12

Complete 9-24-04
BJ

# DRB CASE ACTION LOG (PREL & FINAL )

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-01193 (P&F)** Project # **1002050**

Project Name: **TRAILS @ LAS MARCADAS**

Agent: Mark Goodwin & Associates PA Phone No.: 828-2200

Project Number 1002050

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 8/11/04 by the DRB with delegation of signature(s) to the following departments.

**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

☒ TRANSPORTATION: {Encroachment agreement PUE within Right-of-way and Utilities Easements ok}

☐ UTILITIES:

☐ CITY ENGINEER / AMAFCA:

☐ PARKS / CIP:

☐ PLANNING (Last to sign):

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

-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). RECORDED DATE: 9-24-04
-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.**

2050

# AGIS ELECTRONIC APPROVAL FORM

DRB Project Case #: 1002050

Subdivision Name: Trails at Las Marcadas - Lots 23A-P1 thru 28A-P1 & 30A-P1

Surveyor: Timothy Aldrich

Company/Agent: Goodwin & Associates

Contact Person: Stephen Stasiewicz E-mail:

Phone: Fax: 797-9539

☒ DXF Received Date: 8/27/2004

☒ Hard-Copy Date: 8/27/2004

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

Approved

8/30/04
Date

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

AGIS Use Only

Copied cov2050 to agiscov on 8/30/2004. Contact person notified on 8/30/2004

12

# DRB CASE ACTION LOG (PREL & FINAL )

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-01193 (P&F)** Project # **1002050**

Project Name: **TRAILS @ LAS MARCADAS**

Agent: Mark Goodwin & Associates PA Phone No.: 828-2200

Project Number 1002050

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**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

- [x] TRANSPORTATION: Encroachment agreement PUE within Right-of-way and Utilities easements on the plat
- [ ] UTILITIES:
- [ ] CITY ENGINEER / AMAFCA:
- [ ] PARKS / CIP:
- [ ] PLANNING (Last to sign):
- [x] **Planning must record this plat. Please submit the following items:**
  - -The original plat and a mylar copy for the County Clerk.
  - -Tax certificate from the County Treasurer.
  - -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
  - -Tax printout from the County Assessor.
- [ ] **Include 3 copies of the approved site plan along with the originals.**
- [ ] **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- [ ] **Property Management's signature must be obtained prior to Planning Department's signature.**
- [ ] **AGIS DXF File approval required** OK
- [x] **Copy of recorded plat for Planning.**

2050

# AGIS ELECTRONIC APPROVAL FORM

DRB Project Case #: 1002050

Subdivision Name: Trails at Las Marcadas - Lots 23A-P1 thru 28A-P1 & 30A-P1

Surveyor: Timothy Aldrich

Company/Agent: Goodwin & Associates

Contact Person: Stephen Stasiewicz E-mail:

Phone: Fax: 797-9539

☒ DXF Received Date: 8/27/2004

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

Approved

8/30/04
Date

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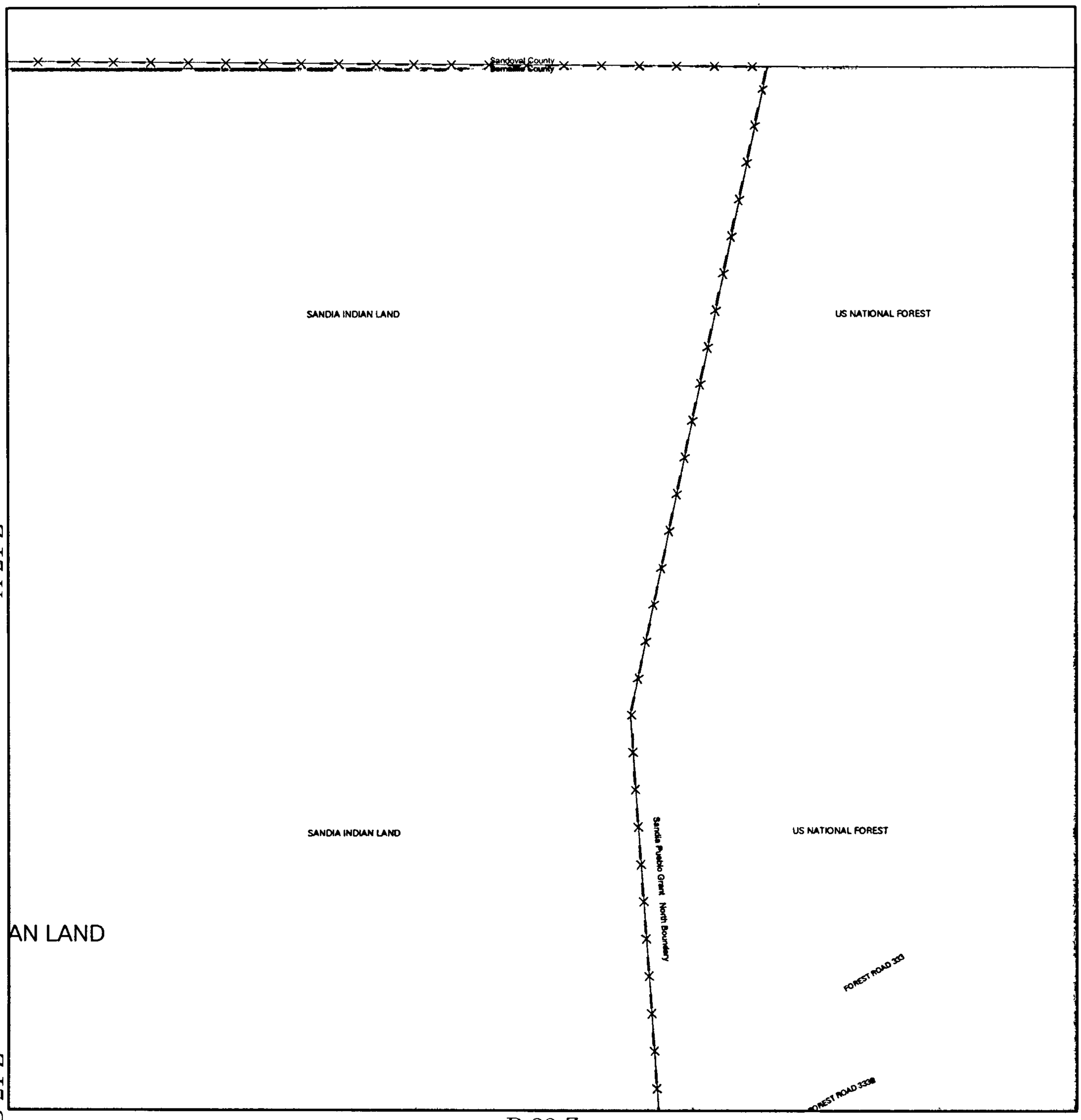
AGIS Use Only

Copied cov2050 to agiscov on 8/30/2004. Contact person notified on 8/30/2004



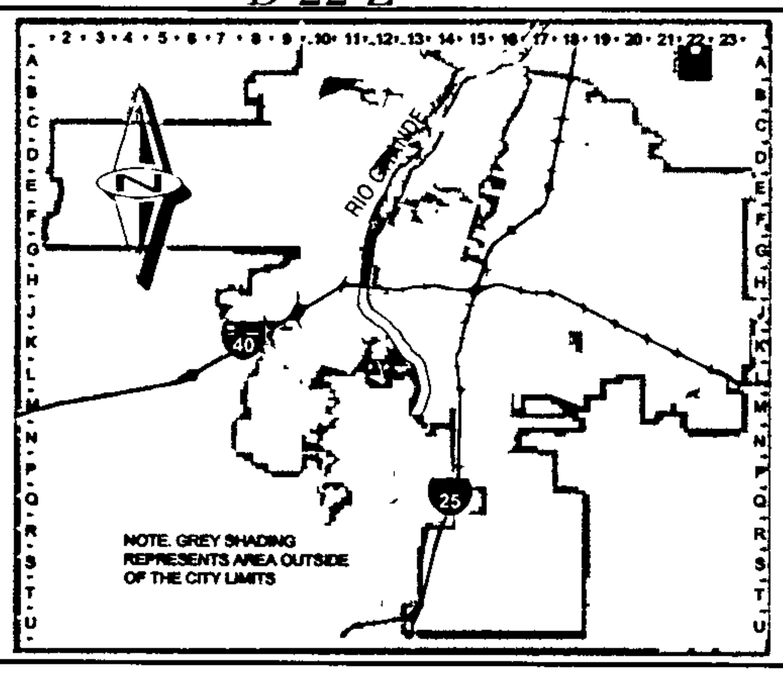

Zone Atlas Page: **A-22-Z**

Map ammended through: **Aug 05, 2004**

Selected Symbols

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

0 750 1,500 Feet




CITY OF ALBUQUERQUE 1706

THREE HUNDRED YEARS 1706 • 2006

ALBUQUERQUE

Haciendo Historia

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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2050

# AGIS ELECTRONIC APPROVAL FORM

DRB Project Case #: 1002050

Subdivision Name: Trails at Las Marcadas - Lots 32A-P1 thru 28A-P1 & 30A-P1

Surveyor: Timothy Aldrich

Company/Agent: Goodwin & Associates

Contact Person: Stephen Stasiewicz E-mail:

Phone: Fax: 797-9539

☒ DXF Received Date: 8/3/2004

☒ Hard-Copy Date: 8/3/2004

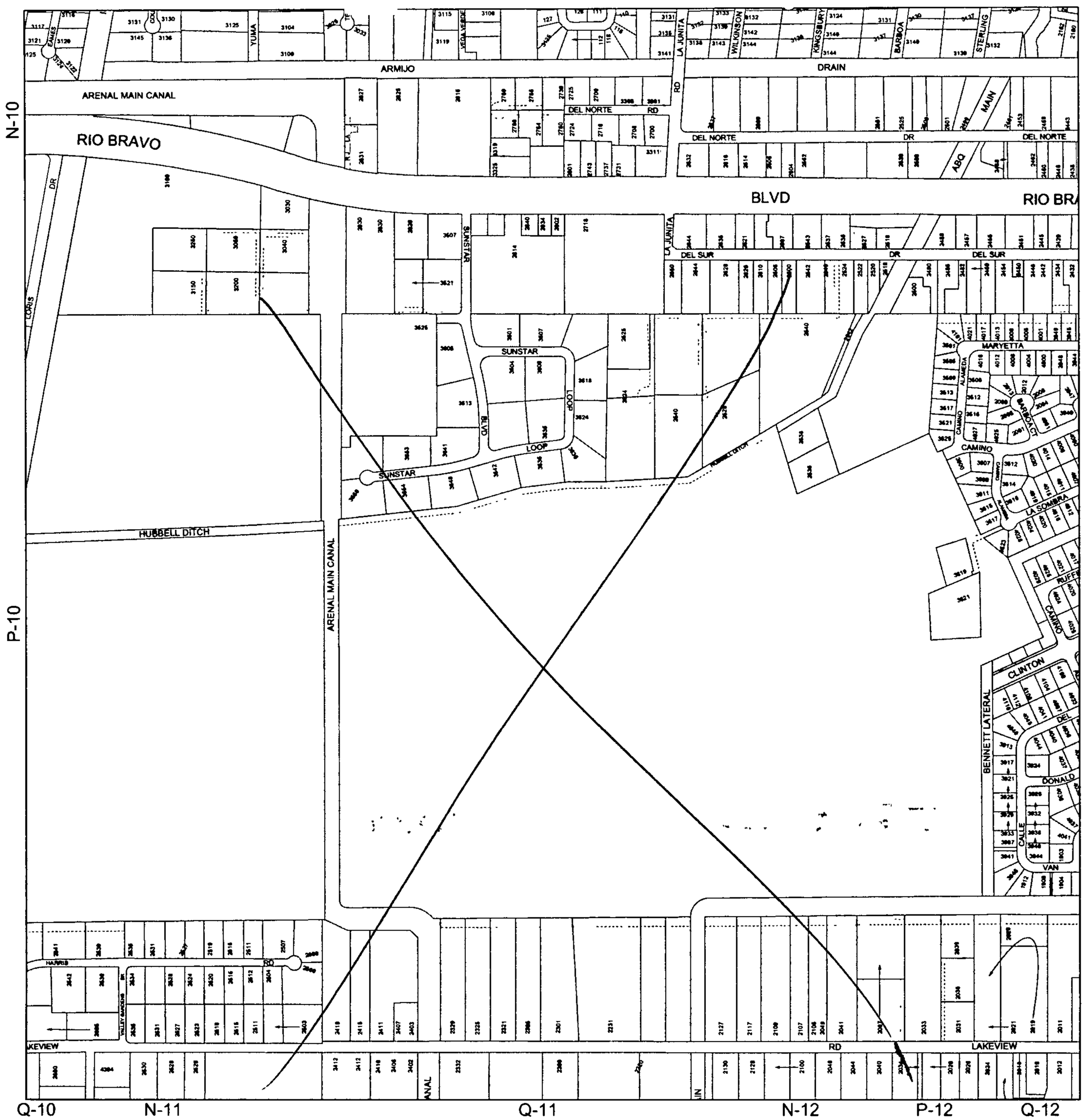
Coordinate system: ☒ NMSP Grid (NAD 83) ☐ NMSP Grid (NAD 27) ☐ Ground rotated to NMSP Grid ☐ Other

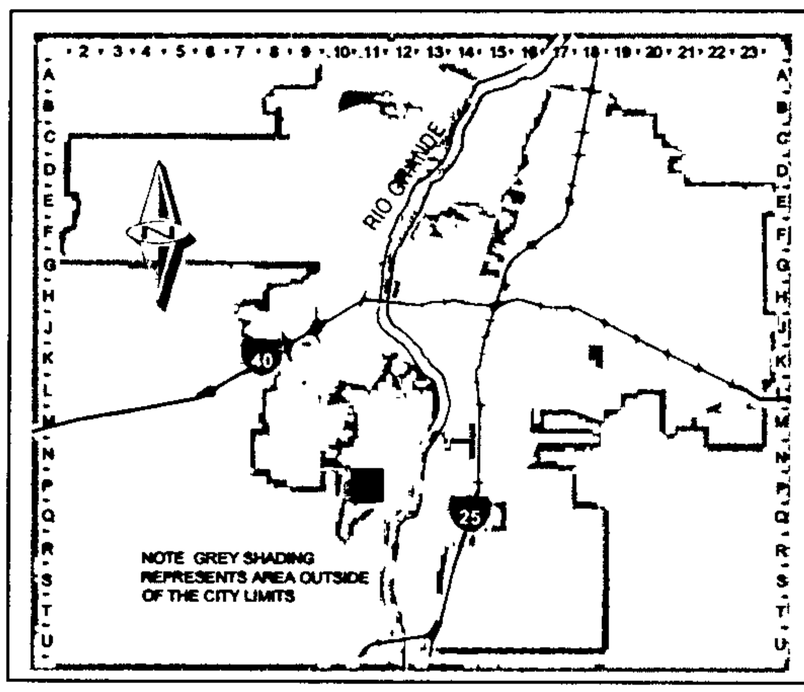
Approved 8/3/04 Date

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

AGIS Use Only

Copied cov2050 to agiscov on 8/3/2004. Contact person notified on 8/3/2004




**Address Map Page:**

# P-11

Symbol Legend

- Unincorporated Areas
- Parcel Boundaries
- Easement Lines
- Freeway Lanes

0 750 1,500 Feet

These addresses are for information purposes only and are not intended for address verification.

CITY OF ALBUQUERQUE 1706 THREE HUNDRED YEARS 1706 • 2006 ALBUQUERQUE Haciendo Historia

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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Map amended through: Jul 23, 2004

**DEVELOPMENT REVIEW BOARD**
**ACTION SHEET**

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

August 11, 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: 11:25 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 # 1001562**
04DRB-01103 Major-Two Year SIA
04DRB-01105 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES, PA agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) A, Block(s) 28, FOUR HILLS VILLAGE, 5TH INSTALLMENT (to be known as **RESERVE @ FOUR HILLS,** zoned R-1 residential zone, located on WAGON TRAIL DR SE, between RATON AVE SE and RIO ARRIBA AVE SE containing approximately 17 acre(s). [REF: 02DRB-01096, 02DRB-01097, 02DRB-01098, 02DRB-01263] (M-22) **A TWO YEAR EXTENSION OF THE SIA WAS APPROVED. A TWO YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1000296**
04DRB-01109 Major-Vacation of Public Easements

BOHANNAN HUSTON, INC agent(s) for SCOTT PATRICK HOMES request(s) the above action(s) for all or a portion of Lot(s) 16P1 & 17P1, **OXBOW VILLAGE,** zoned SU-3 special center zone, located on OXBOW VILLAGE LN NW, between ALAMAGORDO DR NW and MORNING DOVE NW containing approximately 1 acre(s). [REF: 01400-DRB-01808] (G-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

04DRB-01186 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON, INC agent(s) for GARY & JUNE MARTIN-SCOTT PATRICK HOMES request(s) the above action(s) for all or a portion of Lot(s) 16-A, P1, **OXBOW VILLAGE,** zoned SU-3 special center zone, located on OXBOW VILLAGE LN NW, between ST JOSEPH'S DR NW and ALAMAGORDO DR NW containing approximately 1 acre(s). [REF: 04DRB00109] (G-11) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

3. **Project # 1002511**
04DRB-01118 Major-Preliminary Plat Approval
04DRB-01119 Minor-Temp Defer SDWK
04DRB-01120 Minor-Sidewalk Waiver

ISAACSON & ARFMAN PA agent(s) for KB HOME OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) A UNIT 1, **SUNDANCE SUBDIVISION UNIT 2,** zoned R-LT residential zone, located on BLUEWATER RD NW, between UNSER BLVD NW and UNSER DIVERSION CHANNEL containing approximately 15 acre(s). [REF: 03DRB-00858, 01578, 01805, 04DRB-00358, 00359] (K-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST REDATED 8/11/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/24/03 THE PRELIMINARY PLAT WAS APPROVED. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED 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.**

4. **Project # 1003542**
04DRB-01081 Major-Vacation of Pub Right-of-Way

GEORGE & LULU SAGE-ALLISON request(s) the above action(s) for all or a portion of Lot(s) 23 & 24, Block(s) 31, **PEREA ADDITION,** zoned SU-2 special neighborhood zone, TH, located on 15TH ST NW, between ORCHARD PL NW and MARBLE AVE NW containing approximately 1 acre(s).[REF:V-80-17](J-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1003554**
04DRB-01099 Major-Vacation of Pub Right-of-Way
04DRB-01100 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 1-10, Block(s) 7 Lot(s) 1-10 Block(s) 8 and Lot(s) 1-8 Block(s) 9, **SKYLINE HEIGHTS,** zoned C-2 community commercial zone, located on CENTRAL AVE SE, between EUBANK BLVD SE and CONCHAS ST SE containing approximately 7 acre(s). [REF: ZA-88-406] (L-20) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE FOLLOWING CONDITION OF FINAL PLAT: THE EXISTING SANITARY SEWER LINE WILL BE RELOCATED AND/OR ABANDONED AS REQUIRED BY THE CITY.**

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

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

**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 # 1000399**
04DRB-01191 Minor-SiteDev Plan Subd/EPC
04DRB-01192 Minor-SiteDev Plan BldPermit/EPC

GREGORY HICKS & ASSOCIATES P.C. agent(s) for UROLOGY NETWORK OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) A-1-B & A-1-C, **LOMAS CENTER,** zoned SM, SU-1, SM; R-G, located on the southeast corner of BROADWAY NE between LOMAS BLVD NE and ROMA NE containing approximately 1 acre(s). [REF: 04DRB-00957, 00952, 00953, SP-93-192] **[Carmen Marrone, EPC Case Planner]** (J-14) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR STALL DIMENSIONS. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR STALL DIMENSIONS AND PARKING CALCULATIONS.**

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

STEPHEN C DAY, ARCHITECT agent(s) for DRIVETIME 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: 04DRB00531] *[Deferred from 8/11/04]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 8/25/04.**

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

9. **Project # 1003416**
04DRB-01183 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for MICHAEL GOMEZ request(s) the above action(s) for all or a portion of Tract(s) 317-A, **TOWN OF ATRISCO GRANT, UNIT 3,** zoned R-1 residential zone, located on BRIDGE ST SW, between EUCARIZ AVE SW and YERBA RD SW containing approximately 3 acre(s). [REF: 04DRB-00670] (L-11) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

10. **Project # 1003549**
04DRB-01091 Minor- Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for DANIEL PUCCETTI request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 1, **ROSEMONT PARK ADDITION,** zoned S-MRN (SAWMILL R-C), located on MOUNTAIN RD NW, between 12$^{TH}$ ST NW and 11$^{TH}$ ST NW containing approximately 1 acre(s). [REF: ZA-81-350, ZA-84-445, V-76-42] (Was indefinitely deferred on 7/21/04] (J-13) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1002711**
04DRB-01189 Minor-Subd Design (DPM) Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for STV INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Lot(s) 7-12, 21-26, Block(s) 27, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT B, (to be known as **OAKLAND ESTATES**) zoned R-D residential and related uses zone, developing area, located on EAGLE ROCK AVE NE, between SAN PEDRO NE and LOUISIANA BLVD NE containing approximately 11 acre(s). [REF: 03110-01915, 03138-1914] [Was listed under Project #1003099 in error] (C-18)-**A-SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED A SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

12. **Project # 1002050**
04DRB-01193 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for MEL FRAMIE, LLC request(s) the above action(s) for all or a portion of Lot(s) 23A-P1 THRU 30A-P1, **TRAILS @ LAS MARCADAS SUBDIVISION,** zoned R-LT residential zone, located on GOLF COURSE RD NW, between MARNA LYNN AVE NW and JILL PATRICIA ST NW containing approximately 2 acre(s). [REF: V-89-95, 03EPC00146, 03DRB00573] (C-12) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ENCROACHMENT AGREEMENT AND PUE WITHIN RIGHT-OF-WAY AND UTILITIES SIGNATURES ON THE PLAT.**

13. **Project # 1002397**
04DRB-01196 Major-Final Plat Approval

TIERRA WEST LLC agent(s) for SHULL REALTY & WATERS EDGE LLC request(s) the above action(s) for all or a portion of Lot(s) 1-9, **LANDS OF TAYLOR-MARTIN L,** zoned C-1 neighborhood commercial zone, located on LA ORILLA RD NW, between COORS BLVD NW and CORRALES DRAIN containing approximately 12 acre(s). [REF:Z-87-56, DRB-87-200, 02DRB01925, 04DRB-00762, 00797, 00798 (E-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR A & C, PRIVATE EASEMENTS ON LOTS 1, 2 & 3 AND DECLARATION OF COVENANTS.**

14. **Project # 1002851**
04DRB-01194 Major-Final Plat Approval

ABQ ENGINEERING INC agent(s) for LOS CANDELARIAS PARTNERS request(s) the above action(s) for all or a portion of Tract(s) 4, **LA PLAZA ACEQUIA 1**, ALVARADO GARDENS, zoned R-2 residential zone, located on CANDELARIA NW, between RIO GRANDE NW and DURANES LATERAL containing approximately 2 acre(s). [REF: 03DRB-01639, 03DRB-01278] (G-12) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1003026**
04DRB-01195 Minor-Final Plat Approval

ABQ ENGINEERING INC agent(s) for LOS CANDELARIAS PARTNERS request(s) the above action(s) for all or a portion of Lot(s) 3, **LA PLAZA ACEQUIA 2**, ALVARADO GARDENS, zoned R-LT residential zone, located on CANDELARIA NW, between CANDELARIA NW and DURANES LATERAL containing approximately 1 acre(s). [REF: 03DRB-01712] (G-12) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1003175**
04DRB-01190 Minor-Final Plat Approval

BOHANNAN HUSTON agent(s) for D. R. HORTON request(s) the above action(s) for all or a portion of Tract(s) 33C-1-A, **SUN GATE SUBDIVISION,** zoned R-LT residential zone, located on GIBSON BLVD SW, between BLAKE RD SW and MESA ARENOSA DR SW containing approximately 25 acre(s). [REF: 04DRB-00010, 00011& 00012] (N-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1003588**
04DRB-01173 Minor-Prelim&Final Plat Approval

RHOMBUS PA, INC. agent(s) for UNM FOUNDATION, INC. request(s) the above action(s) for all or a portion of Lot(s) 21-A & B-1, Block(s) 10, **PEREA ADDITION,** zoned SU-2 special neighborhood zone, TH, located on MARQUETTE AVE NW, between 12$^{TH}$ ST NW and 13$^{TH}$ ST NW containing approximately 1 acre(s). [REF: LUC-92-8, 1002925/03LUC-01423] (J-13) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1003537**
04DRB-01180 Minor-Prelim&Final Plat Approval

COMMUNITY SCIENCES CORP agent(s) for PULTE HOMES request(s) the above action(s) for all or a portion of Lot(s) 104-106, **PINON POINTE SUBDIVISION, UNIT 5,** zoned R-LT residential zone, located on WEYMOUTH ST NW, between IRVING BLVD NW and LAS VENTANAS RD NW containing approximately 1 acre(s). [REF: 04DRB01067] (B-9) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

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]* (F-11/F-12) **DEFERRED AT THE AGENT'S REQUEST TO 8/18/04.**

20. **Project # 1001087**
04DRB-00004 Minor- Final Plat Approval

HALE & SUN CONSTRUCTION INC request(s) the above action(s) for all or a portion of Lot(s) 3-4, **MAJOR ACRES SUBDIVISION,** zoned SU-2,R-T, located on 12th ST NW, between CANDELARIA RD NW and MATTHEW AVE NW containing approximately 1 acre(s). [REF: 1002231, 02ZHE-01435, 01DRB-002688, 01DRB-01891] [Final Plat was indefinitely deferred on 3/31/04] (G-14) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA.**

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

21. **Project # 1003591**
04DRB-01185 Minor-Sketch Plat or Plan

BOHANNAN HUSTON agent(s) for CURB, INC. 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 GIBSON BLVD SW, between BLAKE RD SW and 98TH ST SW containing approximately 45 acre(s). [REF: 03DRB-01679 & 80, 1003014] (N-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1003593**
04DRB-01198 Minor-Sketch Plat or Plan

BOHANNAN HUSTON agent(s) for D. R. HORTON request(s) the above action(s) for all or a portion of Tract(s) 6, **VENTANA RANCH WEST,** zoned R-LT residential zone, located on IRVING BLVD NW and VENTANA RIDGE RD NW, containing approximately 24 acre(s). (B-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1003594**
04DRB-01199 Minor-Sketch Plat or Plan

BOHANNAN HUSTON agent(s) for D. R. HORTON request(s) the above action(s) for all or a portion of Tract(s) 1A, 1B & 3, **VENTANA RANCH WEST,** zoned R-LT residential zone, located on PASEO DEL NORTE NW and IRVING BLVD NW, containing approximately 32 acre(s). (B-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. **Project # 1001568**
04DRB-01170 Minor-Sketch Plat or Plan

LINDA CARROLL agent(s) for INTERNATIONAL FOOD SERVICE HOLDINGS, LLC request(s) the above action(s) for all or a portion of Tract(s) 90, **MRGCD, MAP 35,** zoned R-1 residential zone, RA-2, located on RIO GRANDE BLVD NW, between INDIAN SCHOOL RD NW and LOS ANAYAS RD NW containing approximately 2 acre(s).[REF:01EPC-01563] (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

25. **Project # 1003589**
04DRB-01181 Minor-Sketch Plat or Plan

SAMUEL DICKEY request(s) the above action(s) for all or a portion of Tract(s) 4A & 4B, **RAY PENA SUBDIVISION,** zoned R-D residential and related uses zone, developing area, located on WESTWARD LN NW, between ATRISCO DR NW and NORTHERN TRAIL NW containing approximately 1 acre(s). (F-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. **Project # 1003592**
04DRB-01200 Minor-Sketch Plat or Plan

RHODES & SALMON PC agent(s) for GOLDEN SLUMBERS INC request(s) the above action(s) for all or a portion of Lot(s) 1, SUNDT INDUSTRIAL AREA **SCHMIDER PARCEL,** zoned M-2 heavy manufacturing zone, located on CANDELARIA NE, between EDITH NE and I-25 containing approximately 3 acre(s). (G-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. Approval of the Development Review Board Minutes for July 28, 2004. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JULY 28, 2004 WERE APPROVED.**

ADJOURNED: 11:25 A.M.

**CITY OF ALBUQUERQUE**
**PLANNING DEPARTMENT**
**August 11, 2004**
**DRB Comments**

**Item # 12**

**Project # 1002050** **Application # 04-01193**

**RE: Trails @ Las Marcadas/minor plat**

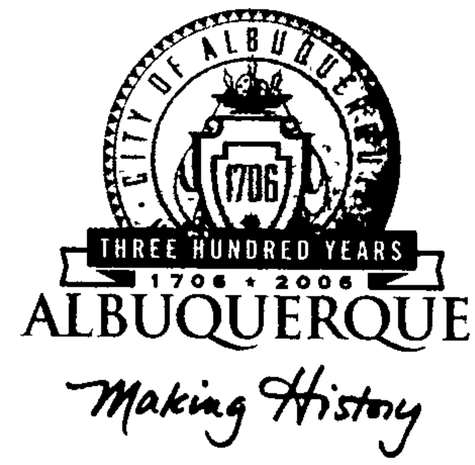
No objection.

Planning will file the plat since it is a major subdivision.

AGIS dxf 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: 1002050** **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:**

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

**ENGINEERING COMMENTS:**

No adverse comments.

**RESOLUTION:**

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

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

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

FOR:

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

**DATE**: August 11, 2004

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

2050

# AGIS ELECTRONIC APPROVAL FORM

DRB Project Case #: 1002050

Subdivision Name: Trails at Las Marcadas

Surveyor: Tim Aldrich

Company/Agent: Aldrich Land Surveying

Contact Person: Richard Quintana

E-mail: 797-9539 Phone: 828-2200

☒ DXF Received Date: 2/18/2004

☒ Hard-Copy Date: 2/18/2004

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

Approved Date 2/18/04

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

AGIS Use Only

Copied cov2050 to agiscov on 2/18/2004. Contact person notified on 2/18/2004

~~Ladera Industrial Park~~
~~• 8/21 ERC delegated~~
~~SDP for BP to DRB~~
~~• (Transit Prop. only)~~

11/10/03 The Trails @ Las Mercedes
1002050 Bill Allen 440-7263
Wants to admin. remove
landscaping from I.G.
He gets original from Glenn
removes & has me initial
Jane Real initial & he-signs!

2050

# AGIS ELECTRONIC PLAT SUBMITTAL FORM

DRB Project Case # 1002050

Subdivision Name Trails at Las Marcadas

Surveyor Timothy Aldrich

Company/Agent Aldrich Land Surveying

Contact Person _____ Phone # _____ email _____

Fax 797-9539

✓ DXF Received Date: 2/2/04

✓ Hard-Copy Date: 2/2/04

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

Colleen G. Grieve 2/2/04

Approved Date

---

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

| AGIS Use Only | | |
|---|---|---|
| Copied cov 2050 to agiscov. | Date: 2/2/04 | Contact person Notified on: 2/2/04 Fax |

**DEVELOPMENT REVIEW BOARD**
**ACTION SHEET**

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

February 11, 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: Adjourned:
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 # 1001122**
04DRB-00008 Major-Two Year SIA

BOHANNAN HUSTON, INC agent(s) for CENTEX HOMES request(s) the above action(s) for, **STONEBRIDGE SUBDIVISION UNIT 1,** zoned R-1 & SU-1 FOR R-2 USES, located on MCMAHON BLVD NW, between STONEBROOK PL NW and BANDELIER DR NW containing approximately 28 acre(s). [REF: 1001122, 01410-01298, 02DRB-00896, 03DRB-00389] [Deferred from 2/4/04] (A-12) **WITHDRAWN AT THE AGENT'S REQUEST.**

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

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

2. **Project # 1000219**
04DRB-00143 Minor-Amnd SiteDev Plan BldPermit
04DRB-00142 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS, INC agent(s) for LARDNER FAMILY REVOCABLE LIVING TRUST – C/O ROCKY MOUNTAIN STONE CO. request(s) the above action(s) for all or a portion of Tract(s) A-1 AND A-2, LARDNER TRACT, **LANDS OF JOSEPH MILAKOVICH AND** Tract(s) A, **SANDIA UPHOLSTERING CO**, zoned M-1 AND SU-1 FOR M-1 PERMISSIVE USES, located on PAN AMERICAN FWY NE, between CHAPPELL DR NE and BOGAN AVE NE containing approximately 9 acre(s). [REF: Z-99-90, 1001445, 01EPC-01244, 00DRB-00134, 03AA-00406] (F-16 & F-17) **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE AND AGIS DXF FILE.**

3. **Project # 1002805**
04DRB-00138 Minor-SiteDev Plan BldPermit

DENISH & KLINE ASSOCIATES, INC agent(s) for MOUNTAIN RUN PARTNERS, LTD request(s) the above action(s) for all or a portion of Tract(s) D, **ST ANTHONY'S ORPHANAGE,** zoned C-2 (SC), located on 12$^{TH}$ ST NW, between I-40 NW and INDIAN SCHOOL RD NW containing approximately 14 acre(s). [REF: 03EPC-01917, LD-73-19, Z-72-221, ZA-B4-456, ZA-90-226] **[CARMEN MARRONE, EPC CASE PLANNER]** *[Deferred from 2/11/04]* (H-13) **DEFERRED AT THE AGENT'S REQUEST TO 2/18/04.**

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

4. **Project #:1001138**
04DRB-00134 Minor-Ext of SIA for Temp Defer SDWK

WILLIAM. CANIGLIA AND L. MICHAEL. MESSINA agent(s) for TIERRA VIVA JOINT VENTURE request(s) the above action(s) for all or a portion of Lot(s) 20, 21, 30 32 & 34, **TIERRA VIVA SUBDIVISION,** zoned SU-1 special use zone, PRD, located NORTH OF MONTANO RD NW, between GUADALUPE TRAIL NW and GRIEGOS DRAIN containing approximately 12 acre(s). [REF: 01DRB-00388, 02DRB-00336 ESIA] (F-14) **A SIX-MONTH EXTENSION TO THE FOUR=YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED. THIS WILL BE THE LAST EXTENSION.**

5. **Project # 1002050**
04DRB-00135 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for MEL FAMIE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, Block(s) 34, Unit B, LAS MARCADAS SUBDIVISION, (to be known as **TRAILS AT LAS MARCADAS**) zoned RLT, located on GOLF COURSE RD NW, between MARNA LYNN AVE and JILL PATRICIA ST containing approximately 7 acre(s). [REF: V-89-95, 03EPC-00146, 03DRB-00573] (C-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PERIMETER WALLS AND AGIS DXF FILE.**

6. **Project # 1003002**
04DRB-00123 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD. agent(s) for DON HANOSH request(s) the above action(s) for all or a portion of Lot(s) 9-12, Block(s) 23, Tract(s) B-3, **DORADO VILLAGE, UNIT 3,** zoned C-2 community commercial zone, located on CENTRAL AVE SE, between COCHITI RD SE and DORADO PL SE containing approximately 4 acre(s). [REF: ZA-76-273, 03DRB-01635] (L-22) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT, NEED INFRASTRUCTURE TO CLOSE ALLEY OR IMPROVE IF USED FOR ACCESS.**

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

7. **Project # 1003229**
04DRB-00133 Minor-Sketch Plat or Plan

TOBY DE VARGAS request(s) the above action(s) for all or a portion of Lot(s) 25, **LINDA VISTA ADDITION, NO. 1,** zoned R-1, located on HENDRIX NW, between SANCHEZ NW and HENDRIX NW. (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

8. **Project # 1003230**
04DRB-00136 Minor-Sketch Plat or Plan

BOHANNAN HUSTON, INC. agent(s) for SANDIA PROPERTIES, LTD. request(s) the above action(s) for all or a portion of Tract(s) 29B AND 29D, VENTANA RANCH, (to be known as **VISTA DE ARENAL)** zoned R-LT residential zone, located on IRVING BLVD NW, between RAINBOW BLVD NW and VENDAVAL AVE NW containing approximately 14 acre(s). [REF: 1002593, 1001101] (B-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

9. **Project # 1003231**
04DRB-00137 Minor-Sketch Plat or Plan

WILSON & COMPANY, INC. agent(s) for LONGFORD @ ARROWWOOD LLC request(s) the above action(s) for all or a portion of Tract(s) 29A & 30A1, **LANDS OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, JSJ INVESTMENT COMPANY AND FABLA HANNETT,** zoned R-LT residential zone, located on 98$^{TH}$ ST SW, between RIO BRAVO BLVD SW and BLAKE RD SW containing approximately 59 acre(s). [REF: 02DRB-01621, 02DRB-01622] (N-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

10. **Project # 1003232**
04DRB-00139 Minor-Sketch Plat or Plan

COMMUNITY SCIENCES CORPORATION agent(s) for RANDALL SCHMILLE request(s) the above action(s) for all or a portion of Lot(s) 8-P2, **CAMPBELL FARM SUBDIVISION, AND** Tract(s) A, **LANDS OF ANDREWS**, zoned RA-2, located on CAMPBELL LN NE, between CAMPBELL RD NE and MATTHEW RD NE containing approximately 2 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

11. Approval of the Development Review Board Minutes for December 31, 2003 and January 7, January 14 and January 21, 2004. **NO DRB MINUTES WERE APPROVED. THEY WILL BE PRESENTED AGAIN AT THE NEXT DRB MEETING.**

ADJOURNED: 10:30 A.M.

5

# DRB CASE ACTION LOG

REVISED 3/20/2003

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

| | |
|---|---|
| DRB Application No.: **04DRB-00135 (FP)** | Project # **1002050** |
| Project Name: **TRAILS @ LAS MARCADAS** | EPC Application No.:03EPC-00146 |
| Agent: Mark Goodwin & Associates | Phone No.: 828-2200 |

Your request for (**SDP for SUB**), (**SDP for BP**), (**FINAL PLATS**), (**MASTER DEVELOP. PLAN**), was approved on 2/11/04 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): Walker
  - ☒ **Planning must record this plat. Please submit the following items:**
    - -The original plat and a mylar copy for the County Clerk.
    - -Tax certificate from the County Treasurer.
    - -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
    - -Tax printout from the County Assessor.
  - ☐ **Include 3 copies of the approved site plan along with the originals.**
  - ☒ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
  - ☒ **Copy of final plat AND a DXF File for AGIS is required.**
  - ☐ **Copy of recorded plat for Planning.**

Project Number 1002050

# City of Albuquerque
## Parks and Recreation Department

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

Development Review Board Comments

**Project Number:** 1002050
**Application Number:** 04DRB-00135

**DRB Date:** 2/11/04
**Item Number:** 5

**Subdivision:** Trails At Las Marcadas

Tract B-2, Block 34, Unit B, Las Marcadas Subdivision

**Request for:**

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

**Zoning:** RLT

**Zone Page:** C-12

**New Lots (or units) :** 36

**Parks and Recreation Comments:**

CIL paid on 2/3/04.

Change the note for the pedestrian easement to read " 10' Pedestrian Easement owned and maintained by the owner of lot 17."

**Signed:** CS

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: 1002050** **AGENDA ITEM NO: 5**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

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

**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**: February 11, 2004

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

**CITY OF ALBUQUERQUE**
**PLANNING DEPARTMENT**
**Development Review Board**
**2/11/04 Comments**
**Supplemental**

**ITEM #** 5

**PROJECT #** 1002050 **APPLICATION #** 04-00135

**RE: Trails at Las Marcadas/Perimeter Wall Design Submittal**

1. A portion of the perimeter wall submittal as shown on the subdivision page of the submittal is located in public right of way. A landscape maintenance agreement must be signed between the City and the homeowners' association which designates that association as the responsible party for maintenance of any portion of the wall in the public right of way. Jane Rael & Kevin Broderick said that no wall was shown in public right of way at DRC.

2. The landscape shown on the landscape plan is also in the public right of way. The irrigation & maintenance of landscaping should be in the same agreement. In addition, the location of landscaping as shown on the landscape plan conflicts with the location of the perimeter wall.

3. The wall design is not acceptable for Type A. Because Type B is behind an existing gas station, this design is okay. However, the color of the pilasters and the cap block should be identified.

4. Depending on what colors are eventually chosen for the walls, the landscaping rock should complement those colors.

5. Planning cannot sign the final plat until the design submittal is approved. I strongly recommend that a designer work on the walls.

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

**CITY OF ALBUQUERQUE**
**PLANNING DEPARTMENT**
**Development Review Board**
**February 11, 2004 Comments**

**ITEM # 5**

**PROJECT # 1002050** **APPLICATION # 04-00135**

**RE: Trails at Las Marcadas/ final plat**

No objection to the final plat. However, the perimeter wall submittal is not approved.

Planning can take delegation until the wall submittal is approved.

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

```
**********************
***   TX REPORT   ***
**********************

TRANSMISSION OK

TX/RX NO                0834
CONNECTION TEL                      97979539
SUBADDRESS
CONNECTION ID
ST. TIME                02/10 12:48
USAGE T                 00'40
PGS.                      2
RESULT                  OK
```

# DEVELOPMENT REVIEW BOARD
# FAX FORM

**TO:** Amy

**FAX NUMBER:** 797-9539 **# PAGES** 1 attached

**SENT BY:** Sheran Matson, DRB Chair **DATE:** 2/10/04

**PHONE NUMBER:** 924-3880 **FAX #** 924-3864

**PROJECT NO:** 1002050 **APPLICATION NO:** 04-00135

**********

My comments on the wall design.

# OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

8-28-2003

**3. Project # 1002050**
03DRB-01059 Major – Preliminary Plat Approval
03DRB-01060 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA, agent(s) for MEL FAMIE LLC, request(s) the above action(s) for all or a portion of Tract(s) B-2, **LAS MARCADAS SUBDIVISION,** zoned R-LT, located on GOLF COURSE RD NW, between MARNA LYNN AVE NW and JILL PATRICIA ST NW containing approximately 7 acre(s). [REF: V-89-95, 03EPC-00146, 03DRB-00573] [*Deferred from 7/30/03 & 8/13/03*] (C-12)

At the August 27, 2003, Development Review Board meeting, with the signing of the infrastructure list dated 8/27/03 and approval of the grading plan engineer stamp dated 8/21/03 the preliminary plat was approved with the following condition of final plat or work order:

1. The grading plan shall be revised to better reflect Transportation's comments on Seneca Drive.

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

If you wish to appeal this decision, you must do so by September 11, 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:Mel Famie LLC, P.O. Box 2758, 87048
Mark Goodwin & Associates PA, P.O. Box 90606, 87199
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

**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: 1002050** **AGENDA ITEM NO: 3**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An approved drainage report dated 8-21-03 is on file for Preliminary Plat approval.
Comments on infrastructure list.

**RESOLUTION:** signed I.L.

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

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

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

FOR:

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

**DATE**: August 27, 2003

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

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002050 AGENDA#: 3 DATE: 8·27·03

1. Name: Amy Dressel Address: MCA Zip: _____

2. Name: Bill Allen 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: _____

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002050 AGENDA#: 7 DATE: 8·13·03

1. Name: Amy Dowell Address: MGA + Assoc. Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

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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: 1002050** **AGENDA ITEM NO: 7**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

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

**RESOLUTION:** 8/27/03

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

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

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

FOR:

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

**DATE**: August 13, 2003

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

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002050 AGENDA#: 4 DATE: 7.30

Came to hear case

No comment

1. Name: Michelle Williams Address: 9300 Yvonne Marie Dr. NW Zip: 87114

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

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

# DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002050** **AGENDA ITEM NO: 4**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

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

**RESOLUTION:**

8-13-03

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

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

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

FOR:

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

**DATE**: July 30, 2003

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 30, 2003

**Project # 1002050**
03DRB-01059 Major – Preliminary Plat Approval
03DRB-01060 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA, agent(s) for MEL FAMIE LLC, request(s) the above action(s) for all or a portion of Tract(s) B-2, **LAS MARCADAS SUBDIVISION,** zoned R-LT, located on GOLF COURSE RD NW, between MARNA LYNN AVE NW and JILL PATRICIA ST NW containing approximately 7 acre(s). [REF: V-89-95, 03EPC-00146, 03DRB-00573] (C-12)

AMAFCA — No adverse comments.

COG — The Long Range Bikeway System proposes a bike trail along Golf Course Road. To facilitate the use of this facility, there should be a direct bike/pedestrian connection from this subdivision to Golf Course.

Transit — No comments received.

Zoning Enforcement

Project is in the view boundary of North West Mesa Escarpment Plan. Refer to Policy #20 of sector plan for allowable colors and building materials.

Neighborhood Coor. — Letter sent to Piedras Marcadas (R) Neighborhood Assn.

APS — No comments received.

Police Department — No adverse 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 — Approves.

Comcast — No comments received.

Deferred – Grading Plan review not complete – problems

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

With regard to the request (03DRB-01059) for temporary deferral of sidewalk, OSD has NO OBJECTION.

With regard to the Preliminary Plat submittal, OSD comments as follows:

1) OSD is developing a public parking/trailhead access point north of the subject property. To accommodate the eventuality/probability of overflow parking need, OSD encourages a multiple-function design -- such as a gravelled pull-out/shoulder -- for the 'Drainage Basin B' at the northern perimeter.

2) Due to proximity to the above planned public-facility and nearness to the Petroglyph National Monument, OSD encourages creation of pedestrian access points at the north end of the subdivision -- near the end of the proposed 'Drolet Drive' -- and along the eastern perimeter, accessing Golf Course Road.

City Engineer An approved drainage report is required for Preliminary Plat approval.

Transportation Development

Visibility needs to be verified for adequacy on Marna Lynn and the new entrance. Is there median curbing on Golf Course road along the frontage? What it to take place along the southern portion of Seneca Drive? A pedestrian connection may be appropriate to Jill Patricia. Comments on the infrastructure list. What is proposed with the sidewalk deferral?

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 36 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.

Utilities Development

The Grading Plan needs to better address area along west side of Golf Course. No objection to Sidewalk Deferral.

Planning Department No objections.

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

cc: Mark Goodwin & Associates PA, 8916 Adams NE, 87113
Mel Famie LLC, P.O. Box 2758, Corrales, NM 87048

**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, July 30, 2003,** beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1000313**
03DRB-01068 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES, PA agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for all or a portion of Lot(s) ALL, **EL VALLADO SUBDIVISION,** zoned SU-1/PRD, located on HIDDEN VALLEY DR SE, between SAGEWOOD CT SE and FENNEL CT SE containing approximately 11 acre(s). [REF: DRB-98-142] (L-22)

**Project # 1000072**
03DRB-01107 Major - Vacation of Public Right-of-Way
03DRB-01104 Major-Preliminary Plat Approval
03DRB-01106 Minor -Temp Deferral of Sidewalks

MARK GOODWIN & ASSOCIATES, PA agent(s) for D R HORTON request(s) the above action(s) for all or a portion of Lot(s) 14-19, Block(s) 34, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, (to be known as **THE CARMEL SUBDIVISION** *formerly BREEZE @ LA CUEVA*) zoned RD, located on LOUISIANA BLVD NE, between HOLLY AVE NE and CARMEL AVE NE containing approximately 6 acre(s). [REF: 1000200] (C-18)

**Project # 1001348**
03DRB-01091 Major-Vacation of Public Easements

TIERRA WEST LLC, AGENTS FOR NEWMAN HOMES INC., request(s) the above action(s) for all or a portion of Lot(s) 58, 59 and 60, **QUAIL SPRINGS,** zoned R-D 7DU/A, located on QUAIL SPRINGS NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 1 acre(s). [REF: 01ZHE-00963, thru, 01ZHE-00983] (C-19)

**Project # 1002050**
03DRB-01059 Major - Preliminary Plat Approval
03DRB-01060 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA, agent(s) for MEL FAMIE LLC, request(s) the above action(s) for all or a portion of Tract(s) B-2, **LAS MARCADAS SUBDIVISION,** zoned R-LT, located on GOLF COURSE RD NW, between MARNA LYNN AVE NW and JILL PATRICIA ST NW containing approximately 7 acre(s). [REF: V-89-95, 03EPC-00146, 03DRB-00573] (C-12)

**SEE PAGE 2 ... . .**

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



**Project # 1002324**
03DRB-01112 Major-Vacation of Public Easements

ISAACSON & ARFMAN agent(s) for MOCHO, CHANEY, OLSON & MOCHO LLC request(s) the above action(s) for all or a portion of Lot(s) 7-A-1-B, Block(s) 4, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B,** zoned IP, located on VENICE AVE NE, between SAN MATEO NE and NORTH I-25 NE containing approximately 1 acre(s). (B-18)

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, JULY 14, 2003.**

**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: 1002050** **AGENDA ITEM NO: 11**

**SUBJECT:**

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

**ACTION REQUESTED:**

REV/CMT:(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:**

discussed

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

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

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

FOR:

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

**DATE**: January 22, 2003

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

# City of Albuquerque
## Parks and Recreation Department

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

Development Review Board Comments

| | | | |
|---|---|---|---|
| **Project Number:** | **1002050** | **DRB Date:** | 1/22/03 |
| **Application Number:** | **03DRB-00057** | **Item Number:** | 11 |

**Subdivision:**

Tracts B-1, B-2, Las Marcadas Subdivision

**Zoning:** C-1 proposed RL-T

**Zone Page:** C-12

**New Lots (or units) :** 42

**Request for:**

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

**Parks and Recreation Comments:**

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

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 42 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.

Is Tract B-1 the commercial site?

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

**Signed:** CS

Christina Sandoval, (PRD) Phone: 768-5328

**City of Albuquerque**
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## DEVELOPMENT REVIEW BOARD
## TRANSPORTATION DEVELOPMENT
## Standard Comment Sheet

**DRB-1002050** **Item No. 11** **Zone Atlas C-12**
**DATE ON AGENDA 1-22-03**
**INFRASTRUCTURE REQUIRED (x)YES ( )NO**
**CROSS REFERENCE:** _____
_____

**TYPE OF APPROVAL REQUESTED:**
(x)SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT
( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION
( )SITE PLAN FOR BUILDING PERMIT

| No. | Comment |
|---|---|
| ❑ | The standard street improvements are required on an infrastructure list. |
| ❑ | The streets need to meet the requirements of the DPM. |
| ❑ | A traffic distribution layout is needed. |
| ❑ | Sidewalk and median curbing on Golf Course road may be required. |

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

_____
_____
_____
_____

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

# CITY OF ALBUQUERUQUE
## Planning Department
### Development Review Board
### Minor Case Comments
### For
### January 22, 2003 Meeting

**Item #** 11

**Project #** 1002050

**Application #** 03DRB-00057

**Subject:** Las Marcadas Subdivision/ Sketch Plat or Plan

No adverse comments to proposed action at this point.

**Sheran Matson**
**Planning Representative**
**Phone# 924-3880 Fax# 924-3864**

Completed 9/27/02

| | |
|---|---|
| PROJECT NO. 1002050 | APPLICATION NO. 02-00960 |
| PROJECT NAME Las MARCADAS S/D | |
| EPC APPLICATION NO. Z-93-67 | |
| APPLICANT / AGENT SURVEYS SW LTD | PHONE NO. 998-0303 |
| ZONE ATLAS PAGE C-12 | |

# ONE STOP COMMENT FORM LOG

**TRANSPORTATION DEV** (505) 924-3990

| | | |
|---|---|---|
| PLANS DISAPPROVED | DATE | DATE |
| PLANS APPROVED | DATE | DATE |

COMMENTS:

**UTILITY DEV** (505) 924-3989

| | | |
|---|---|---|
| PLANS DISAPPROVED | DATE | DATE |
| PLANS APPROVED | DATE | DATE |

COMMENTS:

**HYDROLOGY DEV** (505) 924-3986

| | | |
|---|---|---|
| PLANS DISAPPROVED | DATE | DATE |
| PLANS APPROVED | DATE | DATE |

COMMENTS:

**PARKS AND REC** (505) 768-5328

| | | |
|---|---|---|
| PLANS DISAPPROVED | DATE | DATE |
| PLANS APPROVED | DATE | DATE |

COMMENTS:

**PLANNING** (505) 924-3858

| | | |
|---|---|---|
| PLANS DISAPPROVED | DATE | DATE |
| PLANS APPROVED X | DATE 9/24/02 | DATE |

COMMENTS:

1. Please provide a digital dxf file showing parcel easement and right-of-way lines in New Mexico State Plane Feet NAD 1927 or 1983 for AGIS purposes. This information may be emailed to jmccorley@cabq.gov or provided on a disk.

**(Return form with plat / site plan)**

# DRB CASE ACTION LOG

REVISED 8/20/2002

RECEIVED
SEP 25 2002
PWD/DESIGN REVIEW

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

Project Number 1002050

| | |
|---|---|
| DRB Application No.:02-00960 | Project # **1002050** |
| Project Name: **LAS MARCADAS SUBDIVISION** | EPC Application No.:Z-93-67 |
| Agent:Surveys Southwest Ltd. | Phone No.: 998-0303 |

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 9/25/02 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): _____
  - ☑ **See comments dated** 9/25/02
  - ☐ **EPC comments (name)** _____
  - ☐ **Planning must record this plat. Please submit the following items:**
    - -The original plat and a mylar copy for the County Clerk.
    - -Tax certificate from the County Treasurer.
    - -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
    - -Tax printout from the County Assessor.
  - ☐ **Include 3 copies of the approved site plan along with the originals.**
  - ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**

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: 1002050** **AGENDA ITEM NO: 11**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

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

**RESOLUTION:**

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

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

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

FOR:

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

**DATE**: September 25, 2002

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

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

**Meeting Date:** September 25, 2002

**Agenda Item:** **11** **Project #:** **1002050**
**Application #:** 02DRB-00960
**Subject:** **Las Marcadas Subdivision**

---

1. Please refer to Comment #2 dated August 8, 2002 and respond in writing.
2. Property Management's signature is required only on plats that vacate public right-of-way or dedicate parkland. Otherwise, the signature line may be marked "n/a".
3. Include the Project # and Application # on the plat. In addition, add the Application # of the vacation action adjacent to the vacated area or as a keyed note.
4. Planning signs last. All other City agencies and utility companies must sign prior to requesting final signature by Planning.
5. Planning must record all major subdivision plats and those completing vacation actions. Appropriate fees (checks payable to Bernalillo County), a tax certificate from the County Treasurer's Office, a tax printout from the County Assessor's Office and two mylars must be provided. A recorded mylar will be returned to the applicant/agent.
6. Please provide a digital dxf file showing easement, parcel, and right-of-way lines in New Mexico State Plane Feet, NAD 1927 or 1983 for AGIS purposes. The information may be emailed to jmcsorley@cabq.gov or provided on a disk.

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 8, 2002

**Project #1002050**
**Application # 02DRB-01049**
**Las Marcadas Subdivision**

---

1. The site is within the boundaries of the West Mesa Escarpment Plan View Boundary. Future development must be in compliance with all City goals, policies and regulations.
2. Zoning is C-1. The site is more than 5 acres. Are the premises under single ownership? If so, the site is classified as a "Shopping Center" site and will require site plan and landscaping plan approval by the Environmental Planning Commission prior to DRB plat approval.
3. No objection to the proposed drainage easement vacation. Defer to City Engineer and other parties having an interest in the easement.

---

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

**DEVELOPMENT REVIEW BOARD**
**ACTION SHEET**

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

September 25, 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
Adrienne Candelaria, 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 # 1000503**
02DRB-01364 Major-Two Year SIA

ISAACSON & ARFMAN agent(s) for BOYHAHN LLC request(s) the above action(s) for all or a portion of Lot(s) ALL, Block(s) A, B, C, D, **VISTA DEL AGUILA SUBDIVISION - UNIT 2,** zoned S-D for 7 DU/Ac, located on EAGLE ROCK AVE NE, between WYOMING NE and LOUISIANA NE containing approximately 4 acre(s). [REF: DRB-99-338, 00410-00607, 02-01267] (C-19) **A TWO-YEAR SIA WAS APPROVED TO THE CONSTRUCTION COMPLETION DEADLINE DATE OF 9/25/04.**

| | | |
|---|---|---|
| 2. | **Project # 1001463**<br>02DRB-01365 Major-Preliminary Plat Approval<br>02DRB-01366 Minor-Temp Defer SDWK | CLARK CONSULTING ENGINEERS agent(s) for LLAVE CONSTRUCTION INC. request(s) the above action(s) for all or a portion of Lot(s) 1-5, Block 19, Unit 3, North Albuquerque Acres, Tract 3, **VENTURA VILLAGE SUBDIVISION,** zoned SU-2 RT, located on CARMEL NE, between VENTURA NE and HOLBROOK NE containing approximately 5 acre(s). [DEFERRED FROM 9/25/02](C-20) **DEFERRED AT THE AGENT'S REQUEST TO 10/23/02.** |
| 3. | **Project # 1002092**<br>02DRB-01371 Major-Preliminary Plat Approval<br>02DRB-01372 Major-Vacation of Pub Right-of-Way<br>02DRB-01373 Major-Vacation of Public Easements<br>02DRB-01374 Major-SiteDev Plan Subd<br>02DRB-01375 Major-SiteDev Plan BldPermit<br>02DRB-01376 Minor-Temp Defer SDWK<br>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) **DEFERRED AT THE AGENT'S REQUEST TO 10/2/02.** |
| 4. | **Project # 1002191**<br>02DRB-01338 Major-Vacation of Pub Right-of-Way | JOE R. GRIEGO agent(s) for ESTOLANO GRIEGO request(s) the above action(s) for, **MRGCD MAP 37,** zoned SU-2 NRC, located on MAGGIES ALLEY NE, between GRANITE NE and ARNO NE containing approximately 1 acre(s). (J-14) **VACATION APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH ADDITIONAL CONDITIONS.** |

| | | |
|---|---|---|
| 5. | **Project # 1002200**<br>02DRB-01361 Major-Preliminary Plat Approval<br>02DRB-01362 Minor-Sidewalk Waiver | BOHANNAN HUSTON INC. agent(s) for HIGH DESERT INVESTMENT CORP. request(s) the above action(s) for all or a portion of Tract(s) 15D-1B-1C, **MOUNTAIN HIGHLANDS AT HIGH DESERT SUBDIVISION,** zoned SU-2/HD/R-1, located on SIMMS PARK RD NE, between IMPERATA ST NE and CIBOLA NATIONAL FOREST containing approximately 49 acre(s). [REF: 1000512] (E-23) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/25/02 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/27/02 THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.** |
| 6. | **Project # 1002201**<br>02DRB-01367 Major-Vacation of Pub Right-of-Way | TIERRA WEST LLC agent(s) for OMEGA AUTOMOTIVE REAL ESTATE LTD request(s) the above action(s) for all or a portion of Tract(s) A, Unit B, **NORTH ALBUQUERQUE ACRES,** zoned SU-2 for IP, located on OAKLAND AVE NE, between PAN AMERICAN FRWY NE and SAN PEDRO DR NE. (C-18) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH ADDITIONAL CONDITIONS AND FINDING.** |

**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 # 1002224**<br>02DRB-01425 Minor-Sector Dev Plan Approval | CITY OF ALBUQUERQUE/OPEN SPACE DIVISION agent(s) for TODD MILLER request(s) the above action(s) for all or a portion of Tract(s) 7A and Tracts 1-A-2 and 8A1A2B1, 8A1A2B2, 6B2, 42A2, 73A1, 41A, 1, 218B, 39E, 39D, 39C, 39B, 173, 174, 175, **LOS POBLANOS RANCH ADDITION**, and Tract A, **ANDERSON FIELDS,** zoned A-1 & SU-1 for Major Open Space, located on MONTANO BLVD NW, between GRIEGOS DRAIN and the GALLEGOS LATERAL containing approximately 138 acre(s). [REF: Z-95-10, AX-95-10, DRB-95-125, Z-97-134, AX-97-21] (E-13/F-14) **COMMENTS TO BE PROVIDED TO THE ENVIRONMENTAL PLANNING COMMISSION.** |

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

| | | |
|---|---|---|
| 8. | **Project # 1000720**<br>02DRB-01420 Minor-Sidewalk Waiver | JEFF MORTENSEN & ASSOCIATES agent(s) for BERNALILLO COUNTY METROPOLITAN COURT request(s) the above action(s) for all or a portion of Tract(s) A, **BERNALILLO COUNTY METROPOLITAN COURT,** zoned SU-3, located on 5TH ST NW, between LOMAS BLVD NW and MARBLE AVE NW containing approximately 4 acre(s). [REF: 02DRB 00773 ] (J-14) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE WITH ADDITIONAL CONDITION.** |

9. **Project # 1001096**
02DRB-01421 Minor-Extension of Preliminary Plat

SURV-TEK INC. agent(s) for STUART HARROW request(s) the above action(s) for all or a portion of Tract(s) A-1, Lands of Lloyd Lozes Goff, **TRES LAGUNAS SUBDIVISION,** zoned A-1, RO-1, located on EDITH BLVD NE, between TYLER RD NE and LAS COLINAS DR NE containing approximately 15 acre(s). [REF: DRB-96-406, 01410 00294 ] (D-16/E-16) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THIS APPROVAL INCLUDES THE EXTENSION OF THE INFRASTRUCTURE LIST DATED 9/12/01.**

10. **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) **DEFERRED AT THE AGENT'S REQUEST TO 10/2/02.**

11. **Project # 1002050**
02DRB-00960 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD. agent(s) for MICHAEL LAFLIN request(s) the above action(s) for all or a portion of Tract(s) B, **LAS MARCADES SUBDIVISION,** zoned C-1, located on GOLF COURSE RD NW between JILL PATRICIA ST NW and MARNA LYNN AVE NW containing approximately 9 acre(s). [REF: Z-93-67, DRB-93-107] [Final Plat was Indefinitely Deferred] (C-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING**

| | | |
|---|---|---|
| 12. | **Project # 1002219**<br>02DRB-01415 Minor-Prelim&Final Plat Approval | MCCLINTOCK SURVEYING & DRAFTING agent(s) for TERRIE A MURPHY request(s) the above action(s) for all or a portion of Lot(s) 54A1 and 54B1, Unit Third, **MCDONALD ACRES,** zoned R-1 residential zone, located on 9TH ST NW, between MENAUL BLVD NW and CANDELARIA NW containing approximately 1 acre(s). [REF: DRB-95-499] (H-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT AND PLANNING.** |
| 13. | **Project # 1002222**<br>02DRB-01419 Minor-Prelim&Final Plat Approval | WILKS CO agent(s) for DOUBLE CHEESE CORPORATION request(s) the above action(s) for all or a portion of Lot(s) G2A1 and H2A1, **SIESTA HILLS SUBDIVISION, NO. 2,** zoned C-1 neighborhood commercial zone, located on GIBSON BLVD SE, between SAN PEDRO BLVD SE and DAKOTA ST SE containing approximately 2 acre(s). (M-18) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER, TRANSPORTATION DEVELOPMENT AND PLANNING.** |

**NO ACTION IS TAKEN ON THESE CASES:**
**IF APPLICANT IS NOT PRESENT, COMMENTS WILL BE FORWARDED**

14. **Project # 1002221**
02DRB-01418 Minor-Sketch Plat or Plan

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LIMITED PARTNERSHIP, request(s) the above action(s) for all or a portion of Tract(s) J, VENTANA RANCH, (to be known as **VITTORIA @ VENTANA RANCH)** zoned R-2 residential zone, located south of PARADISE BLVD NW, and east of UNIVERSE BLVD NW and north of PASEO DEL NORTE NW containing approximately 21 acre(s). [REF: DRB-95-264] (B-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. Approval of the Development Review Board Minutes for September 11, 2002. **THE MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 10:44 A.M.

# OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION

8-7-02

**3. Project # 1002050**
02DRB-01049 Major-Vacation of Public Easements

SURVEYS SOUTHWEST LTD. agent(s) for MICHAEL LAFLIN request(s) the above action(s) for all or a portion of Tract(s) B, **LAS MARCADAS SUBDIVISION,** zoned C-1, located on GOLF COURSE RD NW, between JILL PATRICIA ST NW and MARNA LYNN AVE NW containing approximately 9 acre(s). [REF: Z-93-67, DRB-93-107, 02DRB-00960, 02DRB-00961] (C-12)

At the August 7, 2002, Development Review Board meeting, the Vacation was approved as shown on Exhibit B in the Planning subject to the Findings and Conditions of the Subdivision Ordinance as follows:

FINDINGS:

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

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

CONDITIONS:

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

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

3. Affected utility companies shall acknowledge the vacation by their signatures on the replat.

**SEE PAGE 2 FOR SECOND ACTION SAME CASE...**

# OFFICIAL NOTICE
# PAGE TWO

**Project # 1002050**
02DRB-00960 Minor-Prelim&Final Plat Approval
02DRB-00961 Minor-Vacation of Private Easements

SURVEYS SOUTHWEST LTD. agent(s) for MICHAEL LAFLIN request(s) the above action(s) for all or a portion of Tract(s) B, **LAS MARCADES SUBDIVISION,** zoned C-1, located on GOLF COURSE RD NW between JILL PATRICIA ST NW and MARNA LYNN AVE NW containing approximately 9 acre(s). [REF: Z-93-67, DRB-93-107] **[Deferred from 7/10/02]** (C-12)

At the August 7, 2002, Development Review Board meeting, with the signing of the Infrastructure List dated 8/7/02 the Preliminary Plat was approved. The Final Plat was Indefinitely Deferred.

The Vacation was approved as shown on Exhibit B in the Planning subject to the Findings and Conditions of the Subdivision Ordinance as follows:

FINDINGS:

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

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

CONDITIONS:

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

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

3. Affected utility companies shall acknowledge the vacation by their signatures on the replat.

# OFFICIAL NOTICE
## PAGE THREE

If you wish to appeal this decision, you must do so by August 22, 2002 in the manner described below.

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

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

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

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

Janet Stephens
DRB Chair

cc: Michael Laflin, 133 Calabria Street, Aptos, CA 95003
Surveys Southwest Ltd., 333 Lomas Blvd NE, 87102
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: 1002050 AGENDA#: 3 DATE: 8.7.02

1. Name: Don Grosey Address: Sunnyside Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

# City of Albuquerque

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002050** **AGENDA ITEM NO: 3**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

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

**RESOLUTION:** signed I.L

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

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

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

FOR:

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

**DATE**: August 7, 2002

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

Current DRC
Project Number

3 ORIGINAL

FIGURE 12

Janet

Date Submitted: 8/7/02
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 8/7/02
Date Preliminary Plat Expires: 8/7/03
DRB Project No.: 1002050
DRB Application No.: 02DRB-00960

## INFRASTRUCTURE LIST

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

TRACTS B-1 & B-2, LAS MARCADAS SUBDIVISION
**PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

TRACT B, LAS MARCADAS SUBDIVISION
**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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

| SIA Sequence # | COA DRC Project # | Size | Type of Improvement | Location | From | To | Private Inspector | City Inspector | City Cnst Engineer |
|---|---|---|---|---|---|---|---|---|---|
| | | 150' | DECEL LANE | GOLF COURSE RD | GOLF COURSE RD | INTO TR. B-1 | / | / | / |
| | | | $30,000 FOR SIGNAL IMPROVEMENTS @ INTERSECTION | GOLF COURSE RD | @ MARNA LYNN AVE NW | | / | / | / |
| | | | | | | | / | / | / |
| | | | NOTE: DEVELOPER IS RESPONSIBLE FOR INSTALLING THE PULLBOXES & CONDUIT FOR THIS SIGNAL, THE MODIFIED "C" SIA FINANCIAL GUARANTEE WILL BE MODIFIED SUBTRACTING THE APPROPRIATE COST OF THE PULLBOXES & CONDUIT | | | | / | / | / |
| | | | | | | | / | / | / |
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| | | | | | | | / | / | / |

ORIGINAL

| SIA Sequence # | COA DRC Project # | Size | Type of Improvement | Location | From | To | Private Inspector | City Inspector | City Cnst Engineer |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | / | / | / |
| | | | | | | | / | / | / |
| | | | | | | | / | / | / |
| | | | | | | | / | / | / |

NOTES

1

2

3

**AGENT / OWNER**

GARY GRITSKO
NAME (print)

SURVEYS SOUTHWEST, LTD
FIRM

SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: 8-07-04

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

8/7/02
DRB CHAIR - date

8-07-02
TRANSPORTATION DEVELOPMENT - date

8/7/02
UTILITY DEVELOPMENT - date

8/7/02
CITY ENGINEER - date

Christina Sandoval 8/7/02
PARKS & ~~GENERAL SERVICES~~ Recreation - date

AMAFCA - date

_____ - date

_____ - date

**DESIGN REVIEW COMMITTEE REVISIONS**

| REVISION | DATE | DRC CHAIR | USER DEPARTMENT | AGENT /OWNER |
|---|---|---|---|---|
| | | | | |
| | | | | |
| | | | | |

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORD. DIV.

DEVELOPMENT REVIEW BOARD
August 7, 2002
**Project #1002050**

**Project # 1002050**
02DRB-01049 Major-Vacation of Public Easements

SURVEYS SOUTHWEST LTD. agent(s) for MICHAEL LAFLIN request(s) the above action(s) for all or a portion of Tract(s) B, **LAS MARCADAS SUBDIVISION,** zoned C-1, located on GOLF COURSE RD NW, between JILL PATRICIA ST NW and MARNA LYNN AVE NW containing approximately 9 acre(s). [REF: Z-93-67,DRB-93-107,02DRB-00960,02DRB-00961](C-12)

AMAFCA Applicant has provided no justification to vacate the Drainage Easement. AMAFCA defers this issue to City Hydrology.

COG Reviewed-No adverse comment. Informational: *Golf Course Road is an existing Minor Arterial at this location. *Golf Course Road is proposed as both a Bike Lane route and a Bike Trail/Path at this location.

Transit No adverse comments

Zoning Enforcement Reviewed, no comment.

Neighborhood Coor.

Letters sent to Paradise Hills (R) and Piedras Marcadas (R) Neighborhood Assns.

APS No adverse comments

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. Lighting issues, maintenance of landscaping.

| | |
|---|---|
| Fire Department | All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision. Per Ray Sanchez AFD. |
| PNM Gas | Approves. |
| PNM Electric | No objections to vacation of temporary drainage easement. |
| Comcast | No comments received. |
| QWEST | No comments received. |
| Environmental Health | Site is not within 1000 feet of a landfill. No comment. |
| M.R.G.C.D. | No comments received. |
| Open Space Division | No adverse comments |
| City Engineer | No objection to pond vacation request. What is status of 15' drainage easement on east side? |

Transportation Development

Defer to Hydrology for comments on the vacation action.

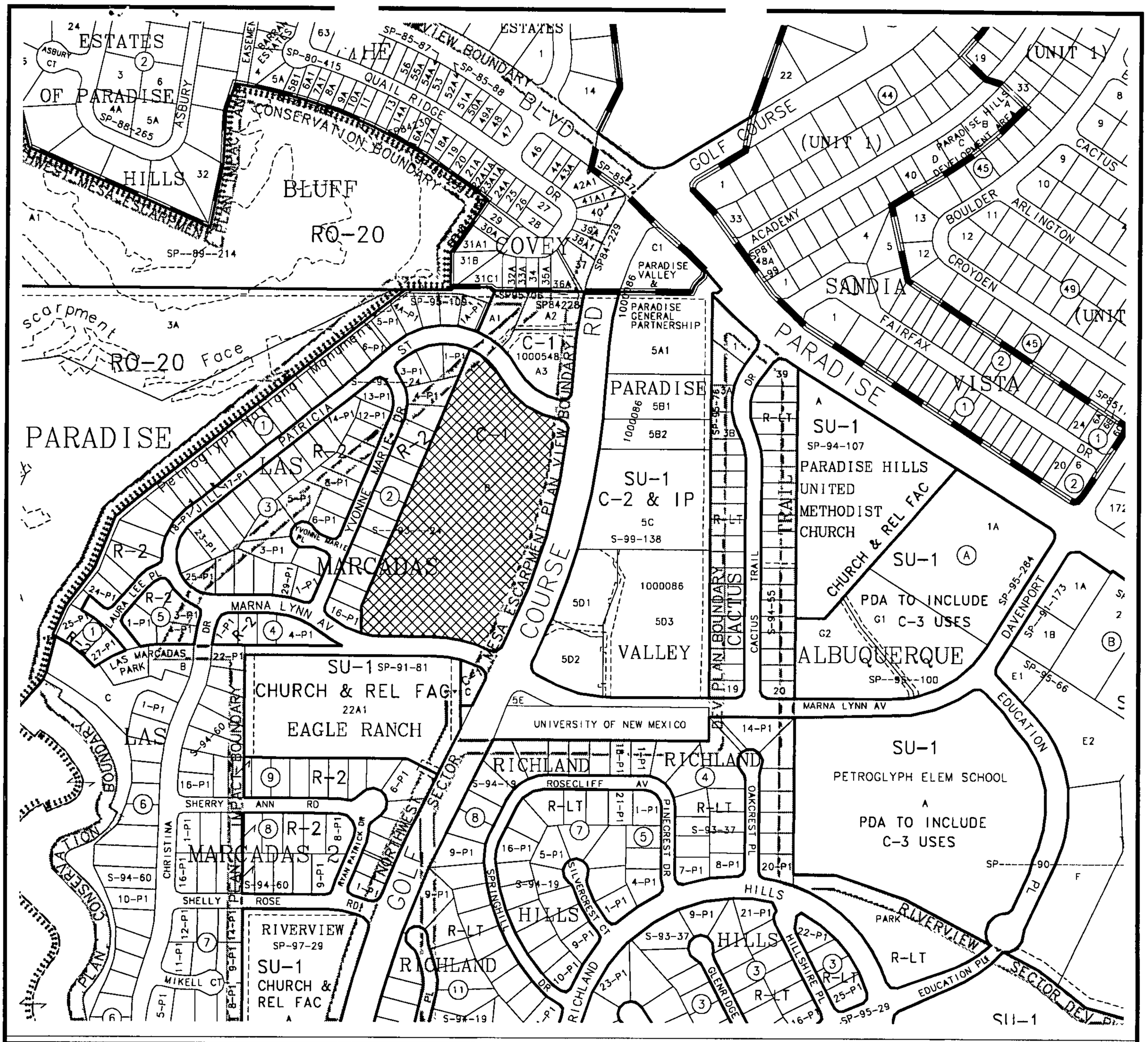
| | |
|---|---|
| Parks & Recreation | No objection. |
| Utilities Development | Defer Vacation request to Hydrology. |

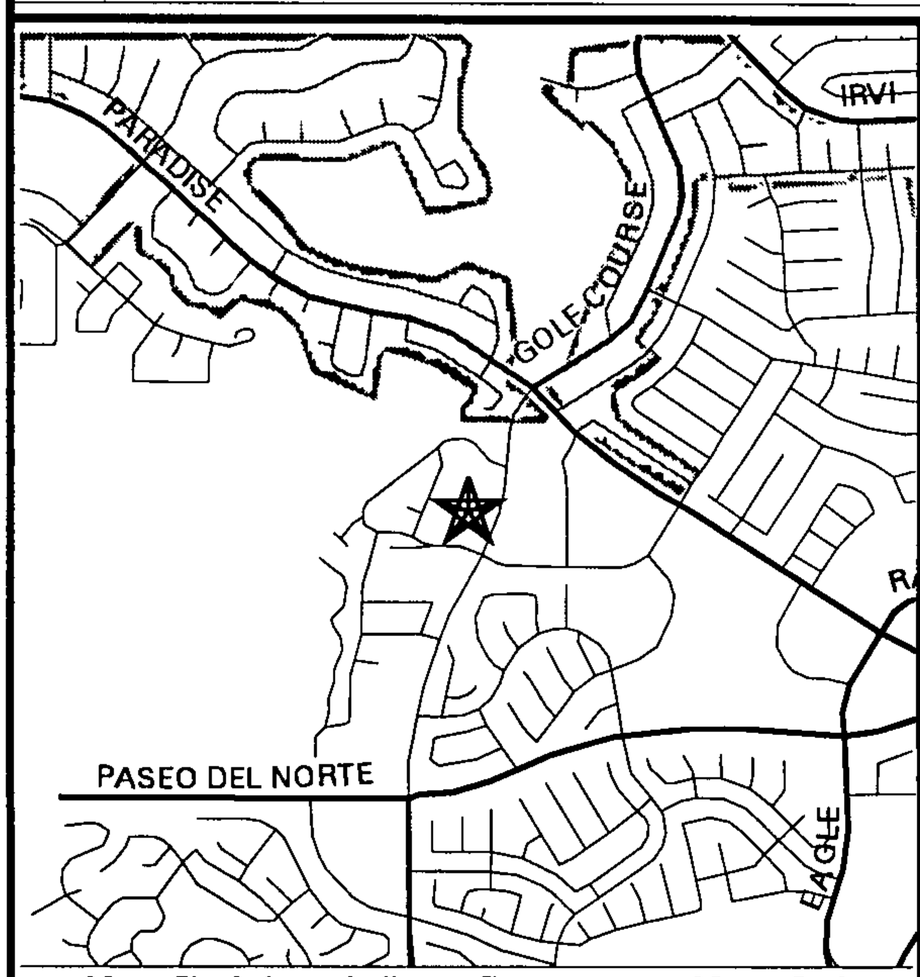
Planning Department

1. The site is within the boundaries of the West Mesa Escarpment Plan View Boundary. Future development must be in compliance with all City goals, policies and regulations. 2. Zoning is C-1. The site is more than 5 acres. Are the premises under single ownership? If so, the site is classified as a "Shopping Center" site and will require site plan and landscaping plan approval by the Environmental Planning Commission prior to DRB plat approval. 3. No objection to the proposed drainage easement vacation. Defer to City Engineer and other parties having an interest in the easement.

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

cc:Michael Laflin, 133 Calabria St., Aptos, CA 95003
Surveys Southwest Ltd., 333 Lomas Blvd NE, 87102




Note: Shaded area indicates County Not to Scale

# ZONING MAP

AGIS

Scale 1"=444'

PROJECT NO.
1002050

HEARING DATE
8-7-02

MAP NO.
C-12

ADDITIONAL CASE NUMBER(S)
02DRB-01049

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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, August 7, 2002,** beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1000635**
02DRB-01039 Major-Two Year SIA
02DRB-01040 Major-Amnd Prelim Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for PHILLIPS PETROLEUM COMPANY request(s) the above action(s) for all or a portion of Tract(s) 27B-B-1 and Tracts 38-1, 38-2, 38-3, 38-4, **TAYLOR RANCH SUBDIVISION,** zoned SU-1 for C-1, located on COORS BLVD NW, between MONTANO RD NW and COORS BLVD NW containing approximately 7 acre(s). [REF: DRB-98-106, Z-96-124, V-98-28] (E-12)

**Project # 1000187**
02DRB-01046 Major-Preliminary Plat Approval
02DRB-01048 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for LOS SUENOS LLC request(s) the above action(s) for all or a portion of Tract(s) F & G, **LOS SUENOS SUBDIVISION,** zoned R-T and located on MCMAHON BLVD NW between UNSER BLVD NW and ROCKCLIFF BLVD NW containing approximately 3 acre(s). [REF: 00110-00123, 00460-00776, 00410-01285, 00440-01286, 01440-00920, 01440-01217] (A-11)

**Project # 1002050**
02DRB-01049 Major-Vacation of Public Easements

SURVEYS SOUTHWEST LTD. agent(s) for MICHAEL LAFLIN request(s) the above action(s) for all or a portion of Tract(s) B, **LAS MARCADAS SUBDIVISION,** zoned C-1, located on GOLF COURSE RD NW, between JILL PATRICIA ST NW and MARNA LYNN AVE NW containing approximately 9 acre(s). [REF: Z-93-67,DRB-93-107,02DRB-00960,02DRB-00961](C-12)

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

Janet Stephens, Chair
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JULY 22, 2002.**

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

| | |
|---|---|
| App# | 02DRB-01049 |
| Proj# | 1002050 |
| Other# | |
| | |

**Meeting Date:** Aug. 7, 2002

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

**Notification Radius:** 100 **Ft.**

**Cross Reference and Location:**

**Applicant:** Michael Caflin

**Address:** 133 Calabria St., Aptos CA 95003

**Agent:** Surveys Southwest, Ltd

**Address:** 333 Comas Blvd NE, 87102

**SPECIAL INSTRUCTIONS**

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

**Date Mailed:** 7-19-02

**Signature:** K Bethlikai

# PROPERTY OWNERSHIP / LEGAL LIST

App#_____
Proj#_____

Date:_____

Page 1 Of 2

| Zone Atlas Page | Zone Atlas # | Grid Location | Parcel Sequence | Name & Address | | | |
|---|---|---|---|---|---|---|---|
| C-12 | 1012064 | 190-466 | 204-12 | ✓ 1012064 | 143-457 | 203 | 06 ✓ |
| | | 182-507 | 01 | ✓ | 145-463 | | 07 ✓ |
| | | 176-504 | 02 | ✓ | 146-469 | | 08 ✓ |
| | | 170-504 | 03 | ✓ | 149-475 | | 09 ✓ |
| | | 175-497 | 04 | ✓ | 152-480 | | 10 ✓ |
| | | 173-490 | 05 | ✓ | 154-485 | | 11 ✓ |
| | | 171-484 | 06 | ✓ | 157-491 | | 12 ✓ |
| | | 168-479 | 07 | ✓ | 159-497 | | 13 ✓ |
| | | 166-473 | 08 | ✓ | 134-423 | 205 | 04 ✓ |
| | | 164-468 | 09 | ✓ | 152-423 | | 30 ✓ |
| | | 161-462 | 10 | ✓ | 187-407 | | 83 ✓ |
| | | 159-457 | 11 | ✓ | 205-403 | 202 | 01 ✓ |
| | | 157-451 | 12 | ✓ | 204-392 | | 11 ✓ |
| | | 154-446 | 13 | ✓ | 223-415 | 212 | 06 ✓ |
| | | 152-440 | 14 | ✓ | 230-423 | | 01 ✓ |
| | | 150-435 | 15 | ✓ | 230-416 | | 05 ✓ |
| | | 148-429 | 16 | ✓ | 245-464 | | 02 ✓ |
| | | 136-438 | 203-01 | ✓ | 246-485 | | 07 ✓ |
| | | 138-446 | 02 | ✓ | 246-496 | | 03 ✓ |

# PROPERTY OWNERSHIP / LEGAL LIST

App#_____

Proj#_____

Date:_____



| Zone Atlas Page | Zone Atlas # | Grid Location | Parcel Sequence | Name & Address | | | |
|---|---|---|---|---|---|---|---|
| C-12 | 1012064 | 247-517 | 212-04 | ✓ | | | |
| | | 215-500 | 201-41 | ✓ mf | | | |
| | | 216-512 | 76 | ✓ | | | |
| | | 202-513 | 75 | ✓ COA | | | |
| | | 115-488 | 71 | ✓ COA | | | |
| | | 187-522 | 45 | ✓ mf | | | |
| | | 181-523 | 46 | ✓ mf | | | |
| | | 175-523 | 47 | ✓ | | | |
| | | 169-521 | 48 | ✓ | | | |
| | | 162-518 | 49 | ✓ | | | |
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1012064 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101206419046620417 LEGAL: TR B AME NDED REPLAT OF TRS 2A & 4A OF PARADISE VAL LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: GOLF COURSE ROAD GEN PTNS
OWNER ADDR: 00133 CALABRIA ST APTOS CA 95003

101206418250720401 LEGAL: LT 1 -P1 BLK 2 AMENDED REPLAT OF TRACTS 2A & 4A OF LAND USE:
PROPERTY ADDR: 00000 9408 JILL PATRICIA ST NW
OWNER NAME: SPEER REGINA M
OWNER ADDR: 09408 JILL PATRICIA ST NW ALBUQUERQUE NM 87114

6417650620402 LEGAL: LT 2 -P1 BLK 2 AMENDED REPLAT OF TRACTS 2A & 4A OF LAND USE:
PROPERTY ADDR: 00000 9404 JILL PATRICIA NW
OWNER NAME: GORTON JENNIFER & WILLIAM R
OWNER ADDR: 09404 JILL PATRICIA NW ALBUQUERQUE NM 87114

101206417050420403 LEGAL: LT 3 -P1 BLK 2 AMENDED REPLAT OF TRACTS 2A & 4A OF LAND USE:
PROPERTY ADDR: 00000 9400 JILL PATRICIA NW
OWNER NAME: MIRANDA JESS & ISABELLE
OWNER ADDR: 09400 JILL PATRICIA ST NW ALBUQUERQUE NM 87114

101206417549720404 LEGAL: LT 4 -P1 BLK 2 AMENDED REPLAT OF TRACTS 2A & 4A OF LAND USE:
PROPERTY ADDR: 00000 9328 YVONNE MARIE PL NW
OWNER NAME: WALTON JAMES Q & ANDREA M
OWNER ADDR: 09328 YVONNE MARIE DR NW ALBUQUERQUE NM 87114

101206417349020405 LEGAL: LT 5 -P1 BLK 2 AMENDED REPLAT OF TRACTS 2A & 4A OF LAND USE:
PROPERTY ADDR: 00000 9324 YVONNE MARIE DR NW
OWNER NAME: SPENCER THOMAS & CHARLOTTE
OWNER ADDR: 09324 YVONNE MARIE DR NW ALBUQUERQUE NM 87120

101206417148420406 LEGAL: LT 6 -P1 BLK 2 AMENDED REPLAT OF TRACTS 2A & 4A OF LAND USE:
PROPERTY ADDR: 00000 9320 YVONNE MARIE DR NW
OWNER NAME: JARAMILLO GERALDINE A & RUDY L
OWNER ADDR: 09320 YVONNE MARIE DR NW ALBUQUERQUE NM 87114

101206416847920407 LEGAL: LT 7 -P1 BLK 2 AMENDED REPLAT OF TRACTS 2A & 4A OF LAND USE:
PROPERTY ADDR: 00000 9316 YVONNE MARIE DR NW
OWNER NAME: STEBBINS TODD R & LISA A
OWNER ADDR: 09316 YVONNE MARIE DR NW ALBUQUERQUE NM 87120

101206416647320408 LEGAL: LT 8 -P1 BLK 2 AMENDED REPLAT OF TRACTS 2A & 4A OF LAND USE:

PROPERTY ADDR: 00000 9308 YVONNE MARIE DR NW
OWNER NAME: FAFRAK JAMES L & DEANN
OWNER ADDR: 09308 YVONNE MARIE DR NW ALBUQUERQUE NM 87120

101206416446820409 LEGAL: LT 9 -P1 BLK 2 AMENDED REPLAT OF TRACTS 2A & 4A OF LAND USE:
PROPERTY ADDR: 00000 9304 YVONNE MARIE DR NW
OWNER NAME: COOK DONALD E & ELIZABETH M
OWNER ADDR: 09304 YVONNE MARIE DR NW ALBUQUERQUE NM 87114

101206416146220410 LEGAL: LT 1 0-P1 BLK 2 AMENDED REPLAT OF TRACTS 2A & 4A OF LAND USE:
PROPERTY ADDR: 00000 9300 YVONNE MARIE DR NW
OWNER NAME: WILLIAMS MICHELLE
OWNER ADDR: 09300 YVONNE MARIE DR NW ALBUQUERQUE NM 87114

101206415945720411 LEGAL: LT 1 1-P1 BLK 2 AMENDED REPLAT OF TRACTS 2A & 4A OF LAND USE:
PROPERTY ADDR: 00000 9220 YVONNE MARIE DR
OWNER NAME: WALKER HERBERT S & ALESIA F
OWNER ADDR: 09220 YVONNE MARIE DR NW ALBUQUERQUE NM 87114

101206415745120412 LEGAL: LT 1 2-P1 BLK 2 AMENDED REPLAT OF TRACTS 2A & 4A OF LAND USE:
PROPERTY ADDR: 00000 9216 YVONNE MARIE DR NW
OWNER NAME: ARCHULETA LEO & PERFIDIA
OWNER ADDR: 09216 YVONNE MARIE DR NW ALBUQUERQUE NM 87114

101206415444620413 LEGAL: LT 1 3-P1 BLK 2 AMENDED REPLAT OF TRACTS 2A & 4A OF LAND USE:
PROPERTY ADDR: 00000 9212 YVONNE MARIE DR NW
OWNER NAME: SIGMAN EDWARD B & CHRISTINE B
OWNER ADDR: 09212 YVONNE MARIE DR NW ALBUQUERQUE NM 87114

101206415244020414 LEGAL: LT 1 4-P1 BLK 2 AMENDED REPLAT OF TRACTS 2A & 4A OF LAND USE:
PROPERTY ADDR: 00000 9208 YVONNE MARIE DR NW
OWNER NAME: VANBERGEN GREGORY R & JENNIFER
OWNER ADDR: 09208 YVONNE MARIE NW ALBUQUERQUE NM 87120

101206415043520415 LEGAL: LT 1 5-P1 BLK 2 AMENDED REPLAT OF TRACTS 2A & 4A OF LAND USE:
PROPERTY ADDR: 00000 9204 YVONNE MARIE DR NW
OWNER NAME: SILVA FLOYD D & JANICE Y
OWNER ADDR: 09204 YVONNE MARIE DR NW ALBUQUERQUE NM 87120

101206414842920416 LEGAL: LT 1 6-P1 BLK 2 AMENDED REPLAT OF TRACTS 2A & 4A OF LAND USE:
PROPERTY ADDR: 00000 9200 YVONNE MARIE DR NW
OWNER NAME: COWDER CELIA
OWNER ADDR: 09200 YVONNE MARIE AV NW ALBUQUERQUE NM 87114

101206413643820301 LEGAL: LT 1 -P1 BLK 3 AMENDED REPLAT OF TRACTS 2A & 4A OF LAND USE:
PROPERTY ADDR: 00000 4921 MARNA LYNN NW
OWNER NAME: CAMPOS ADOLFO J II & ANGELA F
OWNER ADDR: 04921 MARNA LYNN AV NW ALBUQUERQUE NM 87120

101206413844620302 LEGAL: LT 2 -P1 BLK 3 AMENDED REPLAT OF TRACTS 2A & 4A OF LAND USE:
PROPERTY ADDR: 00000 9209 YVONNE MARIE DR NW
OWNER NAME: HAACK ALBERT F JR & MARIANN
OWNER ADDR: 09209 YVONNE MARIE DR NW ALBUQUERQUE NM 87120

101206414345720306 LEGAL: LT 6 -P1 BLK 3 AMENDED REPLAT OF TRACTS 2A & 4A OF LAND USE:
PROPERTY ADDR: 00000 9215 YVONNE MARIE DR NW
OWNER NAME: BERRY JAMES WAYNE & MARY CECEL

OWNER ADDR: 09215 YVONNE MARIE DR NW ALBUQUERQUE NM 87120

101206414546320307 LEGAL: LT 7 -P1 BLK 3 AMENDED REPLAT OF TRACTS 2A & 4A OF LAND USE:
PROPERTY ADDR: 00000 9219 YVONNE MARIE DR NW
OWNER NAME: PACE JOSEPH P
OWNER ADDR: 09219 YVONNE MARIE DR NW ALBUQUERQUE NM 87114

101206414646920308 LEGAL: LT 8 -P1 BLK 3 AMENDED REPLAT OF TRACTS 2A & 4A OF LAND USE:
PROPERTY ADDR: 00000 9301 YVONNE MARIE DR NW
OWNER NAME: THOMPSON KENNETH R JR & ANN L
OWNER ADDR: 09301 YVONNE MARIE DR NW ALBUQUERQUE NM 87114

101206414947520309 LEGAL: LT 9 -P1 BLK 3 AMENDED REPLAT OF TRACTS 2A & 4A OF LAND USE:
PROPERTY ADDR: 00000 9305 YVONNE MARIE DR NW
OWNER NAME: PACHECO FERMIN JR & DEBORAH
OWNER ADDR: 09305 YVONNE MARIE DR NW ALBUQUERQUE NM 87114

101206415248020310 LEGAL: LT 1 0-P1 BLK 3 AMENDED REPLAT OF TRACTS 2A & 4A OF LAND USE:
PROPERTY ADDR: 00000 9309 YVONNE MARIE DR NW
OWNER NAME: CHAVEZ MICHAEL D & SUZANNE N
OWNER ADDR: 09309 YVONNE MARIE DR NW ALBUQUERQUE NM 87114

101206415448520311 LEGAL: LT 1 1-P1 BLK 3 AMENDED REPLAT OF TRACTS 2A & 4A OF LAND USE:
PROPERTY ADDR: 00000 9315 YVONNE MARIE DR NW
OWNER NAME: JENKINS MICHAEL TODD & RAMONA
OWNER ADDR: 09315 YVONNE MARIE DR NW ALBUQUERQUE NM 87114

101206415749120312 LEGAL: LT 1 2-P1 BLK 3 AMENDED REPLAT OF TRACTS 2A & 4A OF LAND USE:
PROPERTY ADDR: 00000 9319 YVONNE MARIE DR NW
OWNER NAME: SELIGMAN GREGORY R
OWNER ADDR: 06517 PRAIRIE AV NE ALBUQUERQUE NM 87109

101206415949720313 LEGAL: LT 1 3-P1 BLK 3 AMENDED REPLAT OF TRACTS 2A & 4A OF LAND USE:
PROPERTY ADDR: 00000 9328 JILL PATRICIA ST
OWNER NAME: SILVA JAMIE A
OWNER ADDR: 09323 YVONNE MARIE DR NW ALBUQUERQUE NM 87120

101206413442320504 LEGAL: LT 4 -P1 BLK 4 AMENDED REPLAT OF TRACTS 2A & 4A OF LAND USE:
PROPERTY ADDR: 00000 4920 MARNA LYNN NW
OWNER NAME: CHAVEZ GEORGE A & HELEN J
OWNER ADDR: 04920 MARNA LYNN AV NW ALBUQUERQUE NM 87114

101206415240320530 LEGAL: TR 2 2A-1 PLAT OF TRS 22A-1 & 22A-2 EAGLE RANCH CON LAND USE:
PROPERTY ADDR: 00000 8821 GOLF COURSE RD
OWNER NAME: TRES RIO AREA OF THE CHRISTIAN
OWNER ADDR: 10453 SPRINGWOOD DR EL PASO TX 79925

101206418740720583 LEGAL: TR C AME NDED REPL OF TRS 2A & 4A OF PARADISE VALLE LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: GOLF COURSE ROAD PTNS
OWNER ADDR: 00133 CALABRIA ST APTOS CA 95003

101206420540320201 LEGAL: TRAC T 5- E PLAT OF TRACTS 5-A THRU 5-E PARADISE VAL LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: STEWART CHESTER F & DIANA K

OWNER ADDR: 01111 UNIVERSITY BL NE ALBUQUERQUE NM 87102

101206422439220221 LEGAL: PORT OF N1/2 N1/2 N1/2 SW1/4 NW1/4 SEC 13 T11N R2E LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: REGENTS OF UNM REAL ESTATE OFF
OWNER ADDR: 00000 ALBUQUERQUE NM 87131

101206422341521206 LEGAL: TRAC T 5- D2 PLAT OF TRACTS 5-D1, 5-D2 AND 5-D3 PARA LAND USE:
PROPERTY ADDR: 00000 GOLF COURSE RD NW
OWNER NAME: JARRD INTERNATIONAL L L C
OWNER ADDR: 00000 ALBUQUERQUE NM 87184

101206425042321201 LEGAL: TRAC T 5- D3 PLAT OF TRACTS 5-D1, 5-D2 AND 5-D3 PARA LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: GOLF PARADISE LLC
OWNER ADDR: 03535 PRINCETON NE ALBUQUERQUE NM 87107

101206423041621205 LEGAL: TRAC T 5- D1 PLAT OF TRACTS 5-D1, 5-D2 AND 5-D3 PARA LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: DOUBLE CHEESE REALTY CORPORATI
OWNER ADDR: 04810 HARDWARE DR NE ALBUQUERQUE NM 87109

101206424546421202 LEGAL: TRAC T 5- C PLAT OF TRACTS 5-A THRU 5-E PARADISE VAL LAND USE:
PROPERTY ADDR: 00000 9300 GOLF COURSE RD NW
OWNER NAME: STEWART CHESTER F & DIANA K
OWNER ADDR: 01111 UNIVERSITY BL NE ALBUQUERQUE NM 87102

101206424648521207 LEGAL: TRAC T 5- B-2 PLAT OF TRACTS 5-B-1 & 5-B-2 PARADISE LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: PROPERTY PARADISE LLC C/O H DA
OWNER ADDR: 00124 10TH ST NW ALBUQUERQUE NM 87102

101206424649621203 LEGAL: TRAC T 5- B-1 PLAT OF TRACTS 5-B-1 & 5-B-2 PARADISE LAND USE:
PROPERTY ADDR: 00000 9400 GOLF COURSE RD NW
OWNER NAME: MERRITT BOBBY J & BETTY L C/O
OWNER ADDR: 00750 N 17TH LAS CRUCES NM 88005

101206424751721204 LEGAL: TRAC T 5- A-1 PLAT OF TRACT 5-A-1 & TRACT C-1 PARADI LAND USE:
PROPERTY ADDR: 00000 9500 GOLF COURSE RD NW
OWNER NAME: CORNERSTONE LEASED DRUG STORES
OWNER ADDR: 06631 COMMERCE PK DUBLIN OH 43017

101206421550020141 LEGAL: TRAC T A- 3 PLAT FOR LAS MARCADAS TRACTS A-1, A-2 AN LAND USE:
PROPERTY ADDR: 00000 9501 GOLF COURSE RD NW
OWNER NAME: PROPERTY PARADISE LLC
OWNER ADDR: 00124 10TH ST NW ALBUQUERQUE NM 87102

101206421651220176 LEGAL: TRAC T A- 2 PLAT FOR LAS MARCADAS TRACTS A-1, A-2 AN LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: MALONE CHRIS
OWNER ADDR: 01925 JUAN TABO BL NE ALBUQUERQUE NM 87112

101206420251320175 LEGAL: TRAC T A- 1 PLAT FOR LAS MARCADAS TRACTS A-1, A-2 AN LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CITY OF ALBUQUERQUE C/O REAL P

OWNER ADDR: 00000 ALBUQUERQUE NM 87103

101206411548820171 LEGAL: OPEN SPA CE R/W AMENDED REPLAT OF TRS 2A & 4A OF PA LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE REAL ESTAT
OWNER ADDR: 00000 ALBUQUERQUE NM 87103

101206418752220145 LEGAL: LT 1 A-P1 VACATION & REPL LTS 1A-P1, 2A-P1, 3A-P1 & LAND USE:
PROPERTY ADDR: 00000 9419 JILL PATRICIA ST NW
OWNER NAME: WM LTD PTNS
OWNER ADDR: 02820 JILL PATRICIA ST ALBUQUERQUE NM 87106

101206418152320146 LEGAL: LT 2 A-P1 VACATION & REPL LTS 1A-P1, 2A-P1, 3A-P1 & LAND USE:
PROPERTY ADDR: 00000 9415 JILL PATRICIA ST NW
OWNER NAME: WM LTD PTNS
OWNER ADDR: 09415 JILL PATRICIA ST NW ALBUQUERQUE NM 87114

101206417552320147 LEGAL: LT 3 A-P1 VACATION & REPL LTS 1A-P1, 2A-P1, 3A-P1 & LAND USE:
PROPERTY ADDR: 00000 9409 JILL PATRICIA ST NW
OWNER NAME: BUCHANAN DEAN L & CHANTEL L
OWNER ADDR: 09409 JILL PATRICIA ST NW ALBUQUERQUE NM 87114

101206416952120148 LEGAL: LT 4 A-P1 VACATION & REPL LTS 1A-P1, 2A-P1, 3A-P1 & LAND USE:
PROPERTY ADDR: 00000 9405 JILL PATRICIA ST NW
OWNER NAME: GOMEZ FLORA
OWNER ADDR: 09405 JILL PATRICIA NW ALBUQUERQUE NM 87114

101206416251820149 LEGAL: LT 5 -P1 BLK 1 AMENDED REPLAT OF TRACTS 2A & 4A OF LAND USE:
PROPERTY ADDR: 00000 9401 JILL PATRICIA
OWNER NAME: KUPER CURT M & CAROL M
OWNER ADDR: 09401 JILL PATRICIA ST NW ALBUQUERQUE NM 87114

# 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 12, 2002

TO CONTACT NAME: Sarah Amato
COMPANY/AGENCY: Surveys Southwest, Ltd
ADDRESS/ZIP: 333 Lomas Blvd NE 87102
PHONE/FAX #: 998-0303 / 998-0306

Thank you for your inquiry of 7-12-02 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Lot B, Las Marcadas

zone map page(s) C-12

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

Paradise Hills Civic
~~Neighborhood~~ Association
Contacts: Larry Weaver
6001 Unitas Ct NW 87114
898-8640 (h) 846-1511 (w)
Tom Anderson
10013 Plunkett Dr NW
897-2593 (h) 87114

Piedras Marcadas
Neighborhood Association
Contacts: Jeffrey Armijo
4937 Marna Lynn Ave NW
450-5279 (h) 87114
Gene Warner
8715 Sea Christina NW
898-3110 (h) 87114

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

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

Sincerely,

Daliana L Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

planning.recognized.na.form(05/08/01)

# NOTICE TO APPLICANTS

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

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

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

* * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *

*(below this line for OCNC use only)*

Date of Inquiry: 7-12-02 Time Entered: 9:41 am OCNC Rep. Initials: DC

Proj# 1002050

Michael Laflin
133 Calabria Street
Aptos, CA 95003

Proj# 1002050

Survey's Southwest Ltd
333 Lomas Blvd NE
Albuq., NM 87102

LARRY WEAVER
Paradise Hills Civics Assoc.
6001 UNITAS CT. NW
ALBUQ., NM 87114

TOM ANDERSON
Paradise Hills Civics Assoc.
10013 PLUNKETT NW
ALBUQ., NM 87114

101206419046620417

JEFFREY ARMIJO
Piedras Marcadas Neigh. Assoc.
4937 MARNA LYNN AVE NW
ALBUQ., NM 87114

101206418250720401

GERRI WARNER
Piedras Marcadas Neigh. Assoc.
8715 TIA CHRISTINA NW
ALBUQ., NM 87114

101206417650620402

GOLF COURSE ROAD GEN PTNS
133 CALABRIA ST
APTOS CA 95003

101206417050420403

SPEER REGINA M
9408 JILL PATRICIA ST NW
ALBUQUERQUE NM 87114

101206417549720404

GORTON JENNIFER & WILLIAM R
9404 JILL PATRICIA NW
ALBUQUERQUE NM 87114

101206417349020405

MIRANDA JESS & ISABELLE
9400 JILL PATRICIA ST NW
ALBUQUERQUE NM 87114

101206417148420406

WALTON JAMES Q & ANDREA M
9328 YVONNE MARIE DR NW
ALBUQUERQUE NM 87114

101206416847920407

SPENCER THOMAS & CHARLOTTE
9324 YVONNE MARIE DR NW
ALBUQUERQUE NM 87120

101206416647320408

JARAMILLO GERALDINE A & RUDY
9320 YVONNE MARIE DR NW
ALBUQUERQUE NM 87114

101206416446820409

STEBBINS TODD R & LISA A
9316 YVONNE MARIE DR NW
ALBUQUERQUE NM 87120

101206416146220410

FAFRAK JAMES L & DEANN
9308 YVONNE MARIE DR NW
ALBUQUERQUE NM 87120

101206415945720411

COOK DONALD E & ELIZABETH M
9304 YVONNE MARIE DR NW
ALBUQUERQUE NM 87114

101206415745120412

WILLIAMS MICHELLE
9300 YVONNE MARIE DR NW
ALBUQUERQUE NM 87114

101206415444620413

WALKER HERBERT S & ALESIA F
9220 YVONNE MARIE DR NW
ALBUQUERQUE NM 87114

101206415244020414

ARCHULETA LEO & PERFIDIA
9216 YVONNE MARIE DR NW
ALBUQUERQUE NM 87114

101206415043520415

SIGMAN EDWARD B & CHRISTINE B
9212 YVONNE MARIE DR NW
ALBUQUERQUE NM 87114

101206414842920416

VANBERGEN GREGORY R & JENNIFE
9208 YVONNE MARIE NW
ALBUQUERQUE NM 87120

101206413643820301

SILVA FLOYD D & JANICE Y
9204 YVONNE MARIE DR NW
ALBUQUERQUE NM 87120

101206413844620302

COWDER CELIA
9200 YVONNE MARIE AV NW
ALBUQUERQUE NM 87114

101206414345720306

CAMPOS ADOLFO J II & ANGELA F
4921 MARNA LYNN AV NW
ALBUQUERQUE NM 87120

101206414546320307

HAACK ALBERT F JR & MARIANN
9209 YVONNE MARIE DR NW
ALBUQUERQUE NM 87120

101206414646920308

BERRY JAMES WAYNE & MARY CECE
9215 YVONNE MARIE DR NW
ALBUQUERQUE NM 87120

101206414947520309

PACE JOSEPH P
9219 YVONNE MARIE DR NW
ALBUQUERQUE NM 87114

101206415248020310

THOMPSON KENNETH R JR & ANN L
9301 YVONNE MARIE DR NW
ALBUQUERQUE NM 87114

PACHECO FERMIN JR & DEBORAH
9305 YVONNE MARIE DR NW
ALBUQUERQUE NM 87114

CHAVEZ MICHAEL D & SUZANNE N
9309 YVONNE MARIE DR NW
ALBUQUERQUE NM 87114

101206415448520311

JENKINS MICHAEL TODD & RAMONA
9315 YVONNE MARIE DR NW
ALBUQUERQUE NM 87114

101206413442320504

CHAVEZ GEORGE A & HELEN J
4920 MARNA LYNN AV NW
ALBUQUERQUE NM 87114

101206422439220221

REGENTS OF UNM REAL ESTATE OF
SCHOLES HALL # 233
ALBUQUERQUE NM 87131

101206423041621205

DOUBLE CHEESE REALTY
CORPORAT
4810 HARDWARE DR NE
ALBUQUERQUE NM 87109
101206424649621203

MERRITT BOBBY J & BETTY L C/O
750 N 17TH
LAS CRUCES NM 88005

101206418752220145

WM LTD PTNS
2820 JILL PATRICIA ST
ALBUQUERQUE NM 87106

101206416251820149

KUPER CURT M & CAROL M
9401 JILL PATRICIA ST NW
ALBUQUERQUE NM 87114

101206415749120312

SELIGMAN GREGORY R
6517 PRAIRIE AV NE
ALBUQUERQUE NM 87109

101206415240320530

TRES RIO AREA OF THE CHRISTIA
10453 SPRINGWOOD DR
EL PASO TX 79925

101206422341521206

JARRD INTERNATIONAL L L C
GENERAL DELIVERY
ALBUQUERQUE NM 87184

101206424546421202

STEWART CHESTER F & DIANA K
1111 UNIVERSITY BL NE
ALBUQUERQUE NM 87102

101206424751721204

CORNERSTONE LEASED DRUG
STORE
6631 COMMERCE PK
DUBLIN OH 43017
101206417552320147

BUCHANAN DEAN L & CHANTEL L
9409 JILL PATRICIA ST NW
ALBUQUERQUE NM 87114

101206415949720313

SILVA JAMIE A
9323 YVONNE MARIE DR NW
ALBUQUERQUE NM 87120

101206420540320201

STEWART CHESTER F & DIANA K
1111 UNIVERSITY BL NE
ALBUQUERQUE NM 87102

101206425042321201

GOLF PARADISE LLC
3535 PRINCETON NE
ALBUQUERQUE NM 87107

101206424648521207

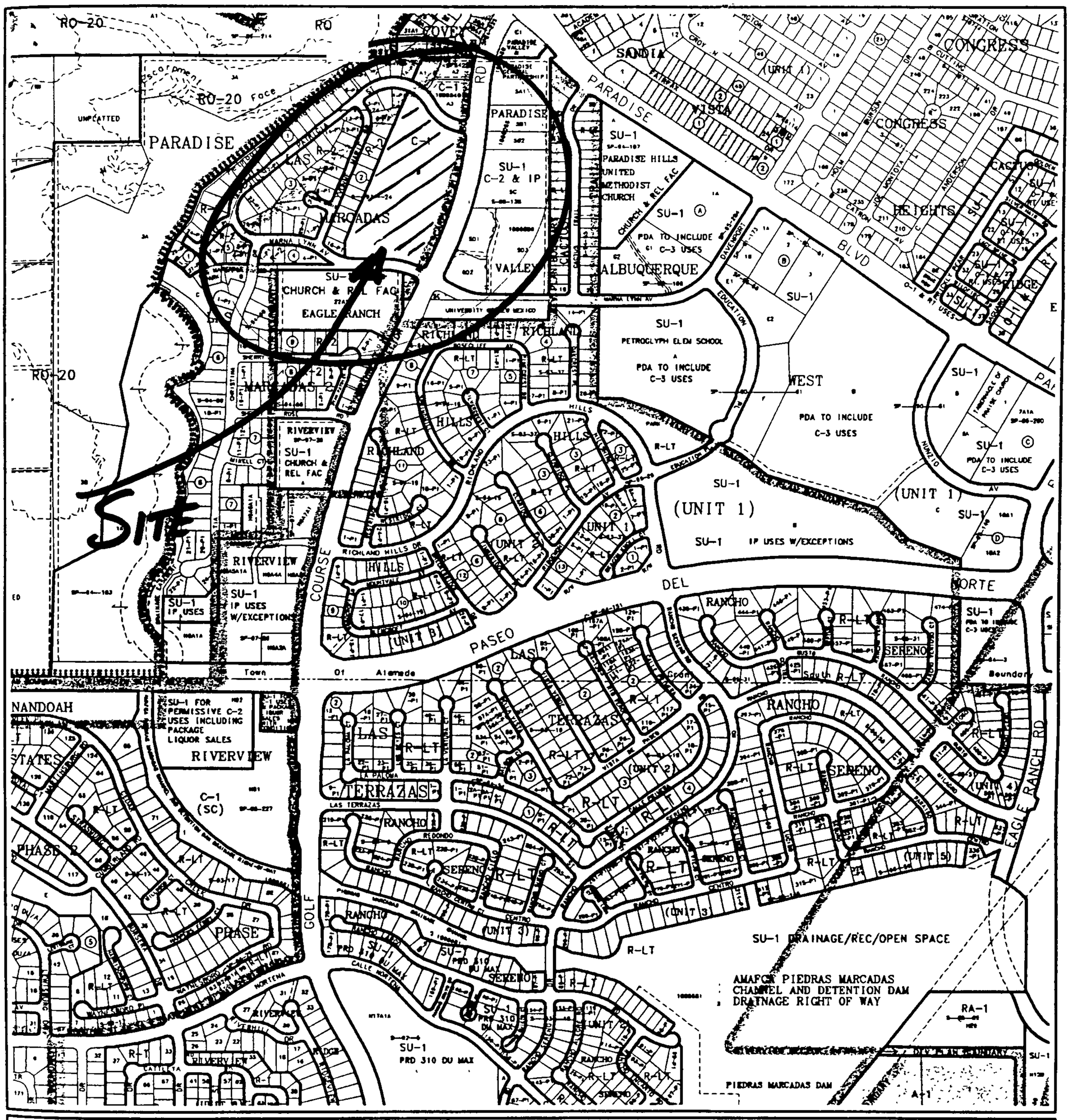
PROPERTY PARADISE LLC C/O H D
124 10TH ST NW
ALBUQUERQUE NM 87102

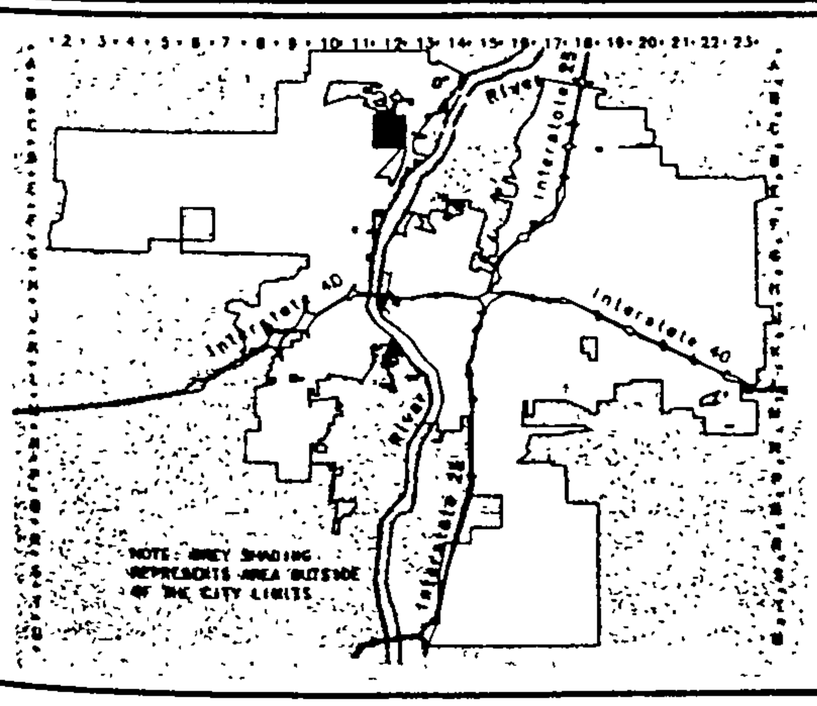
101206421651220176

MALONE CHRIS
1925 JUAN TABO BL NE
ALBUQUERQUE NM 87112

101206416952120148

GOMEZ FLORA
9405 JILL PATRICIA NW
ALBUQUERQUE NM 87114




CITY OF Albuquerque

A Albuquerque G Geographic I Information S System

PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

# Zone Atlas Page

# C-12-Z

Map Amended through July 20, 2001

# *Surveys Southwest, LTD*

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*


July 12, 2002

DEVELOPMENT REVIEW BOARD MEMBERS
PLAZA DEL SOL
600 SECOND STREET NW
ALBUQUERQUE, NM 87102

REF: TRACTS B-1 & B-2, LAS MARCADAS SUBDIVISION

Dear Board Members:

Surveys Southwest, LTD is requesting to divide One (1) existing tract into Two (2) new tracts of land, vacate existing temporary drainage easement and to dedicate additional public street right-of-way as shown on the above referenced plat.

If you have any questions please feel free to contact me.

Sincerely,

Dan Graney
President

# 232

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

| | |
|---|---|
| App# | 03DRB-01059 |
| Proj# | 1002050 |
| Other# | 03DRB-01060 |
| | |

Meeting Date: 7-30-03

Zone Atlas Page: C-12-Z

Notification Radius: 100 Ft.

Cross Reference and Location:

Applicant: Mel Famie, LLC ✓

Address: PO Box 2358, Corrales NM 87048

Agent: Mark Goodson & Associates ✓

Address: PO Box 90606, Albuq NM 87199

**SPECIAL INSTRUCTIONS**

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

Date Mailed: July 14, 2003

Signature: K. Tsethlikai

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101206424751721204   LEGAL: TRAC T 5- A-1 PLAT OF TRACT 5-A-1 & TRACT C-1 PARADI  LAND USE:
                     PROPERTY ADDR: 00000    9500 GOLF COURSE RD NW
                        OWNER NAME: CORNERSTONE LEASED DRUG STORES
                        OWNER ADDR: 06631   COMMERCE                PK    DUBLIN          OH 43017

101206411548820171   LEGAL: OPEN  SPA CE R/W AMENDED REPLAT OF TRS 2A & 4A OF PA  LAND USE:
                     PROPERTY ADDR: 00000    N/A
                        OWNER NAME: CITY OF ALBUQUERQUE REAL ESTAT
                        OWNER ADDR: 00000                                ALBUQUERQUE     NM 87103

101206420251320175   LEGAL: TRAC T A- 1 PLAT FOR LAS MARCADAS TRACTS A-1, A-2 AN  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CITY OF ALBUQUERQUE C/O REAL P
                        OWNER ADDR: 00000                                ALBUQUERQUE     NM 87103

101206421651220176   LEGAL: TRAC T A- 2 PLAT FOR LAS MARCADAS TRACTS A-1, A-2 AN  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: MALONE CHRIS
                        OWNER ADDR: 01925   JUAN TABO               BL NE ALBUQUERQUE     NM 87112

101206418152320146   LEGAL: LT 2 A-P1  VACATION & REPL LTS 1A-P1, 2A-P1, 3A-P1 &  LAND USE:
                     PROPERTY ADDR: 00000    9415 JILL PATRICIA ST NW
                        OWNER NAME: WM LTD PTNS
                        OWNER ADDR: 09415   JILL PATRICIA           ST NW ALBUQUERQUE     NM 87114

101206418752220145   LEGAL: LT 1 A-P1  VACATION & REPL LTS 1A-P1, 2A-P1, 3A-P1 &  LAND USE:
                     PROPERTY ADDR: 00000    9419 JILL PATRICIA ST NW
                        OWNER NAME: WM LTD PTNS
                        OWNER ADDR: 02820   JILL PATRICIA            ST    ALBUQUERQUE     NM 87106

101206419152120142   LEGAL: DRAI NAGE  R/W AMENDED REPLAT OF TRS 2A & 4A OF PARA  LAND USE:
                     PROPERTY ADDR: 00000    N/A
                        OWNER NAME: CITY OF ALBUQUERQUE REAL ESTAT
                        OWNER ADDR: 00000                                ALBUQUERQUE     NM 87103

101206421550020141   LEGAL: TRAC T A- 3 PLAT FOR LAS MARCADAS TRACTS A-1, A-2 AN  LAND USE:
                     PROPERTY ADDR: 00000    9501 GOLF COURSE RD NW
                        OWNER NAME: PROPERTY PARADISE LLC
                        OWNER ADDR: 00124   10TH                     ST NW ALBUQUERQUE     NM 87102

101206417650620402   LEGAL: LT 2 -P1  BLK 2 AMENDED REPLAT OF TRACTS 2A & 4A OF   LAND USE:
                     PROPERTY ADDR: 00000    9404 JILL PATRICIA  NW
                        OWNER NAME: GORTON JENNIFER & WILLIAM R
                        OWNER ADDR: 09404   JILL PATRICIA               NW ALBUQUERQUE     NM 87114

101206418250720401   LEGAL: LT 1 -P1  BLK 2 AMENDED REPLAT OF TRACTS 2A & 4A OF   LAND USE:
                     PROPERTY ADDR: 00000    9408 JILL PATRICIA ST NW
                        OWNER NAME: SPEER REGINA M
                        OWNER ADDR: 09408   JILL PATRICIA            ST NW ALBUQUERQUE     NM 87114

101206418946920417   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101206417050420403   LEGAL: LT 3 -P1  BLK 2 AMENDED REPLAT OF TRACTS 2A & 4A OF   LAND USE:
                     PROPERTY ADDR: 00000    9400 JILL PATRICIA  NW
                        OWNER NAME: MIRANDA JESS & ISABELLE
                        OWNER ADDR: 09400   JILL PATRICIA            ST NW ALBUQUERQUE     NM 87114
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101206424649621203   LEGAL: TRAC T 5- B-1 PLAT OF TRACTS 5-B-1 & 5-B-2 PARADISE   LAND USE:
                     PROPERTY ADDR: 00000    9400 GOLF COURSE RD NW
                        OWNER NAME: MERRITT BOBBY J & BETTY L C/O
                        OWNER ADDR: 00750   N 17TH                                LAS CRUCES      NM 88005

101206417549720404   LEGAL: LT 4 -P1  BLK 2 AMENDED REPLAT OF TRACTS 2A & 4A OF   LAND USE:
                     PROPERTY ADDR: 00000    9328 YVONNE MARIE PL NW
                        OWNER NAME: WALTON JAMES Q & ANDREA M
                        OWNER ADDR: 09328   YVONNE MARIE            DR NW ALBUQUERQUE     NM 87114

101206417349020405   LEGAL: LT 5 -P1  BLK 2 AMENDED REPLAT OF TRACTS 2A & 4A OF   LAND USE:
                     PROPERTY ADDR: 00000    9324 YVONNE MARIE DR NW
                        OWNER NAME: SPENCER THOMAS & CHARLOTTE
                        OWNER ADDR: 09324   YVONNE MARIE            DR NW ALBUQUERQUE     NM 87120

101206417148420406   LEGAL: LT 6 -P1  BLK 2 AMENDED REPLAT OF TRACTS 2A & 4A OF   LAND USE:
                     PROPERTY ADDR: 00000    9320 YVONNE MARIE DR NW
                        OWNER NAME: JARAMILLO GERALDINE A & RUDY L
                        OWNER ADDR: 09320   YVONNE MARIE            DR NW ALBUQUERQUE     NM 87114

101206424648521207   LEGAL: TRAC T 5- B-2 PLAT OF TRACTS 5-B-1 & 5-B-2 PARADISE   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: PROPERTY PARADISE LLC C/O H DA
                        OWNER ADDR: 00124   10TH                     ST NW ALBUQUERQUE     NM 87102

101206416847920407   LEGAL: LT 7 -P1  BLK 2 AMENDED REPLAT OF TRACTS 2A & 4A OF   LAND USE:
                     PROPERTY ADDR: 00000    9316 YVONNE MARIE DR NW
                        OWNER NAME: STEBBINS TODD R & LISA A
                        OWNER ADDR: 09316   YVONNE MARIE            DR NW ALBUQUERQUE     NM 87120

101206424546421202   LEGAL: TRAC T 5- C PLAT OF TRACTS 5-A THRU 5-E PARADISE VAL  LAND USE:
                     PROPERTY ADDR: 00000    9300 GOLF COURSE RD NW
                        OWNER NAME: STEWART CHESTER F & DIANA K
                        OWNER ADDR: 01111   UNIVERSITY               BL NE ALBUQUERQUE     NM 87102

101206416647320408   LEGAL: LT 8 -P1  BLK 2 AMENDED REPLAT OF TRACTS 2A & 4A OF   LAND USE:
                     PROPERTY ADDR: 00000    9308 YVONNE MARIE DR NW
                        OWNER NAME: FAFRAK JAMES L & DEANN
                        OWNER ADDR: 09308   YVONNE MARIE            DR NW ALBUQUERQUE     NM 87120

101206416446820409   LEGAL: LT 9 -P1  BLK 2 AMENDED REPLAT OF TRACTS 2A & 4A OF   LAND USE:
                     PROPERTY ADDR: 00000    9304 YVONNE MARIE DR NW
                        OWNER NAME: COOK DONALD E & ELIZABETH M
                        OWNER ADDR: 09304   YVONNE MARIE            DR NW ALBUQUERQUE     NM 87114

101206416146220410   LEGAL: LT 1 0-P1  BLK 2 AMENDED REPLAT OF TRACTS 2A & 4A OF  LAND USE:
                     PROPERTY ADDR: 00000    9300 YVONNE MARIE DR NW
                        OWNER NAME: WILLIAMS MICHELLE
                        OWNER ADDR: 09300   YVONNE MARIE            DR NW ALBUQUERQUE     NM 87114

101206415945720411   LEGAL: LT 1 1-P1  BLK 2 AMENDED REPLAT OF TRACTS 2A & 4A OF  LAND USE:
                     PROPERTY ADDR: 00000    9220 YVONNE MARIE DR
                        OWNER NAME: WALKER HERBERT S & ALESIA F
                        OWNER ADDR: 09220   YVONNE MARIE            DR NW ALBUQUERQUE     NM 87114
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101206415745120412   LEGAL: LT 1 2-P1  BLK 2 AMENDED REPLAT OF TRACTS 2A & 4A OF  LAND USE:
                     PROPERTY ADDR: 00000    9216 YVONNE MARIE DR NW
                        OWNER NAME: ARCHULETA LEO & PERFIDIA
                        OWNER ADDR: 09216   YVONNE MARIE              DR NW ALBUQUERQUE       NM 87114

101206415444620413   LEGAL: LT 1 3-P1  BLK 2 AMENDED REPLAT OF TRACTS 2A & 4A OF  LAND USE:
                     PROPERTY ADDR: 00000    9212 YVONNE MARIE DR NW
                        OWNER NAME: SIGMAN EDWARD B & CHRISTINE B
                        OWNER ADDR: 09212   YVONNE MARIE              DR NW ALBUQUERQUE       NM 87114

101206423041621205   LEGAL: TRAC T 5- D1 PLAT OF TRACTS 5-D1, 5-D2 AND 5-D3 PARA  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: DOUBLE CHEESE REALTY CORPORATI
                        OWNER ADDR: 04810   HARDWARE                 DR NE ALBUQUERQUE       NM 87109

101206415244020414   LEGAL: LT 1 4-P1  BLK 2 AMENDED REPLAT OF TRACTS 2A & 4A OF  LAND USE:
                     PROPERTY ADDR: 00000    9208 YVONNE MARIE DR NW
                        OWNER NAME: VANBERGEN GREGORY R & JENNIFER
                        OWNER ADDR: 09208   YVONNE MARIE                NW ALBUQUERQUE       NM 87120

101206418743220418   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101206415043520415   LEGAL: LT 1 5-P1  BLK 2 AMENDED REPLAT OF TRACTS 2A & 4A OF  LAND USE:
                     PROPERTY ADDR: 00000    9204 YVONNE MARIE DR NW
                        OWNER NAME: SILVA FLOYD D & JANICE Y
                        OWNER ADDR: 09204   YVONNE MARIE              DR NW ALBUQUERQUE       NM 87120

101206414842920416   LEGAL: LT 1 6-P1  BLK 2 AMENDED REPLAT OF TRACTS 2A & 4A OF  LAND USE:
                     PROPERTY ADDR: 00000    9200 YVONNE MARIE DR NW
                        OWNER NAME: COWDER CELIA
                        OWNER ADDR: 09200   YVONNE MARIE              AV NW ALBUQUERQUE       NM 87114

101206413442320504   LEGAL: LT 4 -P1  BLK 4 AMENDED REPLAT OF TRACTS 2A & 4A OF   LAND USE:
                     PROPERTY ADDR: 00000    4920 MARNA LYNN  NW
                        OWNER NAME: CHAVEZ GEORGE A & HELEN J
                        OWNER ADDR: 04920   MARNA LYNN              AV NW ALBUQUERQUE       NM 87114

101206422341521206   LEGAL: TRAC T 5- D2 PLAT OF TRACTS 5-D1, 5-D2 AND 5-D3 PARA  LAND USE:
                     PROPERTY ADDR: 00000    GOLF COURSE RD NW
                        OWNER NAME: JARRD INTERNATIONAL L L C
                        OWNER ADDR: 00000                                ALBUQUERQUE       NM 87184

101206415240320530   LEGAL: TR 2 2A-1  PLAT OF TRS 22A-1 & 22A-2 EAGLE RANCH CON  LAND USE:
                     PROPERTY ADDR: 00000    8821 GOLF COURSE RD
                        OWNER NAME: TRES RIO AREA OF THE CHRISTIAN
                        OWNER ADDR: 10453   SPRINGWOOD              DR    EL PASO           TX 79925

101206418740720583   LEGAL: TR C  AME NDED REPL OF TRS 2A & 4A OF PARADISE VALLE  LAND USE:
                     PROPERTY ADDR: 00000    N/A
                        OWNER NAME: GOLF COURSE ROAD PTNS
                        OWNER ADDR: 00133   CALABRIA                 ST    APTOS             CA 95003

101206420540320201   LEGAL: TRAC T 5- E PLAT OF TRACTS 5-A THRU 5-E PARADISE VAL  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: STEWART CHESTER F & DIANA K
                        OWNER ADDR: 01111   UNIVERSITY               BL NE ALBUQUERQUE       NM 87102
```



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101206422439220221   LEGAL: PORT  OF  N1/2 N1/2 N1/2 SW1/4 NW1/4 SEC 13 T11N R2E  LAND USE:
                     PROPERTY ADDR: 00000    N/A
                        OWNER NAME: REGENTS OF UNM REAL ESTATE OFF
                        OWNER ADDR: 00000                                ALBUQUERQUE       NM 87131
```

# 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: June 26, 2003

TO CONTACT NAME: Susan Lasenski
COMPANY/AGENCY: Mark Goodwin & Assoc
ADDRESS/ZIP: PO Box 90606 87199
PHONE/FAX #: 828-2200 / 797-9539

Thank you for your inquiry of 6-26-03 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tract B amended replat of Tracts 2A & 4A of Paradise Valley to Las Maravadas Subdivision.
zone map page(s) C-12.

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

Piedras Marcadas

**Neighborhood Association**
Contacts: Jeff Armijo
4937 Marna Lynn Ave NW
450-5279 (w) 87114
Gerri Warner
8715 Tia Christina NW
898-3110 (w) 853-3309 (w) 87114

**Neighborhood Association**
Contacts:

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

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

Sincerely,

Dalaina X Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

planning.recognized.na.form(05/08/01)

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

7001 1940 0006 3622 7677

ALBUQUERQUE NM 87114

| | |
|---|---|
| Postage | $ 1.25 |
| Certified Fee | 2.30 |
| Return Receipt Fee (Endorsement Required) | 1.75 |
| Restricted Delivery Fee (Endorsement Required) | |
| Total Postage & Fees | $ 5.34 |

UNIT ACADEMY STA
JUN 27 2003
Postmark Here
USPS
06/27/03

Sent To Gerri Warner-Piedras Marc
Street, Apt. No.; or PO Box No. 8715 Tia Christina NW
City, State, ZIP+4 Albuq 87114

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 0006 3622 7660

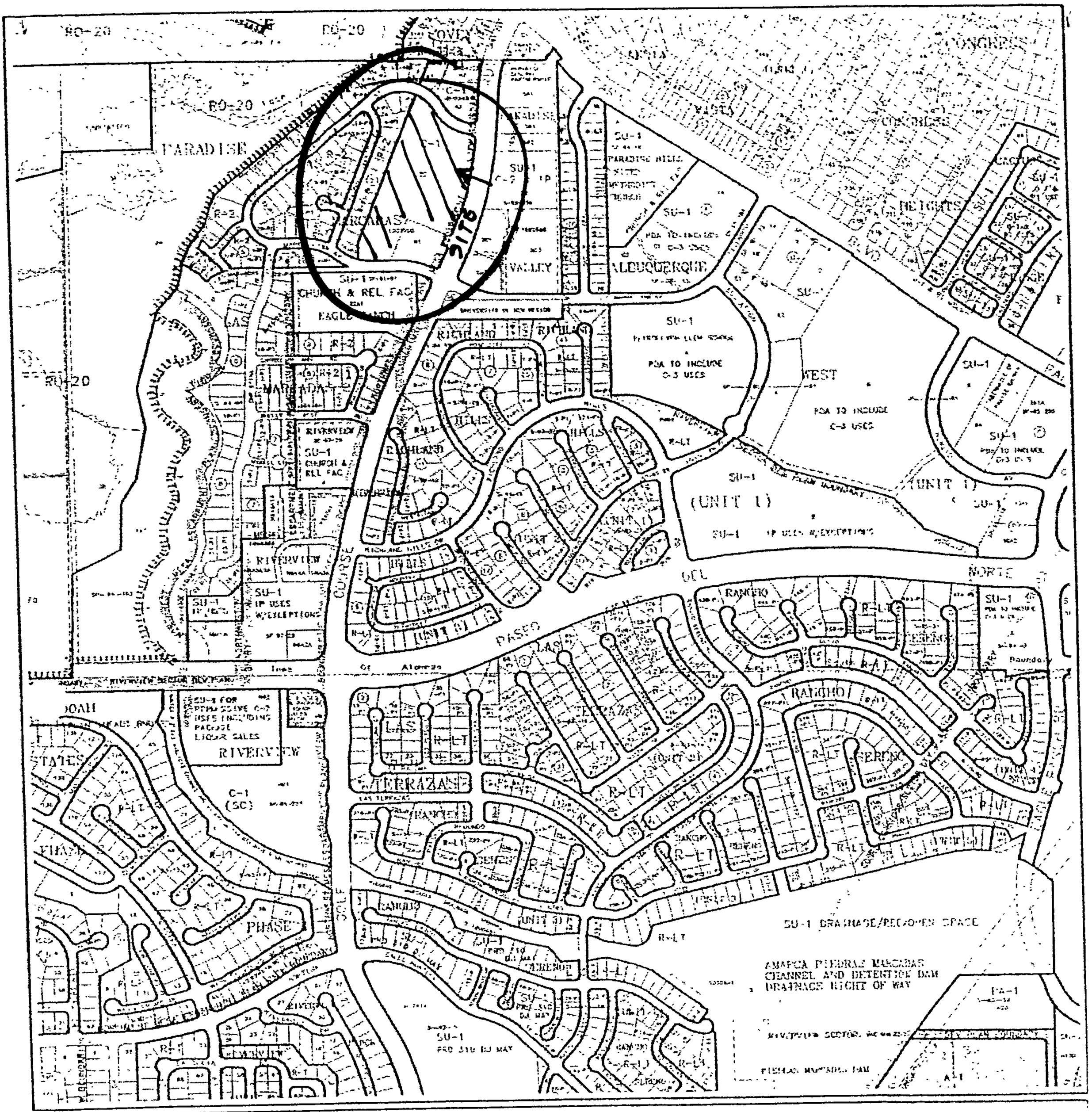
ALBUQUERQUE NM 87114

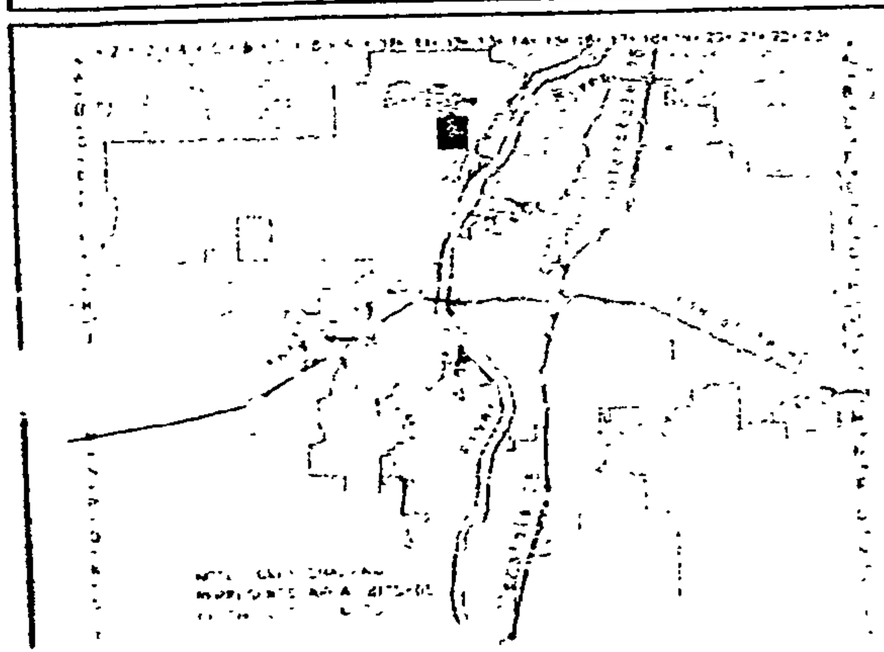
| | |
|---|---|
| Postage | $ 1.06 |
| Certified Fee | 2.30 |
| Return Receipt Fee (Endorsement Required) | 1.75 |
| Restricted Delivery Fee (Endorsement Required) | |
| Total Postage & Fees | $ 5.11 |

UNIT ACADEMY STA
JUN 27 2003
Postmark Here
USPS
06/27/03

Sent To Jeff Armijo - PiedrasMarcadas
Street, Apt. No.; or PO Box No. 4937 Marna Lynn NW
City, State, ZIP+4 City 87114

PS Form 3800, January 2001 See Reverse for Instructions



CITY OF
Albuquerque
A G I S

C Copyright 2003

GRAPHIC SCALE IN FEET
250 0 750 1000

# Zone Atlas Page

# C-12-Z

Map Amended through January 21, 2003

## FORM V: SUBDIVISION VARIAN & VACATIONS

☐ **BULK LAND VARIANCE** **(Public Hearing Case)**

- ☐ Application for subdivision (Plat) on FORM S-3, 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.**

☐ **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.

AMY L. DRISCOLL, PE
Applicant name (print)

Applicant signature / date

Form revised April 2003

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

Application case numbers
03DRB- - 01059
03DRB- - 01060
- -

6/27/03
Planner signature / date

Project # 1002050

**City of Albuquerque**
P.O BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
**PLANNING DEPARTMENT**

UNITED STATES POSTAGE
PITNEY BOWES
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0004329277 JUL 1 2003
MAILED FROM ZIP CODE 87102

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SIGMAN EDWARD B & CHRISTINE B
9212 YVONNE MARIE DR NW
ALBUQUERQUE NM 87114

SIGM212 871142010 1502 12 07/15/03
FORWARD TIME EXP RTN TO SEND
SIGMAN
972 E BRENTWOOD DR
MORRISTOWN TN 37814-1249

RETURN TO SENDER

87107-1855-71

**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, July 30, 2003,** beginning at **9:00 a.m.** for the purpose of considering the following:

| | |
|---|---|
| **Project # 1000313**<br>03DRB-01068 Major-Two Year SIA | MARK GOODWIN & ASSOCIATES, PA agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for all or a portion of Lot(s) ALL, **EL VALLADO SUBDIVISION,** zoned SU-1/PRD, located on HIDDEN VALLEY DR SE, between SAGEWOOD CT SE and FENNEL CT SE containing approximately 11 acre(s). [REF: DRB-98-142] (L-22) |
| **Project # 1000072**<br>03DRB-01107 Major - Vacation of Public Right-of-Way<br>03DRB-01104 Major-Preliminary Plat Approval<br>03DRB-01106 Minor -Temp Deferral of Sidewalks | MARK GOODWIN & ASSOCIATES, PA agent(s) for D R HORTON request(s) the above action(s) for all or a portion of Lot(s) 14-19, Block(s) 34, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, (to be known as **THE CARMEL SUBDIVISION** *formerly BREEZE @ LA CUEVA*) zoned RD, located on LOUISIANA BLVD NE, between HOLLY AVE NE and CARMEL AVE NE containing approximately 6 acre(s). [REF: 1000200] (C-18) |
| **Project # 1001348**<br>03DRB-01091 Major-Vacation of Public Easements | TIERRA WEST LLC, AGENTS FOR NEWMAN HOMES INC., request(s) the above action(s) for all or a portion of Lot(s) 58, 59 and 60, **QUAIL SPRINGS,** zoned R-D 7DU/A, located on QUAIL SPRINGS NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 1 acre(s). [REF: 01ZHE-00963, thru, 01ZHE-00983] (C-19) |
| **Project # 1002050**<br>03DRB-01059 Major – Preliminary Plat Approval<br>03DRB-01060 Minor-Temp Defer SDWK | MARK GOODWIN & ASSOCIATES, PA, agent(s) for MEL FAMIE LLC, request(s) the above action(s) for all or a portion of Tract(s) B-2, **LAS MARCADAS SUBDIVISION,** zoned R-LT, located on GOLF COURSE RD NW, between MARNA LYNN AVE NW and JILL PATRICIA ST NW containing approximately 7 acre(s). [REF: V-89-95, 03EPC-00146, 03DRB-00573] (C-12) |

**SEE PAGE 2 ... . .**

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



**Project # 1002324**
03DRB-01112 Major-Vacation of Public Easements

ISAACSON & ARFMAN agent(s) for MOCHO, CHANEY, OLSON & MOCHO LLC request(s) the above action(s) for all or a portion of Lot(s) 7-A-1-B, Block(s) 4, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B,** zoned IP, located on VENICE AVE NE, between SAN MATEO NE and NORTH I-25 NE containing approximately 1 acre(s). (B-18)

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, JULY 14, 2003.**

Current DRC
Project Number:_____

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted: 08/11/03
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 8-27-03
Date Preliminary Plat Expires: 8-27-04
DRB Project No.: 1002050
DRB Application No.: ~~03DRB-00573~~ 03DRB 01059

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

**Trails at Las Marcadas**
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

**Tract B-2, Las Marcadas Subdivision**
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

| SIA Sequence # | COA DRC Project # | Size | Type of Improvement | Location | From | To | Private Inspector | City Inspector | City Cnst Engineer |
|---|---|---|---|---|---|---|---|---|---|
| | | | PAVING | | | | | | |
| | | 28' FF | Perm Pvmt | Drolet Drive | Marna Lynn Ave | New Cave Rd | / | / | / |
| | | 4' | * Sidewalk (both sides) | | | | / | / | / |
| | | | C & G (both sides) | | | | / | / | / |
| | | ~~20'~~ 22' FF | Perm Pvmnt (1) | Drolet Drive | New Cave Road | end of stub street | / | / | / |
| | | 4' | Sidewalk (west side) | | | | | | |
| | | | C & G (both side) | | | | | | |
| | | 26' FF | Perm Pvmt | Noisy Brook Road | Drolet Drive | Seneca Drive | / | / | / |
| | | 4' | Sidewalk (north side) | | | | / | / | / |
| | | | C & G (both sides) | | | | / | / | / |
| | | 26' FF | Perm Pvmt | Seneca Drive | Noisy Brook Road | New Cave Road | / | / | / |
| | | 4' | * Sidewalk (west sides) | | | | / | / | / |
| | | | C & G (both sides) | | | | / | / | / |
| | | 26' FF | Perm Pvmt | New Cave Road | Drolet Drive | Seneca Drive | / | / | / |
| | | 4' | * Sidewalk (both sides) | | | | / | / | / |
| | | | C & G (both sides) | | | | / | / | / |
| | | 6' | Sidewalk (west side) | Golf Course Road | 160' N of Tract B-1 | Jill Patricia Street | / | / | / |
| | | 4' | Sidewalk (south side) | Jill Patricia Street | Golf Course Road | West Prop Line | / | / | / |
| | | | (1) ~~Landscaping~~ 12/12/03 | ~~ROW E of Seneca Dr~~ | ~~Noisy Brook~~ | ~~Lot 22~~ | / | / | / |

* Partially deferred sidewalk - See Exhibit

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | N/A | Street lights per DPM | | | | | | |

revised 07/01/01

ORIGINAL

**Project name:** Trails at Las Marcadas

| SIA | COA DRC | Size | Type of Improvement | Location | From | To | Private | City | City Cnst |
|---|---|---|---|---|---|---|---|---|---|
| | | | **WATER** | | | | | | |
| | | 8" | Waterline | Drolet Drive | Marna Lynn Ave | Jill Patricia Street | | | |
| | | 6" | Waterline | Noisy Brook Road | Drolet Drive | Seneca Drive | | | |
| | | 6" | Waterline | Seneca Drive | Noisy Brook Drive | New Cave Road | | | |
| | | 6" | Waterline | New Cave Road | Drolet Drive | Seneca Drive | | | |
| | | | UNDELETE (Deleted) **SANITARY SEWER** | | | | | | |
| | | 8" | Sanitary sewer (2) (3) | Drolet Drive | Marna Lynn Ave | end of stub street | / | / | / |
| | | ~~8"~~ | ~~Sanitary sewer~~ | ~~Noisy Brook Road~~ | ~~Drolet Drive~~ | ~~Seneca Drive~~ | | | |
| | | 8" | Sanitary sewer | Seneca Drive | Noisy Brook Road | New Cave Road | / | / | / |
| | | 8" | Sanitary sewer | New Cave Road | Seneca Drive | Drolet Drive | / | / | / |
| | | ~~8"~~ (2) (3) | ~~Sanitary sewer~~ | ~~New public SAS easement~~ | ~~Seneca Dr.~~ | ~~Golf Course Rd. Existing SAS MH~~ | / | / | / |
| | | | **STORM SEWER** | | | | | | |
| | | 18" | Storm Sewer w/ appurtenances | Drolet Drive | Marna Lynn Ave | inlets in Drolet Drive | / | / | / |
| | | | Sidewalk Culvert | Gulf Course Rd | Seneca Drive | Golf Course Rd | | | |
| | | 10' | Wide Concrete Rundown | City ROW | Seneca Drive | Golf Course Rd | / | / | / |

1 Grading and Drainage Certification per DPM, including retaining walls as shown on the Grading and Drainage Plan for Release of SIA and financial guaranty.
2 Water Infrastructure to include valves, fittings, valve boxes and fire hydrants.
3 SAS to include manholes and service connections.

**AGENT / OWNER**

Amy L. Driscoll, PE
NAME (print)

MARK GOODWIN & ASSOCIATES
FIRM

8/27/03
SIGNATURE - date

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

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

8/27/03
DRB CHAIR - date

Christina Sandoval 8/27/03
PARKS & GENERAL SERVICES - date

8-27-03
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

8/27/03
UTILITY DEVELOPMENT - date

_____ - date

8/27/03
CITY ENGINEER - date

_____ - date

**DESIGN REVIEW COMMITTEE REVISIONS**

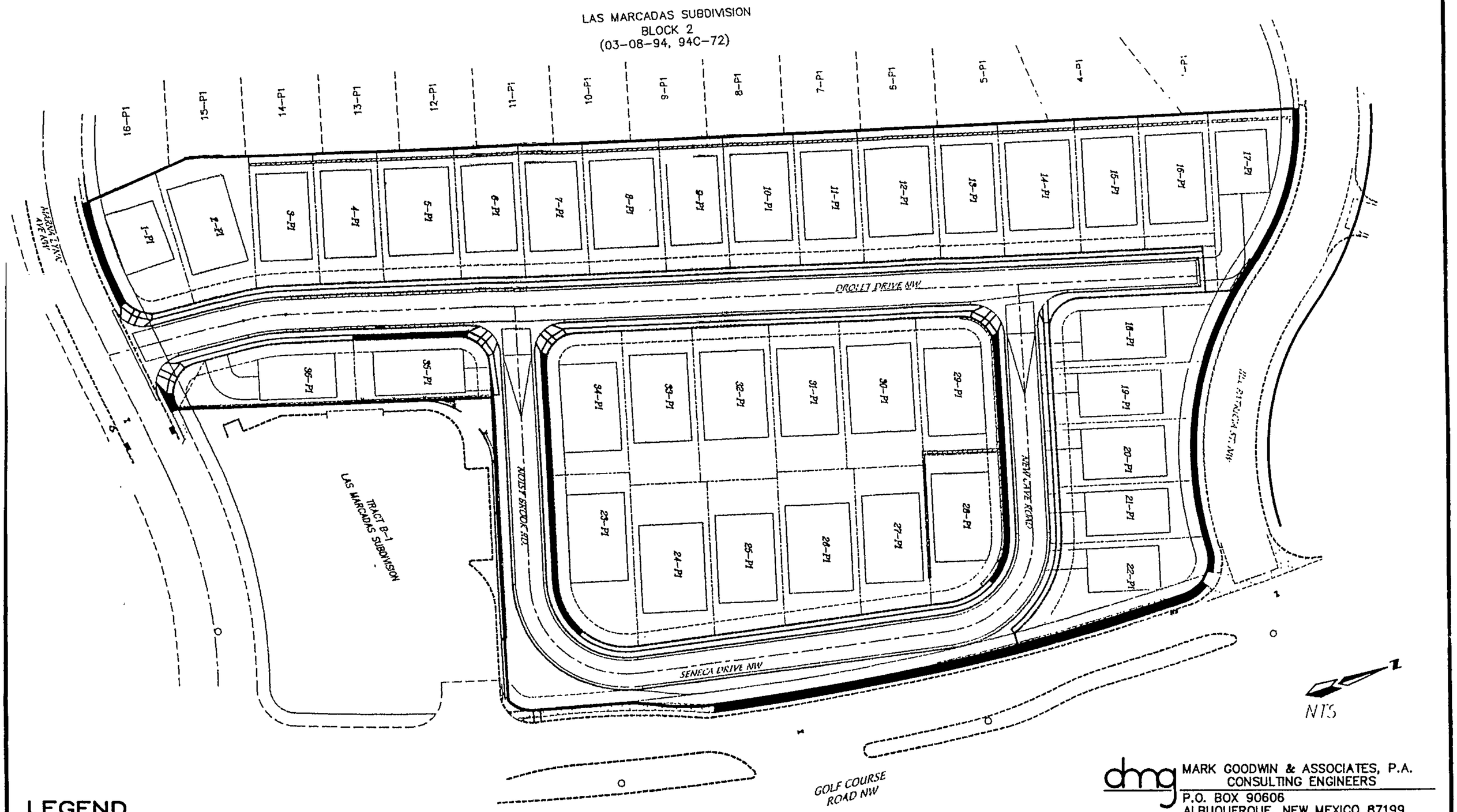
| REVISION | DATE | DRC CHAIR | USER DEPARTMENT | AGENT/OWNER |
|---|---|---|---|---|
| 1 | 12/12/03 | | | |
| 2 | 3/05/04 | | | |
| 3 | 3/19/04 | | | |



revised 07/01/01

ORIGINAL

# TRAILS AT LAS MARCADAS SUBDIVISION
# SIDEWALK DEFERRAL EXHIBIT




## LEGEND

SIDEWALK NOT DEFERRED


dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539


A3043/SDWK0011/08-11-03/ACH

# City of Albuquerque

# DEVELOPMENT/ PLAN REVIEW APPLICATION

| | Supplemental form | | Supplemental form |
|---|---|---|---|
| **SUBDIVISION** | **S** | **ZONING & PLANNING** | **Z** |
| ____ Major Subdivision action | | ____ Annexation | |
| X Minor Subdivision action | | ____ County Submittal | |
| ____ Vacation | **V** | ____ EPC Submittal | |
| ____ Variance (Non-Zoning) | | ____ Zone Map Amendment (Establish or Change Zoning) | |
| **SITE DEVELOPMENT PLAN** | **P** | ____ Sector Plan (Phase I, II, III) | |
| ____ ...for Subdivision Purposes | | ____ Amendment to Sector, Area, Facility or Comprehensive Plan | |
| ____ ...for Building Permit | | ____ Text Amendment (Zoning Code/Sub Regs) | |
| ____ 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: Mel Famie, LLC PHONE: 440-7262

ADDRESS: PO Box 2758 FAX: 898-5085

CITY: Albuquerque STATE NM ZIP 87048 E-MAIL:

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

AGENT (if any): Mark Goodwin & Associates, PA PHONE: 828-2200

ADDRESS: PO Box 90606 FAX: 797-9539

CITY: Albuquerque STATE NM ZIP 87199 E-MAIL:amy@goodwinengineers.com

**DESCRIPTION OF REQUEST:** Lots 23A-P1 thru 30A-P1, REPLAT Trails @ Las Marcadas, Preliminary & Final Plat Approval

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. Lots 23A-P1 thru 30A-P1 Block: Unit:

Subdiv. / Addn. Trails @ Las Marcadas Subdivision

Current Zoning: RLT Proposed zoning: Same

Zone Atlas page(s): C-12 No. of **existing** lots: 7 No. of **proposed** lots: 7

Total area of site (acres): 1.64 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No

UPC No 101206418946920417 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Golf Course Road NW

Between: Marna Lynn Avenue NW and Jill Patricia Street NW

**CASE HISTORY:**

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): V-89-95, 03EPC-00146, DRB 1002050, 03DRB-00573

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: 04/16/2003

**SIGNATURE** _____ DATE 8/3/04

(Print) Amy L.D. Niese, PE ___ Applicant X Agent

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

| ☐ **INTERNAL ROUTING** | Application case numbers | Action | S.F. | Fees |
|---|---|---|---|---|
| ☐ All checklists are complete | 04DRB - - 01193 | P&F | S(3) | $ 635.00 |
| ☐ All fees have been collected | - - | CMF | | $ 20.00 |
| ☐ All case #s are assigned | - - | | | $ |
| ☐ AGIS copy has been sent | - - | | | $ |
| ☐ Case history #s are listed | - - | | | $ |
| ☒ Site is within 1000ft of a landfill | | | | Total |
| ☐ F.H.D.P. density bonus | Hearing date 8-11-04 | | | $ 655.00 |
| ☐ F.H.D.P. fee rebate | | | | |

8-3-04
Planner signature / date

**Project #** 1002050

**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
__ 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.
N/A 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
N/A 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
N/A Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING** (APPROVED FROM BEFORE)
✓ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.** (LATER)

☐ **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.

AMY L.D. NIESE, PE
Applicant name (print)

8/3/04
Applicant signature / date

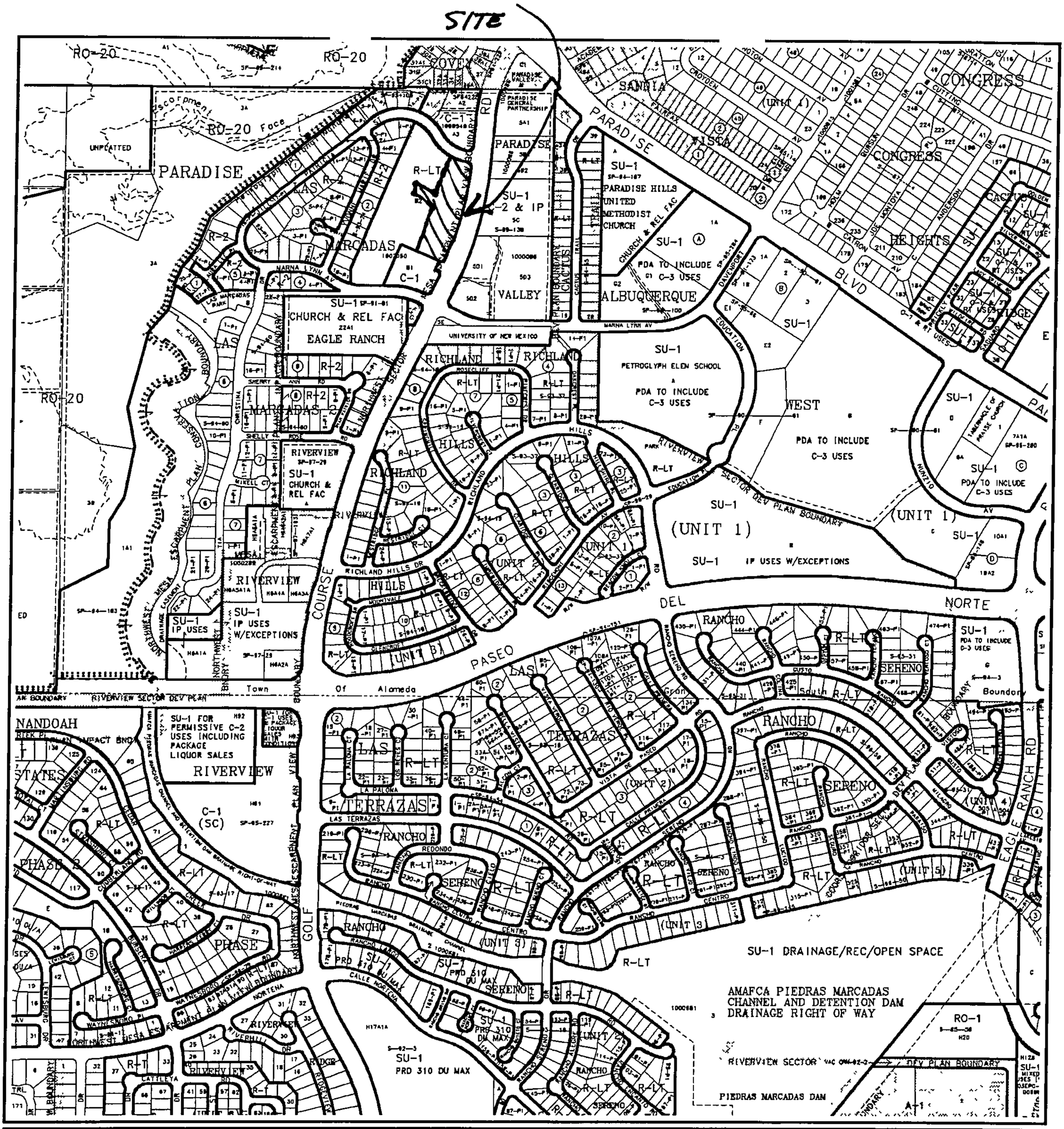
Form revised 3/03, 8/03 and **11/03**

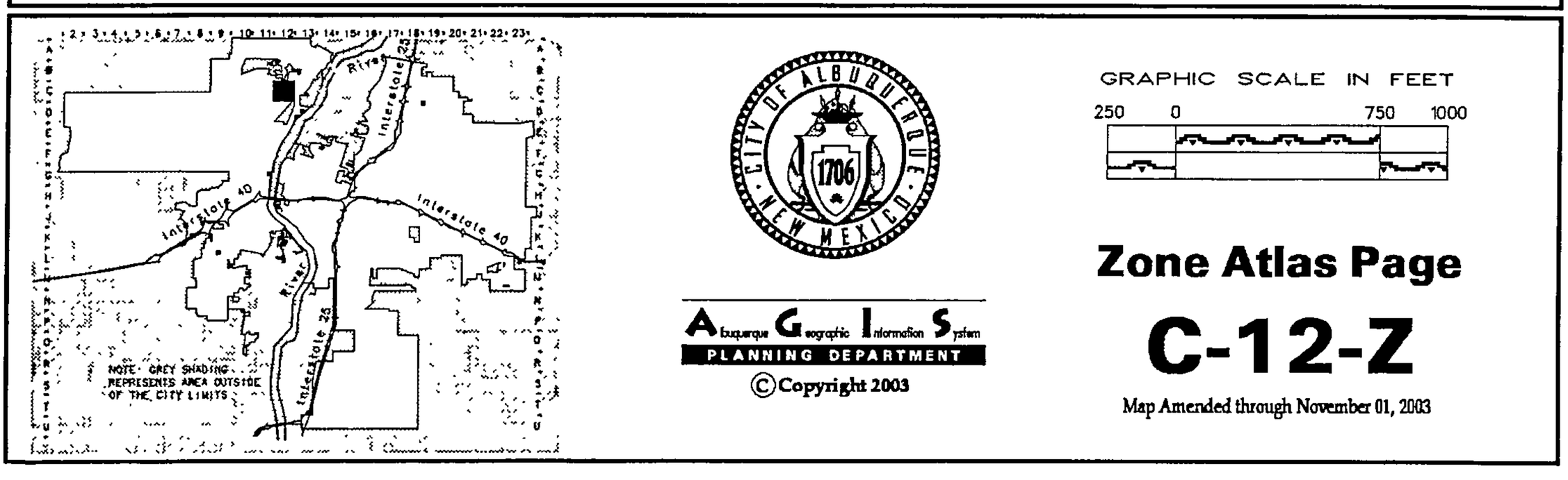
☐ Checklists complete
☐ Fees collected
☐ Case #s assigned
☐ Related #s listed

Application case numbers
04DRB - ____ - 01193
____ - ____ - ____
____ - ____ - ____

Planner signature / date

Project # 1002050


SITE
RO-20
PARADISE
UNPLATTED
MARCADAS
EAGLE RANCH
RIVERVIEW
SU-1
CHURCH & REL FAC
PARADISE HILLS UNITED METHODIST CHURCH
PDA TO INCLUDE C-3 USES
PETROGLYPH ELEM SCHOOL
IP USES W/EXCEPTIONS
(UNIT 1)
RICHLAND HILLS
CONGRESS
HEIGHTS
ALBUQUERQUE
UNIVERSITY OF NEW MEXICO
WEST
PASEO DEL NORTE
LAS TERRAZAS
RANCHO SERENO
NANDOAH STATES
SU-1 FOR PERMISSIVE C-2 USES INCLUDING PACKAGE LIQUOR SALES
C-1 (SC)
SU-1 DRAINAGE/REC/OPEN SPACE
AMAFCA PIEDRAS MARCADAS CHANNEL AND DETENTION DAM DRAINAGE RIGHT OF WAY
SU-1 PRD 310 DU MAX
RO-1
PIEDRAS MARCADAS DAM


Interstate 25
Interstate 40
River
NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS
CITY OF ALBUQUERQUE NEW MEXICO 1706
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2003
GRAPHIC SCALE IN FEET
250 0 750 1000
Zone Atlas Page
C-12-Z
Map Amended through November 01, 2003

D. Mark Good..... Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539
e-mail: goodwinengrs@comcast.net

*August 3, 2004*

*Ms. Sheran Matson, Chair*
*Development Review Board*
*City of Albuquerque*
*600 2nd Street SW*
*Albuquerque, NM 87103*

***Re: Replat of Trails at Las Marcadas***

*Dear Ms. Matson:*

*The plat for Trails at Las Marcadas was recorded this past February. The lots along Golf Course were extended all the way to Golf Course and had a Roadway easement going through each lot. The developers and homebuilder had concerns about the lots extending all of the way to the Golf Course Right of Way. If there was an accident on the public roadway easement, the individual lot owner could be sued for the accident.*

*The developers and homebuilder had a meeting with Richard Dourte. They agreed to change the Roadway Easement to Public Right of Way and to include the language in the attached letter which describes the responsibility for the wall and landscaping.*

*There was also a small change to the property line of Lot 30.*

*The Infrastructure List and Grading and Drainage plan have already been approved by the City. They are enclosed for your reference.*

*Please contact me if I can be of further assistance.*

*Sincerely,*

*MARK GOODWIN & ASSOCIATES, P.A.*

*Amy L. D. Niese, PE*
*Project Engineer*

*F:\las marcadas\DRB3*

Amy

997 - 9539

HOMES BY
KIM BROOKS
PO Box 90925 Albuquerque NM 87199-09

July 19, 2004

Richard Duarte
City Engineer
Planning Department
City of Albuquerque

Re: Replat of the Trails at Las Marcadas Subdivision

Dear Richard:

After I met with you on how to handle the situation involving the plat for the Trails at Las Marcadas, specifically the issue on the lots that are currently platted that reflect Seneca Drive N.W. is part of lots 23-P1, 24-P1, 25-P1, 26-P1 and 27-P1, I believe that the solution that we arrived at was that the Trails at Las Marcadas could be replatted and that the lot lines for the above-referenced lots could be redrawn such that Seneca Drive, the wall and the landscape would not be a part of the lots and that the lot owners would then be responsible for maintenance of the wall and the landscape and that we would prepare a maintenance agreement which would be executed to be binding on the lot owners. I had my attorney, Kerwin Hollowwa, talk to Assistant City Attorney Kevin Curran, and Kevin indicated to Kerwin that the preferred plan would be to include a note on the replat.

Accordingly, I will commence the replat of the Trails at Las Mercadas Subdivision and I will include the following note:

> The owners of Lots 23-P1 and repair, 24-P1, 25-P1, 26-P1 and repair, 27-P1 and 28-P1 shall be responsible for the maintenance of the block wall and the landscaping that lies to the east of Seneca Drive N.W. (between lot 22 on the north and the subdivision boundary on the south) that is parallel to each such lot. The maintenance obligation of each lot owner shall ~~run with the land and~~ be binding on each of the lot owners, their heirs, personal representatives, assigns, transferees and successors.

constitute a covenant running with the title to each of the lots in favor of the city and shall

I will proceed with the replatting process and submit the replat to you for your approval of the above language unless you want to modify the language. If you have any problems, issues or other suggestions, please notify me immediately.

Very truly yours,

Homes By Kim Brooks, Inc.

By: _____
Kim Brooks, President

| Post-it® Fax Note 7671 | Date 7-22-04 # of pages ▶ 1 |
|---|---|
| To Bill Aken | From R. Duarte |
| Co./Dept. | Co. |
| Phone # | Phone # |
| Fax # | Fax # 898-5085 |

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

# PAID RECEIPT

**APPLICANT NAME** Mel Famie, LLC

**AGENT** Mark Goodwin

**ADDRESS** P.O. Box 90606 Albq

**PROJECT & APP #** 100 2050/04DRB 01193

**PROJECT NAME** Trails @ Las Maravedas

$ 20.00 **441032/3424000 Conflict Management Fee**

$ 635.00 **441006/4983000 DRB Actions**

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

$ _____ **441018/4971000 Public Notification**

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

$ 655.00 **TOTAL AMOUNT DUE**

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

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

8/3/2004 2:01PM LOC: ANNX
RECEIPT# 00027063 WS# 006 TRANS# 0047
Account 441006 Fund 0110
Activity 4983000 TRSEJA
Trans Amt $655.00
J24 Misc $635.00
CK $510.00
CK $145.00
CHANGE $0.00

Counterreceipt.doc 6/21/04

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

8/3/2004 2:01PM LOC: ANNX
RECEIPT# 00027062 WS# 006 TRANS# 0047
Account 441032 Fund 0110
Activity 3424000 TRSEJA
Trans Amt $655.00
J24 Misc $20.00

Thank You

Current DRC
Project Number:_____

**ORIGINAL**

FIGURE 12

Claire

Date Submitted: 08/11/03
Date Site Plan Approved N/A
Date Preliminary Plat Approved: 8-27-03
Date Preliminary Plat Expires: 8-27-04
DRB Project No.: 1002050
DRB Application No.: ~~03DRB-00572~~ 03DRB 01059

## INFRASTRUCTURE LIST

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

**Trails at Las Marcadas**
**PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**Tract B-2, Las Marcadas Subdivision**
**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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

| SIA Sequence # | COA DRC Project # | Size | Type of Improvement | Location | From | To | Private Inspector | City Inspector | City Cnst Engineer |
|---|---|---|---|---|---|---|---|---|---|
| | | | **PAVING** | | | | | | |
| | | 28' FF | Perm Pvmt | Drolet Drive | Marna Lynn Ave | New Cave Rd | / | / | / |
| | | 4' | * Sidewalk (both sides) | | | | / | / | / |
| | | | C & G (both sides) | | | | / | / | / |
| | | ~~20'~~ 22' FF | Perm Pvmnt (1) | Drolet Drive | New Cave Road | end of stub street | / | / | / |
| | | | Sidewalk (west side) | | | | | | |
| | | 4' | C & G (both side) | | | | | | |
| | | 26' FF | Perm Pvmt | Noisy Brook Road | Drolet Drive | Seneca Drive | / | / | / |
| | | 4' | Sidewalk (north side) | | | | / | / | / |
| | | | C & G (both sides) | | | | / | / | / |
| | | 26' FF | Perm Pvmt | Seneca Drive | Noisy Brook Road | New Cave Road | / | / | / |
| | | 4' | * Sidewalk (west sides) | | | | / | / | / |
| | | | C & G (both sides) | | | | / | / | / |
| | | 26' FF | Perm Pvmt | New Cave Road | Drolet Drive | Seneca Drive | / | / | / |
| | | 4' | * Sidewalk (both sides) | | | | / | / | / |
| | | | C & G (both sides) | | | | / | / | / |
| | | 6' | Sidewalk (west side) | Golf Course Road | 160' N of Tract B-1 | Jill Patricia Street | / | / | / |
| | | 4' | Sidewalk (south side) | Jill Patricia Street | Golf Course Road | West Prop Line | / | / | / |
| | | | (1) ~~Landscaping~~ 12/12/03 | ~~ROW E of Seneca Dr~~ | ~~Noisy Brook~~ | ~~Lot 22~~ | / | / | / |

* Partially deferred sidewalk - See Exhibit

| | |
|---|---|
| N/A | Street lights per DPM |

revised 07/01/01

ORIGINAL

**Project name:** Trails at Las Marcadas

| SIA | COA DRC | Size | Type of Improvement | Location | From | To | Private | City | City Cnst |
|---|---|---|---|---|---|---|---|---|---|
| | | | **WATER** | | | | | | |
| | | 8" | Waterline | Drolet Drive | Marna Lynn Ave | Jill Patricia Street | | | |
| | | 6" | Waterline | Noisy Brook Road | Drolet Drive | Seneca Drive | | | |
| | | 6" | Waterline | Seneca Drive | Noisy Brook Drive | New Cave Road | | | |
| | | 6" | Waterline | New Cave Road | Drolet Drive | Seneca Drive | / | / | / |
| | | | UNDELETE (Deleted) **SANITARY SEWER** | | | | | | |
| | | 8" | Sanitary sewer | Drolet Drive | Marna Lynn Ave | end of stub street | | | |
| | | ~~8"~~ | ~~Sanitary sewer~~ | ~~Noisy Brook Road~~ | ~~Drolet Drive~~ | ~~Seneca Drive~~ | / | / | / |
| | | 8" | Sanitary sewer | Seneca Drive | Noisy Brook Road | New Cave Road | | | |
| | | 8" | Sanitary sewer | New Cave Road | Seneca Drive | Drolet Drive | / | / | / |
| | | ~~8"~~ | ~~Sanitary sewer~~ | ~~New public SAS easement~~ | ~~Seneca DR~~ | ~~Golf Course RD Existing SAS MH~~ | / | / | / |
| | | | **STORM SEWER** | | | | | | |
| | | 18" | Storm Sewer w/ appurtenances | Drolet Drive | Marna Lynn Ave | inlets in Drolet Drive | / | / | / |
| | | | Sidewalk Culvert | Gulf Course Rd | Seneca Drive | Golf Course Rd | | | |
| | | 10' | Wide Concrete Rundown | City ROW | Seneca Drive | Golf Course Rd | / | / | / |

1 Grading and Drainage Certification per DPM, including retaining walls as shown on the Grading and Drainage Plan for Release of SIA and financial guaranty.
2 Water infrastructure to include valves, fittings, valve boxes and fire hydrants.
3 SAS to include manholes and service connections.

**AGENT / OWNER**

Amy L. Driscoll, PE
NAME (print)

MARK GOODWIN & ASSOCIATES
FIRM

8/27/03
SIGNATURE - date

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

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

8/27/03
DRB CHAIR - date

Christina Sandoval 8/27/03
PARKS & GENERAL SERVICES - date

8-27-03
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

8/27/03
UTILITY DEVELOPMENT - date

_____ - date

Brad L. Bjorn 8/27/03
CITY ENGINEER - date

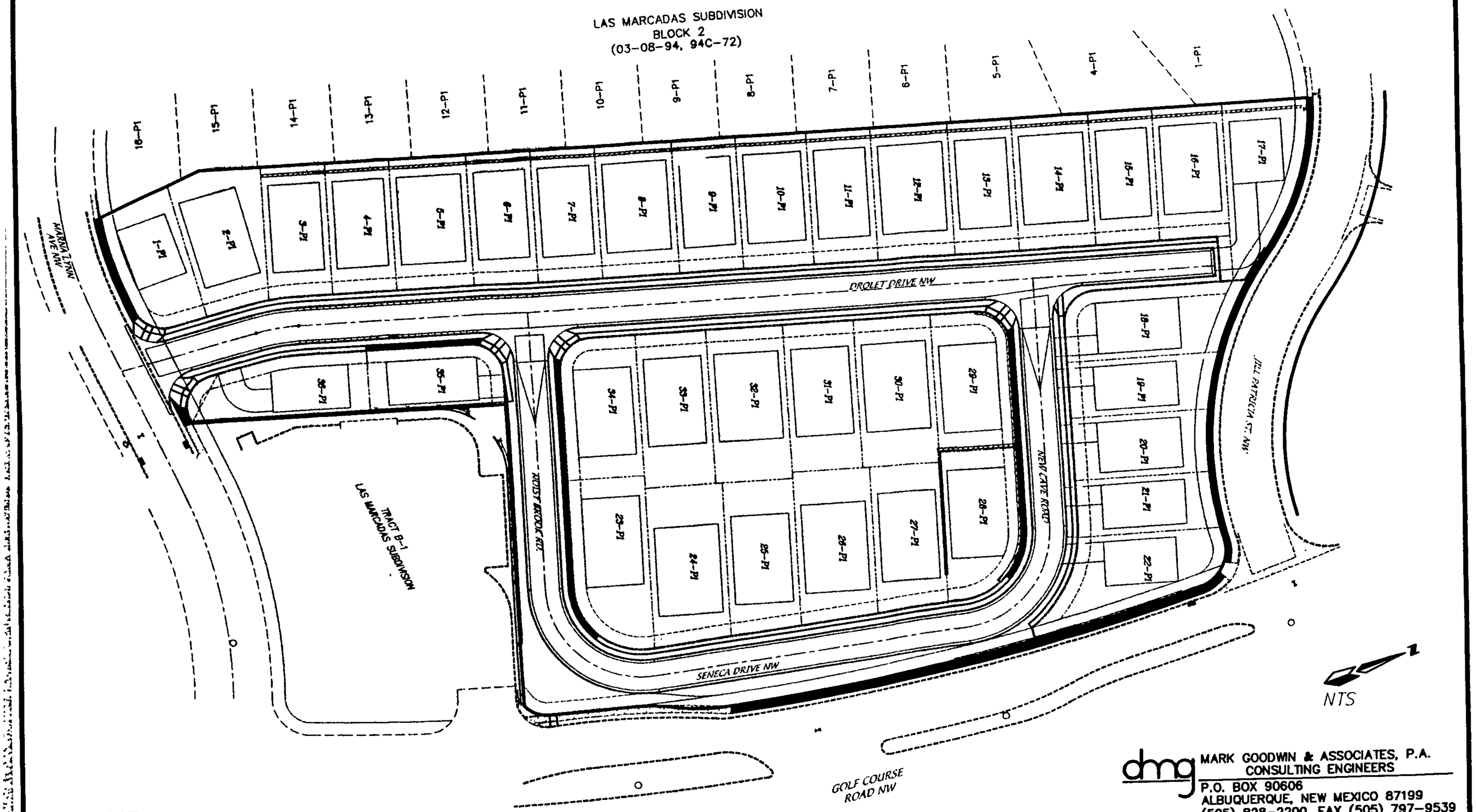
_____ - date

**DESIGN REVIEW COMMITTEE REVISIONS**

| REVISION | DATE | DRC CHAIR | USER DEPARTMENT | AGENT/OWNER |
|---|---|---|---|---|
| 1 | 12/12/03 | | Transportation / Utility | |
| 2 | 3/05/04 | | Utility | |
| 3 | 3/19/04 | | Brad L. Bjorn | |

ORIGINAL

# TRAILS AT LAS MARCADAS SUBDIVISION
# SIDEWALK DEFERRAL EXHIBIT





dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539


**LEGEND**

SIDEWALK NOT DEFERRED

Current DRC
Project Number _____

ORIGINAL

FIGURE 12

Claire

Date Submitted: 08/11/03
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 8-27-03
Date Preliminary Plat Expires: 8-27-04
DRB Project No: 1002050
DRB Application No.: ~~03DRB-00573~~ 03DRB 01059

## INFRASTRUCTURE LIST

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**DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

**Trails at Las Marcadas**
**PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

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| | | | C & G (both sides) | | | | / | / | / |
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| | | | Sidewalk (west side) | | | | | | |
| | | 4' | C & G (both side) | | | | | | |
| | | 26' FF | Perm Pvmt | Noisy Brook Road | Drolet Drive | Seneca Drive | / | / | / |
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* Partially deferred sidewalk - See Exhibit

N/A Street lights per DPM

revised 07/01/01

ORIGINAL

**Project name:** Trails at Las Marcadas

| SIA | COA DRC | Size | Type of Improvement | Location | From | To | Private | City | City Cnst |
|---|---|---|---|---|---|---|---|---|---|
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| | | 6" | Waterline | New Cave Road | Drolet Drive | Seneca Drive | / | / | / |
| | | | **SANITARY SEWER** | | | | | | |
| | | 8" (Deleted) 2 | Sanitary sewer | Drolet Drive | Marna Lynn Ave | end of stub street | | | |
| | | ~~8"~~ | ~~Sanitary sewer~~ | ~~Noisy Brook Road~~ | ~~Drolet Drive~~ | ~~Seneca Drive~~ | / | / | / |
| | | 8" | Sanitary sewer | Seneca Drive | Noisy Brook Road | New Cave Road | | | |
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| | | | Sidewalk Culvert | Gulf Course Rd | Seneca Drive | Golf Course Rd | | | |
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**AGENT / OWNER**

Amy L. Driscoll, PE
NAME (print)

MARK GOODWIN & ASSOCIATES
FIRM

8/27/03
SIGNATURE - date

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

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

8/27/03
DRB CHAIR - date

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TRANSPORTATION DEVELOPMENT - date

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UTILITY DEVELOPMENT - date

_____ - date

8/27/03
CITY ENGINEER - date

_____ - date

**DESIGN REVIEW COMMITTEE REVISIONS**

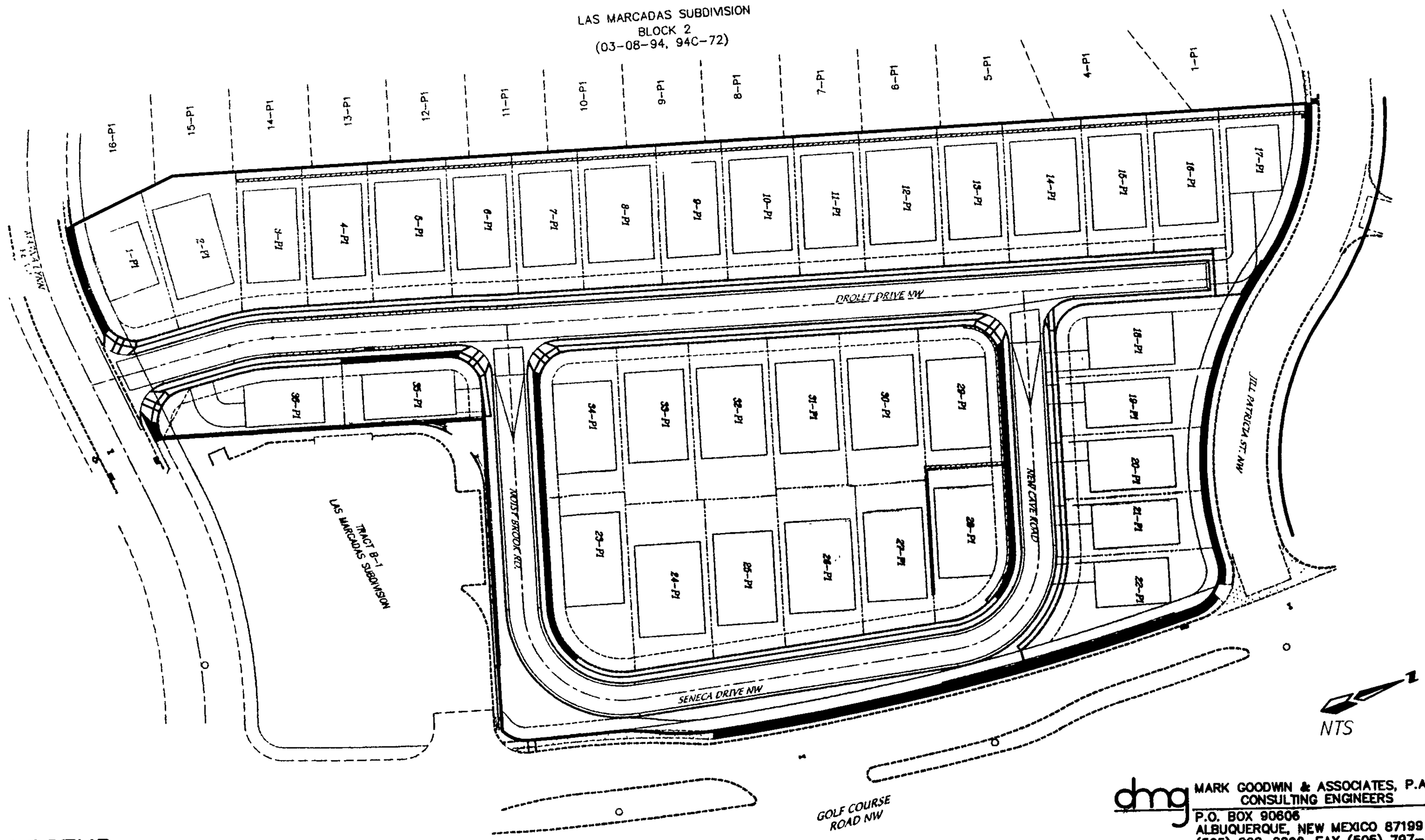
| REVISION | DATE | DRC CHAIR | USER DEPARTMENT | AGENT/OWNER |
|---|---|---|---|---|
| 1 | 12/12/03 | | | |
| 2 | 3/05/04 | | | |
| | | | | |



revised 07/01/01

ORIGINAL

# TRAILS AT LAS MARCADAS SUBDIVISION
# SIDEWALK DEFERRAL EXHIBIT





MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539


**LEGEND**

SIDEWALK NOT DEFERRED

# City of Albuquerque

## DEVELOPMENT PLAN REVIEW APPLICATION

| | Supplemental form | | Supplemental form |
|---|---|---|---|
| **SUBDIVISION** | **S** | **ZONING & PLANNING** | **Z** |
| ☒ Major Subdivision action | | ☐ Annexation | |
| ☐ Minor Subdivision action | | ☐ County Submittal | |
| ☐ Vacation | **V** | ☐ EPC Submittal | |
| ☐ Variance (Non-Zoning) | | ☐ Zone Map Amendment (Establish or Change Zoning | |
| **SITE DEVELOPMENT PLAN** | **P** | ☐ Sector Plan (Phase I, II, III) | |
| ☐ ...for Subdivision Purposes | | ☐ Amendment to Sector, Area, Facility or Comprehensive Plan | |
| ☐ ...for Building Permit | | ☐ Text Amendment | |
| ☐ 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: Mel Famie, LLC — PHONE: 440-7262
ADDRESS: PO Box 2758 — FAX: 898-5085
CITY: Corrales — STATE NM — ZIP 87048 — E-MAIL:
Proprietary interest in site: Owner
AGENT (if any): Mark Goodwin & Associates, PA — PHONE: (505) 828-2200
ADDRESS: PO Box 90606 — FAX: (505) 797-9539
CITY: Albuquerque — STATE NM — ZIP 87199 — E-MAIL: goodwinengrs@comcast.net

**DESCRIPTION OF REQUEST:** Trails at Las Marcadas, Final Plat Approval
Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes. ☒ No.

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

Lot or Tract No. Tract B-2 — Block: 34 — Unit: B

Subdiv. / Addn. Las Marcadas Subdivision

Current Zoning: RLT — Proposed zoning: RLT

Zone Atlas page(s): C-12 — No. of **existing** lots: 1 — No. of **proposed** lots: 36

Total area of site (acres): 7.0 — Density if applicable: dwellings per gross acre: 5 — 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. 101206419046620417 — MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Golf Course Road
Between: Marna Lynn Avenue and Jill Patricia St.

**CASE HISTORY:**

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): V-89-95, 03EPC-00146, DRB 1002050, 03DRB-00573

Check-off if project was previously reviewed by Sketch Plat/Plan ☒, or Pre-application Review Team ☐. Date of review: 04/16/03

**SIGNATURE** _____ DATE 2/3/04
(Print) Amy L. D. Niese, PE — ☐ Applicant ☒ Agent

**FOR OFFICIAL USE ONLY** — Form revised 10/03

| | Application case numbers | Action | S.F. | Fees |
|---|---|---|---|---|
| ~~☐ INTERNAL ROUTING~~ | | | | |
| ☑ All checklists are complete | 04DRB - - 00135 | FP | S(3) | $ 0 |
| ☑ All fees have been collected | - - | CMF | – | $ 20 |
| ☑ All case #s are assigned | - - | | | $ |
| NA ☐ AGIS copy has been sent | - - | | | $ |
| ☐ Case history #s are listed | - - | | | $ |
| NA ☐ Site is within 1000ft of a landfill | | | | Total $ 20 |
| ☐ ~~F.H.D.P. density bonus~~ | | | | |
| ☐ ~~F.H.D.P. fee rebate~~ | Hearing date 2/11/04 | | | |

2/3/04
Planner signature / date

**Project #** 1002050

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

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

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

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

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

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

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

- ✓ ☒ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
- ✓ ☒ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ✓ ☒ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- ✓ ☒ Property owner's and City Surveyor's signatures on the Mylar drawing
- ✓ ☒ SIA financial guaranty verification
- NA ☒ 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.

Amy L.D. Niese, PE
Applicant name (print)

2/3/04
Applicant signature / date

Form revised February 2003

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

Application case numbers
04DRB - ____ - 00135
____ - ____ - ____
____ - ____ - ____

2/3/04
Planner signature / date

Project # 1002050

# TREASURY DIVISION DAILY DEPOSIT
## PARKS AND RECREATION DEPARTMENT CASH IN LIEU

Prepared By: Christina Sandoval Phone Number: 768-5328

| CHECK AMOUNT | FUND | ACCOUNT | ACTIVITY |
|---|---|---|---|
| $13,219.20 | 305 | 461611 | 7213100 |

Project Number: 1002050

APP Number: 03DRB01059

**Computed as follows:**

*for Park Land Dedication Cash In Lieu:*

| Estimate of Value | X | Sq. Ft. Req. | X | # of Lots/Units |
|---|---|---|---|---|
| $2.16 | | 170 | | 36 |

*for Open Space Dedication Cash In Lieu:*

| Estimate of Value | X | Remaining Req't. (sq. ft.) |
|---|---|---|
| $0.00 | | 0.00 |

Subdivision: Tract B-2, Las Marcadas Subdivision

Known As:

Zone Page: C-12 Cash In Lieu District: Northwest Mesa

**These monies collected as a fee under Zoning Ordinance 14-16-9-3, in-lieu of dedication of land for a park.**

**These monies collected as a fee under Zoning Ordinance Section 14-16-3-8 in-lieu of decication of land for detached open space.**

**VALIDATION STAMP:**

```
***DUPLICATE***
City Of Albuquerque
Treasury Division

02/03/2004          10:13AM          LOC: ANN
X
RECEIPT# 00019128 WS# 008  TRANS# 0001
Account  461611      Fund 0305
Activity 7213100                TRSDMM
Trans Amt            $13,219.20
J24 Misc                        $13,219.20
 CK                             $13,219.20
CHANGE                                $0.00
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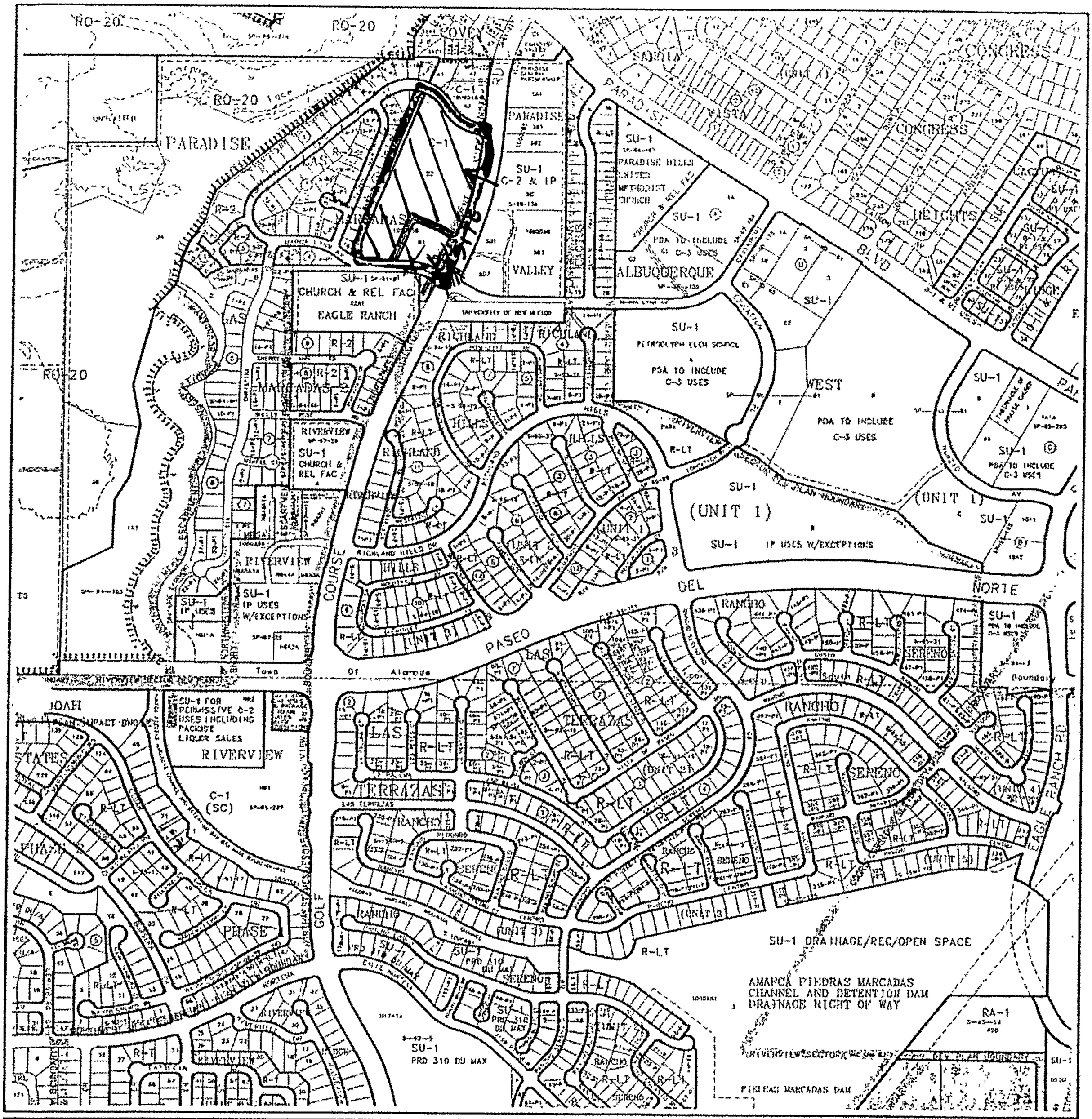


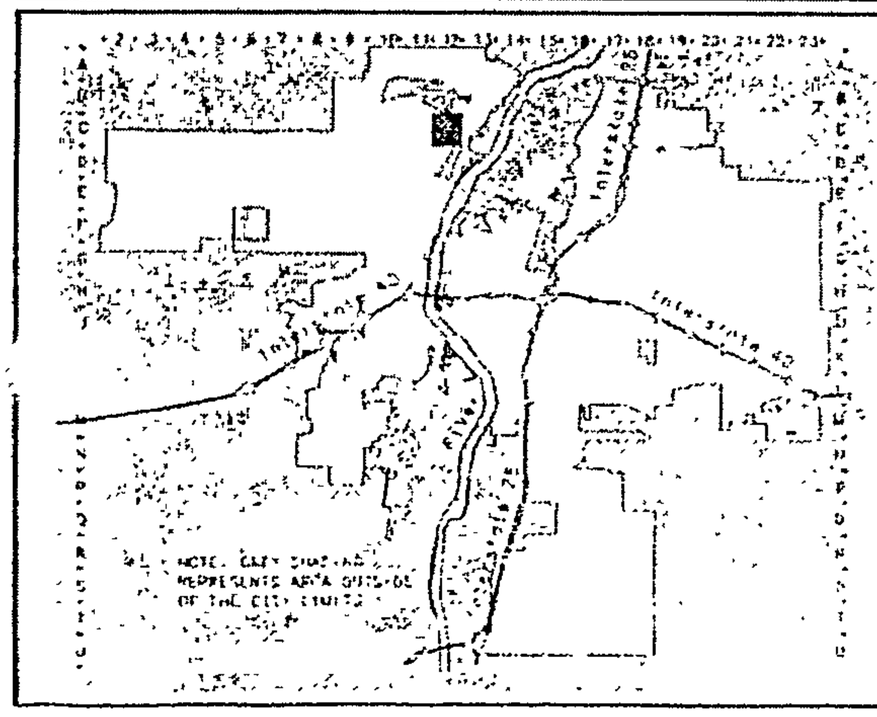

CITY OF
Albuquerque

A Albuquerque G Geographic I Information S System

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GRAPHIC SCALE IN FEET

250 0 750 1000

# Zone Atlas Page

# C-12-Z

Map Amended through January 21, 2003

| Post-it® Fax Note 7671 | Date 2/3/04 | # of pages ▶ 1 |
|---|---|---|
| To Susan R | From Kathy J | |
| Co./Dept. MGA | Co. CUA Planning | |
| Phone # | Phone # | |
| Fax # | Fax # | |

No. of Lots: _____
Nearest Major Streets _____

**FIGURE 12**

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

Trails at Las Marcadas 725681

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 29th day of January, 2004, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Mel Famie, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico limited liability company, whose address is PO Box 2758, Corrales, NM 87048 and whose telephone number is 440-7262, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tract B-2, Las Marcadas Subdivision, recorded on 8/27/2002 in the records of the Bernalillo County Clerk at Book 2002C, pages 319 through -- (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Mel Famie, LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Trails at Las Marcadas describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 12th day of January, 20 05 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 725681.

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



Mary Herrera Bern. Co. AGRE R 25.00 2004013813 6027297 Page: 1 of 9 02/02/2004 04:03P Bk-A72 Pg-3772

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

# PAID RECEIPT

APPLICANT NAME Mel Famie LLC

AGENT Mark Goodwin & Associates PA

ADDRESS P.O. Box 90606

PROJECT & APP # 1002050 04DRB-00135

PROJECT NAME Las Marcadas

$ 20 — 469099/4916000 Conflict Management Fee

$ — 441006/4983000 DRB Actions

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

$ — 441018/4971000 Public Notification

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

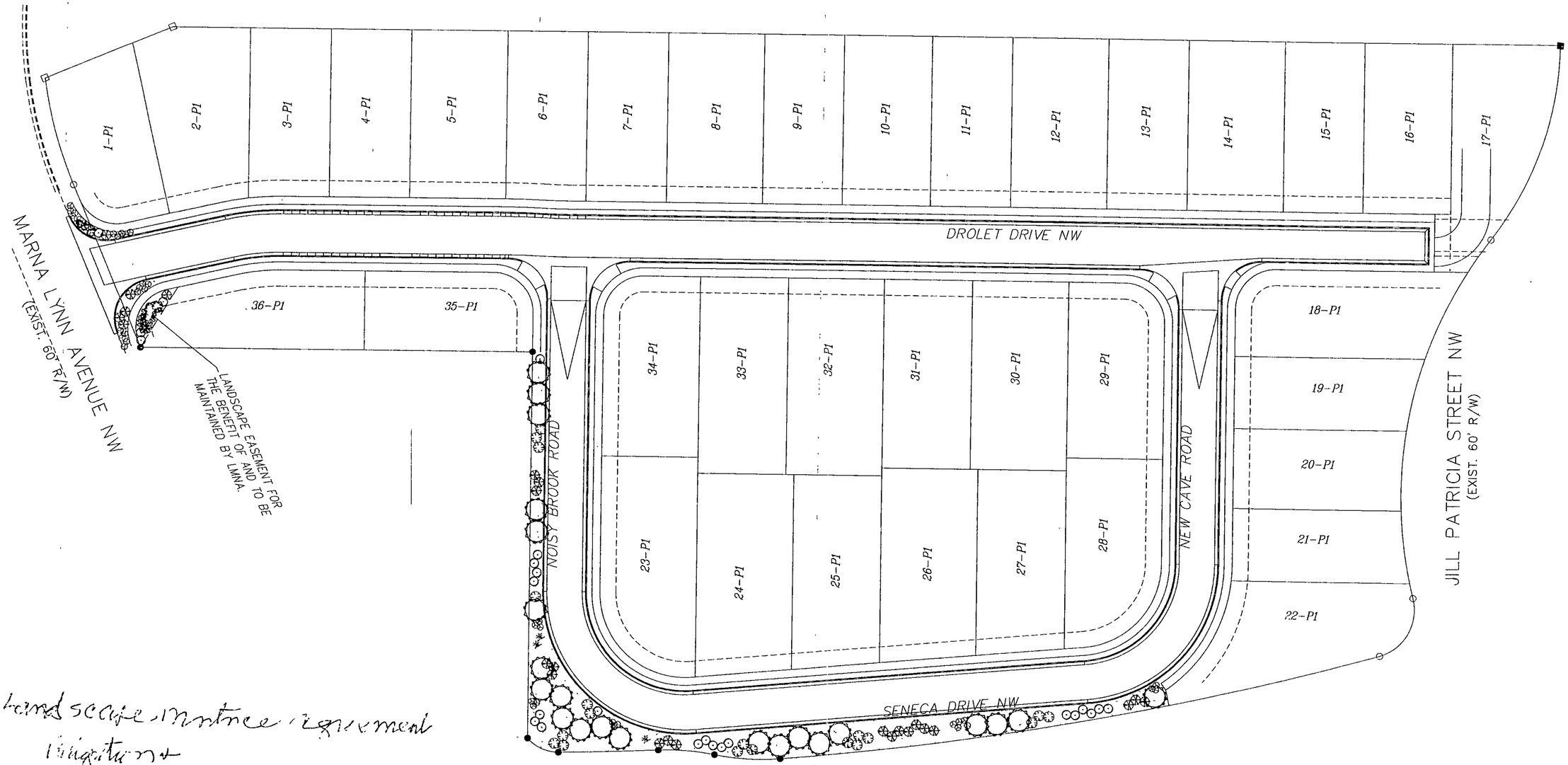
$ 20 — TOTAL AMOUNT DUE

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

Counterreceipt.doc 12/29/03

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

02/03/2004 10:14AM LOC: ANN
X
RECEIPT# 00019129 WS# 008 TRANS# 0002
Account 469099 Fund 0110
Activity 4916000 TRSDMM
Trans Amt $20.00
J24 Misc $20.00
CK $20.00
CHANGE $0.00




landscape maintenance agreement
irrigation

LANDSCAPE NOTES:

Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach

Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance. Water management is the sole responsibility of the Property Owner

All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Grey Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES

Plants shall be hand watered, one time per day, for two weeks

No inground irrigation system shall be installed.

FINAL LANDSCAPING LAYOUT AND DESIGN TO BE DETERMINED UPON RECEIPT OF FINAL GRADING PLAN

## PLANT LEGEND

| | | |
|---|---|---|
| DESERT WILLOW (L) 22<br>Chilopsis linearis<br>15 Gal. | | PALM YUCCA (L) 3 |
| OCOTILLO (L) 4<br>Fouquieria splendens | | CHAMISA (L) 19<br>Chrysothamnus nauseosus<br>1 Gal. 25sf |
| RUSSIAN SAGE (L) 24<br>Perovskia atriplicifolia<br>5 Gal. 25sf | | WILDFLOWER 41<br>1 Gal. 4sf |
| POWIS CASTLE SAGE (L) 26<br>Artemisia x powis castle<br>1 Gal 25sf | | OVERSIZED GRAVEL<br>& 6 BOULDERS |
| | | 3/4" GRAY GRAVEL<br>WITH FILTER FABRIC |

N

GRAPHIC SCALE

30 15 0 15 30

SCALE: 1"=30'

STATE OF NEW MEXICO
JAMES DE PLON
9007
REGISTERED LANDSCAPE ARCHITECT

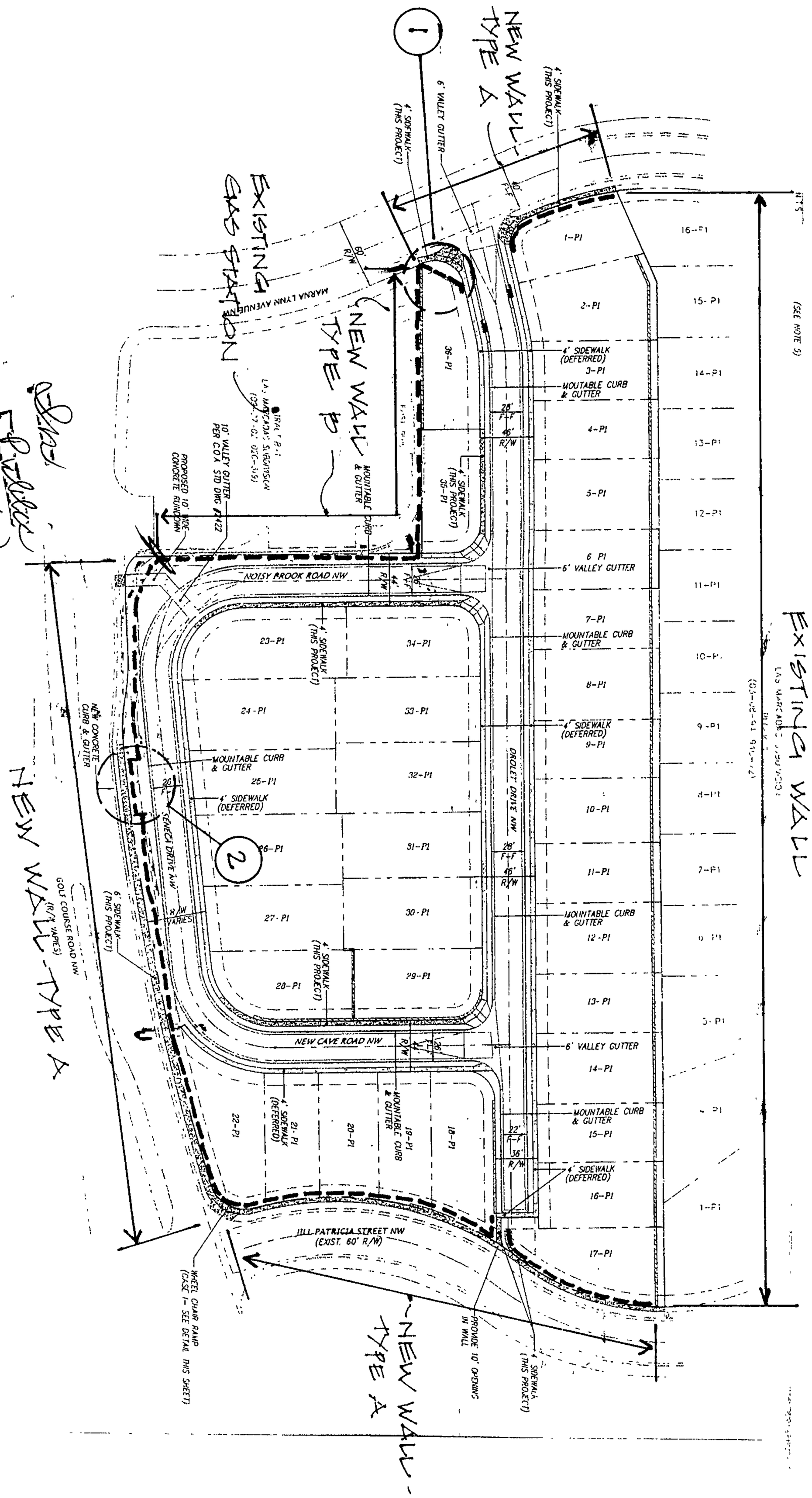
8-22-03

The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS
Cont. Lic #26458
7909 Edith N.E
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
cmd@hilltoplandscaping.com

All creative ideas contained herein remains the property of The Hilltop Landscape Architects and Contractors and are protected by copyright laws. This is an original design and must not be released or copied unless applicable fees have been paid or job order placed.

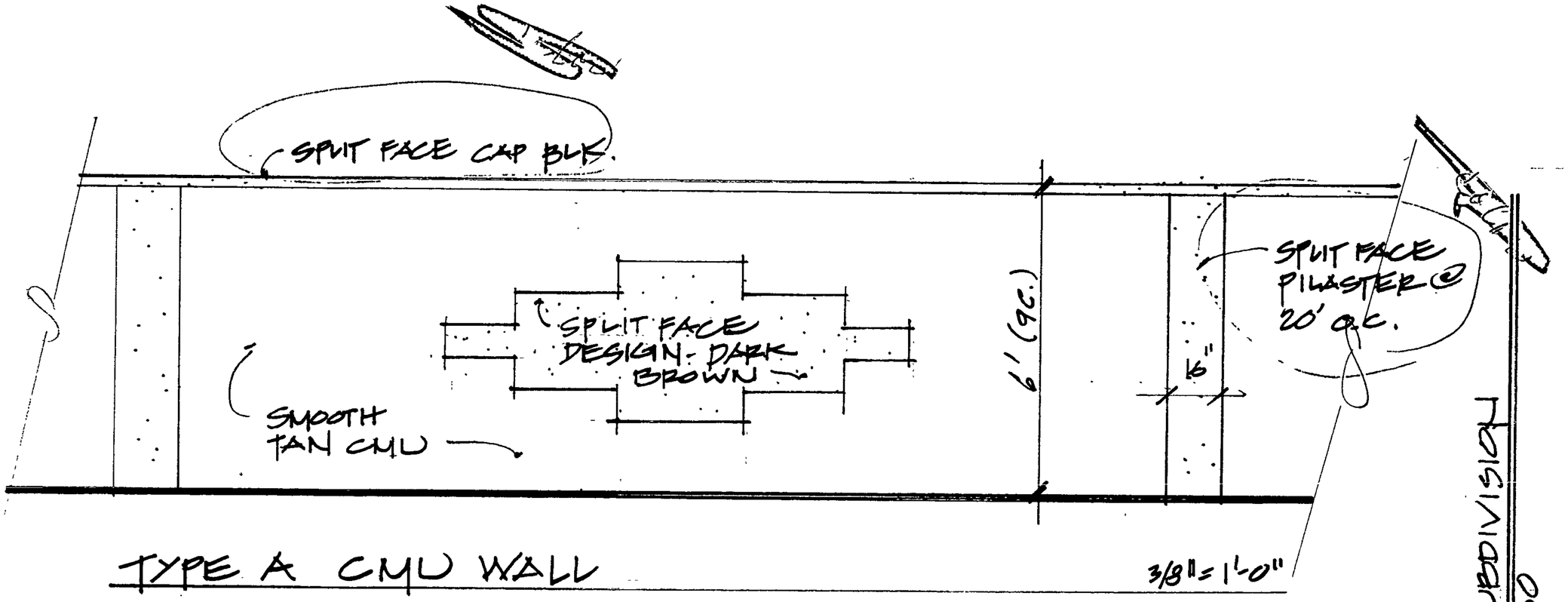
Las Marcadas

E:\Dwgs\COMMERCIAL\Las Marcadas\H1-LS-01.dwg, 08/22/2003 09:55:47 AM



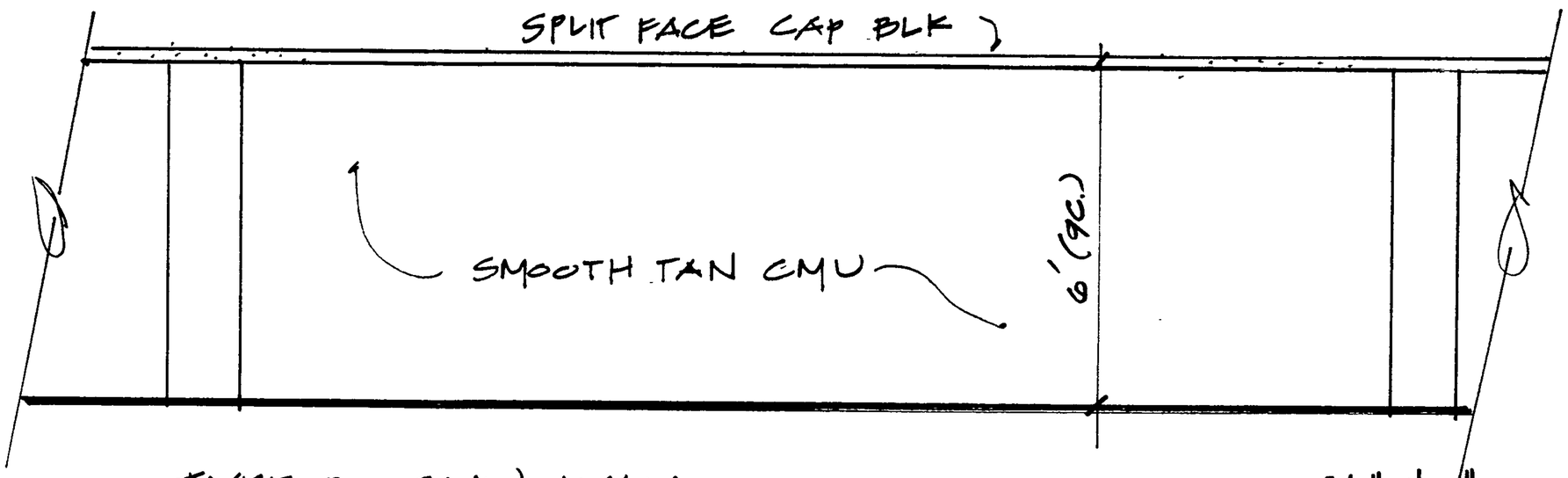

# LAS MARCADAS SUBDIVISION

DRB PROJECT # 1002050
ZONE ATLAS C-12, GOLF COURSE & JILL PATRICIA ST.




TYPE A CMU WALL

3/8" = 1'-0"

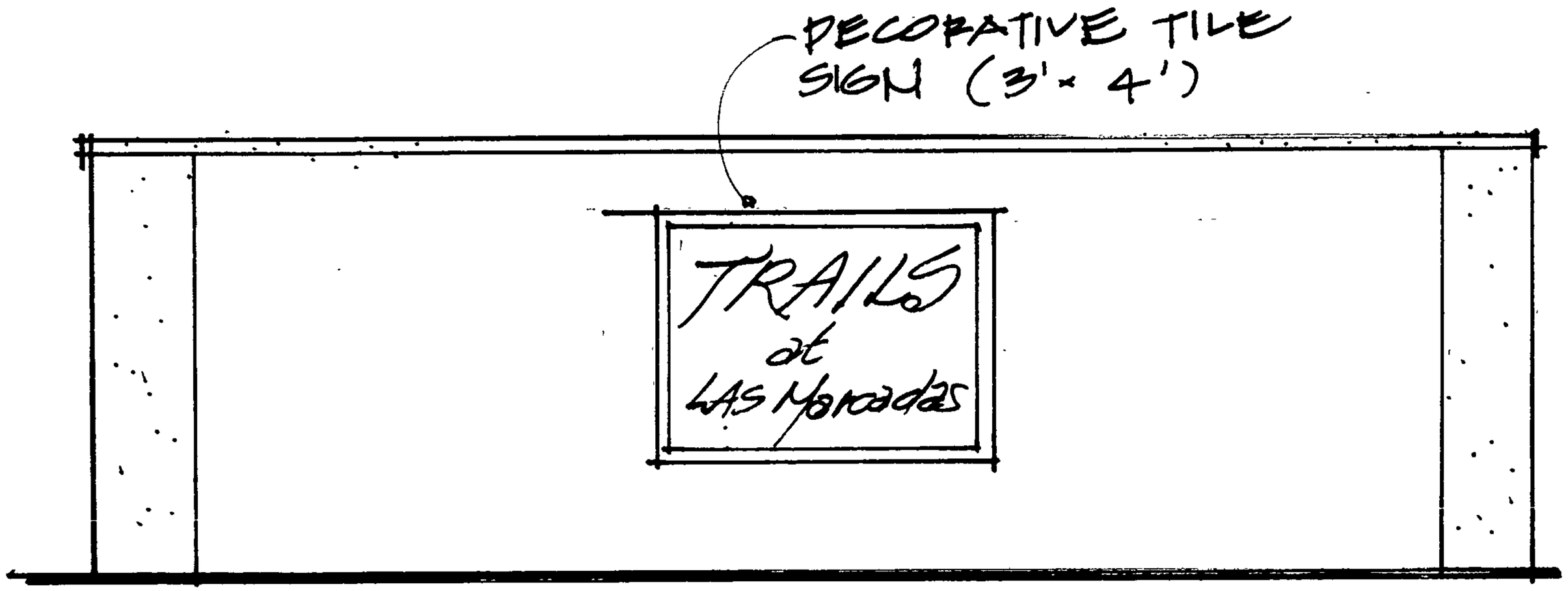



TYPE B CMU WALL

3/8" = 1'-0"

LAS MARGADAS SUBDIVISION

D&B PROJECT # 1002050

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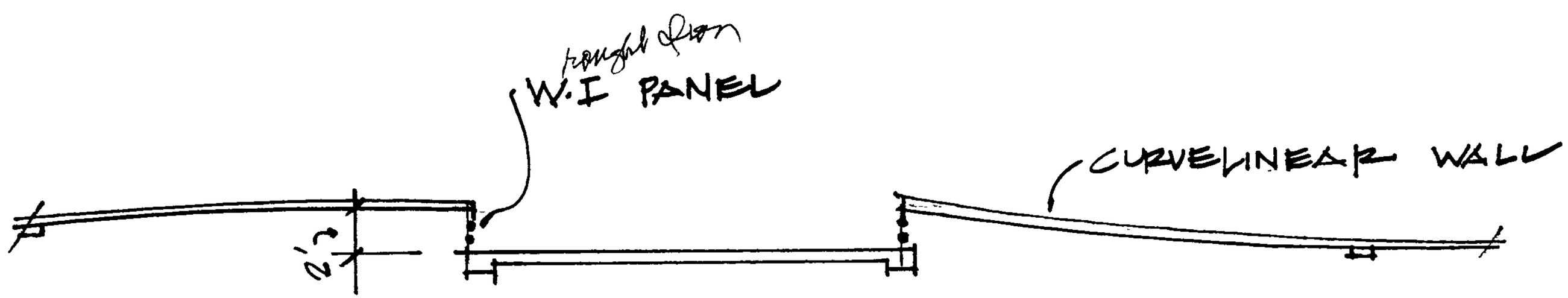



(2) OFFSET PANEL (ALONG GOLF COURSE RD. - WALL TYPE A)

LAS MARCADAS SUBDIVISION
DRB PROJECT # 1002050

Current DRC
Project Number:_____

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted: 08/11/03
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 8-27-03
Date Preliminary Plat Expires: 8-27-04
DRB Project No.: 1002050
DRB Application No.: ~~03DRB-00573~~ 03DRB 01059

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

**Trails at Las Marcadas**
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

**Tract B-2, Las Marcadas Subdivision**
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

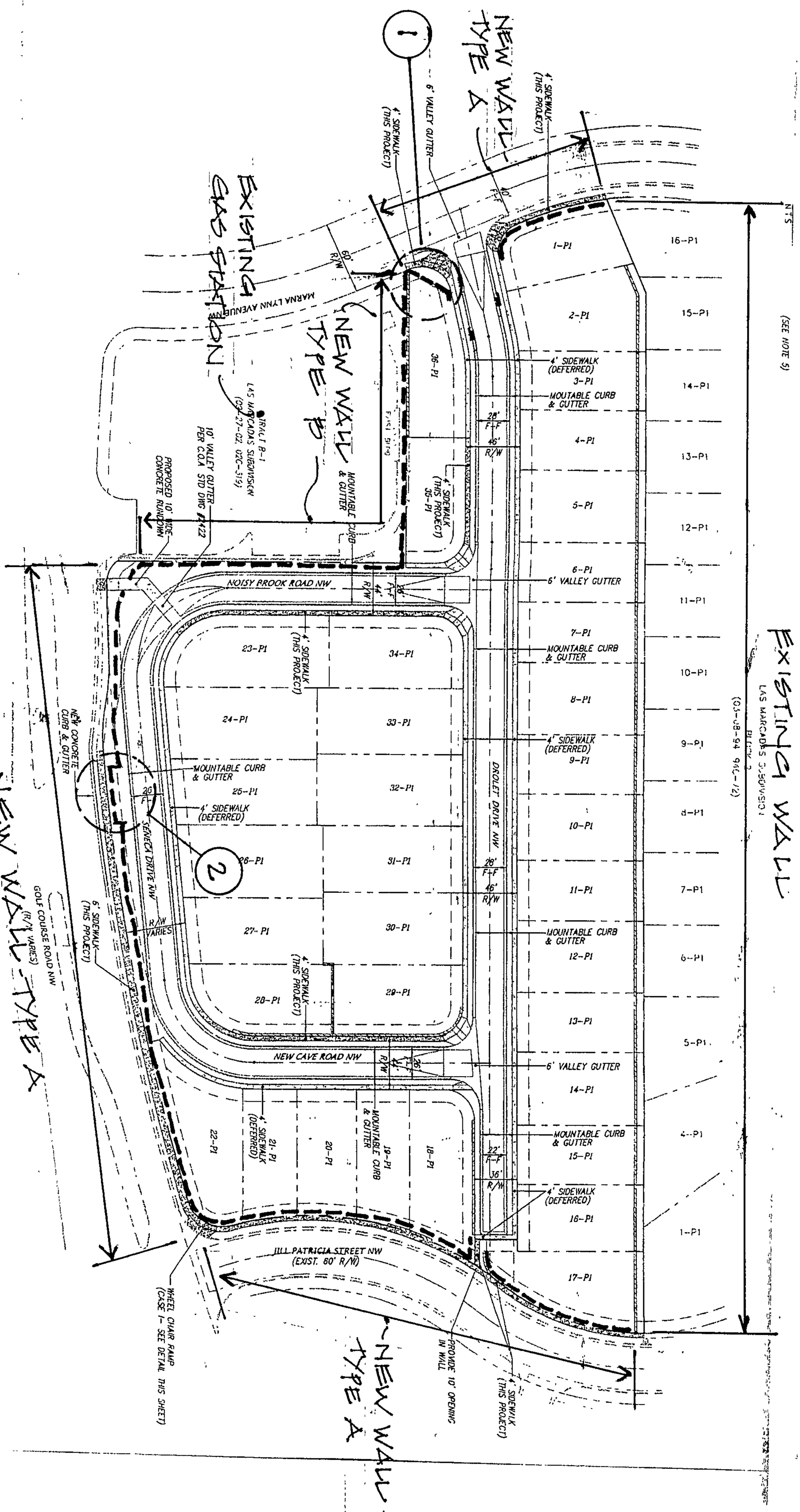
Following is a summary of PUBLIC/PRIVATE infrastructure required to be constructed or financially guaranteed for the above development. This listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant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

| SIA Sequence # | COA DRC Project # | Size | Type of Improvement | Location | From | To | Private Inspector | City Inspector | City Cnst Engineer |
|---|---|---|---|---|---|---|---|---|---|
| | | | **PAVING** | | | | | | |
| | | 28' FF | Perm Pvmt | Drolet Drive | Marna Lynn Ave | New Cave Rd | / | / | / |
| | | 4' | * Sidewalk (both sides) | | | | / | / | / |
| | | | C & G (both sides) | | | | / | / | / |
| | | ~~20'~~ 22' FF | Perm Pvmnt | Drolet Drive | New Cave Road | end of stub street | / | / | / |
| | | | Sidewalk (west side) | | | | | | |
| | | 4' | C & G (both side) | | | | | | |
| | | 26' FF | Perm Pvmt | Noisy Brook Road | Drolet Drive | Seneca Drive | / | / | / |
| | | 4' | Sidewalk (north side) | | | | / | / | / |
| | | | C & G (both sides) | | | | / | / | / |
| | | 26' FF | Perm Pvmt | Seneca Drive | Noisy Brook Road | New Cave Road | / | / | / |
| | | 4' | * Sidewalk (west sides) | | | | / | / | / |
| | | | C & G (both sides) | | | | / | / | / |
| | | 26' FF | Perm Pvmt | New Cave Road | Drolet Drive | Seneca Drive | / | / | / |
| | | 4' | * Sidewalk (both sides) | | | | / | / | / |
| | | | C & G (both sides) | | | | / | / | / |
| | | 6' | Sidewalk (west side) | Golf Course Road | 160' N of Tract B-1 | Jill Patricia Street | / | / | / |
| | | 4' | Sidewalk (south side) | Jill Patricia Street | Golf Course Road | West Prop Line | / | / | / |
| | | | ~~Landscaping~~ | ~~ROW E of Seneca Dr~~ | ~~Noisy Brook~~ | ~~Lot 22~~ | / | / | / |

1 BM 12/12/03

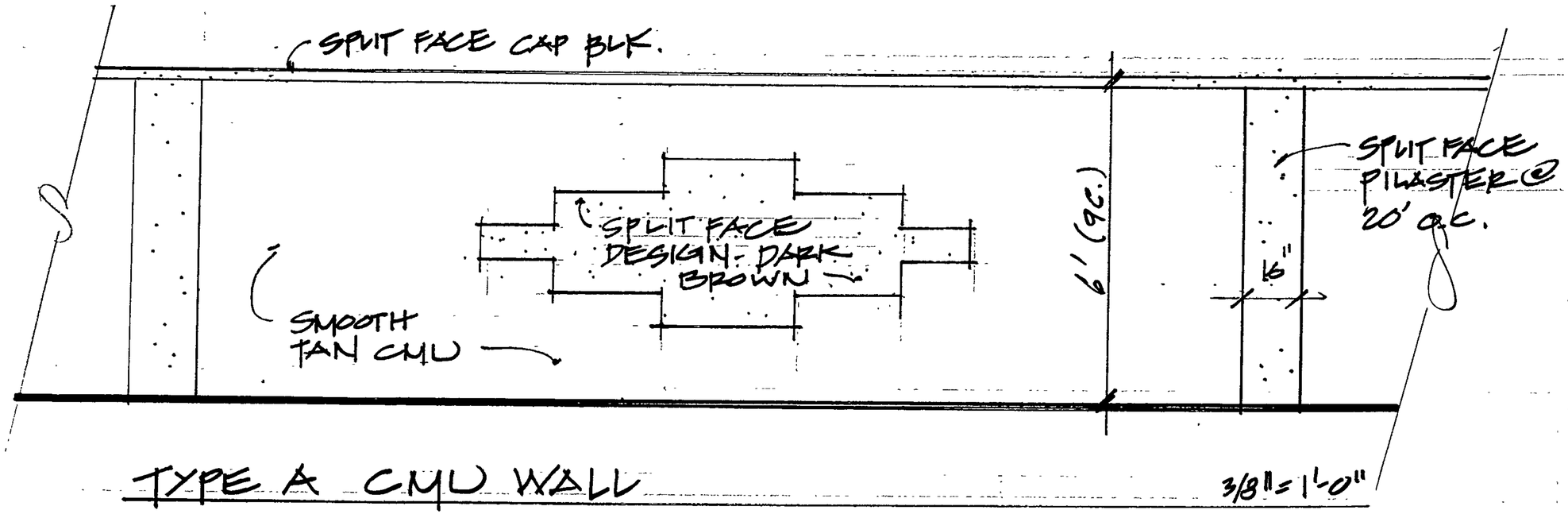
* Partially deferred sidewalk - See Exhibit
N/A Street lights per DPM

revised 07/01/01



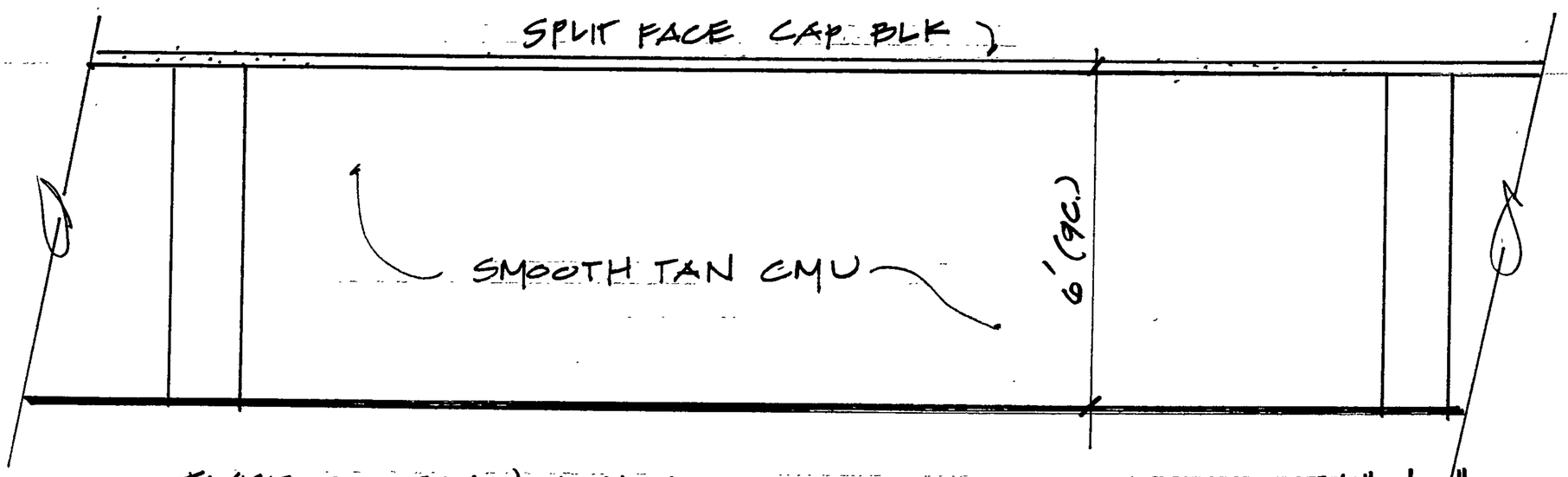

# LAS MARCADAS SUBDIVISION

DRB PROJECT # 1002050
ZONE ATLAS C-12, GOLF COURSE & JILL PATRICIA ST.




TYPE A CMU WALL

3/8" = 1'-0"

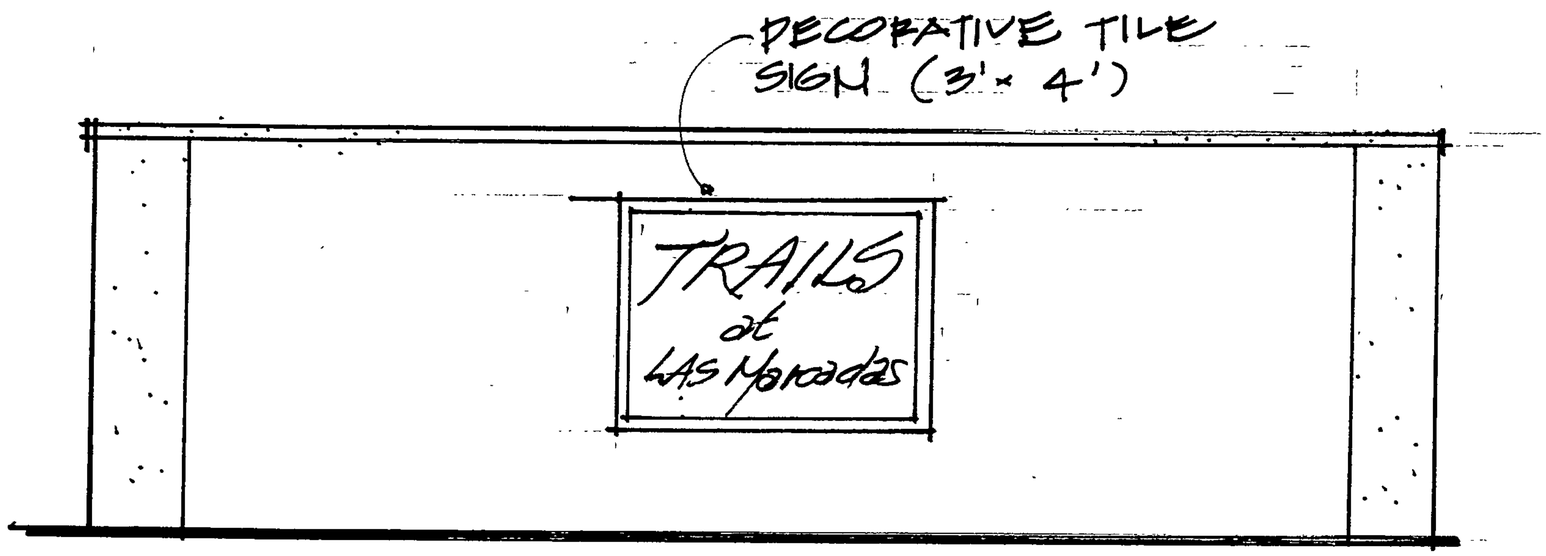



TYPE B CMU WALL

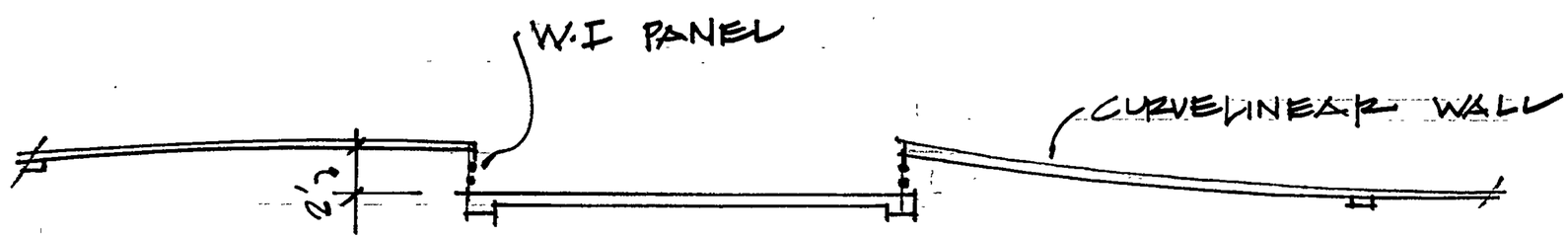
3/8" = 1'-0"

LAS MARGADAS SUBDIVISION

D&B PROJECT # 1002050

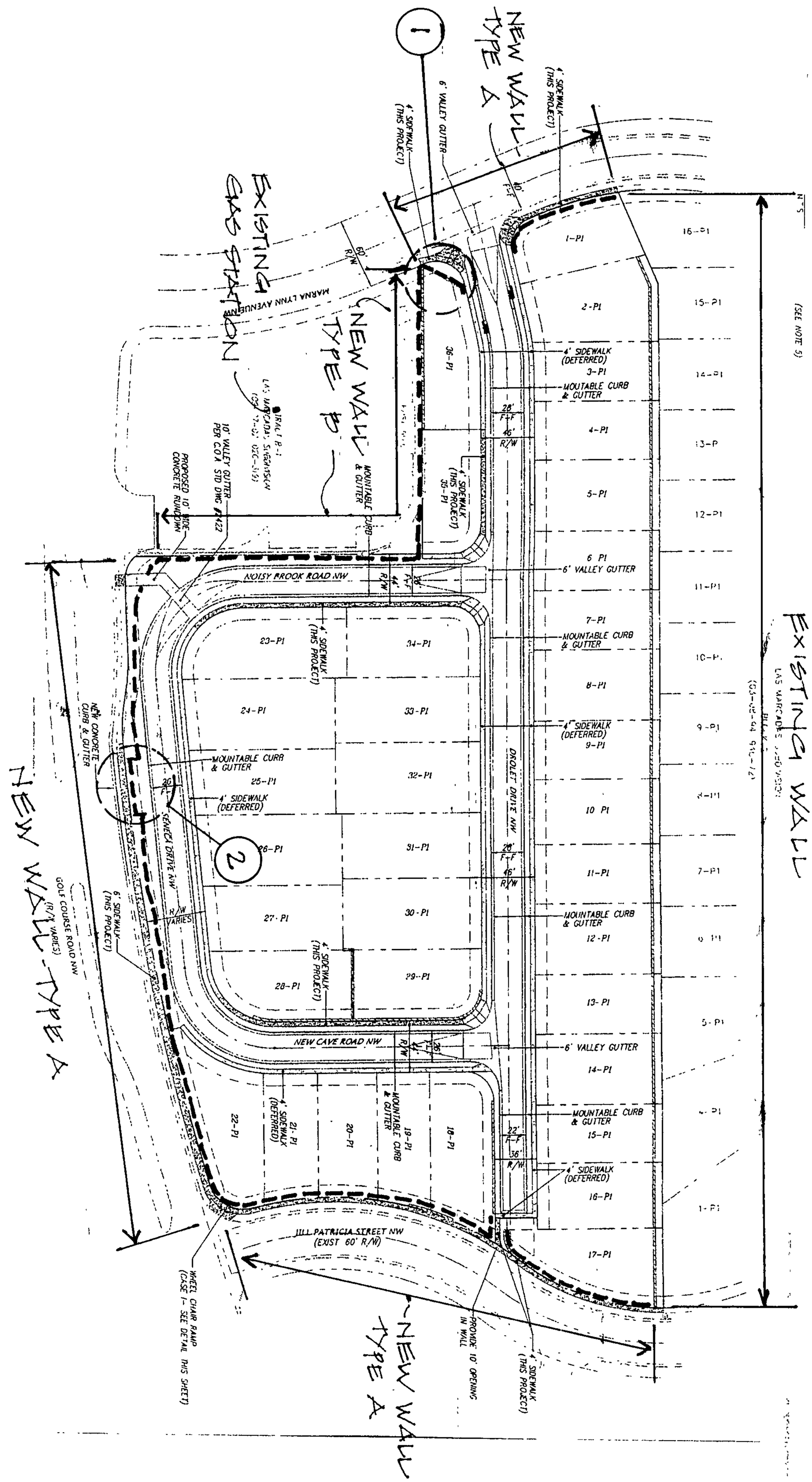



1 ENTRY SIGN (WALL TYPE A)



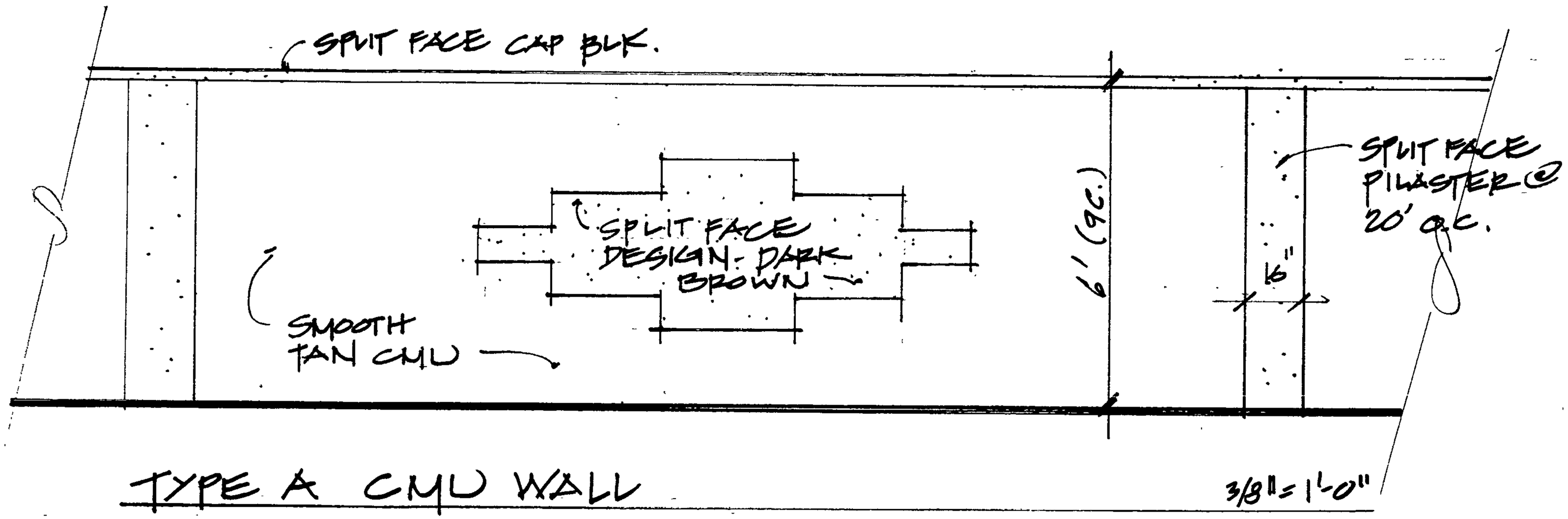

2 OFFSET PANEL (ALONG GOLF COURSE RD. - WALL TYPE A)

LAS MARCADAS SUBDIVISION
DRB PROJECT # 1002050




# LAS MARCADAS SUBDIVISION

DRB PROJECT # 1002050
ZONE ATLAS C-12, GOLF COURSE & JILL PATRICIA ST.

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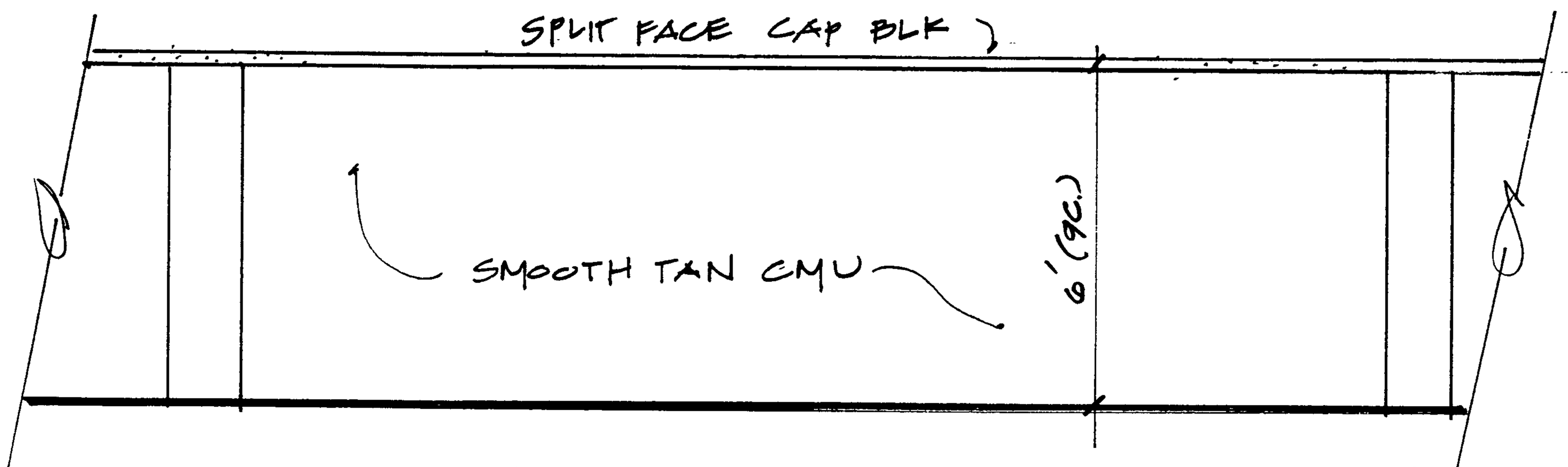


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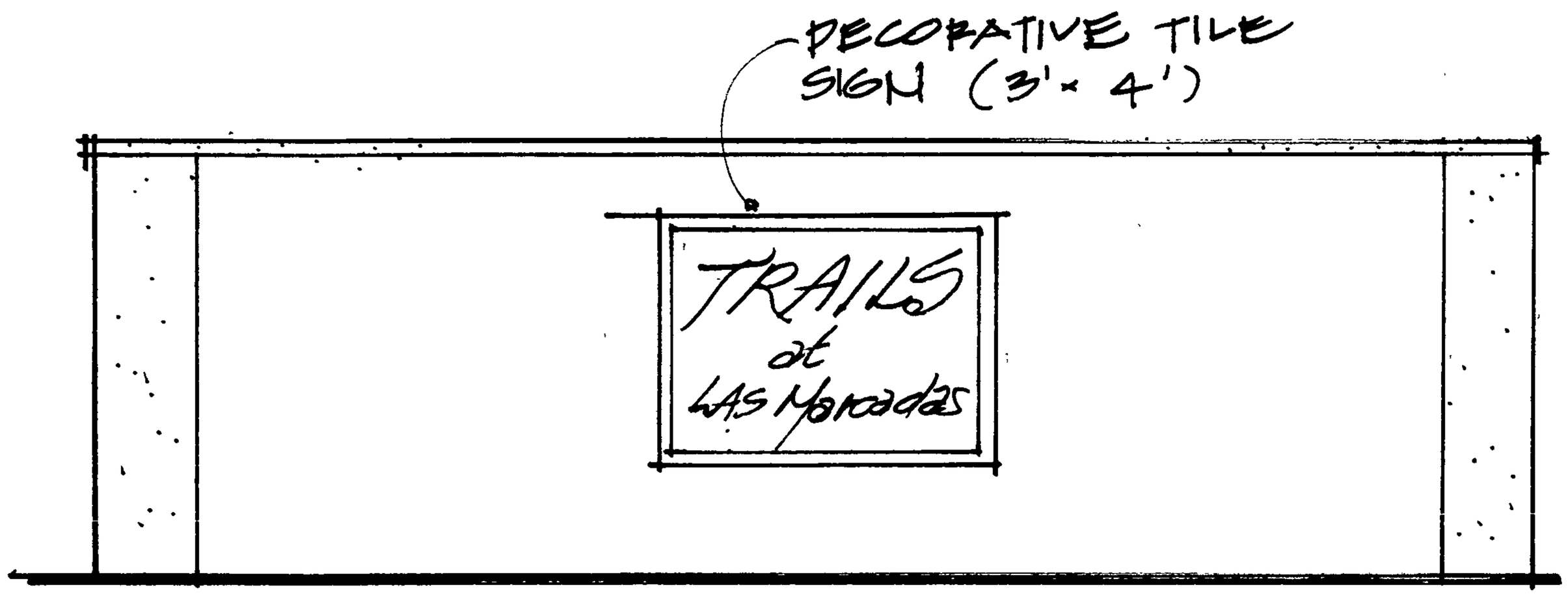
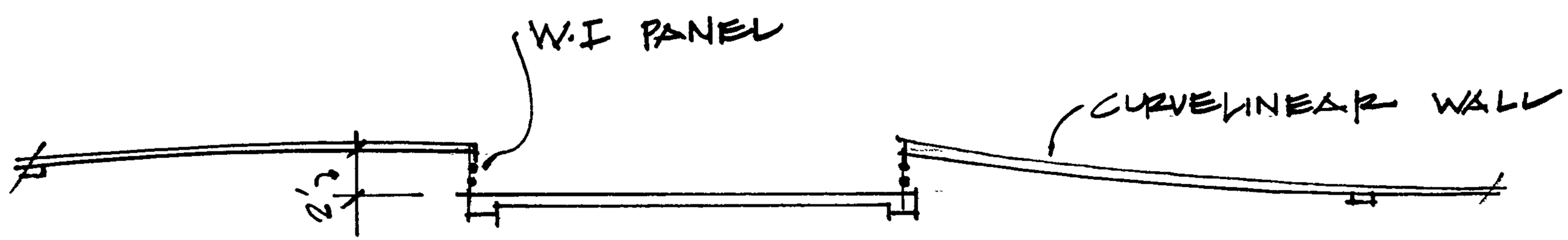
LAS MARCADAS SUBDIVISION

D&B PROJECT # 1002050




(1) ENTRY SIGN (WALL TYPE A)




(2) OFFSET PANEL (ALONG GOLF COURSE RD. - WALL TYPE A)

LAS MARCADAS SUBDIVISION
DRB PROJECT # 1002050

Current DRC
Project Number._____

ORIGINAL

FIGURE 12

**INFRASTRUCTURE LIST**

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

Date Submitted:_____6/27/03_____
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
DRB Project No.:_____1002050__
DRB Application No.:_____03DRB-00573_____

**Trails at Las Marcadas**
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

**Tract B-2, Las Marcadas Subdivision**
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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| SIA Sequence # | COA DRC Project # | Size | Type of Improvement | Location | From | To | Private Inspector | City Inspector | City Cnst Engineer |
|---|---|---|---|---|---|---|---|---|---|
| | | | **PAVING** | | | | | | |
| | | 28 FF | Perm Pvmt | Drolet Drive | Marna Lynn Ave | end of stub street | / | / | / |
| | | 4' | * Sidewalk (both sides) | | | | / | / | / |
| | | | C & G (both sides) | | | | / | / | / |
| | | none | Sidewalk (east side) | Drolet Drive | New Cave Road | end of stub street | / | / | / |
| | | 26' FF | Perm Pvmt | Noisy Brook Road | Drolet Drive | Seneca Drive | / | / | / |
| | | 4' | Sidewalk | | | | / | / | / |
| | | | C & G (both sides) | | | | / | / | / |
| | | 26' FF | Perm Pvmt | Seneca Drive | Noisy Brook Road | New Cave Road | / | / | / |
| | | 4' | * Sidewalk (both sides) | | | | / | / | / |
| | | | C & G (both sides) | | | | / | / | / |
| | | 26' FF | Perm Pvmt | New Cave Road | Drolet Drive | Seneca Drive | / | / | / |
| | | 4' | * Sidewalk (both sides) | | | | / | / | / |
| | | | C & G (both sides) | | | | / | / | / |
| | | 6' | Sidewalk | Golf Course Road | 160' N of Tract B-1 | Jill Patricia Street | / | / | / |
| | | 4' | Sidewalk | Jill Patricia Street | Golf Course Road | West Prop Line | / | / | / |

* Partially deferred sidewalk - See Exhibit

N/A Street lights per DPM

revised 07/01/01

Project name: Trails at Las Marcadas

| SIA Sequence # | COA DRC Project # | Size | Type of Improvement | Location | From | To | Private Inspector | City Inspector | City Cnst Engineer |
|---|---|---|---|---|---|---|---|---|---|
| | | | **WATER** | | | | | | |
| | | 8" | Waterline | Drolet Drive | Marna Lynn Ave | Jill Patricia Street | | | |
| | | 6" | Waterline | Noisy Brook Road | Drolet Drive | Seneca Drive | | | |
| | | 6" | Waterline | Seneca Drive | Noisy Brook Drive | New Cave Road | | | |
| | | 6" | Waterline | New Cave Road | Drolet Drive | Seneca Drive | | | |
| | | | | | | | / | / | / |
| | | | **SANITARY SEWER** | | | | | | |
| | | 8" | Sanitary sewer | Drolet Drive | Marna Lynn Ave | end of stub street | | | |
| | | 8" | Sanitary sewer | Noisy Brook Road | Drolet Drive | Seneca Drive | / | / | / |
| | | 8" | Sanitary sewer | Seneca Drive | Noisy Brook Road | New Cave Road | | | |
| | | 8" | Sanitary sewer | New Cave Road | Seneca Drive | Drolet Drive | / | / | / |
| | | | | | | | / | / | / |
| | | | **STORM SEWER** | | | | | | |
| | | 24" | Storm Sewer w/ appurtenances | Drolet Drive | Marna Lynn Ave | inlets in Drolet Drive | / | / | / |

1 Grading and Drainage Certification per DPM, including retaining walls as shown on the Grading and Drainage Plan for Release of SIA and financial guaranty

2 Water infrastructure to include valves, fittings, valve boxes and fire hydrants.

3 SAS to include manholes and service connections.

**AGENT / OWNER**

Amy L. Driscoll, PE
NAME (print)

MARK GOODWIN & ASSOCIATES
FIRM

6/27/03
SIGNATURE - date

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

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

DRB CHAIR - date

PARKS & GENERAL SERVICES - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

_____ - date

CITY ENGINEER - date

_____ - date

**DESIGN REVIEW COMMITTEE REVISIONS**

| REVISION | DATE | DRC CHAIR | USER DEPARTMENT | AGENT /OWNER |
|---|---|---|---|---|
| | | | | |
| | | | | |
| | | | | |



revised 07/01/01

# City of Albuquerque

# DEVELOPMENT PLAN REVIEW APPLICATION

| | Supplemental form | | Supplemental form |
|---|---|---|---|
| **SUBDIVISION** | **S** | **ZONING** | **Z** |
| ☒ Major Subdivision action | | ☐ Annexation & Zone Establishment | |
| ☐ Minor Subdivision action | | ☐ Sector Plan (Phase I, II, III) | |
| ☐ Vacation | **V** | ☐ Amendment to Sector, Area, Facility or Comprehensive Plan | |
| ☐ Variance (Non-Zoning) | | ☐ Zone Change | |
| **SITE DEVELOPMENT PLAN** | **P** | ☐ Text Amendment | |
| ☐ ...for Subdivision Purposes | | **APPEAL / PROTEST of...** | **A** |
| ☐ ...for Building Permit | | ☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal | |
| ☐ IP Master Development Plan | | | |
| ☐ Cert. of Appropriateness (LUCC) | **L** | | |

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

**APPLICANT INFORMATION:**

NAME: Mel Famie, LLC — PHONE: 440-7262
ADDRESS: PO Box 2758 — FAX: 898-5085
CITY: Corrales — STATE NM — ZIP 87048 — E-MAIL:
Proprietary interest in site: Owner
AGENT (if any): Mark Goodwin & Associates, PA — PHONE: 828-2200
ADDRESS: PO Box 90606 — FAX: 797-9539
CITY: Albuquerque — STATE NM — ZIP 87199 — E-MAIL: dmg@swcp.com

**DESCRIPTION OF REQUEST:** Trails at Las Marcadas Preliminary Plat and Sidewalk 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. Tract B-2 — Block: 34 — Unit: B

Subdiv. / Addn. Las Marcadas Subdivision

Current Zoning: ~~O-1~~ RLT — Proposed zoning: RLT

Zone Atlas page(s): C-12 — No. of **existing** lots: 1 — No. of **proposed** lots: 36

Total area of site (acres): 7.0 — Density if applicable: dwellings per gross acre: 5 — 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. 101206419046620417 — MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Golf Course
Between: Marna Lynn Ave. and Jill Patricia St.

**CASE HISTORY:**

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): V-89-95, 03EPC-00146, DRB 1002050, 03DRB-00573

Check-off if project was previously reviewed by Sketch Plat/Plan ☑, or Pre-application Review Team ☐. Date of review: 4/16/03

**SIGNATURE** _____ DATE 6/27/03

(Print) Amy L. Driscoll, PE — ☐ Applicant ☒ Agent

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

☐ **INTERNAL ROUTING**
☑ All checklists are complete
☑ All fees have been collected
☑ All case #s are assigned
☑ AGIS copy has been sent
☑ Case history #s are listed
NO ☑ Site is within 1000ft of a landfill
☐ F.H.D.P. density bonus
☐ F.H.D.P. fee rebate

| Application case numbers | Action | S.F. | Fees |
|---|---|---|---|
| 03DRB - - 01059 | PP | S2 | $ 1390.- |
| 03DRB - - 01060 | TDS | V | $ |
| - - | | | $ |
| - - | | | $ |
| - - | Notice | | $ 75.- |
| | | | Total $ |

Hearing date July 30 2003

6/27/03
Planner signature / date

**Project #** 1002050

**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-3**.

☒ **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
- NA ☒ ✓ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- ☒ ✓ Fee (see schedule) (3 x 95) + 565 + (15 x 36) = 285 + 565 + 540 = 1390 + 75 = 1465
- ☒ ✓ 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.

AMY L. DRISCOLL, PE
Applicant name (print)

Applicant signature / date

Form revised April 2003

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

Application case numbers
03DRB - 01059
00DRB - 01060
- -

6/27/03
Planner signature / date

Project # 1002050

## FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE** **(Public Hearing Case)**

- ☐ Application for subdivision (Plat) on FORM S-3, 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.**

☐ **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.

AMY L. DRISCOLL, PE
Applicant name (print)

Applicant signature / date

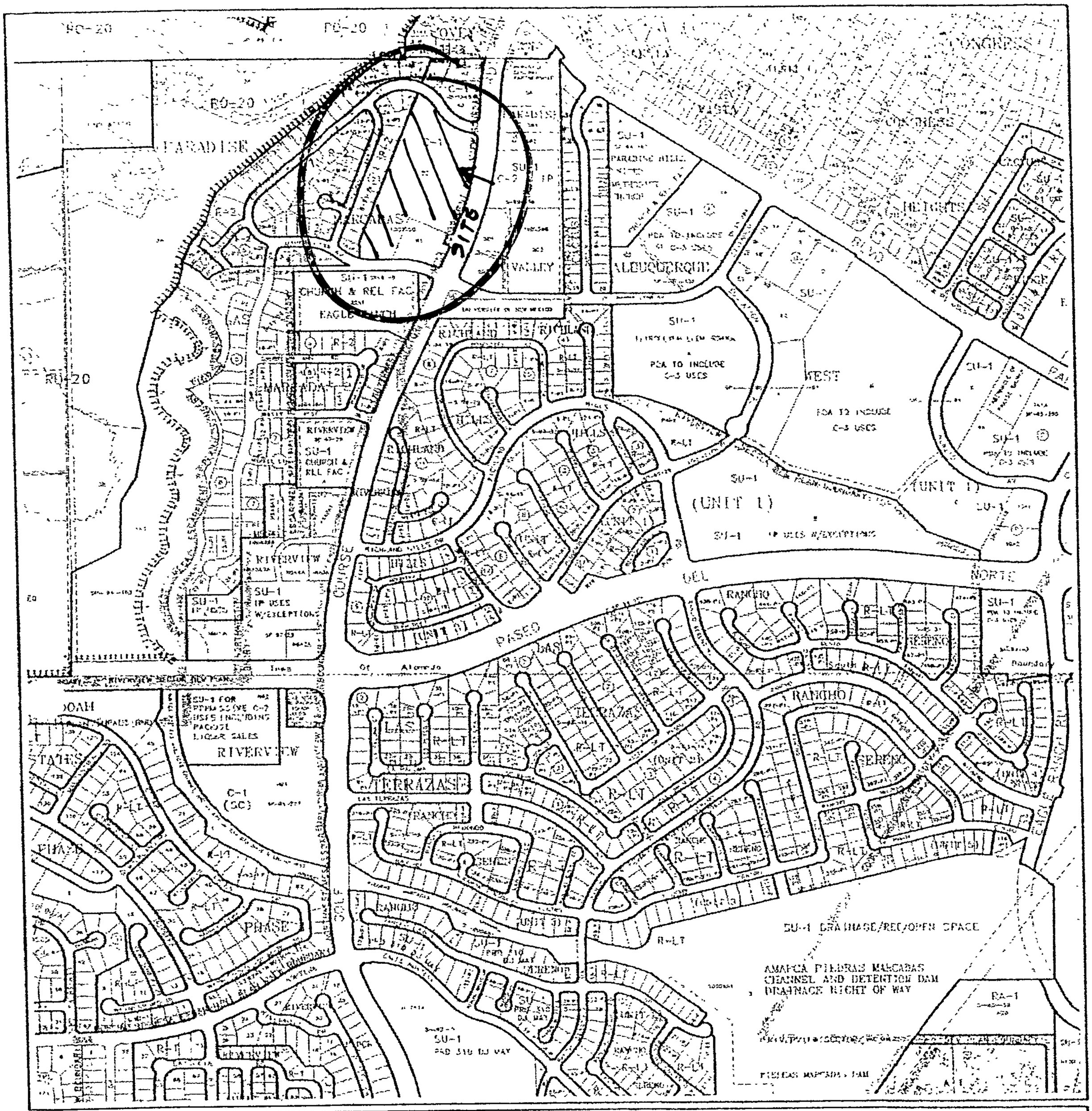
Form revised April 2003

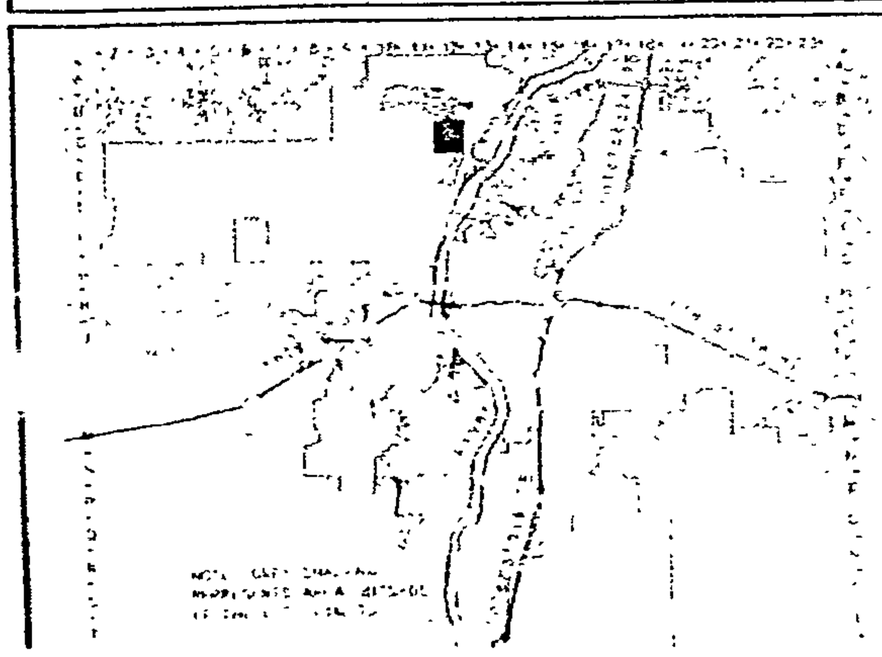
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
03DRB- - 01059
03DRB- - 01060
- -

6/27/03
Planner signature / date

Project # 1002050



CITY OF
Albuquerque

A Image G Geographic I Information S System

C Copyright 2003

GRAPHIC SCALE IN FEET

250 0 750 1000

# Zone Atlas Page

# C-12-Z

Map Amended through January 21, 2003

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

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

*June 27, 2003*

*Ms. Sheron Matson, Chair*
*Development Review Board*
*City of Albuquerque*
*600 2nd Street SW*
*Albuquerque, NM 87103*

***Re: Trails at Las Marcadas***

*Dear Ms. Matson:*

*We are submitting for Preliminary Plat and Sidewalk Deferral for the Trails at Las Marcadas Subdivision. Please see the enclosed zone atlas maps for the site location. The site was zoned C-1, but it is now RLT per 03EPC-00146. A copy of the EPC Findings are enclosed.*

*The property will be divided into 36 lots. NMUI has agreed to provide water and sewer service for this subdivision.*

*Please contact me if I can be of further assistance.*

*Sincerely,*

*MARK GOODWIN & ASSOCIATES, P.A.*

*Amy L. Driscoll, PE*
*Project Engineer*

*F:\las marcadas\DRB2*

# *CITY* OF *ALBUQUERQUE*

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

TO BE COMPLETED BY APPLICANT

**APPLICANT:** MARK GOODWIN + ASSOC TRAILS AT LAS MARCADAS **Date of request:** 6/27/03 **Zone atlas page(s):** C-12

**CURRENT:**
Zoning RLT
Parcel Size (acres / sq.ft.) 6.9 AC

**Legal Description -**
Lot or Tract # B-2 Block #
Subdivision Name LAS MARCADAS

**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 | [ ] |
| | | | | c) Amendment | [ ] | | |

**PROPOSED DEVELOPMENT:**
No construction / development [ ]
New Construction [ ]
Expansion of existing development [ ]

**GENERAL DESCRIPTION OF ACTION:** [1]
# of units - _____
Building Size - _____(sq. ft.)

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

Applicant or Representative _____ Date 6/27/03
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRANSPORTATION DEVELOPMENT

**TRAFFIC IMPACT STUDY (TIS) REQUIRED:** YES [ ] NO [X] BORDERLINE [ ]

PLANNING DEPT. Dev./Bldg. Services Div. Transportation Dev. Sec. 2nd Fl. 600 2nd St. NW Plaza Del Sol Bldg. 924-3994

THRESHOLDS MET? YES [ ] NO [X] Mitigating reasons for not requiring **TIS:** Previously studied: [ ]
Notes:

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

_____ 6-27-03
TRAFFIC ENGINEER DATE

ENVIRONMENTAL HEALTH

**AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED:** YES [ ] NO [ ] BORDERLINE [ ]

ENVIRONMENTAL HEALTH DEPT. Air Quality Div. 3rd Floor / Rm. 3023 City/County Bldg. 768-2600

THRESHOLDS MET? YES [ ] NO [ ] Mitigating reasons for not requiring **AQIA:** Previously studied: [ ]
Notes: 14-16-3-14 JM 6/27/03

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

_____ _____
ENVIRONMENTAL HEALTH DATE

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

| | | | | |
|---|---|---|---|---|
| **TIS** | **- SUBMITTED** | ___/___/___ | _____ | _____ |
| | **- FINALIZED** | ___/___/___ | TRAFFIC ENGINEER | DATE |
| **AQIA** | **- SUBMITTED** | ___/___/___ | _____ | _____ |
| | **- FINALIZED** | ___/___/___ | ENVIRONMENTAL HEALTH | DATE |

Current DRC
Project Number _____

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

Claire

Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 8-27-03
Date Preliminary Plat Expires: 8-27-04
DRB Project No.: 1002050
DRB Application No.: ~~03DRB-00572~~ 03DRB 01059

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

**Trails at Las Marcadas**
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

**Tract B-2, Las Marcadas Subdivision**
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

| SIA Sequence # | COA DRC Project # | Size | Type of Improvement | Location | From | To | Private Inspector | City Inspector | City Cnst Engineer |
|---|---|---|---|---|---|---|---|---|---|
| | | | **PAVING** | | | | | | |
| | | 28' FF | Perm Pvmt | Drolet Drive | Marna Lynn Ave | New Cave Rd | / | / | / |
| | | 4' | * Sidewalk (both sides) | | | | / | / | / |
| | | | C & G (both sides) | | | | / | / | / |
| | | 28' FF | Perm Pvmnt | Drolet Drive | New Cave Road | end of stub street | / | / | / |
| | | | Sidewalk (west side) | | | | | | |
| | | 4' | C & G (both side) | | | | | | |
| | | 26' FF | Perm Pvmt | Noisy Brook Road | Drolet Drive | Seneca Drive | / | / | / |
| | | 4' | Sidewalk (north side) | | | | / | / | / |
| | | | C & G (both sides) | | | | / | / | / |
| | | 26' FF | Perm Pvmt | Seneca Drive | Noisy Brook Road | New Cave Road | / | / | / |
| | | 4' | * Sidewalk (west sides) | | | | / | / | / |
| | | | C & G (both sides) | | | | / | / | / |
| | | 26' FF | Perm Pvmt | New Cave Road | Drolet Drive | Seneca Drive | / | / | / |
| | | 4' | * Sidewalk (both sides) | | | | / | / | / |
| | | | C & G (both sides) | | | | / | / | / |
| | | 6' | Sidewalk (west side) | Golf Course Road | 160' N of Tract B-1 | Jill Patricia Street | / | / | / |
| | | 4' | Sidewalk (south side) | Jill Patricia Street | Golf Course Road | West Prop Line | / | / | / |
| | | | Landscaping | ROW E of Seneca Dr | Noisy Brook | Lot 22 | / | / | / |

* Partially deferred sidewalk - See Exhibit

| | |
|---|---|
| N/A | Street lights per DPM |

revised 07/01/01

ORIGINAL

**Project name:** Trails at Las Marcadas

| SIA | COA DRC | Size | Type of Improvement | Location | From | To | Private | City | City Cnst |
|---|---|---|---|---|---|---|---|---|---|
| | | | **WATER** | | | | | | |
| | | 8" | Waterline | Drolet Drive | Marna Lynn Ave | Jill Patricia Street | | | |
| | | 6" | Waterline | Noisy Brook Road | Drolet Drive | Seneca Drive | | | |
| | | 6" | Waterline | Seneca Drive | Noisy Brook Drive | New Cave Road | | | |
| | | 6" | Waterline | New Cave Road | Drolet Drive | Seneca Drive | / | / | / |
| | | | **SANITARY SEWER** | | | | | | |
| | | 8" | Sanitary sewer | Drolet Drive | Marna Lynn Ave | end of stub street | | | |
| | | 8" | Sanitary sewer | Noisy Brook Road | Drolet Drive | Seneca Drive | / | / | / |
| | | 8" | Sanitary sewer | Seneca Drive | Noisy Brook Road | New Cave Road | | | |
| | | 8" | Sanitary sewer | New Cave Road | Seneca Drive | Drolet Drive | / | / | / |
| | | | | | | | / | / | / |
| | | | **STORM SEWER** | | | | | | |
| | | 18" | Storm Sewer w/ appurtenances | Drolet Drive | Marna Lynn Ave | inlets in Drolet Drive | / | / | / |
| | | | Sidewalk Culvert | Gulf Course Rd | Seneca Drive | Golf Course Rd | | | |
| | | 10' | Wide Concrete Rundown | City ROW | Seneca Drive | Golf Course Rd | / | / | / |

1 Grading and Drainage Certification per DPM, including retaining walls as shown on the Grading and Drainage Plan for Release of SIA and financial guaranty

2 Water infrastructure to include valves, fittings, valve boxes and fire hydrants.

3 SAS to include manholes and service connections

**AGENT / OWNER**

Amy L. Driscoll, PE
NAME (print)

MARK GOODWIN & ASSOCIATES
FIRM

8/27/03
SIGNATURE - date

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

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

Sherry Matson 8/27/03
DRB CHAIR - date

Christina Sanborval 8/27/03
PARKS & GENERAL SERVICES - date

8-27-03
TRANSPORTATION DEVELOPMENT - date

_____
AMAFCA - date

Roger A. Green 8/27/03
UTILITY DEVELOPMENT - date

_____ - date

Brad L. Bybee 8/27/03
CITY ENGINEER - date

_____ - date

**DESIGN REVIEW COMMITTEE REVISIONS**

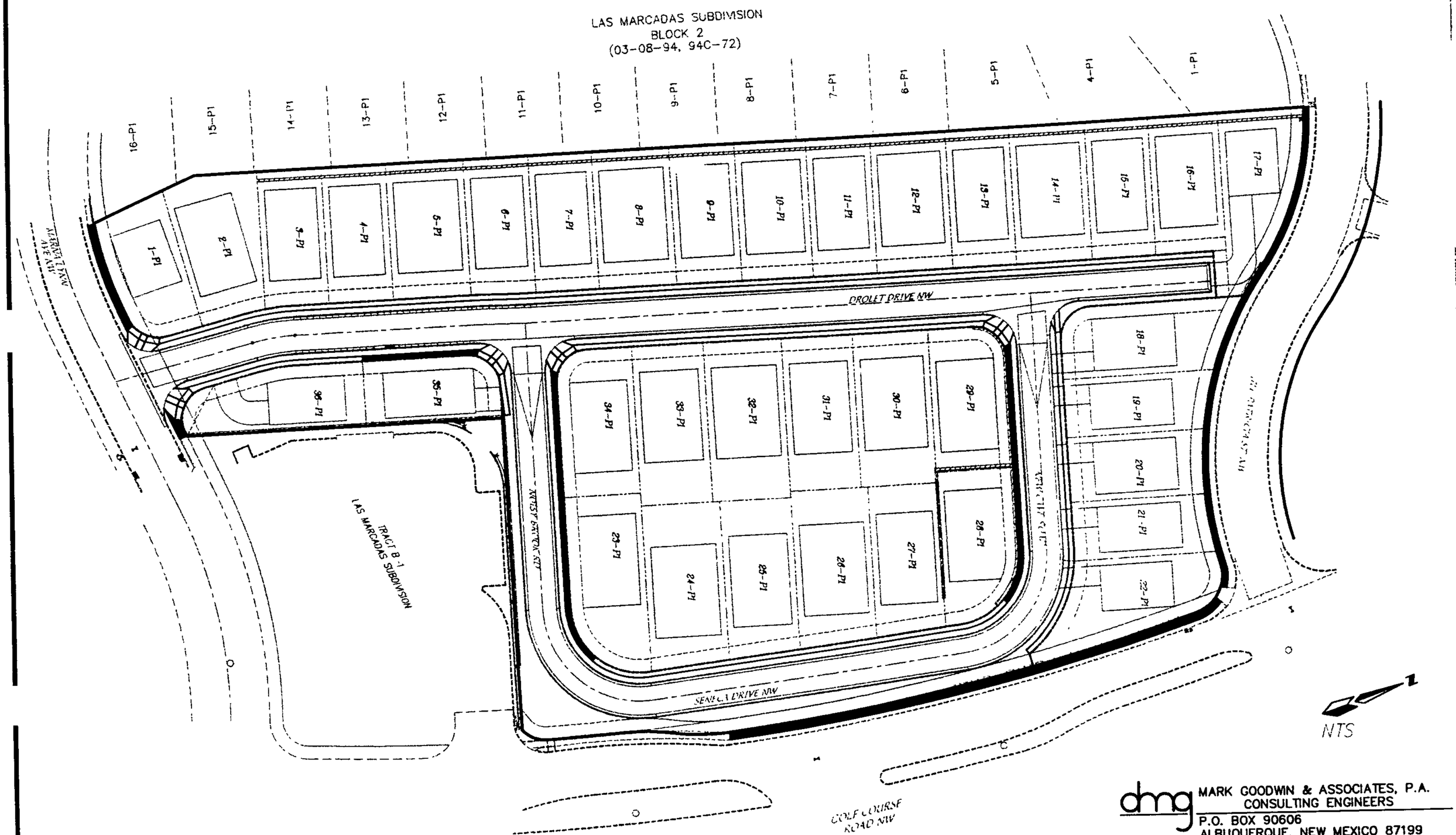
| REVISION | DATE | DRC CHAIR | USER DEPARTMENT | AGENT /OWNER |
|---|---|---|---|---|
| | | | | |
| | | | | |
| | | | | |



revised 07/01/01

ORIGINAL

# TRAILS AT LAS MARCADAS SUBDIVISION
# SIDEWALK DEFERRAL EXHIBIT




## LEGEND

SIDEWALK NOT DEFERRED


dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539


A3943/SDWK2K11/08-11-03/AC

D. Mark Goo n & Associates, P.A.
Consulting Engineers

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

8-27-03
#3

*August 22, 2003*

*Ms. Sheron Matson, Chair*
*Development Review Board*
*City of Albuquerque*
*600 2nd Street SW*
*Albuquerque, NM 87103*

***Re: Trails at Las Marcadas, DRB #1002050***

*Dear Ms. Matson:*

*Enclosed is a revised grading and drainage plan for all of the board members, a $110.00 deferral fee, and a landscaping plan. The grading and drainage plan is in response to comments from Hydrology. The landscaping plan is in response to a request from Transportation.*

*Please contact me if I can be of further assistance.*

*Sincerely,*

*MARK GOODWIN & ASSOCIATES, P.A.*

*Amy L. Driscoll, PE*
*Project Engineer*

RECEIVED
AUG 22 2003
HYDROLOGY SECTION

Sheron Matson mas

cc: Richard Dourte
Brad Bingham
Roger Green
Christine Sandoval

*F.\las marcadas\DRB3*

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

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

*August 11, 2003*

*Ms. Sheron Matson, Chair*
*Development Review Board*
*City of Albuquerque*
*600 2nd Street SW*
*Albuquerque, NM 87103*

***Re: Trails at Las Marcadas, DRB #1002050***

*Dear Ms. Matson:*

*Enclosed is a revised plat for all of the board members. Seneca Drive is now running closer to Golf Course Road. A non-vehicular access easement has been added for access onto Jill Patricia Street.*

*The infrastructure list and sidewalk deferral exhibit have been revised to reflect no sidewalk on the east side of Seneca Drive, no sidewalk on the south side of Noisy Brook Road, and a sidewalk culvert to Golf Course.*

*Please contact me if I can be of further assistance.*

*Sincerely,*

*MARK GOODWIN & ASSOCIATES, P.A.*

*Amy L. Driscoll, PE*
*Project Engineer*

*F \las marcadas\DRB3*

Current DRC
Project Number _____

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted: 08/11/03
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires. _____
DRB Project No 1002050
DRB Application No 03DRB-00573

ORIGINAL

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

**Trails at Las Marcadas**
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

**Tract B-2, Las Marcadas Subdivision**
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

| SIA Sequence # | COA DRC Project # | Size | Type of Improvement | Location | From | To | Private Inspector | City Inspector | City Cnst Engineer |
|---|---|---|---|---|---|---|---|---|---|
| | | | PAVING | | | | | | |
| | | 28' FF | Perm Pvmt | Drolet Drive | Marna Lynn Ave | New Cave Rd | / | / | / |
| | | 4' | * Sidewalk (both sides) | | | | / | / | / |
| | | | C & G (both sides) | | | | / | / | / |
| | | 28' FF | Perm Pvmnt | Drolet Drive | New Cave Road | end of stub street | / | / | / |
| | | 4' | Sidewalk (west side) | | | | | | |
| | | | C & G (both side) | | | | | | |
| | | 26' FF | Perm Pvmt | Noisy Brook Road | Drolet Drive | Seneca Drive | / | / | / |
| | | 4' | Sidewalk (north side) | | | | / | / | / |
| | | | C & G (both sides) | | | | / | / | / |
| | | 26' FF | Perm Pvmt | Seneca Drive | Noisy Brook Road | New Cave Road | / | / | / |
| | | 4' | * Sidewalk (west sides) | | | | / | / | / |
| | | | C & G (both sides) | | | | / | / | / |
| | | 26' FF | Perm Pvmt | New Cave Road | Drolet Drive | Seneca Drive | / | / | / |
| | | 4' | * Sidewalk (both sides) | | | | / | / | / |
| | | | C & G (both sides) | | | | / | / | / |
| | | 6' | Sidewalk (west side) | Golf Course Road | 160' N of Tract B-1 | Jill Patricia Street | / | / | / |
| | | 4' | Sidewalk (south side) | Jill Patricia Street | Golf Course Road | West Prop Line | / | / | / |

* Partially deferred sidewalk - See Exhibit

N/A Street lights per DPM

revised 07/01/01

Project name: Trails at Las Marcadas

| SIA Sequence # | COA DRC Project # | Size | Type of Improvement | Location | From | To | Private Inspector | City Inspector | City Cnst Engineer |
|---|---|---|---|---|---|---|---|---|---|
| | | | **WATER** | | | | | | |
| | | 8" | Waterline | Drolet Drive | Marna Lynn Ave | Jill Patricia Street | | | |
| | | 6" | Waterline | Noisy Brook Road | Drolet Drive | Seneca Drive | | | |
| | | 6" | Waterline | Seneca Drive | Noisy Brook Drive | New Cave Road | | | |
| | | 6" | Waterline | New Cave Road | Drolet Drive | Seneca Drive | / | / | / |
| | | | **SANITARY SEWER** | | | | | | |
| | | 8" | Sanitary sewer | Drolet Drive | Marna Lynn Ave | end of stub street | | | |
| | | 8" | Sanitary sewer | Noisy Brook Road | Drolet Drive | Seneca Drive | / | / | / |
| | | 8" | Sanitary sewer | Seneca Drive | Noisy Brook Road | New Cave Road | | | |
| | | 8" | Sanitary sewer | New Cave Road | Seneca Drive | Drolet Drive | / | / | / |
| | | | **STORM SEWER** | | | | / | / | / |
| | | 24" | Storm Sewer w/ appurtenances | Drolet Drive | Marna Lynn Ave | inlets in Drolet Drive | / | / | / |
| | | | Sidewalk Culvert | Golf Course Rd | Seneca Drive | Golf Course Rd | | | |

1 Grading and Drainage Certification per DPM, including retaining walls as shown on the Grading and Drainage Plan for Release of SIA and financial guaranty.

2 Water infrastructure to include valves, fittings, valve boxes and fire hydrants.

3 SAS to include manholes and service connections

**AGENT / OWNER**

Amy L. Driscoll, PE
NAME (print)

**MARK GOODWIN & ASSOCIATES**
FIRM

SIGNATURE - date

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

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

DRB CHAIR - date

PARKS & GENERAL SERVICES - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

_____ - date

CITY ENGINEER - date

_____ - date

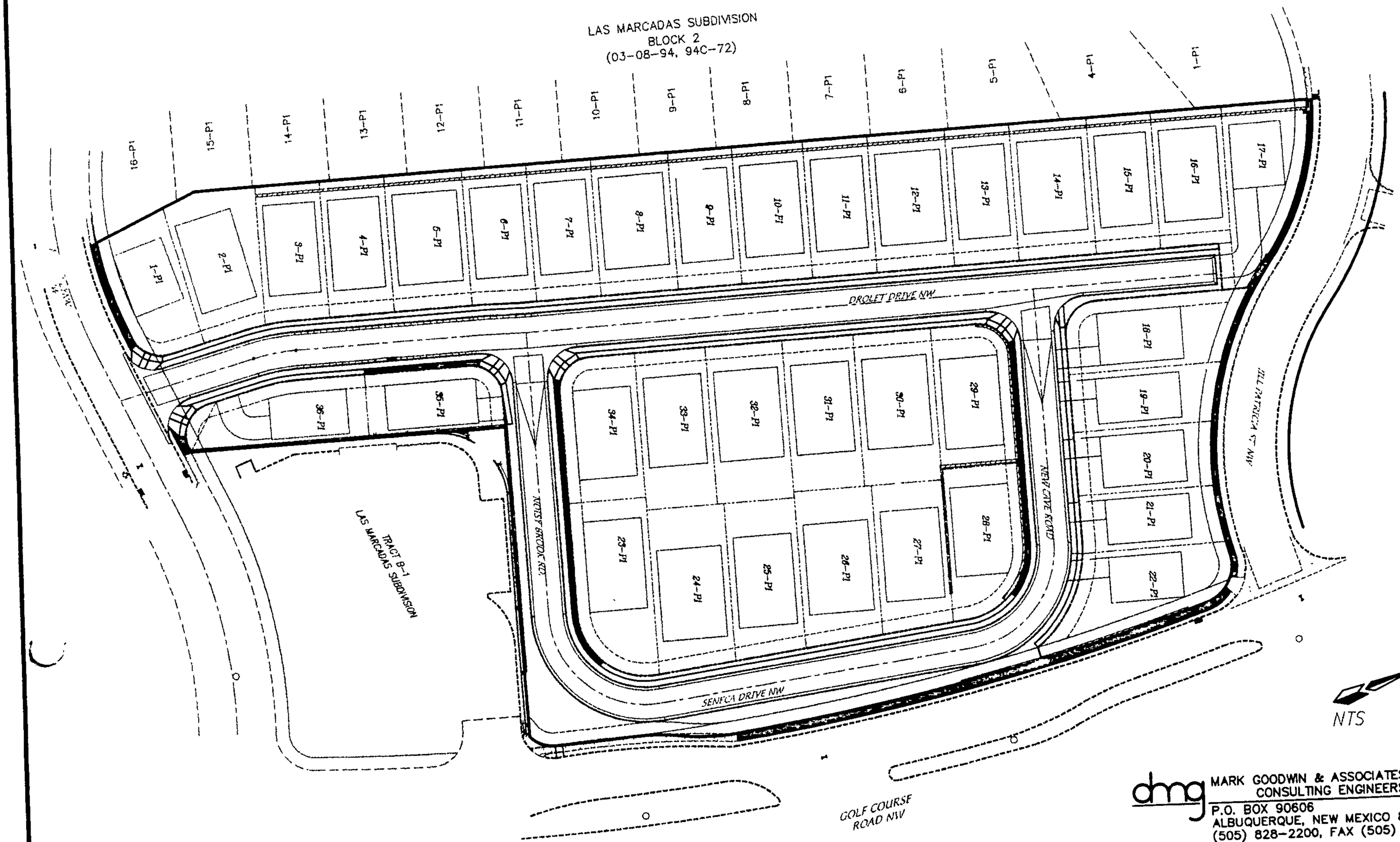
**DESIGN REVIEW COMMITTEE REVISIONS**

| REVISION | DATE | DRC CHAIR | USER DEPARTMENT | AGENT /OWNER |
|---|---|---|---|---|
| | | | | |
| | | | | |
| | | | | |



revised 07/01/01

# TRAILS AT LAS MARCADAS SUBDIVISION
# SIDEWALK DEFERRAL EXHIBIT





dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539


A3943/SIDEWALK11/98-11-03/ACH

## LEGEND

SIDEWALK NOT DEFERRED

**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: Trails at Las Marcadas
AGIS MAP #: C-12
LEGAL DESCRIPTION: Tract B-2, Las Marcadas Subdivision

X **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 June 27, 2003 [date].

Applicant / Agent — Date 6/27/03

JM 6/25/03

Hydrology Division Representative — Date

X **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 March 21, 2003 [date]. *

* This is in the NMUI service area. NMUI has stated it will provide utility service.

Applicant / Agent — Date 6/27/03

NMUI Svc Area
JM 6/25/03

Utility Division Representative — Date

**DRB#** _____

*f:\\forms\formdrws*

Amy P. 797-9539 from B

City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293

Date: March 21, 2003

**OFFICIAL NOTIFICATION OF DECISION**

Albuquerque, New Mexico 87103
FILE: **Project # 1002050**
03EPC-00146 Zone Map Amendment

Golf Course
133 Calabria St.
Aptos, CA. 95003

LEGAL DESCRIPTION: for all or a portion of Tract(s) B-2, **Las Marcadas Subdivision**, a zone map amendment from C-1 to R-LT, located on GOLF COURSE ROAD NW, between MARNA LYNN NW and JILL PATRICA NW, containing approximately 7 acre(s). (C-12) Juanita Vigil, Staff Planner

On March 20, 2003 the Environmental Planning Commission voted to approve Project 1002050/ 03EPC 00146, a Zone Map Amendment from C-1 to RL-T, for Tract B-2, Las Marcadas Subdivision, located on Golf Course Road NW between Paradise Boulevard NW and Marna Lynn Avenue NW, containing approximately 7 acres based on the following Findings:

**FINDINGS:**

1. This is a request for a zone map amendment from C-1 to RL-T for Tract B-2, Las Marcadas Subdivision located on Golf Course Road NW between Paradise Blvd and Marna Lynn Ave NW, containing approximately 7 acres. The applicant is proposing to develop this site as a single-family residential development, at approximately 42 lots, creating a density of approximately 6 dwelling units per gross acre.

2. This site is not designated as an Activity Center in the *Comprehensive Plan* as identified in the *Comprehensive Plan* with Centers & Corridors Concept for Bernalillo County Map. Commercial development that will help create mixed-use concentrations should occur in areas identified as Activity Centers in the *Comprehensive Plan* as indicated in Policy 6a. This request will further Policy 6a, removing the possibility of a mixed-use concentration in an area out side of a designated Activity Center.

3. Sites that are zoned for commercial or office use, which is allowed in the C-1 zone, is discouraged in areas that are not designated as an Activity Center in the *Comprehensive Plan*, according to Policy 6h of the Plan.

4. This site is not within a Community or Neighborhood Center as designated in the *West Side Strategic Plan*. Therefore, this request will further Policy 1.1 of the *West Side Strategic Plan* that emphasizes the City of Albuquerque Planning Commission to require that high density and non-residential development occur within Community and Neighborhood Centers.

5. This site's zone category was designated commercial in 1983 fourteen years before the adoption of the *West Side Strategic Plan*. Policy 1.3 of the *West Side Strategic Plan* provides for requests such as this and encourages changes of commercial and office zoning outside the centers to a residential use.

6. Policy 2.5 of the *West Side Strategic Plan* requires the Planning Department to consider whether the local public schools have sufficient capacity to support an increase in the number of homes when reviewing subdivisions. Comments that have been submitted to the Planning Department from the Albuquerque Public Schools indicate that the local public schools affected by the subject site are above the schools' designed capacities. However, this policy on its own is not intended to be the basis for a denial when considering the review of a residential development.

7. The proposed submittal is more advantageous to the community and meets Section 1D of *Resolution 270-1980* because it allows for concentrated commercial development to be located in Community or Neighborhood Centers as designated in the *West Side Strategic Plan* and promotes housing to be located within walking distances of existing services.

8. The *West Side Strategic Plan* does not designate the subject site's area as an Activity Center; therefore, a change has occurred within this community, which justifies Section 1D of *Resolution 270-1980*. The site was designated C-1 in 1983, fourteen years before the 1997 adoption of the *West Side Strategic Plan*.

9. The applicant is requesting RL-T, a zone category that does not exist immediately adjacent to this site, but does exist within the vicinity. Section 1I of *Resolution 270-1980* discourages zone map amendments when it will create a "spot zone to one small area especially when only one premise is involved." The site is currently one premise, but the applicant is proposing to subdivide the site into 42 separate lots and no longer would be considered to be one premise. The size of the site, 7 acres, is also hard to describe as a "small area" as mentioned in Section 1I of *Resolution 270-1980*.

10. This site has a very small area that is part of the Overlay Design Area, specifically, the Impact Area as designated in the *Northwest Mesa Escarpment Plan*, which limits the heights and color of a dwelling unit as specified in Policy 12. The majority of the site is within the Overlay Design Area, specifically, the View Area, that limits the color of dwelling units as specified in Policy 20.

11. The Open Space Division of the Parks and Recreation Department encourages design of the future development to accommodate public access and use of the adjacent trailhead. The Open Space Division would also welcome design input prior to future platting action and will review future applications to promote such design.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY APRIL 4, 2003 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and 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. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

Victor J. Chavez
Planning Director

VJC/JV/ac

cc: Mel Famie, LLC, P.O. Box 2758, Corrales, NM 87048
Jeffrey Armijo, Piedras Marcadas, 4937 Mama Lynn Ave. NW, Albuq. NM 87114
Gerri Warner, Piedras Marcadas, 8715 Tia Christine NW, Albuq. NM 87114
Bill Hilliard, 9201 Jill Patricia, Albuq. NM 87114

New Mexico Utilities Inc.

April 14, 2003

Ms Amy L. Driscoll, PE
D. Mark Goodwin & Associates, P.A.
P.O. Box 90606
Albuquerque, NM 87199

Re: Tract B-2, Las Marcadas Subdivision

Dear Ms Driscoll:

New Mexico Utilities, Inc., will be able to provide water and wastewater service to the above referenced site located in Albuquerque, New Mexico, County of Bernalillo, subject to the rules and regulations of the New Mexico Public Regulation Commission and the tariffs and policies of New Mexico Utilities, Inc.

Sincerely,
New Mexico Utilities, Inc.

Bob Gay
Vice President

*4700 Irving Blvd., N.W., Suite 201*
*Albuquerque, New Mexico 87114*
*Telephone (505) 898-2661 Fax (505) 898-6379*

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

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

*June 27, 2003*

*Mr. Jeff Armijo*
*Piedras Marcadas Neighborhood Association*
*4937 Maria Lynn Ave NW*
*Albuquerque, NM 87114*

*Ms. Gerri Warner*
*Piedras Marcadas Neighborhood Association*
*8715 Tia Christina NW*
*Albuquerque, NM 87114*

***Re: Tract B-2, Las Marcadas Subdivision***

*Dear Mr. Armijo and Ms. Warner:*

*Enclosed please find a copy of the DRB application and the Preliminary Plat for the referenced project. The anticipated date to be heard at DRB is July 23, 2003. Please contact Amy Driscoll of our office if you have any questions or concerns.*

*Sincerely,*

*MARK GOODWIN & ASSOCIATES, PA*

Susan Rasinski

*Susan Rasinski*
*Executive Assistant*

*/sr*

*Enclosure*

*f:\\3043-las marcadas\neighborhood assoc..wpd*

# 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: June 26, 2003

TO CONTACT NAME: Susan Lasenski
COMPANY/AGENCY: Mark Goodwin & Assoc
ADDRESS/ZIP: PO Box 90606 87199
PHONE/FAX #: 828-2200 / 797-9539

Thank you for your inquiry of 6-26-03 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tract B amended replat of Tracts 2A & 4A of Paradise Valley to Las Marcadas Subdivision.
zone map page(s) C-12.

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

Piedras Marcadas
**Neighborhood Association**
Contacts: Jeff Armijo
4937 Marna Lynn Ave NW
450-5279 (w) 87114
Gerri Warner
8715 Tia Christina NW
898-3110 (w) 853-3309(w) 87114

**Neighborhood Association**
Contacts:

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

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

Sincerely,

Dalena Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

planning.recognized.na.form(05/08/01)

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

7001 1940 0006 3622 7677

ALBUQUERQUE, NM 87114

| | |
|---|---|
| Postage | $ 1.39 |
| Certified Fee | 2.30 |
| Return Receipt Fee (Endorsement Required) | 1.75 |
| Restricted Delivery Fee (Endorsement Required) | |
| Total Postage & Fees | $ 5.44 |

ALBUQUERQUE ACADEMY STA
JUN 27 2003
Postmark Here
USPS

Sent To Gem Warner-Piedras Marc.
Street, Apt. No.; or PO Box No. 8715 Tia Christina NW
City, State, ZIP+4 Albuq 87114

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 0006 3622 7660

ALBUQUERQUE, NM 87114

| | |
|---|---|
| Postage | $ 1.39 |
| Certified Fee | 2.30 |
| Return Receipt Fee (Endorsement Required) | 1.75 |
| Restricted Delivery Fee (Endorsement Required) | |
| Total Postage & Fees | $ 5.44 |

ALBUQUERQUE ACADEMY STA
JUN 27 2003
Postmark Here
USPS

Sent To Jeff Armijo - PiedrasMarcadas
Street, Apt. No.; or PO Box No. 4937 Marna Lynn NW
City, State, ZIP+4 City 87114

PS Form 3800, January 2001 See Reverse for Instructions

# 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 July 15 2003 To July 30 2003

5. REMOVAL

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

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

(Applicant or Agent) 6/27/03 (Date)

I issued 2 signs for this application, 6/27/03 (Date), (Staff Member)

03DRB < 03DRB -01059, 03DRB -01060

**DRB PROJECT NUMBER:** 1002050

Rev. 5/9/03

# TRAILS AT LAS MARCADAS SUBDIVISION
## SIDEWALK DEFERRAL EXHIBIT

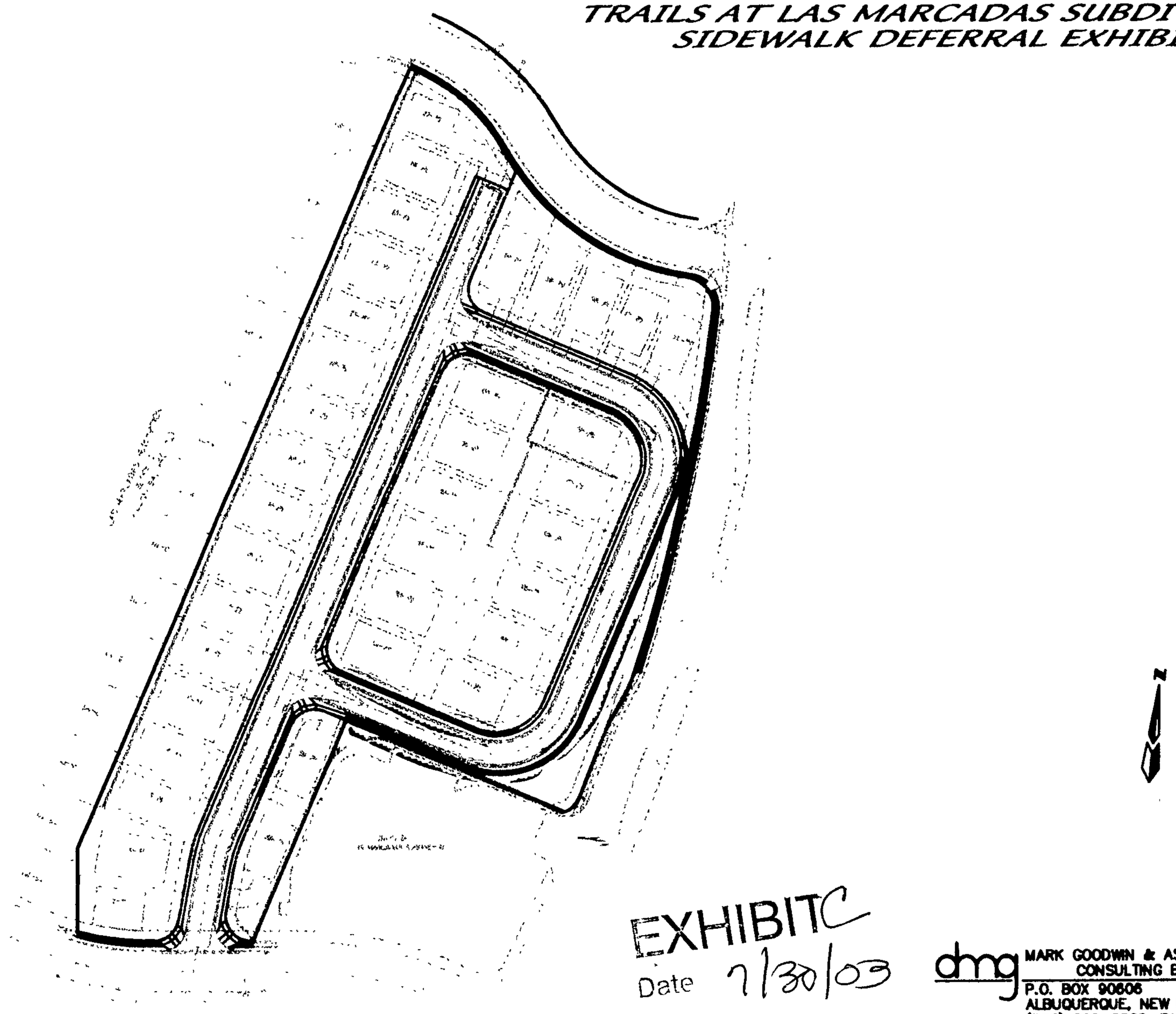


EXHIBIT C
Date 7/30/03

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

LEGEND

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** Mel Famie

**AGENT** MG + Assoc

**ADDRESS**

**PROJECT NO.** 1002050

**APPLICATION NO.**

$ 1390 441006 / 4983000 ( DRB Cases )

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

$ 75 441018 / 4971000 ( Notification )

$ 1465.- **Total amount due**

MEL FAMIE LLC
P O BOX 2758
CORRALES, NM 87048

95-145/1070
001513818

1184

DATE 6/27/03

PAY TO THE ORDER OF City of Albuquerque $ 1,465.00

Fourteen Hundred Sixty Five + 00/ DOLLARS

Security Features Included Details on Back

1ST FIRST STATE BANK
Taos Santa Fe Albuquerque and Surrounding Communities
Ph 505-241 7500
Our family serving your family

MEMO Las Marcadas PP/DRB

MP

⑆107001452⑆ 1184 001513818⑈

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

06/27/2003 1:19PM LOC: ANNX
RECEIPT# 00008628 WS# 007 TRANS# 0018
Account 441018 Fund 0110
Activity 4971000 TRSCCS
Trans Amt $1,465.00
J24 Misc $75.00
CK 10/28/02 $1,465.00
CHANGE $0.00

Thank You

counterreceipt doc

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** _____

**AGENT** DMG

**ADDRESS** _____

**PROJECT NO.** 1002050

**APPLICATION NO.** _____

$ 110 441006 / 4983000 ( DRB Cases )

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

$ _____ 441018 / 4971000 ( Notification )

$ 110 **Total amount due**

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

08/22/2003 2:53PM LOC: ANNX
RECEIPT# 00011228 WS# 007 TRANS# 0043
Account 441006 Fund 0110
Activity 4983000 TRSLJ5
Trans Amt $110.00
J24 Misc $110.00
CK $110.00
CHANGE $0.00

Thank You

City Of Albuquerque
Treasury Division

08/22/2003 2:53PM LOC: ANNX
RECEIPT# 00011229 WS# 007 TRANS# 0042
Account 441006 Fund 0110
Activity 4983000 TRSLJ5
Trans Amt $110.00
J24 Misc $110.00
CK $110.00
CHANGE $0.00

Thank You

# FACSIMILE

**Name:** Claire Senova
**Organization:** CoA, DRB Admin Assistant
**Fax:** 924-3864
**Date:** April 8, 2003
**Subject:** Trails at Las Marcadas
**Pages:** 1

☐ Urgent ☐ Reply ASAP ☐ Please Comment ☐ For Your Records

**Comments:**
I am requesting that the Trails at Las Marcadas be withdrawn from the DRB agenda (#1002050). The project has already been seen once for sketch plat. Thanks.


From the desk of...

AMY L. DRISCOLL, PE
Mark Goodwin & Associates, PA
PO Box 90606
Albuquerque, NM 87199
(505) 828-2200
Fax (505) 797-9539

# City of Albuquerque

## DEVELOPMENT REVIEW APPLICATION

| | Supplemental form | | Supplemental form |
|---|---|---|---|
| **SUBDIVISION** | S | **ZONING** | Z |
| ☒ Major Subdivision action | | ☐ Annexation & Zone Establishment | |
| ☐ Minor Subdivision action | | ☐ Sector Plan | |
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**APPLICANT INFORMATION:**

NAME: Mel Famie LLC — PHONE: 440-7262
ADDRESS: P.O. Box 2758 — FAX: 898-5085
CITY: Corrales — STATE NM — ZIP 87048 — E-MAIL:
Proprietary interest in site: Owner
AGENT (if any): Mark Goodwin & Associates, PA — PHONE: 828-2200
ADDRESS: PO Box 90606 — FAX: 797-9539
CITY: Albuquerque — STATE NM — ZIP 87199 — E-MAIL: dmg@swcp.com

**DESCRIPTION OF REQUEST:** Trails at Las Marcadas: Sketch Plat
Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes. ☒ No.

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

Lot or Tract No. Tract B-2 — Block: 34 — Unit: B
Subdiv. / Addn. Las Marcadas Subdivision
Current Zoning: C-1 — Proposed zoning: same RLT
Zone Atlas page(s): C-12 — No. of **existing** lots: 1 — No. of **proposed** lots: 36
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Within city limits? ☒ Yes. No ☒, but site is within 5 miles of the city limits (DRB jurisdiction.) — Within 1000FT of a landfill? no
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Between: Marna Lynn Ave. and Jill Patrica St. aka Trails @ Las Marcadas.

**CASE HISTORY:**

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): V-89-95, 03EPC-00146, DRB 1002050

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

**SIGNATURE** _____ DATE 4/8/03
(Print) Amy L. Driscoll, PE — ☐ Applicant ☒ Agent

**FOR OFFICIAL USE ONLY** — Form revised September 2001

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| ✓ 03DRB - 00573 | CK | SS | $ |
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| | | | $ |
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| | | | Total $ |

Hearing date 4/16/03

Planner signature / date 4/16/03

**Project #** 1002050

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

☒ **SKETCH PLAT REVIEW AND COMMENT** 5 copies NLT 2p 4/8/03

- ☒ 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.
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Amy L. Driscoll, PE
Applicant name (print)

4/8/03
Applicant signature / date

Form revised September 2001

☑ Checklists complete
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Application case numbers
03DRB - 00573
____ - ____ - ____
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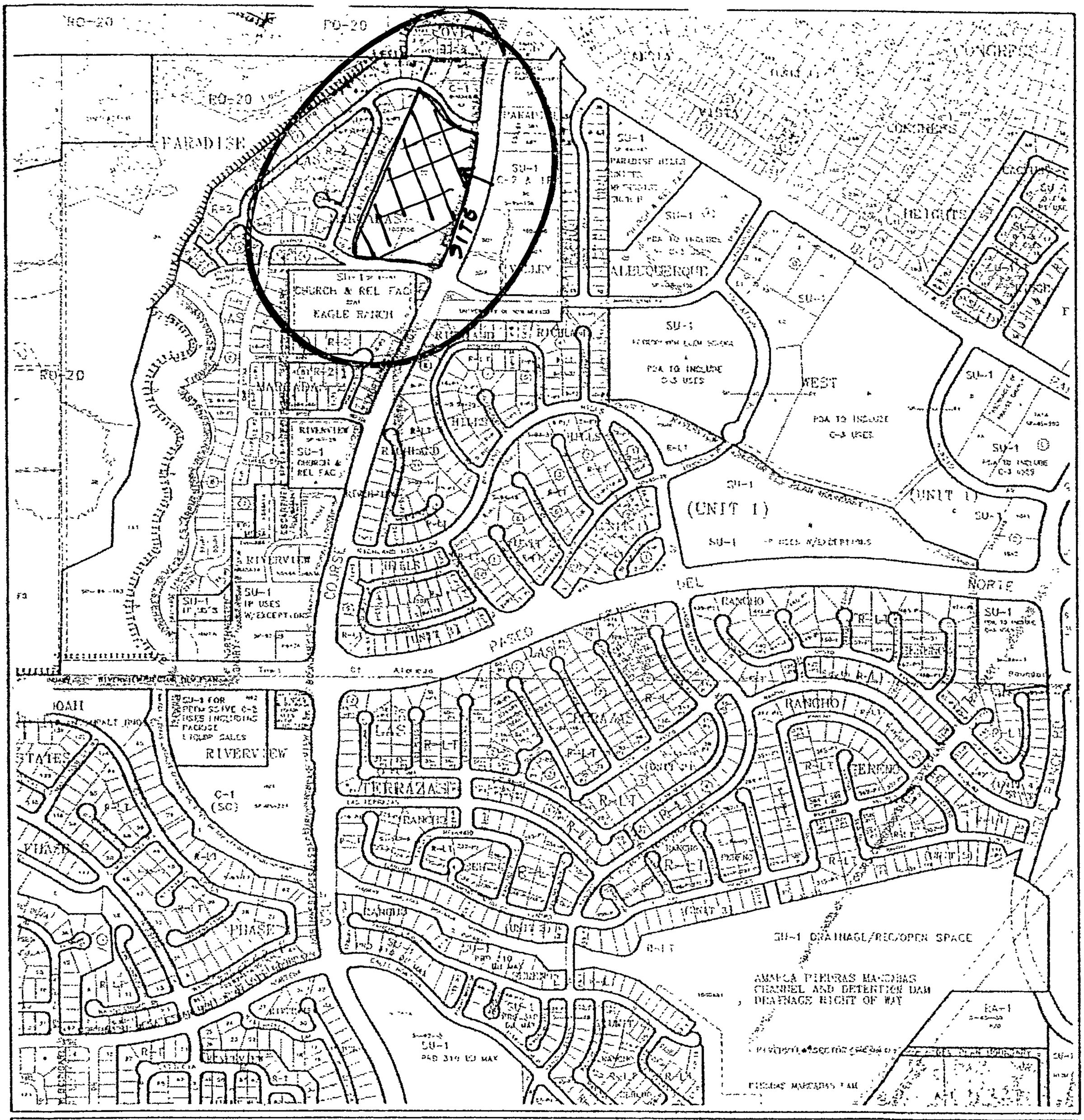
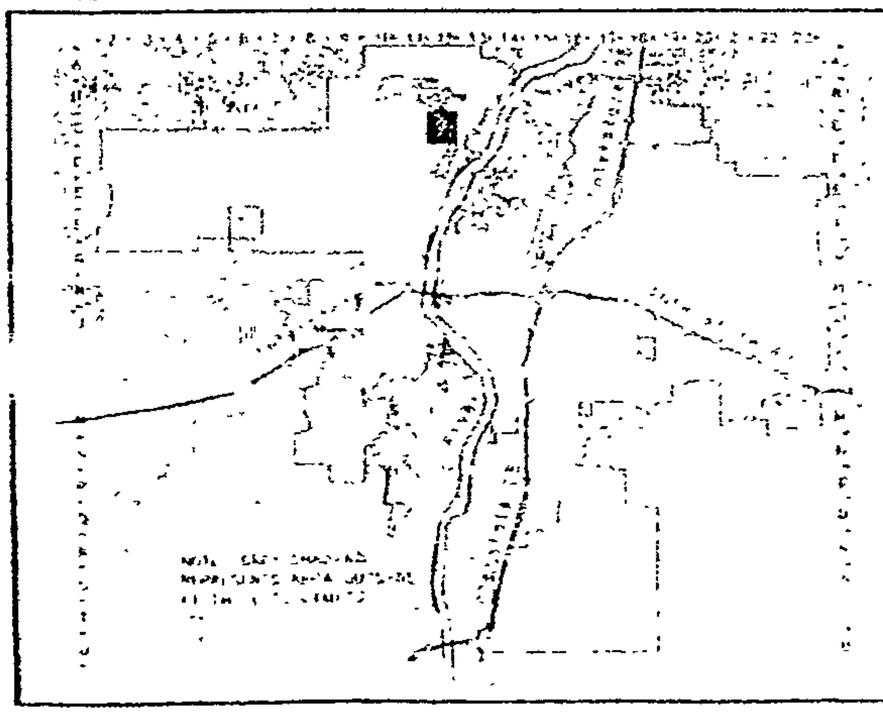
4/8/03
Planner signature / date

Project # 1002050



CITY OF
Albuquerque

AGIS

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GRAPHIC SCALE IN FEET

250 0 750 1500

# Zone Atlas Page

# C-12-Z

Map Amended through January 21, 2003

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

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

*April 8, 2003*

*Ms. Sheron Matson, Chair*
*Development Review Board*
*City of Albuquerque*
*600 2nd Street SW*
*Albuquerque, NM 87103*

***Re: Trails at Las Marcadas***

*Dear Ms. Matson:*

*We are submitting for Sketch Plat for the Trails at Las Marcadas Subdivision. Please see the enclosed zone atlas maps for the site location. The site is currently zoned C-1, but the proposed zoning is RLT per 03EPC-00146.*

*The property will be divided into 36 lots. We are in the process of requesting water and sewer service from NMUI.*

*Please contact me if I can be of further assistance.*

*Sincerely,*

*MARK GOODWIN & ASSOCIATES, P.A.*

*Amy L. Driscoll, PE*
*Project Engineer*

*F:\las marcadas\DRB1*

# City of Albuquerque

## DEVELOPMENT REVIEW APPLICATION

| | Supplemental form | | Supplemental form |
|---|---|---|---|
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Form revised September 2001

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Hearing date 4/16/03

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Planner signature / date

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Applicant name (print)

4/8/03
Applicant signature / date

Form revised September 2001

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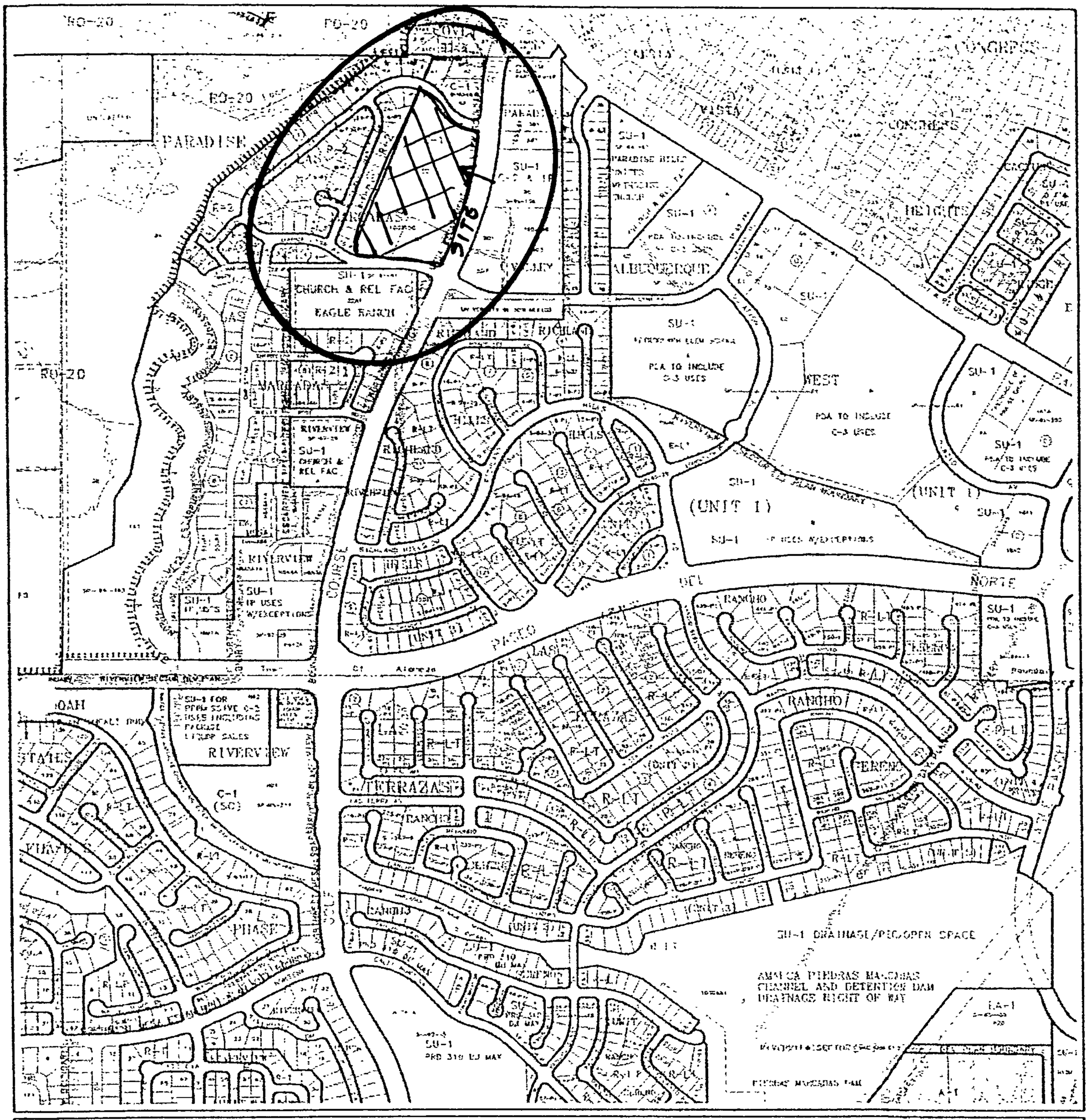


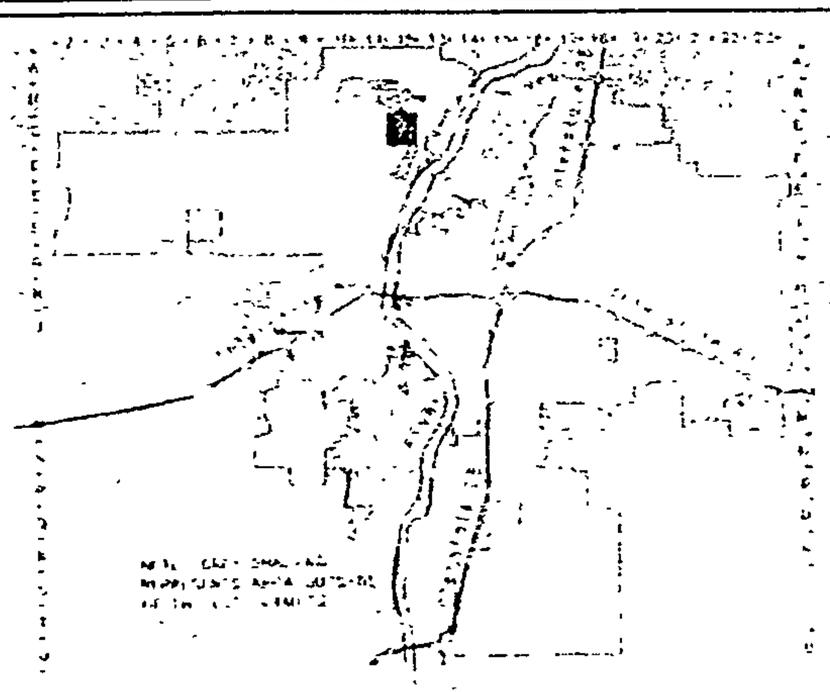

CITY OF
Albuquerque

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GRAPHIC SCALE IN FEET

250 0 750 1000

# Zone Atlas Page

# C-12-Z

Map Amended through January 21, 2003

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

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

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*Development Review Board*
*City of Albuquerque*
*600 2nd Street SW*
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*F:\las marcadas\DRB1*

# City of Albuquerque

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Hearing date 4/16/03

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Amy L. Driscoll, PE
Applicant name (print)

4/8/03
Applicant signature / date

Form revised September 2001

☑ Checklists complete
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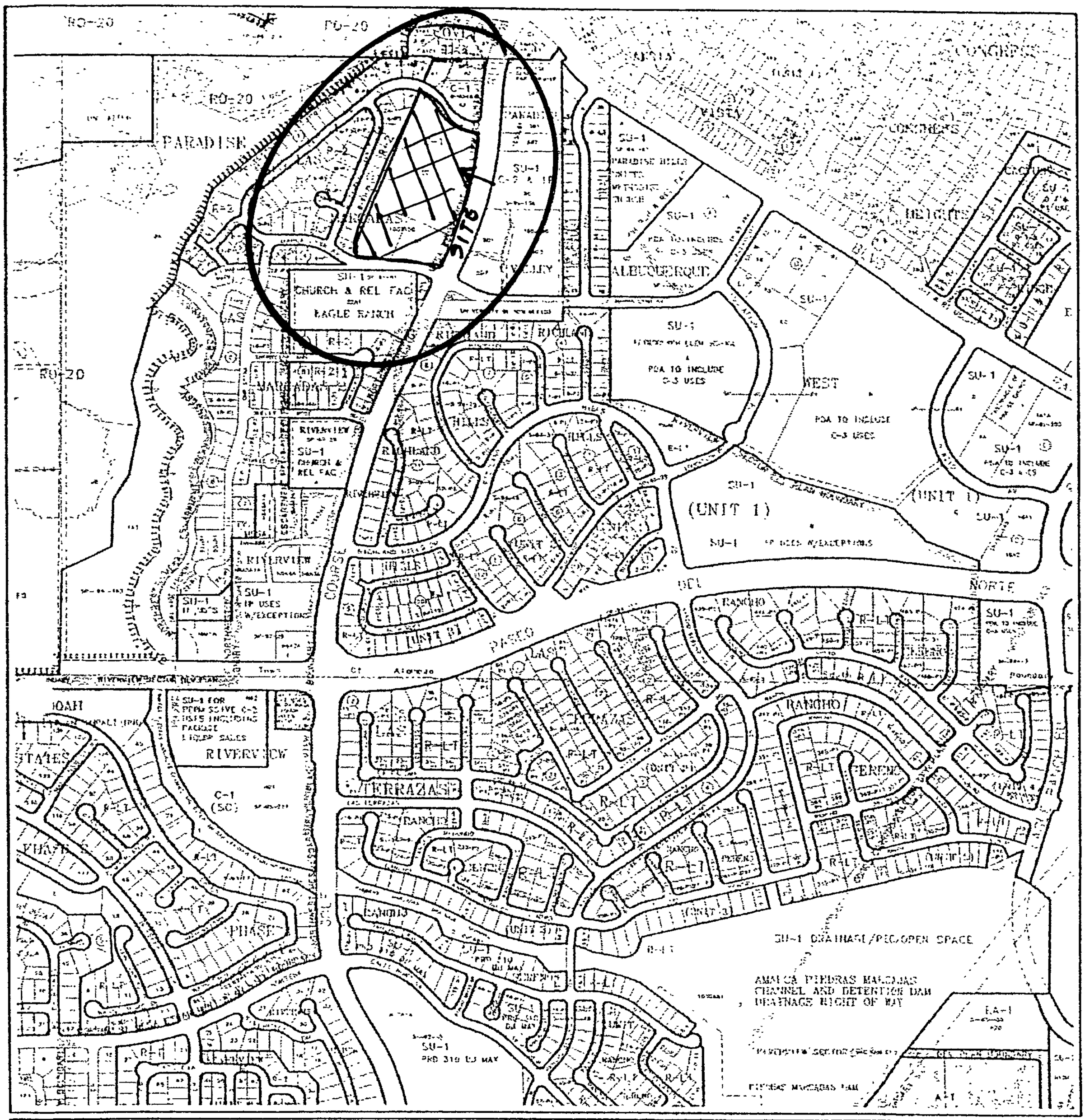
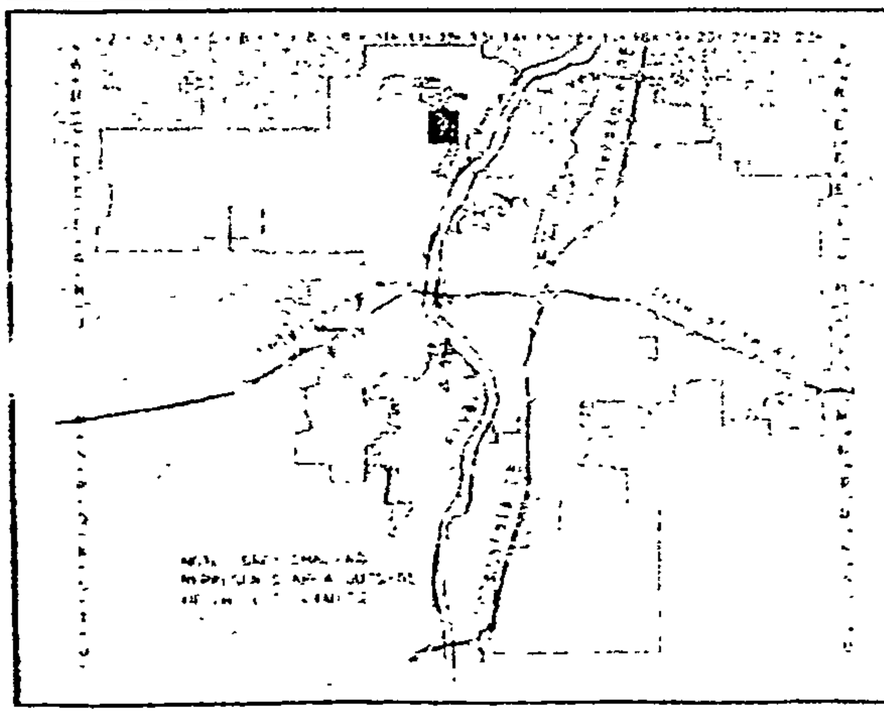
Application case numbers
03DRB - 00573
____ - ____ - ____
____ - ____ - ____

4/8/03
Planner signature / date

Project # 1002050



CITY OF
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GRAPHIC SCALE IN FEET

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# Zone Atlas Page

# C-12-Z

Map Amended through January 21, 2003

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

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

*April 8, 2003*

*Ms. Sheron Matson, Chair*
*Development Review Board*
*City of Albuquerque*
*600 2nd Street SW*
*Albuquerque, NM 87103*

***Re: Trails at Las Marcadas***

*Dear Ms. Matson:*

*We are submitting for Sketch Plat for the Trails at Las Marcadas Subdivision. Please see the enclosed zone atlas maps for the site location. The site is currently zoned C-1, but the proposed zoning is RLT per 03EPC-00146.*

*The property will be divided into 36 lots. We are in the process of requesting water and sewer service from NMUI.*

*Please contact me if I can be of further assistance.*

*Sincerely,*

*MARK GOODWIN & ASSOCIATES, P.A.*

*Amy L. Driscoll, PE*
*Project Engineer*

*F:\las marcadas\DRB1*

# City of Albuquerque

## DEVELOPMENT REVIEW APPLICATION

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

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

**APPLICANT INFORMATION:**

NAME: Mel Famie LLC — PHONE: 440-7262
ADDRESS: P.O. Box 2758 — FAX: 898-5085
CITY: Corrales STATE NM ZIP87048 — E-MAIL:
Proprietary interest in site: Owner
AGENT (if any): Mark Goodwin & Associates, PA — PHONE: 828-2200
ADDRESS: PO Box 90606 — FAX: 797-9539
CITY. Albuquerque STATE NM ZIP 87199 — E-MAIL: dmg@swcp com

**DESCRIPTION OF REQUEST:** Trails at Las Marcadas: Sketch Plat
Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes. ☒ No.

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

Lot or Tract No. Tract B-2 — Block: 34 — Unit: B

Subdiv / Addn. Las Marcadas Subdivision

Current Zoning: C-1 — Proposed zoning. same RLT

Zone Atlas page(s) C-12 — No. of **existing** lots: 1 — No. of **proposed** lots: 36

Total area of site (acres): 10 — Density if applicable: dwellings per gross acre: 5 — 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. 101206419046620417 — MRGCD Map No. ____

LOCATION OF PROPERTY BY STREETS: On or Near: Golf Course Road
Between: Marna Lynn Ave and Jill Patrica St — aka Trails @ Las Marcadas.

**CASE HISTORY:**

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.) V-89-95, 03EPC-00146, DRB 1002050

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

**SIGNATURE** _____ DATE 4/8/03

(Print) Amy L. Driscoll, PE — ☐ Applicant ☒ Agent

Form revised September 2001

**FOR OFFICIAL USE ONLY**

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

| Application case numbers | Action | S.F. | Fees |
|---|---|---|---|
| ✓ 03DRB-00573 | SK | SS | $ ⊖ |
| | | | $ |
| | | | $ |
| | | | $ |
| | | | $ |
| | | | Total $ ⊖ |

Hearing date 4/16/03

Planner signature / date 4/16/03

**Project #** 1002050

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

☒ **SKETCH PLAT REVIEW AND COMMENT** 5 copies NLT 2p 4/8/03

☒ 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

Vacant ? ☒ ? 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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Amy L. Driscoll, PE
Applicant name (print)

4/8/03
Applicant signature / date

Form revised September 2001

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

Application case numbers
03DRB - 00573
____ - ____ - ____
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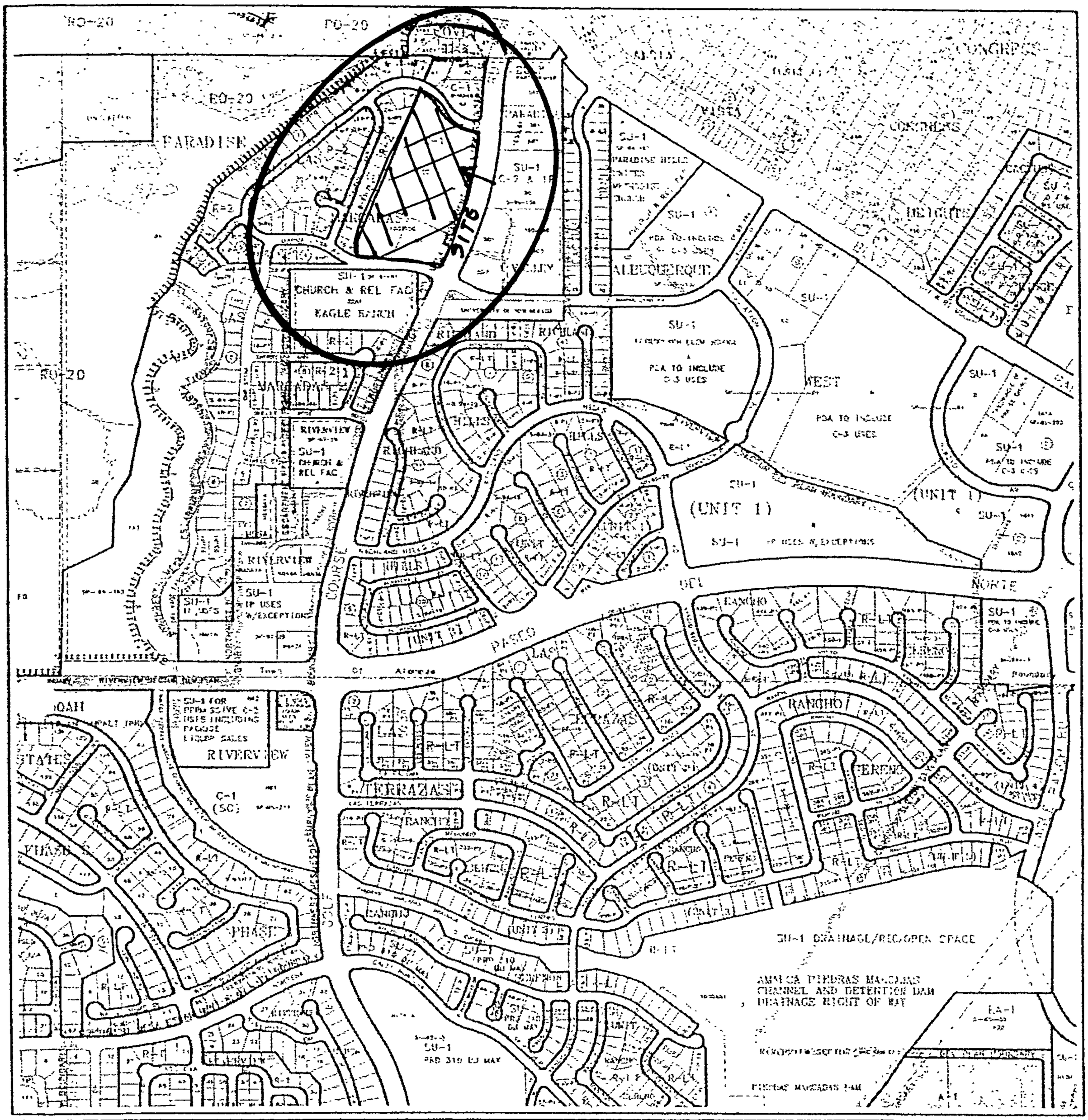
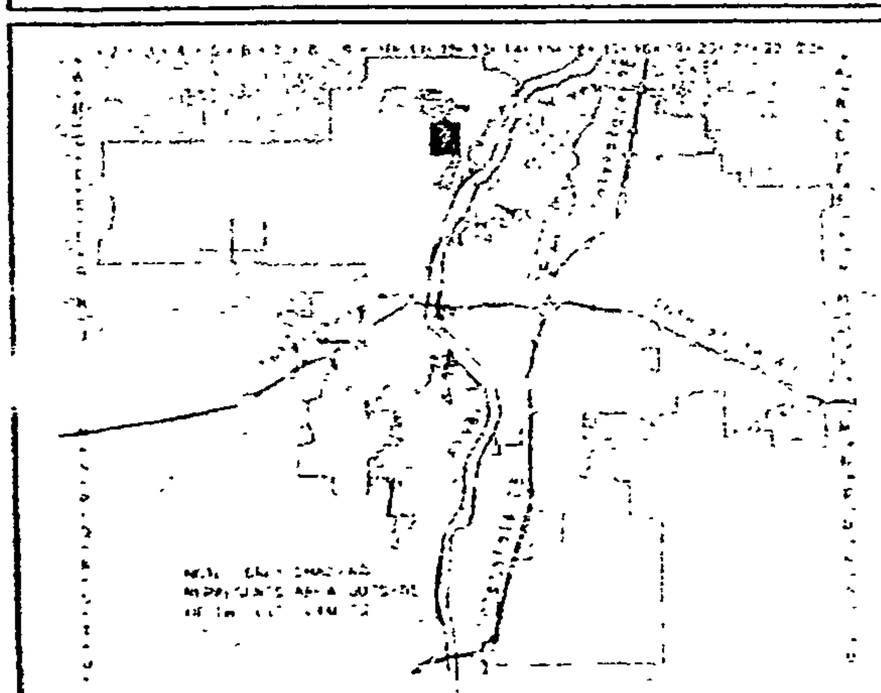
4/8/03
Planner signature / date

Project # 1002050



CITY OF
Albuquerque

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# Zone Atlas Page

# C-12-Z

Map Amended through January 21, 203

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

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

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*City of Albuquerque*
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*Dear Ms. Matson:*

*We are submitting for Sketch Plat for the Trails at Las Marcadas Subdivision. Please see the enclosed zone atlas maps for the site location. The site is currently zoned C-1, but the proposed zoning is RLT per 03EPC-00146.*

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*Please contact me if I can be of further assistance.*

*Sincerely,*

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*Amy L. Driscoll, PE*
*Project Engineer*

*F:\las marcadas\DRB1*

# City of Albuquerque

## DEVELOPMENT REVIEW APPLICATION

| | Supplemental form |
|---|---|
| **SUBDIVISION** | S |
| ☒ Major Subdivision action | |
| ☐ Minor Subdivision action | |
| ☐ Vacation | V |
| ☐ Variance (Non-Zoning) | |
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| ☐ Text Amendment | |
| **APPEAL / PROTEST of...** | A |
| ☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal | |

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**APPLICANT INFORMATION:**

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ADDRESS: P.O. Box 2758 — FAX: 898-5085
CITY: Corrales STATE NM ZIP 87048 — E-MAIL:
Proprietary interest in site: Owner

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Lot or Tract No Tract B-2 — Block: 34 — Unit: B

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Zone Atlas page(s): C-12 — No. of **existing** lots: 1 — No. of **proposed** lots 36

Total area of site (acres): 7.0 — Density if applicable: dwellings per gross acre: 5 — dwellings per net acre: ____

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UPC No. 101206419046620417 — MRGCD Map No ____

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(Print) Amy L. Driscoll, PE — ☐ Applicant ☒ Agent

Form revised September 2001

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|---|---|---|---|
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| | | | $ |
| | | | $ |
| | | | $ |
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| | | | Total $ |

Hearing date 4/16/03

4/16/03
Planner signature / date

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Applicant signature / date

Form revised September 2001

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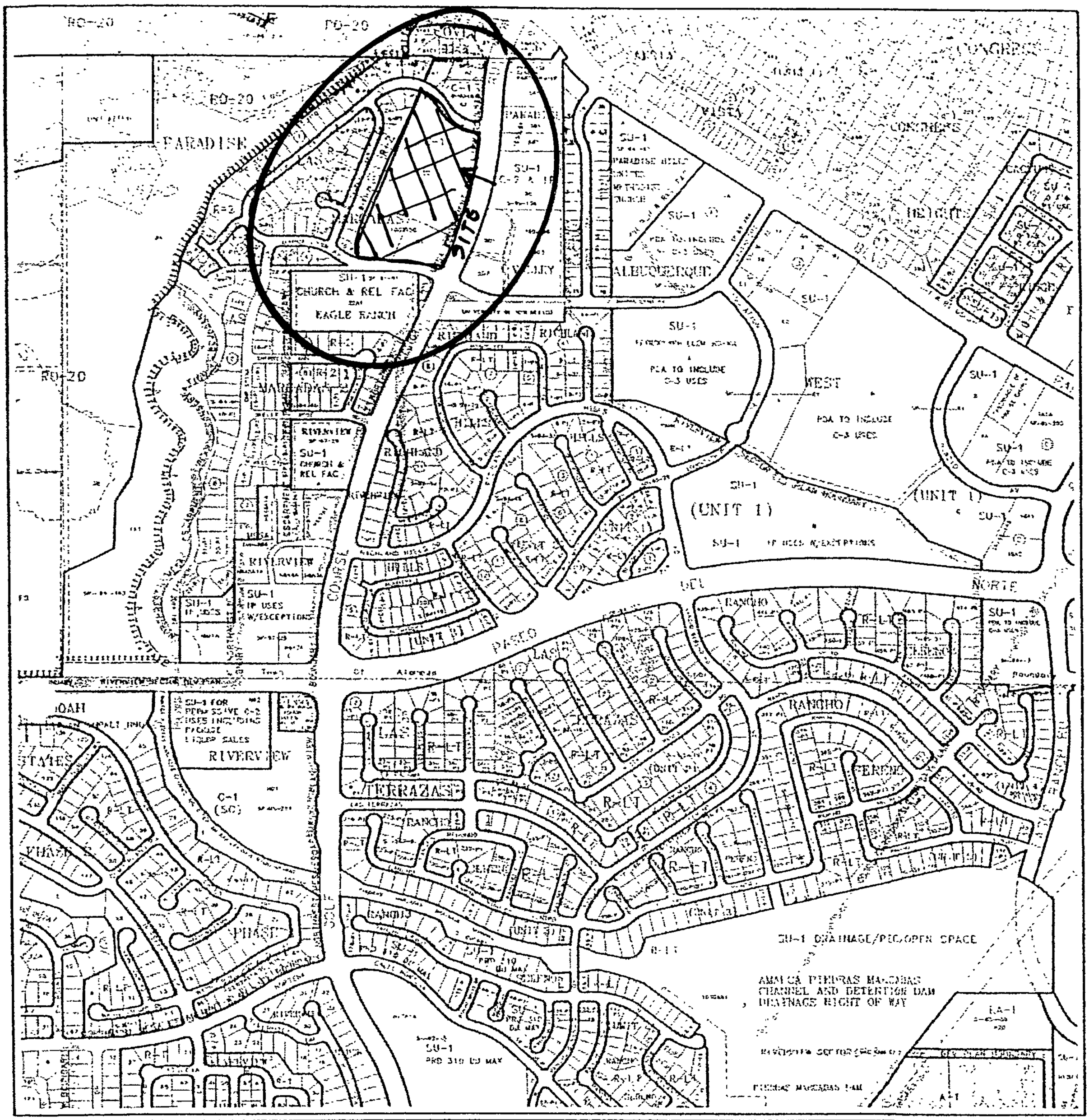


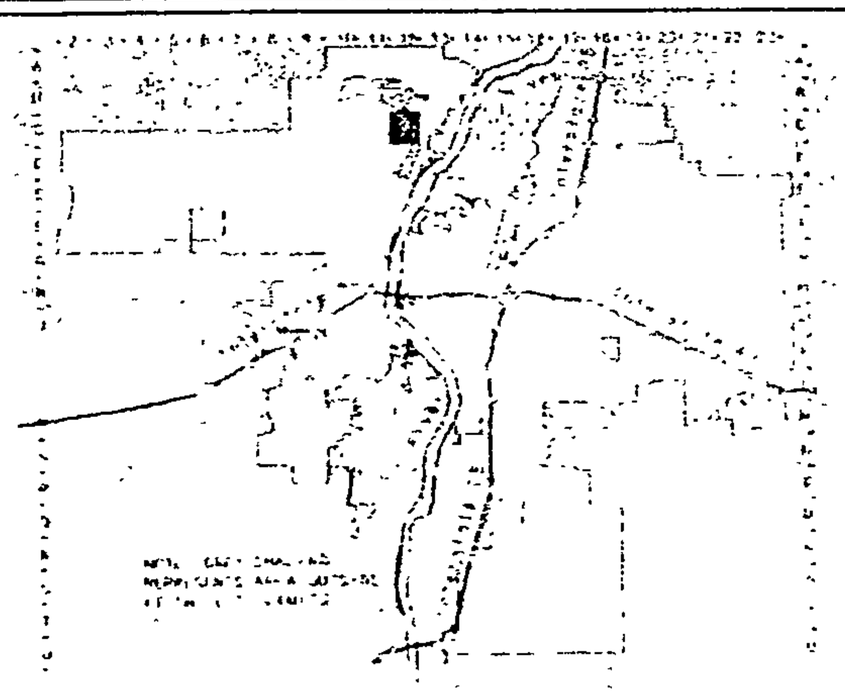

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# Zone Atlas Page

# C-12-Z

Map Amended through January 21, 2003

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*City of Albuquerque*
*600 2nd Street SW*
*Albuquerque, NM 87103*

***Re: Trails at Las Marcadas***

*Dear Ms. Matson:*

*We are submitting for Sketch Plat for the Trails at Las Marcadas Subdivision. Please see the enclosed zone atlas maps for the site location. The site is currently zoned C-1, but the proposed zoning is RLT per 03EPC-00146.*

*The property will be divided into 36 lots. We are in the process of requesting water and sewer service from NMUI.*

*Please contact me if I can be of further assistance.*

*Sincerely,*

*MARK GOODWIN & ASSOCIATES, P.A.*

*Amy L. Driscoll, PE*
*Project Engineer*

*F:\las marcadas\DRB1*

# City of Albuquerque

## DEVELOPMENT REVIEW APPLICATION

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

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

**APPLICANT INFORMATION:**

NAME: Mel Famie LLC — PHONE: 440-7262
ADDRESS. P.O. Box 2758 — FAX: 898-5085
CITY: Corrales STATE NM ZIP87048 — E-MAIL:
Proprietary interest in site: Owner
AGENT (if any): Mark Goodwin & Associates, PA — PHONE: 828-2200
ADDRESS: PO Box 90606 — FAX: 797-9539
CITY. Albuquerque STATE NM ZIP 87199 — E-MAIL: dmg@swcp com

**DESCRIPTION OF REQUEST:** Trails at Las Marcadas Sketch Plat
Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes. ☒ No.

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

Lot or Tract No. Tract B-2 — Block: 34 — Unit: B

Subdiv. / Addn. Las Marcadas Subdivision

Current Zoning C-1 — Proposed zoning same RLT

Zone Atlas page(s) C-12 — No. of **existing** lots 1 — No. of **proposed** lots: 36

Total area of site (acres): 7.0 — Density if applicable: dwellings per gross acre: 5 — 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. 101206419046620417 — MRGCD Map No. ____

LOCATION OF PROPERTY BY STREETS: On or Near: Golf Course Road
Between: Marna Lynn Ave and Jill Patrica St. — aka Trails @ Las Marcadas.

**CASE HISTORY:**

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc) V-89-95, 03EPC-00146, DRB 1002050

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

**SIGNATURE** _____ DATE 4/8/03

(Print) Amy L Driscoll, PE — ☐ Applicant ☒ Agent

Form revised September 2001

**FOR OFFICIAL USE ONLY**

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

| Application case numbers | Action | S.F. | Fees |
|---|---|---|---|
| ✓ 03DRB - 00573 | SK | SS | $ |
| | | | $ |
| | | | $ |
| | | | $ |
| | | | $ |
| | | | $ |
| | | | Total $ |

Hearing date 4/16/03

**Project #** 1002050

JM 4/16/03
Planner signature / date

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

5 copies NLT 2p 4/8/03

☒ **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
- Vacant ? ☒ 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 amendments

- ☐ 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.

Amy L. Driscoll, PE
Applicant name (print)

4/8/03
Applicant signature / date

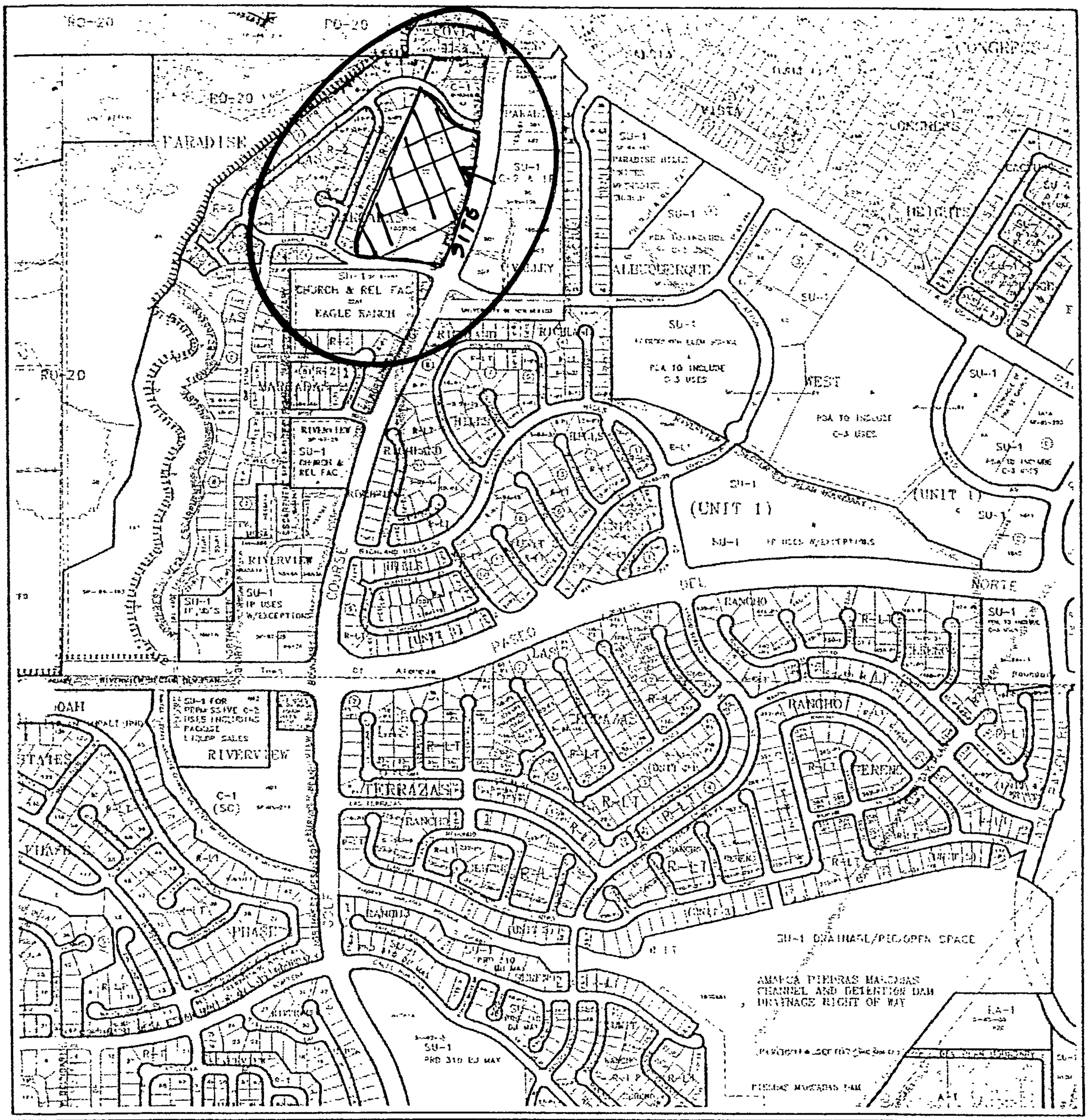
Form revised September 2001

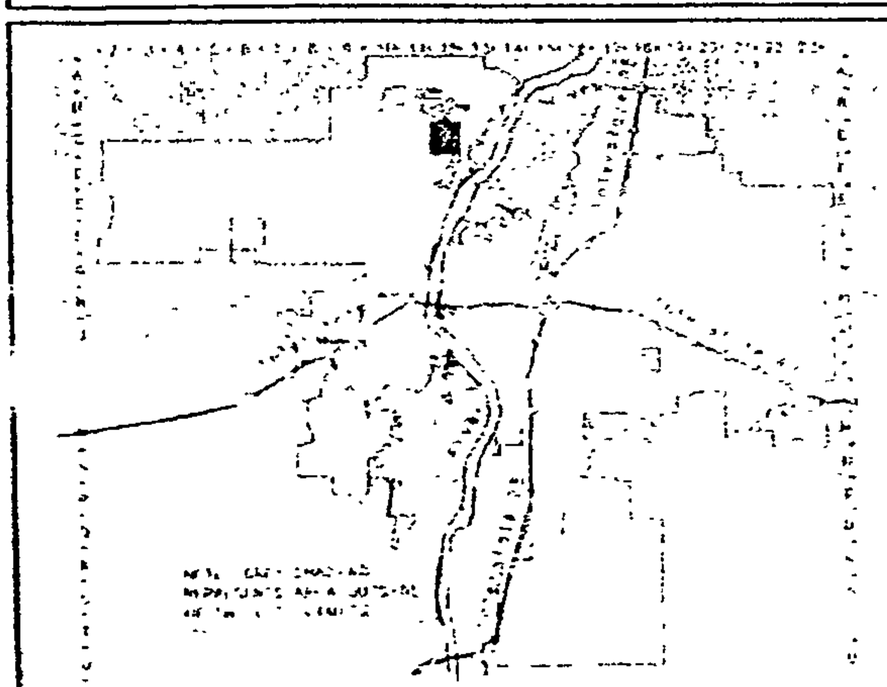
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
03DRB - 00573
____ - ____ - ____
____ - ____ - ____

4/8/03
Planner signature / date

Project # 1002050



CITY OF
Albuquerque

C Copyright 2003

GRAPHIC SCALE IN FEET

250 0 750 1000

# Zone Atlas Page

# C-12-Z

Map Amended through January 21, 2003

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

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

*April 8, 2003*

*Ms. Sheron Matson, Chair*
*Development Review Board*
*City of Albuquerque*
*600 2nd Street SW*
*Albuquerque, NM 87103*

***Re: Trails at Las Marcadas***

*Dear Ms. Matson:*

*We are submitting for Sketch Plat for the Trails at Las Marcadas Subdivision. Please see the enclosed zone atlas maps for the site location. The site is currently zoned C-1, but the proposed zoning is RLT per 03EPC-00146.*

*The property will be divided into 36 lots. We are in the process of requesting water and sewer service from NMUI.*

*Please contact me if I can be of further assistance.*

*Sincerely,*

*MARK GOODWIN & ASSOCIATES, P.A.*

*Amy L. Driscoll, PE*
*Project Engineer*

*F:\las marcadas\DRB1*

# City of Albuquerque

# DEVELOPMENT REVIEW APPLICATION

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

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

**APPLICANT INFORMATION:**

NAME: MIKE ADAMS PHONE: 275-7406
ADDRESS: 13205 JO LANE N.E. FAX: ____
CITY: ALBUQUERQUE STATE NM ZIP 87111 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:** 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. TRACT B-1 AND B-2 Block: ____ Unit: ____
Subdiv. / Addn. LAS MARCADAS SUBDIVISION
Current Zoning: C-1 Proposed zoning: ____
Zone Atlas page(s): C-12 No. of **existing** lots: 1 No. of **proposed** lots: 42
Total area of site (acres): 7.04 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. 101206419046620417 MRGCD Map No. ____
LOCATION OF PROPERTY BY STREETS: On or Near: GOLF COURSE ROAD N.W.
Between: MARNA LYNN AVENUE NW and PATRICIA STREET NW

**CASE HISTORY:**

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): V-89-95
Z-93-67, DRB-93-107 02-00960 P&F, 02-0149, 02-00961 V.P&PE.

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

**SIGNATURE** ____ DATE 01/13/03
(Print) RICK BELTRAMO ___ Applicant ✔ Agent

**FOR OFFICIAL USE ONLY** .pdf Form revised Sept. 2001

| INTERNAL ROUTING | Application case numbers | Action | S.F. | Fees |
|---|---|---|---|---|
| ☑ All checklists are complete | 03DRB - - 00057 | SK | S(3) | $ Ø |
| ☑ All fees have been collected | - - | | | $ |
| ☑ All case #s are assigned | - - | | | $ |
| ☑ AGIS copy has been sent | - - | | | $ |
| ☐ Case history #s are listed | - - | | | $ |
| ☒ Site is within 1000ft of a landfill | | | | Total |
| ☐ F.H.D.P. density bonus | Hearing date JAN. 22, '03 | | | $ Ø |
| ☑ F.H.D.P. fee rebate | | | | |

B Herbert 1/14/03 Project # 1002050
Planner signature / date

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

☑ **SKETCH PLAT REVIEW AND COMMENT**

_X_ 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.

VACANT _X_ 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.

_X_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)

_X_ Letter briefly describing, explaining, and justifying the request

_X_ 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)

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__ Copy of previous D.R.B. approved infrastructure list

__ Copy of the Official D.R.B. Notice of approval

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Extension of preliminary plat approval expires after one year.

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__ 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)

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__ 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.

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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

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☐ **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)

01/18/03
Applicant signature / date

Form revised September 2001

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

Application case numbers
03DRB-_____-00057
_____-_____-_____
_____-_____-_____

1/14/03
Planner signature / date

Project # 1002050

Bohannan △ Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

January 14, 2003

Roger Green, Chairman
Development Review Board
City of Albuquerque
Albuquerque, New Mexico 87103

Re: Sketch Plat Review and Comment
Las Marcadas Subdivision

Dear Roger:

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 plat is being presented to the Development Review Board for the purpose of obtaining City input and comment.

The subject project is currently zoned C-1. The developer plans to rezone to R-LT and develop with single family homes with a typical lot size of 45'x105'. The site was recently replatted with 1.22 acres of the southeast corner being developed as a commercial site. All surrounding roads and infrastructure have been built by other projects.

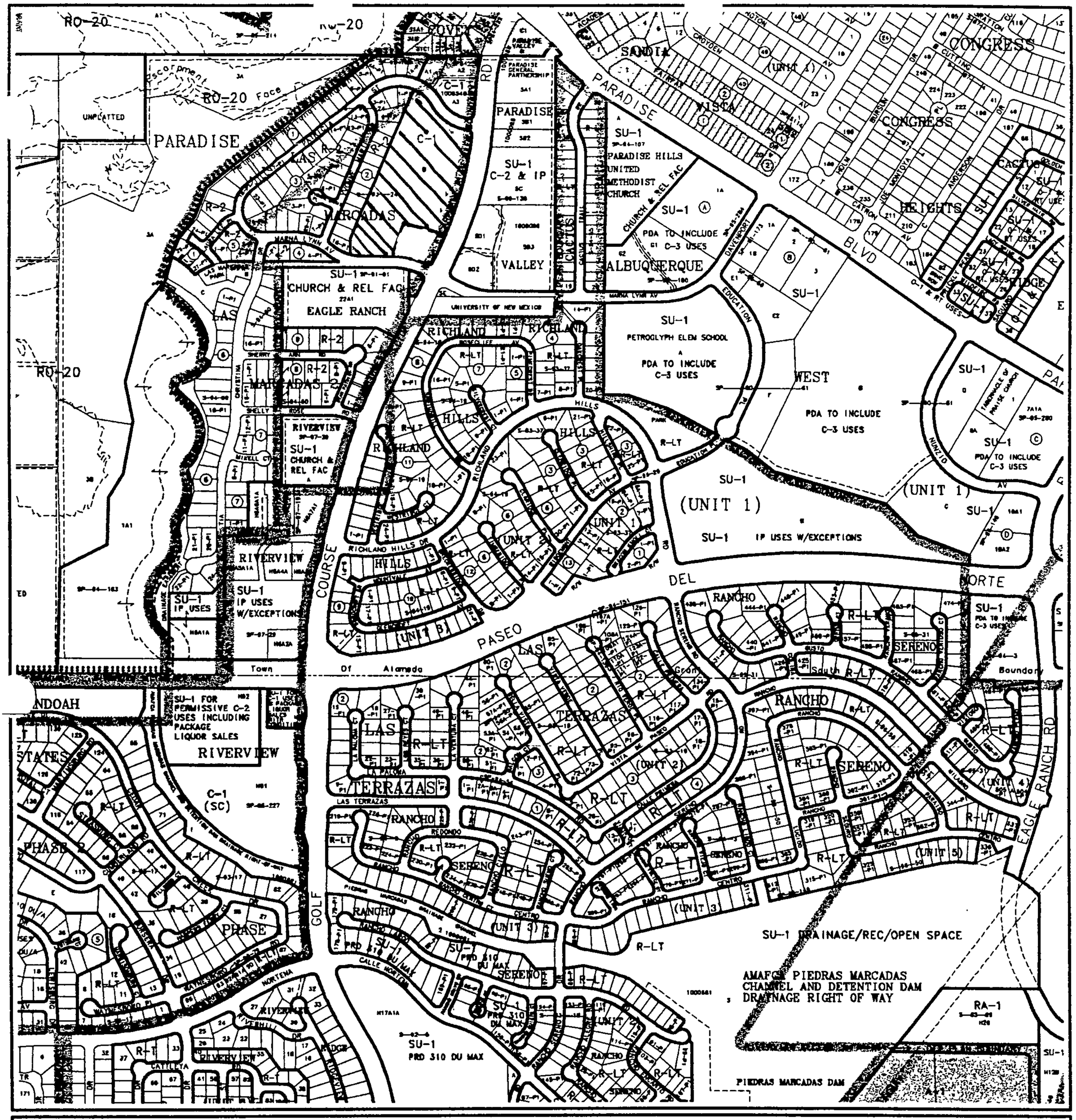
Please place this item on the DRB Agenda to be heard on January 22, 2003.

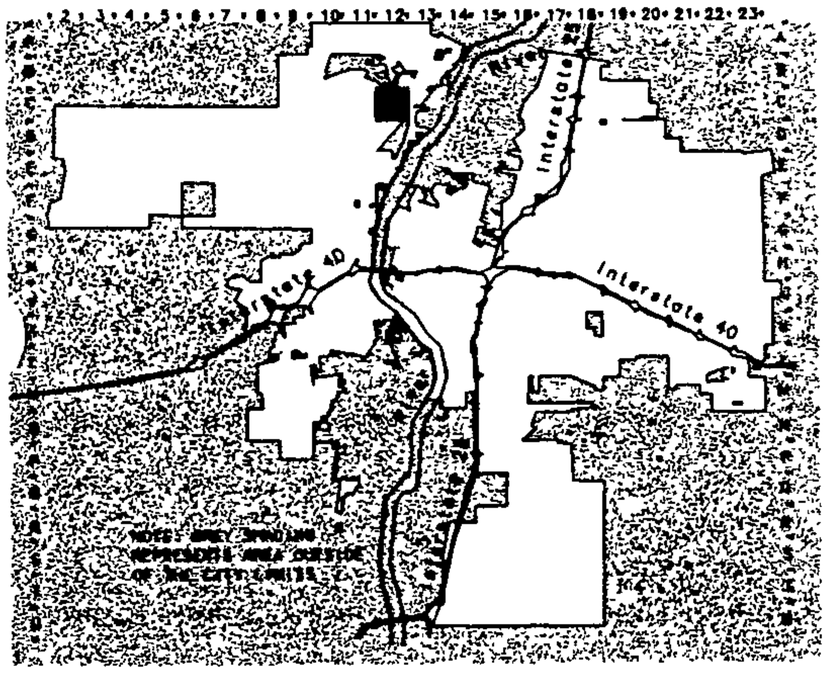
Sincerely,

Rick Beltramo, P.E.
Project Manager
Community Development and Planning Group

mls
Enclosures

a:\snyder//data/sketch plat




CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

# Zone Atlas Page

# C-12-Z

Map Amended through July 20, 2001

July 30, 2002

To Whom It May Concern:

Golf Course Rd. LLC is a corporate entity organized under New Mexico State Law. There are 18 Shareholders who are located throughout the United States. Michael Laflin, M.D. is the manager of the entity and performs those duties required to operate the entity.

Should you require further information, please advise.

Sincerely,

Robert C. Wharton
President,
Southwest Realty Services, Inc.

| Post-it® Fax Note 7671 | Date 7-30-02 | # of pages ▶ 1 |
|---|---|---|
| To Dan Graney | From Bob Wharton | |
| Co./Dept. | Co. | |
| Phone # | Phone # 832-2810 | |
| Fax # 998-0306 | Fax # | |

# City of Albuquerque

## DEVELOPMENT REVIEW APPLICATION

| SUBDIVISION | Supplemental form S |
|---|---|
| ✓ Major Subdivision action | |
| ✓ Minor Subdivision action | |
| ✓ Vacation PUBLIC | V |
| ___ Variance (Non-Zoning) | |

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

| ZONING | Supplemental form Z |
|---|---|
| ___ Annexation & Zone Establishment | |
| ___ Sector Plan | |
| ___ Zone Change | |
| ___ Text Amendment | |

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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: MICHAEL LAFLIN PHONE:
ADDRESS: 133 CALABRIA STREET FAX:
CITY: APTOS STATE: CA ZIP: 95003 E-MAIL:
Proprietary interest in site: OWNER
AGENT (if any): SURVEYS SOUTHWEST, LTD PHONE: 998-0303
ADDRESS: 333 LOMAS BLVD NE FAX: 998-0306
CITY: ALBQ STATE: NM ZIP: 87102 E-MAIL:

DESCRIPTION OF REQUEST: DIVIDE ONE EXISTING TRACT INTO TWO NEW TRACTS, VACATE EXISTING TEMPORARY DRAINAGE EASEMENT & TO DEDICATE ADDITIONAL R-O-W.

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

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

Lot or Tract No.: TRACT B Block: — Unit: —
Subdiv / Addn.: LAS MARCADES SUBDIVISION
Current Zoning: C-1 Proposed zoning:
Zone Atlas page(s): C-12-Z No. of **existing** lots: 1 No. of **proposed** lots: 2
Total area of site (acres): 8.1900 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: 1-012-064-190-466-20417 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: GOLF COURSE RD NW
Between: JILL PATRICIA ST NW and MARNA LYNN AVE NW

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): Z-93-67, DRB 93-307, 02DRB-00960, 02DRB 00961, PROJ # 1002050

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

SIGNATURE: Dan Graney DATE: 7-12-02
(Print): Dan Graney ___ Applicant ✓ Agent

**FOR OFFICIAL USE ONLY** Form revised September 2001

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

| Application case numbers | Action | S.F. | Fees |
|---|---|---|---|
| 02DRB - - 01049 | | | $ 45.00 |
| - - | Appeal fee | | $ 75.00 |
| - - | | | $ |
| - - | | | $ |
| - - | | | $ |
| | | | Total $ 120.00 |

Hearing date: 8-7-2002

JM 7/12/02
Planner signature / date

Project # 1002050

PAID $300.00 FEE FOR THE July 10, 2002 DRB HEARING

## FORM V: SUBDIVISION VARIANCES & VACATIONS

### ☐ BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS

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

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

### ☐ VACATION OF PUBLIC RIGHT-OF-WAY
### ☒ VACATION OF PUBLIC EASEMENT.

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

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

### ☐ VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL
### ☐ SIDEWALK DESIGN VARIANCE
### ☐ SIDEWALK WAIVER

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

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

### ☐ TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION
### ☐ EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

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

### ☐ VACATION OF PRIVATE EASEMENT

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

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

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

Dan Graney
Applicant name (print)

Dan Graney 7-12-02
Applicant signature / date

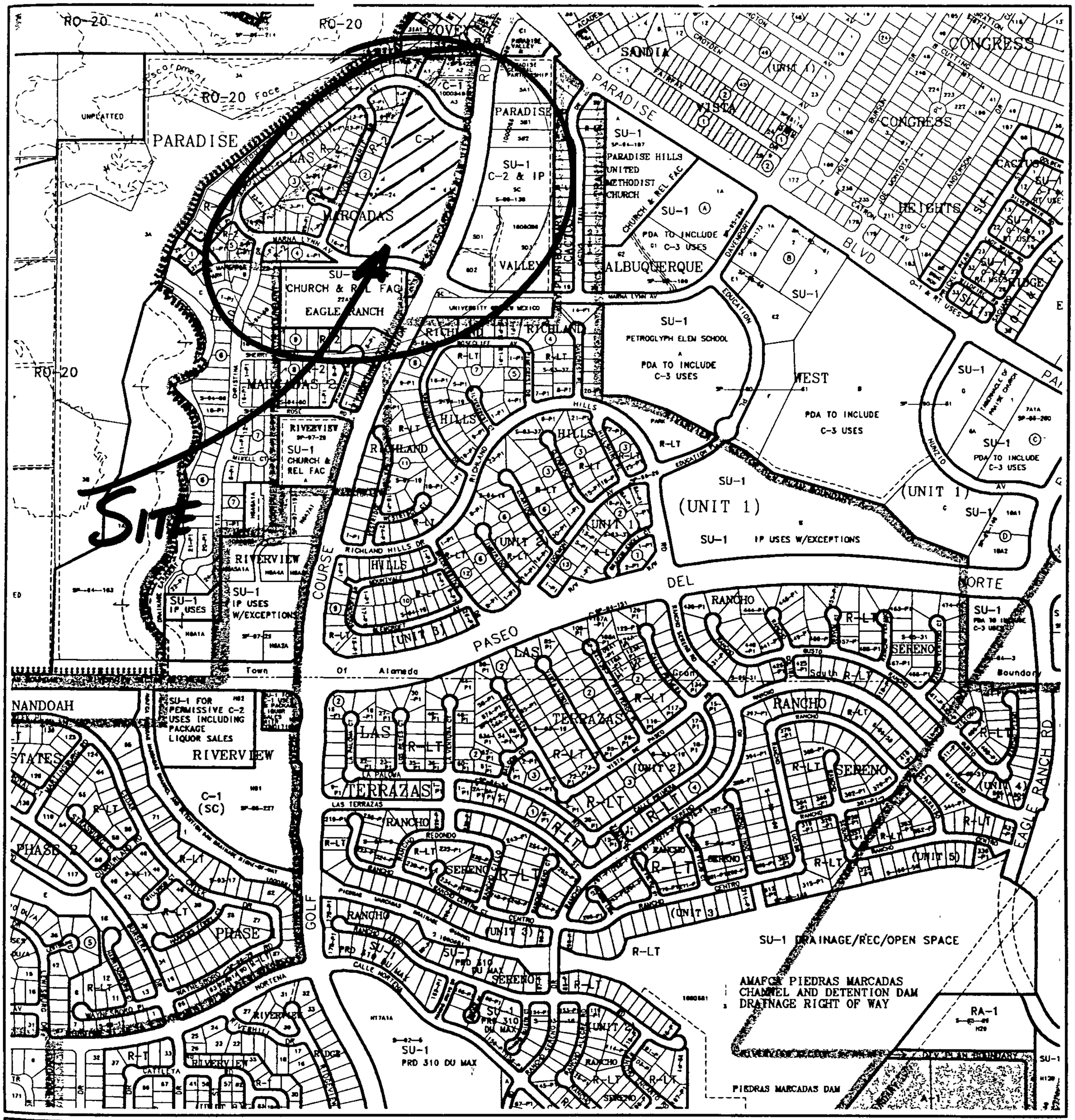
Form revised September 2001

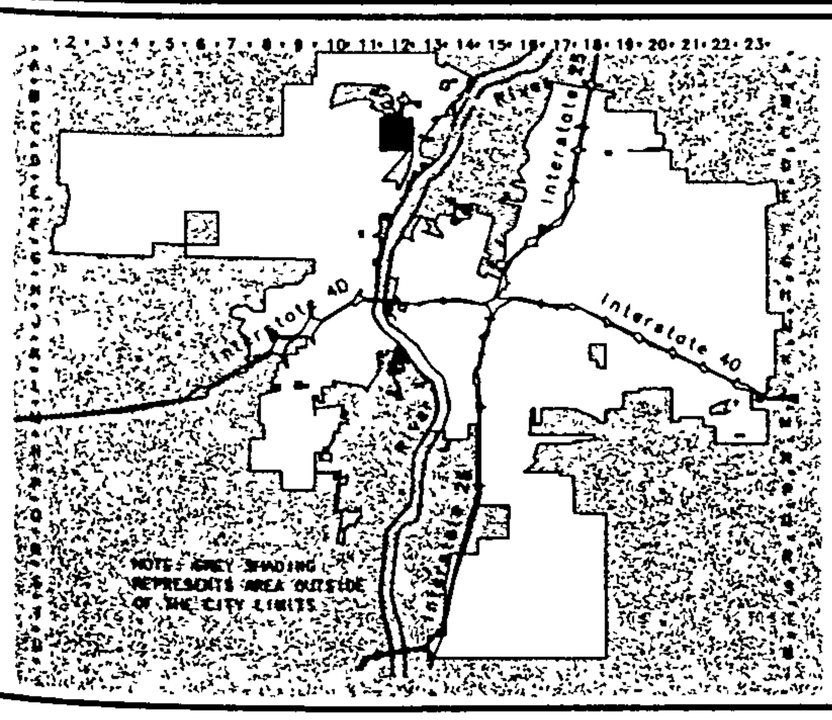
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
02DRB-_____-01049
_____-_____-_____
_____-_____-_____

7/12/02
Planner signature / date

Project # 1002050




CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

© Copyright 2001

GRAPHIC SCALE IN FEET

250 0 750 1000

# Zone Atlas Page

# C-12-Z

Map Amended through July 20, 2001

# *Surveys Southwest, LTD*

***333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306***


July 12, 2002

DEVELOPMENT REVIEW BOARD MEMBERS
PLAZA DEL SOL
600 SECOND STREET NW
ALBUQUERQUE, NM 87102

REF: TRACTS B-1 & B-2, LAS MARCADAS SUBDIVISION

Dear Board Members:

Surveys Southwest, LTD is requesting to divide One (1) existing tract into Two (2) new tracts of land, vacate existing temporary drainage easement and to dedicate additional public street right-of-way as shown on the above referenced plat.

If you have any questions please feel free to contact me.

Sincerely,

Dan Graney
President

# 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 12, 2002

TO CONTACT NAME: Sarah Amato
COMPANY/AGENCY: Surveys Southwest, Ltd
ADDRESS/ZIP: 333 Lomas Blvd NE 87102
PHONE/FAX #: 998-0303 / 998-0306

Thank you for your inquiry of 7-12-02 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Lot B, Las Marcadas

zone map page(s) C-12

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

Paradise Hills Civic
~~Neighborhood~~ Association
Contacts: Larry Weaver
6001 Unitas Ct NW 87114
898-8640 (h) 846-1511 (w)
Tom Anderson
10013 Plunkett Dr NW
897-2593 (h) 87114

Piedras Marcadas
Neighborhood Association
Contacts: Jeffrey Armijo
4937 Marna Lynn Ave NW
450-5279 (h) 87114
Gene Warner
8715 Sea Christina NW
898-3110 (h) 87114

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

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

Sincerely,

Daliana L Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

planning.recognized.na.form(05/08/01)

# NOTICE TO APPLICANTS

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

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

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

* * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *

*(below this line for OCNC use only)*

Date of Inquiry: 7-12-02 Time Entered: 9:41 am OCNC Rep. Initials: DC

# *Surveys Southwest, LTD*

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

July 12, 2002

GERRI WARNER
PIEDRAS MARCADAS NEIGHBORHOOD ASSOC.
8715 TIA CHRISTINA NW
ALBUQUERQUE, NM 87114

REF: TRACTS B-1 & B-2, LAS MARCADAS SUBDIVISION

Dear Gerri Warner:

Enclosed please find a copy of the plat and Zone Atlas page C-12-Z for the above referenced property. This is a proposed subdivision within the Piedras Marcadas Neighborhood Association.

Surveys Southwest, LTD will be submitting the above referenced property as a final plat and vacation action(vacating a temporary existing drainage easement) to DRB (City of Albuquerque Development Review Board).

If you have any questions please feel free to contact me.

Sincerely,

Dan Graney
President

Z 271 989 791

US Postal Service
**Receipt for Certified Mail**
No Insurance Coverage Provided.
Do not use for International Mail *(See reverse)*

| | |
|---|---|
| Sent to GERRI WARNER | |
| Street & Number 8715 TIA CHRISTINA NW | |
| Post Office, State, & ZIP Code ALBQ, N.M. MEX 87114 | |
| Postage | $ .83 |
| Certified Fee | 2.30 |
| Special Delivery Fee | |
| Restricted Delivery Fee | |
| Return Receipt Showing to Whom & Date Delivered | 1.75 |
| Return Receipt Showing to Whom, Date, & Addressee's Address | |
| TOTAL Postage & Fees | $ 4.88 |
| Postmark or Date 7/12/02 | |

PS Form 3800, April 1995

# *Surveys Southwest, LTD*

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

July 12, 2002

JEFFREY ARMIJO
PIEDRAS MARCADAS NEIGHBORHOOD ASSOC.
4937 MARNA LYNN AVE NW
ALBUQUERQUE, NM 87114

REF: TRACTS B-1 & B-2, LAS MARCADAS SUBDIVISION

Dear Jeffrey Armijo:

Enclosed please find a copy of the plat and Zone Atlas page C-12-Z for the above referenced property. This is a proposed subdivision within the Piedras Marcadas Neighborhood Association.

Surveys Southwest, LTD will be submitting the above referenced property as a final plat and vacation action(vacating a temporary existing drainage easement) to DRB (City of Albuquerque Development Review Board).

If you have any questions please feel free to contact me.

Sincerely,

Dan Graney

Dan Graney
President

Z 271 989 790

US Postal Service
**Receipt for Certified Mail**
No Insurance Coverage Provided.
Do not use for International Mail *(See reverse)*

| | |
|---|---|
| Sent to JEFFREY ARMIJO | |
| Street & Number 4937 MARNA LYNN AVE NW | |
| Post Office, State, & ZIP Code ALBQ. N.MEX 87114 | |
| Postage | $ .83 |
| Certified Fee | 2.30 |
| Special Delivery Fee | |
| Restricted Delivery Fee | |
| Return Receipt Showing to Whom & Date Delivered | 1.75 |
| Return Receipt Showing to Whom, Date, & Addressee's Address | |
| TOTAL Postage & Fees | $ 4.88 |
| Postmark or Date 7/12/02 | |

PS Form 3800, April 1995

# *Surveys Southwest, LTD*

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

July 12, 2002

TOM ANDERSON
PARADISE HILLS CIVIC ASSOCIATION
10013 PLUNKETT DRIVE NW
ALBUQUERQUE, NM 87114

REF: TRACTS B-1 & B-2, LAS MARCADAS SUBDIVISION

Dear Tom Anderson:

Enclosed please find a copy of the plat and Zone Atlas page C-12-Z for the above referenced property. This is a proposed subdivision within the Paradise Hills Civic Neighborhood.

Surveys Southwest, LTD will be submitting the above referenced property as a final plat and vacation action(vacating a temporary existing drainage easement) to DRB (City of Albuquerque Development Review Board).

If you have any questions please feel free to contact me.

Sincerely,

Dan Graney
President

Z 271 989 785

US Postal Service
**Receipt for Certified Mail**
No Insurance Coverage Provided.
Do not use for International Mail *(See reverse)*

| | |
|---|---|
| Sent to TOM ANDERSON | |
| Street & Number 10013 PLUNKETT DR NW | |
| Post Office, State, & ZIP Code ALBQ, N.MEX 87114 | |
| Postage | $ .83 |
| Certified Fee | 2.30 |
| Special Delivery Fee | |
| Restricted Delivery Fee | |
| Return Receipt Showing to Whom & Date Delivered | 1.75 |
| Return Receipt Showing to Whom, Date, & Addressee's Address | |
| TOTAL Postage & Fees | $ 4.88 |
| Postmark or Date 7/12/02 | |

PS Form 3800, April 1995

# *Surveys Southwest, LTD*

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

July 12, 2002

LARRY WEAVER
PARADISE HILLS CIVIC ASSOCIATION
6001 UNITAS COURT NW
ALBUQUERQUE, NM 87114

REF: TRACTS B-1 & B-2, LAS MARCADAS SUBDIVISION

Dear Larry Weaver:

Enclosed please find a copy of the plat and Zone Atlas page C-12-Z for the above referenced property. This is a proposed subdivision within the Paradise Hills Civic Neighborhood.

Surveys Southwest, LTD will be submitting the above referenced property as a final plat and vacation action(vacating a temporary existing drainage easement) to DRB (City of Albuquerque Development Review Board).

If you have any questions please feel free to contact me.

Sincerely,

Dan Graney
President

Z 271 989 784

US Postal Service
**Receipt for Certified Mail**
No Insurance Coverage Provided.
Do not use for International Mail *(See reverse)*

| | |
|---|---|
| Sent to LARRY WEAVER | |
| Street & Number 6001 UNITAS CT. NW | |
| Post Office, State, & ZIP Code ALBQ, N. MEX 87114 | |
| Postage | $ .83 |
| Certified Fee | 2.30 |
| Special Delivery Fee | |
| Restricted Delivery Fee | |
| Return Receipt Showing to Whom & Date Delivered | 1.75 |
| Return Receipt Showing to Whom, Date, & Addressee's Address | |
| TOTAL Postage & Fees | $ 4.88 |
| Postmark or Date 7/12/02 | |

PS Form 3800, April 1995

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

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

**PAID RECEIPT**

**APPLICANT NAME** Surveys Southwest

**AGENT** Michael Laflin

**ADDRESS**

**PROJECT NO.** 1002050

**APPLICATION NO.**

$ X 441006 / 4983000 ( DRB Cases )

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

$ _____ 441018 / 4971000 ( Notification )

$ 120.00 **Total amount due**

2733

**SURVEYS SOUTHWEST LTD.**
333 LOMAS BLVD. N.E.
ALBUQUERQUE, NM 87102
(505) 998-0303

COMPASS BANK
ALBUQUERQUE, NEW MEXICO
95-78-1070

DATE 7/12/02 AMOUNT $120.00

PAY TO THE ORDER OF

One Hundred Twenty 00/100 ##

City of Albuquerque

Details on back.

Security Features Included.

***DUPLICATE***
City of Albuquerque
Treasury Division

MP

⑈002733⑈ ⑆107000783⑆ 7892132 3⑈ 11:32AM LOC: ANE

RECEIPT# 00024264 WS# 006 TRANS# 0002
Account 441006 Fund 0110
Activity 4983000 TRSEZM
Trans Amt $120.00 7/12/02
J24 Misc $120.00
CK

counterreceipt.doc

# 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 7-23-02 To 8-7-02

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.

Sarah Amato, 7/12/02
(Applicant or Agent) (Date)

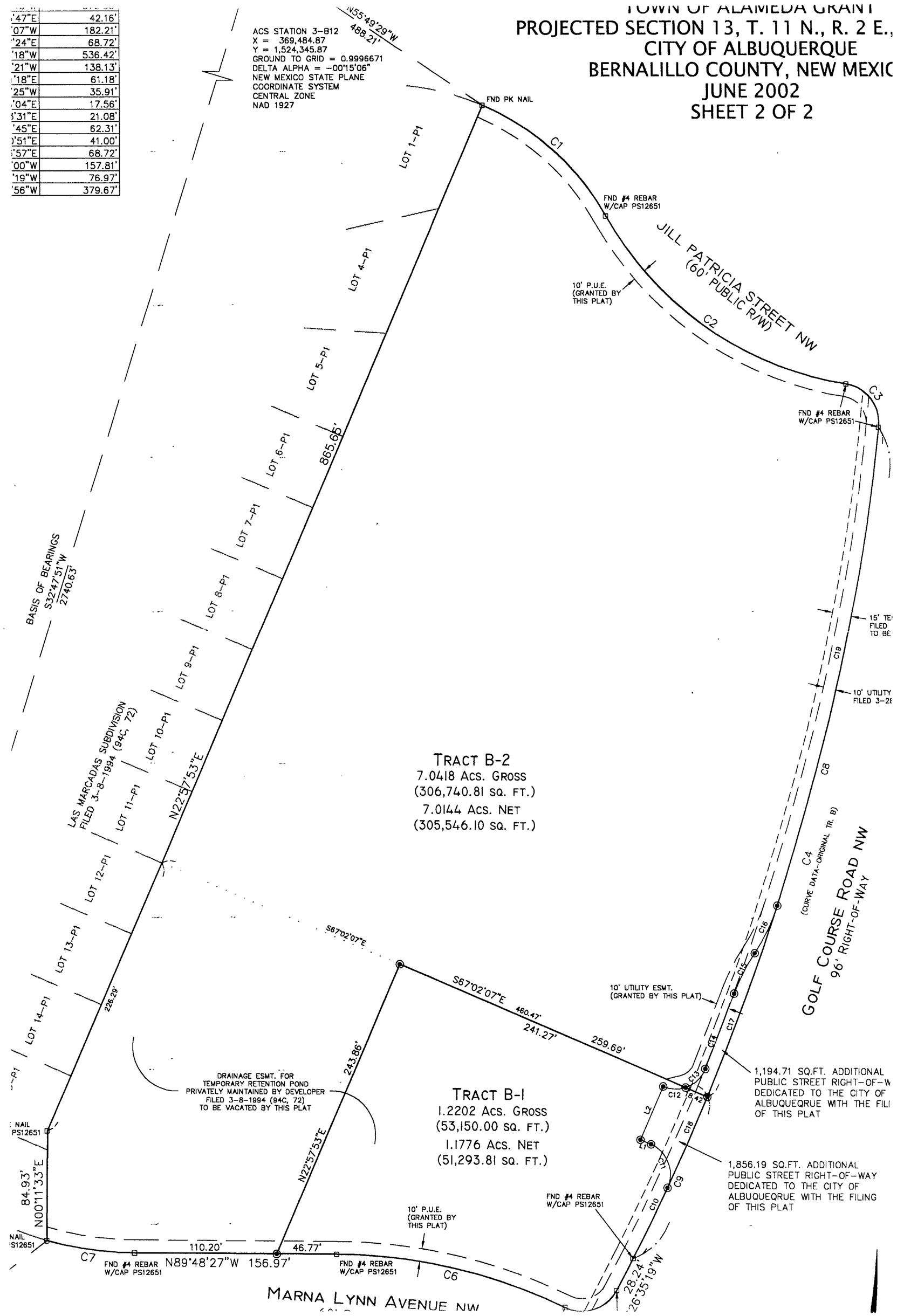
I issued 3 signs for this application, 7-12-02, Claire Senora
(Date) (Staff Member)

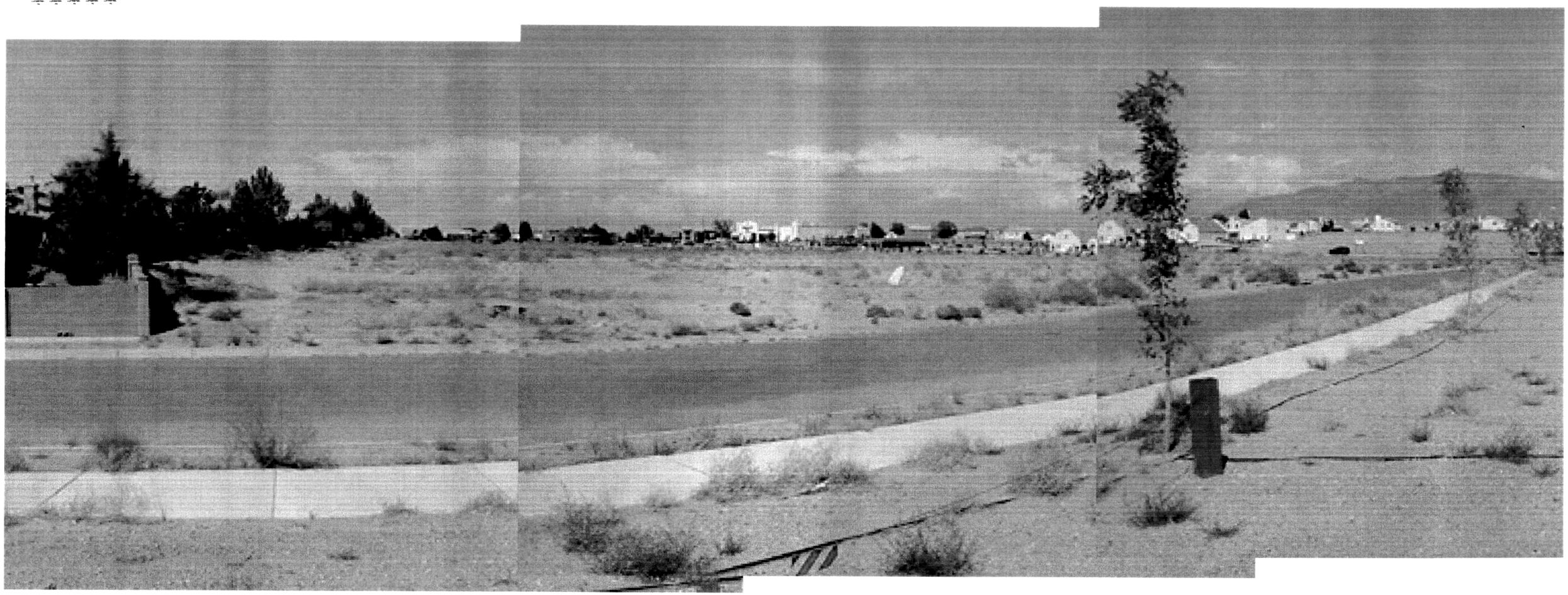
Rev. 11/8/90 GA

**DRB CASE NUMBER:** Proj #1002050

| | |
|---|---|
| '47"E | 42.16' |
| '07"W | 182.21' |
| '24"E | 68.72' |
| '18"W | 536.42' |
| '21"W | 138.13' |
| '18"E | 61.18' |
| '25"W | 35.91' |
| '04"E | 17.56' |
| '31"E | 21.08' |
| '45"E | 62.31' |
| '51"E | 41.00' |
| '57"E | 68.72' |
| '00"W | 157.81' |
| '19"W | 76.97' |
| '56"W | 379.67' |

# TOWN OF ALAMEDA GRANT
# PROJECTED SECTION 13, T. 11 N., R. 2 E.,
# CITY OF ALBUQUERQUE
# BERNALILLO COUNTY, NEW MEXIC
# JUNE 2002
# SHEET 2 OF 2





#3 DRB 7 Aug 02 #1002050 looking North East

**City of Albuquerque**

PO BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

**PLANNING DEPARTMENT**

RETURN TO SENDER

INSUFFICIENT ADDRESS

Do not remail in this envelope

UNITED STATES POSTAGE

PITNEY BOWES

02 1A $ 00.37⁰

0004329277 JUL 11 2003

MAILED FROM ZIP CODE 87102

10120641875222014 5

WM LTD PTNS
2820 JILL PATRICIA ST
ALBUQUERQUE NM 87106

87106/9999

**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, July 30, 2003,** beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1000313**
03DRB-01068 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES, PA agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for all or a portion of Lot(s) ALL, **EL VALLADO SUBDIVISION,** zoned SU-1/PRD, located on HIDDEN VALLEY DR SE, between SAGEWOOD CT SE and FENNEL CT SE containing approximately 11 acre(s). [REF: DRB-98-142] (L-22)

**Project # 1000072**
03DRB-01107 Major - Vacation of Public Right-of-Way
03DRB-01104 Major-Preliminary Plat Approval
03DRB-01106 Minor -Temp Deferral of Sidewalks

MARK GOODWIN & ASSOCIATES, PA agent(s) for D R HORTON request(s) the above action(s) for all or a portion of Lot(s) 14-19, Block(s) 34, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, (to be known as **THE CARMEL SUBDIVISION** *formerly BREEZE @ LA CUEVA*) zoned RD, located on LOUISIANA BLVD NE, between HOLLY AVE NE and CARMEL AVE NE containing approximately 6 acre(s). [REF: 1000200] (C-18)

**Project # 1001348**
03DRB-01091 Major-Vacation of Public Easements

TIERRA WEST LLC, AGENTS FOR NEWMAN HOMES INC., request(s) the above action(s) for all or a portion of Lot(s) 58, 59 and 60, **QUAIL SPRINGS,** zoned R-D 7DU/A, located on QUAIL SPRINGS NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 1 acre(s). [REF: 01ZHE-00963, thru, 01ZHE-00983] (C-19)

**Project # 1002050**
03DRB-01059 Major – Preliminary Plat Approval
03DRB-01060 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA, agent(s) for MEL FAMIE LLC, request(s) the above action(s) for all or a portion of Tract(s) B-2, **LAS MARCADAS SUBDIVISION,** zoned R-LT, located on GOLF COURSE RD NW, between MARNA LYNN AVE NW and JILL PATRICIA ST NW containing approximately 7 acre(s). [REF: V-89-95, 03EPC-00146, 03DRB-00573] (C-12)

**SEE PAGE 2 ... . .**

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



**Project # 1002324**
03DRB-01112 Major-Vacation of Public Easements

ISAACSON & ARFMAN agent(s) for MOCHO, CHANEY, OLSON & MOCHO LLC request(s) the above action(s) for all or a portion of Lot(s) 7-A-1-B, Block(s) 4, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B,** zoned IP, located on VENICE AVE NE, between SAN MATEO NE and NORTH I-25 NE containing approximately 1 acre(s). (B-18)

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, JULY 14, 2003.**

3

# DRB CASE TRACKING LOG

REVISED 6/27/2002

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

DRB Application No.: 02-00960 | Project # 1002050
Project Name: Las Maravillas Sub. | EPC Application No.: Z-93-67
Agent: Surveyo Southwest | Phone No.: 998-0303

Your request for **(SDP for SUB), (SDP for BP), (PREL/FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on _____ 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):_____
  - ☐ **See comments dated** _____
  - ☐ **EPC comments (name)** _____
  - ☐ **Planning must record this plat. Please submit the following items:**
    - -The original plat and a mylar copy for the County Clerk.
    - -Tax certificate from the County Treasurer.
    - -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
    - -Tax printout from the County Assessor.
  - ☐ **Include 3 copies of the approved site plan along with the originals.**
  - ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**

**CASE TRACKING LOG FOR DRB DELEGATED SIGN-OFF**

- ☐ TRANSPORTATION
  Dates: Routed:_____ Disapproved:_____ Approved:_____
- ☐ UTILITIES
  Dates: Routed:_____ Disapproved:_____ Approved:_____
- ☐ CITY ENGINEER / AMAFCA
  Dates: Routed:_____ Disapproved:_____ Approved:_____
- ☐ PARKS / CIP
  Dates: Routed:_____ Disapproved:_____ Approved:_____
- ☐ PLANNING (Last to sign)
  Dates: Routed:_____ Disapproved:_____ Approved:_____

**PLANS RELEASED TO APPLICANT OR AGENT**

Date Released:_____ Date Returned:_____
Print Name:_____ Firm:_____
Signed:_____

Date Released:_____ Date Returned:_____
Print Name:_____ Firm:_____
Signed:_____

Project Number 1002050

# OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION

8-7-02

**3. Project # 1002050**
02DRB-01049 Major-Vacation of Public Easements

SURVEYS SOUTHWEST LTD. agent(s) for MICHAEL LAFLIN request(s) the above action(s) for all or a portion of Tract(s) B, **LAS MARCADAS SUBDIVISION,** zoned C-1, located on GOLF COURSE RD NW, between JILL PATRICIA ST NW and MARNA LYNN AVE NW containing approximately 9 acre(s). [REF: Z-93-67, DRB-93-107, 02DRB-00960, 02DRB-00961] (C-12)

At the August 7, 2002, Development Review Board meeting, the Vacation was approved as shown on Exhibit B in the Planning subject to the Findings and Conditions of the Subdivision Ordinance as follows:

FINDINGS:

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

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

CONDITIONS:

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

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

3. Affected utility companies shall acknowledge the vacation by their signatures on the replat.

**SEE PAGE 2 FOR SECOND ACTION SAME CASE...**

# OFFICIAL NOTICE
# PAGE TWO

**Project # 1002050**
02DRB-00960 Minor-Prelim&Final Plat Approval
02DRB-00961 Minor-Vacation of Private Easements

SURVEYS SOUTHWEST LTD. agent(s) for MICHAEL LAFLIN request(s) the above action(s) for all or a portion of Tract(s) B, **LAS MARCADES SUBDIVISION,** zoned C-1, located on GOLF COURSE RD NW between JILL PATRICIA ST NW and MARNA LYNN AVE NW containing approximately 9 acre(s). [REF: Z-93-67, DRB-93-107] **[Deferred from 7/10/02]** (C-12)

At the August 7, 2002, Development Review Board meeting, with the signing of the Infrastructure List dated 8/7/02 the Preliminary Plat was approved. The Final Plat was Indefinitely Deferred.

The Vacation was approved as shown on Exhibit B in the Planning subject to the Findings and Conditions of the Subdivision Ordinance as follows:

FINDINGS:

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

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

CONDITIONS:

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

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

3. Affected utility companies shall acknowledge the vacation by their signatures on the replat.

# OFFICIAL NOTICE
## PAGE THREE

If you wish to appeal this decision, you must do so by August 22, 2002 in the manner described below.

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

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

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

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

Janet Stephens
DRB Chair

cc: Michael Laflin, 133 Calabria Street, Aptos, CA 95003
Surveys Southwest Ltd., 333 Lomas Blvd NE, 87102
Loren Hines, Property Management, Legal Dept./4th Flr, City/County Bldg.
Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.
File

**DEVELOPMENT REVIEW BOARD**
**ACTION SHEET**

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

August 7, 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 # 1000635**
02DRB-01039 Major-Two Year SIA
02DRB-01040 Major-Amnd Infra. List Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for PHILLIPS PETROLEUM COMPANY request(s) the above action(s) for all or a portion of Tract(s) 27B-B-1 and Tracts 38-1, 38-2, 38-3, 38-4, **TAYLOR RANCH SUBDIVISION,** zoned SU-1 for C-1, located on COORS BLVD NW, between MONTANO RD NW and COORS BLVD NW containing approximately 7 acre(s). [REF: DRB-98-106, Z-96-124, V-98-28](E-12) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED TO THE CONSTRUCTION COMPLETION DEADLINE DATE OF 8/7/04. THE AMENDED INFRASTRUCTURE LIST WAS WITHDRAWN**

2. **Project # 1000187**
02DRB-01046 Major-Preliminary Plat Approval
02DRB-01048 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for LOS SUENOS LLC request(s) the above action(s) for all or a portion of Tract(s) F & G, **LOS SUENOS SUBDIVISION,** zoned R-T and located on MCMAHON BLVD NW between UNSER BLVD NW and ROCKCLIFF BLVD NW containing approximately 3 acre(s). [REF: 00110-00123, 00460-00776, 00410-01285, 00440-01286, 01440-00920, 01440-01217] [DEFERRED FROM 8/7/02] (A-11) **DEFERRED AT THE AGENT'S REQUEST TO 8/14/02.**

3. **Project # 1002050**
02DRB-01049 Major-Vacation of Public Easements

SURVEYS SOUTHWEST LTD. agent(s) for MICHAEL LAFLIN request(s) the above action(s) for all or a portion of Tract(s) B, **LAS MARCADAS SUBDIVISION,** zoned C-1, located on GOLF COURSE RD NW, between JILL PATRICIA ST NW and MARNA LYNN AVE NW containing approximately 9 acre(s). [REF: Z-93-67, DRB-93-107, 02DRB-00960, 02DRB-00961] (C-12) **VACATION APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

**Project # 1002050**
02DRB-00960 Minor-Prelim&Final Plat Approval
02DRB-00961 Minor-Vacation of Private Easements

SURVEYS SOUTHWEST LTD. agent(s) for MICHAEL LAFLIN request(s) the above action(s) for all or a portion of Tract(s) B, **LAS MARCADES SUBDIVISION,** zoned C-1, located on GOLF COURSE RD NW between JILL PATRICIA ST NW and MARNA LYNN AVE NW containing approximately 9 acre(s). [REF: Z-93-67, DRB-93-107] **[Deferred from 7/10/02]** (C-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/7/02 THE PRELIMINARY PLAT WAS APPROVED. FINAL SIGNOFF WAS INDEFINITELY DEFERRED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1001903**
02DRB-00997 Major-Preliminary Plat Approval
02DRB-00998 Major-Vacation of Public Easements
02DRB-00999 Minor-Temp Defer SDWK
02DRB-01231 Minor-Site Plan for Subdivision

MARK GOODWIN & ASSOCIATES, PA agent(s) for D. R. HORTON CUSTOM HOMES request(s) the above action(s) for all or a portion of Lot(s) 9-14, Block 2, Unit 3, North Albuquerque Acres, **DESERT LANE SUBDIVISION,** zoned RD, located on EAGLE ROCK NE, between WYOMING NE and LOUISIANA NE containing approximately 6 acre(s). **[Deferred from 07/31/02]** (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/7/02 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/5/02 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WAS 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 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.

5. **Project # 1000078**
02DRB-01132 Minor-Amnd SiteDev Plan Subd
02DRB-01133 Minor-Amnd SiteDev Plan BldPermit

TIERRA WEST LLC agent(s) for D. R. HORTON INC. request(s) the above action(s) for all or a portion of Lot(s) 120, 121 and 122, **STORY ROCK SUBDIVISION,** zoned SU-1 / R-T, located on E. SIDE OF UNSER BLVD NW, between AZUELO AVE NW and WESTERN TRAIL NW containing approximately 34 acre(s). [REF: Z-85-138, Z-99-113, 00410-00914, 00410-00916, 00440-01416, 01400-01854] **[Russell, Brito, EPC Case Planner]** (F-11) **THE AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING. THE AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO PLANNING.**

6. **Project # 1000849**
02DRB-01191 Minor-Amnd SiteDev Plan BldPermit
02DRB- 01193 Minor-Amnd SiteDev Plan Subd

SURVEYS SOUTHWEST LTD. agent(s) for UPWEST CORP., BILL WADE request(s) the above action(s) for a Portion of NW14 of SEC 26, T10N, R4E, **BREEZE AT MOUNTAIN GATE,** zoned SU-1 PRD, C-1, SC, located on FOUR HILLS RD NE, between I-40 and FOUR HILLS RD NE containing approximately 8 acre(s). [REF: Z-99-71, Z-98-113, DRB-98-45, 00410 01411, 01440 01601, 02DRB 00811] **[Russell Brito, EPC Case Planner for Bob Paulsen]** (L-23) **THE AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING. THE AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

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

7. **Project # 1002130**
02DRB-01186 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD. agent(s) for ELAINE SANCHEZ request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **LANDS OF ELAINE SANCHEZ**, M.R.G.C.D. MAP #40, zoned SU-2 special neighborhood zone, R-1, located on PACIFIC AVE SW, between BARELAS ST SW and 4TH ST SW containing approximately 1 acre(s).(K-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

8. **Project # 1000729**
02DRB-01185 Minor-Ext of SIA for Temp Defer SDWK

JOHN SANCHEZ request(s) the above action(s) for all or a portion of Lot(s) 1-19, **SUNSET FARM WEST - UNIT 1,** zoned R-1 residential zone, located on SUNSET FARM RD SW, between SUNSET RD SW and ATRISCO SW containing approximately 4 acre(s). [REF: Z-87-27] (K-12) **A ONE-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED TO THE CONSTRUCTION COMPLETION DEADLINE DATE OF 8/7/03.**

9. **Project # 1000893**
02DRB-01064 Minor-Final Plat Approval

COMMUNITY SCIENCES CORP. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) A1A, B1 & 2A, **RIDGEVIEW VILLAGE, UNIT 1,** zoned SU-1 special use zone, for R-2 and Mixed Uses, located on the NORTH SIDE OF MCMAHON BLVD NW, between MCMAHON BLVD. NW and the WEST SIDE OF UNSER BLVD. NW containing approximately 10 acre(s). [REF: 02DRB-00679, 02DRB-00681, 02DRB-00713, 00110-01639, 00128-01640] **[Deferred from 8/7/02]** (A-11) **DEFERRED AT THE AGENT'S REQUEST TO 8/14/02.**

**NO ACTION IS TAKEN ON THESE CASES:**
IF APPLICANT IS NOT PRESENT, COMMENTS WILL BE FORWARDED

10. **Project # 1002126**
02DRB-01180 Minor-Sketch Plat or Plan

ROSS HOWARD COMPANY agent(s) for JERALD J FRIEDMAN request(s) the above action(s) for all or a portion of Sec. 35, T.11N., R3E., N.M.P.M. (to be known as **FRIEDMAN SUBDIVISION**) Friedman – Jerald J & Irving, zoned M-1 light manufacturing zone, located on LINCOLN RD NE, between I-25 NORTH FRONTAGE RD NE and SAN MATEO BLVD NE containing approximately 10 acre(s). (F-17) **THE ABOVE REQUEST WAS**

11. **Project # 1002127**
02DRB-01181 Minor-Sketch Plat or Plan

ROSS HOWARD CO agent(s) for HERMAN LOVATO request(s) the above action(s) for all or a portion of Tract(s) 2 to be known as **LANDS OF HERMAN LOVATO**, M.R.G.C.D. MAP 35, zoned R-1 residential zone, located on MEADOWVIEW DR NW, between RIO GRANDE BLVD NW and M.R.G.C.D. ALAMEDA DRAIN containing approximately 1 acre(s). (H-13)**THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN**

12. **Project # 1002132**
02DRB-01190 Minor-Sketch Plat or Plan

CONSENSUS PLANNING INC agent(s) for T S MCNANEY & ASSOC request(s) the above action(s) for all or a portion of Tract(s) G (to be known as **VILLA DE VILLAGIO**, VILLAGE CENTER NORTH SUBDIVISION, zoned SU-1 for R-2, located on WEST OF UNSER BLVD NW, between SOUTH OF SUMMER RIDGE RD NW and containing approximately 14 acre(s). [REF: 01410-01506, 01410-01528 ] (A-11) **COMMENTS FORWARDED.**

13. Approval of the Development Review Board minutes for July 24, 2002. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE DEVELOPMENT REVIEW BOARD.**

ADJOURNED: 10:44 A.M.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 10, 2002

**10. Project #1002050**
**Application # 02DRB-00960, 02DRB-00961**
**Las Marcadas Subdivision, Tract B-1 & B-2**

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1. The site appears to meet the definition of "Shopping Center Site" as defined by the Zoning Code, Section 14-16-3-2 and 14-16-1-5, Definitions. Are the premises under single ownership? Please provide verification. If the site is a "Shopping Center Site", the EPC must approve a site development plan for subdivision before the DRB can approve a plat dividing the property. Subsequent development must submit site development plans for building purposes and landscaping plans.
2. The site is within the boundaries of the Northwest Mesa Escarpment Plan. Future development must be in compliance with all goals, policies and regulations. Please refer to the plan for further details.
3. No objection to the vacation request. Defer to City Engineer/Hydrology.

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

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

# DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002050** **AGENDA ITEM NO: 10**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

These easements are public. This case should have been advertised.

**RESOLUTION:** 8-7-02

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**: July 10, 2002

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

**DEVELOPMENT REVIEW BOARD**
**ACTION SHEET**

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

July 10, 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 # 1000614**
02DRB-00912 Major-Two Year SIA
02DRB-00913 Minor-Temp Defer SDWK

TERRY O BROWN PE agent(s) for PASEO DEL NORTE PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 3-12 & 21-29, Block(s) 33 and 34, **NORTH ALBUQUERQUE ACRES – UNIT B**, zoned R-1, located on CARMEL AVE NE between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 37 acre(s). [REF: DRB-97-293, DRB-95-121, 01410-00622] (C-18) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED TO THE CONSTRUCTION COMPLETION DEADLINE DATE OF 7/10/04. A TWO-YEAR EXTENSION OF THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED TO THE CONSTRUCTION COMPLETION DEADLINE DATE OF 7/10.04.**

2. **Project # 1001122**
02DRB-00896 Major-Two Year SIA

BOHANNAN HUSTON, INC. agent(s) for CENTEX HOMES request(s) the above action(s) (Modified Procedure B Non-Work Order) for all Lot(s), **STONEBRIDGE SUBDIVISION, UNIT 1,** zoned SU-1 for R-2 Uses, located on N. & E. OF MC MAHON BLVD NW, between TUSCANY DR. NW and STONEBRIDGE DR. NW containing approximately 28 acre(s). [REF: 01410-01298, 01410-00348] (A-12) **A 9-MONTH EXTENSION (Modified Procedure B Non-Work Order) WAS APPROVED TO THE CONSTRUCTION COMPLETION DEADLINE DATED OF 4/10/03.**

3. **Project # 1001937**
02DRB-00906 Major-Vacation of Pub Right-of-Way

JEFF MAULDIN agent(s) request(s) the above action(s) for all or a portion of Tract(s) A and S & 50' of Tract C, **CROUCH'S SUBDIVISION** and a portion of Tract 1, **PUEBLO ALTO ADDITION ,** zoned C-2, located on LOMAS NE, between SAN MATEO NE and TRUMAN NE containing approximately 1 acre(s). [REF: 02DRB 00707] (J-17) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH CONDITION: A PUBLIC SANITARY SEWER EASEMENT SHALL BE RETAINED OR THE EXISTING SEWER LINE SHALL BE RELOCATED AS APPROVED BY THE CITY.**

4. **Project # 1002002**
02DRB-00870 Major-Vacation of Public Easements

DAVID CAMPBELL agent(s) for JEFF HENRY request(s) the above action(s) for all or a portion of Tract(s), **BEAR CANYON ARROYO DRAINAGE EASEMENT,** zoned C-3, located on SAN MATEO NE, between OSUNA NE and ACADEMY NE containing approximately 5 acre(s). [REF: Z-78-47] (E-17) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH CONDITION: PRIOR TO PRELIMINARY PLAT AN APPROVED DRAINAGE REPORT IS REQUIRED IN ORDER TO DETERMINE THE SIZE AND LOCATION OF THE PUBLIC DRAINAGE EASEMENT NEEDED.**

5. **Project # 1001725**
02DRB-00767 Major-Preliminary Plat Approval
02DRB-00766 Major-Bulk Land Variance
02DRB-01038 Minor – Site Dev Plan Subd/EPC

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) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT AND PLANNING. BULK LAND VARIANCE WAS APPROVED. SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT 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.

6. **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 7/10/02] (E-18) **DEFERRED AT THE AGENT'S REQUEST TO 7/24/02.**

7. **Project # 1001150**
02DRB-00693 Minor-SiteDev Plan Subd/EPC

TIERRA WEST LLC agent(s) for SUNSET WEST request(s) the above action(s) for all or a portion of Tract(s) J-1 and a portion of Tract M, Vista Del Norte Subdivision (to be known as **RANCHO MIRAGE @ VISTA DEL NORTE**) zoned R-2 residential zone, located on OSUNA RD NE, between VISTA DEL NORTE DR NE and NORTH DIVERSION CHANNEL NE containing approximately 22 acre(s). [REF: 01450-00411, 02128-00136, 02110-00138 ] [Deferred from 6/5/02, 6/19/02] **[Russell Brito, EPC Case Planner]** [Deferred from 7/10/02] (E-16) **DEFERRED AT THE AGENT'S REQUEST TO 7/24/02.**

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

8. **Project # 1001130**
02DRB-00985 Minor-Final Plat Approval
02DRB-00983 Minor-Amnd Prelim Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for YES HOUSING INC request(s) the above action(s) for all or a portion of Tract(s) A1A2C, **HUBBELL PLAZA,** zoned R-2, located on CAMINO AZUL NW, between BLUEWATER NW and AVAL0N NW and COORS RD NW containing approximately 7 acre(s). [REF: DRB-98-283, Z-94-153/SD-81-21-20, DRB-95-154, ZA-97-217, DRB-96-272] (K-10) **THE AMENDED INFRASTRUCTURE LIST DATED 7/10/02 WAS APPROVED AND INITIALED BY THE DEVELOPMENT REVIEW BOARD. THE AMENDED PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

9. **Project # 1002040**
02DRB-00943 Minor-Vacation of Private Easements

ISAACSON & ARFMAN, PA agent(s) for APD PLANNING request(s) the above action(s) for all or a portion of Lot(s) 1-A, **CHELWOOD PARK ADDITION,** zoned SU-1 Police Substation, located on LOMAS BLVD NE between GEORGENE DR NE and NAKOMIS DR NE containing approximately 2 acre(s). [REF: Z-98-60, V-99-105, DRB-98-387] (K-22) **THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

10. **Project # 1002050**
02DRB-00960 Minor-Prelim&Final Plat Approval
02DRB-00961 Minor-Vacation of Private Easements

SURVEYS SOUTHWEST LTD. agent(s) for MICHAEL LAFLIN request(s) the above action(s) for all or a portion of Tract(s) B, **LAS MARCADES SUBDIVISION,** zoned C-1, located on GOLF COURSE RD NW between JILL PATRICIA ST NW and MARNA LYNN AVE NW containing approximately 9 acre(s). [REF: Z-93-67, DRB-93-107] [Deferred from 7/10/02] (C-12) **DEFERRED AT THE AGENT'S REQUEST TO 8/7/02.**

11. **Project # 1000339**
02DRB-01010 Minor-Prelim&Final Plat Approval

CLINT SHERRILL & ASSOC. agent(s) for VISTA MANAGEMENT CO LLC request(s) the above action(s) for all or a portion of Block(s) 8, Tract(s) 3A, **ORA M CLARK,** zoned C-1 neighborhood commercial zone, located on LOUISIANA BLVD SE, between ZUNI RD SE and BELL AVE SE containing approximately 1 acre(s). [REF: Z-316, 01ZHE-01654] [Deferred from 7/10/02] [Heard under Project #1001595 in error.](L-19) **DEFERRED AT THE AGENT'S REQUEST TO 7/17/02.**

12. **Project # 1001916**
02DRB-01007 Minor-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for SIVAGE THOMAS HOMES, INC. request(s) the above action(s) for all or a portion of Tract(s) Y1A1A1, **PINON POINTE SUBDIVISION, UNIT 3 @ VENTANA RANCH,** zoned R-LT residential zone, located on WEST OF RAINBOW BLVD NW, between LAS VENTANAS RD. NW and IRVING BLVD. NW containing approximately 11 acre(s). [REF: 02DRB-00651] (B-09) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

13. **Project # 1001946**
02DRB-01008 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for LOWE'S HIW INC request(s) the above action(s) for all or a portion of Tract(s) A1, **LOS ANGELES CENTER,** zoned M-1, located on PASEO DEL NORTE NE, between I-25 NE and SAN PEDRO NE containing approximately 32 acre(s). [REF: Z-84-42, Z-84-84, DRB-97-224, DRB-97-372] (D-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/10/02 THE PRELIMINARY PLAT WS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED.**

14. **Project # 1001101**
02DRB-01009 Minor-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LTD. PARTNERSHIP. request(s) the above action(s) for all or a portion of Tract(s) X1A1A1A, TRAVILLA SUBDIVISION @ VENTANA RANCH, TRACT B, (to be known as **COUNTRY MEADOWS, UNIT 3 @ VENTANA RANCH,** zoned R-LT residential zone, located SOUTH OF IRVING BLVD NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 49 acre(s). [REF: 00DRB-00600, 01410-00442, 01440-00460] (B-09) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

15. **Project # 1002072**
02DRB-01012 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS, INC. agent(s) for GLADDEN & ASSOCIATES LTD., CO. request(s) the above action(s) for all or a portion of Lot(s) 2, Block(s) 8, Unit 1, **MIRAMONTES PARK,** zoned C-2 community commercial zone, located on SAN MATEO BLVD NE, between MENAUL BLVD NE and CLAREMONT AVE NE containing approximately 1 acre(s). [Deferred from 7/10/02] (H-18) **THE ABOVE REQUEST WAS DEFERRED AT THE AGENT'S REQUEST TO 7/31/02.**

16. **Project # 1001731**
02DRB-00851 Minor-Prelim&Final Plat Approval

LARRY READ & ASSOCIATES, INC. agent(s) for SAHAR DEVELOPMENT request(s) the above action(s) for all or a portion of Block(s) 23, Tract(s) 2, **SAHAR SUBDIVISION,** zoned R-D 7du/ac, located on OAKLAND NE, between LOUISIANA BLVD. NE and WYOMING BLVD. NE containing approximately 1 acre(s). [REF: DRB-99-438, 02DRB 00168 ][Deferred from 5/14/02] (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/1002 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: THE MAINTENANCE OF THE 5-FOOT PRIVATE DRAINAGE EASEMENT SHALL BE ADDRESSED AT FINAL PLAT. FINAL PLAT WAS INDEFINITELY DEFERRED.**

**NO ACTION IS TAKEN ON THESE CASES:**
**IF APPLICANT IS NOT PRESENT, COMMENTS WILL BE FORWARDED**

17. **Project # 1000997**
02DRB-00979 Minor-Sketch Plat or Plan

TIERRA WEST LLC agent(s) for PASSEMHEIM & WILEY PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1-B, 2 and a portion of Lot 1-A, **MERCHENBIER MANOR,** zoned RA-1, located on GABALDON RD NW, between VILLA RIO CT NW and ALBUQUERQUE DRAINAGE CANAL containing approximately 7 acre(s). [REF: Z-93-125, 01460 00028, DRB-99-97] (H-12) **THE ABOVE REQUEST WAS**

18. **Project # 1001935**
02DRB-00970 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES agent(s) for SAN PEDRO EQUITIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 16, Tract(s) 2, **NORTH ALBUQUERQUE ACRES,** zoned RD 7 du acre, located on the SE CORNER OF SIGNAL NE, between ALAMEDA NE and PASEO DEL NORTE NE containing approximately 1 acre(s). (C-19) **THE ABOVE REQUEST WAS**

19. **Project # 1002051**
02DRB-00963 Minor-Sketch Plat or Plan

TIERRA WEST LLC agent(s) for GELTMORE INC. request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE SUBDIVISION,** zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and

20. **Project # 1002071**
02DRB-01011 Minor-Sketch Plat or Plan

MARK MCCARTHY agent(s) request(s) the above action(s) for all or a portion of Lot(s) 44B Tract(s) 33B4A, **MRGCD MAP 35,** zoned RA-2, located on CARLOTA NW between LOS LUCEROS NW and GABALDON NW containing approximately 1 acre(s). [REF: DRB-98-261] (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. Other Matters:

Approval of the Development Review Board Minutes for June 19 and June 26, 2002.
**THE MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 11:54 A.M.

# City of Albuquerque

## DEVELOPMENT REVIEW APPLICATION

Supplemental form

**SUBDIVISION** S

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

**SITE DEVELOPMENT PLAN** P

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

Supplemental form

**ZONING** Z

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

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

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

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

**APPLICANT INFORMATION:**

NAME MICHAEL LAFLIN PHONE: ___

ADDRESS 133 CALABRIA STREET FAX: ___

CITY APTOS STATE CA ZIP 95003 E-MAIL: ___

Proprietary interest in site OWNER

AGENT (if any) SURVEYS SOUTHWEST, LTD PHONE: 998-0303

ADDRESS 333 LOMAS BLVD NE FAX: 998-0306

CITY ALBQ. STATE NM ZIP 87102 E-MAIL: ___

DESCRIPTION OF REQUEST: DIVIDE ONE EXISTING TRACT INTO TWO NEW TRACTS, VACATE EXISTING TEMPORARY DRAINAGE EASEMENT & TO DEDICATE ADDITIONAL R-O-W.

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

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

Lot or Tract No. TRACT B Block: — Unit: —

Subdiv / Addn. LAS MARCADES SUBDIVISION

Current Zoning C-1 Proposed zoning: ___

Zone Atlas page(s) C-12-Z No. of **existing** lots: 1 No. of **proposed** lots: 2

Total area of site (acres) 8.1900 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 1-012-064-190-466-20417 MRGCD Map No. —

LOCATION OF PROPERTY BY STREETS: On or Near: GOLF COURSE RD NW

Between JILL PATRICIA ST. NW and MARNA LYNN AVE NW

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): Z 93-67 DRB 93-507

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

SIGNATURE [signature] DATE 6-21-02

(Print) Dan Drake ___ Applicant ✓ Agent

**FOR OFFICIAL USE ONLY** Form revised September 2001

**INTERNAL ROUTING**

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

| Application case numbers | | | Action | S.F. | Fees |
|---|---|---|---|---|---|
| 02DRB | - | 00960 | P+7 | S(3) | $ 260 |
| 02DRB | - | 00961 | VRE | ✓ | $ 40 |
| | - | | | | $ |
| | - | | | | $ |
| | - | | | | $ |
| | | | | | Total $ 300 |

Hearing date July 10, 2002

[signature] 6/24/02
Planner signature / date

Project # 1002050

## FORM V: SUBDIVISION VARIANCES & VACATIONS

### ❑ BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS

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

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

### ❑ VACATION OF PUBLIC RIGHT-OF-WAY

### ❑ VACATION OF PUBLIC EASEMENT

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

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

### ❑ VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL

### ❑ SIDEWALK DESIGN VARIANCE

### ❑ SIDEWALK WAIVER

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

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

### ❑ TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

### ❑ EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

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

### ☑ VACATION OF PRIVATE EASEMENT

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

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

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

Dan Graney
Applicant name (print)

Dan Graney 6-24-02
Applicant signature / date

Form revised September 2001

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

Application case numbers
02DRB-_____-00961
_____-_____-_____
_____-_____-_____

Paul Candelaria 6/24/02
Planner signature / date

Project # 1002050

## 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.
VACANT 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
N/A 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.

Dan Graney
Applicant name (print)

Dan Graney 6-21-02
Applicant signature / date

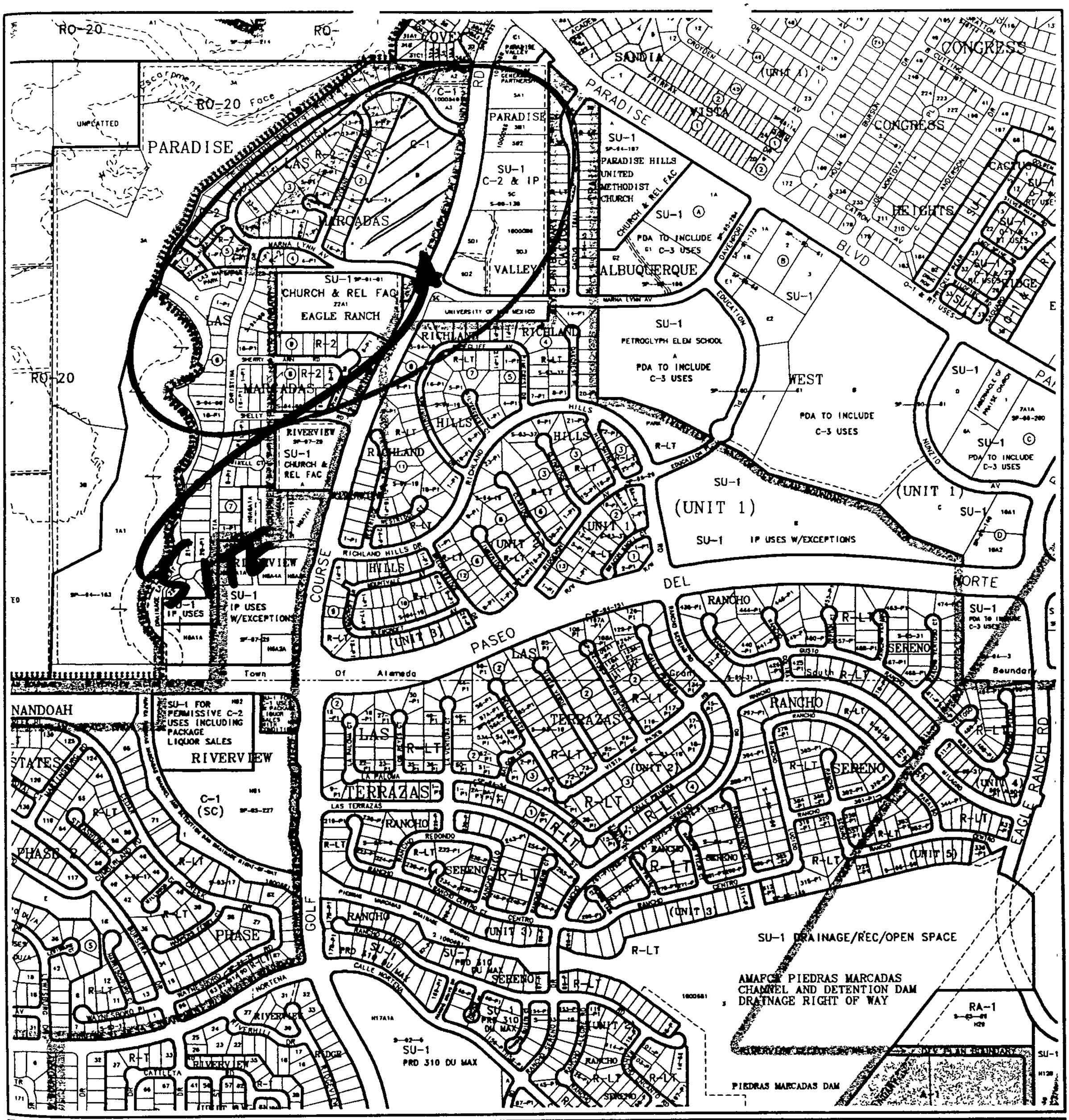
Form revised September 2001

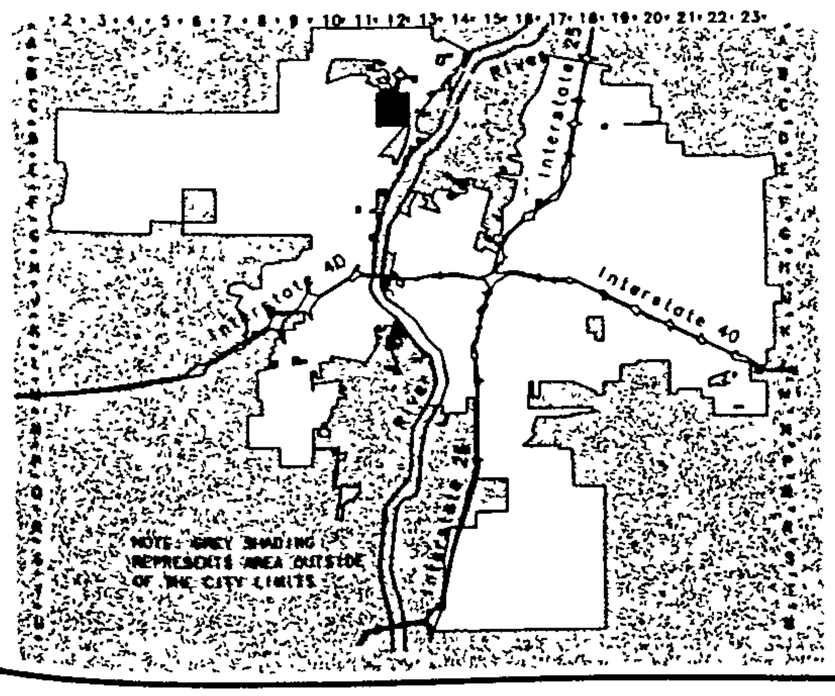
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
02DRB - ____ - 00960
____ - ____ - ____
____ - ____ - ____

Planner signature / date

Project # 1002050




CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

© Copyright 2001

GRAPHIC SCALE IN FEET

250 0 750 1000

# Zone Atlas Page

# C-12-Z

Map Amended through July 20, 2001

# *Surveys Southwest, LTD*

***333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306***


June 24, 2002

DEVELOPMENT REVIEW BOARD MEMBERS
PLAZA DEL SOL
600 SECOND STREET NW
ALBUQUERQUE, NM 87102

REF: TRACTS B-1 & B-2, LAS MARCADAS SUBDIVISION

Dear Board Members:

Surveys Southwest, LTD is requesting to divide One (1) existing tract into Two (2) new tracts of land, vacate an existing temporary drainage easement and dedicate additional public street right-of-way as shown on the above referenced property.

If you have any questions please feel free to contact me.

Sincerely,

Dan Graney
President

# *Surveys Southwest, LTD*

***333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306***


June 24, 2002

DEVELOPMENT REVIEW BOARD MEMBERS
PLAZA DEL SOL
600 SECOND STREET NW
ALBUQUERQUE, NM 87102

REF: TRACTS B-1 & B-2, LAS MARCADAS SUBDIVISION

Dear Board Members:

Surveys Southwest, LTD is requesting to divide One (1) existing tract into Two (2) new tracts of land, vacate an existing temporary drainage easement and dedicate additional public street right-of-way as shown on the above referenced property.

If you have any questions please feel free to contact me.

Sincerely,

Dan Graney
President

I, Michael Laflin, M.D., Golf Course Road, LLC, Manager, does hereby agree to the vacation of the existing temporary drainage easement for a temporary retention pond as filed March 8, 1994 in Book 94C, 72, LAS MARCADAS SUBDIVISION.

Michael Laflin MD 6/19/02

Michael Laflin, M.D., Golf Course Road, LLC, Manager Date

ACKNOWLEDGMENT

STATE OF California )
) ss
COUNTY OF Santa Cruz )

The foregoing instrument was acknowledged before me this 19 day of June, 2002
By: Michael Laflin, M.D.

My Commission Expires:
Jan 28, 2006

Erin A. Stephens
Notary Public

ERIN A. STEPHENS
Commission # 1341678
Notary Public - California
Santa Cruz County
My Comm. Expires Jan 28, 2006

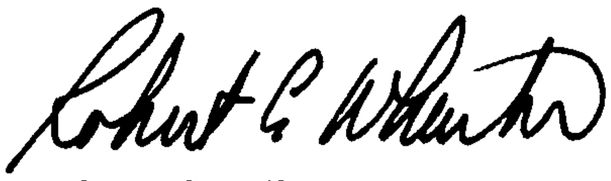
July 30, 2002

To Whom It May Concern:

Golf Course Rd. LLC is a corporate entity organized under New Mexico State Law. There are 18 Shareholders who are located throughout the United States. Michael Laflin, M.D. is the manager of the entity and performs those duties required to operate the entity.

Should you require further information, please advise.

Sincerely,



Robert C. Wharton
President,
Southwest Realty Services, Inc.

ONE STOP SHOP • • • FRONT COUNTER

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

# PAID RECEIPT

**APPLICANT NAME** Michael Laflin

**AGENT** Surveys Southwest

**ADDRESS (w/ZipCode)** 333 Lomas Blvd. NE

**PROJECT NO.** 1002050

**APPLICATION NO.** 02DRB 00960 / 00961

$ 300.00 441006 / 4981000 (City Cases)

~~$ 441018 / 4981000 (County)~~

$ _____ 441011 / 7000110 (LUCC)

$ _____ 441018 / 4981000 (Notification)

$ 300.00 **Total amount due**

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**ROBERTS OIL CORPORATION**
408 Arizona S.E.• P.O. Box 8070
Albuquerque, New Mexico 87198
Phone (505) 262-1607

BANK OF AMERICA
ALBUQUERQUE, NEW MEXICO
95-32 / 1070

NO. 063074

DATE 6/18/02

PAY Three HUndred and 00/100******
TO THE ORDER
OF

City Of Albuquerque
Treasury Division
DOLLARS $300.00

City of Albuquerque

VOID AFTER 60 DAYS

06/24/2002 10:17 LOC: ANE
X
RECEIPT# 00023275
Account 441006 Fund 0110
Activity 4981000 TRSKDM
Trans Amt $300.00
J24 Misc $300.00
CK $300.00
CHANGE $0.00

⑈063074⑈ ⑆107000327⑆ 00016201858⑈

Thank You