



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

August 17, 2005

**1. Project # 1001986**  
05DRB-01194 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for RIO OESTE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) D & E, **TAYLOR RANCH**, zoned R-1, located on COORS BLVD NW, between LA ORILLA NW and MONTANO PLAZA DR NW containing approximately 10 acre(s). [REF: 02DRB01927] (E-12)

At the August 17, 2005, Development Review Board meeting, a two-year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by September 1, 2005, in the manner described below.

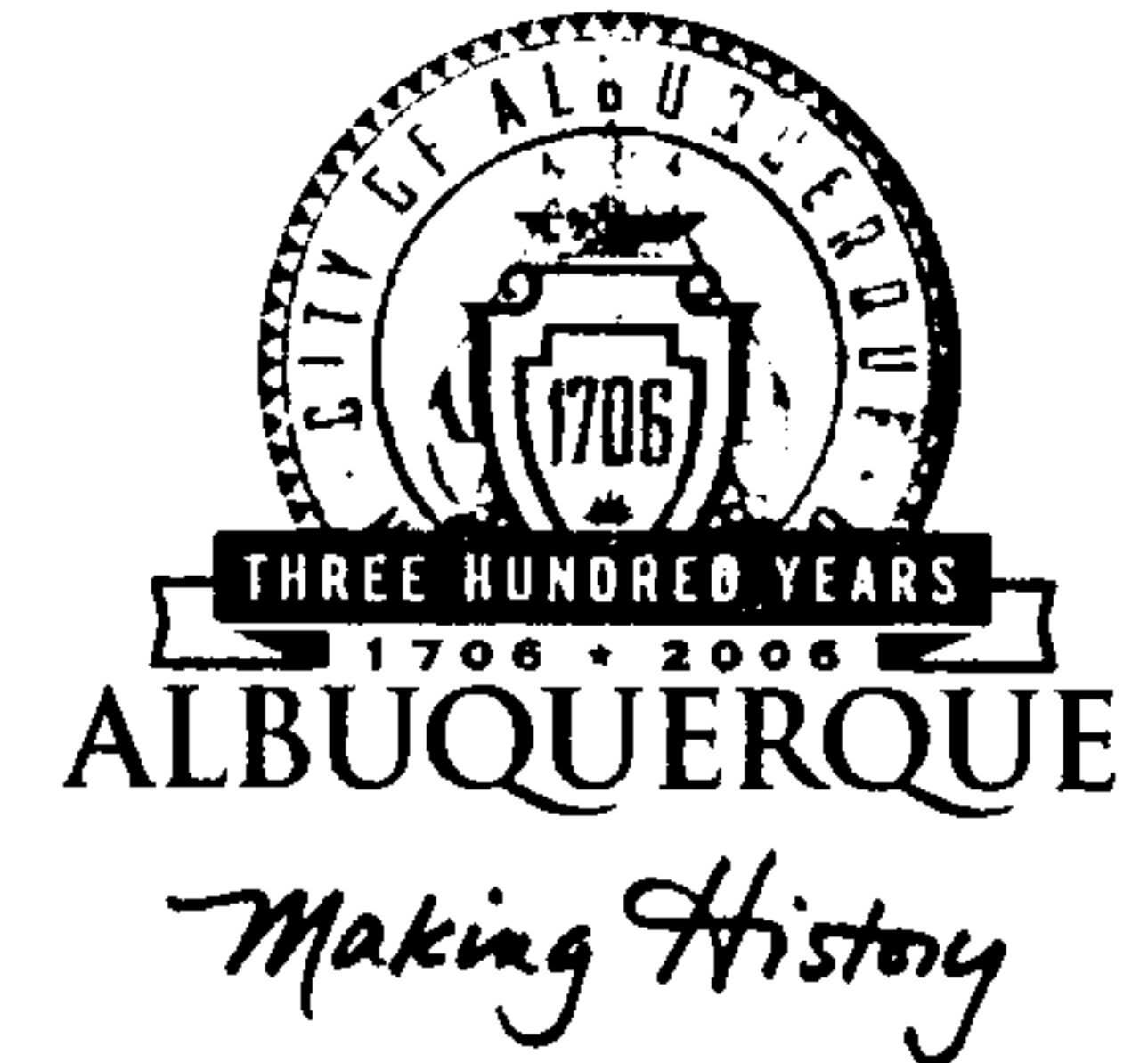
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued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

  
Sheran Matson, AICP, DRB Chair

Cc: Rio Oeste Development, P.O. Box 3871, 87190  
Mark Goodwin & Associates, P.O. Box 90606, 87199  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1001986**

**AGENDA ITEM NO: 1**

**SUBJECT:**

**SIA Extension**

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

No objection to SIA extension.

P.O. Box 1293

**RESOLUTION:**

APPROVED ; DENIED \_\_\_; DEFERRED \_\_\_; COMMENTS PROVIDED \_\_\_; WITHDRAWN \_\_\_

Albuquerque

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

New Mexico 87103 DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

FOR:

www.cabq.gov

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

**DATE:** August 17, 2005

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1001986 AGENDA#: 1 DATE: 8.17.05

1. Name: Greg Krenk Address: UMYA 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: \_\_\_\_\_



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, August 17, 2005**, beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1001986**

05DRB-01194 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for RIO OESTE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) D & E, **TAYLOR RANCH**, zoned R-1, located on COORS BLVD NW, between LA ORILLA NW and MONTANO PLAZA DR NW containing approximately 10 acre(s). [REF: 02DRB01927] (E-12)

**Project # 1004162**

05DRB-01193 Major-Preliminary Plat Approval  
05DRB-01195 Minor-Subd Design (DPM) Variance  
05DRB-01197 Minor-Sidewalk Waiver  
05DRB-01198 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 1-P1 through 31-P1, Tract(s) L-2, **VISTA DEL NORTE** (to be known as **AGAVE SUBDIVISION**) zoned SU-1 PRD, located on VISTA DEL NORTE DR NE, between OSUNA RD NE and CALLE DEL CAMPO NE containing approximately 6 acre(s). [REF: 1000490, 05EPC00742, 05DRB01139, 05DRB01140] (E-16)

**Project # 1003585**

05DRB-01191 Major-Vacation of Pub Right-of-Way  
05DRB-01190 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD. agent(s) for 3900 SILVER AVENUE LLC, request(s) the above action(s) for all or a portion of Lot(s) 1-20, **SILVER STREET TOWNHOMES**, zoned O-R, located on SILVER AVE SE, between ALISO AVE SE and MORNINGSIDE AVE SE containing approximately 2 acre(s). [REF: 05DRB00737] (K-17)

**Project # 1002861**

05DRB-01202 Major-Preliminary Plat Approval

ALBUQUERQUE ENGINEERING INC agent(s) for INFILL SOLUTIONS DEVELOPMENT request(s) the above action(s) for all or a portion of Block(s) 46, Lots(s) 17 through 24, **NEW MEXICO TOWN COMPANY TOWNSITE** (to be known as **SOUTHERN UNION GAS LOFTS UNIT II**) zoned SU-3 special center zone, located on 9<sup>TH</sup> ST SW, between SILVER AVE SW and 8<sup>TH</sup> ST SW [REF: 03DRB01299, 04DRB00002, 04DRB01137, 05DRB00718] (K-13)

**SEE PAGE 2 . . .**





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

**PAGE 2**

**Project # 1004341**

05DRB-01203 Major-Vacation of Pub  
Right-of-Way

RIO GRANDE ENGINEERING agent(s) for DAVID & JENNIFER SOULE request(s) the above action(s) for all or a portion of Tract(s) 180, AIRPORT UNIT, LANDS OF ATRISCO GRANT (to be known as **DEL RIO ESTATES**) zoned R-2 residential zone, located on 76<sup>TH</sup> STREET NW, between FORTUNA ROAD NW and GLEN RIO ROAD: NW containing approximately 6 acre(s). (J-10)

**Project # 1004173**

05DRB-01192 Major-Vacation of Public  
Easements

05DRB-01196 Major-Preliminary Plat  
Approval

05DRB-01199 Minor-Sidewalk Waiver

05DRB-01200 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for SANDIA PROPERTIES LTD., CO., request(s) the above action(s) for all or a portion of Tract(s) 4, 5 and D-2, (to be known as **VENTANA VISTA SUBDIVISION @ VENTANA RANCH WEST**) zoned R-LT residential zone, located on VENTANA PARKWAY NW, between VENTANA RIDGE RD NW and IRVING BLVD NW containing approximately 31 acre(s). (B-8)

**Project # 1003551**

05DRB-01183 Major-Preliminary Plat  
Approval

05DRB-01184 Minor-Temp Defer SDWK

BRASHER & LORENZ agent(s) for DON K. NAYLOR request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 1, Lot(s) 12, 13, 19, 20 & 21, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **LA CUEVA ESTATES**) zoned R-D residential and related uses zone, developing area, located on GLENDALE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 5 acre(s). [REF: 04DRB01095] (B-19)

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

Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 1, 2005.**

# CITY OF ALBUQUERQUE



Planning Department

DRB

IA



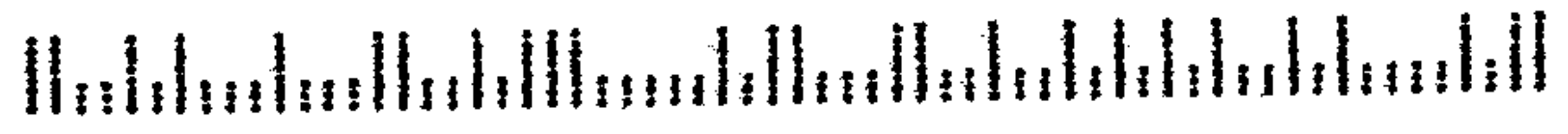
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ROMENG LLC  
6200 COORS  
ALBUQUERQUE NM

RD NW  
87120

87120+2785-99 R043



P O Box 1293 Albuquerque New Mexico 87103

87103/1293



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

August 17, 2005

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AMAFCA No adverse comments.

COG No adverse comments.

Transit No objection to the request.

Zoning Enforcement No adverse comments.

Neighborhood Coordination

Letters sent to Taylor Ranch NA (R) and Coors Trail NA (R).

APS No comments received.

Police Department

A review of the following DRB 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. Traffic Volume, burglaries- residential 8am-5pm Monday - Friday, auto 10 p.m. – 6 a. m. Monday - Sunday, shoplifting - shopping center near by, need for neighborhood association.

Fire Department No adverse comments.

PNM Electric & Gas No comment.

Comcast No comments received.

QWEST No comments received.



Environmental Health

No comments received.

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments.

City Engineer The Hydrology section has no objection to the extension request.

Transportation Development

No objection to request. However, unsure as to how the infrastructure list is going to be amended?

Parks & Recreation

Defer to affected agencies.

Utilities Development

Defer to Transportation.

Planning Department

No objection. Defer to the Traffic Engineer.

Impact Fee Administrator

No comment on proposed extension of SIA.

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

cc:Rio Oeste Development, P.O. Box 3871, 87190

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



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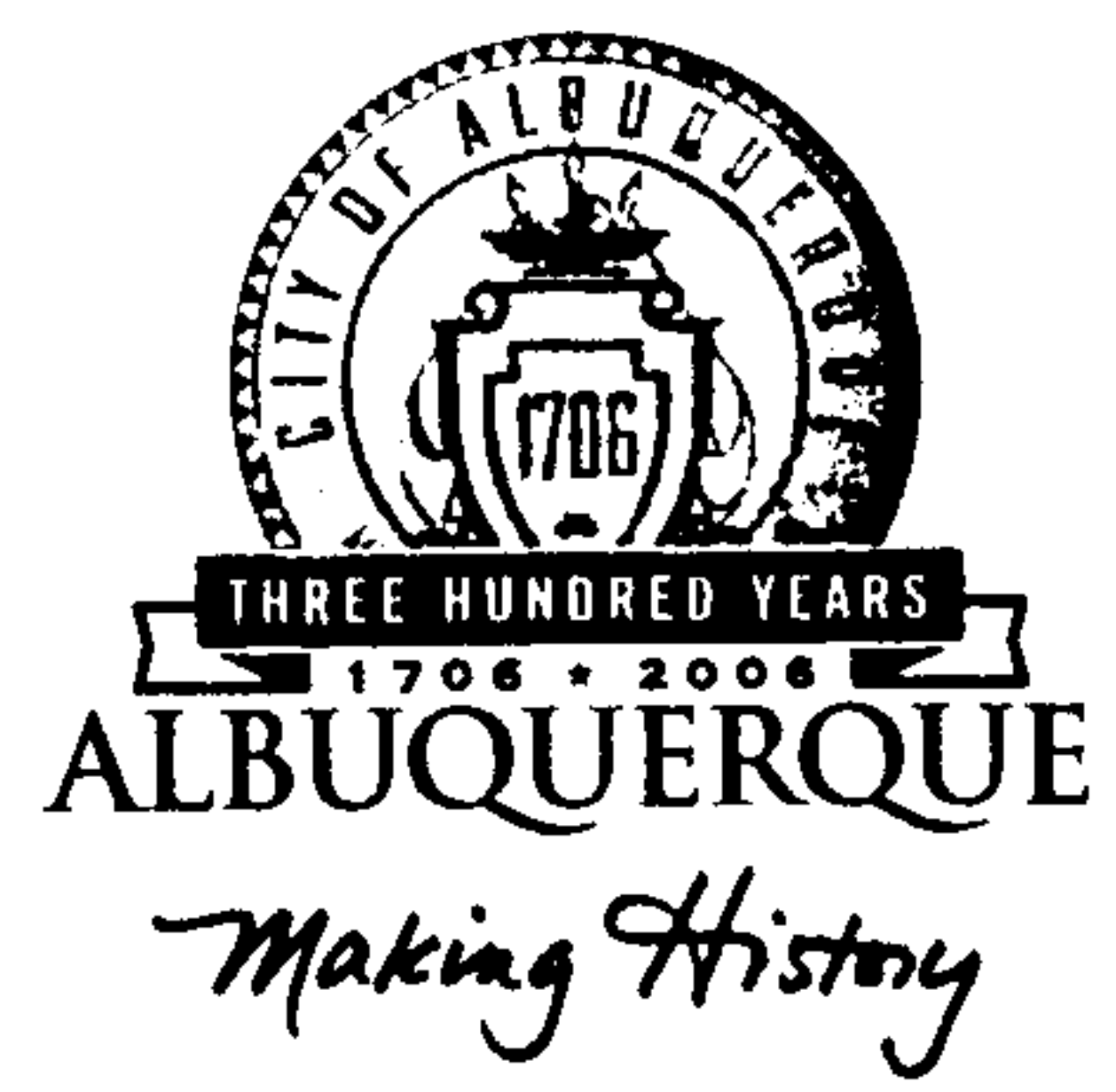
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Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 1, 2005.**





## **NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD**

July 28, 2005

**TO:** Bill Jack Rodgers and Jolene Wolfley, Taylor Ranch Neighborhood Association  
Alexandra Ostwald and Janet Laros, Coors Trail Neighborhood Association

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately ten (10) acre(s): Major Two Year Subdivision Improvement Agreement for Rio Oeste Subdivision.**

*Proposed by:* Mark Goodwin and Associates, P.A. at 828-2200  
*Agent for:* Rio Oeste Development

P.O. Box 1293

*For property located:* On or near Coors Boulevard NW between La Orilla NW and Montano Plaza Drive NW.

Albuquerque

*The case number(s) assigned is:* 05DRB- 01194, Project # 1001986.

City Planning accepted application for this request on July 22, 2005.

New Mexico 87103

The owner, applicant, and/or agent certified at the time of application acceptance that they notified you of the proposed action by *certified mail, return receipt requested.*

www.cabq.gov

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at 9 a.m. on Wednesday, August 17, 2005 in the Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.

You should contact Claire Senova at 924-3946 to confirm this date, time, and to seek further information.

If you have any questions **-OR-** have not been contacted by the applicant, please call **Stephani Winklepleck** at 924-3902 or by e-mail at swinklepleck@cabq.gov.

Sincerely,

*Stephani J. Winklepleck*

Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

**cc: Claire Senova, DRB  
Administrative Assistant**



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

**Meeting Date:** AUGUST 17, 2005  
**Zone Atlas Page:** E-12-Z  
**Notification Radius:** 100 Ft.

**Project# 1001986**  
**App# 05DRB-01194**

**Cross Reference and Location:**

**Applicant:** RIO OESTE DEVELOPMENT  
**Address:** PO BOX 3871  
ALBUQUERQUE NM 87190

**Agent:** MARK GOODWIN & ASSOCIATES, P.A.  
**Address:** PO BOX 90606  
ALBUQUERQUE NM 87199

**Special Instructions:**

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

**Date Mailed:** JULY 29, 2005

**Signature:** KYLE TSEHLIKAI

## RECORDS WITH LABELS

PAGE 1

101206230049310105 LEGAL: PARC EL C PLAT OF ANNEXATION (BEING A PORT OF NW1/4 LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: E BLAUGRUND & ASSOCIATES  
OWNER ADDR: 02909 YALE BL SE ALBUQUERQUE NM 87106

101206234549210115 LEGAL: PARC EL B PLAT OF ANNEXATION (BEING A PORT OF NW 1/ LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: E BLAUGRUND AND ASSOCIATES  
OWNER ADDR: 02909 YALE BL SE ALBUQUERQUE NM 87106

101206239047710201 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

101206224746621419 LEGAL: LOT 11 B LK 2 PRAIRIE RIDGE UNIT 6 VACATION AND SUB LAND USE:  
PROPERTY ADDR: 00000 SUMAC  
OWNER NAME: LLOYD MICHAEL WILLIAM & KAREN  
OWNER ADDR: 05809 FLOR DEL REY NW ALBUQUERQUE NM 87120

101206225546421418 LEGAL: LOT 12 B LK 2 PRAIRIE RIDGE UNIT 6 VACATION AND SUB LAND USE:  
PROPERTY ADDR: 00000 SUMAC  
OWNER NAME: GARCIA TOBY P & LORETTA Y  
OWNER ADDR: 06301 SUMAC DR NW ALBUQUERQUE NM 87120

101206228346710160 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

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101206233546510152 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

101206234246510151 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

101206224545321415 LEGAL: LOT 15 B LK 2 PRAIRIE RIDGE UNIT 6 VACATION AND SUB LAND USE:  
PROPERTY ADDR: 00000 PURPLE SAGE  
OWNER NAME: BEGAY THOMAS H & NONABAH D  
OWNER ADDR: 04209 PURPLE SAGE AV NW ALBUQUERQUE NM 87120

101206235046410150 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

101206238644910305 LEGAL: TRAC T 7- A PLAT OF TRACTS 1-A THRU TRACTS 8-A RIVER LAND USE:  
PROPERTY ADDR: 00000 COORS  
OWNER NAME: DEL CARMEN ENTERPRISES LLC  
OWNER ADDR: 07009 PROSPECT AV NE ALBUQUERQUE NM 87110

101206225445521417 LEGAL: LOT 13 B LK 2 PRAIRIE RIDGE UNIT 6 VACATION AND SUB LAND USE:  
PROPERTY ADDR: 00000 VIA CORTA DEL SUR  
OWNER NAME: CLARK MARK S AND EVA J  
OWNER ADDR: 06305 VIA CORTA DEL SUR NW ALBUQUERQUE NM 87120

## RECORDS WITH LABELS

PAGE 2

101206228046110161 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

101206225444821416 LEGAL: LOT 14 B LK 2 PRAIRIE RIDGE UNIT 6 VACATION AND SUB LAND USE:  
PROPERTY ADDR: 00000 VIA CORTA DEL SUR  
OWNER NAME: SMITH CRYSTAL R  
OWNER ADDR: 06301 VIA CORTA DEL SUR NW ALBUQUERQUE NM 87120

101206228045510162 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

101206237743410316 LEGAL: TRAC T 6- A5 PLAT OF TRACTS 6-A1 THRU 6-A5 RIVERSIDE LAND USE:  
PROPERTY ADDR: 00000 RIVERSIDE PLAZA  
OWNER NAME: RIVERSIDE PLAZA LTD. CO  
OWNER ADDR: 00000 ALBUQUERQUE NM 87190

101206234345210149 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

101206229645211111 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

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101206234044710148 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

101206224643621538 LEGAL: LOT 12 B LK 3 PRAIRIE RIDGE UNIT 6 VACATION AND SUB LAND USE:  
PROPERTY ADDR: 00000 PURPLE SAGE  
OWNER NAME: HOOVER ROBERT T & BECKY L  
OWNER ADDR: 04204 PURPLE SAGE AV NW ALBUQUERQUE NM 87120

101206225443521537 LEGAL: LOT 13 B LK 3 PRAIRIE RIDGE UNIT 6 VACATION AND SUB LAND USE:  
PROPERTY ADDR: 00000 VIA CORTA DEL SUR  
OWNER NAME: BEGAY MICHELLE L  
OWNER ADDR: 06225 VIA CORTA DEL SUR NW ALBUQUERQUE NM 87120

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101206230943911103 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

101206231643911104 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

101206232243911105 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

101206229643911101 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

101206233443610146 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

101206228043730165 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

101206225442821536 LEGAL: LOT 14 B LK 3 PRAIRIE RIDGE UNIT 6 VACATION AND SUB LAND USE:  
PROPERTY ADDR: 00000 VIA CORTA DEL SUR  
OWNER NAME: FABER TAMMI SUE  
OWNER ADDR: 06221 VIA CORTA DEL SUR NW ALBUQUERQUE NM 87120

101206238141010313 LEGAL: TRAC T 6- A2 PLAT OF TRACTS 6-A1 THRU 6-A5 RIVERSIDE LAND USE:  
PROPERTY ADDR: 00000 RIVERSIDE PLAZA  
OWNER NAME: RIVERSIDE PLAZA LTD. CO  
OWNER ADDR: 00000 ALBUQUERQUE NM 87190

101206233143110145 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

101206225442221535 LEGAL: LOT 15 B LK 3 PRAIRIE RIDGE UNIT 6 VACATION AND SUB LAND USE:  
PROPERTY ADDR: 00000 VIA CORTA DEL SUR  
OWNER NAME: BLOEMKER KIMERLEE A & CARL F  
OWNER ADDR: 06217 VIA CORTE DEL SUR NW ALBUQUERQUE NM 87120

101206238141710314 LEGAL: TRAC T 6- A3 PLAT OF TRACTS 6-A1 THRU 6-A5 RIVERSIDE LAND USE:  
PROPERTY ADDR: 00000 RIVERSIDE PLAZA  
OWNER NAME: ROMENG LLC  
OWNER ADDR: 06200 COORS RD NW ALBUQUERQUE NM 87120

101206232742610144 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

101206229342510139 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

101206229942510140 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

101206230542510141 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

101206231142510142 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

101206231742510143 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

101206236341210306 LEGAL: TRAC T 6- A1 PLAT OF TRACTS 6-A1 THRU 6-A5 RIVERSIDE LAND USE:  
PROPERTY ADDR: 00000 RIVERSIDE PLAZA  
OWNER NAME: RIVERSIDE PLAZA LTD. CO  
OWNER ADDR: 00000 ALBUQUERQUE NM 87190

101206228042510130 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

101206225441621534 LEGAL: LOT 16 B LK 3 PRAIRIE RIDGE UNIT 6 VACATION AND SUB LAND USE:  
PROPERTY ADDR: 00000 VIA CORTE DEL SUR  
OWNER NAME: BENTON ELIZABETH A  
OWNER ADDR: 06215 VIA CORTA DEL SUR NW ALBUQUERQUE NM 87120

101206232441310138 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

101206228041910131 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

101206225441021533 LEGAL: LOT 17 B LK 3 PRAIRIE RIDGE UNIT 6 VACATION AND SUB LAND USE:  
PROPERTY ADDR: 00000 VIA CORTA DEL SUR  
OWNER NAME: CICCINATI KEN &  
OWNER ADDR: 06209 VIA CORTA DEL SUR NW ALBUQUERQUE NM 87120

101206228041310132 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

101206225440521532 LEGAL: LOT 18 B LK 3 PRAIRIE RIDGE UNIT 6 VACATION AND SUB LAND USE:  
PROPERTY ADDR: 00000 VIA CORTA DEL SUR  
OWNER NAME: GONZALES EILEEN M & RONALD A  
OWNER ADDR: 06205 VIA CORTA DEL SUR NW ALBUQUERQUE NM 87120

101206229340910134 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

101206229940910135 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

101206230540910136 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

101206231040910137 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

101206234639110307 LEGAL: TRAC T 4- A PLAT OF TRACTS 1-A THRU 8-A RIVERSIDE PL LAND USE:  
PROPERTY ADDR: 00000 RIVERSIDE PLAZA  
OWNER NAME: RIVERSIDE PLAZA LTD CO  
OWNER ADDR: 00000 ALBUQUERQUE NM 87190

101206228240710133 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

101206225539921531 LEGAL: LOT 19 B LK 3 PRAIRIE RIDGE UNIT 6 VACATION AND SUB LAND USE:  
PROPERTY ADDR: 00000 VIA CORTA DEL SUR  
OWNER NAME: SMITH HOLLY & KARL R  
OWNER ADDR: 06201 VIA CORTA DEL SUR NW ALBUQUERQUE NM 87120

101206234336910308 LEGAL: TRAC T 3- A PLAT OF TRACTS 1-A THRU TRACTS 8-A RIVER LAND USE:  
PROPERTY ADDR: 00000 RIVERSIDE PLAZA  
OWNER NAME: RIVERSIDE PLAZA LTD. CO  
OWNER ADDR: 00000 ALBUQUERQUE NM 87190

101206225339221530 LEGAL: LOT 20 B LK 3 PRAIRIE RIDGE UNIT 6 VACATION AND SUB LAND USE:  
PROPERTY ADDR: 00000 VIA CORTA DEL SUR  
OWNER NAME: RAD NUTAKKI G & NUTAKKI A DEVI  
OWNER ADDR: 06149 VIA CORTA DEL SUR NW ALBUQUERQUE NM 87120

101206227138521701 LEGAL: LOT 1 BL K 6 PRAIRIE RIDGE UNIT 6 VACATION AND SUBD LAND USE:  
PROPERTY ADDR: 00000 VIA CORTE DEL SUR  
OWNER NAME: JOHNSON SHANE A &  
OWNER ADDR: 06140 VIA CORTA DEL SUR NW ALBUQUERQUE NM 87120

101206227838621702 LEGAL: LOT 2 BL K 6 PRAIRIE RIDGE UNIT 6 VACATION AND SUBD LAND USE:  
PROPERTY ADDR: 00000 VIA CORTE DEL SUR  
OWNER NAME: DRAYTON VALERIE  
OWNER ADDR: 06136 VIA COSTA DEL SUR ALBUQUERQUE NM 87120

101206228738721703 LEGAL: LOT 3 BL K 6 PRAIRIE RIDGE UNIT 6 VACATION AND SUBD LAND USE:  
PROPERTY ADDR: 00000 VIA CORTA DEL SUR  
OWNER NAME: SCHWARTZ EUGENE J & GAY D  
OWNER ADDR: 06132 VIA CORTA DEL SUR ST NW ALBUQUERQUE NM 87120

101206229238021704	LEGAL: LOT 4 BLK 6 PRAIRIE RIDGE UNIT 6 VACATION AND SUBD LAND USE: PROPERTY ADDR: 00000 VIA CORTA DEL SUR OWNER NAME: VELARDE JUDITH A & ROBERT P OWNER ADDR: 06128 VIA CORTA DEL SUR	NW ALBUQUERQUE NM	87120
101206228935221742	LEGAL: TR B BLK 6 PRAIRIE RIDGE UNIT 6 VACATION & SUBD PL LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: CITY OF ALBUQUERQUE OWNER ADDR: 00000	ALBUQUERQUE NM	87103
101206225638521529	LEGAL: LOT 21 BLK 3 PRAIRIE RIDGE UNIT 6 VACATION AND SUB LAND USE: PROPERTY ADDR: 00000 VIA CORTE DEL SUR OWNER NAME: DEREU NICK J & RENEE A OWNER ADDR: 06145 VIA CORTA DEL SUR	NW ALBUQUERQUE NM	87120
101206225838021528	LEGAL: LOT 22 BLK 3 PRAIRIE RIDGE UNIT 6 VACATION AND SUB LAND USE: PROPERTY ADDR: 00000 VIA CORTA DEL SUR OWNER NAME: VANDERHAAK JOHN & ROSE OWNER ADDR: 06141 VIA CORTA DEL SUR	NW ALBUQUERQUE NM	87120



101206228346710160 LEGAL: LOT 1-P1 BLOCK 1 PLAT FOR RIO OESTE SUBDIVISION  
PROPERTY ADDR: 6239 ESCOVIEL ST NW  
  
OWNERS NAME: MACIAS JOE M & RUBY R  
OWNERS ADDR: 6239 ESCOVIEL ST NW  
ALBUQUERQUE NM 87120

101206229346510159 LEGAL: LOT 1-P1 BLOCK 3 PLAT FOR RIO OESTE SUBDIVISION  
PROPERTY ADDR: 4119 ZARZUELA AVE NW  
  
OWNERS NAME: KELLER CHARLES L & KIM  
OWNERS ADDR: 4119 ZARZUELA AVE NW  
ALBUQUERQUE NM 87120

101206229946510158 LEGAL: LOT 2-P1 BLOCK 3 PLAT FOR RIO OESTE SUBDIVISION  
PROPERTY ADDR: 4115 ZARZUELA AVE NW  
  
OWNERS NAME: WEBB ERIK K & CYNTHIA S  
OWNERS ADDR: 4115 ZARZUELA AVE NW  
ALBUQUERQUE NM 87120

101206230546510157 LEGAL: LOT 3-P1 BLOCK 3 PLAT FOR RIO OESTE SUBDIVISION  
PROPERTY ADDR: 4109 ZARZUELA AVE NW  
  
OWNERS NAME: VANTAGE BUILDERS INC  
OWNERS ADDR: PO BOX 1443  
ALBUQUERQUE NM *87048*  
*Corrales*

101206231146510156 LEGAL: LOT 4-P1 BLOCK 3 PLAT FOR RIO OESTE SUBDIVISION  
PROPERTY ADDR: 4105 ZARZUELA AVE NW  
  
OWNERS NAME: MOYA CHRISTOPHER C & AMY K  
OWNERS ADDR: 4105 ZARZUELA AVE NW  
ALBUQUERQUE NM 87120

101206231746510155 LEGAL: LOT 5-P1 BLOCK 3 PLAT FOR RIO OESTE SUBDIVISION  
PROPERTY ADDR: 4101 ZARZUELA AVE NW  
  
OWNERS NAME: GONZALES ORLANDO R & DONNA L  
OWNERS ADDR: 4101 ZARZUELA AVE NW  
ALBUQUERQUE NM 87120

101206232346510154 LEGAL: LOT 6-P1 BLOCK 3 PLAT FOR RIO OESTE SUBDIVISION  
PROPERTY ADDR: 4019 ZARZUELA AVE NW  
  
OWNERS NAME: VANTAGE BUILDERS INC  
OWNERS ADDR: PO BOX 1443  
ALBUQUERQUE NM *87048*  
*Corrales*

101206232946510153 LEGAL: LOT 7-P1 BLOCK 3 PLAT FOR RIO OESTE SUBDIVISION  
PROPERTY ADDR: 4015 ZARZUELA AVE NW  
  
OWNERS NAME: VANTAGE BUILDERS INC  
OWNERS ADDR: PO BOX 1443  
ALBUQUERQUE NM *87048*  
*Corrales*

101206233546510152      LEGAL: LOT 8-P1 BLOCK 3 PLAT FOR RIO OESTE SUBDIVISION  
PROPERTY ADDR:      4009 ZARZUELA AVE NW

OWNERS NAME:      VANTAGE BUILDERS INC  
OWNERS ADDR:      PO BOX 1443  
                                 ~~ALBUQUERQUE~~ NM *87048*  
                                 *Corrales*

101206234246510151      LEGAL: LOT 9-P1 BLOCK 3 PLAT FOR RIO OESTE SUBDIVISION  
PROPERTY ADDR:      4005 ZARZUELA AVE NW

OWNERS NAME:      MALLAK DANIEL E & BARBARA D  
OWNERS ADDR:      4005 ZARZUELA AVE NW  
                                 ALBUQUERQUE NM 87120

101206235046410150      LEGAL: LOT 10-P1 BLOCK 3 PLAT FOR RIO OESTE SUBDIVISION  
PROPERTY ADDR:      4001 ZARZUELA AVE NW

OWNERS NAME:      VANTAGE BUILDER INC  
OWNERS ADDR:      PO BOX 1443  
                                 ~~ALBUQUERQUE~~ NM *87048*  
                                 *Corrales*

101206228046110161      LEGAL: LOT 2-P1 BLOCK 1 PLAT FOR RIO OESTE SUBDIVISION  
PROPERTY ADDR:      6235 ESCOVIEL ST NW

OWNERS NAME:      VANTAGE BUILDERS INC  
OWNERS ADDR:      PO BOX 1443  
                                 ~~ALBUQUERQUE~~ NM *87048*  
                                 *Corrales*

101206228045510162      LEGAL: LOT 3-P1 BLOCK 1 PLAT FOR RIO OESTE SUBDIVISION  
PROPERTY ADDR:      6231 ESCOVIEL ST NW

OWNERS NAME:      GONZALES ANTONIO & FELICHA R  
OWNERS ADDR:      6231 ESCOVIEL ST NW  
                                 ALBUQUERQUE NM 87120

101206234345210149      LEGAL: LOT 11-P1 BLOCK 3 PLAT FOR RIO OESTE SUBDIVISION  
PROPERTY ADDR:      4000 PALACIO REAL AVE NW

OWNERS NAME:      RIO OESTE DEVELOPMENT LLC  
OWNERS ADDR:      4543 ARROWHEAD AVE NW  
                                 ALBUQUERQUE NM 87120

101206229645211111      LEGAL: LOT 1-P1 BLOCK 4 REPLAT FOR LOTS 1-P1-A THRU A BLOCK 4 RIO  
OESTE SUBDIVISION  
PROPERTY ADDR:      6228 ESCOVIEL ST NW

OWNERS NAME:      ULMER ROBERT W JR & JUANITA G  
OWNERS ADDR:      6228 ESCOVIEL ST NW  
                                 ALBUQUERQUE NM 87120

101206230445111110 LEGAL: LOT 12-P1 BLOCK 4 REPLAT FOR LOTS 1-P1-A THRU A BLOCK 4 RIO  
OESTE SUBDIVISION  
PROPERTY ADDR: 4108 ZARZUELA AVE NW  
  
OWNERS NAME: VANTAGE BUILDERS INC  
OWNERS ADDR: PO BOX 1443  
ALBUQUERQUE NM *87048*  
*Carrales*

101206230945011109 LEGAL: LOT 11-P1 BLOCK 4 REPLAT FOR LOTS 1-P1-A THRU A BLOCK 4 RIO  
OESTE SUBDIVISION  
PROPERTY ADDR: 4104 ZARZUELA AVE NW  
  
OWNERS NAME: LOBATO AARON J & MELISSA L  
OWNERS ADDR: 4104 ZARZUELA AVE NE  
ALBUQUERQUE NM 87120

101206231545011108 LEGAL: LOT 10-P1 BLOCK 4 REPLAT FOR LOTS 1-P1-A THRU A BLOCK 4 RIO  
OESTE SUBDIVISION  
PROPERTY ADDR: 4100 ZARZUELA AVE NW  
  
OWNERS NAME: FRANKS ROBERT A JR & THERESA L  
OWNERS ADDR: PO BOX 92106  
ALBUQUERQUE NM *87199*

101206232245011107 LEGAL: LOT 9-P1 BLOCK 4 REPLAT FOR LOTS 1-P1-A THRU A BLOCK 4 RIO  
OESTE SUBDIVISION  
PROPERTY ADDR: 4020 ZARZUELA AVE NW  
  
OWNERS NAME: VANTAGE BUILDERS INC  
OWNERS ADDR: PO BOX 1443  
ALBUQUERQUE NM *87048*  
*Carrales*

101206232745011106 LEGAL: LOT 8-P1 BLOCK 4 REPLAT FOR LOTS 1-P1-A THRU A BLOCK 4 RIO  
OESTE SUBDIVISION  
PROPERTY ADDR: 4016 ZARZUELA AVE NW  
  
OWNERS NAME: STEWART SAMUEL J & CHRISTINE A  
OWNERS ADDR: 4016 ZARZUELA AVE NW  
ALBUQUERQUE NM 87120

101206228048910163 LEGAL: LOT 4-P1 BLOCK 1 PLAT FOR RIO OESTE SUBDIVISION  
PROPERTY ADDR: 6227 ESCOVIEL ST NW  
  
OWNERS NAME: PHAM CUONG  
OWNERS ADDR: 6227 ESCOVIEL ST NW  
ALBUQUERQUE NM 87120

101206234044710148 LEGAL: LOT 12-P1 BLOCK 3 PLAT FOR RIO OESTE SUBDIVISION  
PROPERTY ADDR: 4004 PALACIO REAL AVE NW  
  
OWNERS NAME: VANTAGE BUILDERS INC  
OWNERS ADDR: PO BOX 1443  
ALBUQUERQUE NM *87048*  
*Carrales*

101206229644511112 LEGAL: LOT 2-P1 BLOCK 4 REPLAT FOR LOTS 1-P1-A THRU A BLOCK 4 RIO  
OESTE SUBDIVISION  
PROPERTY ADDR: 6224 ESCOVIEL ST NW  
  
OWNERS NAME: LUCKENBACH BRIAN & CASEY M  
OWNERS ADDR: 6224 ESCOVIEL ST NW  
ALBUQUERQUE NM 87120

101206233744110147 LEGAL: LOT 13-P1 BLOCK 3 PLAT FOR RIO OESTE SUBDIVISION  
PROPERTY ADDR: 4008 PALACIO REAL AVE NW  
  
OWNERS NAME: HADLER JAMES E & SUSAN K & LEA  
OWNERS ADDR: 4008 PALACIO REAL AVE NW  
ALBUQUERQUE NM 87120

101206228044310164 LEGAL: LOT 5-P1 BLOCK 1 PLAT FOR RIO OESTE SUBDIVISION  
PROPERTY ADDR: 6223 ESCOVIEL ST NW  
  
OWNERS NAME: ARELLANO BLANCA H  
OWNERS ADDR: 6223 ESCOVIEL ST NW  
ALBUQUERQUE NM 87120

101206230444011102 LEGAL: LOT 4-P1 BLOCK 4 REPLAT FOR LOTS 1-P1-A THRU A BLOCK 4 RIO  
OESTE SUBDIVISION  
PROPERTY ADDR: 4115 PALACIO REAL AVE NW  
  
OWNERS NAME: VANTAGE BUILDERS INC  
OWNERS ADDR: PO BOX 1443  
ALBUQUERQUE NM *87048*  
*Corrales*

101206230943911103 LEGAL: LOT 5-P1 BLOCK 4 REPLAT FOR LOTS 1-P1-A THRU A BLOCK 4 RIO  
OESTE SUBDIVISION  
PROPERTY ADDR: 4109 PALACIO REAL AVE NW  
  
OWNERS NAME: VANTAGE BUILDERS INC  
OWNERS ADDR: PO BOX 1443  
ALBUQUERQUE NM *87048*  
*Corrales*

101206231643911104 LEGAL: LOT 6-P1 BLOCK 4 REPLAT FOR LOTS 1-P1-A THRU A BLOCK 4 RIO  
OESTE SUBDIVISION  
PROPERTY ADDR: 4105 PALACIO REAL AVE NW  
  
OWNERS NAME: VANTAGE BUILDERS INC  
OWNERS ADDR: PO BOX 1443  
ALBUQUERQUE NM *87048*  
*Corrales*

101206232243911105 LEGAL: LOT 7-P1 BLOCK 4 REPLAT FOR LOTS 1-P1-A THRU A BLOCK 4 RIO  
OESTE SUBDIVISION  
PROPERTY ADDR: 4101 PALACIO REAL AVE NW  
  
OWNERS NAME: VANTAGE BUILDERS INC  
OWNERS ADDR: PO BOX 1443  
ALBUQUERQUE NM *87048*  
*Corrales*



101206229643911101 LEGAL: LOT 3-P1 BLOCK 4 REPLAT FOR LOTS 1-P1-A THRU A BLOCK 4 RIO OESTE SUBDIVISION  
PROPERTY ADDR: 6220 ESCOVIEL ST AVE NW  
  
OWNERS NAME: MIKE CHARLIE IV & SUZANNE G  
OWNERS ADDR: 6220 ESCOVIEL ST NW  
ALBUQUERQUE NM 87120

101206233443610146 LEGAL: LOT 14-P1 BLOCK 3 PLAT FOR RIO OESTE SUBDIVISION  
PROPERTY ADDR: 4012 PALACIO REAL AVE NW  
  
OWNERS NAME: LUJAN EVA J  
OWNERS ADDR: 4012 PALACIO REAL AVE NW  
ALBUQUERQUE NM 87120

101206228043730165 LEGAL: LOT 6-P1 BLOCK 1 PLAT FOR RIO OESTE SUBDIVISION  
PROPERTY ADDR: PALACIO REAL AVE NW  
  
OWNERS NAME: VANTAGE BUILDERS INC  
OWNERS ADDR: PO BOX 1443  
~~ALBUQUERQUE~~ NM 87048  
Corrales

101206233143110145 LEGAL: LOT 15-P1 BLOCK 3 PLAT FOR RIO OESTE SUBDIVISION  
PROPERTY ADDR: 4016 PALACIO REAL AVE NW  
  
OWNERS NAME: VANTAGE BUILDERS INC  
OWNERS ADDR: PO BOX 1443  
~~ALBUQUERQUE~~ NM 87048  
Corrales

101206232742610144 LEGAL: LOT 16-P1 BLOCK 3 PLAT FOR RIO OESTE SUBDIVISION  
PROPERTY ADDR: 4020 PALACIO REAL AVE NW  
  
OWNERS NAME: GARCIA RICHARD W II & LOYANN C  
OWNERS ADDR: 4020 PALACIO REAL AVE NE  
ALBUQUERQUE NM 87120

101206231742510143 LEGAL: LOT 17-P1 BLOCK 3 PLAT FOR RIO OESTE SUBDIVISION  
PROPERTY ADDR: 4101 MONCLOA CT. NW  
  
OWNERS NAME: VANTAGE BUILDERS INC  
OWNERS ADDR: PO BOX 1443  
~~ALBUQUERQUE~~ NM 87048  
Corrales

101206231142510142 LEGAL: LOT 18-P1 BLOCK 3 PLAT FOR RIO OESTE SUBDIVISION  
PROPERTY ADDR: 4105 MONCLOA CT. NW  
  
OWNERS NAME: VANTAGE BUILDERS INC  
OWNERS ADDR: PO BOX 1443  
~~ALBUQUERQUE~~ NM 87048  
Corrales

101206230542510141 LEGAL: LOT 19-P1 BLOCK 3 PLAT FOR RIO OESTE SUBDIVISION  
PROPERTY ADDR: 4109 MONCLOA CT. NW  
  
OWNERS NAME: VANTAGE BUILDERS INC  
OWNERS ADDR: PO BOX 1443  
ALBUQUERQUE NM *87048*  
*Corrales*

101206229942510140 LEGAL: LOT 20-P1 BLOCK 3 PLAT FOR RIO OESTE SUBDIVISION  
PROPERTY ADDR: 4115 MONCLOA CT. NW  
  
OWNERS NAME: HELIOS HOME BUILDERS LTD  
OWNERS ADDR: PO BOX 67817  
ALBUQUERQUE NM *87193*

101206229342510139 LEGAL: LOT 21-P1 BLOCK 3 PLAT FOR RIO OESTE SUBDIVISION  
PROPERTY ADDR: 4119 MONCLOA CT. NW  
  
OWNERS NAME: O'BRIEN PAUL D & DOROTHY L  
OWNERS ADDR: 4119 MONCLOA CT. NW  
ALBUQUERQUE NM 87120

101206228042510130 LEGAL: LOT 1-P1 BLOCK 2 PLAT FOR RIO OESTE SUBDIVISION  
PROPERTY ADDR: 6215 ESCOVIEL ST NW  
  
OWNERS NAME: RUESCH STEPANIE A  
OWNERS ADDR: 5121 MESA DEL OSO RD NE  
ALBUQUERQUE NM

101206232441310138 LEGAL: TRACT A PLAT FOR RIO OESTE SUBDIVISION CONT .4 AC  
PROPERTY ADDR: 00000  
  
OWNERS NAME: RIO OESTE DEVELOPMENT LLC  
OWNERS ADDR: 4543 ARROWHEAD AVE NW  
ALBUQUERQUE NM 87120

101206228041910131 LEGAL: LOT 2-P1 BLOCK 2 PLAT FOR RIO OESTE SUBDIVISION  
PROPERTY ADDR: 6209 ESCOVIEL ST NW  
  
OWNERS NAME: RIO OESTE DEVELOPMENT  
OWNERS ADDR: 4543 ARROWHEAD AVE NW  
ALBUQUERQUE NM 87120

101206228041310132 LEGAL: LOT 3-P1 BLOCK 2 PLAT FOR RIO OESTE SUBDIVISION  
PROPERTY ADDR: 6205 ESCOVIEL ST NW  
  
OWNERS NAME: WRIGHT GEORGE L 7 PATRICIA A  
OWNERS ADDR: 6205 ESCOVIEL ST NW  
ALBUQUERQUE NM 87120

101206228240710133 LEGAL: LOT 4-P1 BLOCK 2 PLAT FOR RIO OESTE SUBDIVISION  
PROPERTY ADDR: 6201 ESCOVIEL ST NW  
  
OWNERS NAME: GARCIA GILLIE JR & ROSE MARIE  
OWNERS ADDR: 6201 ESCOVIEL ST NW  
ALBUQUERQUE NM 87120

101206229340910134      LEGAL: LOT 5-P1 BLOCK 2 PLAT FOR RIO OESTE SUBDIVISION  
PROPERTY ADDR:      4120 MONCLOA CT. NW

OWNERS NAME:      HELIOS HOME BUILDERS LTD CO  
OWNERS ADDR:      PO BOX 67817  
ALBUQUERQUE NM

101206229940910135      LEGAL: LOT 6-P1 BLOCK 2 PLAT FOR RIO OESTE SUBDIVISION  
PROPERTY ADDR:      4116 MONCLOA CT. NW

OWNERS NAME:      RIO OESTE DEVELOPMENT LLC  
OWNERS ADDR:      4543 ARROWHEAD AVE NW  
ALBUQUERQUE NM 87120

101206230540910136      LEGAL: LOT 7-P1 BLOCK 2 PLAT FOR RIO OESTE SUBDIVISION  
PROPERTY ADDR:      4108 MONCLOA CT. NW

OWNERS NAME:      FALLON MICHAEL B & BILLIE G ME  
OWNERS ADDR:      4108 MONCLOA CT. NW  
ALBUQUERQUE NM 87120

101206231040910137      LEGAL: LOT 8-P1 BLOCK 2 PLAT FOR RIO OESTE SUBDIVISION  
PROPERTY ADDR:      4104 MONCLOA CT. NW

OWNERS NAME:      OJEDA SCHON A  
OWNERS ADDR:      4104 MONCLOA CT. NW  
ALBUQUERQUE NM 87120

## **"Attachment A"**

**Whitney L Phillips, Mark Goodwin & Associates, PA**

**P.O. Box 90605 / 87199 828-2200 / fax – 797-9539**

**Zone Map: E-12**

**Date: July 21, 2005**

### **TAYLOR RANCH N.A. (TRN) "R"**

Bill Jack Rodgers

8308 Cedar Creek Dr. NW/87120 897-9737 (h)

Jolene Wolfley

6804 Staghorn Dr. NW/87120 890-9414 (h)

### **COORS TRAIL N.A. (CRT) "R"**

**\*Alexandra Ostwald**

6423 Bosque Meadows NW/87120 898-1915 (h)

Janet Laros

2924 River Willow Tr. NW/87120 890-0657 (h)

**ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY O-92,**  
you are most welcomed to notify the following "*Unrecognized*"  
neighborhood associations of this project.

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



# NOTICE TO APPLICANTS

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

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

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

\*\*\*\*\*

*(Below this line for ONC use only)*

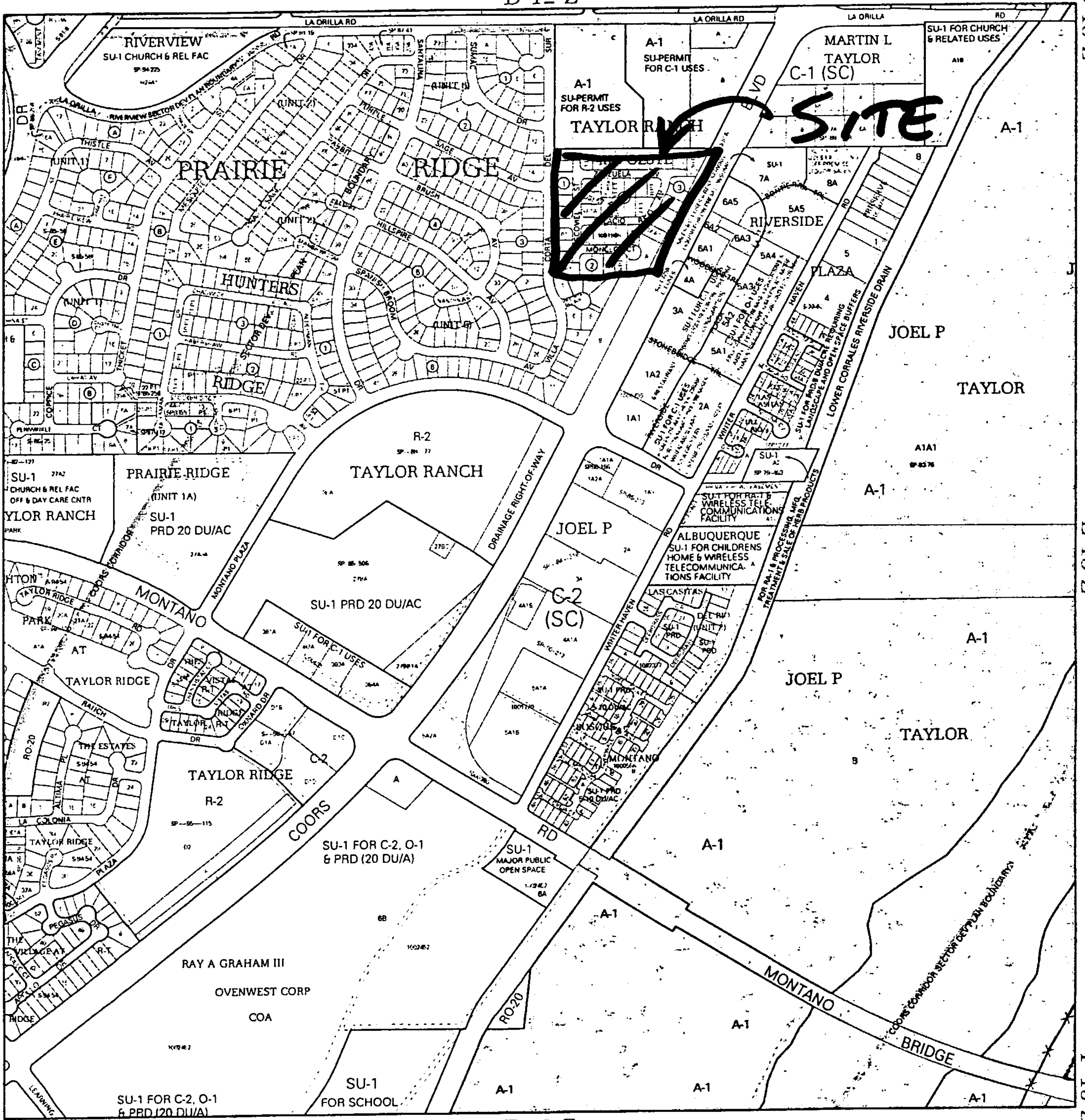
Date of Inquiry: 7/21/05 Time Entered: 11:20am ONC Rep. Initials: SW



D-11-Z  
E-11-Z  
F-11-Z

D-12-Z

D-13-Z  
E-13-Z  
F-13-Z

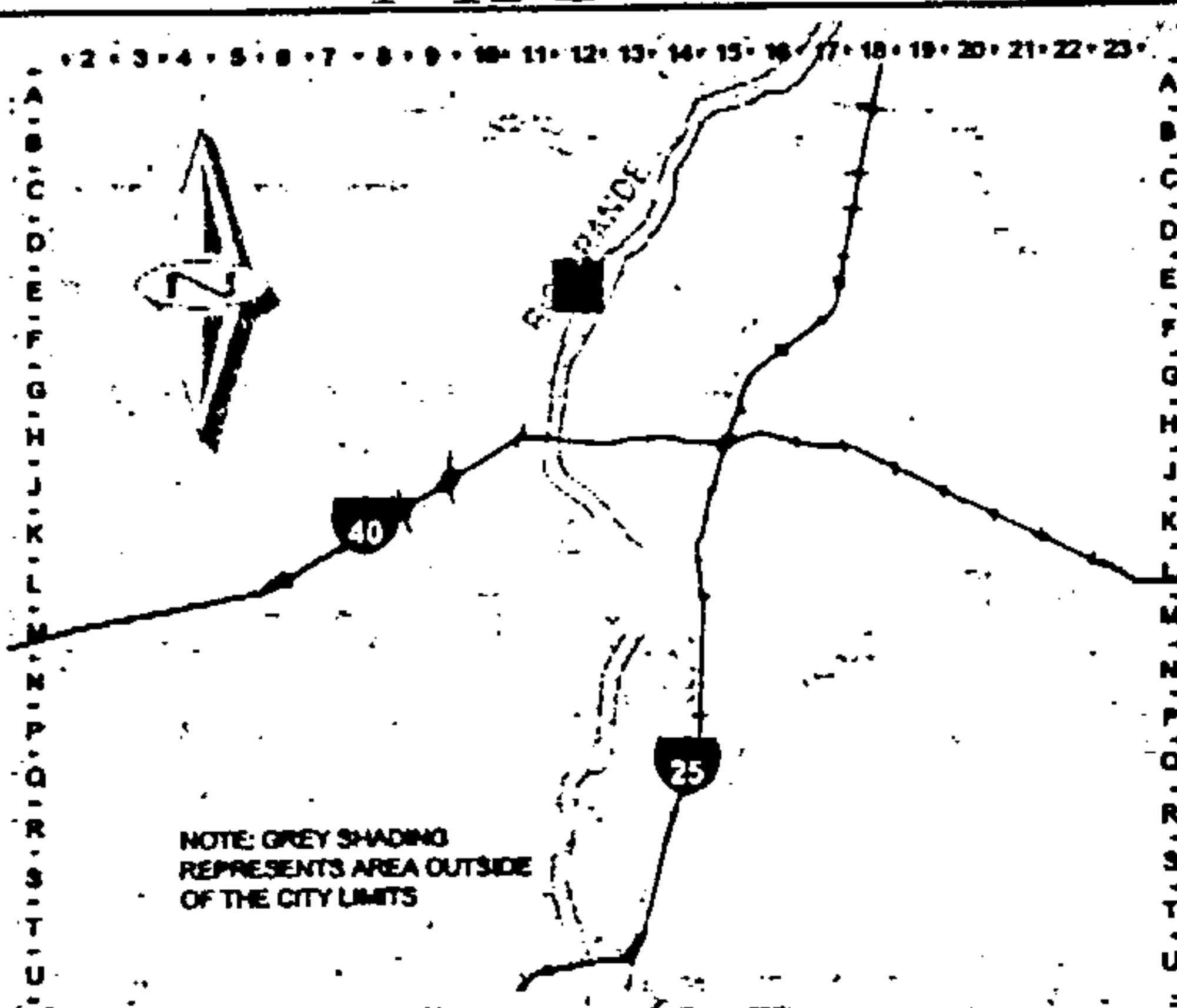
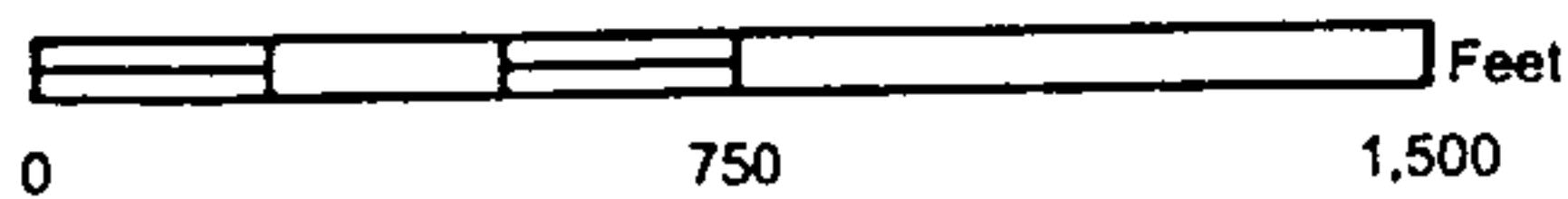


Zone Atlas Page: **E-12-Z**

Map amended through: **Aug 06, 2004**

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- H-1 Buffer Zone
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones



**ALBUQUERQUE**  
*Hacienda Historia*  
**AGIS**  
Albuquerque Geographic Information System  
**PLANNING DEPARTMENT**  
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D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

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

July 20, 2005

Ms. Sheran Matson  
DRB Chair  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

**Re: Rio Oeste Subdivision**

Dear Ms. Matson:

On behalf of our client, Rio Oeste, LLC, we are requesting a one-year extension of the SIA because the Coors Blvd improvements have not been completed. The owner is contemplating amending the infrastructure list at a later date.

Please contact our office if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA



Gregory J. Krenik, PE  
Vice President

GJK/sr

3



Completed  
12/15/03

### DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: 03-02001 (FP)	Project # 1001986
Project Name: TAYLOR RANCH	EPC Application No.:
Agent: Mark Goodwin & Associates	Phone No.: 828-2200

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 12/13/03 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

Project Number 1001986

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

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

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

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

PLANNING (Last to sign): Jim 12/14/03  
Perimeter Walls

- 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.** OK
- Copy of recorded plat for Planning.**



AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 100 1986 Subdivision Name Rio Oeste

Surveyor Tim Aldrich Company Mark Goodwin

Contact person Richard Quintana Phone # 828-2200 email \_\_\_\_\_

[Signature] \_\_\_\_\_ 11-20-03  
Approved \*Not Approved Date

DXF RECEIVED 11-20-03 DATE  
 HARD-COPY RECEIVED 11-20-03 DATE  
 DISCLOSURE STATEMENT

**\*Not Approved for one or more of the following reasons:**

**File Format and naming**

- 1) \_\_\_ Format is not DXF file in ASCII format
- 2) \_\_\_ No hard copy of the final plat submitted
- 3) \_\_\_ <DRB Project #>.dxf not used as a standard naming convention

**Coordinate System**

- 4) \_\_\_ Submittal does not include a disclosure of the datum (NAD27 or NAD83)
- 5) \_\_\_ Submittal does not specify if coordinates are based on ground or grid distances
- 6) \_\_\_ Submittal does not include information, such as a tie to an ACS monument, necessary to convert from ground to grid
- 7) \_\_\_ Lines cannot be projected/converted to correct location in NAD83 NMSP coordinate system

**Content**

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

Comments:

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

AGIS Use Only: Copied cov 1986 to agiscov on 11-20-03 Client Notified by phone





**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

December 3, 2003 9:00 a.m.  
MEMBERS:

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

Wilfred Gallegos, Transportation Development  
Richard Dourte, 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.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

Adjourned: 10:23 A.M.

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

1. **Project # 1001753**  
03DRB-01884 Major-Preliminary Plat Approval  
03DRB-01885 Minor-Subd Design (DPM) Variance  
03DRB-01999 Minor-Sidewalk Waiver  
03DRB-01998 Minor-Subd Design (DPM) Variance

MARK GOODWIN & ASSOCIATES agent(s) for MESA VERDE DEVELOPMENT CORP. request(s) the above action(s) for all or a portion of Lot(s) 1-11, Tract(s) 1, Block(s) 11, Unit(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **DESERT RIDGE TRAILS EAST**) zoned RD (3 DU/AC), located on FLORENCE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 11 acre(s). [Deferred from 11/26/03 & 12/3/03] (B-19) **DEFERRED AT THE AGENT'S REQUEST TO 12/17/03.**

**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.

2. **Project # 1003114**  
03DRB-02000 Minor-SiteDev Plan  
BldPermit

G. DONALD DUDLEY ARCHITECT, AIA, agent(s) for GARRETT GROUP INC request(s) the above action(s) for all or a portion of Lot(s) 9, **ALAMEDA BUSINESS PARK**, zoned SU-2 IP-EP, located on PASEO ALAMEDA NE, between PASEO DEL NORTE NE and ALAMEDA BLVD NE containing approximately 1 acre(s). [REF: 1000624, DRB-98-223] [Deferred from 12/3/03] (C-16) **DEFERRED AT THE AGENT'S REQUEST TO 12/10/03.**

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

3. **Project # 1001986**  
03DRB-02001 Minor-Final Plat  
Approval

MARK GOODWIN & ASSOCIATES agent(s) for RIO OESTE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) D & E, **TAYLOR RANCH**, zoned R-1, located on COORS BLVD NW, between LA ORILLA NW and MONTANO PLAZA DR NW containing approximately 10 acre(s). [REF: 02DRB-01927] (E-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR APPROVAL OF DESIGN ELEVATIONS AND CROSS SECTIONS OF PERIMETER WALLS BY THE DRB CHAIR.**

4. **Project # 1002856**  
03DRB-01974 Minor-Amnd Prelim Plat  
Approval

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) C-F and Tract(s) 1, 11, 12, 13 and 14 unplatted Town of Atrisco Grant, ARROWOOD RANCH, (to be known as **MEADOWS @ ANDERSON HILLS**, zoned RLT, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and 98TH ST SW containing approximately 107 acre(s). [REF: SD-87-4-1, Z-99-58, SPR-95-2-2, 03DRB-01892] (P-9) **THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT APPROVAL: 1) THE AMENDED GRADING PLAN TO BE APPROVED PRIOR TO FINAL PLAT. 2) THE PERIMETER WALL DESIGN MUST BE APPROVED PRIOR TO FINAL PLAT. 3) THE OWNERSHIP AND MAINTENANCE OF TRACT C MUST BE DESIGNATED EITHER TO THE HOME OWNERS ASSOCIATION OR THE ARCHEOLOGICAL ASSOCIATION. THE AMENDED INFRASTRUCTURE LIST DATED 12/3/03 WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

5. **Project # 1002633**  
03DRB-02003 Minor-Prelim&Final Plat  
Approval

ADVANCED ENGINEERING & CONSULTING agent(s) for JAYEFF CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 9-22, Block(s) 10, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3, **VENTURA PLACE**, zoned SU-1 Mixed Uses, located on HOLLY AVE NE, between VENTURA ST NE and BARSTOW ST NE containing approximately 10 acre(s). [REF: 03EPC-00693, 03EPC-00694, 03EPC-01323] (C-20) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

6. **Project # 1002636**  
03DRB-01959 Minor-Prelim&Final Plat  
Approval  
03DRB-01960 Minor-Sidewalk Waiver

SURVEYS SOUTHWEST LTD agent(s) for ROBERT SIEGLITZ request(s) the above action(s) for all or a portion of Lot(s) 24, **RICE'S DURANES ADDITION NO. 1**, zoned R-2 residential zone, located on RICE AVE NW, between RIO GRANDE BLVD NW and DURANES NW containing approximately 1 acre(s). [REF: 03DRB-01084, 03DRB-00708] [Deferred from 11/26/03] (H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/3/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/25/03 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED. THE SIDEWALK VARIANCE WAS APPROVED FOR WAIVER OF SIDEWALKS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

7. **Project # 1003094**  
03DRB-01997 Minor-Prelim&Final Plat  
Approval

BOHANNAN HUSTON INC agent(s) for CITY OF ALBUQUERQUE / MUNICIPAL DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 1-24, Block(s) 30, **NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE**, zoned SU-3, located on 3<sup>rd</sup> ST SE, between LEAD SE and SILVER SE containing approximately 3 acre(s). [REF: 03DRB-01886] [Deferred from 12/3/03] (K-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/17/03.**



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

8. **Project # 1003112**  
03DRB-01994 Minor-Sketch Plat or  
Plan
- COMMUNITY SCIENCES CORP agent(s) for  
COLLATZ INC, JACK CLIFFORD request(s) the  
above action(s) for all or a portion of Tract(s) D and  
others, LAVA SHADOWS SUBDIVISION, LAVA  
TRAILS SUBDIVISION AND LANDS OF SLOAN, (to  
be known as **WESTERN TRAILS ESTATES**, zoned  
R-D, located on UNSER BLVD NW, between  
WESTERN TRAIL NW and LEGENDS AVE NW  
containing approximately 10 acre(s). [REF: 1001209]  
(F-10) **THE ABOVE REQUEST WAS REVIEWED  
AND COMMENTS WERE GIVEN.**
9. Approval of the Development Review Board Minutes for November 19, 2003. **MINUTES WERE  
APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 10:23 A.M.

3



# DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: <u>03-02001 (FP)</u>	Project # <u>1001986</u>
Project Name: <u>TAYLOR RANCH</u>	EPC Application No.:
Agent: <u>Mark Goodwin &amp; Associates</u>	Phone No.: <u>828-2200</u>

Project Number 1001986

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 12/3/03 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

PLANNING (Last to sign): Perimeter Walls  
 **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.** OK Amy  
 **Copy of recorded plat for Planning.**



F

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

Development Review Board Comments

**Project Number:** 1001986  
**Application Number:** 03DRB-02001

**DRB Date:** 12/3/03  
**Item Number:** 3

**Subdivision:** Rio Oeste Subdivision  
Tract D & E, Taylor Ranch

**Zoning:** R-1

**Zone Page:** E-12

**New Lots (or units) :** 47

**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:**

Park Dedication credit was met with a cash-in-lieu payment of the Park Dedication Fees.

The Park Development Fee will be paid at building permit.

Strike note 5, due to the existing zoning of R-1 there is no detached open space requirement.

**Signed:**

Christina Sandoval, (DMD)

Phone: 768-3808



**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: 1001986

AGENDA ITEM NO: 3

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An executed Subdivision Improvements Agreement with financial guarantees is <sup>on file</sup> ~~required~~ for Final Plat sign-off.

RESOLUTION:

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

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

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

FOR: wall design

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

DATE: December 3, 2003



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

**ITEM # 3**

**PROJECT # 1001986**

**APPLICATION # 03DRB-02001**

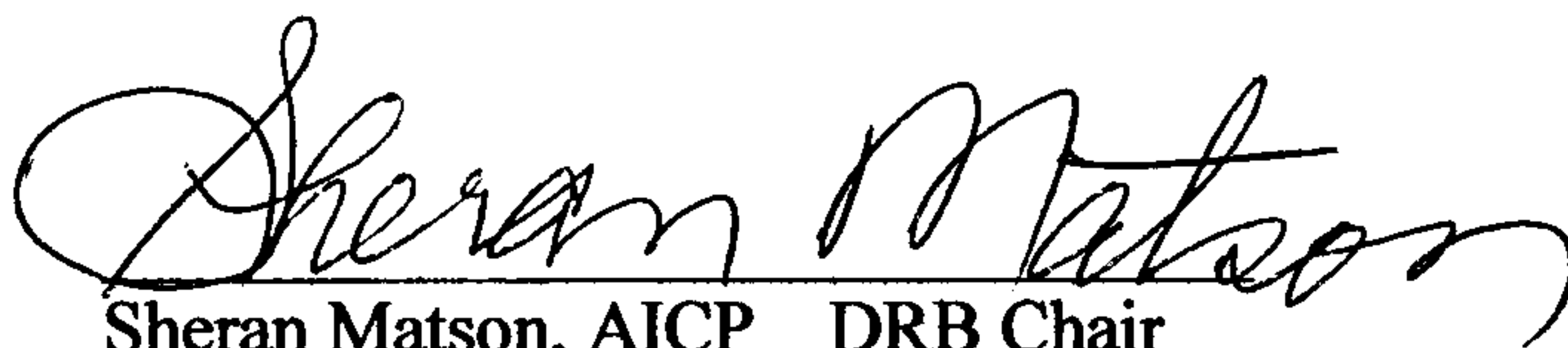
**RE: Tracts D & E, Taylor Ranch/Final Plat Approval**

Does the final plat match the preliminary plat approved in February?

The perimeter wall submittal does not meet City requirements. Planning called and left a message for the developer on 12/2/03. Planning cannot sign the final plat until the walls are approved.

AGIS dxf file is already approved as also required.

Once final plat is approved, agent may file the plat. Be sure to provide one recorded copy to Planning to close out the file.



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



## OFFICIAL NOTICE

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
LAND DEVELOPMENT COORDINATION DIVISION

2-12-2003

**8. Project # 1001986**

02DRB-01927 Major-Preliminary Plat Approval  
02DRB-01928 Minor-Temp Defer SDWK  
02DRB-01929 Minor-Subd Design Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for RIO OESTE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) D & E (to be known as **RIO OESTE SUBDIVISION**, TAYLOR RANCH, zoned R-1, located on COORS BLVD NW, between LA ORILLA NW and MONTANO PLAZA DR NW containing approximately 10 acre(s). [Deferred from 2/5/03] (E-12)

At the February 12 2003, Development Review Board meeting, with the signing of the Infrastructure List dated 2/12/03 and approval of the Grading Plan Engineer Stamp dated 1/23/03 the Preliminary Plat was approved.

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

A sidewalk variance from the design standards was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by February 27, 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.)

Sheran Matson, AICP, DRB Chair

Cc: Rio Oeste Development, P.O. Box 3871, 87190  
Mark Goodwin & Associates, P.O. Box 90606, 87199  
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: 1001986 AGENDA#: 8 DATE: 2.12.03

1. Name: *Greg Kennedy* Address: *MCA* 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: 1001986

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 - <i>Design Variance</i> |

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report dated 1-23-03 is on file for Preliminary Plat approval.

RESOLUTION: *Signal I.L.*

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

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

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

FOR:

SIGNED: Bradley L. Bingham  
City Engineer/AMAFCA Designee

DATE: February 12, 2003



DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1001986 AGENDA#: 9 DATE: 2.5.03

1. Name: Greg K... .. 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: 1001986**

**AGENDA ITEM NO: 9**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An approved drainage report dated 1-23-03 is on file for Preliminary Plat approval.

**RESOLUTION:**

**2-12-03**

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

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

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

FOR:

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

**DATE:** February 5, 2003



# 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.: 021 RB-01824 Project # 1001486  
 Project Name: BioOx EPC Application No.:  
 Agent: Mark C. Rodwin/Am Phone No.: 828-2206

Project Number 1002371

Your request for (SDP for SU), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 2/5/03 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES; COMMENTS TO BE ADDRESSED**

TRANSPORTATION \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

UTILITIES:  
 Need for Marshal Approval  
 revise landscaping plan to remove trees from 35x35'  
 no easement.  
 \_\_\_\_\_  
 \_\_\_\_\_

CITY ENGINEER / AM/FCA: \_\_\_\_\_  
 SIA \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

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

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1001986 AGENDA#: 10 DATE: 1.29.03

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





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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1001986**

**AGENDA ITEM NO: 10**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An approved drainage report dated 1-23-03 is on file for Preliminary Plat approval.  
Minor comment on infrastructure list.

**RESOLUTION:**

2-5-03

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:** January 29, 2003

Refer to 1/29/03

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1001986 AGENDA#: 1 DATE: 1.22.03

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: 1001986**

**AGENDA ITEM NO: 1**

**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 - <i>Design Variance</i> |

**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:**

*1-29-03*

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:** January 22, 2003

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1001986 AGENDA#: 2 DATE: 1.15.03

1. Name: Groff Address: MA 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 7299 ALBUQUERQUE, NEW MEXICO 87103  
**PUBLIC WORKS DEPARTMENT**  
**DEVELOPMENT SERVICE**  
**HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1001986**

**AGENDA ITEM NO: 2**

**SUBJECT:**

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

**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:**

1-22-03

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:** January 15, 2003



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
LAND DEVELOPMENT COORD. DIV.

DEVELOPMENT REVIEW BOARD  
January 15, 2003  
Project # 1001986

**Project # 1001986**

02DRB-01927 Major-Preliminary Plat Approval  
02DRB-01928 Minor-Temp Defer SDWK  
02DRB-01929 Minor-Subd Design Variance

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

AMAFCA

No adverse comments.

COG Pedestrian facilities such as sidewalks provide an environment which encourages walking as an alternative to using motor vehicles for short trips. MRCOG recommends that DRB not allow the variance to construct sidewalks on only one side of the stub streets. For information, Coors Boulevard is shown on the Long Range Roadway System as a Principal Arterial. The standard right-of-way width for a principal arterial is 156 feet.

Transit

No comments received.

Zoning Enforcement

Reviewed, no comment.

Neighborhood Coord.

Letter sent to Taylor Ranch (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. No comments.

Fire Department

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

PNM Gas

Approves.

PNM Electric

PNM Elec approves Preliminary Plat.

Comcast

No comments received.

QWEST

No comments received.

Environmental Health

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

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments.

City Engineer

An approved drainage report is required prior to Preliminary Plat approval.

Transportation Development

Comments on the infrastructure list.

Parks & Recreation

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 47 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

No objection to the temporary deferral of sidewalks. Defer to Planning on the subdivision design variance.

## Utilities Development

1. I need a utility plan showing how water line is looped, and cross sections of sanitary sewer outfall along drainage pond. 2. Pond grading at SE corner of property is not acceptable as there will be a sanitary sewer manhole required there. 3. No objection to sidewalk waiver or deferral.

## Planning Department

See comment on the SDP for Subdivision.

Planning must file plats for major subdivisions.

Be sure the Project # & DRB Application # are on the final plat.

No objection to the temporary deferral of sidewalks or the sidewalk variance.

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

cc:Rio Oeste Development, P.O. Box 3871, 87190

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





**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, January 15, 2003, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1000408**

02DRB-01930 Major-SiteDev Plan Subd

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

**Project # 1001986**

02DRB-01927 Major-Preliminary Plat Approval  
02DRB-01928 Minor-Temp Defer SDWK  
02DRB-01929 Minor-Subd Design Variance

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

**Project # 1002397**

02DRB-01925 Major-Vacation of Public Easements  
02DRB-01926 Minor-Vacation of Private Easements

TIERRA WEST, LLC agent(s) for SHULL REALTY & WATERS EDGE LLC request(s) the above action(s) for all or a portion of Lot(s) 1-9, **LANDS OF MARTIN L TAYLOR**, zoned C-1 neighborhood commercial zone, located on SOUTH SIDE OF LA ORILLA RD NW, between CORRS BLVD NW and CORRALES DRAIN NW containing approximately 12 acre(s). [REF: Z-87-56, Z-87-69] (E-12)

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.

  
Roger Green, Acting Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, DECEMBER 30, 2003.**

186

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

Meeting Date: 1-15-03

Zone Atlas Page: E-12-2

Notification Radius: 100 Ft.

App# <u>02DRB-01927</u>
Proj# <u>1001986</u>
Other# <u>02DRB-01928</u>
<u>02DRB-01929</u>

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

Applicant: Rio Oeste Development ✓

Address: P.O. Box 3821, Albuq, NM 87190

Agent: Mark Goodwin & Associates, P.A. ✓

Address: P.O. Box 90606, Albuq., NM 87199

SPECIAL INSTRUCTIONS

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

Date Mailed: 12-27-02

Signature: [Handwritten Signature]

## RECORDS WITH LABELS

PAGE 1

101206230049310105 LEGAL: PARC EL C PLAT OF ANNEXATION (BEING A PORT OF NW1/4 LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: E BLAUGRUND & ASSOCIATES % S W BL SE ALBUQUERQUE NM 87106  
OWNER ADDR: 02909 YALE

101206234549210115 LEGAL: PARC EL B PLAT OF ANNEXATION (BEING A PORT OF NW 1/ LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: E BLAUGRUND AND ASSOCIATES C/O BL SE ALBUQUERQUE NM 87106  
OWNER ADDR: 02909 YALE

101206238047010228 LEGAL: LT 9 PLA T OF LTS 1-9 (FMLY TRS A-1-A & A-2-B) LAND LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: UNITED NEW MEXICO BANK ALBUQUERQUE NM 87103  
OWNER ADDR: 00000

101206224746621419 LEGAL: LOT 11 B LK 2 PRAIRIE RIDGE UNIT 6 VACATION AND SUB LAND USE:  
PROPERTY ADDR: 00000 6305 SUMAC DR NW  
OWNER NAME: ANDREONI DAVID J & JACQUELINE DR NW ALBUQUERQUE NM 87120  
OWNER ADDR: 06305 SUMAC

101206225546421418 LEGAL: LOT 12 B LK 2 PRAIRIE RIDGE UNIT 6 VACATION AND SUB LAND USE:  
PROPERTY ADDR: 00000 6301 SUMAC DR NW  
OWNER NAME: GARCIA TOBY P & LORETTA Y DR NW ALBUQUERQUE NM 87120  
OWNER ADDR: 06301 SUMAC

101206238644910305 LEGAL: TRAC T 7- A PLAT OF TRACTS 1-A THRU TRACTS 8-A RIVER LAND USE:  
PROPERTY ADDR: 00000 6360 COORS BLYD NW  
OWNER NAME: DEL CARMEN ENTERPRISES LLC AV NE ALBUQUERQUE NM 87110  
OWNER ADDR: 07009 PROSPECT

101206224545321415 LEGAL: LOT 15 B LK 2 PRAIRIE RIDGE UNIT 6 VACATION AND SUB LAND USE:  
PROPERTY ADDR: 00000 4209 PURPLE SAGE NW  
OWNER NAME: BEGAY THOMAS H & NONABAH D AV NW ALBUQUERQUE NM 87120  
OWNER ADDR: 04209 PURPLE SAGE

101206230344310104 LEGAL: PARC EL D PLAT OF ANNEXATION (BEING A PORT OF NW 1/ LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: SAVIGNAC NOEL F ETUX DR SE ALBUQUERQUE NM 87108  
OWNER ADDR: 00617 VAL VERDE

101206225445521417 LEGAL: LOT 13 B LK 2 PRAIRIE RIDGE UNIT 6 VACATION AND SUB LAND USE:  
PROPERTY ADDR: 00000 6305 VIA CORTA DEL SUR  
OWNER NAME: CLARK MARK S AND EVA J NW ALBUQUERQUE NM 87120  
OWNER ADDR: 06305 VIA CORTA DEL SUR

101206225444821416 LEGAL: LOT 14 B LK 2 PRAIRIE RIDGE UNIT 6 VACATION AND SUB LAND USE:  
PROPERTY ADDR: 00000 6301 VIA CORTA DEL SUR  
OWNER NAME: SMITH CRYSTAL R NW ALBUQUERQUE NM 87120  
OWNER ADDR: 06301 VIA CORTA DEL SUR

101206237743410316 LEGAL: TRAC T 6- A5 PLAT OF TRACTS 6-A1 THRU 6-A5 RIVERSIDE LAND USE:  
PROPERTY ADDR: 00000 RIVERSIDE PLAZA LN NW  
OWNER NAME: RIVERSIDE PLAZA LTD. CO ALBUQUERQUE NM 87190  
OWNER ADDR: 00000

## RECORDS WITH LABELS

PAGE 2

101206224643621538 LEGAL: LOT 12 B LK 3 PRAIRIE RIDGE UNIT 6 VACATION AND SUB LAND USE:  
PROPERTY ADDR: 00000 4204 PURPLE SAGE AVE NW  
OWNER NAME: HOOVER ROBERT T & BECKY L AV NW ALBUQUERQUE NM 87120  
OWNER ADDR: 04204 PURPLE SAGE

101206225443521537 LEGAL: LOT 13 B LK 3 PRAIRIE RIDGE UNIT 6 VACATION AND SUB LAND USE:  
PROPERTY ADDR: 00000 6225 VIA CORTA DEL SUR  
OWNER NAME: ERICKSON MATTHEW E & ERICKSON NW ALBUQUERQUE NM 87120  
OWNER ADDR: 06225 VIA CORTA DEL SUR

101206225442821536 LEGAL: LOT 14 B LK 3 PRAIRIE RIDGE UNIT 6 VACATION AND SUB LAND USE:  
PROPERTY ADDR: 00000 6221 VIA CORTA DEL SUR  
OWNER NAME: FABER TAMMI SUE C/O RUDY ARCHU NW ALBUQUERQUE NM 87120  
OWNER ADDR: 06221 VIA CORTA DEL SUR

101206229741010103 LEGAL: PARC EL E PLAT OF ANNEXATION (BEING A PORT OF NW 1/ LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: LUCIER EUGENE R & JUDITH A RD WINSTED CT 06098  
OWNER ADDR: 00174 SMITH HILL

101206238141010313 LEGAL: TRAC T 6- A2 PLAT OF TRACTS 6-A1 THRU 6-A5 RIVERSIDE LAND USE:  
PROPERTY ADDR: 00000 RIVERSIDE PLAZA LN NW  
OWNER NAME: RIVERSIDE PLAZA LTD. CO ALBUQUERQUE NM 87190  
OWNER ADDR: 00000

101206238141710314 LEGAL: TRAC T 6- A3 PLAT OF TRACTS 6-A1 THRU 6-A5 RIVERSIDE LAND USE:  
PROPERTY ADDR: 00000 RIVERSIDE PLAZA LN NW  
OWNER NAME: ROMENG LLC RD NW ALBUQUERQUE NM 87120  
OWNER ADDR: 06200 COORS

101206225442221535 LEGAL: LOT 15 B LK 3 PRAIRIE RIDGE UNIT 6 VACATION AND SUB LAND USE:  
PROPERTY ADDR: 00000 6217 VIA CORTA DEL SUR  
OWNER NAME: BLOEMKER KIMERLEE A & CARL F NW ALBUQUERQUE NM 87120  
OWNER ADDR: 06217 VIA CORTE DEL SUR

101206236341210306 LEGAL: TRAC T 6- A1 PLAT OF TRACTS 6-A1 THRU 6-A5 RIVERSIDE LAND USE:  
PROPERTY ADDR: 00000 RIVERSIDE PLAZA LN NW  
OWNER NAME: RIVERSIDE PLAZA LTD. CO ALBUQUERQUE NM 87190  
OWNER ADDR: 00000

101206225441621534 LEGAL: LOT 16 B LK 3 PRAIRIE RIDGE UNIT 6 VACATION AND SUB LAND USE:  
PROPERTY ADDR: 00000 6215 VIA CORTE DEL SUR  
OWNER NAME: ADAMS KIMBERLY A NW ALBUQUERQUE NM 87120  
OWNER ADDR: 06215 VIA CORTA DEL SUR

101206225441021533 LEGAL: LOT 17 B LK 3 PRAIRIE RIDGE UNIT 6 VACATION AND SUB LAND USE:  
PROPERTY ADDR: 00000 6209 VIA CORTA DEL SUR  
OWNER NAME: CICCINATI KEN & CICCINATI-SMITH NW ALBUQUERQUE NM 87120  
OWNER ADDR: 06209 VIA CORTA DEL SUR

101206225440521532 LEGAL: LOT 18 B LK 3 PRAIRIE RIDGE UNIT 6 VACATION AND SUB LAND USE:  
PROPERTY ADDR: 00000 6205 VIA CORTA DEL SUR  
OWNER NAME: BURCH EILEEN M NW ALBUQUERQUE NM 87120  
OWNER ADDR: 06205 VISTA CORTA DEL SUR



101206234639110307	LEGAL: TRAC T 4- A PLAT OF TRACTS 1-A THRU TRACTS 8-A RIVER LAND USE: PROPERTY ADDR: 00000 6281 COORS BLVD NW OWNER NAME: RIVERSIDE PLAZA LTD CO OWNER ADDR: 00000	ALBUQUERQUE	NM 87190
101206225539921531	LEGAL: LOT 19 B LK 3 PRAIRIE RIDGE UNIT 6 VACATION AND SUB LAND USE: PROPERTY ADDR: 00000 6201 VIA CORTA DEL SUR OWNER NAME: SMITH KARL R & HOLLY OWNER ADDR: 06201 VIA CORTA DEL SUR	NW ALBUQUERQUE	NM 87120
101206234336910308	LEGAL: TRAC T 3- A PLAT OF TRACTS 1-A THRU TRACTS 8-A RIVER LAND USE: PROPERTY ADDR: 00000 6241 RIVERSIDE PLAZA LN OWNER NAME: RIVERSIDE PLAZA LTD. CO OWNER ADDR: 00000	ALBUQUERQUE	NM 87190
101206225339221530	LEGAL: LOT 20 B LK 3 PRAIRIE RIDGE UNIT 6 VACATION AND SUB LAND USE: PROPERTY ADDR: 00000 6149 VIA CORTA DEL SUR OWNER NAME: RAO NUTAKKI G & NUTAKKI A DEVI OWNER ADDR: 06149 VIA CORTA DEL SUR	NW ALBUQUERQUE	NM 87120
101206227138521701	LEGAL: LOT 1 BL K 6 PRAIRIE RIDGE UNIT 6 VACATION AND SUBD LAND USE: PROPERTY ADDR: 00000 6140 VIA CORTE DEL SUR OWNER NAME: JOHNSON SHANE A & JAMES-JOHNSO OWNER ADDR: 06140 VIA CORTA DEL SUR	NW ALBUQUERQUE	NM 87120
101206227838621702	LEGAL: LOT 2 BL K 6 PRAIRIE RIDGE UNIT 6 VACATION AND SUBD LAND USE: PROPERTY ADDR: 00000 6136 VIA CORTE DEL SUR OWNER NAME: DRAYTON VALERIE OWNER ADDR: 06136 VIA COSTA DEL SUR	ALBUQUERQUE	NM 87120
101206228738721703	LEGAL: LOT 3 BL K 6 PRAIRIE RIDGE UNIT 6 VACATION AND SUBD LAND USE: PROPERTY ADDR: 00000 6132 VIA CORTA DEL SUR OWNER NAME: SCHWARTZ EUGENE J & GAY D DZIE OWNER ADDR: 06132 VIA CORTA DEL SUR	ST NW ALBUQUERQUE	NM 87120
101206229238021704	LEGAL: LOT 4 BL K 6 PRAIRIE RIDGE UNIT 6 VACATION AND SUBD LAND USE: PROPERTY ADDR: 00000 6128 VIA CORTA DEL SUR OWNER NAME: DELGADO DANIEL D & REBECCA OWNER ADDR: 06128 VIA CORTA DEL SUR	NW ALBUQUERQUE	NM 87120
101206228935221742	LEGAL: TR B BLK 6 PRAIRIE RIDGE UNIT 6 VACATION & SUBD PL LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: CITY OF ALBUQUERQUE OWNER ADDR: 00000	ALBUQUERQUE	NM 87103
101206225638521529	LEGAL: LOT 21 B LK 3 PRAIRIE RIDGE UNIT 6 VACATION AND SUB LAND USE: PROPERTY ADDR: 00000 6145 VIA CORTE DEL SUR OWNER NAME: DEREU NICK J & RENEE A OWNER ADDR: 06145 VIA CORTA DEL SUR	NW ALBUQUERQUE	NM 87120





# 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: December 10, 2002

TO CONTACT NAME: Bernadette Mares  
 COMPANY/AGENCY: Mark Goddard + Assoc  
 ADDRESS/ZIP: PO Box 90606 / 87199  
 PHONE/FAX #: 828-2200 / 797-9539

Thank you for your inquiry of 12-10-02 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at All of Tract D & E of Taylor Ranch

zone map page(s) E-12

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

Taylor Ranch

Neighborhood Association

Contacts: Cul van Berkel  
5716 Morgan Ln. NW / 87120  
899-2738 (R) 845-9565 (W)

Gene Wolfley

6804 Staghorn Dr. NW  
890-9414 87120-4806

Neighborhood Association

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

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

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

Sincerely,

Dalaina R. Carmona

OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

# NOTICE TO APPLICANTS

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

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

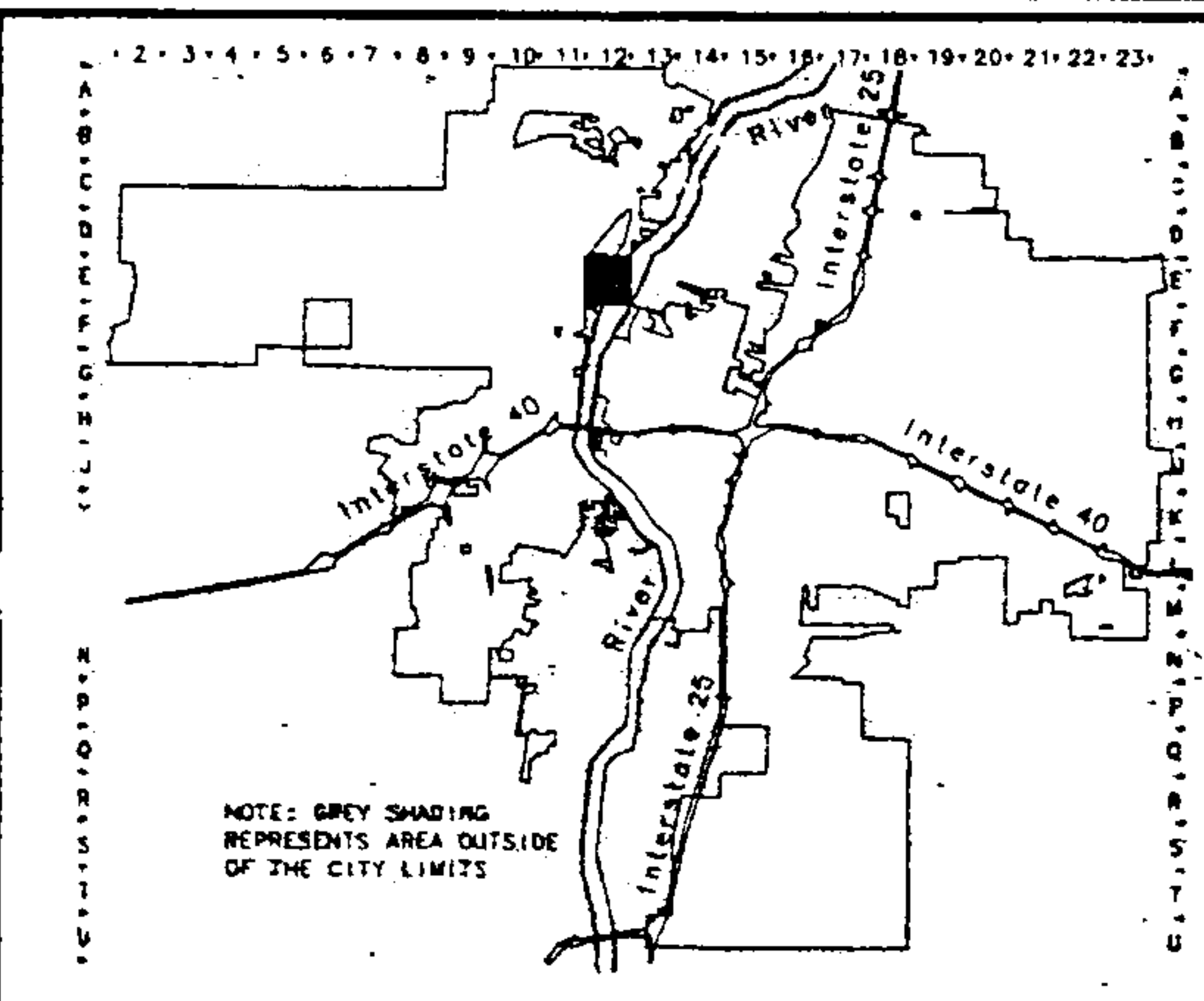
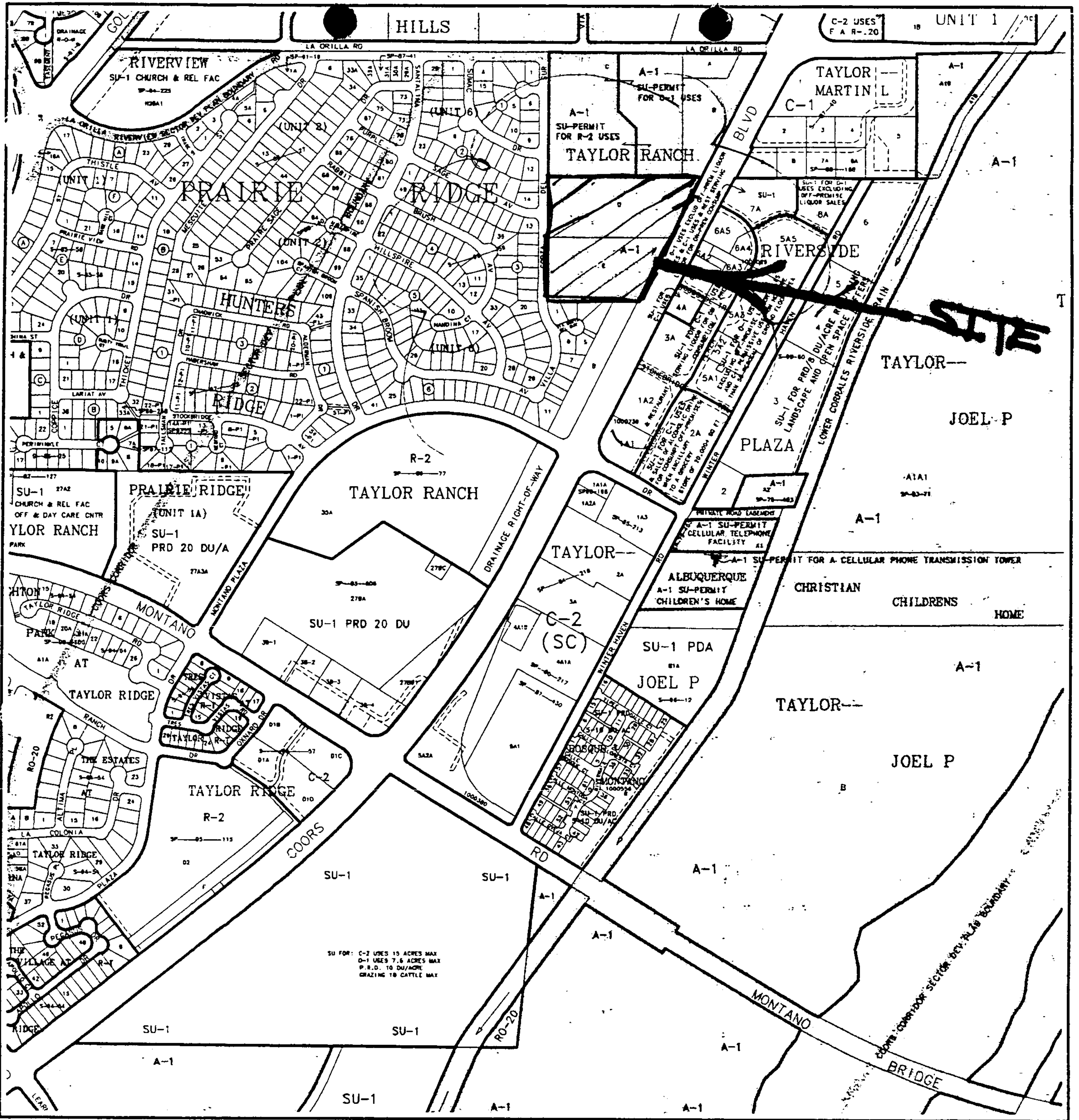
1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the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

\*\*\*\*\*

(below this line for OCNC use only)

Date of Inquiry: 12-10-02 Time Entered: 1:30pm OCNC Rep. Initials: OC



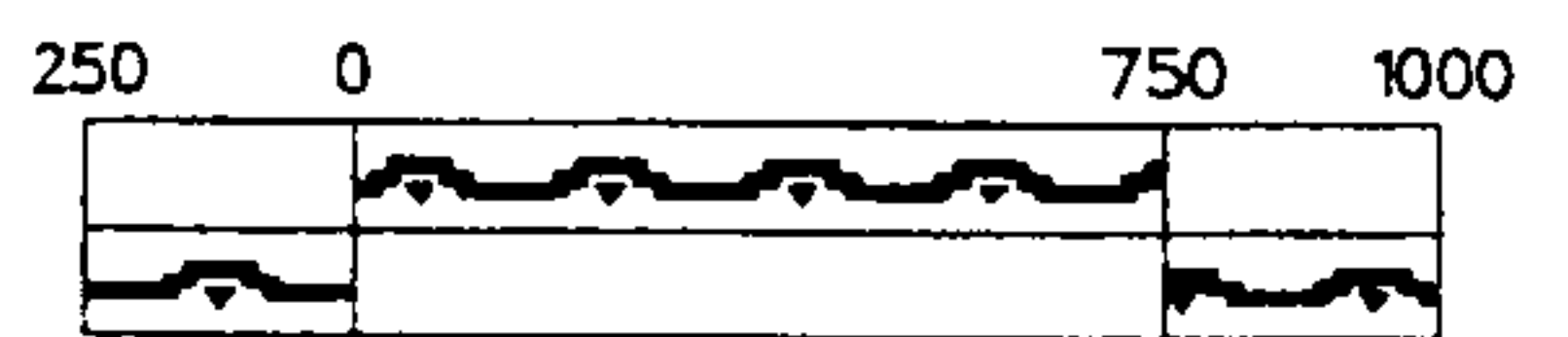


CITY OF  
Albuquerque

**A** **G** **I** **S**  
Albuquerque Geographic Information System  
PLANNING DEPARTMENT

© Copyright 2002

GRAPHIC SCALE IN FEET



**Zone Atlas Page**

**E-12-Z**

Map Amended through April 03, 2002



**FORM V: SUBDIVISION VARIANCES & VACATIONS**

**BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS**

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

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

**VACATION OF PUBLIC EASEMENT**

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

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

**SIDEWALK DESIGN VARIANCE**

**SIDEWALK WAIVER**

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

**TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

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

**VACATION OF PRIVATE EASEMENT**

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

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

GREGORY J. KEENIK, PE  
Applicant name (print)

[Signature] 12-19-02  
Applicant signature / date



Form revised September 2001

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

Application case numbers  
ADR B - 01927  
           - 01928  
           - 01929

[Signature] 12/20/02  
Planner signature / date

**Project #** 1001986





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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, August 17, 2005**, beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1001986**

05DRB-01194 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for RIO OESTE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) D & E, **TAYLOR RANCH**, zoned R-1, located on COORS BLVD NW, between LA ORILLA NW and MONTANO PLAZA DR NW containing approximately 10 acre(s). [REF: 02DRB01927] (E-12)

**Project # 1004162**

05DRB-01193 Major-Preliminary Plat Approval  
05DRB-01195 Minor-Subd Design (DPM) Variance  
05DRB-01197 Minor-Sidewalk Waiver  
05DRB-01198 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 1-P1 through 31-P1, Tract(s) L-2, **VISTA DEL NORTE** (to be known as **AGAVE SUBDIVISION**) zoned SU-1 PRD, located on VISTA DEL NORTE DR NE, between OSUNA RD NE and CALLE DEL CAMPO NE containing approximately 6 acre(s). [REF: 1000490, 05EPC00742, 05DRB01139, 05DRB01140] (E-16)

**Project # 1003585**

05DRB-01191 Major-Vacation of Pub Right-of-Way  
05DRB-01190 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD. agent(s) for 3900 SILVER AVENUE LLC, request(s) the above action(s) for all or a portion of Lot(s) 1-20, **SILVER STREET TOWNHOMES**, zoned O-R, located on SILVER AVE SE, between ALISO AVE SE and MORNINGSIDE AVE SE containing approximately 2 acre(s). [REF: 05DRB00737] (K-17)

**Project # 1002861**

05DRB-01202 Major-Preliminary Plat Approval

ALBUQUERQUE ENGINEERING INC agent(s) for INFILL SOLUTIONS DEVELOPMENT request(s) the above action(s) for all or a portion of Block(s) 46, Lots(s) 17 through 24, **NEW MEXICO TOWN COMPANY TOWNSITE** (to be known as **SOUTHERN UNION GAS LOFTS UNIT II**) zoned SU-3 special center zone, located on 9<sup>TH</sup> ST SW, between SILVER AVE SW and 8<sup>TH</sup> ST SW [REF: 03DRB01299, 04DRB00002, 04DRB01137, 05DRB00718] (K-13)

**SEE PAGE 2 . . .**



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

**PAGE 2**

**Project # 1004341**

05DRB-01203 Major-Vacation of Pub  
Right-of-Way

RIO GRANDE ENGINEERING agent(s) for DAVID & JENNIFER SOULE request(s) the above action(s) for all or a portion of Tract(s) 180, AIRPORT UNIT, LANDS OF ATRISCO GRANT (to be known as **DEL RIO ESTATES**) zoned R-2 residential zone, located on 76<sup>TH</sup> STREET NW, between FORTUNA ROAD NW and GLEN RIO ROAD: NW containing approximately 6 acre(s). (J-10)

**Project # 1004173**

05DRB-01192 Major-Vacation of Public  
Easements

05DRB-01196 Major-Preliminary Plat  
Approval

05DRB-01199 Minor-Sidewalk Waiver

05DRB-01200 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for SANDIA PROPERTIES LTD., CO., request(s) the above action(s) for all or a portion of Tract(s) 4, 5 and D-2, (to be known as **VENTANA VISTA SUBDIVISION @ VENTANA RANCH WEST**) zoned R-LT residential zone, located on VENTANA PARKWAY NW, between VENTANA RIDGE RD NW and IRVING BLVD NW containing approximately 31 acre(s). (B-8)

**Project # 1003551**

05DRB-01183 Major-Preliminary Plat  
Approval

05DRB-01184 Minor-Temp Defer SDWK

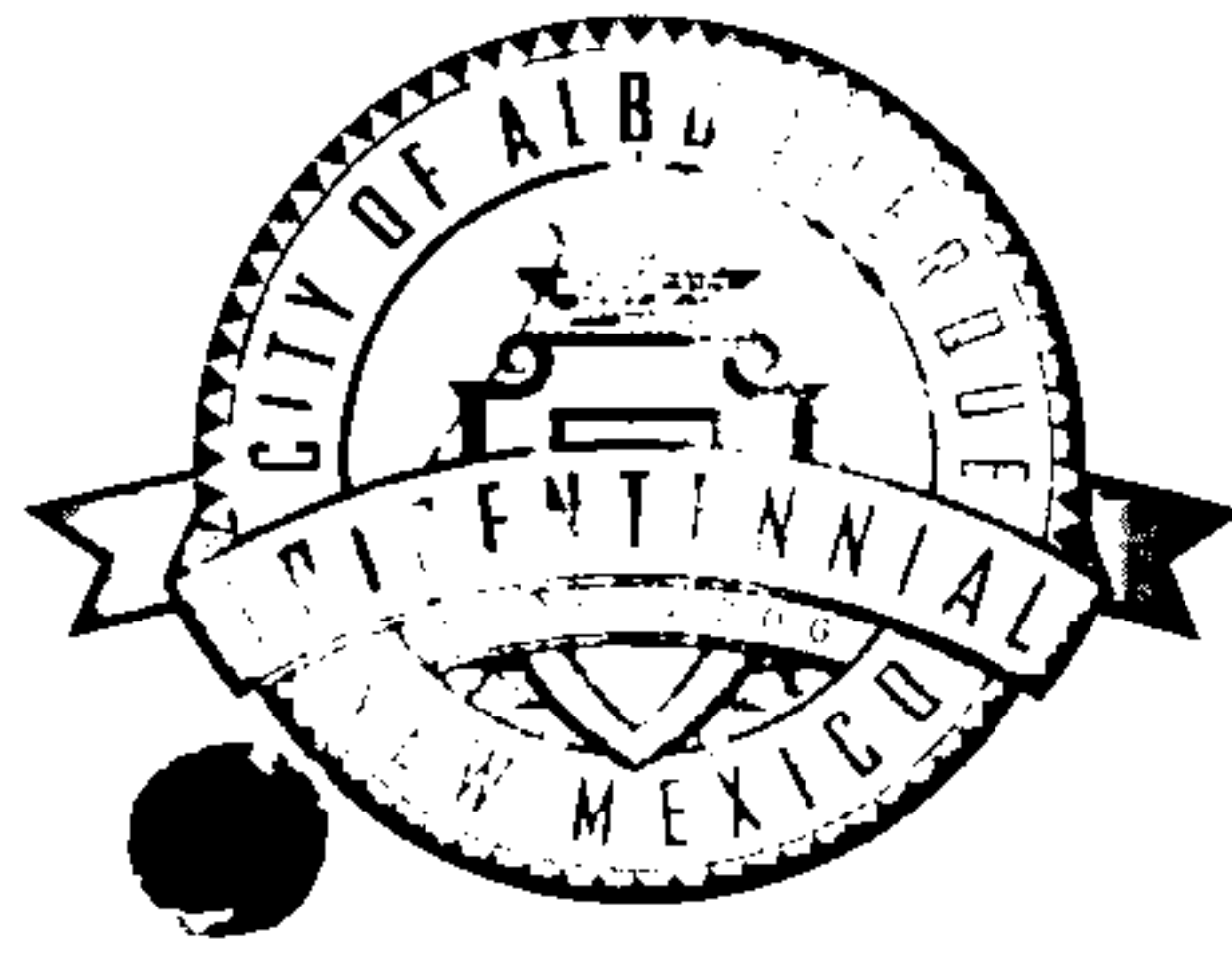
BRASHER & LORENZ agent(s) for DON K. NAYLOR request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 1, Lot(s) 12, 13, 19, 20 & 21, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **LA CUEVA ESTATES**) zoned R-D residential and related uses zone, developing area, located on GLENDALE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 5 acre(s). [REF: 04DRB01095] (B-19)

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

Sheran Matson, AICP, DRB Chair  
Development Review Board

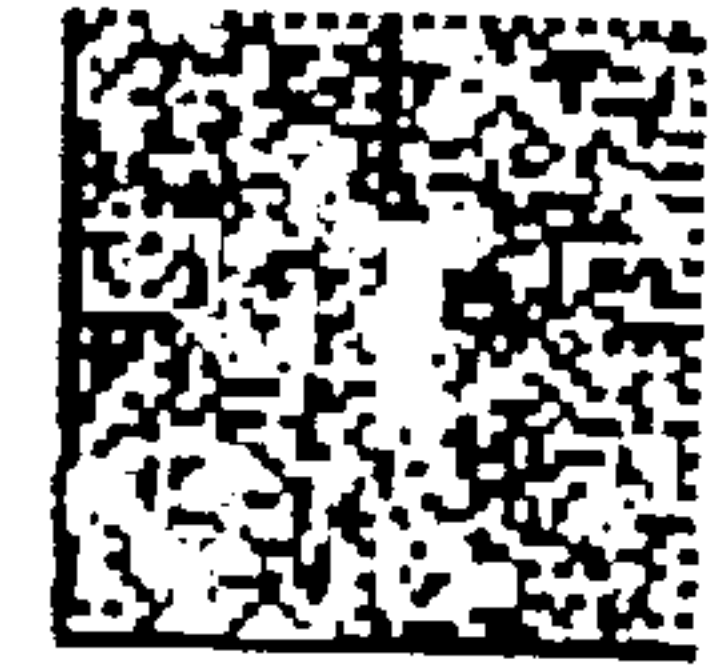
**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 1, 2005.**

# CITY OF ALBUQUERQUE



Planning Department

DRB



UNITED STATES POSTAGE  
02 1A \$ 00.37<sup>0</sup>  
C00-4329277 JUL 28 2005  
MAILED FROM ZIP CODE 87102

101206225638521529

DEREU NICK J & RENEE A  
6145 VIA CORTA DEL  
ALBUQUERQUE NM

DERE145 871202016 1504 13 08/05/05  
FORWARD TIME EXP RTN TO SEND  
DEREU  
6617 NAGOYA RD NE  
RIO RANCHO NM 87144-3512

RETURN TO SENDER

87120+5013-43 R043

P O Box 1293 Albuquerque New Mexico 87103



# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

<b>SUBDIVISION</b>		Supplemental form	
<input checked="" type="checkbox"/> Major Subdivision action	<input type="checkbox"/>	<b>S</b>	<b>Z ZONING &amp; PLANNING</b>
<input type="checkbox"/> Minor Subdivision action	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Annexation
<input type="checkbox"/> Vacation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> County Submittal
<input type="checkbox"/> Variance (Non-Zoning)	<input type="checkbox"/>	<b>V</b>	<input type="checkbox"/> EPC Submittal
<b>SITE DEVELOPMENT PLAN</b>		<input type="checkbox"/>	<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
<input type="checkbox"/> for Subdivision Purposes	<input type="checkbox"/>	<b>P</b>	<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input type="checkbox"/> for Building Permit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> IP Master Development Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Street Name Change (Local & Collector)
<b>STORM DRAINAGE</b>		<b>L A</b>	<b>APPEAL / PROTEST of...</b>
<input type="checkbox"/> Storm Drainage Cost Allocation Plan	<input type="checkbox"/>	<b>D</b>	<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

**APPLICANT INFORMATION:**

NAME: Rio Oeste Development PHONE: 883-1874  
 ADDRESS: P.O. Box 3871 FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87190 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner List all owners: \_\_\_\_\_  
 AGENT (if any): Mark Goodwin & Associates PHONE: 828-2200  
 ADDRESS: P.O. Box 90606 FAX: 797-9359  
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: 2- year extension of SIA

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

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

Lot or Tract No. Tract D & E Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. Taylor Ranch  
 Current Zoning: R-1 Proposed zoning: SAME  
 Zone Atlas page(s): E-12 No. of existing lots: 2 No. of proposed lots: 47  
 Total area of site (acres): 9.9649 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO  
 UPC No. 101206230344310104, 101206230344310103 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Coors Blvd. NW  
 Between: La Orilla NW and Montano Plaza Dr. NW

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1001986

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

SIGNATURE [Signature] DATE 7-21-05  
 (Print) Gregory J. Krenik  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>05 DRB- 01194</u>	<u>ESIA</u>	<u>8(2)</u>	<u>\$ 50.00</u>
<input type="checkbox"/> All fees have been collected	_____	<u>CMP</u>	_____	<u>\$ 20.00</u>
<input type="checkbox"/> All case #s are assigned	_____	<u>REV</u>	_____	<u>\$ 75.00</u>
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	Total
	Hearing date <u>August 17, 2005</u>			\$ _____

[Signature] 7-22-05 Project # 1001986

**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
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- 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
- Signed** Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)

Any original and/or related file numbers are listed on the cover application  
 Preliminary plat approval expires after one year.

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

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

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

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

Amended preliminary plat approval expires after one year.

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

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

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

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.

GREGORY J. KRENIK  
 Applicant name (print)  
[Signature]  
 Applicant signature / date



Form revised 11/04 and JUNE 05

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

Application case numbers  
 OS DRB - -01194

[Signature] 7-22-05  
 Planner signature / date  
**Project # 100 1986**



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

**ORIGINAL**

FIGURE 12

*Clare*

Date Submitted: 1-15-03

Date Site Plan Approved: N/A

Date Preliminary Plat Approved: 2/12/03

Date Preliminary Plat Expires: 2/12/04

DRB Project No.: 1001986

DRB Application No.: 02 DRB 01927

10-10-05

**INFRASTRUCTURE LIST**

**EXHIBIT "A"**

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

**Rio Oeste Subdivision**

**PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**Tract D and E Taylor Ranch**

**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
		26' FF	PAVING Res Paving * 4' Sdwk ( both sides) Curb & Gutter ( both sides)	Zarzuela Ave.	Escoviel St.	Palacio Real	/	/	/
		26' FF	Res Paving * 4' Sdwk ( both sides) Curb & Gutter ( both sides)	Palacio Real	Escoviel St.	Zarzuela Ave.	/	/	/
		26' FF	Res Paving * 4' Sdwk ( both sides) Curb & Gutter ( both sides)	Montcloa Ct.	Zarzuela Ave.	Terminus	/	/	/
		26' FF	Res Paving * 4' Sdwk ( both sides) Curb & Gutter ( both sides)	Escoviel St.	Zarzuela Ave.	Montcloa Ct.	/	/	/
		25' F-F	Res Paving * 4' Sdwk (w side) C & G (both sides)	Escoviel St. N. Stub	Zarzuela Ave.	Terminus	/	/	/
		25' FF	Res Paving * 4' Sdwk (w side) C & G (both sides)	Escoviel St. S. Stub	Montcloa Ct.	Terminus	/	/	/
		25' FF	Res Paving * 4' Sdwk ( n side) C & G (both sides)	Zarzuela Ave.	Palacio Real	Terminus	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>	30' FF	<b>PAVING CONT.</b> Res Paving * 4' sdwk ( both sides) C * G (both sides)	Palacio Real	Via Corta Del Sur	Escoviel St.	/	/	/
<input type="text"/>	<input type="text"/>		* 4' Sidewalk	10' Public Access Easmt.	Zarzuela Ave.	Coors Blvd.	/	/	/
<input type="text"/>	<input type="text"/>		4' Sidewalk	Via Corta Del Sur	N. property line	S. property line	/	/	/
			<i>AS NEEDED FOR BIKE LANE</i> 6' sidewalk SEWER CURB & GUTTER ART PAVEMENT	<i>COORS BLVD</i> <i>COORS BLVD</i>	<i>N. prop. line</i> <i>N. prop. line</i>	<i>S. prop. line</i> <i>S. prop. line</i>			
<input type="text"/>	<input type="text"/>	8"	SAS gravity line	Escoviel St.	Entire Length		/	/	/
<input type="text"/>	<input type="text"/>	8"	SAS gravity line	Zarzuela Ave.	Entire Lenth		/	/	/
<input type="text"/>	<input type="text"/>	8"	SAS gravity line	Palacio Real	Escoviel St.	Zarzuela Ave.	/	/	/
<input type="text"/>	<input type="text"/>	8"	SAS gravity line	Montcloa Ct.	Entire Length		/	/	/
<input type="text"/>	<input type="text"/>	8"	SAS gravity line	20' Public SAS	N. Property Line	Zarzuela Ave.	/	/	/
<input type="text"/>	<input type="text"/>	8"	SAS	Easement North Public SAS	Montcloa Ct.	S. Prop. Line	/	/	/
<input type="text"/>	<input type="text"/>	8"	SAS	Easement South Public SAS and Drainage	Palacio Rael	Montcloa Ct.	/	/	/
<input type="text"/>	<input type="text"/>	8"	SAS	Easement Tract B (see note)	Entire Lenath along Coors Blvd. ROW		/	/	/
		note	20' public SAS easement by Separate document						
			<b>WATERLINE</b>						
<input type="text"/>	<input type="text"/>	8"	PVC Waterline	Escoviel St.	Entire Length		/	/	/
<input type="text"/>	<input type="text"/>	8"	PVC Waterline	Zarzuela Ave.	Entire Length		/	/	/
<input type="text"/>	<input type="text"/>	8"	PVC Waterline	Palacio Real	Entire Length		/	/	/
<input type="text"/>	<input type="text"/>	8"	PVC Waterline	Montcloa Ct.	Entire Length		/	/	/
<input type="text"/>	<input type="text"/>	8"	PVC Waterline	20' Public Waterline	Zarzuela Terminus	Coors Blvd.	/	/	/
			Easement						
			<b>STORM DRAIN</b>						
<input type="text"/>	<input type="text"/>	10'	Concrete Channel	Public SAS and	Entire Length		/	/	/
<input type="text"/>	<input type="text"/>		Detention Pond Enlargement	Drainage Easement North end of exising detention pond			/	/	/



# ORIGINAL

NAME OF PLAT AND/OR SITE PLAN    Reo Oeste Subdivision

SIA Sequence #	COA DRC Project #
[                      ]	[                      ]

Size                      Type of Improvement                      Location                      From                      To

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

**NOTES**

- 1    \* Deferred

---

- 2    Grading and Drainage Certification per DPM including Perimeter Walls as shown on the Grading Plan for Release of SIA and Financial Guarantees. Financial guarantee is not required for this item.

---

- 3    Water infrastructure to included valves, fittings, valveboxes and fire hydrants.

---

- 4    Sanitary sewer to include manholes and service connections.  
Street Lights per DPM

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

Gregory J. Krenik, PE

NAME (print)

Mark Goodwin & Associates, PA

FIRM

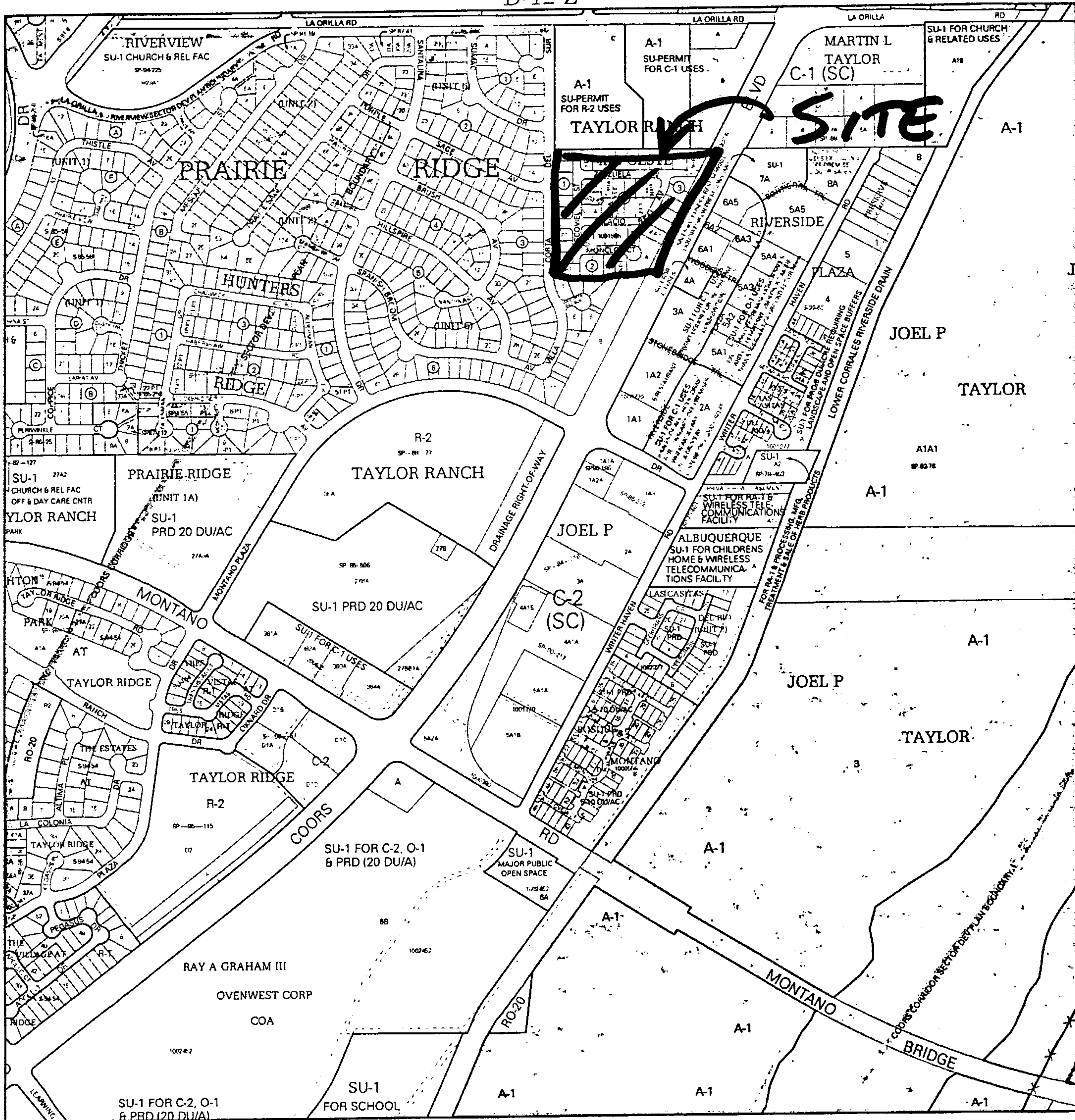
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT  
THE IMPROVEMENTS WITHOUT A DRB  
EXTENSION: 2-12-05

<p style="font-size: 1.5em; font-family: cursive;">Sheran Matson</p> <p style="text-align: right;">2/12/03</p> <p style="text-align: center;">DRB CHAIR - date</p> <hr/> <p style="font-size: 1.5em; font-family: cursive;">R. Dan</p> <p style="text-align: right;">2-12-03</p> <p style="text-align: center;">TRANSPORTATION DEVELOPMENT - date</p> <hr/> <p style="font-size: 1.5em; font-family: cursive;">Robert Lee</p> <p style="text-align: right;">2/12/03</p> <p style="text-align: center;">UTILITY DEVELOPMENT - date</p> <hr/> <p style="font-size: 1.5em; font-family: cursive;">Brad J. Byles</p> <p style="text-align: right;">2-12-03</p> <p style="text-align: center;">CITY ENGINEER - date</p>	<p style="font-size: 1.5em; font-family: cursive;">Christina Sanboval</p> <p style="text-align: right;">2/12/03</p> <p style="text-align: center;">PARKS &amp; GENERAL SERVICES - date <i>Recreation</i></p> <hr/> <p style="text-align: center;">AMAFCA - date</p> <hr/> <p style="text-align: center;">_____ - date</p> <hr/> <p style="text-align: center;">_____ - date</p>
--	---

DESIGN REVIEW COMMITTEE REVISIONS
-----------------------------------

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
A	10-10-05	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

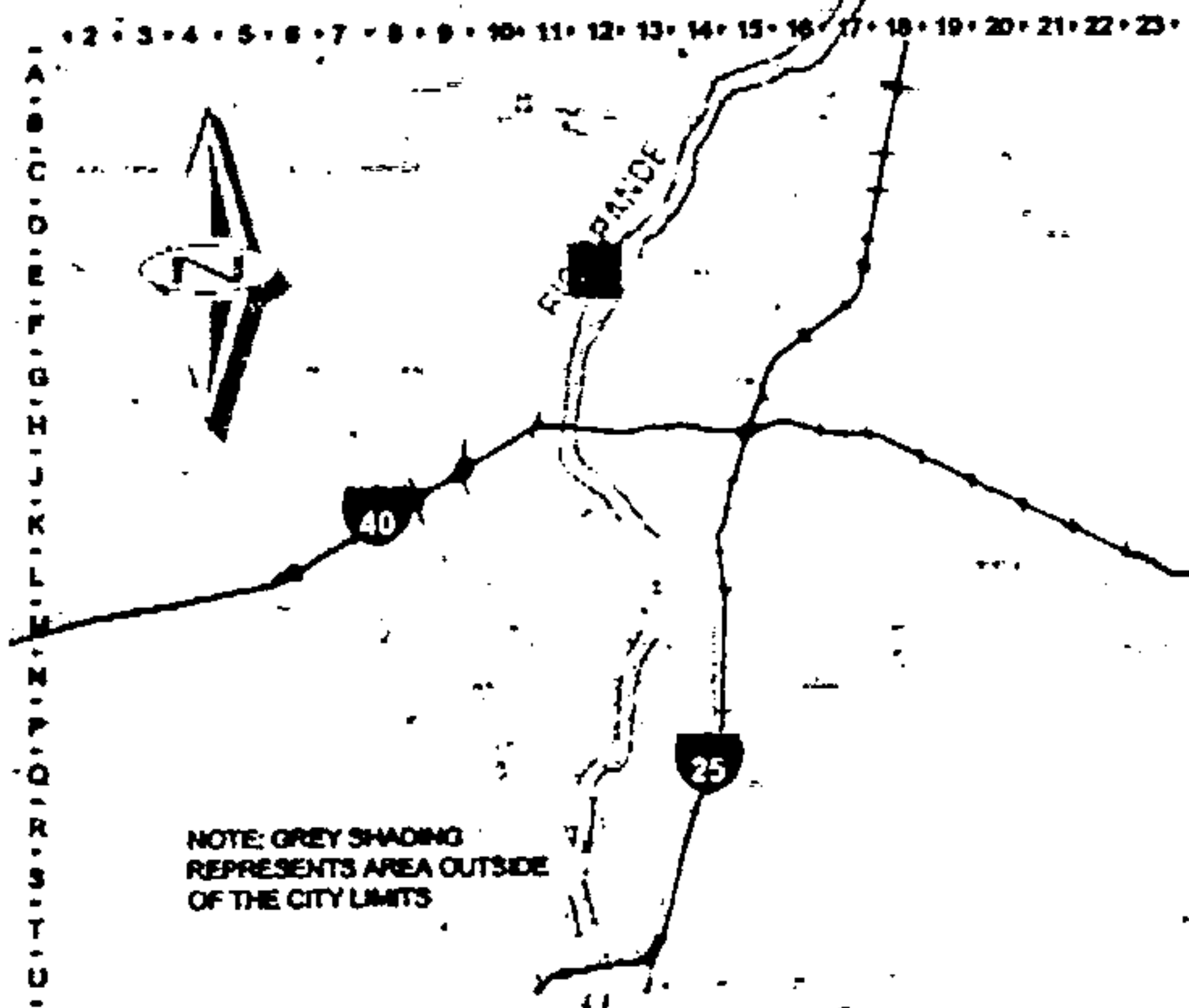
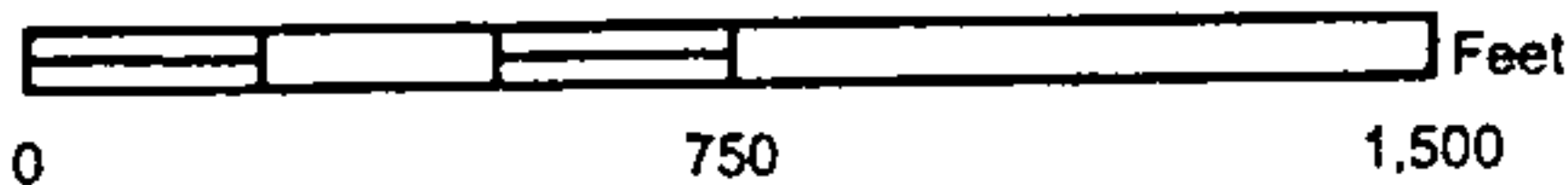


Zone Atlas Page: **E-12-Z**

Map amended through: **Aug 06, 2004**

Selected Symbols

- Unincorporated Areas    X — Grant Boundaries
- Sector Plan Boundaries    ○ — Petroglyph
- Parcel Boundaries        — — H-1 Buffer Zone
- Easement Lines            ~ ~ Arroyos
- Freeway Lanes             — — LDN Noise Level
- Jurisdictional Boundaries +    Airport Clearance Zone
- Westgate Wall             • • Design Overlay Zones
- Escarpment                — —



**CITY OF ALBUQUERQUE**  
**THREE HUNDRED YEARS**  
 1706 • 2006  
**ALBUQUERQUE**  
*Hacienda Historia*  
**AGIS**  
 Albuquerque Geographic Information System  
**PLANNING DEPARTMENT**  
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D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

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

*July 20, 2005*

*Ms. Sheran Matson  
DRB Chair  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103*

**Re: Rio Oeste Subdivision**

*Dear Ms. Matson:*

*On behalf of our client, Rio Oeste, LLC, we are requesting a one-year extension of the SIA because the Coors Blvd improvements have not been completed. The owner is contemplating amending the infrastructure list at a later date.*

*Please contact our office if you have any questions.*

*Sincerely,*

**MARK GOODWIN & ASSOCIATES, PA**



*Gregory Krenik, PE  
Vice President*

GJK/sr





## OFFICIAL NOTICE

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
LAND DEVELOPMENT COORDINATION DIVISION

2-12-2003

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

MARK GOODWIN & ASSOCIATES, PA agent(s) for RIO OESTE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) D & E (to be known as **RIO OESTE SUBDIVISION**, TAYLOR RANCH, zoned R-1, located on COORS BLVD NW, between LA ORILLA NW and MONTANO PLAZA DR NW containing approximately 10 acre(s). [Deferred from 2/5/03] (E-12)

At the February 12 2003, Development Review Board meeting, with the signing of the Infrastructure List dated 2/12/03 and approval of the Grading Plan Engineer Stamp dated 1/23/03 the Preliminary Plat was approved.

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

A sidewalk variance from the design standards was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by February 27, 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.)

Sheran Matson, AICP, DRB Chair

Cc: Rio Oeste Development, P.O. Box 3871, 87190  
Mark Goodwin & Associates, P.O. Box 90606, 87199  
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg.  
File



# ORIGINAL

INFRASTRUCTURE LIST

Date Submitted: \_\_\_\_\_  
 Date Site Plan Approved: N/A  
 Date Preliminary Plat Approved: 2/12/03  
 Date Preliminary Plat Expires: 2/12/04  
 DRB Project No.: 1001986  
 DRB Application No.: 02 DRB 01927

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

Rio Oeste Subdivision

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract D and E Taylor Ranch

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
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			4' Sidewalk	Via Corta Del Sur	N. property line	S. property line	/	/	/
			<i>AS NEEDED FOR BIKE LANE</i> 6' sidewalk SEWER CURB & GUTTER ART PAVEMENT	<i>COORS BLVD</i>	<i>N. prop. line</i>	<i>S. prop. line</i>	/	/	/
		8"	SAS gravity line	Escoviel St.	Entire Length		/	/	/
		8"	SAS gravity line	Zarzuela Ave.	Entire Length		/	/	/
		8"	SAS gravity line	Palacio Real	Escoviel St.	Zarzuela Ave.	/	/	/
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		8"	SAS gravity line	20' Public SAS	N. Property Line	Zarzuela Ave.	/	/	/
		8"	SAS	Easement North Public SAS	Montcloa Ct.	S. Prop. Line	/	/	/
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		8"	SAS	Easement Tract B (see note)	Entire Length along Coors Blvd. ROW		/	/	/
		note	20' public SAS easement by Separate document						
			<b>WATERLINE</b>						
		8"	PVC Waterline	Escoviel St.	Entire Length		/	/	/
		8"	PVC Waterline	Zarzuela Ave.	Entire Length		/	/	/
		8"	PVC Waterline	Palacio Real	Entire Length		/	/	/
		8"	PVC Waterline	Montcloa Ct.	Entire Length		/	/	/
		8"	PVC Waterline	20' Public Waterline Easement	Zarzuela Terminus	Coors Blvd.	/	/	/
			<b>STORM DRAIN</b>						
		10'	Concrete Channel	Public SAS and Drainage Easement	Entire Length		/	/	/
			Detention Pond Enlargement	North end of existing detention pond			/	/	/

NAME OF PLAT AND/OR SITE PLAN    Reo Oeste Subdivision

SIA Sequence #	COA DRC Project #

Size                      Type of Improvement                      Location                      From                      To

Private Inspector	City Inspector	City Cnst Engineer

**NOTES**

- 1    \* Deferred
- 2    Grading and Drainage Certification per DPM including Perimeter Walls as shown on the Grading Plan for Release of SIA and Financial Guarantees. Financial guarantee is not required for this item.
- 3    Water infrastructure to include valves, fittings, valveboxes and fire hydrants.
- 4    Sanitary sewer to include manholes and service connections.  
Street Lights per DPM

<b>AGENT / OWNER</b>	<b>DEVELOPMENT REVIEW BOARD MEMBER APPROVALS</b>
----------------------	--

Gregory J. Krenik, PE

NAME (print)

Mark Goodwin & Associates, PA

FIRM

1-15-03  
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT  
THE IMPROVEMENTS WITHOUT A DRB  
EXTENSION: 2-12-05

<p> <u>2/12/03</u> DRB CHAIR - date</p> <p> <u>2-12-03</u> TRANSPORTATION DEVELOPMENT - date</p> <p> <u>2/12/03</u> UTILITY DEVELOPMENT - date</p> <p> <u>2-12-03</u> CITY ENGINEER - date</p>	<p> <u>2/12/03</u> PARKS &amp; GENERAL SERVICES - date <i>Recreation</i></p> <p>_____ - date</p> <p>_____ - date</p> <p>_____ - date</p>
--	--

<b>DESIGN REVIEW COMMITTEE REVISIONS</b>
--

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



# PRELIMINARY PLAT

## RIO OESTE SUBDIVISION

WITHIN  
SECTION 25  
TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM  
ALBUQUERQUE, NEW MEXICO  
BERNALILLO COUNTY, NEW MEXICO  
NOVEMBER, 2002

### SUBDIVISION DATA

GROSS ACREAGE ..... 9.9649 AC  
ZONE ATLAS NO. .... E-12-Z  
NO. OF EXISTING TRACTS ..... 2 TRACTS  
NO. OF LOTS CREATED ..... 47 LOTS  
NO. OF TRACTS CREATED ..... 0 TRACT  
NO. OF TRACTS ELIMINATED ..... 2 TRACT  
DATE OF SURVEY ..... JULY 2002  
ZONING ..... R-1

### OWNERS

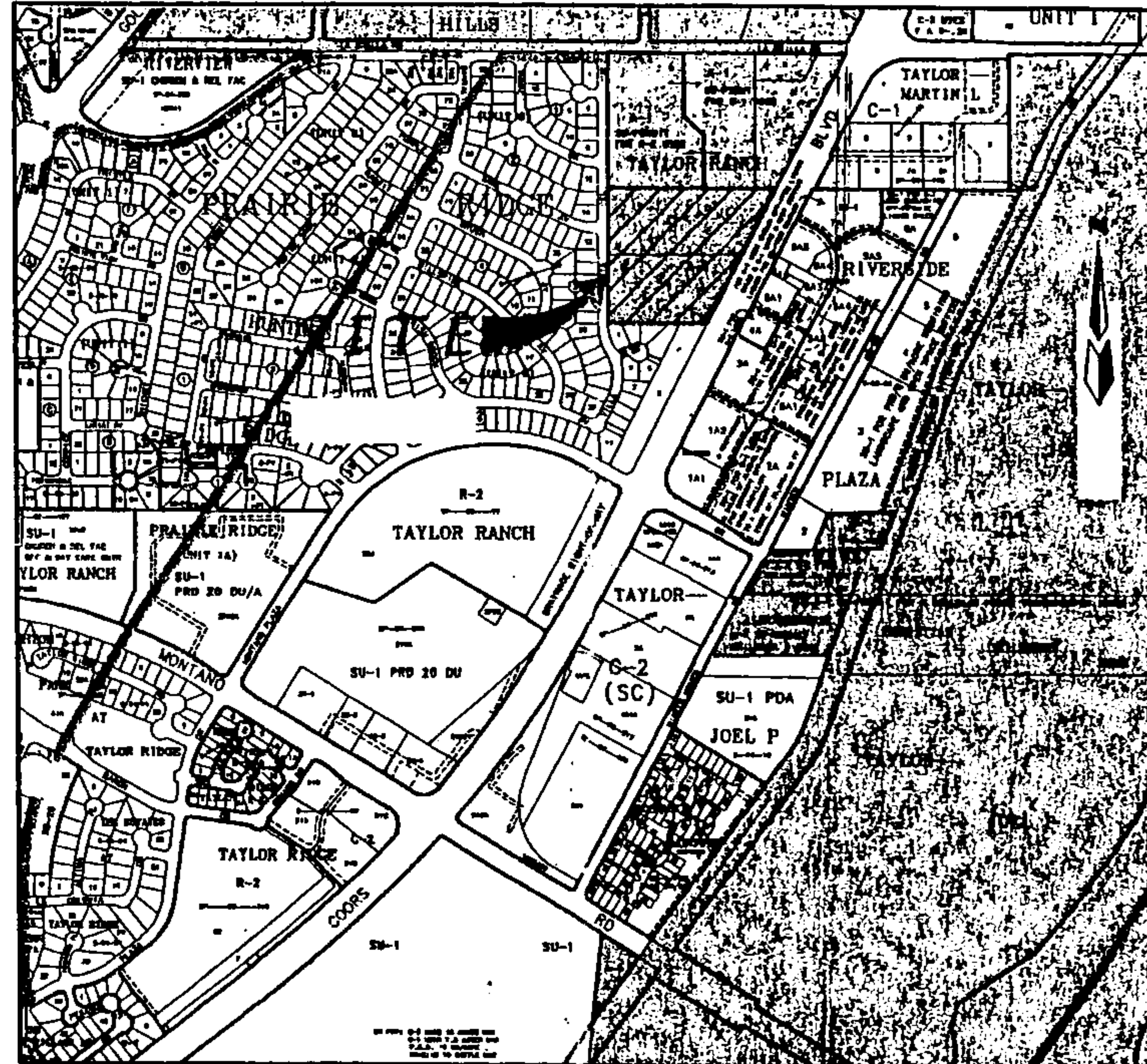
RIO OESTE DEVELOPMENT, LLC  
P.O. BOX 3871  
ALBUQUERQUE, N.M. 87190  
(505) 883-1874

### ENGINEERS

D. MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS  
P.O. BOX 90606  
ALBUQUERQUE, NEW MEXICO 87199  
(505) 828-2200

### SURVEYOR

ALDRICH LAND SURVEY  
P.O. BOX 30701  
ALBUQUERQUE, N.M. 87190-0701  
(505) 884-1990



LOCATION MAP  
NOT TO SCALE

### PURPOSE OF PLAT

1. SUBDIVIDE TWO TRACTS INTO 47 RESIDENTIAL LOTS.
2. DEDICATED RIGHT-OF-WAY AS SHOWN
3. GRANT NEW EASEMENTS AS SHOWN

### LEGAL DESCRIPTION

A tract of land situate within Section 25, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico being all of TRACT D and E, TAYLOR RANCH 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 June 1, 1982 in Volume C19, Folio 160 and containing 9.9649 acres more or less.

### NOTES

1. UNLESS OTHERWISE NOTED ALL POINTS ARE "SET 5/8" REBAR WITH CAP "ALS LS 7719".
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS ▲, WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:  
"CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"  
"DO NOT DISTURB"  
"PLS # 7719".
3. BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5. ALL DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

APPROVED FOR MONUMENTATION AND STREET NAMES

*[Signature]*

City Surveyor, City of Albuquerque, N.M.

12-6-02

Date

Owner: RIO OESTE DEVELOPMENT, LLC

*[Signature]*

Ron Brown, Managing Member

11/11/02

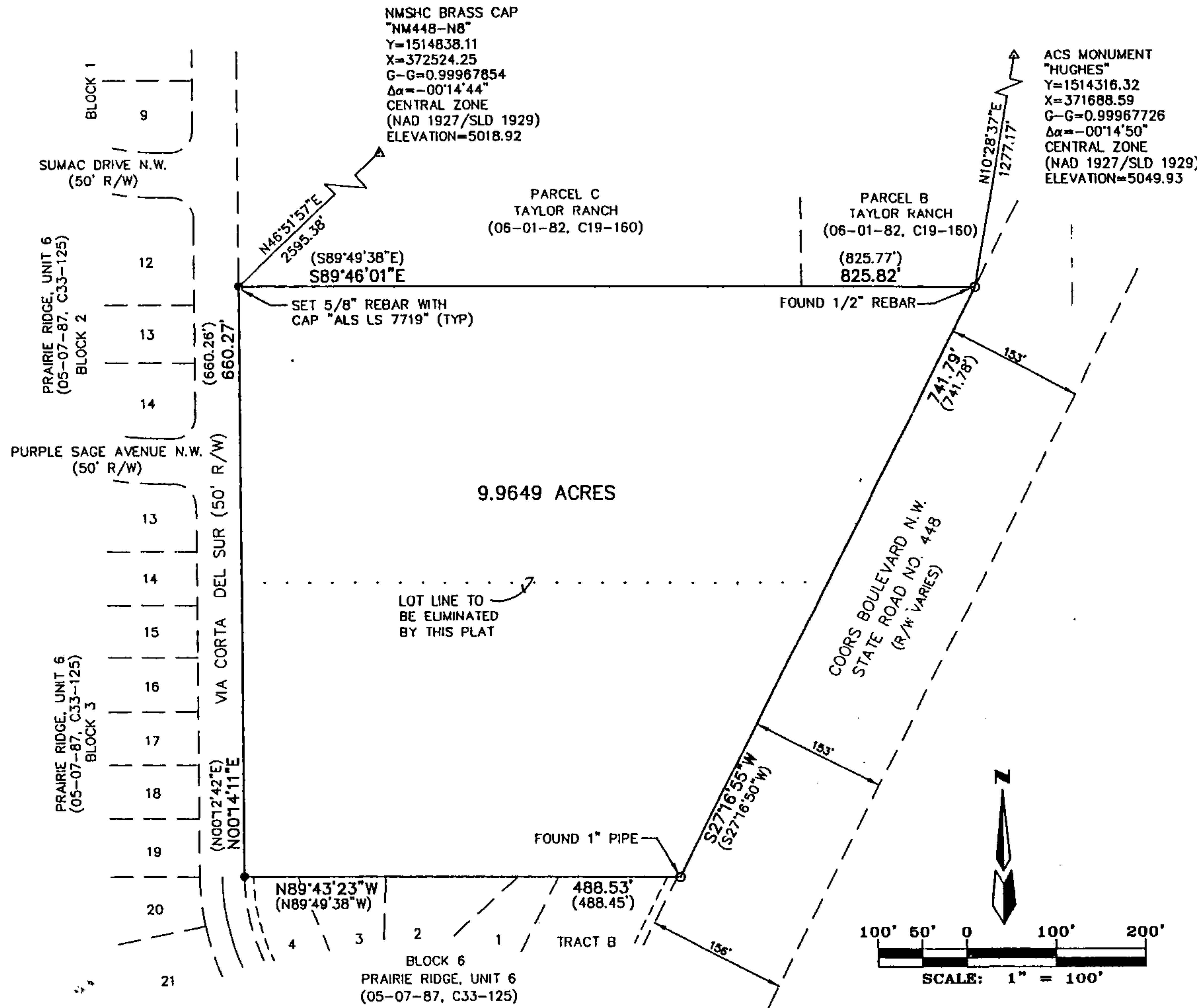
DATE

Dwg: PPSHT1.dwg	Drawn: RICHARD	Checked: ALS	Sheet 1 of 3
Scale: As Shown	Date: 11/11/02	Job: A02061	



**PRELIMINARY PLAT FOR  
RIO OESTE SUBDIVISION  
SUBDIVISION**

WITHIN  
SECTION 25  
TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
NOVEMBER, 2002



**DESCRIPTION**

A tract of land situate within Section 25, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico being all of TRACT D and E, TAYLOR RANCH 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 June 1, 1982 in Volume C19, Folio 160 and being more particularly described as follows:

BEGINNING at the northeast corner of the herein described tract, said point being common with the southeast corner of PARCEL B, TAYLOR RANCH 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 June 1, 1982 in Volume C19, Folio 160 and further being on the westerly right-of-way line of Coors Boulevard N.W. from whence the Albuquerque Control Survey Monument "HUGHES" bears N 10°28'37" E, 1277.17 feet;

THENCE along said westerly right-of-way line S 27°16'55" W, 741.79 feet to the southeast corner;

THENCE leaving said westerly right-of-way line N 89°43'23" W, 488.53 feet along a line common with the north line of TRACT B and LOTS 1 THRU 4, BLOCK 6, PRAIRIE RIDGE, UNIT 6 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 May 7, 1987 in Volume C33, Folio 125 to the southwest corner, said point being common with the northwest corner of said LOT 4 and further being on the east right-of-way line of Via Corta Del Sur;

THENCE along said east right-of-way line N 00°14'11" E, 660.27 feet to the northwest corner, said point being common with the southwest corner of PARCEL C, TAYLOR RANCH 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 June 1, 1982 in Volume C19, Folio 160;

THENCE leaving said east right-of-way line S 89°46'01" E, 825.82 feet along a line common with the south line of said PARCEL C and said PARCEL B to the point of beginning and containing 9.9649 acres more or less.

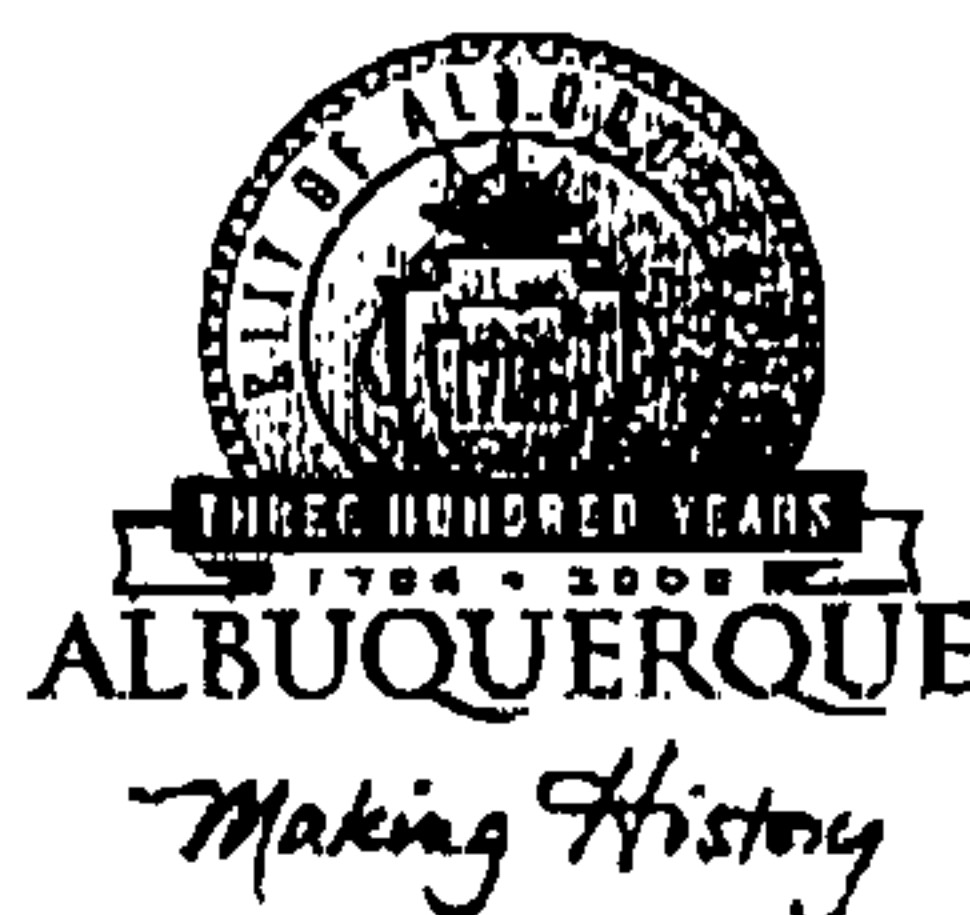
**NOTES:**

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and Distances in parenthesis are record.
- Basis of boundary are the following plats and documents of record entitled:  
 PLAT FOR "TAYLOR RANCH", (06-01-82, C19-160)  
 PLAT FOR "PRAIRIE RIDGE", (05-07-87, C33-125)  
 records of Bernalillo County, New Mexico.
- Date of Survey: June, 2002.
- Title Report: None provided.
- Address of Property: None provided.
- Utility Council Location System Log No.: 2002262421

Dwg: PPS11T2.dwg	Drawn: RICHARD	Checked: ALS	Sheet 2 of 3.
Scale: 1"=100'	Date: 11/08/02	Job: A02061	







## 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.

July 21, 2005

Whitney L Phillips, Mark Goodwin & Associates, PA  
P.O. Box 90605 / 87199  
Phone: 828-2200 / Fax: 797-9539

Dear James:

Thank you for your inquiry of July 21, 2005 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACTS D AND E, TAYLOR RANCH**, zone map **E-12**.

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

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

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested**, before the Planning Department will accept your application filing. **IMPORTANT!** Failure of adequate notification may result in your **Application Hearing being deferred for 30 days**. If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

  
\_\_\_\_\_  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

## **"Attachment A"**

**Whitney L Phillips, Mark Goodwin & Associates, PA**  
**P.O. Box 90605 / 87199 828-2200 / fax – 797-9539**  
**Zone Map: E-12**  
**Date: July 21, 2005**

### **TAYLOR RANCH N.A. (TRN) "R"**

Bill Jack Rodgers  
8308 Cedar Creek Dr. NW/87120 897-9737 (h)  
Jolene Wolfley  
6804 Staghorn Dr. NW/87120 890-9414 (h)

### **COORS TRAIL N.A. (CRT) "R"**

**\*Alexandra Ostwald**  
6423 Bosque Meadows NW/87120 898-1915 (h)  
Janet Laros  
2924 River Willow Tr. NW/87120 890-0657 (h)

**ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY O-92,**  
you are most welcomed to notify the following "*Unrecognized*"  
neighborhood associations of this project.

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



# NOTICE TO APPLICANTS

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

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

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

\*\*\*\*\*

*(Below this line for ONC use only)*

Date of Inquiry: 7/21/05 Time Entered: 11:20am ONC Rep. Initials: SW

## Information from the Office of Neighborhood Coordination (ONC)

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.

- [ ] ONC's "Official" Letter to the applicant and "Attachment A" (*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.
- [ ] Copies of Letters to Neighborhood Associations (*if there are associations*). A copy must be submitted with application packet.
- [ ] 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](mailto:swinklepleck@cabq.gov).

Thank you for your cooperation on this matter.

Stephani Winklepleck  
Neighborhood Program Coordinator  
COA/Planning/ONC



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

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

July 21, 2005

Mr. Bill Jack Rodgers  
Taylor Ranch Neighborhood Association  
8308 Cedar Creek Dr.  
Albuquerque, NM 87120

Ms. Jolene Wolfley  
Taylor Ranch Neighborhood Association  
6804 Staghorn Dr. NW  
Albuquerque, NM 87120

**Re: Rio Oeste Subdivision**

Dear Mr. Rodgers and Ms. Wolfley:

Enclosed please find a copy of the DRB Application for the SIA extension for the referenced project. The anticipated date to be heard is August 17, 2005. Please contact Gregory J. Krenik of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Whitney L. Phillips  
Administrative Assistant

Enclosure



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

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

July 21, 2005

Ms. Janet Laros  
Coors Trail Neighborhood Association  
2924 River Willow Tr. NW  
Albuquerque, NM 87120

Ms. Alexandra Ostwald  
Coors Trail Neighborhood Association  
6423 Bosque Meadows NW  
Albuquerque, NM 87120

**Re: Rio Oeste Subdivision**

Dear Ms. Laros and Ms. Ostwald:

Enclosed please find a copy of the DRB Application for the SIA extension for the referenced project. The anticipated date to be heard is August 17, 2005. Please contact Gregory J. Krenik of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

  
Whitney L. Phillips  
Administrative Assistant

Enclosure



7002 3150 0000 5092 4457

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Postage	\$ 0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42

UNIT ID: 0109  
 Postmark  
**JUL 22 2005**  
 Clerk: KFK63D  
 07/22/05

Sent To *Mr. Bill Jack Progers - Taylor Ranch N.A.*  
 Street, Apt. No.,  
 or PO Box No. *8308 Cedar Creek Dr.*  
 City, State, ZIP+4  
*Albuquerque, NM 87120*  
 PS Form 3800, June 2002 See Reverse for Instructions

7002 3150 0000 5092 4464

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Postage	\$ 0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42

UNIT ID: 0109  
 Postmark  
**JUL 22 2005**  
 Clerk: KFK63D  
 07/22/05

Sent To *Ms. Jolene Wolff - Taylor Ranch N.A.*  
 Street, Apt. No.,  
 or PO Box No. *6804 Staghorn Dr. NW*  
 City, State, ZIP+4  
*Albuquerque, NM 87120*  
 PS Form 3800, June 2002 See Reverse for Instructions

7002 3150 0000 5092 4488

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Postage	\$ 0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42

UNIT ID: 0109  
 Postmark  
 Here  
**JUL 22 2005**  
 Clerk: KFK63D  
 07/22/05

Sent To *Ms. Alexandra Oswald - Coors Trail N.A.*  
 Street, Apt. No.,  
 or PO Box No. *6423 Bozore Meadows NW*  
 City, State, ZIP+4  
*Albuquerque, NM 87120*  
 PS Form 3800, June 2002 See Reverse for Instructions

7002 3150 0000 5092 4474

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Postage	\$ 0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42

UNIT ID: 0109  
 Postmark  
 Here  
**JUL 22 2005**  
 Clerk: KFK63D  
 07/22/05

Sent To *Ms. Janet Coors - Coors Trail N.A.*  
 Street, Apt. No.,  
 or PO Box No. *2924 River Willow Tr. NW*  
 City, State, ZIP+4  
*Albuquerque, NM 87120*  
 PS Form 3800, June 2002 See Reverse for Instructions



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

**PAID RECEIPT**

APPLICANT NAME

Rio Oeste Development

AGENT

Mark Goodwin : Associates

ADDRESS

P.O. Box 90606

PROJECT & APP #

1001986 /

PROJECT NAME

Taylor Ranch Tract D: E

City Of Albuquerque  
Treasury Division

7/22/2005 10:10AM LOC: ANNX  
RECEIPT# 00046534 WSH 007 TRANSH 0010  
Account 441006 Fund 0110 TRSLJS  
Activity 4983000  
Trans Amt \$145.00  
J24 Misc 00

Thank You

\$ 20.00 441032/3424000 Conflict Management Fee

\$ 50.00 441006/4983000 DRB Actions

\$            441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ 75.00 441018/4971000 Public Notification

\$            441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*

- ( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit
- ( ) Letter of Map Revision ( ) Conditional Letter of Map Revision
- ( ) Traffic Impact Study

\$ 145.00 TOTAL AMOUNT DUE

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

7/22/2005  
RECEIPT# 00046534 WSH 007  
Account 441006  
Activity 4983000  
Trans Amt \$145.00  
J24 Misc 00  
CK  
CHANGE

**BROWN & ASSOCIATES, INC.**

P.O. BOX 3671  
ALBUQUERQUE, NM 87190

City of Albuquerque 95-654-1070  
DATE 07/21/05

PAY TO THE ORDER OF City of Albuquerque

\$ 145.00

One hundred forty five & 00/100 \*\*\*\*\*

**NEW MEXICO**  
BANK & TRUST  
P.O. Box 1048  
Albuquerque, NM 87103  
505-830-8100

FOR Rio Oeste Subdivision/DRB application fee

Activity 3424000  
Trans J24 n  
00  
*Ronald K...*

⑈003406⑈ ⑆10700654⑆ ⑆101034⑈







# 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 August 2, 2005 To August 17, 2005

#### 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.

Louaine Vollmer 7/22/05  
(Applicant or Agent) (Date)

I issued 1 signs for this application, 7/22/05 Andrew J. Prineas  
(Date) (Staff Member)

DRB PROJECT NUMBER: 1001986



# A City of Albuquerque



## DEVELOPMENT PLAN REVIEW APPLICATION

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

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

**APPLICANT INFORMATION:**

NAME: <u>Rio Oeste Development</u>	PHONE: <u>883-1874</u>
ADDRESS: <u>P.O. Box 3871</u>	FAX:
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87190</u>	E-MAIL:
Proprietary interest in site: <u>Owner</u>	
AGENT (if any): <u>Mark Goodwin &amp; Associates</u>	PHONE: <u>828-2200</u>
ADDRESS: <u>P.O. Box 90606</u>	FAX: <u>797-9539</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87199</u>	E-MAIL: <u>dmg@swcp.com</u>

**DESCRIPTION OF REQUEST:** Final Plat Approval

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

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

Lot or Tract No. Tract D & E Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv. / Addn. Taylor Ranch

Current Zoning: R-1 Proposed zoning: Same

Zone Atlas page(s): E-12 No. of existing lots: 2 No. of proposed lots: 47

Total area of site (acres): 9.9649 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. 101206230344310104, 101206230344310103 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: Coors Boulevard and Montano Plaza Dr  
Between: La Orilla

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): 1001986

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

SIGNATURE [Signature] DATE 11-20-03

(Print) Gregory J. Krenik, PE  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 10/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03 DRB-02001</u>	<u>FP</u>		\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected				\$ _____
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>DEC 3 2003</u>			Total <u>0</u>

[Signature] 11/25/03  
Planner signature / date

Project # 1001986

**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 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.

GREGORY J. KRENK  
Applicant name (print)

[Signature]  
Applicant signature / date

Form revised February 2005



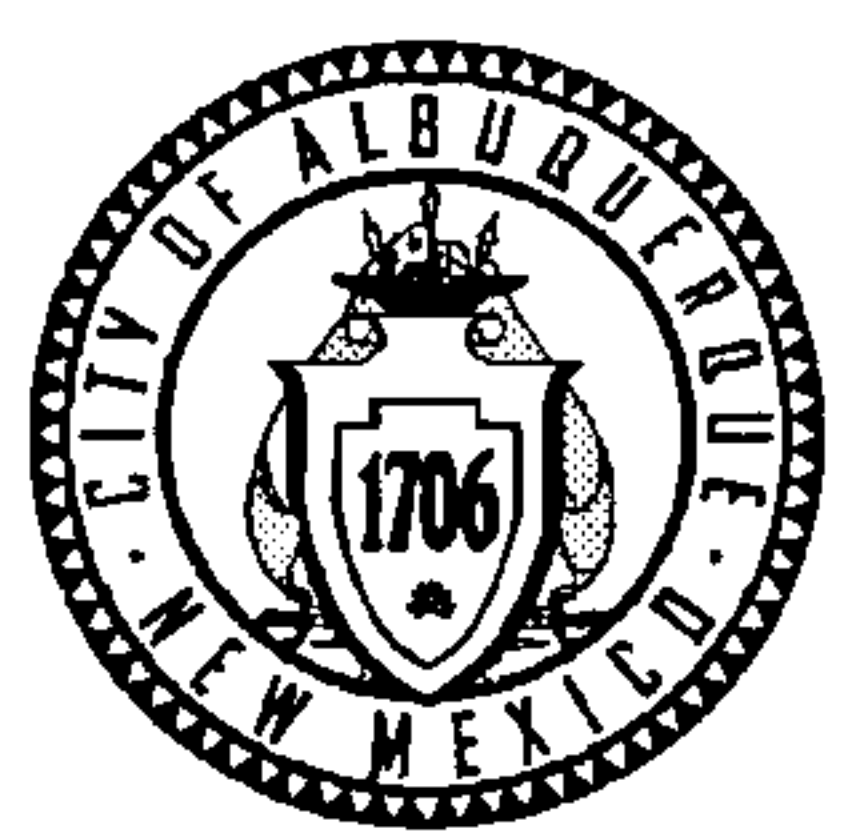
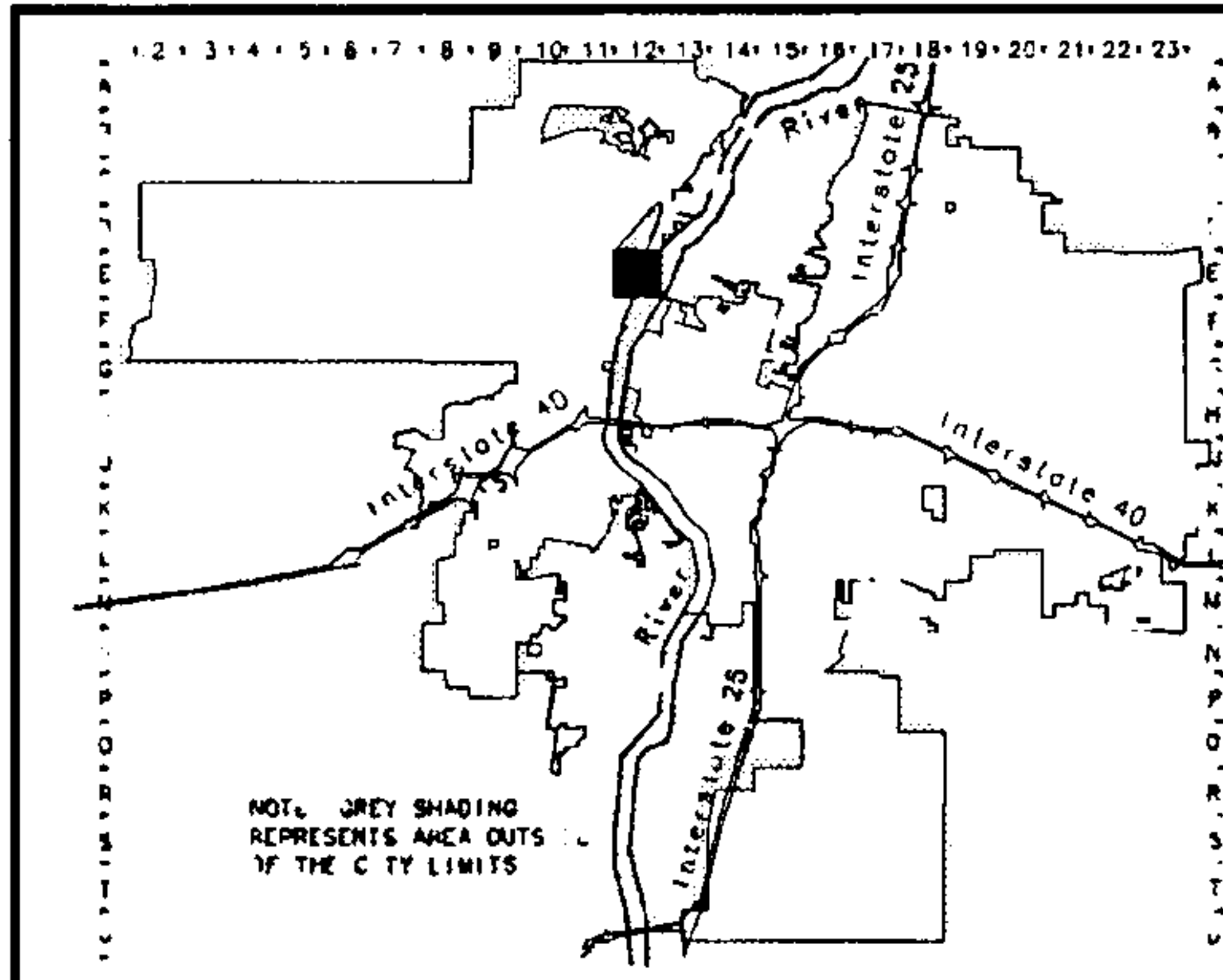
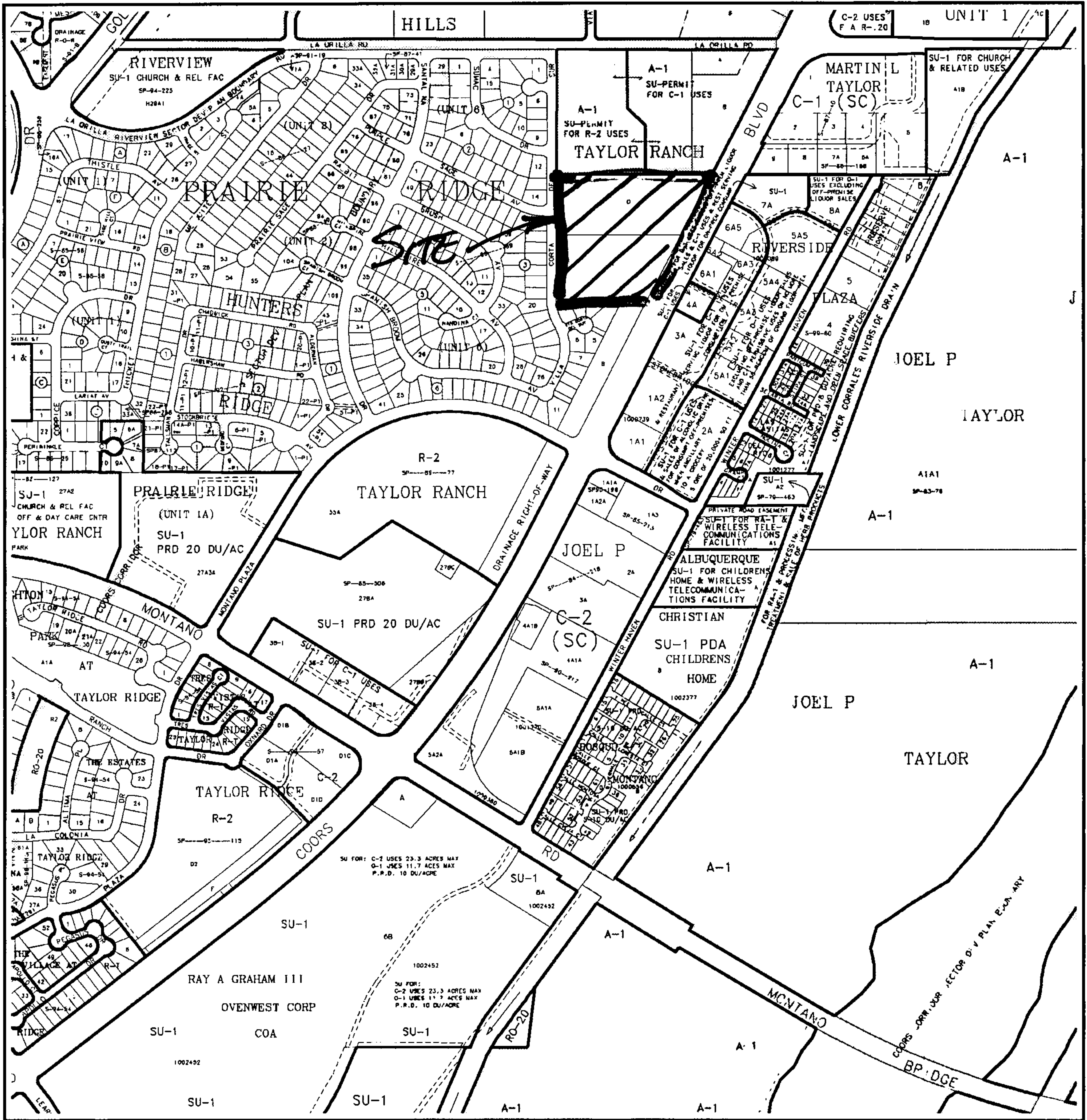
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
03DRB      -02001  
 \_\_\_\_\_  
 \_\_\_\_\_

[Signature] 11/25/03  
 Planner signature / date

**Project #** 1001986





**A**lbuquerque **G**eographic **I**nformation **S**ystem  
**PLANNING DEPARTMENT**

© Copyright 2003

**Zone Atlas Page**

**E-12-Z**

Map Amended through November 01, 2003





FYI

DELIVERED TODAY

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

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

LETTER OF TRANSMITTAL

TO: A.G.I.S.  
ATTN: Neal Weinberg  
RIO OESTE SUBDIVISION  
Project: 1001986

DATE: November 20, 2003

We are sending:

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

For your approval

For your records

As you requested

For your comments

Received \_\_\_\_\_

From: Richard D. Quintana

# Rio Oeste Homeowner's Association, Inc.

P.O. Box 3671 Albuquerque, NM 87190 (505)883-1674

November 25, 2003

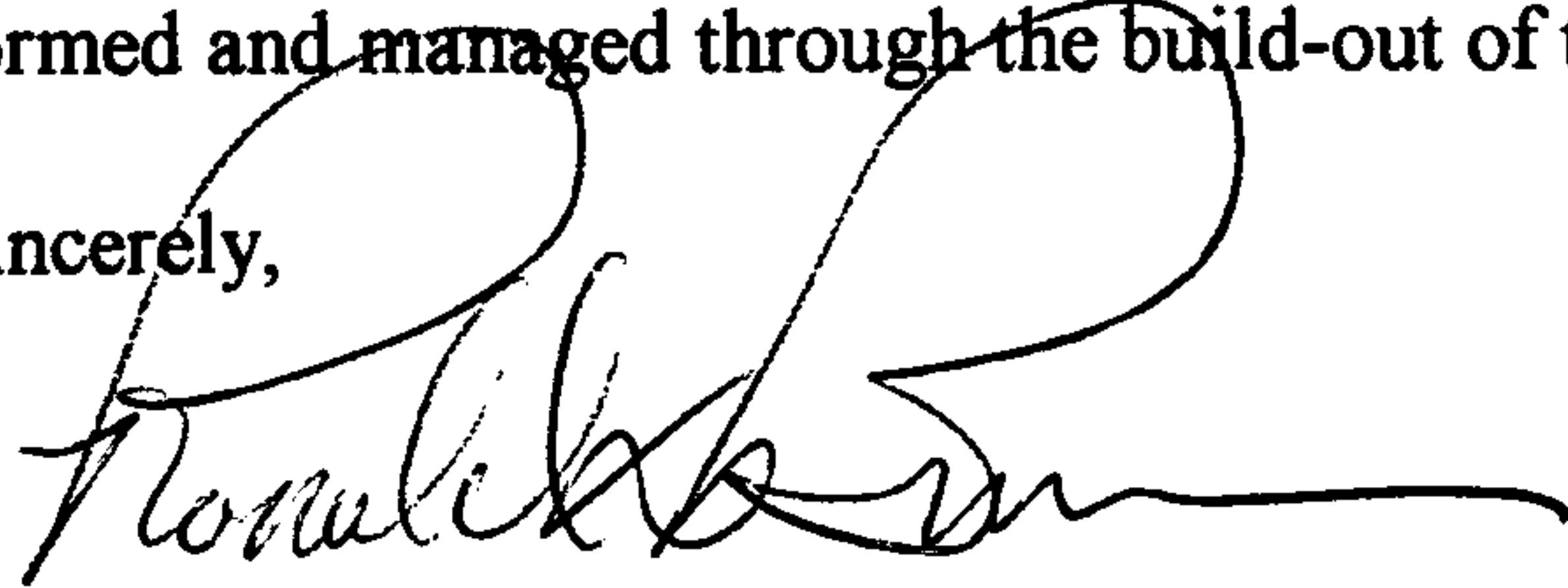
Sheran Matson, DRB Chair  
City of Albuquerque

Dear Chair Matson:

The landscaping for Rio Oeste Subdivision will be maintained by the Rio Oeste Homeowner's Association, Inc.

This common landscaping design and maintenance requirement will be similar to the Homeowner's Associations for Seven Bar North HOA and Vista del Norte HOA, both of which I formed and managed through the build-out of those communities.

Sincerely,



Ronald D. Brown, President  
Rio Oeste Homeowner's Association, Inc.

**ORIGINAL**

**INFRASTRUCTURE LIST**

Date Submitted: \_\_\_\_\_  
 Date Site Plan Approved: N/A  
 Date Preliminary Plat Approved: 2/12/03  
 Date Preliminary Plat Expires: 2/12/04  
 DRB Project No.: 1001986  
 DRB Application No.: 02 DRB 01927

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

**Rio Oeste Subdivision**

**PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**Tract D and E Taylor Ranch**

**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>	26' FF	<b>PAVING</b> Res Paving * 4' Sdwk ( both sides) Curb & Gutter ( both sides)	Zarzuela Ave.	Escoviel St.	Palacio Real	/	/	/
<input type="text"/>	<input type="text"/>	26' FF	Res Paving * 4' Sdwk ( both sides) Curb & Gutter ( both sides)	Palacio Real	Escoviel St.	Zarzuela Ave.	/	/	/
<input type="text"/>	<input type="text"/>	26' FF	Res Paving * 4' Sdwk ( both sides) Curb & Gutter ( both sides)	Montcloa Ct.	Zarzuela Ave.	Terminus	/	/	/
<input type="text"/>	<input type="text"/>	26' FF	Res Paving * 4' Sdwk ( both sides) Curb & Gutter ( both sides)	Escoviel St.	Zarzuela Ave.	Montcloa Ct.	/	/	/
<input type="text"/>	<input type="text"/>	25' F-F	Res Paving * 4' Sdwk (w side) C & G (both sides)	Escoviel St. N. Stub	Zarzuela Ave.	Terminus	/	/	/
<input type="text"/>	<input type="text"/>	25' FF	Res Paving * 4' Sdwk (w side) C & G (both sides)	Escoviel St. S. Stub	Montcloa Ct.	Terminus	/	/	/
<input type="text"/>	<input type="text"/>	25' FF	Res Paving * 4' Sdwk ( n side) C & G (both sides)	Zarzuela Ave.	Palacio Real	Terminus	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		30' FF	<b>PAVING CONT.</b> Res Paving * 4' sdwk ( both sides) C * G (both sides)	Palacio Real	Via Corta Del Sur	Escoviel St.	/	/	/
			* 4' Sidewalk	10' Public Access Easmt.	Zarzuela Ave.	Coors Blvd.	/	/	/
			4' Sidewalk	Via Corta Del Sur	N. property line	S. property line	/	/	/
			<i>AS NEEDED FOR BIKE LANE</i> 6' sidewalk SEWER CURB & GUTTER ART PAVEMENT	<b>COORS BLVD</b>	<i>N. prop. line</i>	<i>S. prop. line</i>	/	/	/
		8"	SAS gravity line	Escoviel St.	Entire Length		/	/	/
		8"	SAS gravity line	Zarzuela Ave.	Entire Lengh		/	/	/
		8"	SAS gravity line	Palacio Real	Escoviel St.	Zarzuela Ave.	/	/	/
		8"	SAS gravity line	Montcloa Ct.	Entire Length		/	/	/
		8"	SAS gravity line	20' Public SAS	N. Property Line	Zarzuela Ave.	/	/	/
		8"	SAS	Easement North Public SAS	Montcloa Ct.	S. Prop. Line	/	/	/
		8"	SAS	Easement South Public SAS and Drainage	Palacio Rael	Montcloa Ct.	/	/	/
		8"	SAS	Easement Tract B ( see note)	Entire Lenath along Coors Blvd. ROW		/	/	/
		note	20' public SAS easement by Separate document						
			<b>WATERLINE</b>						
		8"	PVC Waterline	Escoviel St.	Entire Length		/	/	/
		8"	PVC Waterline	Zarzuela Ave.	Entire Length		/	/	/
		8"	PVC Waterline	Palacio Real	Entire Length		/	/	/
		8"	PVC Waterline	Montcloa Ct.	Entire Length		/	/	/
		8"	PVC Waterline	20' Public Waterline	Zarzuela Terminus	Coors Blvd.	/	/	/
				Easement					
			<b>STORM DRAIN</b>						
		10'	Concrete Channel	Public SAS and Drainage Easement	Entire Length		/	/	/
			Detention Pond Enlargement	North end of exisinga detention pond			/	/	/



NAME OF PLAT AND/OR SITE PLAN      Reo Oeste Subdivision

SIA Sequence #	COA DRC Project #

Size      Type of Improvement      Location      From      To

Private Inspector	City Inspector	City Cnst Engineer
1	1	1

**NOTES**

- 1      \* Deferred
- 2      Grading and Drainage Certification per DPM including Perimeter Walls as shown on the Grading Plan for Release of SIA and Financial Guarantees. Financial guarantee is not required for this item.
- 3      Water infrastructure to include valves, fittings, valveboxes and fire hydrants.
- 4      Sanitary sewer to include manholes and service connections.  
Street Lights per DPM

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

**AGENT / OWNER**

Gregory J. Krenik, PE

NAME (print)

Mark Goodwin & Associates, PA

FIRM

*[Signature]*  
1-15-03  
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT  
THE IMPROVEMENTS WITHOUT A DRB  
EXTENSION: 2-12-05

*[Signature]* 2/12/03      *[Signature]* 2/12/03  
DRB CHAIR - date      PARKS & GENERAL SERVICES - date  
*[Signature]*

*[Signature]* 2-12-03  
TRANSPORTATION DEVELOPMENT - date

*[Signature]* 2/12/03  
UTILITY DEVELOPMENT - date

*[Signature]* 2-12-03  
CITY ENGINEER - date

AMAFCA - date

- date

- date

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

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

FIGURE 12

Date Submitted: 12-17-02  
Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: \_\_\_\_\_  
Date Preliminary Plat Expires: \_\_\_\_\_  
DRB Project No.: 1001986  
DRB Application No.: \_\_\_\_\_

**ORIGINAL**

INFRASTRUCTURE LIST

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

Rio Oeste Subdivision

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract D and E Taylor Ranch

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>	26' FF	<b>PAVING</b> Res Paving * 4' Sdwk ( both sides) Curb & Gutter ( both sides)	Zarzuela Ave.	Escoviel St.	Palacio Real	/	/	/
<input type="text"/>	<input type="text"/>	26' FF	Res Paving * 4' Sdwk ( both sides) Curb & Gutter ( both sides)	Palacio Real	Escoviel St.	Zarzuela Ave.	/	/	/
<input type="text"/>	<input type="text"/>	26' FF	Res Paving * 4' Sdwk ( both sides) Curb & Gutter ( both sides)	Montcloa Ct.	Zarzuela Ave.	Terminus	/	/	/
<input type="text"/>	<input type="text"/>	26' FF	Res Paving * 4' Sdwk ( both sides) Curb & Gutter ( both sides)	Escoviel St.	Zarzuela Ave.	Montcloa Ct.	/	/	/
<input type="text"/>	<input type="text"/>	25' F-F	Res Paving * 4' Sdwk (w side) C & G (both sides)	Escoviel St. N. Stub	Zarzuela Ave.	Terminus	/	/	/
<input type="text"/>	<input type="text"/>	25' FF	Res Paving * 4' Sdwk (w side) C & G (both sides)	Escoviel St. S. Stub	Montcloa Ct.	Terminus	/	/	/
<input type="text"/>	<input type="text"/>	25' FF	Res Paving * 4' Sdwk ( n side) C & G (both sides)	Zarzuela Ave.	Palacio Real	Terminus	/	/	/

NAME OF PLAT AND/OR SITE PLAN Reo Oeste Subdivision

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		30' FF	<b>PAVING CONT.</b> Res Paving * 4' sdwk ( both sides) C * G (both sides)	Palacio Real	Via Corta Del Sur	Escoviel St.	/	/	/
			* 4' Sidewalk	10' Public Access Easmt.	Zarzuela Ave.	Coors Blvd.	/	/	/
			4' Sidewalk	Via Corta Del Sur	N. property line	S. property line			
			<b>SEWER</b>						
		8"	SAS gravity line	Escoviel St.	Entire Length		/	/	/
		8"	SAS gravity line	Zarzuela Ave.	Entire Lenght		/	/	/
		8"	SAS gravity line	Palacio Real	Escoviel St.	Zarzuela Ave.	/	/	/
		8"	SAS gravity line	Montcloa Ct.	Entire Length		/	/	/
		8"	SAS gravity line	Public SAS Easement	Entire Length		/	/	/
		8"	SAS gravity line	20' Public SAS	Entire Length		/	/	/
		8"	sas	Easement North					
		8"	SAS	20' Public SAS	Entire Length		/	/	/
				Easement South					
				Public SAS and Drainage	Entire Length		/	/	/
				Easement					
			<b>WATERLINE</b>						
		8"	PVC Waterline	Escoviel St.	Entire Length		/	/	/
		8"	PVC Waterline	Zarzuela Ave.	Entire Length		/	/	/
		8"	PVC Waterline	Palacio Real	Entire Length		/	/	/
		8"	PVC Waterline	Montcloa Ct.	Entire Length		/	/	/
			<b>STORM DRAIN</b>						
		10'	Concrete Channel	Public SAS and	Entire Length		/	/	/
				Drainage Easement					
			Detention Pond Enlargement	North end of exising detention pond			/	/	/

NAME OF PLAT AND/OR SITE PLAN Reo Oeste Subdivision

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

Size      Type of Improvement      Location      From      To

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

NOTES

- 1 \* Deferred

---

- 2 Grading and Drainage Certification per DPM including Perimeter Walls as shown on the Grading Plan for Release of SIA and Financial Guarantees. Financial guarantee is not required for this item.

---

- 3 Water infrastructure to included valves, fittings, valveboxes and fire hydrants.

---

- 4 Sanitary sewer to include manholes and service connections.  
Street Lights per DPM

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Gregory J. Krenik, PE

NAME (print)

Mark Goodwin & Associates, PA

FIRM

*[Signature]*  
12-17-02  
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT  
THE IMPROVEMENTS WITHOUT A DRB  
EXTENSION: \_\_\_\_\_

\_\_\_\_\_  
DRB CHAIR - date

\_\_\_\_\_  
PARKS & GENERAL SERVICES - date

\_\_\_\_\_  
TRANSPORTATION DEVELOPMENT - date

\_\_\_\_\_  
AMAFCA - date

\_\_\_\_\_  
UTILITY DEVELOPMENT - date

\_\_\_\_\_  
- date

\_\_\_\_\_  
CITY ENGINEER - date

\_\_\_\_\_  
- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



# A City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

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

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

**APPLICANT INFORMATION:**

NAME: <u>Rio Oeste Development</u>	PHONE: <u>883-1874</u>
ADDRESS: <u>P.O. Box 3871</u>	FAX:
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87190</u>	E-MAIL:
Proprietary interest in site: <u>Owner</u>	
AGENT (if any): <u>Mark Goodwin &amp; Associates, PA</u>	PHONE: <u>828-2200</u>
ADDRESS: <u>PO Box 90606</u>	FAX: <u>797-9539</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87199</u>	E-MAIL: <u>dmg@swcp.com</u>

**DESCRIPTION OF REQUEST:** Preliminary Plat, Tempory Deferral of Sidewalk Construction, Sidewalk Variance  
 Is the applicant seeking incentives pursuant to the Family Housing Development Program?  Yes.  No.

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

Lot or Tract No. Tract D & E Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. Taylor Ranch  
 Current Zoning: R-1 Proposed zoning: no change  
 Zone Atlas page(s): E-12-Z No. of existing lots: 2 No. of proposed lots: 47  
 Total area of site (acres): 9.9649 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. 101206230344310104, 101206230344310103 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Coors Blvd.  
 Between: La Orilla and Montano Plaza Dr.

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): 1001986

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 11-20-02

SIGNATURE \_\_\_\_\_ DATE 12-19-02  
 (Print) Gregory J. Krenik, PE  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised September 2001

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>02 DRB - 01927</u>	<u>PP</u>	<u>52</u>	\$ <u>1745</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>02 DRB - 01928</u>	<u>TDSW</u>	<u>✓</u>	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	<u>02 DRB - 01929</u>	<u>SDV</u>	<u>✓</u>	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	<u>Notice</u>	_____	\$ <u>75.-</u>
<input checked="" type="checkbox"/> Case history #s are listed	_____			\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				Total
<input type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>JAN 15 2003</u>			\$ <u>1820.-</u>
<input type="checkbox"/> F.H.D.P. fee rebate				

JK  
 \_\_\_\_\_  
 Planner signature / date 12/20/02

Project # 1001986

**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) **505 + (15x4) (95x1) 15x47 (95x5) + 705 + 475 + 585 1705**
- 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.

Gregory J. Krenik, PE

\_\_\_\_\_  
Applicant name (print)  
*[Signature]*  
12-19-02  
Applicant signature / date



Form revised September 2001

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

Application case numbers  
*[Signature]* - 01927  
- 01928  
- 01929

*[Signature]* 12/20/02  
Planner signature / date  
**Project # 1001986**



**FORM V: SUBDIVISION VARIANCES & VACATIONS**

**BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS**

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

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

**VACATION OF PUBLIC EASEMENT**

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

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

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

**SIDEWALK DESIGN VARIANCE**

**SIDEWALK WAIVER**

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

**TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

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

**VACATION OF PRIVATE EASEMENT**

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

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

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

GREGORY J. KRENK, PE  
Applicant name (print)

[Signature]  
Applicant signature / date



Form revised September 2001

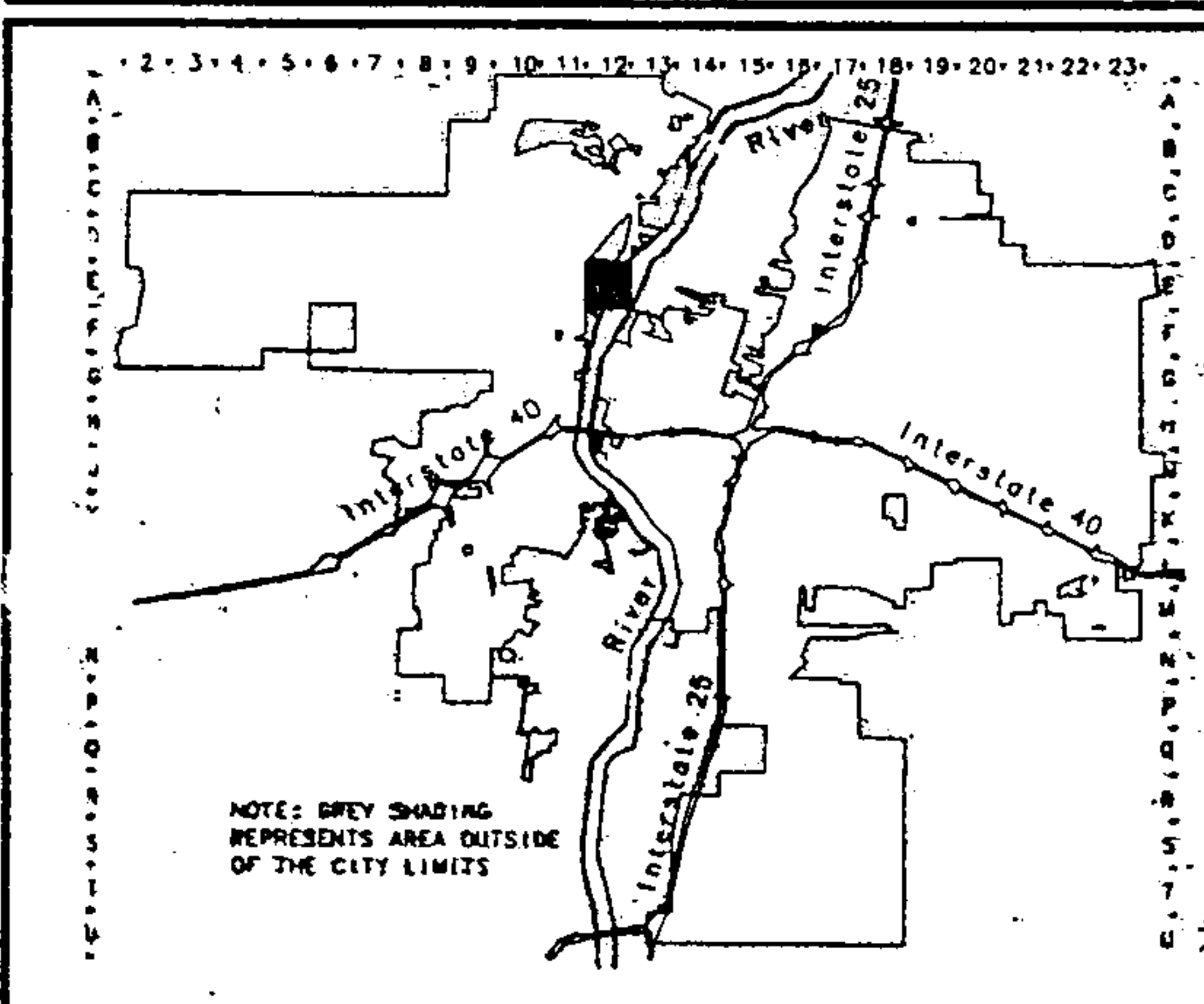
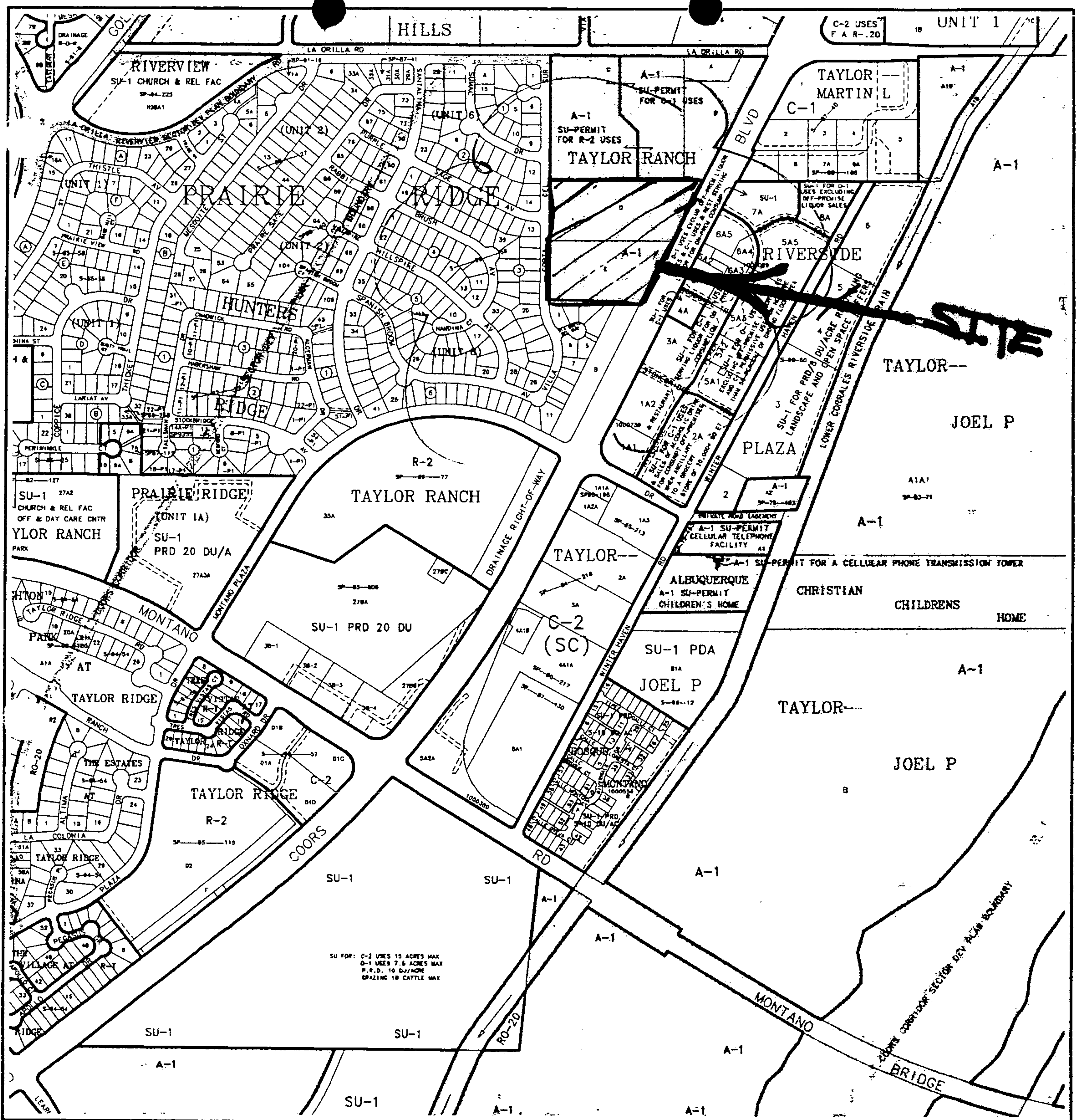
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
DRB - 01927  
DRB - 01928  
DRB - 01929

[Signature] 12/20/02  
Planner signature / date

**Project #** 1001986



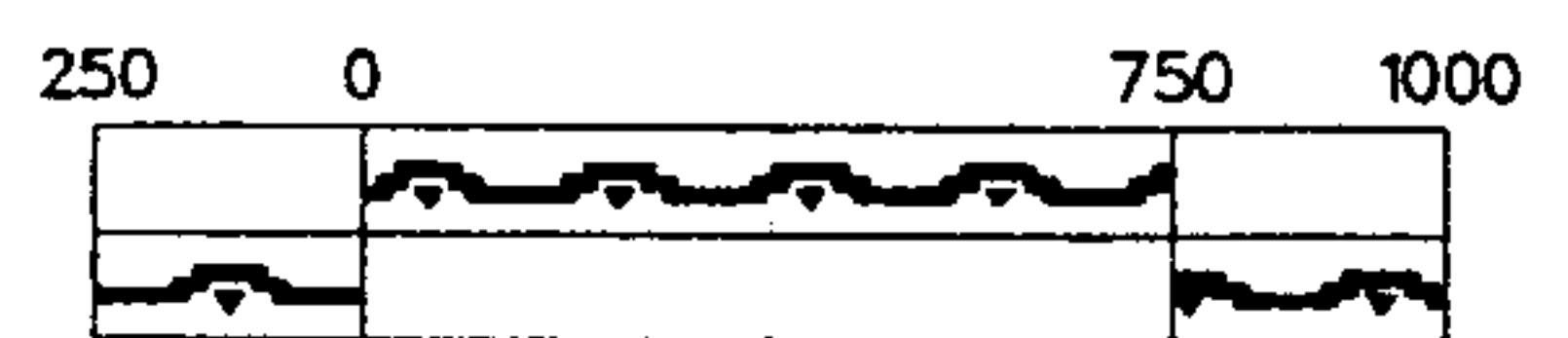


CITY OF  
Albuquerque

Albuquerque Geographic Information System  
PLANNING DEPARTMENT

© Copyright 2002

GRAPHIC SCALE IN FEET



Zone Atlas Page

**E-12-Z**

Map Amended through April 03, 2002





**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT, DEVELOPMENT SERVICES DIVISION  
P.O. BOX 1293, ALBUQUERQUE, NM 87103**

December 12, 2002

Brown & Associates  
P.O. Box 3671  
Albuquerque, NM 87190

**CERTIFICATE OF ZONING**

Annexation & Establishment of Zone	Date of Final Action: November 4, 2002
Ordinance 11-02-00	Enacted: 7-30-2002
File #ZEP-008340 ZEP-00835	File #1001986
LEGAL DESCRIPTION: A Parcel D and E, Part of Annexation filed in Book C-19 Folio 160 June 1, 1982, zone map amendment from A-1 to R-1 located on Coors Blvd NW between E-10th NW and Montana Plaza NW containing approximately 10 acres (E-12) City of Albuquerque.	

The City Council approved your request to annex and amend the zone map as it applies to the above-cited property. The possible appeal period having expired, the property status is now changed as follows:

**R-1 Zoning  
(see attached ordinance)**

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the zoning is secured. Approval of a zone map amendment does not constitute approval of plans for a building permit. Site and building plans need to be reviewed, approved and signed-off by the Environmental Planning Commission, the Development Review Board, the Design Review Committee and/or the Building and Safety Division, as applicable and as required by the site's zoning, before a building permit will be issued.

Sincerely,

*Victor J. Chavez*  
for Victor J. Chavez  
Planning Director

cc: Mark Goodwin & Assoc., P.O. Box 90606, Albuquerque, NM 87199  
Ceil Van Berkel, Taylor Ranch NA, 5716 Morgan Lane NW, Albuquerque, NM 87120  
Jolene Wolfley, Taylor Ranch NA, 6804 Staghorn Drive NW, Albuquerque, NM 87120  
AGIS Division  
Zoning Enforcement Division





1       **Section 3. ZONE MAP AMENDED.** The annexation creates a changed  
 2 community condition that justifies the zoning. The zone map adopted by  
 3 Section 14-16-1-1 et seq. R.O.A. 1994 is hereby amended, establishing R-1.

4       **Section 4. FINDINGS ACCEPTED.** The following zone map amendment  
 5 findings are adopted by the City Council:

6       **(A)** This is a request for establishment of R-1 zoning for Parcels D & E,  
 7 Plat of Annexation, filed in C-19, folio 160, June 2, 1982 containing  
 8 10.34 acres, located on the west side of Coors Boulevard NW  
 9 between La Orilla Road and Montano Plaza Drive.

10       **(B)** The request is justified under *Resolution 270-1980* as a change that  
 11 would be more advantageous to the community as articulated in the  
 12 *Comprehensive Plan, Developing Urban Area (Policy d)* by providing  
 13 intensity and design of new development that shall respect existing  
 14 neighborhood values and by providing new growth through  
 15 development in areas where vacant land is contiguous to existing or  
 16 programmed urban facilities and services and where the integrity of  
 17 existing neighborhoods can be ensured (*Res. 270-1980, D.3*).

18       **(C)** The site is within the *Albuquerque/ Bernalillo County Comprehensive*  
 19 *Plan Developing Urban Area, the West Side Strategic Plan* and the  
 20 *Coors Corridor Plan*.

21       **(D)** The request is in conformance with the *Albuquerque/ Bernalillo County*  
 22 *Comprehensive Plan* applicable goals and policies, which allow a full  
 23 range of urban land uses and states that the location, intensity and  
 24 design of new development shall respect existing neighborhood values  
 25 and resources and where vacant land is contiguous to existing or  
 26 programmed urban facilities and services and where the integrity of  
 27 existing neighborhoods can be ensured (*Developing Urban Area*  
 28 *Policies a, d, e, g, k, and l*).

29       **(E)** The request furthers the applicable policies of the *West Side Strategic*  
 30 *Plan* by proposing growth in a location contiguous to the rest of the  
 31 City, an efficient location for receiving City services, and respecting  
 32 the rural character of the Alban Hills area being an important character

[ + Bracketed/Underscored Material + ] - New  
 [ - Bracketed/Strikethrough Material - ] - Deletion



1 aspect of the Coors corridor and Bosque transition zone (Policies 3.12  
2 and 3.14).

3 Section 5. Any future development on the annexed property shall follow the  
4 Urban Design Series III Guidelines for perimeter walls for subdivision (with the  
5 exception that a completely opaque wall up to 6 feet high is allowed), and shall  
6 comply with the Street Tree Ordinance, the Coors Corridor Plan, and the West  
7 Side Strategic Plan.

8 Section 6. SEVERABILITY CLAUSE. If any section, paragraph, sentence,  
9 clause, word or phrase of this ordinance is for any reason held to be invalid or  
10 unenforceable by any court of competent jurisdiction, such decision shall not  
11 affect the validity of the remaining provisions of this ordinance. The Council  
12 hereby declares that it would have passed this ordinance and each section,  
13 paragraph, sentence, clause, word or phrase thereof irrespective of any  
14 provisions being declared unconstitutional or otherwise invalid.

15 Section 7. EFFECTIVE DATE AND PUBLICATION. This ordinance shall take  
16 effect five days after publication by title and general summary and when a plat  
17 of the territory hereby annexed is filed in the office of the County Clerk.

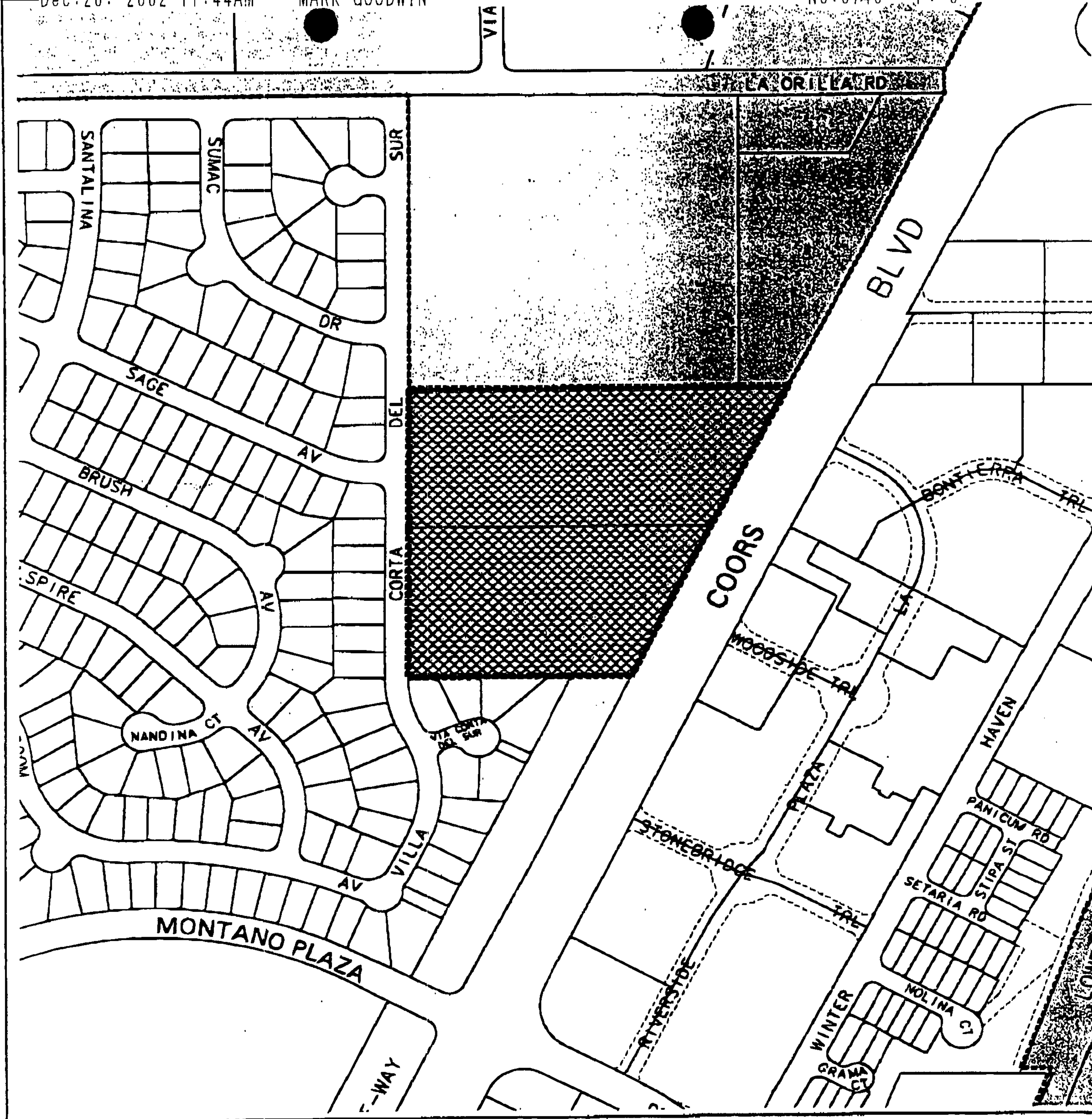
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[ - Bracketed/Strikethrough Material - ] - Deletion



2602151670  
5758645  
Page: 3 of 5  
11/19/2002 09:59A  
BX-A45 Pg-1268

29  
30  
31  
32





Proposed annexation in Zone Map E-12  
Project #1001986



Map Scale: 1" = 300'

Map Printed July 29, 2002

- MUNICIPAL LIM:
-  AREA PROPOSE
-  GRAY SHADING



Mary Herrera

Bern. Co. ANEX R 17.00

2002151670  
5758845  
Page 4 of 5  
11/19/2002 09:  
Bk-A45 Pg-126



1 PASSED AND ADOPTED THIS 4TH DAY OF NOVEMBER, 2002  
2 BY A VOTE OF: 8 FOR 0 AGAINST.

3

4

Yes: 8

5

Excused: Mayer

6

7

8

9

*Brad Winter*

10

Brad Winter, President

11

City Council

12

13

14

15

16

APPROVED THIS 9th DAY OF November, 2002

17

18

Bill No. O-02-60

19

20

*Martin Chávez*

21

Martin Chávez, Mayor

22

City of Albuquerque

23

24

ATTEST:

25

26

*Mary Herrera*

27

City Clerk

28

29

30

31

32



Mary Herrera

Bern. Co. ANEX

R 17.00

2002151670

Page: 5 of 5

11/19/2002 09:59A

Bk-A45 Pg-1268

[ + Bracketed Material + ] - New  
[- Bracketed Material - ] - Deletion

**Explanation of Preliminary Plat  
Rio Oeste Subdivision**

**DRB 1001986**

the Owner intends to subdivide two Taylor Ranch Tracts D & E into 47 lots.

**Explanation of Sidewalk variance  
Rio Oeste Subdivision**

**DRB 1001986**

We wish to only construct sidewalk on one side of the stub streets.



**Explanation of Temporary Deferral of Sidewalk Construction  
Rio Oeste Subdivision**

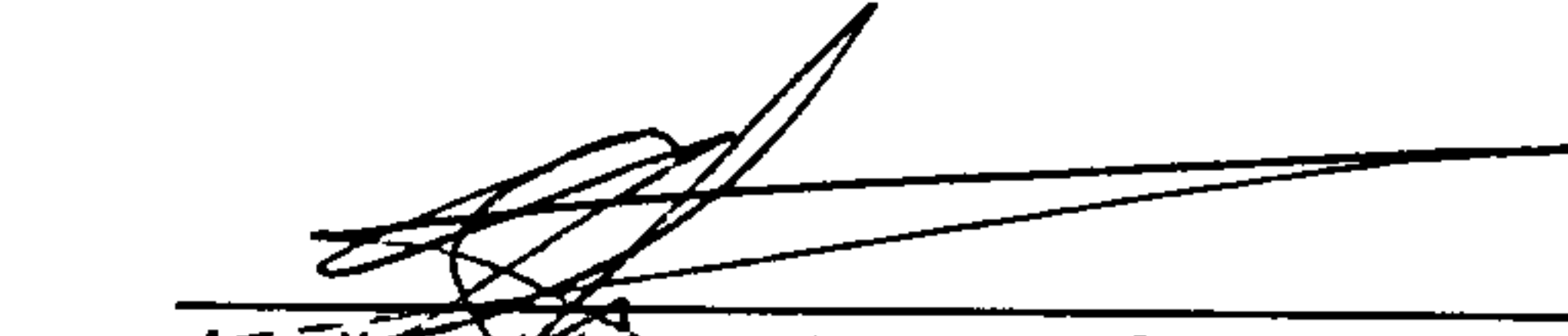
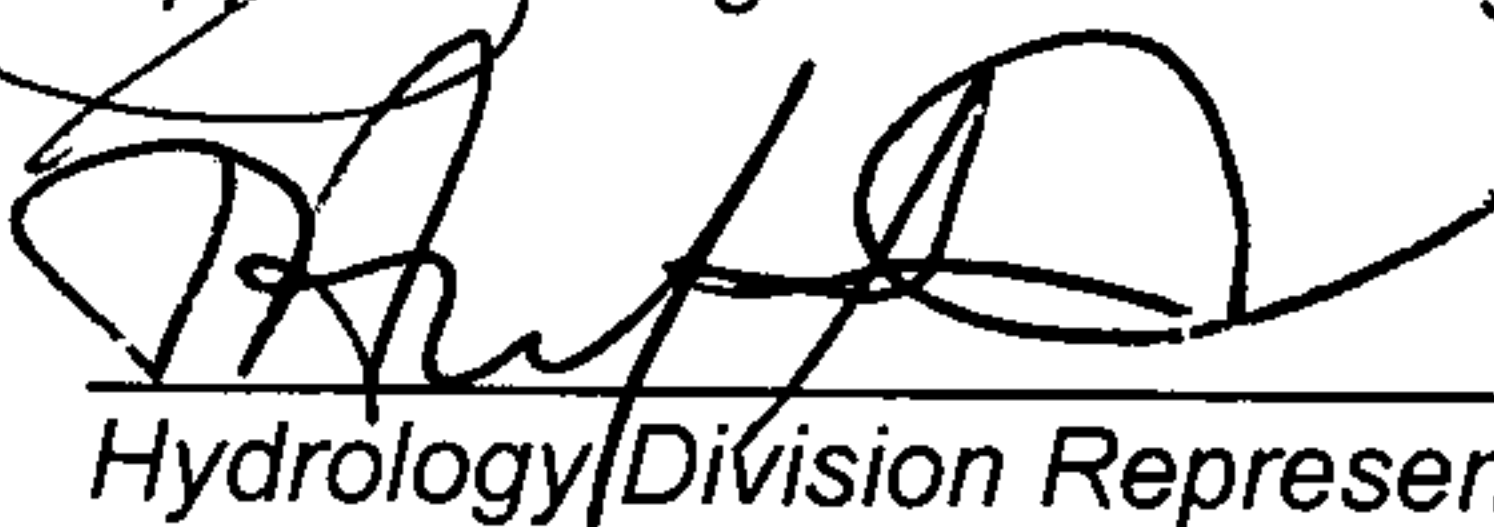
**DRB 1001986**

We wish to defer construction on the interior sidewalk until the construction of each lot so we will not have to replace broken sections caused by house construction .


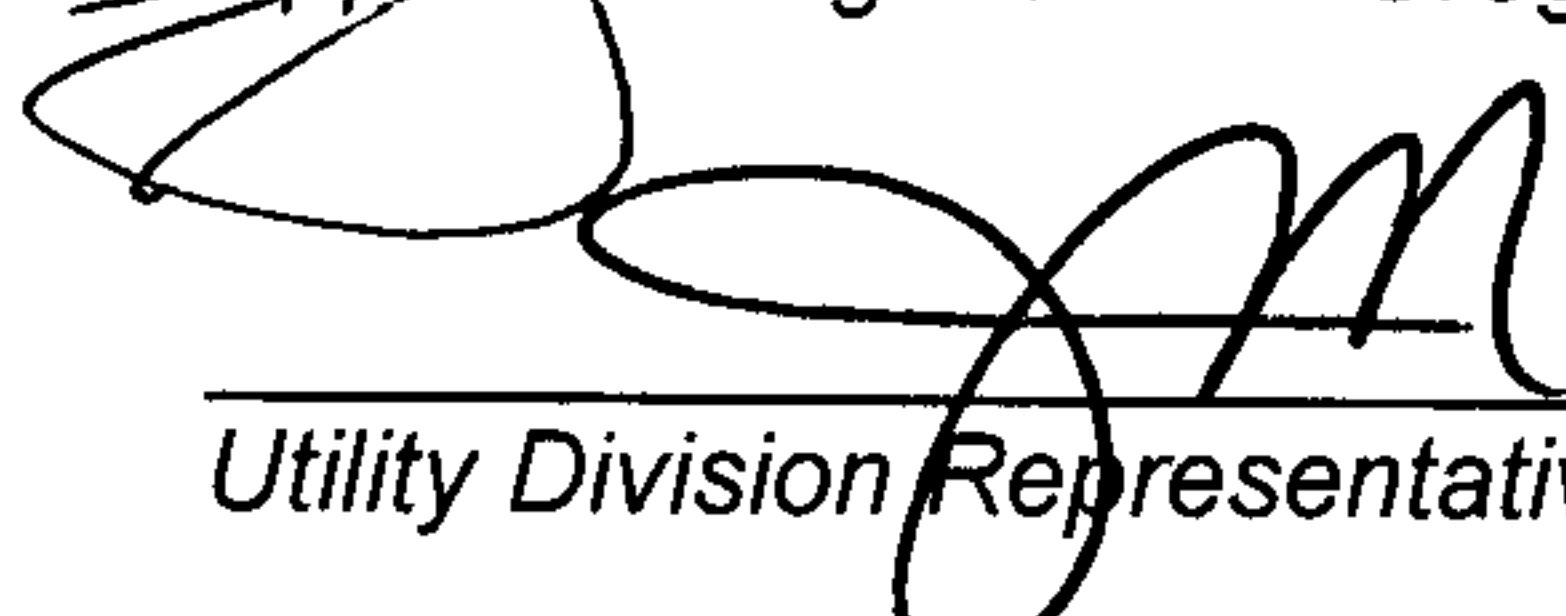
**FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY**  
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME: Rio Oeste Subdivision  
AGIS MAP #: E-12  
LEGAL DESCRIPTION: Tract D & E, Taylor Ranch

**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 12-19-02 [date].

  
Applicant / Agent Gregory J. Krenik, PE 12-19-02  
Date  
  
Hydrology Division Representative 12-20-02  
Date

**WATER AND SEWER AVAILABILITY STATEMENT**  
A Water and Sewer Availability Statement for this project was received from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on 9-11-02 [date].

  
Applicant / Agent Gregory J. Krenik, PE 12-19-02  
Date  
  
Utility Division Representative 12/20/02  
Date

DRB# 1001986



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

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

December 18, 2002

Mr. Ceil Van Berkel  
Taylor Ranch Neighborhood Association  
5716 Morgan Ln. NW  
Albuquerque, NM 87120

Ms. Jolene Wolfley  
Taylor Ranch Neighborhood Association  
6804 Staghorn Dr. NW  
Albuquerque, NM 87120-4806

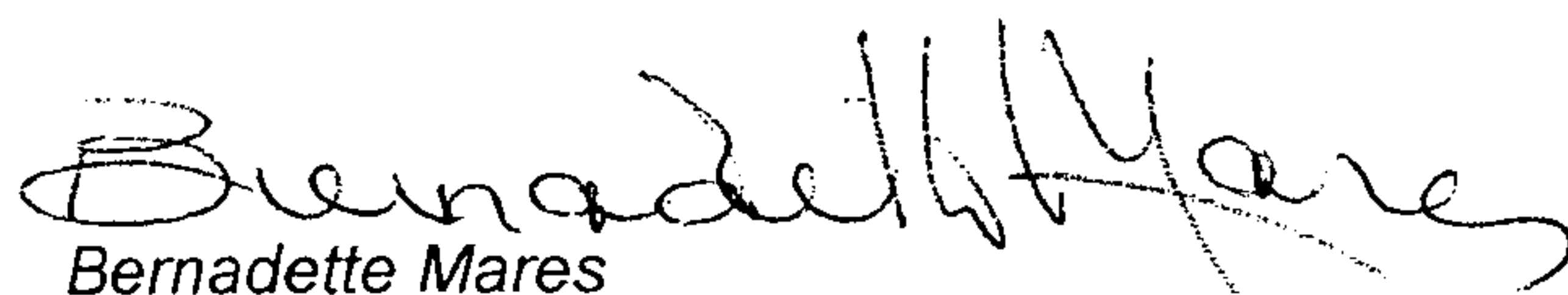
**Re: All of Tract D & E of Taylor Ranch**

Dear Mr. Berkel and Ms Wolfley:

Enclosed please find a copy of the DRB application and Plat, for the referenced project. The anticipated date to be heard at DRB is January 15, 2003. Please contact Gregory J. Krenik, of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

  
Bernadette Mares

/sr

Enclosure





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

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

December 18, 2002

Mr. Ceil Van Berkel  
Taylor Ranch Neighborhood Association  
5716 Morgan Ln. NW  
Albuquerque, NM 87120

Ms. Jolene Wolfley  
Taylor Ranch Neighborhood Association  
6804 Staghorn Dr. NW  
Albuquerque, NM 87120-4806

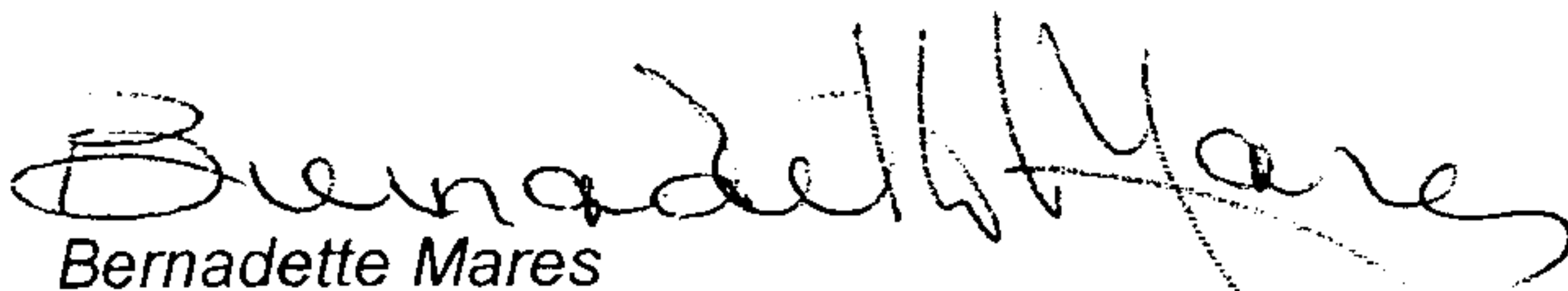
**Re: All of Tract D & E of Taylor Ranch**

Dear Mr. Berkel and Ms Wolfley:

Enclosed please find a copy of the DRB application and Plat, for the referenced project. The anticipated date to be heard at DRB is January 15, 2003. Please contact Gregory J. Krenik, of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

  
Bernadette Mares

/sr

Enclosure



# 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: December 10, 2002

TO CONTACT NAME: Bernadette Mares  
 COMPANY/AGENCY: Mark Goddard + Assoc  
 ADDRESS/ZIP: PO Box 90606 / 87199  
 PHONE/FAX #: 828-2200 / 797-9539

Thank you for your inquiry of 12-10-02 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at All of tract D & E of Taylor Ranch

zone map page(s) E-12

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

Taylor Ranch

Neighborhood Association

Contacts: Cul van Berkel  
5716 Morgan Ln. NW / 87120  
899-2738 (R) 845-9565 (W)

Opene Wolfley

6804 Staghorn Dr. NW  
890-9414 87120-4806

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 R. Carmona

OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

# NOTICE TO APPLICANTS

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

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

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

\*\*\*\*\*

(below this line for OCNC use only)

Date of Inquiry: 12-10-02 Time Entered: 1:30pm OCNC Rep. Initials: OC



**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.

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

**OFFICIAL USE**

7001 1940 0006 3622 7967  
7001 1940 0006 3622 7967

Postage	\$	A02061	Postmark Here
Certified Fee			
Return Receipt Fee (Endorsement Required)			
Restricted Delivery Fee (Endorsement Required)			
Total Postage & Fees	\$		

Sent To Mr Cecil VanBerke  
 Street, Apt. No., or PO Box No. 5716 Morgan Ln NW  
 City, State, ZIP+4 Albuquerque NM 87120  
 PS Form 3800, January 2001 See Reverse for Instructions

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  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

0006 3622 7967  
 Return Receipt 102595-02-M-0835

**SENDER: COMPLETE THIS SECTION**

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

**OFFICIAL USE**

7001 1940 0006 3622 7950  
7001 1940 0006 3622 7950

Postage	\$	R10206 A02061	Postmark Here
Certified Fee			
Return Receipt Fee (Endorsement Required)			
Restricted Delivery Fee (Endorsement Required)			
Total Postage & Fees	\$		

Sent To Ms Solene Wolfley  
 Street, Apt. No., or PO Box No. 6804 Stagborn DR NW  
 City, State, ZIP+4 Albuquerque NM 87120  
 PS Form 3800, January 2001 See Reverse for Instructions

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  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

0006 3622 7950  
 Return Receipt 102595-02-M-1540

CITY OF ALBUQUERQUE

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

APPLICANT: Rio Oeste Development

Date of Request: 12-17-02 Zone Atlas Page(s): E-12-Z

Legal Description -see attached

Current Zoning: R-1

Lot or Tract # D & E Block#

Parcel Size (acres/sq.ft.) 9.9649 ac

Subdivision Name Taylor Ranch

REQUESTED CITY ACTION(S):

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

PROPOSED DEVELOPMENT:

GENERAL DESCRIPTION OF ACTION:

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

# of Units - 47
Building Size - n/a (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: Date:
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

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

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

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

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

Tony [Signature] DATE 12-20-02
TRAFFIC ENGINEER

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

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

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

Notes: 14-16-3-14 [Signature]
IF AN AQIA IS REQUIRED: A scoping meeting must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require and update or new AQIA.

ENVIRONMENTAL HEALTH DATE

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

TIS - SUBMITTED / /
- FINALIZED / /
AQIA - SUBMITTED / /
- FINALIZED / /
TRAFFIC ENGINEER DATE
ENVIRONMENTAL HEALTH DATE

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

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

**PAID RECEIPT**

**APPLICANT NAME** Rio Oeste Development  
**AGENT** MGA  
**ADDRESS** \_\_\_\_\_  
**PROJECT NO.** 1001986  
**APPLICATION NO.** \_\_\_\_\_

\$ 1745 441006 / 4983000 (DRB Cases)  
\$ \_\_\_\_\_ 441006 / 4971000 (EPC & AA / LUCC / Appeals)  
\$ 75 441018 / 4971000 (Notification)  
\$ 1820 Total amount due


1514

**BROWN & ASSOCIATES, INC.**  
P.O. BOX 3871  
ALBUQUERQUE, NM 87190  
505-883-1674


DATE 12/20/02 05-654-1070

PAY TO THE ORDER OF City of Albuquerque \$1,820.00

One Thousand Eight Hundred Twenty & 00/100\*\*\*\*\*DOLLARS

 P.O. Box 1048  
Albuquerque, NM 87103  
505-930-9160

FOR DRB Plat Fee/Rio Oeste Subdivision



⑈001514⑈ ⑆107006541⑆ 610 103 4⑈  
\*\*\*DUPLICATE\*\*\*

City Of Albuquerque  
Treasury Division

City Of Albuquerque  
Treasury Division

12/20/2002 12:03PM LOC: ANN  
X  
RECEIPT# 00001488 WS# 007 TRANS# 0014  
Account 441018 Fund 0110  
Activity 4971000 TRSAMC  
Trans counterreceipt.doc \$1,820.00  
J24 Misc \$75.00  
CK \$1,820.00  
CHANCE

12/20/2002 12:03PM LOC: ANN  
X  
RECEIPT# 00001487 WS# 007 TRANS# 0014  
Account 441006 Fund 0110  
Activity 4983000 10/28/02 TRSAMC  
Trans Amt \$1,820.00  
J24 Misc \$1,745.00



# 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 12/31/02 To 1/15/03.

### 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.

Monique DeSoto , 12/20/02  
(Applicant or Agent) (Date)

I issued 2 signs for this application, 12/20/02 , Sam  
(Date) (Staff Member)

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

**Meeting Date:** November 20, 2002

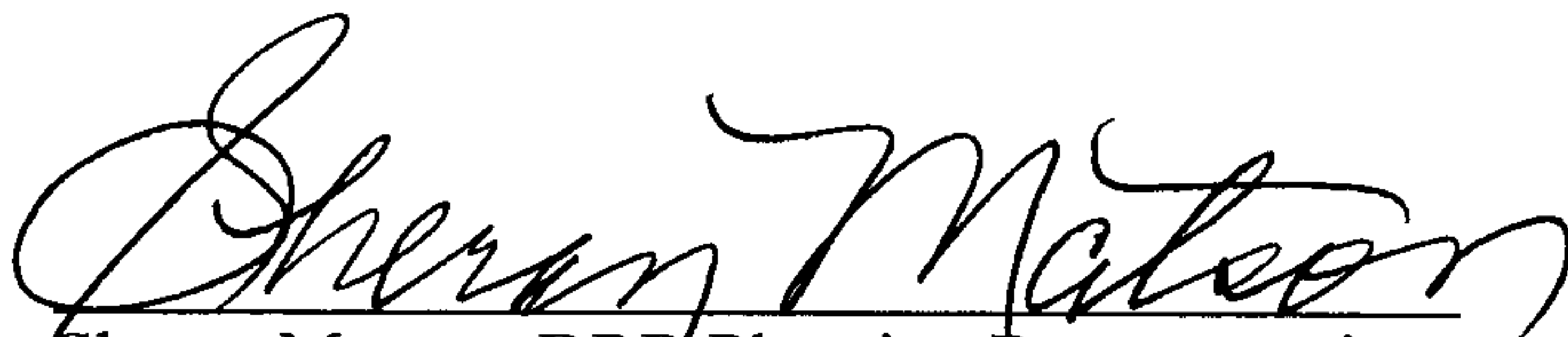
**Agenda Item:** 16    **Project #:** 1001986  
**Application #** 02DRB-01715

**Subject:**        **Taylor Ranch**

---

No adverse comments on the requested approval of sketch plat.

*Checked by Sheran Matson  
11/20/02  
DRB Planning Representative*



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



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

11-21-02

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1001986**

**AGENDA ITEM NO: 16**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

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

**RESOLUTION:**

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

*discussed*

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

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

FOR:

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

**DATE:** November 20, 2002





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

**Project Number:** 1001986  
**Application Number:** 02DRB-01715

**DRB Date:** 11/20/02  
**Item Number:** 16

**Subdivision:**

Tracts D & E, Taylor Ranch,

**Zoning:** R-1

**Zone Page:** E-12

**New Lots (or units) :** 47

**Request for:**


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

**Parks and Recreation Comments:**

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 47 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

**Signed:**   
\_\_\_\_\_  
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-1001986                      Item No. 16                      Zone Atlas E-12

DATE ON AGENDA 11-20-02

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"/>	The standard street improvements are required on an infrastructure list.
<input type="checkbox"/>	The streets need to meet the requirements of the DPM. (40 ft right-of-way?)
<input type="checkbox"/>	A traffic distribution layout is needed.
<input type="checkbox"/>	Coors right-of-way dedication may be needed.
<input type="checkbox"/>	Sidewalk is required along Coors.

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

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

# A City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

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

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

**APPLICANT INFORMATION:**

NAME: <u>Rio Oeste Development, LLC</u>	PHONE: <u>883-1674</u>
ADDRESS: <u>PO Box 3671</u>	FAX: <u>883-0746</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87190</u>	E-MAIL:
Proprietary interest in site: <u>Owner</u>	
AGENT (if any): <u>Mark Goodwin &amp; Associates, PA</u>	PHONE: <u>828-2200</u>
ADDRESS: <u>PO Box 90606</u>	FAX: <u>797-9539</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87199</u>	E-MAIL: <u>dmg@swcp.com</u>

**DESCRIPTION OF REQUEST:** Sketch Plat for Rio Oeste Subdivision

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

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

Lot or Tract No. Tract D & E, Taylor Ranch Block: \_\_\_\_\_ Unit: \_\_\_\_\_

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

Current Zoning: R-1 Proposed zoning: R-1

Zone Atlas page(s): E-12 No. of existing lots: 2 No. of proposed lots: 47

Total area of site (acres): 9.9649 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. 101206230344310104, 101206230344310103 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: Coors Blvd NW and Via Corta del Sur NW

Between: La Orilla Road NW

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): 02EPC-00835 ZMA.  
02EPC-00834 AX.

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

SIGNATURE Mark Goodwin DATE 11/6/02

(Print) Mark Goodwin, PE  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised September 2001

<input checked="" type="checkbox"/> <b>INTERNAL ROUTING</b>	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>02DRB - 01715</u>	<u>Sketch</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 checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input 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 ?				Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate ?	Hearing date <u>Nov. 20<sup>th</sup> '02</u>			\$ <u>0</u>

Beibut 11/06/02  
 Planner signature / date

Project # 1001986



**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.**

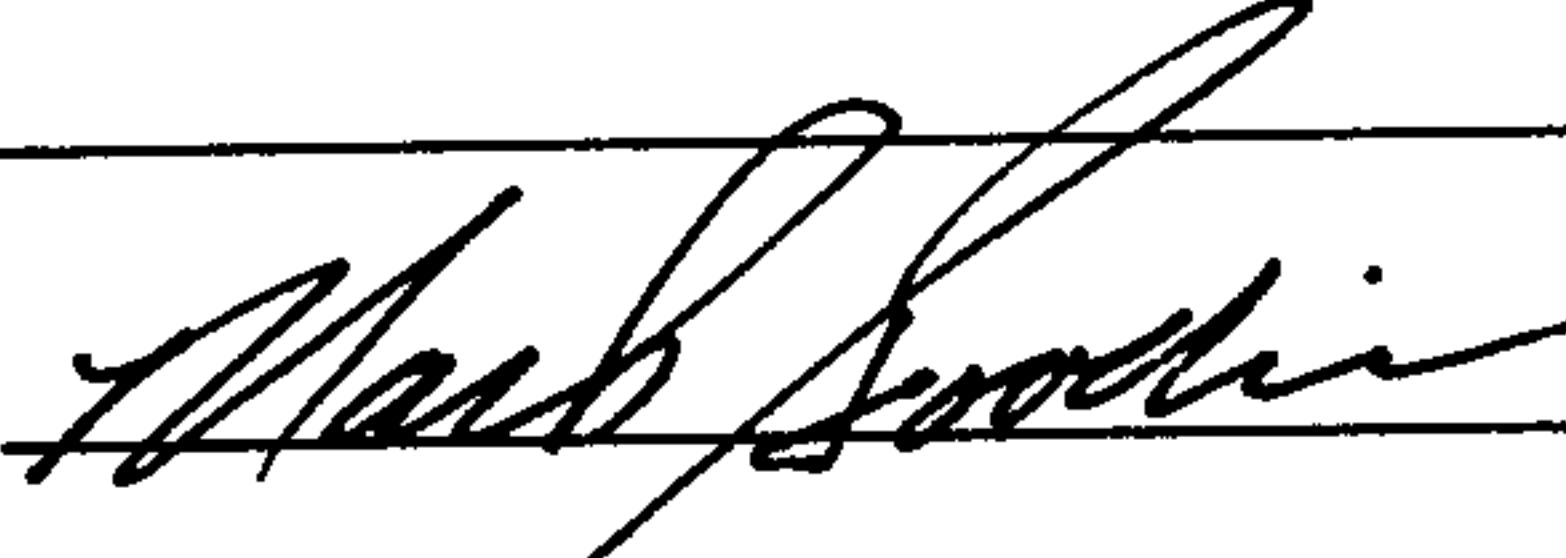
**AMENDMENT TO PRELIMINARY PLAT (with minor changes)**

**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.

Mark Goodwin, PE  
  
 Applicant name (print) \_\_\_\_\_  
 Applicant signature / date 11/5/02



Form revised September 2001

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
02DRB - 01715

  
 Planner signature / date \_\_\_\_\_  
**Project # 1001986**







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

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

November 5, 2002

Mr. Roger Green  
Utility Division  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

**Re: Tracts D & E, Taylor Ranch**

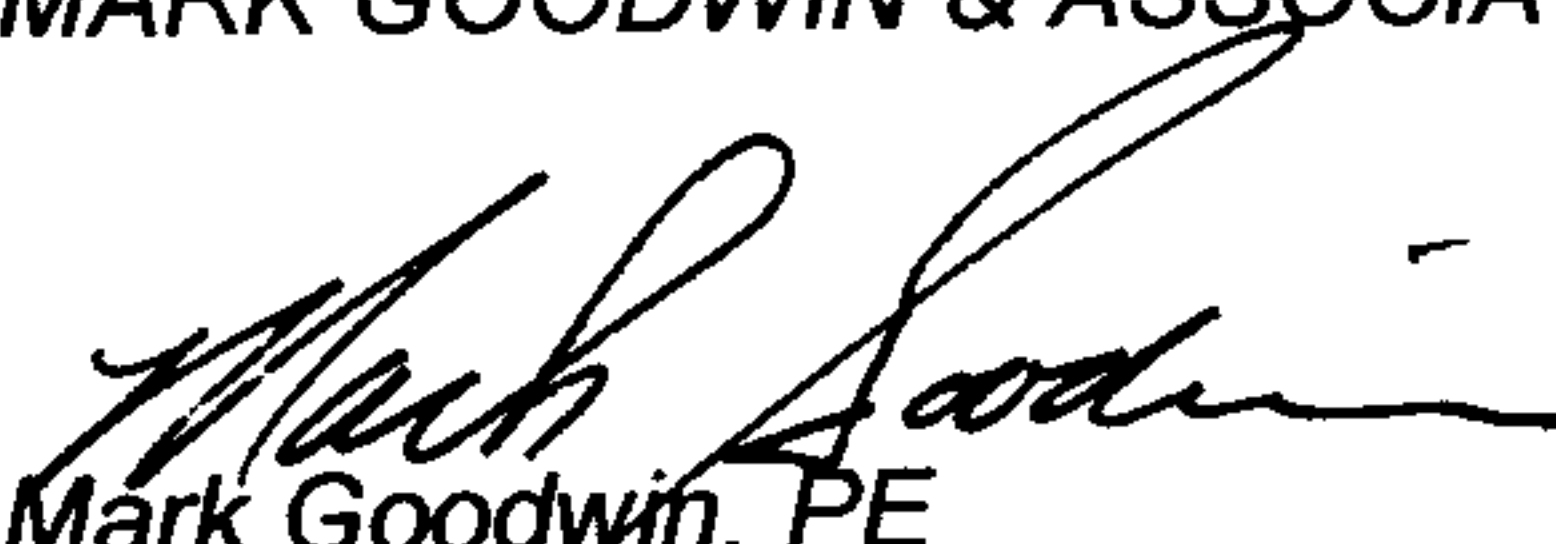
Dear Mr. Green:

*Per the requirements of the DPM, we hereby submit a Sketch Plat for the referenced property. The property is currently vacant land which was recently annexed per Council Bill O-02-60.*

*Please contact our office if you have any questions.*

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

  
Mark Goodwin, PE  
President

DMG/sr





# *City of Albuquerque*

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## NOTICE OF HEARING

October 2, 2002

Brown & Associates  
P.O. Box 3671  
Albuquerque, NM 87190

**Council Bill O-02-60** (02EPC-00835/02EPC-00834/Project #1001986) The Environmental Planning Commission recommends approval of annexation and establishment of R-1 zoning for all or a portion of Parcels D and E, Plat of Annexation (Filed in Book C-19, Folio 160, June 1, 1982) located on Coors Blvd. NW between La Orilla NW and Montano Plaza NW, containing approximately 10 acres. (E-12) Chris Hyer, Staff Planner

The above case will be heard by the Land Use, Planning and Zoning Committee (LUPZ) of the City Council on **Wednesday, October 16, 2002**. The hearing begins at 5:00 p.m. and will be held in the Council/Committee Room, 9th Floor, City/County Government Center, One Civic Plaza, NW.

If you have any questions or if I can be of further assistance, you can contact me at (505) 924-3889.

Sincerely,

Crystal Ortega  
Administrative Assistant

cc: Mark Goodwin & Assoc. PA, 8916 Adams NE, Albuquerque, NM 87199  
Ceil van Berkel, Taylor Ranch N.A., 5716 Morgan Lane NW, Albuquerque, NM 87120  
Jolene Wolfley, Taylor Ranch N.A., 6804 Staghorn Drive NW, Albuquerque, NM 87120