

3



Complete 11/22/04 Bl

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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

DRB Application No.: **04DRB-01308 (FP)**

Project # **1002022**

Project Name: **VISTA WEST SUBDIVISION**

Agent: **Bohannan Huston Inc.**

Phone No.: **823-1000**

Your request for (SDP for SUB), (SDP for BP), **(FINAL PLATS)**, (MASTER DEVELOP. PLAN), was approved on 10/20/04 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): 15 day appeal period
- _____
- _____

Project Number 1002022



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: 11-20-04
- Tax printout from the County Assessor.

- Include 3 copies of the approved site plan along with the originals.
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.

- AGIS DXF File approval required. OK
- Copy of recorded plat for Planning.



DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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

DRB Application No.: **04DRB-01308 (FP)**

Project # **1002022**

Project Name: **VISTA WEST SUBDIVISION**

Agent: **Bohannon Huston Inc.**

Phone No.: **823-1000**

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- _____
- _____
- _____
- CITY ENGINEER / AMAFCA: _____
- _____
- _____
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Project Number 1002022



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- AGIS DXF File approval required. OK
- Copy of recorded plat for Planning.



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 20, 2004

3. Project # 1002022
04DRB-01477 Major-Vacation of Public Easements

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

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

FINDINGS:

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

CONDITIONS:

1. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

04DRB-01308 Minor-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for T. S. MC NANEY & ASSOCIATES, request(s) the above action(s) for all or a portion of Tract(s) 8 & 9, **VISTA WEST SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on TOWER RD SW, between UNSER BLVD NW and EUCARIZ AVE. SE containing approximately 10 acre(s). [REF: 02DRB-01237, 03DRB-00424] *[Final Plat deferred from 9/1/04 & 9/8/04 & 9/15/04 & 10/6/04]* (L-10)

The final plat was approved with final sign off delegated to Planning for 15-day appeal period.

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



**OFFICIAL NOTICE OF DECISION
PAGE 2**

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

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

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


Sheran Matson, AICP, DRB Chair

Cc: Bohannon Huston Inc., 7500 Jefferson NE, 87109
T. S. McNaney & Associates, 1015 Tijeras NW, Suite 210, 87102
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002022 AGENDA#: 3 DATE: 10.20.04

1. Name: Mina Ran Address: BH1 Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
September 1, 2004
DRB Comments**

ITEM # 13

PROJECT # 1002022 APPLICATION # 04-01308 #01307

RE: Tracts 8 & 9, Vista West/EPP & final plat

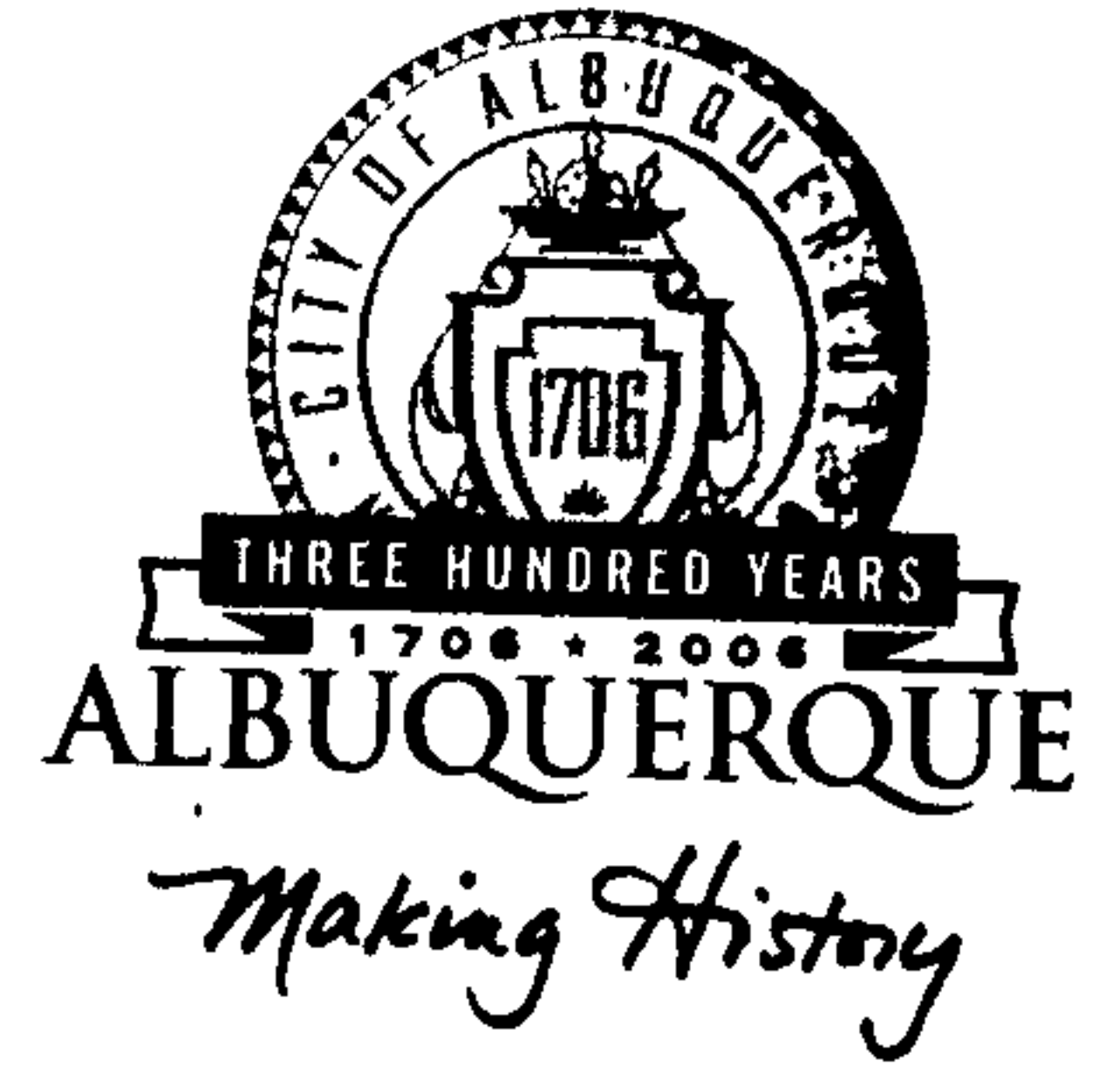
The final plat must be approved by DRB and filed on or before September 18, 2004 or the vacation action approved on 9/3/03 expires.

The perimeter wall design submittal note on the pilaster and cap should state they will project at least 2 inches on the public side. The second page shows a list of plants. Where is the landscaping to be planted? A small version of the plat is needed to show the location of the perimeter walls and the landscaping. If the landscaping is planted in the public right of way, a landscape maintenance agreement is required on the infrastructure list along with the separate irrigation water meter. Planning will sign the final plat after the wall design is approved.



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

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002022

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 Dev. Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Cost Allocation Plan |

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

An executed Subdivision Improvements Agreement with financial guarantees is on file for Final Plat sign-off. The Hydrology Section has no objection to the vacation request. Comments on plat.

New Mexico 87103

RESOLUTION:

www.cabq.gov

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

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

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

FOR:

15-day

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: October 20, 2004



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 20, 2004

Project # 1002022
04DRB-01477 Major-Vacation of Public Easements

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

AMAFCA No comment.

COG No adverse comments.

Transit No objection to the request.

Zoning Enforcement Reviewed, no comment.

Neighborhood Coordination

Letters sent to Westgate Heights (R), Vista Sandia HOA, and Encanto Village HOA Neighborhood Associations.

APS No comments received.

Police Department No comments.

Fire Department No adverse comments.

PNM Electric & Gas Approves.

Comcast No comments received

QWEST No comments received

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

M.R.G.C.D. No comments received.

Open Space Division No adverse comments.

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

Transportation Development

Defer to agencies affected by the requested action. Unclear if only the 20' MST&T easement is being requested?

Parks & Recreation

No objection.

Utilities Development

No objection to Vacation request.

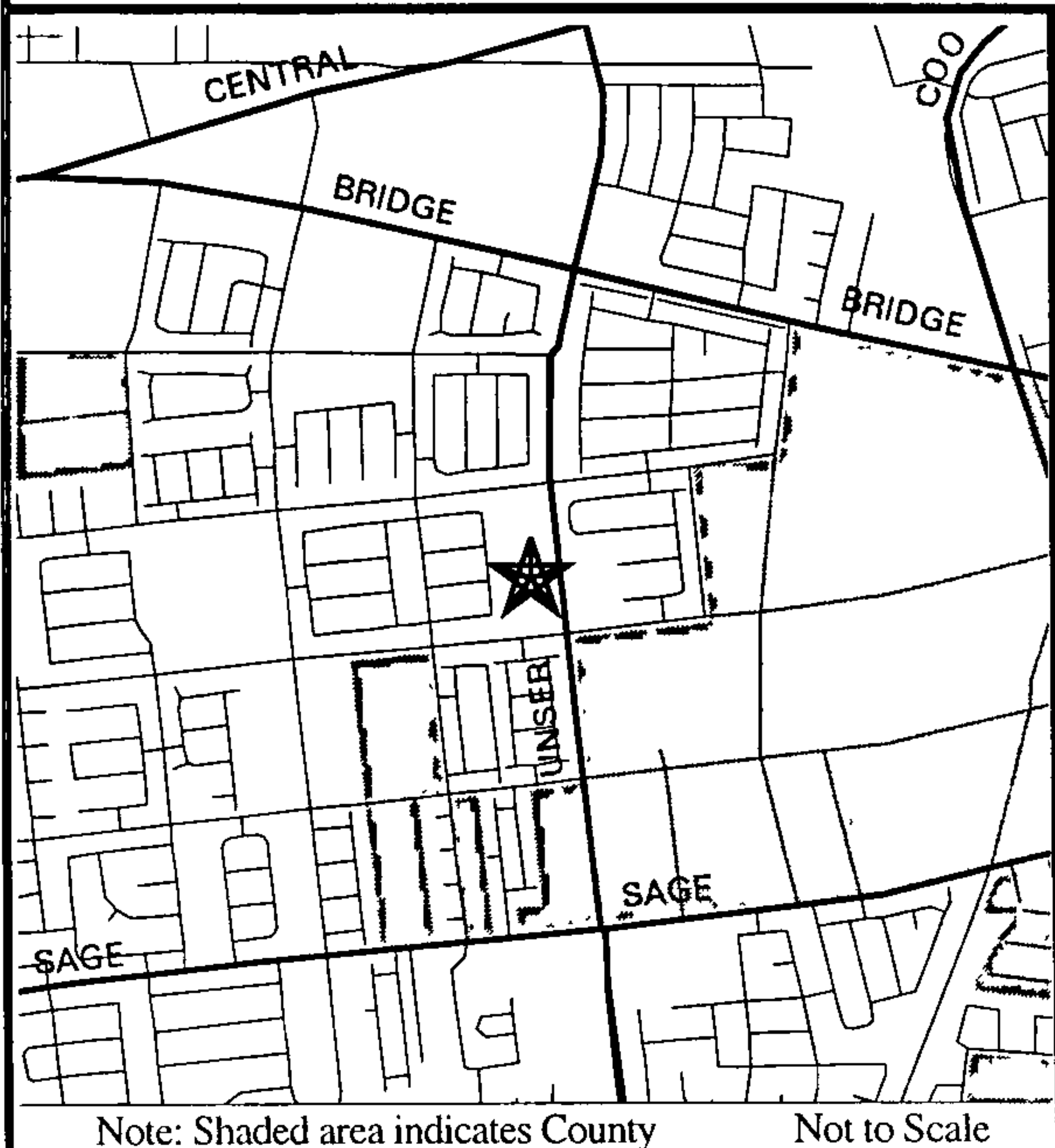
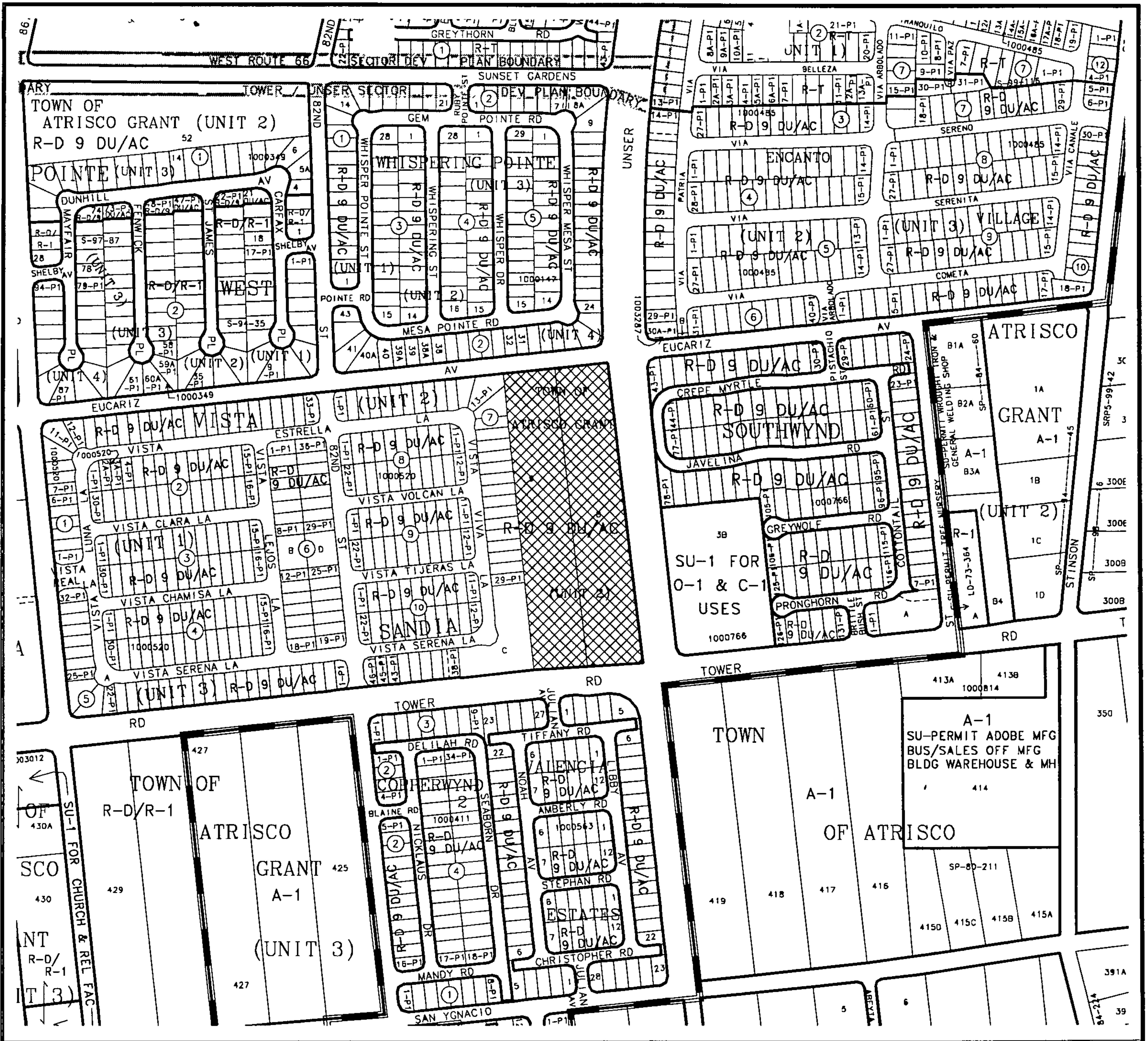
Planning Department

No objection to the vacation request. However, the final plat is scheduled for DRB two weeks prior to this vacation request. Agent was called on 9/29/04 & asked to defer the final plat for 2 weeks to be heard with the final plat and asked to pay the \$50 deferral fee.

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

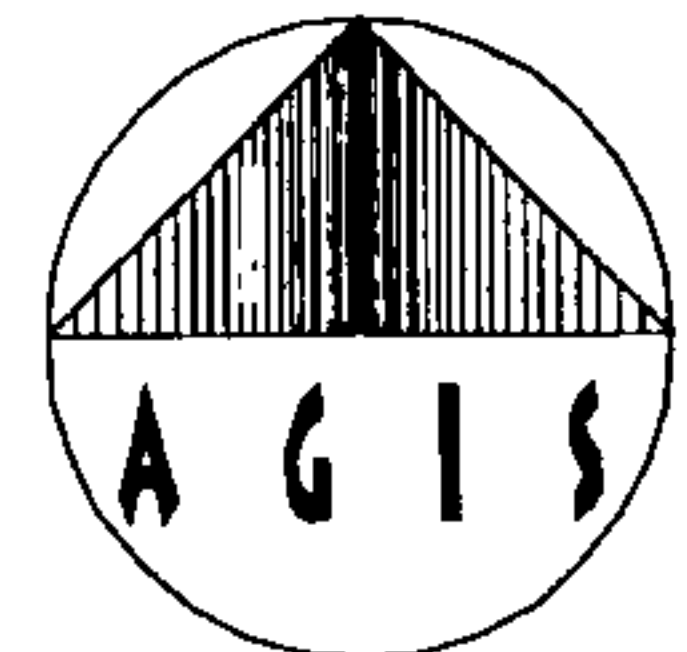
cc:T. S. McNaney & Associates, 1015 Tijeras Avenue NW, Suite #210, 87103

Bohannon Huston Inc., 7500 Jefferson St NE, 87109



Note: Shaded area indicates County Not to Scale

ZONING MAP



Scale 1" = 515'

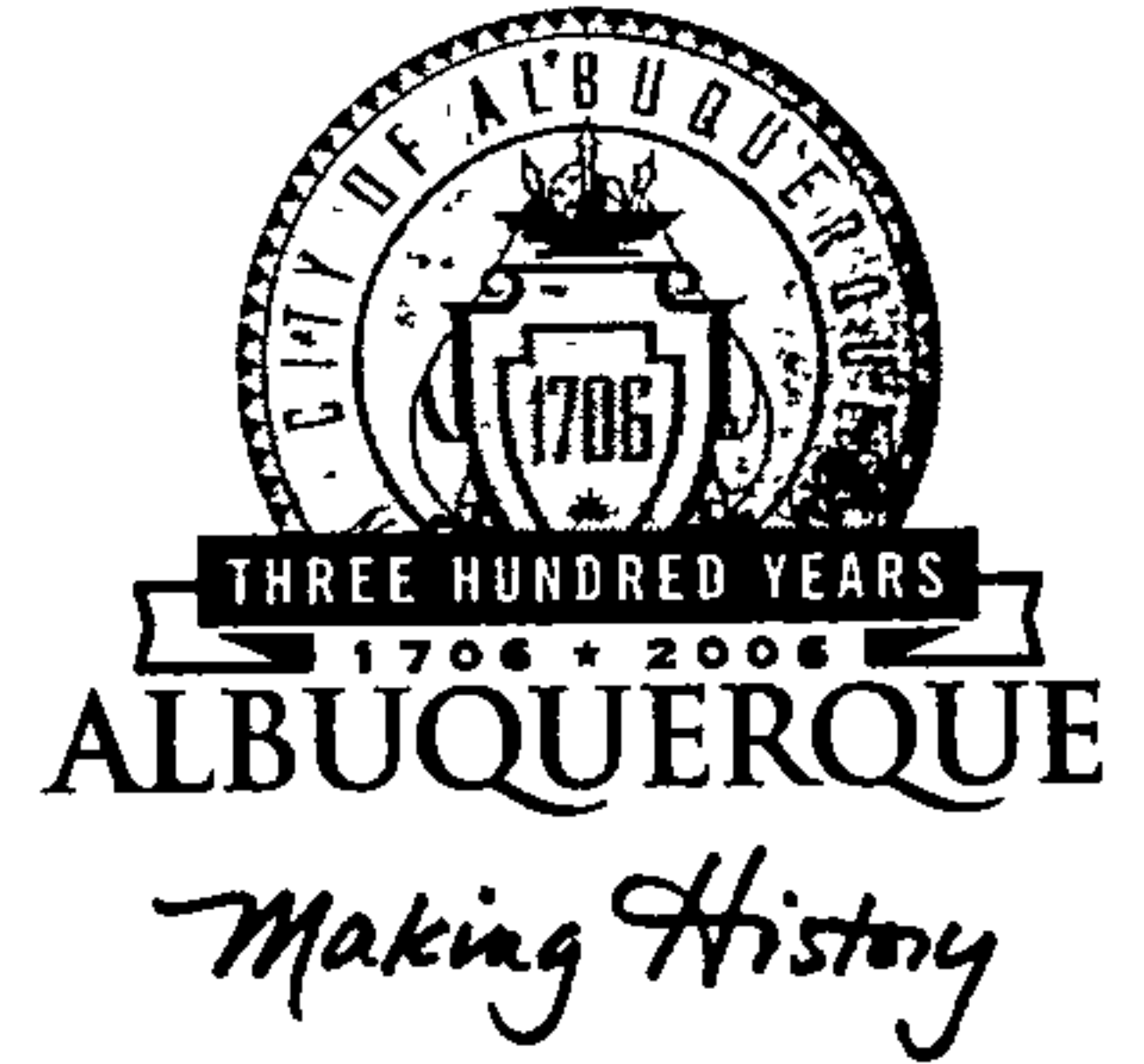
PROJECT NO.
1002022

HEARING DATE
10-20-04

MAP NO.
L-10

ADDITIONAL CASE NUMBER(S)
04DRB-01477

CITY OF ALBUQUERQUE.



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002022

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 Dev. Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Cost Allocation Plan |

ACTION REQUESTED:

P.O. Box 1293

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

Albuquerque

ENGINEERING COMMENTS:

Need to reapply for vacations.

New Mexico 87103

RESOLUTION:

www.cabq.gov

APPROVED ____; DENIED ____; DEFERRED ¹⁰⁻²⁰⁻⁰⁴ 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: October 6, 2004

AGIS ELECTRONIC APPROVAL FORM

DRB Project Case #: 1002002

Subdivision Name: San Mateo Del Norte - Lots 1 thru 3

Surveyor: Leonard Martinez

Company/Agent: Advanced Engineering and Consulting

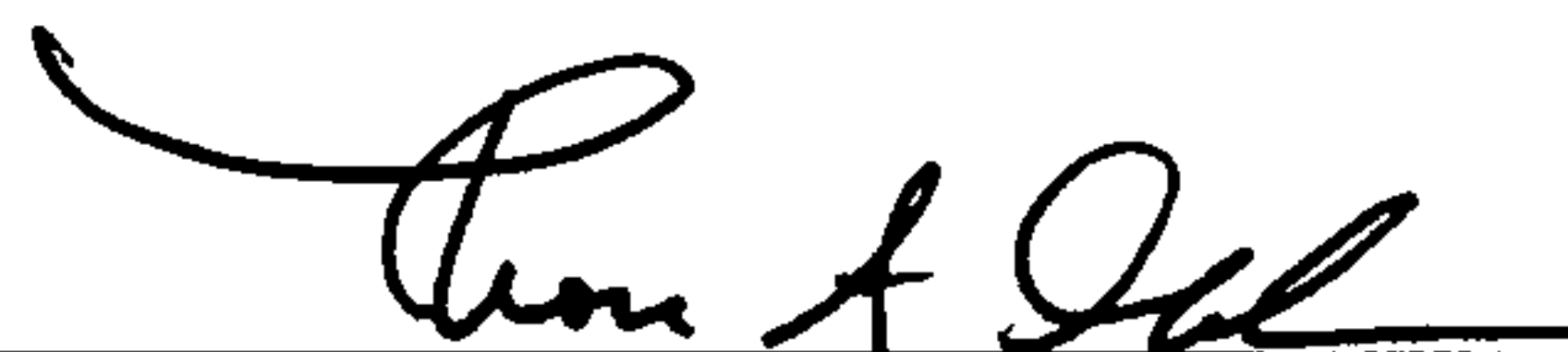
Contact Person: Mario Martinez E-mail: _____

Phone: 899-5570 Fax: _____

DXF Received Date: 10/6/2004

Hard-Copy Date: 10/6/2004

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

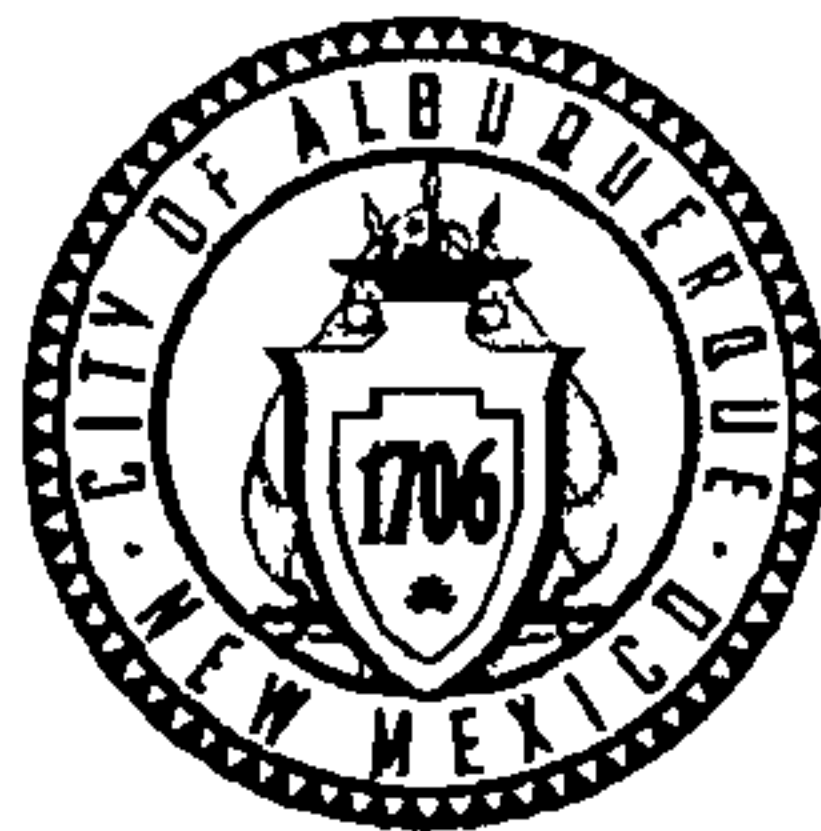
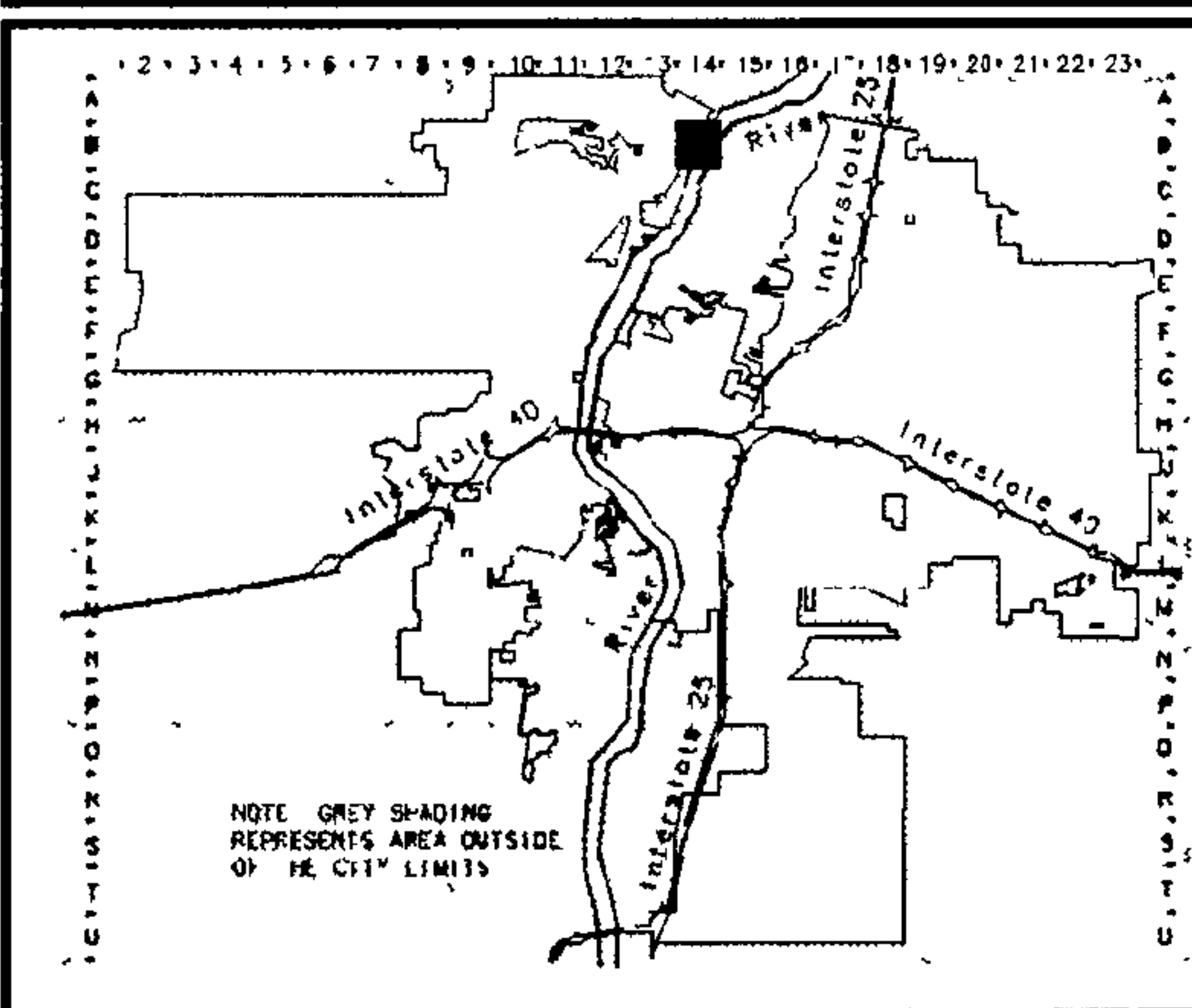
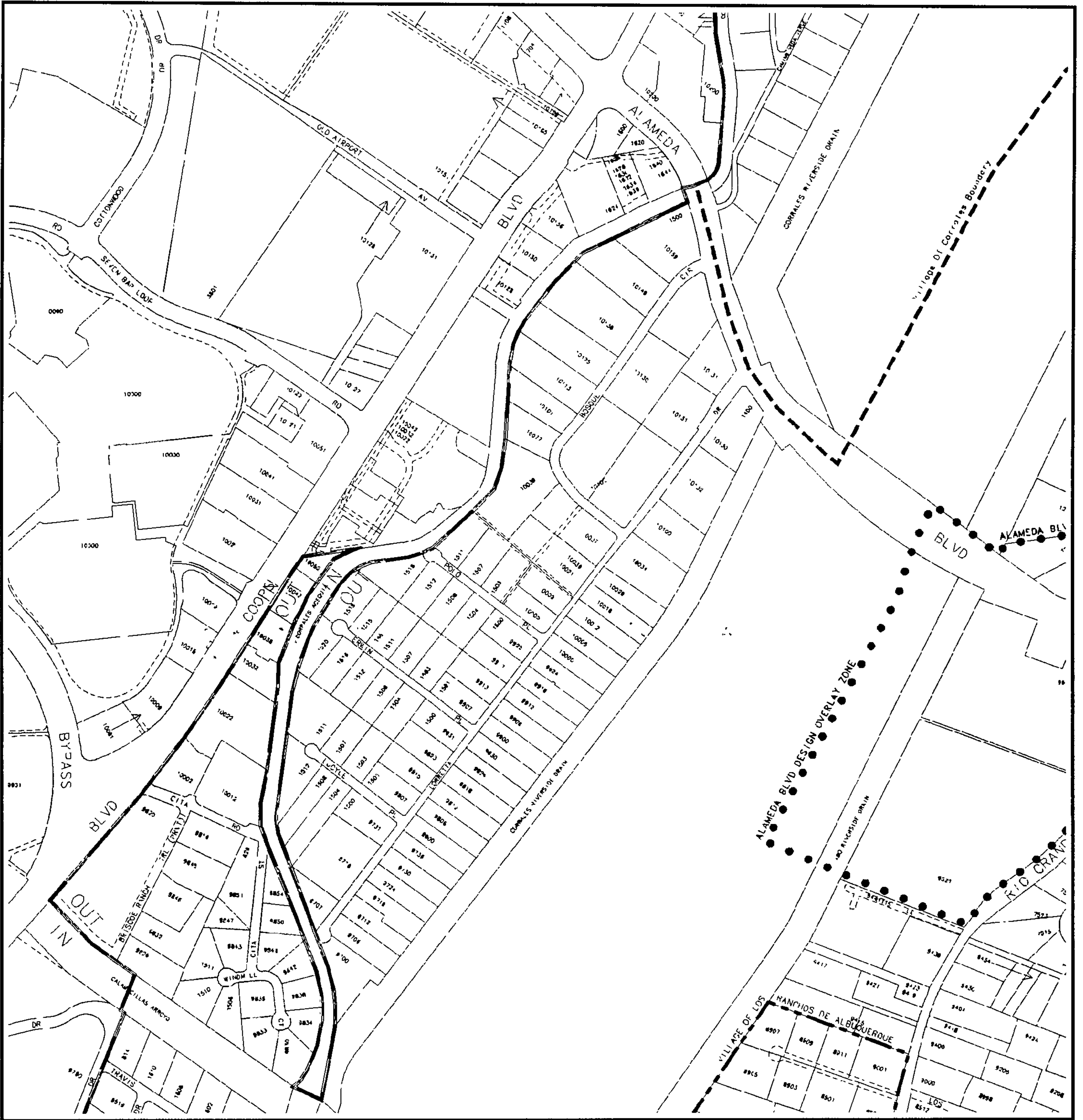

Approved

10/6/04
Date

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

AGIS Use Only

Copied cov2002 to agiscov on 10/6/2004. Contact person notified on 10/6/2004

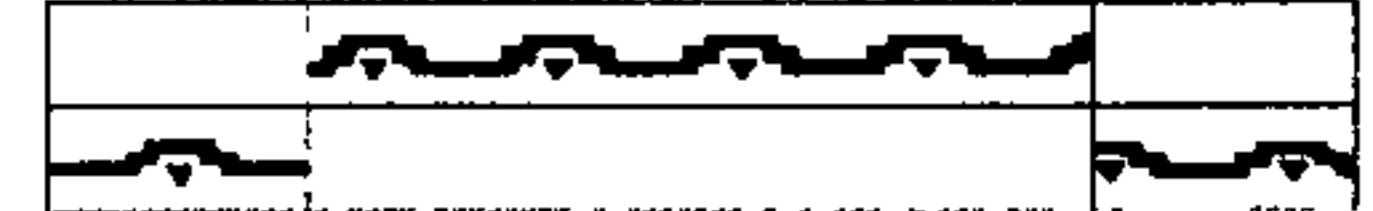


Albuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000



Address Map

B-14-A

Map Amended through April 27, 2004



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

October 6, 2004 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 a.m.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

Adjourned: 10:50 a.m.

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

1. **Project # 1001926**
04DRB-01393 Major-Preliminary Plat Approval
04DRB-01394 Major-Final Plat Approval
TIERRA WEST, LLC agent(s) for JD HOME, INC & JOHN LORENTZEN request(s) the above action(s) for all or a portion of Tract(s) 225, **TOWN OF ATRISCO GRANT, AIRPORT UNIT**, zoned R-2, located on 72ND PL NW, between INTERSTATE 40 WEST and GLEN RIO RD NW containing approximately 5 acre(s). [REF: 03DRB01224, 03DRB01115] (J-10) **DEFERRED AT AGENT'S REQUEST TO 10/13/04.**

2. **Project # 1003591**
04DRB-01384 Major-Preliminary Plat Approval
04DRB-01386 Minor-Sidewalk Waiver
04DRB-01387 Minor-Temp Defer SDWK
- BOHANNAN HUSTON INC agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 31A-1-A, **SUN GATE ESTATES**, zoned R-LT residential zone, located on 98TH ST SW, between BLAKE RD SW and OPEN RANGE AVE SW containing approximately 45 acre(s). [REF: 04DRB-01185] *[Deferred from 10/6/04]* (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/13/04.**
3. **Project # 1003369**
04DRB-00514 Major-Drainage Plan to Determine the Cost Allocation for Storm Drainage Improvements
- BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, **VINTNER COURT SUBDIVISION**, zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). *[Deferred from 5/12/04, 5/26/04, 6/9/04, 6/23/04, 7/14/04, 7/21/04, 8/11/04, 8/25/04, 9/8/04 & 10/6/04]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 11/3/04.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

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

4. **Project # 1003596**
04DRB-01490 Minor-SiteDev Plan
BldPermit/EPC
- GOLDEN & ASSOCIATES agent(s) for BREWER OIL CO INC request(s) the above action(s) for all or a portion of Tract(s) 100-C1, **MONTGOMERY HEIGHTS**, zoned SU-1 FOR C-2 WITH WAREHOUSE, located on SAN MATEO BLVD NE and MONTGOMERY BLVD NE containing approximately 1 acre(s). [REF: 04EPC01216] **[Stephanie Shumsky, EPC Case Planner]** (F-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR INFRASTRUCTURE LANGUAGE ON THE SIGNATURE BLOCK.**

5. **Project # 1003364**
04DRB-01407 Minor-SiteDev Plan
Subd/EPC
04DRB-01408 Minor-SiteDev Plan
BldPermit/EPC
04DRB-01409 Minor-Prelim&Final Plat
Approval

TIERRA WEST, LLC agent(s) for DOUBLE CHEESE CORPORATION request(s) the above action(s) for all or a portion of Block(s) 10, Tract(s) 1A, **NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3**, zoned SU-2 MIXED USES, located on LOUISIANA BLVD NE, between HOLLY AVE NE and PASEO DEL NORTE NE containing approximately 5 acre(s). [REF: DRB-95-478, 04EPC-00495, 04EPC-00494] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 9/22/04*] (C-19) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/6/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR THE SIA. THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

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

6. **Project # 1003403**
04DRB-01493 Minor-Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) F, **THE RESERVE @ THE TRAILS SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and the TOWN OF ALAMEDA GRANT SOUTH BOUNDARY containing approximately 18 acre(s). [REF: 04DRB00632, 04DRB00633, 04DRB00634, 04DRB00635, 03DRB01528] (C-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

7. **Project # 1001523**
04DRB-01491 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for UNSER/98TH STREET PARTNERSHIP LLC request(s) the above action(s) for all or a portion of Lot(s) 2-A, **LADERA BUSINESS PARK, UNIT 2**, zoned SU-1 LIGHT INDUSTRIAL, located on UNSER BLVD NW, between LADERA DR NW and MARKET ST NW containing approximately 19 acre(s). [REF: 01EPC01405, 02DRB00518, 02DRB00519, 02DRB00519] (H-9/H-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA'S SIGNATURE.**

8. **Project # 1002856**
04DRB-01492 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for D R HORTON CUSTOM HOMES request(s) the above action(s) for all or a portion of Tract(s) 2, **MEADOWS @ ANDERSON HILLS**, (to be known as **BLOSSOM RIDGE ESTATES**) zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between 98th STREET SW and UNSER BLVD SW containing approximately 10 acre(s). [REF: 04DRB01156, 04DRB01157, 04DRB00230, 04DRB00231] (P-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

9. **Project # 1002593**
04DRB-01502 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 29-35, **VISTA DE ARENAL, UNIT 3**, zoned R-LT residential zone, located on IRVING BLVD NW, between RAINBOW BLVD NW and PAESE PL NW containing approximately 2 acre(s). [REF: 04DRB00911] (B-9) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

10. ~~Project # 1002022~~
04DRB-01308 Minor-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for T. S. MC NANEY & ASSOCIATES, request(s) the above action(s) for all or a portion of Tract(s) 8 & 9, **VISTA WEST SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on TOWER RD SW, between UNSER BLVD NW and EUCARIZ AVE. SE containing approximately 10 acre(s). [REF: 02DRB-01237, 03DRB-00424] [Final Plat deferred from 9/1/04 & 9/8/04 & 9/15/04 & 10/6/04] (L-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/20/04.**

11. **Project # 1002718**
04DRB-01498 Minor-Vacation of Private Easements

TIERRA WEST LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 13, **RIVERVIEW ACRES, UNIT 2**, zoned RA-1 residential and agricultural zone, semi-urban area, located on GABALDON RD SW, between RIVERSIDE DRAIN CANAL and GABALDON RD SW containing approximately 1 acre(s). [REF: 04DRB00758, 04DRB00759] (H-12) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

Project # 1002718
04DRB-01410 Minor-Final Plat Approval
04DRB-01411 Minor-Sidewalk Waiver

TIERRA WEST LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 334B2A1, 334B2B & 334B1, **RIVERVIEW ACRES, UNIT 2**, zoned RA-1 residential and agricultural zone, semi-urban area, located on GABALDON RD SW, between RIVERSIDE DRAIN CANAL and GABALDON RD SW containing approximately 10 acre(s). [REF: 04DRB-00758, 04DRB-00759] [Deferred from 9/22/04] (H-12) **FINAL PLAT WAS APPROVED AND DELEGATED TO PARKS FOR CASH-IN-LIEU. THE SIDEWALK WAIVER WAS WITHDRAWN AT THE AGENT'S REQUEST.**

12. **Project # 1003051**
04DRB-01496 Minor-Prelim&Final Plat
Approval

RAY BACA agent(s) for COSME OLGUIN request(s) the above action(s) for all or a portion of Tract(s) A & B, **LANDS OF COSME & HENRIETTA OLGUIN**, zoned RA-2 residential and agricultural zone, located on RIO GRANDE BLVD NW, between GRIEGOS RD NW and CANDELARIA RD NW containing approximately 1 acre(s). (F-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

13. **Project # 1002520**
04DRB-00893 Minor- Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for JENNIFER SOULE request(s) the above action(s) for all or a portion of Lot(s) 15 & 16, Tract(s) 2, Block(s) 4, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on ALAMEDA BLVD NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [REF: 04DRB00705] [*Final Plat Indef. Deferred for SIA*] (C-19) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR WALL DESIGN AND AGIS DXF FILE.**

14. **Project # 1003573**
04DRB-01417 Minor-Prelim&Final Plat
Approval

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 & 30, Block(s) 2, Tract(s) 3 **NORTH ALBUQUERQUE ACRES, UNIT 3, OAKLAND NORTH SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB-01138] [*Deferred from 9/22/04 & 10/6/04*] (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 11/3/04.**

15. **Project # 1003112**
04DRB-01005 Major-Final Plat Approval

COMMUNITY SCIENCES CORP agent(s) for COLLATZ INC, JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF COLLATZ INC, RINCONADA TRAILS, zoned SU-1 special use zone, located on UNSER BLVD NW, between UNSER BLVD NW and WESTERN TRAILS NW containing approximately 9 acre(s). [REF: 03DRB-01994, 04DRB-00166, 04DRB-00167, 04DRB-00168] [*Deferred from 7/14/04, 7/21/04, 8/4/04, 8/11/04 & 8/18/04 & 9/1/04 Indef. Deferred, 9/29/04 Indef. Deferred*] (F-11/F-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR DETACHED OPEN SPACE FEES.**

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

16. **Project # 1003694**
04DRB-01485 Minor-Sketch Plat or Plan

CHRISTOPHER CALOTT request(s) the above action(s) for all or a portion of Lot(s) BB, ALVARADO GARDENS, UNIT 2, zoned RA-2 residential and agricultural zone, located on CAMPBELL RD NW, between TRELIS DR NW and GLENWOOD NW containing approximately 1 acre(s). (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1001440**
04DRB-01497 Minor-Sketch Plat or Plan

ANDREW MIODUCHOWSKI agent(s) for ILENE MERCHANT request(s) the above action(s) for all or a portion of Tract(s) D3A, COORS CENTRAL NORTH ADDITION, zoned SU-1 special use zone, located on COORS BLVD NW, between BLUEWATER RD NW and CENTRAL AVE NW containing approximately 1 acre(s). [REF: DRB-96-27] (K-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. **Project # 1003695**
04DRB-01494 Minor-Sketch Plat or Plan
- A. BAIN COCHRAN III request(s) the above action(s) for all or a portion of Lot(s) 4, Block(s) 12, **ALBUQUERQUE HIGHLANDS**, zoned R-1 residential zone, located on MOUNTAIN RD NE, between SAN MATEO NE and SAN PEDRO NE containing approximately 1 acre(s). (J-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
19. **Project # 1003696**
04DRB-01495 Minor-Sketch Plat or Plan
- RIO GRANDE ENGINEERING agent(s) for SCACCIA LLC request(s) the above action(s) for all or a portion of Lot(s) 1-17, Tract(s) A, B, C, **VINCINTI MONTANO SUBDIVISION & JUANITA LOPEZ VIGIL SUBDIVISION** (to be known as **TORRENTINO SUBDIVISION**), zoned R-D residential and related uses zone, developing area, located on 97TH STREET SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). [REF: AX-87-5, DRB-96-529] (L-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
20. **Project # 1003689**
04DRB-01464 Minor-Sketch Plat or Plan
- HALL SURVEYING agent(s) for GREG BOULOY request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, Block(s) 13, **PEREA ADDITION**, zoned SU-2 TH special neighborhood zone, located on 16TH ST NW, between LOMAS BLVD NW and CENTRAL AVE NW. [*Indef. Deferred 9/29/04*] (J-13). **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1002864**
04DRB-01499 Minor-Sketch Plat or Plan

COMMUNITY SCIENCES CORP agent(s) for D R HORTON HOMES request(s) the above action(s) for all or a portion of Lot(s) 56 & 57, **CANTACIELO SUBDIVISION**, zoned R-LT residential zone, located on VENTICICELLO DR NW, between PEGGIO AVE NW and BREZZA DULCE AVE NW containing approximately 30 acre(s). [REF: 04DRB00242] (A-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1003027**
04DRB-01500 Minor-Sketch Plat or Plan

COMMUNITY SCIENCES CORP agent(s) for RAYLEE HOMES request(s) the above action(s) for all or a portion of **Tract(s) 1P & 2P, TREMENTINA OESTE SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on ALAMEDA BLVD NE, and CALLE CALMA NE containing approximately 1 acre(s). [REF: 03DRB02159] (C-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

04DRB-01501 Minor-Sketch Plat or Plan

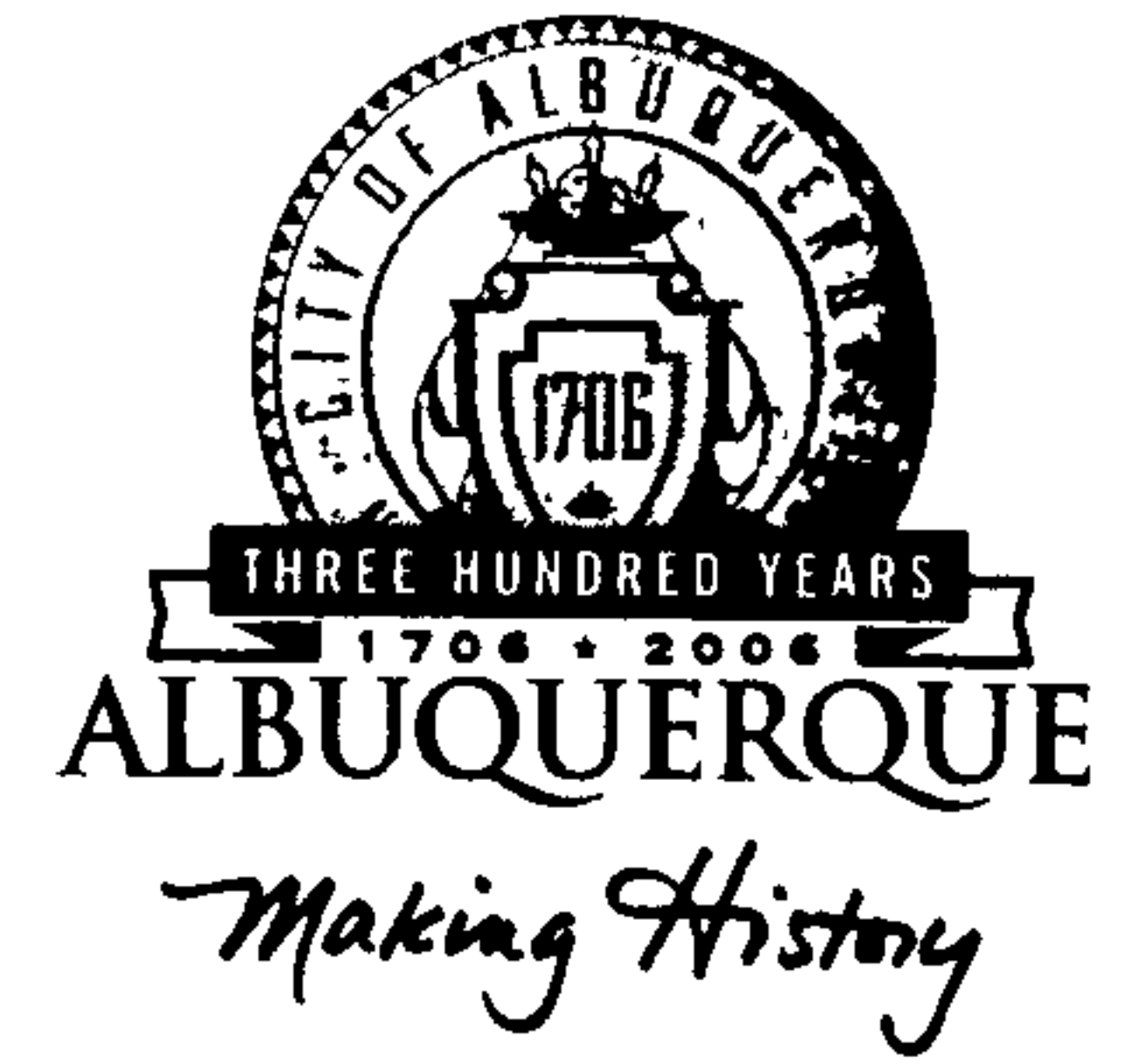
COMMUNITY SCIENCES CORP agent(s) for RAYLEE HOMES request(s) the above action(s) for all or a portion of **Tract(s) 14P & 15P, TREMENTINA OESTE SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on ALAMEDA BLVD NE, and CALLE CALMA NE containing approximately 1 acre(s). [REF: 03DRB02159] (C-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. Approval of the Development Review Board Minutes for September 22, 2004. **THE DRB MINUTES FOR 9/22/04 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:50

CITY OF ALBUQUERQUE

Order 1/10/20/04



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002022

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 Dev. Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Cost Allocation Plan |

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

Need to reapply for vacations.

New Mexico 87103

RESOLUTION:

www.cabq.gov

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: October 6, 2004



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, October 20, 2004, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1001875

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

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

Project # 1001934

04DRB-01471 Major-Vacation of Public
Easements

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

Project # 1002022

04DRB-01477 Major-Vacation of Public
Easements

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

SEE PAGE 2 . . .



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

PAGE 2

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

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

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


Sheran Matson, AICP, DRB Chair
Development Review Board

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



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

September 15, 2004 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 10:50 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

- Project # 1003629**
04DRB-01288 Major-Vacation of Public Easements
ARMIJO SURVEYING GROUP LLC agent(s) for DONALD VASQUEZ request(s) the above action(s) for all or a portion of Lot(s) 1, **PARKSITO SUBDIVISION**, zoned R-D residential and related uses zone, developing area, 9 DU/AC, located on 97TH ST SW, between FIRMAN CT SW and SAN YGNACIO RD SW containing approximately 1 acre(s). [REF: DRB-96-529, S-98-83, S-97-55][*Deferred from 9/15/04*] (L-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/22/04.**

2. **Project # 1002473**
04DRB-01258 Major-Vacation of Pub
Right-of-Way
04DRB-01254 Major-Preliminary Plat
Approval
04DRB-01257 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for D R HORTON INC request(s) the above action(s) for all or a portion of Lot(s) 9-20 & 15-18, Block(s) 5 & 6, Unit(s) 3, NORTH ALBUQUERQUE ACRES, TRACT 3, (to be known as **DESERT VISTA SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on SIGNAL AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 15 acre(s). [REF: 03DRB00207, 04DRB00921] *[Deferred from 9/8/04]* (C-20) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/15/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/13/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: REVISIT THE WIDTH OF WILSHIRE WITH NEW TRAFFIC DISTRIBUTION MAP SUBMITTAL. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project # 1003237**
04DRB-01249 Major-Preliminary Plat
Approval
04DRB-01250 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for STV INVESTMENTS VIII, LLC request(s) the above action(s) for all or a portion of Tract(s) 431, UNIT 3, TOWN OF ATRISCO GRANT, (to be known as **TORRETTA ESTE SUBDIVISION**), zoned R-D, located on TOWER RD SW, between 86TH ST SW and 90TH ST SW containing approximately 6 acre(s). [REF: AX-93-12, Z-93-125, 04EPC00152, 04EPC 00151, 04DRB00766] *[Deferred from 9/8/04]* (L-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/145/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/23/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: REVISIT THE CONNECTION AT TUNNABORA. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

SITE DEVELOPMENT PLANS, AMENDED PLANS AND MASTER DEVELOPMENT PLANS

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

4. **Project # 1002529**
04DRB-01374 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING INC agent(s) for RANDY EASTBURG, CAS, LLC request(s) the above action(s) for all or a portion of Lot(s) 2, Tract(s) 6-B, **PARTITION OF BLACK RANCH**, zoned SU-1,C-1 PERM AND AUTO SALES & STORAGE, located on COORS BLVD NW, between WESTSIDE DR NW and CALABACILLAS ARROYO containing approximately 2 acre(s). [REF: 04DRB01059, 04DRB01060, 03EPC02058, 03EPC02059, 03EPC02060, Z-93-115] **[Makita Hill, EPC Case Planner] (B-13) SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

5. **Project # 1003262**
04DRB-01328 Minor-Amnd SiteDev Plan
Subd

TIM OTT request(s) the above action(s) for all or a portion of Lot(s) 1, 2 and 30A, Block(s) 11, **NORTH ALBUQUERQUE ACRES**, zoned SU-1 for M-1, located on OAKLAND NE, between SAN MATEO NE and I-25 containing approximately 2 acre(s). [REF: 04DRB-00215, 04DRB-00216] *[Deferred from 9/8/04]* (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

6. **Project # 1003372**
04DRB-01234 Minor-SiteDev Plan Subd

DEKKER/PERICH/SABATINI agent(s) for TIM OTT request(s) the above action(s) for all or a portion of Lot(s) 30-A, Block(s) 11, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 FOR M-1, located on ALAMEDA BLVD NE, between SAN MATEO BLVD NE and I-25 containing approximately 1 acre(s). [REF: 03DRB00092, DRB-96-352] (The site plan for building permit was withdrawn at the agent's request.) *[Site Plan for Subdivision was deferred from 8/18/04 & 9/8/04]* (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

7. **Project # 1003096**
04DRB-01344 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST LTD agent(s) for EILEEN DEVEREUX AND STEFAN WATSON request(s) the above action(s) for all or a portion of Lot(s) 53-58, **J. M. MOORE REALTY COMPANY, UNIT 1**, zoned S-R, SAWMILL RESIDENTIAL, located on 8TH ST NW, between 8TH ST NW and MOUNTAIN RD NW containing approximately 1 acre(s). [REF: 03DRB-01901] (J-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR WATER AND SEWER SERVICE COMPLETION.**
8. **Project # 1001926**
04DRB-01335 Minor-Sidewalk Waiver
04DRB-01334 Minor-Temp Defer SDWK
- MARVIN R KORTUM agent(s) for JEFF DORWART, JD HOMES request(s) the above action(s) for all or a portion of Lot(s) 225-A, **MUSTANG MESA SUBDIVISION**, TOWN OF ATRISCO GRANT, zoned R-2 residential zone, located on GLENRIO RD NW, between 72ND ST NW and 72ND PL NW containing approximately 5 acre(s). [REF: 03DRB-01225, 03DRB-00674, 04DRB-00329, 03DRB-01475] (J-10) **INDEFINITELY DEFERRED AT THE BOARD'S REQUEST.**
9. **Project # 1003654**
04DRB-01371 Minor-Prelim&Final Plat
Approval
- TERRA LAND SURVEYS, LLC agent(s) for ISLAMIC CENTER OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Lot(s) 2-B-2 and 2-B-3, **FAIRVIEW ADDITION**, zoned C-2, located on YALE BLVD SE, between AVENIDA CESAR CHAVEZ SE and KATHRYN AVE SE containing approximately 2 acre(s). [REF: Z-78-11, ZA-82-303-1, SP-83-352] (L-15) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

10. **Project # 1002928**
04DRB-00718 Major-Final Plat Approval

ALDRICH LAND SURVEYING agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) D, **TAOS @ THE TRAILS**, zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE and PASEO DEL NORTE containing approximately 20 acre(s). *[Deferred from 5/19/04 & 6/2/04]* (C-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR FEE SIMPLE LANGUAGE, N.M.U. SIGNATURE, AGIS DXF FILE AND UTILITIES SIGNATURES.**

11. **Project # 1002929**
04DRB-00719 Major-Final Plat Approval

ALDRICH LAND SURVEYING agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) C, **SANTA FE @ THE TRAILS**, zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE and RAINBOW containing approximately 17 acre(s). *[Deferred from 5/19/04 & 6/2/04]* (C-09) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR FEE SIMPLE LANGUAGE, N.M.U. SIGNATURE, AGIS DXF FILE AND UTILITIES SIGNATURES.**

- ~~12. **Project # 1002022**~~
~~04DRB-01308 Minor-Final Plat Approval~~

BOHANNAN HUSTON, INC. agent(s) for T. S. MC NANEY & ASSOCIATES, request(s) the above action(s) for all or a portion of Tract(s) 8 & 9, **VISTA WEST SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on TOWER RD SW, between UNSER BLVD NW and EUCARIZ AVE. SE containing approximately 10 acre(s). [REF: 02DRB-01237, 03DRB-00424] *[Final Plat deferred from 9/1/04 & 9/8/04 & 9/15/04]* (L-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/6/04.**

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

13. **Project # 1003655**
04DRB-01373 Minor-Sketch Plat or Plan

DAVID A AUBE agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15, 16 &17, Block(s) 1, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, (to be known as **DESERT RIDGE ESTATES SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on WYOMING BLVD NE, between EAGLE ROCK NE and MODESTO NE containing approximately 3 acre(s). (C-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. **Project # 1001816**
04DRB-01370 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING LLC agent(s) for JOHNNY & JANE CARLTON request(s) the above action(s) for all or a portion of Lot(s) 10, 11 & 12, Block(s) 54, **NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE**, zoned SU-2 special neighborhood zone, HDA, located on TIJERAS AVE NW, between 9TH ST NW and 10TH ST NW containing approximately 1 acre(s). [REF: 03DRB-01640, 03DRB-01503] (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1003372**
04DRB-01369 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING LLC agent(s) for TIJERAS PLACE, LLC (TIMOTHY OTT) request(s) the above action(s) for all or a portion of Lot(s) 30-A, Block(s) 11, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 special neighborhood zone, M-1, located on ALAMEDA BLVD NE, between SAN MATEO BLVD. NE and INTERSTATE 25-N containing approximately 2 acre(s). [REF: DRB-96-352, S-96-44] (C-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project # 1003592**
04DRB-01368 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING, LLC agent(s) for GOLDEN SLUMBERS, INC., request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, **SCHMIDER PARCEL**, zoned M-2 heavy manufacturing zone, located on CANDELARIA RD NE, between EDITH NE and I-25 containing approximately 6 acre(s). [REF: 04DRB01197] (G-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1002584**
04DRB-01375 Minor-Sketch Plat or Plan

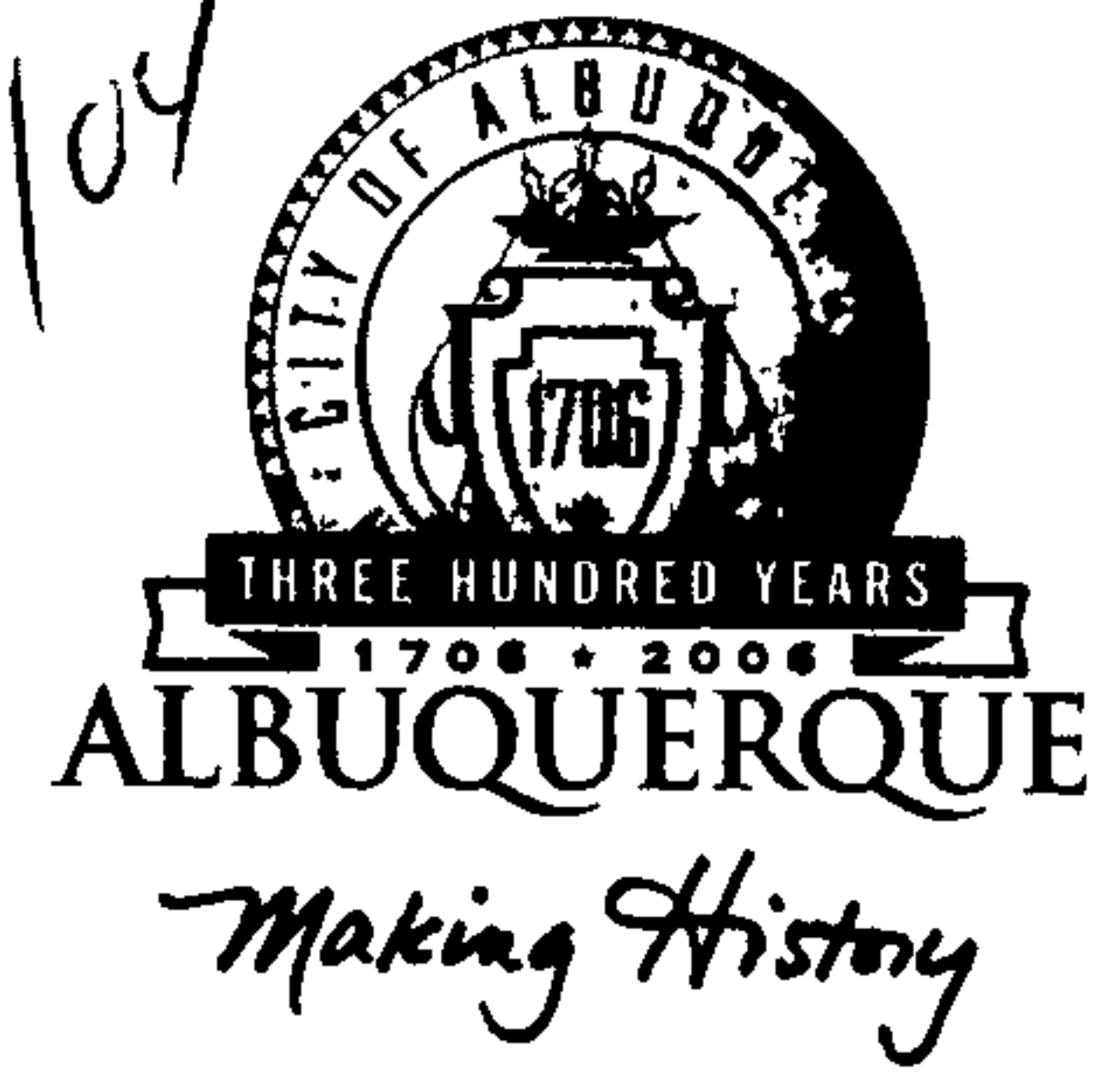
WILSON & COMPANY agent(s) for CENTEX CONCORD, MARK KURY, ARDENT HEALTH, request(s) the above action(s) for all or a portion of Tract(s) 1-A, ST. JOSEPH WEST MESA HOSPITAL, **PARADISE HEIGHTS, UNIT 1**, zoned SU-1 HOSPITAL, located on GOLF COURSE RD NW, between MCMAHON RD NW and GOLF COURSE RD NW containing approximately 20 acre(s). [REF: Z-8-90, 03AA00579,04EPC006, 04EPC01068] (A-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Approval of the Development Review Board Minutes for Month September 1, 2004. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR SEPTEMBER 1, 2004 WERE APPROVED.**

ADJOURNED: 10:50 A.M.

CITY OF ALBUQUERQUE

def 10/6/04



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002022

AGENDA ITEM NO: 12

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

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

New Mexico 87103

RESOLUTION:

www.cabq.gov

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

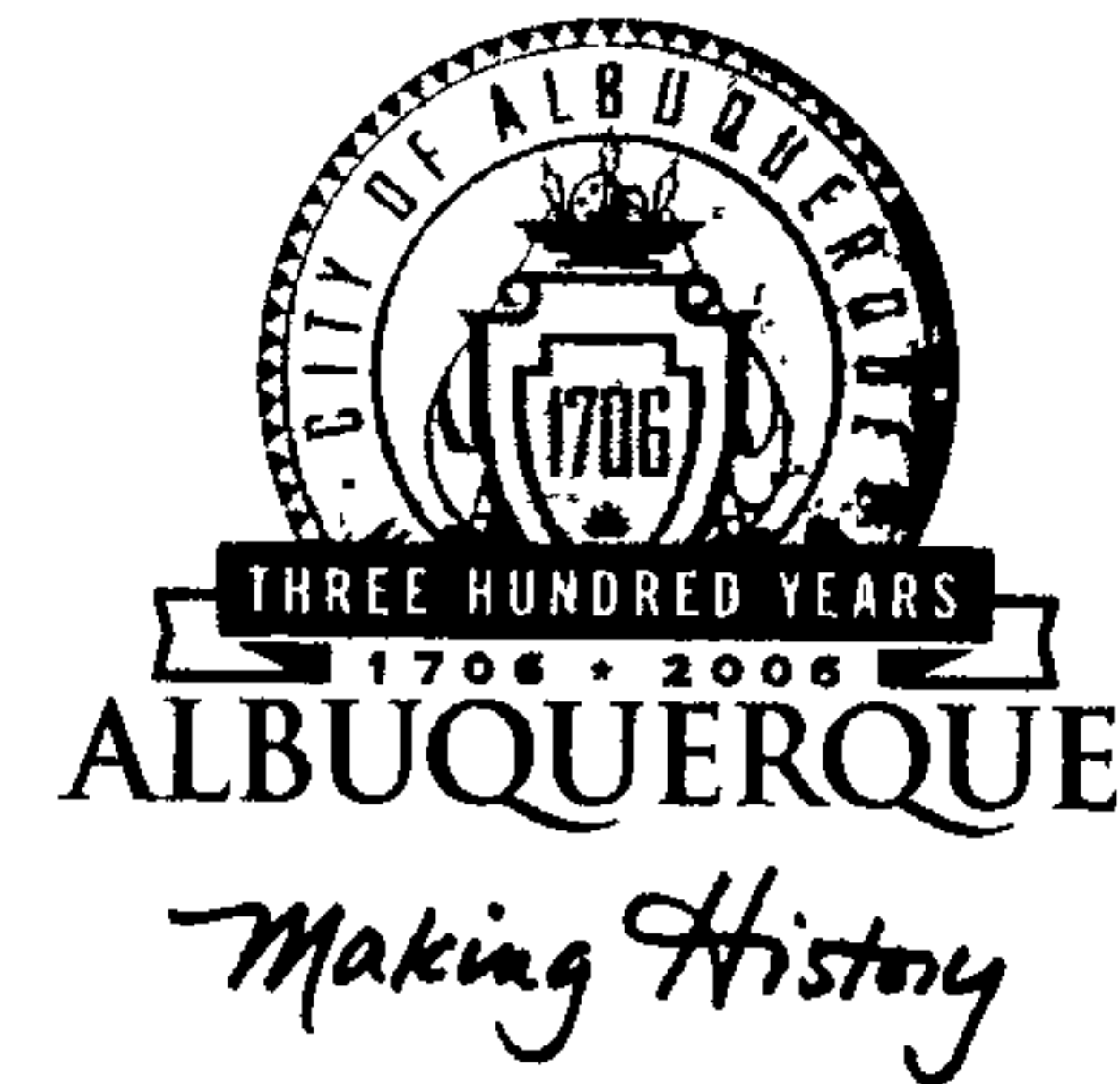
SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: September 15, 2004



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002022

AGENDA ITEM NO: 12

SUBJECT:

- | | | |
|-------------------------|--------------------------|---------------------------|
| (01) Sketch Plat/Plan | (05) Site Plan for Subd | (10) Sector Dev Plan |
| (02) Bulk Land Variance | (06) Site Plan for BP | (11) Grading Plan |
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ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

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

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ¹⁰⁻⁶⁻⁰⁴ X; COMMENTS PROVIDED ____; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: September 15, 2004



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

September 8, 2004 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 10:35 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1003610**
04DRB-01251 Major-Preliminary Plat Approval
04DRB-01252 Minor-Temp Defer SDWK
WILSON & CO. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 29A, LANDS OF SALAZAR/QUATRO/JSJ/ HANNETT (to be known as **ARROWWOOD HILLS SUBDIVISION, UNIT 1**), zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO SW and BLAKE RD SW containing approximately 29 acre(s). [REF: 1001594, 02DRB-01621 & 01622, 1003231, 04DRB-00137, 04DRB-00261, 00262 & 00263] [Deferred from 9/8/04] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/22/04.**

2. **Project # 1002473**
04DRB-01258 Major-Vacation of Pub
Right-of-Way
04DRB-01254 Major-Preliminary Plat
Approval
04DRB-01257 Minor-Temp Defer
SDWK
- TIERRA WEST LLC agent(s) for D R HORTON INC request(s) the above action(s) for all or a portion of Lot(s) 9-20 & 15-18, Block(s) 5 & 6, Unit(s) 3, NORTH ALBUQUERQUE ACRES, TRACT 3, (to be known as **DESERT VISTA SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on SIGNAL AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 15 acre(s). [REF: 03DRB00207, 04DRB00921] *[Deferred from 9/8/04]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 9/15/04.**
3. **Project # 1003237**
04DRB-01249 Major-Preliminary Plat
Approval
04DRB-01250 Minor-Temp Defer
SDWK
- MARK GOODWIN & ASSOCIATES, PA agent(s) for STV INVESTMENTS VIII, LLC request(s) the above action(s) for all or a portion of Tract(s) 431, UNIT 3, TOWN OF ATRISCO GRANT, (to be known as **TORRETTA ESTE SUBDIVISION**), zoned R-D, located on TOWER RD SW, between 86TH ST SW and 90TH ST SW containing approximately 6 acre(s). [REF: AX-93-12, Z-93-125, O4EPC00152, 04EPC 00151, 04DRB00766] *[Deferred from 9/8/04]* (L-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/15/04.**
4. **Project # 1001946**
04DRB-01177 Major-Vacation of Pub
Right-of-Way
04DRB-01178 Major-Preliminary Plat
Approval
04DRB-01176 Minor-Vacation of Private
Easements
- BOHANNAN HUSTON agent(s) for LOWE'S (NEAL HAMILTON) request(s) the above action(s) for all or a portion of Tract(s) A, **LOS ANGELES CENTER**, zoned M-1 light manufacturing zone, located on PASEO DEL NORTE RD NE, between I-25 FRONTAGE RD. NE and SAN FRANCISCO DR. NE containing approximately 32 acre(s). [REF: 03DRB-01271] *[Deferred from 8/25/04]* (D-18) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILES. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/8/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT.**

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

BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, VINTNER COURT **SUBDIVISION**, zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [Deferred from 5/12/04, 5/26/04, 6/9/04, 6/23/04, 7/14/04, 7/21/04, 8/11/04, 8/25/04 & 9/8/04] (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 10/6/04.**

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

6. **Project # 1002855**
04DRB-01327 Minor-SiteDev Plan
BldPermit/EPC

VAN H GILBERT, ARCHITECT agent(s) for ETG PROPERTIES LLC, EDWARD GARCIA request(s) the above action(s) for all or a portion of Lot(s) 4, 5 & 6, Block(s) 24, **EAST END ADDITION**, zoned R-1 residential zone, located on VERMONT ST NE, between LOMAS BLVD NE and MARBLE AVE NE containing approximately 1 acre(s). [REF: 03EPC-00979, 03EPC-00981, 01EPC-01777, 01EPC-01778] (Juanita Garcia, EPC Case Planner) (J-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/8/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA.**

- 04DRB-01326 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC agent(s) for ETG PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 4-8, 13-16, Block(s) 24 & 25, **EAST END ADDITION**, zoned P, C-2, SU-1, AUTO SALES & STORAGE, located on LOMAS BLVD NE, between VERMONT AVE NE and UTAH AVE NE containing approximately 4 acre(s). [REF: 03EPC000979, 03EPC-00981, 03DRB-01511] (J-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/8/04 THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND AGIS DXF FILE.**

7. **Project # 1003170**
04DRB-01330 Minor-SiteDev Plan
BldPermit/EPC
04DRB-01329 Minor-Prelim&Final Plat
Approval
- SITES SOUTHWEST agent(s) for CITY OF ALBUQUERQUE, WATER RESOURCES DEPARTMENT, request(s) the above action(s) for ELENA GALLEGOS GRANT, (to be known as **TRACT A, CITY OF ALBUQUERQUE WATER TREATMENT FACILITY**, zoned SU-1 for M-1, sand and gravel Extraction & related act. located on MISSION AVE NE, between TOKAY ST NE and CHAPPELL DR NE containing approximately 162 acre(s). [REF: 03EPC-02194, AX-87-20, Z-87-23, Z-97-114, Z-98-51, DRB-96-316, DRB-98-165, S-99-94] (**Chris Hyer, EPC Case Planner**) (E-16/F-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/8/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT. PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**
8. **Project # 1003262**
04DRB-01328 Minor-Amnd SiteDev Plan
Subd
- TIM OTT request(s) the above action(s) for all or a portion of Lot(s) 1, 2 and 30A, Block(s) 11, **NORTH ALBUQUERQUE ACRES**, zoned SU-1 for M-1, located on OAKLAND NE, between SAN MATEO NE and I-25 containing approximately 2 acre(s). [REF: 04DRB-00215, 04DRB-00216] [*Deferred from 9/8/04*] (C-18) **DEFERRED AT THE BOARD'S REQUEST TO 9/15/04.**
9. **Project # 1003372**
04DRB-01234 Minor-SiteDev Plan Subd
- DEKKER/PERICH/SABATINI agent(s) for TIM OTT request(s) the above action(s) for all or a portion of Lot(s) 30-A, Block(s) 11, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 FOR M-1, located on ALAMEDA BLVD NE, between SAN MATEO BLVD NE and I-25 containing approximately 1 acre(s). [REF: 03DRB00092, DRB-96-352] [*Deferred from 8/18/04*] (The site plan for building permit was withdrawn at the agent's request.) [*Deferred from 9/8/04*] (C-18) **DEFERRED AT THE BOARD'S REQUEST TO 9/15/04.**

10. **Project # 1003371**
04DRB-01184 Minor-SiteDev Plan
BldPermit

STEPHEN C DAY, ARCHITECT agent(s) for DRIVE TIME AUTOMOTIVE, DAN PACKOWSKI request(s) the above action(s) for all or a portion of Lot(s) 31 & 32, Block(s) 11, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, (to be known as **DRIVE TIME @ ALAMEDA**) zoned SU-2 FOR M-1, located on ALAMEDA BLVD NE, between SAN MATEO NE and I-25 containing approximately 2 acre(s). [REF: 04DRB-00531] [Deferred from 8/11/04 & 8/25/04] (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/8/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR SIGN PERMIT AND ZONING VARIANCE.**

04DRB-01325 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for DRIVE TIME AUTOMOTIVE, DAN PACKOWSKI request(s) the above action(s) for all or a portion of Lot(s) 31 & 32, Block(s) 11, Tract(s) A, NORTH ALBUQUERQUE ACRES UNIT B, (to be known as **DRIVE TIME @ ALAMEDA**) zoned SU-2 M-1, located on ALAMEDA BLVD NE, between SAN MATEO BLVD NE and I-25 containing approximately 2 acre(s). [REF: 04DRB-00531, 04DRB-01184] (C-18) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR ADDITIONAL EASEMENT AND TO PLANNING FOR THE AGIS DXF FILE.**

11. **Project # 1003637**
04DRB-01302 Minor-SiteDev Plan
BldPermit

OPUS WEST CONSTRUCTION CORP request(s) the above action(s) for all or a portion of Lot(s) 12, Block(s) 2, Unit(s) 1, **JOURNAL CENTER PHASE 2**, zoned IP industrial park zone, located on MASTHEAD ST NE, between MASTHEAD ST NE and TIBURON ST NE containing approximately 5 acre(s). [REF: AX-79-13, Z-79-80-2, 1000633] [Deferred from 9/1/04] [Deferred on 9/8/04 on a no show] (D-17) **INDEFINITELY DEFERRED ON A NO SHOW.**

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

12. **Project # 1003469**
04DRB-00891 Minor- Final Plat Approval
- RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES, LTD request(s) the above action(s) for all or a portion of Lot(s) 25, 26 & 27, Tract(s) 3, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 9, (to be known as **OAKLAND HEIGHTS SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB-00821] (*Deferred from 6/16/04 & 6/23/04 & 6/30/04*)(*Final Plat was indefinitely deferred for SIA*) (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE AND PLANNING FOR AGIS DXF FILE.**
13. **Project # 1003634**
04DRB-01297 Minor-Prelim&Final Plat Approval
- WAYJOHN SURVEYING INC agent(s) for HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 4, 5 & 6, Block(s) 12, **EASTERN ADDITION**, zoned SU-2 MR, located on CROMWELL AVE SE, between HIGH ST SE and WALTER ST SE containing approximately 1 acre(s). [*Deferred from 9/1/04*] (K-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/8/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/6/04 THE PRELIMINARY PLAT WS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**
14. ~~**Project # 1002022**~~
~~04DRB-01308 Minor-Final Plat Approval~~
- BOHANNAN HUSTON, INC. agent(s) for T. S. MC NANEY & ASSOCIATES, request(s) the above action(s) for all or a portion of Tract(s) 8 & 9, **VISTA WEST SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on TOWER RD SW, between UNSER BLVD NW and EUCARIZ AVE. SE containing approximately 10 acre(s). [REF: 02DRB-01237, 03DRB-00424] [*Final Plat deferred from 9/1/04 & 9/8/04*] (L-10) **DEFERRED AT THE AGENT'S REQUEST TO 9/15/04.**

15. **Project # 1003543**
04DRB-01275 Minor-Prelim&Final Plat
Approval

OLIVER TRUJILLO agent(s) for DESI BACA & MARY MARCO request(s) the above action(s) for all or a portion of Lot(s) 6, Block(s) 66, **UNIVERSITY HEIGHTS** and the east 71 feet of the east 1/2 OF BLOCK 14, FIRST UNIT, **VICTORY ADDITION**, zoned R-3, located on PRINCETON AVE SE, between MC EARL SE and GARFIELD SE containing approximately 1 acre(s). [REF: 04DRB01275] *[Deferred from 9/1/04]* (K-16) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

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

16. **Project # 1003641**
04DRB-01311 Minor-Sketch Plat or Plan

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1-24, Block(s) 2, **BACA ADDITION**, zoned R-G residential garden apartment zone, located on 2ND ST SW, between ATLANTIC SW and SANTA FE SW containing approximately 2 acre(s). (K-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Approval of the Development Review Board Minutes for August 25, 2004. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR 8/25/04 WERE APPROVED.**

ADJOURNED: 10:35 A.M.



FACSIMILE TRANSMITTAL COVER SHEET

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335
www.bhinc.com
voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Date: 9/7/04
To: Claire Senova
Company: City of Albuquerque
Fax No.: 924-3864
From: Stephanie Stratton
Project No: DRB# 1002022
Project Name: Vista West Subdivision
Number of Pages (including Cover): 2
Re: Deferral
Comments:

#14

Original to Follow: Yes No

If you do not receive all pages, please contact Stephanie at 823-1000.

ENGINEERING ▲
SPATIAL DATA ▲
ADVANCED TECHNOLOGIES ▲

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

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toll free: 800.877.5332

September 7, 2004

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

Re: Request for Deferral
Vista West Final Plat, DRB No. 1002022

Dear Ms. Matson:

We request a one week deferral of the final plat for Vista West; scheduled for hearing on September 8, 2004. This action is being requested to adequately address all comments made by the DRB members at the previous meeting. Based on this request, we anticipate a hearing date of September 15, 2004.

If you have any questions or require further information, please call me.

Sincerely,



Nina Leung
Community Development and Planning Group

SS

ENGINEERING 

SPATIAL DATA 

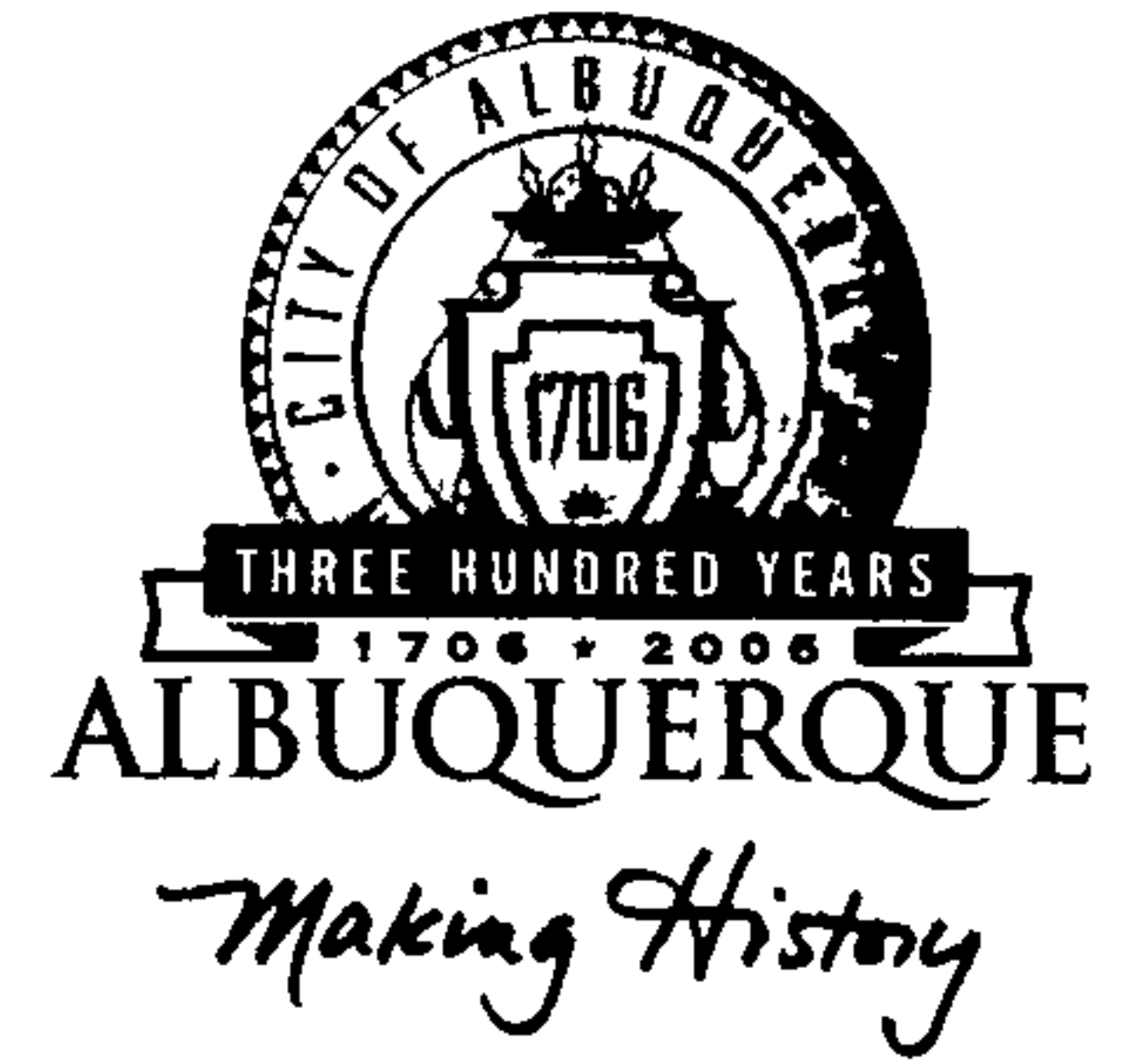
ADVANCED TECHNOLOGIES 

*** RX REPORT ***

RECEPTION OK

TX/RX NO	5653	
CONNECTION TEL		15057987988
SUBADDRESS		
CONNECTION ID		
ST. TIME	09/07 16:24	
USAGE T	00'36	
PGS.	2	
RESULT	OK	

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002022

AGENDA ITEM NO: 14

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

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

New Mexico 87103

www.cabq.gov

RESOLUTION:

9-15-04

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

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

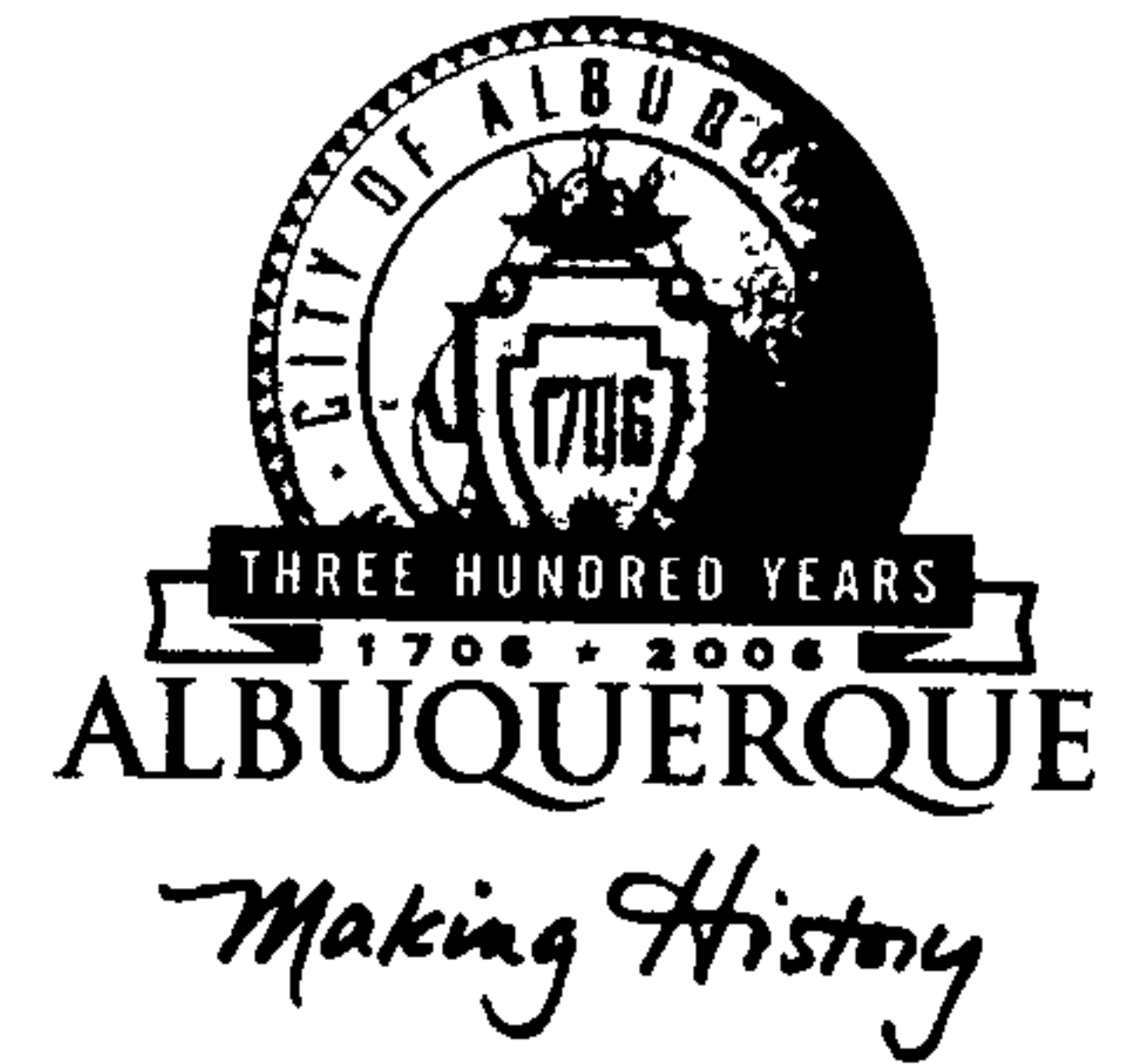
DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: September 8, 2004

CITY OF ALBUQUERQUE



Alber
9/15/04

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002022

AGENDA ITEM NO: 14

SUBJECT:

- | | | |
|-------------------------|--------------------------|---------------------------|
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ACTION REQUESTED:

P.O. Box 1293

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

Albuquerque

ENGINEERING COMMENTS:

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

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: September 8, 2004

AGIS ELECTRONIC APPROVAL FORM

DRB Project Case #: 1002022

Subdivision Name: Vista West

Surveyor: Tim Aldrich

Company/Agent: Bohannon Huston, Inc.


Contact Person: Nina Leung E-mail: _____

Phone: 798-7965 Fax: 798-7988

DXF Received Date: 9/1/2004

Hard-Copy Date: 9/1/2004

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

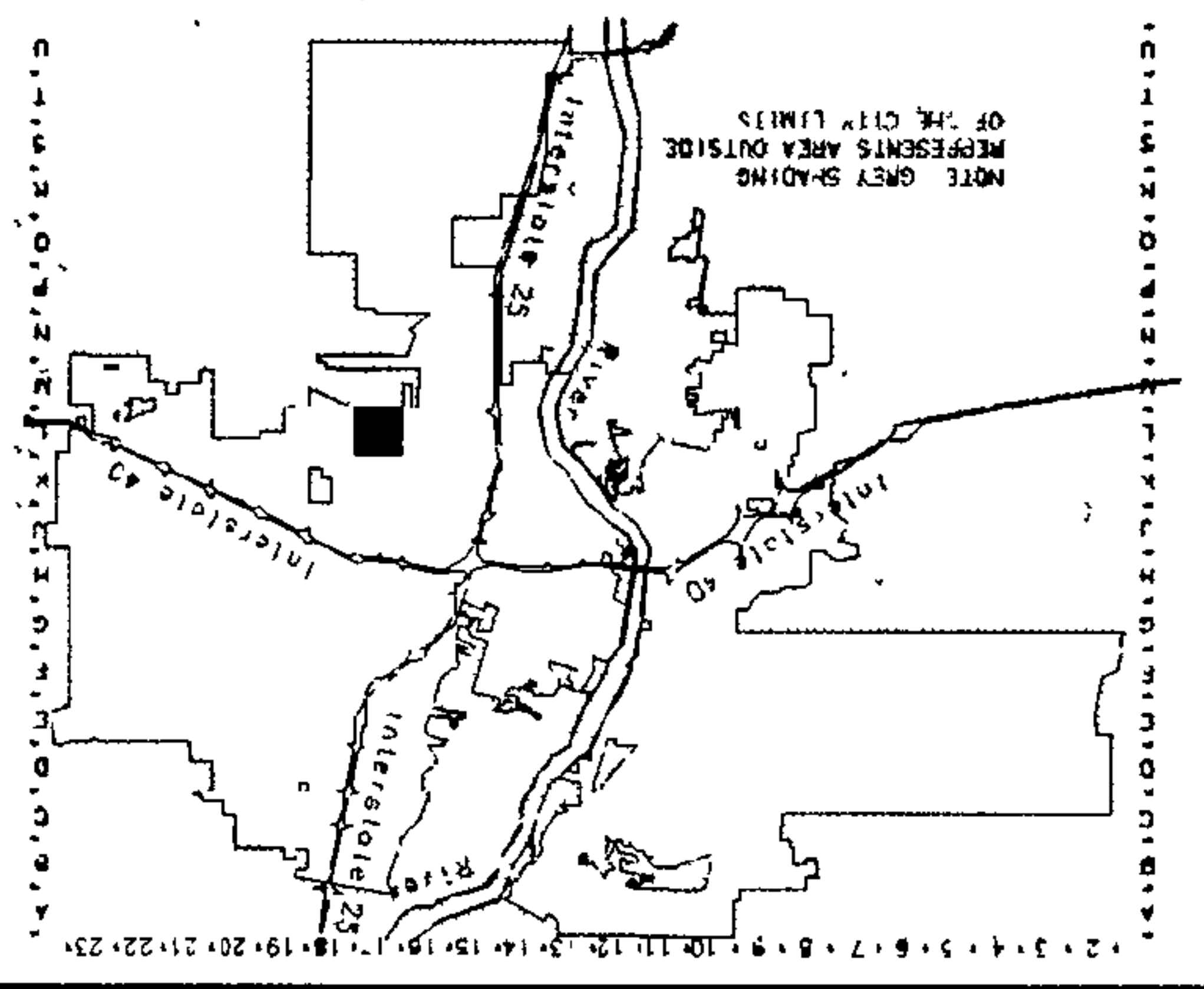

Approved

9/1/04
Date

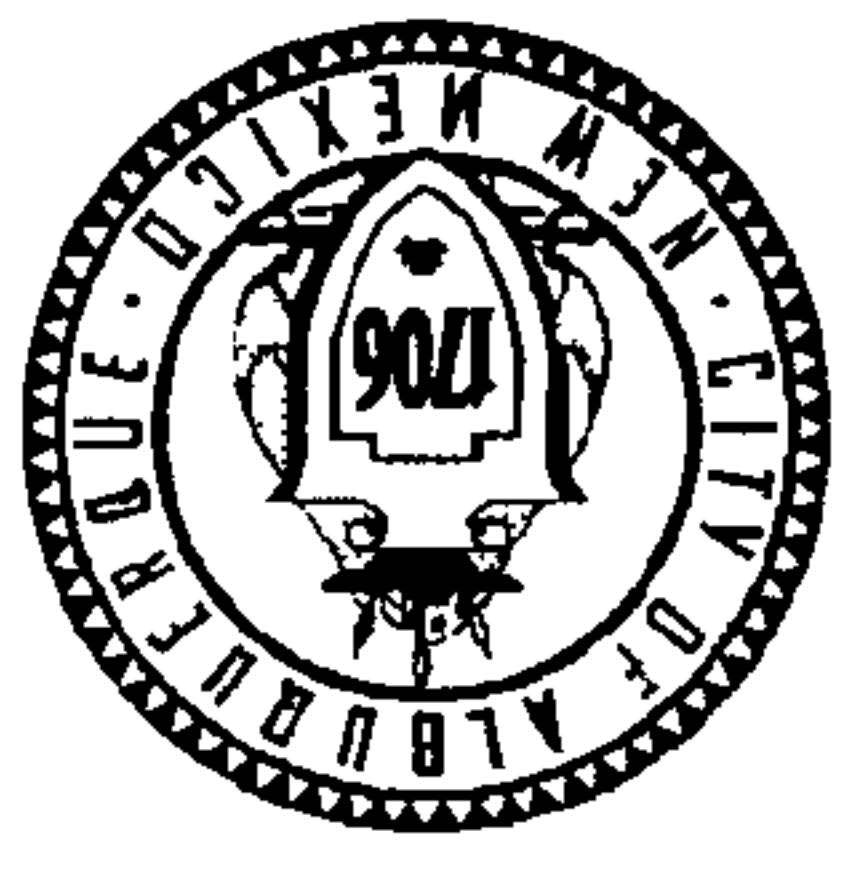
*The dxf file cannot be accepted at this time for the following reason(s):

AGIS Use Only

Copied cov2022 to agiscov on 9/1/2004 . Contact person notified on 9/1/2004

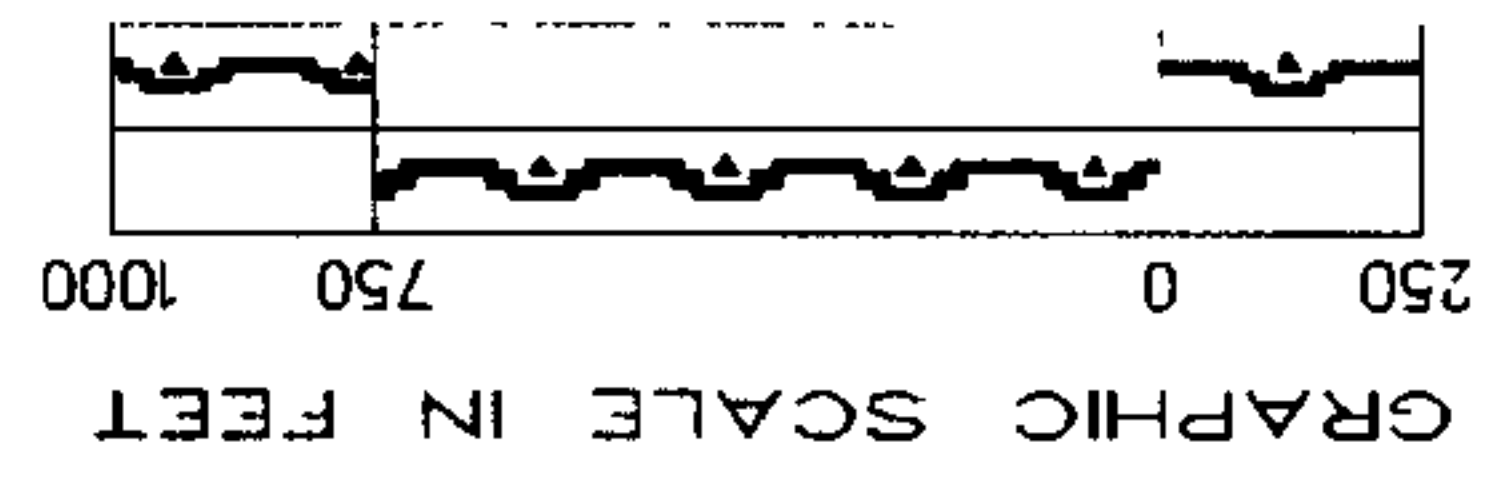


Geographic Information System
PLANNING DEPARTMENT
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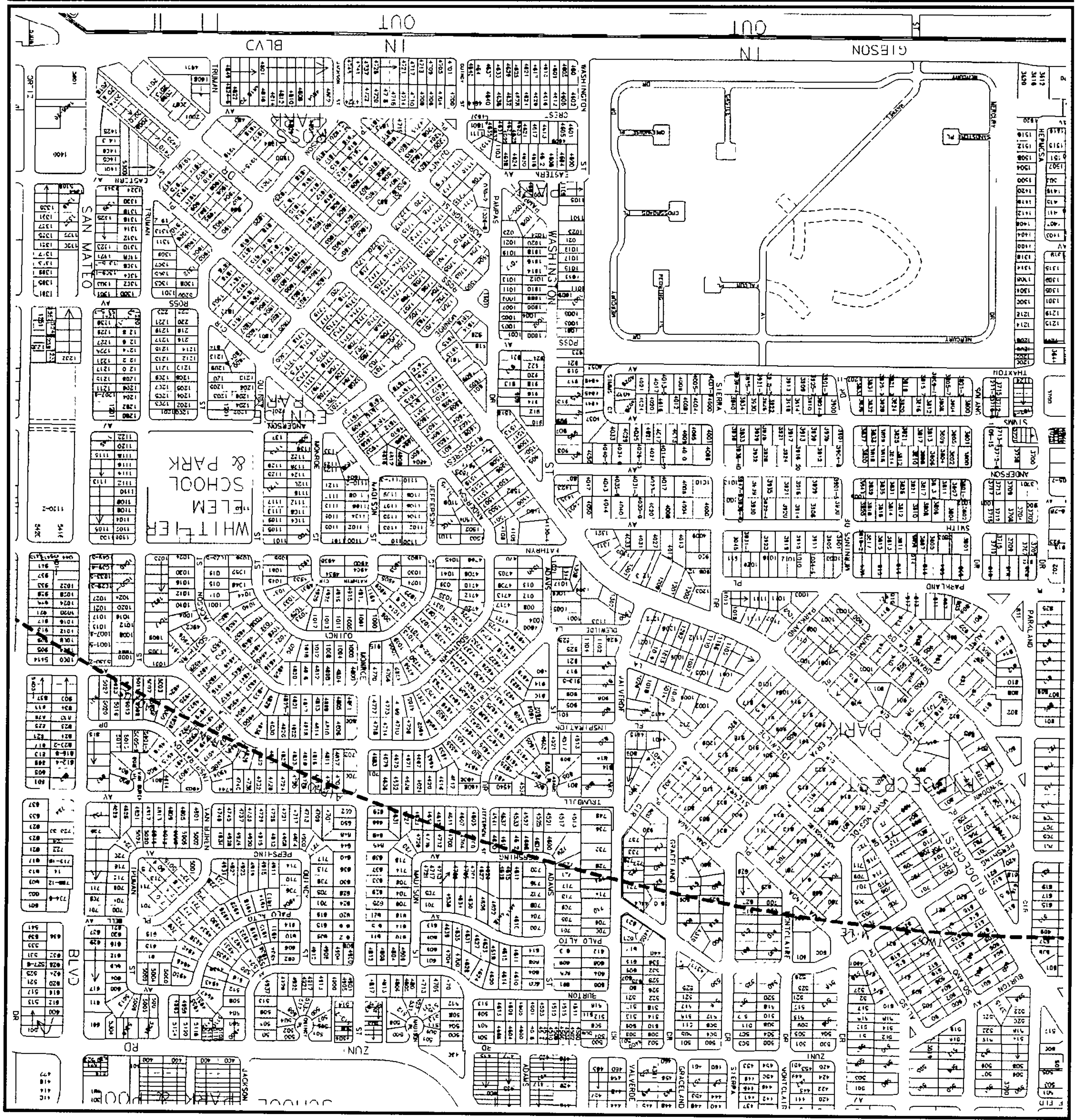


Address Map

L-17-A



Map Amended through April 27, 2004





OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 1, 2004

13. Project # 1002022

04DRB-01307 Minor-Extension of Preliminary Plat
04DRB-01308 Minor-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for T. S. MC NANEY & ASSOCIATES, request(s) the above action(s) for all or a portion of Tract(s) 8 & 9, **VISTA WEST SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on TOWER RD SW, between UNSER BLVD NW and EUCARIZ AVE. SE containing approximately 10 acre(s). [REF: 02DRB-01237, 03DRB-00424] [*Final Plat deferred from 9/1/04*] (L-10)

At the September 1, 2004, Development Review Board meeting, a one-year extension of the preliminary plat was approved. The final plat was deferred at the agent's request to September 8, 2004.

If you wish to appeal this decision, you must do so by September 16, 2004 in the manner described below.

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

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

Sheran Matson, AICP, DRB Chair

Cc:T.S. McNaney & Associates, 1015 Tijeras NW, Suite 210, 87102
Bohannan Huston Inc., 7500 Jefferson NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

September 1, 2004

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 11:30 A..M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1003471**
04DRB-01224 Major-Amnd Prelim Plat
Approval
04DRB-01225 Minor-Temp Defer
SDWK

SURV TEK INC agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A, **SEVILLE SUBDIVISION**, zoned R-1 residential zone, located on KAYENTA BLVD NW, between CALABACILLAS ARROYO and RIO SEGOVIA AVE NW containing approximately 24 acre(s). [REF: 04DRB-00826, 04DRB-00827, 02DRB-01791, 02DRB-01250] (A-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/1/04 AND APPROVAL OF THE AMENDED GRADING PLAN ENGINEER STAMP DATED 5/22/04 THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT APPROVAL: LANGUAGE SHALL BE ADDED THAT STATES MINIMUM LOT WIDTH SHALL BE 50 FEET. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

2. **Project # 1000464**
04DRB-01226 Major-Vacation of
Public Easements

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST INC request(s) the above action(s) for all or a portion of Tract(s) H6A1A, **RIVERVIEW ADDITION**, zoned SU-1, IP Uses with exceptions, located on GOLF COURSE RD NW, between PASEO DEL NORTE NW and SHELLY ROSE RD NW containing approximately 7 acre(s). [REF: Z-99-11, Z-99-17] (C-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1003238**
04DRB-01227 Major-Vacation of Pub
Right-of-Way

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Lot(s) A, B & C, Tract(s) 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B and 315-A-1-A-1, MRGCD MAP 35, LANDS OF ALBERT PEREZ, TRACTS B-1 AND B-2, LANDS OF MACIEL & TRUJILLO, (to be known as **LAS CASITAS DE LOS DURANAS**, zoned R-LT residential zone, located on INTERSTATE 40 WEST, between RIO GRANDE BLVD NW and MONTROYA ST NW. [REF: Z-71-118, 04EPC-00157, 04EPC-00156, 04DRB-00661(H-12/13) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE CONDITION OF FINAL PLAT: PRIOR TO FINAL PLAT APPROVAL, EITHER THE EASEMENTS BE RETAINED OR EXISTING LINES RELOCATED.**

4. **Project # 1003226**
04DRB-00909 Major-Vacation of
Public Easements
04DRB-00908 Minor-Prelim&Final Plat
Approval

J C ENGINEERING agent(s) for SUJAY THAKUR request(s) the above action(s) for all or a portion of Tract(s) 9, **V. E. BARRETT SUBDIVISION**, zoned C-2 community commercial zone, located on BRIDGE ST SW, between UNSER BLVD SW and COORS BLVD SW containing approximately 6 acre(s). [REF: Z-71-125, Z-72-114, Z-72-210, 04DRB-00806, 04DRB-00117] [*Deferred from 7/14/04 & Indefinitely deferred on 7/21/04*] (K-10) [NO NEW SUBMITTAL] **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/1/04 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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.

5. **Project # 1003637**
04DRB-01302 Minor-SiteDev Plan
BldPermit
- OPUS WEST CONSTRUCTION CORP request(s) the above action(s) for all or a portion of Lot(s) 12, Block(s) 2, Unit(s) 1, **JOURNAL CENTER PHASE 2**, zoned IP industrial park zone, located on MASTHEAD ST NE, between MASTHEAD ST NE and TIBURON ST NE containing approximately 5 acre(s). [REF: AX-79-13, Z-79-80-2, 1000633] [*Deferred from 9/1/04*] (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 9/8/04.**
6. **Project # 1003421**
04DRB-01266 Minor-SiteDev Plan
BldPermit/EPC
- CONSENSUS PLANNING INC agent(s) for FIRST FAMILY CHURCH, request(s) the above action(s) for all or a portion of Tract(s) 1B1E, 1B1D & 1A2, **RENAISSANCE CENTER**, zoned SU-1 FOR CHURCH AND RELATED FACILITIES, located on UNION WAY DR NE, between MONTANO RD NE and MISSION AVE NE containing approximately 13 acre(s). [REF: 04EPC00685, 04EPC00684] [**Elvira Lopez, EPC Case Planner**] [*Deferred from 8/25/04*] (F-16) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
- 04DRB-01306 Minor-Prelim&Final Plat
Approval
- PRECISION SURVEYS INC agent(s) for UNION PENSION TRANSACTION TRUST 93-2, NM request(s) the above action(s) for all or a portion of Tract(s) 1A-2-A, **RENAISSANCE CENTER**, zoned SU-1 FOR R-3 & C-1 USES, located on UNION WAY DR NE, between MONTANO RD NE and MISSION RD NE containing approximately 13 acre(s). [REF: 04EPC00684, 04EPC00685, 04DRB01266, 04DRB00207, 04DRB00997, 04DRB00998, 03DRB00590, 02DRB01532, 02AA00814, 1000419] (F-16) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR ADDITION OF AN EXISTING SANITARY SEWER EASEMENT ON THE PLAT OR RELEASE OF THAT EASEMENT AND TO PLANNING FOR THE AGIS DXF FILE.**

7. **Project # 1000560**
04DRB-01273 Minor-Amnd SiteDev
Plan BldPermit

DEKKER, PERICH & SABATINI agent(s) for NEW MEXICO ONCOLOGY HEMATOLOGY CONSULTANTS, request(s) the above action(s) for all or a portion of Tract(s) 1A-2-B, **JOURNAL CENTER**, zoned IP, located on LANG AVE NE, between JEFFERSON NE and HEADLINE BLVD NE containing approximately 4 acre(s). [REF: 00450-01713] [*Deferred from 8/25/04*] (D-17) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

8. **Project # 1003548**
04DRB-01090 Minor-SiteDev Plan
BldPermit

JIM MEDLEY, ARCHITECT, AIA agent(s) for TERRI ULIBARRI request(s) the above action(s) for all or a portion of Tract(s) A-1, **MARIPOSA SQUARE**, zoned R-D, located on LADERA DR NW, between 72nd ST NW and MIAMI NW containing approximately 2 acre(s). [REF: DRB-95-353, V-88-95] [*Deferred from 7/21/04*] (H-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

9. **Project # 1001562**
04DRB-01301 Minor-Sidewalk Waiver
- MARK GOODWIN & ASSOCIATES PA agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Block(s) 1, Tract(s) 36, (TRACT A, BLOCK 28, FOUR HILLS VILLAGE, 5TH INSTALLMENT, to be known as **RESERVE @ FOUR HILLS SUBDIVISION**) zoned R-1 residential zone, located on WAGON TRAIN SE, between RATON AVE SE and RIO ARRIBA AVE SE containing approximately 17 acre(s). [REF: 04DRB-01103, 04DRB-01105, 01DRB-01531, 02DRB-01096, 02DRB-01097, 02DRB-01098, 02DRB-01263, 02DRB-01660] (M-22) **THE SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK AS SHOWN ON EXHIBIT C WAS DENIED FOR SAFETY REASONS.**
10. **Project # 1003634**
04DRB-01297 Minor-Prelim&Final Plat Approval
- WAYJOHN SURVEYING INC agent(s) for HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 4, 5 & 6, Block(s) 12, **EASTERN ADDITION**, zoned SU-2 MR, located on CROMWELL AVE SE, between HIGH ST SE and WALTER ST SE containing approximately 1 acre(s). [*Deferred from 9/1/04*] (K-14) **DEFERRED AT THE AGENT'S REQUEST TO 9/8/04.**

11. **Project # 1003635**
04DRB-01298 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for EASTRIDGE PLAZA LLC request(s) the above action(s) for all or a portion of Tract(s) 1B, 2B & 3A, **EASTRIDGE PLAZA**, zoned C-2 community commercial zone, located on INDIAN SCHOOL RD NE, between MURIEL ST NE and JUAN TABO BLVD NE containing approximately 3 acre(s). [REF: SP-76-471, SP-78-346] (J-21) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR FIRE MARSHAL'S APPROVAL OF FIRE PROTECTION FOR THE STORAGE UNITS AND COMMERCIAL BUILDING AND TO PROVIDE FIRE FLOW CALCULATION SHEETS FOR BOTH LOTS.**

12. **Project # 1003636**
04DRB-01300 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING, INC agent(s) for LOWELL SHARP request(s) the above action(s) for all or a portion of Lot(s) 46 & 47, Block(s) 4, **MESA VERDE ADDITION**, zoned C-2, located on UTAH ST NE, between CENTRAL AVE NE and CHICO RD NE containing approximately 1 acre(s). [REF: ZA-78-267] (K-19) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project # 1002022**

04DRB-01307 Minor-Extension of Preliminary Plat
04DRB-01308 Minor-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for T. S. MC NANEY & ASSOCIATES, request(s) the above action(s) for all or a portion of Tract(s) 8 & 9, **VISTA WEST SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on TOWER RD SW, between UNSER BLVD NW and EUCARIZ AVE. SE containing approximately 10 acre(s). [REF: 02DRB-01237, 03DRB-00424] *[Final Plat deferred from 9/1/04]* (L-10) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS DEFERRED AT THE AGENT'S REQUEST TO 9/8/04.**

14. **Project # 1002364**

04DRB-01303 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS, INC agent(s) for SAMUEL & MICHELLE DICKEY request(s) the above action(s) for all or a portion of Tract(s) 4-A & 4-B, **RAY PENA SUBDIVISION**, zoned R-D, located on WESTWARD LN NW, between NORTHERN TRAIL NW and LEGENDS AVE NW containing approximately 1 acre(s). [REF: 02DRB-01793] (F-11) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

15. **Project # 1003280**

04DRB-01309 Major-Final Plat Approval

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 168, TOWN OF ATRISCO GRANT, UNIT 6, (to be known as **VISTA PACIFICA, UNIT 2**, zoned R-1, located on GONZALES RD SW, between OASIS DR SW and CORREGIDOR DR SW containing approximately 5 acre(s). [REF: 04DRB00568,04DRB00870, O4DRB00835] (K-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU.**

16. **Project # 1003543**
04DRB-01275 Minor-Prelim&Final Plat
Approval

OLIVER TRUJILLO agent(s) for DESI BACA & MARY MARCO request(s) the above action(s) for all or a portion of Lot(s) 6, Block(s) 66, **UNIVERSITY HEIGHTS** and the east 71 feet of the east 1/2 OF BLOCK 14, FIRST UNIT, **VICTORY ADDITION**, zoned R-3, located on PRINCETON AVE SE, between MC EARL SE and GARFIELD SE containing approximately 1 acre(s). [REF: 04DRB01275] *[Deferred from 9/1/04]* (K-16) **DEFERRED AT THE AGENT'S REQUEST TO 9/8/04.**

17. **Project # 1003640**
04DRB-01310 Minor-Prelim&Final Plat
Approval

WILKS COMPANY agent(s) for ANGELINA CHAVEZ request(s) the above action(s) for all or a portion of Tract(s) A-1 & A-2, **HAYES ADDITION**, zoned C-1 neighborhood commercial zone, located on CARLISLE BLVD NE, between CANDELARIA BLVD NE and LOS ARBOLES AVE NE containing approximately 1 acre(s). (H-17) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

18. **Project # 1003291**
04DRB-00528 Minor- Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for JOSEPH & KATHLEEN COWHAM request(s) the above action(s) for all or a portion of Tract(s) 14, M.R.G.C.D. MAP 35, **LANDS OF COWHAM-BOWEN**, zoned R-LT residential zone, located on RIO GRANDE BLVD NW, between CONTRERAS PL NW and MATTHEW AVE NW containing approximately 2 acre(s). [REF: 04DRB-00322] *[Deferred from 4/14/04]* *(Indefinitely deferred on 4-21-04)* (Final Plat was deferred from 5-26-04) (H-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU.**

19. **Project # 1003112**
04DRB-01005 Major-Final Plat Approval

COMMUNITY SCIENCES CORP agent(s) for COLLATZ INC, JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF COLLATZ INC, **RINCONADA TRAILS**, zoned SU-1 special use zone, located on UNSER BLVD NW, between UNSER BLVD NW and WESTERN TRAILS NW containing approximately 9 acre(s). [REF: 03DRB-01994, 04DRB-00166, 04DRB-00167, 04DRB-00168] [*Deferred from 7/14/04, 7/21/04, 8/4/04, 8/11/04 & 8/18/04*] (F-11/F-12) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

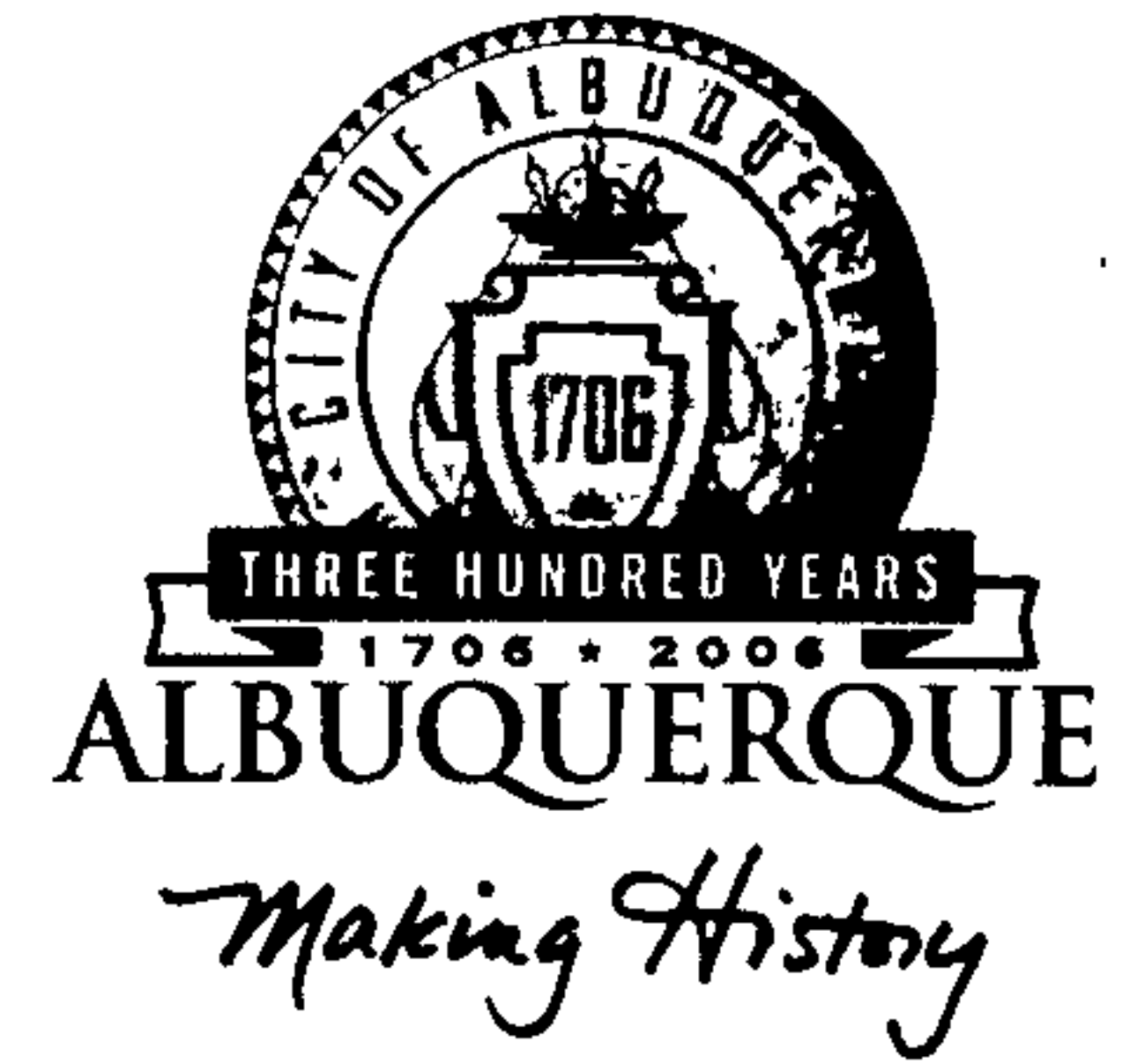
20. **Project # 1003638**
04DRB-01304 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC agent(s) for VENTANA WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 7 & 8, **VENTANA RANCH WEST**, zoned R-LT residential zone, located on VENTANA RIDGE RD NW, between IRVING BLVD NW and VENTANA WEST PARKWAY NW containing approximately 30 acre(s). [REF: 1002778, 04DRB-00128] (B-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. Approval of the Development Review Board Minutes for August 18, 2004. **THE DRB MINUTES FOR AUGUST 18, 2004 WERE APPROVED.**

ADJOURNED: 11:30 A.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002022

AGENDA ITEM NO: 13

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

Albuquerque

ENGINEERING COMMENTS:

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

New Mexico 87103

www.cabq.gov

RESOLUTION:

p.p ext

*9-8-03
F.P*

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: September 1, 2004

2RB 1002022



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 18, 2004

Tim McNaney
TS McNaney & Associates
1015 Tijeras NW, Suite 210
Albuquerque, New Mexico 87102

Dear Tim McNaney:

This is to inform you that the unauthorized construction activity being done by Albuquerque Excavators in connection with Preliminary Plat approval for Vista West Subdivision will not be accepted by the City. This work is being done without a City approved work order or proper inspection as required by the City's Development Process Manual.

Up to now the contractor has been working on private property and therefore, the City does not have oversight authority. We bring this to your attention to notice you that this activity will adversely affect the start, completion, and acceptance of the infrastructure. Furthermore, all construction will need to be completely removed, and the preexisting conditions reestablished before the City will issue a work order for this project.

Your cooperation is most appreciated.

Sincerely,

Richard Dourte
City Engineer
Planning Department

c: Albuquerque Excavators



Development through Innovation.

Date: 2/18/04 @ 1:42 PM MST

To: Robert Padilla

From: Karl Smith

Regarding: Vista West Subdivision

Via: Fax & Certified Mail

Mr. Padilla,

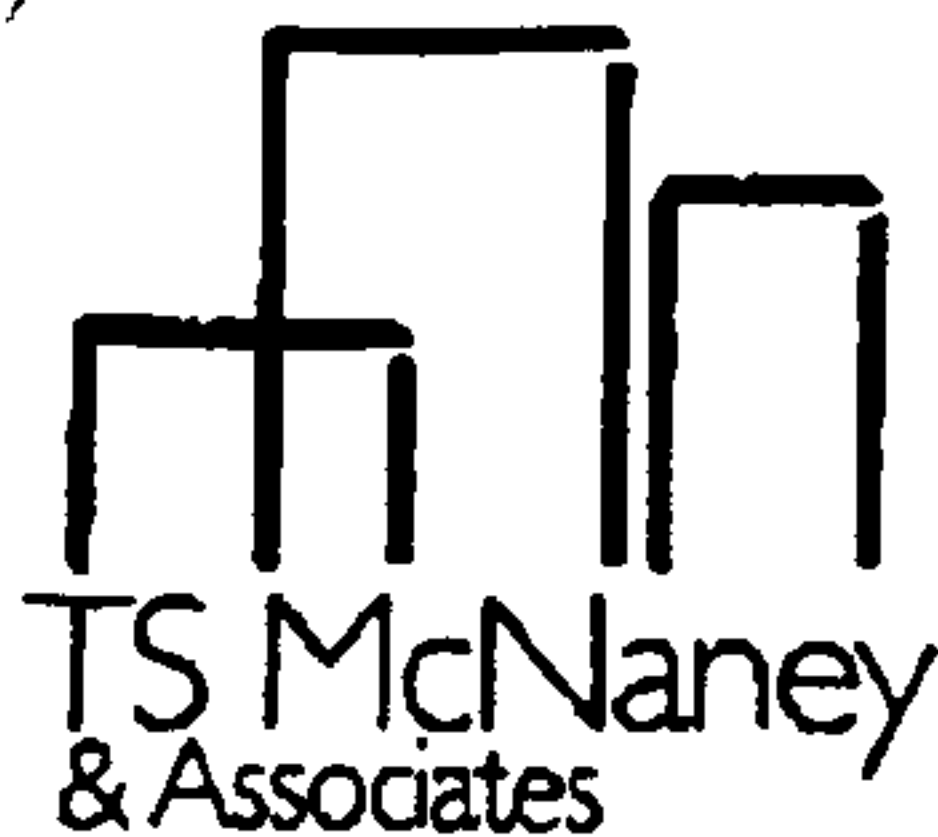
This letter is to memorialize our conversation of February 18, 2004 at approximately 1:00 PM MST. My call to Ed Demarey of Albuquerque Excavators, Inc. was given to you, Robert Padilla, in reference to the ongoing situation at Vista West Subdivision. My call to Albuquerque Excavators, Inc. was prompted by the continued work at Vista West. Albuquerque Excavators, Inc. was told Friday February 13, 2004 verbally and via fax transmittal and certified mail to stop all activity at the Vista West Subdivision. As of today, February 18, 2004, that directive by the property owner has not been followed. In the conversation with Mr. Padilla, I again instructed Albuquerque Excavators, Inc. to stop all activity. Mr. Padilla responded by stating Albuquerque Excavators, Inc. would not stop. Mr. Padilla's justification for this action was stated as "...limiting our liability...". Albuquerque Excavators, Inc. has not only failed to stop all activity, but instead have continued to work on the property by having compaction testing done on the site and proceeded to pour man hole inlet foundations. All of this work has been done without permission, direction, or knowledge of the owner or developer of the property. Albuquerque Excavators, Inc. has acknowledged receipt of a fax set Friday February 13, 2004, which directs them to stop all activity. Despite this directive, Albuquerque Excavators, Inc. continues to work on site. My conversation with Robert Padilla ended with request of a letter on Albuquerque Excavators, Inc. letter head signed by a principle of the company stating the exact nature and reason of their refusal to stop work as directed. I also requested the letter state Albuquerque Excavators, Inc. acknowledgement of responsibility for any penalty levied, and the assumption of any cost associated with removal or change to installation of any items on the property. Robert Padilla told me that letter would be forthcoming and delivered by fax today, February 18, 2004 and by certified mail as soon as possible.

Sincerely,

Karl R. Smith
T.S. McNaney & Associates
505.338.2286 phone
505.944.1232 fax
karl@tsmcnaney.com

Cc. Scott Grady, Vinny Pizzonia - Raylee/Vantage Homes
Kevin Curran, Richard Dourate - City of Albuquerque
Jerry Padilla - Albuquerque Excavators, Inc.

ORIG SENT VIA
CERT. MAIL



"Development through Innovation."

Date: 2/13/04

To: Jerry Padilla - Albuquerque Excavators, Inc.

From: Tim McNaney

Regarding: Vista West Subdivision

Via: Fax & Certified Mail

Mr. Padilla,

Neither T. S. McNaney & Associates, LLC (developer) nor STV Investments VI, LLC (owner) authorized any member of Albuquerque Excavators Inc. to start any work at the Vista West Subdivision. There is no and has been no written or implied contract in place between T. S. McNaney & Associates or STV Investments VI, LLC and Albuquerque Excavators Inc. to start any infrastructure work at Vista West Subdivision. Albuquerque Excavators Inc. is directed by the owner and developer of the Vista West Subdivision to stop all activity at the site immediately. Albuquerque Excavators Inc. is directed to make any reparations made necessary by its action, and to make immediate contact with the appropriate City of Albuquerque officials for determination of proper remedy action. The Vista West Subdivision has not received work order permit for infrastructure work. No contracts have been accepted, nor has bidding for the work been closed. T. S. McNaney & Associates, LLC and STV Investments VI, LLC has made no indication of commitment, either implied or written, to any contractor with regard to the award of the infrastructure contract for Vista West Subdivision. The action taken by Albuquerque Excavators Inc. was done without permission or knowledge of the owner or the developer of Vista West Subdivision.

Please contact Tim McNaney with any questions or comments.

Sincerely,

Tim McNaney
T.S. McNaney & Associates
505.338.2286 phone
505.944.1232 fax
tim@tsmcnaney.com

Cc. Scott Grady, Vinny Pizzonia - Raylee/Vantage Homes
Richard Dourate - City of Albuquerque Engineer



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

10-2-2003

15. Project # 1002022
03DRB-01604 Minor-Amnd Prelim Plat Approval

BOHANNAN HUSTON, INC. agent(s) for TIM S. MCNANEY request(s) the above action(s) for all or a portion of Tract(s) 8 & 9, TOWN OF ATRISCO GRANT, UNIT 2, (to be known as **VISTA WEST**, zoned R-D residential and related uses zone, developing area, 9 DU/AC, located WEST OF UNSER BLVD SW, between EUCARIZ SW and TOWER SW containing approximately 10 acre(s). [REF: 03DRB-01293, 03DRB-01294] (L-10)

At the October 1, 2003, Development Review Board meeting, the amended preliminary plat was approved. This amendment does not extend the expiration date of the already approved preliminary plat.

If you wish to appeal this decision, you must do so by October 16, 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: Tim S McNaney, 400 Gold St SW, Suite 700, 87102
Bohannon Huston Inc., 7500 Jefferson NE, 87109
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

**Development Review Board
October 1, 2003 Comments**

ITEM # 15

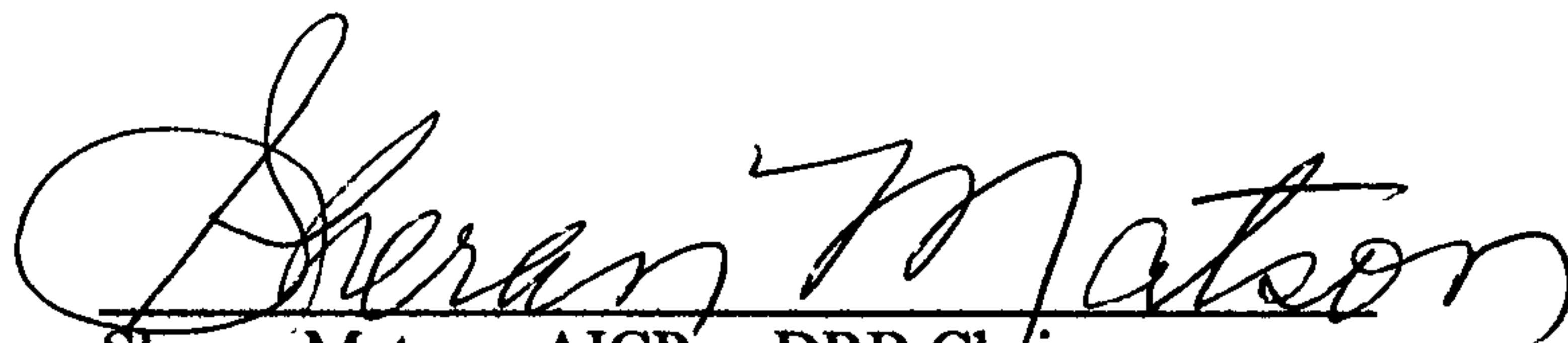
PROJECT # 1002022

APPLICATION # 03DRB-01604

RE: Vista West

As this is a gated community, the President of the Home Owners Association must sign the final plat. This will be a condition of final plat approval.

No objection to the preliminary plat amendment.

A handwritten signature in cursive script that reads "Sheran Matson". The signature is written in black ink and is positioned above a horizontal line.

Sheran Matson, AICP DRB Chair
924-3880 Fax 924-3864



F

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

Development Review Board Comments

Project Number: 1002022
Application Number: 04DRB-01307

DRB Date: 9/1/04
Item Number: 13

Subdivision:
 Tracts 8 & 9, Vista West Subdivision

- 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
 Preliminary Plat Extension

Zoning: RD
Zone Page: L-10
New Lots (or units) : 64

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

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

The detached open space requirement will be met on the lot.

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: 1002022

AGENDA ITEM NO: 15

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the amendment request.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: October 1, 2003



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

9-4-2003

3. Project # 1002022

03DRB-01293 Minor-Extension of Preliminary Plat
03DRB-01294 Minor-Amnd Prelim Plat Approval
03DRB-01295 Major-Vacation of Public Easements

BOHANNAN HUSTON, INC. agent(s) for TIM S. MCNANEY request(s) the above action(s) for all or a portion of Tract(s) 8 & 9, **TOWN OF ATRISCO GRANT, UNIT 2**, zoned R-D residential and related uses zone, developing area, 9 DU/AC, located WEST OF UNSER BLVD SW, between EUCARIZ AVE SW and TOWER RD SW containing approximately 10 acre(s). [REF: 02DRB-00922, 02DRB-01237-01240] (L-10)

At the September 3, 2003, Development Review Board meeting, a one-year extension of the Preliminary Plat was approved. This approval includes extension of the infrastructure list dated 9/4/02.

The Amended Preliminary Plat and Amended Grading Plan dated 3/17/03 was approved.

The Vacation was approved as shown on Exhibit B in the Planning file, subject to these provisions:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements, or:
2. There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation.
3. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.
4. Final disposition shall be through the City Real Estate Office.
5. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

If you wish to appeal this decision, you must do so by September 18, 2003, in the manner described below.



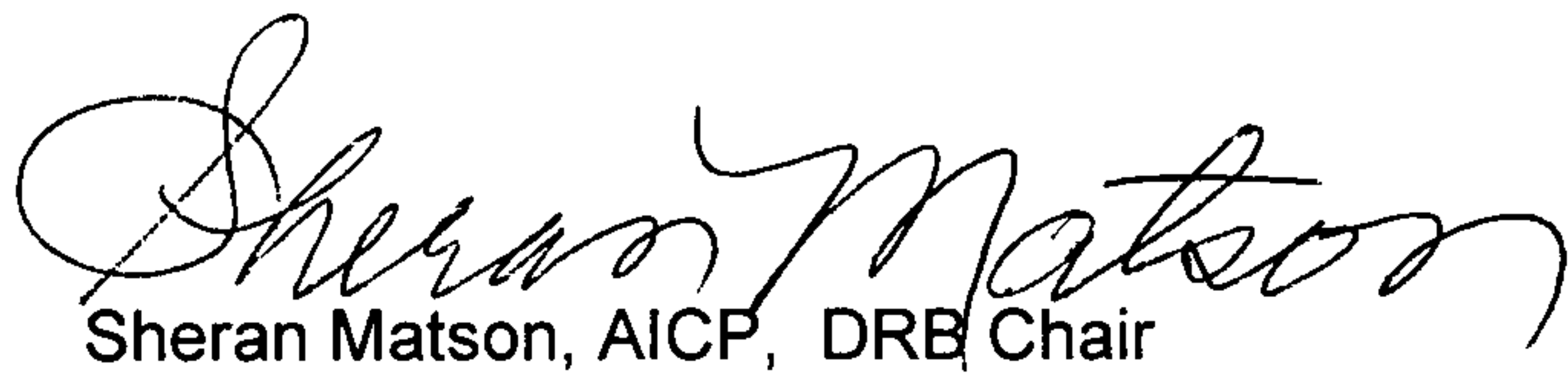
**OFFICIAL NOTICE OF DECISION
PAGE 2**

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

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

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

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


Sheran Matson, AICP, DRB Chair

Cc: Tim S McNaney, 400 Gold Street SW, Suite 700, 87102
Bohannon Huston Inc., 7500 Jefferson NE, 87109
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002022 AGENDA#: 3 DATE: 9.3.03

1. Name: Nena Lewis Address: BHI 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, NEW MEXICO 87103
 PUBLIC WORKS DEPARTMENT
 DEVELOPMENT SERVICE
 HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002022

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 <i>AMD</i> | (09) Infrastructure List | (14) Other <i>pp ext</i> |

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.
 No adverse comments on minor amendment to preliminary plat or extension request.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: September 3, 2003



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 3, 2003

Project # 1002022

03DRB-01293 Minor-Extension of Preliminary Plat
03DRB-01294 Minor-Amnd Prelim Plat Approval
03DRB-01295 Major-Vacation of Public Easements

BOHANNAN HUSTON, INC. agent(s) for TIM S. MCNANEY request(s) the above action(s) for all or a portion of Tract(s) 8 & 9, **TOWN OF ATRISCO GRANT, UNIT 2**, zoned R-D residential and related uses zone, developing area, 9 DU/AC, located WEST OF UNSER BLVD SW, between EUCARIZ AVE SW and TOWER RD SW containing approximately 10 acre(s). [REF: 02DRB-00922, 02DRB-01237-01240] (L-10)

AMAFCA	No adverse comments.
COG	No adverse comment. For information, the Long Range Roadway System designates Unser as a limited access principal arterial and Tower Road as minor arterial. The Long Range Bikeway System proposes a bike trail along Unser and a bike lane on Tower.
Transit	No comments received.
Zoning Enforcement	Reviewed, no comment.
Neighborhood Coord.	Letter sent to Westgate Heights (R) Neighborhood Assn.
APS	No comments received.
Police Department	No adverse comments.
Fire Department	No adverse comments.
PNM Gas	Approves.
PNM Electric	

PNM has no objection to the amendment of the preliminary plat and the vacation of the Qwest easement.

Comcast	No comments received.
QWEST	No comments received.

Environmental Health

Site is not within 1000 feet of : idfill. No comment.

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments.

City Engineer

No objection to the vacation request, extension or amendment of preliminary plat.

Transportation Development

No objection to the extension of the preliminary plat or the amendment. Refer to the agencies having interest in the easements for comments on the vacation actions.

Parks & Recreation

No objection.

Utilities Development

No objection to Vacation request. Amendments were previously approved.
No objection to Preliminary Plat extension.

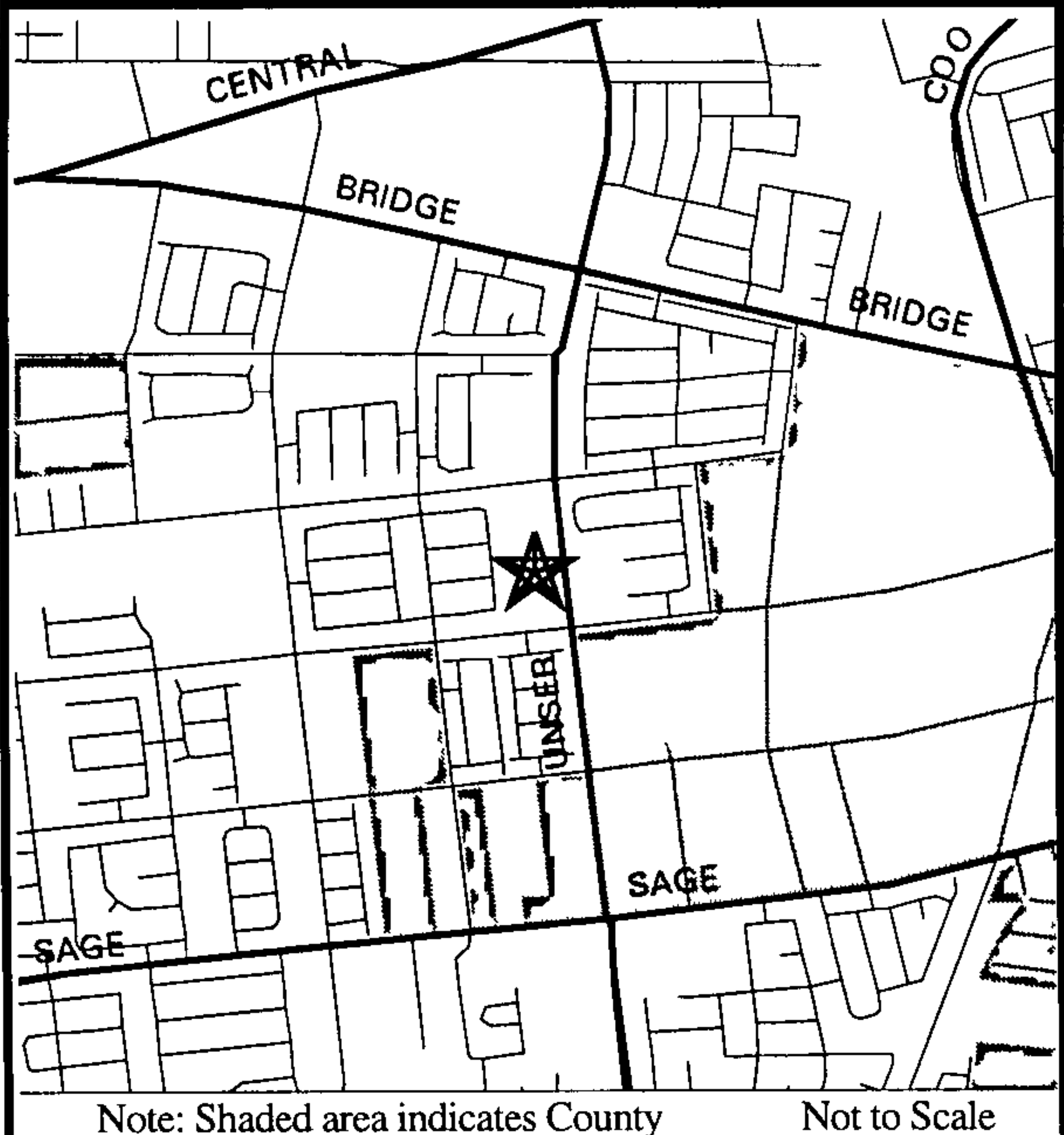
Planning Department

No objection to the requested actions.

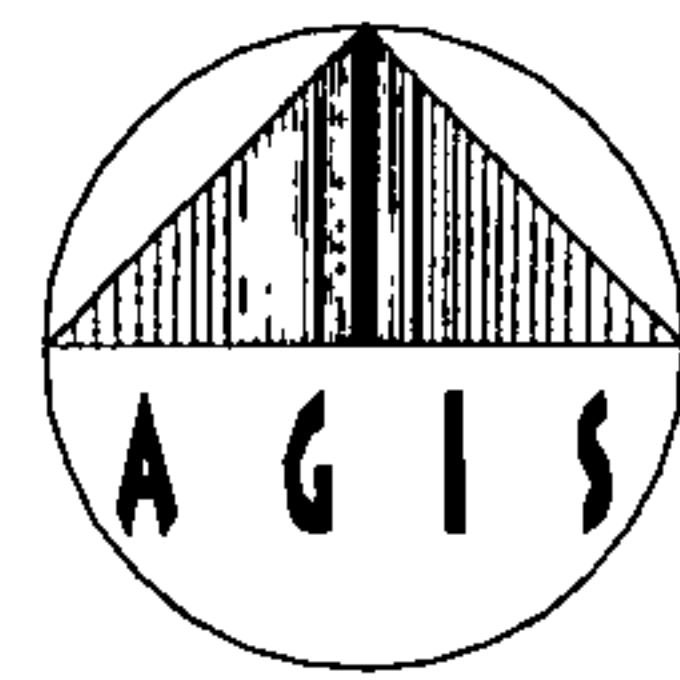
IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

cc: Tim S McNaney, 400 Gold St SW, Suite #700, 87102

Bohannon Huston Inc., 7500 Jefferson St NE, 87109



ZONING MAP



Scale 1"=485'

PROJECT NO.
1002022

HEARING DATE
9-3-03

MAP NO.
L-10

ADDITIONAL CASE NUMBER(S)
03DRB-01293
03DRB-01294
03DRB-01295



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, September 3, 2003**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1001082

03DRB-01332 Major-Two Year SIA
03DRB-01334 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES, agent(s) for KB HOMES NM request(s) the above action(s) for all or a portion of **PARK HILL SUBDIVISION (UNITS 1 & 2)**, zoned RT, located on MILKY WAY NW, between MCMAHON NW and BLACK ARROYO BLVD NW containing approximately 44 acre(s). [REF: 01DRB-00698, 01DRB-00699, 03DRB-01012, 03DRB-01013] (A-11)

Project # 1000331

03DRB-01321 Major-Amnd SiteDev Plan Subd

ALDRICH LAND SURVEYING, INC. agent(s) for DNC LTD., INC. request(s) the above action(s) for all or a portion of Tract(s) A-A-1-A, **LOMA DEL NORTE, UNIT 5A AND** Tract(s) C-1-A-5-A, **CHERRY HILLS, UNIT 1**, zoned SU-1 special use zone, Neighborhood Shopping Cntr- Movie Theater, located on WYOMING BLVD NE, between the NORTH ARROYO DEL PINO AND HARPER RD NE containing approximately 19 acre(s). [REF: DRD-95-187, DRB-94-14, V-95-71, 00AA0-00316, 03DRB-01168] (D-19)

Project # ~~1002022~~

03DRB-01293 Minor-Extension of Preliminary Plat
03DRB-01294 Minor-Amnd Prelim Plat Approval
03DRB-01295 Major-Vacation of Public Easements

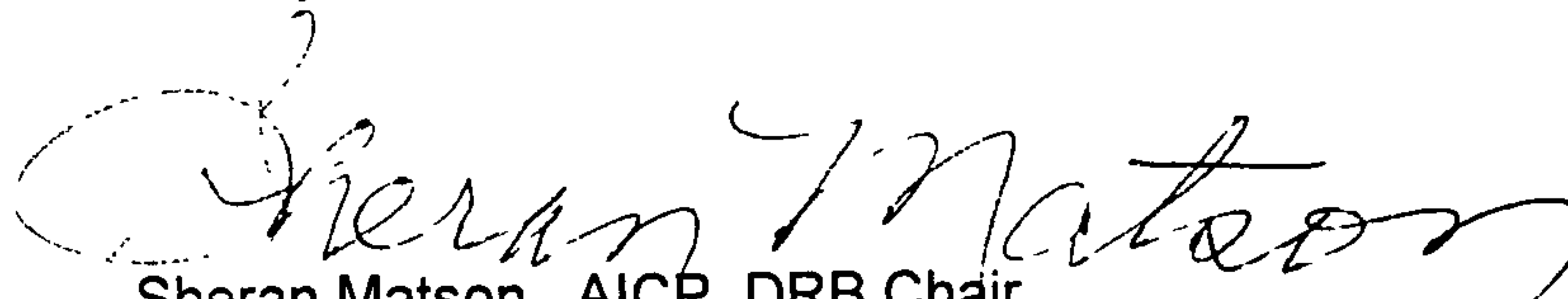
BOHANNAN HUSTON, INC. agent(s) for TIM S. MCNANEY request(s) the above action(s) for all or a portion of Tract(s) 8 & 9, **TOWN OF ATRISCO GRANT, UNIT 2**, zoned R-D residential and related uses zone, developing area, 9 DU/AC, located WEST OF UNSER BLVD SW, between EUCARIZ AVE SW and TOWER RD SW containing approximately 10 acre(s). [REF: 02DRB-00922, 02DRB-01237-01240] (L-10)

Project # 1002823

03DRB-01199 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for CAP II request(s) the above action(s) for all or a portion of Tract(s) A1A AND B2, County Jurisdiction, City of Albuquerque Easements), **NORTHDAL SHOPPING CENTER - UNITS 1 & 2**, zoned C-1 (County), located on 4th ST NW, between CHAVEZ RD NW and SCHULTE RD NW containing approximately 2 acre(s). (E-14)

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


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 18, 2003.



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

3-27-2003

15. Project # 1002022

03DRB-00424 Minor-Amnd Prelim Plat Approval

03DRB-00425 Minor-Temp Deferral of Sidewalks & Sidewalk Waiver

03DRB-00426 Minor-Subdivision Design Variance

BOHANNAN HUSTON, INC. agent(s) for TIM MCNANEY request(s) the above action(s) for all or a portion of Tract(s) 8 & 9, TOWN OF ATRISCO GRANT, **VISTA WEST SUBDIVISION**, zoned RD (9du/ac), located WEST OF UNSER BLVD SW, between EUCARIZ SW and TOWER SW containing approximately 10 acre(s). [REF: 02DRB-01237] (L-10)

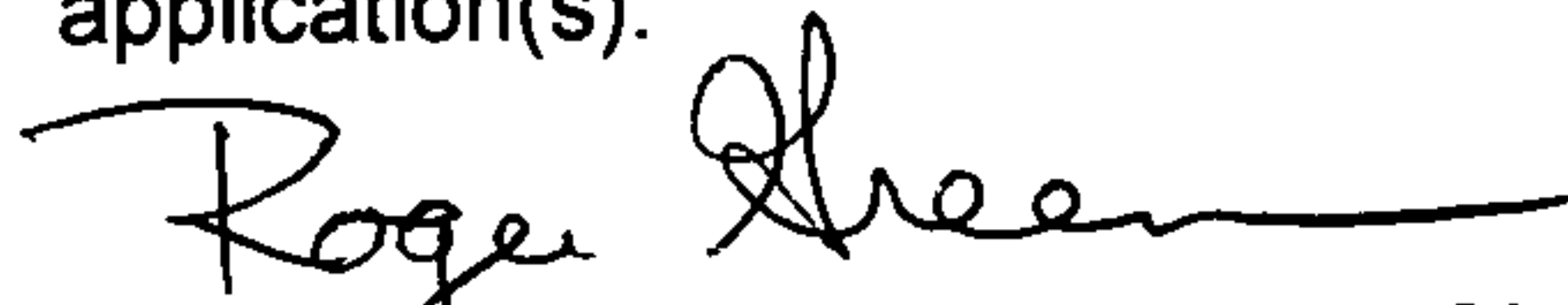
At the March 26, 2003, Development Review Board meeting, the amended preliminary plat was approved. The amended infrastructure list dated 3/26/03 was approved. The amended grading plan engineer stamp dated 3/17/03 was approved. This amendment does not extend the expiration date of the already approved preliminary plat.

The subdivision design variance was approved as shown on Exhibit D in the Planning file. A sidewalk variance for waiver of sidewalk was approved as shown on Exhibit C in the Planning file. The temporary deferral of construction of sidewalks was approved for the front and side yards of the developable lots on the interior streets as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by April 10, 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).



For Sheran Matson, AICP, DRB Chair

cc: Tim McNaney, 400 Gold St, 87102

Bohannon Huston Inc., 7500 Jefferson NE, 87109

Jude Baca, 3913 72nd Street NW, 87120

Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.

Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg

File



**DEVELOPMENT REVIEW BOARD
AGENDA**

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

March 26, 2003 9:00 a.m.

MEMBERS:

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

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE BOARD 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. Announcements

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1002516**
03DRB-00331 Major-Bulk Land Variance
03DRB-00332 Minor-Prelim&Final Plat
Approval

ALDRICH LAND SURVEYING, INC. agent(s) for CURB, INC. & AVALON WEST LLC request(s) the above action(s) for all or a portion of Tract(s) A-1 & B-1, **ROSNER TRACT**, and Tract A, **LANDS OF WESTLAND DEVELOPMENT**, zoned R-LT, located on BLAKE RD SW, between LANDS OF RIO BRAVO PARTNERS and LANDS OF SALAZAR-DAVIS containing approximately 106 acre(s). [REF: DRB-99-80] (N-8) **BULK LAND VARIANCE WAS APPROVED. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CORRECTION OF EASEMENT NOTES #11 AND #12 AND PLANNING FOR DXF FILE AND 15-DAY APPEAL PERIOD.**

2. **Project # 1002334**
03DRB-00333 Major-Vacation of Public Easements
03DRB-00334 Major-Vacation of Public Easements
03DRB-00335 Major-Vacation of Public Easements
03DRB-00336 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC., agent(s) for JOHN R POSEN request(s) the above action(s) for all or a portion of Lot(s) 19A, Block(s) 19A, **FOOTHILLS ESTATES**, and Lot(s) 1-11, **COPPER PARK**, zoned R-T, located on COPPER AVE NE, between CHELWOOD BLVD NE and TRAMWAY BLVD NE containing approximately 1 acre(s). [REF: 02EPC-01695] (K-22) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH ADDED CONDITION OF FINAL PLAT: FINAL PLAT CANNOT BE APPROVED UNTIL EXISTING WATERLINE BETWEEN COPPER AND SAN JACINTO HAS BEEN ABANDONED AND REMOVED. THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

3. **Project # 1002452**
03DRB-00338 Major-Bulk Land Variance
03DRB-00339 Major-Preliminary Plat

WILSON & COMPANY INC. agent(s) for CITY OF ALBUQUERQUE, OPEN SPACE DIVISION AND RAY A. GRAHAM III request(s) the above action(s) for all or a portion of Lot(s) 6, Tract(s) A, B AND 1-6, **LANDS OF RAY A. GRAHAM III - OVENWEST**, zoned SU-1, C-2 USES, O-1 USES PRD (10 du/A) and located EAST OF COORS BLVD NW, between LEARNING RD NW and MONTANO RD NW containing approximately 71 acre(s). [REF: 02DRB-00058, 00059, 00116, 01543 under Project #1000965] (E-12/F-12) **BULK LAND VARIANCE WAS APPROVED. PRELIMINARY PLAT WAS APPROVED.**

4. **Project # 1002503**
03DRB-00337 Major-Vacation of Pub
Right-of-Way
03DRB-00340 Major-Vacation of
Public Easements
03DRB-00341 Major-Vacation of
Public Easements
03DRB-00342 Major-Vacation of
Public Easements

WILSON & COMPANY INC. agent(s) for VOLCANO CLIFFS PROPERTY OWNERS ASSOCIATION request(s) the above action(s) for Lots 7-9, Inclusive, Block 10; Lots 8-11, Inclusive, Block 11; Lots 1 and 8 -14, Inclusive, Block 12 and Lots 1-3, Inclusive, Block 14, **ALL IN VOLCANO CLIFFS SUBDIVISION, UNIT 5, TOGETHER WITH**, Lots 1-12, Inclusive, Block 1; Lots 1-10, Inclusive, Block 2; Lots 1-12, Block 3; Lots 1 -15, Block 4 and Lots 13-20, Inclusive, Block 5, **ALL IN VOLCANO CLIFFS SUBDIVISION, UNIT 24**, zoned R-1, located on 81st ST NW, between UNSER BLVD NW and MARIGOLD DR NW containing approximately 42 acre(s). (D-10) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH ADDITIONAL CONDITIONS.**

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

ADVANCED ENGINEERING & CONSULTING, LLC agent(s) for SADLER SOUTHWEST LTD. request(s) the above action(s) for all or a portion of Tract(s) 3, **MENAU DEVELOPMENT AREA**, zoned M-1 light manufacturing zone, located on UNIVERSITY BLVD NE, between MENAU BLVD NE and CLAREMONT AVE NE containing approximately 3 acre(s). [Deferred from 3/26/03] (H-15) **DEFERRED AT THE AGENT'S REQUEST TO 4/2/03.**

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.

6. **Project # 1000965**
03DRB-00431 Minor-SiteDev Plan
Subd/EPC
03DRB-00432 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING, INC. agent(s) for CITY OF ALBUQUERQUE, OPEN SPACE DIVISION request(s) the above action(s) for all or a portion of Tract(s) 6 & 6B, **LANDS OF RAY GRAHAM III, OVENWEST CORP., & CITY OF ALBUQUERQUE**, zoned SU-1 for Major Public Open Space, located SOUTH OF MONTANO RD NW, between COORS BLVD NW and CORRALES RIVERSIDE DRAIN containing approximately 3 acre(s). [REF: 00114-01742/01743, 01110-00006, 03DRB 00338/00039] **[Chris Hyer, EPC Case Planner] (E-12) SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR INFRASTRUCTURE LIST REQUIREMENTS.**

7. **Project # 1000074**
03DRB-00392 Minor-SiteDev Plan
Subd/EPC
03DRB-00394 Minor-SiteDev Plan
BldPermit/EPC
03DRB-00395 Minor- Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for MOUNTAIN RUN PARTNERS LTD. request(s) the above action(s) for all or a portion of Tract(s) H-3-A, LA REINA DEL LOS ALTOS, to be known as **KRISPY KREME @ SANDIA PLAZA**, zoned C-2 (SC), located on JUAN TABO BLVD NE, between JANE PL. NE and CANDELARIA NE containing approximately 9 acre(s). [REF: 02EPC-01478 & 01479] **[Russell Brito (for Len Malry) EPC Case Planner]** [Deferred from 3/19/03 and 3/26/03] (G-21) **DEFERRED AT THE AGENT'S REQUEST TO 4/2/03.**

8. **Project # 1002331**
03DRB-00265 Minor-SiteDev Plan
Subd/EPC
03DRB-00263 Minor-SiteDev Plan
BldPermit/EPC

MASTERWORKS ARCHITECTS INC agent(s) for AMERICAN SOCIETY OF RADIOLOGIC TECHNOLOGISTS request(s) the above action(s) for all or a portion of Tract(s) A1, A2, A3, **CHANT PROPERTY ADDITION**, zoned SU-1 Industrial Development, located on CENTRAL AVE SE EAST OF CARMELLA DR SE, containing approximately 10 acre(s). [REF: 02EPC-01689, 02EPC-01686] [Deferred from 3/19/03 and 3/26/03] **[Russell Brito, EPC Case Planner]** (L-23) **DEFERRED AT THE AGENT'S REQUEST TO 4/2/03.**

- 03DRB-00400 Minor- Prel & Final Plat

SURVEYS SOUTHWEST LTD., agent(s) for JOHN PADILLA, request(s) the above action(s) for all or a portion of Tract(s) A-1, A-2 and A-3, **CHANT PROPERTY ADDITION**, zoned SU-1 Industrial Development, located on N.M. State Highway 333, containing approximately 10 acre(s). [REF: DRB-97-109, 02EPC-01689, 02EPC-01686, 03DRB-00263 & 00265] [Deferred from 3/19/03 and 3/26/03] (L-23) **DEFERRED AT THE AGENT'S REQUEST TO 4/2/03.**

9. **Project # 1001104**
03DRB-00288 Minor- SiteDev Plan
Subd
03DRB-00289 Minor-Prelim&Final Plat
Approval

RHOMBUS PA agent(s) for TOR & RAQUEL RASMUSSEN request(s) the above action(s) for all or a portion of Lot(s) 31 and 32, Block(s) 2, Tract(s) 3, Unit 3, NORTH ALBUQUERQUE ACRES (to be known as **OAKLAND MEADOWS SUBDIVISION**) zoned R-D, located on BARSTOW ST NE, between OAKLAND AVE NE and the NORTHEAST CORNER OF THE INTERSECTION, containing approximately 2 acre(s). [REF: 01DRB-00312] [Deferred from 3/5/03 and 3/26/03] (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 4/9/03.**

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

10. **Project # 1000159**
03DRB-00437 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN, PA agent(s) for BOYHAHN LLC request(s) the above action(s) for all or a portion of Tract(s) A, Lot(s) 7-P1, 8-P1 and 9-P1, **VISTA DEL AGUILA SUBDIVISION**, zoned RD (7 du/ac), located on EAGLE ROCK AVE. NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 1 acre(s). [REF: DRB-99-53] (C-19) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION FEE AND OPEN SPACE REQUIREMENT AND CITY ENGINEER FOR CERTIFICATION OF GRADING PLAN, DXF FILE AND VERIFICATION OF SIDEWALK SIA.**

11. **Project # 1000184**
03DRB-00440 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD. agent(s) for ROBERT DICKSON request(s) the above action(s) for all or a portion of Tract(s) C-3A-1, BANNER SQUARE ADDITION, **COPPER LOFTS**; zoned C-1, located on COPPER AVE. NE, between CENTRAL NE and ARNO NE containing approximately 1 acre(s). [REF: 03400-00217] (K-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR WATER METER/FIRE HYDRANTS IF REQUIRED AND PLANNING FOR DXF FILE.**

03DRB-00442 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD. agent(s) for ROBERT DICKSON request(s) the above action(s) for all or a portion of Tract(s) A-7, BANNER SQUARE ADDITION, **CAMPUS LOFTS**, zoned SU-2/SU-1/PUD, located on ARNO ST NE, between COPPER AVE. NE and BROADWAY BLVD NE containing approximately 1 acre(s). [REF: 03DRB-00223/00224] (K-14) **DEFERRED AT THE AGENT'S REQUEST TO 4/2/03.**

03DRB-00441 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD. agent(s) for ROB DICKSON request(s) the above action(s) for all or a portion of Tract(s) C-2A-1, BANNER SQUARE ADDITION, **MARKET LOFTS**, zoned C-1, located on ARNO ST. NE, between CENTRAL AVE. NE and EDITH NE [REF: 03DRB 00226/00225] (K-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DXF FILE.**

12. **Project # 1000503**
03DRB-00438 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN, PA agent(s) for BOYHAHN LLC request(s) the above action(s) for all or a portion of Tract(s) B, **VISTA DEL AGUILA SUBDIVISION, UNIT 2**, zoned RD (7du/ac) located on EAGLE ROCK AVE. NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 1 acre(s). [REF: 01440-01135/01440-00066, 00410-00607, 02-01267] (C-19) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DXF FILE.**

03DRB-00436 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN, PA agent(s) for BOYHAHN LLC request(s) the above action(s) for all or a portion of Tract(s) A, **VISTA DEL AGUILA SUBDIVISION**, zoned RD (7 du/ac) located on EAGLE ROCK AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 1 acre(s). (C-19) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION AND OPEN SPACE REQUIREMENTS AND CITY ENGINEER FOR GRADING CERTIFICATION AND DXF FILE.**

13. **Project # 1001876**
03DRB-00296 Minor-Preliminary Plat
Approval
03DRB-00297 Minor-Subd Design
Variance

SURV-TEK INC agent(s) for WILLIAM OSOFSKY request(s) the above action(s) for all or a portion of Tract(s) 323 and "A", MRGCD MAP 35, **ACEQUIA ESCONDIDA SUBDIVISION**, zoned R-1 residential zone, located on ASPEN AVE NW, NORTH OF ZEARING NW and WEST OF RIO GRANDE NW containing approximately 3 acre(s). [DEFERRED FROM 3/19/03] (H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/26/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/28/03 THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

14. **Project # 1001396**
03DRB-00428 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) T-2-A-1-B-1, MESETA DEL NORTE SUBDIVISION (to be known as **ALTA TIERRA DEL NORTE, UNIT 1**, zoned R-1 residential zone, located on LAS LOMITAS DR NE, between VISTA DEL NORTE DR NE and EL PUEBLO RD NE containing approximately 21 acre(s). [REF: 02DRB-01871, 01-01645] (D-16) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

03DRB-00430 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) T-2-A-1-A-1-A, MESETA DEL NORTE SUBDIVISION (to be known as **VALLE GRANDE DEL NORTE, UNIT 1**, zoned R-1 residential zone, located on LAS LOMITAS DR NE, between VISTA DEL NORTE DR NE and EL PUEBLO RD NE containing approximately 21 acre(s). [REF: 02DRB-00682] (D-16) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

03DRB-00433 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) T-2-A-1-A-1, MESETA DEL NORTE SUBDIVISION (to be known as **MESETA DEL NORTE, UNIT 2**, zoned R-1 residential zone, located on VISTA DEL NORTE DR NE between LOS LOMITAS DR NE and EDITH NE containing approximately 37 acre(s). [REF: 02DRB-01871, 01-01645] (D-16) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

03DRB-00434 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) T-2-A-1-A-1-A-1, MESETA DEL NORTE SUBDIVISION (to be known as **VALLE GRANDE DEL NORTE, UNIT 2**, zoned R-1 residential zone, located on LOS LOMITAS DR NE AND VISTA DELNORTE DR NE BETWEEN VISTA MONTE DR NE AND EL PUEBLO RD NE containing approximately 9 acre(s). [REF: 02DRB-00682] (D-16) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

15. ~~Project # 1002022~~
03DRB-00424 Minor-Amnd Prelim Plat
Approval
03DRB-00425 Minor-Temp Deferral of
Sidewalks & Sidewalk Waiver
03DRB-00426 Minor-Subdivision Design
Variance

BOHANNAN HUSTON, INC. agent(s) for TIM MCNANEY request(s) the above action(s) for all or a portion of Tract(s) 8 & 9, TOWN OF ATRISCO GRANT, **VISTA WEST SUBDIVISION**, zoned RD (9du/ac), located WEST OF UNSER BLVD SW, between EUCARIZ SW and TOWER SW containing approximately 10 acre(s). [REF: 02DRB-01237] (L-10) **THE AMENDED PRELIMINARY PLAT WAS APPROVED. THE AMENDED INFRASTRUCTURE LIST DATED 3/26/03 WAS APPROVED. THE AMENDED GRADING PLAN ENGINEER STAMP DATED 3/17/03 WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. THE SUBDIVISION DESIGN VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONT AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

16. **Project # 1002115**
03DRB-00439 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for ROB DICKSON request(s) the above action(s) for all or a portion of Block(s) 14, Lot(s) 7 & 8, **HUNING HIGHLAND ADDITION**, zoned SU-2/NCR, located on CENTRAL SE, between BROADWAY BLVD SE and ARNO SE containing approximately 1 acre(s). [REF: 03DRB-00219] (K-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE DXF FILE.**

17. **Project # 1002472**
03DRB-00403 Minor-Prelim&Final Plat
Approval
03DRB-00404 Minor-Sidewalk Variance
03DRB-00405 Minor-Temp Defer SDWK

THE GROUP agent(s) for ESMail Haidari request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 13, NORTH ALBUQUERQUE ACRES - TRACT 2, UNIT 3, (to be known as **COURTYARDS @ ALAMEDA SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on ALAMEDA BLVD NE, between BARSTOW NE and ALAMEDA NE containing approximately 2 acre(s). [REF: 03DRB-00204] [Deferred from 3/19/03] (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/26/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/11/03 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: THE PRIVATE DRAINAGE EASEMENT ON THE WEST SIDE OF THE SUBDIVISION SHOULD HAVE THE MAINTENANCE AND BENEFICIARIES STATED ON THE FINAL PLAT. THE FINAL PLAT WAS INDEFINITELY DEFERRED. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONT AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

18. **Project # 1002324**
03DRB-00298 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN, PA agent(s) for MOCHO, CHANEY, OLSON & MOCHO LLP request(s) the above action(s) for all or a portion of Lot(s) 7A1, Tract(s) A, Block(s) 4, Unit(s) B, **NORTH ALBUQUERQUE ACRES**, zoned IP, located on VENICE AVE. NE, between BEVERLY HILLS AVE NE and SAN MATEO NE containing approximately 3 acre(s). [REF: 00410-01540, #1000907, PROJECT #1002324 - Site Plans, revised from Proj. #1002504 now void] [Deferred from 3/19/03] (B-18) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE DXF FILE.**

- 03DRB-00435 Minor-Vacation of Private
Easements

ISAACSON & ARFMAN, PA agent(s) for MOCHO, CHANEY, MOCHO OLSON request(s) the above action(s) for all or a portion of Lot(s) 7-A-1, 7-A-2 and 7-A-3, Tract(s) A, Block(s) 4, Unit(s) B, **NORTH ALBUQUERQUE ACRES**, zoned IP, located WEST OF I-25 between BEVERLY HILLS AVE NE and VENICE AVE NE containing approximately 3 acre(s). [REF: 00410-01540, 02DRB-01740, 03DRB-00298] (B-18) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

19. **Project # 1002538**
03DRB-00419 Minor-Sketch Plat or Plan
TOM LUCERO agent(s) for LAWRENCE GARCIA - PROSPECTIVE OWNER, request(s) the above action(s) for all or a portion of Lot(s) 2, **LANDS OF AMARANTE & ESPERANZA SANCHEZ**, zoned R-3, located on DELAMAR AVE NW, between 4th ST NW and 2nd ST NW containing approximately 1 acre(s). [REF: DRB-96-288, ZA-88-118] (F-14) **THE ABOVE REQUEST WAS**
20. **Project # 1002539**
03DRB-00421 Minor-Sketch Plat or Plan
JERRY CULAK, SURVEYOR agent(s) for HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 3 & 4, **ARIAS ACRES ADDITION**, zoned SU-2 special neighborhood zone, S-R SAWMILL RESIDENTIAL, located on 15th ST NW, between MOUNTAIN RD NW and BELLAMAH AVE NW containing approximately 1 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
21. **Project # 1002540**
03DRB-00423 Minor-Sketch Plat or Plan
BILLY W. BACA request(s) the above action(s) for all or a portion of Tract(s) 2-B-2 & 74-B, **MRGCD MAP # 35**, zoned R-1 residential zone, located on SIOUX ST NW, between the MENAUL EXTENSION and LA POBLANA RD NW containing approximately 1 acre(s). (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
22. Approval of the Development Review Board minutes for March 12, 2003. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED:11:55 A.M.



K

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

Project Number: 1002022
Application Number: 03DRB-00424

DRB Date: 3/26/03
Item Number: 15

Subdivision: Vista West Subdivision
Tracts 8 & 9 Town of Atrisco Grant

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
Amendment to Prelim


Zoning: RD

Zone Page: L-10

New Lots (or units) : 61

Parks and Recreation Comments:

The original Preliminary Plat identified 66 new lots, the amended plat shows 61 lots, this will be reflected in the cash in lieu amount owed to meet the Park Dedication requirement.

Signed: 

Christina Sandoval, (PRD)

Phone: 768-5328



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: 1002022

AGENDA ITEM NO: 15

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved amended drainage plan dated 3-17-03 is on file for Amended Preliminary Plat approval.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: March 26, 2003



OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION

10-3-02

11. Project # 1002022
02DRB-01456 Minor-Amnd Prelim Plat Approval


BOHANNAN HUSTON, INC. agent(s) for JUDE BACA request(s) the above action(s) for all or a portion of Tract(s) 8 & 9, TOWN OF ATRISCO GRANT (to be known as **VISTA WEST SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on WEST OF UNSER BLVD SW, between EUCARIZ AVE SW and TOWER RD. SW containing approximately 10 acre(s). [REF: 02DRB-01237] (L-10)

At the October 2, 2002, Development Review Board meeting, the Amended Preliminary Plat was approved. This amendment does not extend the expiration date of the approved preliminary plat.

If you wish to appeal this decision, you must do so by October 17, 2002 in the manner described below.

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

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


Janet Stephens
DRB Chair

cc: Jude Baca, 3913 72nd St NW, 87120
Bohannan Huston Inc., 7500 Jefferson NE, 87109
Loren Hines, Property Management, Legal Dept./4th Flr, City/County Bldg.
Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.
File



6

K

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

Development Review Board Comments

Project Number: 1002022
Application Number: 02DRB-01456

DRB Date: 10/2/02
Item Number: 11

Subdivision: Vista West Subdivision
Tracts 8 & 9 Town of Atrisco Grant

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
Amend Prelim Plat


Zoning: RA-2

Zone Page: G-13

New Lots (or units) : 66

Parks and Recreation Comments:

No Objection.

Signed: 

Christina Sandoval, (PRD)

Phone: 768-5328



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: 1002022

AGENDA ITEM NO: 11

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the amended Preliminary Plat request.

RESOLUTION:

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

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

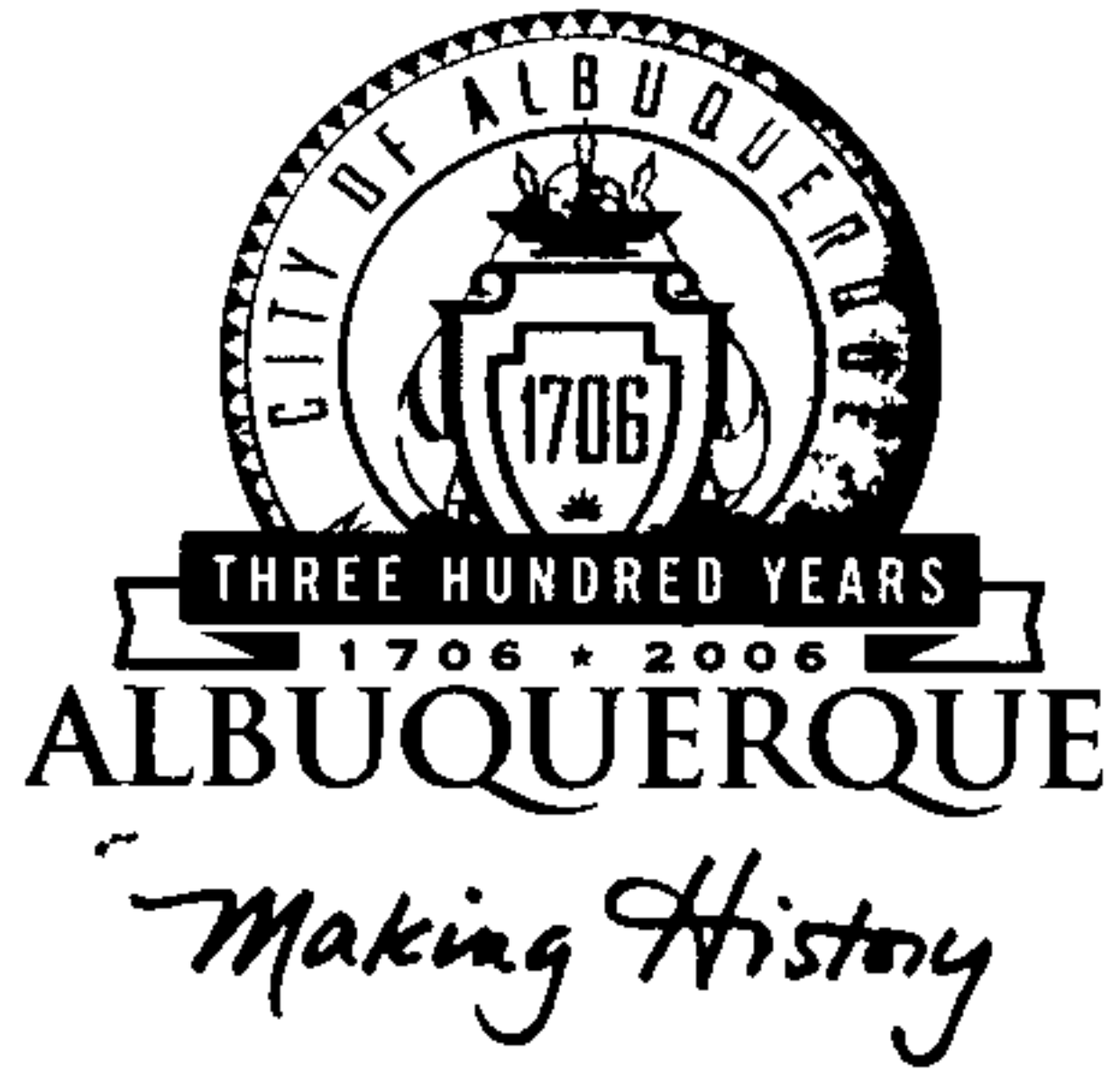
DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: October 2, 2002

CITY OF ALBUQUERQUE



Planning Department

P.O. Box 1293

buquerque, NM 87103

101005610727620105

STV INVESTMENTS IV LLC
 400 GOLD
 ALBUQUERQUE -NM,

AV SW
 87102

SIV-400 871022015 1A03 10 10/04/04
 FORWARD TIME EXP RTN TO SEND
 :STV INVESTMENTS V
 1015 TIJERAS AVE NW #200
 ALBUQUERQUE NM 87102-3994



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RETURN TO SENDER

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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, October 20, 2004, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1001875

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

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

Project # 1001934

04DRB-01471 Major-Vacation of Public
Easements

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

Project # 1002022

04DRB-01477 Major-Vacation of Public
Easements

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

SEE PAGE 2 . . .



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

PAGE 2

Project # 1002334

04DRB-01482 Major-Vacation of Public Easements

04DRB-01479 Minor-Prelim&Final Plat Approval

04DRB-01480 Minor-Sidewalk Waiver

04DRB-01481 Minor-Temp Defer SDWK

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

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

Sheran Matson, AICP, DRB Chair
Development Review Board

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



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

October 2, 2002

9:00 a.m.

MEMBERS:

Janet Stephens, DRB Chair
Claire Senova, Administrative Assistant

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order
- B. Changes and/or Additions to the Agenda
- C. Announcements

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

1. **Project # 1000195**
02DRB-01380 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES, PA agent(s) for NZ CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A TO M, **GATEWAY INDUSTRIAL PARK SUBDIVISION**, LAND AT BROADWAY & MENAUL, zoned SU-1 special use zone, planned industrial development, located on the west side of BROADWAY BLVD NE, between MENAUL BLVD NE and CLAREMONT AVE NE containing approximately 15 acre(s). [REF: 00440-00524, 00450-00231,02DRB-00255,DRB-98-197, Z-98-116] (H-14/15) **A 6-MONTH EXTENSION OF THE SIA WAS APPROVED TO THE CONSTRUCTION COMPLETION DEADLINE DATE OF 4/2/03.**

2. **Project # 1001871**
02DRB-01176 Major – Preliminary Plat approval
02DRB-01177 Minor - Temp Defer SDWK
02DRB-01178 Major – Vacation of Public Right-of-Way

MARK GOODWIN & ASSOCIATES, PA agent(s) for RANDALL HOMES, LLC request(s) the above action(s) for all or a portion of Lot(s) 28 & 29, Block 12, Unit 3, Tract 1, NORTH ALBUQUERQUE ACRES, (to be known as **DESERT HIGHLANDS @ LA CUEVA**) zoned RD 3DU/AC, located on MODESTO AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 3 acre(s). [DEFERRED FROM 10/2/02] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 10/9/02.**

3. **Project # 1002141**
02DRB-01230 Major-Vacation of Pub
Right-of-Way

TIERRA WEST, LLC agent(s) for PAUL SLONE request(s) the above action(s) for all or a portion of Lot(s) 24, Block(s) 2, **PUEBLO ALTO ADDITION**, zoned C-2 community commercial zone, located south of MARBLE AVE NE, between MANZANO ST NE and TRUMAN ST NE. [REF:DRB-99-193,1001686,02500-00489].
[DEFERRED FROM 10/2/02] (J-17) **DEFERRED AT THE AGENT'S REQUEST TO 10/23/02.**

4. **Project # 1001779**
02DRB-00369 Major-Vacation of Pub
Right-of-Way

ESMAIL HAIDARI agent(s) for MEHDI DEHGANIAN request(s) the above action(s) for all or a portion of Lot(s) 8, **INDIAN ACRES ADDITION**, zoned O-1 & C-1, located on ALTAMONTE AVE. NE, between TULANE NE and CARLISLE NE [REF: V-80-7] [DEFERRED FROM 9/4/02] (G-16) **THIS ACTION WAS COMPLETED BY THE RECORDING OF THE QUIT CLAIM DEED DATED 9/20/02 WITH THE FOLLOWING FINDING: THE RIGHT-OF-WAY HAD BEEN VACATED ON 2/22/80 THROUGH V-80-7.**

5. **Project # 1002092**
02DRB-01371 Major-Preliminary Plat
Approval
02DRB-01372 Major-Vacation of Pub
Right-of-Way
02DRB-01373 Major-Vacation of
Public Easements
02DRB-01374 Major-SiteDev Plan
Subd
02DRB-01375 Major-SiteDev Plan
BldPermit
02DRB-01376 Minor-Temp Defer
SDWK
02DRB-01377 Minor-Sidewalk
Waiver

BOHANNAN HUSTON INC agent(s) for OXBOW NORTH LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, **OXBOW NORTH SUBDIVISION**, ARCHDIOCESE OF SANTA FE, zoned SU-3, located EAST OF COORS BLVD NW, SOUTH OF NAMASTE DR and NORTH OF ST. PIUS X HIGH SCHOOL containing approximately 40 acre(s).[DEFERRED FROM 9/25/02] (F-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/2/02 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/24/02 THE PRELIMINARY PLAT WAS APPROVED WITH A CONDITION OF FINAL PLAT. THE VACATION OF RIGHT-OF-WAY WAS APPROVED AS SHOWN ON EXHIBIT A IN THE PLANNING FILE. THE VACATION OF EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT A IN THE PLANNING FILE. SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING. SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING. THE APPLICANT/AGENT HAS WITHDRAWN THE REQUEST FOR VACATION OF NAMASTE ROAD. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONTAGE AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

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

6. **Project # 1000060**
02DRB-01453 Minor-SiteDev Plan
BldPermit/EPC

BOHANNAN HUSTON, INC. agent(s) for JOHN Q. HAMMONS INDUSTRIES request(s) the above action(s) for all or a portion of Tract(s) B & C, **GATEWAY SUBDIVISION**, zoned SU-2/C-3, located on LOMAS BLVD. NE, between INTERSTATE 25 and WOODWARD PL NE containing approximately 20 acre(s). [REF: 00128 00904] **[Russell Brito, EPC Case Planner]** [DEFERRED FROM 10/2/02] (J-15) **DEFERRED AT THE AGENT'S REQUEST TO 10/9/02.**

7. **Project # 1001988**
02DRB-01448 Minor-SiteDev Plan
BldPermit/EPC

H. BARKER ARCHITECTS agent(s) for CIP/ FAMILY & COMMUNITY SERVICES request(s) the above action(s) for all or a portion of Tract(s) 220A1, **MRGCD MAP 41**, zoned SU-2 special neighborhood zone, MR, located on WILLIAM ST SE, between SMITH AVE SE and ANDERSON AVE SE [REF: 02EPC-00839] **[Cynthia Borrego, EPC Case Planner]** (L-14) **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT, UTILITIES DEVELOPMENT AND PLANNING.**

8. **Project # 1002094**
02DRB-01451 Minor-Sidewalk Waiver
02DRB-01452 Minor-SiteDev Plan Subd

WAYJOHN SURVEYING INC. agent(s) for INFILL SOLUTIONS LLC, CHRIS CALLOT request(s) the above action(s) for all or a portion of Tract(s) A, **ALVARADO GARDENS, UNIT 2**, (to be known as **LA TIERRA QUE CANTA SUBDIVISION**) zoned RA-2 residential and agricultural zone, located on TRELIS DR NW, between CAMPBELL RD. NW and ORO VISTA RD. NW containing approximately 3 acre(s). [REF: 02DRB-01069 SK, ZA-78-16] (G-12) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE. THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO PLANNING.**

- Project # 1002094**
02DRB-01392 Minor-Preliminary Plat
Approval

WAYJOHN SURVEYING INC. agent(s) for TRELIS PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ALVARADO GARDENS, UNIT 2**, zoned RA-2 residential and agricultural zone, located on the east side of TRELIS DR NW, between CAMPBELL RD NW and ORO VISTA RD NW containing approximately 3 acre(s). [REF: ZA-78-16, 02DRB-01069] [DEFERRED FROM 9/18/02] (G-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/2/02 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/20/02 THE PRELIMINARY PLAT WAS APPROVED.**

9. **Project # 1000216**
02DRB-00948 Minor-SiteDev Plan
BldPermit/EPC

SAM PATEL agent(s) request(s) the above action(s) for all or a portion of Lot(s) A-3-A, **J GROUP ADDITION**, zoned SU-1 for C-1 (motel), located on SAN ANTONIO AVE. NE between I-25 and SAN PEDRO AVE NE containing approximately 2 acre(s). [REF: 01128 00675] [**Debbie Stover, EPC Case Planner**] [DEFERRED FROM 9/18/02] (E-18) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER, UTILITIES DEVELOPMENT AND PLANNING. THIS INCLUDES APPROVAL OF THE INFRASTRUCTURE LIST DATED 10/2/02.**

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

10. **Project # 1000469**
02DRB-01443 Minor-Prelim&Final Plat
Approval
- MARK GOODWIN & ASSOC. agent(s) for CLIFFORD CAPITAL FUND, INC. request(s) the above action(s) for all or a portion of Tract(s) L-1-B-1, **ATRISCO BUSINESS PARK**, zoned IP, located on UNSER BLVD NW, between BLUEWATER NW and LOS VOLCANES NW containing approximately 2 acre(s). [REF: DRB-97-11, 00460 00532, 00440 00140] (K-10) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO PLANNING.**
11. **Project # 1002022**
02DRB-01456 Minor-Amnd Prelim Plat
Approval
- BOHANNAN HUSTON, INC. agent(s) for JUDE BACA request(s) the above action(s) for all or a portion of Tract(s) 8 & 9, TOWN OF ATRISCO GRANT (to be known as **VISTA WEST SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on WEST OF UNSER BLVD SW, between EUCARIZ AVE SW and TOWER RD. SW containing approximately 10 acre(s). [REF: 02DRB-01237] (L-10) **THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE APPROVED PRELIMINARY PLAT.**
12. **Project # 1001112**
02DRB-00898 Minor-Prelim&Final Plat
Approval
- RICHARD HALL agent(s) for JOHN SPARKS request(s) the above action(s) for all or a portion of Tract(s) S1/2 OF 33, **ALVARADO GARDENS ADDITION**, zoned RA-2, located on RIO GRANDE BLVD. NW, between CANDELARIA NW and GRIEGOS NW. [Preliminary Plat & Infrastructure List were approved 6/19/0, Final Plat Indefinitely deferred] [DEFERRED FROM 9/18/02] (G-13) **INDEFINITELY DEFERRED ON A NO SHOW.**

13. **Project # 1001731**
02DRB-01423 Minor-Amnd Prelim
Plat Approval
02DRB-01424 Minor-Temp Defer
SDWK

LARRY READ & ASSOCIATES agent(s) for SAHAR DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 23, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, SAHAR SUBDIVISION, zoned R-D residential and related uses zone, developing area, located on the north side of OAKLAND AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 1 acre(s). [REF: 02DRB-00168, 02DRB-00851] [DEFERRED FROM 9/25/02] (C-19) **THE AMENDED PRELIMINARY PLAT WAS APPROVED. THE AMENDED GRADING PLAN ENGINEER STAMP DATED 9/29/02 WAS APPROVED WITH CONDITION. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE APPROVED PRELIMINARY PLAT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONTAGE AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

NO ACTION IS TAKEN ON THESE CASES:

IF APPLICANT IS NOT PRESENT, COMMENTS WILL BE FORWARDED

14. **Project # 1001453**
02DRB-01455 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC agent(s) for D R HORTON request(s) the above action(s) for all or a portion of Tract(s) E1 (to be known as **CANTABELLA - UNIT III @ VENTANA RANCH**) SEDONA AT VENTANA RANCH, zoned R-LT residential zone, located on UNIVERSE BLVD NW, between VENTANA RD NW and PARADISE BLVD NW containing approximately 20 acre(s). [Ref: Project # 1000132] (B-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1002238**
02DRB-01447 Minor-Sketch Plat or Plan FORSTBAUER SURVEYING CO LLC agent(s) for STORAGE ENTERPRISES LLC, WILLIAM SALMON request(s) the above action(s) for all or a portion of Tract(s) 1A & 2, **MUELLER INDUSTRIAL**, zoned M-2 heavy manufacturing zone, located on CANDELARIA RD NE, between I-25 NORTH and EDITH BLVD NE containing approximately 13 acre(s). (H-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Approval of the Development Review Board minutes for September 18, 2002. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 10:53 A.M.



OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION

9-4-02

2. Project # 1002022

02DRB-01237 Major-Preliminary Plat Approval
02DRB-01238 Minor-Temp Defer SDWK
02DRB-01239 Minor-Sidewalk Variance
02DRB-01240 Minor-Subdivision Design Variance

BOHANNAN HUSTON, INC. agent(s) for JUDE BACA request(s) the above action(s) for all or a portion of Tract(s) 8 & 9, TOWN OF ATRISCO GRANT, **VISTA WEST SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on WEST SIDE OF UNSER BLVD NW, between EUCARIZ AVE NW and TOWER RD NW containing approximately 42 acre(s). [REF: 02DRB-00922] (L-10)

At the September 4, 2002, Development Review Board meeting, with the signing of the infrastructure list dated 9/4/02 and approval of the Grading Plan Engineer Stamp dated 8/8/02 the Preliminary Plat was approved.

The Temporary Deferral of Construction of Sidewalks was approved for the frontage and side yards of the developable lots on the interior streets as shown on Exhibit C in the Planning file.

A Sidewalk Variance for waiver of sidewalks was approved as shown on Exhibit C in the Planning file.

A Subdivision Design Variance was approved as shown on Exhibit D in the Planning file.

If you wish to appeal this decision, you must do so by September 19, 2002 in the manner described below.

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

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



**OFFICIAL NOTICE
PAGE TWO**

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


Janet Stephens
DRB Chair

cc: Jude Baca, 3913 72nd St NW, 87120
Bohannon Huston Inc., 7500 Jefferson NE, 87109
Loren Hines, Property Management, Legal Dept./4th Flr, City/County Bldg.
Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002022 AGENDA#: 2 DATE: 9.4.02

1. Name: Rick Beltramo Address: 7500 JEFFERSON Zip: 87109

2. Name: JUDE BACH Address: 3913 72nd St NW Zip: 87120

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: 1002022

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 |

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report dated 8-8-02 is on file for Preliminary Plat approval.
No adverse comments on design variance request.
Defer to Transportation on sidewalk issues.

RESOLUTION: *signed I.L.*

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: September 4, 2002



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORD. DIV.

DEVELOPMENT REVIEW BOARD
September 4, 2002
Project #1002022

Project # 1002022

02DRB-01237 Major-Preliminary Plat Approval
02DRB-01238 Minor-Temp Defer SDWK
02DRB-01239 Minor-Sidewalk Variance
02DRB-01240 Minor-Subdivision Design Variance

BOHANNAN HUSTON, INC. agent(s) for JUDE BACA request(s) the above action(s) for all or a portion of Tract(s) 8 & 9, TOWN OF ATRISCO GRANT, **VISTA WEST SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on WEST SIDE OF UNSER BLVD NW, between EUCARIZ AVE NW and TOWER RD NW containing approximately 42 acre(s). [REF: 02DRB-00922] (L-10)

AMAFCA	No adverse comments
COG	The Long Range Roadway System designates Unser Boulevard as a limited access principal arterial and Tower Road as a minor arterial. The Long Range Bikeway System designates a bike lane on Tower and proposes a bike trail along Unser. It is recommended that the public sewer and storm drain easement by used to also allow bicycle access to the proposed bike trail along Unser.
Transit	No comments received.
Zoning Enforcement	Reviewed, no comment.
Neighborhood Coord.	Letter sent to Westgate Heights (R) Neighborhood Assn.
APS	This will affect Painted Elementary School, Jimmy Carter Middle School, and West Mesa High School. The above elementary and middle schools are currently enrolled beyond their designed capacities and are projected to substantially increase further in population. The High School is operating close to capacity. The APS facilities in the area have recently, and continue to be expanded and upgraded. In the fall of 1998, the district opened a new elementary school (Painted Sky) and a middle school (Jimmy Carter) opened in the fall of 2000. All planned additions to existing educational facilities are contingent upon taxpayer approval. This region's growth has outpaced the district's ability to construct new schools. As schools become overcrowded, boundary changes, alternative schedules, transportation to less crowded schools, and/or combinations of the above strategies may be employed to relieve schools with large numbers of students.

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

No comment on curb work.

Comcast

No comments received.

QWEST

No comments received.

Environmental Health

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

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments

City Engineer

An approved drainage report is required for Preliminary Plat approval. No objection to sidewalk variance or deferral. Defer to Transportation on design variance.

Transportation Development

No objection to the deferral or waiver of sidewalks as shown. Comments on the infrastructure list. Add a pedestrian connection at the SE corner of the sidewalk.

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 66 new residential lots will be required.

Parks & Recreation

The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City. The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

The R-D zone requires 2,400 square feet of open space for each dwelling unit. With submittal of the Preliminary Plat/Site Development Plan, provide an Open Space Calculation Table showing the lot number, lot size, building & driveway area, provided open space, remaining open space requirement (this table can be separate from the plat itself). Provide a dimensioned Typical Lot Plan, which shows a typical lot with the building footprint and driveway (this should be on the Site Development Plan rather than the plat). Include one of the following notes on the Preliminary and Final Plats indicating how the total remaining open space requirement will be met: All open space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8 (A) (1). Total remaining open space requirements are met via a cash payment to the City of Albuquerque per the provisions of Section 14-16-3-8 (A) (2). Total remaining open space requirements are met via the provision of detached open space per the provisions of Section 14-16-3-8 (A) (3). *Note: This option is only applicable to land covered by a Sector Development Plan.

No objection to the Sidewalk deferral or waiver. Defer to Transportation on the Design Standard Variance.

Utilities Development	No objection to Preliminary Plat approval. No objection to Sidewalk Variance Deferral. Defer Design Variance to Transportation.
Planning Department	No objection to the temporary deferral of construction of sidewalks. Defer to Transportation Development. No objection to the sidewalk variance for waiver of sidewalks. Defer to Transportation Development. No objection to the subdivision design variance for street right-of-way and pavement width given that Transportation Development concurs with the request. Lots 64, 65 and 66 should be shown as a Tract. When appropriate, the private drainage easement may be vacated and the property subdivided.

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

cc:Jude Baca, 3913 72nd St NW, 87120

Bohannan Huston Inc., 7500 Jefferson NE, 87109



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, September 4, 2002, beginning at 9:00 a.m.** for the purpose of considering the following:

Project # 1001306

02DRB-01250 Major-Bulk Land Variance
02DRB-01245 Minor-Final Plat Approval
02DRB-01246 Minor-Temp Defer SDWK
02DRB-01247 Minor-Amnd Prelim Plat Approval

SURV-TEK, INC. agent(s) for CURB WEST, INC. and WESTFORK LTD., request(s) the above action(s) for all or a portion of Tract(s) 1-A-1, 1B1, 1B2, **SEVILLE SUBDIVISION AND TRACT B-2, PARADISE HEIGHTS**, zoned R-LT & R-1, located north of IRVING BLVD NW, between UNIVERSE BLVD NW and KAYENTA ST NW containing approximately 156 acre(s). [REF: 1001743, 01410-00833] (A-10)

Project # 1002022

02DRB-01237 Major-Preliminary Plat Approval
02DRB-01238 Minor-Temp Defer SDWK
02DRB-01239 Minor-Sidewalk Variance
02DRB-01240 Minor-Subdivision Design Variance

BOHANNAN HUSTON, INC. agent(s) for JUDE BACA request(s) the above action(s) for all or a portion of Tract(s) 8 & 9, TOWN OF ATRISCO GRANT, **VISTA WEST SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on WEST SIDE OF UNSER BLVD NW, between EUCARIZ AVE NW and TOWER RD NW containing approximately 42 acre(s). [REF: 02DRB-00922] (L-10)

Project # 1002141

02DRB-01230 Major-Vacation of Pub Right-of-Way

TIERRA WEST, LLC agent(s) for PAUL SLONE request(s) the above action(s) for all or a portion of Lot(s) 24, Block(s) 2, **PUEBLO ALTO ADDITION**, zoned C-2 community commercial zone, located south of MARBLE AVE NE, between MANZANO ST NE and TRUMAN ST NE [REF: DRB-99-193, 1001686, 02500-00489] (J-17)

Project # 1002077

02DRB-01235 Major-Preliminary Plat Approval
02DRB-01236 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 9-A & 9-B, **EL RANCHO GRANDE SUBDIVISION, UNIT 9A**, zoned R2, located on UNSER RD SW, between BLAKE RD SW and the AMOLE CHANNEL containing approximately 54 acre(s). (N-9)

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


Janet Stephens, Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 19, 2002.

193

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

Meeting Date: 9-4-02

Zone Atlas Page: L-10-E

Notification Radius: 100 Ft.

Cross Reference and Location: _____

App#	<u>02DRB-01237</u>
Proj#	<u>1002022</u>
Other#	<u>02DRB-01238</u>
	<u>02DRB-01239</u>
	<u>02DRB-01240</u>

Applicant: Jude Baca ✓

Address: 3913 72nd St. NW, 87120

Agent: Bohannon Huston, Inc. ✓

Address: 7500 Jefferson NE, 87109

SPECIAL INSTRUCTIONS

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

Date Mailed: 8/15/02

Signature: K. Bethel

RECORDS WITH BELS

PAGE 1

101005607536120401	LEGAL: TRAC T A PLAT FOR WHISPERING POINTE SUBDIVISION UNIT PROPERTY ADDR: 00000 OWNER NAME: C & W LAND DEV ENTERPRISES INC OWNER ADDR: 04619 INSPIRATION	LAND USE: DR SE ALBUQUERQUE	NM 87108
101005616635320501	LEGAL: TRAC T 64 UNIT 2 ATRISCO GRANT PROPERTY ADDR: 00000 75TH ST SW OWNER NAME: AMERICAN SOUTHWEST HOMES LTD OWNER ADDR: 00919 SALAMANIA	LAND USE: NE ALBUQUERQUE	NM 87107
101005617530720201	LEGAL: TR 3 A BU LK PLAT OF TRS 3A & 3B FOR TOWN OF ATRISCO PROPERTY ADDR: 00000 EUCARIZ AVE SW OWNER NAME: SIVAGE THOMAS HOMES INC OWNER ADDR: 05141 MASTHEAD	LAND USE: ST NE ALBUQUERQUE	NM 87109
101005610727620105	LEGAL: TRAC T 8 UNIT 2 ATRISCO GRANT PROPERTY ADDR: 00000 TOWER RD SW OWNER NAME: LAMBERT PAUL D & MARTHA L OWNER ADDR: 00616 RUNNING WATER	LAND USE: CI SE ALBUQUERQUE	NM 87123
101005608627320104	LEGAL: TRAC T 9 UNIT 2 ATRISCO GRANT PROPERTY ADDR: 00000 TOWER RD SW OWNER NAME: LAMBERT PAUL D & MARTHA L OWNER ADDR: 00616 RUNNING WATER	LAND USE: CI SE ALBUQUERQUE	NM 87123
101005606231521413	LEGAL: LOT 13-P 1 BLOCK 7 PLAT OF VISTA SANDIA SUBDIVISION PROPERTY ADDR: 00000 8001 VISTA ESTRELLA LN S OWNER NAME: D R HORTON INC OWNER ADDR: 04400 ALAMEDA	LAND USE: BL NE ALBUQUERQUE	NM 87113
101005605631421412	LEGAL: LOT 12-P 1 BLOCK 7 PLAT OF VISTA SANDIA SUBDIVISION PROPERTY ADDR: 00000 8003 VISTA ESTRELLA LN S OWNER NAME: GONZALES INGRID & JOSEPH OWNER ADDR: 08003 VISTA ESTROLLA	LAND USE: LN SW ALBUQUERQUE	NM 87114
101005606231021414	LEGAL: LOT 14-P 1 BLOCK 7 PLAT OF VISTA SANDIA SUBDIVISION PROPERTY ADDR: 00000 600 VISTA VIVA LN SW OWNER NAME: GUTIERREZ EDWARD E JR OWNER ADDR: 00600 VISTA VIVA	LAND USE: DR SW ALBUQUERQUE	NM 87121
101005605830621423	LEGAL: TRAC T A PLAT OF VISTA SANDIA SUBDIVISION UNIT TWO PROPERTY ADDR: 00000 RD SW OWNER NAME: VISTA SANDIA HOMEOWNERS ASSOCI OWNER ADDR: 04400 ALAMEDA	LAND USE: BL NE ALBUQUERQUE	NM 87113
101005606230621415	LEGAL: LOT 15-P 1 BLOCK 7 PLAT OF VISTA SANDIA SUBDIVISION PROPERTY ADDR: 00000 604 VISTA VIVA LN SW OWNER NAME: PACHECO RICHARD & RENEE OWNER ADDR: 00604 VISTA VIVA	LAND USE: LN SW ALBUQUERQUE	NM 87121
101005606230221416	LEGAL: LOT 16-P 1 BLOCK 7 PLAT OF VISTA SANDIA SUBDIVISION PROPERTY ADDR: 00000 608 VISTA VIVA LN SW OWNER NAME: VALENZUELA CELMIRA OWNER ADDR: 00608 VISTA VIVA	LAND USE: LN SW ALBUQUERQUE	NM 87121

RECORDS WITH LABELS

PAGE 2

101005606229821417	LEGAL: LOT 17-P 1 BLOCK 7 PLAT OF VISTA SANDIA SUBDIVISION PROPERTY ADDR: 00000 612 VISTA VIVA LN SW OWNER NAME: GABALDON CHRISTOPHER M & CONTR OWNER ADDR: 00612 VISTA VIVA	LAND USE: LN SW ALBUQUERQUE	NM 87121
101005606229421418	LEGAL: LOT 18-P 1 BLOCK 7 PLAT OF VISTA SANDIA SUBDIVISION PROPERTY ADDR: 00000 616 VISTA VIVA LN SW OWNER NAME: D R HORTON INC OWNER ADDR: 04400 ALAMEDA	LAND USE: BL NE ALBUQUERQUE	NM 87113
101005606229021419	LEGAL: LOT 19-P 1 BLOCK 7 PLAT OF VISTA SANDIA SUBDIVISION PROPERTY ADDR: 00000 620 VISTA VIVA LN SW OWNER NAME: TORRES KARINA OWNER ADDR: 00620 VISTA VIVA	LAND USE: LN SW ALBUQUERQUE	NM 87121
101005606228821420	LEGAL: LOT 20-P 1 BLOCK 7 PLAT OF VISTA SANDIA SUBDIVISION PROPERTY ADDR: 00000 624 VISTA VIVA LN SW OWNER NAME: BELL DARYL & YVETTE R OWNER ADDR: 00624 VISTA VIVA	LAND USE: LN SW ALBUQUERQUE	NM 87121
101005606228421421	LEGAL: LOT 21-P 1 BLOCK 7 PLAT OF VISTA SANDIA SUBDIVISION PROPERTY ADDR: 00000 628 VISTA VIVA LN SW OWNER NAME: SAENZ PABLO N & ALEJANDRIA OWNER ADDR: 00628 VISTA VIVA	LAND USE: LN SW ALBUQUERQUE	NM 87121
101005606228421421	LEGAL: LOT 21-P 1 BLOCK 7 PLAT OF VISTA SANDIA SUBDIVISION PROPERTY ADDR: 00000 628 VISTA VIVA LN SW OWNER NAME: SAENZ PABLO N & ALEJANDRIA OWNER ADDR: 00628 VISTA VIVA	LAND USE: LN SW ALBUQUERQUE	NM 87121
101005606227630801	LEGAL: LOT 23-P 1 BLOCK 7 PLAT OF VISTA SANDIA SUBDIVISION PROPERTY ADDR: 00000 636 VISTA VIVA LN SW OWNER NAME: PINEDA SANTIAGO MICHAEL OWNER ADDR: 00636 VISTA VIVA	LAND USE: LN SW ALBUQUERQUE	NM 87121
101005614125220202	LEGAL: TR 3 B BU LK PLAT OF TRS 3A & 3B FOR TOWN OF ATRISCO PROPERTY ADDR: 00000 EUCARIZ AVE SW OWNER NAME: EMPIRE SOUTHWEST LTD CO OWNER ADDR: 06121 INDIAN SCHOOL	LAND USE: RD NE ALBUQUERQUE	NM 87110
101005606227230802	LEGAL: LOT 24-P 1 BLOCK 7 PLAT OF VISTA SANDIA SUBDIVISION PROPERTY ADDR: 00000 640 VISTA VIVA LN SW OWNER NAME: AVILA ANGELA OWNER ADDR: 00640 VISTA VIVA	LAND USE: LN SW ALBUQUERQUE	NM 87121
101005606226830803	LEGAL: LOT 25-P 1 BLOCK 7 PLAT OF VISTA SANDIA SUBDIVISION PROPERTY ADDR: 00000 644 VISTA VIVA LN SW OWNER NAME: AMES ERIC A & DELAINE C OWNER ADDR: 00644 VISTA VIVA	LAND USE: LN SW ALBUQUERQUE	NM 87121
101005606226430804	LEGAL: LOT 26-P 1 BLOCK 7 PLAT OF VISTA SANDIA SUBDIVISION PROPERTY ADDR: 00000 648 VISTA VIVA LN SW OWNER NAME: LOPEZ VERONICA E OWNER ADDR: 00648 VISTA VIVA	LAND USE: LN SW ALBUQUERQUE	NM 87121

RECORDS WITH LABELS

PAGE 3

101005606226030805	LEGAL: LOT 27-P 1 BLOCK 7 PLAT OF VISTA SANDIA SUBDIVISION LAND USE: PROPERTY ADDR: 00000 652 VISTA VIVA LN SW OWNER NAME: GRIEGO ANTHONY S & BRANDI C OWNER ADDR: 00652 VISTA VIVA	LN SW ALBUQUERQUE	NM 87121
101005606225630806	LEGAL: LOT 28-P 1 BLOCK 7 PLAT OF VISTA SANDIA SUBDIVISION LAND USE: PROPERTY ADDR: 00000 656 VISTA VIVA LN SW OWNER NAME: LEVINGSTON KARMELA A OWNER ADDR: 00656 VISTA VIVA	LN SW ALBUQUERQUE	NM 87121
101005606225230807	LEGAL: LOT 29-P 1 BLOCK 7 PLAT OF VISTA SANDIA SUBDIVISION LAND USE: PROPERTY ADDR: 00000 660 VISTA VIVA LN SW OWNER NAME: NUNEZ ANDRE A & TAMMY M OWNER ADDR: 00660 VISTA VIVA	LN SW ALBUQUERQUE	NM 87121
101005606224030808	LEGAL: TRAC T C BLOCK 7 PLAT OF VISTA SANDIA SUBDIVISIOIN LAND USE: PROPERTY ADDR: 00000 8000 VISTA SERENA LN SW OWNER NAME: D R HORTON INC OWNER ADDR: 04400 ALAMEDA	BL NE ALBUQUERQUE	NM 87113
101005614816230601	LEGAL: ATRI SCO GRANT UNIT 3 TR 419 5AC LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: TOWER UNSER JOINT VENTURE OWNER ADDR: 02945 WYOMING	BL NE ALBUQUERQUE	NM 87111
101005612519431305	LEGAL: LOT 5 BL OCK 2 PLAT OF VALENCIA ESTATES SUBDIVISION LAND USE: PROPERTY ADDR: 00000 OWNER NAME: SIVAGE THOMAS HOMES INC OWNER ADDR: 07445 PAN AMERICAN	FW NE ALBUQUERQUE	NM 87109
101005611819431304	LEGAL: LOT 4 BL OCK 2 PLAT OF VALENCIA ESTATES SUBDIVISION LAND USE: PROPERTY ADDR: 00000 OWNER NAME: SIVAGE THOMAS HOMES INC OWNER ADDR: 07445 PAN AMERICAN	FW NE ALBUQUERQUE	NM 87109
101005611419431303	LEGAL: LOT 3 BL OCK 2 PLAT OF VALENCIA ESTATES SUBDIVISION LAND USE: PROPERTY ADDR: 00000 7909 TIFFANY OWNER NAME: BACA ORFELA OWNER ADDR: 07909 TIFFANY	RD SW ALBUQUERQUE	NM 87121
101005611019331302	LEGAL: LOT 2 BL OCK 2 PLAT OF VALENCIA ESTATES SUBDIVISION LAND USE: PROPERTY ADDR: 00000 OWNER NAME: SIVAGE THOMAS HOMES INC OWNER ADDR: 07445 PAN AMERICAN	FW NE ALBUQUERQUE	NM 87109
101005610519331301	LEGAL: LOT 1 BL OCK 2 PLAT OF VALENCIA ESTATES SUBDIVISION LAND USE: PROPERTY ADDR: 00000 OWNER NAME: SIVAGE THOMAS HOMES INC OWNER ADDR: 07445 PAN AMERICAN	FW NE ALBUQUERQUE	NM 87109
101005609619131927	LEGAL: LOT 27 B LOCK 1 PLAT OF VALENCIA ESTATES SUBDIVISIO LAND USE: PROPERTY ADDR: 00000 OWNER NAME: SIVAGE THOMAS HOMES INC OWNER ADDR: 07445 PAN AMERICAN	FW NE ALBUQUERQUE	NM 87109

RECORDS WITH LABELS

PAGE 4

101005609019131926	LEGAL: LOT 26 B LOCK 1 PLAT OF VALENCIA ESTATES SUBDIVISIO LAND USE: PROPERTY ADDR: 00000 7927 TIFFANY OWNER NAME: HART MARY E OWNER ADDR: 07927 TIFFANY	RD SW ALBUQUERQUE	NM 87121
101005608619131925	LEGAL: LOT 25 B LOCK 1 PLAT OF VALENCIA ESTATES SUBDIVISIO LAND USE: PROPERTY ADDR: 00000 7931 TIFFANY OWNER NAME: CANDELARIA CATHERINE OWNER ADDR: 07931 TIFFANY	RD SW ALBUQUERQUE	NM 87121
101005608219031924	LEGAL: LOT 24 B LOCK 1 PLAT OF VALENCIA ESTATES SUBDIVISIO LAND USE: PROPERTY ADDR: 00000 OWNER NAME: SIVAGE THOMAS HOMES INC OWNER ADDR: 07445 PAN AMERICAN	FW NE ALBUQUERQUE	NM 87109



City of Albuquerque

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

Date: August 7, 2002

TO CONTACT NAME: Mary Snyder
COMPANY/AGENCY: Bohannon Huston Inc
ADDRESS/ZIP: 7500 Jefferson NE 87109
PHONE/FAX #: 798-7988

Thank you for your inquiry of 8-7-02 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Town of Atrisco Grant, Tracts 8 & 9

zone map page(s) L-10

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

Westgate Heights
Neighborhood Association
Contacts: Arthur Gonzales
8704 Shone SW
831-2168 (h) 87121
Theresa Rios Sandoval
1505 Ischwind Pl SW
831-4168 (h) 87121

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 S. Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

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

7001 1940 0005 9518 5025
 9156 5000 0461 7001

OFFICIAL USE

Postage	\$.60	
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.65	

Sent To Debra R. Sondral
 Street, Apt. No.;
 or PO Box No. 1505 Goshwin SW
 City, State, ZIP+4 ANN WU 87121

PS Form 3800, January 2001 See Reverse for Instructions

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

7001 1940 0005 9518 5032
 9156 5000 0461 7001

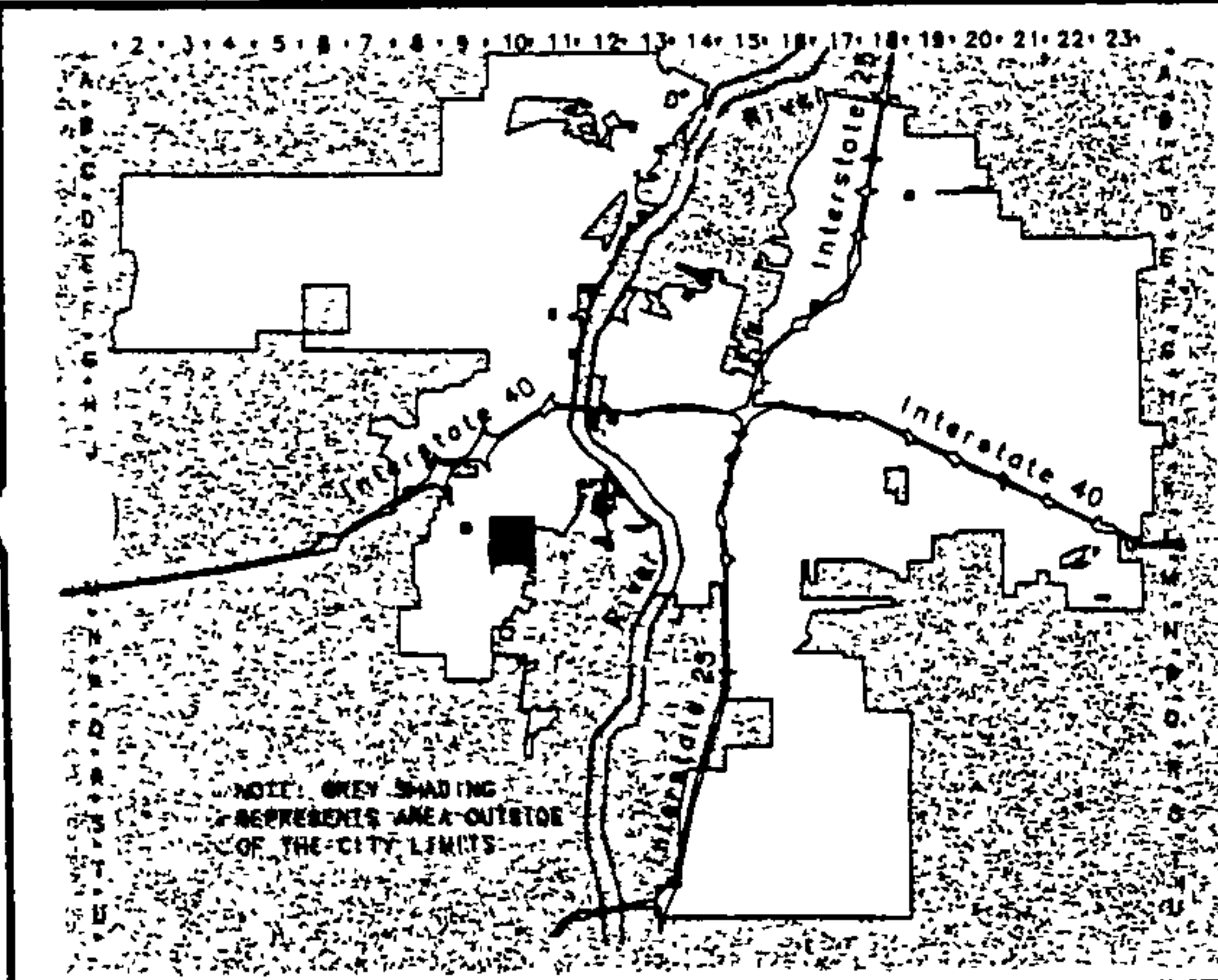
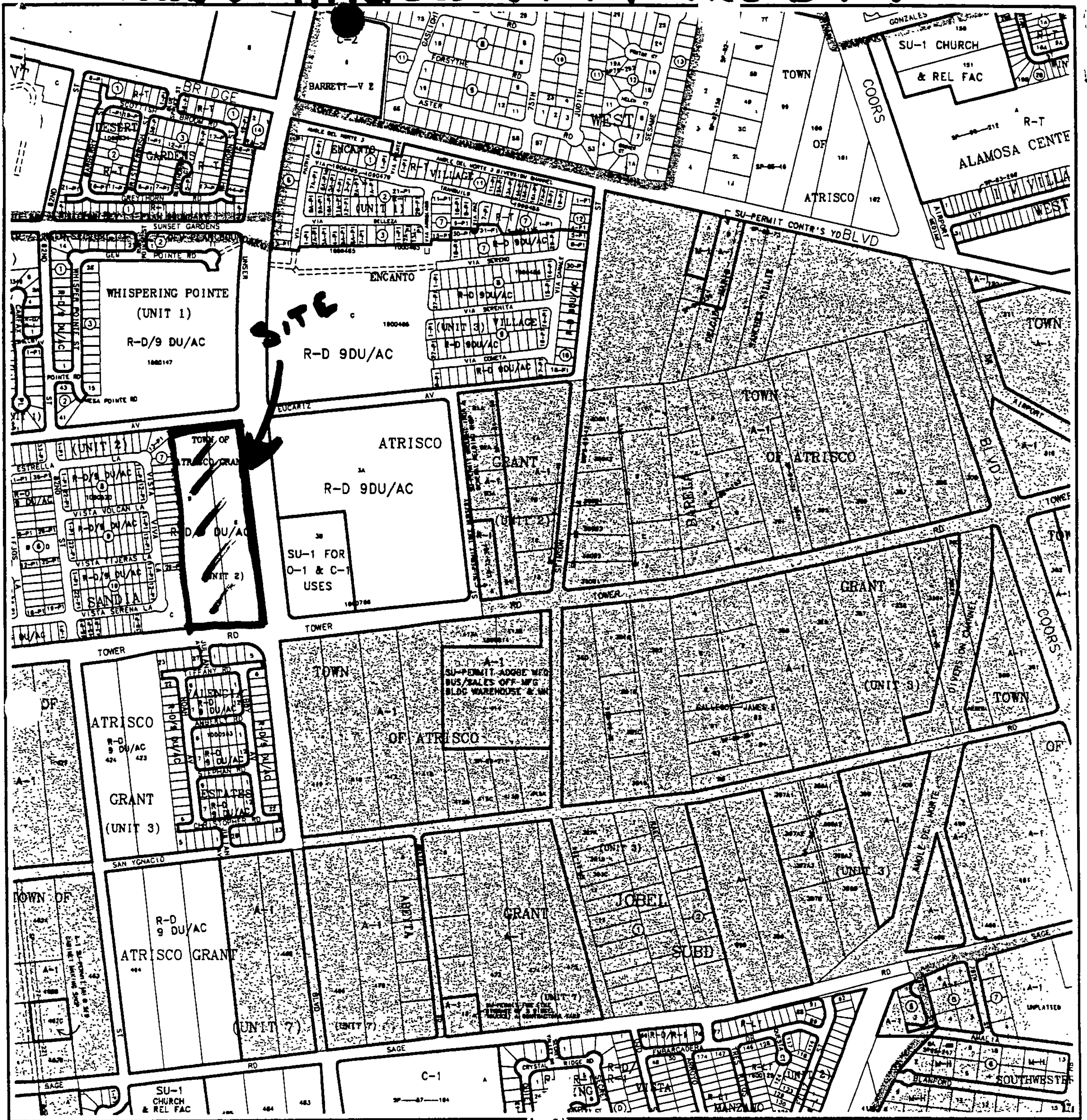
OFFICIAL USE

Postage	\$.60	
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.65	

Sent To Arthur Lopez
 Street, Apt. No.;
 or PO Box No. 8704 Shore SW
 City, State, ZIP+4 ANN WU 87121

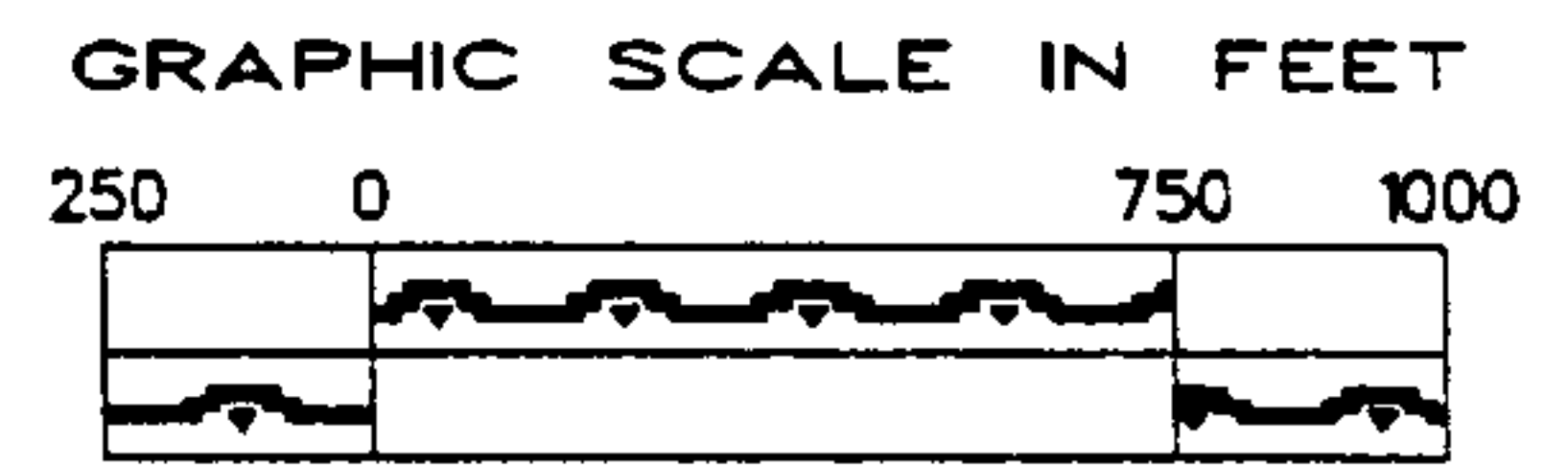
PS Form 3800, January 2001 See Reverse for Instructions

TOWN OF ATRISCO GRANT TRS B & 9



CITY OF
Albuquerque
A Bureau Geographic Information System
PLANNING DEPARTMENT

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Zone Atlas Page

L-10-Z

Map Amended through April 02, 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. (24 copies)
 - Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived
 - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
 - Any original and/or related file numbers are listed on the cover application
- DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

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

VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

VACATION OF PRIVATE EASEMENT

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

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

RICK BELTRAMO

[Handwritten Signature]

Applicant name (print)

08/01/02

Applicant signature / date



.pdf Form revised, Sept. 2001

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

Application case numbers	
02 DRB -	- 01238
02 DRB -	- 01239
02 DRB -	- 01240

Bo Beltramo 8/1/02
Planner signature / date

Project # 1002022

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

Meeting Date: 9/3/03

Zone Atlas Page: C-10-2

Notification Radius: 100 Ft.

App# <u>03 DRB- 01293</u>
Proj# <u>1002022</u>
Other# <u>03 DRB- 01294</u>
<u>03 DRB- 01295</u>

Cross Reference and Location: _____

Applicant: Tim S. McNaney ✓

Address: 400 Gold St SW, Ste # 700, 87102

Agent: Bshannon Huston, Inc. ✓

Address: 7500 Jefferson St NE, 87109

SPECIAL INSTRUCTIONS

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

Date Mailed: Aug 14, 2003

Signature: K. Tse-Hing

RECORDS WITH BELS

PAGE 1

101005607536120401 LEGAL: TRAC T A PLAT FOR WHISPERING POINTE SUBDIVISION UNI LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: C & W LAND DEV ENTERPRISES INC
OWNER ADDR: 04619 INSPIRATION DR SE ALBUQUERQUE NM 87108

101005617736920501 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101005610727620105 LEGAL: TRAC T 8 UNIT 2 ATRISCO GRANT LAND USE:
PROPERTY ADDR: 00000 TOWER RD SW
OWNER NAME: LAMBERT PAUL D & MARTHA L
OWNER ADDR: 00616 RUNNING WATER CI SE ALBUQUERQUE NM 87123

101005614531220259 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101005614031120258 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101005613630920257 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101005608627320104 LEGAL: TRAC T 9 UNIT 2 ATRISCO GRANT LAND USE:
PROPERTY ADDR: 00000 TOWER RD SW
OWNER NAME: LAMBERT PAUL D & MARTHA L
OWNER ADDR: 00616 RUNNING WATER CI SE ALBUQUERQUE NM 87123

101005606231521413 LEGAL: LOT 13-P 1 BLOCK 7 PLAT OF VISTA SANDIA SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 8001 VISTA ESTRELLA LN S
OWNER NAME: D R HORTON INC
OWNER ADDR: 04400 ALAMEDA BL NE ALBUQUERQUE NM 87113

101005605631421412 LEGAL: LOT 12-P 1 BLOCK 7 PLAT OF VISTA SANDIA SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 8003 VISTA ESTRELLA LN S
OWNER NAME: GONZALES INGRID & JOSEPH
OWNER ADDR: 08003 VISTA ESTRELLA LN SW ALBUQUERQUE NM 87114

101005606231021414 LEGAL: LOT 14-P 1 BLOCK 7 PLAT OF VISTA SANDIA SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 600 VISTA VIVA LN SW
OWNER NAME: GUTIERREZ EDWARD E JR
OWNER ADDR: 00600 VISTA VIVA DR SW ALBUQUERQUE NM 87121

101005614629723333 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101005614229623334 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101005606230621415 LEGAL: LOT 15-P 1 BLOCK 7 PLAT OF VISTA SANDIA SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 604 VISTA VIVA LN SW
OWNER NAME: PACHECO RICHARD & RENEE
OWNER ADDR: 00604 VISTA VIVA LN SW ALBUQUERQUE NM 87121

101005606230221416 LEGAL: LOT 16-P 1 BLOCK 7 PLAT OF VISTA SANDIA SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 608 VISTA VIVA LN SW
OWNER NAME: VALENZUELA CELMIRA
OWNER ADDR: 00608 VISTA VIVA LN SW ALBUQUERQUE NM 87121

101005614728723302 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101005606229821417 LEGAL: LOT 17-P 1 BLOCK 7 PLAT OF VISTA SANDIA SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 612 VISTA VIVA LN SW
OWNER NAME: GABALDON CHRISTOPHER M & CONTR
OWNER ADDR: 00612 VISTA VIVA LN SW ALBUQUERQUE NM 87121

RECORDS WITH LABELS

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101005614228723301 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101005613927120256 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101005606229421418 LEGAL: LOT 18-P 1 BLOCK 7 PLAT OF VISTA SANDIA SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 616 VISTA VIVA LN SW
OWNER NAME: D R HORTON INC
OWNER ADDR: 04400 ALAMEDA BL NE ALBUQUERQUE NM 87113

101005606229021419 LEGAL: LOT 19-P 1 BLOCK 7 PLAT OF VISTA SANDIA SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 620 VISTA VIVA LN SW
OWNER NAME: TORRES KARINA
OWNER ADDR: 00620 VISTA VIVA LN SW ALBUQUERQUE NM 87121

101005606228821420 LEGAL: LOT 20-P 1 BLOCK 7 PLAT OF VISTA SANDIA SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 624 VISTA VIVA LN SW
OWNER NAME: BELL DARYL & YVETTE R
OWNER ADDR: 00624 VISTA VIVA LN SW ALBUQUERQUE NM 87121

101005614427120255 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101005614927120254 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101005606228421421 LEGAL: LOT 21-P 1 BLOCK 7 PLAT OF VISTA SANDIA SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 628 VISTA VIVA LN SW
OWNER NAME: SAENZ PABLO N & ALEJANDRIA
OWNER ADDR: 00628 VISTA VIVA LN SW ALBUQUERQUE NM 87121

101005606228421421 LEGAL: LOT 21-P 1 BLOCK 7 PLAT OF VISTA SANDIA SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 628 VISTA VIVA LN SW
OWNER NAME: SAENZ PABLO N & ALEJANDRIA
OWNER ADDR: 00628 VISTA VIVA LN SW ALBUQUERQUE NM 87121

101005606227630801 LEGAL: LOT 23-P 1 BLOCK 7 PLAT OF VISTA SANDIA SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 636 VISTA VIVA LN SW
OWNER NAME: PINEDA SANTIAGO MICHAEL
OWNER ADDR: 00636 VISTA VIVA LN SW ALBUQUERQUE NM 87121

101005614125220202 LEGAL: TR 3 B BU LK PLAT OF TRS 3A & 3B FOR TOWN OF ATRISCO LAND USE:
PROPERTY ADDR: 00000 EUCARIZ AVE SW
OWNER NAME: EMPIRE SOUTHWEST LTD CO
OWNER ADDR: 06121 INDIAN SCHOOL RD NE ALBUQUERQUE NM 87110

101005606227230802 LEGAL: LOT 24-P 1 BLOCK 7 PLAT OF VISTA SANDIA SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 640 VISTA VIVA LN SW
OWNER NAME: AVILA ANGELA
OWNER ADDR: 00640 VISTA VIVA LN SW ALBUQUERQUE NM 87121

101005606226830803 LEGAL: LOT 25-P 1 BLOCK 7 PLAT OF VISTA SANDIA SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 644 VISTA VIVA LN SW
OWNER NAME: AMES ERIC A & DELAINE C
OWNER ADDR: 00644 VISTA VIVA LN SW ALBUQUERQUE NM 87121

101005606226430804 LEGAL: LOT 26-P 1 BLOCK 7 PLAT OF VISTA SANDIA SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 648 VISTA VIVA LN SW
OWNER NAME: LOPEZ VERONICA E
OWNER ADDR: 00648 VISTA VIVA LN SW ALBUQUERQUE NM 87121

RECORDS WITH LABELS

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101005606226030805 LEGAL: LOT 27-P 1 BLOCK 7 PLAT OF VISTA SANDIA SUBDIVISION LAND USE:
 PROPERTY ADDR: 00000 652 VISTA VIVA LN SW
 OWNER NAME: GRIEGO ANTHONY S & BRANDI C
 OWNER ADDR: 00652 VISTA VIVA LN SW ALBUQUERQUE NM 87121

101005606225630806 LEGAL: LOT 28-P 1 BLOCK 7 PLAT OF VISTA SANDIA SUBDIVISION LAND USE:
 PROPERTY ADDR: 00000 656 VISTA VIVA LN SW
 OWNER NAME: LEVINGSTON KARMELA A
 OWNER ADDR: 00656 VISTA VIVA LN SW ALBUQUERQUE NM 87121

101005606225230807 LEGAL: LOT 29-P 1 BLOCK 7 PLAT OF VISTA SANDIA SUBDIVISION LAND USE:
 PROPERTY ADDR: 00000 660 VISTA VIVA LN SW
 OWNER NAME: NUNEZ ANDRE A & TAMMY M
 OWNER ADDR: 00660 VISTA VIVA LN SW ALBUQUERQUE NM 87121

101005606224030808 LEGAL: TRAC T C BLOCK 7 PLAT OF VISTA SANDIA SUBDIVISION LAND USE:
 PROPERTY ADDR: 00000 8000 VISTA SERENA LN SW
 OWNER NAME: D R HORTON INC
 OWNER ADDR: 04400 ALAMEDA BL NE ALBUQUERQUE NM 87113

101005614816230601 LEGAL: ATRI SCD GRANT UNIT 3 TR 419 5AC LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: TOWER UNSER JOINT VENTURE
 OWNER ADDR: 02945 WYOMING BL NE ALBUQUERQUE NM 87111

101005612519431305 LEGAL: LOT 5 BL DCK 2 PLAT OF VALENCIA ESTATES SUBDIVISION LAND USE:
 PROPERTY ADDR: 00000
 OWNER NAME: SIVAGE THOMAS HOMES INC
 OWNER ADDR: 07445 PAN AMERICAN FW NE ALBUQUERQUE NM 87109

101005611819431304 LEGAL: LOT 4 BL DCK 2 PLAT OF VALENCIA ESTATES SUBDIVISION LAND USE:
 PROPERTY ADDR: 00000
 OWNER NAME: SIVAGE THOMAS HOMES INC
 OWNER ADDR: 07445 PAN AMERICAN FW NE ALBUQUERQUE NM 87109

101005611419431303 LEGAL: LOT 3 BL DCK 2 PLAT OF VALENCIA ESTATES SUBDIVISION LAND USE:
 PROPERTY ADDR: 00000 7909 TIFFANY
 OWNER NAME: BACA ORFELA
 OWNER ADDR: 07909 TIFFANY RD SW ALBUQUERQUE NM 87121

101005611019331302 LEGAL: LOT 2 BL DCK 2 PLAT OF VALENCIA ESTATES SUBDIVISION LAND USE:
 PROPERTY ADDR: 00000
 OWNER NAME: SIVAGE THOMAS HOMES INC
 OWNER ADDR: 07445 PAN AMERICAN FW NE ALBUQUERQUE NM 87109

101005610519331301 LEGAL: LOT 1 BL DCK 2 PLAT OF VALENCIA ESTATES SUBDIVISION LAND USE:
 PROPERTY ADDR: 00000
 OWNER NAME: SIVAGE THOMAS HOMES INC
 OWNER ADDR: 07445 PAN AMERICAN FW NE ALBUQUERQUE NM 87109

101005609619131927 LEGAL: LOT 27 B LOCK 1 PLAT OF VALENCIA ESTATES SUBDIVISIO LAND USE:
 PROPERTY ADDR: 00000
 OWNER NAME: SIVAGE THOMAS HOMES INC
 OWNER ADDR: 07445 PAN AMERICAN FW NE ALBUQUERQUE NM 87109

RECORDS WITH LABELS

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101005609019131926 LEGAL: LOT 26 B LOCK 1 PLAT OF VALENCIA ESTATES SUBDIVISIO LAND USE:
 PROPERTY ADDR: 00000 7927 TIFFANY
 OWNER NAME: HART MARY E
 OWNER ADDR: 07927 TIFFANY RD SW ALBUQUERQUE NM 87121

101005608619131925 LEGAL: LOT 25 B LOCK 1 PLAT OF VALENCIA ESTATES SUBDIVISIO LAND USE:
 PROPERTY ADDR: 00000 7931 TIFFANY
 OWNER NAME: CANDELARIA CATHERINE
 OWNER ADDR: 07931 TIFFANY RD SW ALBUQUERQUE NM 87121

101005608219031924 LEGAL: LOT 24 B LOCK 1 PLAT OF VALENCIA ESTATES SUBDIVISIO LAND USE:
 PROPERTY ADDR: 00000
 OWNER NAME: SIVAGE THOMAS HOMES INC
 OWNER ADDR: 07445 PAN AMERICAN FW NE ALBUQUERQUE NM 87109



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: July 29, 2003

TO CONTACT NAME: Stephanie Stratton
 COMPANY/AGENCY: Bohannon Huston
 ADDRESS/ZIP: 7500 Jefferson St NE 87109
 PHONE/FAX #: 823-1000 / 798-7988

Thank you for your inquiry of 7-29-03 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Tracts 8 & 9, Vista West Subdivision

zone map page(s) 170

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

Westgate Heights

Neighborhood Association
 Contacts: Matthew Archuleta
1628 Summerfield SW
836-7251 (h) 87121
Libby McIntosh
1316 Ladrones Ct SW
831-5189 (h) 87121

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,

Dalana A. Curran
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

July 31, 2003

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103Re: Preliminary Plat Extension, Amendment to Preliminary Plat and Grading Plan,
and Vacation of Public Easement for Vista West Subdivision DRB# 1002022

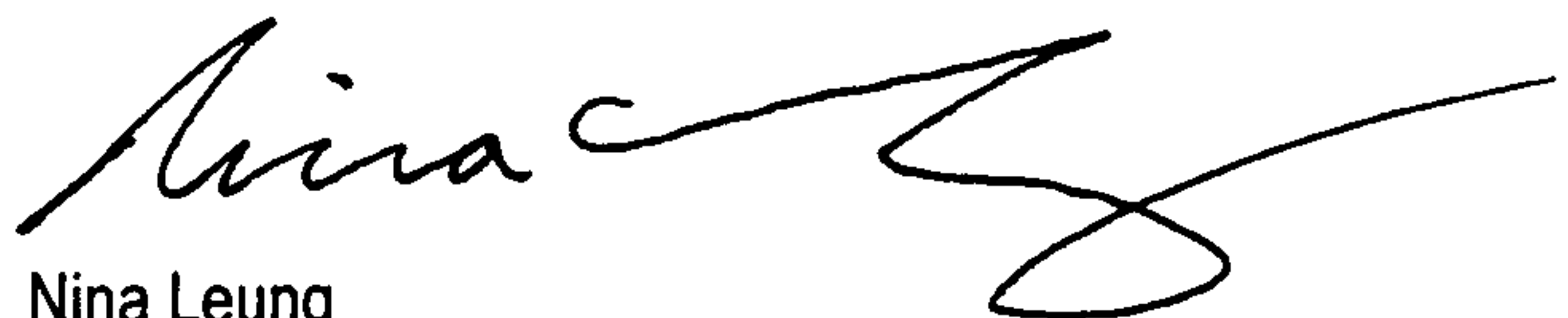
Dear Sheran:

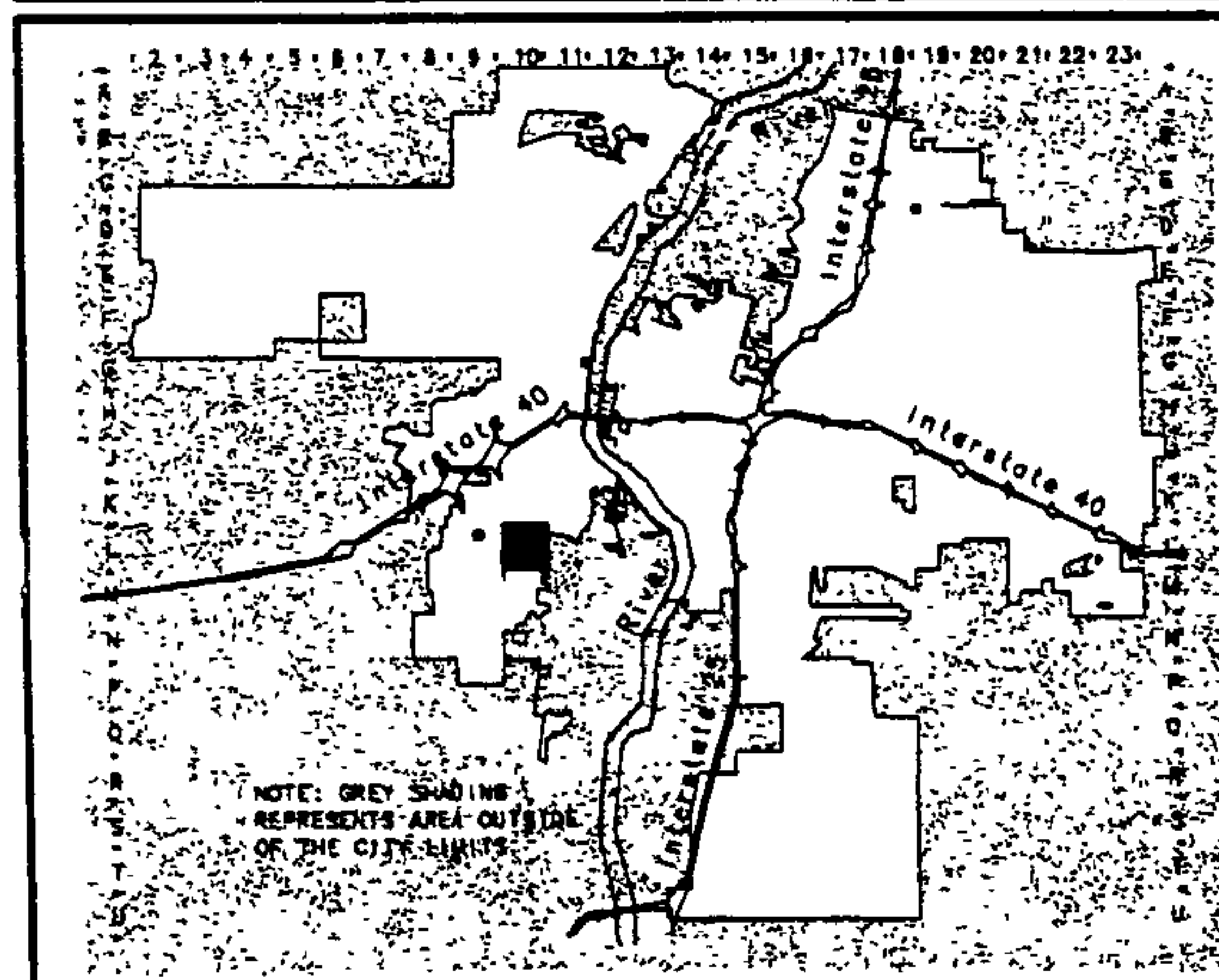
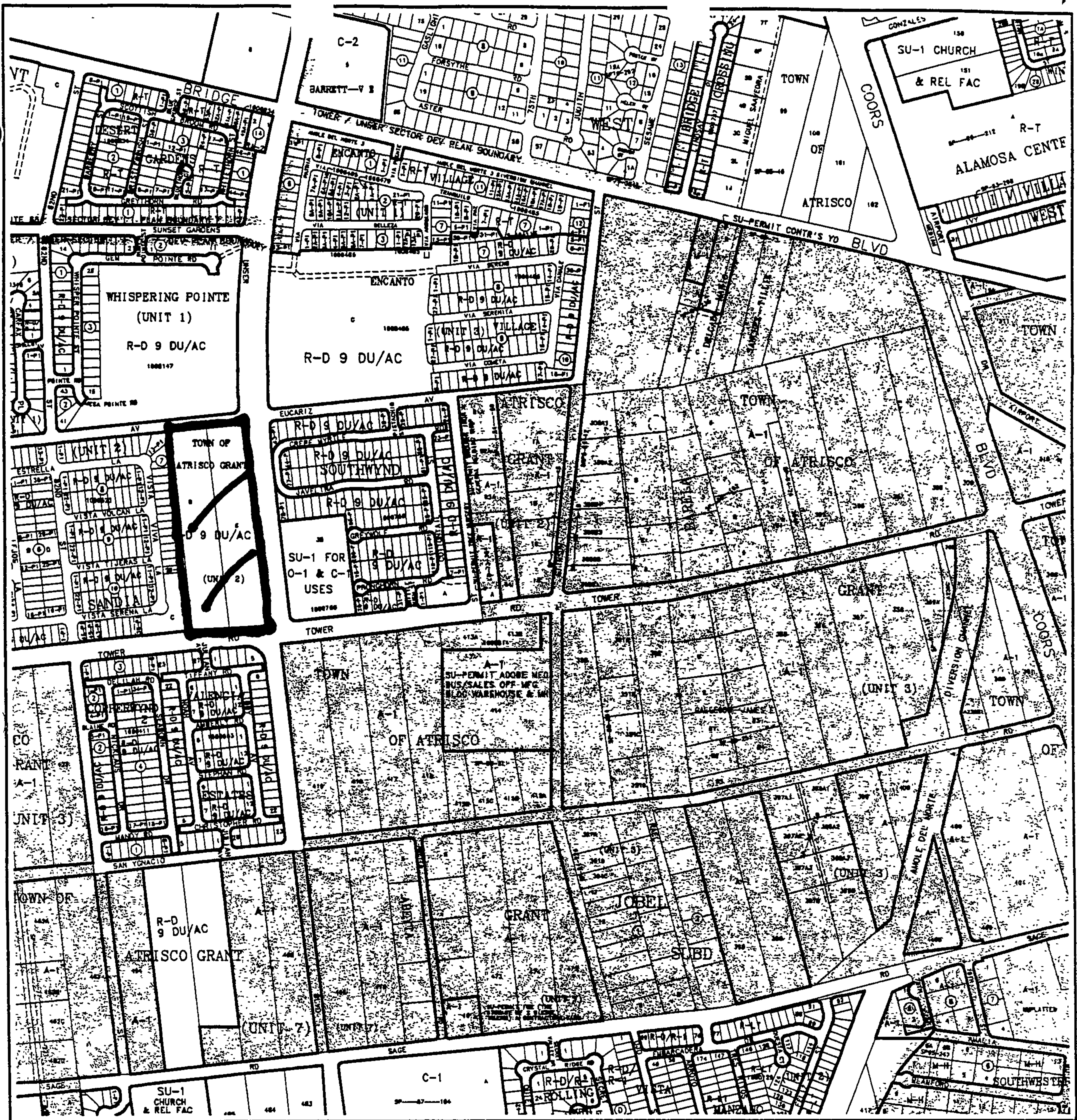
Enclosed for Development Review Board (DRB) review and approval are copies of the following information:

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas Page
- Official DRB Notice of Approval
- DRB Approved Infrastructure list
- Proposed Preliminary plat and Grading plan
- Original Preliminary plat and Grading plan
- Fee in the amount of \$220.00
- Notice from Neighborhood Notification
- Public Easement Vacation Exhibit

The previous amendment for this project was approved on March 26, 2003. We are requesting approval of a final amendment to the preliminary plat and grading plan due to a change in lot sizes. The overall road layout and drainage management plan has not changed from the approved drainage concepts. In addition to the amendment request, a recent design survey has uncovered a public easement that is no longer required by Qwest. We are requesting to vacate the easement and replace it with a smaller easement. Finally, the approved preliminary plat is due to expire on September 4, 2003. Please extend this date for one year to allow time for completion of the construction plans and final plat.

Please place this item on the DRB Agenda for hearing on September 3, 2003. If you have any questions or require further information, please call me.

Sincerely,
Bohannon Huston, Inc.Nina Leung
Community Development and Planning Group



CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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Zone Atlas Page

L-10-Z

Map Amended through January 21, 2003

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.

NINA LEUNG
Nina Leung Applicant name (print)
 Applicant signature / date 7-31-03



Form revised MARCH 2003

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
03DRB - 01294
03DRB - 01295

B. Benkert 8/4/03
 Planner signature / date
Project # 1002022

1 * 227

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

Meeting Date: OCTOBER 20, 2004
Zone Atlas Page: L-10-Z
Notification Radius: 100 Ft.

Project# 1002022
App# 04DRB-01477

Cross Reference and Location:

Applicant: T.S. McNANEY & ASSOCIATES
Address: 1015 TIJERAS AVE. NW, STE# 210
ALBUQUERQUE NM 87103

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

Special Instructions:

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

Date Mailed: OCTOBER 1, 2004

Signature: KYLE TSEHLIKAI

101005608536520414	LEGAL: TR A -1 PLAT FOR WHISPERING POINTE SUBDIVISION UNIT PROPERTY ADDR: 00000 OWNER NAME: C & W LAND DEV ENTERPRISES INC OWNER ADDR: 04619 INSPIRATION	DR SE ALBUQUERQUE NM	87108
101005616535921613	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE		
101005616635521612	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE		
101005616634921611	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE		
101005614531220259	LEGAL: LT 4 1-P1 PLAT FOR SOUTHWYND SUBDIVISION CONT .1116 PROPERTY ADDR: 00000 OWNER NAME: PULTE HOMES OF NEW MEXICO INC OWNER ADDR: 07445 PAN AMERICAN	FW NE ALBUQUERQUE NM	87109
101005614031120258	LEGAL: LT 4 2-P1 PLAT FOR SOUTHWYND SUBDIVISION CONT .1154 PROPERTY ADDR: 00000 OWNER NAME: ESTRADA ROBERTO A & SUSAN A OWNER ADDR: 07823 CREPE MYRTLE	RD SW ALBUQUERQUE NM	87121
101005613630920257	LEGAL: LT 4 3-P1 PLAT FOR SOUTHWYND SUBDIVISION CONT .1537 PROPERTY ADDR: 00000 OWNER NAME: PULTE HOMES OF NEW MEXICO INC OWNER ADDR: 07445 PAN AMERICAN	FW NE ALBUQUERQUE NM	87109
101005610727620105	LEGAL: TRAC T 8 UNIT 2 ATRISCO GRANT PROPERTY ADDR: 00000 TOWER OWNER NAME: STV INVESTMENTS IV LLC OWNER ADDR: 00400 GOLD	AV SW ALBUQUERQUE NM	87102
101005608627320104	LEGAL: TRAC T 9 UNIT 2 ATRISCO GRANT PROPERTY ADDR: 00000 TOWER OWNER NAME: STV INVESTMENTS IV LLC OWNER ADDR: 00400 GOLD	AV SW ALBUQUERQUE NM	87102
101005606231521413	LEGAL: LOT 13-P 1 BLOCK 7 PLAT OF VISTA SANDIA SUBDIVISION PROPERTY ADDR: 00000 VISTA ESTRELLA OWNER NAME: D R HORTON INC OWNER ADDR: 04400 ALAMEDA	BL NE ALBUQUERQUE NM	87113
101005605631421412	LEGAL: LOT 12-P 1 BLOCK 7 PLAT OF VISTA SANDIA SUBDIVISION PROPERTY ADDR: 00000 VISTA ESTRELLA OWNER NAME: MARTINEZ DEBBIE M OWNER ADDR: 08003 VISTA ESTRELLA	LN SW ALBUQUERQUE NM	87121
101005606231021414	LEGAL: LOT 14-P 1 BLOCK 7 PLAT OF VISTA SANDIA SUBDIVISION PROPERTY ADDR: 00000 VISTA VIVA OWNER NAME: GUTIERREZ EDWARD E JR OWNER ADDR: 00600 VISTA VIVA	DR SW ALBUQUERQUE NM	87121
101005614629723333	LEGAL: LT 4 5-P1 PLAT FOR SOUTHWYND SUBDIVISION CONT .1104 PROPERTY ADDR: 00000 OWNER NAME: SEILER BENJAMIN F & ADRIENNE N OWNER ADDR: 07816 CREPE MYRTLE	RD SW ALBUQUERQUE NM	87121

101005614229623334	LEGAL: LT 4 4-P1 PLAT FOR SOUTHWYND SUBDIVISION CONT .1158 PROPERTY ADDR: 00000 OWNER NAME: PULTE HOMES OF NEW MEXICO INC OWNER ADDR: 07445 PAN AMERICAN	FW NE ALBUQUERQUE NM	87109
101005605830621423	LEGAL: TRAC T A PLAT OF VISTA SANDIA SUBDIVISION UNIT TWO PROPERTY ADDR: 00000 OWNER NAME: VISTA SANDIA HOMEOWNERS OWNER ADDR: 04400 ALAMEDA	BL NE ALBUQUERQUE NM	87113
101005606230621415	LEGAL: LOT 15-P 1 BLOCK 7 PLAT OF VISTA SANDIA SUBDIVISION PROPERTY ADDR: 00000 VISTA VIVA OWNER NAME: PACHECO RICHARD & RENEE OWNER ADDR: 00604 VISTA VIVA	LN SW ALBUQUERQUE NM	87121
101005606230221416	LEGAL: LOT 16-P 1 BLOCK 7 PLAT OF VISTA SANDIA SUBDIVISION PROPERTY ADDR: 00000 VISTA VIVA OWNER NAME: VALENZUELA CELMIRA OWNER ADDR: 00608 VISTA VIVA	LN SW ALBUQUERQUE NM	87121
101005614728723302	LEGAL: LT 7 6-P1 PLAT FOR SOUTHWYND SUBDIVISION CONT .1104 PROPERTY ADDR: 00000 OWNER NAME: PULTE HOMES OF NEW MEXICO INC OWNER ADDR: 07445 PAN AMERICAN	FW NE ALBUQUERQUE NM	87109
101005614228723301	LEGAL: LT 7 7-P1 PLAT FOR SOUTHWYND SUBDIVISION CONT .1158 PROPERTY ADDR: 00000 OWNER NAME: PULTE HOMES OF NEW MEXICO INC OWNER ADDR: 07445 PAN AMERICAN	FW NE ALBUQUERQUE NM	87109
101005613927120256	LEGAL: LT 7 8-P1 PLAT FOR SOUTHWYND SUBDIVISION CONT .1761 PROPERTY ADDR: 00000 OWNER NAME: PULTE HOMES OF NEW MEXICO INC OWNER ADDR: 07445 PAN AMERICAN	FW NE ALBUQUERQUE NM	87109
101005606229821417	LEGAL: LOT 17-P 1 BLOCK 7 PLAT OF VISTA SANDIA SUBDIVISION PROPERTY ADDR: 00000 VISTA VIVA OWNER NAME: GABALDON CHRISTOPHER M & OWNER ADDR: 00612 VISTA VIVA	LN SW ALBUQUERQUE NM	87121
101005606229421418	LEGAL: LOT 18-P 1 BLOCK 7 PLAT OF VISTA SANDIA SUBDIVISION PROPERTY ADDR: 00000 VISTA VIVA OWNER NAME: D R HORTON INC OWNER ADDR: 04400 ALAMEDA	BL NE ALBUQUERQUE NM	87113
101005606229021419	LEGAL: LOT 19-P 1 BLOCK 7 PLAT OF VISTA SANDIA SUBDIVISION PROPERTY ADDR: 00000 VISTA VIVA OWNER NAME: TORRES KARINA OWNER ADDR: 00620 VISTA VIVA	LN SW ALBUQUERQUE NM	87121
101005606228821420	LEGAL: LOT 20-P 1 BLOCK 7 PLAT OF VISTA SANDIA SUBDIVISION PROPERTY ADDR: 00000 VISTA VIVA OWNER NAME: BELL DARYL & YVETTE R OWNER ADDR: 00624 VISTA VIVA	LN SW ALBUQUERQUE NM	87121

RECORDS WITH LABELS

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101005614427120255	LEGAL: LT 7 9-P1 PLAT FOR SOUTHWYND SUBDIVISION CONT .1285 LAND USE: PROPERTY ADDR: 00000 OWNER NAME: PULTE HOMES OF NEW MEXICO INC OWNER ADDR: 07445 PAN AMERICAN	FW NE ALBUQUERQUE NM	87109
101005614927120254	LEGAL: LT 8 0-P1 PLAT FOR SOUTHWYND SUBDIVISION CONT .1242 LAND USE: PROPERTY ADDR: 00000 OWNER NAME: PULTE HOMES OF NEW MEXICO INC OWNER ADDR: 07445 PAN AMERICAN	FW NE ALBUQUERQUE NM	87109
101005606228421421	LEGAL: LOT 21-P 1 BLOCK 7 PLAT OF VISTA SANDIA SUBDIVISION LAND USE: PROPERTY ADDR: 00000 VISTA VIVA OWNER NAME: SAENZ PABLO N & ALEJANDRIA OWNER ADDR: 00628 VISTA VIVA	LN SW ALBUQUERQUE NM	87121
101005606228021422	LEGAL: LOT 22-P 1 BLOCK 7 PLAT OF VISTA SANDIA SUBDIVISION LAND USE: PROPERTY ADDR: 00000 VISTA VIVA OWNER NAME: TUCKER JOSEPH L & OWNER ADDR: 00632 VISTA VIVA	LN SW ALBUQUERQUE NM	87121
101005614125220202	LEGAL: TR 3 B BU LK PLAT OF TRS 3A & 3B FOR TOWN OF ATRISCO LAND USE: PROPERTY ADDR: 00000 EUCARIZ OWNER NAME: EMPIRE SOUTHWEST LTD CO OWNER ADDR: 07620 JEFFERSON	NE ALBUQUERQUE NM	87109
101005606227630801	LEGAL: LOT 23-P 1 BLOCK 7 PLAT OF VISTA SANDIA SUBDIVISION LAND USE: PROPERTY ADDR: 00000 VISTA VIVA OWNER NAME: PINEDA SANTIAGO MICHAEL OWNER ADDR: 00636 VISTA VIVA	LN SW ALBUQUERQUE NM	87121
101005606227230802	LEGAL: LOT 24-P 1 BLOCK 7 PLAT OF VISTA SANDIA SUBDIVISION LAND USE: PROPERTY ADDR: 00000 VISTA VIVA OWNER NAME: AVILA ANGELA OWNER ADDR: 00640 VISTA VIVA	LN SW ALBUQUERQUE NM	87121
101005606226830803	LEGAL: LOT 25-P 1 BLOCK 7 PLAT OF VISTA SANDIA SUBDIVISION LAND USE: PROPERTY ADDR: 00000 VISTA VIVA OWNER NAME: AMES ERIC A & DELAINE C OWNER ADDR: 00644 VISTA VIVA	LN SW ALBUQUERQUE NM	87121
101005606226430804	LEGAL: LOT 26-P 1 BLOCK 7 PLAT OF VISTA SANDIA SUBDIVISION LAND USE: PROPERTY ADDR: 00000 VISTA VIVA OWNER NAME: LOPEZ VERONICA E OWNER ADDR: 00648 VISTA VIVA	LN SW ALBUQUERQUE NM	87121
101005606226030805	LEGAL: LOT 27-P 1 BLOCK 7 PLAT OF VISTA SANDIA SUBDIVISION LAND USE: PROPERTY ADDR: 00000 VISTA VIVA OWNER NAME: GRIEGO ANTHONY S & BRANDI C OWNER ADDR: 00652 VISTA VIVA	LN SW ALBUQUERQUE NM	87121
101005606225630806	LEGAL: LOT 28-P 1 BLOCK 7 PLAT OF VISTA SANDIA SUBDIVISION LAND USE: PROPERTY ADDR: 00000 VISTA VIVA OWNER NAME: LEVINGSTON KARMELA A OWNER ADDR: 00656 VISTA VIVA	LN SW ALBUQUERQUE NM	87121

RECORDS WITH LABELS

PAGE 4

101005606225230807	LEGAL: LOT 29-P 1 BLOCK 7 PLAT OF VISTA SANDIA SUBDIVISION LAND USE: PROPERTY ADDR: 00000 VISTA VIVA OWNER NAME: NUNEZ ANDRE A & TAMMY M OWNER ADDR: 00660 VISTA VIVA	LN SW ALBUQUERQUE NM	87121
101005606224030808	LEGAL: TRAC T C BLOCK 7 PLAT OF VISTA SANDIA SUBDIVISION LAND USE: PROPERTY ADDR: 00000 VISTA SERENA OWNER NAME: D R HORTON INC OWNER ADDR: 04400 ALAMEDA	BL NE ALBUQUERQUE NM	87113
101005614816230601	LEGAL: ATRI SCD GRANT UNIT 3 TR 419 5AC LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: TOWER UNSER JOINT VENTURE OWNER ADDR: 02945 WYOMING	BL NE ALBUQUERQUE NM	87111
101005612519431305	LEGAL: LOT 5 BL OCK 2 PLAT OF VALENCIA ESTATES SUBDIVISION LAND USE: PROPERTY ADDR: 00000 TIFFANY OWNER NAME: LAPSLEY WILLIAM H & DORA OWNER ADDR: 07901 TIFFANY	RD SW ALBUQUERQUE NM	87121
101005611819431304	LEGAL: LOT 4 BL OCK 2 PLAT OF VALENCIA ESTATES SUBDIVISION LAND USE: PROPERTY ADDR: 00000 TIFFANY OWNER NAME: VOLPATO ENRICO D & OWNER ADDR: 07905 TIFFANY	RD SW ALBUQUERQUE NM	87121
101005611419431303	LEGAL: LOT 3 BL OCK 2 PLAT OF VALENCIA ESTATES SUBDIVISION LAND USE: PROPERTY ADDR: 00000 TIFFANY OWNER NAME: BACA ORFELA OWNER ADDR: 07909 TIFFANY	RD SW ALBUQUERQUE NM	87121
101005611019331302	LEGAL: LOT 2 BL OCK 2 PLAT OF VALENCIA ESTATES SUBDIVISION LAND USE: PROPERTY ADDR: 00000 TIFFANY OWNER NAME: RIVERA MANUEL R OWNER ADDR: 07915 TIFFANY	RD SW ALBUQUERQUE NM	87121
101005610519331301	LEGAL: LOT 1 BL OCK 2 PLAT OF VALENCIA ESTATES SUBDIVISION LAND USE: PROPERTY ADDR: 00000 TIFFANY OWNER NAME: GRAJEDA MARIA L OWNER ADDR: 07919 TIFFANY	RD SW ALBUQUERQUE NM	87121
101005609619131927	LEGAL: LOT 27 B LOCK 1 PLAT OF VALENCIA ESTATES SUBDIVISIO LAND USE: PROPERTY ADDR: 00000 TIFFANY OWNER NAME: BALDONADO THOMAS A & PEGGY S OWNER ADDR: 07923 TIFFANY	RD SW ALBUQUERQUE NM	87121
101005609019131926	LEGAL: LOT 26 B LOCK 1 PLAT OF VALENCIA ESTATES SUBDIVISIO LAND USE: PROPERTY ADDR: 00000 TIFFANY OWNER NAME: HART MARY E OWNER ADDR: 07927 TIFFANY	RD SW ALBUQUERQUE NM	87121
101005608619131925	LEGAL: LOT 25 B LOCK 1 PLAT OF VALENCIA ESTATES SUBDIVISIO LAND USE: PROPERTY ADDR: 00000 TIFFANY OWNER NAME: CANDELARIA CATHERINE OWNER ADDR: 07931 TIFFANY	RD SW ALBUQUERQUE NM	87121

101005608219031924 LEGAL: LOT 24 B LOCK 1 PLAT OF VALENCIA ESTATES SUBDIVISIO LAND USE:
PROPERTY ADDR: 0000 TIFFANY
OWNER NAME: MOYA RUBEN
OWNER ADDR: 07935 TIFFANY RD SW ALBUQUERQUE NM 87121



City of Albuquerque

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

Date: September 23, 2004

TO CONTACT NAME: Stephanie Stretton
 COMPANY/AGENCY: Bohannon A. Huston
 ADDRESS/ZIP: 7500 Jefferson St NE 87109
 PHONE/FAX #: 823-1000 Fax 798-7988

Thank you for your inquiry of 9/23/04 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Tracts 8 + 9 Vista West Subdivision

zone map page(s) L-10

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

Westgate Heights NA (R)

Neighborhood Association
 Contacts: Matthew Archuleta
1628 Summerfield SW 87121
836-7251

Libby McIntosh
1316 Ladrones Ct SW 87121
831-5189

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,

 OFFICE OF NEIGHBORHOOD COORDINATION

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

Additional Neighborhood Association Information

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

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

Vista Sandia HOA

Neighborhood Association

Contacts: *Glen Goff*
8001 Vista Serena SW 87121
833-0426

Kahleeta Clark
c/o Income Property Services
P.O. - Box 29099 87125
266-2000

Neighborhood Association

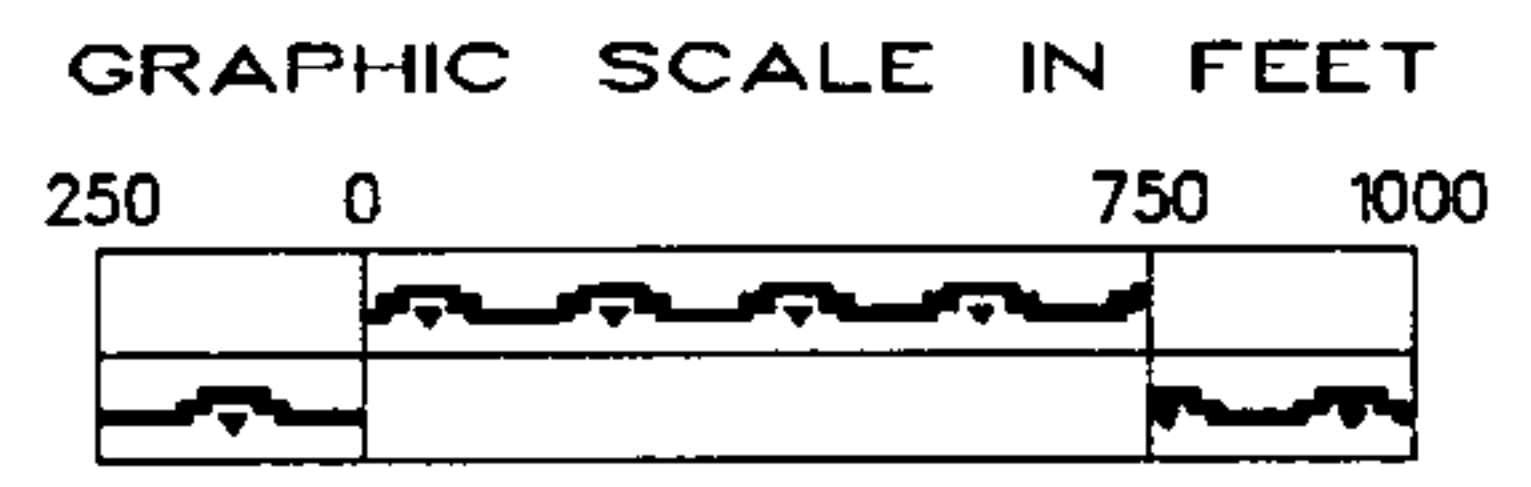
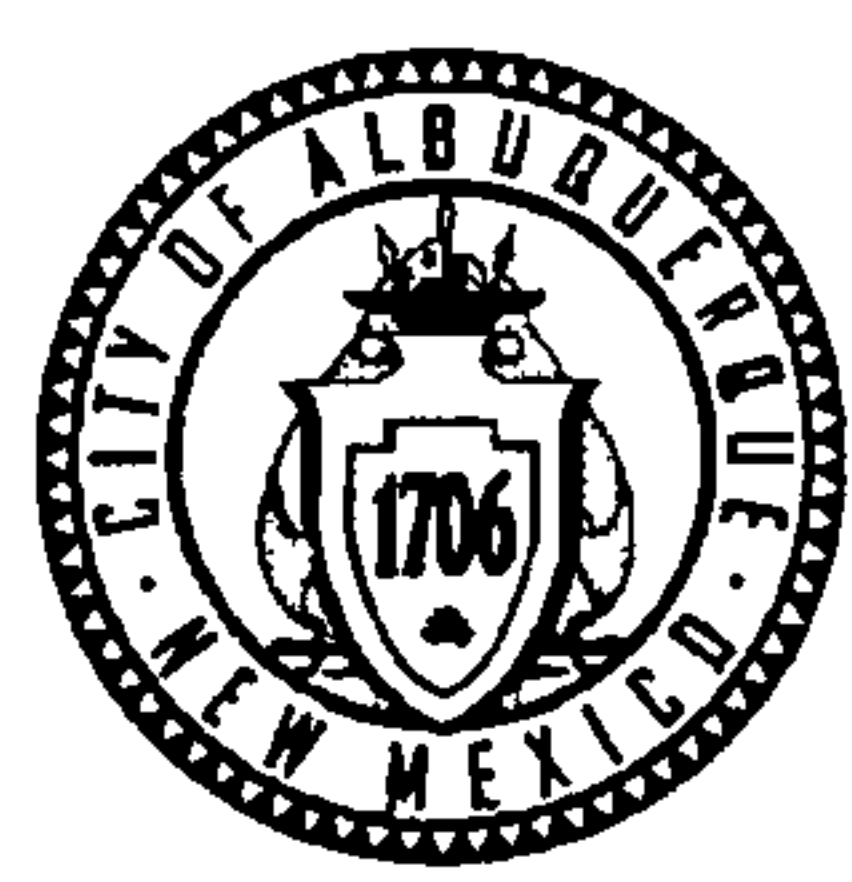
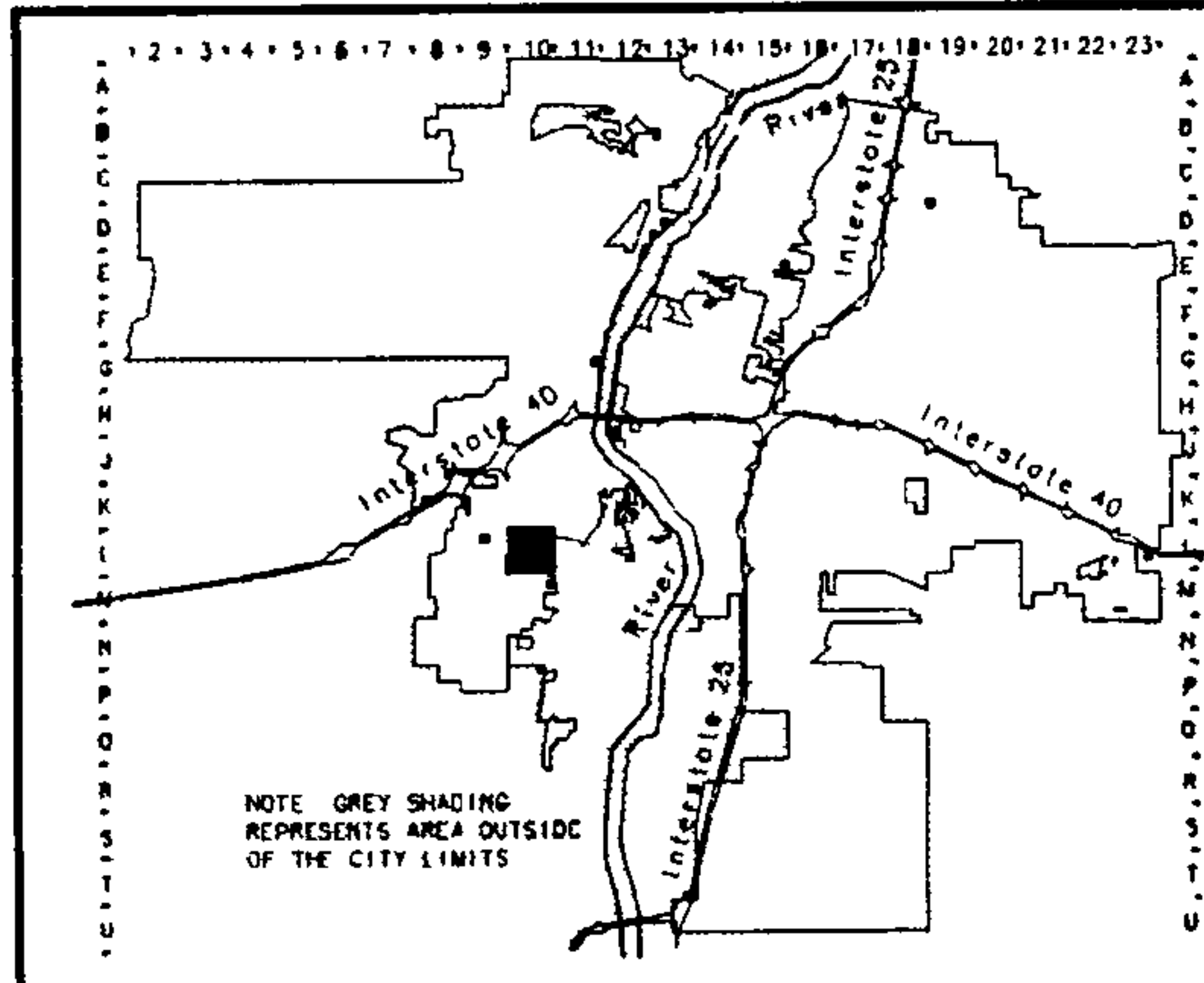
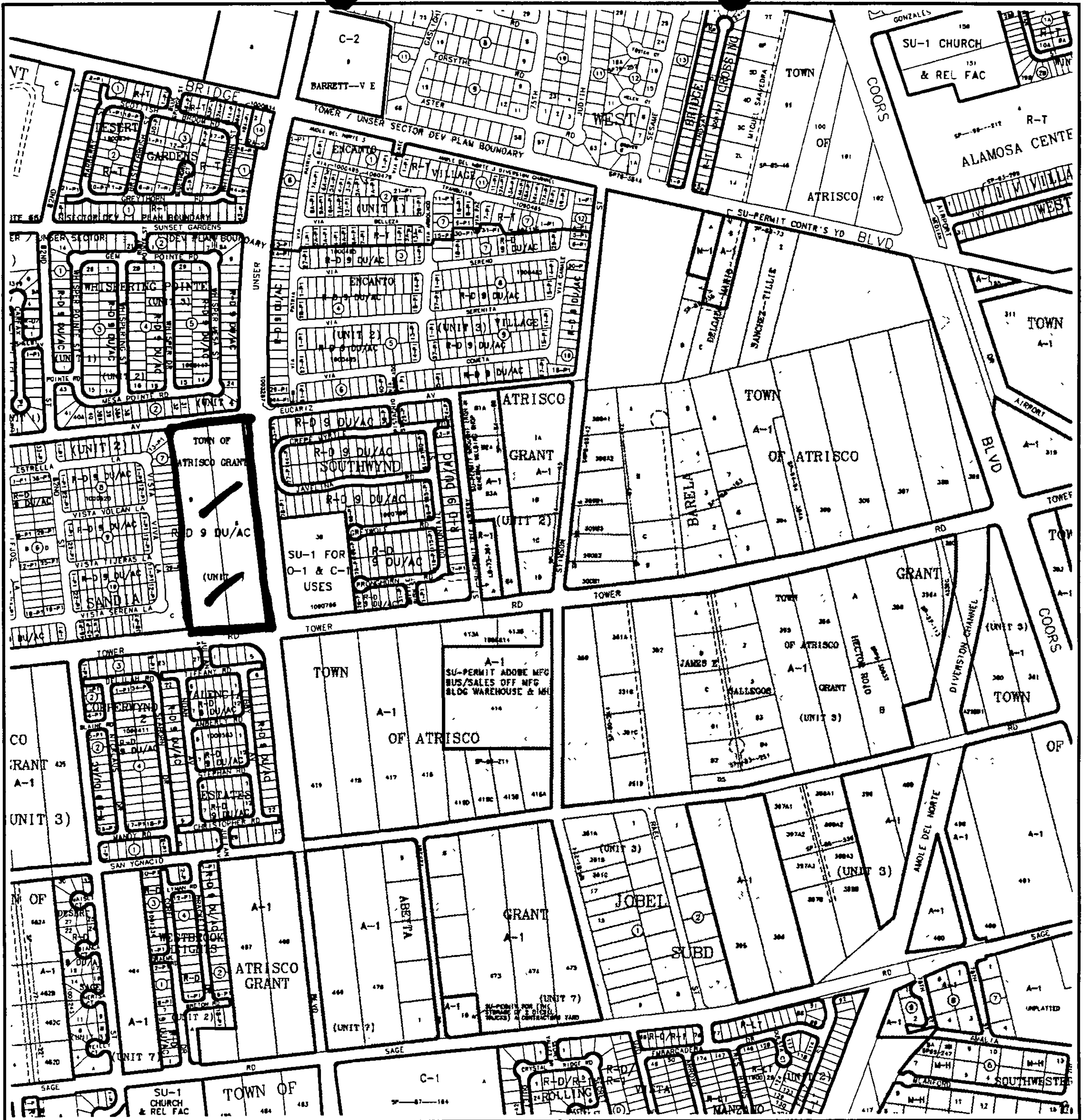
Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____



A G I S
 Albuquerque Geographic Information System
 PLANNING DEPARTMENT
 © Copyright 2004

Zone Atlas Page
L-10-Z
 Map Amended through September 02, 2004

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

www.bhinc.com

voice 505.823.1000
facsimile: 505.798.7988
toll free. 800.877.5332

September 23, 2004

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

Re: Vacation of Public Easement for Tracts 8 & 9
Vista West Subdivision, DRB# 1002022

Dear Ms. Matson:

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

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

Vista West is a proposed residential subdivision located at the corner of Tower Road and Unser Blvd. The easement to be vacated has been vacated by a previous action, however, that action has expired. We respectfully request the vacation of the easement as shown in the attached exhibit. The final plat will be recorded as soon as the vacation is approved.

Please place this item on the DRB Agenda to be heard on October 20, 2004. If you have any questions or require further information, please contact me.

Sincerely,



Nina Leung, E.I.
Community Development and Planning Group

SS
Enclosures

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

PAID RECEIPT

APPLICANT NAME TS McANANEY & ASSOC
AGENT BOHANNAN HUSTON
ADDRESS _____
PROJECT & APP # 1002022/04DRB01477/01308
PROJECT NAME VISTA WEST Subd.

\$ _____ 441032/3424000 Conflict Management Fee
\$ 50.00 441006/4983000 DRB Actions *Deferral*
\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 50.00 TOTAL AMOUNT DUE

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

City of Albuquerque
Treasury Division

10/20/2004 9:00AM LOC: ANX
RECEIPT# 00030848 JS# 006 TRANS# 0002
Account 441006 Fund 0110
Activity 4983000 TRSEJA
Trans Amt 50.00
J24 Misc \$50.00
CA \$50.00
CHANCE \$0.00

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

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

3. **Project # 1002022**
04DRB-01477 Major-Vacation of Public
Easements

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

04DRB-01308 Minor-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for T. S. MC NANEY & ASSOCIATES, request(s) the above action(s) for all or a portion of Tract(s) 8 & 9, **VISTA WEST SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on TOWER RD SW, between UNSER BLVD NW and EUCARIZ AVE SE containing approximately 10 acre(s). [REF: 02DRB-01237, 03DRB-00424] [Final Plat deferred from 9/1/04 & 9/8/04 & 9/15/04 & 10/6/04] (L-10)

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.788.7968
toll free: 800.877.5332

September 29, 2004

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

Re: Request for Deferral
Vista West Final Plat, DRB No. 1002022, Agenda Item No. 10

Dear Ms. Matson:

We request a deferral of the final plat for Vista West; scheduled for hearing on October 6, 2004. This action is being requested since an easement vacation has expired and a new vacation request is currently being processed. Based on this request, we anticipate a hearing date of October 20, 2004.

If you have any questions or require further information, please call me.

Sincerely,



Nina Leung
Community Development and Planning Group

SS

ENGINEERING 

SPATIAL DATA 

ADVANCED TECHNOLOGIES 



DEVELOPMENT PLAN REVIEW APPLICATION

SUBDIVISION

- Major Subdivision action
Minor Subdivision action
[X] Vacation
Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

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

Supplemental form S

S

V

P

L

Supplemental form Z

ZONING & PLANNING

Z

- Annexation
County Submittal
EPC Submittal
Zone Map Amendment (Establish or Change Zoning)
Sector Plan (Phase I, II, III)
Amendment to Sector, Area, Facility or Comprehensive Plan
Text Amendment

APPEAL / PROTEST of...

A

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

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

APPLICANT INFORMATION:

NAME: T.S. MCNANEY & ASSOCIATES

ADDRESS: 1015 TIJERAS NW SUITE 210

CITY: ALBUQUERQUE

Proprietary interest in site: OWNER

AGENT (if any): BOHANNAN HUSTON INC.

ADDRESS: 7500 JEFFERSON NE

CITY: ALBUQUERQUE

STATE NM

ZIP 87102

PHONE: 338-2286

FAX: 944-1232

E-MAIL:

STATE NM

ZIP 87109

PHONE: 823-1000

FAX: 798-7988

E-MAIL:

DESCRIPTION OF REQUEST: VACATION OF PUBLIC EASEMENT

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

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

Lot or Tract No. TRACTS 8 & 9

Block:

Unit:

Subdiv. / Addn. VISTA WEST SUBDIVISION

Current Zoning: R-D 9

Proposed zoning:

Zone Atlas page(s): L10

No. of existing lots: 1

No. of proposed lots: 64

Total area of site (acres): 10

Density if applicable: dwellings per gross acre:

dwellings per net acre:

Within city limits? [X] Yes. No [], but site is within 5 miles of the city limits (DRB jurisdiction.)

Within 1000FT of a landfill? NO

UPC No. 101105608627320104/ 101005610727620105

MRGCD Map No.:

LOCATION OF PROPERTY BY STREETS: On or Near: UNSER BLVD. SW

Between: EUCARIZ SW

and TOWER SW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): DRB# 1002022/

03DRB-01295 04 DRB 01307, 01308 03 DRB 01604, 03 DRB 01293, 01294

03 DRB 00424, 004225, 004226 102 DRB 01456 02 DRB 01240, 04 DRB 01239

Check-off if project was previously reviewed by Sketch Plat/Plan [], or Pre-application Review Team []. Date of review: 01238

SIGNATURE

[Handwritten signature]

DATE 9-23-04

(Print) NINA LEUNG

[] Applicant [X] Agent

FOR OFFICIAL USE ONLY

Form revised 10/03

INTERNAL ROUTING

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

Application case numbers

04 DRB - 01477

Action

VPE

S.F.

[X]

Fees

\$ 45.00

Ad Fee

\$ 75.00

CMF

\$ 20.00

\$

\$

Total

\$ 140.00

Hearing date 10-20-04

9-23-04

Planner signature / date

Project #

1002022

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE

(PUBLIC HEARING CASE)

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

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

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

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

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

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

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

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

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

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

VACATION OF PRIVATE EASEMENT

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

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

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

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

Nina Leung
 Applicant name (print)
Nina Leung 9-23-04
 Applicant signature / date

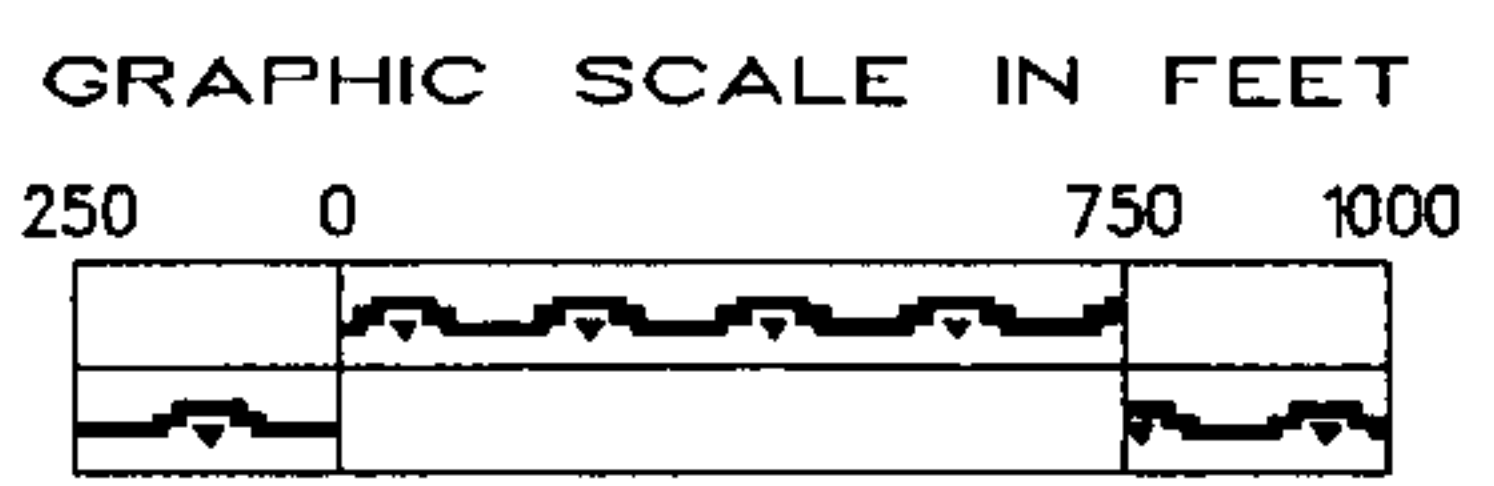
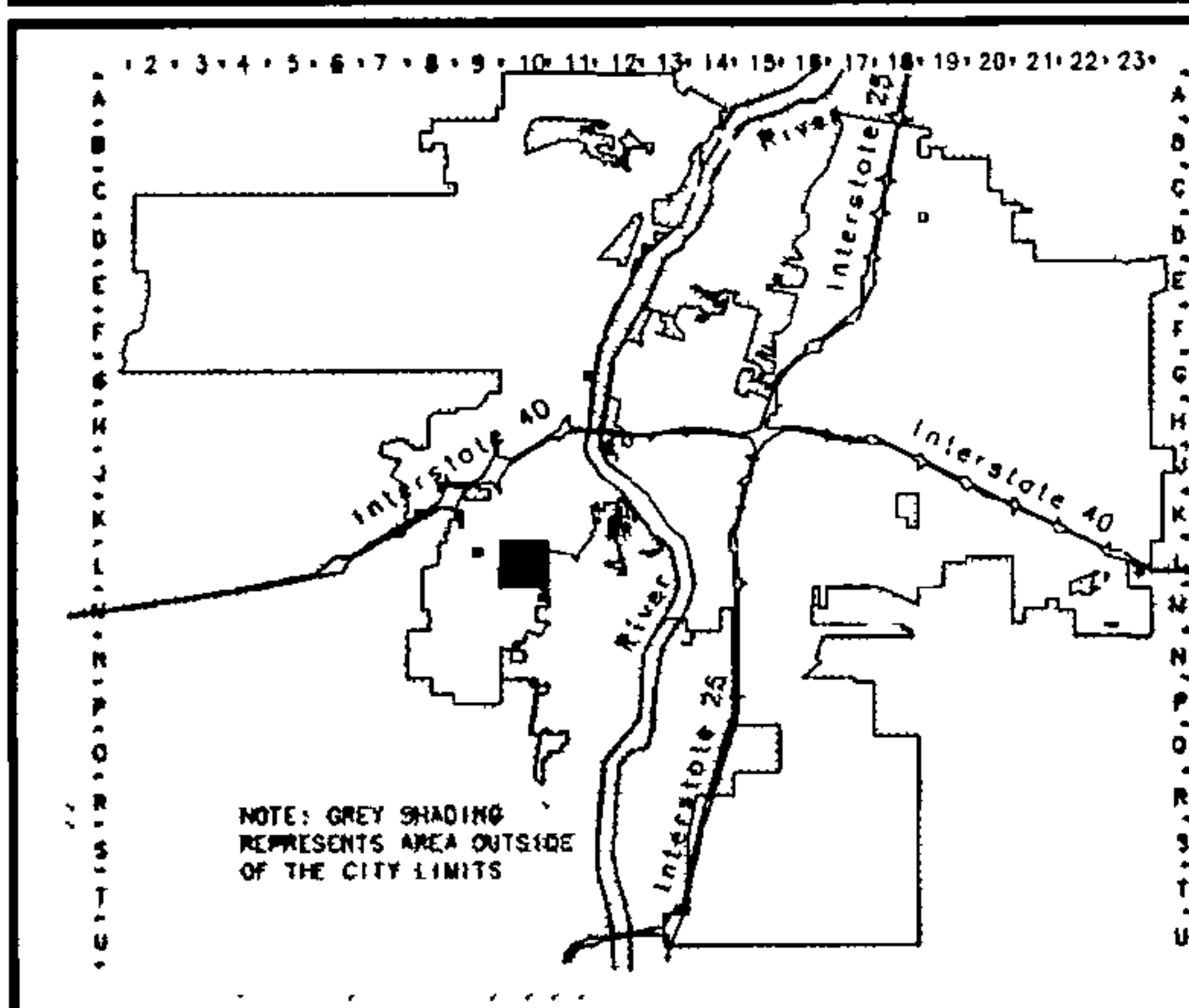
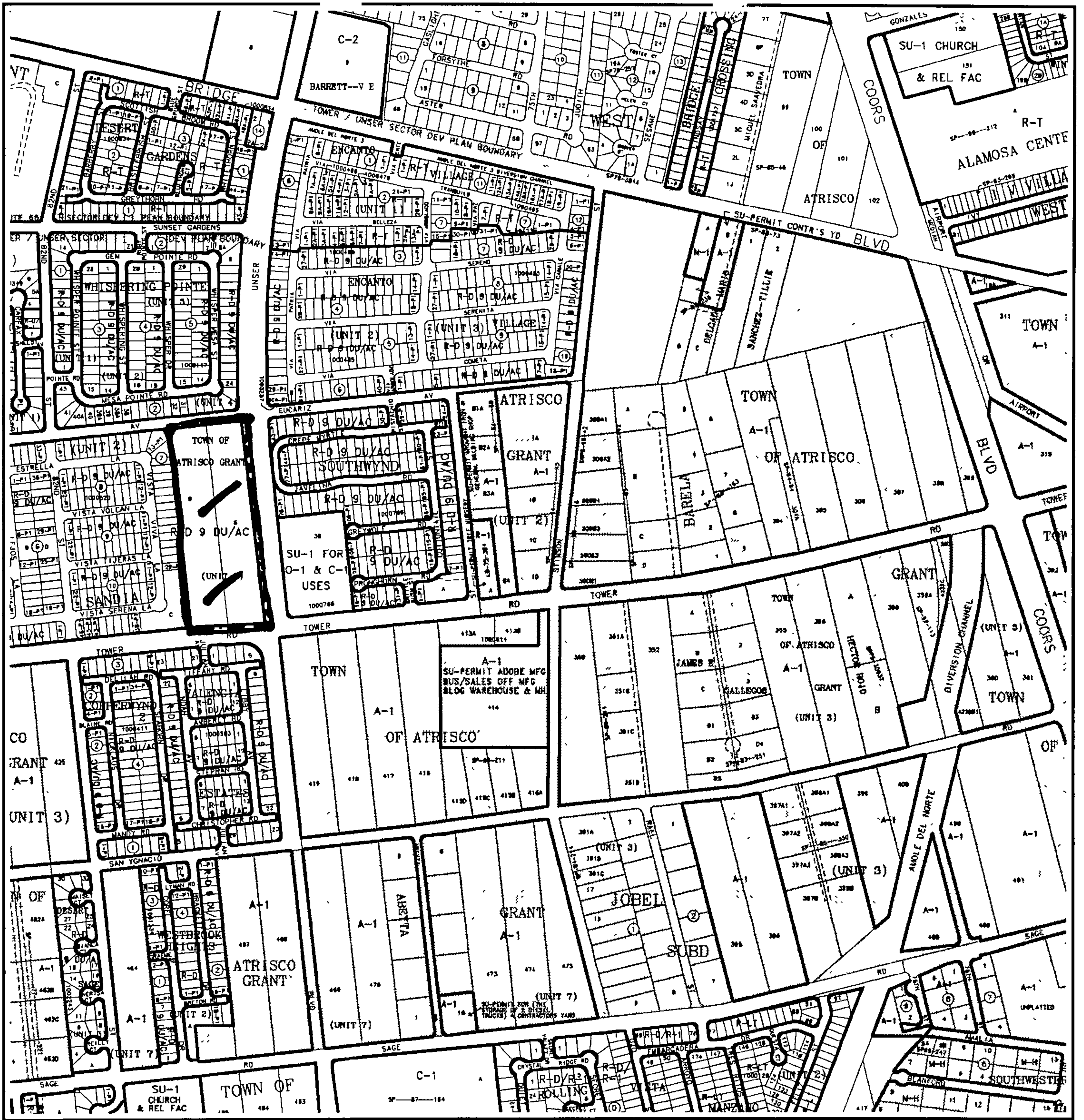


Form revised 4/03 and October 2003

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

Application case numbers
 04DRB-_____-01477
 _____-_____-_____
 _____-_____-_____

Robbie Lovel 9-23-04
 Planner signature / date
Project # 1002022



Zone Atlas Page L-10-Z

Abuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT

© Copyright 2004

Map Amended through September 02, 2004

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

www.bhinc.com

voice: 505.823.1000
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September 23, 2004

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

Re: Vacation of Public Easement for Tracts 8 & 9
Vista West Subdivision, DRB# 1002022

Dear Ms. Matson:

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Vista West is a proposed residential subdivision located at the corner of Tower Road and Unser Blvd. The easement to be vacated has been vacated by a previous action, however, that action has expired. We respectfully request the vacation of the easement as shown in the attached exhibit. The final plat will be recorded as soon as the vacation is approved.

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Sincerely,



Nina Leung, E.I.
Community Development and Planning Group

SS
Enclosures



City of Albuquerque

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

Date: September 23, 2004

TO CONTACT NAME: Stephanie Stratton
 COMPANY/AGENCY: Bohannon A Huston
 ADDRESS/ZIP: 7500 Jefferson St NE 87109
 PHONE/FAX #: 823-1000 Fax 798-7988

Thank you for your inquiry of 9/23/04 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Tracts 8 + 9 Vista West Subdivision

zone map page(s) L-10

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

Westgate Heights NA (R)
Neighborhood Association
 Contacts: Matthew Archuleta
1628 Summerfield SW 87121
836-7251
Libby McIntosh
1316 Ladrones Ct SW 87121
831-5189

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,

Judith T. King
 OFFICE OF NEIGHBORHOOD COORDINATION

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

Additional Neighborhood Association Information

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

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

Vista Sandia HOA

Neighborhood Association

Contacts: *Glen Goff*
8001 Vista Serena SW 87121
833-0426

Kahleeta Clark
c/o Income Property Services
P.O. Box 29099 87125
266-2000

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

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:

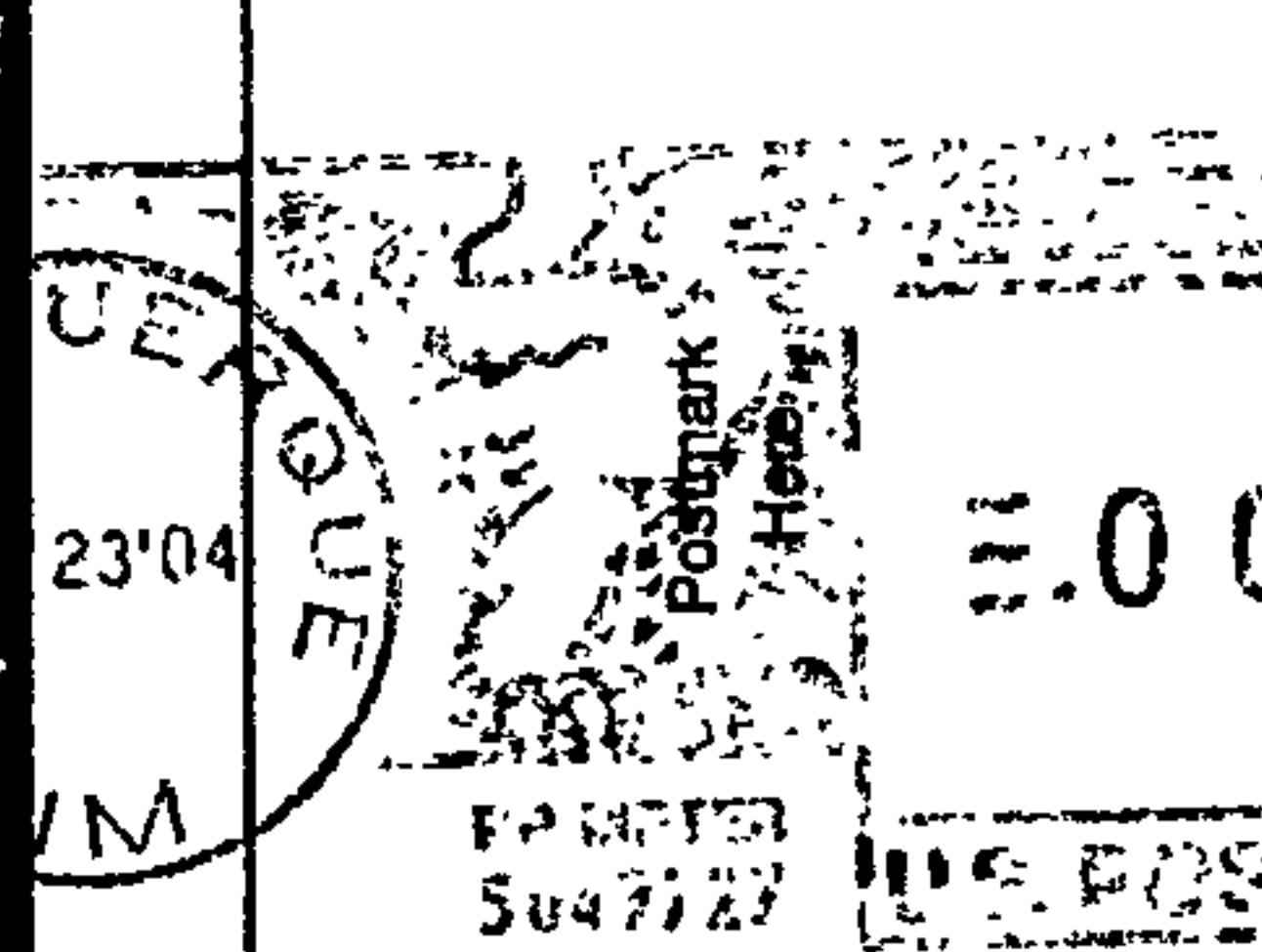
1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the 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: 9/23/04 Time Entered: 1:15 ONC Rep. Initials: Joz

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

2258 847E 5200 0250 0520 0000 7000 0520 3143 8527
9965 5967 0000 0000 0000 0000 2002 3150 0000 5051 5965

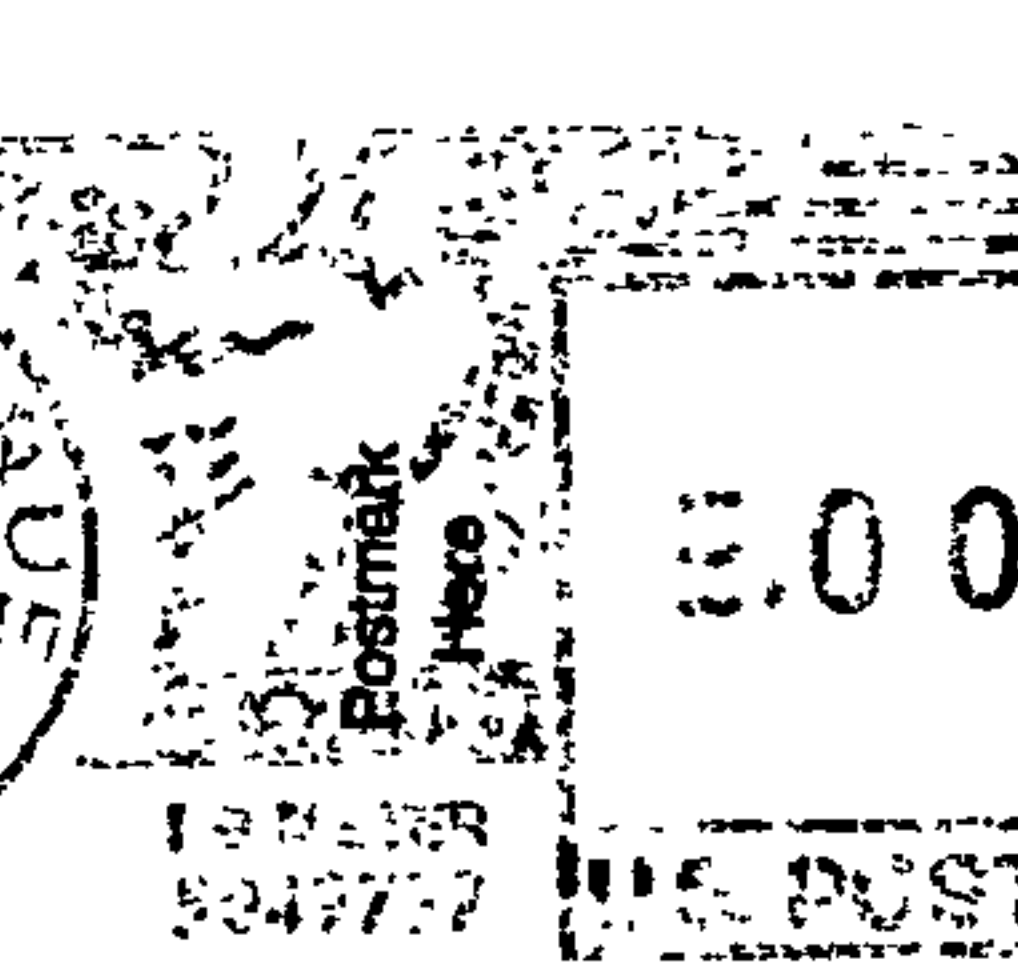


Postage	\$ 1.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.65

Recipient's Name (Please Print Clearly) (To be completed by mailer)
 Jibby McIntosh
 Street, Apt. No., or PO Box No.
 1311 Lakrons Ct. SW
 City, State, ZIP+4
 Albuquerque, NM 87121
 PS Form 3800, February 2000 See Reverse for Instructions

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

For delivery information visit our website at www.usps.com
OFFICIAL USE



Postage	\$ 1.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.65

Sent to
 Matthew Arambulo
 Street, Apt. No.,
 or PO Box No. 11028 Summerfield SW
 City, State ZIP+4
 Albuquerque, NM 87121
 PS Form 3800, June 2002 See Reverse for Instructions

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

September 21, 2004

Mr. Matthew Archuleta
1628 Summerfield SW
Albuquerque, New Mexico 87121

RE: Vacation of public easement
Vista West Subdivision; Tracts 8 & 9

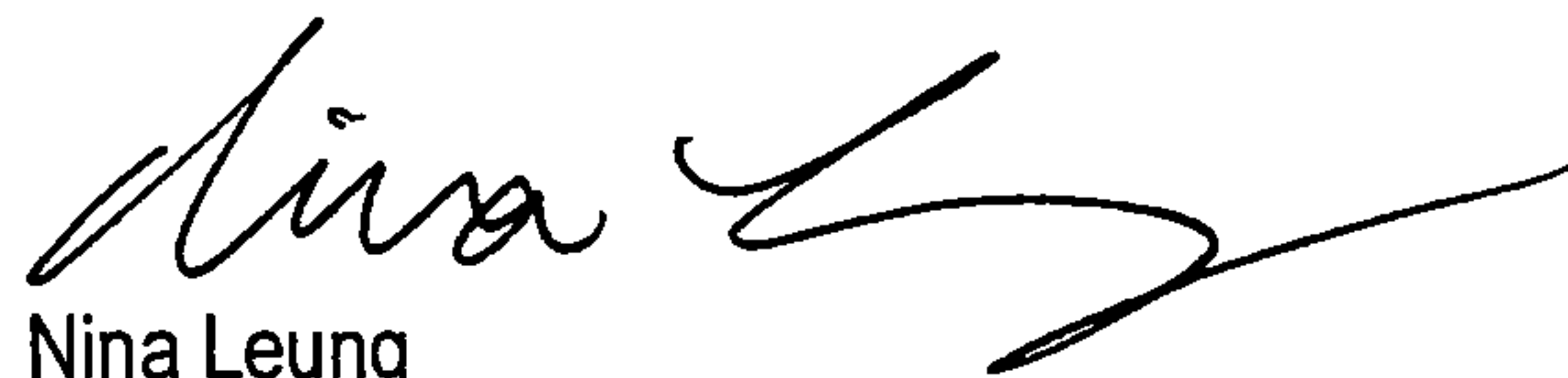
Dear Mr. Archuleta:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Westgate Heights Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for T.S. McNaney & Associates, is seeking approval of vacation of public easement for Vista West Subdivision Tracts 8 and 9 from the City of Albuquerque's Development Review Board (DRB).

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

Sincerely,



Nina Leung
Community Development and Planning Group

SS
Enclosure

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

September 21, 2004

Ms. Libby McIntosh
1316 Ladrones CT. SW
Albuquerque, New Mexico 87121

RE: Vacation of public easement
Vista West Subdivision; Tracts 8 & 9

Dear Ms. McIntosh:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Westgate Heights Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for T.S. McNaney & Associates, is seeking approval of vacation of public easement for Vista West Subdivision Tracts 8 and 9 from the City of Albuquerque's Development Review Board (DRB).

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

Sincerely,



Nina Leung
Community Development and Planning Group

SS
Enclosure

RECEIVED
COMMUNITY DEVELOPMENT
SEP 23 2004
13 07 11 PM

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

PAID RECEIPT

APPLICANT NAME

TS McNaney & Assoc

AGENT

Bohannon Huston

ADDRESS

7500 Jefferson NE

PROJECT & APP #

1002022/04DRB 01477

PROJECT NAME

Vista West

City of Albuquerque
Treasury Division
9/23/2004 2:47PM LOC: ANX
RECEIPT# 00031938 WSH 007 TRANS# 0039
Account 441032 Fund 0110
Activity 3424000 TRSLJS
Trans Amt \$190.00
J24 Misc \$20.00
CK \$190.00
CHANGE \$20.00

\$ 20.00 441032/3424000 Conflict Management Fee

\$ 45.00 441006/4983000 DRB Actions

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

\$ 75.00 441018/4971000 Public Notification

\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 Major/Minor Subdivision Site Development Plan Bldg Permit
 Letter of Map Revision Conditional Letter of Map Revision
 Traffic Impact Study

\$ 140.00 TOTAL AMOUNT DUE

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

9/23/2004
RECEIPT# 00031938 WSH 007
Account 441006
Activity 3424000
Trans Amt \$190.00
J24 Misc \$20.00
City of Albuquerque
Treasury Division
1015 TIJERAS AVE NW # 210
ALBUQUERQUE, NM 87102
(505) 338-2286

1365

FIRST STATE BANK
95-145-1070

9/23/2004

PAY TO THE ORDER OF

One Hundred Ninety and 00/100

City of Albuquerque
Treasury Division

9/23/2004 2:47PM LOC: ANX
RECEIPT# 00031938 WSH 007 TRANS# 0039
Account 441032 Fund 0110
Activity 3424000 TRSLJS
Trans Amt \$190.00
J24 Misc \$20.00

MEMO Vista West Subdivision

⑈001365⑈ ⑆107001452⑆ 00161356⑈

Details on back
Security Features Included

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

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

5. REMOVAL

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

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

Stephanie Stratton
(Applicant or Agent)

9-23-04
(Date)

I issued 3 signs for this application, 9-23-04
(Date)

[Signature]
(Staff Member)

DRB PROJECT NUMBER: 1002022

13A

To
American Telephone & Telegraph
Co.

Form H257A
10-29
\$20.00

G.E. WILSH, Division Attorney #2
By Approved: E.F. Krause
Asst Div. Atty. Division Attorney

Received of the AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF TWENTY TWO & NO/100 Dollars, in consideration of which we hereby grant unto said Company, its associated and allied companies, their respective successors, assigns, lessees and agents, the right, privilege and authority to construct, reconstruct, operate and maintain lines of telephone and telegraph, consisting of such poles, wires, cables, conduits, guys, anchors and other fixtures and appurtenances as the grantee may from time to time require upon across over and/or under the property which we own or in which we have any interest in the TRACT #4 OF TOWN OF ATRISCO, County of Bernalillo and State of New Mexico of Township 10 North, Range 1 West & Township 10 North, Range 1 East of the T.M.P.M. AS FURTHER DESCRIBED in County records of N.C. Deeds Volume 29, Page 514 and upon, along and/or under the roads, streets or highways adjoining the said property, with the right to trim from time to time any trees along said lines so as to keep the wires and cables cleared at least thirty-six inches and the right to permit the attachment of and/or carry in conduit wires and cables of any other company. The grantor for himself, his heirs, executors, administrators and assigns hereby covenants that no wire line will be erected or permitted on said property which in the judgment of the grantee, its successors and assigns, will interfere with its service or endanger its lines and that no inflammable structure will be erected or permitted on said property within 50 feet of said lines. Said sum being received in full payment for the rights herein granted. Includes the further right to cut down and keep cut down all trees within fifty feet of said line.

WITNESS Our hand and seal this 19th day of December, A.D. 1929 at Albuquerque,
New Mex., R.F.D. #1 Box 98
(Postoffice Address)

Witness:
David J. Arrijo
Cloud A. Voyles

Gabriel Sanchez (Seal)
Rosalia S. Sanchez (Seal)
(Land Owner.)

STATE OF NEW MEXICO)
County of Bernalillo)SS.

On this 19th day of December, 1929, before me personally appeared Gabriel Sanchez & Rosalia Sanchez, his wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Given under my hand and seal of office this 19th day of December, 1929.

Ida D. Bass
Notary Public in and for Bernalillo County, N.M.
My Commission expires April 15, 1932
(Notarial Seal)

Ariz. & N.M.

This instrument was filed for record on the 19th day of May, 1930 at 8:40 A.M.
Recorded in Book 112, page 290, on this 19th day of May, A.D., 1930.

Ida D. Bass, Clerk & Recorder

(42155)

Town of Atrisco

To

American Telephone & Telegraph Co.

Form H257-A
10-29
\$261.50

G.E. WILSH, Division Attorney #1
Approved: E.F. Krause, Division Attorney
Asst Div. Atty.

Received of the AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF SIXTY TWO HUNDRED SIXTY TWO & NO/100 Dollars, in consideration of which it hereby grant unto said Company, its associated and allied companies, their respective successors, assigns, lessees and agents, the right, privilege and authority to construct, reconstruct, operate and maintain lines of telephone and telegraph, consisting of such poles, wires, cables, conduits, guys, anchors and other fixtures and appurtenances as the grantee may from time to time require, upon, across, over and/or under the property which it own or in which it have any interest in the TOWN OF ATRISCO, County of Bernalillo and State of New Mexico AS FURTHER DESCRIBED OF 9-10 N-R S E, T 10 N-R S E, T 10 N-R E E, T 9 N-R E E, T 10 N-R E E, T 9 N-R E E, T 10 N-R E E, T 9 N-R E E, all in Bernalillo County, New Mexico, N.M.P.M. and upon, along and/or under the roads, streets or highways adjoining the said property, with the right to trim from time to time any trees along said lines so as to keep the wires and cables cleared at least thirty-six inches and the right to permit the attachment and/or carry in conduit wires and cables of any other company. The grantor for himself, his heirs, executors, administrators and assigns hereby covenants that no wire line will be erected or permitted on said property which in the judgment of the grantee, its successors and

BLANCKST BASEMENT BOOK 112, Page 290

#13B

35087

MODIFICATION OF EASEMENT

1-835

THIS CONVEYANCE, made this 3rd day of January 1973, by AMERICAN TELEPHONE AND TELEGRAPH COMPANY, and hereinafter referred to as "Telephone Company", a corporation of the State of New York, assignee of the AMERICAN TELEPHONE AND TELEGRAPH COMPANY (NY WORKING,

WITNESSETH:

WHEREAS, "The Telephone Company" by written grant from the Town of Atrisco dated December 13, 1929 and recorded on May 19, 1930 in Book 111 of Records, Folio 296 of the Records in the Office of the County Clerk of Bernalillo County, New Mexico, acquired the right, privilege and authority to construct, reconstruct, operate and maintain lines of telephone and telegraph upon, across, over and/or under certain property particularly described therein; and WHEREAS, the aforesaid grant of right, privilege and authority contains the following covenants:

The grantor for himself, his heirs, executors, administrators and assigns hereby covenants—that no inflammable structure will be erected or permitted on said property within fifty (50) feet of said lines.—Includes the further right to cut down and keep cut down all trees within fifty (50) feet of said line.

WHEREAS, this conveyance is to the owners of record of that portion of the Town of Atrisco located in Township 10 North, Range 2 East, New Mexico Principal Meridian which lots and tracts constitutes a part of the lands over which said right, privilege and authority were granted under the above mentioned grant of right, privilege and authority; and

NOW, THEREFORE, in consideration of the promises and mutual benefits to be derived by the parties herein, the aforementioned covenants contained in the aforesaid grant of right, privilege and authority are hereby amended and modified to read as follows:

The grantors, for themselves, their heirs, executors, administrators and assigns hereby covenants—that no structure will be erected or permitted on said property within ten (10) feet of said lines.—Includes the further right to cut down and keep cut down all trees within ten (10) feet of said line.

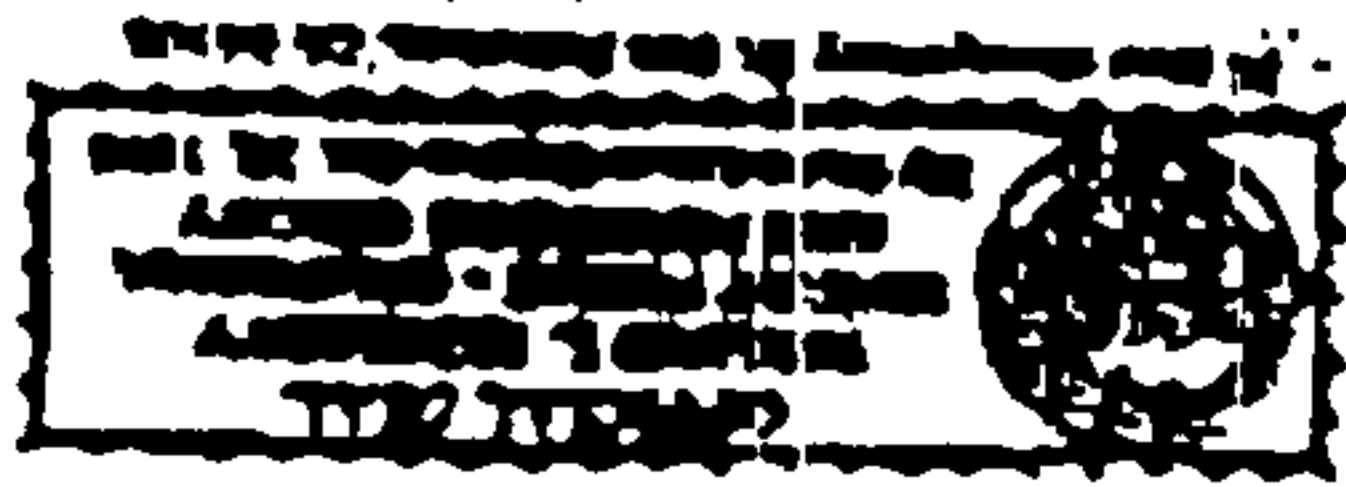
PROVIDED, HOWEVER, that this does not affect or alter rights for the existing anchors and guys. The aforesaid grant of right, privilege, and authority remains now and henceforth in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed in duplicate as of the day and year first above written.

AMERICAN TELEPHONE AND TELEGRAPH COMPANY

By W.H. Johnson
Right of Way Superintendent
Long Lines Department

State of New Mexico } SS
County of Bernalillo }
113 West ~~113~~ Street for record on
P:11 FEB 13 1973 7:56 AM
A:11 o'clock P.M. Recorded in Vol. 498
Of Records of said County Folio 635-63
L.H.S. & Recorder
COUNTY CLERK



William F. Smith
 Notary Public

IN WITNESS WHEREOF, I have hereunto set my hand and official seal, this 31st day of August, 1973, at San Francisco, California.

STATE OF CALIFORNIA)
 COUNTY OF SAN FRANCISCO) ss

308

77-77282

ASSIGNMENT

WAG #13C

THIS INDENTURE, made this 26 day of December, 1974,
 between AMERICAN TELEPHONE AND TELEGRAPH COMPANY, a New York Corporation,
 and AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF WYOMING, a Wyoming
 Corporation, hereinafter referred to as "Assignor", and THE MOUNTAIN
 STATES TELEPHONE AND TELEGRAPH COMPANY, a Colorado Corporation, hereinafter
 referred to as "Assignee".

WITNESSETH:

That the Assignor in consideration of the sum of ONE DOLLAR
 (\$1.00) and other good and valuable consideration, to it paid by the
 Assignee, the receipt of which is hereby acknowledged, does hereby grant,
 convey, assign, transfer and set over, but without warranty, unto the
 Assignee, its successors, assigns, lessees and agents, all rights,
 privileges and easements which the Assignor has or may have by virtue
 of the grants, deeds, indentures, releases and receipts hereinafter
 set forth, to construct, operate and maintain lines of telephone and
 telegraph upon, over and across the lands described in said instruments
 and crossed by the Assignor's ALBUQUERQUE-KATHERINE OPEN WIRE LINE in
 the County of Bernalillo, State of New Mexico, the nature and extent
 of said rights, privileges and easements and the lands affected thereby
 being more particularly set forth in the Exhibit "A", attached hereto
 and hereby made a part hereof and delivered to the Assignee simultaneously
 with these presents.

TO HAVE AND TO HOLD the right of way and easements herein
 granted unto the Assignee, its successors, assigns, lessees and agents,
 to its and their own use and behoof forever.

IN WITNESS WHEREOF, the Assignor has caused these presents
 to be executed by its duly authorized representative the day and year
 first above written.

AMERICAN TELEPHONE AND TELEGRAPH COMPANY

BY: [Signature]
 Vice President and General Manager

AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF WYOMING

BY: [Signature]
 Chief Engineer

APPROVED AS TO FORM

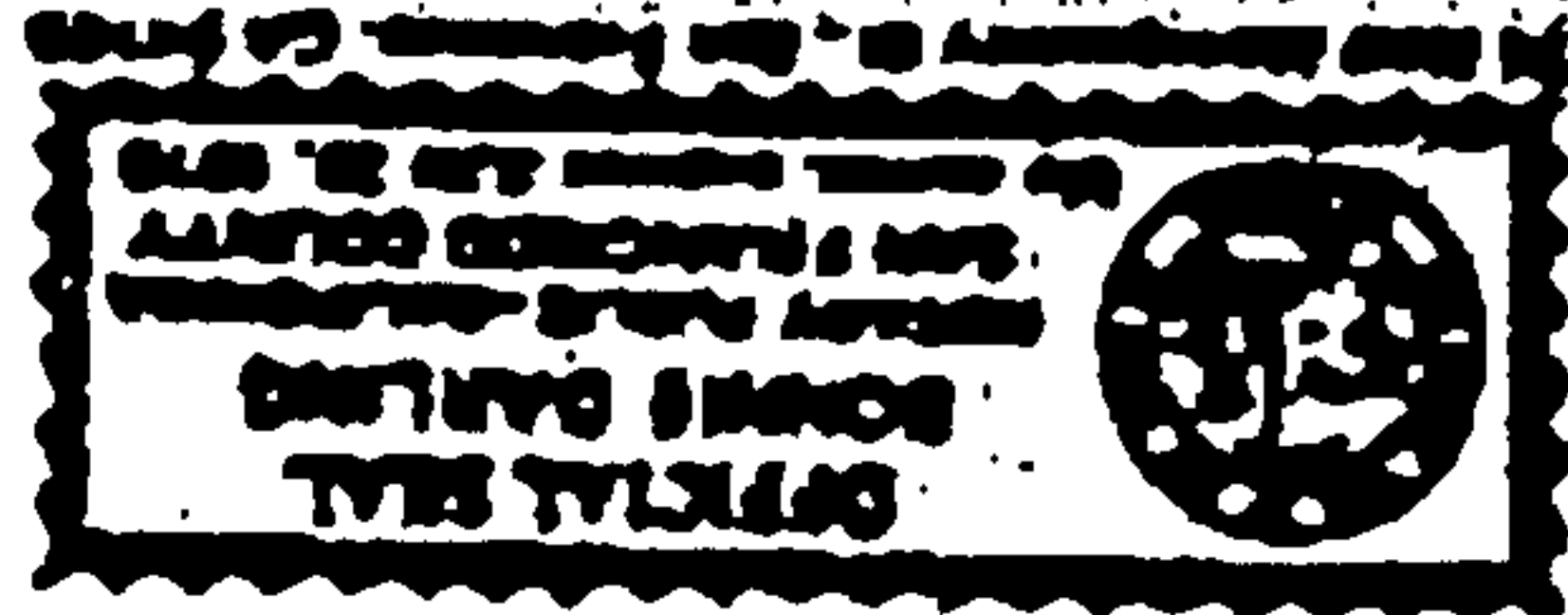
[Signature]
Attorney

EXHIBIT "A" OF ASSIGNMENT BY THE
TOWN OF ATRISCO GRANT

329

<u>REGISTER NO.</u>	<u>NAME OF GRANTEE</u>	<u>DATE</u>	<u>RECORDING INFORMATION</u> <u>BOOK-PAGE</u>
248813	Town of Atrisco	2-13-29	112-190
248813	Town of Atrisco	3-8-30	
248813	Final Decree Case No. 36933	7-7-47	
248813	Robert L. Brown, et al	11-10-59	D516-507
248813	Cordis Mae Carney, et al	12-13-59	
248813	Mabel T. Smith, et al	4-12-60	D576-173
248813	J. H. Nicks, et al	2-4-63	681-511
248813	American Telephone and Telegraph Company of Wyoming		
	Modification Dated 5-30-72 (No Record)		
248813	American Telephone and Telegraph Company	1-31-73	
770800	Town of Atrisco	11-18-31	135-130
372199	State Highway Commission of New Mexico	7-28-53	
	Judgment American Telephone and Telegraph Company of Wyoming No. A31856	5-28-71	
	American Telephone and Telegraph Company of Wyoming, et al No. 85450	7-24-70	181-891-894
	American Telephone and Telegraph Company of Wyoming, et al No. 34154	7-9-71	210-533-536
	American Telephone and Telegraph Company of Wyoming, et al No. 97624	10-21-70	192-334-337
	American Telephone and Telegraph Company of Wyoming, et al No. 28055	6-1-71	215-925-928
	American Telephone and Telegraph Company of Wyoming, et al No. 34155	7-9-71	210-537-540
	American Telephone and Telegraph Company of Wyoming, et al No. 98470	10-28-70	193-7-11
	American Telephone and Telegraph Company of Wyoming, et al No. 68470	12-24-49	159-518-521
	American Telephone and Telegraph Company of Wyoming, et al	11-4-63	
	American Telephone and Telegraph Company of Wyoming, et al	11-3-72	284-745-750

[Handwritten signature]
 1974
 10 05 AM 1974
 COUNTY OF SAN FRANCISCO
 STATE OF CALIFORNIA

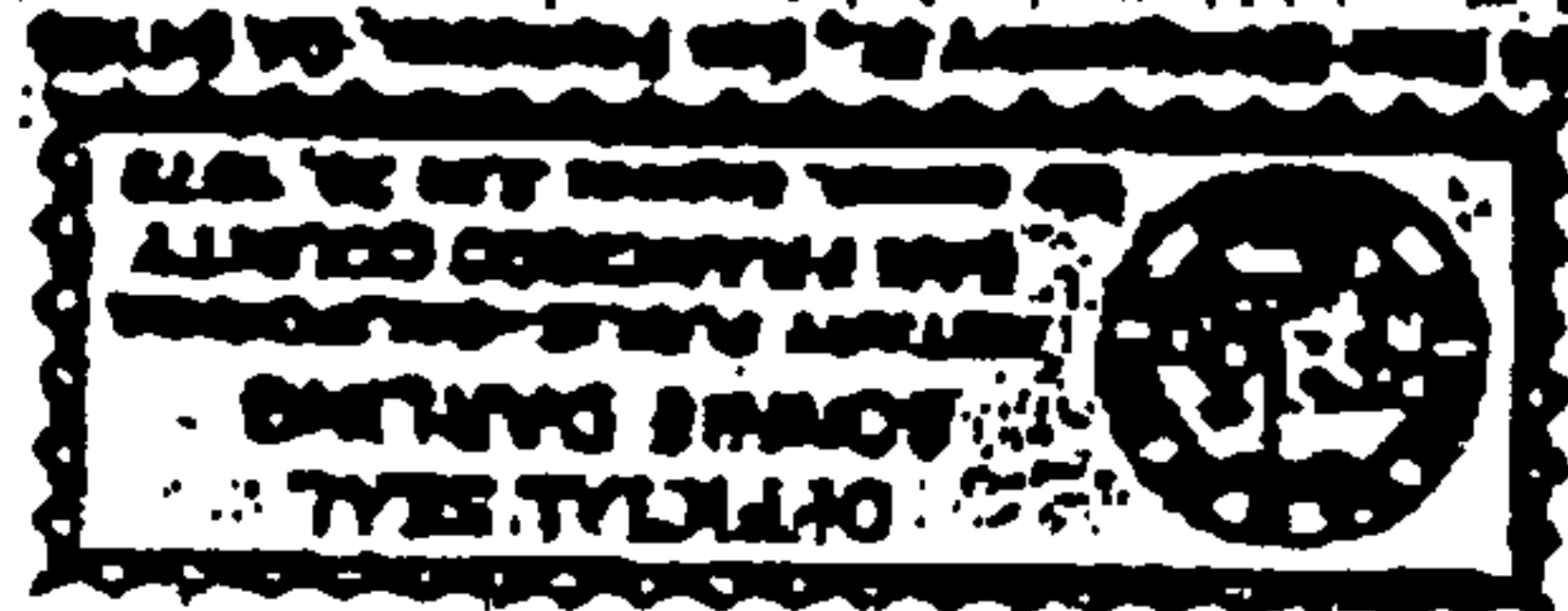


[Handwritten signature]
 Notary Public

Witness my hand and official seal.

On this 26th day of December, 1974, before me, Bonnie Darling, a Notary Public, personally appeared C. E. Yates, known to me to be the Chief Engineer of American Telephone and Telegraph Company of Wyoming and acknowledged to me that such corporation executed the within instrument.

STATE OF CALIFORNIA)
 COUNTY OF SAN FRANCISCO)
 SS



[Handwritten signature]
 Notary Public

Witness my hand and official seal.

On this 24th day of December, 1974, before me, Bonnie Darling, a Notary Public, personally appeared R. E. Beck, known to me to be the Vice President and General Manager of American Telephone and Telegraph Company and acknowledged to me that such corporation executed the within instrument.

STATE OF CALIFORNIA)
 COUNTY OF SAN FRANCISCO)
 SS

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

PAID RECEIPT

APPLICANT NAME TS McNaney & Assoc
AGENT Bokanovon Huston
ADDRESS 7500 Jefferson NE
PROJECT & APP # Vista West Subd
PROJECT NAME 1002022/04DRB 01308

\$ _____ 441032/3424000 Conflict Management Fee

\$ 50.00 441006/4983000 DRB Actions Deferral fee

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

\$ _____ 441018/4971000 Public Notification

\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study

\$ 50 TOTAL AMOUNT DUE

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

DUPLICATE
City Of Albuquerque
Treasury Division

9/23/2004 2:47PM LOC: ANIX
RECEIPT# 00031937 WSH 007 TRANSH 0039
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt \$190.00
J24 Misc \$50.00

Thank You

Claire

Date Submitted March 18, 2003

Date Site Plan Approved N/A

Date Preliminary Plat Approved 9-04-02

Date Preliminary Plat Expires 9/4/03

DRB Project No 1002022

Application No. 03DRB-00424

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

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

**VISTA WEST SUBDIVISION
PRELIMINARY PLAT**

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
PRIVATE ROADWAY IMPROVEMENTS									
		25' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES* (PEDESTRIAN & EMERGENCY ACCESS TO EUCARIZ AVE)	REMBERT TRAIL	BROOKSIDE LANE	NORTH STUB TERMINUS	/	/	/
		26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	BROOKSIDE LANE	RIDGESIDE TRAIL	REMBERT TRAIL	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON SOUTH SIDE* (PEDESTRIAN ACCESS TO UNSER BLVD)	BROOKSIDE LANE	REMBERT TRAIL	EAST STUB TERMINUS	/	/	/
		55' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON EAST SIDE*	RIDGESIDE TRAIL	TOWER ROAD	BROOKSIDE LANE	/	/	/
		25' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON EAST SIDE*	RIDGESIDE TRAIL	BROOKSIDE LANE	NORTH STUB TERMINUS	/	/	/
		25' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON NORTH SIDE ONLY*	CRESTSIDE LANE	RIDGESIDE TRAIL	REMBERT TRAIL	/	/	/

\$25,000 MODIFIED TYPE "C" CONTRIBUTION FOR TOWER/UNSER TRAFFIC SIGNAL

* SIDEWALKS TO BE DEFERRED. WAIVER OF SIDEWALKS ON WEST SIDE OF RIDGESIDE TRAIL, NORTH SIDE OF BROOKSIDE LANE STUB STREET, WEST SIDE OF REMBERT TRAIL STUB STREET, AND SOUTH SIDE OF CRESTSIDE LANE. STREET LIGHTS AS PER COA DPM

ORIGINAL

PUBLIC ROADWAY IMPROVEMENTS

24' F-EOP 8'	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON SOUTH SIDE ONLY	EUCARIZ AVENUE	WEST BOUNDARY	UNSER BLVD
30' F-F	ARTERIAL PAVING W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK ON WEST SIDE ONLY (HALF STREET SECTION)	UNSER BLVD	TOWER ROAD	EUCARIZ AVENUE
31' F-F 29'	ARTERIAL PAVING W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK ON NORTH SIDE ONLY MEDIAN CURB & GUTTER (MATCH EXISTING PAVEMENT TO ACHIEVE FULL 31' F-F STREET SECTION)	TOWER ROAD	WEST BOUNDARY	UNSER BLVD
12' wide	ARTERIAL PAVING W/ PCC MEDIAN CURB & GUTTER FOR LEFT TURN LANE	TOWER ROAD	75 FEET WEST	RIDGESIDE TRAIL

/	/	/
/	/	/
/	/	/
/	/	/

SIA Sequence #

COA DRC Project #

Size

Type of Improvement

Location

From

To

Private Inspector

City Inspector

City Cnst Engineer

PUBLIC STORM DRAIN IMPROVEMENTS

18"-24" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	REMBERT TRAIL	BROOKSIDE LANE	30' NORTH OF BROOKSIDE LANE
18"-30" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	BROOKSIDE LANE	REMBERT TRAIL	EAST STUB TERMINUS
18"-30" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	38' EASEMENT	BROOKSIDE LANE	UNSER BLVD
48"-66" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	TOWER ROAD	WEST BOUNDARY LINE	UNSER BLVD
30" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	UNSER BLVD	TOWER ROAD	100' NORTH OF TOWER ROAD
2 ACRE-FEET	TEMPORARY RETENTION POND WITH AGREEMENT AND COVENANT	TRACT A		
NOTE:	A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES.			

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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC WATERLINE IMPROVEMENTS									
		6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	REMBERT TRAIL	BROOKSIDE LANE	EUCARIZ AVENUE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BROOKSIDE LANE	RIDGESIDE TRAIL	EAST STUB TERMINUS	/	/	/
		6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	RIDGESIDE TRAIL	TOWER ROAD	⚠ CRESTSIDE LANE EUCARIZ AVENUE	/	/	/
		6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	CRESTSIDE LANE	RIDGESIDE TRAIL	REMBERT TRAIL	/	/	/
		12" DIA	WL ET AL WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	EUCARIZ AVENUE	W. BOUND WEST BOUNDARY LINE	UNSER UNSER BLVD ⚠	/	/	/
		⊗ 10" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	UNSER BLVD.	TOWER ROAD	EUCARIZ AVENUE	/	/	/

⚠ BEING BUILT W/ WHISPERING POINT ^{W/IT 3+4} 5929.83 - STAYS ON THIS INFR. LIST

⊗ 10" ^{V IN UNSER} FROM EUCARIZ TO 500 FT. SOUTH BEING BUILT W/ SOUTHWYND 6860.81

PUBLIC SANITARY SEWER IMPROVEMENTS									
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	REMBERT TRAIL	BROOKSIDE LANE	NORTH BOUNDARY LINE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	BROOKSIDE LANE	RIDGESIDE TRAIL	EAST STUB TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	RIDGESIDE TRAIL	BROOKSIDE LANE	⚠ 40' SOUTH OF CRESTSIDE NORTH BOUNDARY LINE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	CRESTSIDE LANE	RIDGESIDE TRAIL	REMBERT TRAIL	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	38' EASEMENT	BROOKSIDE LANE	UNSER BLVD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	UNSER BLVD	TOWER ROAD	38' EASEMENT	/	/	/

- ⚠** ^{Item 1} ~~all~~ Landscape maintenance agreement for landscaping in the public right of way.
- ⚠** ^{Item 2} ~~all~~ Perimeter walls per DRB approved perimeter wall design.
- ⚠** ^{Item 3} ~~all~~ Wall & landscaping certification from registered engineer and/or landscape architect required prior to release of financial guarantees.

NINA LEUNG
PREPARED BY:

Sheran Matson 3/26/03
DRB CHAIR DATE

Christina Sandoral 3/26/03
PARKS & RECREATION DEPARTMENT DATE

BOHANNAN HUSTON INC
FIRM

R. Du 3-26-03
TRANSPORTATION DEVELOPMENT DATE

N/A
AMAFCA DATE

Nina Leung 3-18-03
SIGNATURE DATE

Regent Sheen 3/26/03
UTILITY DEVELOPMENT DATE

Brad D. Bigham 3/26/03
CITY ENGINEER DATE

MAXIMUM TIME ALLOW TO CONSTRUCT
IMPROVEMENTS WITHOUT A DRB EXTENSION

9-04-04

N/A
NEW MEXICO UTILITIES INC DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	4/13/04	<i>[Signature]</i>	<i>Michael Dany...</i>	<i>Nina Leung</i>
2	8/14/04	<i>[Signature]</i>	<i>Sheran Matson</i>	<i>Nina Leung</i>

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

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

VISTA WEST SUBDIVISION
PRELIMINARY PLAT

Date Submitted March 18, 2003

Date Site Plan Approved: N/A

Date Preliminary Plat Approved: 9-04-02

Date Preliminary Plat Expires: 9/4/03

DRB Project No. 1002022

Application No. 03DRB-00424

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
PRIVATE ROADWAY IMPROVEMENTS									
		25' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES* (PEDESTRIAN & EMERGENCY ACCESS TO EUCARIZ AVE)	REMBERT TRAIL	BROOKSIDE LANE	NORTH STUB TERMINUS	/	/	/
		26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	BROOKSIDE LANE	RIDGESIDE TRAIL	REMBERT TRAIL	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON SOUTH SIDE* (PEDESTRIAN ACCESS TO UNSER BLVD)	BROOKSIDE LANE	REMBERT TRAIL	EAST STUB TERMINUS	/	/	/
		55' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON EAST SIDE*	RIDGESIDE TRAIL	TOWER ROAD	BROOKSIDE LANE	/	/	/
		25' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON EAST SIDE*	RIDGESIDE TRAIL	BROOKSIDE LANE	NORTH STUB TERMINUS	/	/	/
		25' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON NORTH SIDE ONLY*	CRESTSIDE LANE	RIDGESIDE TRAIL	REMBERT TRAIL	/	/	/

\$25,000 MODIFIED TYPE "C" CONTRIBUTION FOR TOWER/UNSER TRAFFIC SIGNAL

* SIDEWALKS TO BE DEFERRED WAIVER OF SIDEWALKS ON WEST SIDE OF RIDGESIDE TRAIL, NORTH SIDE OF BROOKSIDE LANE STUB STREET, WEST SIDE OF REMBERT TRAIL STUB STREET, AND SOUTH SIDE OF CRESTSIDE LANE STREET LIGHTS AS PER COA DPM

ORIGINAL

PUBLIC ROADWAY IMPROVEMENTS

24' F-EOP 8'	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON SOUTH SIDE ONLY	EUCARIZ AVENUE	WEST BOUNDARY	UNSER BLVD
30' F-F	ARTERIAL PAVING W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK ON WEST SIDE ONLY (HALF STREET SECTION)	UNSER BLVD	TOWER ROAD	EUCARIZ AVENUE
31' F-F 29'	ARTERIAL PAVING W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK ON NORTH SIDE ONLY MEDIAN CURB & GUTTER (MATCH EXISTING PAVEMENT TO ACHIEVE FULL 31' F-F STREET SECTION)	TOWER ROAD	WEST BOUNDARY	UNSER BLVD
12' wide	ARTERIAL PAVING W/ PCC MEDIAN CURB & GUTTER FOR LEFT TURN LANE	TOWER ROAD	75 FEET WEST	RIDGESIDE TRAIL

/	/	/
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/	/	/

PUBLIC STORM DRAIN IMPROVEMENTS

Size	Type of Improvement	Location	From	To
18"-24" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	REMBERT TRAIL	BROOKSIDE LANE	30' NORTH OF BROOKSIDE LANE
18"-30" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	BROOKSIDE LANE	REMBERT TRAIL	EAST STUB TERMINUS
18"-30" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	38' EASEMENT	BROOKSIDE LANE	UNSER BLVD.
48"-66" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	TOWER ROAD	WEST BOUNDARY LINE	UNSER BLVD.
30" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	UNSER BLVD.	TOWER ROAD	100' NORTH OF TOWER ROAD
2 ACRE-FEET	TEMPORARY RETENTION POND WITH AGREEMENT AND COVENANT	TRACT A		
NOTE.	A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES.			

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/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC WATERLINE IMPROVEMENTS									
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	REMBERT TRAIL	BROOKSIDE LANE	EUCARIZ AVENUE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BROOKSIDE LANE	RIDGESIDE TRAIL	EAST STUB TERMINUS	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	RIDGESIDE TRAIL	TOWER ROAD	CRESTSIDE LANE EUCARIZ AVENUE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CRESTSIDE LANE	RIDGESIDE TRAIL	REMBERT TRAIL	/	/	/
		12" DIA	WL ET AL WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	EUCARIZ AVENUE	W. BOUND WEST BOUNDARY LINE	UNSER UNSER BLVD	/	/	/
		10" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	UNSER BLVD	TOWER ROAD	EUCARIZ AVENUE	/	/	/

BEING BUILT W/ WHISPERING POINT ^{UNITS 3+4} 5929.83 - STAYS ON THIS INFR. LIST

10" ^{V IN UNSER} FROM EUCARIZ TO 500 FT. SOUTH BEING BUILT W/ SOUTHWYND 6860.81

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC SANITARY SEWER IMPROVEMENTS									
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	REMBERT TRAIL	BROOKSIDE LANE	NORTH BOUNDARY LINE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BROOKSIDE LANE	RIDGESIDE TRAIL	EAST STUB TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	RIDGESIDE TRAIL	BROOKSIDE LANE	40' South of CRESTSIDE NORTH BOUNDARY LINE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CRESTSIDE LANE	RIDGESIDE TRAIL	REMBERT TRAIL	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	38' EASEMENT	BROOKSIDE LANE	UNSER BLVD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	UNSER BLVD.	TOWER ROAD	38' EASEMENT	/	/	/

Landscaping maintenance agreement for landscaping in the public right of way.

Perimeter walls per DRB approved perimeter wall design.

Wall & landscaping certification from registered engineer and/or landscape architect required prior to release of financial guarantees.

ORIGINAL

NINA LEUNG
PREPARED BY.

Sheran Matson 3/26/03
DRB CHAIR DATE

Christina Sandoral 3/26/03
PARKS & RECREATION DEPARTMENT DATE

BOHANNAN HUSTON INC.
FIRM

R. Du 3-26-03
TRANSPORTATION DEVELOPMENT DATE

N/A
AMAFCA DATE

Nina Leung 3-18-03
SIGNATURE DATE

Regent Heen 3/26/03
UTILITY DEVELOPMENT DATE

Brad D. Bigham 3/26/03
CITY ENGINEER DATE

MAXIMUM TIME ALLOW TO CONSTRUCT
IMPROVEMENTS WITHOUT A DRB EXTENSION

9-04-04

N/A
NEW MEXICO UTILITIES INC. DATE

DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	4/13/04	<i>[Signature]</i>	<i>Michael Dany...</i>	<i>Nina Leung</i>
2	8/14/04	<i>[Signature]</i>	<i>Sheran Matson</i>	<i>Nina Leung</i>

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

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

VISTA WEST SUBDIVISION
PRELIMINARY PLAT

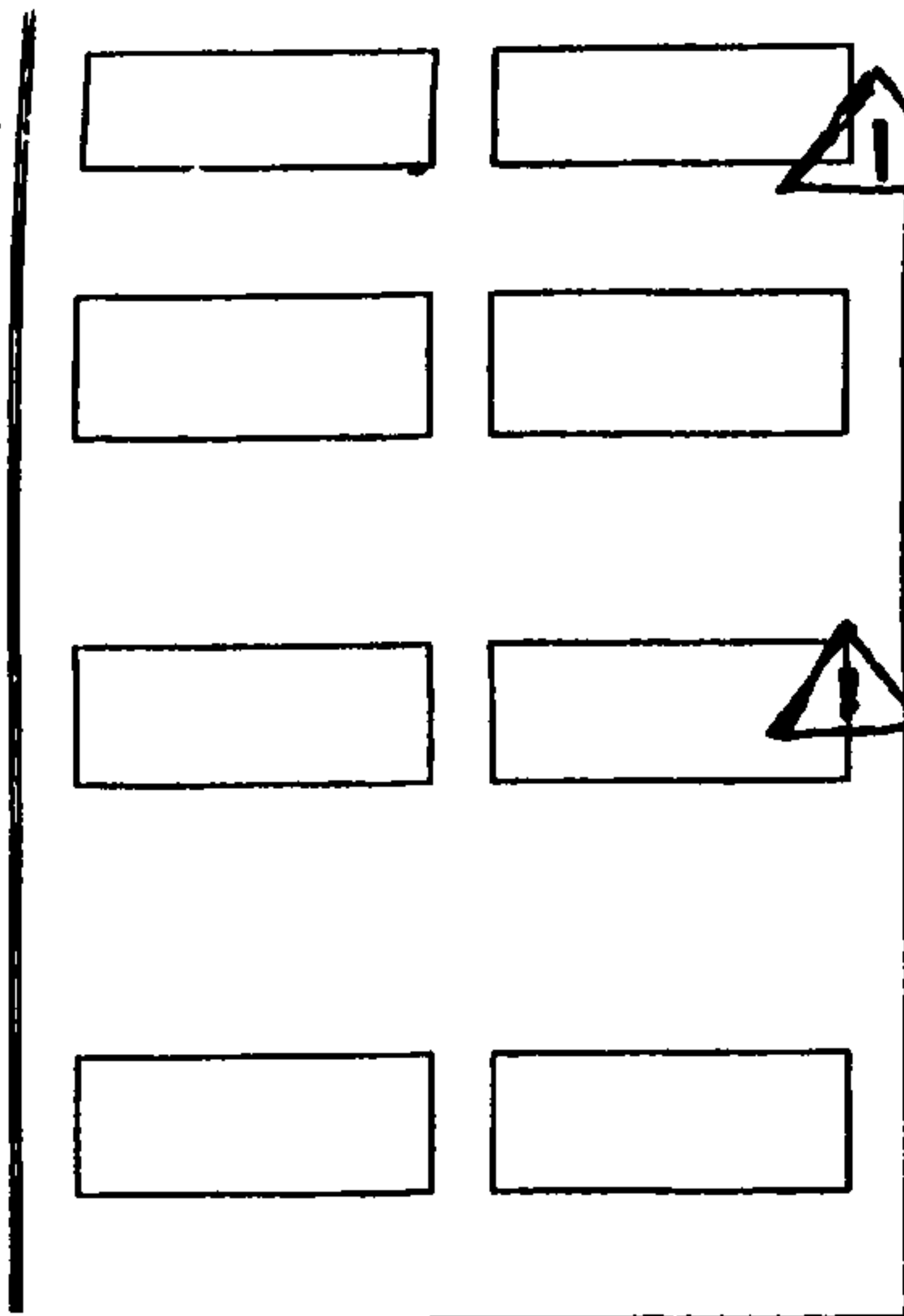
Date Submitted: March 10, 2003
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 9-04-02
Date Preliminary Plat Expires: 9/9/03
DRB Project No: 1002022
Application No: 03D2B-00424

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
PRIVATE ROADWAY IMPROVEMENTS									
		25' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES* (PEDESTRIAN & EMERGENCY ACCESS TO EUCARIZ AVE.)	REMBERT TRAIL	BROOKSIDE LANE	NORTH STUB TERMINUS	/	/	/
		26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	BROOKSIDE LANE	RIDGESIDE TRAIL	REMBERT TRAIL	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON SOUTH SIDE* (PEDESTRIAN ACCESS TO UNSER BLVD.)	BROOKSIDE LANE	REMBERT TRAIL	EAST STUB TERMINUS	/	/	/
		55' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON EAST SIDE*	RIDGESIDE TRAIL	TOWER ROAD	BROOKSIDE LANE	/	/	/
		25' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON EAST SIDE*	RIDGESIDE TRAIL	BROOKSIDE LANE	NORTH STUB TERMINUS	/	/	/
		25' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON NORTH SIDE ONLY*	CRESTSIDE LANE	RIDGESIDE TRAIL	REMBERT TRAIL	/	/	/

\$25,000 MODIFIED TYPE"C" CONTRIBUTION FOR TOWER/UNSER TRAFFIC SIGNAL

- * SIDEWALKS TO BE DEFERRED. WAIVER OF SIDEWALKS ON WEST SIDE OF RIDGESIDE TRAIL, NORTH SIDE OF BROOKSIDE LANE STUB STREET, WEST SIDE OF REMBERT TRAIL STUB STREET, AND SOUTH SIDE OF CRESTSIDE LANE. STREET LIGHTS AS PER COA DPM



RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON SOUTH SIDE ONLY	EUCARIZ AVENUE	WEST BOUNDARY	UNSER BLVD
ARTERIAL PAVING W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK ON WEST SIDE ONLY (HALF STREET SECTION)	UNSER BLVD.	TOWER ROAD	EUCARIZ AVENUE
ARTERIAL PAVING W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK ON NORTH SIDE ONLY MEDIAN CURB & GUTTER (MATCH EXISTING PAVEMENT TO ACHIEVE FULL 31' F-F STREET SECTION)	TOWER ROAD	WEST BOUNDARY	UNSER BLVD
ARTERIAL PAVING W/ PCC MEDIAN CURB & GUTTER FOR LEFT TURN LANE	TOWER ROAD	75 FEET WEST	RIDGESIDE TRAIL

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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	
PUBLIC STORM DRAIN IMPROVEMENTS							
		18"-24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	REMBERT TRAIL	BROOKSIDE LANE	30' NORTH OF BROOKSIDE LANE	
		18"-30" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	BROOKSIDE LANE	REMBERT TRAIL	EAST STUB TERMINUS	
		18"-30" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	38' EASEMENT	BROOKSIDE LANE	UNSER BLVD.	
		48"-66" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	TOWER ROAD	WEST BOUNDARY LINE	UNSER BLVD.	
		30" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	UNSER BLVD.	TOWER ROAD	100' NORTH OF TOWER ROAD	
		2 ACRE-FEET	TEMPORARY RETENTION POND WITH AGREEMENT AND COVENANT	TRACT A			
		NOTE:	A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES.				

Private Inspector	City Inspector	City Cnst Engineer
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ORIGINAL

SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

PUBLIC WATERLINE IMPROVEMENTS

6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	REMBERT TRAIL	BROOKSIDE LANE	EUCARIZ AVENUE
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BROOKSIDE LANE	RIDGESIDE TRAIL	EAST STUB TERMINUS
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	RIDGESIDE TRAIL	TOWER ROAD	⚠ CRESTSIDE LANE EUCARIZ AVENUE
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CRESTSIDE LANE	RIDGESIDE TRAIL	REMBERT TRAIL
12" DIA	WL ET AL WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	EUCARIZ EUCARIZ AVENUE	W. BOUND WEST BOUNDARY LINE	UNSER UNSER BLVD. ⚠
* 10" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	UNSER BLVD.	TOWER ROAD	EUCARIZ AVENUE

⚠ BEING BUILT W/ WHISPERING POINT ^{UNIT 3+4} 5929.83 - STAYS ON THIS INFR. LIST

* 10" ^{IN UNSER} FROM EUCARIZ TO 500 FT. SOUTH BEING BUILT W/ SOUTHWYND 6860.81

PUBLIC SANITARY SEWER IMPROVEMENTS

8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	REMBERT TRAIL	BROOKSIDE LANE	NORTH BOUNDARY LINE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BROOKSIDE LANE	RIDGESIDE TRAIL	EAST STUB TERMINUS
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	RIDGESIDE TRAIL	BROOKSIDE LANE	⚠ 40' SOUTH of CRESTSIDE NORTH BOUNDARY LINE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CRESTSIDE LANE	RIDGESIDE TRAIL	REMBERT TRAIL
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	38' EASEMENT	BROOKSIDE LANE	UNSER BLVD.
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	UNSER BLVD.	TOWER ROAD	38' EASEMENT

NINA LEUNG
PREPARED BY:

Sheran Mateon
DRB CHAIR

3/26/03
DATE

Christina Sandoval
PARKS & RECREATION DEPARTMENT

3/26/03
DATE

BOHANNAN HUSTON INC.
FIRM:

R. Du
TRANSPORTATION DEVELOPMENT

3-26-03
DATE

N/A
AMAFCA

DATE

Nina Leung
SIGNATURE
3-18-03
DATE

Robert Sheen
UTILITY DEVELOPMENT

3/26/03
DATE

Brady L. Bigham
CITY ENGINEER

3/26/03
DATE

MAXIMUM TIME ALLOW TO CONSTRUCT
IMPROVEMENTS WITHOUT A DRB EXTENSION

9-04-04

10 N/A
NEW MEXICO UTILITIES INC.

DATE

DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
<i>1</i>	<i>4/13/04</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

September 14, 2004

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

#12

Re: Request for Deferral
Vista West Final Plat, DRB No. 1002022, Agenda Item No. 12

Dear Ms. Matson:

We request a three week deferral of the final plat for Vista West; scheduled for hearing on September 15, 2004. This action is being requested to adequately address all comments made by the DRB members at the previous meeting and to process an easement vacation. Based on this request, we anticipate a hearing date of October 6, 2004.

If you have any questions or require further information, please call me.

Sincerely,



Nina Leung
Community Development and Planning Group

SS

Courtyard I
 7500 Jefferson St. NE
 Albuquerque, NM
 87109-4335
 www.bhinc.com
 voice: 505.823.1000
 facsimile: 505.798.7988
 toll free: 800.877.5332

CLIENT/COURIER TRANSMITTAL

To: Sheran Matson
 City of Albuquerque
 Plaza Del Sol

Requested by: Nina Leung

Date: September 2, 2004

Time Due: This A.M.
 This P.M.
 Rush _____
 By Tomorrow

*9/3/04
 Called
 Nina
 & told her 5 copies.*

Phone:

Job No.:

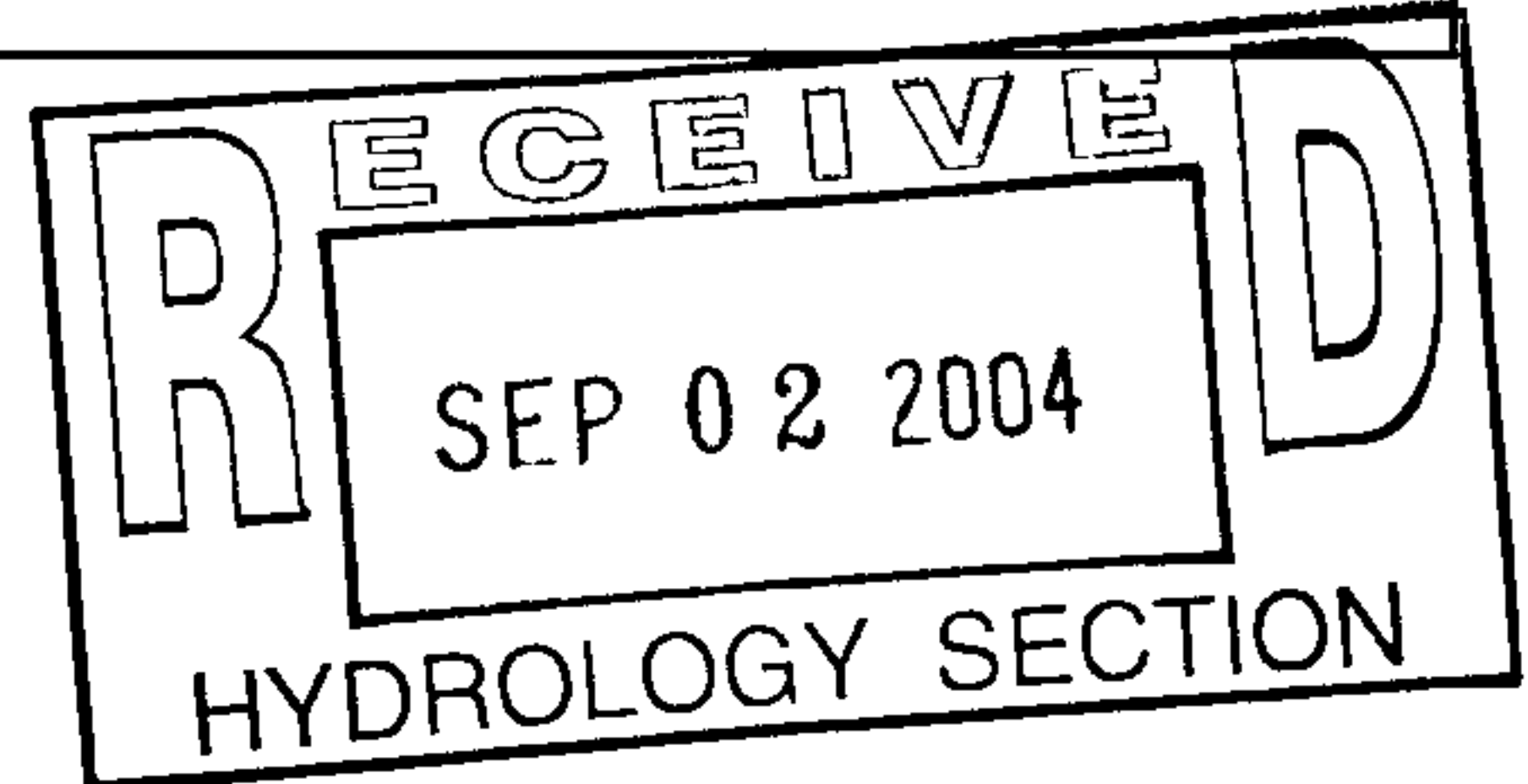
Job Name: Vista West

DELIVERY VIA

Courier Federal Express
 Mail UPS
 Other

PICK UP *SM*

Item: _____



ITEM NO.	QUANTITY	DESCRIPTION
1	1	Landscape Plan (DRB No. 1002022)
2	1	Revised list of plants

COMMENTS / INSTRUCTIONS

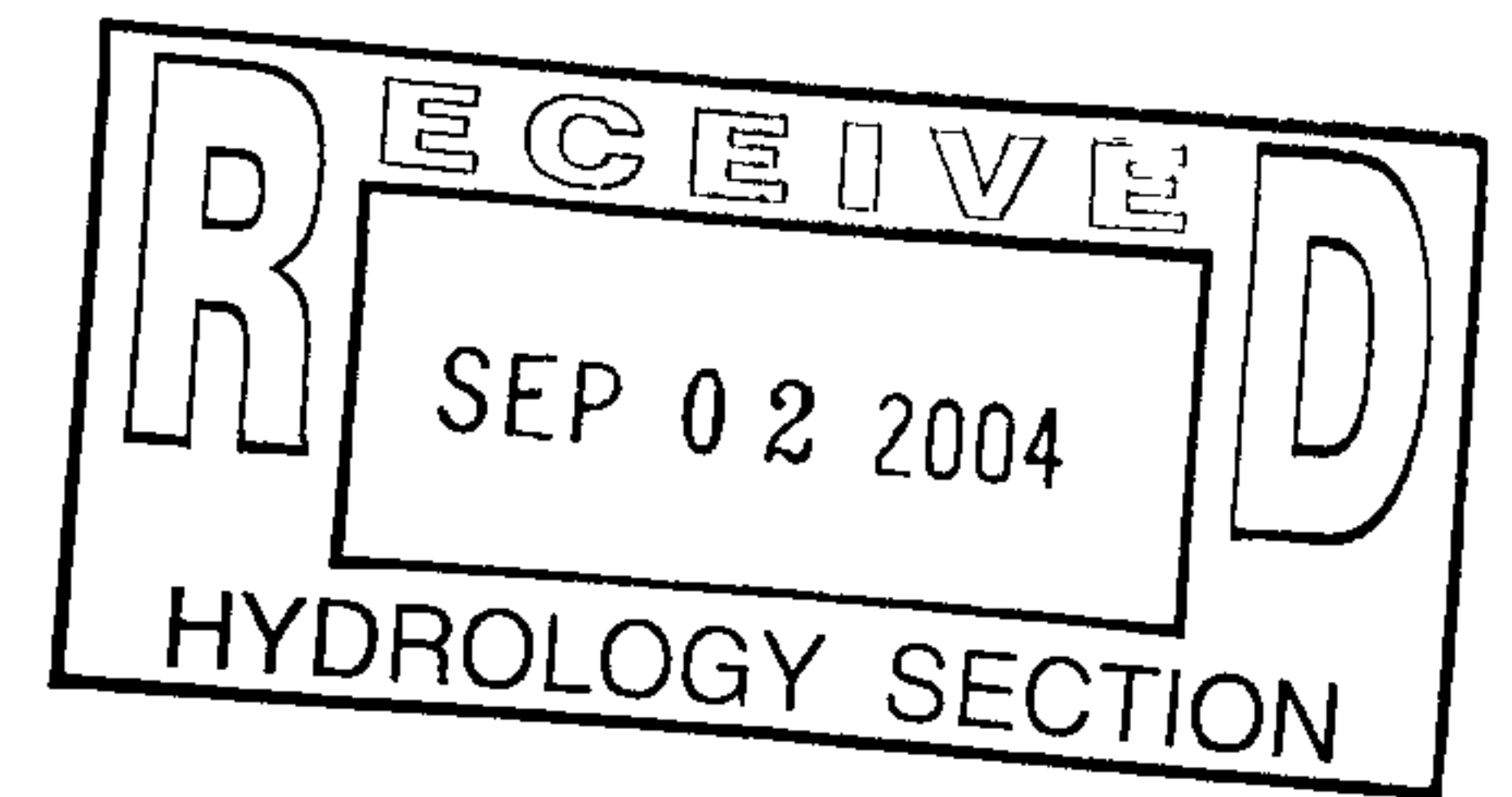
Enclosed is a landscape plan as you requested during yesterday's DRB meeting. A reduced copy will be included with the wall design if you find it to be acceptable. In addition, the infrastructure list will be amended to include a statement regarding the landscape maintenance agreement. However, an irrigation meter is not proposed since xeriscape planting will be used. Please call me at 798-7836 at your earliest convenience to discuss this further. Thank you very much for your time and assistance.

REC'D BY: _____ DATE: _____ TIME: _____

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲



Vista West Subdivision

DRB No. 1002022

September 2, 2004

Proposed List of Plants:

Powis Castle Sage

Chamisa

Beargrass

Apache Plume

Agave

Sotol

Ocotilla

Note: The plants listed are all xeriscape plants which require little or no watering. Therefore, an irrigation meter is not proposed for the site.

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form		Supplemental form	
SUBDIVISION	S	ZONING & PLANNING	Z
<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	V	<input type="checkbox"/> EPC Submittal	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)	
SITE DEVELOPMENT PLAN	P	<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 (Zoning Code/Sub Regs)	
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L		
		APPEAL / PROTEST of...	A
		<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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: T.S. McNaney & Associates PHONE: 358-2286
 ADDRESS: 1015 Tijeras NW Suite 210 FAX: 944-1232
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: _____
 Proprietary interest in site: owner List all owners: _____
 AGENT (if any): Behannan Huston, Inc. PHONE: 823-1000
 ADDRESS: 7500 JEFFERSON NE FAX: 798-7988
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____

DESCRIPTION OF REQUEST: Final Plat, Submittal, Preliminary plat Extension
APPROVAL DO

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. Tracts 8 & 9 Block: _____ Unit: _____
 Subdiv. / Addn. Vista West Subdivision
 Current Zoning: R-D Proposed zoning: _____
 Zone Atlas page(s): L-10 No. of existing lots: 2 No. of proposed lots: 64
 Total area of site (acres): 10 Density if applicable: dwellings per gross acre: 2 dwellings per net acre: 2
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 1010056107271000105 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Tower Rd. SW
 Between: Unser Blvd. SW and Eucariz Ave. SE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.):
DRB# 1002022

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

SIGNATURE			DATE	<u>8-24-2004</u>
FOR OFFICIAL USE ONLY			Form revised 9/01, 3/03, 7/03, 10/03, 3/04	
<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Applicant <input checked="" type="checkbox"/> Agent
<input checked="" type="checkbox"/> All checklists are complete	<u>04DRB</u>	<u>EPP</u>	<u>5(3)</u>	Fees <u>\$ 50⁰⁰</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>04DRB</u>	<u>FP</u>	<u>5(3)</u>	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date	<u>Sept. 1st '04</u>	Total	<u>\$ 70⁰⁰</u>
	Planner signature / date	<u>Balbert 8/24/04</u>	Project #	<u>1002022</u>

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

Amended preliminary plat approval expires after one year.

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

Nina Leung

Nina Leung

Applicant name (print)
8-24-2004

Applicant signature / date



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

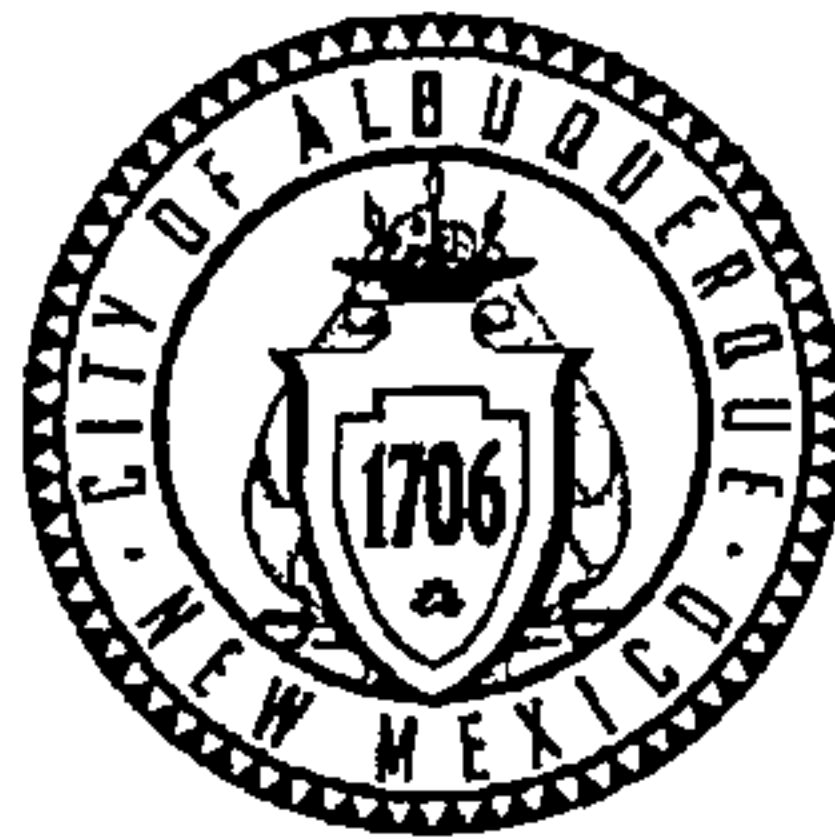
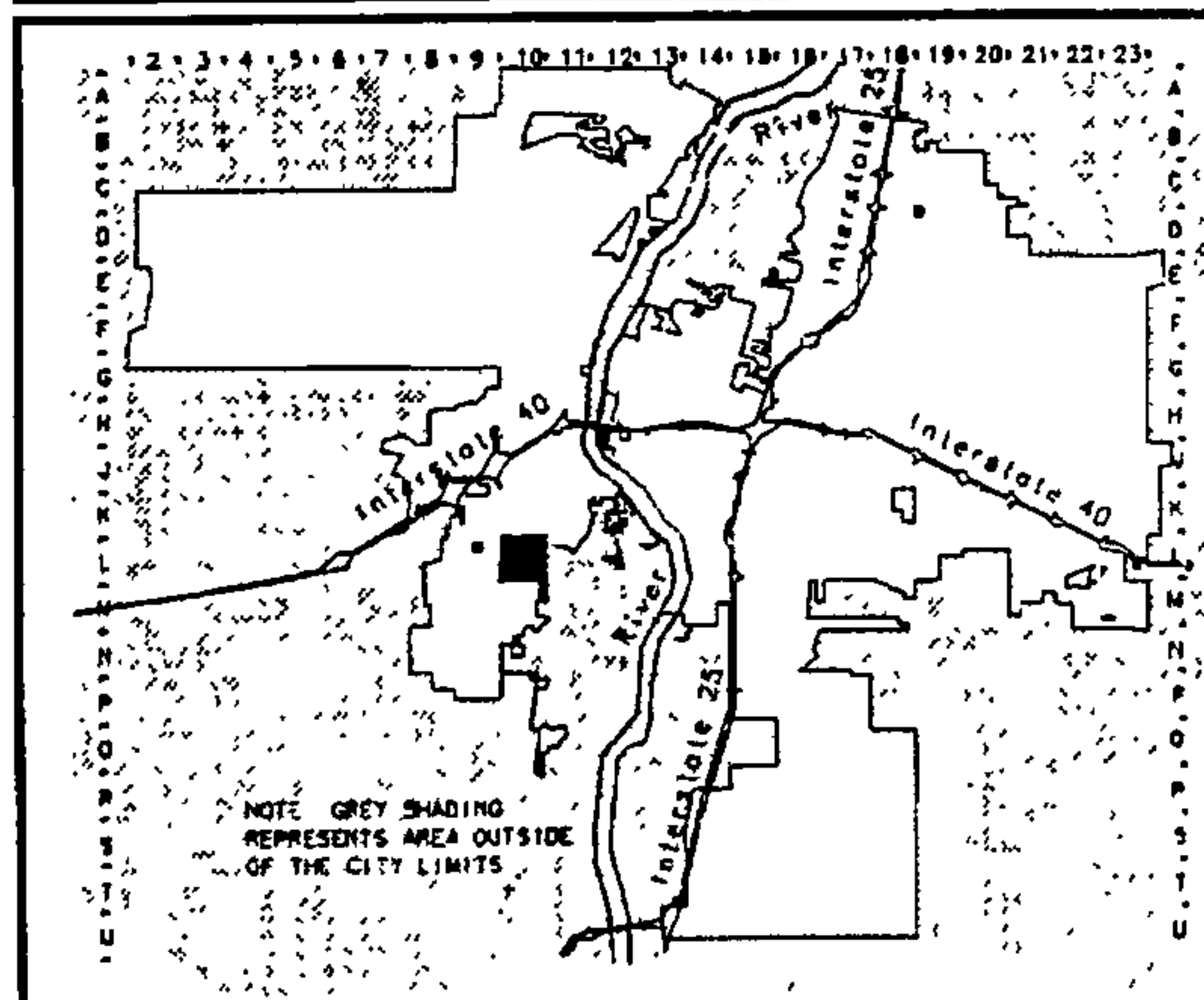
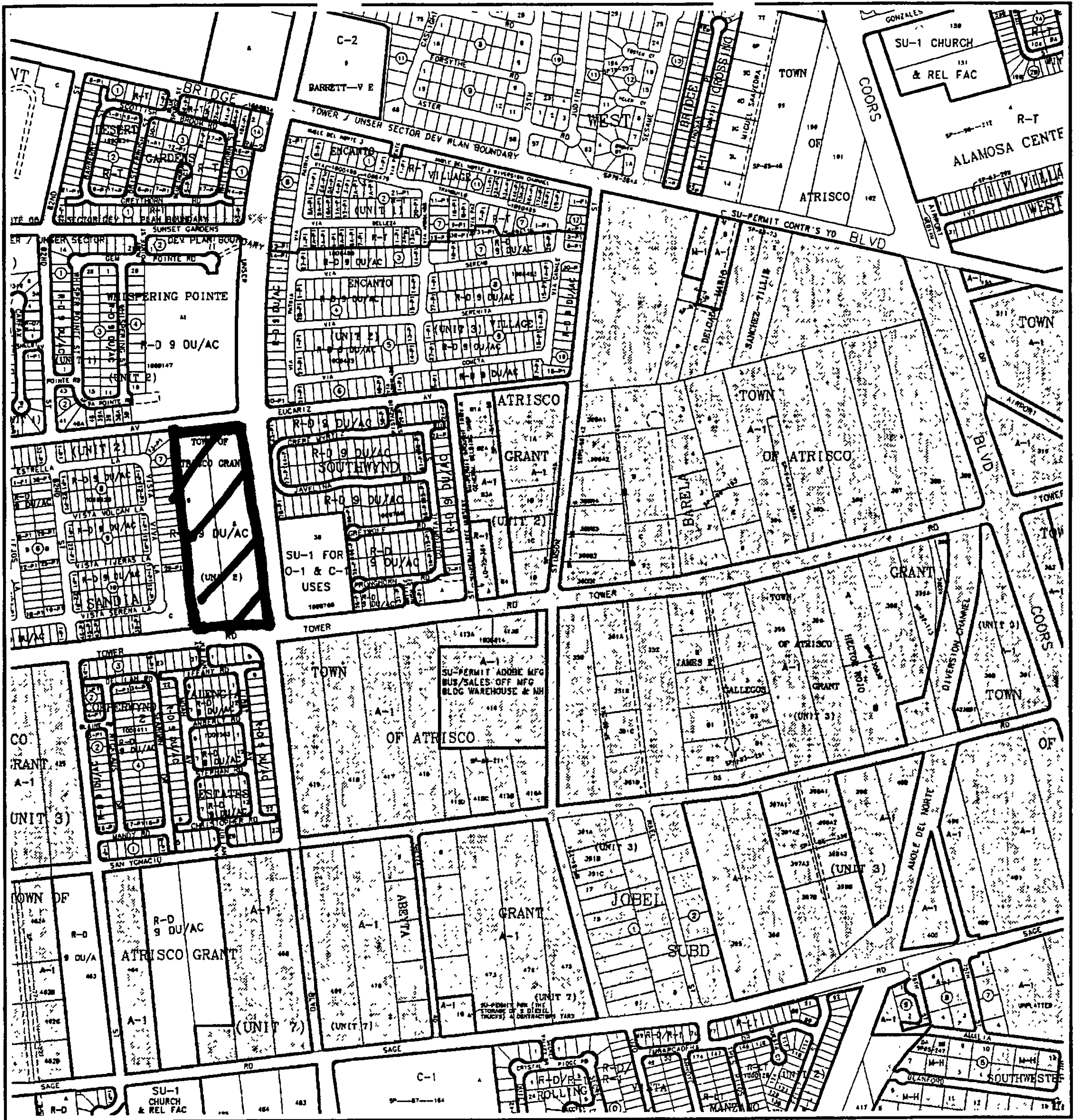
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
 04DRB - 01307
 04ORB - 01308

Robert 8/24/04

Planner signature / date

Project # 1002022



Albuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT

© Copyright 2003

Zone Atlas Page

L-10-Z

Map Amended through September 02, 2003

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

August 24, 2004

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

Re: Final Plat Approval and Preliminary Plat Extension
Vista West Subdivision, DRB No. 1002022

Dear Ms. Matson:

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

- Development Review Applications
- Six (6) copies of the Final Plat
- Zone Atlas Map showing the location of the property
- SIA financial guaranty information
- Perimeter Wall design
- One (1) copy of the Preliminary Plat
- DRB approved infrastructure list
- DRB Official Notice of Decision

Vista West is located at Tower Road and Unser Blvd. It is a 10-acre residential subdivision to consist of 64 lots. We are requesting final plat approval for Vista West in conjunction with a preliminary plat extension. The preliminary plat is due to expire on September 4, 2004, therefore, we respectfully request an extension of the preliminary plat to ensure adequate time for approval of the final plat.

Please place this item on the DRB Agenda to be heard on September 1, 2004. If you have any questions or require additional information, please contact me.

Sincerely,



Nina Leung
Community Development and Planning Group

SS
Enclosure

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

FINANCIAL GUARANTY AMOUNT

05/20/2004

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

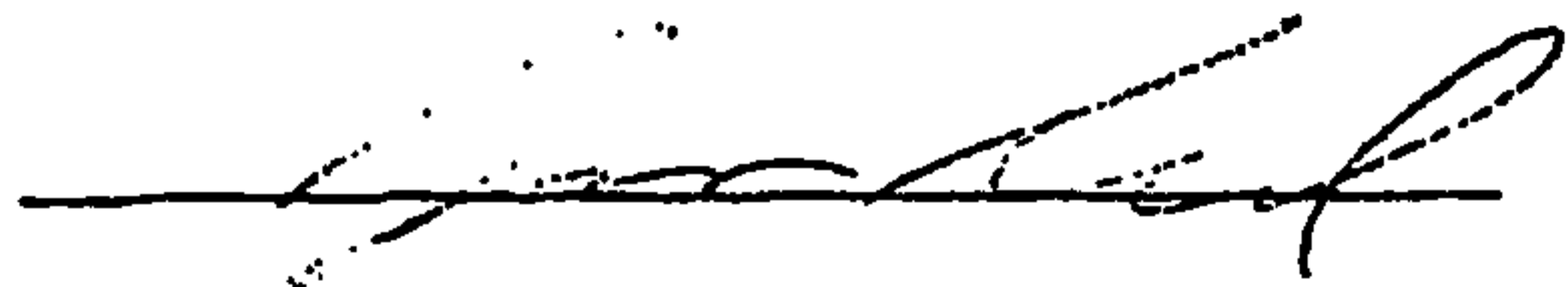
Project ID #: 726881, Vista West Subdivision, Phase/Unit #: 1

Requested By: Rick Beltramo, PE w/ Bohannan Huston

Approved estimate amount:		\$663,580.00
Contingency Amount:	10.00%	\$66,358.00
Subtotal:		\$729,938.00
NMGRT	5.8125%	\$42,427.65
Subtotal:		\$772,365.65
Engineering Fee	6.60%	\$50,976.13
Testing Fee	2.00%	\$15,447.31
Subtotal:		\$838,789.09
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$.00
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$1,048,486.36</u>

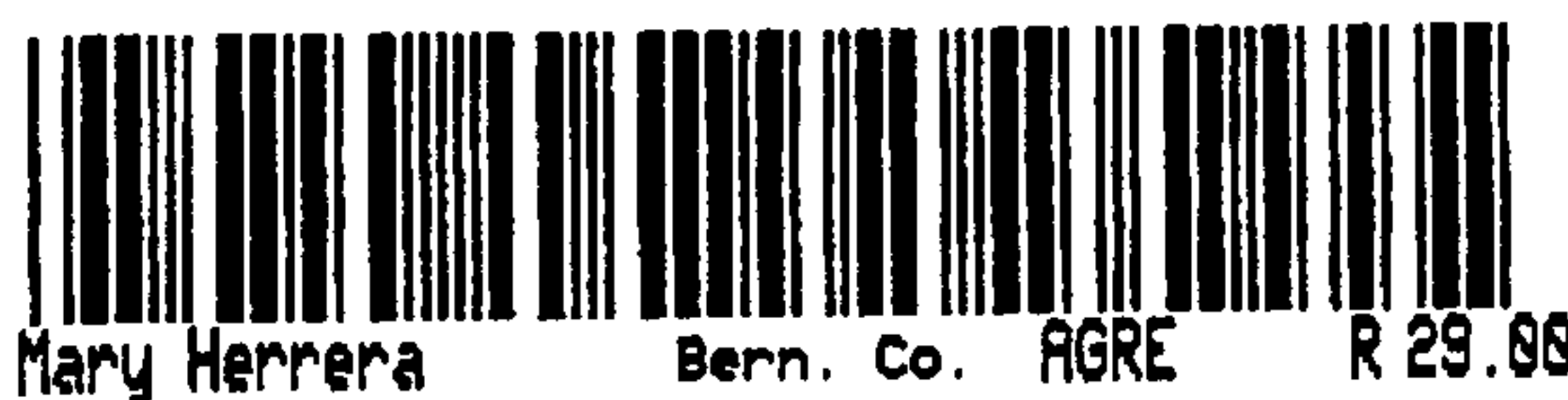
APPROVAL:

DATE:



5-20-2004

Notes: 10% contingency, plans not approved. Certification for grading & drainage prior to release of financial guaranty.



Mary Herrera

Bern. Co. AGRE

R 29.00

2004098522

8112815

Page: 11 of 11

07/14/2004 03:08P

Bk-880 Pg-8264

FINANCIAL GUARANTY AMOUNT

05/20/2004

Type of Estimate: Sidewalk Deferral

Project Description:

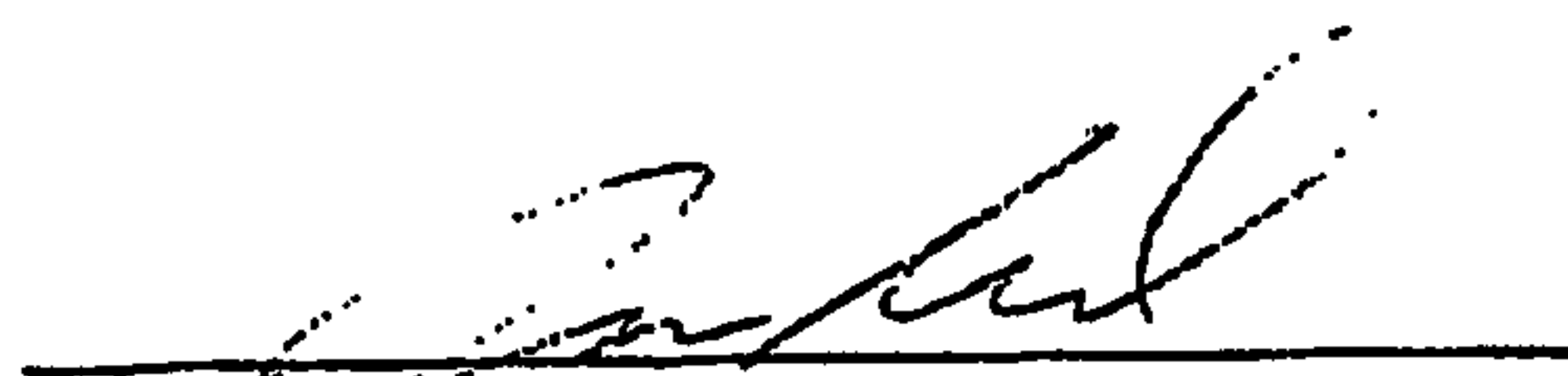
Project ID #: 726881, Vista West Subdivision, Phase/Unit #: 1

Requested By: Rick Beltramo, PE w/ Bohannan Huston

Approved estimate amount:		\$30,558.40
NMGRT	5.8125%	\$1,776.21
Subtotal:		\$32,334.61
125% FINANCIAL GUARANTY RATE		1.25
TOTAL FINANCIAL GUARANTY REQUIRED		\$40,418.26

APPROVAL:

DATE:



5-20-2004

Notes:



Mary Herrera

Bern. Co. AGRE

R 19.00

2004098520

6112013

Page: 6 of 6

07/14/2004 03:08P

Bk-A88 Pg-0262

**OFFICIAL NOTICE OF DECISION**

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

10-2-2003

15. Project # 1002022
03DRB-01604 Minor-Amnd Prelim Plat Approval

BOHANNAN HUSTON, INC. agent(s) for TIM S. MCNANEY request(s) the above action(s) for all or a portion of Tract(s) 8 & 9, TOWN OF ATRISCO GRANT, UNIT 2, (to be known as **VISTA WEST**, zoned R-D residential and related uses zone, developing area, 9 DU/AC, located WEST OF UNSER BLVD SW, between EUCARIZ SW and TOWER SW containing approximately 10 acre(s). [REF: 03DRB-01293, 03DRB-01294] (L-10)

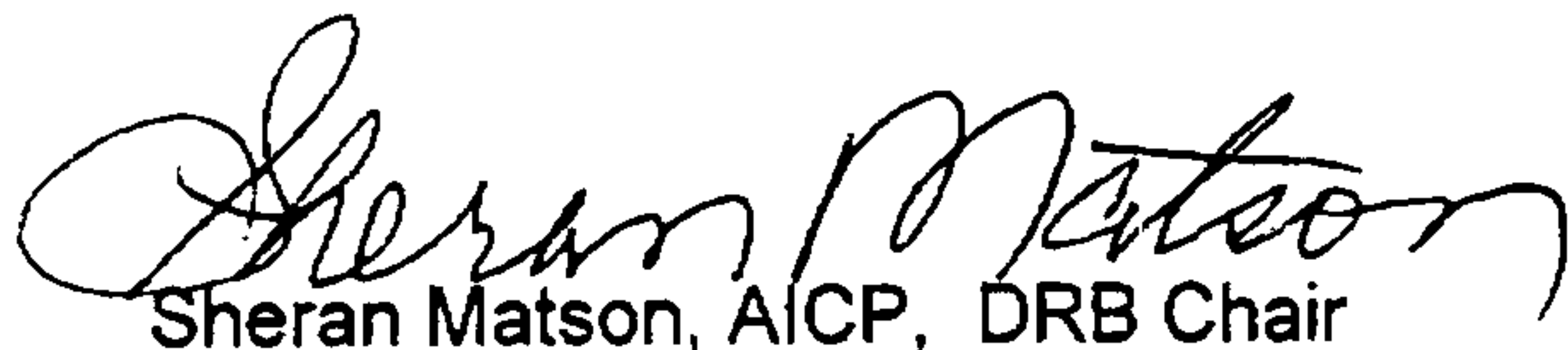
At the October 1, 2003, Development Review Board meeting, the amended preliminary plat was approved. This amendment does not extend the expiration date of the already approved preliminary plat.

If you wish to appeal this decision, you must do so by October 16, 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: Tim S McNaney, 400 Gold St SW, Suite 700, 87102
Bohannan Huston Inc., 7500 Jefferson NE, 87109
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

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

PAID RECEIPT

APPLICANT NAME T.S. MCNANEY & ASSOC.
 AGENT BOHANNAN HUSTON, INC.
 ADDRESS 7500 JEFFERSON ST. NE
 PROJECT & APP # 1002022
 PROJECT NAME VISTA WEST. SP

\$ _____ 441032/3424000 Conflict Management Fee
 \$ 50⁰⁰ 441006/4983000 DRB Actions
 \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
 \$ 20⁰⁰ 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
 \$ 70⁰⁰ TOTAL AMOUNT DUE

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

McNANEY BUILDING INVESTMENTS
 1015 TIJERAS AVE NW # 210
 ALBUQUERQUE, NM 87102
 (505) 338-2286

1358

FIRST STATE BANK
 95-145-1070

8/19/2004

PAY TO THE ORDER OF City of Albuquerque

Seventy and 00/100 *****DUPLICATE***** City of Albuquerque Treasury Division
 \$70.00 *****DUPLICATE***** City of Albuquerque Treasury Division

8/24/2004 11:35AM LOC: ANNX
 RECEIPT# 00027886 WSH 008 TRANS# 0022
 Account 441006 Fund 0110
 Activity 4983000 TRSDMM
 Vista West Amt \$70.00
 J24 Misc \$50.00

8/24/2004 11:36AM LOC: ANNX
 RECEIPT# 00027887 WSH 008 TRANS# 0022
 Account 441018 Fund 0110
 Activity 4971000 TRSDMM
 Trans Amt \$70.00
 J24 Misc \$20.00
 CR \$70.00
 \$0.00

⑈001358⑈ ⑈107001452⑈ 00161358⑈

MEMO

Thank You

Thank You

Details on back Security Features Included.

Claire

Date Submitted: March 18, 2003
 Date Site Plan Approved: N/A
 Date Preliminary Plat Approved: 9-04-02
 Date Preliminary Plat Expires: 9/4/03
 DRB Project No: 1002022
 Application No: 03DRB-00424

ORIGINAL

Figure 12
INFRASTRUCTURE LIST
 EXHIBIT "A"
 TO SUBDIVISION IMPROVEMENTS AGREEMENT
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST
**VISTA WEST SUBDIVISION
 PRELIMINARY PLAT**

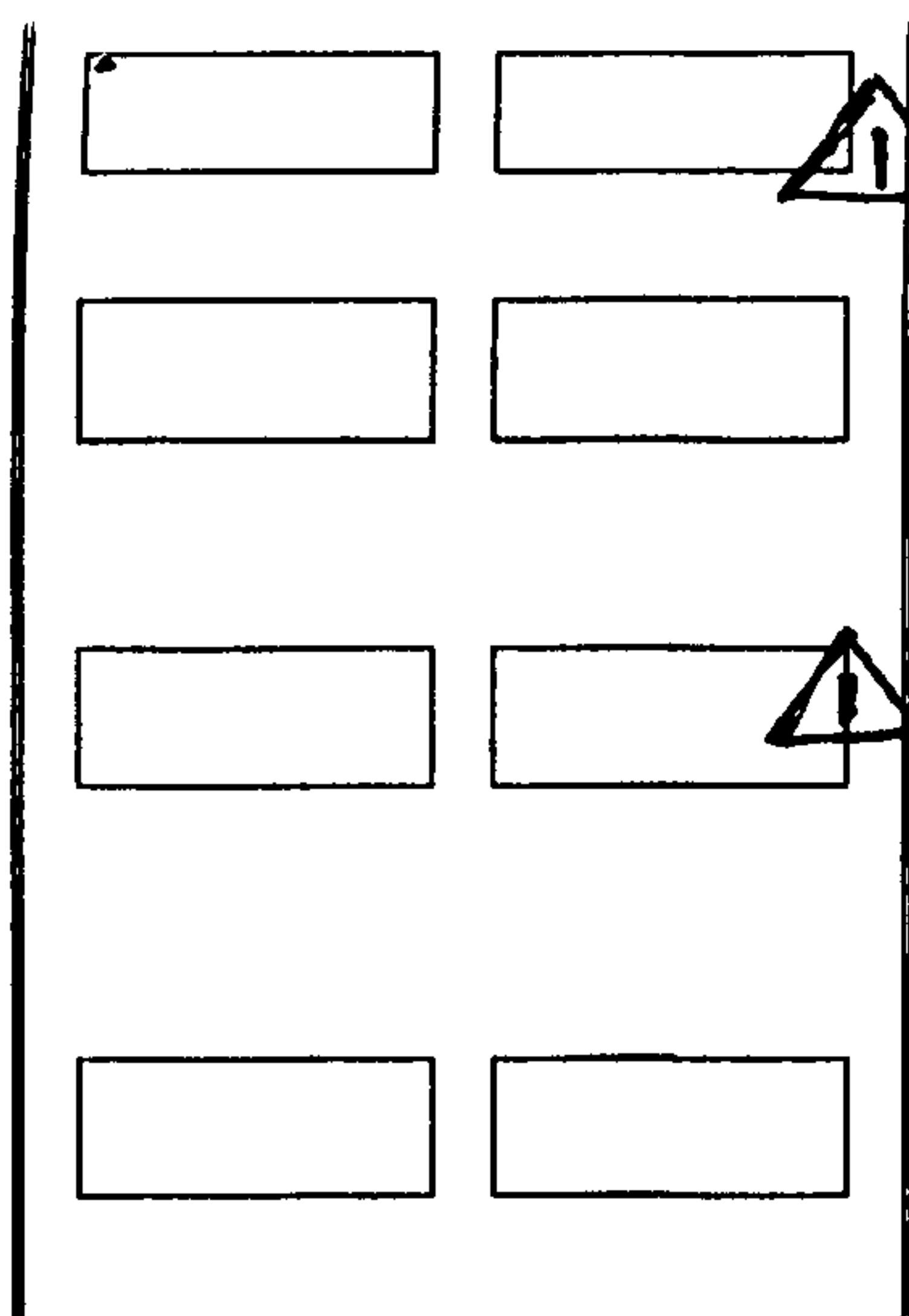
Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant 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 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
PRIVATE ROADWAY IMPROVEMENTS									
		25' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES* (PEDESTRIAN & EMERGENCY ACCESS TO EUCARIZ AVE.)	REMBERT TRAIL	BROOKSIDE LANE	NORTH STUB TERMINUS	/	/	/
		26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	BROOKSIDE LANE	RIDGESIDE TRAIL	REMBERT TRAIL	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON SOUTH SIDE* (PEDESTRIAN ACCESS TO UNSER BLVD.)	BROOKSIDE LANE	REMBERT TRAIL	EAST STUB TERMINUS	/	/	/
		55' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON EAST SIDE*	RIDGESIDE TRAIL	TOWER ROAD	BROOKSIDE LANE	/	/	/
		25' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON EAST SIDE*	RIDGESIDE TRAIL	BROOKSIDE LANE	NORTH STUB TERMINUS	/	/	/
		25' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON NORTH SIDE ONLY*	CRESTSIDE LANE	RIDGESIDE TRAIL	REMBERT TRAIL	/	/	/

\$25,000 MODIFIED TYPE "C" CONTRIBUTION FOR TOWER/UNSER TRAFFIC SIGNAL

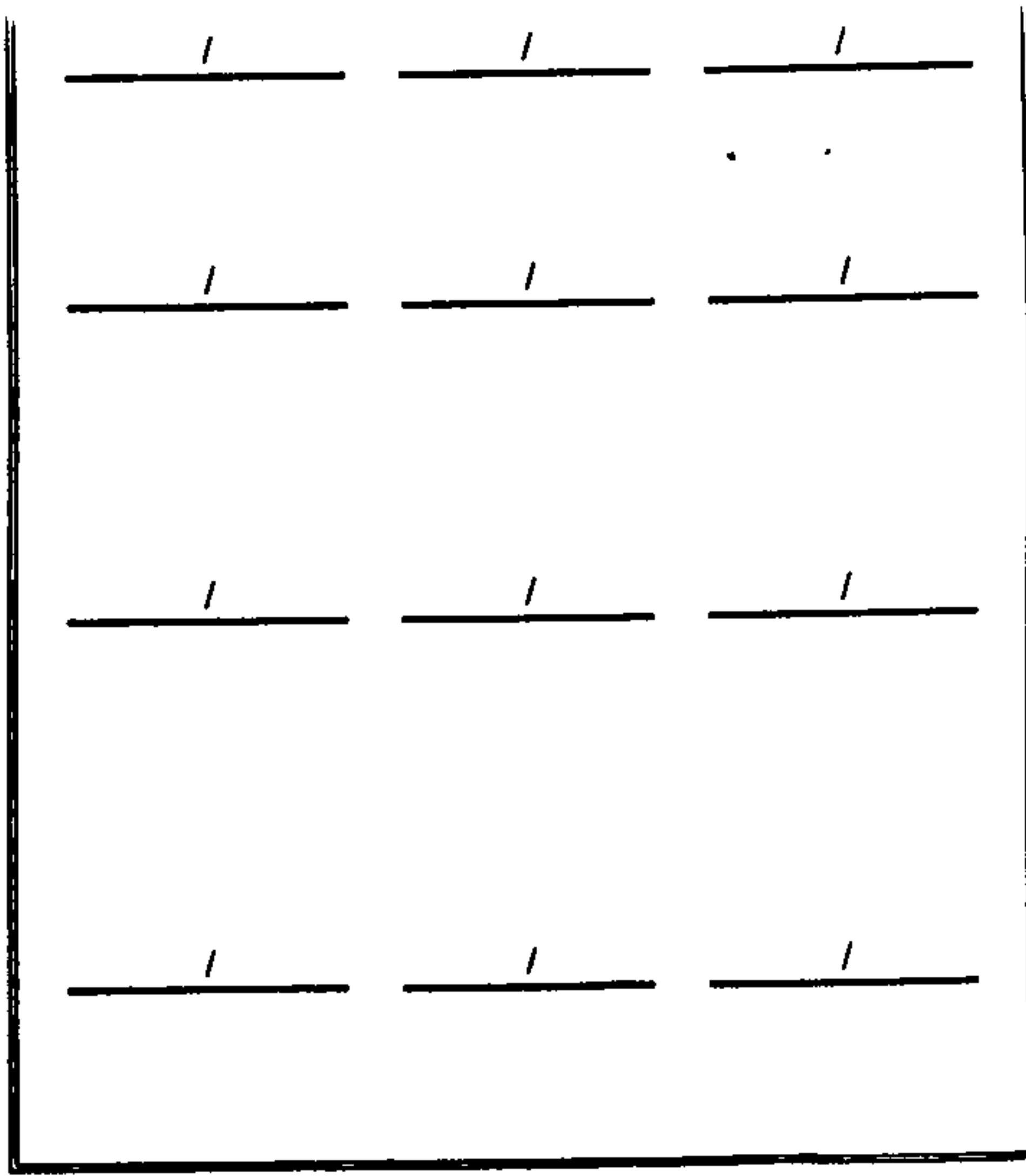
* SIDEWALKS TO BE DEFERRED WAIVER OF SIDEWALKS ON WEST SIDE OF RIDGESIDE TRAIL, NORTH SIDE OF BROOKSIDE LANE STUB STREET, WEST SIDE OF REMBERT TRAIL STUB STREET, AND SOUTH SIDE OF CRESTSIDE LANE. STREET LIGHTS AS PER COA DPM

V



24' F-EOP
 30' F-F
 29
 12' wide

RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON SOUTH SIDE ONLY	EUCARIZ AVENUE	WEST BOUNDARY	UNSER BLVD
ARTERIAL PAVING W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK ON WEST SIDE ONLY (HALF STREET SECTION)	UNSER BLVD.	TOWER ROAD	EUCARIZ AVENUE
ARTERIAL PAVING W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK ON NORTH SIDE ONLY MEDIAN CURB & GUTTER (MATCH EXISTING PAVEMENT TO ACHIEVE FULL 31' F-F STREET SECTION)	TOWER ROAD	WEST BOUNDARY	UNSER BLVD
ARTERIAL PAVING W/ PCC MEDIAN CURB & GUTTER FOR LEFT TURN LANE	TOWER ROAD	75 FEET WEST	RIDGESIDE TRAIL



SIA
Sequence #

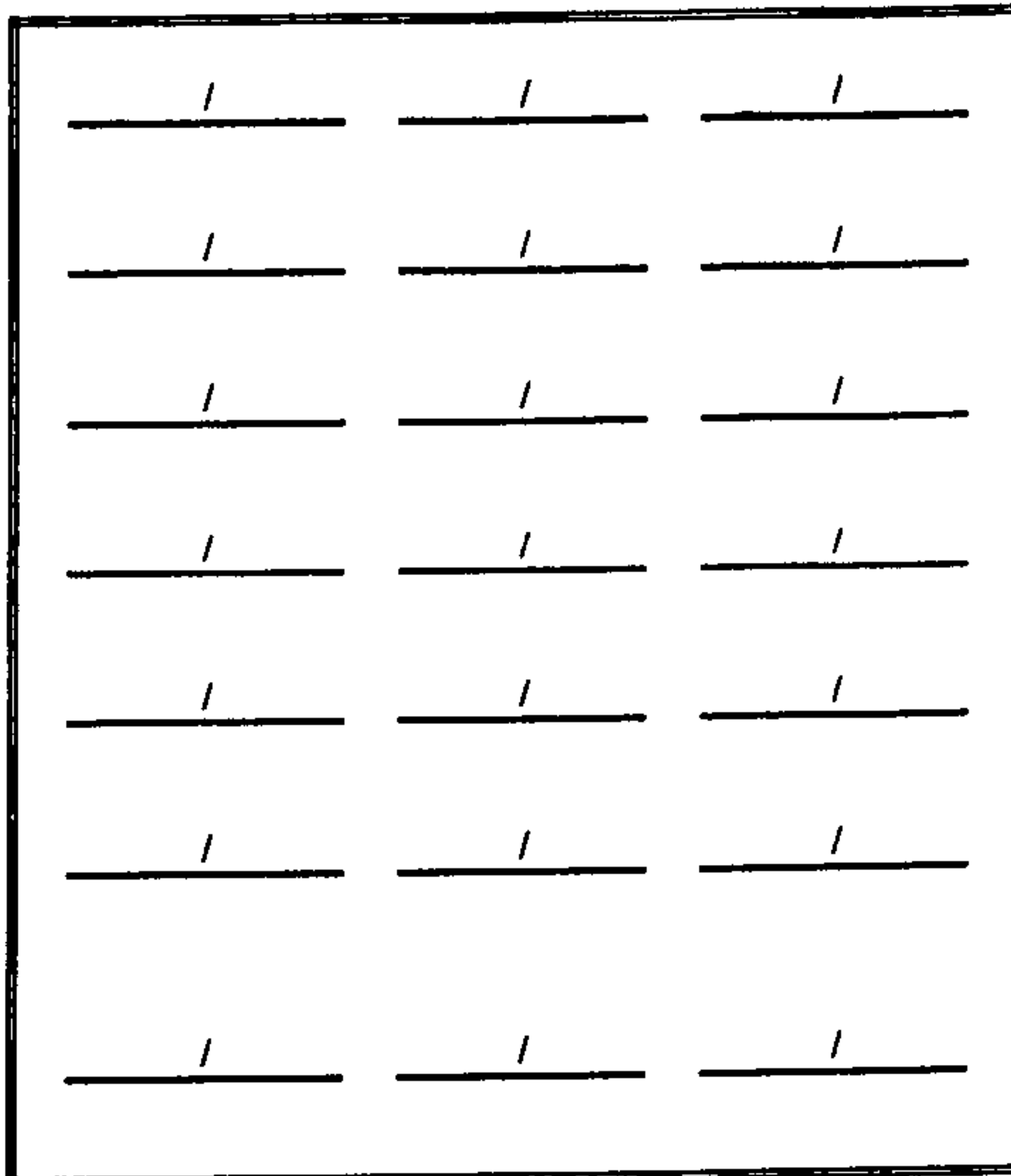
COA DRC
Project #

Size	Type of Improvement	Location	From	To
PUBLIC STORM DRAIN IMPROVEMENTS				
18"-24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	REMBERT TRAIL	BROOKSIDE LANE	30' NORTH OF BROOKSIDE LANE
18"-30" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	BROOKSIDE LANE	REMBERT TRAIL	EAST STUB TERMINUS
18"-30" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	38' EASEMENT	BROOKSIDE LANE	UNSER BLVD
48"-66" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	TOWER ROAD	WEST BOUNDARY LINE	UNSER BLVD
30" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	UNSER BLVD	TOWER ROAD	100' NORTH OF TOWER ROAD
2 ACRE-FEET	TEMPORARY RETENTION POND WITH AGREEMENT AND COVENANT	TRACT A		
NOTE:	A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES.			

Private Inspector

City Inspector

City Crst Engineer



ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	REMBERT TRAIL	BROOKSIDE LANE	EUCARIZ AVENUE
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BROOKSIDE LANE	RIDGESIDE TRAIL	EAST STUB TERMINUS
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	RIDGESIDE TRAIL	TOWER ROAD	⚠️ CRESTSIDE LANE EUCARIZ AVENUE
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CRESTSIDE LANE	RIDGESIDE TRAIL	REMBERT TRAIL
		12" DIA	WL ET AL WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	EUCARIZ AVENUE	W. BOUND WEST BOUNDARY LINE	UNSER UNSER BLVD ⚠️
		* 10" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	UNSER BLVD.	TOWER ROAD	EUCARIZ AVENUE

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

⚠️ BEING BUILT W/ WHISPERING POINT ^{UNIT 3+4} 5929.83 - STAYS ON THIS INFR. LIST

* 10" ^{V IN UNSER} FROM EUCARIZ TO 500 FT. SOUTH BEING BUILT W/ SOUTHWYND 6860.81

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	REMBERT TRAIL	BROOKSIDE LANE	NORTH BOUNDARY LINE
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BROOKSIDE LANE	RIDGESIDE TRAIL	EAST STUB TERMINUS
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	RIDGESIDE TRAIL	BROOKSIDE LANE	⚠️ 40' South of CRESTSIDE NORTH BOUNDARY LINE
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CRESTSIDE LANE	RIDGESIDE TRAIL	REMBERT TRAIL
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	38' EASEMENT	BROOKSIDE LANE	UNSER BLVD
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	UNSER BLVD.	TOWER ROAD	38' EASEMENT

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

NINA LEUNG
PREPARED BY:

Sheran Mateon
DBB CHAIR

3/26/03
DATE

Christina Sandoral
PARKS & RECREATION DEPARTMENT

3/26/03
DATE

BOHANNAN HUSTON INC.
FIRM:

R. Du
TRANSPORTATION DEVELOPMENT

3-26-03
DATE

N/A
AMAFCA

DATE

Nina Leung 3-18-03
SIGNATURE DATE

Regent Shee
UTILITY DEVELOPMENT

3/26/03
DATE

Brady J. Bigham
CITY ENGINEER

3/26/03
DATE

MAXIMUM TIME ALLOW TO CONSTRUCT
IMPROVEMENTS WITHOUT A DRB EXTENSION

9-04-04

N/A
NEW MEXICO UTILITIES INC.

DATE

DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	4/13/04	<i>[Signature]</i>	<i>[Signature]</i>	<i>Nina Leung</i>

A City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

S

V

P

L

Supplemental form

Z

ZONING & PLANNING

- Annexation
 Zone Map Amendment (Establish or Change Zoning)
 Sector Plan (Phase I, II, III)
 Amendment to Sector, Area, Facility or Comprehensive Plan
 Text Amendment (Zoning Code/Subdivision Regulations)

APPEAL / PROTEST of...

A

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

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

APPLICANT INFORMATION:

NAME: TIM S. MCNANEY PHONE: 338-2286
 ADDRESS: 400 GOLD STREET SW SUITE 700 FAX: 338-0200
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: _____
 Proprietary interest in site: OWNER
 AGENT (if any): BOHANNAN HUSTON, INC. PHONE: 823-1000
 ADDRESS: 7500 JEFFERSON NE FAX: 798-7988
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: _____

DESCRIPTION OF REQUEST: AMENDMENT TO PRELIMINARY PLAT AND GRADING PLAN

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. TRACTS 8 AND 9 Block: _____ Unit: _____
 Subdiv. / Addn. TOWN OF ATRISCO GRANT, UNIT 2 **(VISTA WEST)**
 Current Zoning: R-D-9 Proposed zoning: _____
 Zone Atlas page(s): L-10 No. of existing lots: 2 No. of proposed lots: 64
 Total area of site (acres): 10 Density if applicable: dwellings per gross acre: 6.4 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. 101105608627320104/ 101005610727620105 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: WEST OF UNSER BLVD. SW
 Between: EUCARIZ SW and TOWER SW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): _____
1002022_03DRB-01293, 01294, 012015

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

SIGNATURE *Nina Leung* DATE 9-22-03
 (Print) NINA LEUNG Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>03DRB - 01604</u>	<u>APP</u>	<u>S(3)</u>	<u>\$ 50⁰⁰</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	_____	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$ 50⁰⁰</u>

Hearing date October 1, 2003

B. Berber 9/23/03

Planner signature / date

Project # 1002022

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.

NINA LEUNG

Nina Leung Applicant name (print)
9-22-03 Applicant signature / date



Form revised MARCH 2003

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

Application case numbers
03DRB - 01604

B. Berbert 9/23/03
 Planner signature / date
Project # 1002022

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

September 22, 2003

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

Re: Amended Preliminary Plat and Grading Plan
Vista West Subdivision, DRB No. 1002022

Dear Sheran:

Enclosed for Development Review Board (DRB) review and approval of an amended Preliminary Plat and Grading Plan are copies of the following information:

- Completed Development Review Applications
- Six (6) copies of the Amended Preliminary Plat (dated July 30, 2003)
- Six (6) copies of the Amended Grading Plan (dated July 31, 2003)
- Zone Atlas Map showing location of subject property.
- 6 copies of previously approved pre-plat (dated March 14)
- 6 copies of previously approved grading plan (dated March 17)

Minor changes have been made to the preliminary plat and grading plan due to a change in lot dimensions. There are three more lots in comparison to the approved amendment in March. The overall street layout and drainage management plan has not changed from the approved drainage concepts.

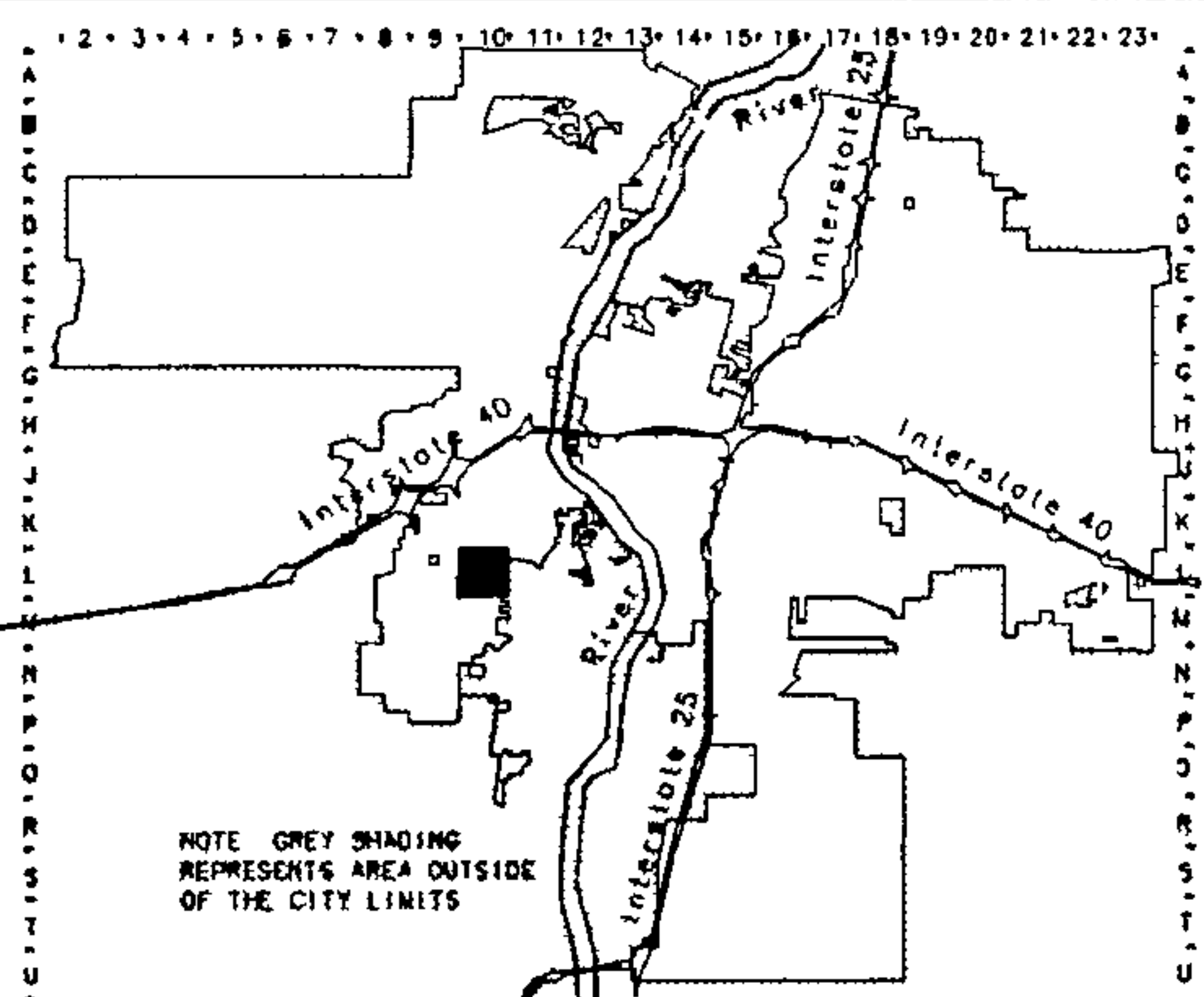
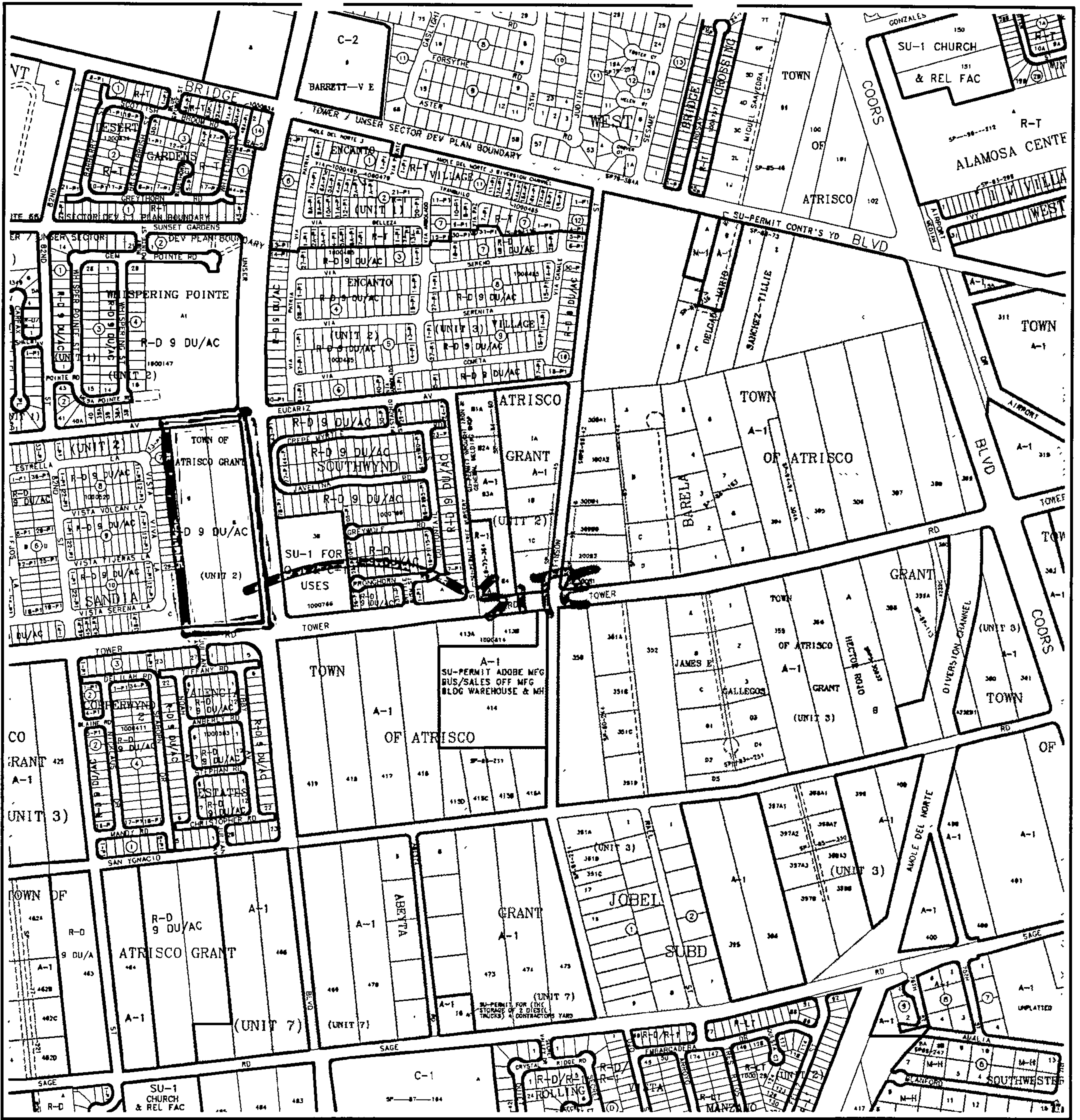
Please place this item on the DRB Agenda to be heard on October 1, 2003. If you have any questions or require further information, please contact me.

Sincerely,



Nina Leung
Community Development and Planning Group

ss
Enclosure



A G I S
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2003

Zone Atlas Page
L-10-Z
Map Amended through September 02, 2003

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

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

PAID RECEIPT

APPLICANT NAME

TIM S. MCNAMEY

AGENT

BOHANNAN HUSTON

ADDRESS

7500 JEFFERSON ST. NE

PROJECT NO.

1002022

APPLICATION NO.

03DRB-01604

\$ 50⁰⁰ 441006 / 4983000 (DRB Cases)

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

\$ _____ 441018 / 4971000 (Notification)

\$ 50⁰⁰ **Total amount due**

128100

9/23/2003

128100

*****50

*****00

*****50.00

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE, NM 87103 US

DUPLICATE
City Of Albuquerque
Treasury Division

09/23/2003 11:22AM LOC: ANN
X

⑈ 128100 ⑈ ⑆ 107000327⑆ 00286 5399404⑈
SECRET# 0012681 WSH 007 TRANSH 0018
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt \$50.00
J24 Misc 10/28/02 \$50.00
CK \$50.00
CHANGE \$0.00

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form **S**

SUBDIVISION

___ Major Subdivision action

___ Minor Subdivision action

Vacation **V**

___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

___ ...for Subdivision Purposes

___ ...for Building Permit

___ IP Master Development Plan

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

Supplemental form **Z**

ZONING & PLANNING

___ Annexation

___ Zone Map Amendment (Establish or Change Zoning)

___ Sector Plan (Phase I, II, III)

___ Amendment to Sector, Area, Facility or Comprehensive Plan

___ Text Amendment (Zoning Code/Subdivision Regulations)

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

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

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

APPLICANT INFORMATION:

NAME: TIM S. MCNANEY PHONE: 338-2286

ADDRESS: 400 GOLD STREET SW SUITE 700 FAX: 338-0200

CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: _____

Proprietary interest in site: OWNER

AGENT (if any): BOHANNAN HUSTON, INC. PHONE: 823-1000

ADDRESS: 7500 JEFFERSON NE FAX: 798-7988

CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: _____

DESCRIPTION OF REQUEST: AMENDMENT TO PRELIMINARY PLAT & GRADING PLAN W/MINOR CHANGES
VACATION OF 1 PUBLIC EASEMENT, EXTENSION OF PRELIMINARY PLAT

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

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

Lot or Tract No. TRACTS 8 AND 9 Block: _____ Unit: _____

Subdiv. / Addn. TOWN OF ATRISCO GRANT, UNIT 2

Current Zoning: R-D 9 Proposed zoning: R-D 9

Zone Atlas page(s): L-10 No. of existing lots: 2 No. of proposed lots: 64

Total area of site (acres): 10 Density if applicable: dwellings per gross acre: 6.4 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. 101105608627320104/ 101005610727620105 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: WEST OF UNSER BLVD. SW

Between: EUCARIZ SW and TOWER SW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): _____
1002022 02DRB-00922-01237, 01238, 01239, 01240

Check-off if project was previously reviewed by Sketch Plat/Plan ? , or Pre-application Review Team ? . Date of review: 6-26-02

SIGNATURE *Nina Leung* DATE 7-31-03

(Print) NINA LEUNG Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

INTERNAL ROUTING

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

Application case numbers	Action	S.F.	Fees
<u>03DRB - 01293</u>	<u>PPE</u>	<u>S(3)</u>	<u>\$ 50.00</u>
<u>03DRB - 01294</u>	<u>PPA</u>	<u>S(3)</u>	<u>\$ 50.00</u>
<u>03DRB - 01295</u>	<u>VPE</u>	<u>V</u>	<u>\$ 45.00</u>
	<u>NOTIFICATION FEE</u>		<u>\$ 75.00</u>
			<u>\$</u>
			<u>\$</u>
			<u>Total</u>
			<u>\$ 220.00</u>

Hearing date 9/03/03

R. Desherbert 8/14/03
Planner signature / date

Project # 1002022

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

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

VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

VACATION OF PRIVATE EASEMENT

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

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

NINA LEUNG

Nina Leung Applicant signature / date
7-31-03

Applicant name (print)

Applicant signature / date



pdf Form revised Sept. 2001

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

Application case numbers
03DRB - 01295

B. Derbat 8/4/03
Planner signature / date

Project #

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.
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- 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.**

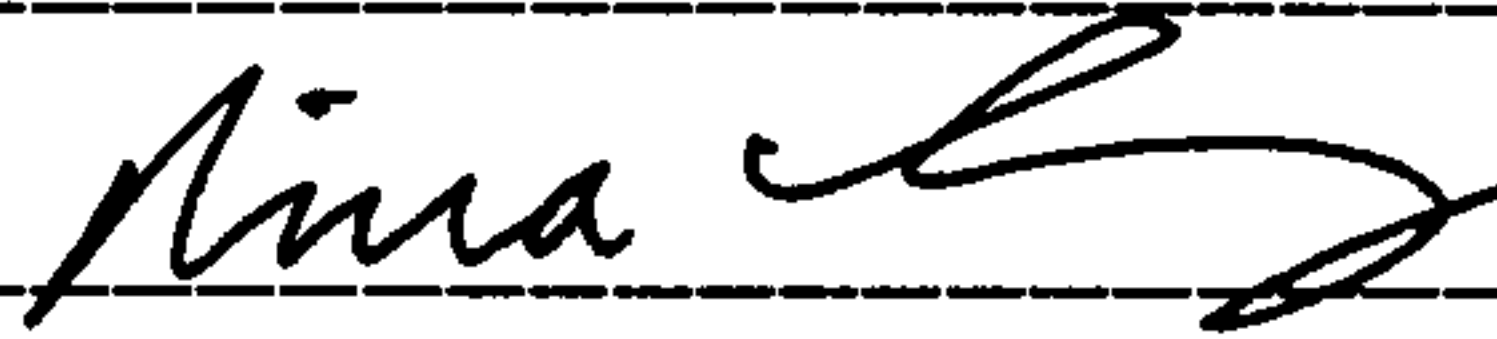
AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

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.

NINA LEUNG
 Applicant name (print)

 Applicant signature / date
7-31-03

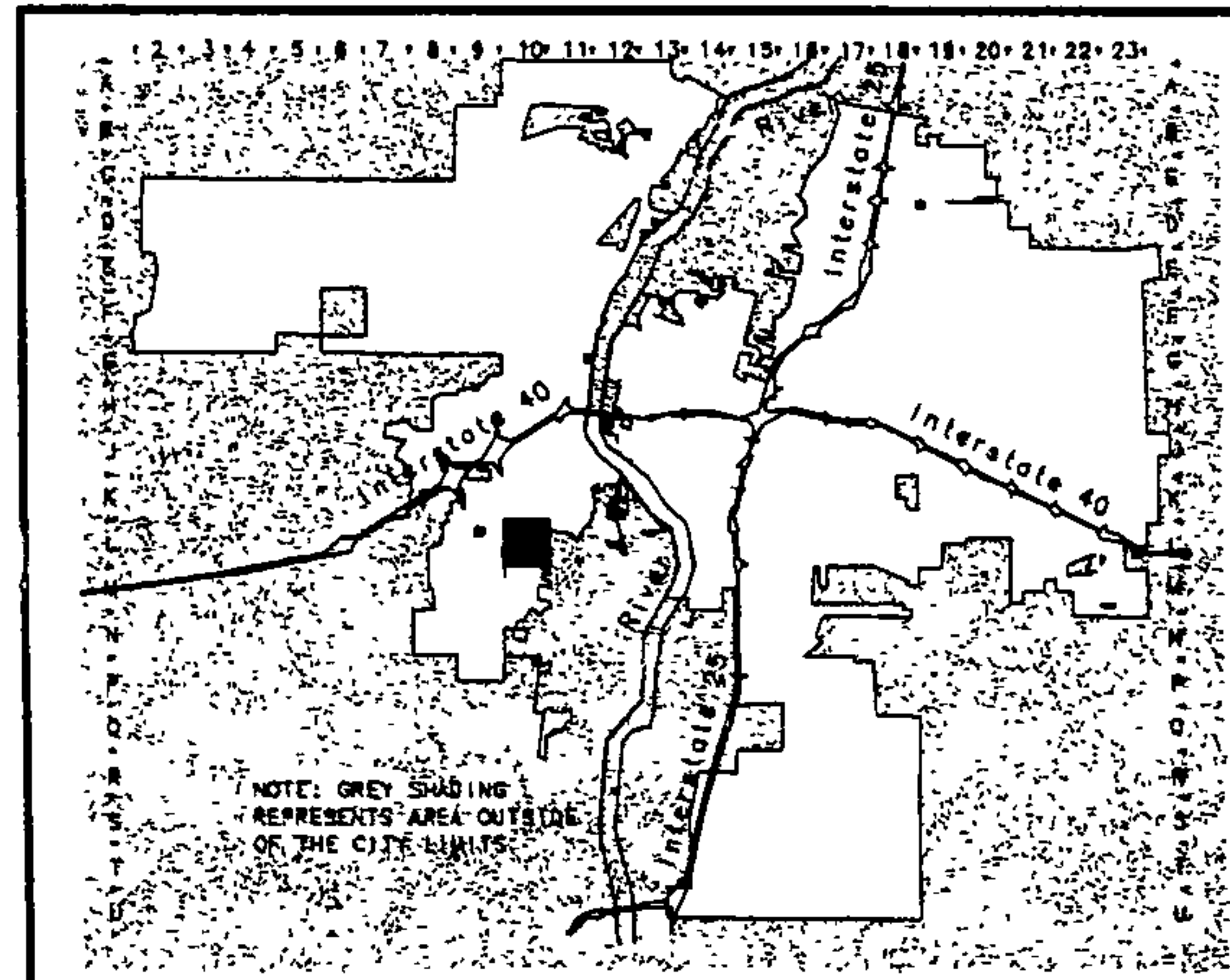


Form revised MARCH 2003

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

Application case numbers
03DRB - 01294
03DRB - 01295
 _____ - _____

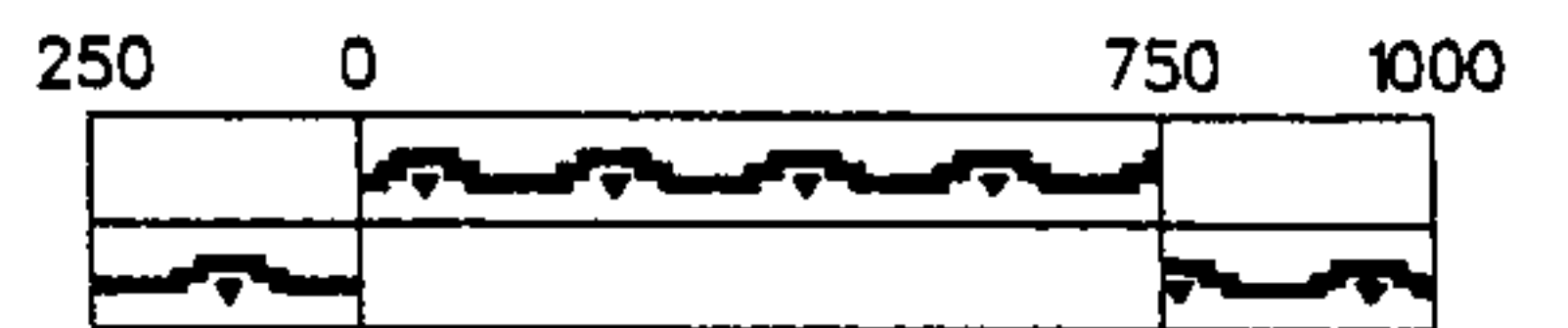
B. Benbert 8/4/03
 Planner signature / date
Project # 1002022



CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003

GRAPHIC SCALE IN FEET



Zone Atlas Page

L-10-Z

Map Amended through January 21, 2003

July 31, 2003

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103Re: Preliminary Plat Extension, Amendment to Preliminary Plat and Grading Plan,
and Vacation of Public Easement for Vista West Subdivision DRB# 1002022

Dear Sheran:

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

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas Page
- Official DRB Notice of Approval
- DRB Approved Infrastructure list
- Proposed Preliminary plat and Grading plan
- Original Preliminary plat and Grading plan
- Fee in the amount of \$220.00
- Notice from Neighborhood Notification
- Public Easement Vacation Exhibit

The previous amendment for this project was approved on March 26, 2003. We are requesting approval of a final amendment to the preliminary plat and grading plan due to a change in lot sizes. The overall road layout and drainage management plan has not changed from the approved drainage concepts. In addition to the amendment request, a recent design survey has uncovered a public easement that is no longer required by Qwest. We are requesting to vacate the easement and replace it with a smaller easement. Finally, the approved preliminary plat is due to expire on September 4, 2003. Please extend this date for one year to allow time for completion of the construction plans and final plat.

Please place this item on the DRB Agenda for hearing on September 3, 2003. If you have any questions or require further information, please call me.

Sincerely,
Bohannan Huston, Inc.Nina Leung
Community Development and Planning Group



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: July 29, 2003

TO CONTACT NAME: Stephanie Stratton
COMPANY/AGENCY: Bohannon Huston
ADDRESS/ZIP: 7500 Jefferson St NE 87109
PHONE/FAX #: 823-1000 / 798-7988

Thank you for your inquiry of 7-29-03 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Tracts 8 & 9, Vista West Subdivision

zone map page(s) L-10

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

Westgate Heights
Neighborhood Association
Contacts: Matthew Archuleta
1628 Summerfield SW
836-7251 (h) 87121
Libby McIntosh
1316 Ladrones Ct SW
831-5189 (h) 87121

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,

Dalana A. Curran
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

U.S. Postal Service

CERTIFIED MAIL RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

1 2649 8756 5000 0467 7002

OFFICIAL

31'03
U.S. POSTAGE
PB METER
5049727

Postage	\$.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.65

Sent To Libby McIntosh

Street, Apt. No.;

or PO Box No. 1316 hadrons Ct. SW

City, State, ZIP+4[®] Albuquerque NM 87121

PS Form 3800, January 2001 See Reverse for Instructions

U.S. Postal Service

CERTIFIED MAIL RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

0849 8756 5000 0467 7002

OFFICIAL

31'03
U.S. POSTAGE
PB METER
5049727

Postage	\$.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.65

Sent To Max New Archuleta

Street, Apt. No.;

or PO Box No. 1128 Summerfield SW

City, State, ZIP+4[®] Albuquerque NM 87121

PS Form 3800, January 2001 See Reverse for Instructions

U.S. Postal Service

CERTIFIED MAIL RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

July 29, 2003

Mr. Matthew Archuleta
1628 Summerfield SW
Albuquerque, New Mexico 87121

RE: Vacation of public easement
Vista West Subdivision; Tracts 8 & 9

Dear Mr. Archuleta:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Westgate Heights Neighborhood Association.

This letter is to advise you that Bohannon Huston, Inc., agent for Tim S. McNaney, is seeking approval of vacation of public easement for Vista West Subdivision Tracts 8 and 9 from the City of Albuquerque's Development Review Board (DRB).

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

Sincerely,



Nina Leung
Community Development and Planning Group

SS
Enclosure

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

July 29, 2003

Ms. Libby McIntosh
1316 Ladrones CT. SW
Albuquerque, New Mexico 87121

RE: Vacation of public easement
Vista West Subdivision; Tracts 8 & 9

Dear Ms. McIntosh:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Westgate Heights Neighborhood Association.

This letter is to advise you that Bohannon Huston, Inc., agent for Tim S. McNaney, is seeking approval of vacation of public easement for Vista West Subdivision Tracts 8 and 9 from the City of Albuquerque's Development Review Board (DRB).

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

Sincerely,



Nina Leung
Community Development and Planning Group

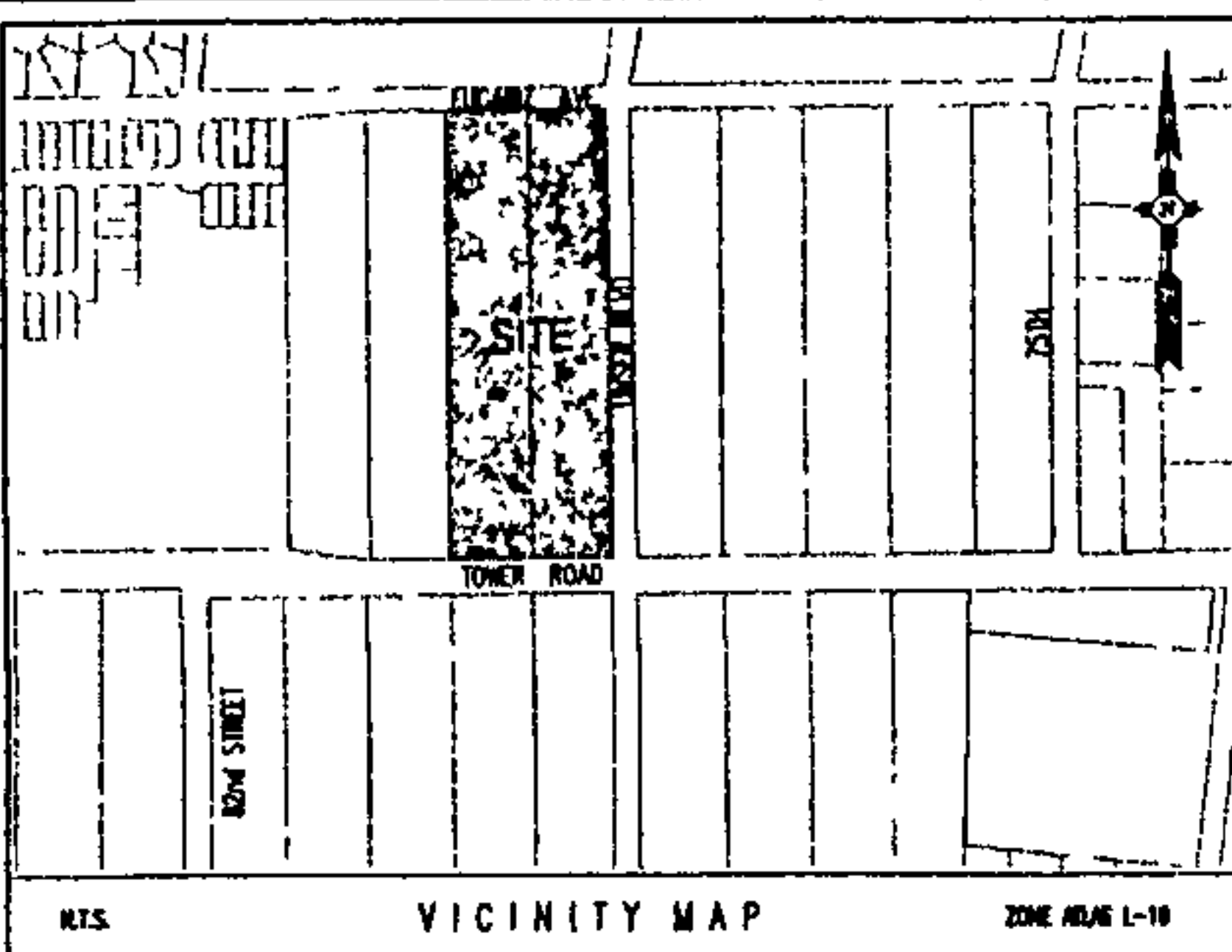
SS
Enclosure

ENGINEERING ▲

SPATIAL DATA ▲

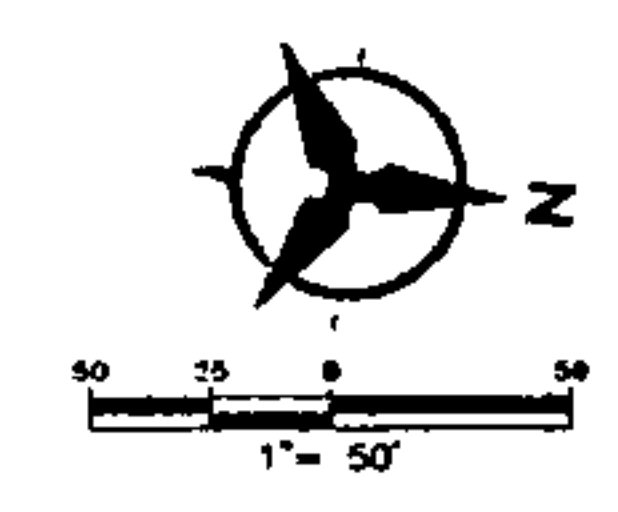
ADVANCED TECHNOLOGIES ▲

AMENDED PRELIMINARY PLAT FOR
VISTA WEST SUBDIVISION
 TRACTS 8&9
 TOWN OF ATRISCO GRANT (UNIT 2)
 ALBUQUERQUE, NEW MEXICO
 JULY 2003



LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- ADJOINING PROPERTY LINE
- W/ P.U.C. LINE
- EXISTING EASEMENT LINE
- NEW EASEMENT LINE
- ▲ CENTERLINE MONUMENT TO BE INSTALLED
- ⊙ FOUND REBAR W/ CAP
- △ CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT



- SURVEY NOTES**
1. ALL BOUNDARY CORNERS ARE MARKED AS SHOWN.
 2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT CORNERS, POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER APPROPRIATE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.
 3. THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
 4. BEARS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
 5. DISTANCES SHALL BE GRID DISTANCES.
 6. MONUMENTS WILL BE SET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER APPROPRIATE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.
 7. PROJECT BENCHMARK IS AN ACS 3 1/4" ALUMINUM CAP STAMPED "2-110, 1980". STATION IS LOCATED IN THE SOUTHWEST CORNER OF THE COORS BLVD & BRIDGE BLVD INTERSECTION. CAP IS SET FLUSH IN THE TOP OF CURB IN THE NORTHWEST CORNER OF THE TRAFFIC ISLAND. ELEVATION = 5433.25 (DMS 29).

APPROVED FOR MONUMENTATION AND STREET NAMES

 CITY SURVEYOR 7-30-03
 DATE

SITE DATA

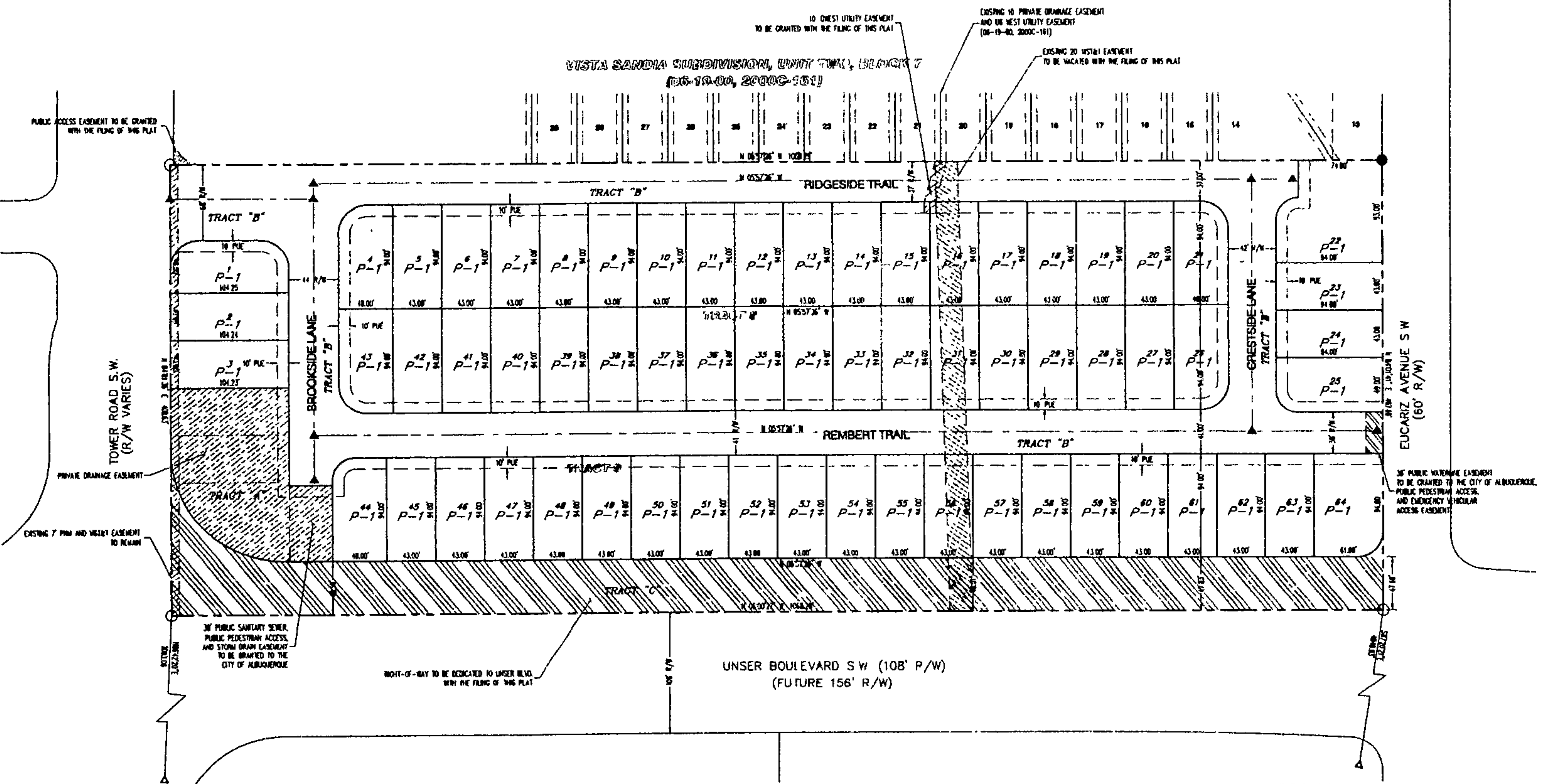
ZONE ARLA NO.	L-10-Z
FORM MAP NO.	300010028 D
ZONING	R-D B DU/AC
NO. OF EXISTING PARCELS	2
NO. OF LOTS CREATED	64
DENSITY	8.4 DU/AC

- GENERAL NOTES**
1. EXISTING ZONING: R-D B DU/AC
 PROPOSED ZONING: R-D B DU/AC
 PROPOSED DEVELOPMENT: SINGLE FAMILY DETACHED RESIDENTIAL
 2. PROPOSED NET ACREAGE: 10 ACRES
 NUMBER OF LOTS: 64 DU/AC
 PROPOSED DENSITY: 8.4 DU/ACRE
 3. MIN. LOT DIMENSIONS:
 MINIMUM LOT AREA: 47,574 SQ. FT.
 4842 SQ. FT.
 4. PRIVATE ACCESS: THIS SUBDIVISION IS PLANNED TO BE A GATED COMMUNITY. ALL ROADS WITHIN THE DEVELOPMENT EXIST WITHIN TRACT "B" PRIVATE ACCESS, PUBLIC UTILITY, WATER, AND SEWERARY SERVICE EASEMENT ON TRACT "B".
 5. HOMEOWNERS ASSOCIATION: THIS SUBDIVISION WILL HAVE A HOMEOWNERS ASSOCIATION. THE HOMEOWNERS ASSOCIATION WILL OWN TRACTS "A" AND "B" AND BE RESPONSIBLE FOR MAINTENANCE INCLUDING STREET AND LANDSCAPE IMPROVEMENTS.
 6. LOT SETBACKS SHALL CONFORM TO R-D ZONING REQUIREMENTS.
 7. NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO EDUCARZ AVENUE, UNSER BLVD, OR TOWER ROAD.
 8. ALL LOTS SHOWN WITH THE P1 DESIGNATION SHALL CONFORM TO INTERMITTENT PARKING DESIGN CRITERIA ITEM #1.

OWNER/DEVELOPER
 THOMAS S. LORNEY
 400 WEST STREET SW, SUITE 100
 ALBUQUERQUE, NEW MEXICO 87102
 PHONE (505) 338-2288

OWNER

 TIMOTHY S. LORNEY 7/30/03
 DATE



NCS Brown Tablet stamped "Table 2 1979"
 Geographic Position (NAD 1983)
 N.M. State Plane Coordinate (Central Zone)
 X = 380 809.78 Y = 1,479 147.45
 ZIG = -00'18"03"

ACS 3 1/4" Aluminum Cap Stamped "2-110, 1980"
 Geographic Position (NAD 1983)
 N.M. State Plane Coordinate (Central Zone)
 X = 380 871.11 Y = 1,480 838.10
 ZIG = -01'15"
 Based on NCS Tablet = 02888111

Bohannon & Huston
 Engineering - Spatial Data - Advanced Technologies
 Copyright © 2003 Bohannon & Huston, Albuquerque, NM 87108-4586



1/3/21/03 → O3 24 P-Plat
→ CC: TIM MCNANEY - Fax 338-0200
MAR 28 2003

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

3-27-2003

15. Project # 1002022

03DRB-00424 Minor-Amnd Prelim Plat Approval
03DRB-00425 Minor-Temp Deferral of Sidewalks & Sidewalk Waiver
03DRB-00426 Minor-Subdivision Design Variance

BOHANNAN HUSTON, INC. agent(s) for TIM MCNANEY request(s) the above action(s) for all or a portion of Tract(s) 8 & 9, TOWN OF ATRISCO GRANT, **VISTA WEST SUBDIVISION**, zoned RD (9du/ac), located WEST OF UNSER BLVD SW, between EUCARIZ SW and TOWER SW containing approximately 10 acre(s). [REF: 02DRB-01237] (L-10)

At the March 26, 2003, Development Review Board meeting, the amended preliminary plat was approved. The amended infrastructure list dated 3/26/03 was approved. The amended grading plan engineer stamp dated 3/17/03 was approved. This amendment does not extend the expiration date of the already approved preliminary plat.

The subdivision design variance was approved as shown on Exhibit D in the Planning file. A sidewalk variance for waiver of sidewalk was approved as shown on Exhibit C in the Planning file. The temporary deferral of construction of sidewalks was approved for the front and side yards of the developable lots on the interior streets as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by April 10, 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).

Sheran Matson, AICP, DRB Chair
cc: Tim McNaney, 400 Gold St, 87102
Bohannon Huston Inc., 7500 Jefferson NE, 87109
Jude Baca, 3913 72nd Street NW, 87120
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

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

VISTA WEST SUBDIVISION
PRELIMINARY PLAT

Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: 9/4/03
DRB Project No. 1002022
Application No. 03D-28-00424

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 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
PRIVATE ROADWAY IMPROVEMENTS									
		25' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES* (PEDESTRIAN & EMERGENCY ACCESS TO EUCARIZ AVE.)	REMBERT TRAIL	BROOKSIDE LANE	NORTH STUB TERMINUS	/	/	/
		26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	BROOKSIDE LANE	RIDGESIDE TRAIL	REMBERT TRAIL	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON SOUTH SIDE* (PEDESTRIAN ACCESS TO UNSER BLVD.)	BROOKSIDE LANE	REMBERT TRAIL	EAST STUB TERMINUS	/	/	/
		55' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON EAST SIDE*	RIDGESIDE TRAIL	TOWER ROAD	BROOKSIDE LANE	/	/	/
		25' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON EAST SIDE*	RIDGESIDE TRAIL	BROOKSIDE LANE	NORTH STUB TERMINUS	/	/	/
		25' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON NORTH SIDE ONLY*	CRESTSIDE LANE	RIDGESIDE TRAIL	REMBERT TRAIL	/	/	/

\$25,000 MODIFIED TYPE"C" CONTRIBUTION FOR TOWER/UNSER TRAFFIC SIGNAL

* SIDEWALKS TO BE DEFERRED. WAIVER OF SIDEWALKS ON WEST SIDE OF RIDGESIDE TRAIL, NORTH SIDE OF BROOKSIDE LANE STUB STREET, WEST SIDE OF REMBERT TRAIL STUB STREET, AND SOUTH SIDE OF CRESTSIDE LANE. STREET LIGHTS AS PER COA DPM

24' F-EOP	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON SOUTH SIDE ONLY	EUCARIZ AVENUE		
30' F-F	ARTERIAL PAVING W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK ON WEST SIDE ONLY (HALF STREET SECTION)	UNSER BLVD.	TOWER ROAD	EUCARIZ AVENUE
31' F-F	ARTERIAL PAVING W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK ON NORTH SIDE ONLY MEDIAN CURB & GUTTER (MATCH EXISTING PAVEMENT TO ACHIEVE FULL 31' F-F STREET SECTION)	TOWER ROAD	WEST BOUNDARY	UNSER BLVD
12' wide	ARTERIAL PAVING W/ PCC MEDIAN CURB & GUTTER FOR LEFT TURN LANE	TOWER ROAD	75 FEET WEST	RIDGESIDE TRAIL

/	/	/
/	/	/
/	/	/
/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To
PUBLIC STORM DRAIN IMPROVEMENTS						
		18"-24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	REMBERT TRAIL	BROOKSIDE LANE	30' NORTH OF BROOKSIDE LANE
		18"-30" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	BROOKSIDE LANE	REMBERT TRAIL	EAST STUB TERMINUS
		18"-30" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	38' EASEMENT	BROOKSIDE LANE	UNSER BLVD.
		48"-66" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	TOWER ROAD	WEST BOUNDARY LINE	UNSER BLVD.
		30" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	UNSER BLVD.	TOWER ROAD	100' NORTH OF TOWER ROAD
		2 ACRE-FEET	TEMPORARY RETENTION POND WITH AGREEMENT AND COVENANT	TRACT A		
		NOTE:	A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES.			

/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
PUBLIC WATERLINE IMPROVEMENTS									
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	REMBERT TRAIL	BROOKSIDE LANE	EUCARIZ AVENUE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BROOKSIDE LANE	RIDGESIDE TRAIL	EAST STUB TERMINUS	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	RIDGESIDE TRAIL	TOWER ROAD	EUCARIZ AVENUE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CRESTSIDE LANE	RIDGESIDE TRAIL	REMBERT TRAIL	/	/	/
		12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	EUCARIZ AVENUE	WEST BOUNDARY LINE	UNSER BLVD.	/	/	/
		10" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	UNSER BLVD.	TOWER ROAD	EUCARIZ AVENUE	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
PUBLIC SANITARY SEWER IMPROVEMENTS									
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	REMBERT TRAIL	BROOKSIDE LANE	NORTH BOUNDARY LINE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BROOKSIDE LANE	RIDGESIDE TRAIL	EAST STUB TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	RIDGESIDE TRAIL	BROOKSIDE LANE	NORTH BOUNDARY LINE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CRESTSIDE LANE	RIDGESIDE TRAIL	REMBERT TRAIL	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	38' EASEMENT	BROOKSIDE LANE	UNSER BLVD.	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	UNSER BLVD.	TOWER ROAD	38' EASEMENT	/	/	/

NINA LEUNG
PREPARED BY:

Sheran Matson 3/26/03
DRB CHAIR DATE

Christina Sandoval 3/26/03
PARKS & RECREATION DEPARTMENT DATE

BOHANNAN HUSTON INC.
FIRM:

R. Du 3-26-03
TRANSPORTATION DEVELOPMENT DATE

N/A
AMAFCA DATE

Nina Leung 3-18-03
SIGNATURE DATE

Regent Shea 3/26/03
UTILITY DEVELOPMENT DATE

Brad D. Bigham 3/26/03
CITY ENGINEER DATE

MAXIMUM TIME ALLOW TO CONSTRUCT
IMPROVEMENTS WITHOUT A DRB EXTENSION

9-04-04

NEW MEXICO UTILITIES INC. N/A DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from Aug. 19th '2003 To Sept. 03, 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 Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Stephanie Strattol
(Applicant or Agent)

8-4-03
(Date)

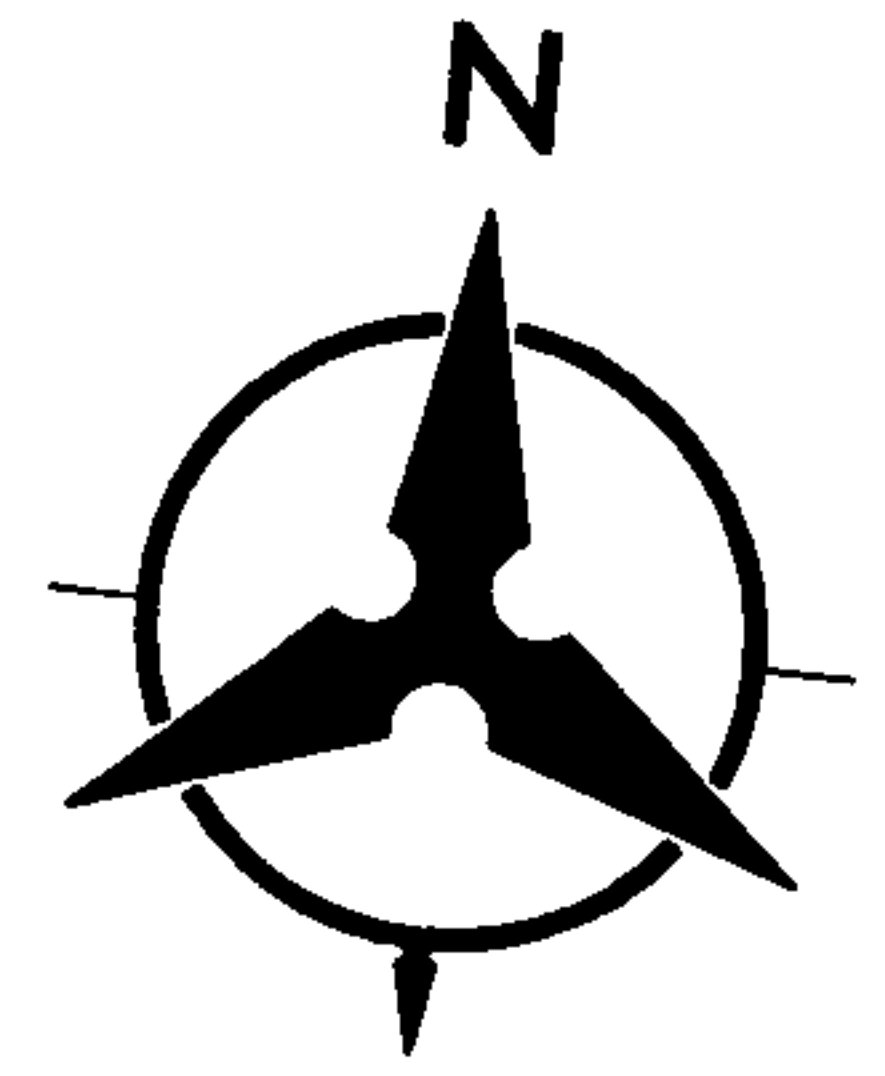
I issued 3 signs for this application,

8/04/03
(Date)

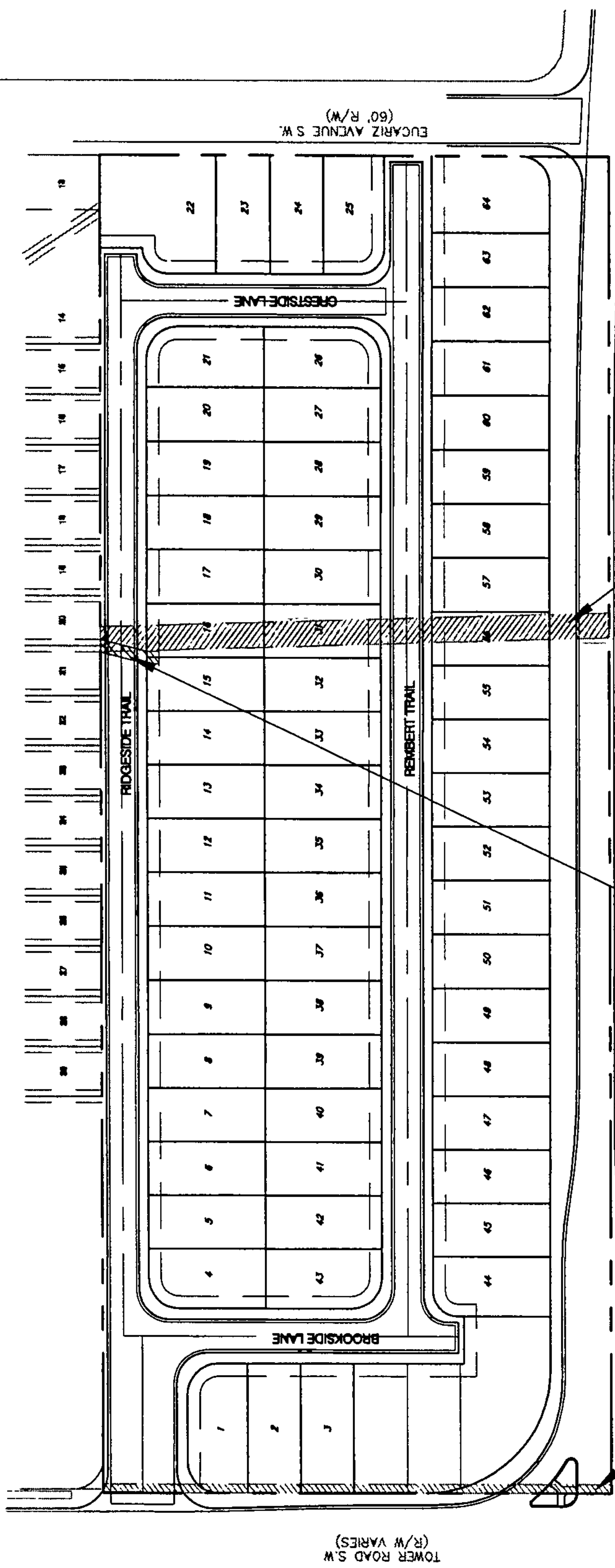
Bobbert
(Staff Member)

DRB PROJECT NUMBER:

1002022



NOT TO SCALE



EXISTING 20' MST&T EASEMENT TO BE VACATED

10' QWEST UTILITY EASEMENT TO BE GRANTED

EXISTING 7' PNM AND MST&T EASEMENT TO REMAIN

EXHIBIT B
Date 8/9/03

EXHIBIT "E"
VISTA WEST SUBDIVISION
VACATION OF EASEMENT
JULY 2003

Bohannon & Huston INC.

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

13A

To

American Telephone & Telegraph Co.

Form H257A
10-29
\$20.00

G.E. WILSH, Division Attorney #3
By Approved: E.F. Fraume
Asst Div. Atty. Division Attorney

Received of the AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF TWENTY & 60/100 Dollars, in consideration of which we hereby grant unto said Company, its associated and allied companies, their respective successors, assigns, lessees and agents, the right, privilege and authority to construct, reconstruct, operate and maintain lines of telephone and telegraph, consisting of such poles, wires, cables, conduits, guys, anchors and other fixtures and appurtenances as the grantee may from time to time require upon across over and/or under the property which we own or in which we have any interest in the TRACT #4 OF TOWN OF ATRISCO, County of Bernalillo and State of New Mexico of Township 10 North, Range 1 West & Township 10 North, Range 1 East of the T.M.P.M. AS FURTHER DESCRIBED in County records of N.C. Deeds Volume 29, Page 514 and upon, along and/or under the roads, streets or highways adjoining the said property, with the right to trim from time to time any trees along said lines so as to keep the wires and cables cleared at least thirty-six inches and the right to permit the attachment of and/or carry in conduit wires and cables of any other company. The grantor for himself, his heirs, executors, administrators and assigns hereby covenants that no wire line will be erected or permitted on said property which in the judgment of the grantee, its successors and assigns, will interfere with its service or endanger its lines and that no inflammable structure will be erected or permitted on said property within 50 feet of said lines. Said sum being received in full payment for the rights herein granted. Includes the further right to cut down and keep cut down all trees within fifty feet of said line.

WITNESS Our hand and seal this 19th day of December, A.D. 1929 at Albuquerque, New Mex., R.D. #1 Box 98 (Postoffice Address)

Witness:
David Y. Arrijo
Cloud A. Voyles

Gabriel Sanchez (Seal)
Rosalia S. Sanchez (Seal)
(Land Owner.)

STATE OF NEW MEXICO)
County of Bernalillo)SS.

On this 19th day of December, 1929, before me personally appeared Gabriel Sanchez & Rosalia Sanchez, his wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Given under my hand and seal of office this 19th day of December, 1929.

Ida B. Spanzial
Notary Public in and for Bernalillo County, N.M.
My Commission expires April 13, 1932
(Notarial Seal)

Ariz. & N.M.

This instrument was filed for record on the 19th day of May, 1930 at 8:45 A.M.
Recorded in Book 112, page 890, on this 19th day of May, A.D., 1930.

Ida D. Bass, Clerk & Recorder

(48135)

Town of Atrisco
To

BLANCKET BASEMENT

BOOK 112, Page 890
11

American Telephone & Telegraph Co.

Form H257-A
10-29
\$251.50

G.E. WILSH, Division Attorney #1
Approved: E.F. Krause, Division Attorney
Asst Div. Atty.

Received of the AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF SIXTY & 60/100 Dollars, in consideration of which it hereby grant unto said Company, its associated and allied companies, their respective successors, assigns, lessees and agents, the right, privilege and authority to construct, reconstruct, operate and maintain lines of telephone and telegraph, consisting of such poles, wires, cables, conduits, guys, anchors and other fixtures and appurtenances as the grantee may from time to time require, upon, across, over and/or under the property which it own or in which it have any interest in the TOWN OF ATRISCO, County of Bernalillo and State of New Mexico AS FURTHER DESCRIBED of S-10 N-2 S E. T 10 N-2 S E, T 10 N-2 E, T 9 N - S 1 E. T 10 N-2 E. T 9 N - S 1 W. all in Bernalillo County, New Mexico, N.M.P.M. and upon, along and/or under the roads, streets or highways adjoining the said property, with the right to trim from time to time any trees along said lines so as to keep the wires and cables cleared at least thirty-six inches and the right to permit the attachment and/or carry in conduit wires and cables of any other company. The grantor for himself, his heirs, executors, administrators and assigns hereby covenants that no wire line will be erected or permitted on said property which in the judgment of the grantee, its successors and

#13B

35087

MODIFICATION OF EASEMENT

1-635

THIS CONVEYANCE, made this 3rd day of January 1973, by AMERICAN TELEPHONE AND TELEGRAPH COMPANY, and hereafter referred to as "Telephone Company", a corporation of the State of New York, assignee of the AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF WYOMING.

WITNESSETH:

WHEREAS, "The Telephone Company" by written grant from the Town of Atrisco dated December 13, 1929 and recorded on May 19, 1930 in Book 113 of Records, Folio 390 of the Records in the Office of the County Clerk of Bernalillo County, New Mexico, acquired the right, privilege and authority to construct, reconstruct, operate and maintain lines of telephone and telegraph upon, across, over and/or under certain property particularly described therein; and WHEREAS, the aforesaid grant of right, privilege and authority contains the following covenants:

The grantor for himself, his heirs, executors, administrators and assigns hereby covenants—that no inflammable structure will be erected or permitted on said property within fifty (50) feet of said lines.—Includes the further right to cut down and keep cut down all trees within fifty (50) feet of said line.

WHEREAS, this conveyance is to the owners of record of that portion of the Town of Atrisco located in Township 10 North, Range 2 East, New Mexico Principal Meridian which lots and tracts constitutes a part of the lands over which said right, privilege and authority were granted under the above mentioned grant of right, privilege and authority; and

NOW, THEREFORE, in consideration of the promises and mutual benefits to be derived by the parties herein, the aforementioned covenants contained in the aforesaid grant of right, privilege and authority are hereby amended and modified to read as follows:

The grantors, for themselves, their heirs, executors, administrators and assigns hereby covenants—that no structure will be erected or permitted on said property within ten (10) feet of said lines.—Includes the further right to cut down and keep cut down all trees within ten (10) feet of said line.

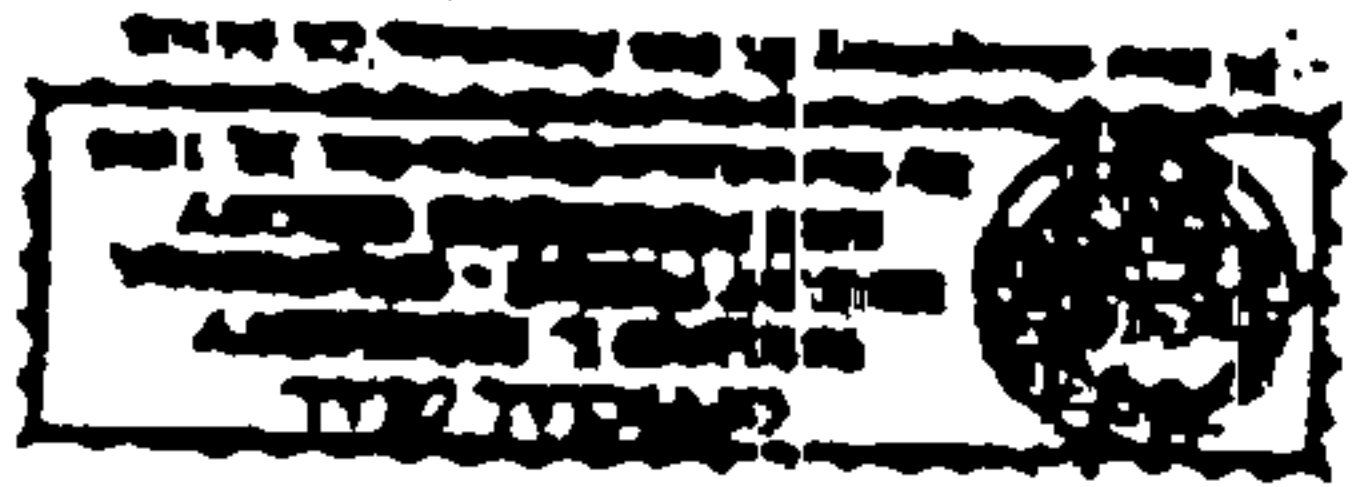
PROVIDED, HOWEVER, that this does not affect or alter rights for the existing anchors and guys. The aforesaid grant of right, privilege, and authority remains now and henceforth in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed in duplicate as of the day and year first above written.

AMERICAN TELEPHONE AND TELEGRAPH COMPANY

By W.H. Sadler
Agent of Key Superintendent
Long Lines Department

State of New Mexico | SS
County of Bernalillo | SS
123 [unclear] filed for record on
P: 11 FEB 13 1973 7:00 PM
P: 11 FEB 13 1973 7:48
of [unclear] of said County Folio 635-63
L.M. & Recorder
County Clerk



William J. Smith
Notary Public

IN WITNESS WHEREOF, I have hereunto set my hand and official seal of said corporation, at
1973, by W. H. GATTON, PLANT OF NEW YORK CORPORATION, on
31st day of

STATE OF CALIFORNIA
()
COUNTY OF SAN FRANCISCO

77-77282

ASSIGNMENT

WAG #13C

THIS INSTRUMENT, made this 26 day of December, 1974,
 between AMERICAN TELEPHONE AND TELEGRAPH COMPANY, a New York Corporation,
 and AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF WYOMING, a Wyoming
 Corporation, hereinafter referred to as "Assignor", and THE MOUNTAIN
 STATE TELEPHONE AND TELEGRAPH COMPANY, a Colorado Corporation, hereinafter
 referred to as "Assignee".

WITNESSETH:

That the Assignor in consideration of the sum of ONE DOLLAR
 (\$1.00) and other good and valuable consideration, to it paid by the
 Assignee, the receipt of which is hereby acknowledged, does hereby grant,
 convey, assign, transfer and set over, but without warranty, unto the
 Assignee, its successors, assigns, lessees and agents, all rights,
 privileges and easements which the Assignor has or may have by virtue
 of the grants, deeds, indentures, releases and receipts hereinafter
 set forth, to construct, operate and maintain lines of telephone and
 telegraph upon, over and across the lands described in said instruments
 and crossed by the Assignor's ALBUQUERQUE-KATHERINE OPEN WIRE LINE in
 the County of Bernalillo, State of New Mexico, the nature and extent
 of said rights, privileges and easements and the lands affected thereby
 being more particularly set forth in the Exhibit "A", attached hereto
 and hereby made a part hereof and delivered to the Assignee simultaneously
 with these presents.

TO HAVE AND TO HOLD the right of way and easements herein
 granted unto the Assignee, its successors, assigns, lessees and agents,
 to its and their own use and behoof forever.

IN WITNESS WHEREOF, the Assignor has caused these presents
 to be executed by its duly authorized representative the day and year
 first above written.

AMERICAN TELEPHONE AND TELEGRAPH COMPANY

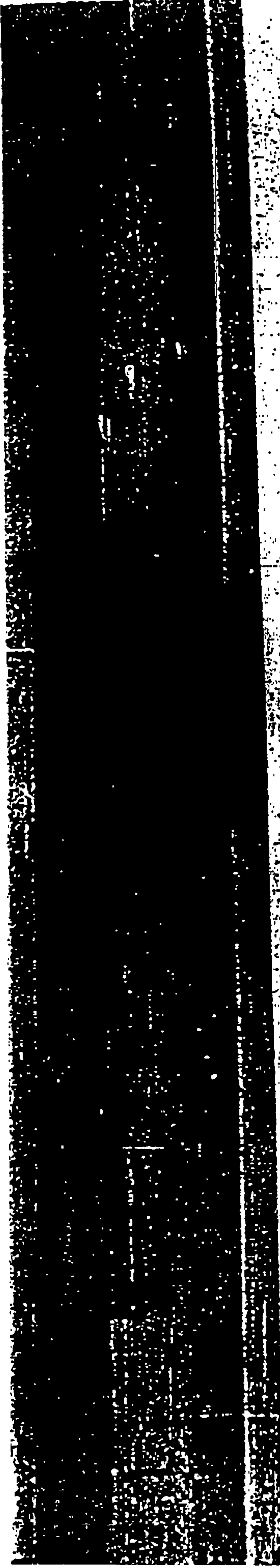
BY: [Signature]
 Vice President and General Manager

AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF WYOMING

BY: [Signature]
 Chief Engineer

APPROVED AS TO FORM

Attorney



RECORDING INFORMATION
POST-PAID

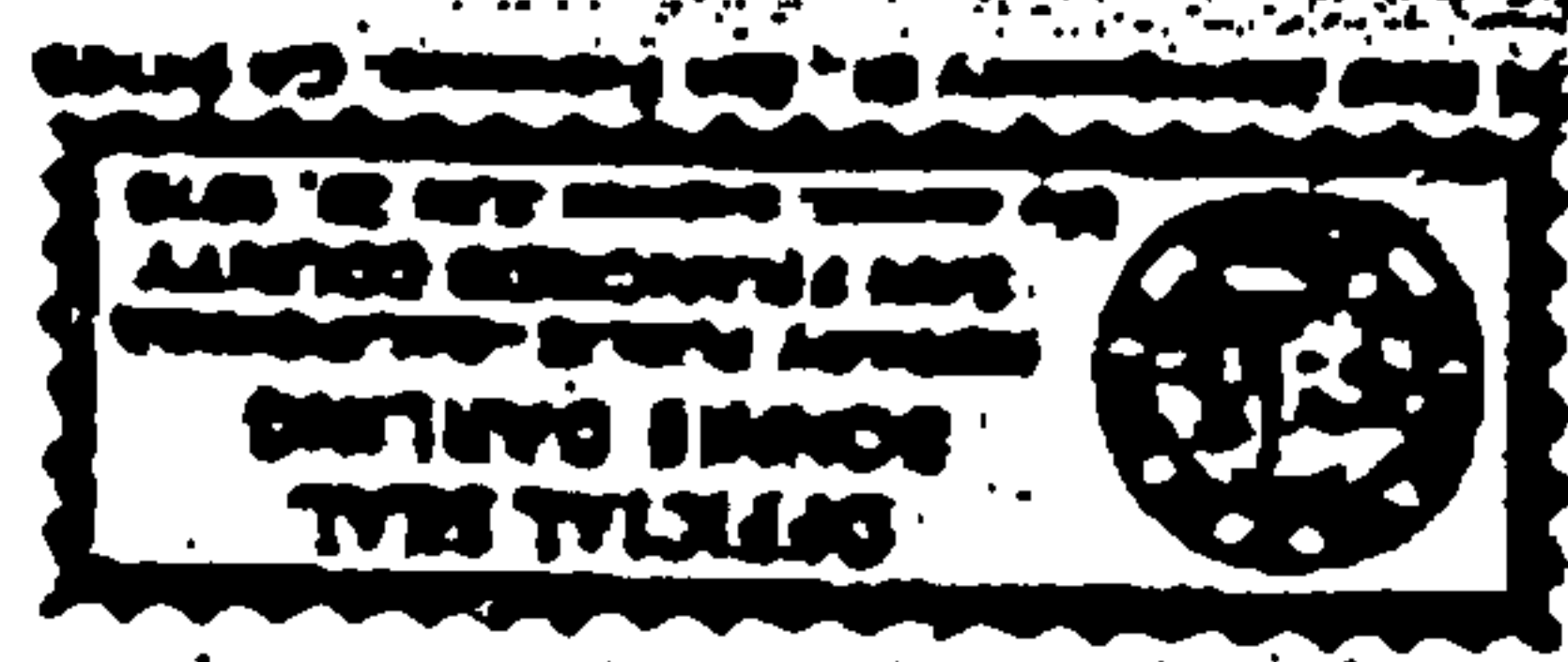
226

EXHIBIT A OF ASSIGNMENT OF THE
TOWN OF ARLICO CASE

EXHIBIT NO.	NAME OF GRANTEE	DATE	RECORDING INFORMATION
24813	Town of Arlico	2-13-29	112-190
24813	Town of Arlico	3-8-30	
24813	Final Decree Case No. 26933	7-7-47	
24813	Robert L. Brown, et al	11-10-59	D516-507
24813	Corde Lee Carney, et al	12-13-59	
24813	Madeline E. Smith, et al	4-12-60	D578-173
24813	J. E. Hicks, et al	2-4-63	681-511
24813	American Telephone and Telegraph Company of Wyoming		
24813	(No Record)		
24813	Modification Dated 5-30-72		
24813	American Telephone and Telegraph Company	1-31-73	
27000	Town of Arlico	11-18-33	135-130
27219	State Highway Commission of New Mexico	7-28-55	
	Judgment-American Telephone and Telegraph Company of Wyoming	5-28-71	
	No. 85450	7-24-70	181-891-894
	American Telephone and Telegraph Company of Wyoming, et al		
	No. 34154	7-9-71	210-533-536
	American Telephone and Telegraph Company of Wyoming, et al		
	No. 97624	10-21-70	192-334-337
	American Telephone and Telegraph Company of Wyoming, et al		
	No. 28055	6-1-71	219-925-928
	American Telephone and Telegraph Company of Wyoming, et al		
	No. 24135	7-9-71	220-537-540
	American Telephone and Telegraph Company of Wyoming, et al		
	No. 98470	10-28-70	193-7-11
	American Telephone and Telegraph Company of Wyoming, et al		
	No. 60470	12-24-49	159-510-521
	American Telephone and Telegraph Company of Wyoming, et al		
	No. 11-4-63	11-4-63	
	American Telephone and Telegraph Company of Wyoming, et al		
	No. 12-3-72	12-3-72	284-745-750
	American Telephone and Telegraph Company of Wyoming, et al		

[Handwritten signature]
 DECEMBER 10 1974
 STATE OF CALIFORNIA
 COUNTY OF SAN FRANCISCO

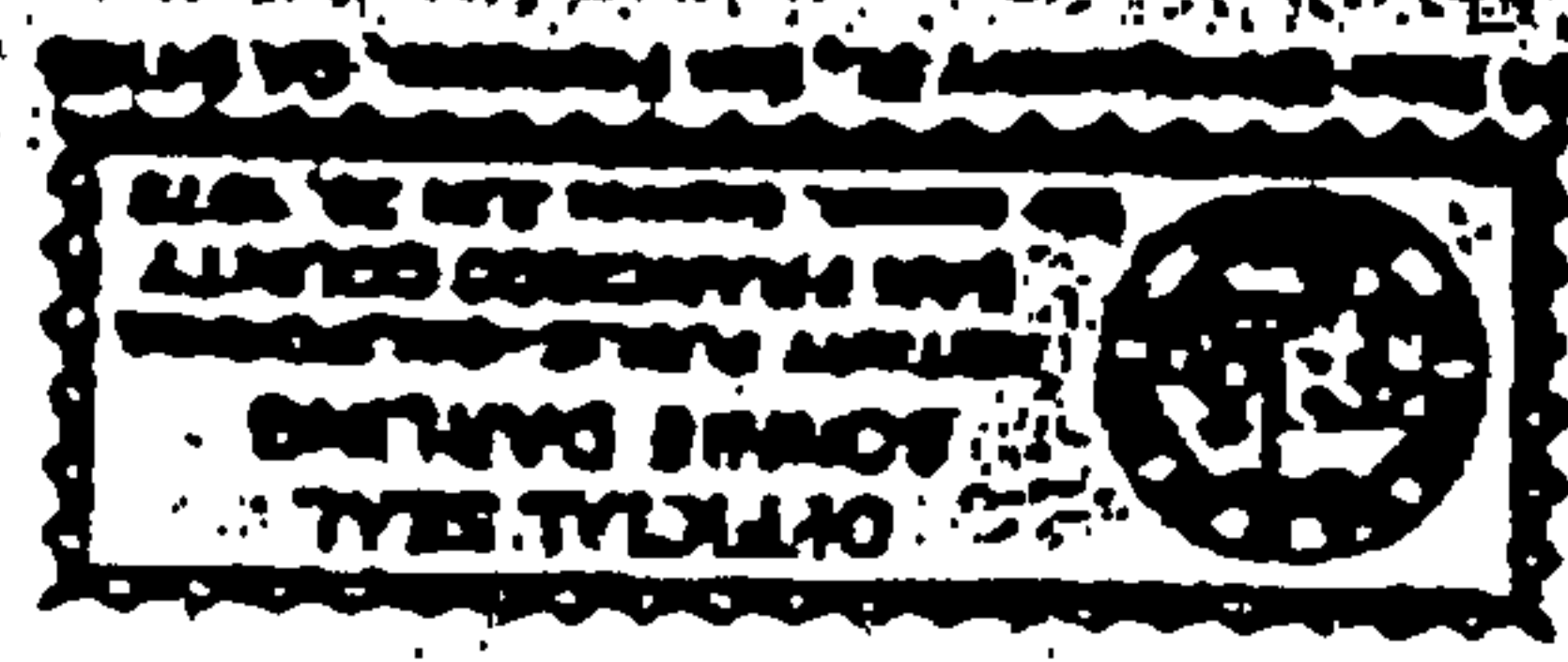
[Handwritten signature]
 Notary Public



Witness my hand and official seal.
 On this 26th day of December, 1974, before me,
 Bonnie Darline, a Notary Public, personally appeared
 C. Z. Yates, known to me to be the Chief Engineer of
 American Telephone and Telegraph Company of Wyoming and
 acknowledged to me that such corporation executed the
 within instrument.

STATE OF CALIFORNIA)
 COUNTY OF SAN FRANCISCO)
 SS

[Handwritten signature]
 Notary Public



Witness my hand and official seal.
 On this 24th day of December, 1974, before me,
 Bonnie Darline, a Notary Public, personally appeared
 R. E. Beck, known to me to be the Vice President and
 General Manager of American Telephone and Telegraph Com-
 pany and acknowledged to me that such corporation executed
 the within instrument.

STATE OF CALIFORNIA)
 COUNTY OF SAN FRANCISCO)
 SS

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

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

PAID RECEIPT

APPLICANT NAME

TIM MCNANEY

AGENT

BOHANNAN HUSTON, INC.

ADDRESS

PROJECT NO.

1002022

APPLICATION NO.

03DRB-01293-95

\$ 145⁰⁰ 441006 / 4983000 (DRB Cases)

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

\$ 75⁰⁰ 441018 / 4971000 (Notification)

\$ 220⁰⁰ **Total amount due**

T. S. McNANEY & ASSOCIATES

(505) 338-2286

400 GOLD SW, SUITE 700
ALBUQUERQUE, NM 87102

FIRST STATE BANK
95-145-1070

7/29/2003

1450

RECEIPT# 0000022 WS# 007 TRFNS# 0025
Account# 44118 Fund 0110
Activity# 497000
Trans Amt \$220.00
J24 Misc \$75.00
CK \$220.00
CHANGE \$0.00

PAY TO THE ORDER OF
City of Albuquerque
Two Hundred Twenty and 00/100
City of Albuquerque
Treasury Division
11:18AM
LDC: ANN

DUPLICATE

\$ **220.00

DOLLARS

DUPLICATE
City Of Albuquerque
Treasury Division

08/04/2003 *T.S. McNaney* LDC: ANN

⑈001450⑈ ⑆107001452⑆ 001613863⑈00010021 WS# 007 TRANS# 0025

Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt \$220.00
J24 Misc 10/28/02 \$145.00

5 ORIGINAL

Figure 12

INFRASTRUCTURE LIST

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

VISTA WEST SUBDIVISION
PRELIMINARY PLAT

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 Crst Engineer
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PRIVATE ROADWAY IMPROVEMENTS

		25' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES* (PEDESTRIAN & EMERGENCY ACCESS TO EUCARIZ AVE)	REMBERT TRAIL	BROOKSIDE LANE	NORTH STUB TERMINUS	/	/	/
		26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	BROOKSIDE LANE	RIDGESIDE TRAIL	REMBERT TRAIL	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON SOUTH SIDE* (PEDESTRIAN ACCESS TO UNSER BLVD)	BROOKSIDE LANE	REMBERT TRAIL	EAST STUB TERMINUS	/	/	/
		55' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON EAST SIDE*	RIDGESIDE TRAIL	TOWER ROAD	BROOKSIDE LANE	/	/	/
		25' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON EAST SIDE*	RIDGESIDE TRAIL	BROOKSIDE LANE	NORTH STUB TERMINUS	/	/	/
		25' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON NORTH SIDE ONLY*	CRESTSIDE LANE	RIDGESIDE TRAIL	REMBERT TRAIL	/	/	/

\$25,000 MODIFIED TYPE "C" CONTRIBUTION FOR TOWER/UNSER TRAFFIC SIGNAL

* SIDEWALKS TO BE DEFERRED. WAIVER OF SIDEWALKS ON WEST SIDE OF RIDGESIDE TRAIL, NORTH SIDE OF BROOKSIDE LANE STUB STREET, WEST SIDE OF REMBERT TRAIL STUB STREET, AND SOUTH SIDE OF CRESTSIDE LANE STREET LIGHTS AS PER COA DPM

24' F-EOP	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON SOUTH SIDE ONLY	EUCARIZ AVENUE	WEST BOUNDARY	UNSER BLVD
30' F-F	ARTERIAL PAVING W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK ON WEST SIDE ONLY (HALF STREET SECTION)	UNSER BLVD.	TOWER ROAD	EUCARIZ AVENUE
31' F-F	ARTERIAL PAVING W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK ON NORTH SIDE ONLY MEDIAN CURB & GUTTER (MATCH EXISTING PAVEMENT TO ACHIEVE FULL 31' F-F STREET SECTION)	TOWER ROAD	WEST BOUNDARY	UNSER BLVD
12' wide	ARTERIAL PAVING W/ PCC MEDIAN CURB & GUTTER FOR LEFT TURN LANE	TOWER ROAD	75 FEET WEST	RIDGESIDE TRAIL

/	/	/
/	/	/
/	/	/
/	/	/

SIA Sequence #

COA DRC Project #

Size	Type of Improvement	Location	From	To
PUBLIC STORM DRAIN IMPROVEMENTS				

Private Inspector City Inspector City Cnst Engineer

18"-24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	REMBERT TRAIL	BROOKSIDE LANE	30' NORTH OF BROOKSIDE LANE
18"-30" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	BROOKSIDE LANE	REMBERT TRAIL	EAST STUB TERMINUS
18"-30" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	38' EASEMENT	BROOKSIDE LANE	UNSER BLVD
48"-66" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	TOWER ROAD	WEST BOUNDARY LINE	UNSER BLVD.
30" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	UNSER BLVD	TOWER ROAD	100' NORTH OF TOWER ROAD
2 ACRE-FEET	TEMPORARY RETENTION POND WITH AGREEMENT AND COVENANT	TRACT A		
NOTE	A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES			

/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

ORIGINAL

SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

PUBLIC WATERLINE IMPROVEMENTS

6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	REMBERT TRAIL	BROOKSIDE LANE	EUCARIZ AVENUE
6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	BROOKSIDE LANE	RIDGESIDE TRAIL	EAST STUB TERMINUS
6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	RIDGESIDE TRAIL	TOWER ROAD	EUCARIZ AVENUE
6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	CRESTSIDE LANE	RIDGESIDE TRAIL	REMBERT TRAIL
12" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	EUCARIZ AVENUE	WEST BOUNDARY LINE	UNSER BLVD
10" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	UNSER BLVD	TOWER ROAD	EUCARIZ AVENUE

/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

PUBLIC SANITARY SEWER IMPROVEMENTS

8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	REMBERT TRAIL	BROOKSIDE LANE	NORTH BOUNDARY LINE
8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	BROOKSIDE LANE	RIDGESIDE TRAIL	EAST STUB TERMINUS
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	RIDGESIDE TRAIL	BROOKSIDE LANE	NORTH BOUNDARY LINE
8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	CRESTSIDE LANE	RIDGESIDE TRAIL	REMBERT TRAIL
8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	38' EASEMENT	BROOKSIDE LANE	UNSER BLVD
8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	UNSER BLVD	TOWER ROAD	38' EASEMENT

/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

NINA LEUNG
PREPARED BY:

Sheran Mateon 3/26/03
DRB CHAIR DATE

Christina Sandoral 3/26/03
PARKS & RECREATION DEPARTMENT DATE

BOHANNAN HUSTON INC.
FIRM:

R. Du 3-26-03
TRANSPORTATION DEVELOPMENT DATE

N/A
AMAFCA DATE

Nina Leung 3-18-03
SIGNATURE DATE

Regent Green 3/26/03
UTILITY DEVELOPMENT DATE

Brady L. Bigham 3/26/03
CITY ENGINEER DATE

MAXIMUM TIME ALLOW TO CONSTRUCT
IMPROVEMENTS WITHOUT A DRB EXTENSION

9-04-04

N/A
NEW MEXICO UTILITIES INC. DATE

DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: TIM MCNANEY PHONE: 338-2286

ADDRESS: 400 GOLD STREET FAX: _____

CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: _____

Proprietary interest in site: OWNER

AGENT (if any): BOHANNAN HUSTON, INC. PHONE: 823-1000

ADDRESS: 7500 JEFFERSON NE FAX: 798-7988

CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: _____

DESCRIPTION OF REQUEST: AMENDED PRELIMINARY PLAT AND GRADING PLAN, INFRASTRUCTURE LIST, DESIGN VARIANCE, SIDEWALK WAIVER AND DEFERRAL.

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. TRACTS 8 AND 9 Block: _____ Unit: _____

Subdiv. / Addn. TOWN OF ATRISCO GRANT Vista West Subd.

Current Zoning: R-D 9 du /AC Proposed zoning: R-D 9 DU/AC

Zone Atlas page(s): L-10 No. of existing lots: 2 No. of proposed lots: 61

Total area of site (acres): 10 Density if applicable: dwellings per gross acre: 6.1 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. 101005608627320104/101005610727620105 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: WEST OF UNSER BLVD. SW

Between: EUCARIZ SW and TOWER SW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): _____
(1002022) 02DRB-01237

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

SIGNATURE *Rick Beltramo* DATE 3-18-03

(Print) RICK BELTRAMO Applicant Agent

FOR OFFICIAL USE ONLY

.pdf Form revised Sept. 2001

<p><input checked="" type="checkbox"/> INTERNAL ROUTING</p> <p><input checked="" type="checkbox"/> All checklists are complete</p> <p><input checked="" type="checkbox"/> All fees have been collected</p> <p><input checked="" type="checkbox"/> All case #s are assigned</p> <p><input checked="" type="checkbox"/> AGIS copy has been sent</p> <p><input checked="" type="checkbox"/> Case history #s are listed</p> <p><input checked="" type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input checked="" type="checkbox"/> F.H.D.P. density bonus</p> <p><input checked="" type="checkbox"/> F.H.D.P. fee rebate</p>	<p>Application case numbers</p> <p><u>03DRB - 00424</u> <u>APP</u></p> <p><u>03DRB - 00425</u> <u>BLAS</u></p> <p><u>03DRB - 00426</u> <u>SDV SW</u></p> <p>_____</p> <p>_____</p> <p>Hearing date <u>March 26, 2003</u></p>	<p>Action</p> <p>S.F.</p> <p>Fees</p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>Total</p> <p>\$ <u>0</u></p>
---	--	---

Paul Casade 3/18/03 **Project #** 1002022

Planner signature / date

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

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.

for
RICK BELTRAMO

Dina L...
Applicant signature / date
3-18-03

Form revised February 2003



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

Application case numbers
03DRB-00424

Paul Casper
Planner signature / date
3/18/03

Project # 1002022

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

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

VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

VACATION OF PRIVATE EASEMENT

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

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

FOR

RICK BELTRAMO

[Signature]

Applicant name (print)

3-18-03

Applicant signature / date



pdf Form revised Sept. 2001

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

Application case numbers
 03DRB - 00425
 03DRB - 00426

[Signature] 3/18/03
 Planner signature / date
 Project # 1002022

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

March 17, 2003

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

Re: Amended Preliminary Plat, Infrastructure List, Grading Plan, Design Variance, Sidewalk Waiver and Deferral.
Vista West Subdivision

Dear Sheran:

Enclosed for Development Review Board (DRB) review and approval of an amended Preliminary Plat, Infrastructure List and Grading Plan are copies of the following information:

- Completed Development Review Applications
- Six (6) copies of the Amended Preliminary Plat
- Six (6) copies of the Amended Infrastructure List
- Six (6) copies of the Amended Grading Plan
- Zone Atlas Map showing location of subject property.
- Six (6) copies of the Sidewalk Deferral and Waiver
- Six (6) copies of the Street Design Variance

The preliminary plat is amended to reflect changes to the layout for a gated community. The internal streets will be privately owned and maintained by a homeowners association. There will be one main entrance to Tower Road and an emergency access at Eucariz Avenue. These changes incur minor modifications to the grading plan and infrastructure list. The amended grading plan drainage pattern is consistent with the original drainage study approved by DRB. Exhibits for the Sidewalk Deferral, Waiver and Street Design Variance are amended to show the addition of Crestside Lane.

Please place this item on the DRB Agenda to be heard on March 26, 2003. If you have any questions or require further information, please contact me.

Sincerely,



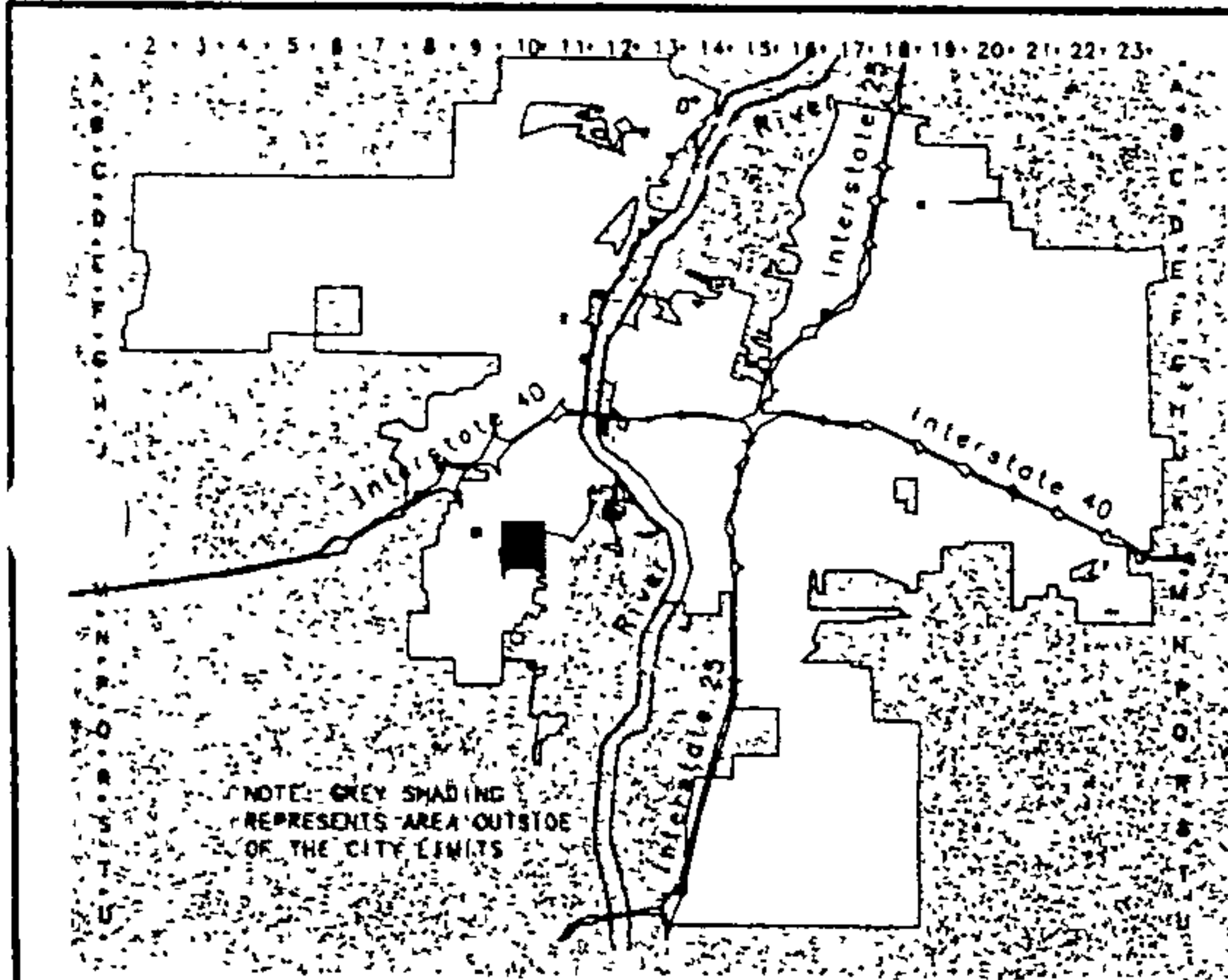
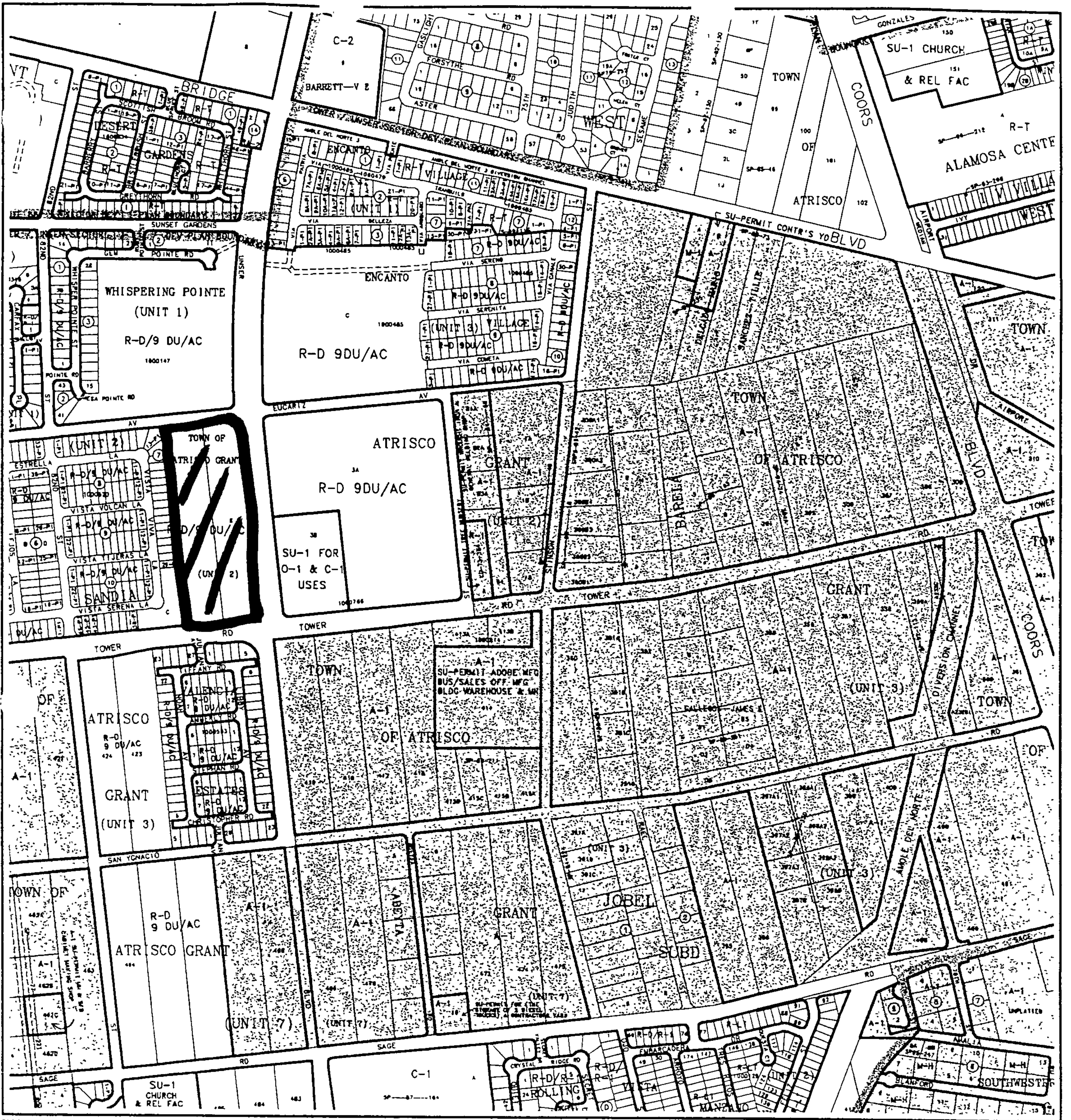
For Rick Beltramo, P.E.
Vice President
Community Development and Planning Group

ss
Enclosure

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

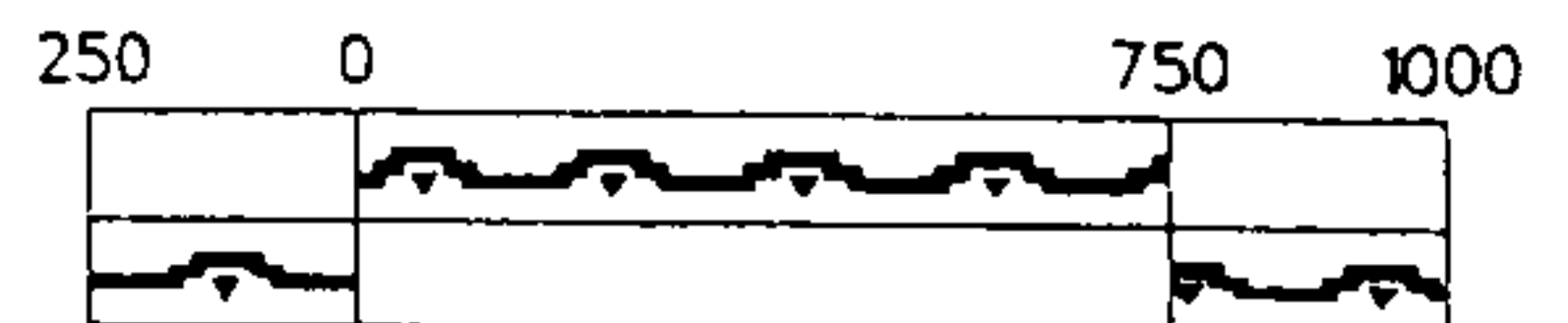


CITY OF
Albuquerque

A G I S
Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2002

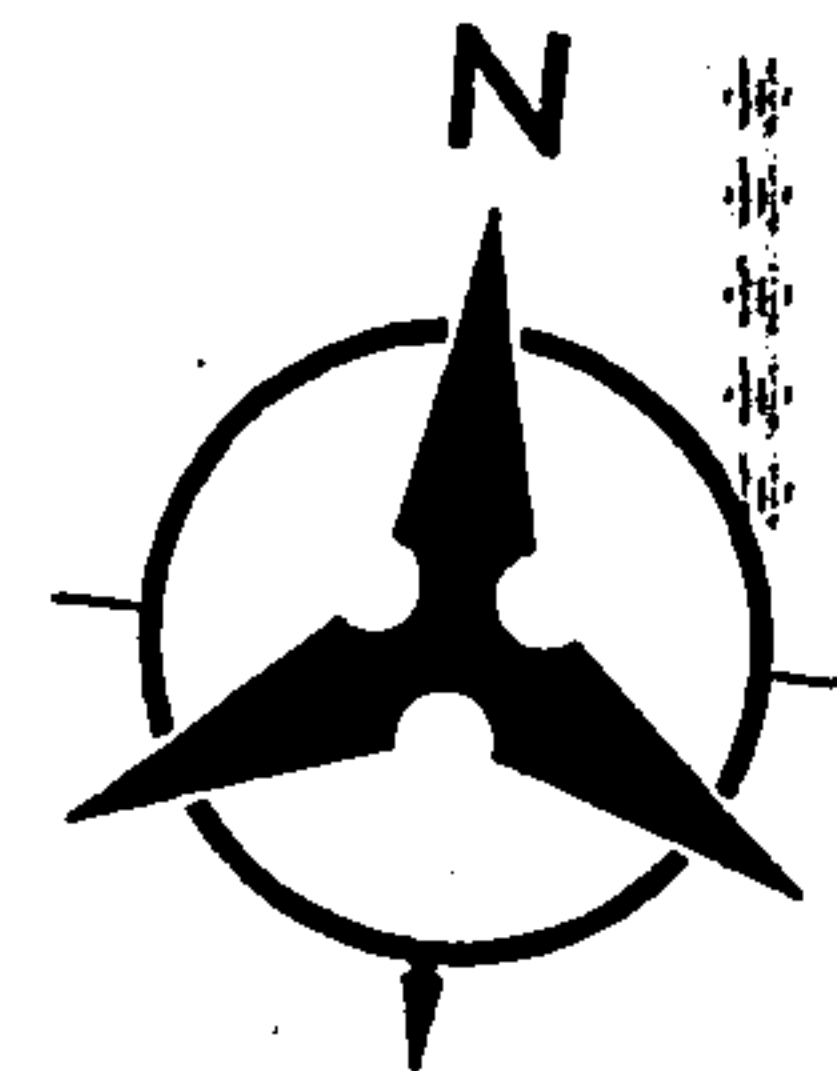
GRAPHIC SCALE IN FEET



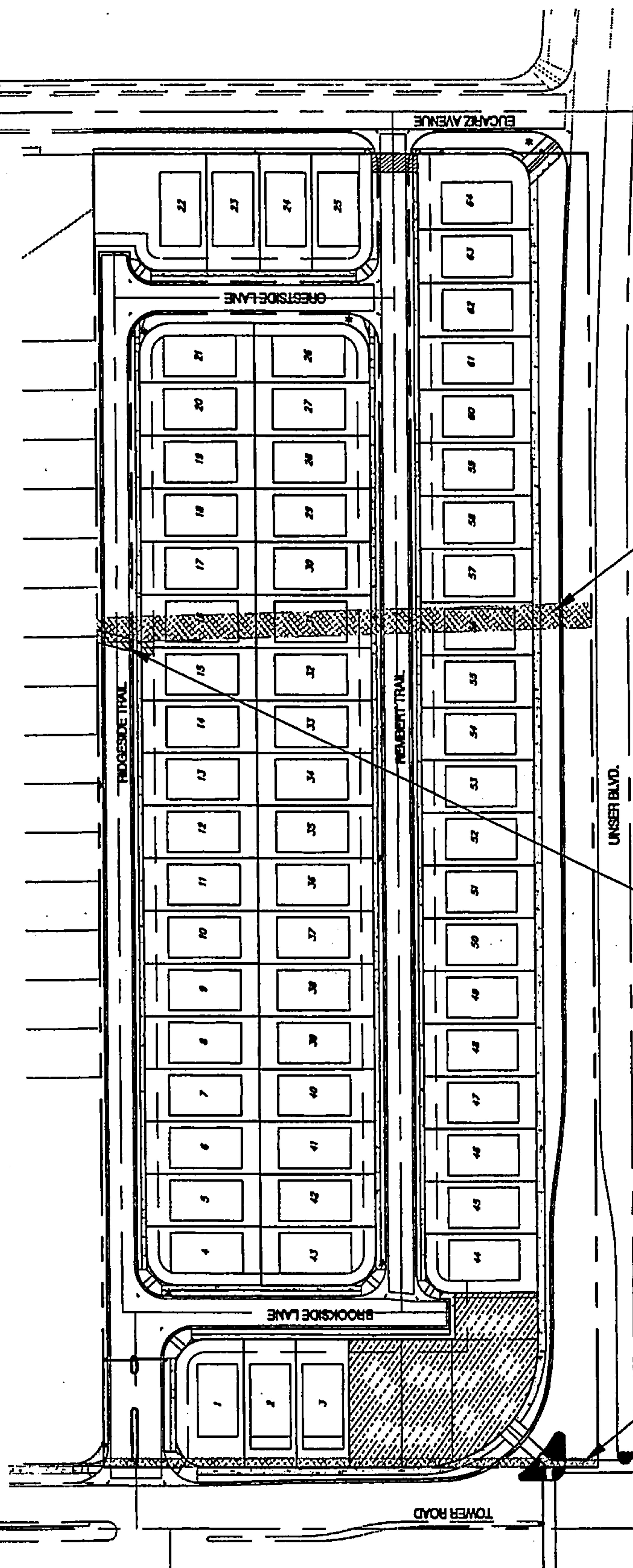
Zone Atlas Page

L-10-Z

Map Amended through April 02, 2002



NOT TO SCALE



EXISTING 20' MST&T EASEMENT
TO BE VACATED

10' QWEST UTILITY EASEMENT
TO BE GRANTED

EXISTING 7' PNM AND MST&T
EASEMENT TO REMAIN

EXHIBIT B

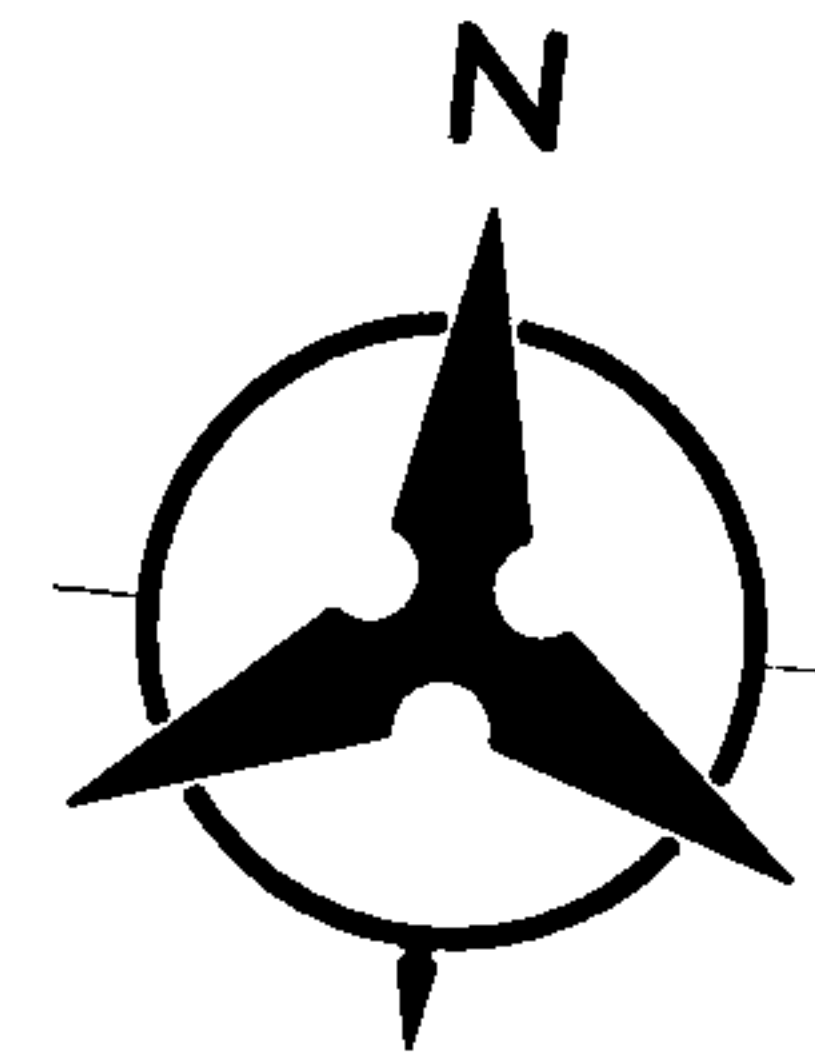
Date 10/20/04

EXHIBIT "A"

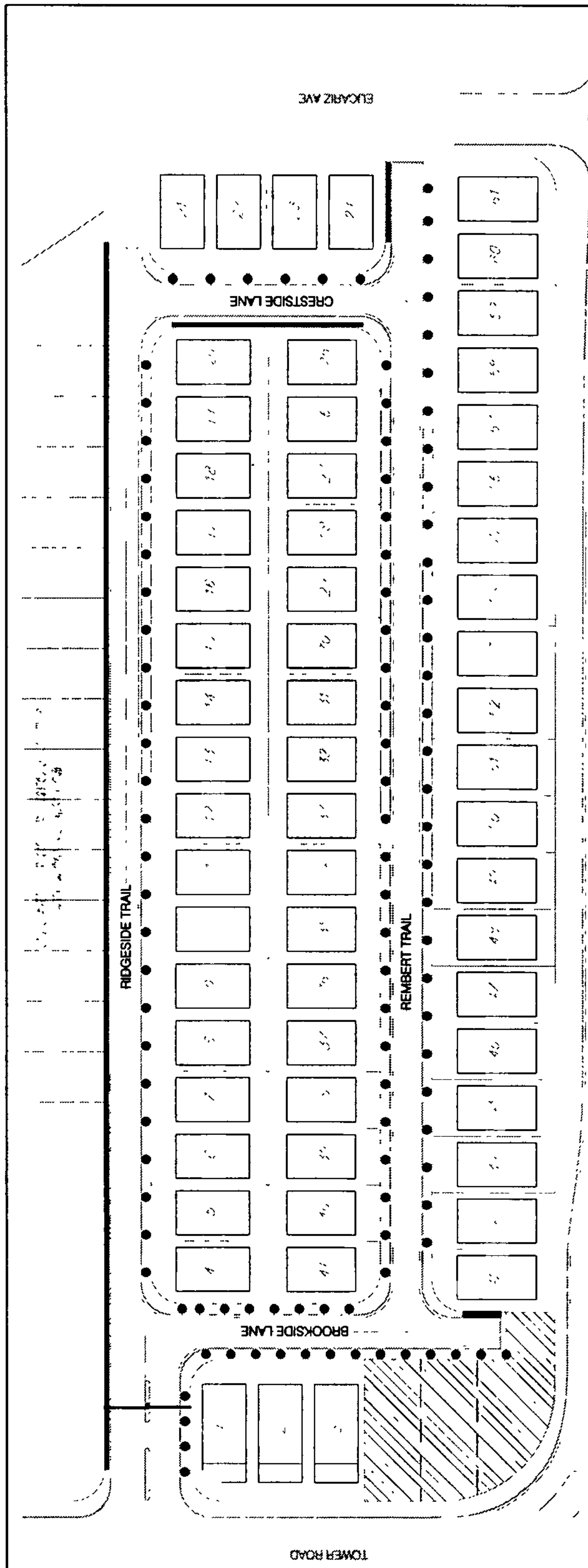
VISTA WEST SUBDIVISION VACATION OF EASEMENT SEPTEMBER 2004

Bohannon & Huston INC.

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES



NOT TO SCALE



DEFERRED sidewalks to be built on a lot-by-lot basis as home construction is completed. The deferral is requested to reduce damage to sidewalks due to building construction activities.



WAIVED sidewalks are requested.

EXHIBIT C
3/26/03

Bohannon  Huston INC.

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

ENGINEERING  SPATIAL DATA  ADVANCED TECHNOLOGIES

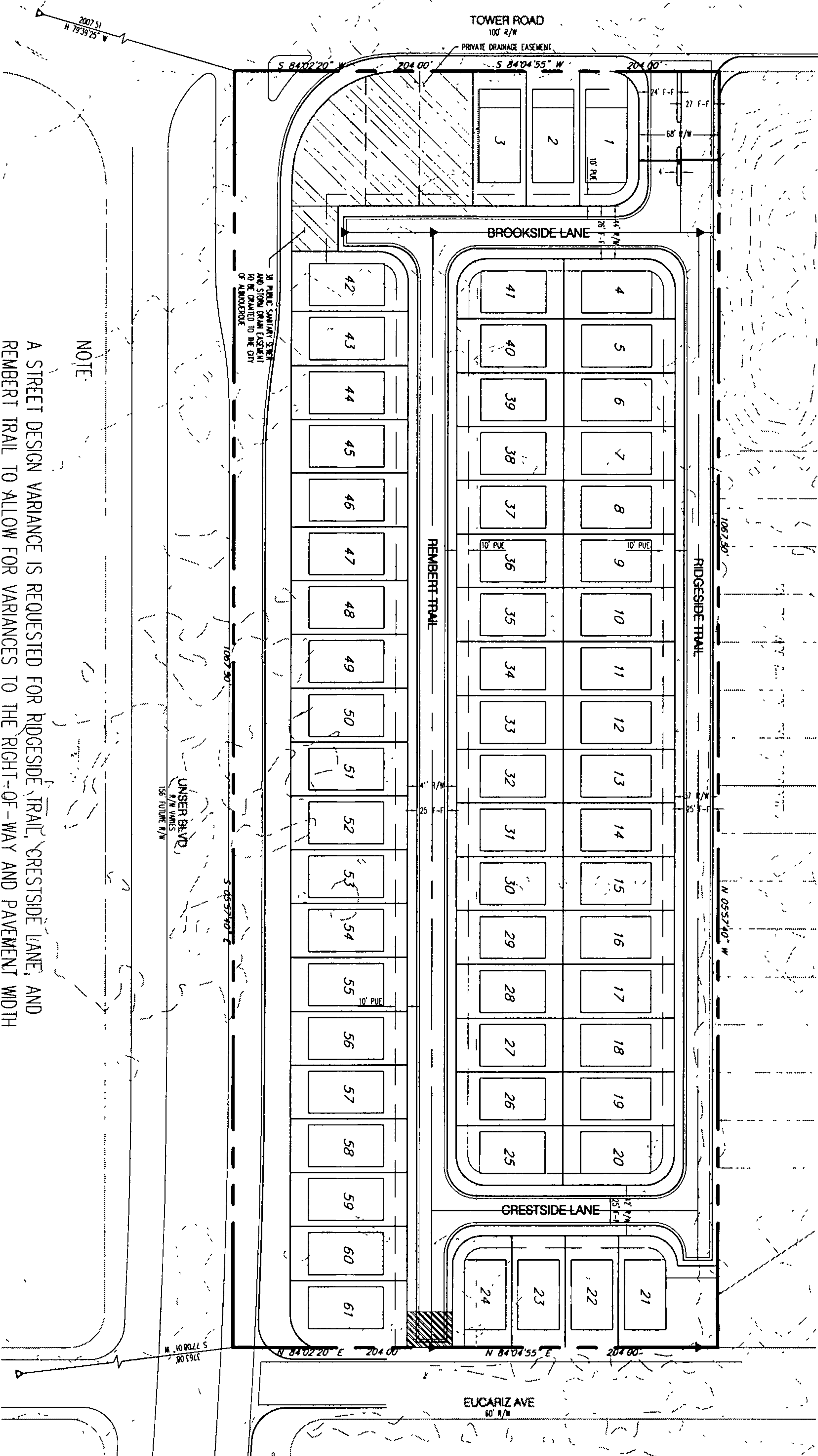
~~EXHIBIT "B"~~
**VISTA WEST SUBDIVISION
SIDEWALK DEFERRAL/WAIVER
MARCH 2003**



STREET DESIGN VARIANCE

VISTA WEST SUBDIVISION

MARCH 2003



NOTE

A STREET DESIGN VARIANCE IS REQUESTED FOR RIDGESIDE TRAIL, CRESTSIDE LANE, AND REMBERT TRAIL TO ALLOW FOR VARIANCES TO THE RIGHT-OF-WAY AND PAVEMENT WIDTH STANDARDS. THE RIGHT-OF-WAY AND PAVEMENT WIDTHS HAVE BEEN DESIGNED TO COMPLY WITH THE RIGHT-OF-WAY REQUIREMENTS OF UNSER BLVD. AND TO ACHIEVE MINIMUM LOT SIZES. IN CONJUNCTION WITH THIS REQUEST, A REQUEST FOR SIDEWALK WAIVER IS SUBMITTED FOR RIDGESIDE TRAIL AND CRESTSIDE LANE. SIDEWALKS WILL ONLY BE PLACED ON THE EAST SIDE OF RIDGESIDE TRAIL SINCE THE WEST SIDE OF THE STREET IS ADJACENT TO A WALL THAT BOUNDS ANOTHER PROPERTY. IN ADDITION, RIDGESIDE TRAIL AND CRESTSIDE LANE ARE DESIGNATED AS A SINGLE-LOADED STREET, WHICH WILL ONLY INCUR PARKING ON ONE SIDE OF THE STREET. THEREFORE, THE RIGHT-OF-WAY AND PAVEMENT WIDTHS ARE LESS THAN THE REQUIRED STANDARDS.

EXHIBIT D
3/26/03

Bohannon & Huston

County Road 1 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

Figure 12
INFRASTRUCTURE LIST
 EXHIBIT "A"
 TO SUBDIVISION IMPROVEMENTS AGREEMENT
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST
 VISTA WEST SUBDIVISION
 PRELIMINARY PLAT

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 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
PRIVATE ROADWAY IMPROVEMENTS									
		25' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES* (PEDESTRIAN & EMERGENCY ACCESS TO EUCARIZ AVE.)	REMBERT TRAIL	BROOKSIDE LANE	NORTH STUB TERMINUS	/	/	/
		26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	BROOKSIDE LANE	RIDGESIDE TRAIL	REMBERT TRAIL	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON SOUTH SIDE* (PEDESTRIAN ACCESS TO UNSER BLVD.)	BROOKSIDE LANE	REMBERT TRAIL	EAST STUB TERMINUS	/	/	/
		55' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON EAST SIDE*	RIDGESIDE TRAIL	TOWER ROAD	BROOKSIDE LANE	/	/	/
		25' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON EAST SIDE*	RIDGESIDE TRAIL	BROOKSIDE LANE	NORTH STUB TERMINUS	/	/	/
		25' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON NORTH SIDE ONLY*	CRESTSIDE LANE	RIDGESIDE TRAIL	REMBERT TRAIL	/	/	/

\$25,000 MODIFIED TYPE"C" CONTRIBUTION FOR TOWER/UNSER TRAFFIC SIGNAL

* SIDEWALKS TO BE DEFERRED WAIVER OF SIDEWALKS ON WEST SIDE OF RIDGESIDE TRAIL, NORTH SIDE OF BROOKSIDE LANE STUB STREET, WEST SIDE OF REMBERT TRAIL STUB STREET, AND SOUTH SIDE OF CRESTSIDE LANE. STREET LIGHTS AS PER COA DPM

PUBLIC ROADWAY IMPROVEMENTS

24' F-EOP	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON SOUTH SIDE ONLY	EUCARIZ AVENUE	WEST BOUNDARY	UNSER BLVD
30' F-F	ARTERIAL PAVING W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK ON WEST SIDE ONLY (HALF STREET SECTION)	UNSER BLVD	TOWER ROAD	EUCARIZ AVENUE
31' F-F	ARTERIAL PAVING W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK ON NORTH SIDE ONLY MEDIAN CURB & GUTTER (MATCH EXISTING PAVEMENT TO ACHIEVE FULL 31' F-F STREET SECTION)	TOWER ROAD	WEST BOUNDARY	UNSER BLVD
12' wide	ARTERIAL PAVING W/ PCC MEDIAN CURB & GUTTER FOR LEFT TURN LANE	TOWER ROAD	75 FEET WEST	RIDGESIDE TRAIL

/	/	/
/	/	/
/	/	/
/	/	/

SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

PUBLIC STORM DRAIN IMPROVEMENTS

18"-24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	REMBERT TRAIL	BROOKSIDE LANE	30' NORTH OF BROOKSIDE LANE
18"-30" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	BROOKSIDE LANE	REMBERT TRAIL	EAST STUB TERMINUS
18"-30" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	38' EASEMENT	BROOKSIDE LANE	UNSER BLVD
48"-66" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	TOWER ROAD	WEST BOUNDARY LINE	UNSER BLVD
30" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	UNSER BLVD	TOWER ROAD	100' NORTH OF TOWER ROAD
2 ACRE-FEET	TEMPORARY RETENTION POND WITH AGREEMENT AND COVENANT	TRACT A		

NOTE.

A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES.

/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC WATERLINE IMPROVEMENTS									
		6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	REMBERT TRAIL	BROOKSIDE LANE	EUCARIZ AVENUE	/	/	/
		6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	BROOKSIDE LANE	RIDGESIDE TRAIL	EAST STUB TERMINUS	/	/	/
		6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	RIDGESIDE TRAIL	TOWER ROAD	EUCARIZ AVENUE	/	/	/
		6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	CRESTSIDE LANE	RIDGESIDE TRAIL	REMBERT TRAIL	/	/	/
		12" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	EUCARIZ AVENUE	WEST BOUNDARY LINE	UNSER BLVD.	/	/	/
		10" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	UNSER BLVD	TOWER ROAD	EUCARIZ AVENUE	/	/	/

PUBLIC SANITARY SEWER IMPROVEMENTS									
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	REMBERT TRAIL	BROOKSIDE LANE	NORTH BOUNDARY LINE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BROOKSIDE LANE	RIDGESIDE TRAIL	EAST STUB TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	RIDGESIDE TRAIL	BROOKSIDE LANE	NORTH BOUNDARY LINE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CRESTSIDE LANE	RIDGESIDE TRAIL	REMBERT TRAIL	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	38' EASEMENT	BROOKSIDE LANE	UNSER BLVD.	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	UNSER BLVD	TOWER ROAD	38' EASEMENT	/	/	/

NINA LEUNG PREPARED BY:	DRB CHAIR	DATE	PARKS & RECREATION DEPARTMENT	DATE
BOHANNAN HUSTON INC FIRM.	TRANSPORTATION DEVELOPMENT	DATE	N/A AMA FCA	DATE
<i>Nina Leung</i> SIGNATURE	UTILITY DEVELOPMENT	DATE	CITY ENGINEER	DATE
MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION	N/A NEW MEXICO UTILITIES INC	DATE		DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
3/26/03 Comments**

Item # 15

Project #1002022

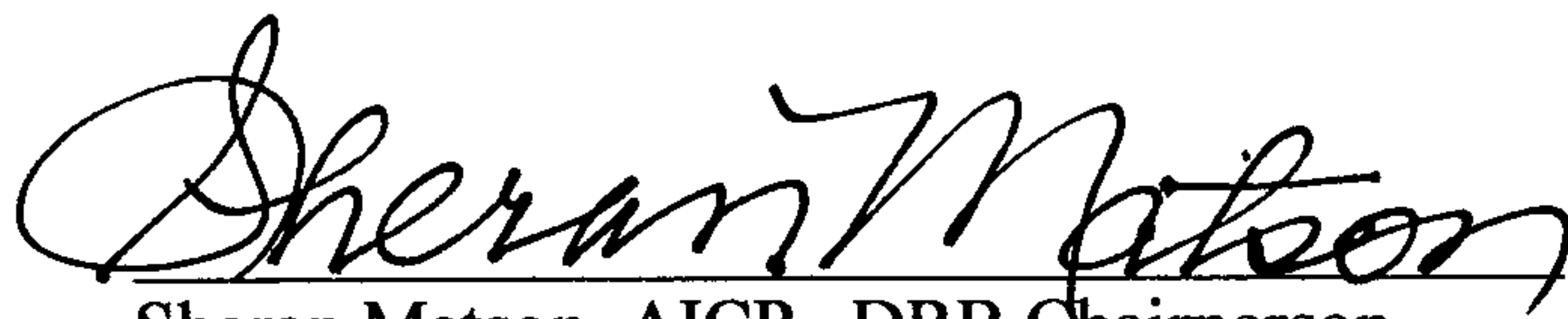
Application # 03DRB-00424, 00425, 00426

Project Title: Vista West Subdivision/Amend Prelim Plat, Temp SDWK Def & Waiver, Sub Design Variance

No objection to the requested actions.

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

Be sure the Project # and Application # appear on the final plats.



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

ORIGINAL

Figure 12
INFRASTRUCTURE LIST
EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST
**VISTA WEST SUBDIVISION
PRELIMINARY PLAT**

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
PUBLIC ROADWAY IMPROVEMENTS									
		25' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	REMBERT DRIVE	BROOKSIDE AVENUE	EUCARIZ AVENUE	/	/	/
		26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	BROOKSIDE AVENUE	RIDGESIDE STREET	REMBERT DRIVE	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON SOUTH SIDE*	BROOKSIDE AVENUE	REMBERT DRIVE	EAST STUB TERMINUS	/	/	/
		33' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON EAST SIDE*	RIDGESIDE STREET	TOWER ROAD	BROOKSIDE AVENUE	/	/	/
		25' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON EAST SIDE*	RIDGESIDE STREET	BROOKSIDE AVENUE	EUCARIZ AVENUE	/	/	/
		24' F-EOP	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON SOUTH SIDE ONLY	EUCARIZ AVENUE	WEST BOUNDARY	UNSER BLVD	/	/	/
		30' F-F	ARTERIAL PAVING W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK ON WEST SIDE ONLY (HALF STREET SECTION)	UNSER BLVD.	TOWER ROAD	EUCARIZ AVENUE	/	/	/
		31' F-F	ARTERIAL PAVING W/ PCC CURB & GUTTER & PCC 6' WIDE, MEDIAN CURB SIDEWALK ON NORTH SIDE ONLY (MATCH EXISTING PAVEMENT TO ACHIEVE FULL 31' F-F STREET SECTION)	TOWER ROAD	WEST BOUNDARY	UNSER BLVD	/	/	/
		12' wide	ARTERIAL PAVING W/ PCC MEDIAN CURB & GUTTER FOR LEFT TURN LANE	TOWER ROAD	75 FEET WEST	RIDGESIDE STREET	/	/	/

(Pedestrian Access to UNSER BLVD)

4'

MEDIAN CURB

23

6-1

ORIGINAL
 Sl. Sequence # PWA DRC Project #

Size Type of Improvement Location From To

Private Inspector City Inspector City Cnst Engineer

PUBLIC ROADWAY IMPROVEMENTS, CONTINUED

\$25,000 MODIFIED TYPE "C" CONTRIBUTION FOR TOWER/UNSER TRAFFIC SIGNAL

- SIDEWALKS TO BE DEFERRED. WAIVER OF SIDEWALKS ON WEST SIDE OF RIDGESIDE STREET AND NORTH SIDE OF BROOKSIDE AVENUE STUB STREET STREET LIGHTS AS PER COA DPM

PUBLIC STORM DRAIN IMPROVEMENTS

18"-24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	REMBERT DRIVE	BROOKSIDE AVENUE	30' NORTH OF BROOKSIDE AVENUE
18"-30" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	BROOKSIDE AVENUE	REMBERT DRIVE	EAST STUB TERMINUS
18"-30" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	38' EASEMENT	BROOKSIDE AVENUE	UNSER BLVD.
66" 40" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	TOWER ROAD	WEST BOUNDARY LINE	UNSER BLVD. ϕ
18"-24" 30" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	UNSER BLVD.	TOWER ROAD	100' NORTH OF TOWER ROAD (Brookside)

2 ACRE-FEET TEMPORARY RETENTION POND
 W/ AGREEMENT AND COVENANT

LOTS 01-00-00 TRACT A

NOTE: A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES.

SIA Sequence # **011** COA DRC Project # **11**

Size Type of Improvement

Location

From

To

Private Inspector

City Inspector

City Cnst Engineer

PUBLIC WATERLINE IMPROVEMENTS

6" DIA WATERLINE W/ NEC. VALVES
FH'S, MJ'S & RJ'S

6" DIA WATERLINE W/ NEC. VALVES
FH'S, MJ'S & RJ'S

6" DIA WATERLINE W/ NEC. VALVES
FH'S, MJ'S & RJ'S

12" DIA WATERLINE W/ NEC. VALVES
FH'S, MJ'S & RJ'S

10" DIA WATERLINE W/ NEC. VALVES
FH'S, MJ'S & RJ'S

REMBERT DRIVE BROOKSIDE AVENUE EUCARIZ AVENUE

BROOKSIDE AVENUE RIDGESIDE STREET EAST STUB TERMINUS

RIDGESIDE STREET TOWER ROAD EUCARIZ AVENUE

EUCARIZ AVENUE WEST BOUNDARY LINE UNSER BLVD.

UNSER BLVD. TOWER ROAD EUCARIZ AVENUE

/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

PUBLIC SANITARY SEWER IMPROVEMENTS

8" DIA SANITARY SEWER W/ NEC.
MH'S & SERVICES

8" DIA SANITARY SEWER W/ NEC.
MH'S & SERVICES

8" DIA SANITARY SEWER W/ NEC.
MH'S & SERVICES

8" DIA SANITARY SEWER W/ NEC.
MH'S & SERVICES

8" DIA SANITARY SEWER W/ NEC.
MH'S & SERVICES

REMBERT DRIVE BROOKSIDE AVENUE NORTH BOUNDARY LINE

BROOKSIDE AVENUE RIDGESIDE STREET EAST STUB TERMINUS

RIDGESIDE STREET BROOKSIDE AVENUE NORTH BOUNDARY LINE

38' EASEMENT BROOKSIDE AVENUE UNSER BLVD.

UNSER BLVD. TOWER ROAD 38' EASEMENT

/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

ORIGINAL

Scott Steffen
PREPARED BY: SCOTT STEFFEN

9/8/02
DATE

Janet L. Cunningham
DRB CHAIR

9/4/02
DATE

Christina Sandora
PARKS & RECREATION DEPARTMENT

9/4/02
DATE

BOHANNAN HUSTON INC.
FIRM:

Phillip D.
TRANSPORTATION DEVELOPMENT

9-04-02
DATE

N/A
AMAFCA
DATE

SIGNATURE
DATE

Roger A. Sheen
UTILITY DEVELOPMENT

9/4/02
DATE

Bradley H. Bigham
CITY ENGINEER

9/4/02
DATE

MAXIMUM TIME ALLOW TO CONSTRUCT
IMPROVEMENTS WITHOUT A DRB EXTENSION

Sept 4, 2004

N/A
NEW MEXICO UTILITIES INC.
DATE

DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

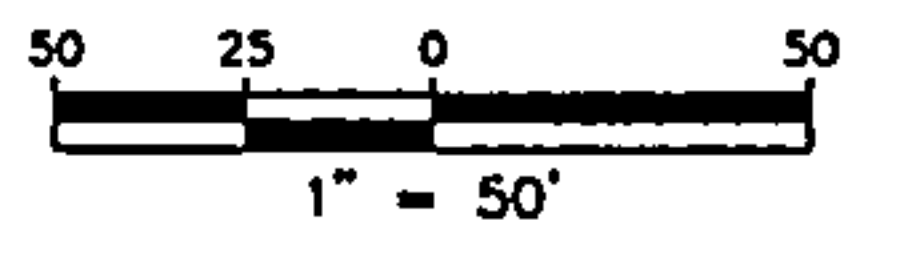
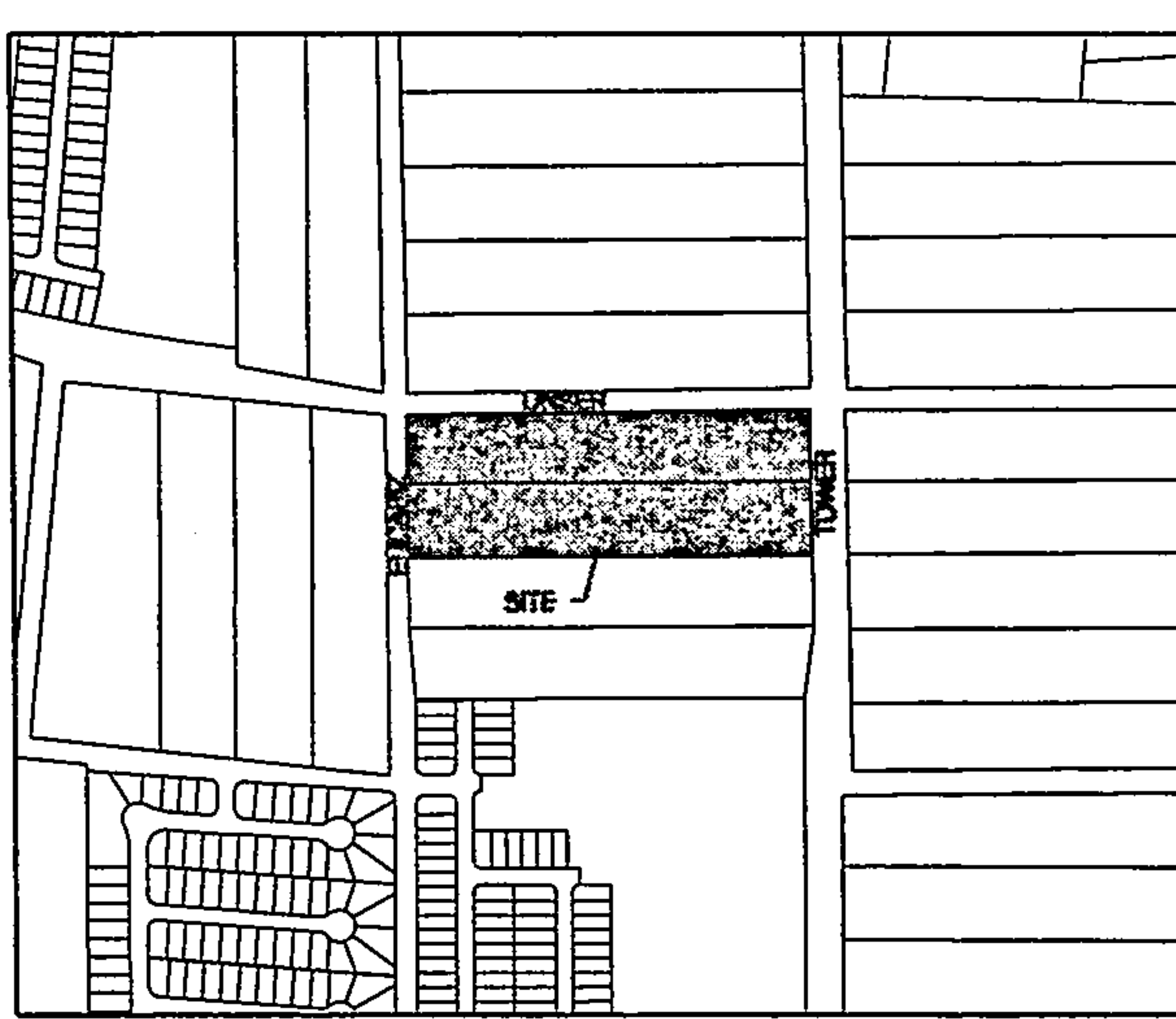
9/4/02

02022

SKETCH PLAT
P.L.R.

TOWER AND UNSER SUBDIVISION

JUNE, 2002
CURRENTLY
LOTS 1 THROUGH
CITY OF ALBUQUERQUE, NEW MEXICO



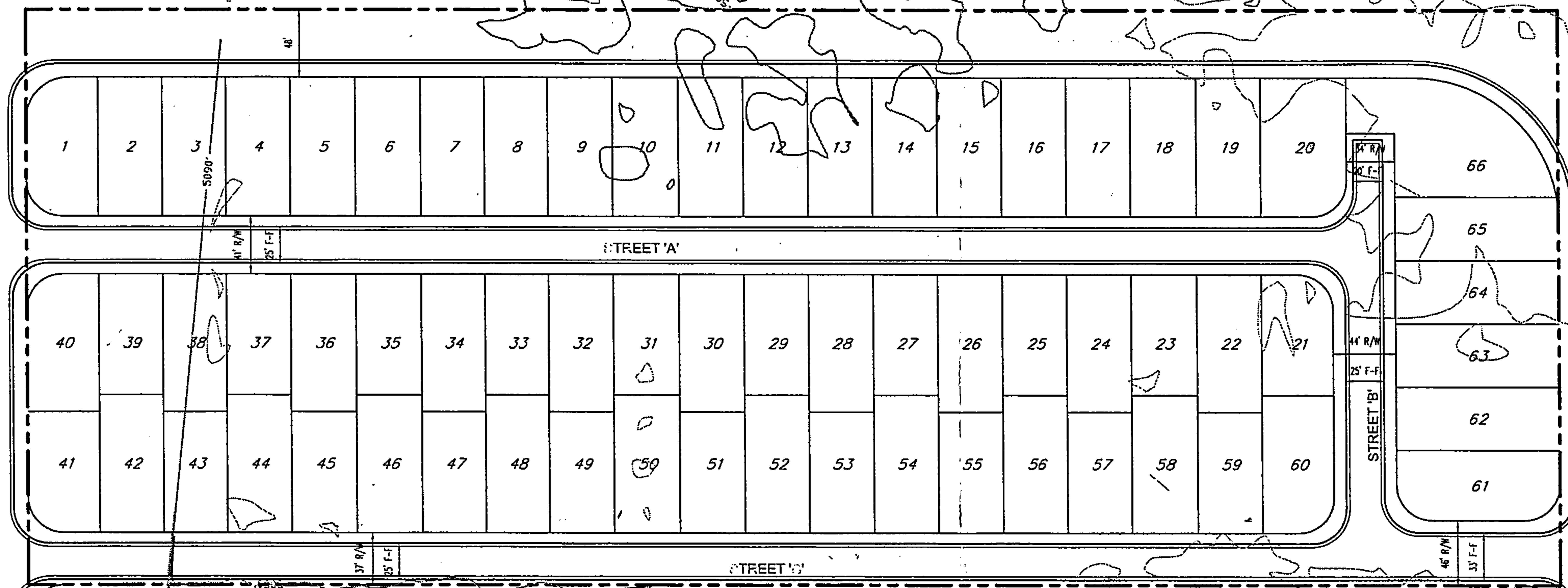
LEGEND



LEGAL DESCRIPTION

TRACT 8 & 9 IN UNIT TWO
TOWN OF ATRISCO GRANT
AREA = 10 ACRES
TOTAL LOTS = 66
45 - 96' X 45' (MIN.)
21 - 86' X 45' (* = TWO STORY)
DU/ACRES = 6.6
ZONE R-D

EUCARIZ AVE.
(60' ROW)



TOWER ROAD
(100' ROW)

VALENCIA-ESTATES

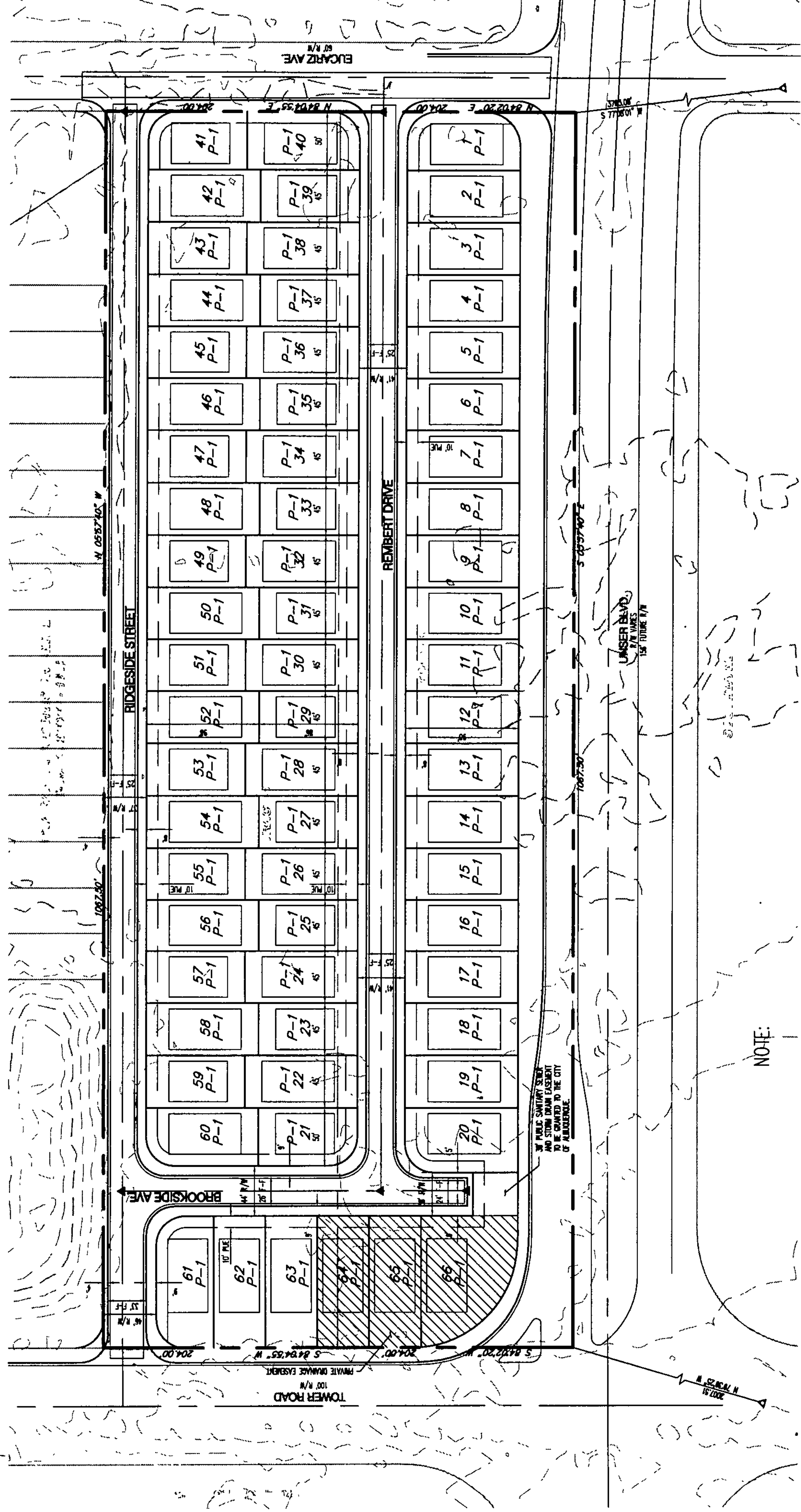
VISTA SANDIA
TRACT 10
TOWN OF ATRISCO GRANT
FILED: 12/05/44

STREET DESIGN VARIANCE VISTA WEST SUBDIVISION

AUGUST 2002

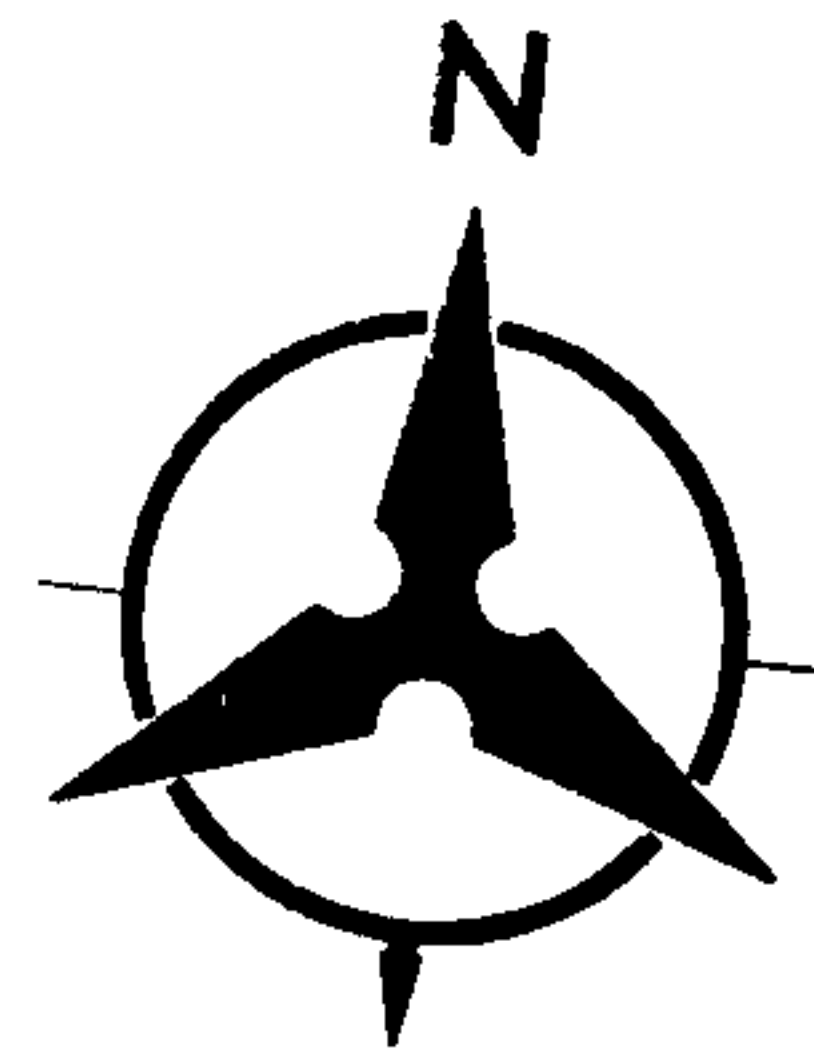
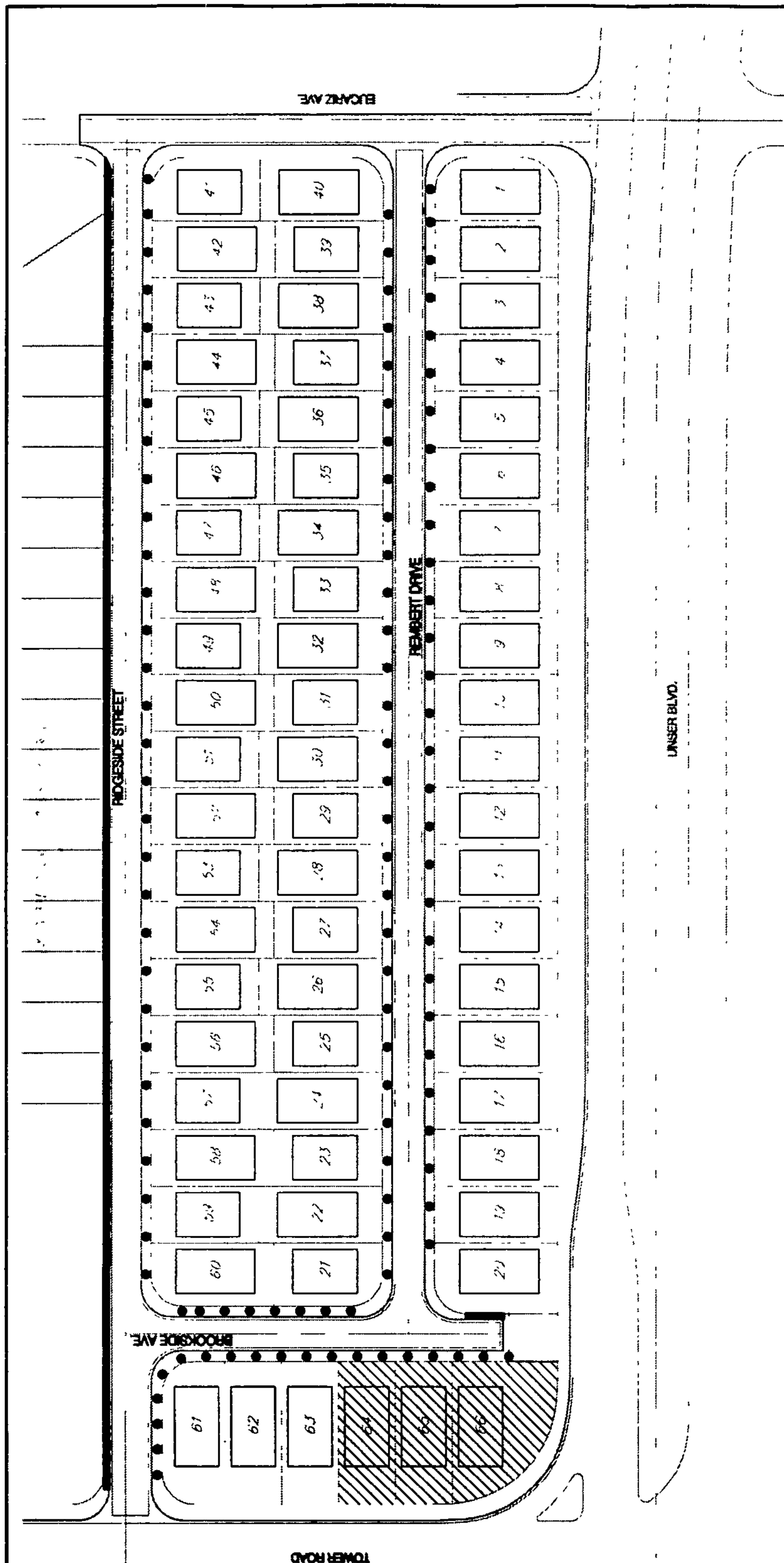
EXHIBIT "D"

Date 9/4/02



NOTE:

A STREET DESIGN VARIANCE IS REQUESTED FOR RIDGEMOUNT STREET AND REMBERT DRIVE TO ALLOW FOR VARIANCES TO THE RIGHT-OF-WAY AND PAVEMENT WIDTH STANDARDS. THE RIGHT-OF-WAY AND PAVEMENT WIDTHS HAVE BEEN DESIGNED TO COMPLY WITH THE RIGHT-OF-WAY REQUIREMENTS OF UNSER BLVD. AND TO ACHIEVE MINIMUM LOT SIZES. IN CONJUNCTION WITH THIS REQUEST, A REQUEST FOR SIDEWALK WAIVER IS SUBMITTED FOR RIDGEMOUNT STREET. SIDEWALKS WILL ONLY BE PLACED ON THE EAST SIDE SINCE THE WEST SIDE OF THE STREET IS ADJACENT TO A WALL THAT BOUNDS ANOTHER PROPERTY. IN ADDITION, RIDGEMOUNT STREET IS DESIGNATED AS A SINGLE-LOADED STREET, WHICH WILL ONLY INCUR PARKING ON ONE SIDE OF THE STREET. THEREFORE, THE RIGHT-OF-WAY AND PAVEMENT WIDTHS ARE LESS THAN THE REQUIRED STANDARDS.



NOT TO SCALE

••• DEFERRED sidewalks to be built on a lot-by-lot basis as home construction is completed. The deferral is requested to reduce damage to sidewalks due to building construction activities.

■ WAIVED sidewalks are requested

EXHIBIT "C"
Date 9/4/02

Bohannon ▲ Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

EXHIBIT "B"
VISTA WEST SUBDIVISION
SIDEWALK DEFERRAL/WAIVER
08/09/02



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT



RETURN
TO SENDER
NOT DELIVERABLE
AS ADDRESSED
UNABLE TO FORWARD



02 1
004329277 A 3 2
MAILED FROM ZIP CODE 87 02
\$ 00.37⁰

101005614125220202

EMPIRE SOUTHWEST LTD CO
6121 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110

DRB

871 1010056141253





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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, September 3, 2003, beginning at 9:00 a.m.** for the purpose of considering the following:

Project # 1001082

03DRB-01332 Major-Two Year SIA
03DRB-01334 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES, agent(s) for KB HOMES NM request(s) the above action(s) for all or a portion of **PARK HILL SUBDIVISION (UNITS 1 & 2)**, zoned RT, located on MILKY WAY NW, between MCMAHON NW and BLACK ARROYO BLVD NW containing approximately 44 acre(s). [REF: 01DRB-00698, 01DRB-00699, 03DRB-01012, 03DRB-01013] (A-11)

Project # 1000331

03DRB-01321 Major-Amnd SiteDev Plan Subd

ALDRICH LAND SURVEYING, INC. agent(s) for DNC LTD., INC. request(s) the above action(s) for all or a portion of Tract(s) A-A-1-A, **LOMA DEL NORTE, UNIT 5A** AND Tract(s) C-1-A-5-A, **CHERRY HILLS, UNIT 1**, zoned SU-1 special use zone, Neighborhood Shopping Cntr- Movie Theater, located on WYOMING BLVD NE, between the NORTH ARROYO DEL PINO AND HARPER RD NE containing approximately 19 acre(s). [REF: DRD-95-187, DRB-94-14, V-95-71, 00AA0-00316, 03DRB-01168] (D-19)

Project # 1002022

03DRB-01293 Minor-Extension of Preliminary Plat

03DRB-01294 Minor-Amnd Prelim Plat Approval

03DRB-01295 Major-Vacation of Public Easements

BOHANNAN HUSTON, INC. agent(s) for TIM S. MCNANEY request(s) the above action(s) for all or a portion of Tract(s) 8 & 9, **TOWN OF ATRISCO GRANT, UNIT 2**, zoned R-D residential and related uses zone, developing area, 9 DU/AC, located WEST OF UNSER BLVD SW, between EUCARIZ AVE SW and TOWER RD SW containing approximately 10 acre(s). [REF: 02DRB-00922, 02DRB-01237-01240] (L-10)

Project # 1002823

03DRB-01199 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for CAP II request(s) the above action(s) for all or a portion of Tract(s) A1A AND B2, County Jurisdiction, City of Albuquerque Easements), **NORTHDALE SHOPPING CENTER - UNITS 1 & 2**, zoned C-1 (County), located on 4th ST NW, between CHAVEZ RD NW and SCHULTE RD NW containing approximately 2 acre(s). (E-14)

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


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 18, 2003.

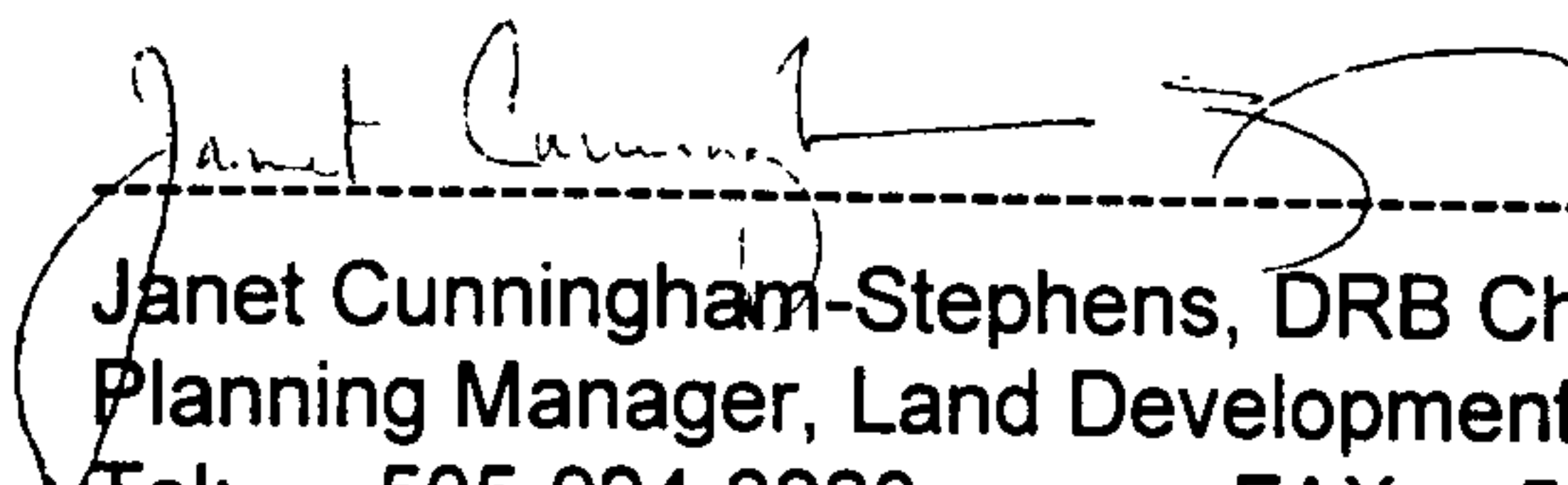


CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 26, 2002

10. Project #1002022
Application # 02DRB-00922
Town of Atrisco Grant, Unit 2, Tracts 8 & 9

1. The site lies within the boundaries of the Tower/Unser Sector Development Plan. Future development must be in compliance with all goals, policies and regulations. According to the Plan, the density of any residential development shall not exceed 9 dwelling units/net acre. Provide verification.
2. Why is the configuration being designed as shown in the exhibit? Lots 41-60 will face a street and the back of the lots to the west. The rear of Lots 41-60 should be adjacent to the existing subdivision and the street layout chosen to facilitate the creation of neighborhood space. Provide justification or reconfigure.



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



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

Development Review Board Comments

Project Number: 1002022
Application Number: 02DRB-00922

DRB Date: 6/26/02
Item Number: 10

Subdivision: Town of Atrisco Grant
Tract(s) 8 & 9, Town of Atrisco Grant, Unit 2

Zoning: R-D

Zone Page: L-10

New Lots (or units) : 66

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

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

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

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

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

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

For lots that will not meet 2,400 o.s. if the largest footprint is used:
Except for Lot(s) ?-?, Block ?, open space requirements of the City of Albuquerque are met on the lot with the dwelling. Lot ?, Block ? shall have a maximum structure footprint and driveway coverage of x,xxx square feet, or provide payment to the Parks & Recreation Department (cash in-lieu) for the excess coverage beyond x,xxx square feet.

OR:

Block #?

Lots 1, 8-10, 17-21, 23-26, 32-33, 39-42, and 44-48 the open space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8 (A) (1).

Block #?

Lots 2-4, 7, 22, 28-31, 34-37, and 43 shall have a maximum structure footprint and driveway coverage of 2,122 square feet, or provide payment to the Parks & Recreation Department (cash in-lieu) for the excess coverage beyond 2,122 square feet per the provisions of Section 14-16-3-8 (A) (2) of the Zoning Code.

Signed: Deborah Hilyard (PRD)
~~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-1002022

Item No. 10

Zone Atlas L-10

DATE ON AGENDA 6-26-02

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.

- The standard street improvements are required on an infrastructure list.
- The streets need to meet the requirements of the DPM.

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



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: 1002022

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:(x) APP:() SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

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

RESOLUTION:

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

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: June 26, 2002



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

June 26, 2002

9:00 a.m.

MEMBERS:

Janet Stephens, DRB Chair
Claire Senova, Administrative Assistant

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order
- B. Changes and/or Additions to the Agenda
- C. Announcements

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

1. **Project # 1000196**
02DRB-00845 Major-Two Year SIA

BEN RUIZ agent(s) for BEN RUIZ request(s) the above action(s) for all or a portion of Tract(s) C1B, **CORONADO SAVINGS & LOAN**, zoned C-1 neighborhood commercial zone, located on COORS BLVD NW, between REDLANDS NW and SEQUOIA NW containing approximately 2 acre(s). (G-11) **THE SIA EXTENSION WAS APPROVED TO THE CONSTRUCTION COMPLETION DEADLINE DATE OF 1/15/03. THIS WILL BE THE LAST EXTENSION.**

2. **Project # 1001757**
02DRB-00793 Major-Vacation of
Public Easements
02DRB-00792 Major-Preliminary Plat
Approval
02DRB-00794 Minor-Temp Defer
SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for STV INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 1-4, **LANDS OF CARLOS BARELAS**, zoned R-T, located on BRIDGE BLVD SW, between COORS BLVD. SW and UNSER BLVD. SW containing approximately 5 acre(s). [REF: 02EPC 00286/00285][DEFERRED FROM 6/19/02] (K-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/26/02 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/25/02 THE PRELIMINARY PLAT WAS APPROVED. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONTAGE AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project # 1000296**
02DRB-00544 Major-Vacation of
Public Right-of-Way
02DRB-00545 Major-Vacation of
Public Easements
02DRB-00546 Minor-Sidewalk Waiver
02DRB-00547 Minor-Temp Defer
SDWK
02DRB-00548 Major-SiteDev Plan
Subd
02DRB-00549 Major-SiteDev Plan
BldPermit
02DRB-00550-Major-Preliminary Plat

BOHANNAN HUSTON, INC. agent(s) for ALTURA WEST LTD. CO. request(s) the above action(s) for all or a portion of Tract(s) B1, OXBOW PARK SUBDIVISION (to be known as THE ENCLAVE AT OXBOW) zoned SU-3, located on ST. JOSEPH DRIVE NW, between COORS BLVD. NW and ALAMOGORDO DR. NW containing approximately 12 acre(s). [REF: 02500 00234] [Deferred from 6/19/02] (G-11) **THE VACATIONS (00544 AND 00545) WERE APPROVED AS SHOWN ON EXHIBIT A IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/26/02 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/20/02 THE PRELIMINARY PLAT WS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: OXBOW PARK MUST BE REPLATTED TO PROVIDE A 20 FOOT PUBLIC SANITARY SEWER LINE EASEMENT THROUGH LOT 51. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONTAGE AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT AND PLANNING. SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT AND PLANNING.**

4. **Project # 1001789**
02DRB-00405 Major-Vacation of Pub
Right-of-Way

JOSE A VENZOR agent(s) for JOSE A. VENZOR request(s) the above action(s) for all or a portion of Lot(s) 15&16, Block(s) 6 17-28 & LOTS 1-3, **MONTE VISTA ADDITION**, zoned SU-2, CCR, located on E/W ALLEY N. OF CENTRAL AV NE, between WELLESLEY DR. NE and TULANE DR. NE containing approximately 3 acre(s). [REF: Z-76-42, ZA-78-71, VAC. ORD. 76-37] [Deferred from 6/19/02] (K-16) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE FOLLOWING CONDITIONS OF PRELIMINARY PLAT APPROVAL: 1) THE SANITARY SEWER EASEMENT IS RETAINED IN THE VACATED ALLEY (OR) THE SANITARY SEWER LINE IS RELOCATED PRIOR TO FINAL PLAT APPROVAL. 2) WRITTEN VERIFICATION FROM THE REFUSE DEPARTMENT STATING THAT THEY DO NOT HAVE ANY OBJECTIONS TO THE VACATION IS REQUIRED. THIS VERIFICATION IS NEEDED PRIOR TO PRELIMINARY PLAT APPROVAL.**

5. **Project # 1001725**
02DRB-00767 Major-Preliminary Plat
Approval
02DRB-00766 Major-Bulk Land
Variance

TIERRA WEST, LLC agent(s) for UNIVERSITY OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) B, **EVER READY OIL SUBDIVISION**, zoned C-1, located on GIBSON BLVD SE, between UNIVERSITY BLVD SE and 1-25 NORTH FRONTAGE ROAD [REF: 02500 00161, 02110 00648/02128 00649] [DEFERRED FROM 6/19 AND 6/26/02] (L-15) **DEFERRED AT THE AGENT'S REQUEST TO 7/10/02.**

6. **Project # 1001523**
02DRB-00518 Major-Preliminary Plat
Approval
02DRB-00519 Major-Vacation of Pub
Right-of-Way
02DRB-00526 Major-Vacation of
Public Easements
02DRB-00520 Minor-Temp Defer
SDWK

02DRB-00621 Minor-SiteDev Plan
Subd/EPC

MARK GOODWIN & ASSOC agent(s) for UNSER 98TH ST PARTNERS request(s) the above action(s) for all or a portion of Lot(s) 2, **LADERA INDUSTRIAL CENTER**, zoned SU-1 special use zone / for Light Industrial, located on UNSER BLVD NW, between 98TH ST NW and LADERA DR NW containing approximately 120 acre(s). [REF: AX-81-10, Z-81-49, 01128-01405] [Deferred from 6/5/02,6/12/02, 6/19/02] (H-10)

CONSENSUS PLANNING, INC. agent(s) for UNSER-98TH STREET PARTNERSHIP, LLC request(s) the above action(s) for all or a portion of Lot(s) 2, **LADERA INDUSTRIAL CENTER**, zoned SU-1 for Light Industrial, located on UNSER BLVD NW, between 98TH ST NW and LADERA DR NW containing approximately 120 acre(s). [REF: 01128 01405, 02400 00519/02500 00520, Z-81-49] [Deferred from 6/5/02, 6/12/02, 6/19/02] (H-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/26/02 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/21/02 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION: APPROVAL FROM AMAFCA FOR THE WATER AND SEWER LINE CROSSINGS OF THE MIREHAVEN CHANNEL IS REQUIRED. THE VACATIONS (00519 AND 00526) WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONTAGE AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER AND PLANNING.**

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

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

7. **Project # 1001973**
02DRB-00924 Minor-SiteDev Plan
BldPermit
- ADVANCED ENGINEERING AND CONSULTING, LLC agent(s) for ROB HELMICK request(s) the above action(s) for all or a portion of Lot(s) 42, **RICHFIELD PARK SUBDIVISION**, zoned IP, located on ADAMS ST. NE, between WASHING ST. NE and JEFFERSON ST. NE containing approximately 2 acre(s). [REF: Z-85-704] (C-17) **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT AND PLANNING.**
8. **Project # 1000596**
02DRB-00533 Minor-SiteDev Plan
Subd/EPC
02DRB-00535 Minor-SiteDev Plan
BldPermit
- DEKKER / PERICH / SABATINI agent(s) for HEART OFFICE BLDG. LLC request(s) the above action(s) for all or a portion of Tract(s) 2B, **ST. JOSEPH HOSPITAL**, zoned SU-1 special use zone, for Hosp., Hotel & rel. uses, located on ELM ST NE, between MARTIN LUTHER KING JR. AVE NE and LOMAS BLVD. NE containing approximately 8 acre(s). [REF: Project #1001718; Z-98-8, DRB-98-97, 02128-00140 & 141, 02223000521 & 522] [**Juanita Vigil, EPC Case Planner**][Deferred from 4/17, 6/5, 6/19/02] [Heard under Project #1001718 on 6/5/02] (K-15) **THE SECOND AMENDMENT OF THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT AND PLANNING. THE SITE DEVELOPMENT PAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT AND PLANNING.**

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

9. **Project # 1002013**
02DRB-00903 Minor-Prelim&Final Plat Approval
- ALBUQUERQUE SURVEYING CO., INC. agent(s) for ROBERT & YRENIA R. LARES request(s) the above action(s) for all or a portion of Lot(s) 20, **LINDA VISTA ADDITION NO. 1**, zoned R-1, located on HENDRIX RD NW, between MONTANO NW and 2ND ST. NW containing approximately 1 acre(s). (F-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO PARKS, TRANSPORTATION DEVELOPMENT AND PLANNING.**

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

10. **Project # 1002022**
02DRB-00922 Minor-Sketch Plat or Plan
- BOHANNAN HUSTON, INC. agent(s) for JUDE BACA request(s) the above action(s) for all or a portion of Tract(s) 8 & 9, **TOWN OF ATRISCO GRANT, UNIT 2**, zoned R-D residential and related uses zone, developing area, 9 DU/AC, located on WEST SIDE OF UNSER BLVD SW, between EUCARIZ AV. SW and TOWER RD. SW containing approximately 10 acre(s). [REF: DRB-95-58, DRB-97-202] (L-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

11. **Project # 1002023**
02DRB-00923 Minor-Sketch Plat or
Plan

WAYJOHN SURVEYING INC agent(s) for ELIZABETH OROZCO request(s) the above action(s) for all or a portion of Lot(s) 10, **INDIAN FARM ESTATES**, zoned RA-2 residential and agricultural zone, located on INDIAN FARM LN NW, between CANDELARIA RD NW and MATTHEW AVE NW containing approximately 1 acre(s). [REF: DRB-95-856] (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

12. **Project # 1002025**
02DRB-00926 Minor-Sketch Plat or
Plan

ADVANCED ENGINEERING & CONSULTING agent(s) for FRED N SEELEY request(s) the above action(s) for all or a portion of Tract(s) 6, **LANDS OF C H HALL**, zoned SU-1 special use zone / Mobile Home Park, located on VOLCANO RD NW, between 90TH ST NW and BLUEWATER RD NW containing approximately 4 acre(s). (K-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. Approval of the Development Review Board Minutes for June 12, 2002. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE DEVELOPMENT REVIEW BOARD.**

ADJOURNED: 12:05 P.M.

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

Supplemental form
SUBDIVISION **S**
 Major Subdivision action
 Minor Subdivision action
 Vacation **V**
 Variance (Non-Zoning)

Supplemental form
ZONING **Z**
 Annexation & Zone Establishment
 Sector Plan
 Zone Change
 Text Amendment

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

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

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

APPLICANT INFORMATION:

NAME: JUDE BACA PHONE: 831-2264
ADDRESS: 3913 72ND STREET NW FAX: _____
CITY: ALBUQUERQUE STATE NM ZIP 87120 E-MAIL: _____
Proprietary interest in site: OWNER
AGENT (if any): BOHANNAN HUSTON, INC. PHONE: 823-1000
ADDRESS: 7500 JEFFERSON NE FAX: _____
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: _____

DESCRIPTION OF REQUEST: AMENDED PRELIMINARY PLAT AND GRADING PLAN 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. TRACTS 8 AND 9 Block: _____ Unit: _____
Subdiv. / Addn. TOWN OF ATRISCO GRANT VISTA WEST S/D
Current Zoning: RD Proposed zoning: RD
Zone Atlas page(s): L-10 No. of existing lots: 2 No. of proposed lots: 66+TR A
Total area of site (acres): 10.0 Density if applicable: dwellings per gross acre: 6.6 dwellings per net acre: 7.3
Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO
UPC No. 101005608627320104/101005610727620105 MRGCD Map No. _____
LOCATION OF PROPERTY BY STREETS: On or Near: WEST OF UNSER BLVD: S.W.
Between: EUCARIZ SW and TOWER SW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
1002022/02DRB01237

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

SIGNATURE [Signature] DATE 9/29/02
(Print) RICK BELTRAMO Applicant Agent

FOR OFFICIAL USE ONLY

pdf Form revised Sept. 2001

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>02DRB</u>	<u>APPA</u>	<u>963</u>	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>-</u>	<u>-</u>	<u>-</u>	\$ <u>-</u>
<input checked="" type="checkbox"/> All case #s are assigned	<u>-</u>	<u>-</u>	<u>-</u>	\$ <u>-</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	<u>-</u>	<u>-</u>	<u>-</u>	\$ <u>-</u>
<input type="checkbox"/> Case history #s are listed	<u>-</u>	<u>-</u>	<u>-</u>	\$ <u>-</u>
<input type="checkbox"/> Site is within 1000ft of a landfill	<u>-</u>	<u>-</u>	<u>-</u>	\$ <u>-</u>
<input type="checkbox"/> F.H.D.P. density bonus	<u>-</u>	<u>-</u>	<u>-</u>	\$ <u>-</u>
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	<u>-</u>	<u>-</u>	<u>-</u>	\$ <u>-</u>
	Hearing date <u>Oct 02, 2002</u>			Total \$ <u>0</u>

[Signature] 9/29/02 Project # 1002022
Planner signature / date

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

SKETCH PLAT REVIEW AND COMMENT

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

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

Extensions are not reviewed through internal routing.
 Extension of preliminary plat approval expires after one year.
 DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION FINAL PLAT APPROVAL

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

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

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

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

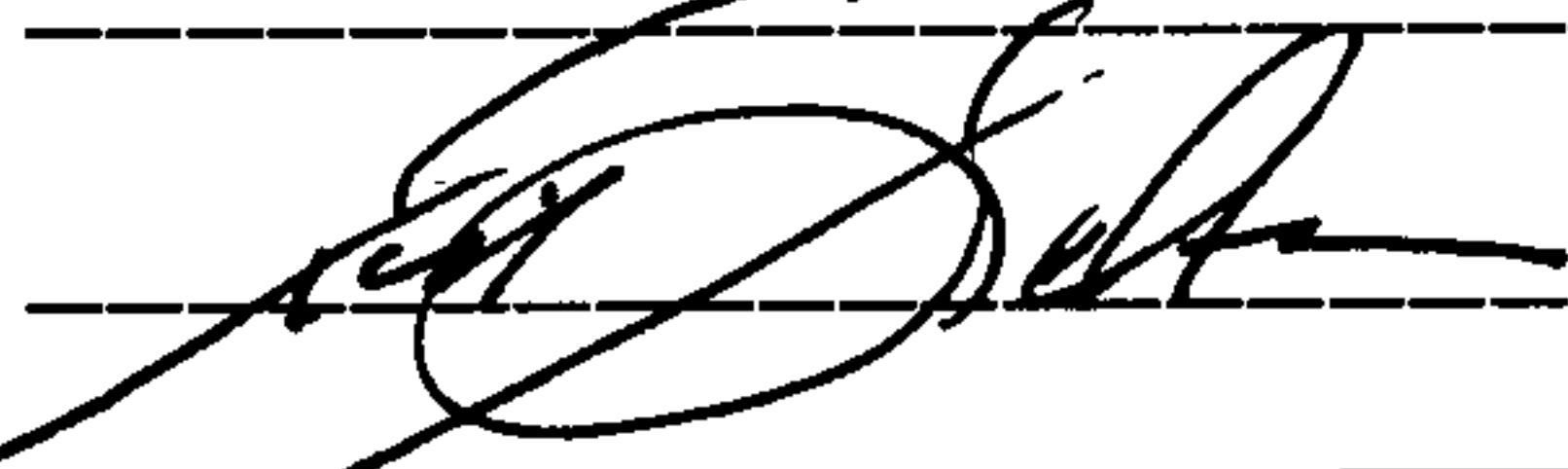
PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

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

Amended preliminary plat approval expires after one year.
 DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

RICK BELTRAMO



Applicant name (print)

9/24/02

Applicant signature / date



Form revised September 2001

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

Application case numbers
 02DRB - 01456

 9/24/02

Planner signature / date

Project # 1002022

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

September 24, 2002

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

Re: Amended Preliminary Plat and Grading Plan
Vista West Subdivision

Dear Janet:

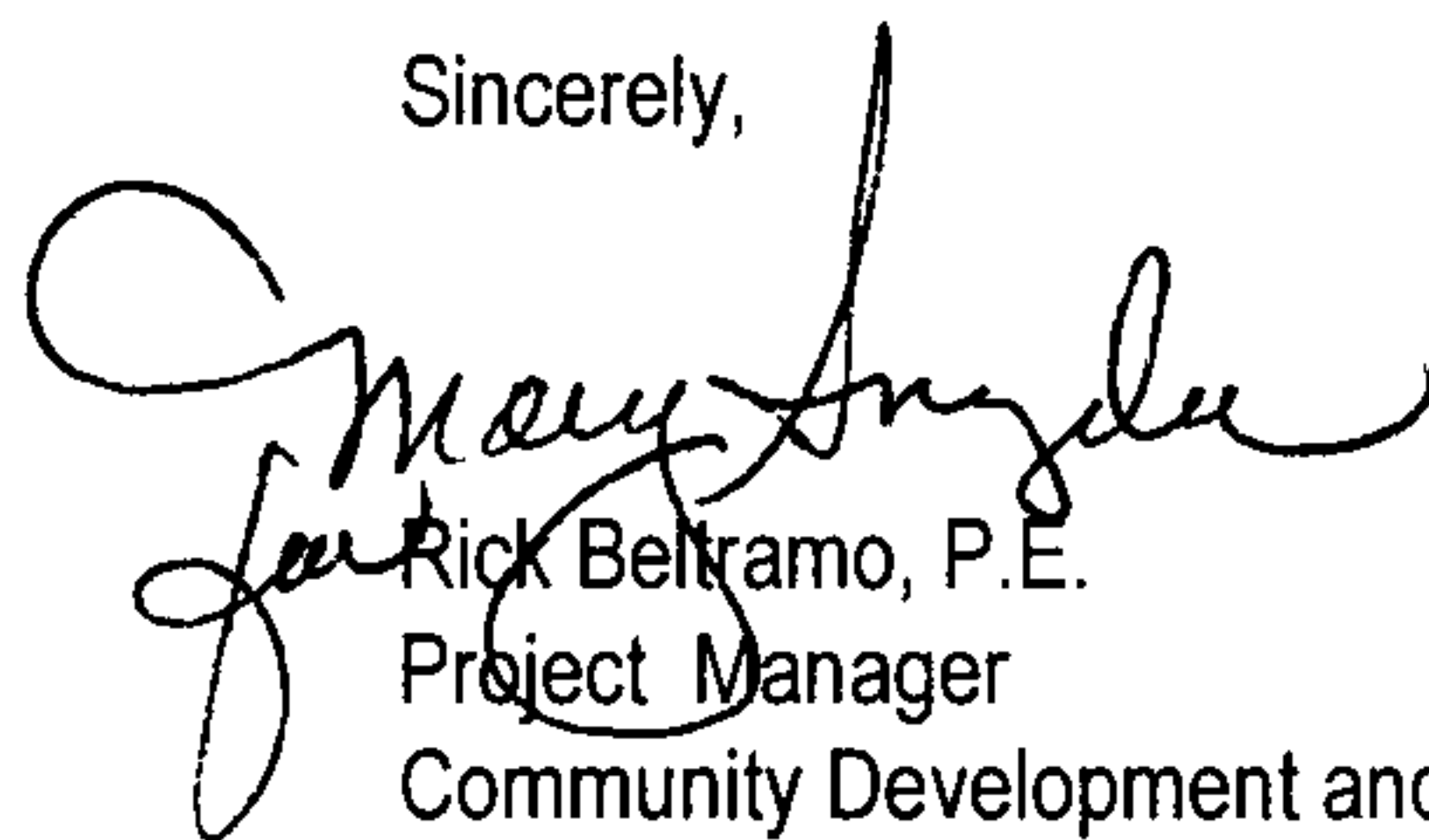
Enclosed for Development Review Board (DRB) review and approval of an amended Preliminary Plat and Grading Plan are copies of the following information:

- Completed Development Review Applications
- Six (6) copies of the Amended Preliminary Plat and Grading Plan
- Zone Atlas Map showing location of subject property.

The Preliminary Plat and Grading Plan are being amended to accommodate a different product. The original plan used a mix of 98' depth lots and 86' depth lots. The new plan uses a minimum of 94' lots and a typical 43' lot width.

Please place this item on the DRB Agenda to be heard on October 2, 2002. If you have any questions or require further information, please contact me.

Sincerely,



Rick Beltramo, P.E.
Project Manager
Community Development and Planning Group

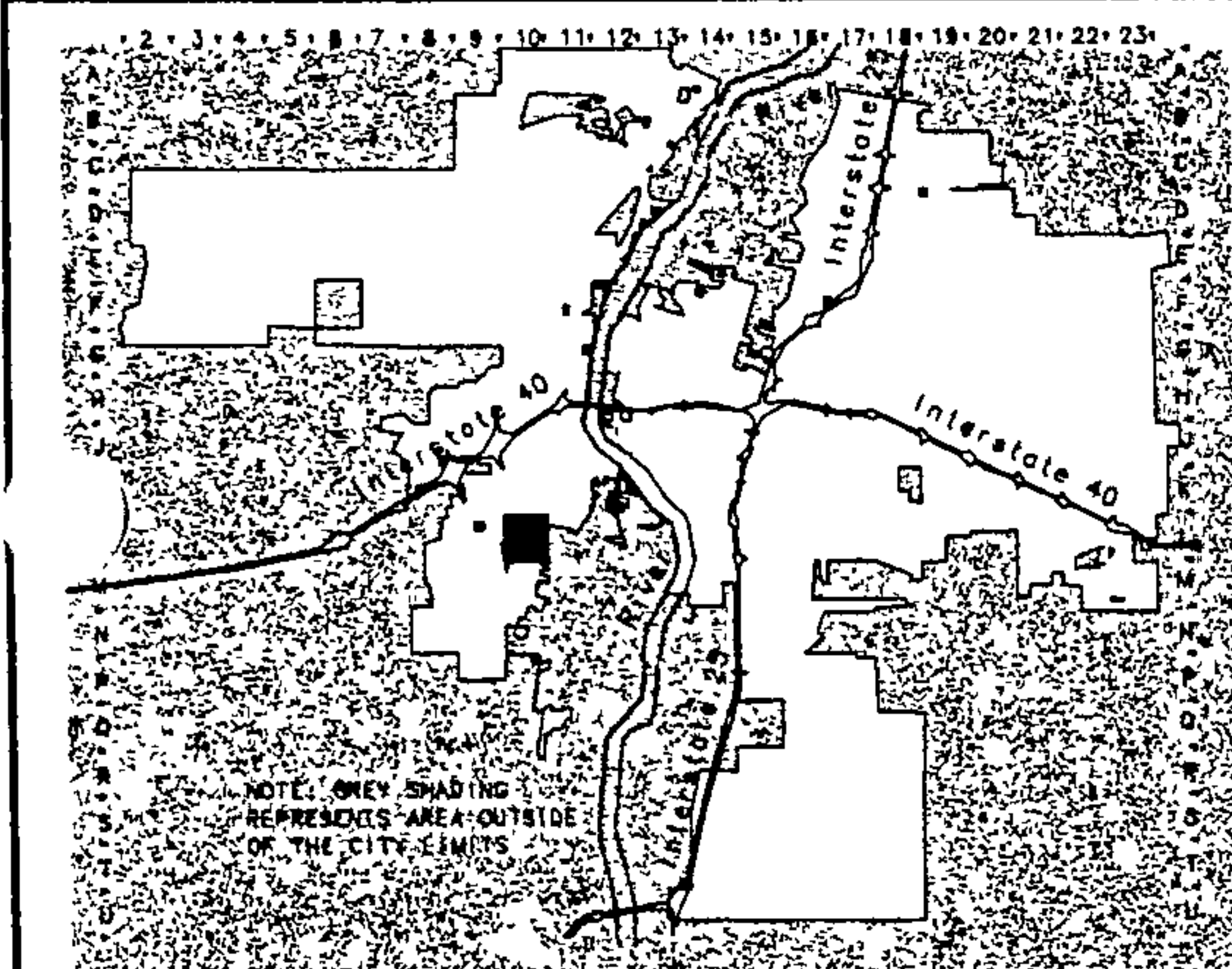
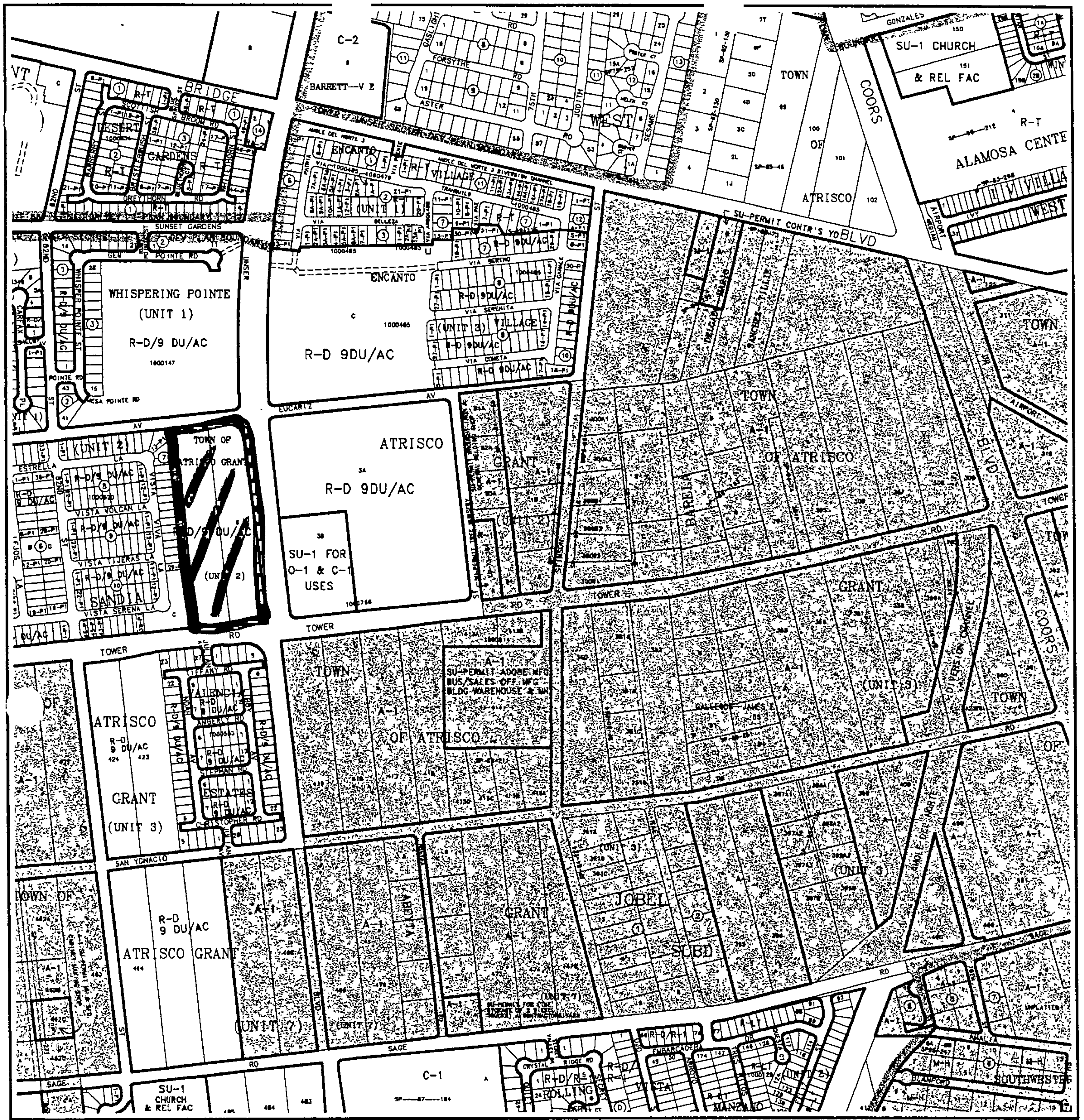
mls
Enclosures

a:\msnyder\030041\data\004\amend.gd/pre

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲



CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
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Zone Atlas Page

L-10-Z

Map Amended through April 02, 2002

ORIGINAL

Janet

Date Submitted: August 9, 2002
 Date Site Plan Approved: N/A
 Date Preliminary Plat Approved: 9/4/02
 Date Preliminary Plat Expires: 9/4/03
 DRB Project No. 1002022
 Application No. 02DRB017

Figure 12
INFRASTRUCTURE LIST
 EXHIBIT "A"
 TO SUBDIVISION IMPROVEMENTS AGREEMENT
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST
VISTA WEST SUBDIVISION
PRELIMINARY PLAT

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 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
PUBLIC ROADWAY IMPROVEMENTS									
		25' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	REMBERT DRIVE	BROOKSIDE AVENUE	EUCARIZ AVENUE	/	/	/
		26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	BROOKSIDE AVENUE	RIDGESIDE STREET	REMBERT DRIVE	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON SOUTH SIDE*	BROOKSIDE AVENUE	REMBERT DRIVE	EAST STUB TERMINUS	/	/	/
		33' F-F	(Pedestrian Access to UNSER BLVD) RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON EAST SIDE*	RIDGESIDE STREET	TOWER ROAD	BROOKSIDE AVENUE	/	/	/
		25' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON EAST SIDE*	RIDGESIDE STREET	BROOKSIDE AVENUE	EUCARIZ AVENUE	/	/	/
		24' F-EOP	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON SOUTH SIDE ONLY	EUCARIZ AVENUE	WEST BOUNDARY	UNSER BLVD	/	/	/
		30' F-F	ARTERIAL PAVING W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK ON WEST SIDE ONLY (HALF STREET SECTION)	UNSER BLVD.	TOWER ROAD	EUCARIZ AVENUE	/	/	/
		31' F-F	ARTERIAL PAVING W/ PCC CURB & GUTTER & PCC 6' WIDE, MEDIAN CURB SIDEWALK ON NORTH SIDE ONLY (MATCH EXISTING PAVEMENT TO ACHIEVE FULL 31' F-F STREET SECTION)	TOWER ROAD	WEST BOUNDARY	UNSER BLVD	/	/	/
		12' wide	ARTERIAL PAVING W/ PCC MEDIAN CURB & GUTTER FOR LEFT TURN LANE	TOWER ROAD	75 FEET WEST	RIDGESIDE STREET	/	/	/

Size Type of Improvement Location From To

Private Inspector City Inspector City Cnst Engineer

PUBLIC ROADWAY IMPROVEMENTS, CONTINUED

\$25,000 MODIFIED TYPE "C" CONTRIBUTION FOR TOWER/UNSER TRAFFIC SIGNAL

* SIDEWALKS TO BE DEFERRED. WAIVER OF SIDEWALKS ON WEST SIDE OF RIDGESIDE STREET AND NORTH SIDE OF BROOKSIDE AVENUE STUB STREET STREET LIGHTS AS PER COA DPM

PUBLIC STORM DRAIN IMPROVEMENTS

18"-24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	REMBERT DRIVE	BROOKSIDE AVENUE	30' NORTH OF BROOKSIDE AVENUE
18"-30" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	BROOKSIDE AVENUE	REMBERT DRIVE	EAST STUB TERMINUS
18"-30" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	38' EASEMENT	BROOKSIDE AVENUE	UNSER BLVD.
66"- 40" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	TOWER ROAD	WEST BOUNDARY LINE	UNSER BLVD. ϕ
18"-24" 30" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	UNSER BLVD.	TOWER ROAD	200' NORTH OF TOWER ROAD (Brookside)
2 ACRE-FEET	TEMPORARY RETENTION POND W/ AGREEMENT AND COVENANT	LOTS 01-00 TRACT A		

NOTE: A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES.

SIA
Sequence #

COA DRC
Project #

Size Type of Improvement Location From To

Private Inspector City Inspector City Cnst Engineer

PUBLIC WATERLINE IMPROVEMENTS

6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	REMBERT DRIVE	BROOKSIDE AVENUE	EUCARIZ AVENUE
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BROOKSIDE AVENUE	RIDGESIDE STREET	EAST STUB TERMINUS
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	RIDGESIDE STREET	TOWER ROAD	EUCARIZ AVENUE
12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	EUCARIZ AVENUE	WEST BOUNDARY LINE	UNSER BLVD.
10" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	UNSER BLVD.	TOWER ROAD	EUCARIZ AVENUE

/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

PUBLIC SANITARY SEWER IMPROVEMENTS

8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	REMBERT DRIVE	BROOKSIDE AVENUE	NORTH BOUNDARY LINE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BROOKSIDE AVENUE	RIDGESIDE STREET	EAST STUB TERMINUS
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	RIDGESIDE STREET	BROOKSIDE AVENUE	NORTH BOUNDARY LINE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	38' EASEMENT	BROOKSIDE AVENUE	UNSER BLVD.
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	UNSER BLVD.	TOWER ROAD	38' EASEMENT

/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

ORIGINAL

Scott Steffen
PREPARED BY SCOTT STEFFEN

9/8/02
DATE

Janet L. Givens
DRB CHAIR

9/4/02
DATE

Christina Santora
PARKS & RECREATION DEPARTMENT

9/4/02
DATE

BOHANNAN HUSTON INC.
FIRM:

Phillip L...
TRANSPORTATION DEVELOPMENT

9-04-02
DATE

N/A
AMAFCA
DATE

SIGNATURE
DATE

Roger A. Green
UTILITY DEVELOPMENT

9/4/02
DATE

Bradley H. Bishop
CITY ENGINEER

9/4/02
DATE

MAXIMUM TIME ALLOW TO CONSTRUCT
IMPROVEMENTS WITHOUT A DRB EXTENSION

Sept 4, 2004

N/A
NEW MEXICO UTILITIES INC.
DATE

DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER



Supplemental form **S**

SUBDIVISION

Major Subdivision action

Minor Subdivision action

Vacation

Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

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

Supplemental form **Z**

ZONING

Annexation & Zone Establishment

Sector Plan

Zone Change

Text Amendment

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

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

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

APPLICANT INFORMATION:

NAME: JUDE BACA PHONE: 831-2264

ADDRESS: 3913 72ND STREET NW FAX: _____

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

Proprietary interest in site: OWNER

AGENT (if any): BOHANNAN HUSTON, INC. PHONE: 823-1000

ADDRESS: 7500 JEFFERSON NE FAX: 798-7988

CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: _____

DESCRIPTION OF REQUEST: PRELIMINARY PLAT AND GRADING PLAN APPROVAL AND SIDEWALK DEFERRAL AND WAIVER AND DESIGN STANDARDS 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. TRACTS 8 AND 9 Block: _____ Unit: _____

Subdiv. / Addn. TOWN OF ATRISCO GRANT

Current Zoning: RD Proposed zoning: _____

Zone Atlas page(s): L-10 No. of existing lots: 2 No. of proposed lots: 66

Total area of site (acres): 41.6322 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. 101005608627320104/101005610727620105 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: WEST OF UNSER BLVD. SW

Between: EUCARIZ SW and TOWER SW

CASE HISTORY:

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

(1002022) 02DRB-00922

Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team . Date of review: 6/26/02

SIGNATURE *Rick Beltramo* DATE 8/8/02

(Print) RICK BELTRAMO _____ Applicant _____ Agent

FOR OFFICIAL USE ONLY

.pdf Form revised Sept. 2001

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>02DRB -01237</u>	<u>PPA</u>	<u>S(2)</u>	<u>\$ 2,030.00</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>02DRB -01238</u>	<u>TD94/C</u>	<u>✓</u>	<u>\$ 0</u>
<input checked="" type="checkbox"/> All case #s are assigned	<u>02DRB -01239</u>	<u>SV</u>	<u>✓</u>	<u>\$ 0</u>
<input checked="" type="checkbox"/> GIS copy has been sent	<u>02DRB -01240</u>	<u>SDV</u>	<u>✓</u>	<u>\$ 0</u>
<input type="checkbox"/> Case history #s are listed		<u>ADVERTIZ. FEE</u>		<u>\$ 15.00</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				<u>Total</u>
<input checked="" type="checkbox"/> F.H.D.P. density bonus				<u>\$ 2,105.00</u>
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				

Hearing date: Sept. 4th 2002

R Beltramo 8/9/02
Planner signature / date

Project # 1002022

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

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

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

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

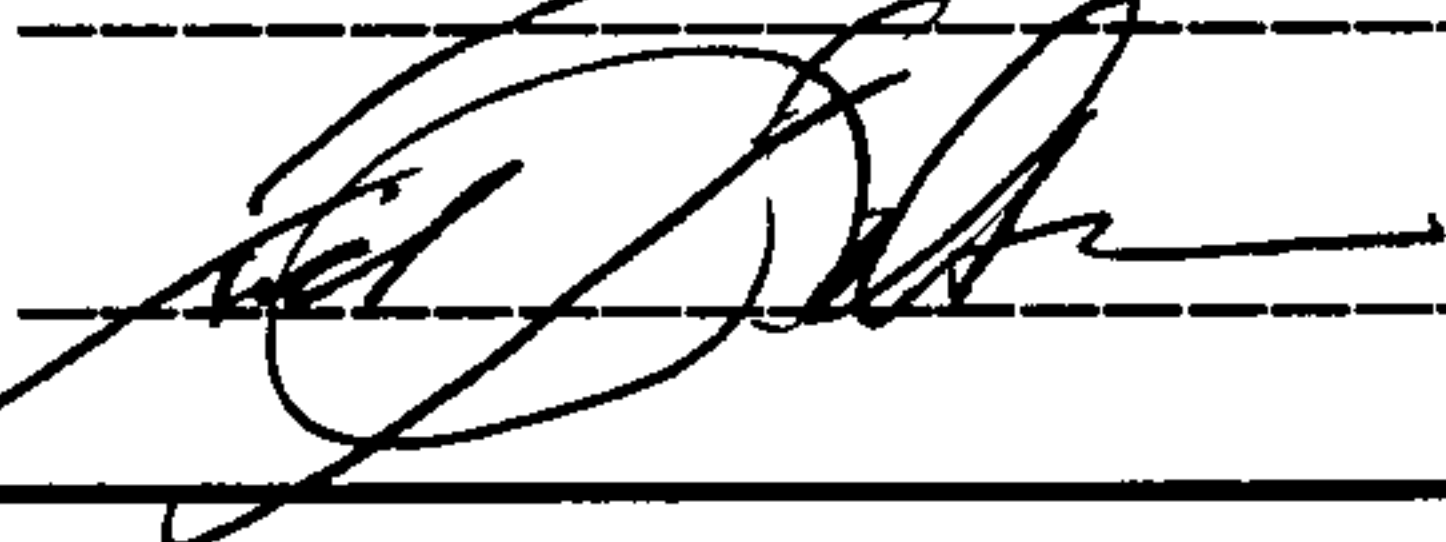
- Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
 - Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
 - Zone Atlas map with the entire property(ies)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

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

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

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

RICK BELTRAMO



Applicant name (print)

8/9/02

Applicant signature / date



Form revised September 2001

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

Application case numbers
 020019 - 01237

 8/9/02

Planner signature / date

Project # 1002022

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

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

VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

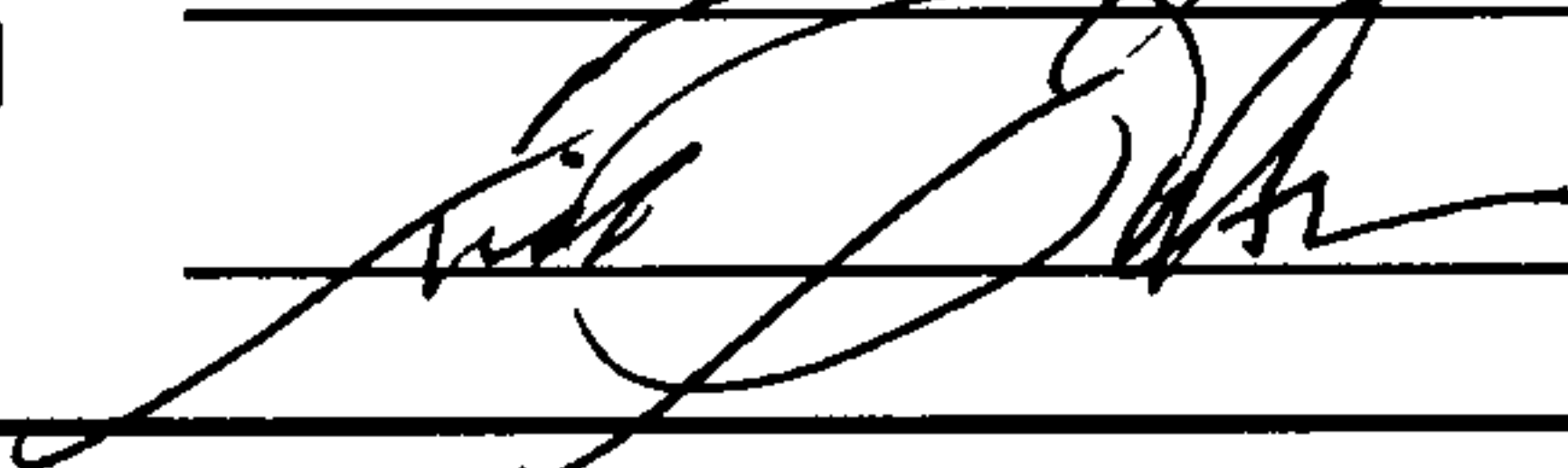
- Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched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

VACATION OF PRIVATE EASEMENT

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

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

RICK BELTRAMO



Applicant name (print)

Applicant signature / date

.pdf Form revised Sept. 2001



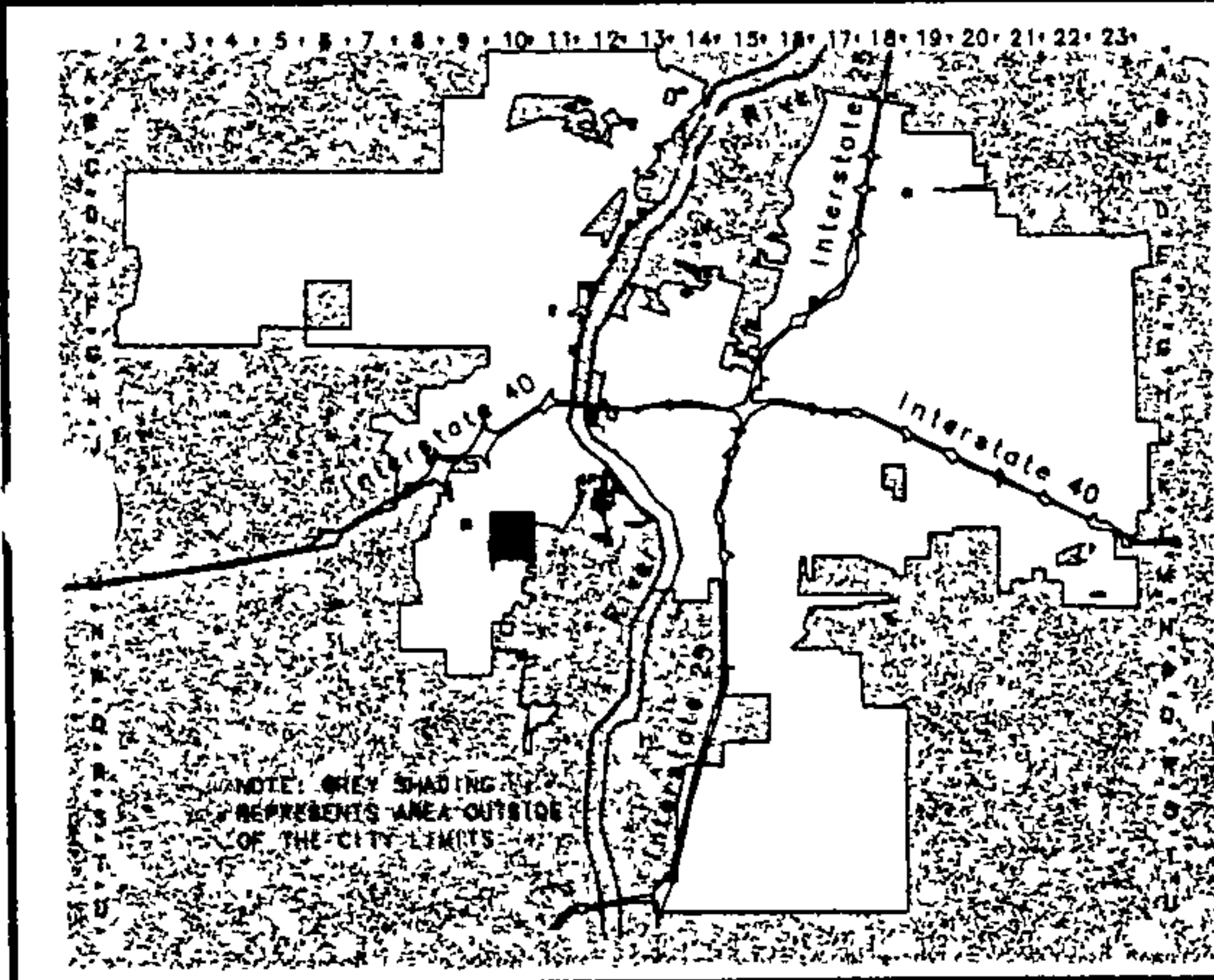
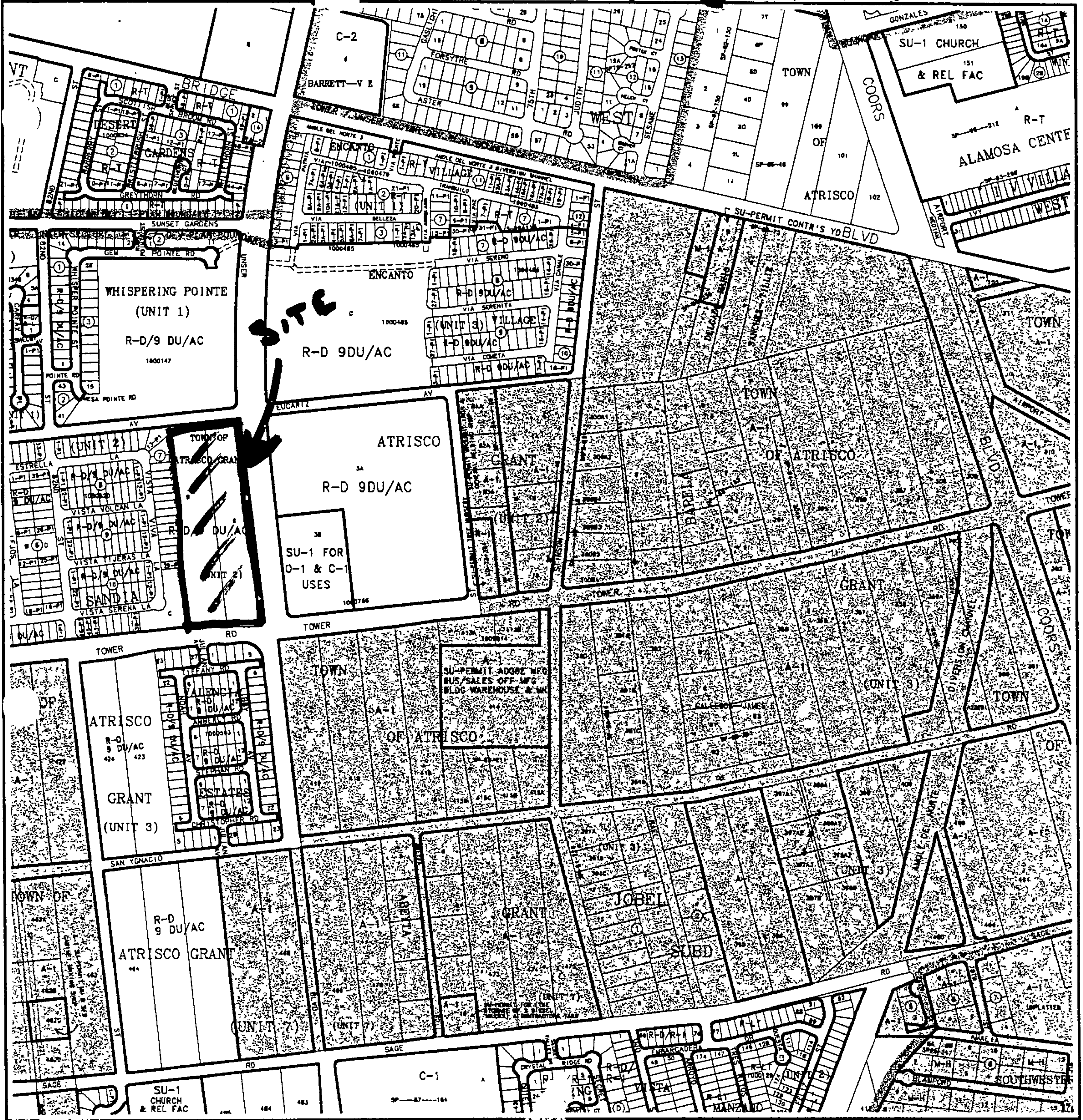
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
 02DRB - 01238
 02DRB - 01239
 02DRB - 01240

Beltramo 8/9/02
 Planner signature / date

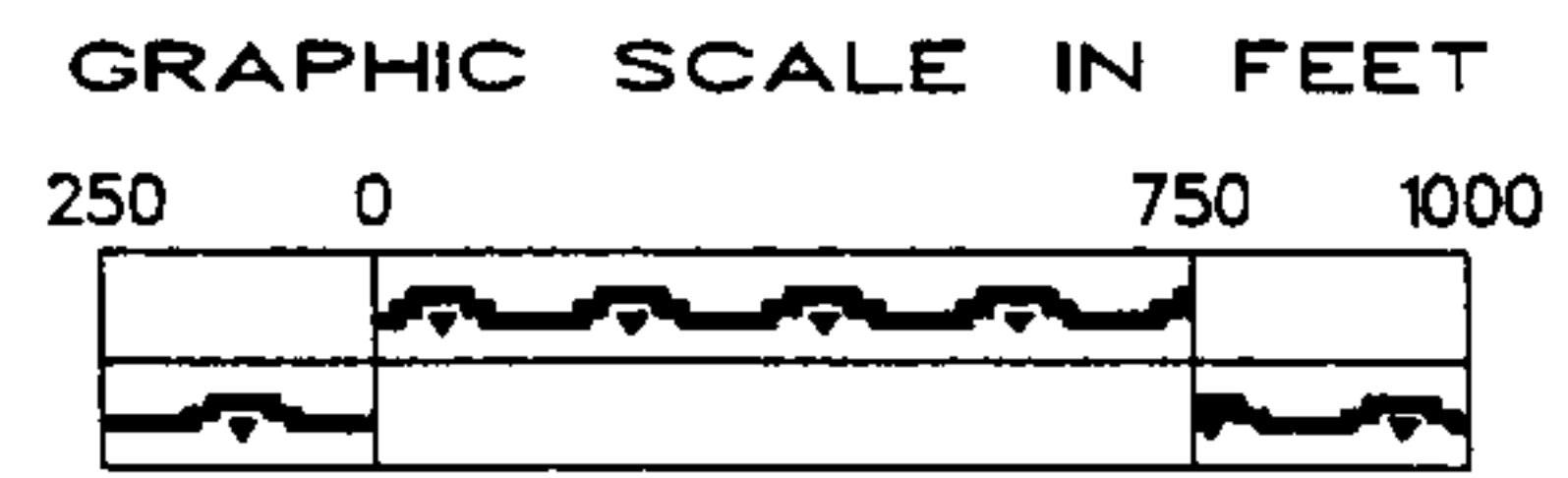
Project # 1002022

TOWN OF A USCO GRANT TOS B & 9



CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2002



Zone Atlas Page

L-10-Z

Map Amended through April 02, 2002

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

August 9, 2002

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

Re: Preliminary Plat, Grading Plan, Design Standards Variance, Sidewalk Deferral and Waiver
Approval
Vista West Subdivision

Dear Janet:

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

- Applications for Development Review
- Twenty-four (24) copies each of the Preliminary Plat and Grading Plan
- Twenty-four (24) copies of the Infrastructure List
- Six (6) copies of the Reason/Location of Request for Design Standards Variance (Exhibit A)
- Six (6) copies of the Reason/Location of Request for Sidewalk Deferral and Waiver (Exhibit B)
- Letter from the Office of Neighborhood Coordination and related data
- Form DR/WS, and
- Fee in the amount of \$2,155.00

Please place this item on the DRB Agenda to be heard on September 4, 2002. If you have any questions or require further information, please call me at 823-1000.

Sincerely,



Rick Beltramo, P.E.
Project Manager
Community Development and Planning Group

mls
Enclosures

A:msnyder/030041data/004/pre_plat

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 20, 2002

Jude Baca
FAX: 505-833-6013

Re: Water / Sewer Serviceability, Lots 8 and 9, Town of Atrisco Grant Unit 2L-10

Mr. Baca:

Your inquiry of May 6 did not include a sketch plat or any information on how or when the property might be developed. Absent such specifics we can only provide a general response.


Existing Conditions: The property includes approximately 10-acres of vacant land bounded by Eucariz, Unser, Tower, and Vista Sandia Unit 2 Subdivision. Land is within the City limits. Zoning is RD for 9-DUs/AC. Existing public utilities include a 15-inch sanitary sewer interceptor in Tower. Water lines in Tower and Eucariz dead end at the approximate west boundary of the property. There are no lines in Unser.

Pending Construction: Valencia Estates is developing south of Tower. Required infrastructure will include a 10-inch master plan water line in Unser from San Ygnacio to Tower, and an 8-inch in Tower from Unser to the existing dead end. See project #661781.

Required Infrastructure: Upon completion and acceptance of the Valencia Estates infrastructure the property as platted will be serviceable contingent on developer construction of public line extensions in the remaining adjoining rights-of-way. This will include a 10-inch water line in Unser, and a 12-inch in Eucariz. Sewer collector lines in Eucariz and Unser can be waived since properties north of Eucariz outfall to the north and east. Service to subdivision would require additional on-site infrastructure based on platting. This will generally be limited to looped 6-inch water lines and 8-inch gravity collectors in standard locations in all internal streets. Assuming single family development all lots / dwelling units will be accessed and serviced from internal streets. The DRB will require financial guarantees as a condition of Subdivision. It may be possible to defer perimeter sewer line construction via financial guarantees. This will be determined by the DRB. Design and construction would be at the developer / property owners expense coordinated through the City of Albuquerque 'COA' Public Works Department via the 'DRC / City Work Order' process. In addition to installation and construction costs, both sanitary sewer and metered water service will be subject to Utility Expansion Charges 'UEC' payable at the time service is requested.

As indicated this is intended as general information. An availability statement should be requested in conjunction with a specific development proposal. In the case of a conventional single family subdivision the DRB representative's approval of preliminary plat and infrastructure list will constitute a service commitment. Please do not hesitate to call if you have questions or need additional information: 924-3987.

Sincerely,


Roger A. Green, P.E.
Principal Engineer
Development Services
Public Works Department

Attachment: System / Location Map(s)

c: f/ readers #20508
f/ availability L-10
f/ 95-58

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

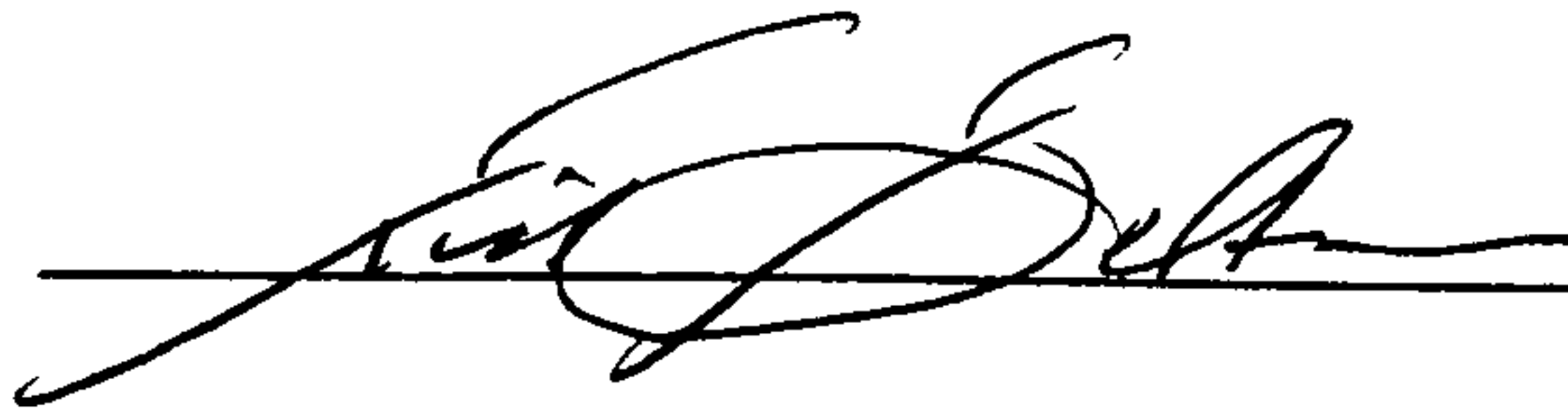
PROJECT NAME VISTA WEST SUBDIVISION

AGIS MAP # L-10

LEGAL DESCRIPTION TRACTS 8 AND 9, TOWN OF ATRISCO GRANT

XXX **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 _____ [date].


Applicant / Agent

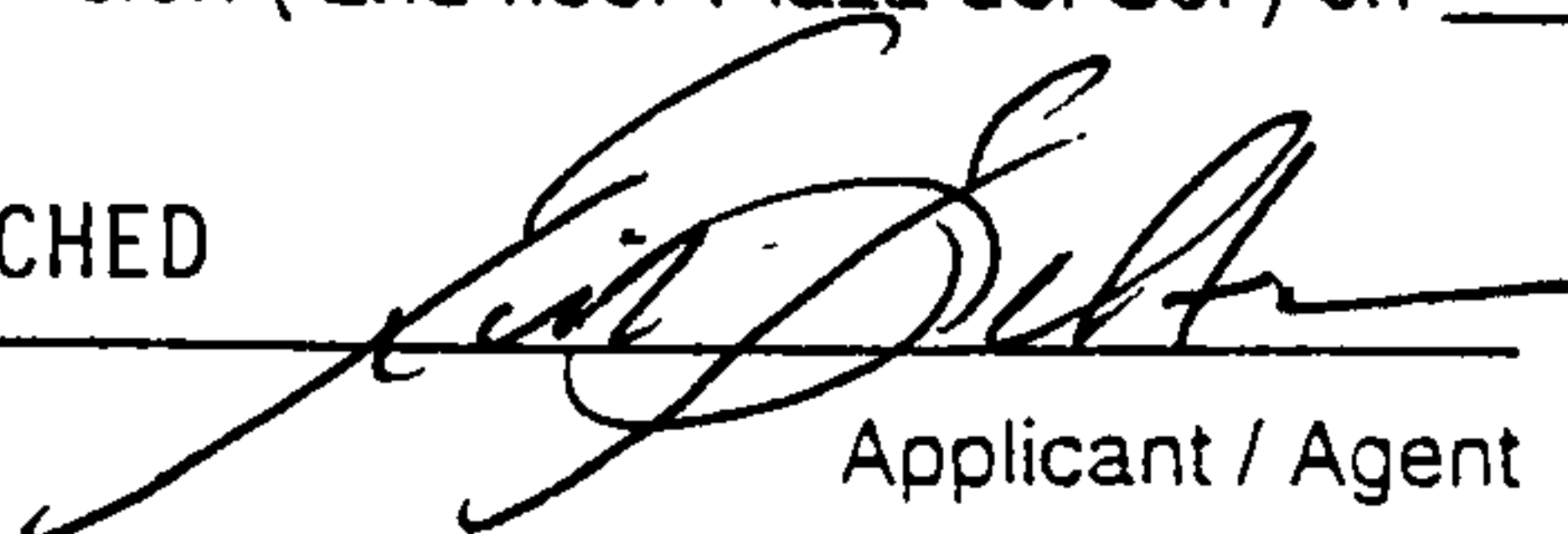
8/8/02
Date

Hydrology Division Representative

Date

XXX **WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on _____ [date].

SEE ATTACHED 
Applicant / Agent

8/8/02
Date

Utilities Division Representative

Date

DRB# _____

CITY OF ALBUQUERQUE

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

APPLICANT: Judi Baca Date of request: 8/9/02 Zone atlas page(s): L-10

CURRENT: Zoning R1D Legal Description - Lot or Tract # 829 Block # _____

Parcel Size (acres / sq.ft.) _____ Subdivision Name Alonso Court

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 <u>Per Plat</u> |
| | | c) Amendment [] | |

PROPOSED DEVELOPMENT:

- No construction / development []
- New Construction []
- Expansion of existing development []

GENERAL DESCRIPTION OF ACTION: 1

- # of units - _____
- Building Size - _____ (sq. ft.)
- Other

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

Applicant or Representative Reed Bellows Date 8/9/02
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [] BORDERLINE []
PWD, Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3991 or 3994

THRESHOLDS MET? YES [] NO [] Mitigating reasons for not requiring TIS: Previously studied: []
Notes:

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

[Signature] 8-09-02
TRAFFIC ENGINEER DATE

AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED: YES [] NO [] BORDERLINE []
ENVIRONMENTAL HEALTH DEPT. Air Quality Div. 3rd Floor / Rm. 3023 City/County Bldg. 768-2600

THRESHOLDS MET? YES [] NO [] Mitigating reasons for not requiring AQIA: Previously studied: []
Notes:

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

[Signature] 8/8/02 Does not meet min. Threshold, per zone code
ENVIRONMENTAL HEALTH DATE

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

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

TO BE COMPLETED BY APPLICANT
TRANSPORTATION DEVELOPMENT
ENVIRONMENTAL HEALTH

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

August 8, 2002

Ms. Theresa Rios Sandoval
1505 Gschwind Place SW
Albuquerque, New Mexico 87121

Re: Vista West Subdivision
Preliminary Plat, Grading Plan, Design Standards Variance and Sidewalk Deferral and Waiver

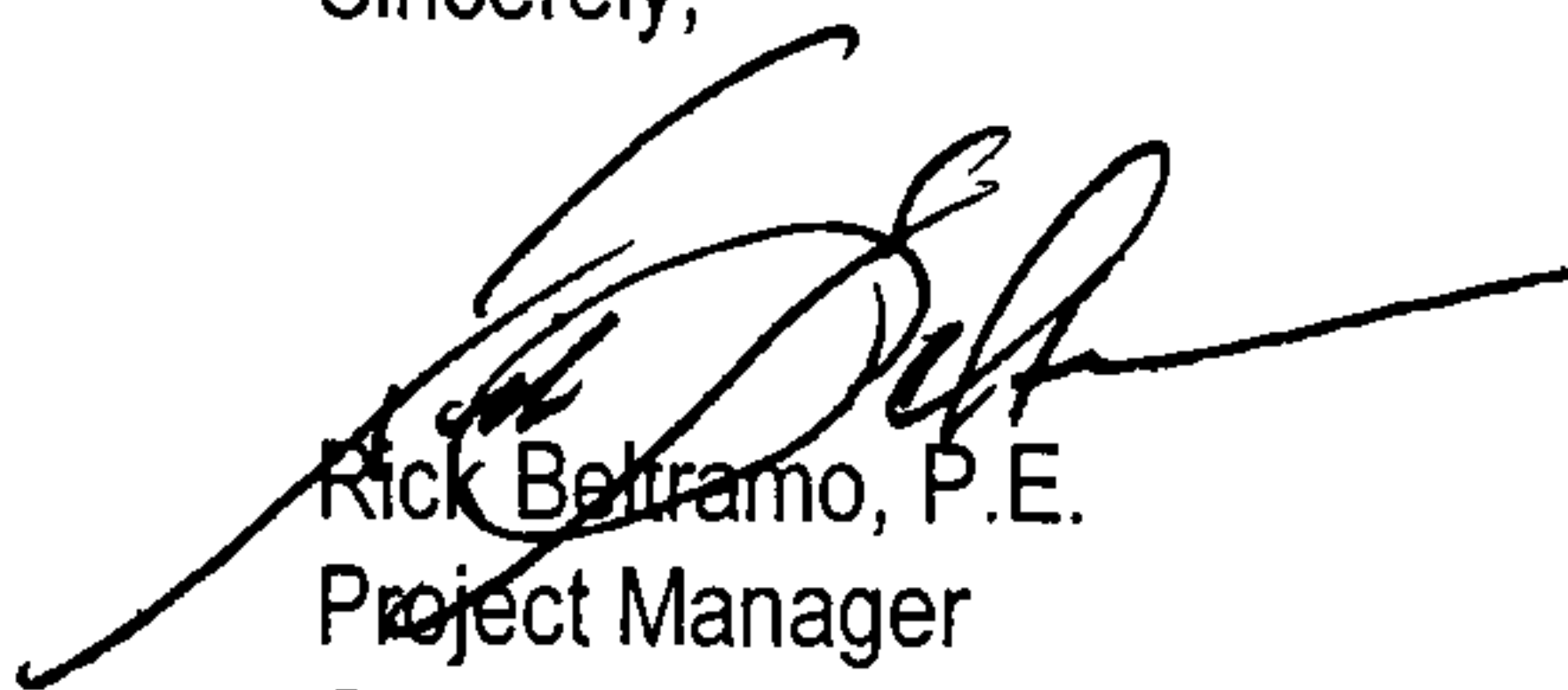
Dear Ms. Rios-Sandoval:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Westgate Heights Neighborhood Association.

This letter is to advise you that Bohannon Huston, Inc., agent for Jude Baca, is seeking approval of a preliminary plat, grading plan, design standards variance and sidewalk deferral and waiver for the above referenced project from the City of Albuquerque's Development Review Board (DRB).

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

Sincerely,



Rick Beltramo, P.E.
Project Manager
Community Development and Planning Group

mls
Enclosures

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

August 8, 2002

Mr. Arthur Gonzales
8704 Shone S.W.
Albuquerque, New Mexico 87121

Re: Vista West Subdivision
Preliminary Plat, Grading Plan, Design Standards Variance and Sidewalk Deferral and Waiver

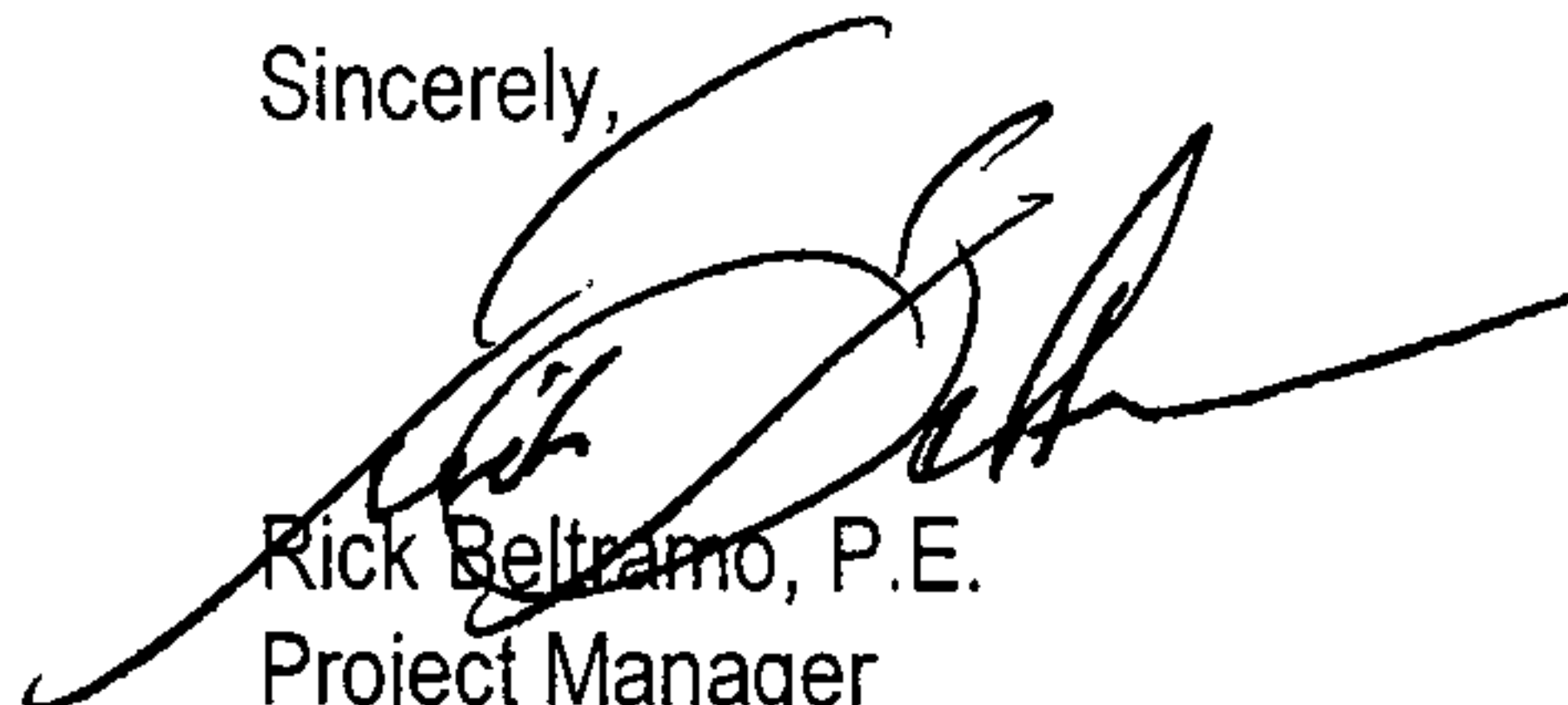
Dear Mr. Gonzales:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Westgate Heights Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Jude Baca, is seeking approval of a preliminary plat, grading plan, design standards variance and sidewalk deferral and waiver for the above referenced project from the City of Albuquerque's Development Review Board (DRB).

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

Sincerely,



Rick Beltramo, P.E.
Project Manager
Community Development and Planning Group

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City of Albuquerque

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

Date: August 7, 2002

TO CONTACT NAME: Mary Snyder
COMPANY/AGENCY: Bohannon Huston Inc
ADDRESS/ZIP: 7500 Jefferson NE 87109
PHONE/FAX #: 798-7988

Thank you for your inquiry of 8-7-02 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Town of Atresco Grant, Tracts 8 & 9

zone map page(s) L-10

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

Westgate Heights
Neighborhood Association
Contacts: Arthur Gonzalez
8704 Shone SW
831-2168 (h) 87121
Theresa Rias Sandoval
1505 Dschwind Pl SW
831-4168 (h) 87121

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 S. Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

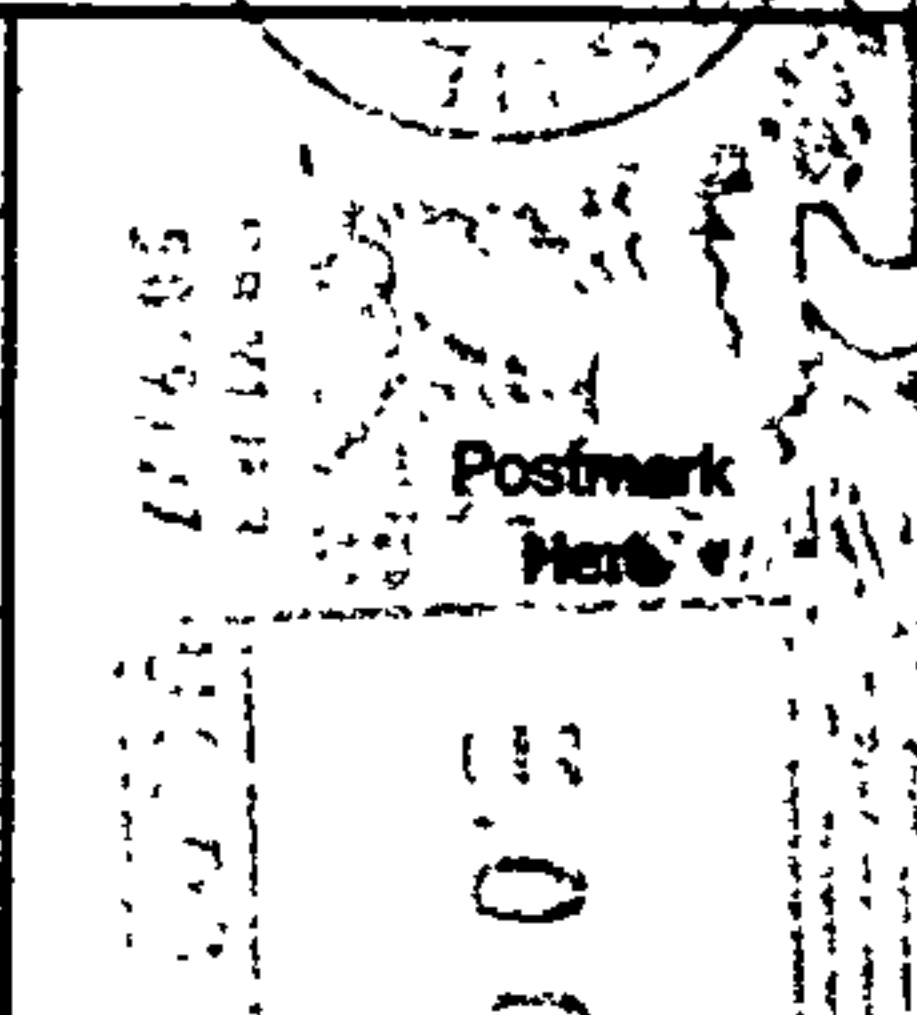
Attention: Both contacts per neighborhood association need to be notified.

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

OFFICIAL USE

7001 1940 0005 9518 5025

Postage	\$.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.65



Sent To Sharon R. Sordoval
 Street, Apt. No.;
 or PO Box No. 1505 Archival SW
 City, State, ZIP+4 ANN WY 87121

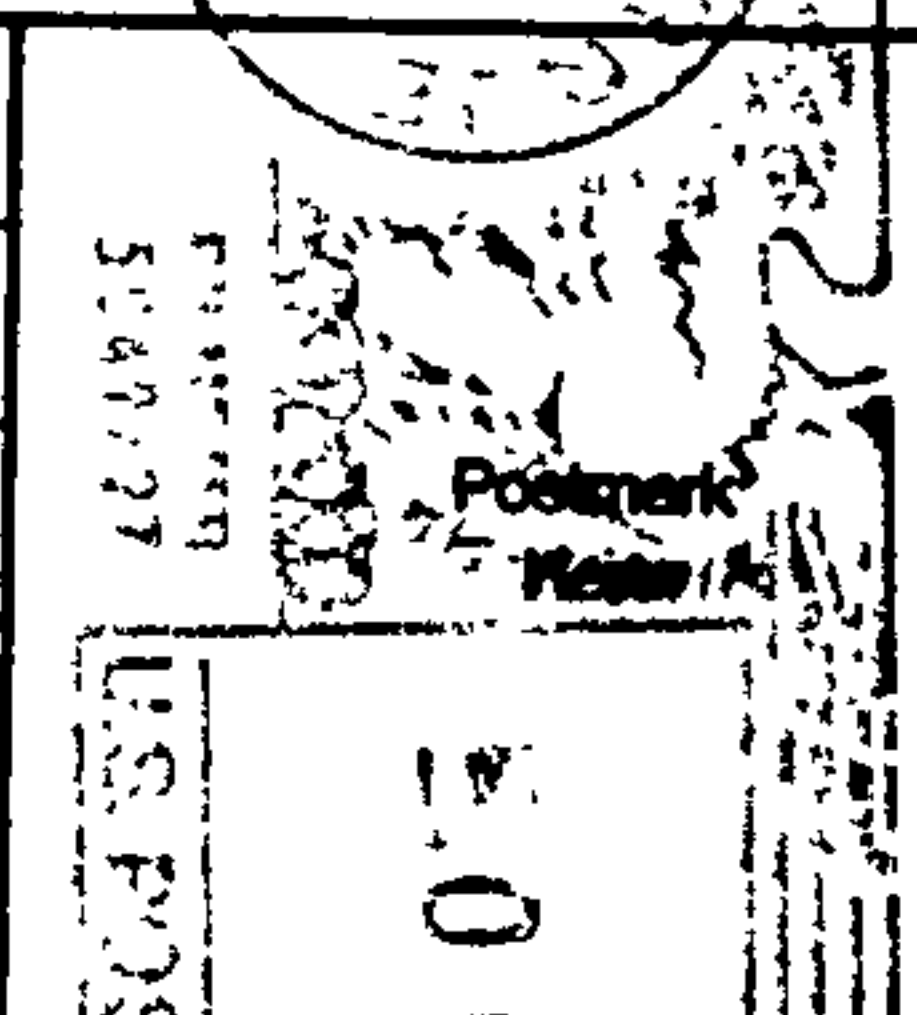
PS Form 3800, January 2001 See Reverse for Instructions

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

OFFICIAL USE

7001 1940 0005 9518 5032

Postage	\$.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.65



Sent To Arthur Lopez
 Street, Apt. No.;
 or PO Box No. 8704 Shore SW
 City, State, ZIP+4 ANN WY 87121

PS Form 3800, January 2001 See Reverse for Instructions

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

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

City Of Albuquerque
Treasury Division

08/09/2002 8:57AM LOC: ANEX
RECEIPT# 00019628 WSH 007 TRANSH 0009
ACCOUNT 441006 Fund 0110 TRSCCS
Activity 4983000
Trans Amt \$2,105.00
J24 Misc \$2,030.00

PAID RECEIPT

APPLICANT NAME

JUDE BACA

AGENT

BOHANNAN HUSTON, INC.

ADDRESS

1500 JEFFERSON ST. NE

PROJECT NO.

1002022

APPLICATION NO.

02DRB-01237

\$ 2,030⁰⁰ 441006 / 4983000 (DRB Cases)

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

\$ 75⁰⁰ 441018 / 4971000 (Notification)

\$ 2,105⁰⁰ Total amount due

Thank You

08/09/2002 8:57AM LOC: ANEX
RECEIPT# 00019628 WSH 007 TRANSH 0009
ACCOUNT 441018 Fund 0110 TRSCCS
Activity 4971000
Trans Amt \$2,105.00
J24 Misc \$75.00
CHANGE \$2,105.00
CK \$0.00


JUDE L. BACA
SUSAN L. BACA
3913 - 72ND ST. NW 831-2264
ALBUQUERQUE, NM 87120-1677

95-660/1070
2036490657

3882

DATE 8/8/02

CITY OF ALBUQUERQUE
PAY TO THE ORDER OF
Two thousand one hundred fifty five ^{no} DOLLARS ^{no}

 **BANK OF ALBUQUERQUE**
Albuquerque, New Mexico
www.bankofalbuquerque.com

Jude Baca

MEMO Issued + Unrec
⑆107006606⑆ 2036490657 3882

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

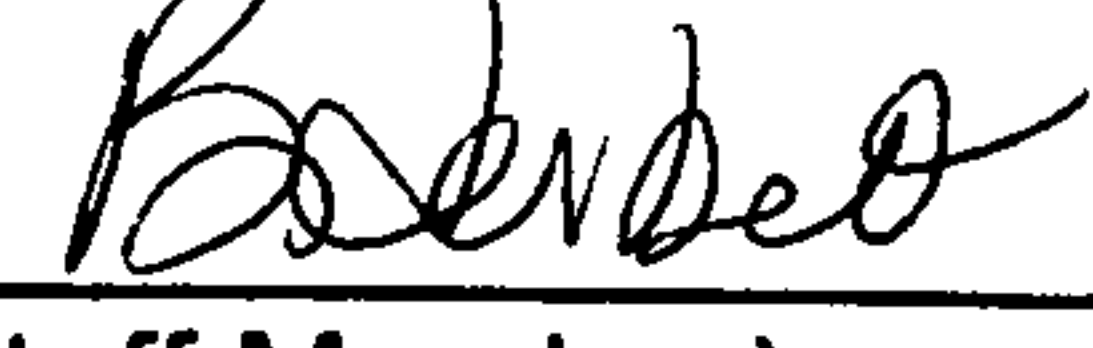
Signs must be posted from Aug. 20th '02 To Sept. 4th 2002.

5. REMOVAL

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

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

x  8/9/02
(Applicant or Agent) (Date)

I issued 3 signs for this application, 8/9/02, 
(Date) (Staff Member)



Supplemental form

SUBDIVISION **S**

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

V

SITE DEVELOPMENT PLAN **P**

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

Supplemental form

ZONING **Z**

Annexation & Zone Establishment
 Sector Plan
 Zone Change
 Text Amendment

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

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

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

APPLICANT INFORMATION:

NAME: JUDE BACA PHONE: 831-2264

ADDRESS: 3913 72ND STREET NW FAX: _____

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

Proprietary interest in site: OWNER

AGENT (if any): BOHANNAN HUSTON, INC. PHONE: 823-1000

ADDRESS: 7500 JEFFERSON NE FAX: 798-7988

CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: _____

DESCRIPTION OF REQUEST: SKETCH PLAT REVIEW AND COMMENT

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. TRACTS 8 AND 9 Block: _____ Unit: 2

Subdiv. / Addn. TOWN OF ATRISCO GRANT

Current Zoning: R-D/9dyac Proposed zoning: NA

Zone Atlas page(s): L10 No. of existing lots: 2 No. of proposed lots: 66

Total area of site (acres): 10 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. 101005608627320104/101005610727620105 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: UNSER BLVD S.W.

Between: EUCARIZ SW and TOWER SW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): DRB-95-58

DRB-97-202

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 6/13/02

SIGNATURE [Signature] DATE 6/13/02

(Print) RICK BELTRAMO _____ Applicant Agent

FOR OFFICIAL USE ONLY

.pdf Form revised Sept. 2001

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>02DRB - 00902</u>	<u>Sketch</u>		\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected				\$
<input checked="" type="checkbox"/> All case #s are assigned				\$
<input checked="" type="checkbox"/> AGIS copy has been sent				\$
<input checked="" type="checkbox"/> Case history #s are listed				\$
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>JUNE 26th 2002</u>			Total \$ <u>0</u>

[Signature] 6/17/02 Project # 1002022

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.

RICK BELTRAMO

[Handwritten Signature]

Applicant name (print)

6/13/02

Applicant signature / date



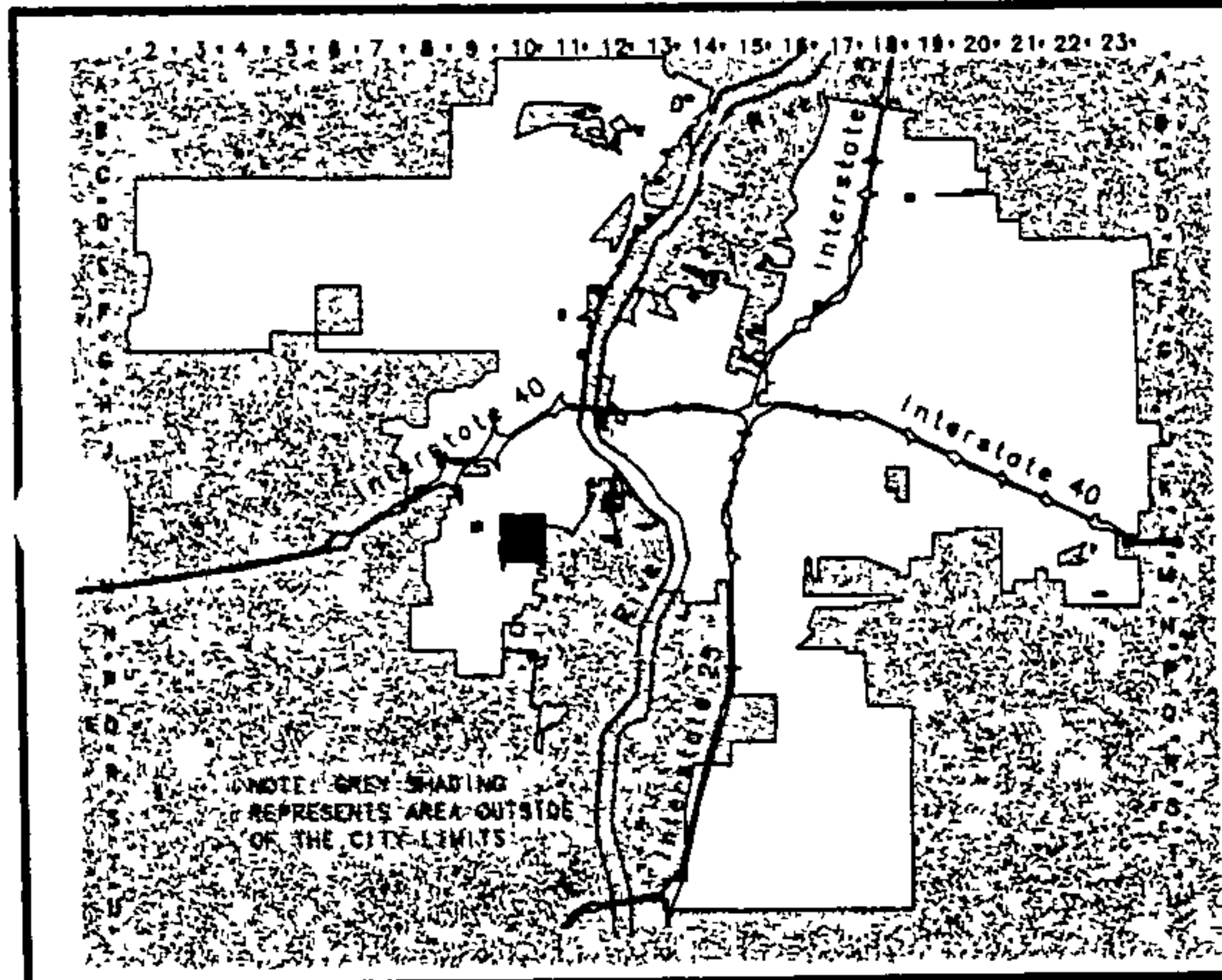
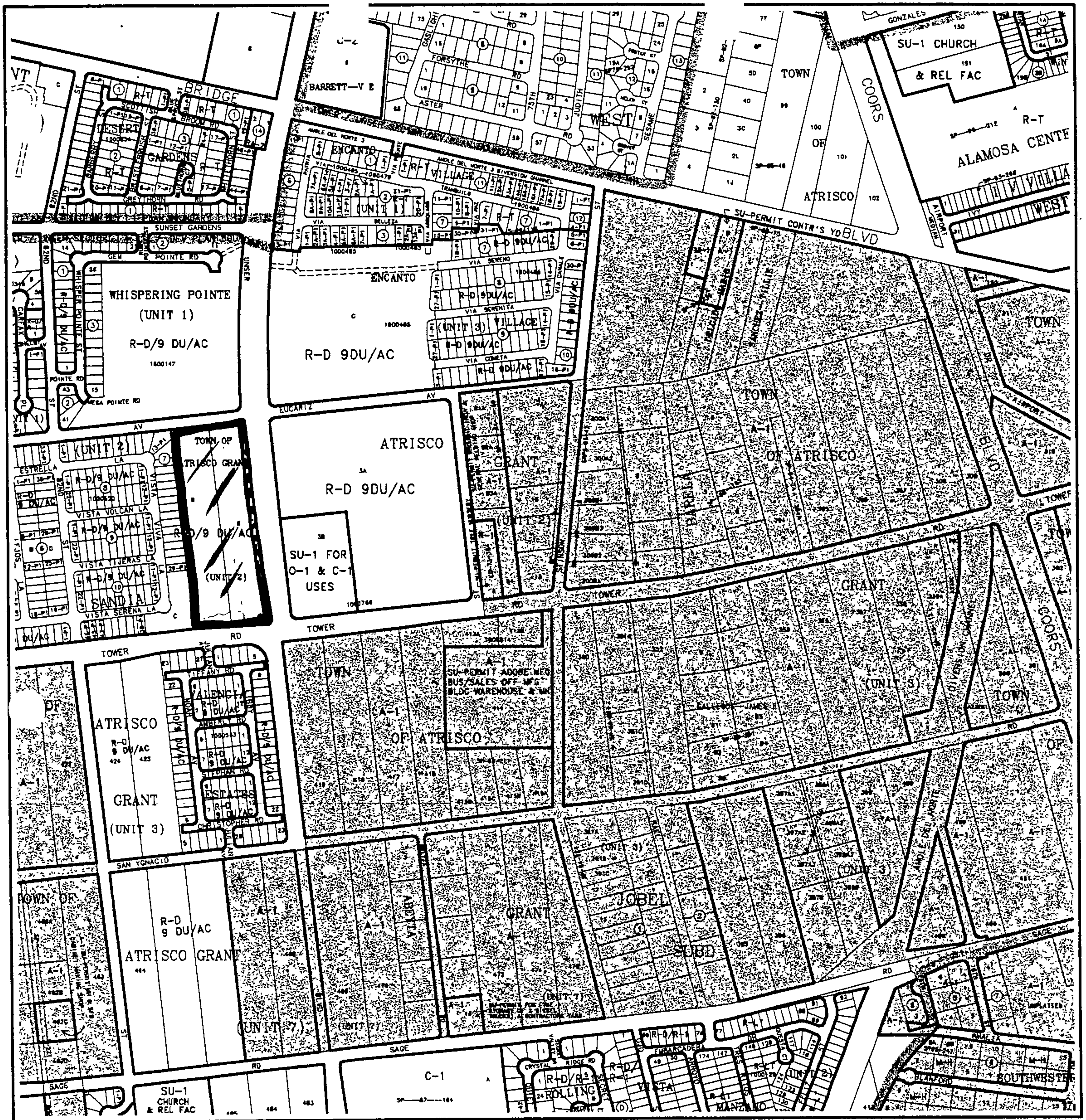
Form revised September 2001

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

Application case numbers
 D2DRB - 00922

[Handwritten Signature] 6/17/02
 Planner signature / date

Project # 1002022



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

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Zone Atlas Page

L-10-Z

Map Amended through April 02, 2002

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

June 17, 2002

Janet Stephens, Chair
Development Review Board
City of Albuquerque
Albuquerque, New Mexico 87103

Re: Sketch Plat Review and Comment
Tower and Unser Subdivision

Dear Janet:


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

- Development Review Applications
- Six (6) copies each of the Sketch Plat, and
- Zone Atlas Map

This sketch is being presented to the Development Review Board for the purpose of obtaining City input and comment.

Please place this item on the DRB Agenda to be heard on June 25, 2002. If you have any questions or need further information, please call.

Sincerely,
Bohannan Huston, Inc.



Rick Beltramo, P.E.
Project Manager
Community Development and Planning Group

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