



DRB CASE ACTION LOG

REVISED 8/20/2002

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

DRB Application No.: 02-01497

Project # 1001979

Project Name: **ARROWHEAD RANCH DEVEL.**

EPC Application No.:

Agent: American Engr. & Surveying

Phone No.: 341-4324

*Completed
12-2-02
JPM*

Project Number

1001497

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

TRANSPORTATION: - see comments dated 10-23-02

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): Bulk Land Variances
 See comments dated _____
 EPC comments (name) _____

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

PROJECT NO. 1001979	APPLICATION NO. 02 - 01497
PROJECT NAME Arrowhead Ranch, Devel.	
EPC APPLICATION NO. American Eng / Kevin	
APPLICANT / AGENT American Eng / Kevin	PHONE NO. 836-1265
ZONE ATLAS PAGE	
<h1 style="margin: 0;">ONE STOP COMMENT FORM LOG</h1> <div style="text-align: right; font-size: small;"> <i>Completed</i> <i>12-2-02</i> <i>gma</i> </div>	

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>RD</i>	DATE <i>11-20-02</i>	DATE
COMMENTS:		

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

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

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

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>Jan</i>	DATE <i>11/21/02</i>	DATE
COMMENTS:		

(Return form with plat / site plan)



DRB CASE ACTION LOG

REVISED 8/20/2002

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

DRB Application No.: 02-01497 WOOD
Project Name: ARROWHEAD RANCH DEVEL.
Agent: American Engr. & Surveying

Project # 1001979
EPC Application No.: _____
Phone No.: 341-4324

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

TRANSPORTATION: - See comments dated 10-23-02

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

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 See comments dated _____
 EPC comments (name) _____

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 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 - Tax printout from the County Assessor.
- Include 3 copies of the approved site plan along with the originals.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**

Project Number 1001979



OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION

10-24-02

5. Project # 1001979
02DRB-01496 Major-Bulk Land Variance
02DRB-01497 Minor-Prelim&Final Plat Approval

AMERICAN ENGINEERING & SURVEYING, INC. agent(s) for RIO HOLDINGS, INC. request(s) the above action(s) for all or a portion of Tract(s) NN, OO PP, QQ-1, 15, 21-30, **ARROWOOD RANCH DEVELOPMENT**, zoned RLT, R-2/MH (18 du/ac), SU, C-1, located on DENNIS CHAVEZ BLVD SW, between GRACE VIGIL SW and 118TH ST. SW containing approximately 190 acre(s). (P-9)

At the October 23, 2002, Development Review Board meeting, the Bulk Land Variance was approved subject to the Findings and Conditions of the Subdivision Ordinance as follows:

BULK LAND VARIANCE:

1. The variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community.
2. The variance will not conflict significantly with the goals and provisions of any City, County or AMAFCA adopted plan or policy; the applicable zoning ordinance, or any other City code or ordinance.
3. The variance will not permit, encourage or make possible undesired development in the 100-year floodplain.
4. The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

The Preliminary and Final plat were approved with final sign off delegated to Transportation Development and Planning.

If you wish to appeal this decision, you must do so by November 7, 2002 in the manner described below.

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



**OFFICIAL NOTICE
PAGE TWO**

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.)

Roger Green
Acting, DRB Chair

Cc: Rio Holdings Inc., 919 Salamanca, 87107
American Engineering & Surveying Inc., 3811 Atrisco Dr NW, Suite C, 87120
Scott Howell, Property Management, Legal Dept./4th Fir, City/County Bldg.
Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1001979 AGENDA#: 5 DATE: 10.23.02

1. Name: Diane Helger Address: MGA Zip: _____

2. Name: Rio Holdings 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: 1001979

AGENDA ITEM NO: 5

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the BLV.
 No adverse comments on plat.

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: October 23, 2002



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORD. DIV.

DEVELOPMENT REVIEW BOARD
October 23, 2002
Project # 1001979

Project # 1001979

02DRB-01496 Major-Bulk Land Variance

02DRB-01497 Minor-Prelim&Final Plat Approval

AMERICAN ENGINEERING & SURVEYING, INC. agent(s) for RIO HOLDINGS, INC. request(s) the above action(s) for all or a portion of Tract(s) NN, OO PP, QQ-1, 15, 21-30, **ARROWOOD RANCH DEVELOPMENT**, zoned RLT, R-2/MH (18 du/ac), SU, C-1, located on DENNIS CHAVEZ BLVD SW, between GRACE VIGIL SW and 118TH ST. SW containing approximately 190 acre(s). (P-9)

AMAFCA No objection to Bulk Land Variance or Bulk Land Plat.
Developer should continue to coordinate drainage plan and capacity of downstream facilities with AMAFCA.

COG The Long Range Roadway System designates Sen. Dennis Chavez Boulevard as a limited access principal arterial. Currently, full access is allowed at Paseo del Volcan, 118th Street, and 98th Street. Additional intersections with median openings may be permitted by the UTPPB at a minimum of one-half mile intervals. These proposed intersections need to be requested from the UTPPB.

MRCOG is also concerned about the extensive residential zoning without sufficient commercial zoning. This could contribute to an unnecessary increase in traffic. Prior to approval, there should be a traffic study addressing the potential impact to regional transportation facilities as well as air quality. It would be useful if the traffic analysis also addressed the issue of mitigating some of the impacts with a more mixed land use concept.

Transit	No comments received.
Zoning Enforcement	Reviewed, no comment.
Neighborhood Coord.	No Association.
APS	No comments received.

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11
11
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Police Department

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

Fire Department All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.

PNM Gas Approves.

PNM Electric

No objection to Pre-Final Plat, Leonard Martinez of this department already signed his approval.

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 No objection to the Bulk Land Variance. No adverse comments on plat.

Transportation Development

The public access easement should be called public roadway easement. Full width easement for Unser is required, if there are lot lines being eliminated by this plat, it is part of this plat and should have a tract designations. This platting needs to conform to the Rio Bravo Sector Plan. It appears that 98th Street is also identified as Unser. Easements for these and the internal streets need to be granted with this plat. How is the TIS proposed to be addressed?

Parks & Recreation No Objection to the Bulk Land Variance and plat. Future subdivisions will be subject to the Park Dedication Ordinance and trail infrastructure requirements.

Utilities Development

No objection to Bulk Land Variance. Minor corrections needed on Plat.

Planning Department

1. Please respond to Comment #2 dated June 5, 2002 regarding EPC approval of a zone map amendment to R-2/MH.
2. A separate bulk land variance document must be recorded along with the plat. The property owner/s and DRB Chair must sign the document and the property owner/s signature/s must be notarized.
3. Add the Application # for the bulk land variance and the preliminary/final plat adjacent to the Subdivision Case No. on the plat.
4. Refer to Sheet 4 of 6. It appears that existing tract lines on the "Not A Part" tract are being eliminated and that a public access, public drainage, public water and sanitary sewer easement are being granted by the plat. Please clarify/revise as appropriate.
5. Please add a "Purpose of Plat" statement to the plat.
6. Property Management's signature is required on plats that vacate public right-of-way or dedicate parkland.
7. Planning signs last. All other City agency and public utility signatures must be obtained prior to requesting final sign-off by Planning.
8. Minor subdivision plats (if not completing vacations) may be recorded by the applicant/agent. A copy of the recorded plat (and bulk land variance document) must be forwarded to Planning in order to close the case file.
9. Please provide a digital dxf file showing easement, parcel and right-of-way lines in New Mexico State Plane Feet, NAD 1927 or 1983 for AGIS purposes. This information may be emailed to jmcsorley@cabq.gov or provided on a disk.

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

cc:Rio Holdings Inc., 919 Salamanca SW, 87107

American Engineering & Surveying Inc., 3811 Atrisco NW, Ste. #C, 87120



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, October 23, 2002**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000045
02DRB-01492 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST 93-2 request(s) the above action(s) for all or a portion of Tract(s) 3A1-1A, 3A1-1B AND 3A4A, **RENAISSANCE CENTER**, zoned SU-1 special use zone, FOR C-2, located on ALEXANDER BLVD NW, between MISSION RD NW and RENAISSANCE BLVD NW containing approximately 3 acre(s). [REF: DRB-98-227, V-98-105, S-99-3, 00134-01273, 99440-00046, 01410-01463] (F-16)

Project # 1000269
02DRB-01491 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST 93-2 request(s) the above action(s) for all or a portion of Tract(s) 5B2B1, **RENAISSANCE CENTER**, zoned SU-1 for C-2, located on MERCANTILE DR NE, between MONTANO RD NE and CULTURE DR NE containing approximately 1 acre(s). [REF: DRB-96-242/V-96-57, Z-71-150, 01410-01300, AX-71-34] (F-16)

Project # 1001463
02DRB-01494 Major-Vacation of Public Easements

CLARK CONSULTING ENG'RS agent(s) for LLAVE CONSTRUCTION INC. request(s) the above action(s) for all or a portion of Lot(s) 1-6, Block 19, Unit 3, North Albuquerque Acres, Tract 3, **VENTURA VILLAGE SUBDIVISION**, zoned SU-2 RT, located on CARMEL NE, between VENTURA NE and HOLBROOK NE containing approximately 6 acre(s). (C-20)

Project # 1001875
02DRB-01493 Major-Preliminary Plat Approval
02DRB-01495 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 2, KINSCHERFF AND UNPLATTED LAND / PRESLEY CO OF NM (to be known as **WESTERN TRAILS ESTATES**) zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and SAN ANTONIO ARROYO NW containing approximately 22 acre(s). [REF: 02DRB-00570, 02EPC00838, Z-71-124] (F-11)

SEE PAGE 2



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

Project # 1001979

~~02DRB-01496 Major-Bulk Land Variance~~
02DRB-01497 Minor-Prelim&Final Plat
Approval

AMERICAN ENGINEERING & SURVEYING, INC. agent(s) for RIO HOLDINGS, INC. request(s) the above action(s) for all or a portion of Tract(s) NN, OO PP, QQ-1, 15, 21-30, **ARROWOOD RANCH DEVELOPMENT**, zoned RLT, R-2/MH (18 du/ac), SU, C-1, located on DENNIS CHAVEZ BLVD SW, between GRACE VIGIL SW and 118TH ST. SW containing approximately 190 acre(s). (P-9)

Project # 1002088

02DRB-01483 Major-Vacation of Pub Right-of-Way
02DRB-01484 Major-Vacation of Public Easements

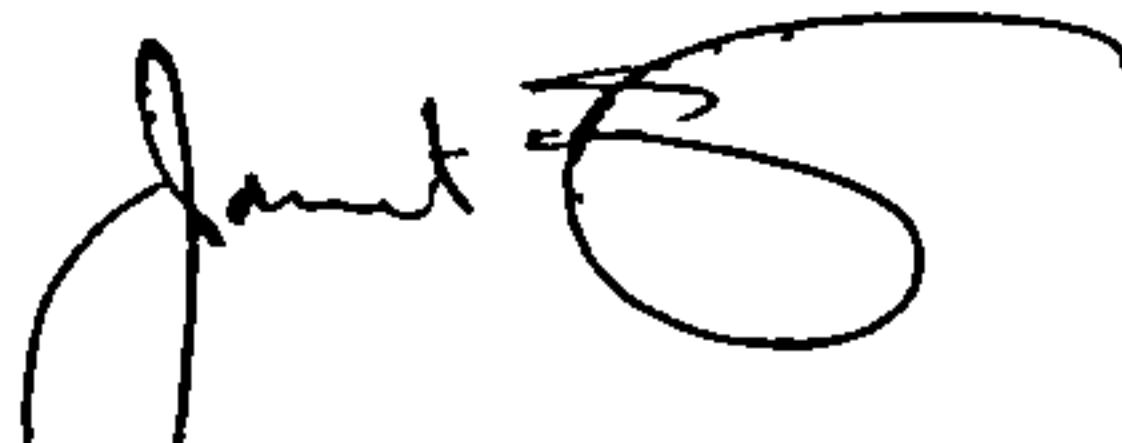
DORY WEGRZYN, agent(s) for SAWMILL COMMUNITY LAND TRUST request(s) the above action(s) for all or a portion of Lot(s) 7-9, Block 005, **JOHN BARON BURG PARK ADDITION**, zoned SR, located on 19TH ST NW, between ZEARING AVE NW and ASPEN AVE NW containing approximately 1 acre(s). [REF: 02DRB 01063] (H-13)

Project # 1002251

02DRB-01486 Major-Vacation of Pub Right-of-Way
02DRB-01487 Major-Vacation of Public Easements
02DRB-01488 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for SIVAGE THOMAS HOMES request(s) the above action(s) for all or a portion of Lot(s) 1B-P1, **WEST POINTE SUBDIVISION, UNIT 2**, zoned R-LT residential zone, located on CRIPPLE CREEK RD NW, between IRVING BLVD NW and VENTANA RD NW containing approximately 1 acre(s). [REF: 1000297/ 00440-01139 FPA] (B-9)

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


Janet Stephens, Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 7, 2002.

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

Meeting Date: Oct. 23, 2002

Zone Atlas Page: P. 9. E

Notification Radius: 100 Ft.

App#	<u>02DRB-01496</u>
Proj#	<u>1001979</u>
Other#	<u>02DRB-01497</u>

Cross Reference and Location: _____

Applicant: Rio Holdings, Inc. ✓

Address: 919 Salamanca ^{SW} Ave, 87102

Agent: American Engineering & Surveying, Inc. ✓

Address: 3811 Arisco NW, Ste #C, 87120

SPECIAL INSTRUCTIONS

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

Date Mailed: 10/4/02

Signature: K. Bethlikaj

RECORDS WITH LABELS

PAGE 1

100805446922740130 LEGAL: TRACT B BULK LAND PLAT FOR ROSNER TRACT TRACT A & LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: CURB INC
 OWNER ADDR: 06301 INDIAN SCHOOL RD NE ALBUQUERQUE NM 87110

100805326344510142 LEGAL: NLY PORT SEC 8 T9N R2E EXC PORT IN THE E/2 E/2 NE/ LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: WESTLAND DEVELOPMENT CO INC
 OWNER ADDR: 00401 COORS BL NW ALBUQUERQUE NM 87121

100905327551210520 LEGAL: TR I N N1 /2 N1/2 N1/2 CONT 65.100 AC LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: RIO HOLDINGS LLC
 OWNER ADDR: 00000 RENO NV 89511

100805352944510102 LEGAL: SEC 8 9N 2E TR 30 ATRISCO GRANT CONT 5.0 AC LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: GARCIA ZEBEDED
 OWNER ADDR: 07722 PENN PL NE ALBUQUERQUE NM 87110

100905301444020102 LEGAL: ATRI SCD GRANT TRACT 29 SEC 9 T9N R2E CONT 5.0 AC LAND USE:
 PROPERTY ADDR: 00000 UNKNOWN
 OWNER NAME: GARCIA ZEBEDED
 OWNER ADDR: 07722 PENN PL NE ALBUQUERQUE NM 87102

100905304143620103 LEGAL: ATRI SCD GRANT TRACT 28 SEC 9 T9N R2E CONT 5.0 AC LAND USE:
 PROPERTY ADDR: 00000 UNKNOWN
 OWNER NAME: GARCIA ZEBEDED
 OWNER ADDR: 07722 PENN PL NE ALBUQUERQUE NM 87102

100905306043620104 LEGAL: ATRI SCD GRANT TRACT 27 SEC 9 T9N R2E CONT 5 AC LAND USE:
 PROPERTY ADDR: 00000 UNKNOWN
 OWNER NAME: GARCIA ZEBEDED
 OWNER ADDR: 07722 PENN PL NE ALBUQUERQUE NM 87102

100905308543620105 LEGAL: ATRI SCD GRANT TRACT 26 SEC 9 T9N R2E CONT 5.0 A C LAND USE:
 PROPERTY ADDR: 00000 UNKNOWN
 OWNER NAME: GARCIA ZEBEDED
 OWNER ADDR: 07722 PENN PL NE ALBUQUERQUE NM 87102

100905311143720201 LEGAL: ATRI SCD GRANT TRACT 25 SEC 9 T9N R2E CONT 5.0 AC LAND USE:
 PROPERTY ADDR: 00000 UNKNOWN
 OWNER NAME: GARCIA ZEBEDED
 OWNER ADDR: 07722 PENN PL NE ALBUQUERQUE NM 87102

100905313144020202 LEGAL: ATRI SCD GRANT TRACT 24--SEC9 T9N R2E CONT 5.0 AC LAND USE:
 PROPERTY ADDR: 00000 UNKNOWN
 OWNER NAME: GARCIA ZEBEDED
 OWNER ADDR: 07722 PENN PL NE ALBUQUERQUE NM 87102

100905315443720203 LEGAL: ATRI SCD GRANT TRACT 23 CONT 5.000 AC LAND USE:
 PROPERTY ADDR: 00000 UNKNOWN
 OWNER NAME: RIO HOLDINGS LLC
 OWNER ADDR: 00000 RENO NV 89511

11111111

RECORDS WITH LABELS

PAGE 2

100905317543820204 LEGAL: ATRI SCD GRANT TRACT 22 SEC 9 T9N R2E CONT 5.0 AC LAND USE:
 PROPERTY ADDR: 00000 UNKNOWN
 OWNER NAME: GARCIA ZEBEDED
 OWNER ADDR: 07722 PENN PL NE ALBUQUERQUE NM 87102

100905319444020205 LEGAL: ATRI SCD GRANT TRACT 21 SEC 9 T9N R2E CONT 5.0 AC LAND USE:
 PROPERTY ADDR: 00000 UNKNOWN
 OWNER NAME: GARCIA ZEBEDED
 OWNER ADDR: 07722 PENN PL NE ALBUQUERQUE NM 87102

100905326245020301 LEGAL: PORT N1/ 2 CONT 27.890 AC LAND USE:
 PROPERTY ADDR: 00000 UNKNOWN
 OWNER NAME: RIO HOLDINGS LLC
 OWNER ADDR: 00000 RENO NV 89511

100905333144010301 LEGAL: TOWN AAT R GRT SEC9 T9N R2E TRACT 15 CONT 5.0 AC LAND USE:
 PROPERTY ADDR: 00000 UNKNOWN
 OWNER NAME: GARCIA J Z
 OWNER ADDR: 07722 PENN PL NE ALBUQUERQUE NM 87102

100905335144010302 LEGAL: TR 1 4 TO WN OF ATRISCO GRANT SEC 9 T9N R2E CONT 5.0 LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: MEYER JULIUS P ETUX
 OWNER ADDR: 00966 ALAMEDA RD NW ALBUQUERQUE NM 87114

100905337344010303 LEGAL: TR 1 3 TO WN OF ATRISCO GRANT SEC 9 T9N R2E CONT 5.0 LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: CAMPOS FEDERICO & BERTHA
 OWNER ADDR: 03617 YUCCA DR ALBUQUERQUE NM 87120

100905339244010306 LEGAL: TR 1 2 TO WN OF ATRISCO GRANT IN SEC 9 T9N R2E CONT LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: PEREA LUCILLE ARAGON
 OWNER ADDR: 08843 EDITH BL NE ALBUQUERQUE NM 87113

100905341544210305 LEGAL: THE N/2 OF LT 11 TOWN OF ATRISCO GRANT T9N R2E SEC LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: MEYER JULIUS P ETUX
 OWNER ADDR: 00966 ALAMEDA RD NW ALBUQUERQUE NM 87114

100905345844010308 LEGAL: TR O F LA ND IN NE1/4 NE1/4 SEC 9 T9N R2E CONT 25.43 LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: RIO HOLDINGS LLC
 OWNER ADDR: 00000 RENO NV 89511

101005302549021020 LEGAL: LT 1 5 LA RRY VIGIL WEST CONT 0.3393 AC M/L LAND USE:
 PROPERTY ADDR: 00000 3204 GRACE VIGIL RD SW
 OWNER NAME: AGUILAR ALFREDO & ESTELLA
 OWNER ADDR: 03204 GRACE VIGIL RD SW ALBUQUERQUE NM 87121

101005302548321021 LEGAL: LT 1 6 LA RRY VIGIL WEST CONT 0.3333 AC M/L LAND USE:
 PROPERTY ADDR: 00000 3200 GRACE VIGIL RD SW
 OWNER NAME: CAMPOS MICHAEL E & ISABEL M
 OWNER ADDR: 03200 GRACE VIGIL RD SW ALBUQUERQUE NM 87105

RECORDS WITH LABELS

PAGE 3

101005302547521022	LEGAL: LT 1 7 LA RRY VIGIL WEST CONT 0.3333 AC M/L PROPERTY ADDR: 00000 3328 GRACE VIGIL RD SW OWNER NAME: CHAVEZ JOHNNY J & DARLENE A OWNER ADDR: 03328 GRACE VIGIL	LAND USE: RD SW ALBUQUERQUE	NM 87105
101005302546821023	LEGAL: LT 1 8 LA RRY VIGIL WEST CONT 0.3333 AC M/L PROPERTY ADDR: 00000 3324 GRACE VIGIL SW OWNER NAME: CHAVEZ ROMOLO OWNER ADDR: 03324 GRACE VIGIL	LAND USE: SW ALBUQUERQUE	NM 87121
101005302546021024	LEGAL: LT 1 9 LA RRY VIGIL WEST CONT 0.3333 AC M/L PROPERTY ADDR: 00000 3320 GRACE VIGIL RD SW OWNER NAME: RAMOZ ENRIQUE & DELAROSA LUCY OWNER ADDR: 03320 GRACE VIGIL	LAND USE: RD SW ALBUQUERQUE	NM 87121
101005302545321025	LEGAL: LT 2 0 LA RRY VIGIL WEST CONT 0.3333 AC M/L PROPERTY ADDR: 00000 3316 GRACE VIGIL SW OWNER NAME: JACKSON FRANK S & COCA REGINA OWNER ADDR: 03316 GRACE VIGIL	LAND USE: SW ALBUQUERQUE	NM 87121
100905341539010310	LEGAL: TRAC T 1 "LANDS OF CORA FLORENCE" COMPRISING THE S/ PROPERTY ADDR: 00000 N/A OWNER NAME: GARCIA ROSS T & KATHLEEN S OWNER ADDR: 03095 ROSENDO GARCIA	LAND USE: RD SW ALBUQUERQUE	NM 87105
101005302544621026	LEGAL: LT 2 1 LA RRY VIGIL WEST CONT 0.3333 AC M/L PROPERTY ADDR: 00000 3312 GRACE VIGIL RD SW OWNER NAME: MARQUEZ LENA C OWNER ADDR: 03312 GRACE VIGIL	LAND USE: RD SW ALBUQUERQUE	NM 87105
101005302543821027	LEGAL: LT 2 2 LA RRY VIGIL WEST CONT 0.3333 AC M/L PROPERTY ADDR: 00000 3308 GRACE VIGIL RD SW OWNER NAME: FERNANDEZ MARIA & CARLOS C/O B OWNER ADDR: 03308 GRACE VIGIL	LAND USE: RD SW ALBUQUERQUE	NM 87121
101005302543021028	LEGAL: LT 2 3 LA RRY VIGIL WEST CONT 0.3333 AC M/L PROPERTY ADDR: 00000 3304 GRACE VIGIL RD SW OWNER NAME: MARTINEZ TERRY L & MARY L OWNER ADDR: 03304 GRACE VIGIL	LAND USE: RD SW ALBUQUERQUE	NM 87105
101005302542721029	LEGAL: LT 2 4 LA RRY VIGIL WEST CONT 0.3333 AC M/L PROPERTY ADDR: 00000 3300 GRACE VIGIL SW OWNER NAME: APODACA BRYAN A & ESPINOZA KAT OWNER ADDR: 03300 GRACE VIGIL	LAND USE: RD SW ALBUQUERQUE	NM 87121
101005302541621030	LEGAL: LT 2 5 LA RRY VIGIL WEST CONT 0.3333 AC M/L PROPERTY ADDR: 00000 3428 GRACE VIGIL RD SW OWNER NAME: MARTINEZ JACK J OWNER ADDR: 03428 GRACE VIGIL	LAND USE: SW ALBUQUERQUE	NM 87105
101005302540821031	LEGAL: LT 2 6 LA RRY VIGIL WEST CONT 0.3333 AC M/L PROPERTY ADDR: 00000 3424 GRACE VIGIL RD SW OWNER NAME: ABEYTA TOBY I & CONNIE J OWNER ADDR: 03424 GRACE VIGIL	LAND USE: SW ALBUQUERQUE	NM 87105

RECORDS WITH LABELS

PAGE 4

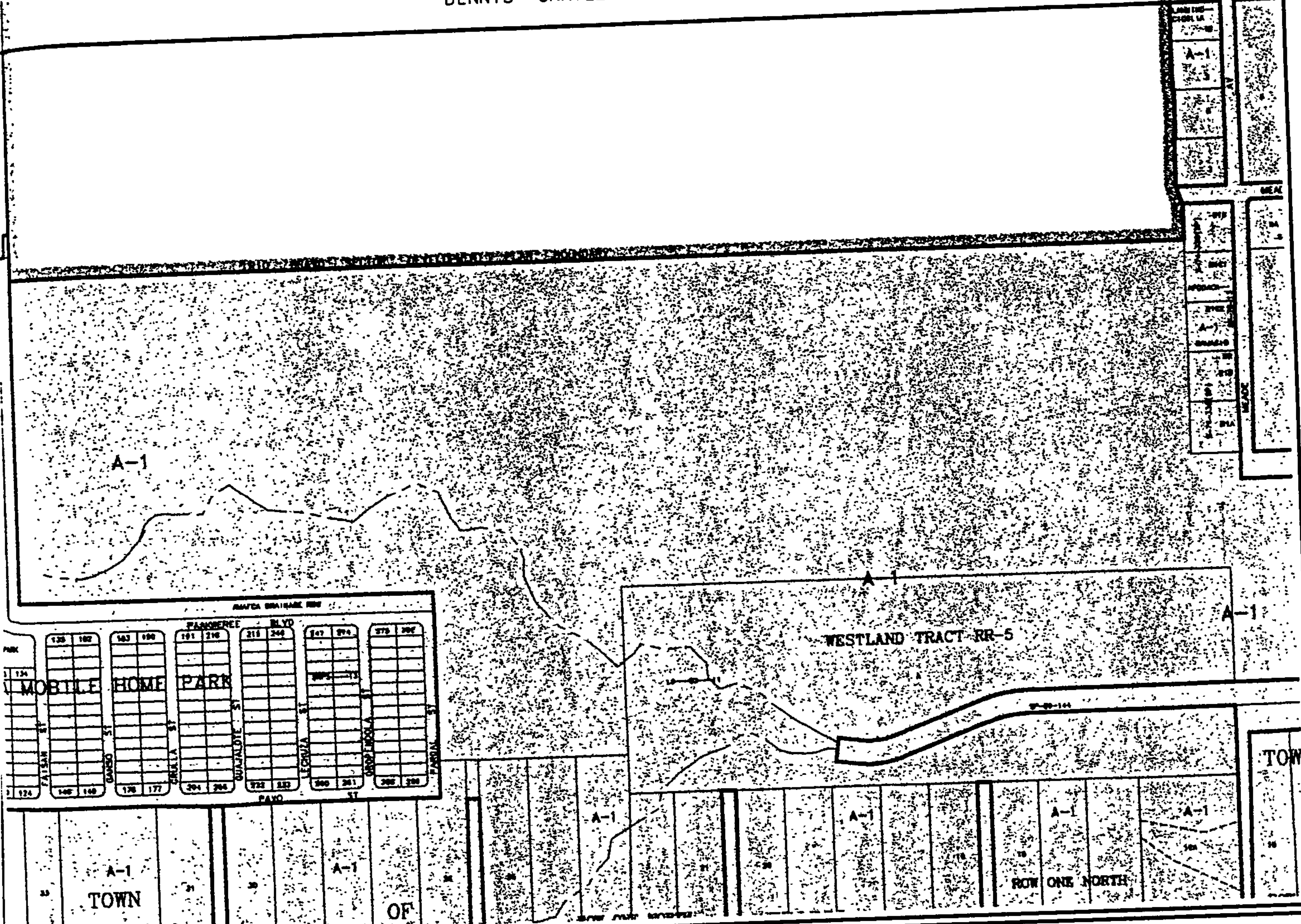
101005302539821032	LEGAL: LT A LAR RY VIGIL WEST CONT 1.000 AC M/L PROPERTY ADDR: 00000 N/A OWNER NAME: PEREZ LISA C & JACQUEZ RENE OWNER ADDR: 00000	LAND USE: ALBUQUERQUE	NM 87176
100805344328740201	LEGAL: SE P ORTI ON SEC 8 T9N R2E EXC NLY PORT LANDS OF WES PROPERTY ADDR: 00000 OWNER NAME: WESTLAND DEVELOPMENT CO INC OWNER ADDR: 00401 COORS	LAND USE: BL NW ALBUQUERQUE	NM 87121
100905325431320401	LEGAL: TR R R-3 IN THE TOWN OF ATRISCO GRANT SEC 9 T9N R2E PROPERTY ADDR: 00000 N/A OWNER NAME: RIO HOLDINGS LLC OWNER ADDR: 00000	LAND USE: RENO	NV 89511
100905352634610208	LEGAL: *1-B PLA T OF DIV OF LT 1 OF LAND OF CECELIA LANNIN PROPERTY ADDR: 00000 4505 GRACE VIGIL RD SW OWNER NAME: POHL MICHAEL OWNER ADDR: 03205 TOWER	LAND USE: RD SW ALBUQUERQUE	NM 87121
101005302531620101	LEGAL: TR A AS PER D-171 PG 408 IN THE ATRISCO GRANT EXC PROPERTY ADDR: 00000 4310 MEADE AVE SW OWNER NAME: WESTSIDE FARMS INC OWNER ADDR: 02612 OCOTILLO	LAND USE: RD SW ALBUQUERQUE	NM 87105

SITE

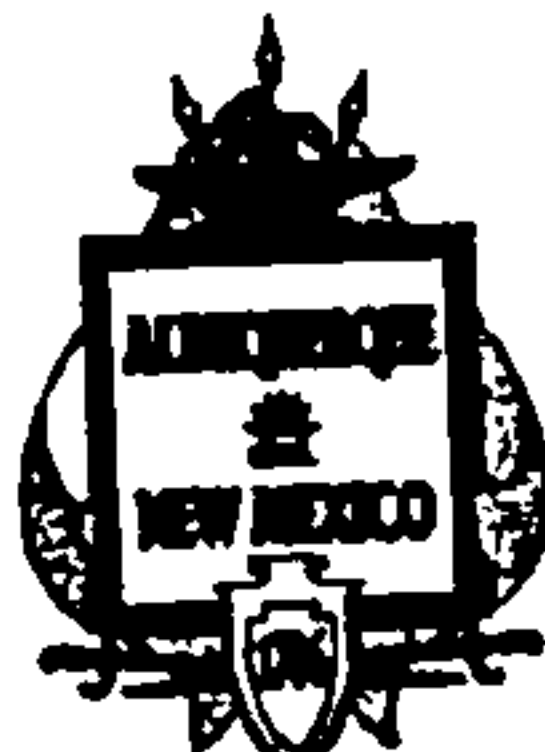
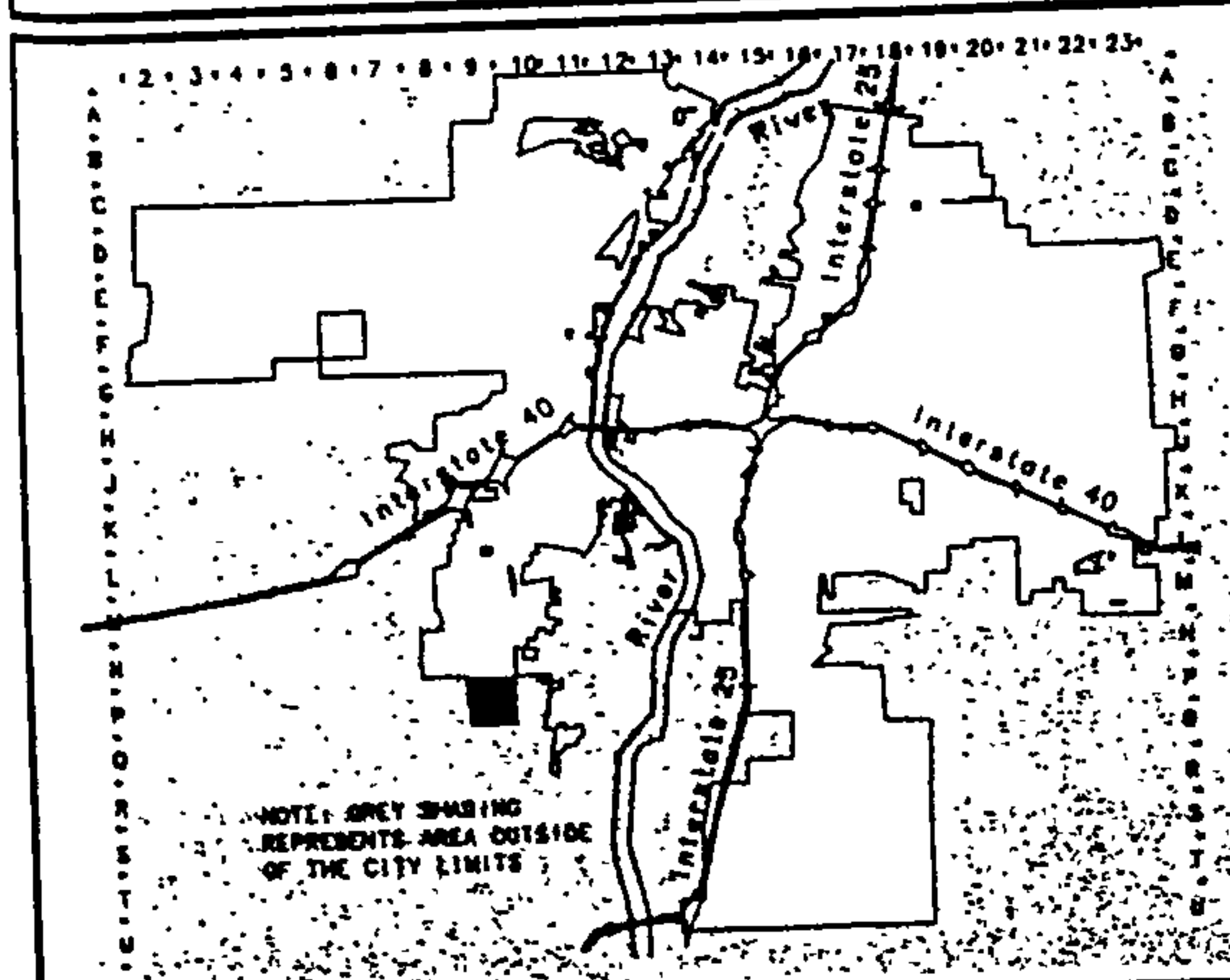
SEE RIO BRAVO SECTOR PLAN
FOR ZONING

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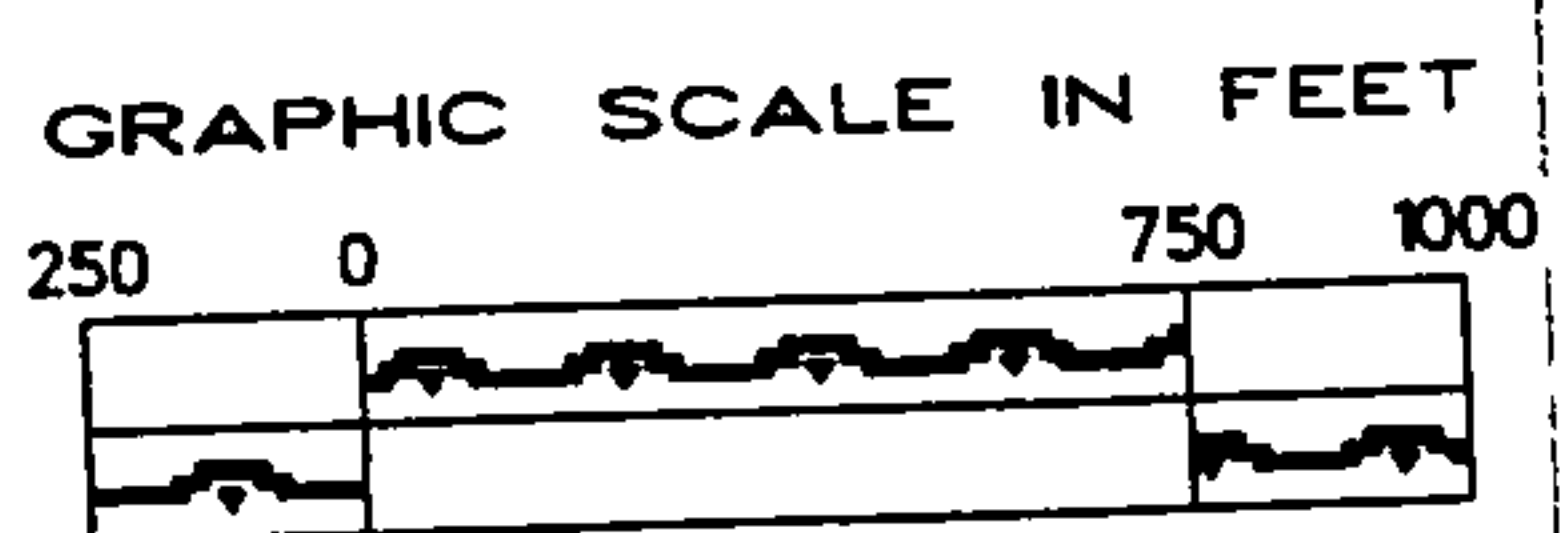
DENNIS CHAVEZ BLVD



PARKWAY BLVD					
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187	236	237	244	265	303
188	237	238	245	266	304
189	238	239	246	267	305
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191	240	241	248	269	307
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222	271	272	279	300	338
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224	273	274	281	302	340
225	274	275	282	303	341



CITY OF
Albuquerque
A Geographic Information System
PLANNING DEPARTMENT
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Zone Atlas Page
P-9-Z
Map Amended through April 02, 2002

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

SKETCH PLAT REVIEW AND COMMENT

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

- AK* ___ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - AK* ___ 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.
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 - AK* ___ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
 - ___ Fee (see schedule)
 - ___ Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

KEVIN PRAGGETT
 Applicant name (print)
Kevin Praggett 9/27/02
 Applicant signature / date



Form revised September 2001

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

Application case numbers
02003 - 01497

Paul Cardenas 9/27/02
 Planner signature / date
Project # 1001979

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

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

SITE DEVELOPMENT PLAN **P**

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

Supplemental form

ZONING **Z**

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

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

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

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

APPLICANT INFORMATION:

NAME: RIO HOLDINGS, INC. PHONE: 341-4324

ADDRESS: 919 SALAMANCA FAX: 341-4642

CITY: ALBUQUERQUE STATE NM ZIP 87107 E-MAIL: _____

Proprietary interest in site: OWNER

AGENT (if any): AMERICAN ENGINEERING & SURVEYING, INC. PHONE: 836-1265

ADDRESS: 3811 ATRISCO DRIVE, NW, SUITE C FAX: 836-1268

CITY: ALBUQUERQUE STATE NM ZIP 87120 E-MAIL: ameng@qwest.net

DESCRIPTION OF REQUEST: BULK LAND VARIANCE + Prel. + Final

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 NN, OO, PP, QQ-1, 15, 21-30 TOWN OF ATRISCO GRANT Block: _____ Unit: _____

Subdiv. / Addn Arrowood Ranch Devel.

Current Zoning: _____ Proposed zoning: RLT, R-2/MH(180/AC.), SU-C-1

Zone Atlas page(s): _____ No. of existing lots: _____ No. of proposed lots: 9

Total area of site (acres): 190 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? _____

UPC No _____ MRGCD Map No _____

LOCATION OF PROPERTY BY STREETS: On or Near: DENNIS CHAVEZ BOULEVARD

Between GRACE VIGIL, SW and 118TH STREET, SW

CASE HISTORY:

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

10001974

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

SIGNATURE Kevin Daggett DATE 9/27/02

(Print) KEVIN DAGGETT Applicant Agent

FOR OFFICIAL USE ONLY

Form revised September 2001

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

Application case numbers	Action	S.F.	Fees
<u>02DRB - 01496</u>	<u>BLU</u>	<u>✓</u>	<u>\$ 145.00</u>
<u>02DRB - 01497</u>	<u>P+7</u>	<u>S(3)</u>	<u>\$ 775.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ <u>75.00</u>
Hearing date <u>Oct. 23, 2002</u>			Total \$ <u>995.00</u>

Paul Lander 9/27/02
 Planner signature / date

Project # 10001979

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS

on plat

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

KEVIN C. DAGGETT
Applicant name (print)

Kevin C. Daggett 9/27/02
Applicant signature / date



Form revised September 2001

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

Application case numbers
020013 - _____ - 01496
 _____ - _____ - _____
 _____ - _____ - _____

Paul Cardillo 9/27/02
Planner signature / date

Project # 1001929

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

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KEVIN DAGGETT
Applicant name (print)
Kevin Daggett 9/27/02
Applicant signature / date



Form revised September 2001

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

Application case numbers

02003 - 01497
_____-_____
_____-_____

Paul Carden 9/27/02
Planner signature / date

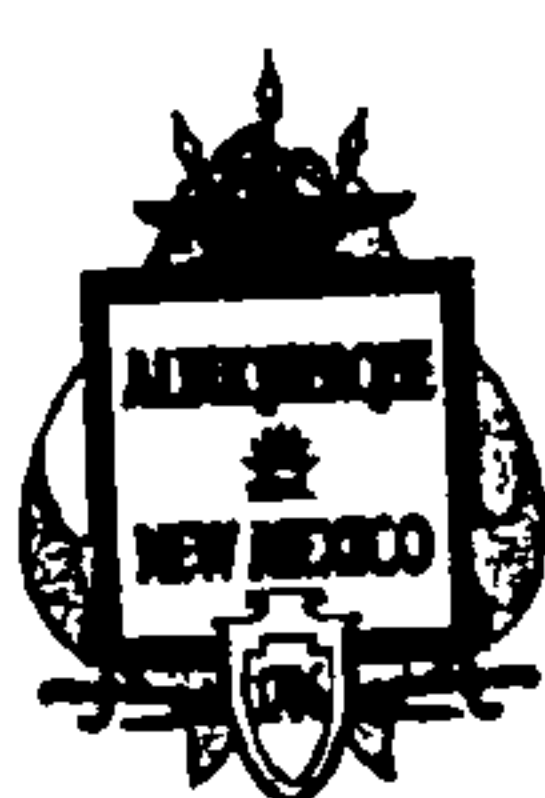
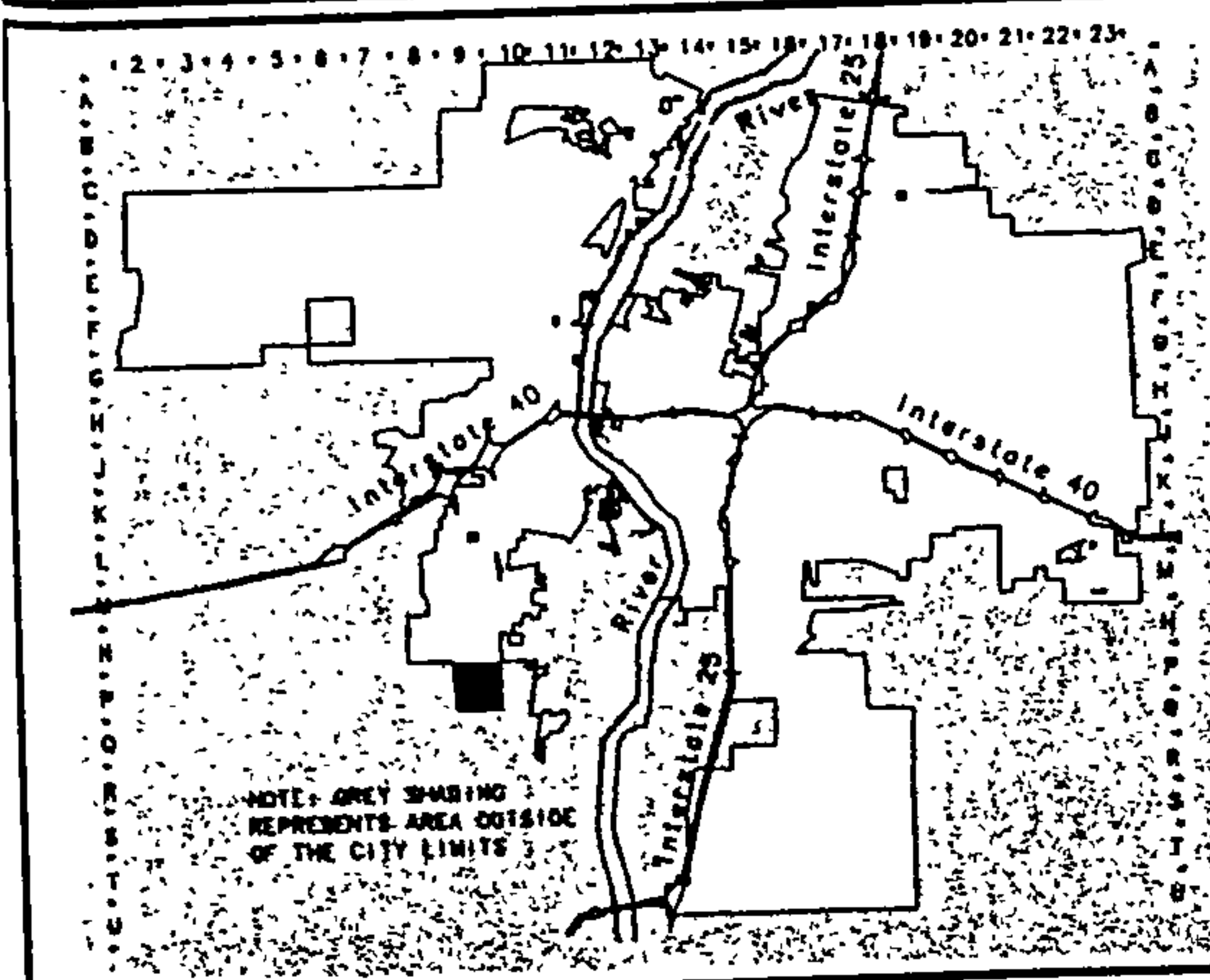
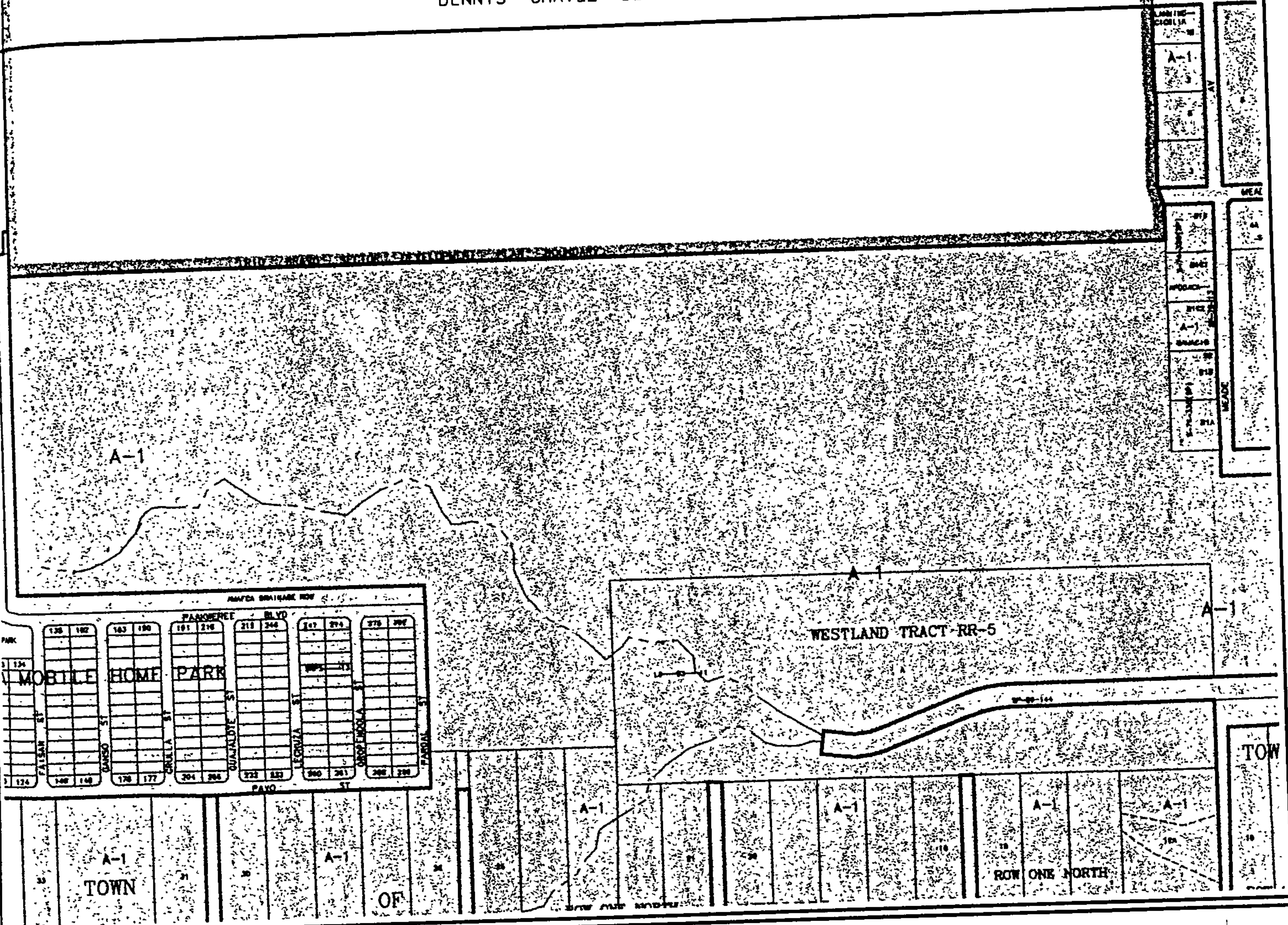
Project # 1001979

SITE

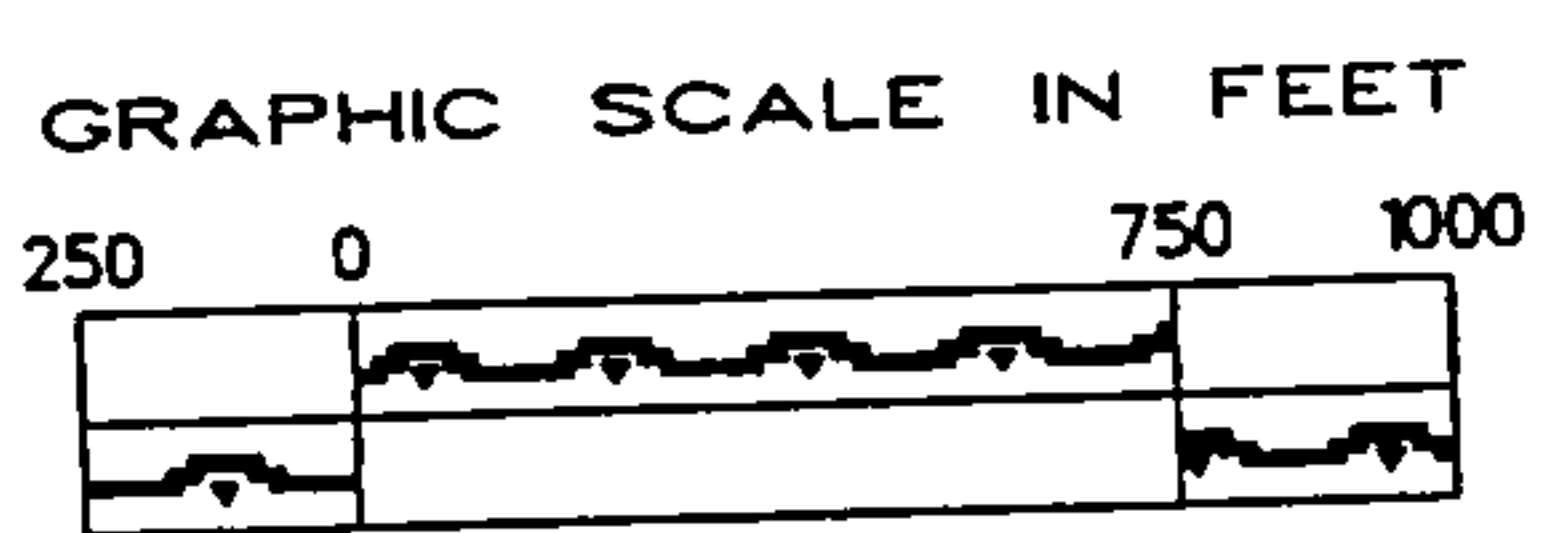
SEE RIO BRAVO SECTOR PLAN
FOR ZONING

DENNIS CHAVEZ BLVD

BARBARA V
13
M
SCB-6
20
A
MEADE



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



Zone Atlas Page
P-9-Z
Map Amended through April 02, 2002



City of Albuquerque

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

Date: August 29, 2002

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on August 29, 2002
(date)

TO CONTACT NAME: Russ Mendez
COMPANY/AGENCY: American Engineering & Surveying
ADDRESS/ZIP: 3811 Atrisco Drive NW, Ste C 89120
PHONE/FAX #: 836-1265 / 836-1268

Contacted the Office of Community and Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at Situate within projected sections 8+9 (North) Township 9 North, R2E, Town of Atrisco
zone map page(s) P-9 Draft

Our records indicate that as of 8-29-02, there were **no Recognized**
(date)

Neighborhood Associations in this area.

If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalana A. Carmora
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

September 27, 2002

DRB Members
City of Albuquerque
Land Development Coordination Division
600 2nd Street NW

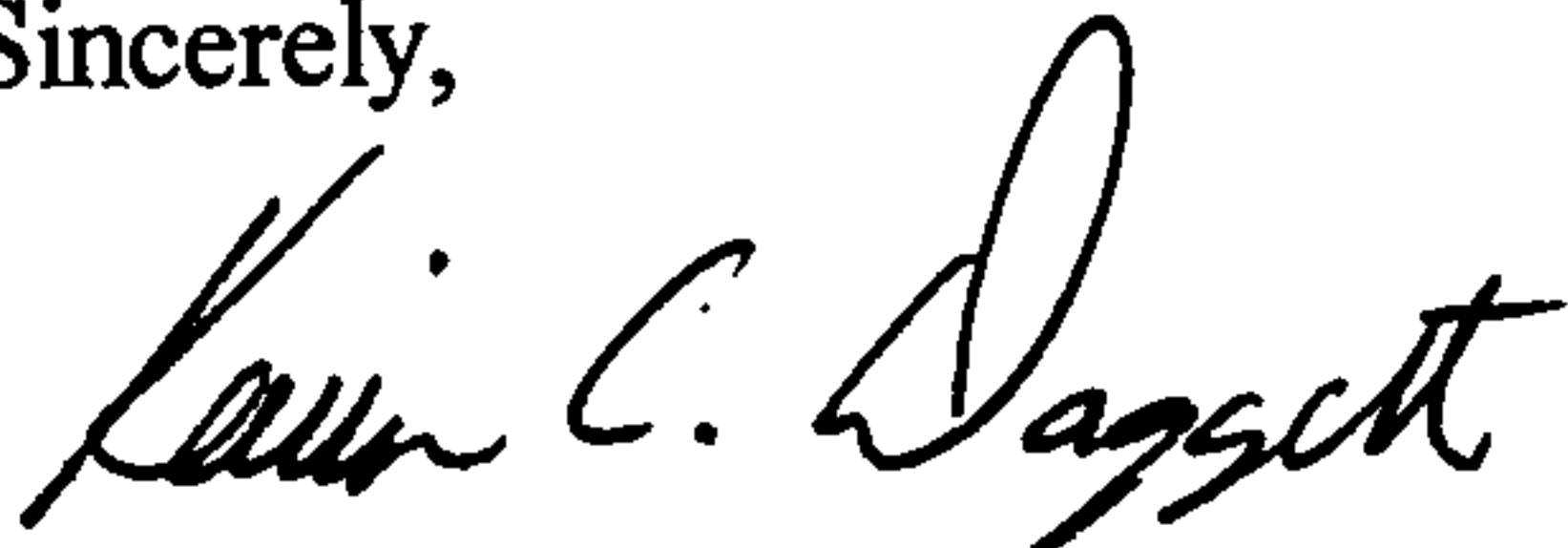
Re: Request for Bulk Land Variance
Arrowood Ranch Development

Dear DRB Members:

American Engineering & Surveying, acting as agent for Rio Holdings, Inc., is hereby requesting a bulk land variance for the above referenced project. The bulk land variance and plat will facilitate future development by consolidating existing tracts and re-subdividing the land into future subdivision unit boundaries.

If you have any questions or comments, please feel free to call me at 228-7821. Your cooperation is appreciated.

Sincerely,



Kevin C. Daggett, P.E., P.S.
Proprietor
Daggett Engineering & Surveying

11111111

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

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

PAID RECEIPT

APPLICANT NAME Pio Holdings
AGENT American Engineering
ADDRESS 3811 Arisco Dr
PROJECT NO. 100 1979
APPLICATION NO. 02DRB 01496 / 0497

\$ 775⁰⁰ 441006 / 4983000 (DRB Cases)
\$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)
\$ _____ 441018 / 4971000 (Notification)

\$ 775⁰⁰ **Total amount due**

City Of Albuquerque
Treasury Division

09/27/2002 3:47PM LOC: ANEX
RECEIPT# 00028182 WSH# 006 TRANS# 0052
Account 441006 Fund 0110
Activity 4983000 TRSKDM
Trans Amt \$775.00
J24 Misc 7/1/02 \$775.00
CK \$775.00
CHANGE \$0.00

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

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

PAID RECEIPT

APPLICANT NAME

Riv Holdings

AGENT

American Engineering

ADDRESS

3811 Arisco Dr.

PROJECT NO.

1001979

APPLICATION NO.

02DRB 01496 / 01497

\$ 145⁰⁰ 441006 / 4983000 (DRB Cases)

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

\$ 75⁰⁰ 441018 / 4971000 (Notification)

\$ 220⁰⁰ Total amount due

1059

AMERICAN ENGINEERING & SURVEYING, INC.

3811 ARISCO NW, STE. C 505-836-1265
ALBUQUERQUE, NM 87120

DATE Sept 27, 2002

\$ 220⁰⁰

PAY TO THE ORDER OF

Thank You

FOR

Wells Fargo Bank New Mexico, N.A.
200 Tomas Blvd, NW 4th Floor
Albuquerque, NM 87102
www.wellsfargo.com

DUPLICATE

City Of Albuquerque
Treasury Division

City of Albuquerque
two hundred twenty and no/100

RECEIPT# 00021892
Account 441006
Activity 4983000
Trans Amt
J24 Misc
\$220.00
TRSCCS
DC: ATE
counterreceipt.doc

09/27/2002 12:21PM LOC ANE

RECEIPT# 00021892 WSH 007 TRANSH 0034
Account 441018 Fund 0110
Activity 4971000 TRSCCS
Trans Amt 7/1/02 \$220.00
J24 Misc \$75.00
CK \$220.00
CHANGE \$0.00

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from Oct. 8 To Oct. 23, 2002

5. REMOVAL

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

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

Kevin Daggitt 9/27/02
(Applicant or Agent) (Date)

I issued 1 signs for this application, 9/27/02 Paul Carter
(Date) (Staff Member)



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: 1001979

AGENDA ITEM NO: 20

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved Drainage Management Plan (DMP) for the entire basin is required for preliminary plat approval.
An approved infrastructure list is required for Preliminary Plat approval.
A Letter of Map Revision (LOMR) will be required as a condition of final plat approval.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 5, 2002



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1001979

Item No. 20

Zone Atlas P-9

DATE ON AGENDA 6-05-02

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
<input type="checkbox"/>	a TIS will be required.
<input type="checkbox"/>	Access to Unser will need to be in accordance with the UTPPB access policy.
<input type="checkbox"/>	Access to 98 th Street need be in accordance with the DPM.
<input type="checkbox"/>	The standard street improvements are required on an infrastructure list.
<input type="checkbox"/>	The streets need to meet the requirements of the DPM.
<input type="checkbox"/>	The roads need to align with the proposed roads on the adjacent properties.

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



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

Development Review Board Comments

Project Number: 1001979
Application Number: 02DRB-00813

DRB Date: 6/5/02
Item Number: 20

Subdivision: Town of Atrisco
Tracts NN, OO and PP, QQ-1, 15, 21, 22, 24-30

Zoning: RLT, R2/MH

Zone Page: P-9

New Lots (or units) : 1246

Request for:

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

Parks and Recreation Comments:


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

Due to the size of this development Parks and Recreation would be willing to discuss entering into a park dedication agreement to meet the dedication requirement of a 4.86 acre park. Further discussion is needed to determine park locations within the subdivision.

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

The Trails & Bikeways Facility Plan proposes a Primary Trail along Unser Blvd. in this location. In this case, we will require construction of a 10' asphalt trail in-lieu of sidewalk. Additionally, please allow for at least 5' of separation between the trail and face of curb and a minimum of 3' between the trail and wall or other vertical element. Be advised that landscaping improvements along the asphalt trail must not encroach on the trail itself. Trees must be a minimum of 3' away from the trail and shrubs, at their mature spread, must not encroach on the trail. Design of the trail shall be coordinated with the Trails Planner Diane Scena.

For informational purposes only: The Trails & Bikeways Facility Plan proposes a primary trail in this location along the Dennis Chavez Blvd. The exact location is yet to be determined. There are no requirements for the trail associated with this request at this time but a trail may be required in the future.

Signed: 

Christina Sandoval, (PRD)

Phone: 768-5328

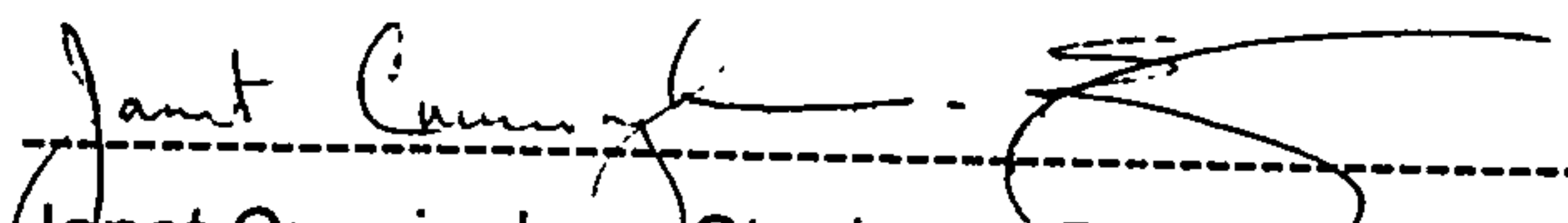


CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 5, 2002

20. Project #1001979
Application # 02DRB-00813
Town of Atrisco Grant, Tracts NN, OO, PP, QQ-1, 15, 21, 22, 24-30

1. Please explain the proposal and how it is in compliance with the overall Rio Bravo Sector Development Plan.
2. Has the Environmental Planning Commission (EPC) approved a zone map amendment for R-2/MH? According to the sector plan, "Mobile home parks or subdivisions MAY be appropriate south of Rio Bravo Boulevard. These parcels would be the only areas in the sector development plan where mobile home developments could be approved without a sector development plan amendment. However, each would require a zone map amendment (to SU for MH) and site development plans approved by the EPC in accordance with established procedure. This provision intends to directly focus on appropriate areas and to establish the more rigorous public hearing process for design elements as opposed to an attempt to preclude mobile home housing from a large geographic area."



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

A City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

SUBDIVISION Supplemental form **S**

Major Subdivision action

Minor Subdivision action *SK*

Vacation **V**

Variance (Non-Zoning)

ZONING Supplemental form **Z**

Annexation & Zone Establishment

Sector Plan

Zone Change

Text Amendment

SITE DEVELOPMENT PLAN **P**

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

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

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

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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: RIO HOLDINGS, LLC C/O MR. LL BELL PHONE: 341-4324

ADDRESS: 919 SALAMANCA, NW FAX: 341-4642

CITY: ALB. STATE NM ZIP 87109 E-MAIL: _____

Proprietary interest in site: OWNER

AGENT (if any): AMERICAN ENGINEERING & SURVEYING, INC PHONE: 836-1265

ADDRESS: 3811 ATRISCO DRIVE, NW, SUITE C FAX: 836-1267

CITY: ALB STATE NM ZIP 87120 E-MAIL: _____

DESCRIPTION OF REQUEST: MINOR SUBDIVISION, SKETCH PLAT

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

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

Lot or Tract No. NW, 00, PP, QQ-1, 15, 21, 22, 24, 25, 26, 27, 28, 29, 30 Block: N/A Unit: N/A

Subdiv. / Addn. TOWN OF ATRISCO GRANT

Current Zoning: ~~_____~~ Proposed zoning: RLT, R-2/MH

Zone Atlas page(s): P-9 No. of existing lots: 15 No. of proposed lots: 1246

Total area of site (acres): 1260± Density if applicable: dwellings per gross acre: VARIES dwellings per net acre: VARIES

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. 100905304143620103 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: DENNIS CHAVEZ BLVD.

Between: GRACE VIGIL and 112 TH

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 2-985

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

SIGNATURE Kevin C. Daggett DATE 5/28/02

(Print) KEVIN C. DAGGETT Applicant Agent

FOR OFFICIAL USE ONLY

Form revised September 2001

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>02 ORB - 00813</u>	<u>SK</u>	<u>5(3)</u>	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>JUNE 5, 2002</u>				Total \$ <u>0</u>

Paul Cardel 5/28/02
Planner signature / date

Project # 1001979

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

SKETCH PLAT REVIEW AND COMMENT

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

KEVIN C. DAGGETT
Applicant name (print)
Kevin C. Daggett 5/28/02
Applicant signature / date



Form revised September 2001

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

Application case numbers
02008- 00813
- - -
- - -

Paul Cardel 5/28/02
Planner signature / date
Project # 1001979

SITE

SEE RIO BRAVO SECTOR PLAN
FOR ZONING

DENNIS CHAVEZ BLVD

A-1

WESTLAND TRACT RR-5

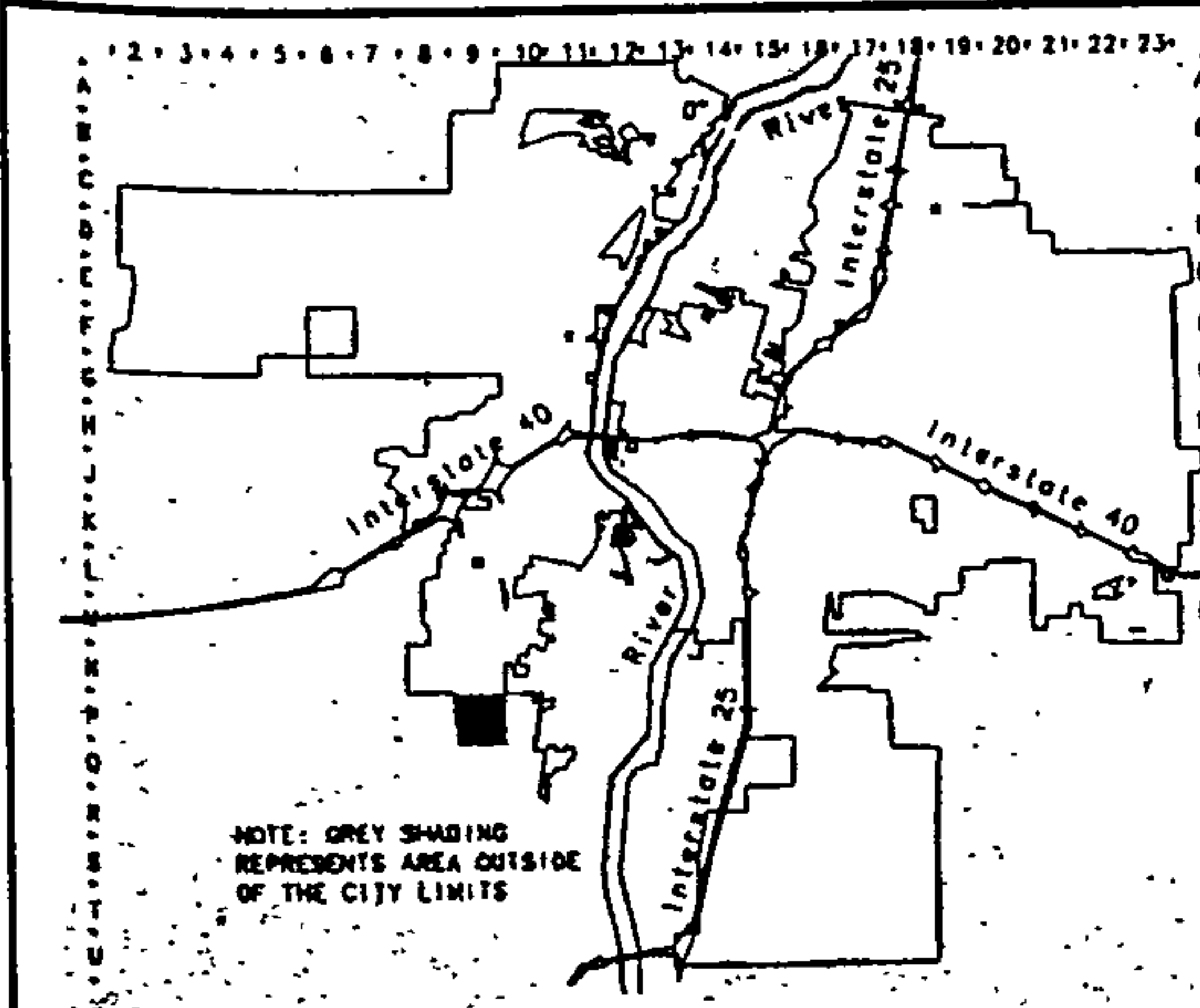
A-1
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OF

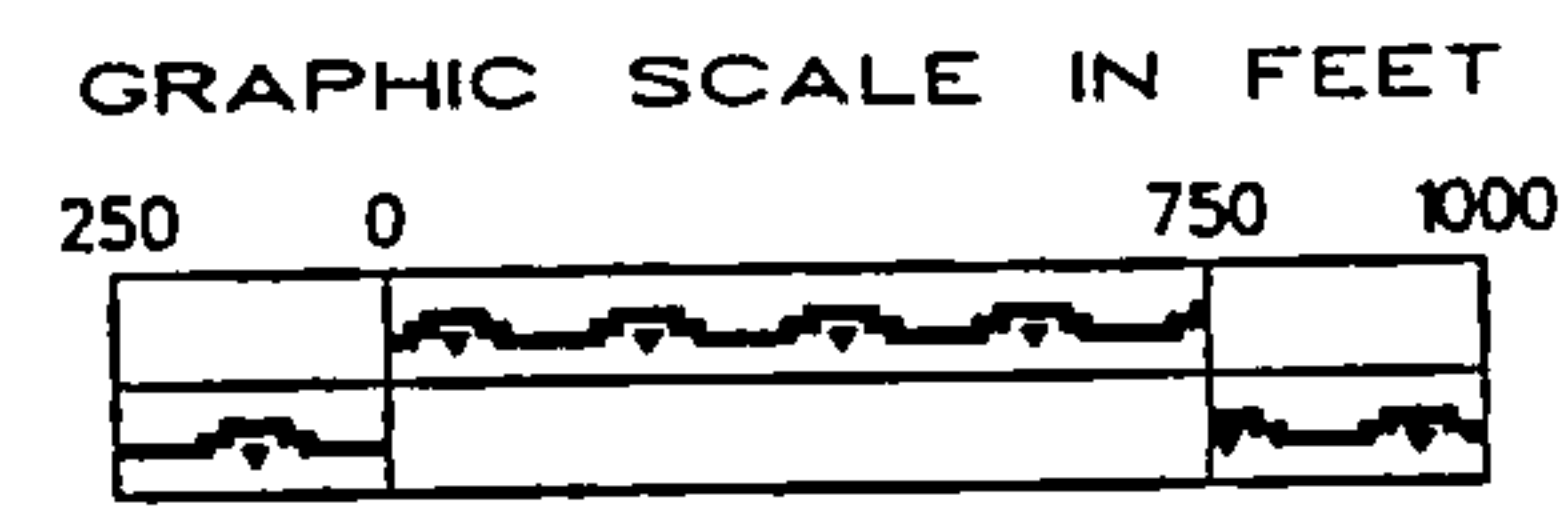
ROW ONE NORTH

PLAN OF DENNIS CHAVEZ BLVD

PARCEL NO.	135	182	183	188	191	210	211	264	267	274	275	297
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CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2002



Zone Atlas Page
P-9-Z
Map Amended through April 02, 2002

**AMERICAN ENGINEERING AND SURVEYING, INC.
3811 ATRISCO DRIVE, NW, SUITE C
ALBUQUERQUE, NM 87120**

May 28, 2002

DRB Members
City of Albuquerque
Land Development Coordination Division
600 2nd Street NW

Re: Request for Sketch Plat Review and Comments
Tracts OO, PP, QQ-1, 15, 21, 22, 24, 25, 26, 27, 28, 29, 30
Project Sections 8 & 9, T. 9 N., R. 2 E., NMPM

Dear DRB Members:

American Engineering & Surveying, Inc., acting as agent for Rio Holdings, L.L.C. is hereby requesting Sketch Plat review for the above referenced project. The property lies north of Dennis Chavez Boulevard as can be seen on the attached sketch plat. Single-family detached dwelling units are proposed for the development.

If you have any questions or comments, please feel free to call me at 228-7821.

Sincerely,



Kevin C. Daggett, P.E., P.S.
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