87121 E-MAIL: ____
Proprietary interest in site: Owner
AGENT (if any): Wilson & Company, Inc. Attn: Chris Medina PHONE: 505-348-4132
ADDRESS: 4900 Lang Ave NE FAX: 505-348-4055
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: cmedina@wilsonco.com

DESCRIPTION OF REQUEST: Requesting a Sketch Plat Review and Comment of proposed Unit 3 The Crossing Subdivision located in Tract A-1-B of Cielo Oeste Subdivision. Said proposed subdivision will consist of 37 residential lots with P1 Designation and 1 Tract.

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. A-1-B Block: n/a Unit: n/a

Subdiv. / Addn. PLAT OF CIELO OESTE SUBDIVISION

Current Zoning: R-D Proposed zoning: R-D

Zone Atlas page(s): H9 No. of **existing** lots: 1 No. of **proposed** lots: 38

Total area of site (acres): 13.8586 Density if applicable: dwellings per gross acre: ____ dwellings per net acre: ____

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

UPC No. 100905930009440969 MRGCD Map No. n/a

LOCATION OF PROPERTY BY STREETS: On or Near: Near Gunnison Place
Between: Unser Boulevard. and 98th Street

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): DRB-1000515, DRB-1001939

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

SIGNATURE Christopher A Medina DATE 5/06/2003

(Print) Christopher A. Medina ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
☒ All checklists are complete	03DRB - - 00737	Sketch	S(3)	$ Ø
☒ 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				Total
☐ F.H.D.P. fee rebate	Hearing date MAY 14th, 2003			$ Ø

5/6/03
Planner signature / date

Project # 1001939

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

☒ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDENCE IS REQUIRED.**

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

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

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

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

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**

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

☐ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**

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

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
☐ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
☐ **AMENDMENT TO GRADING PLAN (with minor changes)**

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

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

Amended preliminary plat approval expires after one year.

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

Christopher A. Medina
Applicant name (print)

Christopher A Medina 5/6/03
Applicant signature / date

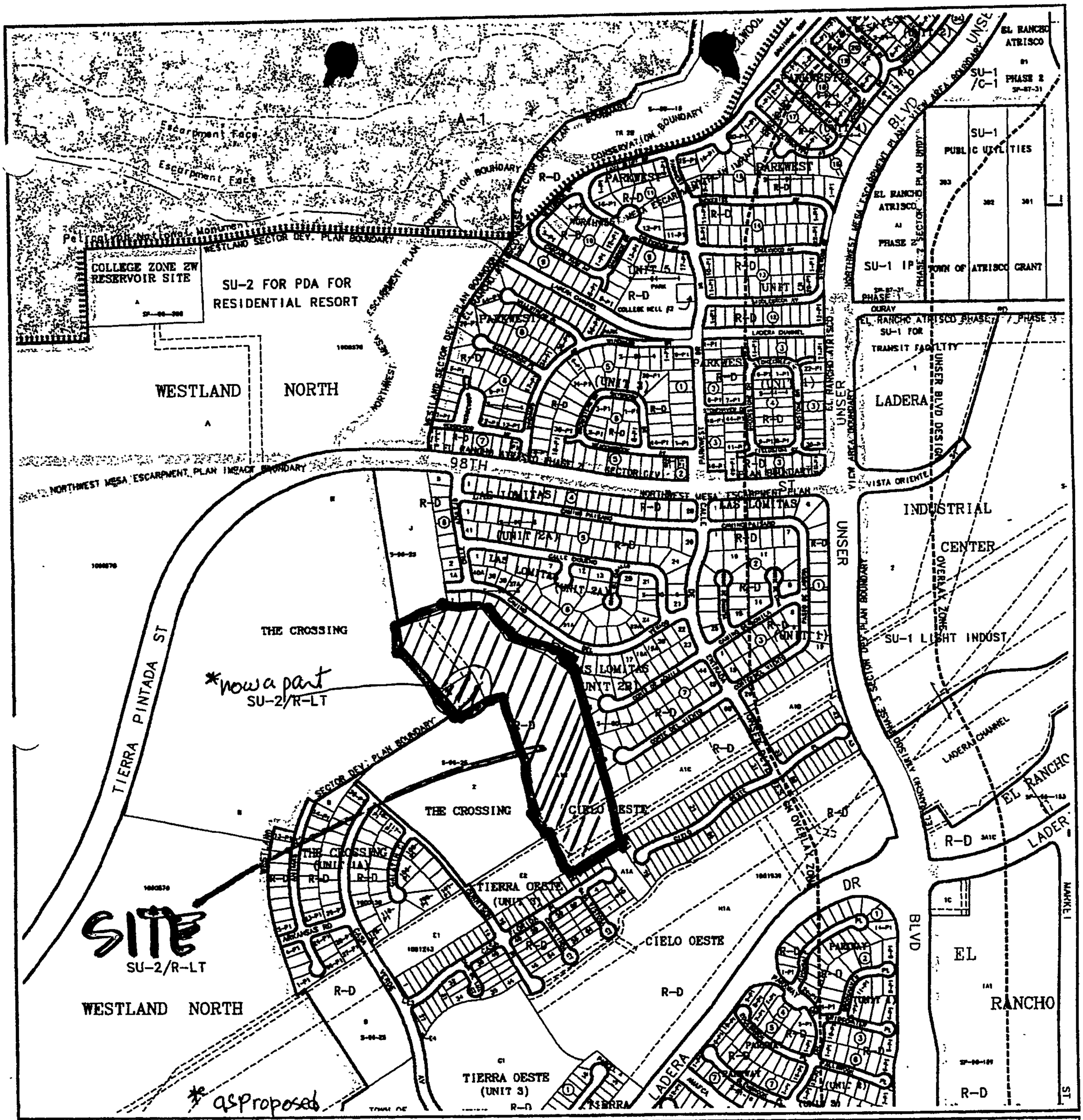
Form revised February 2003

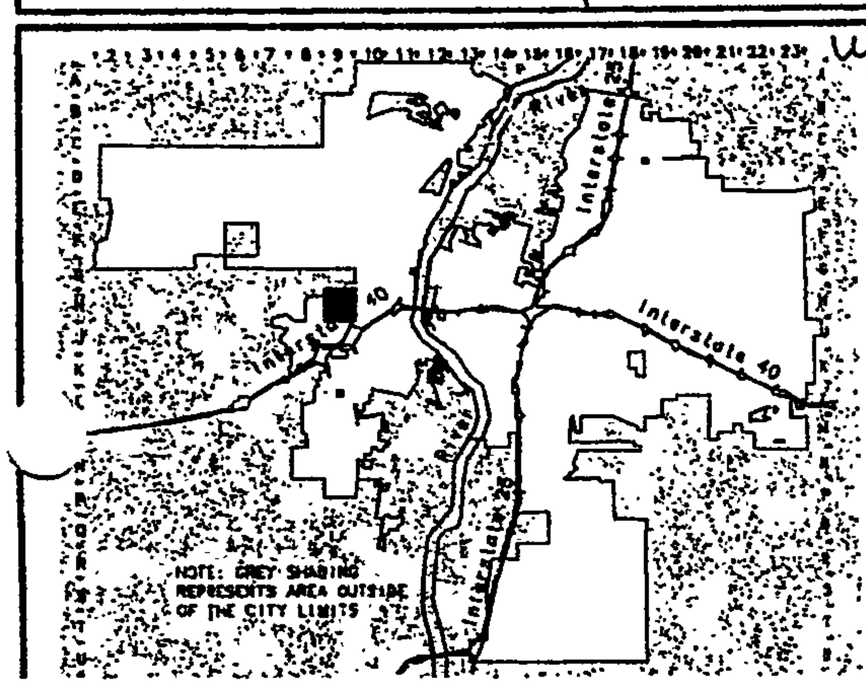
- ☑ Checklists complete
- ☑ Fees collected
- ☑ Case #s assigned
- ☑ Related #s listed

Application case numbers
03DRB - ____ - 00737
____ - ____ - ____
____ - ____ - ____

B Gilbert 05/6/03
Planner signature / date

Project # 1001939





w/ this Sketch Plat

CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

H-9-Z

Map Amended through January 21, 2003

WILSON
&COMPANY
4900 Lang Ave, NE
Albuquerque, NM 87109
P.O. Box 94000 87199-4000
505-348-4000

Albuquerque
Colorado Springs
Denver
El Paso
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Los Angeles
Phoenix
Rio Rancho
Salina
San Bernardino
Wichita

Wilson & Company
Latin America, LLC

May 6, 2003

City of Albuquerque
Development Review Board
Plaza Del Sol
600 Second Street NW
Albuquerque, NM 87103

Re: Request for Sketch Plat Review of
Proposed Major Subdivision

To Whom It May Concern:

This letter is to inform the City of Albuquerque, Development Review Board that Wilson & Company Inc., acting as agent on behalf of Westland Development Company Inc., requests a sketch plat review and comment of the proposed Unit 3 The Crossing Subdivision. This subdivision will be a major subdivision action of the existing tract A-1-B, Plat of Cielo Oeste filed Dec. 10, 2002 in book 2002C, page 393. The related DRB project numbers for this case are 1000515 and 1001939.

Currently the existing tract A-1-B is vacant and zoned R-D. The majority of the tract is covered with temporary drainage and interim flood plain easements. We propose to vacate these easements and grant a drainage right-of-way to AMAFCA along the easterly property line of the proposed subdivision. This proposed subdivision of tract A-1-B would create 38 lots with a P1 designation, 1-tract, and dedicate a drainage right-of-way to AMAFCA. If you have any questions concerning this project, please contact Brigitte Fuller at (505) 348-4183 or myself at (505) 348-4132.

Wilson & Company

Christopher A Medina

Christopher A. Medina, PLS
Survey Project Manager
Email: camedina@wilsonco.com

cam
Enclosures
File: X3218008