



# DRB CASE ACTION LOG

REVISED 9/28/05

Comp VS 10/6/05

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.: 05 01474 Project # 1002051  
 Project Name: Ohamsa Pledge  
 Agent: Sierra White Phone No.: 858-3100

Project Number

1002051

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 9/28/05 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

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

CITY ENGINEER / AMAFCA: AMAFCA sig  
 NMUE sig  
 call put esmt MGB  
 Pub. ded. to COA

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

PLANNING (Last to sign): to record  
 9/28/05  
 \_\_\_\_\_  
 \_\_\_\_\_

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

Handwritten marks: a large 'S' and several diagonal lines.



# DRB CASE ACTION LOG

REVISED 9/28/05

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

DRB Application No.: <u>05 01471</u>	Project # <u>1002051</u>
Project Name <u>Danusa Pudge</u>	Phone No.: <u>858-3100</u>
Agent: <u>Sierra [Signature]</u>	

Project Number

1002051

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 9/28/05 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

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

CITY ENGINEER / AMAFCA: AMAFCA sig  
 NMVF sig  
 call put esmt M&B  
 Pub. ded. to COA

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

PLANNING (Last to sign): to record.  
 \_\_\_\_\_  
 \_\_\_\_\_

- Planning must record this plat. Please submit the following items:**
  - The original plat and a mylar copy for the County Clerk.
  - Tax certificate from the County Treasurer.
  - Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
  - Tax printout from the County Assessor.
- 3 copies of the approved site plan. Include all pages.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**
- AGIS DXF File approval required.** OK
- Copy of recorded plat for Planning.**







30  
31  
32  
33

**City Of Albuquerque  
PLANNING DEPARTMENT  
September 28, 2005  
DRB Comments**

**Item # 8**

**Project # 1002051    Application # 05-01474**

**RE: Chamisa Ridge, Unit 2/final plat**

The SIA is recorded. AGIS dxf is approved.

Planning will take delegation to record the plat.

There were no conditions of final plat listed.

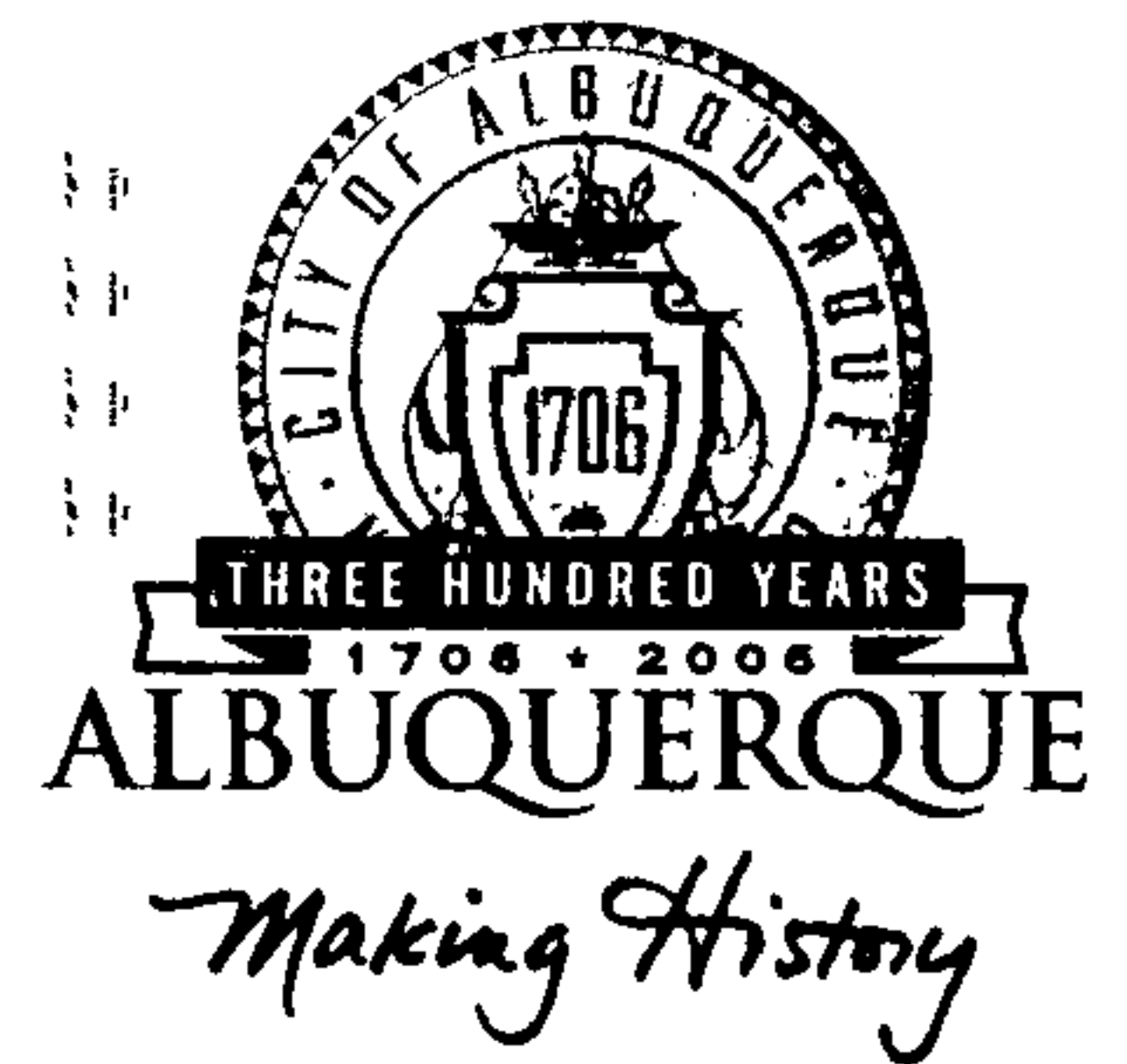


---

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: 1002051**

**AGENDA ITEM NO: 8**

**SUBJECT:**

Final Plat

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

AMAFCA must sign plat.  
Public drainage easements should be dedicated to City.  
Private drainage easements should state maintenance and beneficiary responsibilities.

Albuquerque

New Mexico 87103

**RESOLUTION:**

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

www.cabq.gov

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 28, 2005





§  
§  
§  
§

**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

September 28, 2005

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: 11:45 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 # 1004228**  
05DRB-01394 Major-Vacation of  
Public Easements

TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES request(s) the above action(s) for all or a portion of Tract(s) 11-14, **SUNRISE HEIGHTS**, zoned M-1 light manufacturing zone, located near Alameda Lateral south of Montano Rd NE. [REF:05DRB00888] (F-15) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH CONDITION: PNM SHALL SIGN THE PLAT PRIOR TO DRB APPROVAL.**



2. **Project # 1003573**  
05DRB-01379 Major-Amended  
Grading Plan Approval

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 and 30, Block(s) 2, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01138, 04DRB01417, 05DRB00481] *[Deferred from 9/28/05]* (C-20) **DEFERRED AT THE BOARD'S REQUEST TO 10/5/05.**

3. **Project # 1003523**  
05DRB-01369 Major-Preliminary Plat  
Approval  
05DRB-01368 Major-SiteDev Plan  
Subd  
05DRB-01370 Minor-Temp Defer  
SDWK

RIO GRANDE ENGINEERING agent(s) for GHP, LLC request(s) the above action(s) for LOT 30, 31, 32 and 33, LANDS OF ATRISCO GRANT, UNIT 3, (to be known as **PRIMA ENTRADA SUBDIVISION**) zoned SU-2 FOR R-LT, located on 98<sup>TH</sup> ST NW, between ENDEE RD NW and I-25 NW containing approximately 17 acre(s). [REF:04EPC-01003, 04EPC-01352, 04EPC-01489] *[Deferred from 9/28/05]* (J-8) **DEFERRED AT THE AGENT'S REQUEST TO 11/2/05.**

4. **Project # 1002715**  
05DRB-01398 Major-Bulk Land  
Variance  
05DRB-01396 Major-Vacation of Pub  
Right-of-Way  
05DRB-01397 Major-Vacation of  
Public Easements  
05DRB-01399 Minor-Prelim&Final Plat  
Approval

ISAACSON & ARFMAN agent(s) for BOULEVARD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3 & 4, Tract(s) H, LANDS OF HORIZON CORPORATION, (to be known as **BOULEVARD LTD**) zoned SU-1 FOR C-1, located on UNSER BLVD NE, between PARADISE BLVD NW and LYONS BLVD NW containing approximately 30 acre(s). [REF: 03EPC00918, 03EPC00919, 04DRB00964, 04DRB00965, 04DRB00965, 04DRB00967] (B-11) **THE BULK LAND VARIANCE WAS APPROVED.**



THE VACATION OF THE PUBLIC EASEMENT WAS WITHDRAWN AT THE AGENT'S REQUEST. THE VACATION OF RIGHT-OF-WAY WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR EASEMENT ON EAST SIDE OF LOTS 3, 4 AND 6 AND PLANNING FOR 15-DAY APPEAL PERIOD, CORRECT ZONING ON PLAT, AA FOR SITE PLAN FOR SUBDIVISION, NMU INC SIGNATURE, PNM SIGNATURE, RECORDING OF THE PLAT AND THE AGIS DXF FILE AND PROPERTY MANAGEMENT'S SIGNATURE.

**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 # 1004250**  
05DRB-01432 Minor-SiteDev Plan  
BldPermit

PLANNERS & ENGINEERS COLLABORATIVE agent(s) for TROY MOORE request(s) the above action(s) for all or a portion of Tract(s) B-1-B, **MCBARK SUBDIVISION**, zoned C-2 community commercial zone, located on QUAIL ROAD NW, between COORS BLVD NW and CORONA DR NW containing approximately 1 acre(s). [REF: Z-97-128, 05EPC-00949][Stephanie Shumsky, EPC Case Planner] (H-11) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WTH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ADA RAMPS, 3 COPIES OF THE SITE PLAN AND 8-FOOT SIDEWALK OR 20-FOOT PARKING STALLS WITH BUMPERS AND UTILITIES DEVELOPMENT FOR EXECUTION AND RECORDING OF A NEW SANITARY SEWER EASEMENT THAT HAS BEEN SUBMITTED TO THE CITY FOR REVIEW AND COMMENT.**



6. **Project # 1000089**  
05DRB-01478 Minor-SiteDev Plan  
Subd/EPC  
05DRB-01479 Minor-SiteDev Plan  
BldPermit/EPC

GEORGE RAINHART ARCHITECT agent(s) for RIVERSIDE PLAZA LTD., CO request(s) the above action(s) for Tract(s) 1-A-2, **RIVERSIDE PLAZA**, zoned SU-1 FOR C-1, located on COORS BLVD NW, between MONTANO PLAZA DR NW and STONE BRIDGE NW containing approximately 2 acre(s). [REF: Z-98-27, DRB-97-477, 05EPC-01106, 05EPC05-01107] [**Stephanie Shumsky, EPC Case Planner**] [*Indef Deferred from 9/28/05*] (E-12) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

05DRB-01480 Minor-Prelim&Final Plat  
Approval

SURV-TEK INC agent(s) for RIVERSIDE PLAZA LTD CO request(s) the above action(s) for all or a portion of Tract(s) 1-A-2, **RIVERSIDE PLAZA**, zoned SU-1 FOR C-1, located on COORS BLVD NW, between STONE BRIDGE NW and MONTANO PLAZA DR NW containing approximately 2 acre(s). [REF: Z-98-27, DRB-97-477, 05EPC-01106, 05EPC-01107] [*Indef Deferred from 9/28/05*] (E-12) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

7. **Project # 1003983**  
05DRB-01482 Minor-SiteDev Plan  
BldPermit

MULLEN HELLER ARCHITECTURE agent(s) for TIMOTHY WEAKS request(s) the above action(s) for all or a portion of Lot(s) 1, RICHFIELD PARK SUBDIVISION (to be known as **DWIGHT'S GLASS AND GLAZING**) zoned IP, located on ALAMEDA BLVD NE, between WASHINGTON ST NE and JEFFERSON ST NE containing approximately 2 acre(s). [REF: 05DRB-00344] [*Deferref from 9/28/05*] (C-17) **DEFERRED AT THE AGENT'S REQUEST TO 10/5/05.**



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

8. ~~Project # 1002051~~  
05DRB-01474 Major-Final Plat  
Approval
- TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for **CHAMISA RIDGE, UNIT 2**, zoned R-LT residential zone, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF:02DRB00963, 03DRB02008,05DRB00091] (B-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE, NMU INC. SIGNATURE, TO CALL OUT PRIVATE EASEMENT MAINTENANCE AND BENEFICIARIES, PUB DEDICATION TO CITY OF ALBUQUERQUE AND TO PLANNING TO RECORD.**
9. **Project # 1002473**  
05DRB-01472 Minor-Prelim&Final Plat  
Approval
- TIERRA WEST LLC agent(s) for D. R. HORTON INC request(s) the above action(s) for all or a portion of Tract(s) O, **DESERT VISTA SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on MENDOCINO DR NE, between HAMPTON AVE NE and SIGNAL AVE NE containing approximately 1 acre(s). [REF: Z-98-74, DRB-92-290, DRB-98-123, 05DRB00092] (C-20) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**
10. **Project # 1003264**  
05DRB-01481 Minor-Prelim&Final Plat  
Approval
- SURVEYS SOUTHWEST agent(s) for BILL WADE request(s) the above action(s) for all or a portion of Tract(s) 72-A & 73, **BREEZE @MOUNTAIN GATE**, zoned SU-1, located on SHAFFER CT SE, between KEESHA JO AVE SE and LANIER DR SE containing approximately 1 acre(s). [REF: DRB-98-45, 04DRB00224] (L-23) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**



11. **Project # 1004433**  
05DRB-01469 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST agent(s) for BILL HENTHORN request(s) the above action(s) for all or a portion of Lot(s) A & B, Block (s) 1 and Lot(s) 7 & 8, Block(s) 5, MAYO & ROSS ADDITION (to be known as **JESUS ROMERO ADDITION**) zoned SU-2 NCR, located on EDITH BLVD NE, between LOMAS BLVD NE and BROADWAY NE containing approximately 1 acre(s). [REF: ZA-97-157] (J-14) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

12. **Project # 1001945**  
05DRB-01415 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for MADELINE DUNN request(s) the above action(s) for all or a portion of Tract(s) 297 and 298 (to be known as **LAND OF DUNN**) zoned R-LT residential zone, located on CARSON RD NW, between RIO GRANDE BLVD NW and ZEARING AVE NW containing approximately 1 acre(s). [REF: 02DRB00731, 05DRB00733] [*Deferred from 9/21/05*] (J-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/28/05 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

13. **Project # 1003685**  
05DRB-01477 Minor-Prelim&Final Plat  
Approval

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Lot(s) 14A, Tract(s) O-1, (to be known as **WESTERN SHADOWS@ VENTANA RANCH WEST**) zoned R-LT residential zone, located on RAYNER DR NW, between VENTANA RIDGE RD NW and [REF: 04DRB01448] [*Deferred from 9/28/05*] (B-8) **DEFERRED AT THE AGENT'S REQUEST TO 10/5/05.**



14. **Project # 1000965**  
05DRB-01382 Minor-Final Plat  
Approval

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO., INC., request(s) the above action(s) for all or a portion of Tract(s) B & 2 LANDS OF RAY GRAHAM III, **VALLE PARAISO SUBDIVISION AT ANDALUCIA AT LA LUZ**, zoned SU-1 special use zone, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 33 acre(s). [REF: 04EPC00857] [Deferred from 9/7/05 & 9/14/05 & 9/21/05 & 9/28/05] (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 10/12/05.**

15. **Project # 1004415**  
05DRB-01420 Minor-Prelim&Final Plat  
Approval  
05DRB-01419 Minor-Vacation of  
Private Easements

ROSS HOWARD COMPANY agent(s) for STEVE & EILEEN WHITE request(s) the above action(s) for all or a portion of Block(s) 2, Tract(s) 15-P1, **PALOMA DEL SOL SUBDIVISION**, zoned R-1 residential zone, located on AVENTURA CT NW, between MCMAHON BLVD NW and SAN TIMOTEO AVE NW containing approximately 1 acre(s). [REF: DRB-95-63, V-95-61, SV-95-25, S-95-15] [Deferred from 9/21/05] (A-12) **THE PRELIMINARY AND FINAL PLAT AND THE VACATION OF THE 30-FOOT PUBLIC SLOPE EASEMENT WAS DENIED WITH FINDINGS.**

16. **Project # 1003128**  
05DRB-01424 Minor-Prelim&Final Plat  
Approval

CONSENSUS PLANNING agent(s) for BANDALIER EQUITIES LTD CO request(s) the above action(s) for all or a portion of Lot(s) 1-5, Block(s) 11, Tract(s) 5, **NORTH ALBUQUERQUE ACRES, UNIT A**, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 4 acre(s). [Deferred from 9/21/05 & 9/28/05] (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 10/5/05.**



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

17. **Project # 1004434**  
05DRB-01475 Minor-Sketch Plat or Plan
- ISAACSON & ARFMAN PA agent(s) for MS DEV ONE LLC request(s) the above action(s) for Tract(s) 42B, LANDS OF PABLO ROMERO and Tract(s) A, LANDS OF JACK F CULLY (to be known as **EL POTRERO PROPERTIES**) zoned RA-2 residential and agricultural zone, located on MONTANO RD NW, between EL POTRERO RD NW and TIERRA VIIVA TR NW containing approximately 2 acre(s). (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
18. Approval of the Development Review Board Minutes for September 14, 2005. **THE DRB MINUTES FOR SEPTEMBER 14, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:45 A.M.

**2051**

### DXF Electronic Approval Form

DRB Project Case #: 1002051

Subdivision Name: CHAMISA RIDGE UNIT 2

Surveyor: LARRY W MEDRANO

Contact Person: KAREN KLINE

Contact Information: 856-5700

DXF Received: 9/16/2005

Hard Copy Received: 9/16/2005

Coordinate System: NMSP Grid (NAD 27)

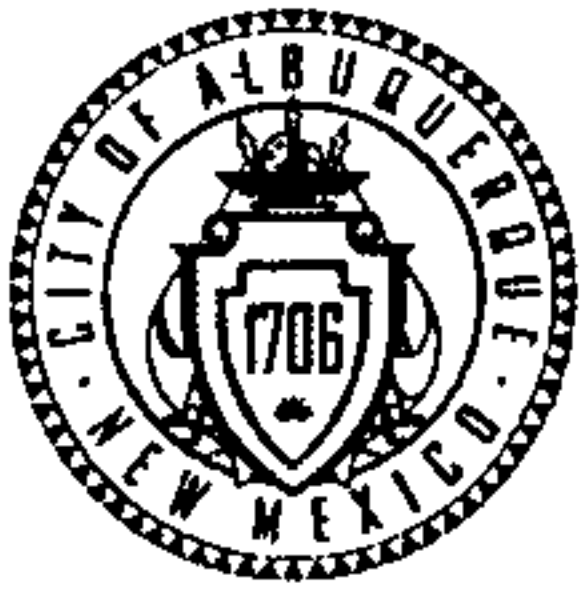
  
Approved

9-16-2005  
Date

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

**AGIS Use Only**  
Copied fc **2051** to agiscov on **9/16/2005** Contact person notified on **9/16/2005**





## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

January 26, 2005

**11. Project # 1002051**  
05DRB-00091 Minor-Sidewalk Waiver

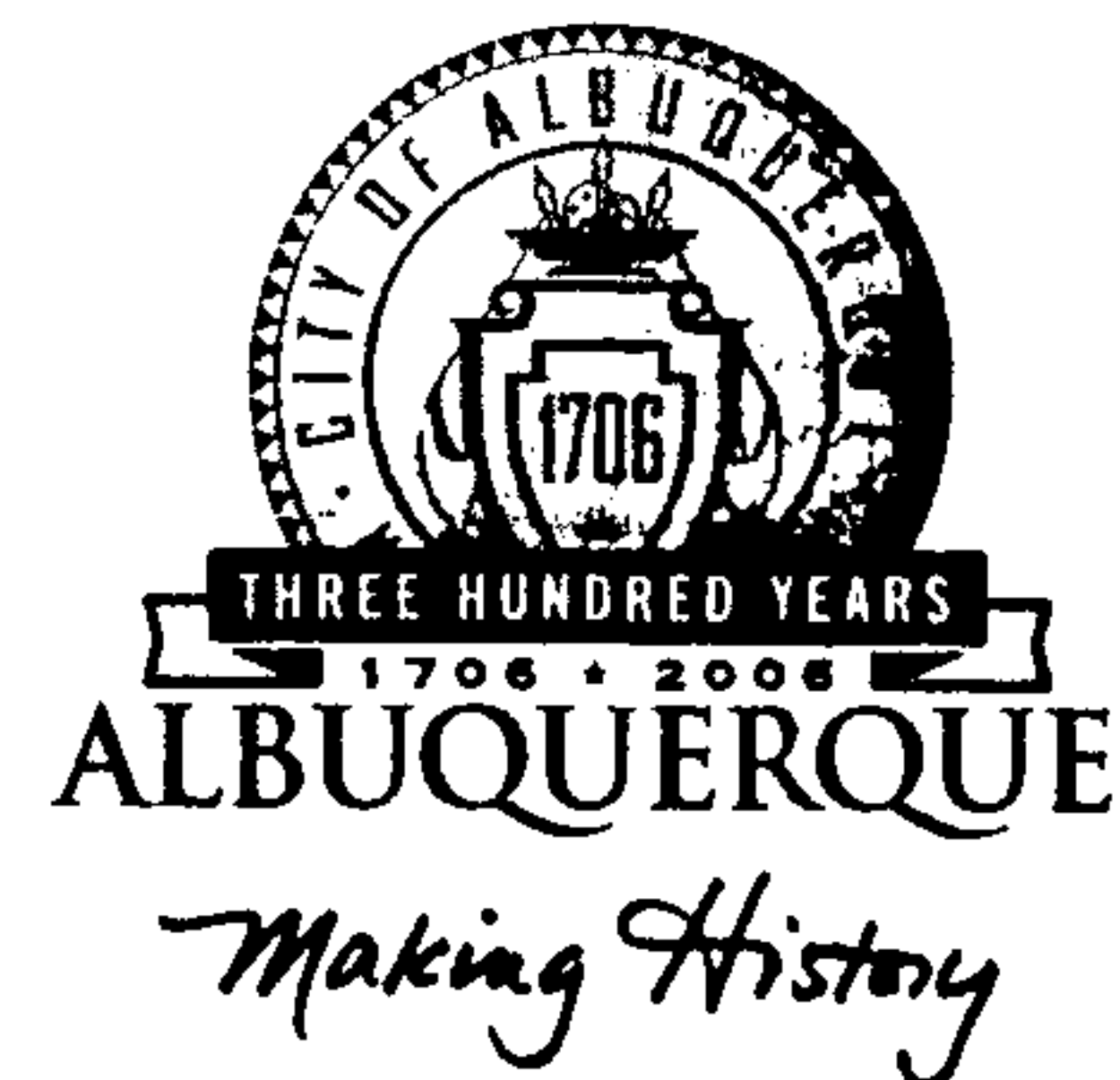
TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE, UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: DRB-94-20, 02DRB00973, 03DRB02008, 03DRB02011] (D-10)

At the January 26, 2005, Development Review Board meeting, a sidewalk variance for waiver of sidewalks was approved as shown on Exhibit C in the Planning file.

  
Sheran Matson, AICP, DRB Chair

Cc:Tierra West LLC, 8509 Jefferson NE, 87113  
Geltmore Land Ltd., Co., 4408 Canyon Rd NE, 87111  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002051**

**AGENDA ITEM NO: 11**

**SUBJECT:**

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

**ACTION REQUESTED:**

P.O. Box 1293

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

**ENGINEERING COMMENTS:**

Albuquerque

The Hydrology Section has no objection to the variance request.

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

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:** January 26, 2005



**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
January 26, 2005  
DRB Comments**

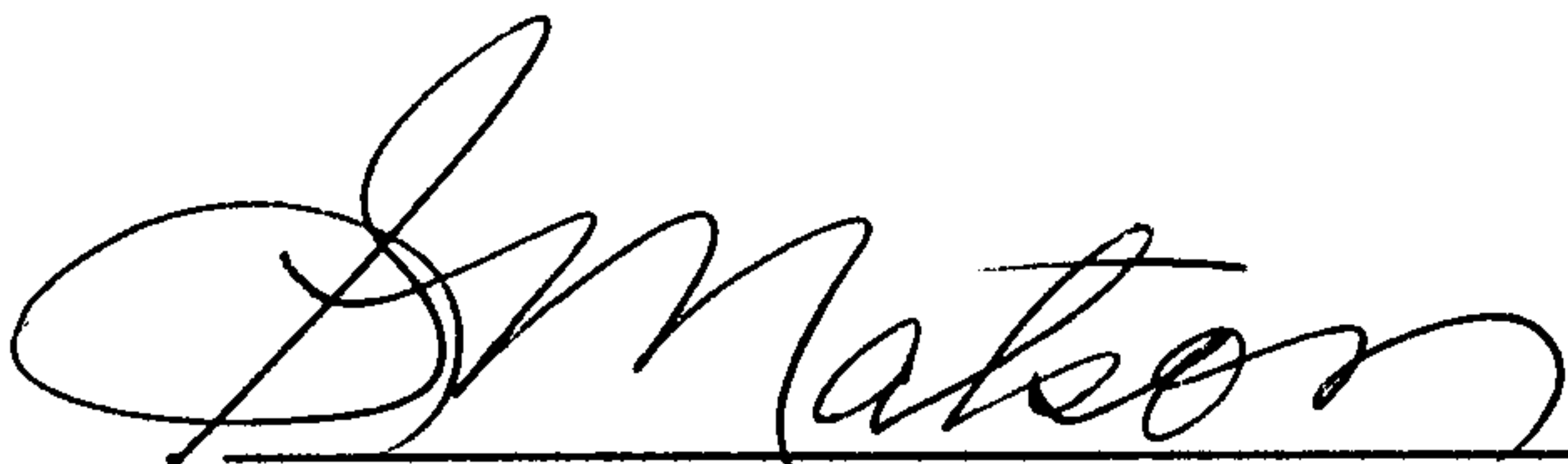
**ITEM # 11**

**PROJECT # 1002051**

**APPLICATION # 05-00091**

**RE: Chamisa Ridge, Unit 1/sidewalk variance**

It appears that any kids will be playing in the street where there are no sidewalks. This street is very long for sidewalk on only one side of the street.



---

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



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

January 12, 2005

### 12. Project # 1002051

03DRB-02008 Major-Preliminary Plat Approval  
03DRB-02009 Major-Vacation of Public Easements  
03DRB-02010 Minor-Vacation of Private Easements  
03DRB-02011 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE - UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). *[Deferred from 6/9/04, 6/23/04, 8/4/04, 9/29/04, Indefinitely Deferred on 11/10/04, 12/8/04 & 1/5/05] [REF:02DRB-00963](B-10)*

At the January 12, 2005, Development Review Board meeting, with the signing of the infrastructure list dated 1/12/05 and approval of the grading plan engineer stamp dated 12/15/04 the preliminary plat was approved.

The vacations were approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

#### FINDINGS:

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

#### CONDITIONS:

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

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 January 27, 2005, in the manner described below.






**OFFICIAL NOTICE OF DECISION  
PAGE 2**

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

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

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

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



Sheran Matson, AICP, DRB Chair

Cc:Geltmore Land Ltd., Co., 11901 Oryx PI NE, 87111  
Tierra West LLC, 8509 Jefferson NE, 87113  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

January 12, 2005

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

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

Adjourned: NOON



**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. **Project # 1003520**  
04DRB-01567 Major-Preliminary Plat  
Approval  
04DRB-01568 Minor-Temp Defer SDWK  
04DRB-01863 Minor-Subd Design (DPM)  
Variance

MARK GOODWIN & ASSOCIATES PA agent(s) for WASHINGTON STREET INVESTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 16, Tract(s) 1, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as **BENJAMIN PLACE SUBDIVISION**) zoned R-D, located on GLENDALE AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2 acre(s). [REF: 04DRB00999] [Deferred from 11/3/04, 12/1/04, 12/15/04 & 1/5/05] 04DRB-1570 WAS WITHDRAWN. (B-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/12/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/29/04 THE PRELIMINARY PLAT WAS APPROVED WITH A CONDITION OF FINAL PLAT: AN APPROVED PERIMETER WALL DESIGN MUST OCCUR BEFORE FINAL PLAT APPROVAL. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE FOR NON-PLACEMENT OF SIDEWALKS WHICH WILL NOT PRECLUDE ANY FUTURE PROJECT FROM CONSTRUCTING SIDEWALK LATER.**
  
2. **Project # 1002384**  
04DRB-01942 Major-Two Year SIA

BOHANNAN HUSTON INC agent(s) for D R HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 4, COORS VILLAGE, (to be known as **RANCHO ENCANTADO DEL SUR**, zoned SU-3, located on COORS BLVD NW, between ATRISCO BLVD NW and MILNE RD NW containing approximately 20 acre(s). [REF: 03DRB01369] (F-11) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1003429**  
04DRB-01950 Major-Preliminary Plat Approval  
04DRB-01951 Major-Vacation of Pub Right-of-Way  
04DRB-01952 Major-Vacation of Public Easements  
04DRB-01953 Minor-Sidewalk Waiver  
04DRB-01954 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16B & 16C EL RANCHO GRANDE, (to be known as **SIERRA RANCH SUBDIVISION**, zoned R-LT & RD, located on GIBSON BLVD SW, between MESSINA SW and GIBSON SW containing approximately 62 acre(s). [REF: 04DRB-01891, 04DRB00717] *[Deferred from 1/12/05]* (N-8) **DEFERRED AT THE AGENT'S REQUEST TO 1/26/05.**

4. **Project # 1003471**  
04DRB-01948 Major-Amnd Prelim Plat Approval  
04DRB-01949 Minor-Temp Defer SDWK

SURV TEK INC agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A, PARADISE HEIGHTS (to be known as **SEVILLE SUBDIVISION, UNIT 3A**), zoned R-1, located on KAYENTA BLVD NW north of SEQUOIA AVE NW containing approximately 24 acre(s). [REF: 02DRB01791, 02DRB01250, 04DRB00826, 04DRB00827, 04DRB01224, 04DRB01225] (A-10) **THE AMENDED INFRASTRUCTURE LIST DATED 1/12/05 WAS APPROVED. THE AMENDED GRADING PLAN ENGINEER STAMP DATED 12/16/04 WAS APPROVED. THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED A SHOWN ON EXHIBIT C IN THE PLANNING FILE.**



5. **Project # 1003172**  
04DRB-01955 Major-Preliminary Plat  
Approval  
04DRB-01957 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Tract(s) 1D, SEVILLE (to be known as **SEVILLE SUBDIVISION, UNIT 9**, zoned R-LT, located on KAYENTA ST NW, between IRVING BLVD NW and CALABACILLAS ARROYO containing approximately 8 acre(s). [REF: 04DRB00529] (A-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/12/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/16/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: TO REEVALUATE THE LOCATION OF PYRENEES CT AND IRVING BLVD., TO SHOW THE 20-FOOT PEDESTRIAN EASEMENT ON THE FINAL PLAT AND TO GRANT THE 20-FOOT PUBLIC SANITARY SEWER EASEMENT TO THE CITY OF ALBUQUERQUE AS WELL AS NEW MEXICO UTILITIES INC. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

6. **Project # 1002194**  
04DRB-01915 Major-Preliminary Plat  
Approval

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 2, **SUNPORT LODGINGS ADDITION**, zoned R-2, located on WELLESLEY SE, between CARLISLE SE and GIBSON SE containing approximately 2 acre(s). [REF: 03DRB01778, 03DRB00537, 04DRB01836] (L-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/112/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/8/03 THE PRELIMINARY PLAT WAS APPROVED.**

04DRB-01836 Minor-Final Plat Approval

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 2, **SUNPORT LODGING ADDITION**, zoned R-2, located on WELLESLEY SE, between CARLISLE SE and GIBSON SE containing approximately 2 acre(s). [REF: 04DRB01778] [*Deferred from 12/15/04*] (L-16) **THE FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

7. **Project # 1003585**  
04DRB-01958 Major-Preliminary Plat  
Approval

RIO GRANDE ENGINEERING agent(s) for PHILLIP RABY request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3 and 4, Block(s) 4, GRANADA HEIGHTS ADDITION, (to be known as **TOWNHOMES @ MASONS LANDING**, zoned O-R, located on SILVER AVE SE, between ALISO AVE SE and MORNINGSIDE AVE SE containing approximately 2 acre(s). [REF: 04DRB01168] (K-17) **DEFERRED AT THE AGENT'S REQUEST TO 2/9/05.**

8. **Project # 1002134**  
04DRB-01804 Major-Preliminary Plat  
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) U-2, U-3, U-4 and U-6, **VISTA DEL NORTE SUBDIVISION**, zoned SU-1 FOR IP, located on PASEO DEL NORTE NE, between EDITH BLVD NE and NORTH DIVERSION CHANNEL containing approximately 30 acre(s). [REF: DRB-94-288, Z-87-113, 02DRB01196,02DRB01199][*Deferred from 12/29/04 & 1/12/05*] (D-16) **DEFERRED AT THE AGENT'S REQUEST TO 1/25/05.**

04DRB-01967 Minor-SiteDev Plan  
Subd/EPC

MARK GOODWIN & ASSOCIATES agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) U-2, U-3, U-4 and U-6, **VISTA DEL NORTE SUBDIVISION**, zoned SU-1 special use zone, located on LAS LOMITAS DR NW, between EL PUEBLO RD NW and VISTA DEL NORTE NW containing approximately 31 acre(s). [REF: Z-87-113, DRB-94-288, 02DRB01196, 02DRB01199, 04DRB01804, 04DRB00794] [**Elvira Lopez, EPC Case Planner**] [*Deferred from 12/29/04 & 1/12/05*] (D-16) **DEFERRED AT THE AGENT'S REQUEST TO 1/25/05.**



9. **Project # 1003470**  
04DRB-01522 Major-Bulk Land Variance  
04DRB-01523 Major-Preliminary Plat  
Approval  
04DRB-01524 Minor-Temp Defer SDWK
- WILSON & COMPANY agent(s) for SCOTT SCHIABOR SPS LC request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, **VISTA VIEJA SUBDIVISION**, KASSUBA-MONTBEL LANDS, zoned R-1 residential zone, located on 81<sup>ST</sup> ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] [Deferred from 11/3/04, 11/10/04 & 12/1/04 & 1/12/05] (D-9) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**
10. **Project # 1003369**  
04DRB-00514 Major-Drainage Plan to  
Determine the Cost Allocation for Storm  
Drainage Improvements
- BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, **NORTH ALBUQUERQUE ACRES, VINTNER COURT SUBDIVISION**, zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [Deferred from 5/12/04, 5/26/04, 6/9/04, 6/23/04, 7/14/04, 7/21/04, 8/11/04, 8/25/04, 9/8/04, 10/6/04 & 11/3/04 & 1/12/05] (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 2/9/05.**
11. **Project # 1003757**  
04DRB-01688 Major-Vacation of Pub  
Right-of-Way
- ISAACSON & ARFMAN PA agent(s) for DEAN FOODS, DBA CREAMLAND DAIRIES request(s) the above action(s) for **ALVARADO ADDITION**, located on HAINES NW, between 2<sup>ND</sup> ST NW and 3<sup>RD</sup> ST NW containing approximately 1 acre(s). [REF: V-89-87, DRB 89-490] [Deferred from 12/1/04, 12/15/04 & 1/12/05] (H-14) **DEFERRED AT THE AGENT'S REQUEST TO 2/9/05.**

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

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE - UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [*Deferred from 6/9/04, 6/23/04, 8/4/04, 9/29/04, Indefinitely Deferred on 11/10/04, 12/8/04 & 1/5/05*] [REF:02DRB-00963](B-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/12/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/15/04 THE PRELIMINARY PLAT WAS APPROVED. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

**SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS**

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

13. **Project # 1000816**  
05DRB-00005 Minor-SiteDev Plan  
Bld/Permit/EPC

TAFAZZUL HUSSAIN agent(s) for ALEEM & FAIZEL KASSAM request(s) the above action(s) for all or a portion of Block(s) 4B, Tract(s) 1A, **SUNPORT PARK**, zoned IP, located on UNIVERSITY BLVD SE, between SUNPORT BLVD SE and WOODWARD RD SE containing approximately 3 acre(s). [REF: 04EPC00293] [**Chris Hyer, EPC Case Planner**] [*Deferred from 1/12/05*] (M-15) **DEFERRED AT THE AGENT'S REQUEST TO 1/19/05.**



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

14. **Project # 1003784**  
05DRB-00007 Minor-Prelim&Final Plat  
Approval
- SURVEYS SOUTHWEST LTD agent(s) for JESUS ESPINOZA request(s) the above action(s) for all or a 50-foot portion of **VACATED ALAMEDA LATERAL**, zoned lateral, located on PROSPECT AVE NE, between BROADWAY BLVD NE and CUTLER AVE NE containing approximately 1 acre(s). [REF: 04EPC01776] (H-15) **THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**
15. **Project # 1003796**  
04DRB-01990 Minor-Prelim&Final Plat  
Approval
- PATRICK J GRIFFIN request(s) the above action(s) for all or a portion of Lot(s) 79, Block(s) 11, **SKYVIEW WEST ADDITION**, zoned R-1, located on GWIN RD SW, between UNSER BLVD SW and GASLIGHT SW containing approximately 1 acre(s). [REF: 04DRB01807] (K-10) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REAL PROPERTY'S SIGNATURE.**
16. **Project # 1002727**  
05DRB-00010 Minor-Prelim&Final Plat  
Approval
- DAC ENTERPRISES INC agent(s) for PEGGY DASKALOS-LYCOU request(s) the above action(s) for all or a portion of Tract(s) A, Lot(s) 6-10, Block(s) 105, **BEL AIR SUBDIVISION**, zoned C-2, located on MENAUL BLVD NE, between ALVARADO DR NE and PALOMAS DR NE containing approximately 1 acre(s). [REF: 04ZHE00955] (H-18) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR POSSIBLE RADII DEDICATIONS AND TO PLANNING FOR AGIS DXF FILE.**

17. **Project # 1003695**  
05DRB-00008 Minor-Prelim&Final Plat  
Approval

HALL SURVEYING CO agent(s) for A BAIN COCHRAN III request(s) the above action(s) for all or a portion of Lot(s) 4 (west 63 feet), Block(s) 12, **ALBUQUERQUE HIGHLANDS**, zoned R-1, located on LA VETA NE, between SAN MATEO NE and MOUNTAIN RD NE containing approximately 1 acre(s). [REF:04DRB-1404] (J-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

18. **Project # 1003673**  
04DRB-01637 Minor-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 7, 8 and 9, Block(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, (to be known as **OAKLAND SOUTH SUBDIVISION**) zoned RD, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01424] [*Deferred from 10/27/04 & 11/3/04, [11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04, Final Plat Indef Deferred for SIA.]*] (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO CITY ENGINEER FOR SIA, AMAFCA'S SIGNATURE AND NEEDED EASEMENTS AND TO PLANNING FOR THE AGIS DXF FILE.**

19. **Project # 1003604**  
04DRB-01794 Minor-Final Plat Approval

ABQ ENGINEERING agent(s) for D T LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 217, 218, 219 and 220, **MIRA MESA SUBDIVISION**, zoned R-2 residential zone, located on HANOVER RD NW, between GLENRIO RD NW and 68<sup>TH</sup> ST NW containing approximately 13 acre(s). [REF 04DRB01233, 04DRB01452, 04DRB01453] [*Deferred from 12/1/04, 12/8/04 & 1/5/05]*] (J-10) **THE FINAL PLAT WAS APPROVED WITH THE FOLLOWING CAVEAT: THE AGENT IS TO GET THE TREASURER'S STAMP ON THE MYLAR AND TURN THE MYLAR OVER TO KEVIN CURRAN WITHOUT RECORDING IT. THE RECORDING WILL OCCUR LATER.**



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

20. **Project # 1003865**  
05DRB-00006 Minor-Sketch Plat or Plan
- FORSTBAUER SURVEYING LLC agent(s) for PARKS CUSTOM BUILDERS INC request(s) the above action(s) for all or a portion of Lot(s) 11,12, 21 and 22, Block(s) 28, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B**, zoned SU2 - IP, located on ALAMEDA BLVD NE, between SAN PEDRO NE and LOUISIANA NE containing approximately 4 acre(s). [REF: Z-87-42-1,DRB-99-187] (C-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
21. **Project # 1001568**  
05DRB-00002 Minor-Sketch Plat or Plan
- ED HADDAWAY request(s) the above action(s) for all or a portion of Tract(s) 90 and 91A1-A1-B1-A, **MRGCD MAP 35**, zoned RA-2, located on RIO GRANDE BLVD NW, between INDIAN SCHOOL NW and MATTHEW NW containing approximately 2 acre(s). [REF: 01EPC01563, 04DRB01170] (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
22. **Project # 1003863**  
04DRB-01989 Minor-Sketch Plat or Plan
- URS agent(s) for GLOBAL BRIDGE PARTNERS request(s) the above action(s) for all or a portion of Tract(s) C-2, **MENAU SCHOOL INC**, zoned M-1, located on BROADBENT PARKWAY NE, between CANDELARIA NE and MENAU NE containing approximately 2 acre(s). (H-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. Approval of the Development Review Board Minutes for December 29, 2004. **THE DRB MINUTES FOR DECEMBER 29, 2004 WERE APPROVED BY THE BOARD.**

ADJOURNED: NOON

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002051 AGENDA#: 12 DATE: 1.12.05

1. Name: Vene Correa Address: \_\_\_\_\_ Zip: \_\_\_\_\_

2. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

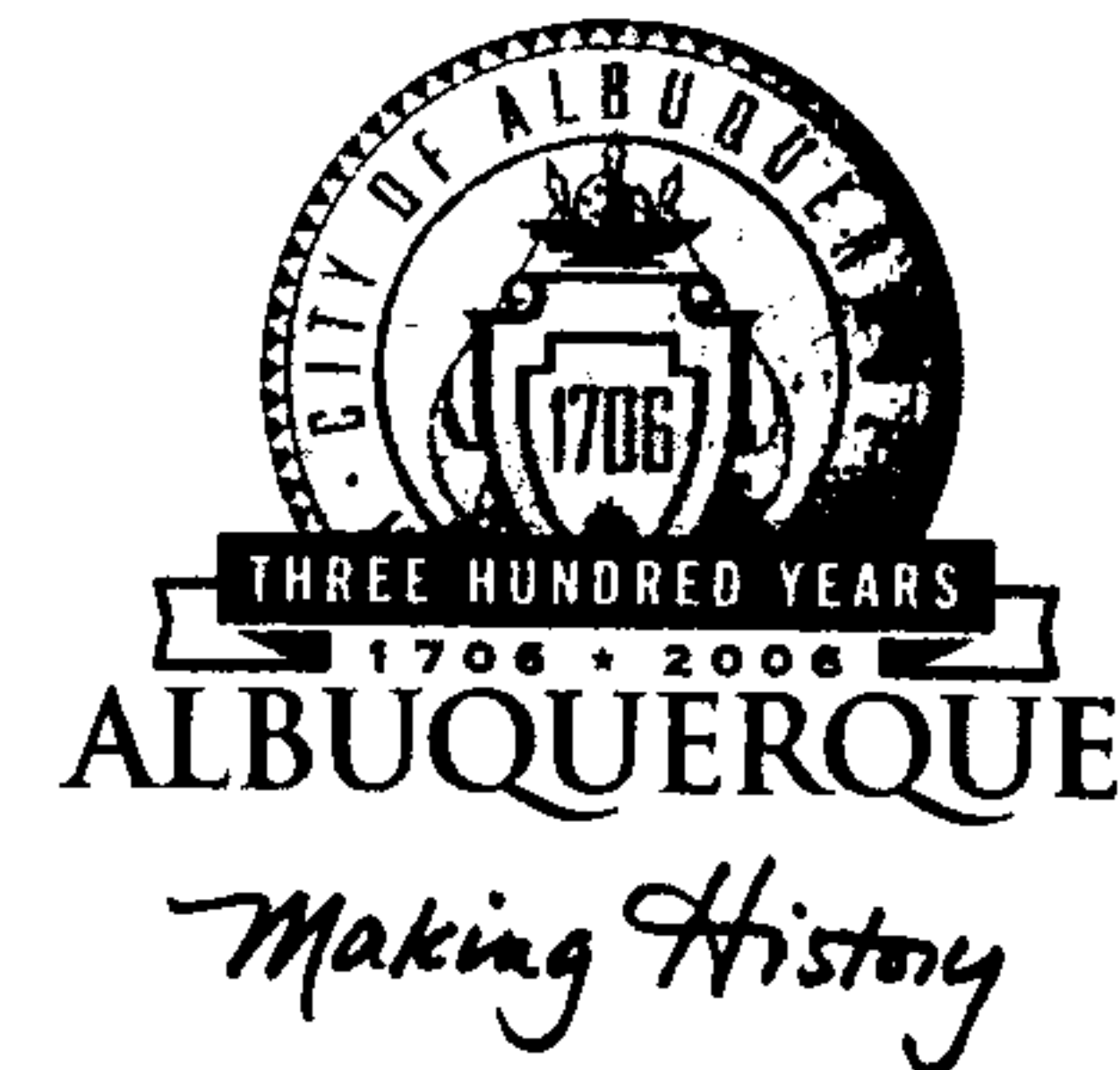
12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_



# CITY OF ALBUQUERQUE



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1002051**

**AGENDA ITEM NO: 12**

**SUBJECT:**

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

**ACTION REQUESTED:**

P.O. Box 1293

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

Albuquerque

**ENGINEERING COMMENTS:**

An approved drainage report dated 12-15-04 is on file for Preliminary Plat approval.

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

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

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

FOR:

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

**DATE:** January 12, 2005



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

January 5, 2005

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

A. Call to Order: 9:00 A.M.

Adjourned: 10:55 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. **Project # 1003520**  
04DRB-01567 Major-Preliminary Plat Approval  
04DRB-01568 Minor-Temp Defer SDWK  
04DRB-01863 Minor-Subd Design (DPM) Variance

MARK GOODWIN & ASSOCIATES PA agent(s) for WASHINGTON STREET INVESTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 16, Tract(s) 1, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as **BENJAMIN PLACE SUBDIVISION**) zoned R-D, located on GLENDALE AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2 acre(s). [REF: 04DRB00999] [Deferred from 11/3/04, 12/1/04, 12/15/04 & 1/5/05] 04DRB-1570 WAS WITHDRAWN. (B-20) **DEFERRED AT THE AGENT'S REQUEST TO 1/12/05.**

2. **Project # 1000269**  
04DRB-01894 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST NM 2000-02 request(s) the above action(s) for all or a portion of Tract(s) 5B2C1B, 5B2B1 and 5B2C1A1, **RENAISSANCE CENTER**, zoned SU-1 C-2, located on MERCANTILE AVE NE, between CULTURE AVE NE and PAN AMERICAN FWY NE containing approximately 1 acre(s). [REF: 00DRB00226, 03DRB01269] (F-16) **A TWO-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

3. **Project # 1000419**  
04DRB-01897 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST NM 2000-02 request(s) the above action(s) for all or a portion of Tract(s) 1B1A, 1B1B and 1B1C, **RENAISSANCE CENTER**, zoned SU1 C-1, located on RENAISSANCE BLVD NE, between MONTANO RD NE and UNION WAY RD NE containing approximately 3 acre(s). [REF: 02AA00165 & 00164, 02AA00814, 03DRB00590] (F-16) **A TWO-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

4. **Project # 1000662**  
04DRB-01893 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST NM 2000-02 request(s) the above action(s) for all or a portion of Tract(s) 3A3A1, 3A3A3 and 3A3A2A, **RENAISSANCE CENTER**, zoned SU-1 IP, located on MISSION BLVD NE, between ALEXANDER BLVD NE and CULTURE DR NE containing approximately 8 acre(s) [REF: 00AA00943, 04DRB00370 & 00310] (F-16) **A TWO-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**



5. **Project # 1000874**  
04DRB-01895 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST NM 2000-02 request(s) the above action(s) for all or a portion of Tract(s) B1, C2, C3 and C4, **RENAISSANCE CENTER**, zoned SU-1 IP, located on MONTANO RD NE, between ALEXANDER BLVD NE and PAN AMERICAN FWY NE containing approximately 9 acre(s). [REF: 00DRB01464, 03DRB00444 ] (F-16) **A TWO-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

6. **Project # 1001118**  
04DRB-01896 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST NM 2000-02 request(s) the above action(s) for all or a portion of Tract(s) 4A1 and 4A2, **RENAISSANCE CENTER**, zoned SU-1 FOR IP, located on RENAISSANCE BLVD NE, between CULTURE AVE NE and ALEXANDER BLVD NE containing approximately 9 acre(s). [REF: 03AA02065, 01DRB00342] (F-16) **A TWO-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

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

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE - UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [*Deferred from 6/9/04, 6/23/04, 8/4/04, 9/29/04, Indefinitely Deferred on 11/10/04, 12/8/04 & 1/5/05*] [REF:02DRB-00963](B-10) **DEFERRED AT THE AGENT'S REQUEST TO 1/12/05.**

8. **Project # 1003429**  
04DRB-01891 Major-Bulk Land Variance  
04DRB-01892 Minor-Prelim&Final Plat  
Approval

ALDRICH LAND SURVEYING agent(s) for RIO BRAVO PARTNERS request(s) the above action(s) for all or a portion of Parcel 1, **RIO BRAVO PARTNERS**, Tract(s) 16, **EL RANCHO GRANDE, UNIT 14** and a portion of **WESTGATE DRAINAGE DAM**, zoned RD & RLT, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 121 acre(s). [REF: 04DRB00717] (N-8) **BULK LAND VARIANCE WAS APPROVED. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA'S SIGNATURE AND PLANNING FOR AGIS DXF FILE.**

9. **Project # 1003778**  
04DRB-01750 Major-Preliminary Plat  
Approval  
04DRB-01751 Major-Vacation of Pub  
Right-of-Way  
04DRB-01753 Minor-Temp Defer SDWK  
04DRB-01752 Minor-Sidewalk Variance

LARRY READ & ASSOCIATES INC agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 21 & 22, Block(s) 2, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3**, (to be known as **SHAHEEN SUBDIVISION**) zoned R-D, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [Deferred from 12/8/04, 12/15/04 & 12/29/04] (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/5/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/7/04 THE PRELIMINARY PLAT WAS APPROVED WITH 3 CONDITIONS OF FINAL PLAT. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE 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.**

10. **Project # 1003779**  
04DRB-01754 Major-Preliminary Plat Approval  
04DRB-01765 Major-Vacation of Pub Right-of-Way  
04DRB-01756 Minor-Sidewalk Variance  
04DRB-01757 Minor-Temp Defer SDWK

LARRY READ & ASSOCIATES INC agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **KUMAIL SUBDIVISION**) zoned R-D, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [Deferred from 12/8/04, 12/15/04 & 12/29/05] (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/5/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/3/05 THE PRELIMINARY PLAT WAS APPROVED WITH 2 CONDITIONS OF FINAL PLAT. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

11. **PROJECT #1003699**  
**(DRB-97-165 - V-97-507)**

Tierra West Development Management Services, agents for Tim Eichenberg, request Vacation (voiding) of Public Power Line Easement, Site Development Plan Final Sign Off (for EPC) plus Sketch Plat Review and Comment for Tracts B and C, Blocks 2 and 7, WELLS SANDIA MANOR, zoned SU-1/PRD (City) and located on Trimble Blvd NE and Camino de la Sierra NE between I-40 and Arcadia Rd NE containing approximately 4.90 acres. [FIRST TIME ON THE AGENDA 5/6/97] [Z-96-25] DEFERRED FROM 5/24/00, DEFERRED AT THE AGENT'S REQUEST FROM 7/26/00 TO 9/13/00 TO WORK WITH STATE HIGHWAY DEPARTMENT WHICH HAS BEEN AN ONGOING PROCESS SINCE 5/6/97] [DEFERRED AT THE AGENT'S REQUEST FROM 9/13/00 TO 9/20/00 TO WORK WITH THE STATE HIGHWAY DEPARTMENT, DEFERRED AT THE APPLICANT'S REQUEST FOR ONE-YEAR FROM 11/8/00 TO 11/7/01] [DEFERRED AT THE AGENT'S REQUEST FOR ONE-YEAR FROM 11/7/01 TO 11/6/02] [DEFERRED AT THE AGENT'S REQUEST FOR ONE-YEAR FROM 11/6/02 TO 11/5/03] [Deferred from 11/5/03, 1/7/04, Deferred from 1/5/05 to 7/13/05. **A NEW PROJECT NUMBER WAS ISSUED FOR THIS CASE - PROJECT #1003699] (L-23) DEFERRED AT THE AGENT'S REQUEST TO 7/13/05.**



**SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS**

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

12. **Project # 1003826**  
04DRB-01905 Minor-SiteDev Plan Subd
- LEE GAMELSKY ARCHITECTS PC agent(s) for CERTIFIED AUTO SALES LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A, **LEVI STRAUSS & COMPANY**, zoned SU-2 M-1, located on ALAMEDA BLVD NE, between SAN MATEO NE and I-25 containing approximately 3 acre(s). [REF: AX-70-33, Z-70-124] *[Deferred from 12/29/04]* (C-18) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO PROVIDE A COPY OF RECORDED EASEMENT.**
13. **Project # 1002378**  
04DRB-01972 Minor-SiteDev Plan  
BldPermit/EPC
- MAHLMAN & MILES, ARCHITECTS agent(s) for THOMAS H HEFLIN request(s) the above action(s) for all or a portion of Lot(s) 9-A, **LA CUEVA TOWN CENTER** AND Lot(s) 10-A, Block(s) 20, Tract(s) 2, UNIT 3, **NORTH ALBUQUERQUE ACRES**, zoned C-2 SC, located on CARMEL NE, between WYOMING NE and BARSTOW NE containing approximately 2 acre(s). [REF: Z-98-98, DRB-98-402, 04EPC0091, 04EPC0515] **[Russell Brito for Debbie Stover, EPC Case Planner]** *[Deferred from 12/29/04]* (C-19) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

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

14. **Project # 1000922**  
04DRB-01984 Minor-Extension of Preliminary Plat

WILSON & COMPANY INC agent(s) for LEGACY SUSTAINABLE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) A, **LA CUENTISTA UNIT 1**, zoned R-1, located on KIMMICK DR NW, between URRACA ST NW and CAMINO DE PAZ NW containing approximately 50 acre(s). [REF: 04DRB01880, 04DRB01881] (C-10/D-10) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED TO JANUARY 5, 2006 WITH A CONDITION OF FINAL PLAT.**
  
15. **Project # 1001218**  
04DRB-01433 Minor-Final Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for DALE ARMSTRONG request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, **LANDS OF LAFARGE**, zoned M-1 light manufacturing zone, located on EDITH BLVD NE, between CARMONY RD NE and EDITH BLVD NE containing approximately 15 acre(s). [REF: 01EPC00690, 01EPC00689, 01DRB00690] [Was Indef. Deferred on 10/27/04 for SIA] (G-15) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO SHOW EXISTING 20-FOOT PUBLIC WATER LINE EASEMENT ON ADJOINING TRACT 4 AND TO PLANNING FOR THE AGIS DXF FILE.**
  
16. **Project # 1003860**  
04DRB-01976 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for JACK CLIFFORD request(s) the above action(s) for all or a portion of Lot(s) B, **TOGETHER WITH AMAFCA DRAINAGE EASEMENT, RAFAR INVESTMENTS**, zoned SU-2 M-1, located on WASHINGTON ST NE, between ANAHEIM NE and PASEO DEL NORTE NE containing approximately 13 acre(s). (C-17) **THE PRELIMINARY PLAT WS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER TO COORDINATE WITH DMD AND TO PLANNING TO CHECK IF THERE IS AN EXISTING SP FOR SITE? IF SO, NEEDS AMENDING.**

17. **Project # 1002856**  
04DRB-01987 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for D. R. HORTON, INC request(s) the above action(s) for all or a portion of Lot(s) 19-P1, Tract(s) HH & Parcel 5, MEADOWS @ ANDERSON HILLS, Blossom Ridge, Phase 1 (to be known as **BLOSSOM RIDGE, PHASE 2**), zoned RLT, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and 98<sup>TH</sup> ST SW containing approximately 18 acre(s). [REF: Z-99-58, 04DRB01793, 04DRB00230, 04DRB00231] (P-9) **FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1003604**  
04DRB-01794 Minor-Final Plat Approval

ABQ ENGINEERING agent(s) for D T LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 217, 218, 219 and 220, **MIRA MESA SUBDIVISION**, zoned R-2 residential zone, located on HANOVER RD NW, between GLENRIO RD NW and 68<sup>TH</sup> ST NW containing approximately 13 acre(s). [REF 04DRB01233, 04DRB01452, 04DRB01453] [*Deferred from 12/1/04, 12/8/04 & 1/5/05*] (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 1/12/05.**

19. **Project # 1003854**  
04DRB-01964 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING, INC agent(s) for A & J STURTEVANT AND D & N STAFFORD request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 26, **WAGGOMAN-DENISON ADDITION**, zoned R-T, located on GENERAL BRADLEY ST NE, between COPPER AVE NE and DOMINGO RD NE containing approximately 1 acre(s). [*Indef. Deferred from 12/29/04*] (K-20) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR WATER AND SEWER CONNECTION AND PLANNING FOR AGIS DXF FILE.**



**NO ACTION IS TAKEN ON THESE CASES:**

**APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

20. **Project # 1003861**  
04DRB-01983 Minor-Sketch Plat or Plan
- SOUTHWEST SURVEYING agent(s) for AMBER KENNINGTON OF INFILL 505 request(s) the above action(s) for all or a portion of Tract(s) 60A-2, 60-B and 86-A, **MRGCD MAP 35**, zoned R-1, located on RIO GRANDE BLVD NW, between EL NIDO NW and ZICKERT NW containing approximately 2 acre(s). (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
21. **Project # 1001990**  
04DRB-01963 Minor-Sketch Plat or Plan
- WAYJOHN SURVEYING INC agent(s) for HARDEN ENTERPRISES LLC, MARK A HARDEN request(s) the above action(s) for all or a portion of Tract(s) A, **TANNEHILL-TAYLOR ADDITION**, zoned C-2, located on MONTGOMERY BLVD NE, between EUBANK NE and JUAN TABO NE containing approximately 4 acre(s). [REF: 02DRB00844] [*Indef. Deferred from 12/29/04*] (G-21) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
22. Approval of the Development Review Board Minutes for December 29, 2004. **APPROVAL OF MINUTES DEFERRED TO 1/12/05 MEETING.**

ADJOURNED: 10:55 A.M.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002051 AGENDA#: 7 DATE: 1-5-05

1. Name: Vince Caspura Address: Sierra West Zip: \_\_\_\_\_

2. Name: Ron Bahannon Address: \_\_\_\_\_ Zip: \_\_\_\_\_

3. Name: Hessy Address: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

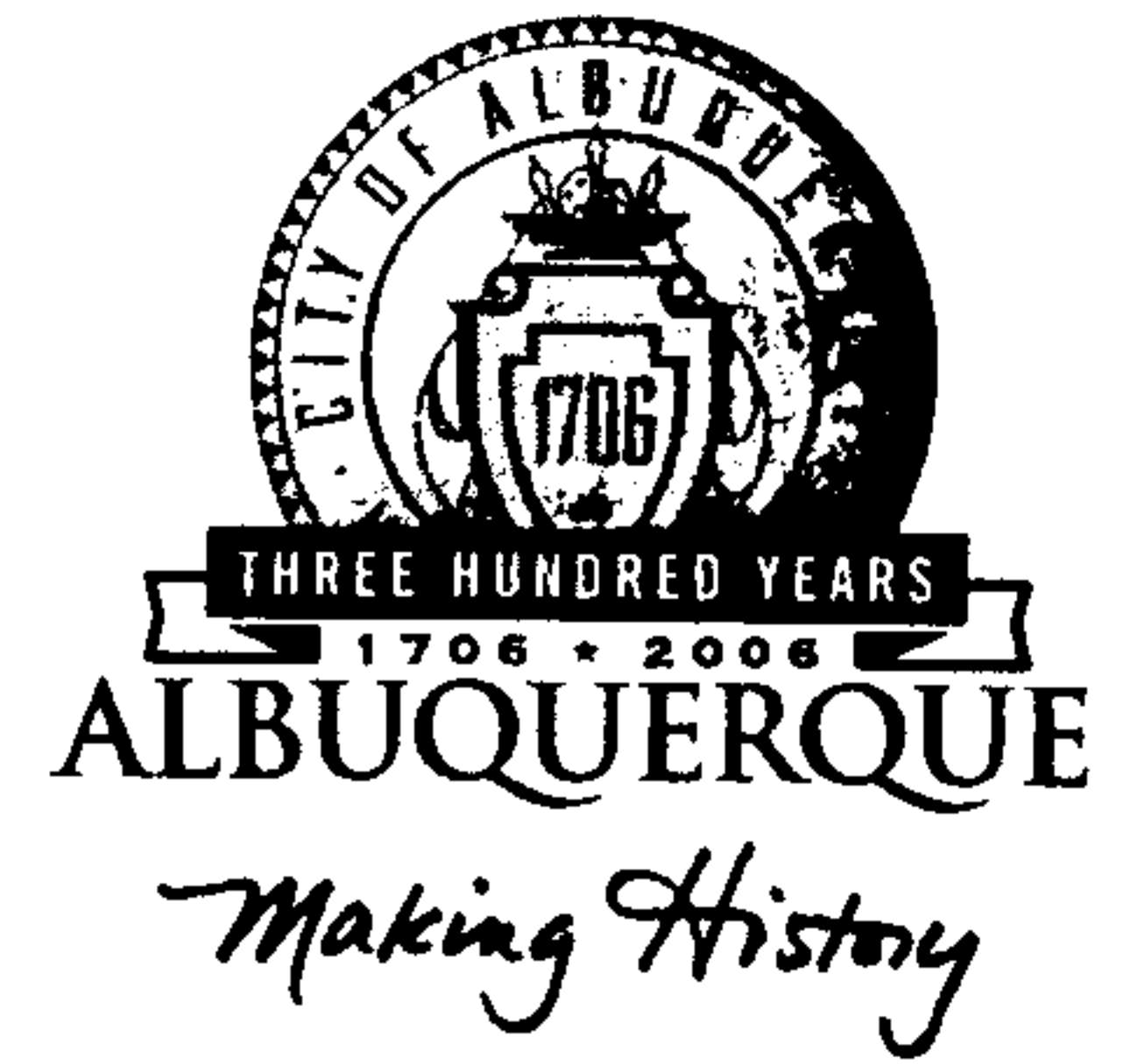
11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002051**

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

**ACTION REQUESTED:**

P.O. Box 1293

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

**ENGINEERING COMMENTS:**

Albuquerque

An approved drainage report dated 12-15-04 is on file for Preliminary Plat approval.  
An approved infrastructure list is required for Preliminary Plat approval.

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED <sup>1-12-05</sup> X; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

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

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

FOR:

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

**DATE:** January 5, 2005





**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

December 8, 2004

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 11:35 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

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

1. **Project # 1002337**  
04DRB-01758 Major-Two Year SIA  
BOHANNAN HUSTON, INC agent(s) for HUNT UPTOWN II, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **UPTOWN SPECTRUM**, zoned SU-3, located on UPTOWN LOOP NE, between INDIAN SCHOOL RD NE and LOUISIANA BLVD NE [REF: 02DRB01708, 03CC00343, 03CC00199] (J-19) **TWO-YEAR SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

2. **Project # 1003778**  
04DRB-01750 Major-Preliminary Plat Approval  
04DRB-01751 Major-Vacation of Pub Right-of-Way  
04DRB-01753 Minor-Temp Defer SDWK  
04DRB-01752 Minor-Sidewalk Variance

LARRY READ & ASSOCIATES INC agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 21 & 22, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **SHAHEEN SUBDIVISION**) zoned R-D, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). *[Deferred from 12/8/04]* (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 12/15/04.**

3. **Project # 1003779**  
04DRB-01754 Major-Preliminary Plat Approval  
04DRB-01765 Major-Vacation of Pub Right-of-Way  
04DRB-01756 Minor-Sidewalk Variance  
04DRB-01757 Minor-Temp Defer SDWK

LARRY READ & ASSOCIATES INC agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **KUMAIL SUBDIVISION**) zoned R-D, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). *[Deferred from 12/8/04]* (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 12/15/04.**

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

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE - UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). *[Deferred from 6/9/04, 6/23/04, 8/4/04, 9/29/04, Indefinitely Deferred on 11/10/04 & 12/8/04][REF:02DRB-00963]*(B-10) **DEFERRED AT THE AGENT'S REQUEST TO 1/5/05**

5. **Project # 1003705**  
04DRB-01540 Major-Vacation of Public  
Easements  
04DRB-01539 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING LLC agent(s) for DR VIJAY AGARWAL request(s) the above action(s) for all or a portion of Lot(s) 7, 8 AND 9 and the south 47 feet of Lot(s) 4, 5, 6, Block(s) 22, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2 MC, located on OAK ST NE, between TIJERAS NE and COPPER NE containing approximately 1 acre(s). [REF:V-78-38] *[Deferred from 11/3/04, Indefinitely Deferred on 11/10/04]* (K-15) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

6. **Project # 1003125**  
04DRB-01505 Major-Bulk Land Variance  
04DRB-01506 Minor-Prelim&Final Plat  
Approval

MOLZEN-CORBIN & ASSOCIATES agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D & S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN (OLD) NW and SHOOTING RANGE PARK RD NW containing approximately 300 acre(s). *[Deferred from 10/27/04 & 11/3/04 & 11/10/04, Indefinitely Deferred on 11/10/04]* [REF: 03EPC02054](F-6/G-6) **BULK LAND VARIANCE WAS APPROVED. PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.** CONSENSUS PLANNING agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D, F AND S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN NW and SHOOTING RANGE ACCESS RD NW containing approximately 300 acre(s). [REF: 03EPC02054, 04DRB01505, 04DRB01506][**Chris Hyer, EPC Case Planner**] *[Deferred from 10/27/04 & 11/3/04 & Indefinitely Deferred on 11/10/04]* (F-5/G-6) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

04DRB-01630 Minor-SiteDev Plan  
Subd/EPC



7. **Project # 1002702**  
04DRB-01664 Major-Vacation of Public  
Easements  
04DRB-01686 Minor-Prelim&Final Plat  
Approval

ALAN J VINCIONI Request(s) the above action(s) for all or a portion of Tract(s) 1, HUNING HIGHLANDS ADDITION (to be known as **IRON PROPERTIES**) zoned M-1 light manufacturing zone, located on BROADWAY SE AND IRON SE between COAL SE and HAZELDINE SE containing approximately 8 acre(s). [REF:03DRB00886] [Deferred from 12/1/04] (K-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MAINTENANCE AND BENEFIT NOTE REVISIONS, WIDTH OF EASEMENT TO REMAIN, AGIS DXF FILE, UTILITIES AND REAL PROPERTY SIGNATURES.**

8. **Project # 1002779**  
04DRB-01730 Major-Preliminary Plat  
Approval  
04DRB-01731 Major-Vacation of Public  
Easements  
04DRB-01732 Minor-Temp Defer SDWK

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for SANHIL DEVELOPMENT LTD CO request(s) the above action(s) for all or a portion of Tract(s) C, A-1 & A-2, LANDS OF POLO CHAVEZ and SAN JOSE TRACTS, (to be known as **CIELO LINDO SUBDIVISION**) zoned R-1 residential zone, located on AIRPORT DR SW, between DONA BARBARA AVE SW and EDUARDO RD SW containing approximately 9 acre(s). [REF: 04DRB00959, 03EPC02049, 03EPC01061][Deferred from 12/1/04](M-11) **INDEFINITELY DEFERRED ON A NO SHOW.**

9. **Project # 1003039**  
04DRB-01675 Major-Preliminary Plat Approval  
04DRB-01676 Major-Vacation of Pub Right-of-Way  
04DRB-01677 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for DAVID SOULE request(s) the above action(s) for all or a portion of Lot(s) 1, 2, & 3, Block(s) 16, Tract(s) 3, NORTH ALBUQUERQUE ACRES UNIT 3, (to be known as **WILSHIRE ESTATES**) zoned RD, located on WILSHIRE BLVD NE, between VENTURA BLVD NE and HOLBROOK BLVD NE containing approximately 3 acre(s). [REF: 04DRB01077] [Deferred from 12/1/04] (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/8/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/26/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION OF FINAL PLAT: P-1 LOT DESIGNATION IS REQUIRED. VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

10. **Project # 1001445**  
04DRB-01681 Major-Bulk Land Variance

SURV-TEK INC agent(s) for DAVE GARDUNO AND LORETTA ROMERO request(s) the above action(s) for all or a portion of Tract(s) 13, **BLACK RANCH**, zoned SU-1 FOR C-1 AND SU-1 FOR O-1, located on COORS BLVD NW, between 7-BAR LOOP ROAD NW and ALAMEDA BLVD NW containing approximately 6 acre(s). [REF: 03EPC01029, 01EPC01244, 02EPC00991, 03EPC00351, 03EPC00864] [Deferred from 12/1/04] (B-14) **BULK LAND VARIANCE WAS APPROVED.**

04DRB-01634 Minor-SiteDev Plan Subd

CONSENSUS PLANNING agent(s) for DAVE AND LORETTA GARDUNO request(s) the above action(s) for all or a portion of Tract(s) 13, **BLACK RANCH**, zoned SU-1 FOR C-1 AND SU-1 FOR O-1, located on COORS BLVD NW, between 7-BAR LOOP ROAD NW and ALAMEDA BLVD NW containing approximately 5 acre(s). [REF: 03EPC001029, 01EPC0244, 02EPC00991, 03EPC00351, 03EPC00804, CITY COUNCIL BILL 0-02-16, ENACTMENT 13-2002] [Was Indef Deferred 10/27/04] [Deferred from 12/1/04] (B-14) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR EASEMENT.**

04DRB-01633 Minor-Prelim&Final Plat Approval

SURV-TEK INC agent(s) for DAVE GARDUNO AND LORETTA ROMERO request(s) the above action(s) for all or a portion of Tract(s) 13, **BLACK RANCH**, zoned SU-1 FOR C-1 AND SU-1 FOR O-1, located on COORS BLVD NW, between 7-BAR LOOP ROAD NW and ALAMEDA BLVD NW containing approximately 6 acre(s). [REF: 03EPC01029, 01EPC01244, 02EPC00991, 03EPC00351, 03EPC00864] [Was Indef Deferred 10/27/04] [Deferred from 12/1/04] (B-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR PRIVATE DRAINAGE EASEMENT MODIFICATION AND PLANNING FOR AGIS DXF FILE.**

11. **Project # 1003606**  
04DRB-01689 Major-Vacation of Pub Right-of-Way  
04DRB-01690 Major-Preliminary Plat Approval  
04DRB-01691 Minor-Sidewalk Waiver  
04DRB-01692 Minor-Temp Defer SDWK  
04DRB-01693 Minor-Vacation of Private Easements

MARK GOODWIN & ASSOCIATES PA agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Lot(s) J09-26, J09-27, 19W, 12B, Tract(s) L and B, Unit(s) A, TOWN OF ATRISCO GRANT, WESTLAND NORTH SUBDIVISION, PAINTED SKY UNIT 1, SUNDORO SOUTH UNIT 1, **SUNDORO SOUTH UNIT 5**, zoned SU-2 RLT, located on LADERA DR NW, between 94<sup>TH</sup> ST NW and 90<sup>TH</sup> ST NW containing approximately 22 acre(s). *[Deferred from 12/1/04]*(J-9) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/8/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/29/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: TRACTS O & Q TO BE CONVEYED TO THE ADJOINING SUBDIVISION FOR PLATTING. PROVIDE R/W OR EASEMENTS FOR KIPUKA DRIVE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**



**SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS**

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

12. **Project # 1002371**  
04DRB-01817 Minor-SiteDev Plan Subd/EPC  
04DRB-01818 Minor-SiteDev Plan  
BldPermit/EPC
- BOHANNAN HUSTON INC. agent(s) for COORS EIGHT PACK request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) 1B1, 1D and 1E, **ALBAN HILLS, UNIT 1**, zoned SU-1 FOR C-2, located on LA ORILLA RD NW and COORS NW containing approximately 5 acre(s). [REF: 04EPC01217 (Project #1003597)] [Elivra Lopez, EPC Case Planner] (D-12) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/8/04 THE SITE PLAN FOR BUILDING PERMIT WS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TRANSPORTATION DEVELOPMENT FOR NMDOT APPROVAL FOR ACCESS.**

04DRB-01816 Minor-Prelim&Final Plat  
Approval

PRECISION SURVEYS, INC., agent(s) for COORS EIGHT PACK request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) 1B1, 1D and 1E, **ALBAN HILLS, UNIT 1**, zoned SU-1 FOR C-2, located on LA ORILLA RD NW and COORS NW containing approximately 5 acre(s). [REF: 04EPC01217 (Project #1003597), DRB-85-35, SP-02-06-403] (D-12) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR AGIS DXF FILE.**

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

13. **Project # 1002464**  
04DRB-01815 Minor-Prelim&Final Plat  
Approval
- PRECISION SURVEYS INC agent(s) for UNSER VULCAN LLC request(s) the above action(s) for all or a portion of Tract(s) 6A & 6B, **SANTA FE VILLAGE, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on VULCAN RD NW, between BOGART ST NW and UNSER BLVD NW containing approximately 1 acre(s). [REF: 03DRB00191, 04DRB01576] (F-10) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR RECONSTRUCTION OF WALLS AND TO CHECK ON ZONING FOR CONDOMINIUMS AND AGIS DXF FILE.**

14. **Project # 1003533**  
04DRB-01808 Minor-Prelim&Final Plat Approval  
04DRB-01809 Minor-Sidewalk Waiver  
04DRB-01810 Minor-Sidewalk Variance  
04DRB-01811 Minor-Temp Defer SDWK
- MARK GOODWIN & ASSOCIATES agent(s) for FORAKER FARMS LLC request(s) the above action(s) for all or a portion of Tract(s) 25-A-1-B, **FORAKER FARMS**, zoned R-1 residential zone, located on MENAUL BLVD NW, between 8TH ST NW and 10TH ST NW containing approximately 2 acre(s). [REF:04EPC01041, 04EPC01043, 04EPC01044] [*Deferred from 12/8/04*] (H-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/29/04.**
15. **Project # 1003685**  
04DRB-01814 Major-Amnd Prelim Plat Approval
- BOHANNAN HUSTON INC agent(s) for VENTANA WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 7 & 8, **WESTERN SHADOWS @ VENTANA RANCH WEST**, zoned R-LT residential zone, located on VENTANA RIDGE RD NW, between VENTANA RIDGE RD NW and VENTANA WEST PARKWAY NW containing approximately 30 acre(s). [REF: 04DRB01448] (B-8) **THE AMENDED INFRASTRUCTURE LIST DATED 10/13/04 WAS APPROVED. THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: A VARIANCE ALONG VALLECITO DRIVE IS REQUIRED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**
16. **Project # 1003226**  
04DRB-00908 Minor- Final Plat Approval
- J C ENGINEERING agent(s) for SUJAY THAKUR request(s) the above action(s) for all or a portion of Tract(s) 9, **V. E. BARRETT SUBDIVISION**, zoned C-2 community commercial zone, located on BRIDGE ST SW, between UNSER BLVD SW and COORS BLVD SW containing approximately 6 acre(s). [REF: Z-71-125, Z-72-114, Z-72-210, 04DRB-00806, 04DRB-00117] [*Deferred from 7/14/04 & Indefinitely deferred on 7/21/04*] [*Final plat was indefinitely deferred for the SIA*] (K-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

17. **Project # 1003604**  
04DRB-01794 Minor-Final Plat Approval

ABQ ENGINEERING agent(s) for D T LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 217, 218, 219 and 220, **MIRA MESA SUBDIVISION**, zoned R-2 residential zone, located on HANOVER RD NW, between GLENRIO RD NW and 68<sup>TH</sup> ST NW containing approximately 13 acre(s). [REF: 04DRB01233, 04DRB01452, 04DRB01453] *[Deferred from 12/1/04 & 12/8/04]* (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 12/15/04.**

**NO ACTION IS TAKEN ON THESE CASES:**

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

18. **Project # 1003797**  
04DRB-01812 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST LTD agent(s) for STEVE KIRK request(s) the above action(s) for all or a portion of Lot(s) 13, Block(s) 57, **TERRACE ADDITION**, zoned SU-2 special neighborhood zone, located on PINE ST SE and HAZELDINE AVE SE containing approximately 1 acre(s). (K-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1003800**  
04DRB-01820 Minor-Sketch Plat or Plan

RIO GRANDE ENGINEERING agent(s) for LLAVE DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, Block(s) 2, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on EAGLE ROCK NE, between BARTSTOW NE and VENTURA NE, containing approximately 3 acre(s). (C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**



20. **Project # 1003794**  
04DRB-01805 Minor-Sketch Plat or Plan

GOLDEN & ASSOCIATES agent(s) for RAMPART LLC, ROBIN TONKIN request(s) the above action(s) for all or a portion of Lot(s) 1A, **TOWN OF ATRISCO GRANT ROW 1**, zoned SU-2 special neighborhood zone, located on 98TH STREET NW, between VOLCANO NW and CENTRAL NW containing approximately 4 acre(s). [REF:DRB-87-828](K-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1003793**  
04DRB-01803 Minor-Sketch Plat or Plan

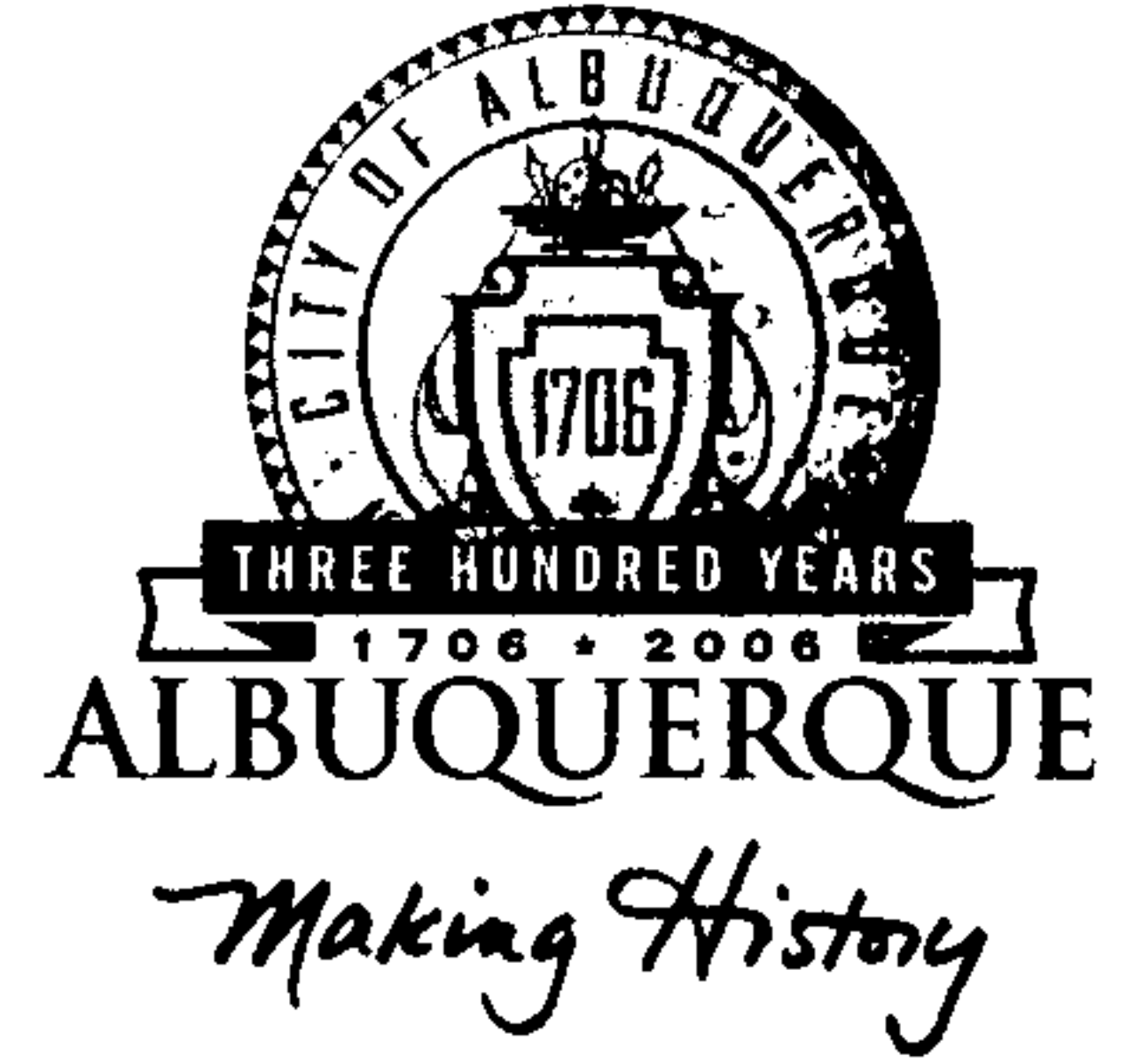
SUSAN L HOMER request(s) the above action(s) for all or a portion of Lot(s) 18 & 19, Block(s) A, **GRANDE HEIGHTS ADDITION**, zoned R-1, located on SEQUOIA RD NW, between SEQUOIA CT NW and RIO GRANDE RIVER containing approximately 2 acre(s). (G-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1003796**  
04DRB-01807 Minor-Sketch Plat or Plan

PATRICK J GRIFFIN request(s) the above action(s) for all or a portion of Lot(s) 79, Block(s) 11, **SKYVIEW WEST ADDITION**, zoned R-1, located on GWIN SW, between UNSER BLVD SW and GASLIGHT SW containing approximately 1 acre(s). (K-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **ADJOURNED: 11:35 A.M.**

# CITY OF ALBUQUERQUE



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1002051**

**AGENDA ITEM NO: 4**

**SUBJECT:**

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

**ACTION REQUESTED:**

P.O. Box 1293

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

**ENGINEERING COMMENTS:**

Albuquerque

An approved drainage report is required for Preliminary Plat approval.  
AMAFCA Board must approve developer agreement prior to Preliminary Plat approval.  
An approved infrastructure list is required for Preliminary Plat approval.  
The Hydrology Section has no objection to the vacation request but AMAFCA Board must release them first.

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

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

1-5-05

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:** December 8, 2004

Refer 1-5:05

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002051 AGENDA#: 4 DATE: 12.8.04

1. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

2. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_





**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, December 8, 2004, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1002337**

04DRB-01758 Major-Two Year SIA

BOHANNAN HUSTON, INC agent(s) for HUNT UPTOWN II, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **UPTOWN SPECTRUM**, zoned SU-3, located on UPTOWN LOOP NE, between INDIAN SCHOOL RD NE and LOUISIANA BLVD NE [REF: 02DRB01708, 03CC00343, 03CC00199] (J-19)

**Project # 1003778**

04DRB-01750 Major-Preliminary Plat Approval  
04DRB-01751 Major-Vacation of Pub Right-of-Way  
04DRB-01753 Minor-Temp Defer SDWK  
04DRB-01752 Minor-Sidewalk Variance

LARRY READ & ASSOCIATES INC agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 21 & 22, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **SHAHEEN SUBDIVISION**) zoned R-D, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). (C-19)

**Project # 1003779**

04DRB-01754 Major-Preliminary Plat Approval  
04DRB-01765 Major-Vacation of Pub Right-of-Way  
04DRB-01756 Minor-Sidewalk Variance  
04DRB-01757 Minor-Temp Defer SDWK

LARRY READ & ASSOCIATES INC agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **KUMAIL SUBDIVISION**) zoned R-D, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). (C-19)

**Project # 1002051**

03DRB-02008 Major-Preliminary Plat Approval  
03DRB-02009 Major-Vacation of Public Easements  
03DRB-02010 Minor-Vacation of Private Easements  
03DRB-02011 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE - UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [Deferred from 6/9/04, 6/23/04, 8/4/04, 9/29/04, Indefinitely Deferred on 11/10/04][REF: 02DRB-00963](B-10)

**[NO NEW SUBMITTAL]**

**Project # 1003705**

04DRB-01540 Major-Vacation of Public Easements  
04DRB-01539 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING LLC agent(s) for DR VIJAY AGARWAL request(s) the above action(s) for all or a portion of Lot(s) 7, 8 AND 9 and the south 47 feet of Lot(s) 4, 5, 6, Block(s) 22, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2 MC, located on OAK ST NE, between TIJERAS NE and COPPER NE containing approximately 1 acre(s).[REF:V-78-38] [Deferred from 11/3/04, Indefinitely Deferred on 11/10/04] (K-15)

**[NO NEW SUBMITTAL]**

**SEE PAGE 2 . . .**



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

**PAGE 2**

**Project # 1003125**

04DRB-01505 Major-Bulk Land Variance  
04DRB-01506 Minor-Prelim&Final Plat  
Approval

MOLZEN-CORBIN & ASSOCIATES agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D & S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN (OLD) NW and SHOOTING RANGE PARK RD NW containing approximately 300 acre(s). *[Deferred from 10/27/04 & 11/3/04 & 11/10/04, Indefinitely Deferred on 11/10/04]* [REF: 03EPC02054](F-6/G-6)

**[NO NEW SUBMITTAL]**

04DRB-01630 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D, F AND S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN NW and SHOOTING RANGE ACCESS RD NW containing approximately 300 acre(s). [REF: 03EPC02054, 04DRB01505, 04DRB01506][**Chris Hyer, EPC Case Planner**] *[Deferred from 10/27/04 & 11/3/04 & Indefinitely Deferred on 11/10/04]* (F-5/G-6)

**[NO NEW SUBMITTAL]**

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, NOVEMBER 22, 2004.**

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

**Meeting Date:** DECEMBER 8, 2004  
**Zone Atlas Page:** B-10-Z  
**Notification Radius:** 100 Ft.

**Project#** 1002051  
**App#** 03DRB-02008  
**App#** 03DRB-02009  
**App#** 03DRB-02010  
**App#** 03DRB-02011

**Cross Reference and Location:**

**Applicant:** GELTMORE LAND LTD CO.  
**Address:** 11901 ORYX PLACE NE  
ALBUQUERQUE NM 87111

**Agent:** TIERRA WEST, LLC  
**Address:** 8509 JEFFERSON ST. NE  
ALBUQUERQUE NM 87113

**Special Instructions:**

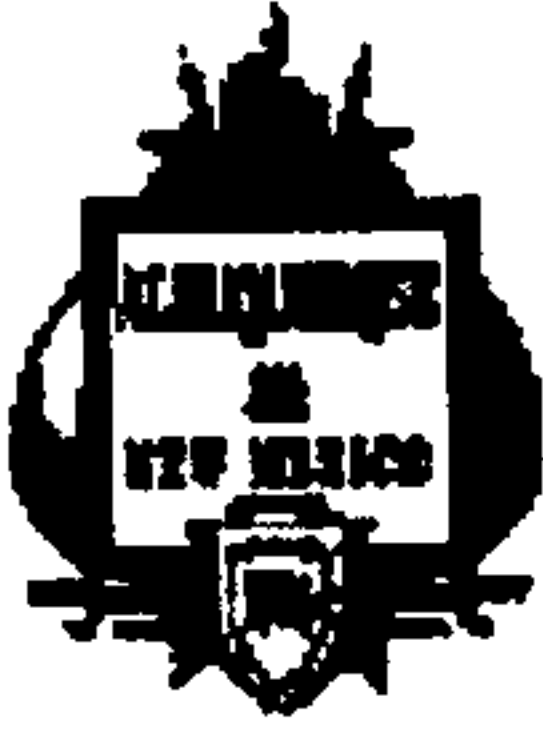
**Notice must be mailed from the  
City's 15 day prior to the meeting.**

**Date Mailed:** NOVEMBER 19, 2004

**Signature:** KYLE TSETHLIKAI 







<mainframe@coalmp  
3.cabq.gov>

12/04/03 09:52 AM

To:  
cc:  
Subject:

1 R E C O R D S W I T H L A B E L S PAGE

1

01010065 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
0101006527404531018 LEGAL: TR A PLA T OF CHAMISA RIDGE SUBD UNIT 1 CONT  
17.780 LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: GELTMORE LAND LTD  
OWNER ADDR: 04408 CANYON CT NE

ALBUQUERQUE NM 87111  
0101006523110231002 LEGAL: LT 1 1 BL K 2 PLAT OF CHAMISA RIDGE SUBD UNIT 1  
CONT LAND USE:  
PROPERTY ADDR: 00000 BIG SAGE  
OWNER NAME: WILLIAMS KURT E & JAN M  
OWNER ADDR: 09704 BIG SAGE DR NW

ALBUQUERQUE NM 87114  
0101006523608931003 LEGAL: LT 1 0 BL K 2 PLAT OF CHAMISA RIDGE SUBD UNIT 1  
CONT LAND USE:  
PROPERTY ADDR: 00000 BIG SAGE  
OWNER NAME: SPORHASE ROBERT L &  
OWNER ADDR: 09700 BIG SAGE DR NW

ALBUQUERQUE NM 87114  
0101006526109431004 LEGAL: LOT 3 BL K 2 PLAT OF CHAMISA RIDGE SUBD UNIT 1  
CONT LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: COBRA CONSTRUCTION INC  
OWNER ADDR: 00282 WINCHESTER WAY

PALM HARBOR FL 34684  
0101006525610831005 LEGAL: LOT 2 BL K 2 PLAT OF CHAMISA RIDGE SUBD UNIT 1  
CONT LAND USE:  
PROPERTY ADDR: 00000 CONE FLOWER  
OWNER NAME: GARCIA VALENTIN & DORA C  
OWNER ADDR: 09705 CONEFLOWER DR NW

ALBUQUERQUE NM 87114  
0101006518006030219 LEGAL: TR 1 LAN D DIV PLAT FOR MARIN SUB'D TR 1 THRU 4  
BEI LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: LAHUSEN LARRY *w/o Larjev LLC*  
OWNER ADDR: 00000 *PO Box 53 Bragg Creek Alb Tolok*

0101006520009530902 LEGAL: LT 1 5 BL K 1 PLAT OF CHAMISA RIDGE SUBD UNIT 1  
CONT LAND USE:  
PROPERTY ADDR: 00000 BIG SAGE  
OWNER NAME: GARRITY MARK E & NANCY A  
OWNER ADDR: 09705 BIG SAGE DR NW

ALBUQUERQUE NM 87114  
0101006521007630903 LEGAL: LT 1 4 BL K 1 PLAT OF CHAMISA RIDGE SUBD UNIT 1  
CONT LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: BARAJAS RAMIRO & MARIA G  
OWNER ADDR: 07115 WESTFORD PL NW

ALBUQUERQUE NM 87114  
0101006529109540903 LEGAL: LT 4 BLK 1 PLAT OF CHAMISA RIDGE SUBD UNIT 1  
CONT LAND USE:

ALBUQUERQUE NM 87120  
 0101006528411240902  
 CONT LAND USE:

PROPERTY ADDR: 00000 CONEFLOWER  
 OWNER NAME: PACHECO JESSE & MARGARET  
 OWNER ADDR: 05401 CALLE NUESTRA NW

ALBUQUERQUE NM 87114  
 0101006534808040710  
 LAND USE:

PROPERTY ADDR: 00000 CONEFLOWER  
 OWNER NAME: PACHECO JESSE & MARGARET  
 OWNER ADDR: 09704 CONEFLOWER DR NW

ALBUQUERQUE NM 87125  
 1 R E C O R D S W I T H L A B E L S PAGE  
 2  
 0101006429649210128  
 10.00 LAND USE:

PROPERTY ADDR: 00000 N/A  
 OWNER NAME: BEDROCK INVESTORS LIMITED  
 OWNER ADDR: 00000 *bx 1417*

LOS LUNAS NM 87031  
 0101006424750820127  
 2.5 LAND USE:

PROPERTY ADDR: 00000 LA VIDA NUEVA  
 OWNER NAME: MYSTIC LLC  
 OWNER ADDR: 05715 CENTRAL NE

ALBUQUERQUE NM 87108  
 0101006421449220136  
 CONT 5 LAND USE:

PROPERTY ADDR: 00000 N/A  
 OWNER NAME: MYSTIC LLC  
 OWNER ADDR: 05715 CENTRAL NE

ALBUQUERQUE NM 87108  
 0101006418050820110  
 AC M LAND USE:

PROPERTY ADDR: 00000 N/A  
 OWNER NAME: RANSOM RICHARD E TRSUTEES RICH  
 OWNER ADDR: 00000

ALBUQUERQUE NM 87103

QUIT





# 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: October 29, 2003

TO CONTACT NAME: Karen Kline  
 COMPANY/AGENCY: Jurra West LLC  
 ADDRESS/ZIP: 8509 Leppia Dr NE 87109  
 PHONE/FAX #: 858-3900 / 858-1118

Thank you for your inquiry of 10-29-03 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tract A, Chamisa Ridge Unit One

zone map page(s) B-10

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

Vantana Ranch

**Neighborhood Association**

Contacts: Laura Horton

7224 Cascada Rd NW  
898-8103 (w) 87114

Bruce Nyberg

16824 Brushfield Rd NW  
890-4559 (w) 87114

Paradise Hills Civic

**Neighborhood Association**

Contacts: Larry Weaver

6001 Univas Ct NW 87114  
898-8640 (w) 846-1511 (w)

Tom Anderson

10013 Plunkett Dr NW  
897-2593 (w) 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,

Dalana J. Cummins  
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

Project# 1002051

GELTMOORE LAND LTD CO.  
11901 ORYX PLACE NE  
ALBUQUERQUE NM 87111

BRUCE NYBERG  
Ventana Ranch Neigh. Assoc.  
6824 BRUSHFIELD RD NW  
ALBUQUERQUE NM 87114

101006527404531018

GELTMOORE LAND LTD  
4408 CANYON CT NE  
ALBUQUERQUE NM 87111

101006526109431004

COBRA CONSTRUCTION INC  
282 WINCHESTER WAY  
PALM HARBOR FL 34684

101006520009530902

GARRITY MARK E & NANCY A  
9705 BIG SAGE DR NW  
ALBUQUERQUE NM 87114

101006528411240902

PACHECO JESSE & MARGARET  
9704 CONEFLOWER DR NW  
ALBUQUERQUE NM 87114

101006424750820127

MYSTIC LLC  
5715 CENTRAL NE  
ALBUQUERQUE NM 87108

TIERRA WEST, LLC  
8509 JEFFERSON ST. NE  
ALBUQUERQUE NM 87113

LARRY WEAVER  
Paradise Hills Civic Assoc.  
6001 UNITAS CT. NW  
ALBUQUERQUE NM 87114

101006523110231002

WILLIAMS KURT E & JAN M  
9704 BIG SAGE DR NW  
ALBUQUERQUE NM 87114

101006525610831005

GARCIA VALENTIN & DORA C  
9705 CONEFLOWER DR NW  
ALBUQUERQUE NM 87114

101006521007630903

BARAJAS RAMIRO & MARIA G  
7115 WESTFORD PL NW  
ALBUQUERQUE NM 87114

101006534808040710

BOARD OF EDUCATION  
PO BOX 25704  
ALBUQUERQUE NM 87125

101006418050820110

RANSOM RICHARD E TRSUTEES RIC  
GENERAL DELIVERY  
ALBUQUERQUE NM 87103

LAURA HORTON  
Ventana Ranch Neigh. Assoc.  
7224 CASCADA RD NW  
ALBUQUERQUE NM 87114

TOM ANDERSON  
Paradise Hills Civic Assoc.  
10013 PLUNKETT DR. NW  
ALBUQUERQUE NM 87114

101006523608931003

SPORHASE ROBERT L &  
9700 BIG SAGE DR NW  
ALBUQUERQUE NM 87114

101006518006030219

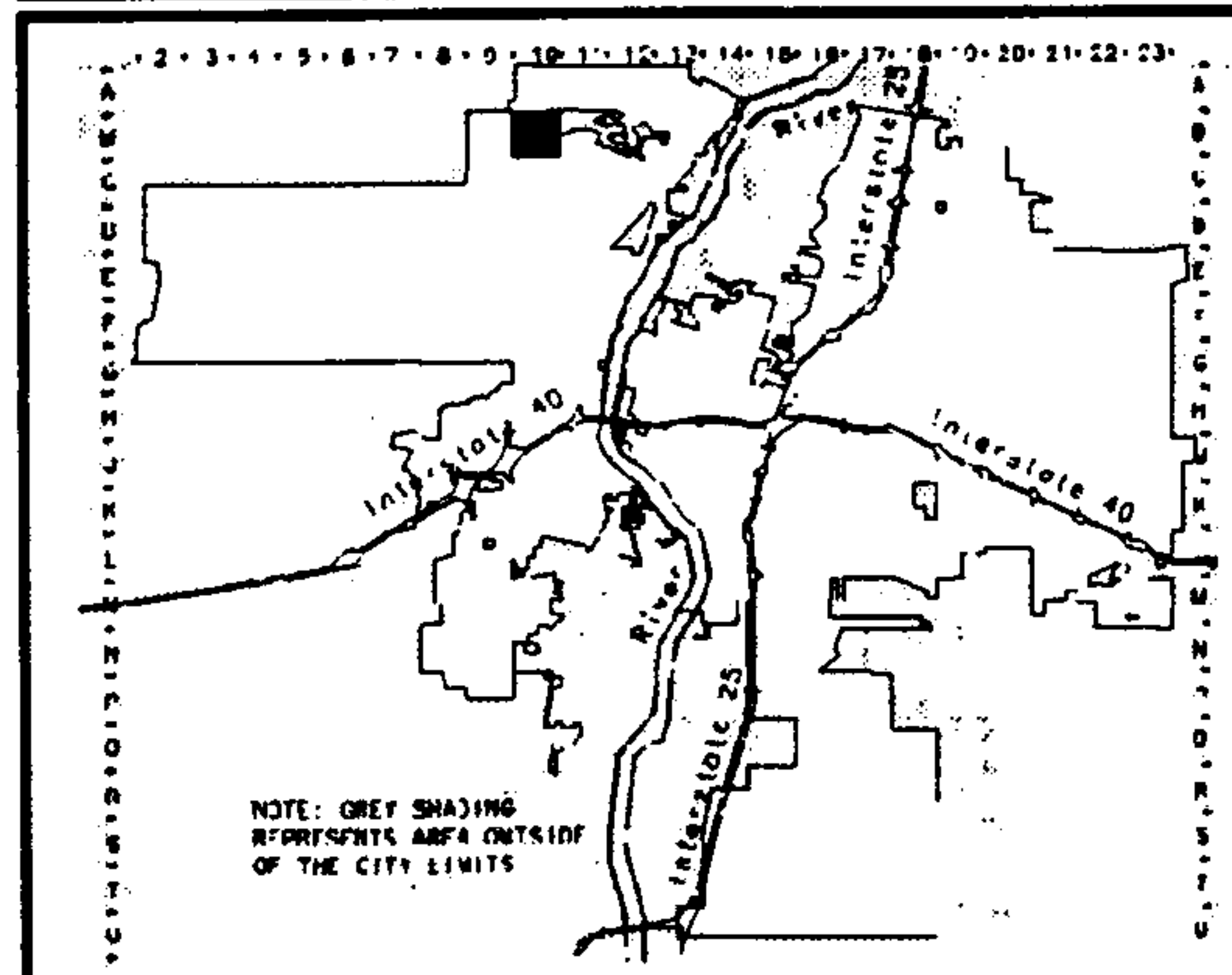
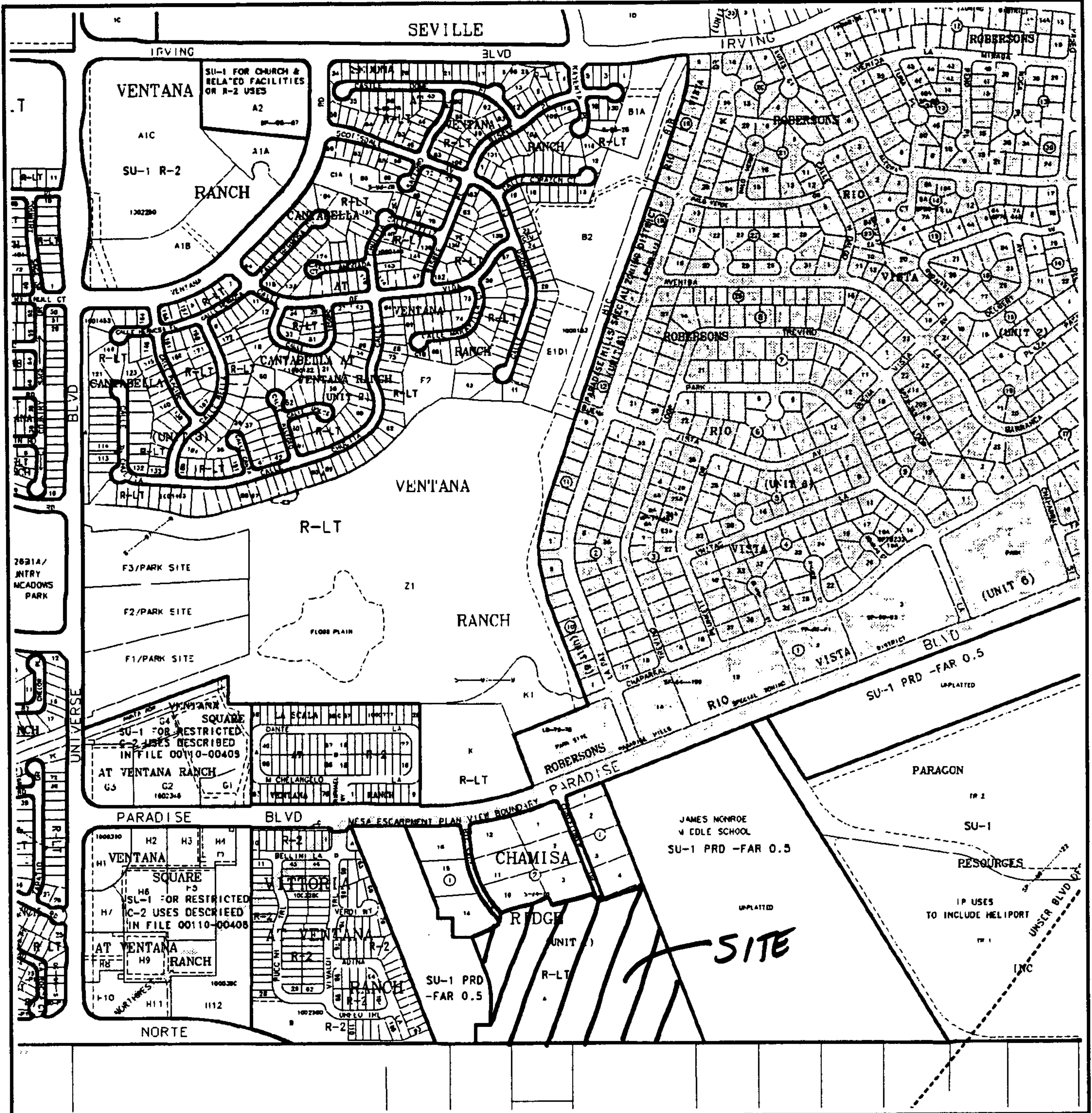
LAHUSEN LARRY  
C/O LARJER, LLC  
PO BOX 53  
BRAGG CREEK ALB, TOLOK  
101006529109540903

PACHECO JESSE & MARGARET  
5401 CALLE NUESTRA NW  
ALBUQUERQUE NM 87120

101006429649210128

BEDROCK INVESTORS LIMITED  
PO BOX 1417  
LOS LUNAS NM 87031





NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS

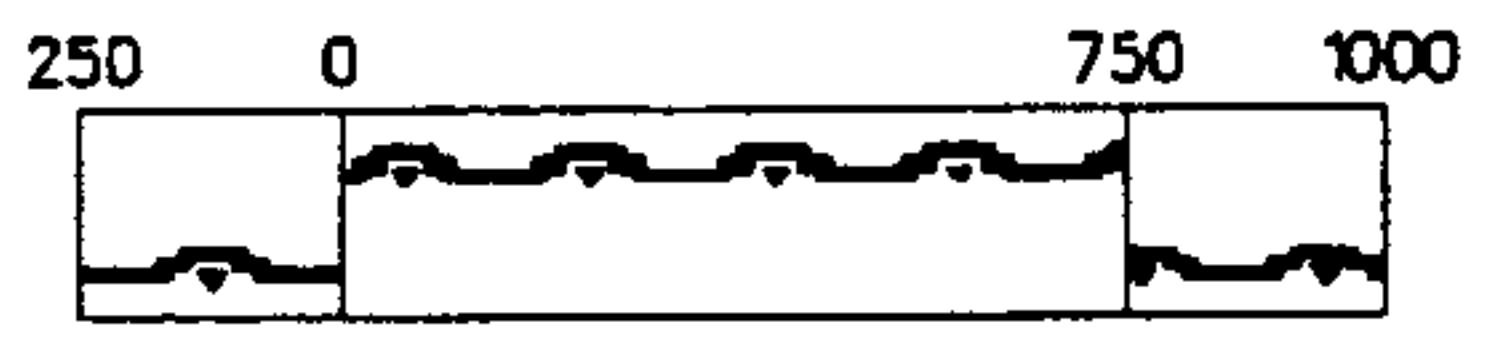


CITY OF Albuquerque

Albuquerque Geographic Information System  
**PLANNING DEPARTMENT**

© Copyright 2003

GRAPHIC SCALE IN FEET



**Zone Atlas Page**

**B-10-Z**

Map Amended through July 31, 2003



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

**Meeting Date:** DECEMBER 31, 2003  
**Zone Atlas Page:** B-10-Z  
**Notification Radius:** 100 Ft.

**Project#** 1002051  
**App#** 03DRB-02008  
**App#** 03DRB-02009  
**App#** 03DRB-02010  
**App#** 03DRB-02011

**Cross Reference and Location:** N/A

**Applicant:** GELTMORE LAND LTD CO.  
**Address:** 11901 ORYX PLACE NE  
ALBUQUERQUE NM 87111

**Agent:** TIERRA WEST LLC  
**Address:** 8509 JEFFERSON ST. NE  
ALBUQUERQUE NM 87113

**Special Instructions:**

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

**Date Mailed:** DECEMBER 12, 2003

**Signature:** KYLE TSETHLIKAI

PROPERTY OWNERSHIP / LEGAL LIST

App# \_\_\_\_\_

Proj# \_\_\_\_\_

Date: \_\_\_\_\_

Page    /    Of    /   

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
B-10	1010065	274-045	310-18	✓
		231-102	02	✓
		236-089	03	✓
		261-094	04	✓
		256-108	05	✓
		180-060	302-19	✓
		200-095	309-02	✓
		210-074	03	✓
		291-095	409-03	✓
		284-112	02	✓
		318-080	407-10	✓
C-10	<del>1010064</del> 1010064	296-492	101-28	✓
		247-508	201-27	✓
		214-492	36	✓
		180-508	10	✓



<mainframe@coa1mp  
3.cabq.gov>

12/04/03 09:52 AM

To:  
cc:  
Subject:

1 R E C O R D S W I T H L A B E L S PAGE  
1

01010065 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
0101006527404531018 LEGAL: TR A PLA T OF CHAMISA RIDGE SUBD UNIT 1 CONT  
17.780 LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: GELTMORE LAND LTD  
OWNER ADDR: 04408 CANYON CT NE  
ALBUQUERQUE NM 87111

0101006523110231002 LEGAL: LT 1 1 BL K 2 PLAT OF CHAMISA RIDGE SUBD UNIT 1  
CONT LAND USE:  
PROPERTY ADDR: 00000 BIG SAGE  
OWNER NAME: WILLIAMS KURT E & JAN M  
OWNER ADDR: 09704 BIG SAGE DR NW  
ALBUQUERQUE NM 87114

0101006523608931003 LEGAL: LT 1 0 BL K 2 PLAT OF CHAMISA RIDGE SUBD UNIT 1  
CONT LAND USE:  
PROPERTY ADDR: 00000 BIG SAGE  
OWNER NAME: SPORHASE ROBERT L &  
OWNER ADDR: 09700 BIG SAGE DR NW  
ALBUQUERQUE NM 87114

0101006526109431004 LEGAL: LOT 3 BL K 2 PLAT OF CHAMISA RIDGE SUBD UNIT 1  
CONT LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: COBRA CONSTRUCTION INC  
OWNER ADDR: 00282 WINCHESTER WAY  
PALM HARBOR FL 34684

0101006525610831005 LEGAL: LOT 2 BL K 2 PLAT OF CHAMISA RIDGE SUBD UNIT 1  
CONT LAND USE:  
PROPERTY ADDR: 00000 CONE FLOWER  
OWNER NAME: GARCIA VALENTIN & DORA C  
OWNER ADDR: 09705 CONEFLOWER DR NW  
ALBUQUERQUE NM 87114

0101006518006030219 LEGAL: TR 1 LAN D DIV PLAT FOR MARIN SUB'D TR 1 THRU 4  
BEI LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: LAHUSEN LARRY *c/o Larjev LLC*  
OWNER ADDR: 00000 *PO Bx 53 Bragg Creek ALB Tolok*  
0101006520009530902 LEGAL: LT 1 5 BL K 1 PLAT OF CHAMISA RIDGE SUBD UNIT 1  
CONT LAND USE:  
PROPERTY ADDR: 00000 BIG SAGE  
OWNER NAME: GARRITY MARK E & NANCY A  
OWNER ADDR: 09705 BIG SAGE DR NW  
ALBUQUERQUE NM 87114

0101006521007630903 LEGAL: LT 1 4 BL K 1 PLAT OF CHAMISA RIDGE SUBD UNIT 1  
CONT LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: BARAJAS RAMIRO & MARIA G  
OWNER ADDR: 07115 WESTFORD PL NW  
ALBUQUERQUE NM 87114

0101006529109540903 LEGAL: LT 4 BLK 1 PLAT OF CHAMISA RIDGE SUBD UNIT 1  
CONT LAND USE:



ALBUQUERQUE NM 87120  
 0101006528411240902  
 CONT LAND USE:

PROPERTY ADDR: 00000 CONEFLOWER  
 OWNER NAME: PACHECO JESSE & MARGARET  
 OWNER ADDR: 05401 CALLE NUESTRA NW

ALBUQUERQUE NM 87114  
 0101006534808040710  
 LAND USE:

PROPERTY ADDR: 00000 CONEFLOWER  
 OWNER NAME: PACHECO JESSE & MARGARET  
 OWNER ADDR: 09704 CONEFLOWER DR NW

ALBUQUERQUE NM 87125  
 1 R E C O R D S W I T H L A B E L S PAGE  
 2  
 0101006429649210128  
 10.00 LAND USE:

LEGAL: LOT 3 BL K 1 PLAT OF CHAMISA RIDGE SUBD UNIT 1  
 LEGAL: TRAC T IN SE T11N R2E SEC 10 CONT 40.00 AC  
 LEGAL: T11N R2E SEC 15 POR OF TR 3 IN NW NW NE CONT  
 LEGAL: SEC 15 T 11N R2E TR OF LAND IN NE NE NE NW CONT

LOS LUNAS NM 87031  
 0101006424750820127  
 2.5 LAND USE:

ALBUQUERQUE NM 87108  
 0101006421449220136  
 CONT 5 LAND USE:

ALBUQUERQUE NM 87108  
 0101006418050820110  
 AC M LAND USE:

ALBUQUERQUE NM 87103

QUIT



# 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: October 29, 2013

TO CONTACT NAME: Karen Kline  
 COMPANY/AGENCY: Jenna West LLC  
 ADDRESS/ZIP: 8509 Jefferson NE 87109  
 PHONE/FAX #: 858-3400 / 858-1118

Thank you for your inquiry of 10-29-03 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tract A, Chamisa Ridge Unit One

zone map page(s) B-10

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

Vantana Ranch

Neighborhood Association

Contacts: Laura Horton

7224 Cascada Rd NW  
898-8103 (w) 87114

Bruce Nyberg

16824 Brushfield Rd NW  
890-4559 (w) 87114

Paradise Hills Civic

Neighborhood Association

Contacts: Larry Weaver

6001 Univas Ct NW 87114  
898-8640 (w) 846-1511 (w)

Dom Anderson

10013 Plunkett Ln NW  
897-2593 (w) 87114

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

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

Sincerely,

Duliana J. Cummins  
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

(505) 858-3100  
fax (505) 858-1118

twllc@tierrawestllc.com  
1-800-245-3102

November 25, 2003

Mrs. Sheran Matson, AICP, Chair  
Development Review Board  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

**RE: Approval of Preliminary Plat, Vacation of Private Access, Public Roadway, AMAFCA Easement and Public Drainage Easements, and Temporary Deferral of Sidewalks, and Public Utility Easement Tract A, Chamisa Ridge (known as Chamisa Ridge Unit 2) Zone Atlas Page B-10; DRB Project#: 1002051**

Dear Mrs. Matson:

Tierra West LLC, on behalf of Geltmore Land Ltd. Co., requests approval of the items referenced above. The site is located south of Paradise Boulevard NW between Coneflower Drive NW and Big Sage Drive NW. The site is zoned R-LT and will consist of 17 single-family residences.

We request the vacation of the 50-foot private access, AMAFCA drainage easement, public drainage easements, public utility easement and a 34-foot public roadway easement. A temporary public drainage easement will be utilized for the storm water runoff. We also request the approval of the Preliminary Plat, Infrastructure List, and temporary deferral of sidewalks.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,

  
for Ronald R. Bohannon, PE

Enclosure/s

cc: Harry Silverman  
Laura Horton, Ventana Ranch N.A.  
Bruce Nyberg, Ventana Ranch N.A.  
Larry Weaver, Paradise Hills N.A.  
Tom Anderson, Paradise Hills N.A.

JN: 990014  
RRB/kk



Project# 1002051

GELTMORE LAND LTD CO.  
11901 ORYX PLACE NE  
ALBUQUERQUE NM 87111

TIERRA WEST, LLC  
8509 JEFFERSON ST. NE  
ALBUQUERQUE NM 87113

LAURA HORTON  
Ventana Ranch Neigh. Assoc.  
7224 CASCADE RD NW  
ALBUQUERQUE NM 87114

BRUCE NYBERG  
Ventana Ranch Neigh. Assoc.  
6824 BRUSHFIELD RD NW  
ALBUQUERQUE NM 87114

LARRY WEAVER  
Paradise Hills Civic Assoc.  
6001 UNITAS CT. NW  
ALBUQUERQUE NM 87114

TOM ANDERSON  
Paradise Hills Civic Assoc.  
10013 PLUNKETT DR. NW  
ALBUQUERQUE NM 87114

101006527404531018

101006523110231002

101006523608931003

GELTMORE LAND LTD  
4408 CANYON CT NE  
ALBUQUERQUE NM 87111

WILLIAMS KURT E & JAN M  
9704 BIG SAGE DR NW  
ALBUQUERQUE NM 87114

SPORHASE ROBERT L &  
9700 BIG SAGE DR NW  
ALBUQUERQUE NM 87114

101006526109431004

101006525610831005

101006518006030219

COBRA CONSTRUCTION INC  
282 WINCHESTER WAY  
PALM HARBOR FL 34684

GARCIA VALENTIN & DORA C  
9705 CONEFLOWER DR NW  
ALBUQUERQUE NM 87114

LAHUSEN LARRY  
C/O LARJER, LLC  
PO BOX 53  
BRAGG CREEK ALB, TOLOK  
101006529109540903

101006520009530902

101006521007630903

GARRITY MARK E & NANCY A  
9705 BIG SAGE DR NW  
ALBUQUERQUE NM 87114

BARAJAS RAMIRO & MARIA G  
7115 WESTFORD PL NW  
ALBUQUERQUE NM 87114

PACHECO JESSE & MARGARET  
5401 CALLE NUESTRA NW  
ALBUQUERQUE NM 87120

101006528411240902

101006534808040710

101006429649210128

PACHECO JESSE & MARGARET  
9704 CONEFLOWER DR NW  
ALBUQUERQUE NM 87114

BOARD OF EDUCATION  
PO BOX 25704  
ALBUQUERQUE NM 87125

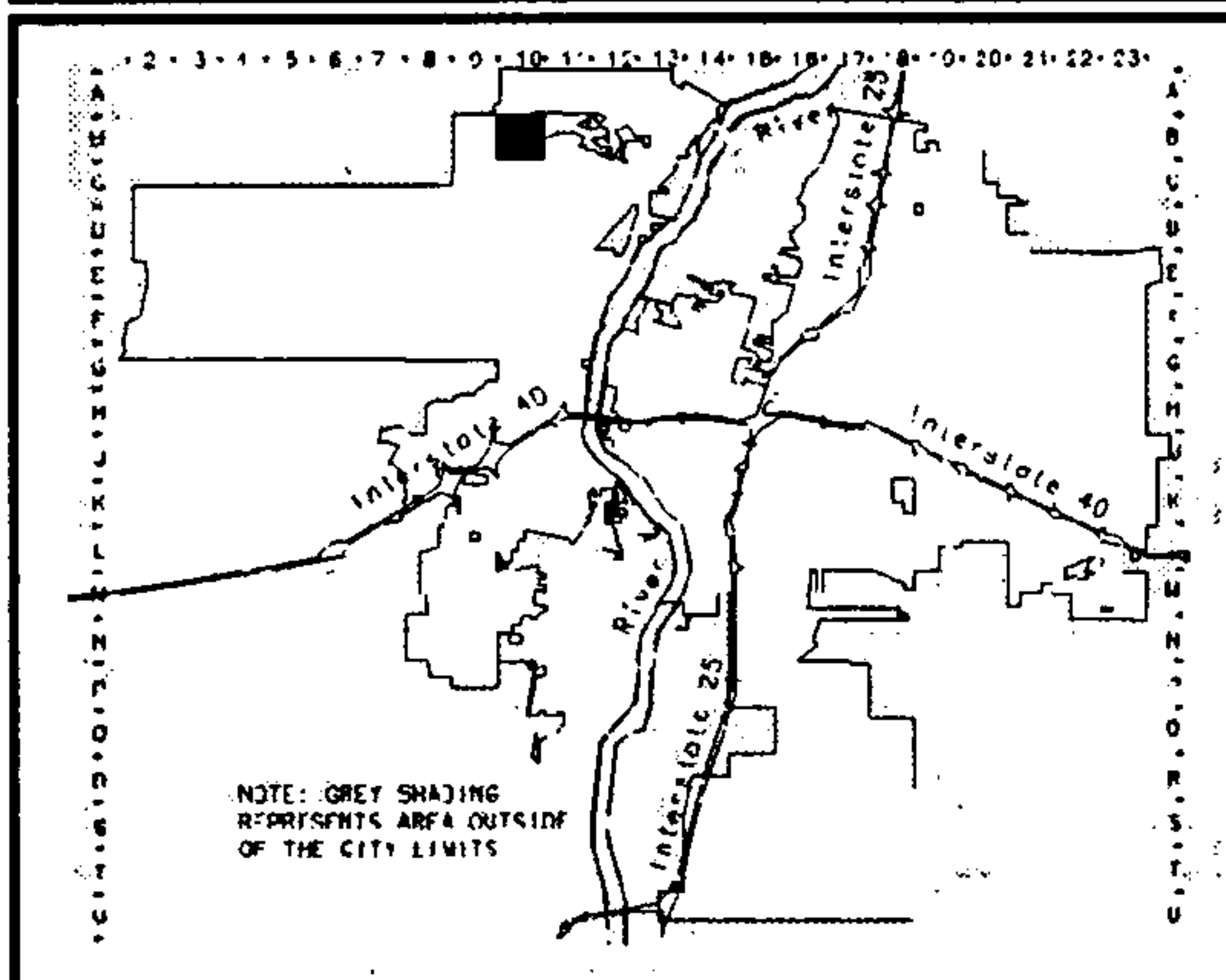
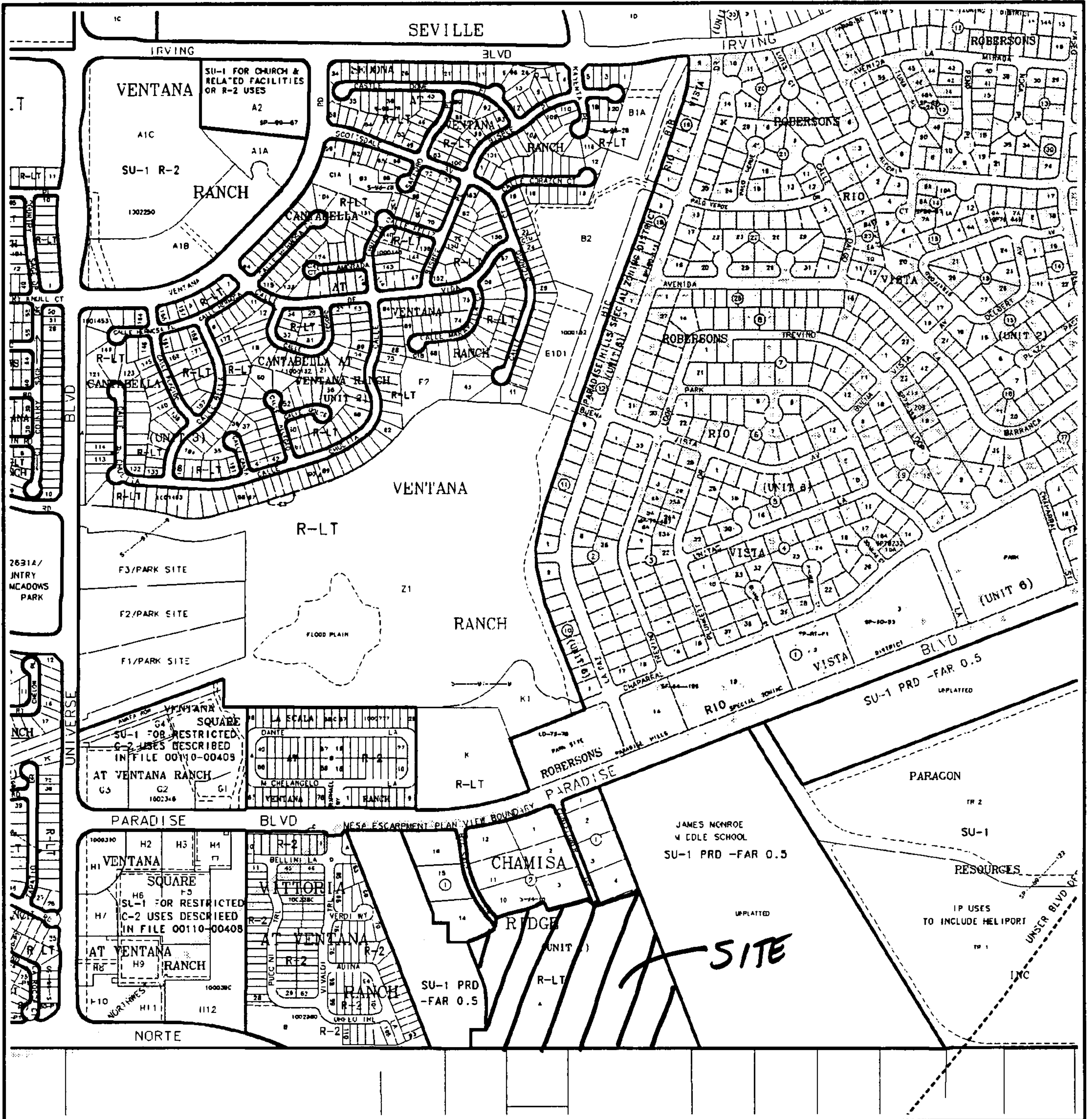
BEDROCK INVESTORS LIMITED  
PO BOX 1417  
LOS LUNAS NM 87031

101006424750820127

101006418050820110

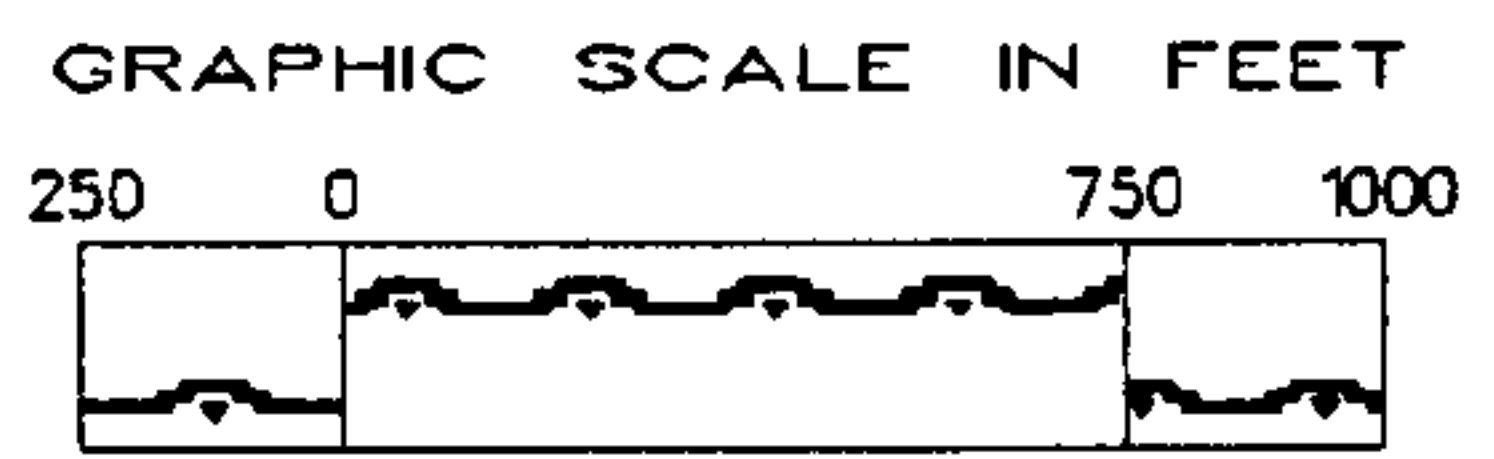
MYSTIC LLC  
5715 CENTRAL NE  
ALBUQUERQUE NM 87108

RANSOM RICHARD E TRSUTEES RIC  
GENERAL DELIVERY  
ALBUQUERQUE NM 87103



CITY OF  
Albuquerque  
Albuquerque Geographic Information System  
PLANNING DEPARTMENT

© Copyright 2003

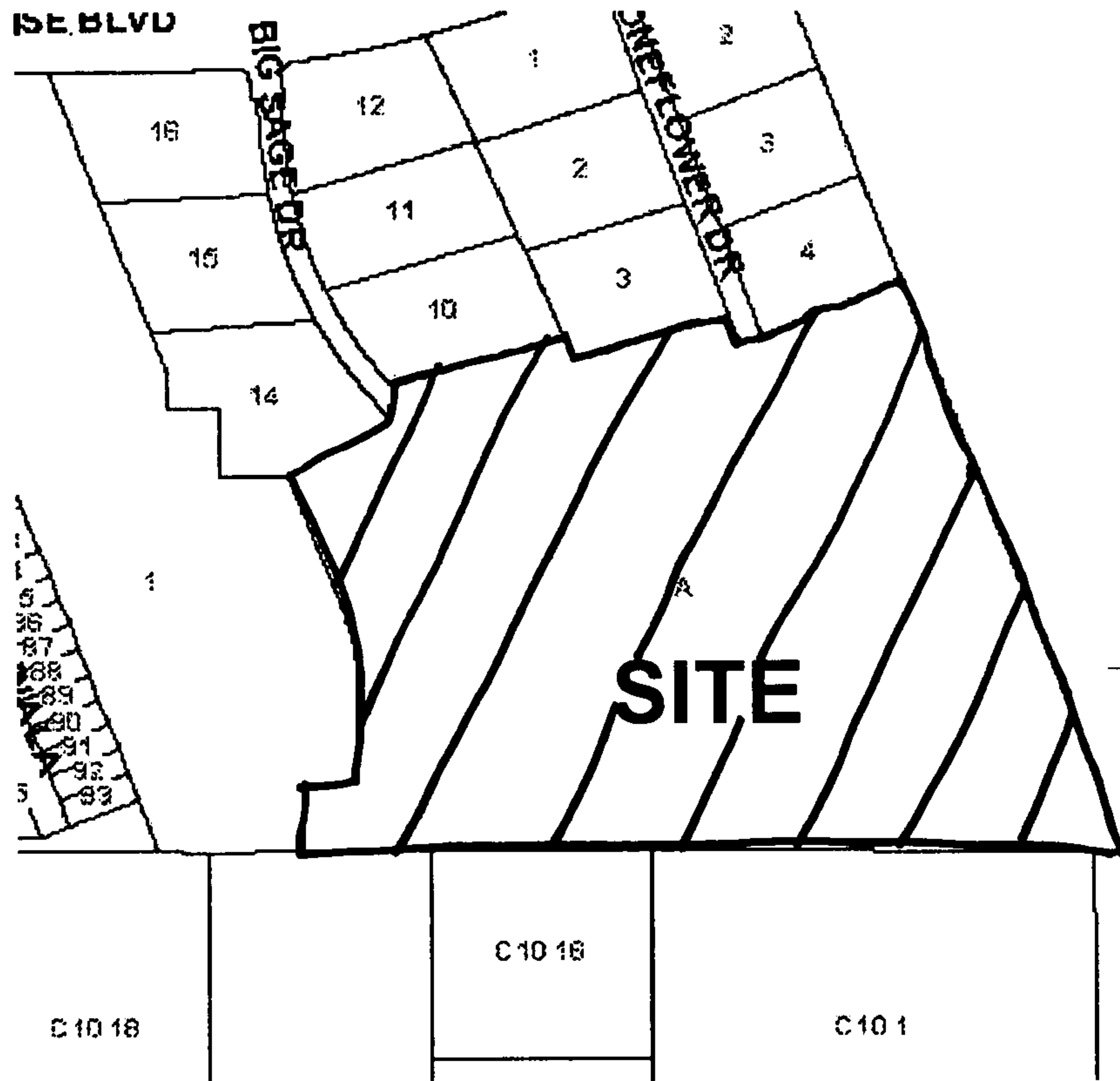


Zone Atlas Page

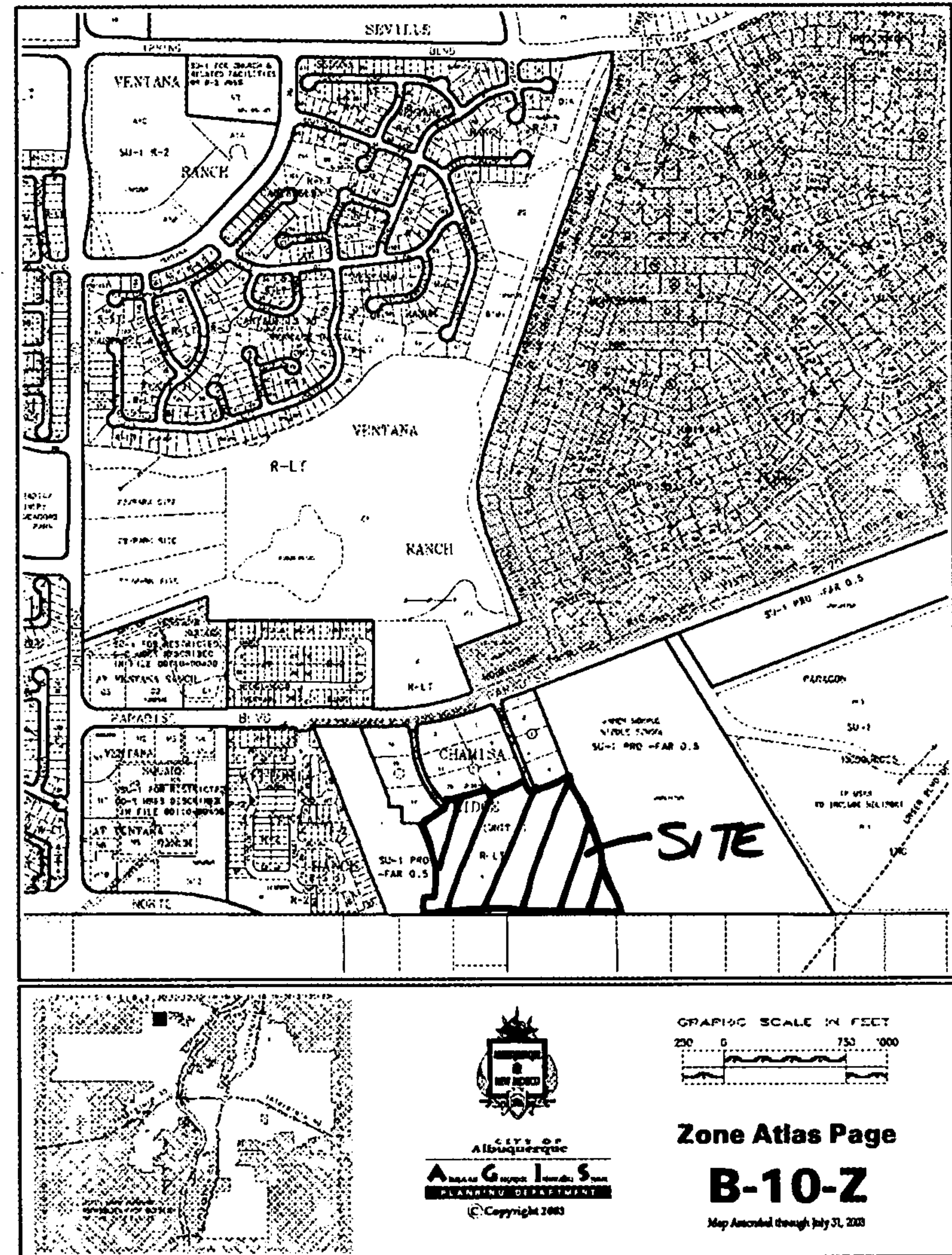
**B-10-Z**

Map Amended through July 31, 2003





Zoning: R-LT  
 Lot/Block/Subd: A , 0000 , CHAMISA RIDGE UNIT 1  
 UPC #: 101006527404531018





*Index  
attached*

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002051 AGENDA#: 4 DATE: 11.10.04

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



**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, December 8, 2004, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1002337**

04DRB-01758 Major-Two Year SIA

BOHANNAN HUSTON, INC agent(s) for HUNT UPTOWN II, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **UPTOWN SPECTRUM**, zoned SU-3, located on UPTOWN LOOP NE, between INDIAN SCHOOL RD NE and LOUISIANA BLVD NE [REF: 02DRB01708, 03CC00343, 03CC00199] (J-19)

**Project # 1003778**

04DRB-01750 Major-Preliminary Plat Approval  
04DRB-01751 Major-Vacation of Pub Right-of-Way

04DRB-01753 Minor-Temp Defer SDWK  
04DRB-01752 Minor-Sidewalk Variance

LARRY READ & ASSOCIATES INC agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 21 & 22, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **SHAHEEN SUBDIVISION**) zoned R-D, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). (C-19)

**Project # 1003779**

04DRB-01754 Major-Preliminary Plat Approval  
04DRB-01765 Major-Vacation of Pub Right-of-Way

04DRB-01756 Minor-Sidewalk Variance  
04DRB-01757 Minor-Temp Defer SDWK

LARRY READ & ASSOCIATES INC agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **KUMAIL SUBDIVISION**) zoned R-D, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). (C-19)

**Project # 1002051**

03DRB-02008 Major-Preliminary Plat Approval  
03DRB-02009 Major-Vacation of Public Easements

03DRB-02010 Minor-Vacation of Private Easements

03DRB-02011 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE - UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [Deferred from 6/9/04, 6/23/04, 8/4/04, 9/29/04, Indefinitely Deferred on 11/10/04][REF: 02DRB-00963](B-10)

**[NO NEW SUBMITTAL]**

**Project # 1003705**

04DRB-01540 Major-Vacation of Public Easements  
04DRB-01539 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING LLC agent(s) for DR VIJAY AGARWAL request(s) the above action(s) for all or a portion of Lot(s) 7, 8 AND 9 and the south 47 feet of Lot(s) 4, 5, 6, Block(s) 22, **BROWNEWELL & LAIS HIGHLAND ADDITION**, zoned SU-2 MC, located on OAK ST NE, between TIJERAS NE and COPPER NE containing approximately 1 acre(s).[REF:V-78-38] [Deferred from 11/3/04, Indefinitely Deferred on 11/10/04] (K-15)

**[NO NEW SUBMITTAL]**

**SEE PAGE 2 . . .**



PUBLIC HEARING--DEVELOPMENT REVIEW BOARD  
CITY OF ALBUQUERQUE

PAGE 2

**Project # 1003125**

04DRB-01505 Major-Bulk Land Variance  
04DRB-01506 Minor-Prelim&Final Plat  
Approval

MOLZEN-CORBIN & ASSOCIATES agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D & S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN (OLD) NW and SHOOTING RANGE PARK RD NW containing approximately 300 acre(s). [Deferred from 10/27/04 & 11/3/04 & 11/10/04, Indefinitely Deferred on 11/10/04] [REF: 03EPC02054](F-6/G-6)

**[NO NEW SUBMITTAL]**

04DRB-01630 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D, F AND S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN NW and SHOOTING RANGE ACCESS RD NW containing approximately 300 acre(s). [REF: 03EPC02054, 04DRB01505, 04DRB01506][Chris Hyer, EPC Case Planner] [Deferred from 10/27/04 & 11/3/04 & Indefinitely Deferred on 11/10/04] (F-5/G-6)

**[NO NEW SUBMITTAL]**

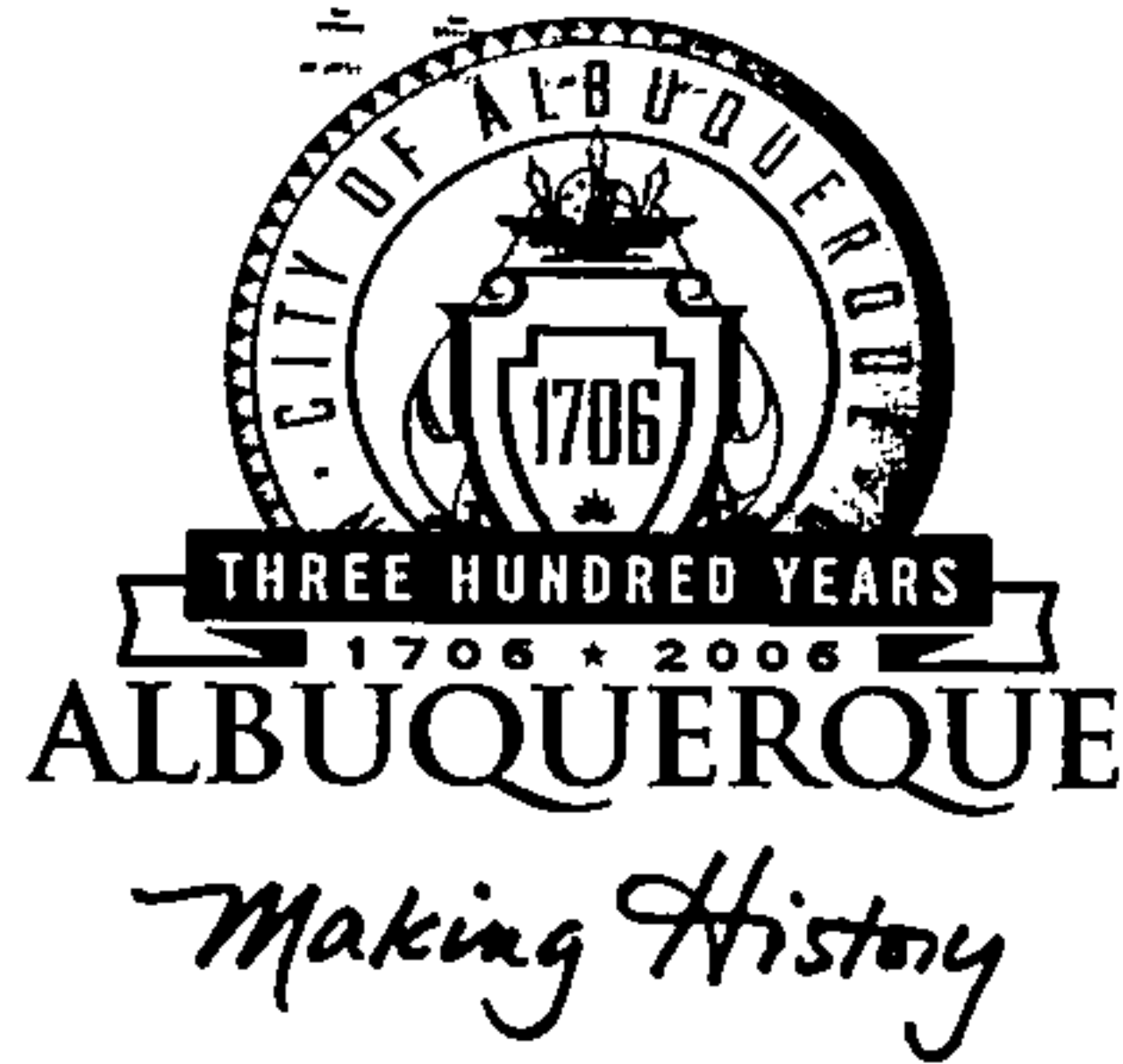
Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays. Individuals with disabilities who need 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, NOVEMBER 22, 2004.**



# CITY OF ALBUQUERQUE



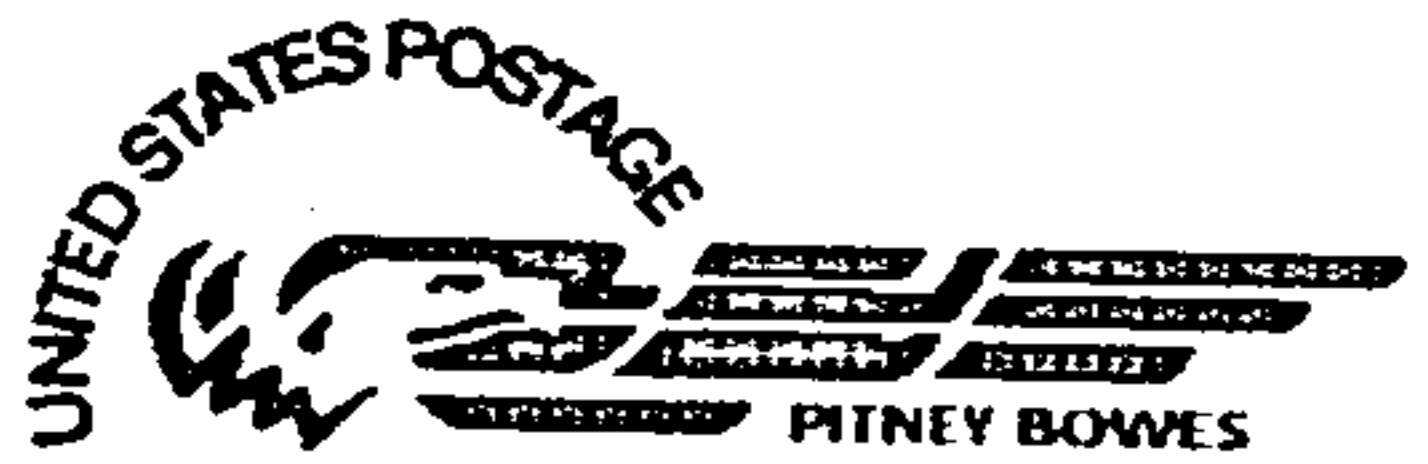
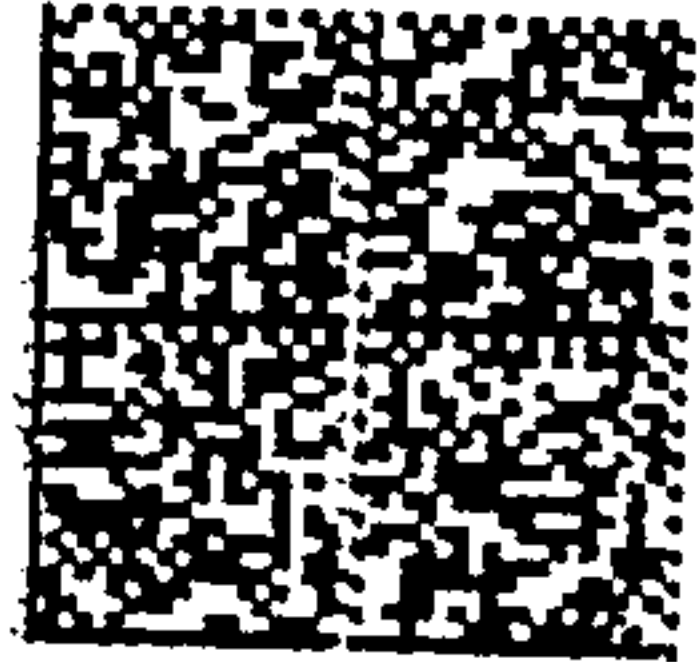
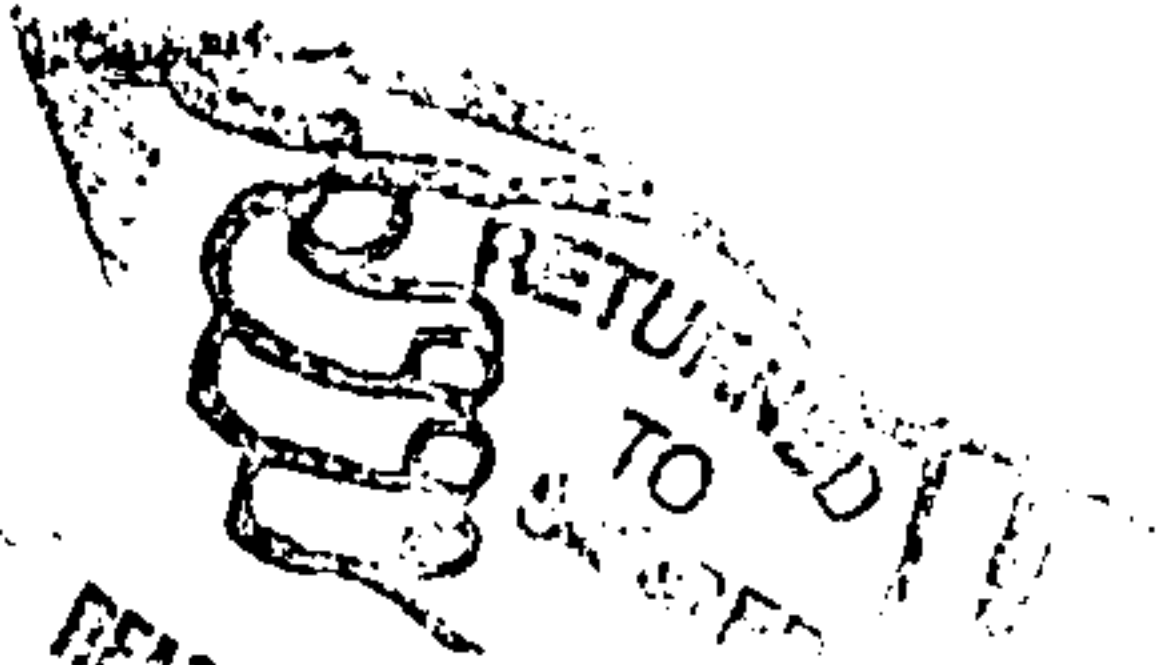
Zoning Enforcement

600 2nd St., NW - 7th Flr.

Albuquerque, NM 87102

Returned for Additional postage  
put this notice when remailing

UNCLAIMED  
LAHUSEN LARRY  
C/O LARJER, LLC  
PO BOX 53  
BRAGG CREEK ALB, TOLOK



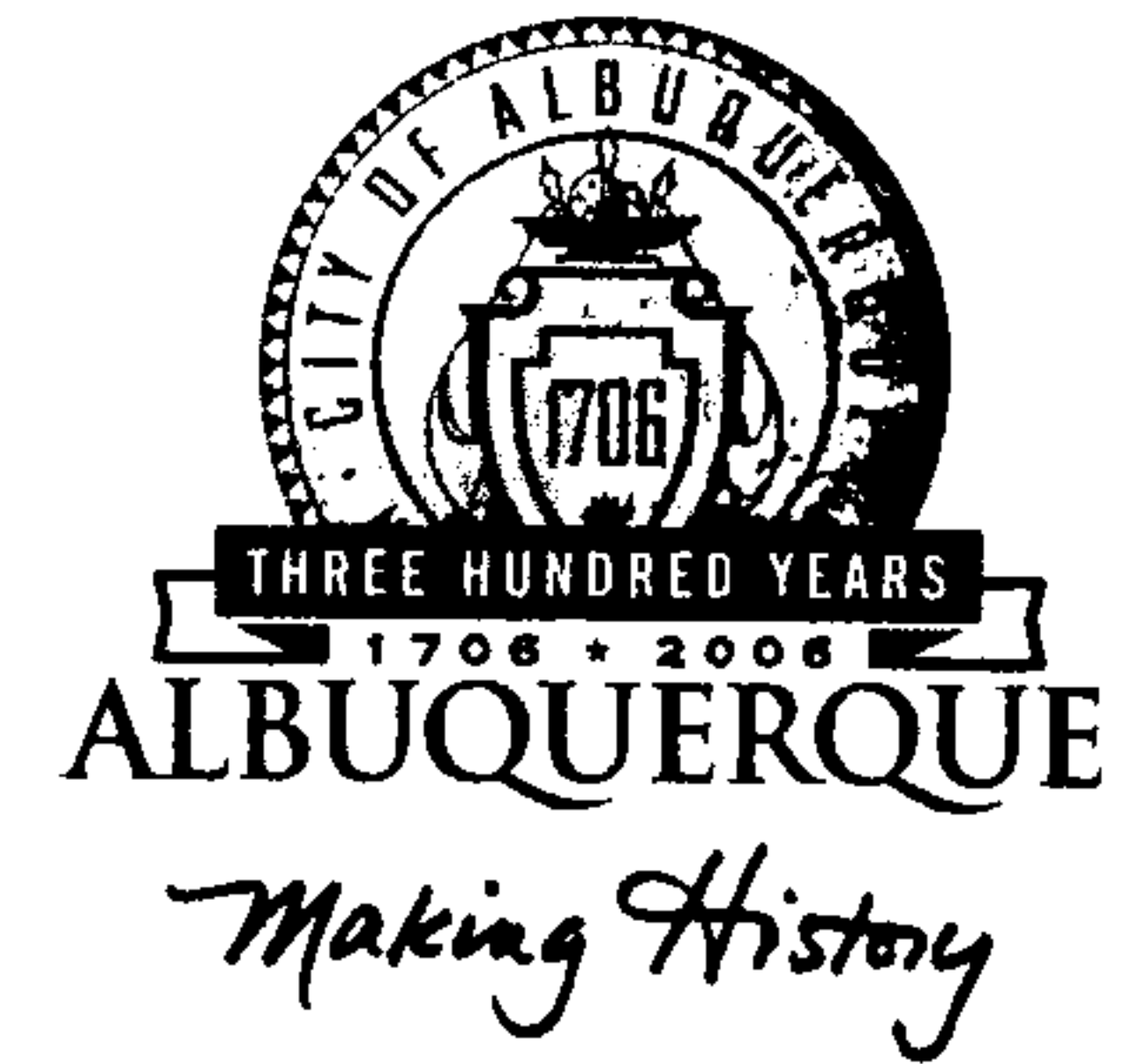
02 1A \$ 00.37  
0004329277 NOV 19 2004  
MAILED FROM ZIP CODE 87102

9  
6

87102+2265 25



# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002051**

**AGENDA ITEM NO: 4**

**SUBJECT:**

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

**ACTION REQUESTED:**

P.O. Box 1293

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

**ENGINEERING COMMENTS:**

Albuquerque

See DRB minutes/speed memo dated 9/29/04.

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

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

*indef*  
*no show*

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

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

FOR:

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

**DATE:** November 10, 2004



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

September 29, 2004

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 10:10 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 # 1001926**  
04DRB-01358 Major-Vacation of Pub  
Right-of-Way  
  
TIERRA WEST LLC agent(s) for J D HOME INC request(s)  
the above action(s) for all or a portion of Tract(s) 225,  
**MUSTANG MESA, AIRPORT UNIT, TOWN OF ATRISCO**  
GRANT, zoned R-2 residential zone, located on 72<sup>ND</sup>  
PLACE NW, between INTERSTATE 40 WEST and  
GLENRIO RD NW containing approximately 5 acre(s).  
[REF: 03DRB-01224, 03DRB-01225] (J-10) **VACATION**  
**WAS APPROVED AS SHOWN ON EXHIBIT B IN THE**  
**PLANNING FILE.**



2. **Project # 1003187**  
04DRB-01365 Major-Vacation of Public Easements  
04DRB-01366 Minor-Sidewalk Variance

ABQ ENGINEERING INC agent(s) for AMERI-CONTRACTORS LLC request(s) the above action(s) for all or a portion of Tract(s) 5-E, **MARNA LYNN SUBDIVISION**, LANDS OF UNIVERSITY OF NEW MEXICO, zoned R-1 residential zone, located on GOLF COURSE RD NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: 04DRB-00037] (C-12) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project # 1003593**  
04DRB-01360 Major-Vacation of Public Easements  
04DRB-01361 Major-Preliminary Plat Approval  
04DRB-01362 Minor-Sidewalk Waiver  
04DRB-01363 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for VENTANA WEST LLC 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). [REF: 04DRB-01198] (B-8/B-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/29/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/3/04 THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE - UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [Deferred from 6/9/04, 6/23/04, 8/4/04 & 9/29/04] [REF: 02DRB-00963] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**

5. **Project # 1003610**  
04DRB-01251 Major-Preliminary Plat Approval  
04DRB-01252 Minor-Temp Defer SDWK  
04DRB-01469 Minor-Sidewalk Waiver

WILSON & CO. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 29A, LANDS OF SALAZAR/QUATRO/JSJ/ HANNETT (to be known as **ARROWWOOD HILLS SUBDIVISION, UNIT 1**), zoned R-LT residential zone, located on 98<sup>TH</sup> ST SW, between RIO BRAVO SW and BLAKE RD SW containing approximately 29 acre(s). [REF: 1001594, 02DRB-01621 & 01622, 1003231, 04DRB-00137, 04DRB-00261, 00262 & 00263] [Deferred from 9/8/04, 9/22/04 & 9/29/04] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/13/04.**

**SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS**

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

6. **Project # 1003293**  
04DRB-01465 Minor-SiteDev Plan  
BldPermit

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for JEFF HENRY, JEFFERSON ONE LLC request(s) the above action(s) for all or a portion of Tract(s) F-7-A, **ATRISCO BUSINESS PARK, UNIT 3**, zoned SU-1 FOR O-1 AND C-2 USES, located on COORS RD NW, between LOS VOLCANOS NW and BLUEWATER NW containing approximately 3 acre(s). [REF: 03DRB00333, 04DRB00838] (J-10) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

7. **Project # 1003470**  
04DRB-01460 Minor-SiteDev Plan Subd

WILSON & COMPANY agent(s) for MESA VERDE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) 1A,2A,1B & 2B, MONTBEL-KASSUBA, (to be known as **VISTA VIEJA SUBDIVISION**), zoned R-D residential and related uses zone, developing area, located on SENIC DR NW, between 81ST ST NW and ATRISCO NW containing approximately 158 acre(s). [REF:Z-85-84, AX-85-20,04DRB00825, DRB-97-274] (D-9) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

8. **Project # 1002189**  
04DRB-01462 Minor-Ext of SIA for Temp  
Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for BROWN - NZ JOINT VENTURE request(s) the above action(s) for all or a portion of Lot(s) 1, 10, 11, 13, 14 and 15, Block(s) 7, **CRYSTAL RIDGE SUBDIVISION, UNIT 3**, zoned R-LT residential zone, located on MAGIC SKY CT NW, between LA CANADA DR NW and SEVEN BAR LOOP NW containing approximately 3 acre(s). [REF: DRB-97-298, 02DRB-01328] (B-13) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

9. **Project # 1000658**  
04DRB-01421 Minor-Prelim&Final Plat  
Approval

MARK GOODWIN & ASSOCIATES agent(s) for OTONO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) F-1-A-1, Unit(s) 1, **LOOP INDUSTRIAL DISTRICT**, zoned SU-1, M-1, located on ALAMEDA NE, between JEFFERSON NE and SAN MATEO NE containing approximately 2 acre(s). [*Deferred from 9/22/04*] (C-17) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**



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

COMMUNITY SCIENCES CORP agent(s) for COLLATZ INC, JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF COLLATZ INC, **RINCONADA TRAILS**, zoned SU-1 special use zone, located on UNSER BLVD NW, between UNSER BLVD NW and WESTERN TRAILS NW containing approximately 9 acre(s). [REF: 03DRB-01994, 04DRB-00166, 04DRB-00167, 04DRB-00168] [*Deferred from 7/14/04, 7/21/04, 8/4/04, 8/11/04 & 8/18/04 & 9/1/04 Indef. Deferred, 9/29/04 Indef. Deferred*] (F-11/F-12) **INDEFINITELY DEFERRED ON A NO SHOW.**

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

11. **Project # 1003684**  
04DRB-01443 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES, PA agent(s) for TIFFANY HOMES SW request(s) the above action(s) for PARADISE HILLS, TOWN OF ALAMEDA GRANT, UNIT 5, (to be known as **ANASAZI RIDGE SUBDIVISION**, zoned R-LT, located on UNSER BLVD NW, between WESTSIDE BLVD NW and CALABICILLAS ARROYO containing approximately 43 acre(s). [REF: SC5-72-23] (A-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

12. **Project # 1003687**  
04DRB-01461 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC agent(s) for VENTANA WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 2 & 9, VENTANA RANCH WEST, (to be known as **WESTERN RIDGE SUBDIVISION**), zoned R-LT residential zone, located on PASEO DEL NORTE BLVD NW, between VENTANA RIDGE RD NW and VENTANA WEST PARKWAY NW containing approximately 50 acre(s). [REF: 1002778, 03EPC01058, 03EPC01057, 03DRB01868, 04DRB00126, 04DRB00127, 04DRB00128] (B-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. **Project # 1003689**  
04DRB-01464 Minor-Sketch Plat or Plan HALL SURVEYING agent(s) for GREG BOULOY request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, Block(s) 13, **PEREA ADDITION**, zoned SU-2 TH special neighborhood zone, located on 16<sup>TH</sup> ST NW, between LOMAS BLVD NW and CENTRAL AVE NW. (J-13)  
**INDEFINITELY DEFERRED ON A NO SHOW.**

14. Approval of the Development Review Board Minutes for September 15, 2004. **DRB MINUTES FOR SEPTEMBER 15, 2004 WERE APPROVED.**

ADJOURNED: 10:10 A.M.

*Reporte 11/10/04*

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002051 AGENDA#: 4 DATE: 9.29.04

1. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

2. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

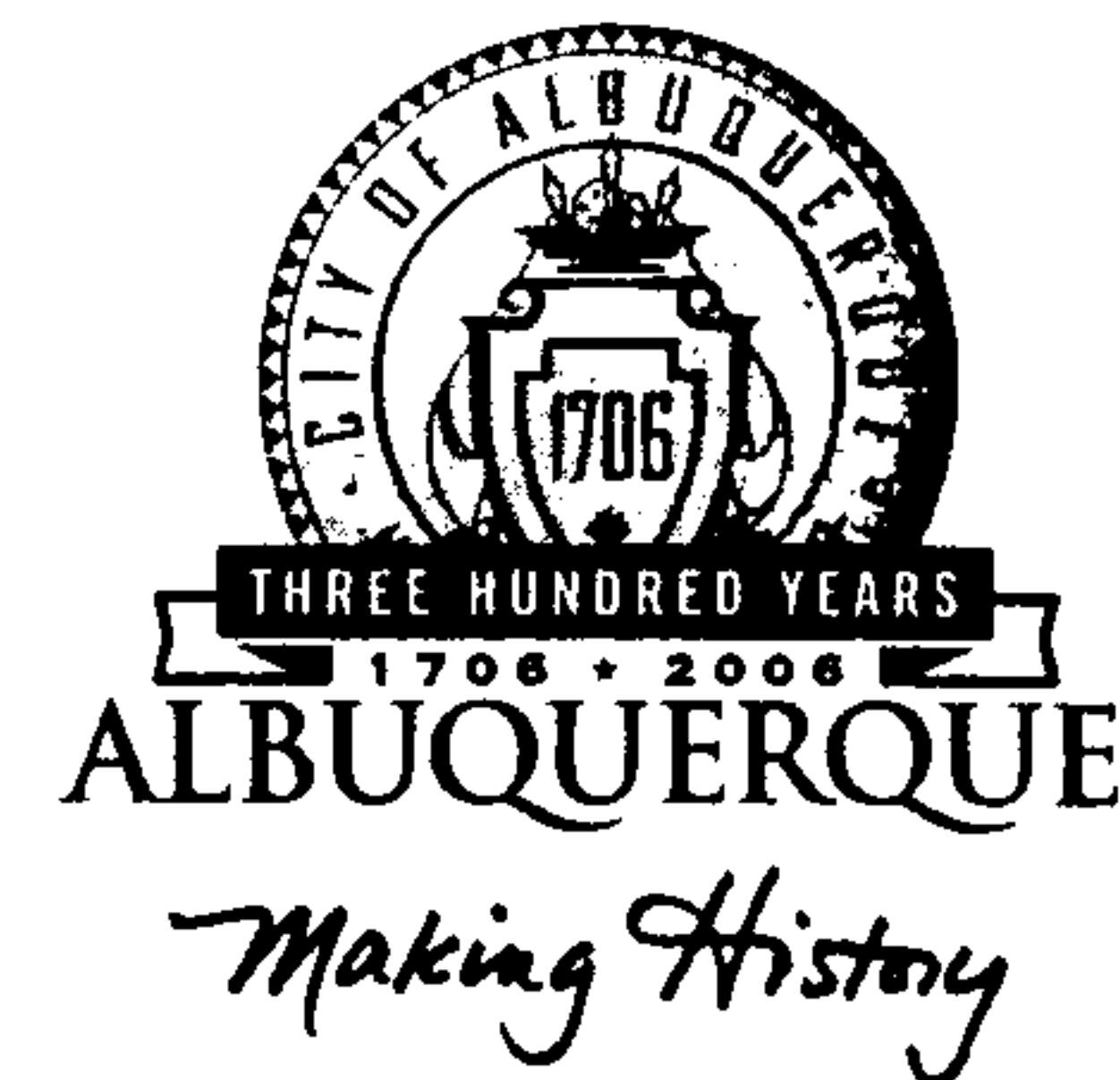
12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_



# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002051**

**AGENDA ITEM NO: 4**

**SUBJECT:**

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

**ACTION REQUESTED:**

P.O. Box 1293

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

**ENGINEERING COMMENTS:**

Albuquerque

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

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED <sup>11-10-04</sup> X; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

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

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

FOR:

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

**DATE:** September 29, 2004



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

August 4, 2004                      9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

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

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

- |   |  |
|---|--|
| <p>1. <b>Project # 1002051</b><br/>03DRB-02008 Major-Preliminary Plat Approval<br/>03DRB-02009 Major-Vacation of Public Easements<br/>03DRB-02010 Minor-Vacation of Private Easements<br/>03DRB-02011 Minor-Temp Defer SDWK</p> | <p>TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, <b>CHAMISA RIDGE - UNIT 1</b>, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). <i>[Deferred from 6/9/04, 6/23/04 &amp; 8/4/04]</i> [REF: 02DRB-00963] (B-10). <u>DEFERRED AT THE AGENT'S REQUEST TO 9/29/04.</u></p> |
|---|--|

2. **Project # 1002529**  
04DRB-01059 Major-Preliminary Plat  
Approval  
04DRB-01060 Minor-SiteDev Plan  
Subd/EPC

CONSENSUS PLANNING INC agent(s) for RANDY EASTBURG, CAS, LLC request(s) the above action(s) for all or a portion of Tract(s) 6-B, Lot(s) 1 thru 5, **PARTITION OF BLACK RANCH**, zoned SU-1 special use zone for C-1, located on COORS BLVD NW, between WESTSIDE DR NW and CALABACILLAS ARROYO containing approximately 6 acre(s). [REF: 03EPC02058,03EPC 02059,03EPC 02060, Z- 93-115] [Makita Hill, EPC Case Planner] [Deferred from 7/28/04] (B-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/4/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/30/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: ADD A PUBLIC SIDEWALK EASEMENT FOR THE MEANDERING SIDEWALK. THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MRGCOG "MTB" APPROVAL FOR ACCESS FROM COORS.**

3. **Project # 1003417**  
04DRB-01056 Major-Preliminary Plat  
Approval  
04DRB-01057 Minor-Subd Design (DPM)  
Variance  
04DRB-01058 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for ALPHA EQUITIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 22-30, Block(s) 11, Tract(s) 1, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **MOUNTAIN RIDGE SUBDIVISION**, zoned R-D residential and related uses zone, developing area, (3DU/A) located on GLENDALE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 10 acre(s). [REF: 04DRB00671] [Deferred from 7/28/04] (B-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/4/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/2/04 THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE FROM THE DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**



4. **Project # 1001182**  
04DRB-01047 Major-Vacation of Pub  
Right-of-Way  
04DRB-01048 Major-Vacation of Public  
Easements  
04DRB-01049 Major-Preliminary Plat  
Approval  
04DRB-01050 Minor-Sidewalk Waiver  
04DRB-01051 Minor-Temp Defer SDWK

THOMPSON ENGINEERING & CONSULTING INC., agent(s) for VISION DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) B; WESTRIDGE MOBILE HOME PARK, PHASE 2, (to be known as **BLUEWATER POINTE SUBDIVISION**, zoned R-LT residential zone, located on 94TH ST NW, between BLUEWATER RD NW and AVALON RD NW containing approximately 8 acre(s). [REF: Z-97-58, AX-97-7, Z-99-60, 01EPC-01088, 01089, 01DRB-00505, 00506, 02DRB-00337] (*Deferred from 7/28/04*) (K-9) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/4/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/28/04 THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

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

**THERE ARE NO SITE DEVELOPMENT PLANS THIS WEEK. . .**

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

5. **Project # 1001362**  
04DRB-01158 Minor-Ext of SIA for Temp  
Defer SDWK

ISAACSON & ARFMAN PA agent(s) for TRILLIUM DEVELOPMENT LTD CO request(s) the above action(s) for all or a portion of Block(s) A-F, **TRILLIUM @ HIGH DESERT, UNIT 3**, zoned SU-HD RLT, located on CORTADERIA ST NE, between SPAIN RD NE and ACADEMY BLVD NE containing approximately 11 acre(s). [REF: DRB-94-526, DRB-96-531, DRB-97-87, 02DRB-01232] (E-23) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

6. **Project # 1002092**  
04DRB-01159 Minor-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for OXBOW NORTH VENTURES request(s) the above action(s) for all or a portion of Tract(s) A, **OXBOW NORTH, UNIT 2**, zoned SU-3 special center zone, located on NAMASTE RD NW, between COORS BLVD NW and containing approximately 10 acre(s). [REF: 03DRB-01523] (F-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR FEE SIMPLE TITLE LANGUAGE ON THE PLAT AND THE AGIS DXF FILE.**

7. **Project # 1002856**  
04DRB-01156 Minor-Amnd Prelim Plat Approval  
04DRB-01157 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Unit(s) 1 and 3A, Tract(s) 1-5 FORMERLY KNOWN AS MEADOWS @ ANDERSON HILLS UNIT 3A, (to be known as **BLOSSOM RIDGE, UNIT 1**, zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and 98<sup>TH</sup> STREET SW containing approximately 107 acre(s). [REF: SD-87-4-1, Z-99-58, SPR-95-2-2] (P-9) **THE AMENDED PRELIMINARY PLAT DATED 8/4/04 WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. FINAL PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO CITY ENGINEER FOR AMENDED INFRASTRUCTURE LIST AND TRANSPORTATION DEVELOPMENT FOR SIGHT DISTANCE ON PLAT FOR "CROCUS TRAIL"**

8. **Project # 1002858**  
04DRB-01155 Major-Final Plat  
Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) G, H & I ARROWWOOD RANCH DEVELOPMENT, **THE MESA @ ANDERSON HILLS UNIT 1**, zoned R-2, SU-1, C-1, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 43 acre(s). [REF: SD-87-4-1, Z-99-58, 04DRB-00234, 03DRB-01208, 03DRB-01207, 01206, 01209] *[Deferred from 8/4/04]* (N-9/P-9) **DEFERRED AT AGENT'S REQUEST TO 8/25/04.**

9. **Project # 1003581**  
04DRB-01154 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for RUSSELL PEACOCK, request(s) the above action(s) for all or a portion of Lot(s) 11, 12-A, 12-B & 13-A, Block(s) 7, **SANDIA MANOR SUBDIVISION**, zoned R-1 residential zone, located on PIEDRAS DR NE, between OAKWOOD PL NE and CAMINO DE LA SIERRA NE containing approximately 2 acre(s). (K-23) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

10. **Project # 1003578**  
04DRB-01145 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST, LTD agent(s) for ROSEMARY ROLLER/MARY LYNN CHANEY request(s) the above action(s) for all or a portion of Lot(s) 1A, with Lot(s) 3, 21, 22, 23 & 24, Block(s) 5, **MENDELSBERG'S SUBDIVISION OF BLOCK 5 OF BARON BURG HEIGHTS**, zoned C-1 neighborhood commercial zone, located on ZUNI RD SE, between PALOMAS DR SE and ALVARADO DR SE containing approximately 2 acre(s). [REF: ZA-84-97, ZA-89-355, ZA-83-289] (L-18) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**



11. **Project # 1002935**  
04DRB-01160 Major-Final Plat Approval

BOHANNAN HUSTON, INC agent(s) for WESTLAND DEVELOPMENT CO., INC., request(s) the above action(s) for **SUNDORO SUBDIVISION, UNIT 1**, zoned SU-2, R-LT, located on LADERA DR NW, between TIERRA PINTADA ST NW and ARROYO VISTA BLVD NW containing approximately 17 acre(s). [REF: 03DRB00736, 03DRB01137] (J-8/J-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR AN ADDED NOTE ABOUT 25-FOOT FLOATING PUBLIC WATERLINE EASEMENT AND MATCHING PLAT AND CITY ENGINEER FOR BULK LAND VARIANCE LANGUAGE, AGIS DXF FILE, AMAFCA SIGNATURE AND REAL PROPERTY'S SIGNATURE.**

04DRB-01163 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO., INC., request(s) the above action(s) for **SUNDORO SUBDIVISION, UNIT 2**, zoned SU-2, R-LT, located on LADERA DR NW, between TIERRA PINTADA ST. NW and ARROYO VISTA BLVD NW containing approximately 17 acre(s). [REF: 03DRB-00736, 03DRB01137] (J-8/J-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO CHECK FOR UNIT 1 CORRECTIONS AND CITY ENGINEER FOR AGIS DXF FILE AND AMAFCA SIGNATURE.**

04DRB-01161 Major-Final Plat Approval

BOHANNAN HUSTON, INC agent(s) for WESTLAND DEVELOPMENT CO., INC., request(s) the above action(s) for **SUNDORO SUBDIVISION, UNIT 3**, zoned SU-2/R-LT, located on LADERA DR NW, between TIERRA PINTADA ST NW and ARROYO VISTA BLVD NW containing approximately 28 acre(s). [REF: 03DRB00736, 03DRB-01137] (J-8/J-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO CHECK FOR UNIT 1 CORRECTIONS AND CITY ENGINEER FOR AGIS DXF FILE AND AMAFCA SIGNATURE.**

04DRB-01164 Major-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO., INC., request(s) the above action(s) for **SUNDORO SUBDIVISION, UNIT 4**, zoned SU-2/R-LT, located on LADERA DR NW, between TIERRA PINTADA ST NW and ARROYO VISTA BLVD NW containing approximately 14 acre(s). [REF: 03DRB00736, 03DRB01137] (J-8/J-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO CHECK FOR UNIT 1 CORRECTIONS AND CITY ENGINEER FOR AGIS DXF FILE AND AMAFCA SIGNATURE.**

12. **Project # 1003483**  
04DRB-01167 Minor-Prelim&Final Plat  
Approval

CARTESIAN SURVEYS agent(s) for SANTOSH BHARAT & CHAMPA MODY request(s) the above action(s) for all or a portion of Lot(s) 17, 18 & 19, Block(s) 12, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2/IP, located on SAN PEDRO NE, between SIGNAL AVE NE and ALAMEDA NE containing approximately 3 acre(s). [REF: 04DRB-00881] [*Deferred from 8/4/04*] (C-18) **DEFERRED TO 8/25/04.**

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

14. **Project # 1003567**  
04DRB-01130 Minor-Prelim&Final Plat  
Approval

RHOMBUS, P. A. INC agent(s) for JOANNE NEALEY request(s) the above action(s) for all or a portion of Lot(s) 29 & 30, **MC DONALD ACRES, UNIT 3**, zoned R-1 residential zone, located on PHOENIX AVE NW, between 11<sup>TH</sup> ST NW and 10<sup>TH</sup> ST NW containing approximately 1 acre(s). (*Deferred from 7/28/04*)(H-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO OPEN A NEW CUSTOMER SERVICE ACCOUNT FOR NEW SERVICES, NEED WATER AND SEWER TAPS FOR LOT 30-B (SEPARATION OF SERVICES FROM LOT 30-A)**

**NO ACTION IS TAKEN ON THESE CASES:**

**APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

15. **Project # 1003585**  
04DRB-01168 Minor-Sketch Plat or Plan
- RIO GRANDE ENGINEERING agent(s) for THE MONTANA GROUP request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3 & 4, Block(s) 4, **GRANADA HEIGHTS ADDITION**, (zoned O-R, located on SILVER AVE SE, between MORNINGSIDE ST SE and ALISO ST SE containing approximately 2 acre(s). (K-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
16. Approval of the Development Review Board Minutes for July 21, 2004. **THE JULY 21, 2004 DEVELOPMENT REVIEW BOARD MINUTES WERE APPROVED.**

ADJOURNED: 10:50 A.M.



*Defer 9/29/04*

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002051 AGENDA#: 1 DATE: 8.4.04

1. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

2. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

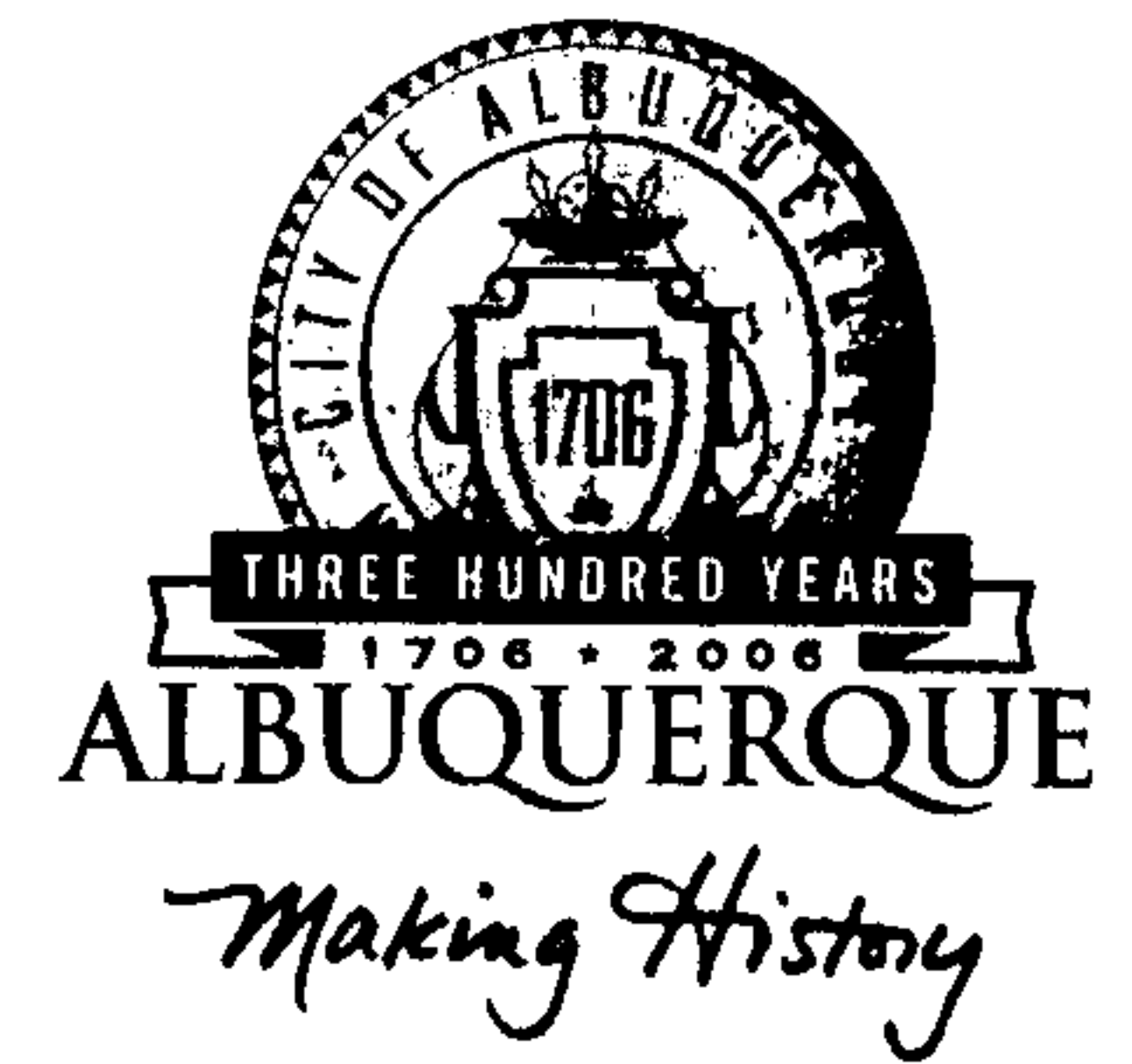
11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

# CITY OF ALBUQUERQUE



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1002051**

**AGENDA ITEM NO: 1**

**SUBJECT:**

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

**ACTION REQUESTED:**

P.O. Box 1293

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

**ENGINEERING COMMENTS:**

Albuquerque

An approved drainage report is required for Preliminary Plat approval.  
An approved infrastructure list is required for Preliminary Plat approval.  
The Hydrology Section has no objection to the vacation request providing they were approved by the AMAFCA board.

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

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

9-29-04

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 4, 2004





2. **Project # 1002247**  
04DRB-00830 Major-Vacation of  
Public Easements  
04DRB-00831 Major-Vacation of  
Public Easements  
04DRB-00832 Major-Vacation of  
Public Easements

BOHANNAN HUSTON, INC agent(s) for HUNT UPTOWN, LLC request(s) the above action(s) for all or a portion of Tract A1, **ST. PIUS X SUBDIVISION**, zoned SU-3 special center zone, located on LOUISIANA BLVD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 03EPC-00914, 02EPC-01472, Z-81-87, Z-94-133, ZA96-379] (H-19) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

04DRB-00928 Minor-SiteDev Plan  
BldPermit/EPC

DENISH KLINE ASSOCIATES, INC. agent(s) for HUNT UPTOWN, LLC request(s) the above action(s) for all or a portion of Tract(s) A1, **ST PIUS X SUBDIVISION**, zoned SU-3 special center zone, located on LOUISIANA BLVD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 1002124, 1001164] (H-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/23/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PUBLIC SIDEWALK EASEMENTS AROUND SITE AND UTILITIES DEVELOPMENT FOR A REVISED UTILITY PLAN. PROVIDE FIRE MARSHAL FIRE FLOW REQUIREMENTS.**

04DRB-00890 Minor-Prelim&Final  
Plat  
Approval

BOHANNAN HUSTON, INC agent(s) for HUNT UPTOWN, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ALBUQUERQUE UPTOWN SITE, ST. PIUS X SUBDIVISION**, zoned SU-3 special center zone, located on INDIAN SCHOOL RD NE, between LOUISIANA BLVD NE and ESPANOLA ST NE containing approximately 18 acre(s). [REF: 1001164, 04DRB-00830] (*Deferred from 6/16/04*) (H-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/23/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/11/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITIONS OF FINAL PLAT: THE FINAL PLAT MUST BE SIGNED BY PNM BEFORE DRB'S APPROVAL. FINAL PLAT MUST REFLECT THE SIDEWALK EASEMENTS. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

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

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

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

5. **Project # 1002506**  
04DRB-00636 Major-Preliminary Plat  
Approval  
04DRB-00639 Minor-Sidewalk  
Waiver
- TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 6C, 12A&B, **PARTITION OF BLACK RANCH**, zoned RA-1, located on COORS BLVD NW, between PASEO DEL NORTE NW and WESTSIDE DR NW containing approximately 68 acre(s). [REF: 03EPC-00300, 03EPC-00301, 04DRB-00217, 04DRB-00360] *[Deferred from 5/19 & 6/9/04 & 6/23/04]* (C-13) **DEFERRED AT THE AGENT'S REQUEST TO 6/30/04.**
6. **Project # 1003369**  
04DRB-00514 Major-Drainage Plan  
to Determine the Cost Allocation for  
Storm Drainage Improvements
- BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, **VINTNER COURT SUBDIVISION**, zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). *[Deferred from 5/12/04 & 5/26/04 & 6/9/04 & 6/23/04]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 7/14/04.**



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

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

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

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

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

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

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

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

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

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

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

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

CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) ALL, **SOLTERRA SUBDIVISION, UNIT 2 @ HIGH DESERT**, zoned SU-2/HD-RT, located on GOLDEN ASTER RD NE, between IMPERATA ST NE and CORTADERA NE containing approximately 9 acre(s). [REF: 02DRB00469,03DRB00972, DRB-94-150,04DRB-00366, 04DRB-00367,01DRB00825] (E-23) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
  
12. **Project # 1001939**  
04DRB-00933 Minor-Final Plat  
Approval

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

20. **Project # 1003495**  
04DRB-00932 Minor-Sketch Plat or Plan
- PAUL BENNETT request(s) the above action(s) for all or a portion of Tract(s) 18-P1, **PASEO DE ESTRELLA**, zoned R-1, located on VISTA DEL NORTE NW between PASEO DEL NORTE NW and OSUNA NW. (D-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
21. **Project # 1002250**  
04DRB-00926 Minor-Sketch Plat or Plan
- BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A-1-B, **VENTANA TOWNHOMES**, zoned SU-1, R-2, located on UNIVERSE BLVD NW, between VENTANA ROAD NW and containing approximately 7 acre(s). [REF: 02DRB-01886, 02DRB-01882, 02DRB-01887, 02DRB-01890, 02DRB-01891] (B-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
22. **Project # 1002473**  
04DRB-00921 Minor-Sketch Plat or Plan
- TIERRA WEST LLC agent(s) for D. R. HORTON INC request(s) the above action(s) for all or a portion of Lot(s) 9-20 and 15-18, Block(s) 5 & 6, Unit(s) 3, NORTH ALBUQUERQUE ACRES TRACT 3, (to be known as **DESERT VISTA SUBDIVISION**, zoned R-D 5 DU/A, located on SIGNAL AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 15 acre(s). [REF: 03DRB-00207] (C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

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

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

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

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

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

ADJOURNED: 12:55 P.M.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002051 AGENDA#: 4 DATE: 6/23/04

1. Name: Vance Carnes Address: Sierra West 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

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002051**

**AGENDA ITEM NO: 4**

**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:**

See DRB minutes/speed memo dated 5-19-04.

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED X <sup>8-4-04</sup>; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

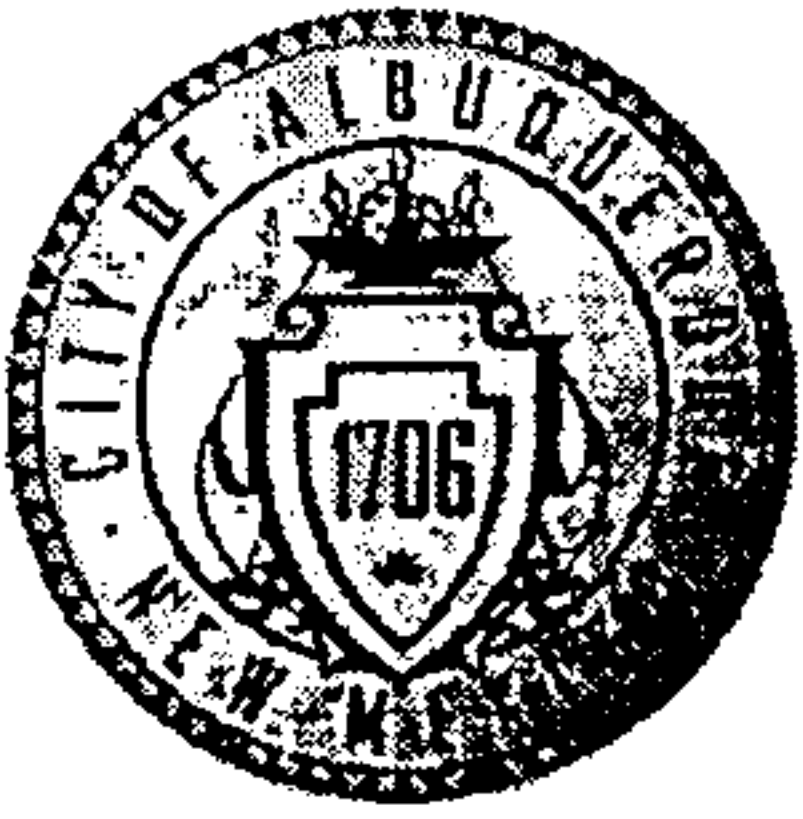
SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

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

**DATE:** June 23, 2004



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

June 9, 2004

9:00 A.M.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

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

Adjourned: Noon

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. **Project # 1001862**  
04DRB-00757 Major-Two Year SIA

LLAVE CONSTRUCTION INC. agent(s) for LLAVE CONSTRUCTION INC request(s) the above action(s) for all or a portion of Lot(s) 1-6 INCLUDE LOTS 1 THRU 6, OAKLAND COURT SUBD, **OAKLAND COURT SUBD**, zoned R-D, located on OAKLAND CT NE, between BARSTOW NE and VENTURA NE containing approximately 2 acre(s). [REF: 02DRB-00663] (C-20) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED**
  
2. **Project # 1001916**  
04DRB-00743 Major-One Year SIA

BOHANNAN HOUSTON INC agent(s) for SANDIA PROPERTIES LTD CO request(s) the above action(s) for, **PINON POINTE @ VENTANA RANCH, UNIT 3**, zoned R-LT, located on RAINBOW BLVD NW, between IRVING BLVD NW and LAS VENTANAS RD NW containing approximately 12 acre(s). [REF: 02DRB-01007] (B-9) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**
  
3. **Project # 1002051**  
03DRB-02008 Major-Preliminary Plat Approval  
03DRB-02009 Major-Vacation of Public Easements  
03DRB-02010 Minor-Vacation of Private Easements  
03DRB-02011 Minor-Temp Defer SDWK

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

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

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

5. **Project # 1002632**  
04DRB-00760 Major-Bulk Land  
Variance  
04DRB-00761 Minor-Prelim&Final  
Plat Approval

TIERRA WEST, LLC agent(s) for BUILDERS INVESTMENT CO. OF NM request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, **PARAGON RESOURCES**, (to be known as **SUNDANCE ESTATES**) zoned R-D residential and related uses zone, developing area FOR R-LT, located on PARADISE BLVD. NW, between LYONS BLVD. NW and BLANDA COURT NW containing approximately 122 acre(s). [REF: 03EPC-00690, 03DRB-01306] [Deferred from 6/9/04] (B-11) **DEFERRED AT THE AGENT'S REQUEST TO 6/16/04.**

6. **Project # 1002718**  
04DRB-00758 Major-Preliminary Plat  
Approval  
04DRB-00759 Minor-Temp Defer  
SDWK

TIERRA WEST, LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 334B2A1 TRACT 334B2B, 334B1, **RIVERVIEW ACRES, UNIT 2**, zoned RA-1 residential and agricultural zone, semi-urban area, located on GABALDON RD NW, between RIVERSIDE DRAIN CANAL and GABALDON RD NW containing approximately 10 acre(s). [Deferred from 6/9/04]. (H-12) **DEFERRED AT THE AGENT'S REQUEST TO 6/16/04.**



7. **Project # 1003112**  
04DRB-00259 Major-Vacation of Pub  
Right-of-Way  
04DRB-00258 Major-Preliminary Plat  
Approval  
04DRB-00260 Minor-Temp Defer  
SDWK

COMMUNITY SCIENCES CORP agent(s) for  
COLLATZ INC./CLIFFORD CAPITAL FUND INC  
request(s) the above action(s) for: A TRACT OF LAND  
SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED  
SECTIONS 34 AND 35, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW  
MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO  
COUNTY, NEW MEXICO, BEING ALL OF: TRACT D OF LAVA TRAILS  
SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT  
THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK,  
BERNALILLO COUNTY, NEW MEXICO ON 5/16/2002, IN BOOK 2002C,  
PAGE 172; THE REMAINING "LANDS OF SLOAN" AS THE SAME IS  
SHOWN AND DESIGNATED ON THE SPECIAL WARRANTY DEED  
RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO  
COUNTY, NEW MEXICO ON 7/27/1945, IN BOOK 220, PAGE 289; THE  
LANDS OF BOB CARRICO AS THE SAME IS SHOWN AND DESIGNATED  
ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY  
CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/15/1972, IN BOOK  
D918, PAGE 551; THE LANDS OF JOE SAAVEDRA AS THE SAME IS  
SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN  
THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW  
MEXICO ON 5/10/1964, AS DOC #98133; THE LANDS OF ALBERT GURULE  
AND THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY  
DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK,  
BERNALILLO COUNTY, NEW MEXICO ON 2/17/1997, IN BOOK 97-4, PAGE  
9000; PAQUIN TRAIL GRANT OF EASEMENT AS THE SAME IS SHOWN  
AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE  
OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO  
ON 01/14/1955, IN BOOK D302, PAGE 303; THE LANDS OF DUNCAN  
KIRK/DEBORAH TARPLEY AS THE SAME IS SHOWN AND DESIGNATED  
ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE  
COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 02/01/2002, IN  
BOOK A31, PAGE 4192 BUT LESS AND EXCEPTING THEREFROM THOSE  
LANDS GRANTED TO THE CITY OF ALBUQUERQUE IN THAT WARRANTY  
DEED RECORDED ON JUNE 12, 1992 IN BK. 92-13, PGS. 9944-9948; ALL  
BEING DESCRIBED MORE FULLY AS FOLLOWS: BEGINNING AT THE  
SOUTHWEST CORNER OF SAID TRACT D, LAVA TRAILS SUBDIVISION, A  
POINT LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF  
WESTERN TRAIL N.W. AND RUNNING THENCE N11°45'21"W, 338.72  
FEET; THENCE S77°36'56"W, 127.43 FEET; THENCE N35°50'27"W, 123.47  
FEET; THENCE N35°50'27"W, 66.00 FEET TO A POINT LOCATED ON THE  
EASTERLY RIGHT OF WAY LINE OF UNSER BLVD N.W.; THENCE ALONG  
SAID EASTERLY RIGHT OF WAY LINE 652.67 FEET ALONG AN 1178.00  
FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE = 31°44'40";  
CHORD BEARS N44°22'41" E, 644.35 FEET); THENCE LEAVING SAID  
EASTERLY RIGHT OF WAY LINE S89°34'22"E, 144.15 FEET TO A POINT  
ON THE WESTERLY RIGHT OF WAY LINE OF ATRISCO DRIVE  
N.W.; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE S11°45'40"E  
793.97 FEET TO A NON-TANGENT POINT OF CURVATURE; THENCE  
29.21 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT  
(CENTRAL ANGLE = 33°28'34"; CHORD BEARS S05°07'51"W, 28.80 FEET);  
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE THE  
FOLLOWING THREE (3) COURSES: N56°53'08"W, 11.55 FEET;  
S33°06'52"W, 21.60 FEET; S56°53'08"E, 11.09 FEET TO A POINT ON THE  
NORTHERLY RIGHT-OF-WAY LINE OF WESTERN TRAIL ROAD NW;  
THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE  
30.39 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT  
(CENTRAL ANGLE = 34°49'19"; CHORD BEARS S64°14'04"W, 29.92 FEET  
TO A POINT OF REVERSE CURVATURE; THENCE CONTINUING ALONG  
SAID NORTHERLY RIGHT OF WAY LINE 188.62 FEET ALONG A 2683.31  
FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE = 04°01'39";  
CHORD BEARS S79°37'54"W 188.58 FEET A POINT OF TANGENCY;  
THENCE S77°37'04"W, 228.57 FEET TO THE POINT OF BEGINNING, AND  
CONTAINING 9.0545 ACRES, MORE OR LESS, (to be known as  
**RINCONADA TRAILS SUBDIVISION** (formerly  
Western Trails Estates), zoned R-D, located on  
UNSER BLVD NW, between WESTERN TRAILS  
NW and LEGENDS AVE NW containing  
approximately 10 acre(s). [REF:SD-80-5, 03DRB-  
0199. [Deferred from 3/24/04&4/14/04] (F-10 & F-  
11) WITH THE SIGNING OF THE  
INFRASTRUCTURE LIST DATED 6/9/04 AND

APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/25/04 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

**Project # 1003112**  
04DRB-00839 Minor-SiteDev Plan  
Subd/EPC  
04DRB-00840 Minor-Subd Design  
(DPM) Variance

COMMUNITY SCIENCES CORPORATION agent(s) for COLLATZ INC/JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) D, LAVA LANDS, LAVA TRAILS, LANDS OF SLOAN, (to be known as **RINCONADA TRAILS SUBDIVISION** zoned R-D, located on UNSER BLVD NW, between UNSER BLVD NW and COORS NW containing approximately 10 acre(s). [REF: 03DRB-01994, 04DRB-00166, 04DRB-00167, 04DRB-00168] [Elvira Lopez, EPC Case Planner] (F-10) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR SIGNATURE BLOCK LANGUAGE. A SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

8. **Project # 1003231**  
04DRB-00261 Major-Preliminary Plat  
Approval  
04DRB-00263 Minor-Temp Defer SDWK

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/QUATRO/SJ HANNETT**, zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 59 acre(s). [REF: 02DRB-01621, 01622, 04DRB-00137] [Deferred from 5/19/04 & 6/9/04] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/16/04.**

9. **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] (C-20) DEFERRED AT THE AGENT'S REQUEST TO 6/23/04.

10. **Project # 1003445**  
04DRB-00750 Major-Bulk Land Variance  
04DRB-00751 Major-Vacation of Pub  
Right-of-Way  
04DRB-00752 Major-Vacation of Public  
Easements  
04DRB-00753 Minor-Prelim&Final Plat  
Approval

ISAACSON & ARFMAN, P A agent(s) for AMERICAN EAGLE/R.J. SCHAEFER REALTY & INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 6-A, Tract(s) B,C & D, ALBUQUERQUE WEST UNIT 1, zoned SJ-1 PDA TO INCLUDE C-3 USES, located on NUNZIO AVE NW, between PARADISE BLVD NW and EAGLE RANCH RD NW containing approximately 26 acre(s). [REF: AX-83-13, DRB-94-132, DRB-94-512, Z-83-89] (C-12) THE BULK LAND VARIANCE WAS APPROVED. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE, 15-DAY APPEAL PERIOD AND NMU INC. SIGNATURE.



11. **Project # 1002739**  
04DRB-00641 Major-Preliminary Plat Approval  
04DRB-00642 Major-Vacation of Pub Right-of-Way  
04DRB-00645 Major-Vacation of Public Easements  
04DRB-00646 Minor-Sidewalk Waiver  
04DRB-00647 Minor-Subd Design (DPM) Variance  
04DRB-00648 Minor-Temp Defer SDWK  
04DRB-00818 Minor-Subd Design (DPM) Variance

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HEIGHTS LLC request(s) the above action(s) for all or a portion of Block(s) PARA & 2D, Tract(s) B-1 LANDS OF RIO BRAVO PARTNERS, ROSNER TRACTS, **ANDERSON HEIGHTS**, zoned R-D residential and related uses zone, developing area, located on 118TH STREET SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 249 acre(s). [*Deferred from 5-19-04 & 6-2-04*] [REF: 03DRB-00983, 04DRB-00179] (P-8) **DEFERRED AT THE AGENT'S REQUEST TO 6/16/04.**

12. **Project # 1003403**  
04DRB-00633 Major-Vacation of Public Easements  
04DRB-00632 Major-Preliminary Plat Approval  
04DRB-00635 Minor-Temp Defer SDWK

ISAACSON & ARFMAN, P.A. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) F, **THE TRAILS** (to be known as **THE RESERVE AT THE TRAILS**, zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and TOWN OF ALAMEDA GRANT SOUTH BOUNDARY containing approximately 18 acre(s). [REF: 1002962, 03DRB-01528] (Deferred from 5/19/04 & 6/2/04) (C-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/9/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/22/04 THE PRELIMINARY PLAT WAS APPROVED WITH A CONDITION THAT THERE WILL BE A DISCLAIMER AS PER MUTUAL AGREEMENT WITH THE DEVELOPER THAT THIS WILL BE THE LAS PLAT APPROVED BEFORE THE SECTOR PLAN FOR THE TRAILS AREA. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

**THE SIDEWALK WAIVER LISTED BELOW REQUESTED ON 5/19/04 WILL BE HEARD UNDER OTHER MATTERS ON 6/16/04.**

**04DRB-00634 Minor-Sidewalk Waiver**

**THE SIDEWALK WAIVER WILL BE HEARD UNDER OTHER MATTERS ON 6/16/04.**



**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.**

13. **Project # 1003447**  
04DRB-00756 Major-SiteDev Plan  
BldPermit
- DORMAN & BREEN ARCHITECTS agent(s) for THE CHAPMAN COMPANIES, INC. request(s) the above action(s) for all or a portion of Lot(s) 11A, **JOURNAL CENTER 2, UNIT 1**, zoned IP industrial park zone, located on WASHINGTON ST NE, between WOLCOTT AVE. NE and MASTHEAD ST. NE containing approximately 1 acre(s). [REF: 1000633] (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PERIMETER WALL DESIGN AND ZHE QUESTION ON WALL HEIGHT VARIANCE.**
14. **Project # 1003468**  
04DRB-00816 Minor-SiteDev Plan  
BldPermit  
04DRB-00817 Minor-Prelim&Final Plat  
Approval
- JLS ARCHITECTS, MC agent(s) for BMM INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) B, Block(s) 3, Tract(s) 25, 26, A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned IP industrial park zone, located on VENICE AVE NE, between SAN MATEO BLVD NE and 1-25 NE containing approximately 2 acre(s). [*Deferred from 6-2-04*] (B-18) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/7/04 THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

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

15. **Project # 1003473**  
04DRB-00836 Minor-Prelim&Final Plat Approval  
CARTESIAN SURVEYS, INC agent(s) for PULTE HOMES OF NEW MEXICO, INC request(s) the above action(s) for all or a portion of Lot(s) 12,13 & 14, Block(s) 2, **RESERVE AT FOUR HILLS**, zoned R-1 residential zone, located on RUFFIAN CT SE, between CANNONADE SE and WHIRL AWAY SE containing approximately 1 acre(s). (M-22) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**
16. **Project # 1003411**  
04DRB-00841 Minor-Prelim&Final Plat Approval  
SURVEYS SOUTHWEST, LTD agent(s) for SEAN GILLIGAN request(s) the above action(s) for all or a portion of Lot(s) 12,13, & INCLUDE LOTS 14 & 15, **GRANT TRACT**, zoned SU-2 M/R/O, located on GRANITE AVE NW, between 6TH STREET NW and 5TH STREET NW containing approximately 1 acre(s). [REF: 04DRB00654] (J-14) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR A GRADING PLAN.**
17. **Project # 1002857**  
04DRB-00809 Minor-Final Plat Approval  
MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) **ARROWOOD RANCH DEVELOPMENT**, zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between 98TH ST SW and 118TH ST SW containing approximately 62 acre(s). [REF: 03DRB01200, 03DRB01202, 03DRB-01203, 04DRB-232, 04DRB-0023, 03EPC-01204, 03EPC-01205] [Deferred from 6-2-04] (P-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
18. **ADJOURNED: Noon**

Refer 4/23/04

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002051 AGENDA#: 3 DATE: 6-9-04

1. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

2. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002051**

**AGENDA ITEM NO: 3**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

See DRB minutes/speed memo dated 5-19-04.

**RESOLUTION:**

6-23-04

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

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

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

FOR:

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

**DATE:** June 9, 2004





**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

May 19, 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**

- Project # 1000262**  
04DRB-00628 Major-Two Year SIA  
BOHANNAN HUSTON, INC. agent(s) for COSTCO WHOLESALE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A-1, **COSTCO DEVELOPMENT**, zoned SU-1, located on EUBANK BLVD SE, between SOUTHERN BLVD SE and CENTRAL AVE SE containing approximately 18 acre(s). [REF: 02DRB-00599] (L-21)  
**A 2-YEAR EXTENSION OF THE SIA WAS APPROVED.**

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

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

3. **Project # 1003277**  
04DRB-00629 Major-Vacation of Pub  
Right-of-Way  
04DRB-00630 Major-Vacation of Public  
Easements  
04DRB-00631 Minor-Prelim&Final Plat  
Approval

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 11, 12, 13, Block(s) 20, Unit(s) 3, Tract(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **DESERT RIDGE OFFICE PARK**, zoned SU-2 / MIXED USE, located on HOLLY AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 4 acre(s). [REF: 04EPC-00290, 04EPC-00291, AX-94-1] (C-20)

**THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR REAL PROPERTY SIGNATURE.**

- 04DRB-00677 Minor-SiteDev Plan  
Subd/EPC  
04DRB-00679 Minor-SiteDev Plan  
BldPermit/EPC

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 11, 12, 13, Block(s) 20, Tract(s) 3, Unit 3, NORTH ALBUQUERQUE ACRES, **DESERT RIDGE OFFICE PARK** zoned SU-2 / MIXED USE, located on HOLLY AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 3 acre(s). [REF: 04EPC-00290, 04EPC-00291, AX-94-1] [**Carmen Marrone, EPC Case Planner**] (C-20)

**THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5-19-04, THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR SIA.**

4. **Project # 1002739**  
04DRB-00641 Major-Preliminary Plat Approval  
04DRB-00642 Major-Vacation of Pub Right-of-Way  
04DRB-00645 Major-Vacation of Public Easements  
04DRB-00646 Minor-Sidewalk Waiver  
04DRB-00647 Minor-Subd Design (DPM) Variance  
04DRB-00648 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HEIGHTS LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, Parcel(s) 2-D and A, LANDS OF RIO BRAVO PARTNERS, ROSNER TRACTS, (to be known as **ANDERSON HEIGHTS**, zoned R-D residential and related uses zone, Developing Area, located on 118<sup>th</sup> ST SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 249 acre(s). [REF: 03DRB-00983, 04DRB-00179] (Deferred from 5/19/04) (N-8/P-8) **DEFERRED AT THE AGENT'S REQUEST TO 6-2-04.**

5. **Project # 1003403**  
04DRB-00632 Major-Preliminary Plat Approval  
04DRB-00633 Major-Vacation of Public Easements  
04DRB-00634 Minor-Sidewalk Waiver  
04DRB-00635 Minor-Temp Defer SDWK

ISAACSON & ARFMAN, P.A. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) F, THE TRAILS (to be known as **THE RESERVE AT THE TRAILS**, zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and TOWN OF ALAMEDA GRANT SOUTH BOUNDARY containing approximately 18 acre(s). [REF: 1002962, 03DRB-01528] (Deferred from 5/19/04) (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/2/04.**

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

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) these action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE UNIT 2**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: 02DRB-00963] [Deferred from 1/14/04 & 1/28/04 & 2/4/04 & 2/25/04 & 3/17/04 & 4/7/04, 4/28/04, 5/19/04] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 6-9-04.**



7. **Project # 1003231**  
04DRB-00261 Major-Preliminary Plat  
Approval  
04DRB-00263 Minor-Temp Defer  
SDWK

WILSON & COMPANY INC agent(s) for LONGFORD @ ARROWWOOD LLC request(s) these action(s) for all or a portion of Tract(s) 29A & 30A1, LANDS OF SALAZAR/QUATRO/SJ HANNETT, (to be known as **LONGFORD @ ARROWWOOD SUBDIVISION**) zoned R-LT residential zone, located on 98<sup>TH</sup> ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 59 acre(s). [REF: 02DRB-01621, 01622, 04DRB-00137] [Deferred from 3/24/04, 4/7/04, 4/28/04 & 5/19/04] (N-9)  
**DEFERRED AT THE AGENT'S REQUEST TO 6-9-04.**

8. **Project # 1002798**  
04DRB-00592 Major-Vacation of Pub  
Right-of-Way  
04DRB-00593 Minor-Vacation of  
Private Easements

MARQUEZ SURVEYING agent(s) for WILLIAM HOLLER request(s) these action(s) for all or a portion of Tract(s) A, **RIMA ADDITION** and Tract(s) A, **CONRADO GARCIA ADDITION**, zoned SU-1, PRD located on CANDELARIA NW, between SAN ISIDRO NW and AVENIDA ENTRADA NW containing approximately 3 acre(s). [REF: 03EPC-01673, 03EPC-01674] [ Deferred from 5-12-04] (G-13)  
**THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

9. **Project # 1003087**  
04DRB-00553 Major-Bulk Land Variance  
04DRB-00554 Major-Vacation of Public  
Easements  
04DRB-00555 Major-Vacation of Public  
Easements  
04DRB-00556 Major-Preliminary Plat  
Approval  
04DRB-00557 Minor-Sidewalk Waiver  
04DRB-00558 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO., INC request(s) these action(s) for all or a portion of Tract(s) A, WESTLAND NORTH, **WATERSHED SUBDIVISION**, zoned SU-2 FOR PDA RESIDENTIAL RESORT, located on TIERRA PINTADA ST NW AND 98<sup>TH</sup> ST NW and containing approximately 531 acre(s). [REF: 03DRB-01869] [Deferred from 5/5/04, 5-12-04, 5/19/04] (H-7, 8 & 9 & J-7 & 8)  
**DEFERRED AT THE AGENT'S REQUEST TO 5-26-04.**



**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.

10. **Project # 1003428**  
04DRB-00716 Minor-SiteDev Plan  
BldPermit
- JOHN K. KLEE agent(s) for INTERSTATE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 54, **ALAMEDA BUSINESS PARK**, zoned SU-2 IP-EP, located on PASEO ALAMEDA NE and VISTA ALAMEDA NE, containing approximately 1 acre(s). [REF: DRB-98-223, 1000624 (Master Plan)] [Deferred from 5/19/04] (C-16)  
**DEFERRED AT THE AGENT'S REQUEST TO 5-26-04.**

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

11. **Project # 1002423**  
04DRB-00702 Minor-Extension of  
Preliminary Plat
- BOHANNAN HUSTON, INC. agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) A-1, Rosner Tract, **EL RANCHO GRANDE, UNIT 11**, zoned R-LT, located on CARTAGENA AVE SW and MESSINA DR SW containing approximately 19 acre(s). [REF: 03DRB-00843] (N-8) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THIS INCLUDES APPROVAL OF THE INFRASTRUCTURE LISTED DATED 6/25/03.**
12. **Project # 1001932**  
04DRB-00681 Minor-Prelim&Final Plat  
Approval
- MARK GOODWIN & ASSOCIATES, PA agent(s) for KB HOME NEW MEXICO, INC. request(s) the above action(s) for all or a portion of Lot(s) 51, Block(s) 2, **WEST RIDGE SUBDIVISION**, zoned SU-1 special use zone / RD, located on AUSTIN AVE NW, between BURKETT AVE. NW and ANGEL DR. NW containing approximately 1 acre(s). [REF: 02DRB-00690, 02DRB-01578, 01579, 01580 & 01581, 03DRB-00220, 03DRB-00353] (H-9/H-10)  
**THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED-OFF BY THE BOARD.**

13. **Project # 1002805**  
04DRB-00712 Minor-Prelim&Final Plat  
Approval

WILSON & CO 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 12TH ST NW, between INDIAN SCHOOL RD NW and I-40 containing approximately 14 acre(s). [REF: 04DRB-00138, Z-72-221, Z-72-221-1, ZA-84-456, ZA-90-226] (H-13) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN-OFF DELEGATED TO UTILITIES DEVELOPMENT FOR AGIS DXF FILE, RELABEL 20-FOOT EASEMENT AS PUBLIC SANITARY SEWER EASEMENT, ADD BLANKET EASEMENT FOR WATER, SEWER, FIRE LINE EASEMENTS AND TRANSPORTATION DEVELOPMENT FOR RADIUS AT INDIAN SCHOOL AND 12<sup>TH</sup> STREET (30-FOOT). NEED TURNOUTS.**

14. **Project # 1002315**  
04DRB-00713 Minor-Prelim&Final Plat  
Approval

BOHANNAN HUSTON agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 1-A & 2-A UNIT 2, **WILDERNESS SUBDIVISION @ HIGH DESERT**, zoned SU-2 special neighborhood zone, HD/R-R, located on WILDERNESS PL NE, between HIGH DESERT PL NE and WILDERNESS TRAIL NE containing approximately 1 acre(s). [REF: 03DRB-00539, 03DRB-01651] (F-23)  
**THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN-OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

15. **Project # 1003430**  
04DRB-00721 Minor-Prelim&Final Plat  
Approval
- ALDRICH LAND SURVEYING INC agent(s) for RONALD L. & JERI J. NASCI request(s) the above action(s) for all or a portion of Lot(s) 14A, Block(s) 3, **CRYSTAL RIDGE, UNIT 1**, zoned R-LT, located on BARRETT AVE NW, between LOREN AVE NW and LA CANADA DR NW containing approximately 1 acre(s). [REF: DRB-97-298, DRB-98-410] (Deferred from 5-19-04) (B-13)  
**DEFERRED AT THE AGENT'S REQUEST TO 6-2-04.**
16. **Project # 1003111**  
04DRB-00715 Major-Final Plat  
Approval
- ISAACSON & ARFMAN, PA agent(s) for WINDMILL MANOR PLACE, LLC request(s) the above action(s) for all or a portion of Tract(s) B, **WINDMILL MANOR**, zoned SU-1 PRD, located on DELLYNE AVE NW, between MARIPOSA DR NW and VALLE VISTA DR NW containing approximately 4 acre(s). [REF: 04DRB-00377, Z-95-79, Z-98-57, DRB-96-355, 03DRB-01986, 03DRB-01987, 01988, 01989] (Deferred from 5-19-04) (E-11)  
**DEFERRED AT THE AGENT'S REQUEST TO 5-26-04.**
17. **Project # 1002928**  
04DRB-00718 Major-Final Plat  
Approval
- ALDRICH LAND SURVEYING agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) D, **TAOS @ THE TRAILS**, zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW south of PASEO DEL NORTE NW containing approximately 20 acre(s). [Ref: 03DRB-01532, 01534, 01536, 01429] (Deferred from 5-19-04) (C-9)  
**DEFERRED AT THE AGENT'S REQUEST TO 6-2-04.**

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

ALDRICH LAND SURVEYING agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) C, **SANTA FE @ THE TRAILS**, zoned R-D, located on RAINBOW BLVD NW south of PASEO DEL NORTE NW, containing approximately 17 acre(s). [Ref: 03DRB-01531, 01533, 01535, 01432] (Deferred from 5-19-04) (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 6-2-04.**

19. **Project # 1002455**  
03DRB-01899 Minor-Final Plat  
Approval

TIMOTHY M. OTT agent(s) for JOE COTRUZZOLA request(s) the above action(s) for all or a portion of Lot(s) A3B, **J. GROUP ADDITION**, zoned SU -1, C-1, located on SAN ANTONIO RD NE, between I-25 and SAN PEDRO NE containing approximately 10 acre(s). [REF: Z-93-3, DRB-96-452, 03DRB-01654, 03DRB-01655] (Final Plat was indefinitely deferred 11-12-03) (E-18)

**THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR SIA AND UTILITIES DEVELOPMENT FOR AGIS DXF FILE, FOR REMOVAL OF PUBLIC UTILITY FROM 25-FOOT EASEMENT ALONG SAN ANTONIO AND DEDICATE ELSEWHERE.**

20. **Project # 1000325**  
04DRB-00640 Minor-Ext of SIA for  
Temp Defer SDWK

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES INC request(s) this action for all or a portion of Lot(s) 1-68, **SPANISH SUN**, zoned SU-1 PRD 15 DU/AC, located on SAN MATEO AVE NE, between MONTGOMERY BLVD NE and DOUGLAS MACARTHUR RD NE. [REF: Z-84-82, Z-84-82-1, Z-84-82-2, Z-84-82-3, Z-78-1651, DRB-99-219] [Deferred from 5/5/04] (G-17)

**A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**



21. **Project # 1003291**  
04DRB-00528 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for JOSEPH & KATHLEEN COWHAM request(s) the above action(s) for all or a portion of Tract(s) 14, M.R.G.C.D. MAP 35, **LANDS OF COWHAM-BOWEN**, zoned R-LT residential zone, located on RIO GRANDE BLVD NW, between CONTRERAS PL NW and MATTHEW AVE NW containing approximately 2 acre(s). [REF: 04DRB-00322] *[Deferred from 4/14/04] (Indefinitely deferred on 4-21-04)* (Deferred from 5-19-04) (H-13) **DEFERRED AT THE AGENT'S REQUEST TO 5-26-04.**

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

22. **Project # 1002520**  
04DRB-00705 Minor-Sketch Plat or Plan

RIO GRANDE ENGINEERING, agent(s) for SCACCIA, LLC request(s) the above action(s) for all or a portion of Lot(s) 15 & 16, Block(s) 4, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, TRACT 2, (to be known as **VILLA DE LA CUEVA**) zoned R-D residential and related uses zone, developing area, 7 DU / AC, located on ALAMEDA BLVD NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [REF: 03DRB-00356, Z-87-94] (C-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1003429**  
04DRB-00717 Minor-Sketch Plat or Plan

ISAACSON & ARFMAN, PA, agent(s) for CURB, INC., request(s) the above action(s) for all or a portion of Lot(s) 1, RIO BRAVO PARTNERS, **EL RANCHO GRANDE, UNIT 16**, zoned R-1, located on GIBSON BLVD SW between DELGADO DR SW and BLAKE RD SW containing approximately 120 acre(s). [Ref: DRB-95-440] (N-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. Approval of the Development Review Board Minutes for May 5, 2004. **THE MAY 5, 2004 DEVELOPMENT REVIEW BOARD MINUTES WERE APPROVED.**

ADJOURNED: 11:25 A.M.

City of Albuquerque  
Development Review Board  
Hydrology Section

Speed Memo

Project no. 1002051

Agenda Item no. 6

Subject:

1. Vacation
2. Pre plat
3. SW defer
- 4.
- 5.
- 6.

Comments:

1. AMAFCA must approve vacation
2. An approved drainage report and developer agreement req'd prior to pre-plat approval
3. Defer to Trans.

Resolution:

defer to 6-9-04

Signed: Bradley L Bingham  
City Engineer/ AMAFCA Designee

Date: 5/19/04

Deferred @ A.R. to 6-9-04

**DRB PUBLIC HEARING SIGN IN SHEETS**

CASE NUMBER: 1002051 AGENDA#: 6 DATE: 5.19.04

1. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

2. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_





**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

April 28, 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
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

Adjourned:

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

- 1. **Project # 1003127**  
04DRB-00509 Major-SiteDev Plan Bld  
Permit

WALLACE L BINGHAM agent(s) for GILBERT ENTERPRISES request(s) this action(s) for all or a portion of Lot(s) 3A4, **EAGLE RANCH SUBDIVISION**, zoned SU-1, located on GOLF COURSE RD NW, between IRVING BLVD NW and the CALABACILLAS ARROYO containing approximately 2 acre(s). [REF: DRB-94-480] *[Deferred from 4/28/04]* (B-12) **DEFERRED AT THE AGENT'S REQUEST TO 5/5/04.**

2. **Project # 1002224**  
04DRB-00506 Major-Vacation of Pub  
Right-of-Way

ISAACSON & ARFMAN PA agent(s) for CITY OF ALBUQUERQUE, OPEN SPACE DIVISION request(s) this action(s) for all or a portion of Tract(s) 6-B-1 and 8-A-1-A-2-A, M.R.G.C.D. MAP 31, **LOS POBLANOS RANCH**, zoned SU-1 Major Public Open Space, located on ADOBE RD NW, between ANDERSON FIELDS TRACTS NW NORTH OF MONTANO RD NW containing approximately 1 acre(s). [REF: 03DRB-01172, 03EPC-00695, 04DRB-00335, 02EPC-01482, 02DRB-01425] (F-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE CONDITION OF FINAL PLAT APPROVAL: ACCESS TO EXISTING WATERLINE AND SEWER LINE METERS MUST BE MAINTAINED. THE REPLAT MUST MEET THE REQUIREMENTS TO THE SATISFACTION OF UTILITIES DEVELOPMENT AND CUSTOMER SERVICE DIVISIONS.**

04DRB-00335 Major-Vacation of Pub  
Right-of-Way

ISAACSON & ARFMAN, P.A. agent(s) for CITY OF ALBUQUERQUE, OPEN SPACE DIVISION request(s) this action(s) for all or a portion of Tract(s) 8-A1-2-B-1, M.R.G.C.D. MAP 31, **LOS POBLANOS RANCH**, zoned CITY OF ALBUQUERQUE, OPEN SPACE, located on CITY OPEN SPACE, between ADOBE ROAD NW and MONTANO ROAD NW containing approximately 7 acre(s). [REF: 1002634, 03DRB-01172, 03EPC-00695, 02EPC-01482, 02DRB-01425] [*Deferred from 4/7/04*] (F-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE CONDITION OF FINAL PLAT APPROVAL: THE FINAL PLAT WILL AGAIN GRANT THE NEW ALIGNMENT OF ADOBE ROAD. INFRASTRUCTURE WILL BE REQUIRED WITH THAT PLATTING ACTION.**

3. **Project # 1003186**  
04DRB-00508 Major-Preliminary Plat  
Approval

RIO GRANDE ENGINEERING agent(s) for STV INVESTMENTS request(s) this action(s) for all or a portion of Tract(s) 442, Unit(s) 3, **LAND OF ATRISCO GRANT**, zoned RD (9DU/AC), located on 97<sup>th</sup> ST SW, between SAN YGNACIO BLVD SW and TOWER BLVD SW containing approximately 6 acre(s). [REF: 04DRB-00035 & 04DRB-00256] (L-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/28/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/9/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: LOTS 43 AND 44 SHALL BE A TRACT WITH PUBLIC DRAINAGE EASEMENTS UNTIL THE PROPERTY TO THE WET DEVELOPS.**

4. **Project # 1003369**  
04DRB-00510 Major-Preliminary Plat  
Approval  
04DRB-00511 Major-Vacation of Pub  
Right-of-Way  
04DRB-00513 Minor-Temp Defer  
SDWK  
04DRB-00519 Minor-Vacation of  
Private Easements

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 4/28/04]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 5/12/04.**

04DRB-00514 Major-Drainage Plan to  
Determine the Cost Allocation for  
Storm Drainage Improvements

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

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) these action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE UNIT 2**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: 02DRB-00963] [Deferred from 1/14/04 & 1/28/04 & 2/4/04 & 2/25/04 & 3/17/04 & 4/7/04, 4/28/04] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 5/19/04.**

6. **Project # 1003232**  
04DRB-00254 Major-Vacation of Pub Right-of-Way  
04DRB-00255 Major-Vacation of Public Easements  
04DRB-00253 Minor-Prelim&Final Plat Approval

COMMUNITY SCIENCES CORP. agent(s) for ENTRADA DEVELOPMENT LTD. CO. request(s) these 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 residential and agricultural zone, located on CAMPBELL LANE NW, between CAMPBELL RD NW and MATTHEW RD NW containing approximately 2 acre(s). [REF: DRB-98-195, 04DRB-00139] [Deferred from 3/24/04, 4/7/04 & 4/28/04] (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 5/12/04.**

7. **Project # 1003231**  
04DRB-00261 Major-Preliminary Plat Approval  
04DRB-00263 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for LONGFORD @ ARROWWOOD LLC request(s) these action(s) for all or a portion of Tract(s) 29A & 30A1, **LANDS OF SALAZAR/QUATRO/SJ HANNETT**, (to be known as **LONGFORD @ ARROWWOOD SUBDIVISION**) zoned R-LT residential zone, located on 98<sup>TH</sup> ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 59 acre(s). [REF: 02DRB-01621, 01622, 04DRB-00137] [Deferred from 3/24/04, 4/7/04 & 4/28/04] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 5/19/04.**



**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.

8. **Project # 1000184**  
04DRB-00603 Minor-SiteDev Plan  
BldPermit/EPC
- BRISCOE ARCHITECTS, P.C. agent(s) for RICHARD CHAVES request(s) this action(s) for all or a portion of Tract(s) A2, **BANNER SQUARE ADDITION**, zoned SU-2/SU-1/P.U.D, located on ARNO ST NE, between CENTRAL NE and TIJERAS NE containing approximately 1 acre(s). **[Mary Piscitelli, EPC Case Planner] [Deferred from 4/28/04] (K-14) DEFERRED AT THE AGENT'S REQUEST TO 5/5/04.**
9. **Project # 1003365**  
04DRB-00551 Minor-SiteDev Plan  
BldPermit
- CLAUDIO VIGIL ARCHITECTS agent(s) for JAYNES CORPORATION request(s) this action(s) for all or a portion of Lot(s) 3A2B, Block(s) 1, **SUNPORT PARK**, zoned IP industrial park zone, located on FLIGHTWAY AVE SE, between UNIVERSITY BLVD SE and TRANSPORT ST SE containing approximately 3 acre(s). [REF: DRB-97-257, Z-85-98-1] (M-15) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR FIRE FLOW CALCULATION SHEET REQUIRED. DECIDE IF ONLY ONE HYDRANT IS NEEDED, IF THEY NEED ADDITIONAL HYDRANT WILL IT BE PUBLIC OR PRIVATE?**

10. **Project # 1000522**  
04DRB-00574 Minor-SiteDev Plan  
Subdivision

JIMMIE W. DAVIS request(s) this action(s) for all or a portion of Lot(s) 14 and a portion of Lot(s) 15 , **ZAPF ADDITION #10** and a portion of Tract(s) 68A2C, **MRGCD MAP 32**, zoned SU-1/RC located on MONTANO RD NW, between GUADALUPE TRAIL NW and HARWOOD LATERAL containing approximately 2 acre(s). [REF: 00-8, ZA-98-473, 03EPC-01911, 03EPC-01912] [**Debbie Stover, EPC Case Planner**] (F-14) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO REMOVE REFERENCES TO LANDSCAPING BUSINESS.**

11. **Project # 1003398**  
04DRB-00609 Minor-SiteDev Plan  
BldPermit  
04DRB-00611 Minor-Prelim&Final Plat  
Approval

CRAWFORD-SLAGLE BUSINESS PARK LLC agent(s) request(s) these action(s) for all or a portion of Lot(s) 15 & 16, **JOURNAL CENTER, PHASE 2, UNIT 1**, zoned IP industrial park zone, located on MASTHEAD ST NE, between WASHINGTON ST NE and TIBURON ST NE containing approximately 2 acre(s). [REF: Z-79-80, DRB-95-268, 1000633] (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO ADDRESS COMMENTS IN FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO CITY ENGINEER TO CORRECT STORM DRAIN EASEMENT CALLOUT, ADD ACCESS EASEMENT AND TO PLANNING FOR AGIS DXF FILE.**

12. **Project # 1002123**  
04DRB-00532 Minor-SiteDev Plan  
Subd/EPC  
04DRB-00533 Minor-SiteDev Plan  
BldPermit/EPC  
04DRB-00538 Minor-Prelim&Final Plat  
Approval

QUIKDRAW ENGINEERING LLC agent(s) for PAM & PHIL SHEETS request(s) the above action(s) for all or a portion of Tract(s) 22-A-1 and 22-A-2, **DEL'S HIDE-AWAY-PARK**, zoned C-2 & SU-1 FOR RT, located on SAN CLEMENTE & 4TH STREET NW, between GRIEGOS NW and CANDELARIA NW containing approximately 4 acre(s). [REF: 03EPC-01087, 03EPC-01088, 02EPC-01149] [Russell Brito, EPC Case Planner] [Deferred from 4/14/04] (G-14) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/28/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/24/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA . PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

13. **Project # 1003383**  
04DRB-00569 Minor-SiteDev Plan  
BldPermit

MULLEN HELLER ARCHITECTURE PC agent(s) for AVALON INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 3-C, **LANDS OF LOS ANGELES INVESTORS**, zoned SU-2, M1, located on PASEO DEL NORTE FRONTAGE RD NE, between JEFFERSON NE and INTERSTATE 25 containing approximately 2 acre(s). [Deferred from 4/21/04] (C-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

14. **Project # 1000262**  
04DRB-00610 Minor-Final Plat  
Approval
- BOHANNAN HUSTON, INC. agent(s) for LONGFORD HOMES OF NEW MEXICO request(s) this action(s) for all or a portion of Tract(s) B-1, COSTCO DEVELOPMENT, **LONGFORD VILLAGE EAST**, zoned SU-1, PRD, located on ELIZABETH ST SW, between SOUTHERN BLVD SW and EUBANK BLVD SW containing approximately 14 acre(s). (L-21) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR AGIS DXF FILE.**
15. **Project # 1002730**  
04DRB-00586 Minor-Prelim&Final Plat  
Approval
- JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for JESUS CHRIST OF LATTER-DAY-SAINTS, REAL ESTATE request(s) this action(s) for all or a portion of Lot(s) 13A, Block(s) 6, **NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on CORONA AVE NE, between VENTURA ST NE and MENDOCINO DR NE containing approximately 4 acre(s). [REF: 03DRB-00963, 03DRB-00965] (C-20) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REAL PROPERTY SIGNATURE.**



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

16. **Project # 1003080**  
04DRB-00591 Minor-Sketch Plat or  
Plan
- MARK GOODWIN & ASSOCIATES, PA agent(s) for  
BROWN & ASSOCIATES, INC. request(s) this  
action(s) for all or a portion of Lot(s) A, **BERNARDO  
TRAILS, UNIT 4**, zoned RT, located on the northeast  
corner of VISTA DEL NORTE DR NW and LAS  
LOMITAS DR NW containing approximately 6 acre(s).  
(D-16) **THE ABOVE REQUEST WAS REVIEWED  
AND COMMENTS WERE GIVEN.**
17. **Project # 1003393**  
04DRB-00601 Minor-Sketch Plat or  
Plan
- EQUITY REALTY agent(s) for VINCE J. AIELLO  
request(s) this action(s) for all or a portion of Lot(s)  
12, 13, 14, 15 and 16, Block(s) 8, **ENCHANTED  
MESA**, zoned C-1 neighborhood commercial zone,  
located on CHELWOOD PARK BLVD NE, between  
MENAUL BLVD NE and CANDELARIA RD NE  
containing approximately 1 acre(s). (H-22)  
**INDEFINITELY DEFERRED ON A NO SHOW.**
18. Approval of the Development Review Board Minutes for April 14, 2004. **DEVELOPMENT  
REVIEW BOARD MINUTES FOR APRIL 14, 2004 WERE APPROVED.**

ADJOURNED: 11:25 A.M.

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002051 AGENDA#: 5 DATE: 4.28.04

1. Name: Vince Carrua Address: Jerra West LLC Zip: \_\_\_\_\_

2. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_



**City of Albuquerque**  
 CITY OF ALBUQUERQUE, NEW MEXICO 87103  
 PUBLIC WORKS DEPARTMENT  
 DEVELOPMENT SERVICE  
 HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002051**

**AGENDA ITEM NO: 5**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An approved drainage report is required for Preliminary Plat approval.  
 An approved infrastructure list is required for Preliminary Plat approval.  
 All downstream easements must be recorded prior to Preliminary Plat approval.

**RESOLUTION:**

*5-19-04*

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

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

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

FOR:

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

**DATE:** April 28, 2004



3 P  
3 P  
3 P  
3 P

**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

April 7, 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: 11:10 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 # 1002224**  
04DRB-00335 Major-Vacation of Pub  
Right-of-Way
- ISAACSON & ARFMAN, P.A. agent(s) for CITY OF ALBUQUERQUE, OPEN SPACE DIVISION request(s) the above action(s) for all or a portion of Tract(s) 8-A1-2-B-1, M.R.G.C.D. MAP 31, **LOS POBLANOS RANCH**, zoned CITY OF ALBUQUERQUE, OPEN SPACE, located on CITY OPEN SPACE, between ADOBE ROAD NW and MONTANO ROAD NW containing approximately 7 acre(s). [REF: 1002634, 03DRB-01172, 03EPC-00695, 02EPC-01482, 02DRB-01425] [Deferred from 4/7/04] (F-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/28/04.**



2. **Project # 1003167**  
04DRB-00336 Major-Bulk Land Variance  
04DRB-00337 Minor-Prelim&Final Plat  
Approval

JEFF MORTENSEN & ASSOCIATES, INC agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or a portion of Tract(s) 18-22, **TOWN OF ATRISCO GRANT, UNIT 2**, zoned R-D/R-1, located on 86<sup>TH</sup> ST SW, between TOWER RD SW and EUCARIZ AVE SW containing approximately 25 acre(s). [REF:03DRB-02189] (L-9) **THE BULK LAND VARIANCE WAS APPROVED. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SAD 222 READJUSTMENT AND PLANNING FOR AGIS DXF FILE.**

3. **Project # 1003273**  
04DRB-00338 Major-Vacation of Public  
Easements

TIERRA WEST LLC agent(s) for ARC INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 5A - 13A, **VISTA**, zoned C-2 community commercial zone, located on CENTRAL AVE SW, between 94<sup>TH</sup> ST SW and 98<sup>TH</sup> ST SW containing approximately 2 acre(s). [REF: Z-85-93, Z-88-3, V-85-44, 04DRB-00279] (K-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1003293**  
04DRB-00333 Major-Vacation of  
Public Easements

JEFF HENRY agent(s) for JEFFERSON ONE, LLC request(s) the above action(s) for all or a portion of Lot(s) F-7, **ATRISCO BUSINESS PARK, UNIT 3**, zoned SU-1 special use zone, **PLANNED INDUSTRIAL PARK**, located on COORS BLVD NW, between LOS VOLCANOS NW and BLUEWATER NW containing approximately 3 acre(s). (J-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1002051**  
03DRB-02009 Major-Vacation of Public Easements  
03DRB-02008 Major-Preliminary Plat  
03DRB-02011 Minor-Temp Defer SDWK  
03DRB-02010 Minor-Vacation of Private Easements
- TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: 02DRB-00963] [Deferred from 1/14/04 & 1/28/04 & 2/4/04 & 2/25/04 & 3/17/04 & 4/7/04] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 4/28/04.**
6. **Project # 1003232**  
04DRB-00254 Major-Vacation of Pub Right-of-Way  
04DRB-00255 Major-Vacation of Public Easements  
04DRB-00253 Minor-Prelim&Final Plat Approval
- COMMUNITY SCIENCES CORP. agent(s) for ENTRADA DEVELOPMENT LTD. CO. 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 residential and agricultural zone, located on CAMPBELL LANE NW, between CAMPBELL RD NW and MATTHEW RD NW containing approximately 2 acre(s). [REF: DRB-98-195, 04DRB-00139] [Deferred from 3/24/04 & 4/7/04] (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/28/04.**
7. **Project # 1003231**  
04DRB-00261 Major-Preliminary Plat Approval  
04DRB-00263 Minor-Temp Defer SDWK
- 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/QUATRO/SJ HANNETT, (to be known as LONGFORD @ ARROWWOOD SUBDIVISION)** zoned R-LT residential zone, located on 98<sup>TH</sup> ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 59 acre(s). [REF: 02DRB-01621, 01622, 04DRB-00137] [Deferred from 3/24/04 & 4/7/04] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/28/04.**

8. **Project # 1002856**  
04DRB-00230 Major-Preliminary Plat  
Approval  
04DRB-00231 Minor-Sidewalk Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Lot(s) 1-5, **THE MEADOWS @ ANDERSON HILLS**, zoned RLT, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and 98<sup>TH</sup> SW containing approximately 49 acre(s). [REF:Z-99-58, 03DRB-00234, 03DRB-01891, 01892, 01893, 01894, 03DRB-01974] [*Deferred from 3/17/04 & 3/31/04*] (P-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/7/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/8/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT APPROVAL FROM UTILITIES DEVELOPMENT, THE OFFSITE 2W WATERLINE MUST BE OPERATIONAL AND PLANNING MUST RECEIVE PHOTOS OF ALREADY BUILT WALLS WITH PROJECT NUMBER, LOCATION AND NAME OF SUBDIVISION LISTED. THE SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

9. **Project # 1002857**  
04DRB-00232 Major-Preliminary Plat  
Approval  
04DRB-00233 Minor-Sidewalk Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, **HIGHLANDS @ ANDERSON HILLS, UNITS 2 & 3**, zoned RLT, located on 98<sup>TH</sup> ST SW, between DENNIS CHAVEZ BLVD SW and 98<sup>TH</sup> SW containing approximately 62 acre(s). [REF:Z-99-58, 03DRB-01200, 01201, 01202, 01203, 01204, 01205] [*Deferred from 3/17/04 & 3/31/04*] (P-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/7/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/22/03 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT APPROVAL FROM UTILITIES DEVELOPMENT, THE OFFSITE 2W WATERLINE MUST BE OPERATIONAL AND PLANNING MUST RECEIVE PHOTOS OF ALREADY BUILT WALLS WITH PROJECT NUMBER, LOCATION AND NAME OF SUBDIVISION LISTED. THE SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**



10. **Project # 1002858**  
04DRB-00234 Major-Preliminary Plat  
Approval  
04DRB-00235 Minor-Sidewalk Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) G, H AND I, **MESA @ ANDERSON HILLS**, zoned SU-1/C-1 & R-2, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 36 acre(s). [REF: Z-99-58, 03DRB-01206, 01207, 01208, 01209] *[Deferred from 3/17/04 & 3/31/04]* (P-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/7/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/22/03 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT APPROVAL FROM UTILITIES DEVELOPMENT, THE OFFSITE 1W WATERLINE IN UNSER MUST BE OPERATIONAL AND PLANNING MUST RECEIVE PHOTOS OF ALREADY BUILT WALLS WITH PROJECT NUMBER, LOCATION AND NAME OF SUBDIVISION LISTED. THE SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

11. **Project # 1000766**  
04DRB-00306 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES, PA agent(s) for PULTE HOMES OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 3A, **TOWN OF ATRISCO GRANT, UNIT 2**, zoned RD (9DU/AC), located on TOWER SW, between UNSER SW and 75<sup>TH</sup> ST SW containing approximately 20 acre(s). [REF:DRB-97-202] *[Deferred from 3/31/04]* (L-10) **A TWO-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

12. **Project # 1003279**  
04DRB-00294 Major-Vacation of Public  
Easements

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) 13-P1, Block(s) 7, **VISTA SANDIA, UNIT 2**, zoned RD, located on EUCARIZ AVE SW, between 82<sup>ND</sup> ST SW and UNSER BLVD SW containing approximately 1 acre(s). *[Deferred from 3/31/04]* (L-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**



13. **Project # 1002423**  
04DRB-00302 Major-Vacation of Public Easements

BOHANNAN HUSTON, INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) E-1, ALBUQUERQUE SOUTH, UNIT 3, (to be known as **EL RANCHO GRANDE, UNIT 10**, zoned R-2, located on VALLEY VIEW SW, between CARTAGENA AVE SW and DE ANZA DR SW containing approximately 20 acre(s). [REF: 03DRB-00749] [*Deferred from 3/31/04*] (N-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

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

14. **Project # 1003168**  
04DRB-00475 Minor-SiteDev Plan  
BldPermit/EPC

ISAAC BENTON & ASSOCIATES AIA agent(s) for AL SOTO request(s) the above action(s) for all or a portion of Block(s) 4, Tract(s) 29, **PALISADES ADDITION**, zoned R-1, located on LOMA ALTA CT NW, between PALISADES DR NW and ATRISCO DR NW containing approximately 2 acre(s). [REF: 03EPC-02191] [*Elvira Lopez, EPC Case Planner*] (J-11) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR FIRE FLOW CALCULATION SHEET FROM THE FIRE MARSHAL.**

15. **Project # 1003358**  
04DRB-00478 Minor-SiteDev Plan  
BldPermit

KEN HOVEY agent(s) for COMMERCIAL ENTERPRISES INC request(s) the above action(s) for all or a portion of Tract(s) 49, **CLIFFORD INDUSTRIAL PARK**, zoned SU-2 / M-1, located on WASHINGTON PL NE and ANAHEIM NE and containing approximately 3 acre(s). (C-17) **INDEFINITELY DEFERRED ON A NO SHOW.**

21. **Project # 1001557**  
04DRB-00443 Minor-Final Plat  
Approval  
04DRB-00541 Minor-Final Plat

MARK GOODWIN & ASSOCIATES, PA agent(s) for ASI ES, INC request(s) the above action(s) for all or a portion of Tract(s) A-1, **PUNO DE TIERRA ESTATES, UNIT 3 AND UNIT 4**, zoned R-LT, located on COORS BLVD SW, between ARENAL RD SW and EDUARDO RD SW containing approximately 13 acre(s). [REF: DRB-97-498] (M-10) **FINAL PLAT FOR UNIT 3 WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND TO ELIMINATE PUBLIC TRAIL RIGHT-OF-WAY IN UNIT 3 AND PLANNING FOR PHOTOS OF BUILT WALLS TO BE ID'D, AND A NEW AGIS DXF FILE FOR UNIT 3.**

**THE FINAL PLAT FOR UNIT 4 WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PHOTOS OF BUILT WALLS TO BE ID'D.**

**A CONDITION OF FINAL PLAT FOR UNITS 3 & 4 IS THAT THE PLATS BE RECORDED AT THE SAME TIME.**

22. **Project # 1002339**  
04DRB-00449 Minor-Vacation of  
Private Easements  
04DRB-00450 Minor-Prelim&Final Plat  
Approval

HOLLY ARROYO & RICHARD TARANGO request(s) the above action(s) for all or a portion of Tract(s) 10-A-2, **ALVARADO GARDENS UNIT 2**, zoned RA-2, M7, located on CAMPBELL RD NW, between RIO GRANDE BLVD NW and TRELIS DR NW containing approximately 1 acre(s). [REF:02DRB-01711, 02DRB-01958, 03DRB-00571, 03DRB-00769, 03DRB-01035] (G-12) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR THE BENEFICIARY OF EASEMENT SIGNATURE ON THE PLAT.**

23. **Project # 1002981**  
03DRB-02132 Minor-Prelim&Final Plat  
Approval

SURV-TEK, INC. agent(s) for 1224 BELLAMAH, LLC request(s) the above action(s) for all or a portion of Lot(s) B-1-A-3-A, **DUKE CITY LUMBER COMPANY ADDITION**, zoned S/M-1, located on BELLAMAH AVE. NW, between 12TH ST. and SAWMILL ROAD NW containing approximately 12 acre(s). [REF: 03ZHE 01596, DRB-95-360] [*Was indefinitely deferred on 1/21/04*] (J-13). **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/7/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/16/03 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

24. **Project # 1002531**  
03DRB-01460 Minor- Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for WAYNE A. MCFADDEN request(s) the above action(s) for all or a portion of Lot(s) 33 & 34, ALVARADO GARDENS, (to be known as **CIELO SU TIERRA SUBDIVISION**) zoned RA-2 residential and agricultural zone, located on GRANDE BLVD NW, between WILMA RD NW and VILLA DORO WAY NW containing approximately 3 acre(s). [REF: 03DRB-00604 SK, ZA-97-249] [*Final plat was indefinitely deferred for the SIA*] (G-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND TRANSPORTATION DEVELOPMENT, THE WALL NEEDS TO BE MOVED TO NOT IMPEDED ACCESS.**

25. **Project # 1003229**  
04DRB-00397 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for TOBY & DOROTHY DEVARGAS request(s) the above action(s) for all or a portion of Lot(s) 25, Block(s) NA, Tract(s) NA, **LINDA VISTA ADDITION**, zoned R-1 residential zone, located on HENDRIX AVE NW, between 4<sup>th</sup> ST NW and SANCHEZ AVE NW containing approximately 1 acre(s). [Project # changed from Project #1003322 now void] [*Deferred from 3/31/04*] (F-14) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1003296**  
04DRB-00341 Minor-SiteDev Plan  
BldPermit

DAVID PACHECO, agent(s) for, VERNON DORRIS, request(s) the above action(s) for all or a portion of Tract(s) 11, **ALAMEDA BUSINESS PARK**, zoned SU-2, IP-EP, located on ALAMEDA BLVD NE between EDITH NE and JEFFERSON NE containing approximately 1 acre(s). [REF: DRB-98-223, V-99-9, 10001321, 1003114] *[Deferred from 3/24/04]* (C-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1003299**  
04DRB-00346 Minor-SiteDev Plan  
BldPermit

STERLING CAPITAL DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 16A, Block(s) 18, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 special neighborhood zone, M-1, located on SAN PEDRO DR NE, between PASEO DEL NORTE NE and HOLLY AVE. NE containing approximately 2 acre(s). [REF: DRB-96-67] *[Deferred from 3/24/04]* (C-18) **THE INFRASTRUCTURE LIST DATED 4/7/04 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR LANDFILL LANGUAGE ON SITE PLAN, MARCIA PINCUS SIGNATURE ON SITE PLAN, VERIFICATION THAT PLANNING COMMENTS HAVE BEEN ADDRESSED AND A VARIANCE PER NORTH I-25 LANDSCAPE SETBACK REQUIREMENT.**

18. **Project # 1002201**  
04DRB-00395 Minor-SiteDev Plan  
BldPermit/EPC

TIERRA WEST LLC agent(s) for LARRY H. MILLER GROUP request(s) the above action(s) for all or a portion of Tract(s) A & B, **AMERICAN TOYOTA**, zoned SU-2, SU-1 AUTO SALES SERV REP, located on ALAMEDA BLVD NE, between PAN AMERICAN FREEWAY NE and SAN PEDRO DR NE containing approximately 5 acre(s). [REF: Z-86-8, 03DRB-01382, 03EPC-02047, Project #1002848] **[Debbie Stover, EPC Case Planner]** *[Deferred from 3/31/04]* (C-18) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**



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

19. **Project # 1000542**  
04DRB-00468 Minor-Ext of SIA for Temp  
Defer SDWK
- BOHANNAN HUSTON, INC. agent(s) for HIGH DESERT INVESTMENT CORP. request(s) the above action(s) for all or a portion of Lot(s) 42, 43, 46, 47, 48, 50, 51, 55, 56, 57, 58, 60, 61, 62, 63 and 64, **CANYONS @ HIGH DESERT**, zoned SU-2 special neighborhood zone, located on CANYON BLUFF TR NE, between JUNIPER CANYON TR NE and CANYON EDGE TR NE [REF: 02DRB-01289] (F-23) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
20. **Project # 1003328**  
04DRB-00422 Minor-Ext of SIA for Temp  
Defer SDWK
- CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) 2A-1C-1A, **SOLTERRA AT HIGH DESERT, UNIT 1**, zoned SU-2/HD-RT, located on CORTADERIA ST NE, between IMPERATA ST NE and SPAIN RD NE containing approximately 9 acre(s). [REF: DRB-95-457] (E-23) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

26. **Project # 1002743**  
04DRB-00399 Minor-Final Plat Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES, LLC request(s) the above action(s) for all or a portion of Tract(s) H, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 special use zone, PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE AVE NW containing approximately 2 acre(s). [REF: 03DRB-00989, 03DRB-01544, Z-77-28] [Deferred from 3/31/04] (F-11) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

27. **Project # 1003355**  
04DRB-00466 Minor-Sketch Plat or Plan

WAYJOHN SURVEYING, INC. agent(s) for JOSEPH GREVEY request(s) the above action(s) for all or a portion of Lot(s) 162, 163, 164 & 165, **TOWN OF ATRISCO GRANT, AIRPORT UNIT**, zoned C-1 (SC) & C-2, located on COORS BLVD NW, between GLENRIO RD NW and FORTUNA RD NW containing approximately 14 acre(s). (J-10/J-11) **INDEFINITELY DEFERRED ON A NO SHOW. LATER CAME IN AND REQUEST DEFERRAL TO 4/14/04.**

28. Approval of the Development Review Board Minutes for March 24, 2004. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR MARCH 24, 2004 WERE APPROVED.**

ADJOURNED: 11:10 A.M.

*Refer to 4/28*

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002051 AGENDA#: 5 DATE: 4.7.07

1. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

2. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002051

AGENDA ITEM NO: 5

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

See DRB minutes/speed memo dated 3-17-04.

RESOLUTION:

4-28-04

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

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

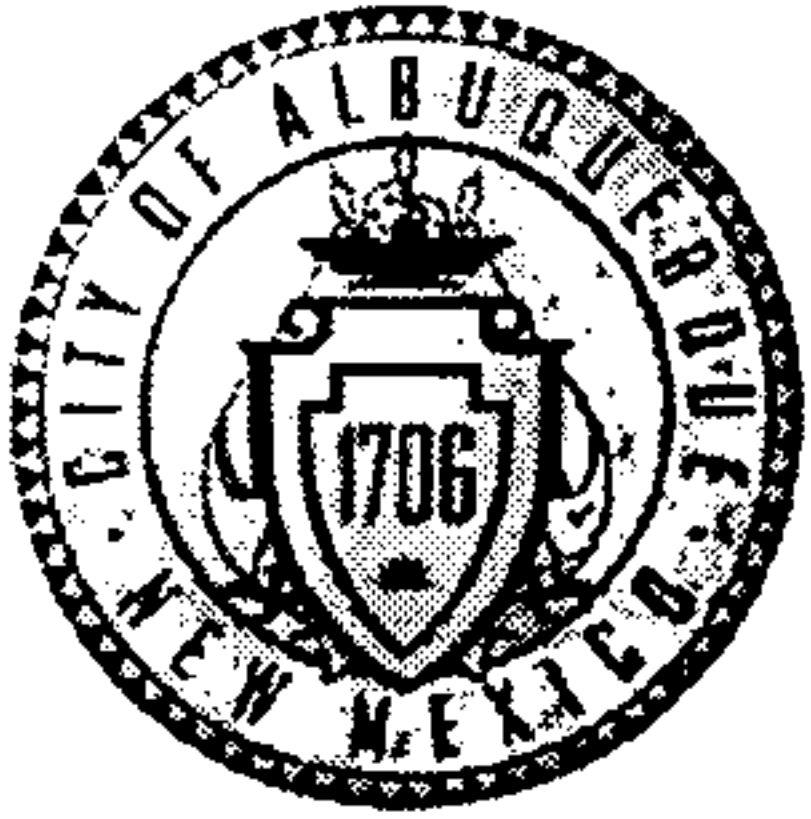
DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham  
 City Engineer/AMAFCA Designee

DATE: April 7, 2004





**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

March 17, 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: 11:20 A.M.  
B. Changes and/or Additions to the Agenda  
C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

- Project # 1000572**  
04DRB-00218 Major-Two Year SIA  
BOHANNAN HUSTON, INC agent(s) for CINEMARK USA INC request(s) the above action(s) for all or a portion of Lot(s) 7, 8 and 3, **LENKURT SITE**, zoned SU-1 IP, located on I-40 EAST BOUND between CHICO RD NE and MORRIS RD NE containing approximately 50 acre(s). [REF: DRB 99-17/00410-00761, 02DRB-00330, Z 98-114] (K-21) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1002856**  
04DRB-00230 Major-Preliminary Plat  
Approval  
04DRB-00231 Minor-Sidewalk Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Lot(s) 1-5, **THE MEADOWS @ ANDERSON HILLS**, zoned RLT, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and 98<sup>TH</sup> SW containing approximately 49 acre(s). [REF:Z-99-58, 03DRB-00234, 03DRB-01891, 01892, 01893, 01894, 03DRB-01974] [Deferred from 3/17/04] (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/31/04.**

3. **Project # 1002857**  
04DRB-00232 Major-Preliminary Plat  
Approval  
04DRB-00233 Minor-Sidewalk Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, **HIGHLANDS @ ANDERSON HILLS, UNITS 2 & 3**, zoned RLT, located on 98<sup>TH</sup> ST SW, between DENNIS CHAVEZ BLVD SW and 98<sup>TH</sup> SW containing approximately 62 acre(s).[REF:Z-99-58, 03DRB-01200, 01201, 01202, 01203, 01204,01205] [Deferred from 3/17/04] (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/31/04.**

4. **Project # 1002858**  
04DRB-00234 Major-Preliminary Plat  
Approval  
04DRB-00235 Minor-Sidewalk Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) G, H AND I, **MESA @ ANDERSON HILLS**, zoned SU-1/C-1 & R-2, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 36 acre(s). [REF: Z-99-58, 03DRB-01206, 01207, 01208, 01209] [Deferred from 3/17/04] (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/31/04.**

5. **Project # 10C2051**  
03DRB-02009 Major-Vacation of Public Easements  
03DRB-02008 Major-Preliminary Plat  
03DRB-02011 Minor-Temp Defer SDWK  
03DRB-02010 Minor-Vacation of Private Easements

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: 02DRB-00963] [*Deferred from 1/14/04 & 1/28/04 & 2/4/04 & 2/25/04 & 3/17/04*] (B-10) **DEFERRED AT AGENT'S REQUEST TO 4/7/04.** - - - -

**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.

6. **Project # 1000931**  
04DRB-00324 Minor-SiteDev Plan  
Subd/EPC

CONSENSUS PLANNING, INC. agent(s) for PETE DASKALOS PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) UNIT 8, Tract(s) 1C, **SEVILLE SUBDIVISION**, zoned SU-1 FOR C-1, located on UNIVERSE BLVD NW, between IRVING BLVD NW and WESTSIDE BLVD NW containing approximately 9 acre(s). [REF: 03EPC-02038] [**Carmen Marrone, EPC Case Planner**] (A-10) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

7. **Project # 1003169**  
04DRB-00321 Minor-SiteDev Plan  
BldPermit/EPC

SMPC ARCHITECTS agent(s) for RIO VISTA CHURCH request(s) the above action(s) for all or a portion of Lot(s) A, **RIVERVIEW ADDITION**, zoned SU-1 special use zone, Church & Related Facilities, located on GOLF COURSE RD NW, between PASEO DEL NORTE NW and MARNA LYNN AVE NW containing approximately 3 acre(s). [REF: 03EPC-02193] [**Carmen Marrone, EPC Case Planner**] (C-12) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DIMENSIONING SIDEWALK AT PROPERTY LINE AND SITE DISTANCE.**



8. **Project # 1002796**  
03DRB-02022 Minor-SiteDev Plan  
BldPermit/EPC  
03DRB-02024 Minor-SiteDev Plan  
Subd/EPC

RMKM ARCHITECTURE agent(s) for ALBUQUERQUE FIRE DEPARTMENT, request(s) the above action(s) for all or a portion of Lot(s) 8-11, **KAY ADDITION** and Lots 8-10, Block(s) 4, **LOMA VERDE ADDITION**, zoned SU-1 & C-1, located on DALLAS NE, between CHARLESTON ST. NE and CHICO RD. NE containing approximately 1 acre(s). [REF:03EPC01099,01100,01101] **[Debbie Stover, EPC Case Planner]** *[Deferred from 2/25/04 & 3/10/04]* (K-19) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/17/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

**Project # 1002796**  
04DRB-00326 Minor-Prelim&Final Plat  
Approval

PHILIP W. TURNER request(s) the above action(s) for all or a portion of Lot(s) 8-11, **KAY ADDITION**, and Lot(s) 7-10, FIRE HOUSE #5, Tract(s) A, **LOMA VERDE SUBDIVISION**, zoned SU-1, C-2, located on DALLAS NE, between CHARLESTON NE and CHICO RD NE containing approximately 1 acre(s). [REF: 03DRB-02022, 03DRB-02024] (K-19) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 25-FOOT RADII TO MATCH THE SITE PLAN AND PLANNING FOR AGIS DXF FILE AND PNM, COMCAST AND QWEST SIGNATURES.**

9. **Project # 1000651**  
04DRB-00246 Minor-SiteDev Plan  
BldPermit/EPC

TIERRA WEST LLC agent(s) for TIJERAS PLACE LLC SERIES B request(s) the above action(s) for all or a portion of Tract(s) A29A1, **TOWN OF ATRISCO GRANT NORTHEAST, UNIT 1**, zoned SU-1 FOR PLANNED DEVELOPMENT AREA C-1 USES, located on REDLANDS RD NW, between COORS BLVD NW and CORONA DR NW containing approximately 2 acre(s). [REF: 02EPC-01672,01673, 02DRB-01946,01947, 03DRB-00190, 03DRB-00285, 03EPC-01927] **[Makita Hill, EPC Case Planner]** *[Deferred from 3/3/04]* (G-11) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR EPC CASE PLANNER COMMENTS.**

10. **Project # 1000560**  
04DRB-00089 Minor-Amnd SiteDev Plan  
Subd

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER request(s) the above action(s) for all or a portion of Tract(s) 1A-2-A, **JOURNAL CENTER**, zoned IP industrial park zone, located on PASEO DEL NORTE NE, between LANG AVE NE and HEADLINE BLVD NE containing approximately 10 acre(s). [REF: 04-DRB00028,01DRB-00863, 01DRB-00453, 01DRB-00454, 00DRB-00801, 00DRB-00733, 00DRB-01428, 00DRB-01713] *[Deferred from 3/17/04]* (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 3/31/04.**

04DRB-00028 Minor-Prelim&Final Plat  
Approval

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 1A-2-A, **JOURNAL CENTER**, zoned IP, located on PASEO DEL NORTE AVE NE, between LANG AVE NE and HEADLINE BLVD NE containing approximately 10 acre(s). [REF: 1000560, SV-94-48, S-94-58] [HEARD UNDER PROJECT #1003184 IN ERROR] *[Deferred from 1/21/04 & 3/17/04]* (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 3/31/04.**

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

11. **Project # 1001731**  
04DRB-00315 Minor-Final Plat  
Approval

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 23, Tract(s) 2, Unit(s) 3, NORTH ALBUQUERQUE ACRES, Block(s) 2, Tract(s) 2, Unit(s) 3, (to be known as **SAHAR SUBDIVISION**) zoned R-D residential and related uses zone, developing area, 7 DU/AC, located on OAKLAND AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 1 acre(s). [REF: 03DRB-01609, 03DRB-01611 & 1612] (C-19) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PERIMETER WALL APPROVAL.**

12. **Project # 1002472**  
04DRB-00323 Minor-Final Plat  
Approval

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 13, Tract(s) 2, Unit(s) 3, **COURTYARDS AT ALAMEDA – NOR ESTE ADDITION**, zoned R-D, located on ALAMEDA NE, between BARSTOW NE and WYOMING NE containing approximately 2 acre(s). [REF: 03DRB-00403,03DRB-00404, 03DRB-00405] (C-19) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR ADDITION OF SANITARY SEWER EASEMENT AND CITY ENGINEER FOR PRIVATE EASEMENT WITH MAINTENANCE AND BENEFICIARIES.**

13. **Project # 1002138**  
03DRB-00237 Minor-Final Plat Approval

LARRY READ & ASSOCIATES, INC., agent(s) for SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 19, Block(s) 2, (to be known as **ABIS SUBDIVISION, NORTH ALBUQUERQUE ACRES, TRACT 2 UNIT 3**, zoned RD, located on OAKLAND AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 1 acre(s). [Deferred from 3/19/03] [REF: 02DRB-01219] **[The Final Plat was indefinitely deferred 4/2/03] (C-19) FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PERIMETER WALL APPROVAL AND PROPERTY MANAGEMENT'S SIGNATURE.**

14. **Project # 1000724**  
04DRB-00328 Major-Final Plat Approval

MARK GOODWIN AND ASSOCIATES, PA agent(s) for GSR GROUP, LLC request(s) the above action(s) for all or a portion of Unit(s) 1, Tract(s) A, **RAYO DEL SOL, UNIT 2**, zoned R-LT residential zone, located on ARENAL RD SW, between COORS BLVD SW and UNSER BLVD SW containing approximately 9 acre(s). [REF: 02DRB-01268, 0044001098, Z-97-57, DRB-97-87] (M-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU DEPOSIT AND PEDESTRIAN EASEMENT NEEDS MAINTENANCE AND BENEFICIARY LANGUAGE. RIGHT-OF-WAY NEEDS TO BE MADE AN EASEMENT ON LOT 44.**



- 15. **Project # 1001396**  
04DRB-00311 Minor-Final Plat  
Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for VISTA DEL NORTE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) B, **ALTA TIERRA DEL NORTE, UNIT 2**, zoned R-1 residential zone, located on VISTA DEL NORTE DR NE, between VIA DESIERTO NE and VISTA MONTE DR. NE containing approximately 10 acre(s). [REF: 03DRB-01860, 02DRB-01871] (D-16) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

- 16. **Project # 1001557**  
04DRB-00327 Minor-Extension of  
Preliminary Plat

MARK GOODWIN AND ASSOCIATES, PA agent(s) for A.S.I. FRANCISCO MELENDREZ request(s) the above action(s) for all or a portion of Tract(s) A, Unit(s) 3 & 4, (to be known as **PUNO DE TIERRA ESTATES, UNITS 1 & 2**, zoned R-1 residential zone, located on COORS BLVD SW, between ARENAL RD SW and EDUARDO RD SW containing approximately 13 acre(s). [REF: DRB 97-498] (M-10) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

17. **Project # 1003287**  
04DRB-00308 Minor-Prelim&Final Plat  
Approval

MARK GOODWIN AND ASSOCIATES, PA agent(s) for D. R. HORTON, INC. request(s) the above action(s) for all or a portion of Lot(s) 30-P1, Block(s) 6, **ENCANTO VILLAGE, UNIT 2**, zoned R-D residential and related uses zone, developing area, 9 DU/AC, located on VIA PATRIA SW AT EUCARIZ AVE SW, between UNSER BLVD SW and STINSON ST SW containing approximately 1 acre(s). (L-10) **PRELIMINARY AND FINAL PLAT WAS APPROVED, SIGNED OFF, AND DELEGATED OFF THE AGENDA BY THE BOARD 3/16/04.**

18. **Project # 1003010**  
04DRB-00325 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for LARRY PARKER request(s) the above action(s) for all or a portion of Lot(s) 5, 6, & 7, Block(s) 4, Tract(s) 135B, 136A, 136B, 137 & 138, **HUNING CASTLE ADDITION**, zoned SU-2, SU-1, located on SAN PASQUALE AVE SW, between CENTRAL AVE SW and CHACOMA PL SW containing approximately 5 acre(s). [REF: 03EPC-01669, 01670, 01671, 03EPC-01704] (J-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

19. **Project # 1003291**  
04DRB-00322 Minor-Sketch Plat or  
Plan

SURVEYS SOUTHWEST LTD agent(s) for JOSEPH COWHAM request(s) the above action(s) for all or a portion of Tract(s) 14, **MRGCD MAP 35**, zoned R-LT, located on RIO GRANDE BLVD NW, between CONTRERAS PL NW and MATTHEW AVE NW containing approximately 2 acre(s). [REF:Z-84-119] (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. Approval of the Development Review Board Minutes for February 25 and March 3, 2004.  
**MINUTES WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:20 A.M.



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002051**

**AGENDA ITEM NO: 5**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

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

**RESOLUTION:**

4-7-04

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

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

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

FOR:

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

**DATE:** March 17, 2004



# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002051 AGENDA#: 5 DATE: 3.17.04

1. Name: Syler Ashton Address: Jenna West 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: \_\_\_\_\_



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

February 25, 2004

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

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

Adjourned: 11:39 A.M.

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

- 1. **Project # 1001232**  
04DRB-00125 Major-Two Year SIA

TIERRA WEST LLC agent(s) for VISTA MANUFACTURED HOME COMMUNITY request(s) the above action(s) for all or a portion of Lot(s) 28A1, **VISTA SUBDIVISION**, zoned SU-1 MOBILE HOME PARK, located on CENTRAL AVE SW, between 94<sup>TH</sup> ST SW and 98<sup>TH</sup> ST SW containing approximately 25 acre(s). (L-9) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED. THIS WILL BE THE LAST EXTENSION. AGENT AGREED:**

2. **Project # 1000147**  
04DRB-00118 Major-Vacation of Public  
Easements

MARK GOODWIN & ASSOCIATES., PA agent(s) for C & W LAND DEVELOPMENT ENTERPRISES, INC. request(s) the above action(s) for all or a portion of Lot(s) A-1-A, **WHISPERING POINT SUBDIVISION, UNIT 2**, zoned RD 9/du ac, located on UNSER BLVD SW, between EUCARIZ AVE SW and SUNSET GARDENS RD SW containing approximately 11 acre(s). (L-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

04DRB-00066 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for C & W LAND DEVELOPMENT ENTERPRISES, INC. request(s) the above action(s) for all or a portion of, **WHISPERING POINTE SUBDIVISION, UNIT 4**, Whispering Point, Unit 3, zoned RD 9 du/ac, located on UNSER BLVD SW, between EUCARIZ AVE SW and SUNSET GARDENS RD SW containing approximately 5 acre(s). [*Preliminary Plat was approved, Final Plat was indefinitely deferred*] (L-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR 15-DAY APPEAL PERIOD.**

3. **Project # 1001347**  
04DRB-00115 Major-Vacation of Public  
Easements

ISAACSON & ARFMAN agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) D-1-B, ALBUQUERQUE SOUTH, (to be known as **EL RANCHO GRANDE, UNIT 8B**), zoned R-LT residential zone, located on CARTAGENA AVE SW, between DE ANZA DR SW and DEL REY RD SW containing approximately 10 acre(s). [REF: 03DRB-01133 PP, 03DRB-01134 FP, 04DRB-00057] (M-9) **VACATION APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1002778**  
04DRB-00126 Major-Bulk Land Variance  
04DRB-00127 Major-Vacation of Pub  
Right-of-Way  
04DRB-00128 Minor-Preliminary & Final  
Plat Approval

BOHANNAN HUSTON INC. agent(s) for VENTANA WEST, LLC request(s) the above action(s) for all or a portion of Tract(s) A-1, **VENTANA RANCH WEST**, zoned R-LT residential zone, located NORTH OF PASEO DEL NORTE NW, SOUTH OF IRVING BLVD. NW and WEST OF LAS VENTANAS RD NW containing approximately 300 acre(s). [REF: 03DRB-01868, 03EPC-01057 & 01058 (B-8 & B-9) **BULK LAND VARIANCE WAS APPROVED. VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR RECORDED PARKS AGREEMENT AND PLANNING FOR THE AGIS DXF FILE, 15-DAY APPEAL PERIOD AND NOTICE OF SUBDIVISION PLAT CONDITIONS.**

5. **Project # 1003226**  
04DRB-00117 Major-Vacation of Pub  
Right-of-Way

SUJAY K. THAKUR c/o STB LLC request(s) the above action(s) for all or a portion of Tract(s) 9, **V. E. BARRETT**, zoned C-2 community commercial zone, located on BRIDGE BLVD SW, between UNSER BLVD SW and COORS BLVD SW containing approximately 5 acre(s). [REF: Z-71-125, Z-72-114, Z-72-210, S-76-9] (K-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: 02DRB-00963] [*Deferred from 1/14/04 & 1/28/04 & 2/4/04 & 2/25/04*] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 3/17/04.**



**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 # 1002333**  
04DRB-00209 Minor-SiteDev Plan  
BldPermit/EPC
- DEKKER/PERICH/SABATINI agent(s) for THE BARRETT FOUNDATION request(s) the above action(s) for all or a portion of Block(s) 10A, Tract(s) C-1-A-2, **BELLAMAH'S PRINCESS JEANNE PARK ADDITION**, zoned C-1, located on CONSTITUTION AVE NE, between EUBANK NE and MARY ELLEN ST NE containing approximately 2 acre(s). [REF: 1002333, 02EPC-01691, 02EPC-01693, Z-870, DRB-94-619] [**Cynthia Borrego, EPC Case Planner**] [Deferred from 2/25/04] (J-21) **DEFERRED AT THE AGENT'S REQUEST TO 3/3/04.**
8. **Project # 1003262**  
04DRB-00216 Minor-SiteDev Plan Subd  
04DRB-00215 Minor-Prelim&Final Plat  
Approval
- TIMOTHY OTT request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 11, **NORTH ALBUQUERQUE ACRES**, zoned SU-1 for M-1, located on OAKLAND NW, between SAN MATEO NW and I-25 containing approximately 2 acre(s). [REF: 04DRB-00215] [*Deferred from 2/25/04*] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 3/3/04.**
9. **Project # 1002796**  
03DRB-02022 Minor-SiteDev Plan  
BldPermit/EPC  
03DRB-02024 Minor-SiteDev Plan  
Subd/EPC
- RMKM ARCHITECTURE agent(s) for ALBUQUERQUE FIRE DEPARTMENT, request(s) the above action(s) for all or a portion of Lot(s) 8-11, **KAY ADDITION** and Lots 8-10, Block(s) 4, **LOMA VERDE ADDITION**, zoned SU-1 & C-1, located on DALLAS NE, between CHARLESTON ST. NE and CHICO RD. NE containing approximately 1 acre(s). [REF:03EPC01099,01100,01101] [**Debbie Stover, EPC Case Planner**] [*Deferred from 2/25/04*] (K-19) **DEFERRED AT THE AGENT'S REQUEST TO 3/10/04.**

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

10. **Project # 1001730**  
04DRB-00214 Minor-Prelim&Final Plat  
Approval
- SURVEYS SOUTHWEST LTD agent(s) for CINDY CHAVEZ request(s) the above action(s) for all or a portion of Tract(s) 175-A-1, 175-A-2-A, 175-A-2-B, 175-A-3 and 181-A1, **MRGCD MAP 35**, zoned RA-2, located on ROSA LINDA TRAIL NW, between GABALDON RD NW and LEONOR DR NW containing approximately 2 acre(s). [REF: Z-82-80] (H-12) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**
11. **Project # 1003260**  
04DRB-00213 Minor-Prelim&Final Plat  
Approval
- SURVEYS SOUTHWEST LTD agent(s) for STEVEN KANIG request(s) the above action(s) for all or a portion of Lot(s) 2-A, **LANDS OF ALBUQUERQUE BOARD OF REALTORS**, zoned C-3, located on UNIVERSITY BLVD NE, between MENAUL BLVD NE and INDIAN SCHOOL BLVD NE containing approximately 3 acre(s). (H-15) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
12. **Project # 1003258**  
04DRB-00205 Minor-Prelim&Final Plat  
Approval
- PHILIP W. TURNER agent(s) for SALVADOR PEREZ request(s) the above action(s) for all or a portion of Lot(s) 280 B, **TOWN OF ATRISCO GRANT, UNIT 8**, zoned R-T residential zone, located on 55<sup>TH</sup> ST NW, between BICE RD NW and JUNIPER RD NW containing approximately 1 acre(s). [REF: DRB-97-205] [*Deferred from 2/25/04*] (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 3/10/04.**

13. **Project # 1002519**  
03DRB-01882 Minor- Final Plat Approval

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, Block(s) 5, Unit(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **TOWNHOMES @ LA CUEVA**), zoned RD (7 DU/AC), located on WYOMING BLVD NE, between SIGNAL AVE NE and WILSHIRE AVE NE containing approximately 1 acre(s). [Deferred from 11/26/03 & 12/10/03] *[Final Plat was indefinitely deferred]* (C-19) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARK FEES FOR DETACHED OPEN SPACE.**

14. **Project # 1002635**  
03DRB-01652 Minor- Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for CANDELARIA & TRAMWAY SW, LTD. PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A (REPLAT OF TRACT 1) **LANDS OF CANDELARIA & AND TRAMWAY SW**, zoned SU-1 special use zone, Neighborhood Commercial, located on TRAMWAY BLVD NE AND CANDELARIA RD NE and containing approximately 3 acre(s). [REF: 03EPC-00702, 03EPC-00703, 03EPC-0704] *[Final Plat was indefinitely deferred]* (H-22) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

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

15. **Project # 1003259**  
04DRB-00211 Minor-Sketch Plat or Plan

CALDWELL BANKER agent(s) for JEROME MALDONADO request(s) the above action(s) for Lot(s) 7 & 8, Block(s) 1, **STRONGHURST ADDITION**, zoned R-1 residential zone, located on COMMERCIAL ST NE, between CLAREMONT AVE NE and CANDELARIA RD NE containing approximately 1 acre(s). (H-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project # 1002506**  
04DRB-00217 Minor-Sketch Plat or Plan

TIERRA WEST LLC agent(s) for STH INVESTMENTS INC., request(s) the above action(s) for Lot(s) 6C, 12A and 12B, (to be known as **BLACK FARM ESTATES**, zoned RA-1, located EAST OF COORS BLVD NW BETWEEN PASEO DEL NORTE NW AND WESTSIDE DR NW, containing approximately 68 acre(s). (C-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Approval of the Development Review Board Minutes for February 11, 2004. **THE MINUTES WERE APPROVED.**

ADJOURNED: 11:39 A.M.



*Refer to  
3/17/04*

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002051 AGENDA#: 6 DATE: 2/25/04

1. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

2. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1002051**

**AGENDA ITEM NO: 6**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

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

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED 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:** February 25, 2004



2. **Project # 1002861**  
04DRB-00002 Major-Preliminary Plat

ABQ ENGINEERING INC agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 13-16, Block(s) 46, **NEW MEXICO TOWN COMPANY TOWNSITE**, zoned SU-3, located on Silver Avenue SW between 8<sup>th</sup> Street SW and 9<sup>th</sup> Street SW containing approximately 1 acre(s). [REF: 03DRB-01299 ] (K-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/4/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/23/03 THE PRELIMINARY PLAT WAS APPROVED.**

3. **Project # 1003175**  
04DRB-00010 Major-Preliminary Plat Approval  
04DRB-00011 Minor-Sidewalk Waiver  
04DRB-00012 Minor-Temp Defer SDWK

BOHANNAN HUSTON, INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 33C-1-A, LANDS OF SALAZAR FAMILY TRUST, EL RANCHO GRANDE UNIT 12 (to be known as **SUN GATE SUBDIVISION**) zoned R-2, located on BLAKE RD SW, between GIBSON BLVD SW and MESA ARENOSA DR SW containing approximately 21 acre(s). [Deferred from 2/4/04] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 2/18/04.**



4. **Project # 1000570**  
02DRB-01020 Major-Vacation of Public  
Easements  
02DRB-01019 Major-Preliminary Plat Approval  
02DRB-01021 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Parcel A, Parkway, Unit 7, Tract A, Painted Sky, Unit 1 and Tract 95, Town of Atrisco Grant (to be known as **PARKWAY, UNIT 10**) zoned R-LT residential zone, located WEST OF UNSER BLVD NW, between GAVIN RD NW and VINEMONT PL NW, containing approximately 13 acre(s). [REF: 00410-00162, 00410-00931, 00410-00933, Z-99-8, AX-99-2, DRB-95-94, S-98-5, S-98-62] [Deferred from 1-7-04 & 1/21/04] (J-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/4/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/19/04 THE PRELIMINARY PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

02DRB-01567 Major-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES PA, agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion OF PARCEL A OF **PARKWAY, UNIT 7** AND TRACT A OF **PAINTED SKY, UNIT 1** AND TRACT 95 OF TOWN OF ATRISCO GRANT, (to be known as **PARKWAY UNIT 10**), zoned R-D residential and related uses zone, developing area, located west of UNSER BLVD NW, between GAVIN RD NW and VINEMONT PL NW. [REF: DRB-95-94, S-98-5, Z-99-8, AX-99-2, 00410-0162, 00410-00931, 00410-00933] [Deferred from 1-7-04 & 1/21/04] (J-9) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR LOTS 3-P1, (10 FEET) AND 4-P1, (5 FEET), BLOCK 2. PADS NARROWED TO MEET SETBACKS AND CHANGE WORDING IN NOTE 1.**

5. **Project # 1002371**  
03DRB-02150 Major-Bulk Land Variance  
03DRB-02085 Minor-SiteDev Plan  
Subd/EPC  
03DRB-02086 Minor-Prelim&Final Plat  
Approval

TIERRA WEST LLC agent(s) for HOFFMANTOWN CHURCH WEST request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) 1A, 1B and 1C, **ALBAN HILLS SUBDIVISION, UNIT 1** and Tract A, **BOSQUE MEADOWS**, zoned SU-1 for R-2 with church related uses, located on LA ORILLA NW, between COORS BLVD. NW and CORRALES DRAIN containing approximately 17 acre(s). *[Deferred from 1/28/04]* (D-12) **BULK LAND VARIANCE WAS APPROVED. SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR ROADWAY ENCROACHMENT INTO MRGCD EASEMENT AND PLANNING FOR EPC PLANNERS SIGNATURE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA AND M.R.G.C.D SIGNATURES AND PLANNING FOR THE 15-DAY APPEAL PERIOD AND THE AGIS DXF FILE.**

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

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: 02DRB-00963] *[Deferred from 1/14/04 & 1/28/04 & 2/4/04]* (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 2/25/04.**

7. **Project # 1002668**  
03DRB-01889 Major-Vacation of Public  
Easements  
03DRB-01888 Major-Preliminary Plat  
Approval  
03DRB-01890 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for VISTA MAGNIFICA LLC request(s) the above action(s) for all or a portion of Block(s) 5, Tract(s) C, E & F, AND Block(s) 2, **VISTA MAGNIFICA** and Lot(s) B, Block(s) 8, **PALISADES ADDITION**, zoned R-LT, located on ATRISCO DR NW, between I-40 NW and CLIFFSIDE DR NW containing approximately 7 acre(s). [REF: 03EPC-01089, 03DRB-00811] [*Deferred from 1-7-04, 1-21-04 & 1/28/04 & 2/4/04*] (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 2/18/04.**

**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.**

8. **Project # 1000162**  
04DRB-00106 Minor-SiteDev Plan  
Subd/EPC

CONSENSUS PLANNING agent(s) for TIM WHITE request(s) the above action(s) for all or a portion of Lot(s) A-2, **LUECKING PARK COMPLEX**, zoned SU-1 for Restricted IP uses, located on PATHWAY AVE NE, between PAN AMERICAN HIGHWAY NE and the NORTH DIVERSION CHANNEL containing approximately 7 acre(s). [REF: 03DRB-01636, 03EPC-01667 & 01668] [**RUSSELL BRITO, EPC CASE PLANNER**] (G-16) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR ZONING UPDATE ON TRACT A-2.**

9. **Project # 1000658**  
04DRB-00034 Minor-SiteDev Plan  
BldPermit

OTONO PARTNERS, LLC C/O KNIGHT SEAVEY request(s) the above action(s) for all or a portion of Tract(s) F-1-A, **LOOP INDUSTRIAL DISTRICT**, zoned SU-2 M-1, located on ALAMEDA NE, between ALAMEDA NE and JEFFERSON NE containing approximately 5 acre(s) [Was Indefinitely deferred] (C-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO RESOLVE ISSUE OF PUBLIC SANITARY SEWER SIZE AND TRANSPORTATION DEVELOPMENT FOR STALL DIMENSIONS, USE OF BUMPERS TO PREVENT PARKING OVERHANG AND NMDOT ACCESS PERMITS.**

04DRB-00103 Minor-Amnd SiteDev  
Plan BldPermit

JUDD CERVENAK agent(s) for OTONO PARTNERS, LLC C/O KNIGHT SEAVEY request(s) the above action(s) for all or a portion of Tract(s) F-1-A, **LOOP INDUSTRIAL DISTRICT, UNIT 1**, zoned SU-2 special neighborhood zone, M-1, located on ALAMEDA BLVD NE, between JEFFERSON ST. NE and SAN MATEO BLVD. NE containing approximately 5 acre(s). [REF: 04DRB-00034, 03DRB-01303 , 03DRB-00786 & 00787, 00DRB-00938, DRB-98-30, ZA-00-173] (C-17) **AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR STALL DIMENSIONS, USE OF BUMPERS TO PREVENT PARKING OVERHANG AND NMDOT ACCESS PERMITS.**



10. **Project # 1000560**  
04DRB-00089 Minor-Amnd SiteDev Plan  
Subd

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER request(s) the above action(s) for all or a portion of Tract(s) 1A-2-A, **JOURNAL CENTER**, zoned IP industrial park zone, located on PASEO DEL NORTE NE, between LANG AVE NE and HEADLINE BLVD NE containing approximately 10 acre(s). [REF: 04-DRB00028,01DRB-00863, 01DRB-00453, 01DRB-00454, 00DRB-00801, 00DRB-00733, 00DRB-01428, 00DRB-01713] D-17) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

04DRB-00028 Minor-Prelim&Final Plat  
Approval

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 1A-2-A, **JOURNAL CENTER**, zoned IP, located on PASEO DEL NORTE AVE NE, between LANG AVE NE and HEADLINE BLVD NE containing approximately 10 acre(s). [REF: 1000560, SV-94-48, S-94-58] [HEARD UNDER PROJECT #1003184 IN ERROR] [Deferred from 1/21/04] (D-17) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

11. **Project # 1000440**  
04DRB-00105 Minor-Prelim&Final Plat  
Approval

ISAACSON & ARFMAN, PA agent(s) for INTERSTATE BUSINESS PARK LLC request(s) the above action(s) for all or a portion of Lot(s) 10, **INTERSTATE BUSINESS PARK**, zoned M-2, located on MIDTOWN PL NE, between YALE BLVD NE and MIDTOWN NE containing approximately 6 acre(s). [REF: 03DRB-0296, DRB-97-362 ] (G-16) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR ADDITION OF A PUBLIC DRAINAGE EASEMENT AND PLANNING FOR AGIS DXF FILE.**

12. **Project # 1000444**  
04DRB-00081 Minor-Ext of SIA for Temp  
Defer SDWK

BOHANNAN HUSTON INC agent(s) for CENTEX HOMES request(s) the above action(s), **STONEBRIDGE SUBDIVISION, UNIT 3**, zoned R-1 residential zone, located on MCMAHON BLVD NW, between STONE MOUNTAIN RD NW and PEBBLE RD NW containing approximately 21 acre(s). [REF: DRB-98-351, DRB-99-114, 00DRB-01239 ] (A-12) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

13. **Project # 1002775**  
04DRB-00102 Minor-Prelim&Final Plat  
Approval

KEVIN & MARY MURTAGH request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 39, **PEREA ADDITION**, zoned SU-2 TH, located on GRANITE NW, between MOUNTAIN NW and 12<sup>TH</sup> ST NW containing approximately 1 acre(s). [REF: 03DRB-01042, 03DRB-01703] (J-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PROPERTY MANAGEMENT'S SIGNATURE AND AGIS DXF FILE.**

14. **Project # 1003131**  
04DRB-00091 Minor-Prelim&Final Plat  
Approval

BILLY BACA request(s) the above action(s) for all or a portion of Lot(s) B & C, Block(s) 29, **HUNING CASTLE ADDITION**, zoned R-T, located on SAN PATRICIO AVE SW, between LEAD AVE SW and COAL AVE SW containing approximately 1 acre(s). [REF: 03DRB-02068] (K-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU OF PARK DEDICATION AND PLANNING FOR AGIS DXF FILE.**

15. **Project # 1003218**  
04DRB-00104 Minor-Prelim&Final Plat  
Approval

BOHANNAN HUSTON, INC agent(s) for RUTLEDGE HOMES request(s) the above action(s) for all or a portion of Lot(s) 46-A & 47-A, **THE CANYONS AT HIGH DESERT - UNIT 2**, zoned SU-2 HD/R-T, located on JUNIPER CANYON TRAIL NE, between HIGH CANYON TRAIL NE and CANYON BLUFF TRAIL NE containing approximately 1 acre(s). [REF: 1000542] (F-23) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE AND AGIS DXF FILE.**

**NO ACTION IS TAKEN ON THESE CASES:**

**APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

16. **Project # 1003217**  
04DRB-00101 Minor-Sketch Plat or Plan
- MARK GOODWIN & ASSOCIATES, PA agent(s) for C & W LAND DEVELOPMENT ENTERPRISES INC request(s) the above action(s) for all or a portion of Tract A, **LANDS OF PARADISE HEIGHTS** and the remainder of **PARADISE HEIGHTS, UNIT 5**. All of Lots 51 through 55, Block 4; Lots 1 through 5 and 10 through 14, Block 6; all of Block 7; Lots 1 through 13, Block 8; Lots 1 through 8 and Lots 22 through 45, Block 9; all of Block 10 through 17, **PARADISE HEIGHTS, UNIT 4**. All of Lots 9 through 14, Block 9, **PARADISE HEIGHTS, UNIT 4**. A PORTION OF Rockcliff Blvd NW, Brookline Blvd NW and Westside Blvd NW, TOGETHER WITH ALL OF Douglas Ave NW, Dooley St NW, Dimas St NW, Dillon St NW, Dowling St NW, Dodge Pl NW, Dunn Ave NW, Doolittle St NW, Doyle Ave NW, Dressler Ave NW, Drisdale Ave NW, Drum Ave NW, Driver Ave NW, Belleville St NW, Fair St NW, Navajo Dr NW, Pratt St NW, Ramsey St NW, Gates St NW, Frost St NW, Mason St NW and Gordon Ave NW, zoned R-1, located on **BLACK ARROYO RD NW**, between **MCCMAHON BLVD NW** and **CALABACILLAS ARROYO** containing approximately 123 acre(s). [REF: 1002643, SC5-72-23] (A-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
17. Approval of the Development Review Board Minutes for December 10, December 17, December 31, 2003 and January 7, January 14 and January 21, 2004. **DRB MINUTES FOR DECEMBER 10 AND DECEMBER 17, 2003 WERE APPROVED SUBJECT TO CHANGES BY THE BOARD. THE REMAINDER OF THE MINUTES WILL BE REVIEWED AT A LATER DATE.**

ADJOURNED: 11:00 A.M.

*Order  
to 2/25/04*

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002051 AGENDA#: 6 DATE: 2.4.04

1. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

2. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_





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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1002051**

**AGENDA ITEM NO: 6**

**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:**

2-25-04

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

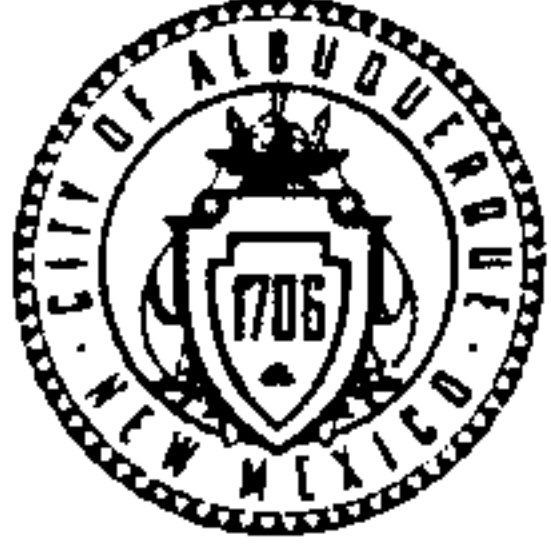
SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

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

**DATE:** February 4, 2004



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

January 28, 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 # 1002371**  
03DRB-02150 Major-Bulk Land Variance

TIERRA WEST LLC agent(s) for HOFFMANTOWN CHURCH WEST request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) 1A, 1B and 1C, **ALBAN HILLS SUBDIVISION, UNIT 1 and Tract A, BOSQUE MEADOWS**, zoned SU-1 for R-2 with church related uses, located on LA ORILLA NW, between COORS BLVD. NW and CORRALES DRAIN containing approximately 17 acre(s). [Deferred from 1/28/04] (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 2/4/04.**

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

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DRIVE NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: 02DRB-00963] [*Deferred from 1/14/04 & 1/28/04*] (B-10)-~~DEFERRED AT THE AGENT'S REQUEST TO 2/4/04.~~

3. **Project # 1002668**  
03DRB-01889 Major-Vacation of Public Easements  
03DRB-01888 Major-Preliminary Plat Approval  
03DRB-01890 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for VISTA MAGNIFICA LLC request(s) the above action(s) for all or a portion of Block(s) 5, Tract(s) C E & F, AND Block(s) 2, **VISTA MAGNIFICA** and Lot(s) B, Block(s) 8, **PALISADES ADDITION**, zoned R-LT, located on ATRISCO DR NW, between I-40 NW and CLIFFSIDE DR NW containing approximately 7 acre(s). [REF: 03EPC-01089, 03DRB-00811] [*Deferred from 1-7-04, 1-21-04 & 1/28/04*] (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 2/4/04.**

4. **Project # 1003027**  
03DRB-02159 Major-Preliminary Plat  
Approval  
03DRB-02161 Minor-Site Plan for  
Subdivision  
03DRB-02173 Minor-Temp Defer  
SDWK  
03DRB-02172 Minor-Subd.Design Var.  
04DRB-00090 Minor – Sidewalk  
Variance for Waiver

WAYJOHN SURVEYING, INC agent(s) for INTERFIRST PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 3,4,5, Tract(s) 2, **NORTH ALBUQUERQUE ACRES**, zoned RD 7 DU/AC, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 3 acre(s). [REF: 1003027, 03DRB-01721] [Deferred from 1/21/04] (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/28/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/20/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: REMOVE THE PNM EASEMENT WITHIN THE DEDICATED PUBLIC RIGHT-OF-WAY. THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FROM DESIGN STANDARDS 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.**



**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 # 1003173**  
04DRB-00005 Minor-Site Dev Plan  
BldPermit
- INSITEWORKS request(s) the above action(s) for all or a portion of Lot(s) 31-32, Block(s) 5, **NORTH ALBUQUERQUE ACRES**, zoned IP, located on SAN DIEGO AVE NE, between SAN MATEO NE and I-25 NE containing approximately 2 acre(s). [Deferred from 1/14/04] (B-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/28/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA.**
- 04DRB-00060 Minor-Prelim&Final Plat  
Approval
- PRECISION SURVEYS agent(s) for INSITEWORKS request(s) the above action(s) for all or a portion of Lot(s) 31 & 32, Block(s) 5, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, (to be known as **VERANO PLAZA**) zoned IP industrial park zone, located on SAN DIEGO AVE NE, between SAN MATEO BLVD. NE and BEVERLY HILLS AVE. NE containing approximately 2 acre(s). [REF: 04DRB-00005 ] (B-18) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR 25-FOOT RADIUS AND DRAINAGE EASEMENT AND PLANNING FOR AGIS DXF FILE.**

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

6. **Project # 1001697**  
04DRB-00046 Minor-Ext of SIA for Temp  
Defer SDWK
- TOBY GARCIA request(s) the above action(s) for all or a portion of Lot(s) C-46, **TOWN OF ATRISCO GRANT, UNIT 4**, zoned SU-2 IP, located on CENTRAL AVE NW, between UNSER BLVD NW and 90<sup>TH</sup> ST NW containing approximately 5 acre(s). [REF: DRB-97-465, SV-97-71, ZA-95-59] (K-10) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

7. **Project # 1001786**  
04DRB-00069 Minor-Ext of SIA for Temp  
Defer SDWK

WILLIAM T. CANIGLIA agent(s) for THE GARDENS INC. request(s) the above action(s) for all or a portion of Lot(s) 4, 7, 30, 24, 25, 33, 35 and 6, Unit 1, **THE GARDENS ON THE RIO GRANDE**, zoned RA-1, located on MOUNTAIN RD NW, between LAGUNA SECA NW and MOUNTAIN RD NW containing approximately 18 acre(s). (J-12) **WITHDRAWN AT THE AGENT'S REQUEST.**

8. **Project # 1003085**  
04DRB-00053 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for GEORGE CARRUTHERS request(s) the above action(s) for all or a portion of Lot(s) B, **LANDS OF CARRUTHERS**, zoned SU-2, located on OLD TOWN ROAD NW, between 19<sup>th</sup> ST NW and MARBLE AVE NW containing approximately 1 acre(s). [REF: 03DRB-01863] (J-13) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

9. **Project # 1000875**  
04DRB-00043 Major-Final Plat Approval

COMMUNITY SCIENCES CORP. agent(s) for KB HOME request(s) the above action(s) for PARCEL F-1-A AND E 1-A, FINELAND DEVELOPMENT BULK LAND PLAT, (to be known as **CRESTVIEW SUBDIVISION**) zoned SU-1 FOR R-2 AND SU-1 FOR C-1, located on MCMAHON BLVD NW, between UNSER BLVD NW and BANDELIER DR NW containing approximately 14 acre(s). [REF:Z-98-31, 1000875, 03EPC-0053,03EPC-0054, 03DRB-01747](A-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER TO COMPLETE VACATION ACTION ON PLAT AND DISCLOSURE STATEMENT AND TRANSPORTATION DEVELOPMENT FOR A SKETCH OF SIGHT DISTANCE ONTO MCMAHON – USE AASHTO GUIDELINES.**

10. **Project # 1001347**  
04DRB-00057 Major-Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) D1A, Unit 3, ALBUQUERQUE SOUTH, (to be known as **EL RANCHO GRANDE UNIT 8A**) zoned R-LT residential zone, located on DE ANZA DR SW, between DEL REY RD SW and SNOW VISTA DIVERSION CHANNEL containing approximately 14 acre(s). [REF: 03DRB01133, 03DRB-01134] (M-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA'S SIGNATURE.**

11. **Project # 1003182**  
04DRE-00023 Minor-Prelim&Final Plat Approval

WILKS CO. agent(s) for PRAXAIR INC., request(s) the above action(s) for all or a portion of Tract(s) 2, **LANDS OF THE B. N. & S. F. RAILWAY CO.**, zoned M-2 manufacturing zone, located on 2ND ST SW, between TRUMBULL BLVD. SW and WOODWARD RD. SW containing approximately 4 acre(s). [REF: DRB-97-275 ] (Deferred from 1/21/04] (M-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 6-FOOT RIGHT-OF-WAY DEDICATION FOR BIKE LANES AND TO PLANNING FOR AGIS DXF FILE.**

12. **Project # 1000147**  
04DRB-00065 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for C & W LAND DEVELOPMENT ENTERPRISES, INC. request(s) the above action(s) for all or a portion of **WHISPERING POINT SUBDIVISION, UNIT 3**, Tract(s) A-1, Whispering Point, Unit 2, zoned RD (9/du ac) located on UNSER BLVD SW, between EUCARIZ AVE SW and SUNSET GARDENS RD SW containing approximately 11 acre(s). (L-10) **INDEFINITELY DEFERRED TO APPLY FOR VACATION.**

- 04DRB-00066 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for C & W LAND DEVELOPMENT ENTERPRISES, INC. request(s) the above action(s) for all or a portion of, **WHISPERING POINTE SUBDIVISION, UNIT 4**, Whispering Point, Unit 3, zoned RD 9 du/ac, located on UNSER BLVD SW, between EUCARIZ AVE SW and SUNSET GARDENS RD SW containing approximately 5 acre(s). (L-10) **INDEFINITELY DEFERRED TO BE HEARD CONCURRENTLY WITH UNIT 3.**

13. **Project # 1000408**  
04DRB-00064 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for C & W LAND DEVELOPMENT ENTERPRISES, INC., request(s) the above action(s) for all or a portion of Tract(s) 490 & 491, **TOWN OF ATRISCO GRANT, UNIT 7, SAGE POINTE SUBDIVISION**, zoned R-D residential and related uses zone, developing area, 14 DU/AC, located on SAGE RD SW, between 86<sup>TH</sup> ST SW and 82<sup>ND</sup> ST SW containing approximately 10 acre(s). [REF: 00DRB-00438, 01DRB-00353, 02DRB-01854 & 55, 03DRB-01971] (M-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION AND DETACHED OPEN SPACE CASH-IN-LIEU AND TO PLANNING FOR PERIMETER WALL DESIGN.**

14. **Project # 1002873**  
04DRB-00068 Minor- Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for ALBUQUERQUE FACILITIES, LLC request(s) the above action(s) for all or a portion of Tract(s) 5A & 7A, **CAVAN SUNPORT CENTER**, zoned SU-1 special use zone, FOR O-1, C-2, & IP USES, located on INTERNATIONAL AVE SE, between YALE BLVD SE and GIRARD BLVD SE containing approximately 5 acre(s). [REF: 03EPC-01324, 03DRB-01975] (L-16) **FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1001334**  
04DRB-00063 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for C & W LAND DEVELOPMENT ENTERPRISES, INC. request(s) the above action(s) for all or a portion of Tract(s) 465 and a part of Tract 466, Town of Atrisco Grant, **WESTBROOKE HEIGHTS SUBDIVISION, UNIT 7**, zoned RD (9 du/ac) located on SAGE RD SW, between UNSER BLVD SW and 82<sup>ND</sup> ST SW containing approximately 10 acre(s). (L-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PERIMETER WALL DESIGN.**



16. **Project # 1003057**  
04DRB-00056 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for GRAYLAND INC request(s) the above action(s) for all or a portion of Tract(s) A-2, **CLIFFORD WEST BUSINESS PARK, UNIT 3**, zoned SU-1/IP, located on UNSER BLVD NW, between LOS VOLCANOS RD NW and SAUL BELL RD NW containing approximately 13 acre(s). [REF: Z-97-11, DRB-97-138, S-98-54, AA-98-54] (K-9 & K-10) **FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

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

17. **Project # 1002711**  
04DRB-00067 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES agent(s) for STV INVESTMENTS LLC request(s) the above action(s) for all or a portion of Lot(s) 7-12 and 21-26, Tract A, Unit B, Block(s) 27, NORTH ALBUQUERQUE ACRES, (to be known as **OAKLAND ESTATES**) zoned RD, located on EAGLE ROCK AVE NE, between SAN PEDRO NE and LOUISIANA BLVD NE containing approximately 11 acre(s). [REF: Z-87-42-1] (C-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. **Project # 1003187**  
04DRB-00037 Minor-Sketch Plat or Plan

ABQ ENGINEERING agent(s) for PINO HOMES – AMERI-CONTRACTORS request(s) the above action(s) for all or a portion of Lot(s) 5-E, **UNIVERSITY OF NM**, zoned R-1, located on GOLF COURSE RD NW, between GOLF COURSE RD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). (C-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. Other Matters: **PROJECT #1002714 – TIERRA WEST LLC FOR ZANGARA DODGE – RESIGNING OF SITE PLAN FOR BUILDING PERMIT. THE ORIGINAL SUBMITTED 1/21/04 WAS NOT THE CORRECT SITE PLAN. THE SITE PLAN FOR BUILDING PERMIT WAS RESIGNED BY ALL BOARD MEMBERS WITH THE EXCEPTION OF CITY ENGINEER.**

ADJOURNED: 11:25 A.M.

*Deferred  
2.4.04*

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002051 AGENDA#: 2 DATE: 1-28-04

1. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

2. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1002051**

**AGENDA ITEM NO: 2**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

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

**RESOLUTION:**

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

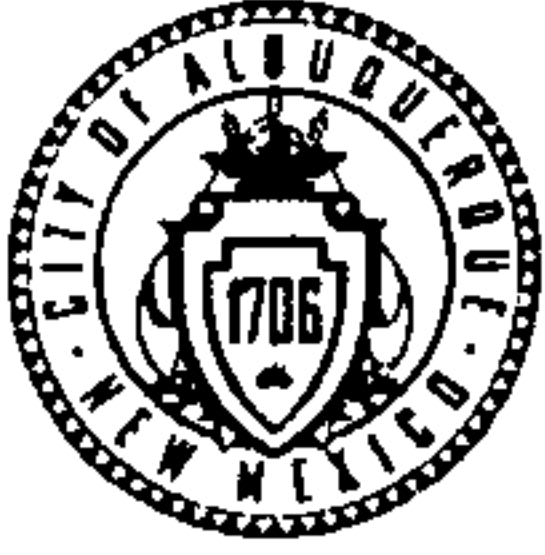
SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

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

**DATE:** January 28, 2004



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

January 14, 2004

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

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



**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. **Project # 1000060**  
03DRB-02115 Major-Two Year SIA

MODRALL SPERLING agent(s) for SANDIA FOUNDATION request(s) the above action(s) for all or a portion of Tract(s) C & D1B, GATEWAY SUBDIVISION, zoned SU-2 / C-3, located on LOMAS NE, between WOODWARD NE and I-25 (J-15)  
**THE TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**
  
2. **Project # 1000922**  
03DRB-01953 Major-Preliminary Plat Approval  
03-DRB-01954 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT request(s) the above action(s) for, LA CUENTISTA SUBDIVISION, zoned, R-1, located on KIMMICK DRIVE NW, between URRACA STREET NW and CAMINO DE PAZ containing approximately 50 acre(s). [REF: 1000922, DRB-97-98, V-97-116, 02DRB-01783, 03DRB-01725] (C-10)  
**WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1-14-04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12-29-03 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. CONDITIONS OF FINAL PLAT: (1) FINALIZATION OF STREET MAINTENANCE CONTRIBUTION AND OFF SITE TRANSPORTATION MITIGATION. (2) KIMMICK EASEMENTS TO BE FINALIZED AND RECORDED PRIOR TO FINAL PLAT. (3) ORIENTATION OF LOTS 1 AND 2, BLOCK 7, TO BE CORRECTED PER TRAFFIC DISTRIBUTION MAP.**

3. **Project # 1001396**  
03DRB-02116 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for VISTA DEL NORTE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Lot(s) 1A-3A, ALTA TIERRA DEL NORTE, UNIT 1, zoned R-1 residential zone, located on CALLE MONTANA NE, between VISTA DEL NORTE DRIVE NE and CALLE FUERTE NE containing approximately 1 acre(s). [REF: 02DRB-00682, 02DRB-01871, 01DRB-01645, 03DRB-00428, 03DRB-00525] (D-16)  
**THE TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

4. Item 4 was moved to 9B.

5. **Project # 1001901**  
03DRB-02097 Major-Vacation of Public Easements  
03DRB-02098 Minor-Vacation of Private Easements  
03DRB-02174 Minor-Prelim&Final Plat Approval

ABQ ENGINEERING agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3 VACATION PUBLIC EASEMENTS, VERANDA STREET PROPERTIES, zoned R-LT residential zone, located on VERANDA ST NW, between CANDELARIA NW and DURANES LATERAL containing approximately 1 acre(s). [REF: 02DRB-00618, 02DRB-00696, 03DRB-01700, V-97-72] (G-12)  
**THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1-14-04 AND THE GRADING PLAN ENGINEER STAMP DATED 12-24-03 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

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

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, CHAMISA RIDGE UNIT 1, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DRIVE NW and CONEFLOWER DRIVE NW containing approximately 18 acre(s). [REF: 02DRB-00963] (B-10)

~~DEFERRED AT THE AGENT'S REQUEST TO 1-28-04.~~

7. **Project # 1003141**  
03DRB-02112 Major-Vacation of  
Public Right-of-Way

MARK GOODWIN & ASSOCIATES agent(s) for ON TIME PARK & FLY request(s) the above action(s) from Yale (west) to Buena Vista, VACATION OF MILES ROAD, zoned, located on MILES ROAD SE, between BUENA VISTA ROAD SE AND YALE. [REF: DRB-99-171, V-99-59, Z-93-8, V-93-4, V-88-96](M-15) **THE VACATION OF PUBLIC RIGHT-OF-WAY WAS DENIED. THE OWNER OF A PORTION OF THE FRONT FOOTAGE OF LAND ABUTTING THE PROPOSED VACATION OBJECTED TO THE VACATION. THEREFORE, THERE WAS CONVINCING EVIDENCE THAT A SUBSTANTIAL PROPERTY RIGHT WOULD BE ABRIDGED AGAINST THE WILL OF THE OWNER OF THAT RIGHT ACCORDING TO THE SUBDIVISION ORDINANCE.**

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

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

8. **Project # 1003173**  
04DRB-00005 Minor-Site Dev Plan  
BldPermit
- INSITEWORKS request(s) the above action(s) for all or a portion of Lot(s) 31-32, Block(s) 5, NORTH ALBUQUERQUE ACRES, zoned IP, located on SAN DIEGO AVE NE, between SAN MATEO NE and I-25 NE containing approximately 2 acre(s). (B-18)  
**DEFERRED AT THE AGENT'S REQUEST TO 1-28-04.**

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

9. **Project # 1001796**  
03DRB-02078 Minor-Prelim&Final Plat  
Approval
- SAMUEL C DE BACA request(s) the above action(s) for all or a portion of Lot(s) 1, STOUT SUBDIVISION, zoned SU-1 for O-1 Permissive Uses, located on COORS BLVD NW, between EAGLE RANCE ROAD NW and PASEO DEL NORTE NW containing approximately 18 acre(s). [REF: 03DRB-00916, Z-98-17, Z-84-122, S-98-25] (C-13)  
**DEFERRED AT THE AGENT'S REQUEST TO 1-21-04.**
- 9B. **Project # 1002335**  
04DRB-00006 Minor-Final Plat  
Approval
- ADIL RIZVI agent for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 17-18, Block(s) 5, Tract(s) A NAA, TR 2 UNIT 3, TREVISO, NORTH ALBUQUERQUE ACRES, zoned R-D 7 DU/A, located on WILSHIRE AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 3 acre(s). [REF: 1002335, 03DRB-02023, 02DRB-01698, 02DRB-01699, 02DRB-01703, 02DRB-01704] (C-19)  
**THE FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**



10. **Project # 1002384**  
04DRB-00003 Minor-Final Plat  
Approval

BOHANNAN HUSTON INC agent(s) for DR HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1, COORS VILLAGE, zoned SU-3, located on WESTERN TRAIL NW, between ATRISCO BLVD NW and MILNE ROAD NW containing approximately 17 acre(s). [REF: 1002384, 02DRB-01879] (F-11)

**THE FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1002992**  
03DRB-02138 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING INC. agent(s) for WEST EIGHT LTD. request(s) the above action(s) for all or a portion of Lot(s) 1-3, Block(s) 5, ORIGINAL TOWNSITE OF WESTLAND, zoned C-2 community commercial zone, located on 86<sup>th</sup> ST SW, between BRIDGE BLVD SW and CENTRAL AVE SW containing approximately 2 acre(s). [REF: 03DRB-01623] (K-09)

**WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1-14-04 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

12. **Project # 1002231 (1001087)**  
04DRB-00004 Minor-Prelim&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 12<sup>th</sup> ST NW, between CANDELARIA ROAD NW and MATTHEW AVE NW containing approximately 1 acre(s). [REF: 1002231, 022HE-01435, 01DRB-002688, 01DRB-01891] (G-14)

**DEFERRED AT THE AGENT'S REQUEST TO 1-21-04.**

**NO ACTION IS TAKEN ON THESE CASES:**

**APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

13. **Project # 1003167**  
03DRB-02189 Minor-Sketch Plat or  
Plan

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or a portion of Tract(s) 18-22, TOWN OF ATRISCO GRANT, UNIT 2, zoned R-D residential and related uses zone, developing area, R-1, located on 86<sup>th</sup> Street SW, between TOWER ROAD SW and EUCARIZ AVE SE containing approximately 25 acre(s). [REF: AX-93-12, Z-93-125, DRB-97-202] (L-09)

**THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. **Project # 1003166**  
03DRB-02183 Minor-Sketch Plat or  
Plan

Casey D. Chapman agent(s) for SANITARY SERVICE COMPANY, INC request(s) the above action(s) for all or a portion of Tract(s) K & R, TIMOTEO CHAVEZ ADDITION, zoned C-3 heavy commercial zone, located on CUTLER AVE NE, between WASHINGTON STREET NE and MORNINGSIDE DRIVE NE containing approximately 3 acre(s). [REF: S-891, DRB-97-92, Z-508] (H-17)

**THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. Other matters:

Adjourned: 11:10 A.M.



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002051**

**AGENDA ITEM NO: 6**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

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

**RESOLUTION:**

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

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

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

FOR:

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

**DATE:** January 14, 2004

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002051 AGENDA#: 6 DATE: January 14, 2004

1. Name: Vincent C. <sup>for Tierra West</sup> Address: \_\_\_\_\_ Zip: \_\_\_\_\_

2. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_





CITY OF ALBUQUERQUE  
 PLANNING DEPARTMENT  
 DEVELOPMENT REVIEW BOARD

December 31, 2003

**Project # 1002051**

- 03DRB-02010 Minor-Vacation of Private Easements
- 03DRB-02011 Minor-Temp Defer SDWK
- 03DRB-02008 Major-Preliminary Plat Approval
- 03DRB-02009 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD COMPANY request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE - UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: 02DRB-00963] (B-10)

AMAFCA

Drainage Management Plan for this area has not been approved. Major infrastructure for drainage is needed. AMAFCA will not release easements until drainage plan is submitted and approved.

COG

No adverse comment

Transit

No comments received

Zoning Enforcement

Reviewed, no comment

Neighborhood Coordinator

Letters sent to the Paradise Hills ® and Ventana Ranch ® Neighborhood Association.

APS

No comments received

Police Department

Maintenance of landscaping

Fire Department

No adverse comments

PNM Gas

Approves

PNM Electric

PNM approves the vacations & pre-plat.

Comcast

No comments received

QWEST

No comments received

Environmental Health

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

M.R.G.C.D.

No comments received

Open Space Division

No Adverse Comment

City Engineer

The master plan for this area is not approved yet. That plan is required prior to reviewing the drainage report for this project. AMAFCA board must approve vacations prior to City action.

#### Transportation

- 1) Offsite Traffic Mitigation of \$565 per lot is required on infrastructure list.
- 2) Label width of Right-of-Way. Appears that 34' is being dedicated, how will 36' face-to-face fit within this section?
- 3) Add knuckle at corner of Coneflower & Wild Onion to infra. list.
- 4) Provide traffic distribution map with phase I traffic.
- 5) How will Lot 1 to the west of the subdivision take access? This could affect vacation request of 34' public roadway.

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

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

No objection to the vacation requests or temporary deferral of sidewalks.

Utilities Development

1. No objection to Vacation requests.
2. No objection to Preliminary Plat approval, but revise the NMUI note on the infrastructure list regarding financial guarantees. DRB does not waive this requirement, it is up to DRC to either waive it or require financial guarantees.
3. No objection to Sidewalk Deferral.

Planning Department

No objection

~~Passive to Deferral~~ 25  
IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

cc: Geltmore Land LTD Co., 11901 Oryx Place NE, 87111

Tierra West, LLC, 8509 Jefferson St NE, 87113



**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, December 31, 2003**, beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1000844**

03DRB-01996 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for D.R. HORTON INC request(s) the above action(s) for all or a portion of Lot(s) 1-7 and 27-32, Tract(s) 2, Block(s) 6, **EAGLE POINTE SUBDIVISION, UNIT 3**, zoned R-D, located on LOUISIANA BLVD NE, between CORONA AVE NE and WILSHIRE NE containing approximately 10 acre(s). [REF: 01DRB-01712 ] (C-19)

**Project # 1000875**

03DRB-02004 Major-Vacation of Public Easements

03DRB-02005 Minor-Vacation of Private Easements

COMMUNITY SCIENCES CORPORATION agent(s) for FINELAND LLC, request(s) the above action(s) for all or a portion of Tract(s) F, **FINELAND DEVELOPMENT**, zoned SU-1 for R-2, located on MCMAHON BLVD NW, between TUSCANY DR NW and UNSER BLVD NW containing approximately 11 acre(s). [REF: 03DRB-01684] (A-11)

**Project # 1002051**

03DRB-02010 Minor-Vacation of Private Easements

03DRB-02011 Minor-Temp Defer SDWK

03DRB-02008 Major-Preliminary Plat Approval

03DRB-02009 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD COMPANY request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE - UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: 02DRB-00963] (B-10)

**SEE PAGE 2 . . .**





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

**Project # 1002518**

03DRB-02014 Major-Vacation of Pub  
Right-of-Way  
03DRB-02015 Major-Vacation of Public  
Easements  
03DRB-02016 Minor-Amnd Prelim Plat  
Approval

COMMUNITY SCIENCES CORPORATION agent(s) for  
THOMAS & MARGARET KRYFKO, TEDDY &  
BARBARA POLK & GWENDOLYN VANDAMME  
request(s) the above action(s) for all or a portion of  
Lot(s) 41, **ALVARADO GARDENS, UNIT 3**, zoned RA-  
2, located on DECKER AVE. NW, between  
GLENWOOD ROAD NW and TRELIS DR. NW  
containing approximately 1 acre(s). (G-12)

**Project # 1003113**

03DRB-01995 Major-Vacation of Public  
Easements

DARRELL RATCHNER request(s) the above action(s)  
for all or a portion of Lot(s) 4, Block(s) 6, **REBONITO  
SUBDIVISION**, zoned R-1, located on WELLS DR. NE,  
between INDIAN SCHOOL RD. NE and HAINES NE  
containing approximately 1 acre(s). [REF: DRB-94932,  
V-87-71] (J-23)

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, DECEMBER 15, 2003.**



**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, December 31, 2003**, beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1000844**

03DRB-01996 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for D.R. HORTON INC request(s) the above action(s) for all or a portion of Lot(s) 1-7 and 27-32, Tract(s) 2, Block(s) 6, **EAGLE POINTE SUBDIVISION, UNIT 3**, zoned R-D, located on LOUISIANA BLVD NE, between CORONA AVE NE and WILSHIRE NE containing approximately 10 acre(s). [REF: 01DRB-01712 ] (C-19)

**Project # 1000875**

03DRB-02004 Major-Vacation of Public Easements  
03DRB-02005 Minor-Vacation of Private Easements

COMMUNITY SCIENCES CORPORATION agent(s) for FINELAND LLC, request(s) the above action(s) for all or a portion of Tract(s) F, **FINELAND DEVELOPMENT**, zoned SU-1 for R-2, located on MCMAHON BLVD NW, between TUSCANY DR NW and UNSER BLVD NW containing approximately 11 acre(s). [REF: 03DRB-01684] (A-11)

**Project # 1002051**

03DRB-02010 Minor-Vacation of Private Easements  
03DRB-02011 Minor-Temp Defer SDWK  
03DRB-02008 Major-Preliminary Plat Approval  
03DRB-02009 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD COMPANY request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE - UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: 02DRB-00963] (B-10)

**SEE PAGE 2 . . .**



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

**Project # 1002518**

03DRB-02014 Major-Vacation of Pub  
Right-of-Way  
03DRB-02015 Major-Vacation of Public  
Easements  
03DRB-02016 Minor-Amnd Prelim Plat  
Approval

COMMUNITY SCIENCES CORPORATION agent(s) for  
THOMAS & MARGARET KRYFKO, TEDDY &  
BARBARA POLK & GWENDOLYN VANDAMME  
request(s) the above action(s) for all or a portion of  
Lot(s) 41, **ALVARADO GARDENS, UNIT 3**, zoned RA-  
2, located on DECKER AVE. NW, between  
GLENWOOD ROAD NW and TRELIS DR. NW  
containing approximately 1 acre(s). (G-12)

**Project # 1003113**

03DRB-01995 Major-Vacation of Public  
Easements

DARRELL RATCHNER request(s) the above action(s)  
for all or a portion of Lot(s) 4, Block(s) 6, **REBONITO  
SUBDIVISION**, zoned R-1, located on WELLS DR. NE,  
between INDIAN SCHOOL RD. NE and HAINES NE  
containing approximately 1 acre(s). [REF: DRB-94932,  
V-87-71] (J-23)

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

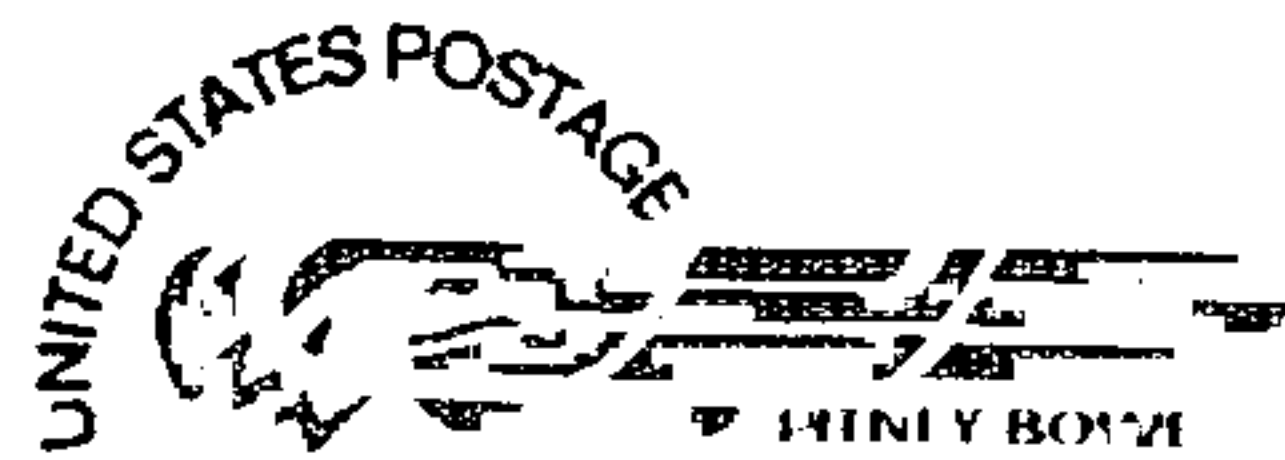
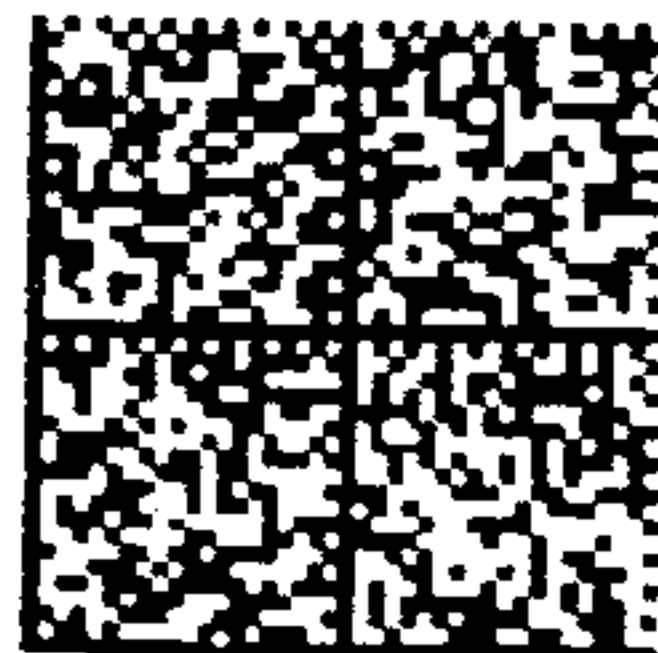
**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, DECEMBER 15, 2003.**



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT



\$ 00.37<sup>0</sup>

02 43 19 277 DEC 1 2003  
MAILED FROM ZIP CODE 571 2

101006418050820110

RETURNED TO SENDER  
UNCLAIMED

~~RANSOM RICHARD E TRSUITEES RIC  
GENERAL DELIVERY  
ALBUQUERQUE NM 8710~~

JAN - 1 2003

~~87103-9889~~







**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, December 31, 2003**, beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1000844**

03DRB-01996 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for D.R. HORTON INC request(s) the above action(s) for all or a portion of Lot(s) 1-7 and 27-32, Tract(s) 2, Block(s) 6, **EAGLE POINTE SUBDIVISION, UNIT 3**, zoned R-D, located on LOUISIANA BLVD NE, between CORONA AVE NE and WILSHIRE NE containing approximately 10 acre(s). [REF: 01DRB-01712 ] (C-19)

**Project # 1000875**

03DRB-02004 Major-Vacation of Public Easements

03DRB-02005 Minor-Vacation of Private Easements

COMMUNITY SCIENCES CORPORATION agent(s) for FINELAND LLC, request(s) the above action(s) for all or a portion of Tract(s) F, **FINELAND DEVELOPMENT**, zoned SU-1 for R-2, located on MCMAHON BLVD NW, between TUSCANY DR NW and UNSER BLVD NW containing approximately 11 acre(s). [REF: 03DRB-01684] (A-11)

**Project # 1002051**

03DRB-02010 Minor-Vacation of Private Easements

03DRB-02011 Minor-Temp Defer SDWK

03DRB-02008 Major-Preliminary Plat Approval

03DRB-02009 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD COMPANY request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE - UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: 02DRB-00963] (B-10)

**SEE PAGE 2 . . .**



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

**Project # 1002518**

03DRB-02014 Major-Vacation of Pub  
Right-of-Way  
03DRB-02015 Major-Vacation of Public  
Easements  
03DRB-02016 Minor-Amnd Prelim Plat  
Approval

COMMUNITY SCIENCES CORPORATION agent(s) for  
THOMAS & MARGARET KRYFKO, TEDDY &  
BARBARA POLK & GWENDOLYN VANDAMME  
request(s) the above action(s) for all or a portion of  
Lot(s) 41, **ALVARADO GARDENS, UNIT 3**, zoned RA-  
2, located on DECKER AVE. NW, between  
GLENWOOD ROAD NW and TRELIS DR. NW  
containing approximately 1 acre(s). (G-12)

**Project # 1003113**

03DRB-01995 Major-Vacation of Public  
Easements

DARRELL RATCHNER request(s) the above action(s)  
for all or a portion of Lot(s) 4, Block(s) 6, **REBONITO  
SUBDIVISION**, zoned R-1, located on WELLS DR. NE,  
between INDIAN SCHOOL RD. NE and HAINES NE  
containing approximately 1 acre(s). [REF: DRB-94932,  
V-87-71] (J-23)

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, DECEMBER 15, 2003.**



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT



UNITED STATES POSTAGE  
\$ 00.37<sup>0</sup>  
DEC 17 2003  
MAILED FROM: ZIP CODE 87103

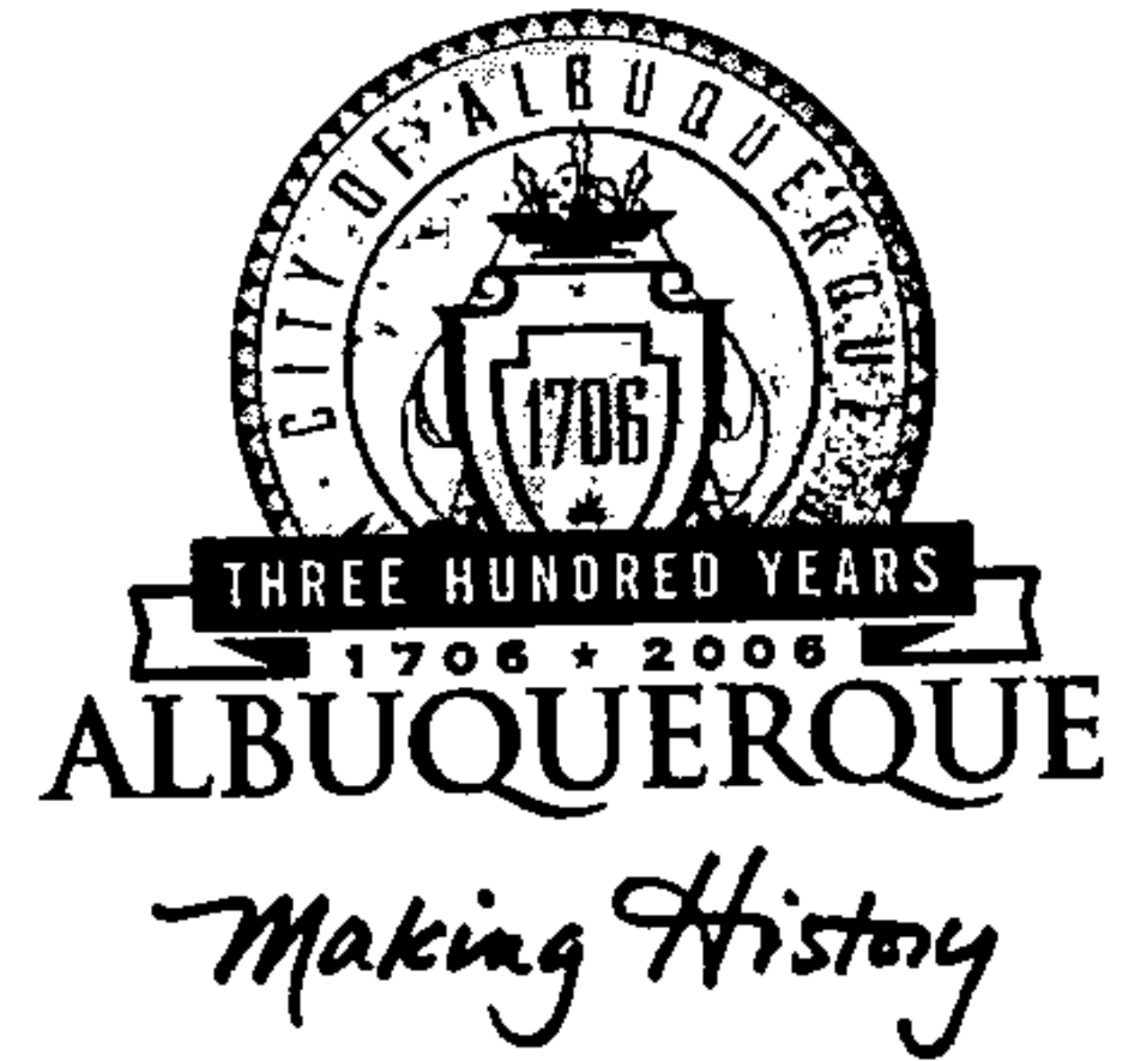
101006529109540903

PACHECO JESSE & MARGARET  
5401 CALLE NUESTRA NW  
ALBUQUERQUE NM 87120

87120+236503  
27103/1293



# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002051**

**AGENDA ITEM NO: 8**

**SUBJECT:**

Final Plat

**ACTION REQUESTED:**

REV/CMT:0 APP:0 SIGN-OFF:(x) EXTN:0 AMEND:0

**ENGINEERING COMMENTS:**

AMAFCA must sign plat.  
Public drainage easements should be dedicated to City.  
Private drainage easements should state maintenance and beneficiary responsibilities.

*Bob Gay*

**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 28, 2005

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



**City Of Albuquerque  
PLANNING DEPARTMENT  
September 28, 2005  
DRB Comments**

**Item # 8**

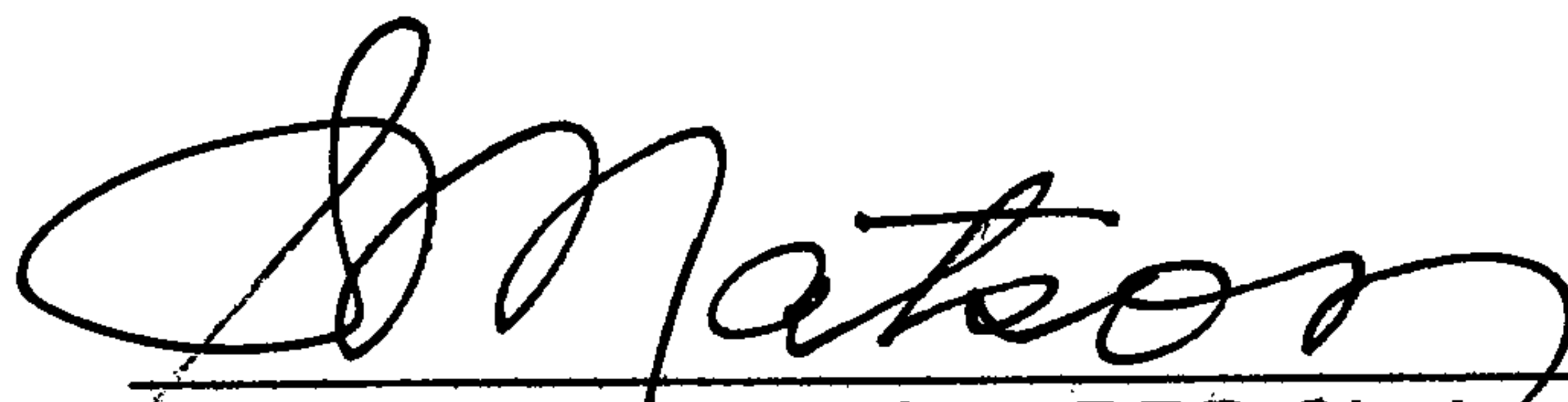
**Project # 1002051 Application # 05-01474**

**RE: Chamisa Ridge, Unit 2/final plat**

The SIA is recorded. AGIS dxf is approved.

Planning will take delegation to record the plat.

There were no conditions of final plat listed.



---

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

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

**SUBDIVISION**

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- D** Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

**APPLICANT INFORMATION:**

NAME: GELTMORE LAND LTD. CO. PHONE: 294.8625  
 ADDRESS: 6211 SAN MATEO BLVD STE. 130 FAX: 294.2225  
 CITY: ABQ STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER/DEVELOPER List all owners: GELTMORE LAND LTD. CO.  
 AGENT (if any): TIERRA WEST LLC PHONE: 505.858.3100  
 ADDRESS: 8509 JEFFERSON NE FAX: 505.858.1118  
 CITY: ABQ STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

DESCRIPTION OF REQUEST: FINAL 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. \_\_\_\_\_ Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Adn. FLORAL MEADOWS SUBDIVISION Chamisa Ridge Unit 2  
 Current Zoning: R-LT Proposed zoning: SAME  
 Zone Atlas page(s): B10 No. of existing lots: 17 No. of proposed lots: 17  
 Total area of site (acres): 17.7758 Density if applicable: dwellings per gross acre: \_\_\_\_\_ Dwellings per net acre: \_\_\_\_\_  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill?  NO  
 UPC No. 101006527404531018 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: PARADISE BLVD NW  
 Between: BIG SAGE DRIVE NW and CONEFLOWER DRIVE 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.): PROJ# 1002051  
02DRB-00963/03DRB-02008/.....05DRB-00091

Check-off if project was previously reviewed by Sketch Plat/Plan ?, or Pre-application Review Team ?. Date of review: 9-13-05

SIGNATURE [Signature] DATE \_\_\_\_\_  
 (Print) VINCE CARRICA, P.E. Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>05DRB</u> <u>01A74</u>	<u>FP</u>	<u>5(3)</u>	\$ _____
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>9/28/2005</u>	_____	_____	\$ _____

[Signature] 9/16/05

Project # **1002051**

**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.
  - N/A* Design elevations & cross sections of perimeter walls 3 copies
  - 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
  - N/A* 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
  - Signed** Pre-Annexation Agreement if Annexation required.
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
  - Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

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

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

- Vince Carrica, P.E.

*[Signature]* Applicant name (print)

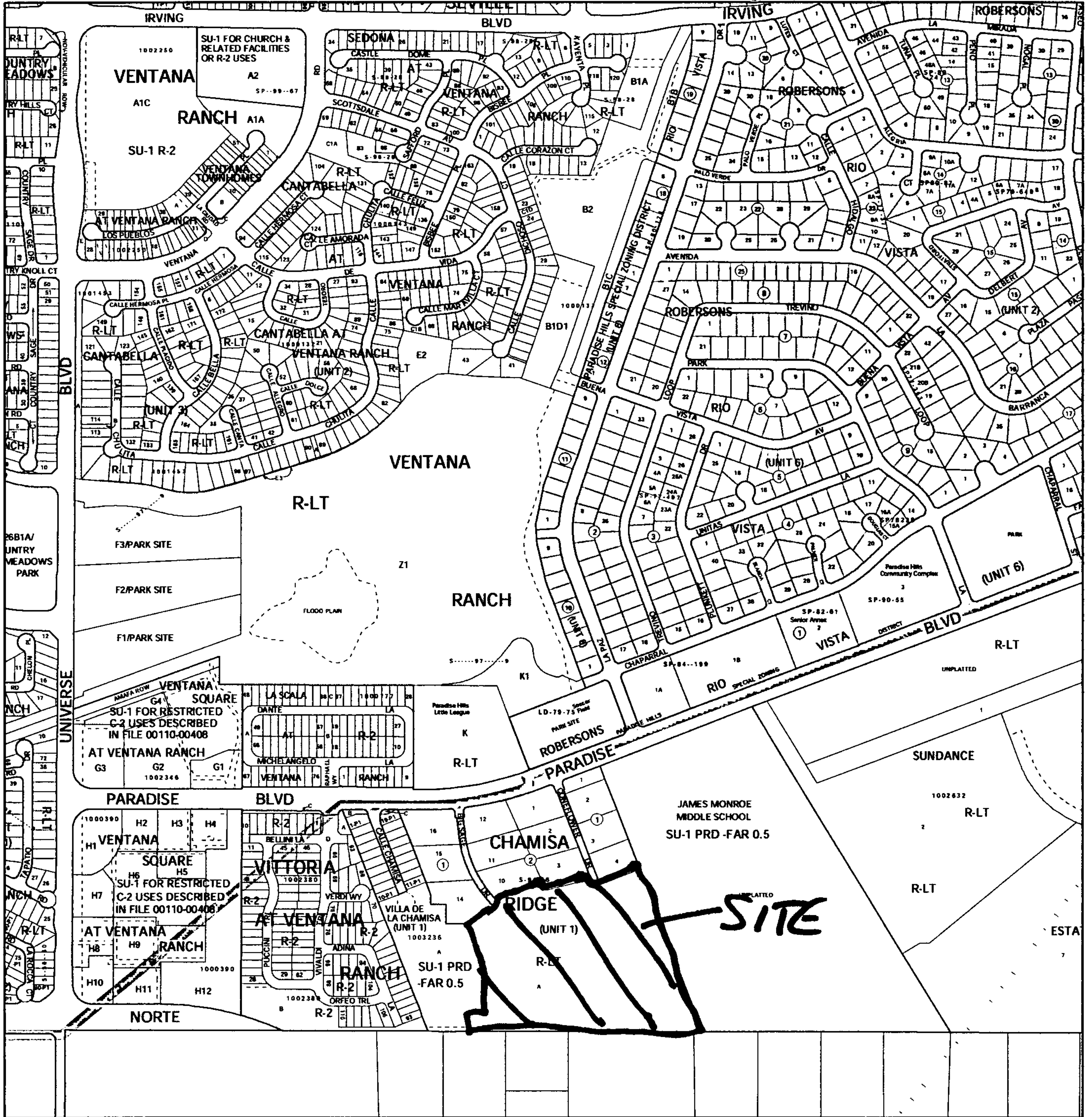
9-13-05 Applicant signature / date



Form revised 11/04

<input checked="" type="checkbox"/> Checklists complete	Application case numbers	<i>[Signature]</i> 9/16/05
<input checked="" type="checkbox"/> Fees collected	05DRB - - 01474	Planner signature / date
<input checked="" type="checkbox"/> Case #s assigned	- - -	
<input checked="" type="checkbox"/> Related #s listed	- - -	<b>Project # 1002051</b>





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

Map amended through: Apr 22, 2005

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**B-10-Z**

**Selected Symbols**


0 750 1,500 Feet



# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

(505) 858-3100  
fax (505) 858-1118

twllc@tierrawestllc.com  
1-800-245-3102

September 13, 2005

Ms. Sheran Matson, AICP, Chair  
Development Review Board  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

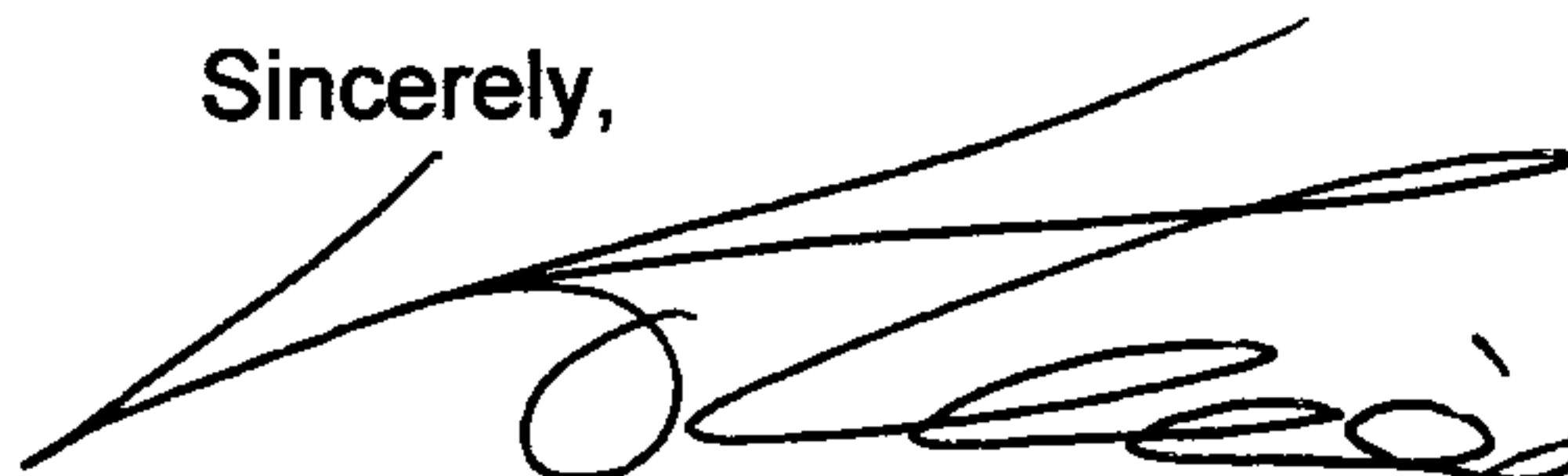
**RE: Final Plat Approval of Chamisa Ridge Unit 2 ✓  
Zone Atlas Page B-10; Project #1002051**

Dear Ms. Matson:

Tierra West LLC, on behalf of Geltmore Land Ltd. Co. and Mr. William Conway, requests approval of the Final Plat for Chamisa Ridge Unit 2. The site is located off of Paradise Boulevard NW between Big Sage Drive NW and Coneflower Drive NW. The DRB approved the Preliminary Plat in January 2005. We have attached a copy of the first page of the recorded SIA.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,



Vince Carrica, P.E.

Enclosure/s

cc: Paul Silverman  
William G. Conway

JN: 99014  
VC/kk



JW 99014  
In coming  
~~DRB~~  
Vina

## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

January 12, 2005

### 12. Project # 1002051

03DRB-02008 Major-Preliminary Plat Approval  
03DRB-02009 Major-Vacation of Public Easements  
03DRB-02010 Minor-Vacation of Private Easements  
03DRB-02011 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE - UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [Deferred from 6/9/04, 6/23/04, 8/4/04, 9/29/04, Indefinitely Deferred on 11/10/04, 12/8/04 & 1/5/05] [REF:02DRB-00963](B-10)

At the January 12, 2005, Development Review Board meeting, with the signing of the infrastructure list dated 1/12/05 and approval of the grading plan engineer stamp dated 12/15/04 the preliminary plat was approved.

The vacations were approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

#### FINDINGS:

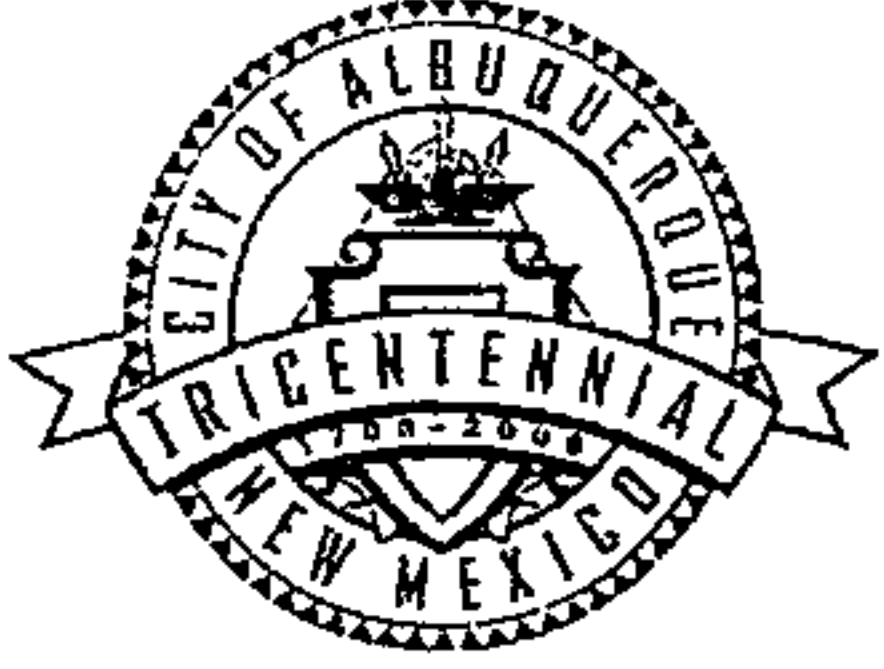
1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

#### CONDITIONS:

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

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 January 27, 2005, in the manner described below.




OFFICIAL NOTICE OF DECISION  
PAGE 2

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

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

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

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



Sheran Matson, AICP, DRB Chair

Cc:Geltmore Land Ltd., Co., 11901 Oryx PI NE, 87111  
Tierra West LLC, 8509 Jefferson NE, 87113  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File



~~858-3100~~  
858-3100  
991014  
SIA

No. Of Lots 17  
Nearest Major Streets Paradise Blvd. NW

**FIGURE 12**  
**SUBDIVISION IMPROVEMENTS**  
**AGREEMENT-PUBLIC AND/OR PRIVATE**  
**(Procedure B)**

**AGREEMENT TO CONSTRUCT**  
**PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS**

THIS AGREEMENT is made this 4<sup>th</sup> day of May, 2005, 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 GELTMORE LAND LTD. CO. ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.]: A NEW MEXICO LIMITED LIABILITY COMPANY, whose address is 6211 SAN MATEO BOULEVARD NE, SUITE 130, ALBUQUERQUE, NM 87109 and whose telephone number is 505-294-8625, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

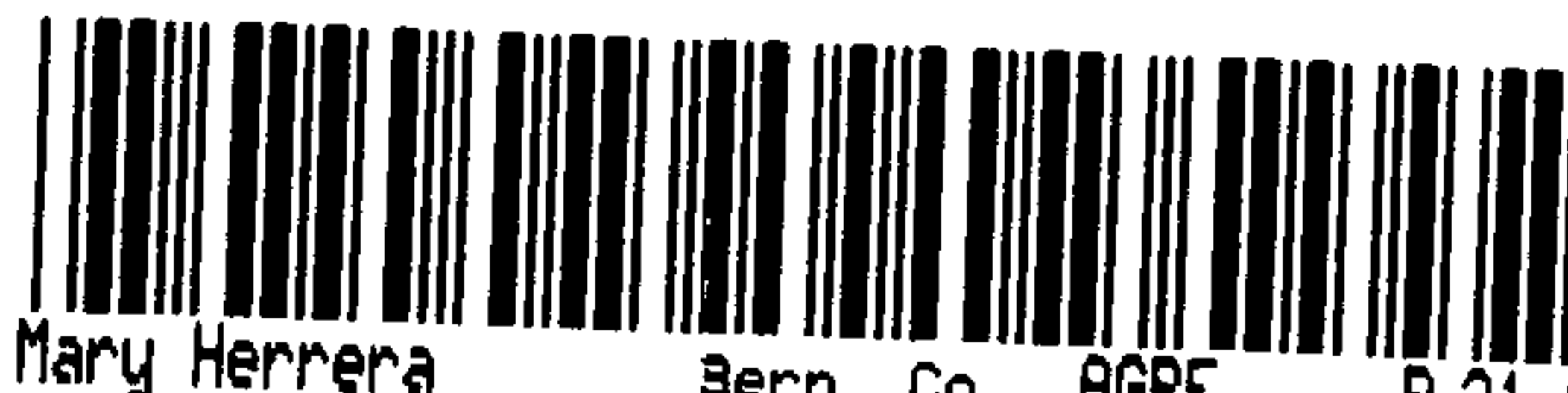
1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [describe:] CHAMISA RIDGE SUBDIVISION UNIT 1, recorded on AUGUST 28, 19 96 in the records of the Bernalillo County Clerk at Book 96C, Folio 373 (the "Subdivision"). The Subdivider 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:] GELTMORE LAND LTD. CO. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as CHAMISA RIDGE UNIT 2 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 in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 12th day of JANUARY, 2007 ("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. 759381.

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 the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain





**FIGURE 19**  
**SIDEWALK DEFERRAL AGREEMENT**  
**PROJECT NO. 759381**

THIS AGREEMENT is made this 4th day of May, 2005, 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 GELTMORE LAND LTD. CO. ("Subdivider"), whose address is 6211 SAN MATEO BOULEVARD NE, SUITE 130, ALBUQUERQUE, NM 87109 and whose telephone number is 505-294-8625, a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] A NEW MEXICO LIMITED LIABILITY COMPANY is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

WHEREAS, the Developer is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico, known as [existing legal description] CHAMISA RIDGE UNIT 1 (the "Subdivision"); and

WHEREAS, the Developer has submitted and the City has approved the Developer's development plans and [state "preliminary" or "final":] PRELIMINARY Plat, to be identified as [state name of plat:] CHAMISA RIDGE UNIT 2; and

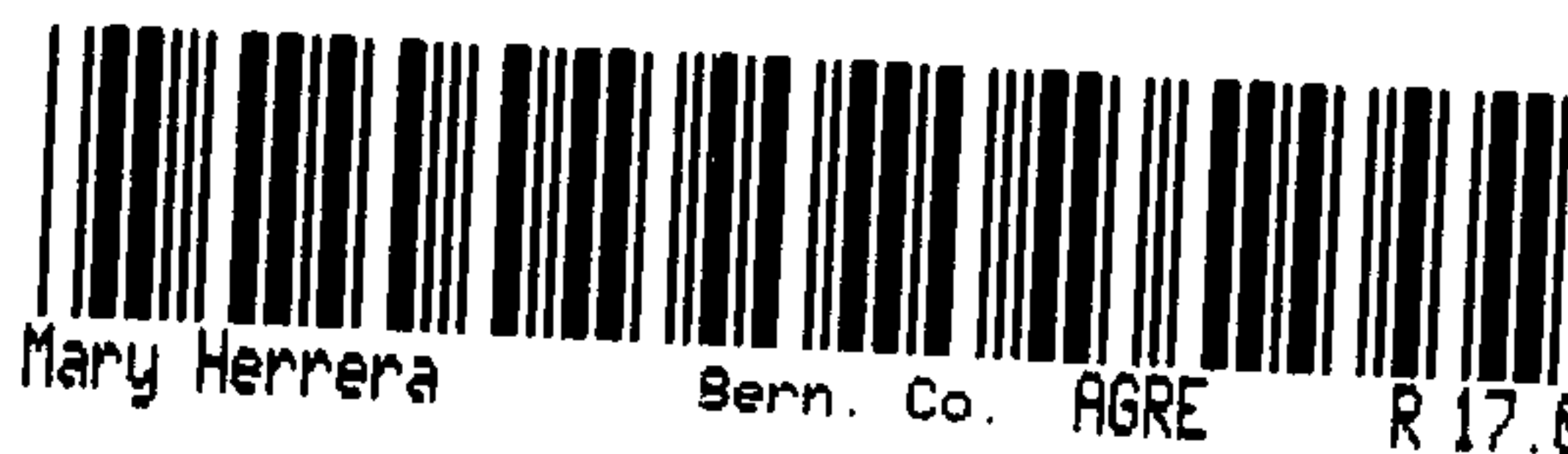
WHEREAS, Developer requested and the City has determined that it is acceptable for the Developer to defer construction of the sidewalks within the Subdivision until after construction of other required infrastructure; and

WHEREAS, the Subdivision Ordinance requires all infrastructure, including sidewalks, to be completed within four (4) years after execution of the Agreement to Construct Subdivision Improvements; and

WHEREAS, the Developer must execute and deliver to the City an agreement and an acceptable financial guaranty to provide funds for constructing the sidewalk improvements in case the Developer does not complete the construction as required.

THEREFORE, the City and the Subdivision agree:

1.A Sidewalk Construction Deadline. Developer has obtained a sidewalk deferral, as shown in the attached Exhibit "A", which is a copy of the Development Review Board's decision regarding the deferral granted. Developer agrees to utilize the City's sidewalk permit process and complete the sidewalk to the satisfaction of the City by JANUARY 12, 2007 ("Sidewalk Construction Deadline").



Claire

Current DRC  
Project Number:

**ORIGINAL**

FIGURE 12

Date Submitted: 1/12/08

Date Site Plan Approved: \_\_\_\_\_

Date Preliminary Plat Approved: 1/12/08

Date Preliminary Plat Expires: 1/12/08

DRB Project No.: 1002051

DRB Application No. 03-02008

**INFRASTRUCTURE LIST**

**EXHIBIT "A"**

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

**Chamisa Ridge Unit 2**

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

**Tract A, Chamisa Ridge**

**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 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
<i>Public Improvements</i>									
<input type="text"/>	<input type="text"/>	22' F-F	Residential Paving, Curb and Gutter and 4' Sidewalks ( <del>Both Sides</del> ) DEFERRED <i>WESTSIDE only</i> ⚠	Coneflower Drive NW	End of Pavement	Wild Onion Avenue NW	/	/	/
<input type="text"/>	<input type="text"/>	22' F-F	Residential Paving, Curb and Gutter and 4' Sidewalks ( <del>Both Sides</del> ) DEFERRED <i>WESTSIDE only</i> ⚠	Wild Onion Avenue NW	Coneflower Drive NW	Big Sage Drive NW	/	/	/
<input type="text"/>	<input type="text"/>	22' F-F	Residential Paving, Curb and Gutter and 4' Sidewalks ( <del>Both Sides</del> ) DEFERRED <i>EASTSIDE only</i> ⚠	Big Sage Drive NW	End of Pavement	Wild Onion Avenue NW	/	/	/
<input type="text"/>	<input type="text"/>	Varies	Residential Paving, Curb & Gutter <del>and</del>	Knuckle	Coneflower Drive NW	Wild Onion Avenue NW	/	/	/
<input type="text"/>	<input type="text"/>	* 8"	Water PVC Line	Coneflower Drive NW	End of Pavement	Wild Onion Avenue NW	/	/	/

ORIGINAL

		* 8"	Water PVC Line	Wild Onion Avenue NW	Coneflower Drive NW	Big Sage Drive NW	/	/	/
		* 8"	Water PVC Line	Big Sage Drive NW	End of Pavement	Wild Onion Avenue NW	/	/	/
		* 8"	SAS Gravity Line	Coneflower Drive NW	End of Pavement	Wild Onion Avenue NW	/	/	/
		* 8"	SAS Gravity Line	Wild Onion Avenue NW	Coneflower Drive NW	Big Sage Drive NW	/	/	/
		* 8"	SAS Gravity Line	Big Sage Drive NW	End of Pavement	Wild Onion Avenue NW	/	/	/
		24"	RCP	20' Public Easement Lots 9-13	West Property Line	East Property Line	/	/	/
		24"	RCP	Drainage Easement Lot 8 - West Property Line	Wild Onion Avenue NW	South Property Line	/	/	/
		2.3 acre-ft	Temporary Retention Pond with Agreement & Covenant	Lot 8			/	/	/
			Offsite Traffic Mitigation of \$565.00 per lot.				/	/	/
						Wild Onion Avenue NW	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

NOTES

- 1 \* Water and Sewer is under NMUI jurisdiction.  
Water Infrastructure to include Valves, Fittings, Valve Boxes and Fire Hydrants as required.
- 2 Sanitary Sewer to include Manholes and Service Connections as required.
- 3 Residential Street Lights per DPM.
- 4
- 5

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

RONALD R. BOHANNAN, P.E.  
NAME (print)

Tierra West LLC

FIRM

*[Signature]* 1-5-5  
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT  
THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: \_\_\_\_\_

*[Signature]* 1/12/05  
DRB CHAIR - date

*[Signature]* 1-12-05  
TRANSPORTATION DEVELOPMENT - date

*[Signature]* 1/12/05  
UTILITY DEVELOPMENT - date

*[Signature]* 1-12-05  
CITY ENGINEER - date

*[Signature]* 1/12/05  
PARKS & GENERAL SERVICES - date

AMAFCA - date  
*[Signature]* 1-5-05  
NEW MEXICO UTILITIES, INC. - date

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

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

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
A	3-2-05	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>





Supplemental form

**SUBDIVISION**

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

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

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

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

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

**APPLICANT INFORMATION:**

NAME: GELTMORE LAND LTD CO

PHONE: 292.0408

ADDRESS: 4408 CANYON RD NE

FAX: 292.0408

CITY: ALBUQUERQUE

STATE NM

ZIP 87111 E-MAIL:

Proprietary interest in site: OWNERDEVELOPER

List all owners: GELTMORE LAND LTD CO

AGENT (if any): TIERRA WEST LLC

PHONE: 858.3100

ADDRESS: 8509 JEFFERSON NE

FAX: 858.1118

CITY: ALBUQUERQUE

STATE NM

ZIP 87113

E-MAIL: twllc@tierrawestllc.com

**DESCRIPTION OF REQUEST: SIDEWALK DESIGN VARIANCE**

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

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

Lot or Tract No. TRACT A

Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv. / Addn. CHAMISA RIDGE UNIT 1

Current Zoning: R-LT

Proposed zoning: SAME

Zone Atlas page(s): B10

No. of existing lots: 1 No. of proposed lots: 17

Total area of site (acres): 17.78 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_

Within city limits?  Yes. No , but site is within 5 miles of the city limits.)

Within 1000FT of a landfill? NO

UPC No. 101006527404531018

MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: PARADISE BLVD NW

Between: BIG SAGE DR NW and CONEFLOWER DR NW

**CASE HISTORY:**

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

DRB-94-20/02DRB-00963/03DRB-02008/.....03DRB-02011-- PROJ# 1002051

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

SIGNATURE Karen Klueber

DATE 1.18.05

(Print) RONALD R. BOHANNAN, P.E.

Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

INTERNAL ROUTING

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

Application case numbers  
05DRB .00091

Action  
SV  
CMF

S.F.	Fees
<input checked="" type="checkbox"/>	\$ <u>0</u>
<input type="checkbox"/>	\$ <u>20.00</u>
<input type="checkbox"/>	\$ _____
<input type="checkbox"/>	\$ _____
<input type="checkbox"/>	\$ _____

Hearing date 1-26-05

Total  
\$ 20.00

Ronald R. Bohannan

1-18-05  
Planner signature / date

Project # **1002051**

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

**BULK LAND VARIANCE**

**(PUBLIC HEARING CASE)**

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

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

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

**VACATION OF PUBLIC EASEMENT**

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

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

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

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

**SIDEWALK DESIGN VARIANCE**

**SIDEWALK WAIVER**

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

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

**TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

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

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

**VACATION OF PRIVATE EASEMENT**

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

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

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

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

RONALD R. BOHANNAN, P.E.

Applicant name (print)

Karen Kline for

Applicant signature / date

1.18.05



Form revised 4/03 and October 2003

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

Application case numbers  
05DRB - 00091

Steve [Signature] 1-18-05  
 Planner signature / date

**Project # 1002051**





# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

(505) 858-3100  
fax (505) 858-1118

twllc@tierrawestllc.com  
1-800-245-3102

January 17, 2005

Ms. Sheran Matson, AICP, Chair  
Development Review Board  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

**RE: Sidewalk Variance Approval of Chamisa Ridge Unit 2  
Tract A, Chamisa Ridge Unit 1  
Zone Atlas Page B-10; DRB# 1002051**

Dear Ms. Matson:

Tierra West LLC, on behalf of Geltmore Land Ltd. Co., requests approval of the Sidewalk Variance for Chamisa Ridge Subdivision. The site is located along Paradise Boulevard NW between Big Sage Drive NW and Coneflower Drive NW. We request the sidewalk variance on Lots 5-13 and Lots A & B of Block 1. The variance will coincide with what exists in Unit 1.

Chamisa Ridge is being developed in two phases with one-acre lots, as an open community. There are no rear or side yard fences proposed for the site. To date, Unit One is 90% built out with 12 residential lots. Unit Two will have 17 lots and is in the entitlement phase. Unit One was constructed with a four-foot sidewalk on the inside of the loop street. It is proposed to continue this sidewalk layout in Phase II. The variance is requested to eliminate the four-foot sidewalk required by the DPM on the outside edge of the loop street. The only connection to adjacent subdivisions is a proposed emergency access to the subdivision on the west side.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,

  
Ronald R. Bohannon, P.E.

Enclosure/s

cc: Harry Silverman

JN: 99014  
RRB/kk



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

PAID RECEIPT

APPLICANT NAME Beltmore Land LTD  
AGENT Tierra West  
ADDRESS 8509 Jefferson NE  
PROJECT & APP # 1002051/05DRB 00091  
PROJECT NAME Chamisa Ridge #1

\$ 20.00 441032/3424000 Conflict Management Fee  
\$ \_\_\_\_\_ 441006/4983000 DRB Actions  
\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
\$ \_\_\_\_\_ 441018/4971000 Public Notification  
\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study  
\$ 20.00 TOTAL AMOUNT DUE

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

TIERRA WEST LLC  
8509 JEFFERSON NE  
ALBUQUERQUE, NM 87113  
(505) 858-3100

1892

95-677/1070

PAY TO THE ORDER OF

City of Albuquerque  
Twenty

DATE

1/18/05

City Of Albuquerque  
Treasury Division

\$ 20.00

HIGH DESERT STATE BANK  
Member FDIC  
8110 Ventura NE  
Albuquerque, NM 87122

1/18/2005 11:39 AM DOLLARS LOC: ANY  
RECEIPT# 00033885 WSH 006 TRANSH 0010  
Account 441032 Fund 0110  
Activity 3424000 TRSEJA

Trans Amt \$20.00

Donna J Bohannon \$20.00  
201813 CHANGE \$0.00

FOR 99014 Sidwalk Variance

⑈001892⑈ ⑆107006677⑆

# ORIGINAL

### FIGURE 12

### INFRASTRUCTURE LIST

#### EXHIBIT "A"

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

Date Submitted: 1/12/08

Date Site Plan Approved: \_\_\_\_\_

Date Preliminary Plat Approved: 1/12/08

Date Preliminary Plat Expires: 1/12/09

DRB Project No.: 1002051

DRB Application No. 03-02008

#### Chamisa Ridge Unit 2

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

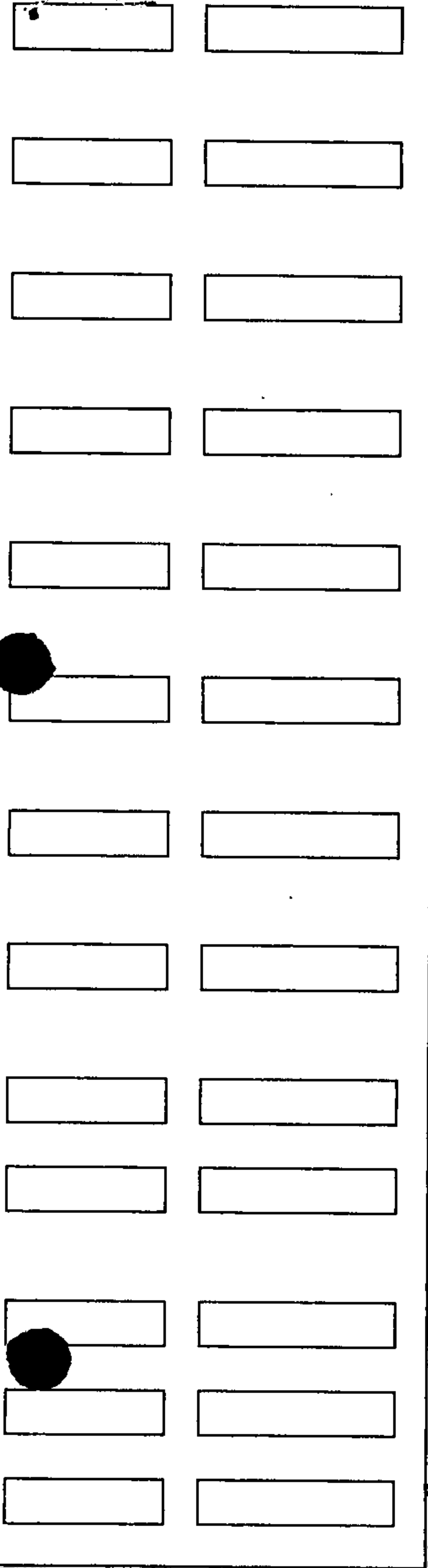
#### Tract A, Chamisa Ridge

#### 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.

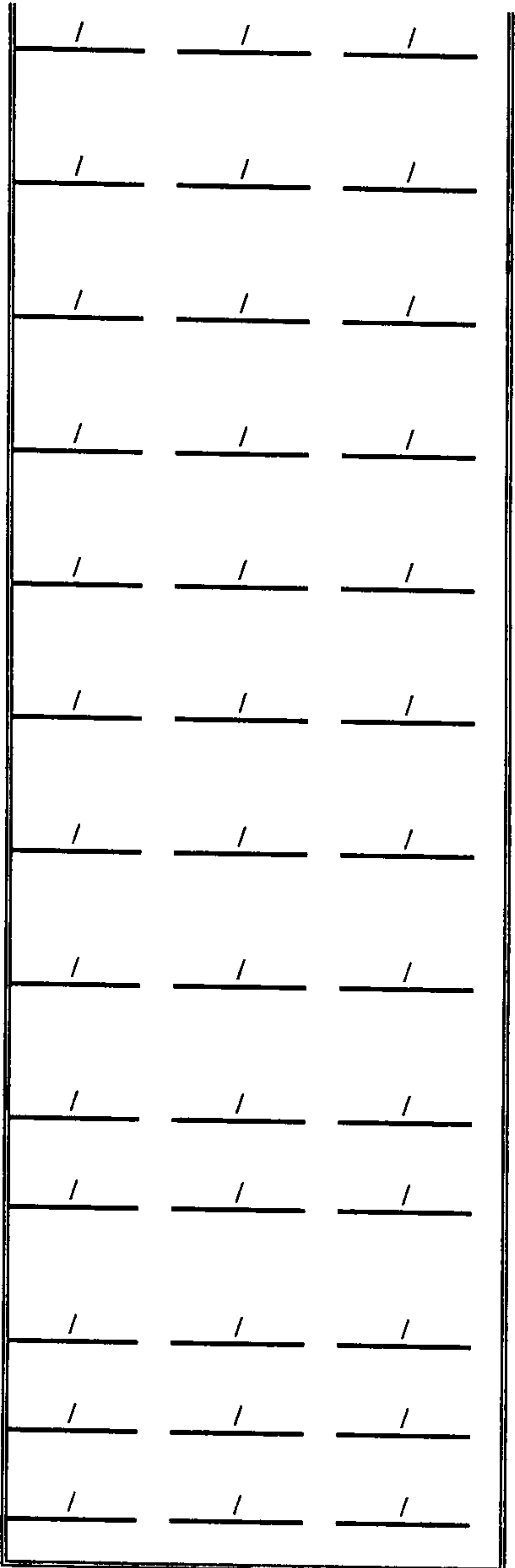
SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<i>Public Improvements</i>									
<input type="text"/>	<input type="text"/>	22' F-F	Residential Paving, Curb and Gutter and 4' Sidewalks (Both Sides) <b>DEFERRED</b>	Coneflower Drive NW	End of Pavement	Wild Onion Avenue NW	/	/	/
<input type="text"/>	<input type="text"/>	22' F-F	Residential Paving, Curb and Gutter and 4' Sidewalks (Both Sides) <b>DEFERRED</b>	Wild Onion Avenue NW	Coneflower Drive NW	Big Sage Drive NW	/	/	/
<input type="text"/>	<input type="text"/>	22' F-F	Residential Paving, Curb and Gutter and 4' Sidewalks (Both Sides) <b>DEFERRED</b>	Big Sage Drive NW	End of Pavement	Wild Onion Avenue NW	/	/	/
<input type="text"/>	<input type="text"/>	Varies	Residential Paving, Curb & Gutter and	Knuckle	Coneflower Drive NW	Wild Onion Avenue NW	/	/	/
<input type="text"/>	<input type="text"/>	8"	Water PVC Line	Coneflower Drive NW	End of Pavement	Wild Onion Avenue NW	/	/	/

ORIGINAL



\* 8" Water PVC Line  
 \* 8" Water PVC Line  
 \* 8" SAS Gravity Line  
 \* 8" SAS Gravity Line  
 \* 8" SAS Gravity Line  
 24" RCP  
 24" RCP  
 2.3 acre-ft Temporary Retention Pond with Agreement & Covenant  
 Offsite Traffic Mitigation of \$565.00 per lot.

Wild Onion Avenue NW  
 Big Sage Drive NW  
 Coneflower Drive NW  
 Wild Onion Avenue NW  
 Big Sage Drive NW  
 20' Public Easement Lots 9-13  
 Drainage Easement Lot 8 - West Property Line  
 Lot 8  
 Coneflower Drive NW  
 End of Pavement  
 End of Pavement  
 West Property Line  
 Wild Onion Avenue NW  
 Big Sage Drive NW  
 Wild Onion Avenue NW  
 East Property Line  
 South Property Line  
 Wild Onion Avenue NW







12

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: 1/12/05

Date Site Plan Approved: \_\_\_\_\_

Date Preliminary Plat Approved: 1/12/05

Date Preliminary Plat Expires: 1/12/06

DRB Project No.: 1002051

DRB Application No.: 03-02008

Chamisa Ridge Unit 2

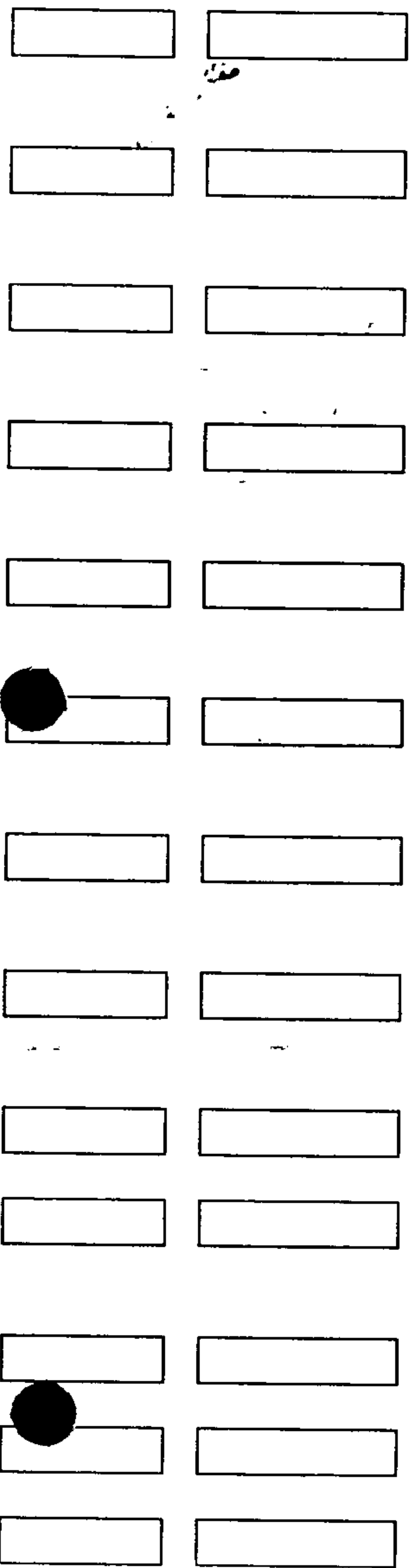
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract A, Chamisa Ridge

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 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
<i>Public Improvements</i>									
<input type="text"/>	<input type="text"/>	22' F-F	Residential Paving, Curb and Gutter and 4' Sidewalks (Both Sides)DEFERRED	Coneflower Drive NW	End of Pavement	Wild Onion Avenue NW	/	/	/
<input type="text"/>	<input type="text"/>	22' F-F	Residential Paving, Curb and Gutter and 4' Sidewalks (Both Sides)DEFERRED	Wild Onion Avenue NW	Coneflower Drive NW	Big Sage Drive NW	/	/	/
<input type="text"/>	<input type="text"/>	22' F-F	Residential Paving, Curb and Gutter and 4' Sidewalks (Both Sides)DEFERRED	Big Sage Drive NW	End of Pavement	Wild Onion Avenue NW	/	/	/
<input type="text"/>	<input type="text"/>	Varies	Residential Paving, Curb & Gutter and	Knuckle	Coneflower Drive NW	Wild Onion Avenue NW	/	/	/
<input type="text"/>	<input type="text"/>	8"	Water PVC Line	Coneflower Drive NW	End of Pavement	Wild Onion Avenue NW	/	/	/



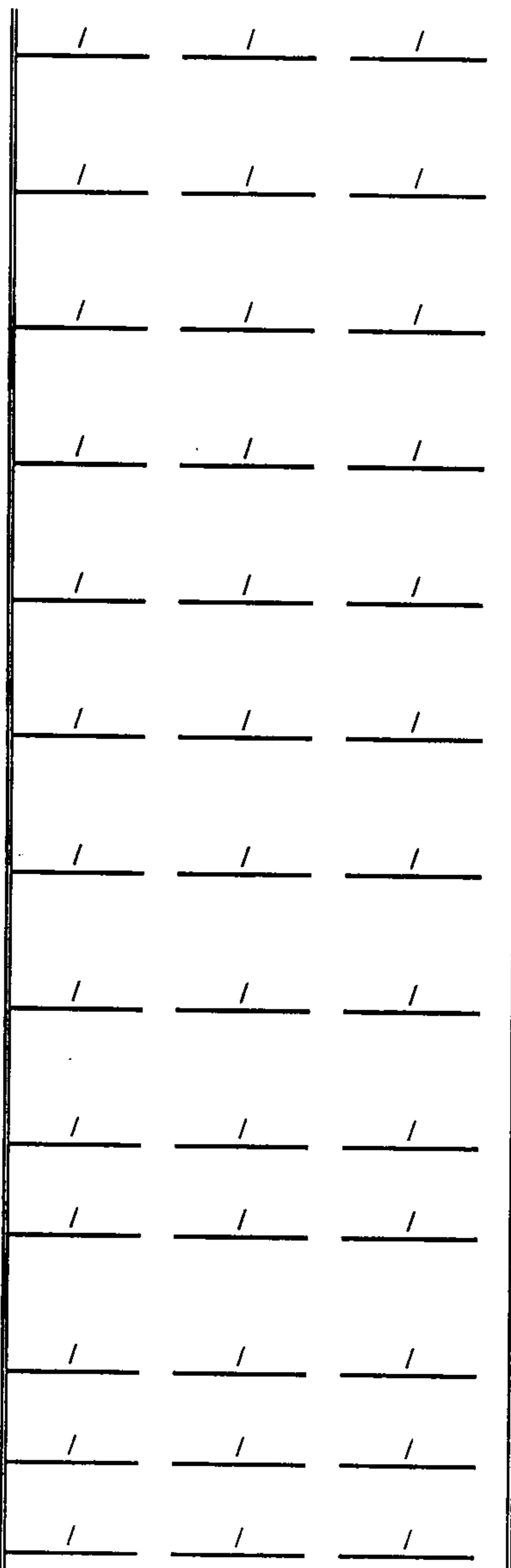
\* 8"  
\* 8"  
\* 8"  
\* 8"  
\* 8"  
24"  
24"  
2.3 acre-ft  
Offsite Traffic Mitigation of \$565.00 per lot.  
  
\* 8"  
\* 8"  
\* 8"  
\* 8"  
\* 8"  
24"  
24"  
2.3 acre-ft  
Offsite Traffic Mitigation of \$565.00 per lot.  
  
\* 8"  
\* 8"  
\* 8"  
\* 8"  
\* 8"  
24"  
24"  
2.3 acre-ft  
Offsite Traffic Mitigation of \$565.00 per lot.

Water PVC Line  
Water PVC Line  
SAS Gravity Line  
SAS Gravity Line  
SAS Gravity Line  
RCP  
RCP  
Temporary Retention Pond  
with Agreement & Covenant

Wild Onion Avenue NW  
Big Sage Drive NW  
Coneflower Drive NW  
Wild Onion Avenue NW  
Big Sage Drive NW  
20' Public Easement  
Lots 9-13  
Drainage Easement  
Lot 8 - West Property Line  
Lot 8

Coneflower Drive NW  
End of Pavement  
End of Pavement  
Coneflower Drive NW  
End of Pavement  
West Property Line  
Wild Onion Avenue NW

Big Sage Drive NW  
Wild Onion Avenue NW  
Wild Onion Avenue NW  
Big Sage Drive NW  
Wild Onion Avenue NW  
East Property Line  
South Property Line  
  
Wild Onion Avenue NW



NOTES

- 1 \* Water and Sewer is under NMUI jurisdiction.  
Water Infrastructure to include Valves, Fittings, Valve Boxes and Fire Hydrants as required.
- 2 Sanitary Sewer to include Manholes and Service Connections as required.
- 3 Residential Street Lights per DPM.
- 4
- 5

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

RONALD R. BOHANNAN, P.E.  
NAME (print)

*[Signature]* 1/12/05  
DRB CHAIR - date

*[Signature]* 1/12/05  
PARKS & GENERAL SERVICES - date

Tierra West LLC

FIRM

*[Signature]* 1-5-5  
SIGNATURE - date

*[Signature]* 1-12-05  
TRANSPORTATION DEVELOPMENT - date

*[Signature]* 1/12/05  
UTILITY DEVELOPMENT - date

AMAFCA - date

*[Signature]* 1-5-05  
NEW MEXICO UTILITIES, INC. - date

MAXIMUM TIME ALLOWED TO CONSTRUCT  
THE IMPROVEMENTS WITHOUT A DRB

*[Signature]* 1-12-05  
CITY ENGINEER - date

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

EXTENSION: \_\_\_\_\_

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

#12


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

PAID RECEIPT

APPLICANT NAME Beltmore Land Dev  
AGENT Tierra West  
ADDRESS 8509 Jefferson NE  
PROJECT & APP # 1002051  
PROJECT NAME Chamisa Ridge unit 1

\$            441032/3424000 Conflict Management Fee  
\$ 110.00 441006/4983000 DRB Actions Referral fee  
\$            441006/4971000 EPC/AA/LUCC Actions & All Appeals  
\$            441018/4971000 Public Notification  
\$            441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study  
\$ 110.00 TOTAL AMOUNT DUE

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

<b>TIERRA WEST LLC</b> 8509 JEFFERSON NE ALBUQUERQUE, NM 87113 (505) 858-3100		<b>1887</b>  95-677/1070
PAY TO THE ORDER OF <u>City of Albuquerque</u>	DATE <u>1/12/2005</u> Treasury Division	\$ <u>110.00</u> LOC: ANN
<u>One Hundred &amp; Ten and</u>	RECEIPT# <u>00038933</u> WSH <u>007</u> TRANS# <u>0002</u> ACCOUNT <u>441006</u> Fund <u>0110</u> Activity <u>4983000</u> TRSLJS Trans Amt <u>\$110.00</u> 24 Misc <u>\$110.00</u> (CH) <u>\$110.00</u>	Security Features Details on Back.
 <b>HIGH DESERT STATE BANK</b> Member FDIC 8110 Ventura NE Albuquerque, NM 87122	FOR <u>DRB Referral 99014</u> DRB Referral 99014	<u>Donna Behanman</u> Thank You
⑈001887⑈ ⑆107006677⑆	201813⑈	



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

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

11. **Project # 1003757**  
04DRB-01688 Major-Vacation of Pub  
Right-of-Way

ISAACSON & ARFMAN PA agent(s) for DEAN FOODS,  
DBA CREAMLAND DAIRIES request(s) the above  
action(s) for **ALVARADO ADDITION**, located on HAINES  
NW, between 2<sup>ND</sup> ST NW and 3<sup>RD</sup> ST NW containing  
approximately 1 acre(s). [REF: V-89-87, DRB 89-490]  
[Deferred from 12/1/04 & 12/15/04] (H-14)

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

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD  
CO request(s) the above action(s) for all or a portion of  
Tract(s) A, **CHAMISA RIDGE - UNIT 1**, zoned R-LT,  
located on PARADISE BLVD NW, between BIG SAGE DR  
NW and CONEFLOWER DR NW containing approximately  
18 acre(s). [Deferred from 6/9/04, 6/23/04, 8/4/04, 9/29/04,  
Indefinitely Deferred on 11/10/04, 12/8/04 & 1/5/05]  
[REF:02DRB-00963](B-10)

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

**PAID RECEIPT**

APPLICANT NAME Beltmore Land

AGENT Tierra West

ADDRESS \_\_\_\_\_

PROJECT & APP # 1002051

PROJECT NAME Chamisa Ridge unit 1

- \$ \_\_\_\_\_ 441032/3424000 Conflict Management Fee
- \$ 110.00 441006/4983000 DRB Actions Deferral fee
- \$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
- \$ \_\_\_\_\_ 441018/4971000 Public Notification
- \$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
 Major/Minor Subdivision     Site Development Plan     Bldg Permit  
 Letter of Map Revision     Conditional Letter of Map Revision  
 Traffic Impact Study
- \$ 110.00 TOTAL AMOUNT DUE

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

<p><b>TIERRA WEST LLC</b> 8509 JEFFERSON NE ALBUQUERQUE, NM 87113 (505) 858-3100</p>	<p><b>1884</b></p> <p>95-677/1070</p>	<p>DATE: <u>1/10/05</u> City of Albuquerque Treasury Division</p>
<p>PAY TO THE ORDER OF <u>City of Albuquerque</u></p> <p><u>One Hundred &amp; Ten and no/100ths</u></p>	<p>\$ <u>110.00</u></p> <p>RECEIPT# 00033635 WSH 006 TRANC# 0014 Account 441006 FUND 0110 TRSEJA Activity 4983000 Trans Amt \$110.00 J2 Misc \$110.00 \$110.00</p>	<p>1/10/2005 10:20AM</p> <p>SECURITY FEATURES Details on Back</p>
<p>HIGH DESERT STATE BANK Member FDIC 8110 Ventura NE Albuquerque, NM 87122</p>	<p>FOR <u>99014 DRB Deferral</u></p> <p>MP</p>	<p>201813</p> <p>Thank You</p>

⑈001884⑈ ⑆107006677⑆

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

**PAID RECEIPT**

APPLICANT NAME \_\_\_\_\_  
 AGENT TIERRA WEST  
 ADDRESS 8509 JEFFERSON  
 PROJECT & APP # 1002051/03DRB02008/02009/02010/02011  
 PROJECT NAME Chimisa Ridge unit 1

\$ \_\_\_\_\_ 441032/3424000 Conflict Management Fee  
 \$ 110.00 441006/4983000 DRB Actions *Deferral fee*  
 \$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
 \$ \_\_\_\_\_ 441018/4971000 Public Notification  
 \$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
 ( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
 ( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
 ( ) Traffic Impact Study  
 \$ 110.00 TOTAL AMOUNT DUE

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

<b>TIERRA WEST LLC</b> 8509 JEFFERSON NE ALBUQUERQUE, NM 87113 (505) 858-3100		<b>1874</b>  95-677/1070
PAY TO THE ORDER OF <u>City of Albuquerque</u>		DATE <u>1/3/05</u> City of Albuquerque Treasury Division
<u>One Hundred &amp; Ten</u>		\$ <u>110.00</u>
RECEIPT# 00033373 WSH 006 TDOLLARS 0002		1/5/2005 8:49AM 00 LOC: ANNX
Account 441006 Fund 0110		Activity 4983000 TRSEJA
Trans Amt \$110.00		J24 Misc \$110.00
FOR <u>99014 DRB Deferral</u>		<i>Anna Bohannon</i> \$110.00
CHARGE \$0.00		MP
001874 107006677		201813 Thank You

CHARLAND STYLE XXI





# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

(505) 858-3100  
fax (505) 858-1118

twllc@tierrawestllc.com  
1-800-245-3102

December 7, 2004

Ms. Sheran Matson, AICP, Chair  
Development Review Board  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

**RE: Chamisa Ridge Subdivision  
DRB# 1002051**

Dear Ms. Matson:

Tierra West, LLC, on behalf of Geltmore Land Ltd. Company, requests a deferral to January 5, 2005, for the referenced project. We request the deferral in order to secure drainage easements and/or agreements for a drainage outfall from the proposed subdivision to Lyons Boulevard. The outfall is necessary for the Master Drainage Plan, which in turn is necessary for the approval of the drainage for Chamisa Ridge Subdivision.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, P.E.

cc: Paul Silverman  
Larry Weaver, Paradise Hills Civic Assoc.  
Tom Anderson, Paradise Hills Civic Assoc.  
Laura Horton, Ventana Ranch N.A.  
Bruce Nyberg, Ventana Ranch N.A.

JN: 990014  
RRB/bgd



# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

(505) 858-3100  
fax (505) 858-1118

twllc@tierrawestllc.com  
1-800-245-3102

November 10, 2004

Ms. Sheran Matson, AICP, Chair  
Development Review Board  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

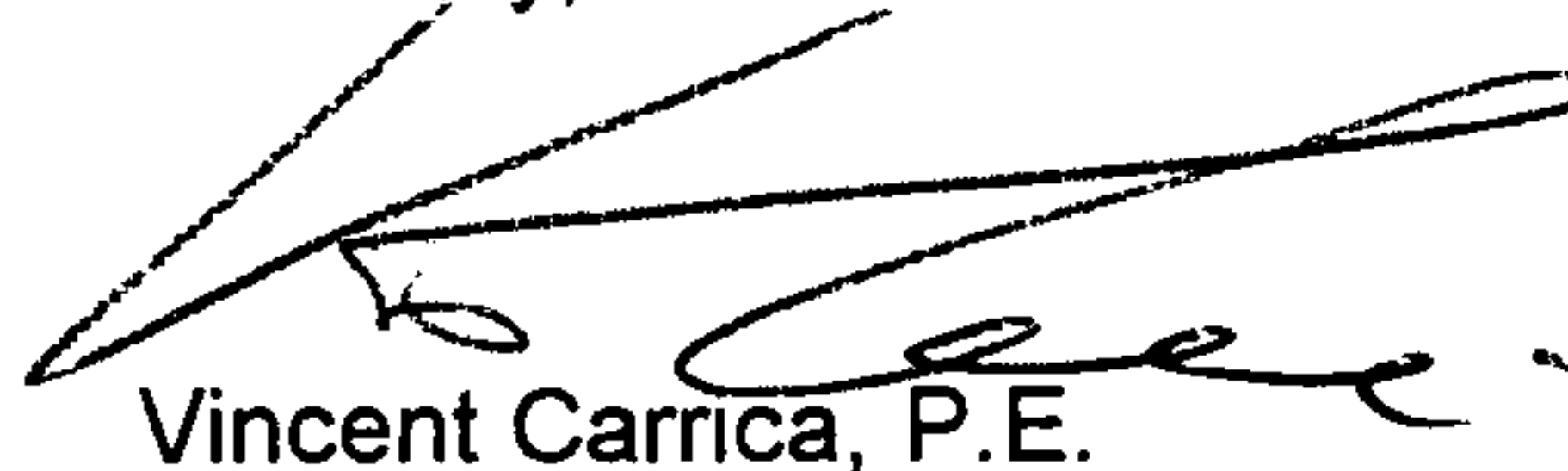
**RE: Chamisa Ridge Subdivision  
DRB# 1002051**

Dear Ms. Matson:

Tierra West, LLC, on behalf of Geltmore Land Ltd. Company, requests a deferral to December 8, 2004 for the referenced project. We request the deferral in order to secure drainage easements and/or agreements for a drainage outfall from the proposed subdivision to Lyons Boulevard. The outfall is necessary for the Master Drainage Plan, which in turn is necessary for the approval of the drainage for Chamisa Ridge Subdivision.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

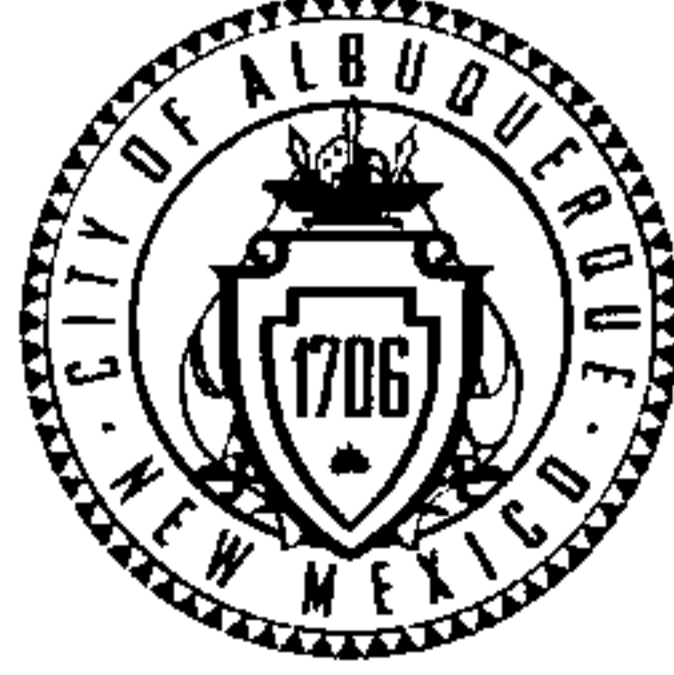
Sincerely,



Vincent Carrica, P.E.

cc: Paul Silverman  
Larry Weaver, Paradise Hills Civic Assoc.  
Tom Anderson, Paradise Hills Civic Assoc.  
Laura Horton, Ventana Ranch N.A.  
Bruce Nyberg, Ventana Ranch N.A.

JN: 990014  
VPC/kk



## City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

**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.

November 10, 2004

Karen Kline  
Tierra West, LLC  
8509 Jefferson NE/87113  
Phone: 858-3100/Fax: 858-1118  
Email: [kkline@tierrawestllc.com](mailto:kkline@tierrawestllc.com)

Dear Karen:

Thank you for your inquiry of **November 10, 2004** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT A, CHAMISA RIDGE, UNIT 1 LOCATED ON PARADISE BOULEVARD NW BETWEEN BIG SAGE DRIVE NW AND CONEFLOWER DRIVE NW** zone map **B-10**.

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

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

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

Sincerely,

*Stephani Winklepleck*

Neighborhood Program Coordinator  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

planningrnaform(10/6/04)

# 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: 11/10/04 Time Entered: 3:25 p.m. ONC Rep. Initials: SW

# "Attachment A"

Karen Kline, Tierra West, LLC  
Zone Map: B-10

**PARADISE HILLS CIVIC ASSOC. (R)**

**\*Larry Weaver**

6001 Unitas Ct. NW/87114 898-8640 (h) 846-1511 (w)

Tom Anderson

10013 Plunkett Dr. NW/87114 897-2593 (h)

**VENTANA RANCH N.A. (R)**

**\*Laura Horton**

7224 Cascada Rd. NW/87114 898-8103 (h) 710-0646 (cell)

Bruce Nyberg

6824 Brushfield Rd. NW/87114 890-6559 (h)

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

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

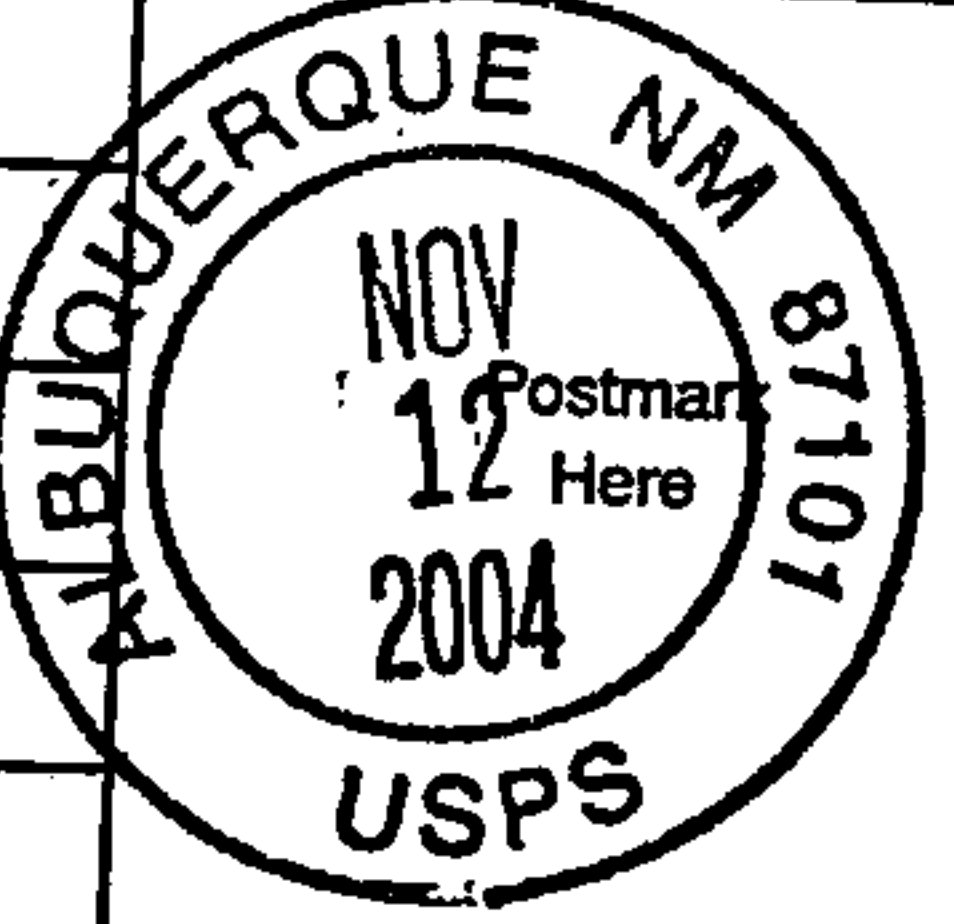


7003 3110 0000 01TE E001  
9326 665T 1599 9326

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)  
**OFFICIAL USE**

Postage	\$ .37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.42</b>



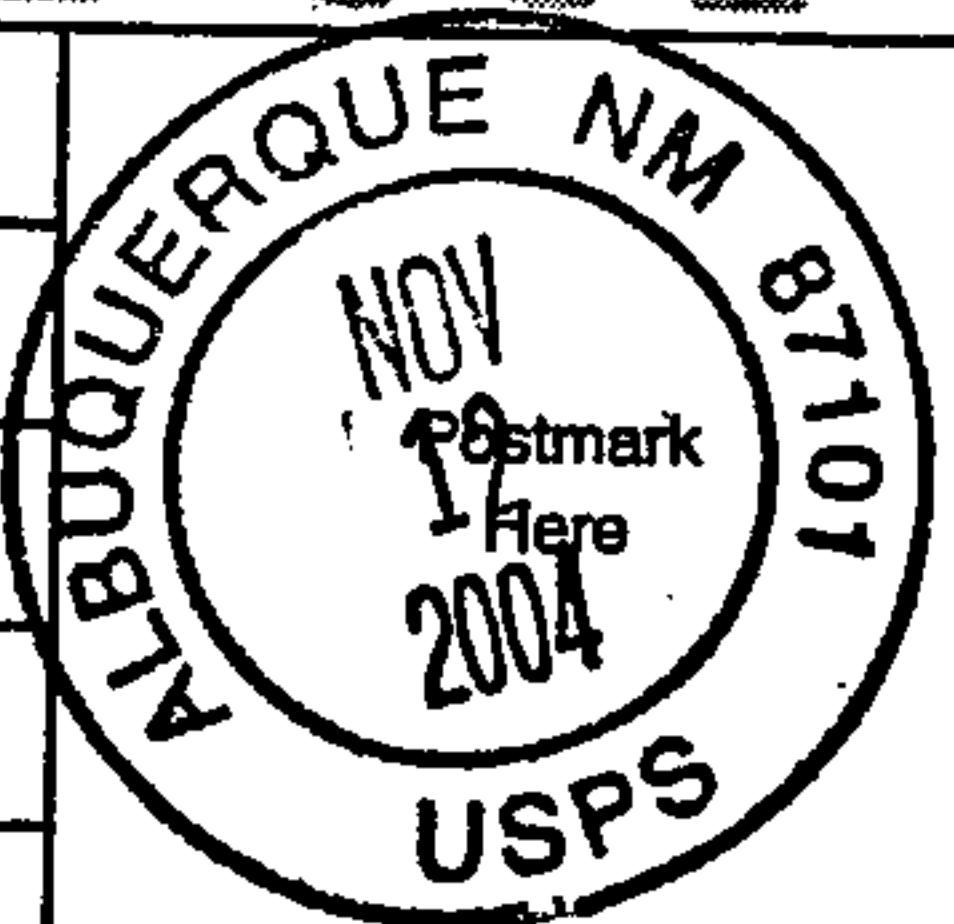
Sent To Bruce Nyberg  
 Street, Apt. No., or PO Box No. 6824 Bushfield Rd NW  
 City, State, ZIP+4 ABQ NM 87114

7003 3110 0000 01TE E001  
9326 665T 1599 9326

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)  
**OFFICIAL USE**

Postage	\$ .37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.42</b>



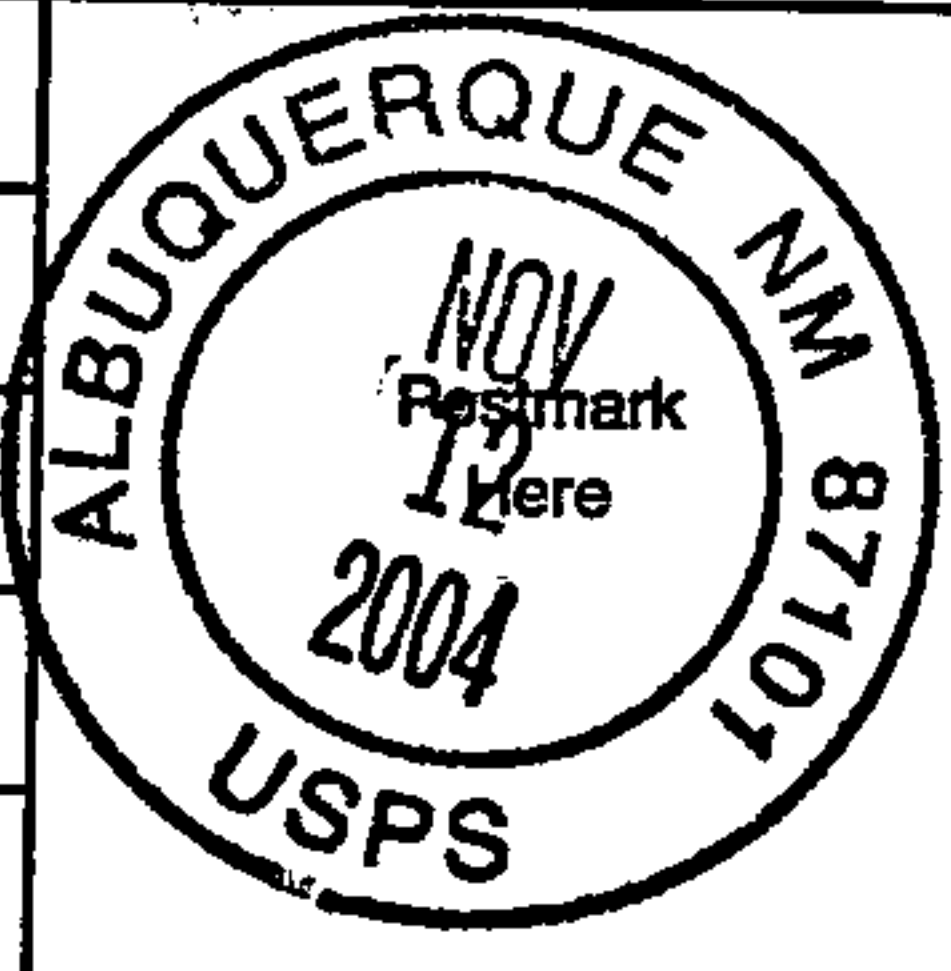
Sent To Laura Holton  
 Street, Apt. No., or PO Box No. 7224 Cascade Rd NW  
 City, State, ZIP+4 ABQ NM 87114

7003 3110 0000 01TE E001  
9326 665T 1599 9326

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)  
**OFFICIAL USE**

Postage	\$ .37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.42</b>



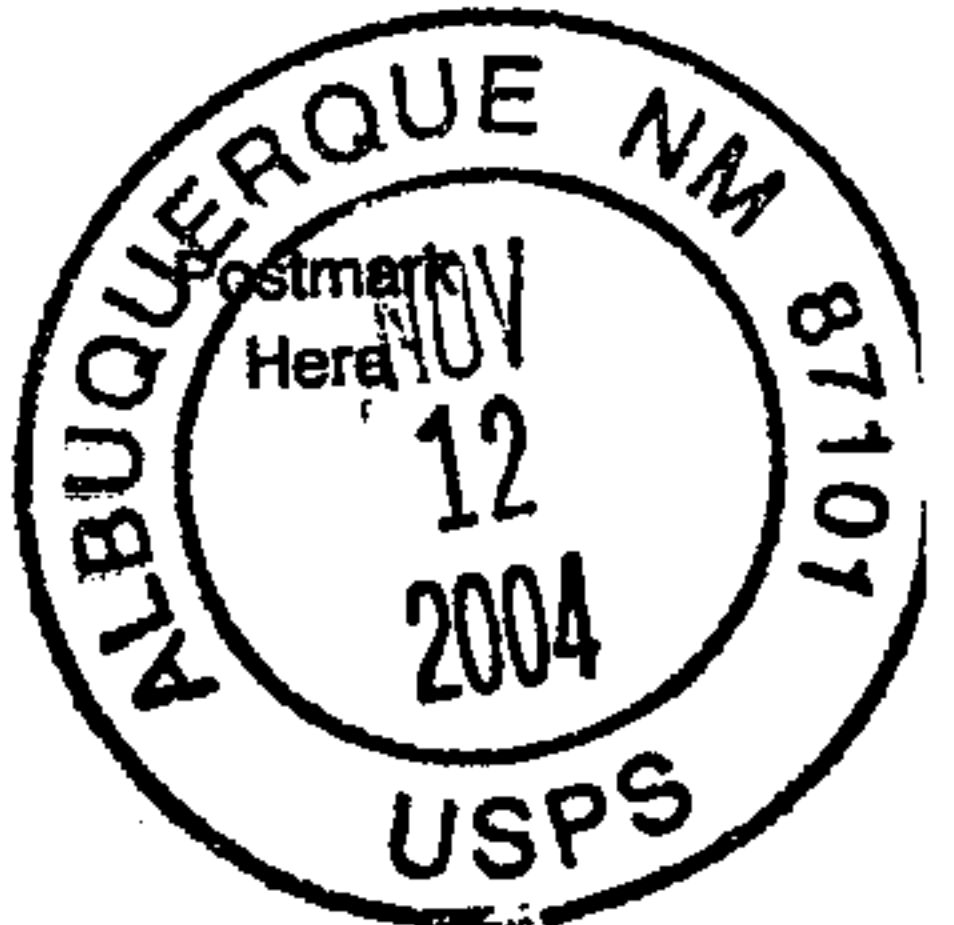
Sent To Harry Weaver  
 Street, Apt. No., or PO Box No. 6001 Unitas Ct NW  
 City, State, ZIP+4 ABQ NM 87114

7003 3110 0000 01TE E001  
9326 665T 1599 9326

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)  
**OFFICIAL USE**

Postage	\$ .37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.42</b>



Sent To Tom Anderson  
 Street, Apt. No., or PO Box No. 10013 Puenkert Dr NW  
 City, State, ZIP+4 ABQ NM 87114


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

**PAID RECEIPT**

APPLICANT NAME Leitmose Land Ltd  
 AGENT Jessa West  
 ADDRESS \_\_\_\_\_  
 PROJECT & APP # 1002051/03.02008  
 PROJECT NAME Chamisa Ridge

- \$ \_\_\_\_\_ 441032/3424000 Conflict Management Fee
- \$ 110.00 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
- \$ 110<sup>00</sup> TOTAL AMOUNT DUE

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

<b>TIERRA WEST LLC</b> 8509 JEFFERSON NE ALBUQUERQUE, NM 87113 (505) 858-3100	<b>1809</b>  95-677/1070	DATE <u>11/10/04</u>  <b>\$ 110.00</b>
PAY TO THE ORDER OF <u>City of Albuquerque</u>		
<u>One Hundred &amp; Ten and</u>		
***DUPLICATE*** City of Albuquerque    Treasury Division		
 <b>HIGH DESERT STATE BANK</b> Member FDIC 8110 Ventura NE Albuquerque, NM 87122	11/10/2004 RECEIPT# 0007 19 006 Account _____ Fund 0110 201813	LOC: ANNX TRANSH 0027 INSEJA \$110.00
FOR <u>99014 - DRB Annual</u> ⑈001809⑈    ⑈107006677⑈		

CK CHANGE \$110.00  
 \$0.00  
 Thank You



# 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 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 11.23.04 To 12.08.04

### 5. REMOVAL

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

I have read this sheet and discussed it with the 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.

Karen Kling, 11.10.04  
(Applicant or Agent) (Date)

I issued 2 signs for this application, 11-12-04, Beth Saul  
(Date) (Staff Member)

# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

Phone: 505-858-3100  
Fax: 505-858-1118

## FACSIMILE TRANSMITTAL

**TO:** Claire Senova

**FAX:** 924.3864  
**TOTAL OF ( 9 ) PAGES**

**FROM:** Karen Kline

**SUBJECT:** Chamisa Ridge - DRB# 1002051  
JN: 99014 Your Job No.:

**DATE:** November 15, 2004

Attached is the letter with certify mailing and a copy of the sign board that you had done. I did not find a sign posting agreement though. I think that we were both in a hurry that day. I will go ahead and put one on here and sign it so that all you need to do is sign and date.

If you have any questions or need assistance in this matter please contact me by email or phone: [kkline@tierrawestllc.com](mailto:kkline@tierrawestllc.com) or (505)858-3100 ext. 220.

Thank you.



# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

(505) 858-3100  
fax (505) 858-1118

twllc@tierrawestllc.com  
1-800-245-3102

November 10, 2004

Ms. Sheran Matson, AICP, Chair  
Development Review Board  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103


**RE: Chamisa Ridge Subdivision  
DRB# 1002051**

Dear Ms. Matson:

Tierra West, LLC, on behalf of Geltmore Land Ltd. Company, requests a deferral to December 8, 2004 for the referenced project. We request the deferral in order to secure drainage easements and/or agreements for a drainage outfall from the proposed subdivision to Lyons Boulevard. The outfall is necessary for the Master Drainage Plan, which in turn is necessary for the approval of the drainage for Chamisa Ridge Subdivision.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Vincent Carrica, P.E.

cc: Paul Silverman  
Larry Weaver, Paradise Hills Civic Assoc.  
Tom Anderson, Paradise Hills Civic Assoc.  
Laura Horton, Ventana Ranch N.A.  
Bruce Nyberg, Ventana Ranch N.A.

JN: 990014  
VPC/kk



## City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

**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.

November 10, 2004

Karen Kline  
Tierra West, LLC  
8509 Jefferson NE/87113  
Phone: 858-3100/Fax: 858-1118  
Email: [kkline@tierrawestllc.com](mailto:kkline@tierrawestllc.com)

Dear Karen:

Thank you for your inquiry of November 10, 2004 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT A, CHAMISA RIDGE, UNIT 1 LOCATED ON PARADISE BOULEVARD NW BETWEEN BIG SAGE DRIVE NW AND CONEFLOWER DRIVE NW** zone map **B-10**.

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

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

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

Sincerely,

*Stephani Winklepleck*

Neighborhood Program Coordinator  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

planningrnaform(10/6/04)

# 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: 11/10/04 Time Entered: 3:25 p.m. ONC Rep. Initials: SW

# "Attachment A"

Karen Kline, Tierra West, LLC

Zone Map: B-10

**PARADISE HILLS CIVIC ASSOC. (R)**

\*Larry Weaver

6001 Unitas Ct. NW/87114 898-8640 (h) 846-1511 (w)

Tom Anderson

10013 Plunkett Dr. NW/87114 897-2593 (h)

**VENTANA RANCH N.A. (R)**

\*Laura Horton

7224 Cascada Rd. NW/87114 898-8103 (h) 710-0646 (cell)

Bruce Nyberg

6824 Brushfield Rd. NW/87114 890-6559 (h)

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

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



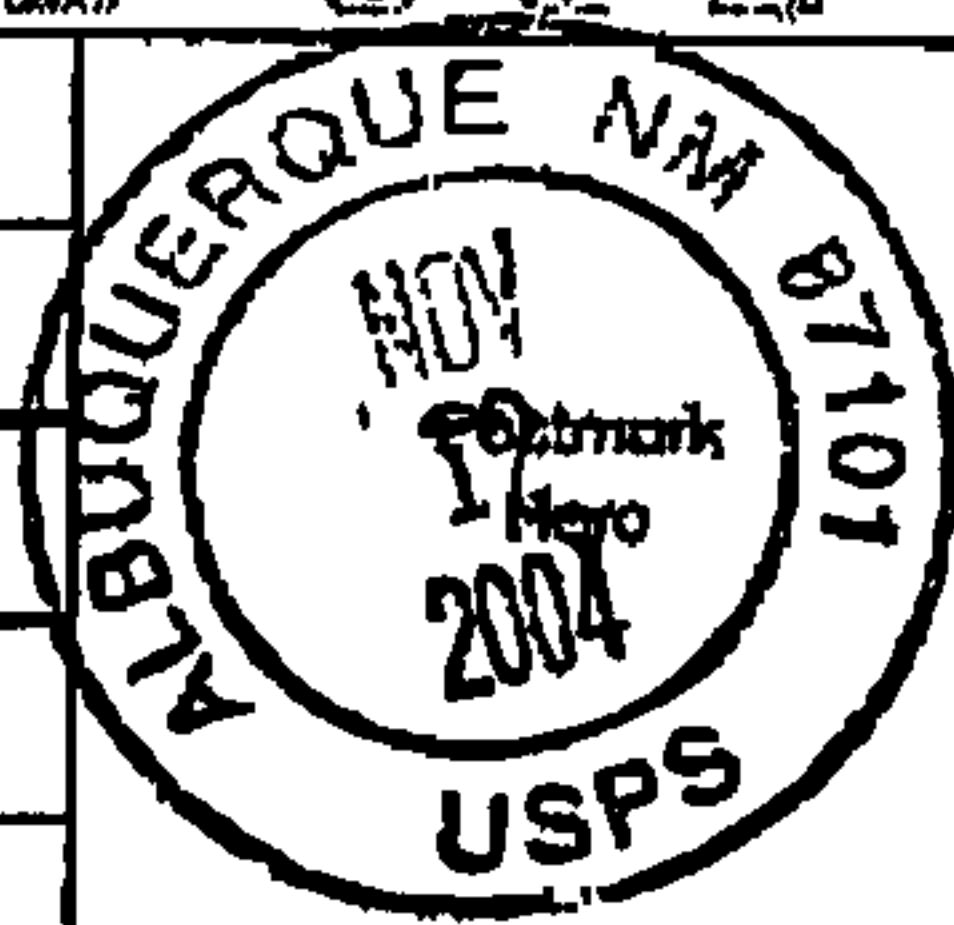
9166 665T 0000 DTTE E002

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ .37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.42</b>



Sent To: Laura Holton  
 Street, Apt. No., or PO Box No.: 7224 Cascada Rd NW  
 City, State, ZIP+4: ABQ NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

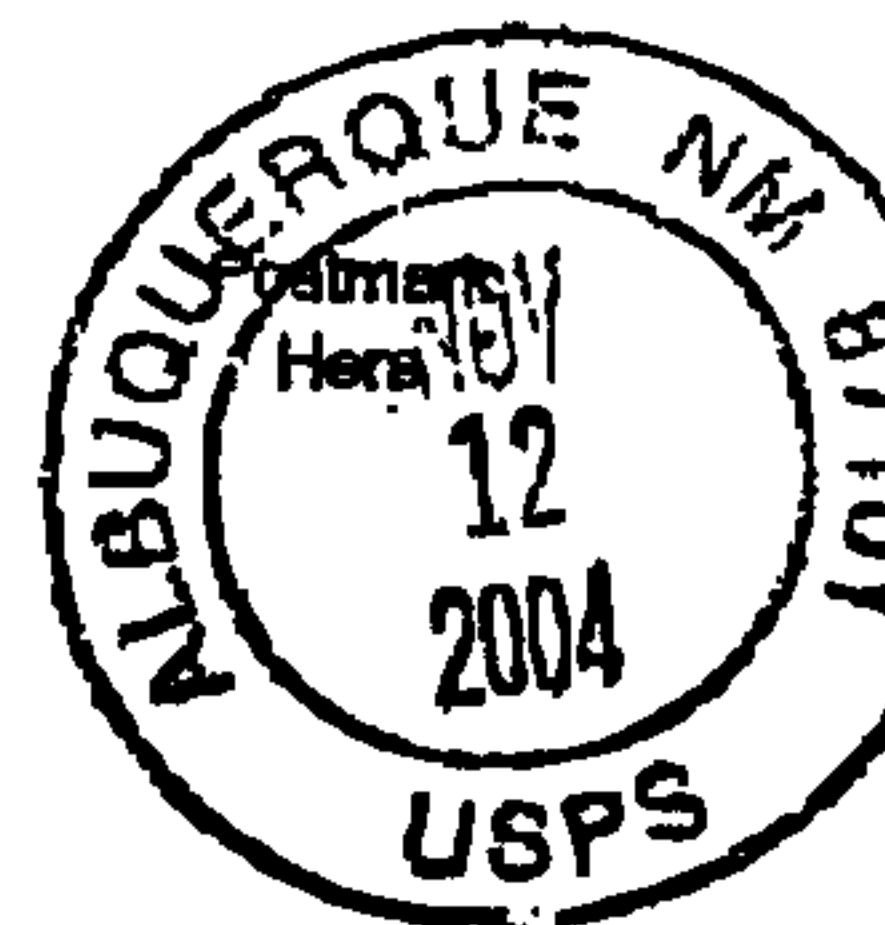
9066 665T 0000 DTTE E002

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ .37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.42</b>



Sent To: Tom Anderson  
 Street, Apt. No., or PO Box No.: 10013 Puenkoff Rd NW  
 City, State, ZIP+4: ABQ NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

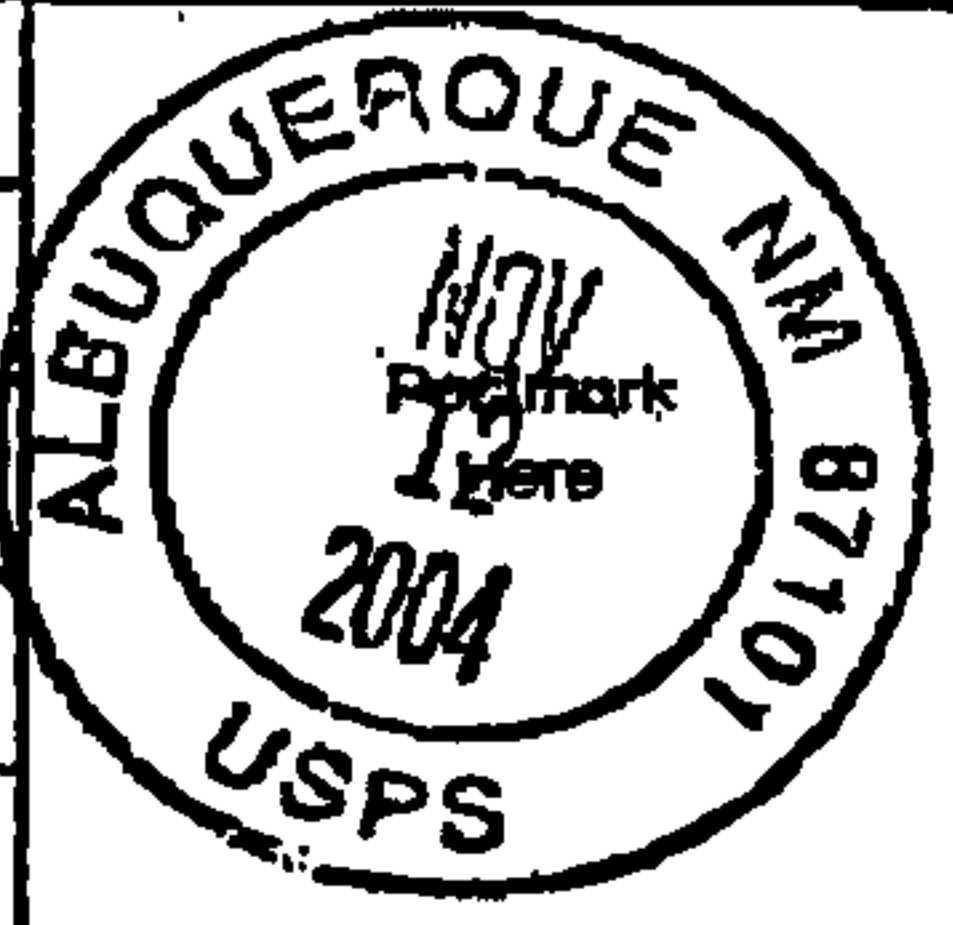
6626 665T 0000 DTTE E002

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ .37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.42</b>



Sent To: Larry Weaver  
 Street, Apt. No., or PO Box No.: 6001 Luntas Ct NW  
 City, State, ZIP+4: ABQ NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

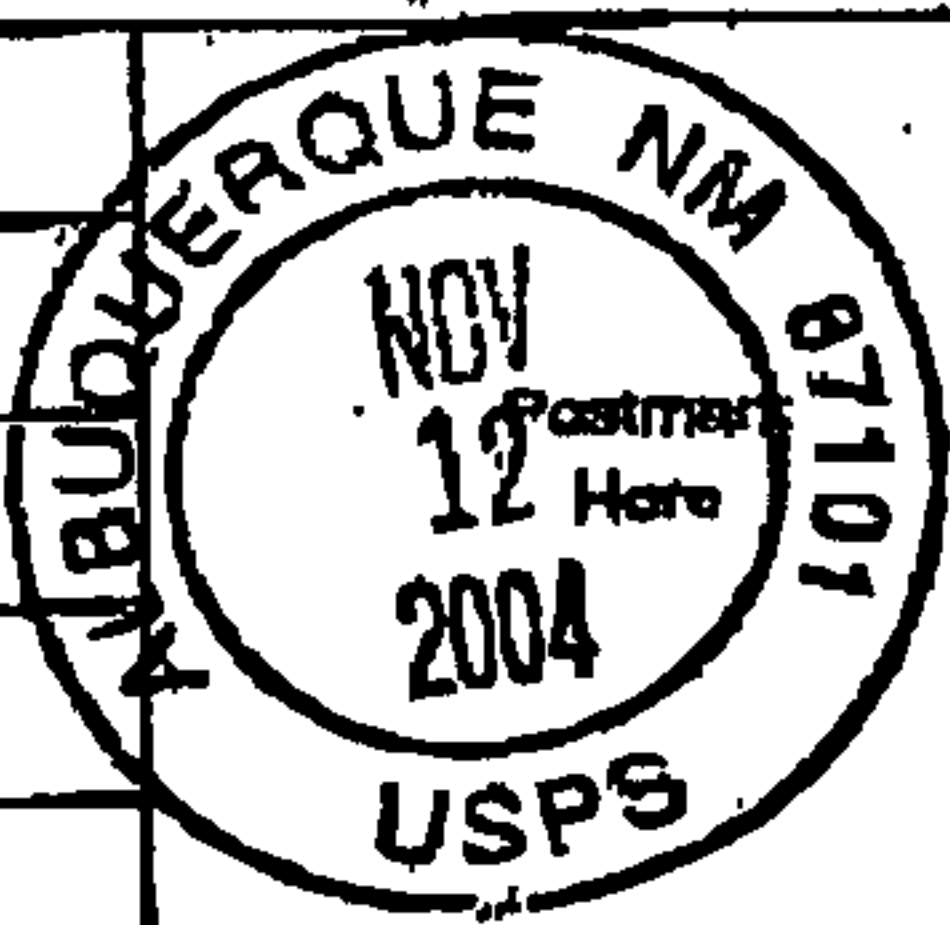
6626 665T 0000 DTTE E002

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ .37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.42</b>



Sent To: Bruce Nyberg  
 Street, Apt. No., or PO Box No.: 6824 Bushfield Rd NW  
 City, State, ZIP+4: ABQ NM 87114

PS Form 3800, June 2002 See Reverse for Instructions



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

November 10, 2004

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

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

Adjourned: 9:25 A.M.

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

- 1. **Project # 1002092**  
04DRB-01623 Major-Two Year SIA

BOHANNAN HUSTON INC agent(s) for OXBOW NORTH VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, Unit(s) 1, 2 & 3, **OXBOW NORTH**, zoned SU-3 special center zone, located on COORS BLVD NW, between NAMASTE DR NW and north of ST PIUS X HIGH SCHOOL containing approximately 40 acre(s). [REF: 04DRB01159] (F-11) **A ONE-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

2. **Project # 1002464**  
04DRB-01576 Major-Vacation of Pub  
Right-of-Way
- PRECISION SURVEYS INC agent(s) for UNSER VULCAN LLC request(s) the above action(s) for all or a portion of Lot(s) 6A, **SANTA FE VILLAGE, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on VULCAN RD NW, between BOGART ST NW and UNSER BLVD NW containing approximately 1 acre(s). [REF: 03DRB00191] (F-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
3. **Project # 1003420**  
04DRB-01508 Major-Preliminary Plat  
Approval  
04DRB-01509 Minor-Temp Defer SDWK
- ISAACSON & ARFMAN PA agent(s) for WINDMILL MANOR PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, VOLCANO CLIFFS UNIT 3, (to be known as **SUNRISE RIDGE SUBDIVISION**) zoned R-LT, located on MONTANO RD NW, between TESUQUE DR NW and SHADOW RIDGE DR NW containing approximately 5 acre(s). [REF: 04EPC00682] [Deferred from 10/27/04 & 11/17/04] (E-10) **DEFERRED AT THE AGENT'S REQUEST TO 11/17/04.**
4. **Project # 1002051**  
03DRB-02008 Major-Preliminary Plat  
Approval  
03DRB-02009 Major-Vacation of Public  
Easements  
03DRB-02010 Minor-Vacation of Private  
Easements  
03DRB-02011 Minor-Temp Defer SDWK
- TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE - UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [Deferred from 6/9/04, 6/23/04, 8/4/04 & 9/29/04] [REF: 02DRB-00963] (B-10) **NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT. THE REQUEST WAS INDEFINITELY DEFERRED.**



5. **Project # 1003571**  
04DRB-01517 Major-Vacation of Public Easements  
04DRB-01518 Major-Preliminary Plat Approval  
04DRB-01519 Minor-Sidewalk Waiver  
04DRB-01520 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 9-B-1, 9-B-2 and 12-A-2, **EL RANCHO GRANDE 1, UNIT 9B**, zoned R-LT residential zone, located on BLAKE RD NW, between AMOLE CHANNEL and 98<sup>TH</sup> ST NW containing approximately 36 acre(s). [REF: 04DRB01134] *[Deferred from 11/3/04 & 11/10/04]* (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/17/04.**

6. **Project # 1003470**  
04DRB-01522 Major-Bulk Land Variance  
04DRB-01523 Major-Preliminary Plat Approval  
04DRB-01524 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for SCOTT SCHIABOR SPS LC request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, **VISTA VIEJA SUBDIVISION, KASSUBA-MONTBEL LANDS**, zoned R-1 residential zone, located on 81<sup>ST</sup> ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] *[Deferred from 11/3/04 & 11/10/04]* (D-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

7. **Project # 1003705**  
04DRB-01540 Major-Vacation of Public Easements  
04DRB-01539 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING LLC agent(s) for DR VIJAY AGARWAL request(s) the above action(s) for all or a portion of Lot(s) 7, 8 AND 9 and the south 47 feet of Lot(s) 4, 5, 6, Block(s) 22, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2 MC, located on OAK ST NE, between TIJERAS NE and COPPER NE containing approximately 1 acre(s). [REF:V-78-38] *[Deferred from 11/3/04]* (K-15) **NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT. THE REQUEST WAS INDEFINITELY DEFERRED.**



8. **Project # 1003125**  
04DRB-01505 Major-Bulk Land Variance  
04DRB-01506 Minor-Prelim&Final Plat  
Approval

04DRB-01630 Minor-SiteDev Plan  
Subd/EPC

MOLZEN-CORBIN & ASSOCIATES agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D & S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN (OLD) NW and SHOOTING RANGE PARK RD NW containing approximately 300 acre(s). *[Deferred from 10/27/04 & 11/3/04 & 11/10/04, NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 12/8/04]* [REF: 03EPC02054](F-6/G-6) **DEFERRED TO 12/8/04.**

CONSENSUS PLANNING agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D, F AND S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN NW and SHOOTING RANGE ACCESS RD NW containing approximately 300 acre(s). [REF: 03EPC02054, 04DRB01505, 04DRB01506][**Chris Hyer, EPC Case Planner**] *[Deferred from 10/27/04 & 11/3/04 & 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 12/8/04]* (F-5/G-6) **DEFERRED TO 12/8/04.**

**SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS**

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

9. **Project # 1003010**  
04DRB-01687 Minor-SiteDev Plan  
BldPermit/EPC

DEKKER/PERICH/SABATINI agent(s) for T. S. MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) A, (to be known as **HOUSING @ ALBUQUERQUE LITTLE THEATRE**, zoned SU-2 CLD, located on CENTRAL AVE SW, between LAGUNA BLVD SW and SAN PASQUALE AVE SW containing approximately 2 acre(s). [REF: 02EPC01669, 03EPC0670, 02EPC01671, 03EPC01704, 04DRB00366, 04EPC00860] *[11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]* [**Makita Hill, EPC Case Planner**] (J-13) **DEFERRED TO 11/17/04.**

10. **Project # 1002786**  
04DRB-01635 Minor-SiteDev Plan  
BldPermit

JIM MILLER & ASSOCIATES agent(s) for DEKE NOFTSKER request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, Block(s) 5, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 IP, located on SAN MATEO NE, between SAN DIEGO NE and BEVERLY HILLS AVE NE containing approximately 2 acre(s). [REF: 03DRB01075, 03DRB01508, 03DRB01457, 04DRB000365] *[Deferred from 10/27/04 & 11/10/04]* (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 11/17/04.**

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

11. **Project # 1000633**  
04DRB-01700 Minor-Ext of SIA for Temp  
Defer SDWK

BOHANNAN HUSTON INC agent(s) for HIGH DESERT INVESTMENT INC request(s) the above action(s) for all or a portion of Lot(s) 6A-1,13, 15, 9, 11, 5, 6 and 7, **JOURNAL CENTER, PHASE 2, UNIT 2**, zoned IP, located on TIBURON ST NE, between MASTHEAD ST NE and WOLCOTT AVE NE [REF: 02DRB01598] (D-17) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALK WAS APPROVED.**

12. **Project # 1001289**  
04DRB-01701 Minor-Ext of SIA for Temp  
Defer SDWK

TIERRA WEST LLC agent(s) for K B HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Lot(s) 1-114, **DESERT PINE UNIT 2**, zoned RD, located on EUCARIZ AVE SW, between 94<sup>TH</sup> STREET SW and 98<sup>TH</sup> STREET SW containing approximately 16 acre(s). [REF: 01DRB00777, 02DRB01207] *[11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT]* (L-9) **INDEFINITELY DEFERRED ON A NO SHOW.**

13. **Project # 1000635**  
04DRB-01698 Minor-Vacation of Private  
Easements

PRECISION SURVEYS INC agent(s) for COORS & MONTANO LLC request(s) the above action(s) for all or a portion of Tract(s) 38-1-A, 38-L-A and 38-3-A, **TAYLOR RANCH SUBDIVISION**, zoned SU-1 FOR C-1, located on MONTANO RD NW, between COORS BLVD NW and MONTANO PLAZA DR NW containing approximately 4 acre(s). [REF: 04DRB01092, 04DRB01093, 03DRB00613, 03DRB00454, 03DRB00455] (E-12) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

14. **Project # 1002405**  
04DRB-01703 Minor-Prelim&Final Plat  
Approval

MARK GOODWIN & ASSOC PA agent(s) for TANGER REDLANDS, LLC request(s) the above action(s) for all or a portion of Tract(s) A-28-B1, NORTHEAST UNIT TOWN OF ATRISCO GRANT, **REDLANDS SHOPPING CENTER**, zoned SU-1/C-1, located on REDLANDS RD NW, between COORS BLVD NW and ATRISCO DR NW containing approximately 5 acre(s). [REF: 03DRB00879] *[Deferred from 11/10/04]* (G-11) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

15. **Project # 1002858**  
04DRB-01683 Minor-Amnd Prelim Plat  
Approval

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for **MESA @ ANDERSON HILLS, UNIT 1**, zoned R-2, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 43 acre(s). [REF: 04DRB01155, Z-88-58] (N-9/P-9) **THE AMENDED PRELIMINARY PLAT WAS WITHDRAWN AT THE AGENT'S REQUEST.**

16. **Project # 1003187**  
04DRB-01704 Minor-Final Plat Approval  
04DRB-01705 Minor-Temp Defer SDWK

ABQ ENGINEERING INC agent(s) for AMERI-CONTRACTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 5E, LANDS OF UNM AND PARADISE VALLEY SUBDIVISION, (to be known as **VISTA DEL RINCON SUBDIVISION**) zoned R-1 residential zone, located on the southeast corner of GOLF COURSE RD NW and MARNA LYNN AVE NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: 04DRB00037, 04DRB00910, 04DRB01365, 04DRB01366, 04DRB001586] [11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04] (C-12) **DEFERRED TO 11/17/04.**

17. **Project # 1003467**  
04DRB-01706 Minor-Prelim&Final Plat Approval

WALLACE BINGHAM agent(s) for CHARLIE MOSS request(s) the above action(s) for all or a portion of Lot(s) 11, **RICE'S DURANES ADDITION, UNIT 1**, zoned R-2, located on RICE AVE NW, between I-40 and INDIAN SCHOOL NW containing approximately 1 acre(s). [REF: DRB 95-337, DRB 95-438, 04DRB00814] (H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/10/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/1/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

18. **Project # 1003673**  
04DRB-01637 Minor-Prelim&Final Plat Approval  
04DRB-01638 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 7, 8 and 9, Block(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **OAKLAND SOUTH SUBDIVISION**) zoned RD, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01424] [Deferred from 10/27/04 & 11/3/04, 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04] (C-20) **DEFERRED TO 11/17/04.**



19. **Project # 1002397**  
04DRB-01668 Minor-Prelim&Final Plat  
Approval

SURV-TEK INC agent(s) for LA ORILLA GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) 10, **BOSQUE PLAZA**, zoned C-1 (SC), located on COORS BLVD NW, between COORS BLVD NW and LA ORILLA RD WEST containing approximately 3 acre(s). [REF: 02DRB-01925, 01926, 03DRB00634, 04DRB00768, 04DRB01588, 04DRB01587,04DRB00707, 04DRB00798] *[Deferred from 11/3/04 & 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]*(E-12) **DEFERRED TO 11/17/04.**

20. **Project # 1003634**  
04DRB-01297 Minor-Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 4, 5 & 6, Block(s) 12, **EASTERN ADDITION**, zoned SU-2 MR, located on CROMWELL AVE SE, between HIGH ST SE and WALTER ST SE containing approximately 1 acre(s). *[Deferred from 9/1/04] [Final Plat indefinitely deferred for SIA, 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]*(K-14) **DEFERRED TO 11/17/04.**

21. **Project # 1003668**  
04DRB-01414 Minor-Prelim&Final Plat  
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 5, Block(s) 3, Tract(s) 3, Unit(s) 3, **NORTH ALBUQUERQUE ACRES**, zoned RD-3, located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). *[Was indefinitely deferred at the agent's request, 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]* (C-20) **DEFERRED TO 11/17/04.**

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

22. **Project # 1003759**  
04DRB-01702 Minor-Sketch Plat or Plan
- KEN BALIZER request(s) the above action(s) for all or a portion of Tract(s) 173-A-1, 173-A-2, 174-A and 174-B, M.R.G.C.D. MAP 31, zoned RA-2 residential and agricultural zone, located on SAN ISIDRO ST NW, between CANDELARIA NW and GRIEGOS NW containing approximately 1 acre(s). *[INDEF. DEFERRED ON A NO SHOW 11/10/04]* (G-13) **COMMENTS RECEIVED BY THE AGENT.**
23. Approval of the Development Review Board Minutes for October 27, 2004. **DRB MINUTES FOR OCTOBER 27, 2004 WERE APPROVED.**

ADJOURNED: 9:25 A.M.

# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

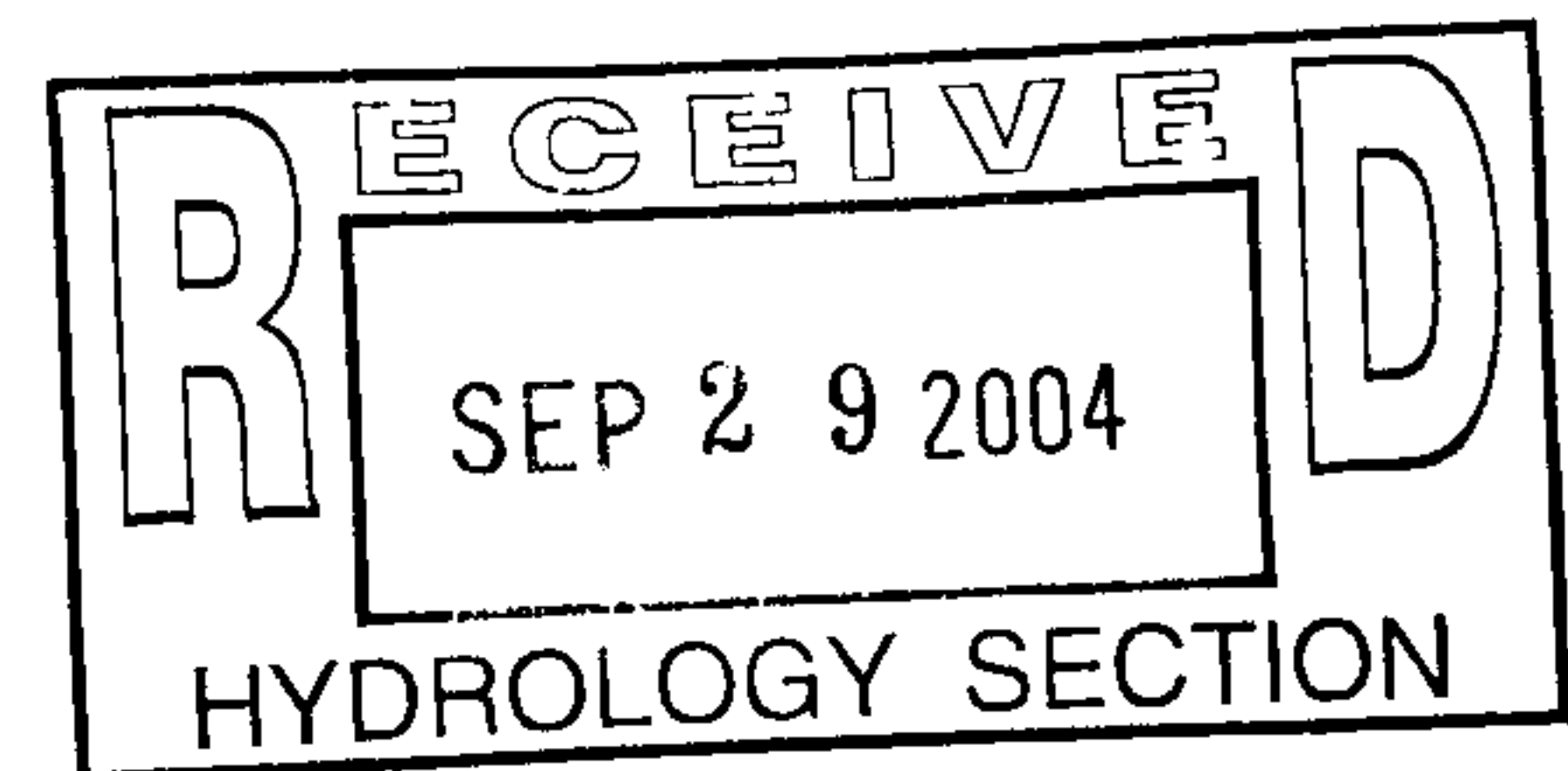
(505) 858-3100  
fax (505) 858-1118

twllc@tierrawestllc.com  
1-800-245-3102

September 28, 2004

Ms. Sheran Matson, AICP, Chair  
Development Review Board  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

**RE: Chamisa Ridge Subdivision  
DRB# 1002051; Six-Week Deferral**



Dear Ms. Matson:

Tierra West, LLC, on behalf of Geltmore Land Ltd. Company, requests a Six-week deferral to November 10, 2004 for the referenced project. We request the deferral in order to secure drainage easements and/or agreements for a drainage outfall from the proposed subdivision to Lyons Boulevard. The outfall is necessary for the Master Drainage Plan, which in turn is necessary for the approval of the drainage for Chamisa Ridge Subdivision.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Vincent Carrica".

Vincent Carrica, P.E.

*pd See A Holic.*

cc: Paul Silverman

JN: 990014  
VPC/kk

4

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

PAID RECEIPT

APPLICANT NAME GILMORE LAND LTD. CO.  
AGENT TIERRA WEST LLC  
ADDRESS 8509 JEFFERSON ST. NE  
PROJECT & APP # 1002051 03DRB-02008-0201  
PROJECT NAME OHMISA RIDGE S/D.

\$            441032/3424000 Conflict Management Fee  
\$ 110<sup>00</sup> 441006/4983000 **DRB** Actions *Deferral*  
\$            441006/4971000 EPC/AA/LUCC Actions & All Appeals  
\$            441018/4971000 Public Notification  
\$            441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study  
\$ 110<sup>00</sup> TOTAL AMOUNT DUE

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

<b>TIERRA WEST LLC</b> 8509 JEFFERSON NE ALBUQUERQUE, NM 87113 (505) 858-3100		1770 95-677/1070
PAY TO THE ORDER OF <u>City of Albuquerque</u>		DATE <u>9/28/04</u> City Of Albuquerque Treasury Division \$ <u>110.<sup>00</sup></u>
<u>One Hundred &amp; Ten</u>		RECEIPT# 00029949 WS# 006 TRANS# 0004 Account 441006 Fund 0110 Activity 4983000 TRSEJA Trans Amt \$110.00 J24 Misc \$110.00 <i>Denna Bohannon</i>
FOR <u>99014 DRB Deferral</u>		204853 \$0.00
HIGH DESERT STATE BANK Member FDIC 8110 Ventura NE Albuquerque, NM 87122		
⑈001770⑈ ⑆107006677⑆		

Thank You



# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

(505) 858-3100  
fax (505) 858-1118

twllc@tierrawestllc.com  
1-800-245-3102

September 28, 2004

#4

Ms. Sheran Matson, AICP, Chair  
Development Review Board  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

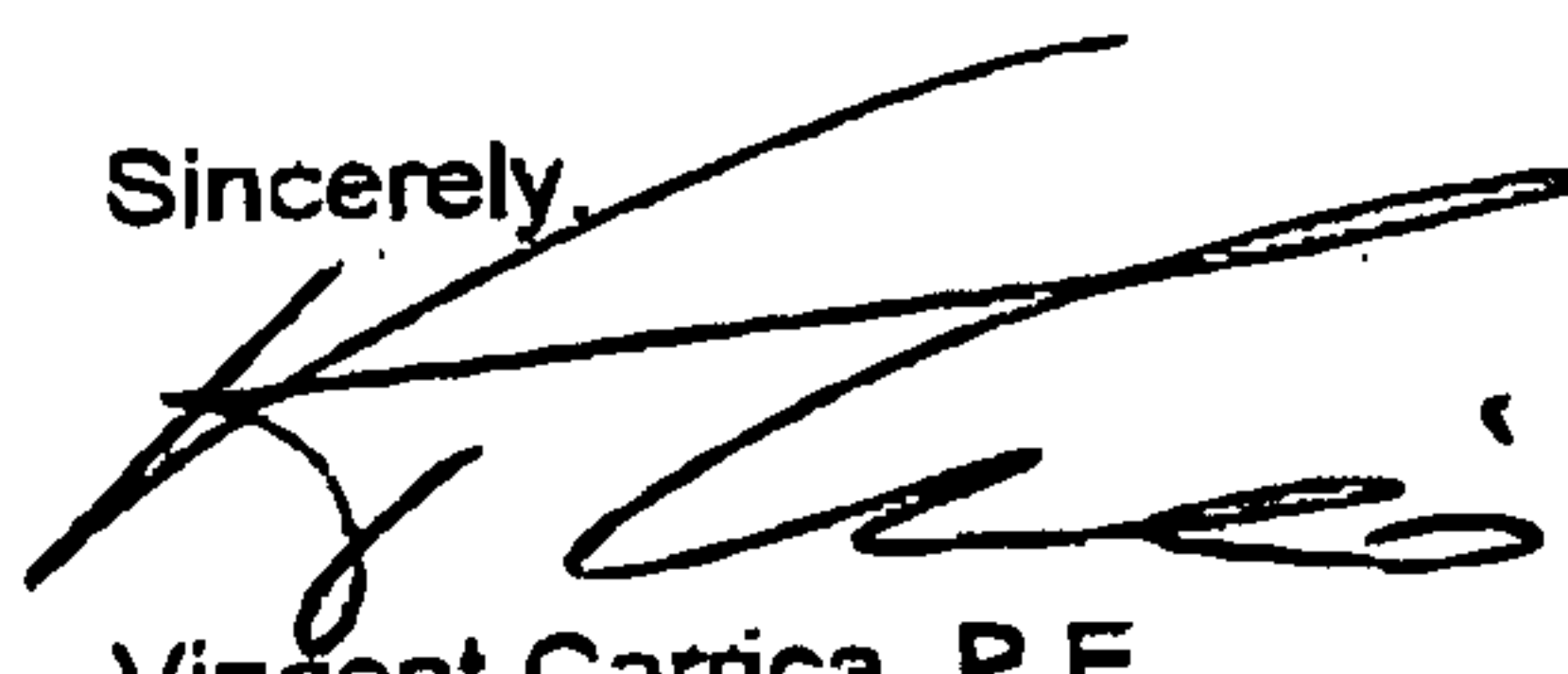
**RE: Chamisa Ridge Subdivision  
DRB# 1002051; Six-Week Deferral**

Dear Ms. Matson:

Tierra West, LLC, on behalf of Geltmore Land Ltd. Company, requests a Six-week deferral to November 10, 2004 for the referenced project. We request the deferral in order to secure drainage easements and/or agreements for a drainage outfall from the proposed subdivision to Lyons Boulevard. The outfall is necessary for the Master Drainage Plan, which in turn is necessary for the approval of the drainage for Chamisa Ridge Subdivision.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Vincent Carrica, P.E.

cc: Paul Silverman

JN: 990014  
VPC/kk

# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

(505) 858-3100  
fax (505) 858-1118

twllc@tierrawestllc.com  
1-800-245-3102

August 3, 2004

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

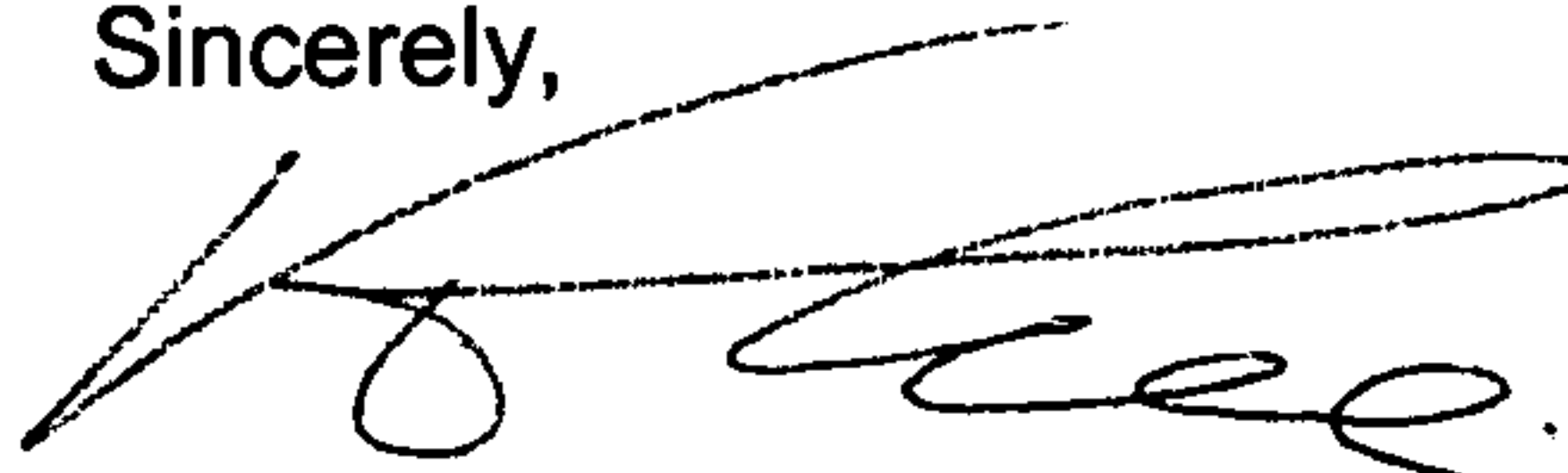
**RE: Chamisa Ridge Subdivision  
City Project No. 1002051  
Eight Week Deferral**

Dear Sheran:

Tierra West, LLC, on behalf of Geltmore Land Ltd. Company, requests an eight-week deferral on City Project No. 1002051, Chamisa Ridge Subdivision for the referenced project. We request the deferral in order to secure drainage easements and/or agreements for a drainage outfall from the proposed subdivision to Lyons Boulevard. The outfall is necessary for the Master Drainage Plan, which in turn is necessary for the approval of the drainage for Chamisa Ridge Subdivision.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Vincent Carrica, PE

cc: Paul Silverman

JN: 990014  
VPC

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

PAID RECEIPT

APPLICANT NAME

Geltmore

AGENT

Tessa West

ADDRESS

\_\_\_\_\_

PROJECT & APP #

1002051

PROJECT NAME

Chamisa Ridge

\$ \_\_\_\_\_ 441032/3424000 Conflict Management Fee

\$ 110<sup>00</sup> 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

\$ 110<sup>00</sup> 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

8/6/2004 12:17PM LOC: ANNX  
RECEIPT# 00027152 WSH 008 TRANSH 0008  
Account 441006 Fund 0110  
Activity 4983000 TRSDMM  
Trans Amt \$110.00  
J24 Misc \$110.00  
CK \$110.00  
CHANGE \$0.00

# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

(505) 858-3100  
fax (505) 858-1118

twllc@tierrawestllc.com  
1-800-245-3102

August 3, 2004

#1

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

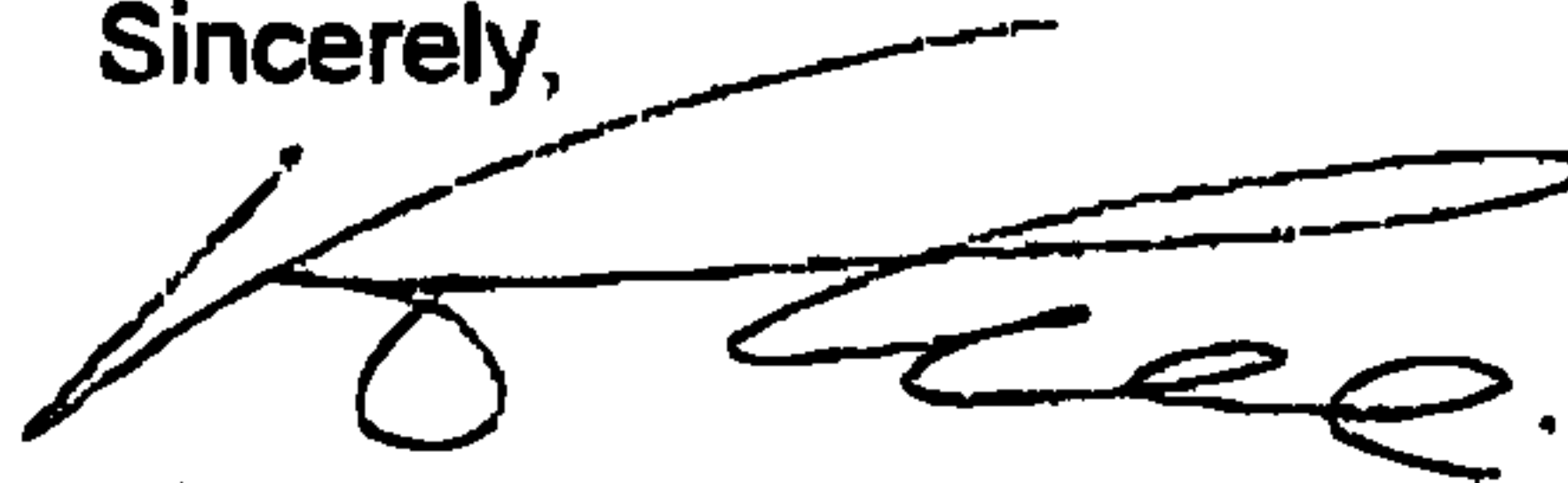
**RE: Chamisa Ridge Subdivision  
City Project No. 1002051  
Eight Week Deferral**

Dear Sheran:

Tierra West, LLC, on behalf of Geltmore Land Ltd. Company, requests an eight-week deferral on City Project No. 1002051, Chamisa Ridge Subdivision for the referenced project. We request the deferral in order to secure drainage easements and/or agreements for a drainage outfall from the proposed subdivision to Lyons Boulevard. The outfall is necessary for the Master Drainage Plan, which in turn is necessary for the approval of the drainage for Chamisa Ridge Subdivision.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Vincent Carrica, PE

9/29/04

cc: Paul Silverman

JN: 990014  
VPC





# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

(505) 858-3100  
fax (505) 858-1118

twllc@tierrawestllc.com  
1-800-245-3102

June 09, 2004

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

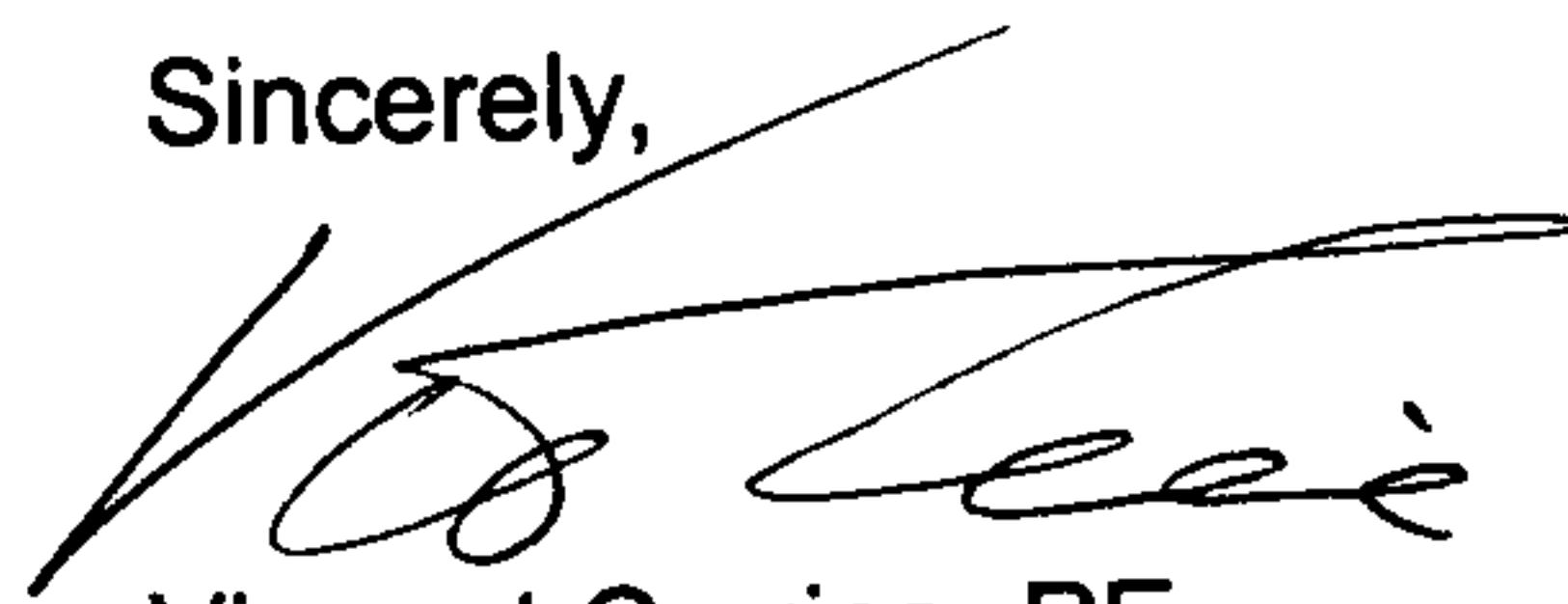
**RE: Chamisa Ridge Subdivision  
City Project No. 1002051  
Two Week Deferral**

Dear Sheran:

Tierra West, LLC, on behalf of Geltmore Land Ltd. Company, requests a two week deferral on City Project No. 1002051, Chamisa Ridge Subdivision for the referenced project. We request the deferral in order to secure drainage easements and/or agreements for a drainage outfall from the proposed subdivision to Lyons Boulevard. The outfall is necessary for the Master Drainage Plan, which in turn is necessary for the approval of the drainage for Chamisa Ridge Subdivision.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Vincent Carrica, PE

cc: Paul Silverman

JN: 990014  
VPC/ba

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

**PAID RECEIPT**

APPLICANT NAME Geltmore Land  
 AGENT Tierra West  
 ADDRESS 8509 Jefferson AVE  
 PROJECT & APP # 1002051  
 PROJECT NAME Chamisa Ridge Subd

\$            469099/4916000 Conflict Management Fee  
 \$ 110.00 441006/4983000 DRB Actions Deferral  
 \$            441006/4971000 EPC/AA/LUCC Actions & All Appeals  
 \$            441018/4971000 Public Notification  
 \$            441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
     ( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
     ( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
     ( ) Traffic Impact Study  
 \$ 110.00 TOTAL AMOUNT DUE

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

**TIERRA WEST LLC**  
 8509 JEFFERSON NE  
 ALBUQUERQUE, NM 87113  
 (505) 858-3100

1660

95-677/1070

DATE 6/9/04

\*\*\*DUPLICATE\*\*\*  
 City of Albuquerque \$ 110.

Treasurer's Division  
 DOLLARS



06/09/2004 3:00PM LOC: ANNX  
 RECEIPT# 00024603 WSH 008 TRANS# 0038  
 Account 441006 Fund 0110  
 Activity 4983000 TRSDMM

Trans Amt \$110.00  
 \$110.00  
 \$0.00

BY THE ORDER OF City of Albuquerque  
One Hundred & Ten



DR WLB referral 99014-  
 001660 107006677

Donna Bohannon  
 201813

# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

(505) 858-3100  
fax (505) 858-1118

twllc@tierrawestllc.com  
1-800-245-3102

June 09, 2004

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

**RE: Chamisa Ridge Subdivision  
City Project No. 1002051  
Two Week Deferral**

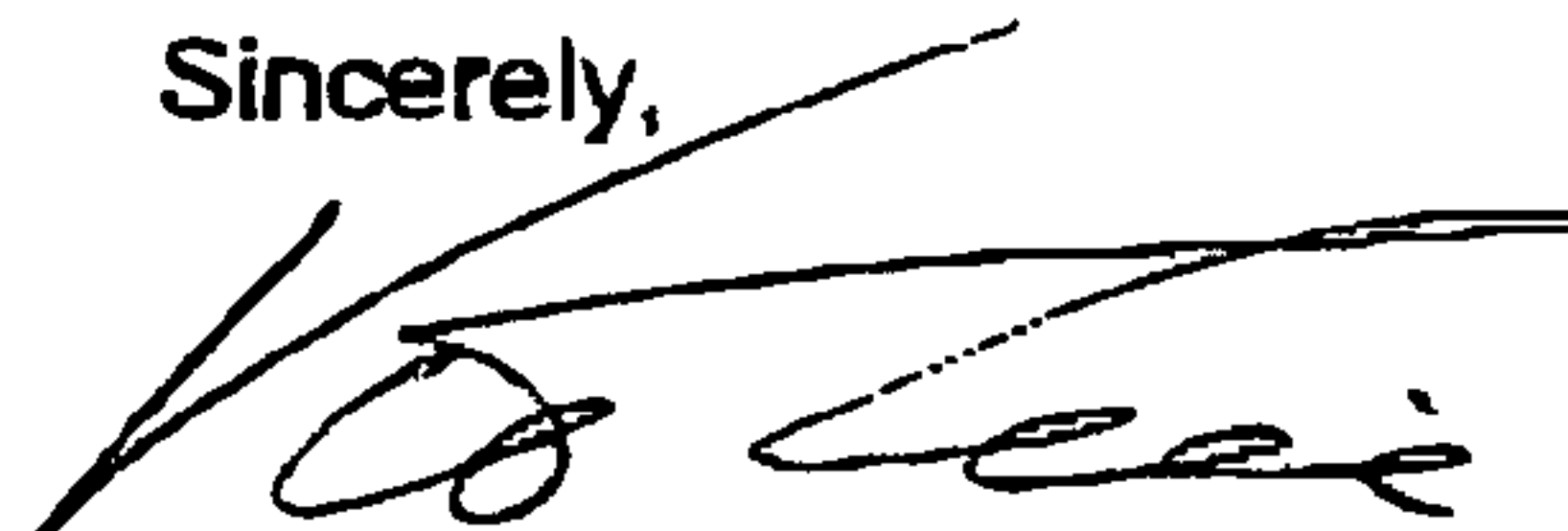
6/23/04

Dear Sheran:

Tierra West, LLC, on behalf of Geltmore Land Ltd. Company, requests a two week deferral on City Project No. 1002051, Chamisa Ridge Subdivision for the referenced project. We request the deferral in order to secure drainage easements and/or agreements for a drainage outfall from the proposed subdivision to Lyons Boulevard. The outfall is necessary for the Master Drainage Plan, which in turn is necessary for the approval of the drainage for Chamisa Ridge Subdivision.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Vincent Carrica, PE

cc: Paul Silverman

JN: 990014  
VPC/ba



# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

Phone: 505-858-3100  
800-245-3102  
Fax: 505-858-1118

## FACSIMILE TRANSMITTAL

TO: CLAIRE SENOUA

FAX NO: 924-3864

COMPANY: COA PLANNING

DATE: 6-9-04

FROM: VINCE CARRICA

TOTAL OF PAGES: (2) INCLUDING COVER SHEET

SUBJECT: Item# 3 Chamaisa Ridge DRB

JN: 990014

Deferral Request

IF YOU DO NOT RECEIVE ALL PAGES OF THIS TRANSMITTAL, OR IF MATERIAL IS NOT LEGIBLE, PLEASE CONTACT OUR OFFICE FROM 7:00 AM TO 5:00 PM, MST, MONDAY THROUGH THURSDAY OR 8:00 AM TO 12:00 PM, MST, FRIDAY. THANK YOU

# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

(505) 858-3100  
fax (505) 858-1118

twllc@tierrawestllc.com  
1-800-245-3102

May 19, 2004

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

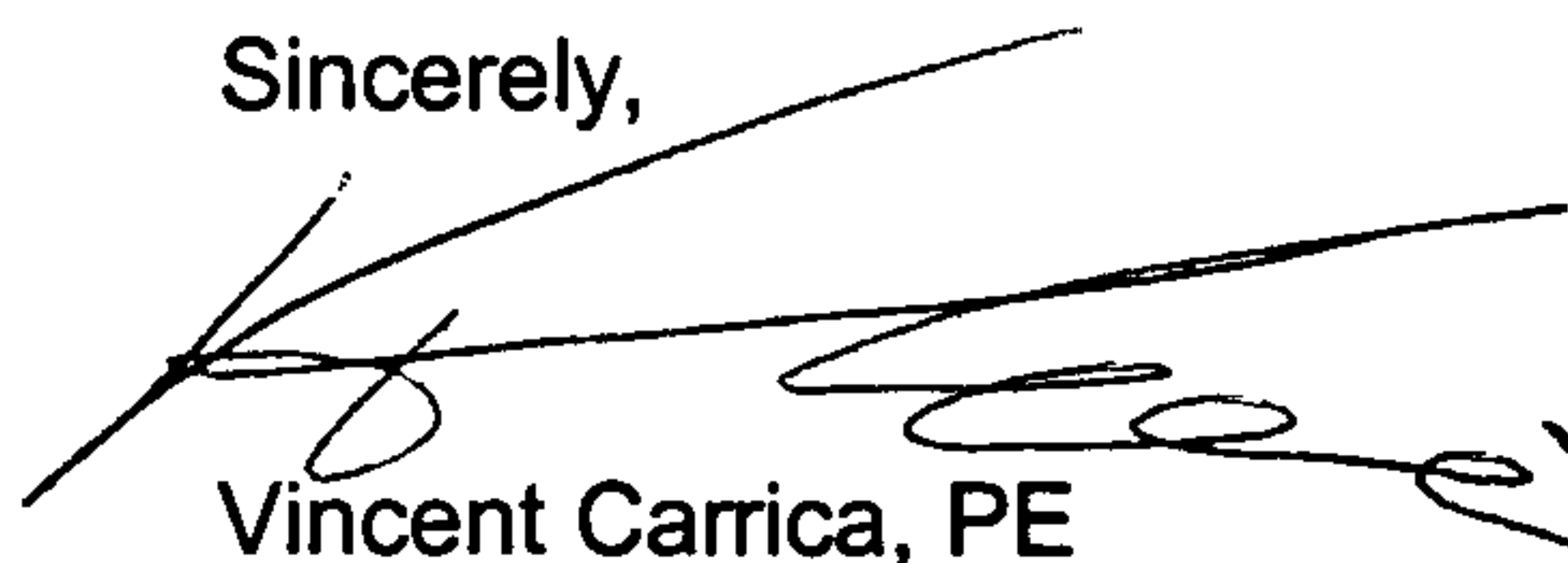
**RE: Chamisa Ridge Subdivision  
City Project No. 1002051  
Three (3) Week Deferral**

Dear Sheran:

Tierra West, LLC, on behalf of Geltmore Land Ltd. Company, requests a three (3) week deferral on City Project No. 1002051, Chamisa Ridge Subdivision for the referenced project. We request the deferral in order to secure drainage easements and/or agreements for a drainage outfall from the proposed subdivision to Lyons Boulevard. The outfall is necessary for the Master Drainage Plan, which in turn is necessary for the approval of the drainage for Chamisa Ridge Subdivision.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Vincent Carrica, PE

cc: Paul Silverman

JN: 990014  
RRB/VPC/ba

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

PAID RECEIPT

APPLICANT NAME Geltmore Land Ltd  
AGENT Tierra West, LLC  
ADDRESS 8509 Jefferson NE  
PROJECT & APP # 10020511  
PROJECT NAME Chamisa Ridge SubD

\$ \_\_\_\_\_ 469099/4916000 Conflict Management Fee  
\$ 110.00 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  
\$ 110.00 TOTAL AMOUNT DUE

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

TIERRA WEST LLC  
8509 JEFFERSON NE  
ALBUQUERQUE, NM 87113  
(505) 858-3100

1646  
95-677/1070

DATE 5/19/04

PAY TO THE ORDER OF City of Albuquerque \$ 110.00  
One Hundred & Ten and no/100 DOLLARS

City of Albuquerque  
Treasury Division

HIGH DESERT STATE BANK  
Member FDIC  
8110 Ventura NE  
Albuquerque, NM 87122

05/20/2004 2:26PM LDC: ANNX  
RECEIPT# 00023037 WSP 006 TRANSH 0043  
Donna Bohannan MP  
Activity# 4983000 TRSEJA  
Trans Amt \$110.00

FOR 99014 DRB - Appeal  
⑈001646⑈ ⑆107006677⑆

Security Features Details on Back.

CHANG  
CK  
CHANGE

\$110.00  
\$110.00  
\$0.00

# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

(505) 858-3100  
fax (505) 858-1118

twllc@tierrawestllc.com  
1-800-245-3102

May 19, 2004

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

RE: Chamisa Ridge Subdivision  
City Project No. 1002051  
Three (3) Week Deferral

Dear Sheran:

Tierra West, LLC, on behalf of Geltmore Land Ltd. Company, requests a three (3) week deferral on City Project No. 1002051, Chamisa Ridge Subdivision for the referenced project. We request the deferral in order to secure drainage easements and/or agreements for a drainage outfall from the proposed subdivision to Lyons Boulevard. The outfall is necessary for the Master Drainage Plan, which in turn is necessary for the approval of the drainage for Chamisa Ridge Subdivision.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

  
Vincent Carrica, PE

cc: Paul Silverman

JN: 990014  
RRB/VPC/ba



# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

Phone: 505-858-3100  
800-245-3102  
Fax: 505-858-1118

## FACSIMILE TRANSMITTAL

TO: CLARE SENOVA  
COMPANY: COA

FAX NO: 924-3864  
DATE: 5-19-04

FROM: Vince CARRICA

TOTAL OF PAGES: (2) INCLUDING COVER SHEET

SUBJECT: Chimise Ridge - DRB DEFERENTIAL

JN: 990014

3 week DEFERENTIAL TO CONTINUE TO ACQUIRE EASEMENTS  
& COORDINATE AGREEMENT FOR MASTER DRAINAGE PLAN.

IF YOU DO NOT RECEIVE ALL PAGES OF THIS TRANSMITTAL, OR IF MATERIAL IS NOT LEGIBLE, PLEASE CONTACT OUR OFFICE FROM 7:00 AM TO 5:00 PM, MST, MONDAY THROUGH THURSDAY OR 8:00 AM TO 12:00 PM, MST, FRIDAY. THANK YOU

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

PAID RECEIPT

APPLICANT NAME

AGENT

Tierra West, LLC.

ADDRESS

PROJECT & APP #

1002051

PROJECT NAME

Deferral

\$ \_\_\_\_\_ 469099/4916000 Conflict Management Fee

\$ 110.00 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

\$ 110.00 TOTAL AMOUNT DUE

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

<b>TIERRA WEST LLC</b> 8509 JEFFERSON NE ALBUQUERQUE, NM 87113 (505) 858-3100		1629
DATE <u>7.29.04</u>		95-677/1070
PAY TO THE ORDER OF <u>City of Albuquerque</u>	\$ <u>110.00</u>	
<u>One Hundred &amp; Ten</u>	<u>and</u>	<u>00</u> DOLLARS
 <b>HIGH DESERT STATE BANK</b> Member FDIC 8110 Ventura NE Albuquerque, NM 87122	FOR <u>990014 Deferral</u>	
MP <u>Donna J Bohannon</u>		201813
⑈001629⑈ ⑆107006677⑆		

# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

(505) 858-3100  
fax (505) 858-1118

twllc@tierrawestllc.com  
1-800-245-3102

April 7, 2004



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

**RE: Chamisa Ridge Subdivision  
City Project No. 1002051  
Two-Week Deferral**

Dear Sheran:

Tierra West, LLC, on behalf of Geltmore Land Ltd. Company, requests a three-week deferral on City Project No. 1002051, Chamisa Ridge Subdivision, to April 28, 2004, for the referenced project. We request the deferral in order to continue to secure a drainage easement, from various land owners, necessary for the Master Drainage Plan.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald Bohannon, PE

cc: Paul Silverman

JN: 990014  
RRB/VPC/js


# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

(505) 858-3100  
fax (505) 858-1118

twllc@tierrawestllc.com  
1-800-245-3102

February 25, 2004



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

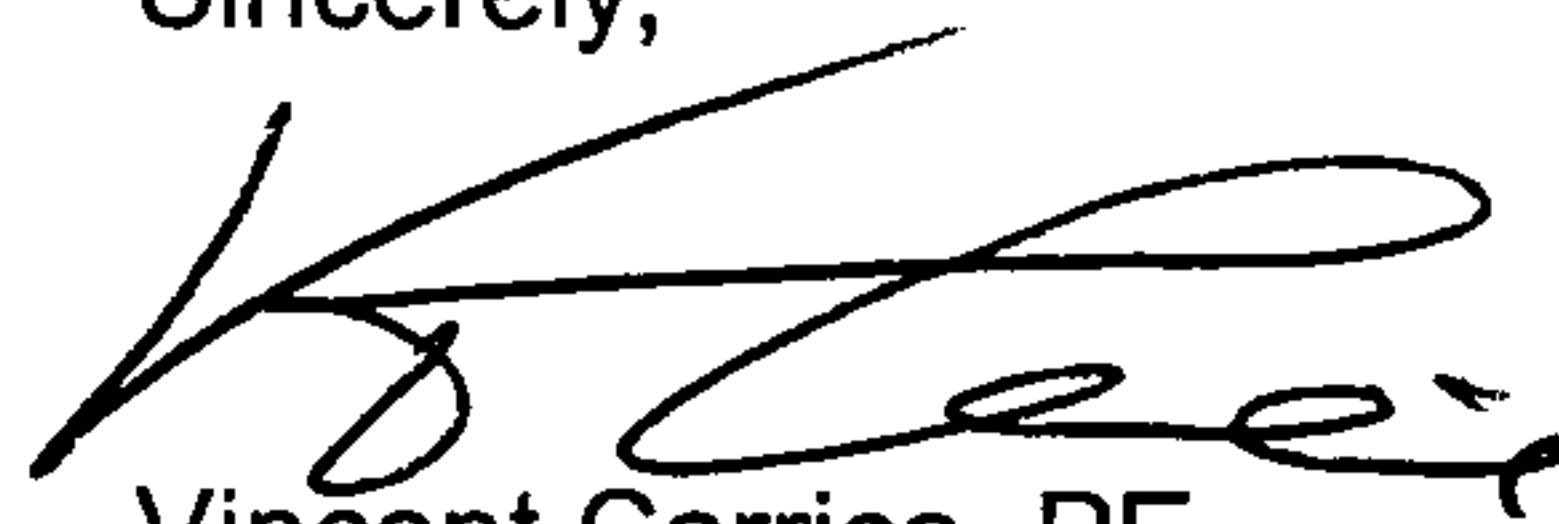
**RE: Chamisa Ridge Subdivision  
City Project No. 1002051  
Three (3) Week Deferral**

Dear Sheran:

Tierra West, LLC, on behalf of Geltmore Land Ltd. Company, requests a three (3) week deferral on City Project No. 1002051, Chamisa Ridge Subdivision for the referenced project. We request the deferral in order to secure drainage easements and/or agreements for a drainage outfall from the proposed subdivision to Lyons Boulevard. The outfall is necessary for the Master Drainage Plan, which in turn is necessary for the approval of the drainage for Chamisa Ridge Subdivision.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Vincent Carrica, PE

cc: Paul Silverman

JN: 990014  
RRB/VPC/ba



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

PAID RECEIPT

APPLICANT NAME Geltmore Land, Ltd. Co.  
AGENT Tierra West, LLC  
ADDRESS 8509 JEFFERSON ST. NE. 87113  
PROJECT & APP # 1002051 / 03DRB-02008-0201  
PROJECT NAME Chamisa Ridge S/D

\$ \_\_\_\_\_ 469099/4916000 Conflict Management Fee  
\$ 110<sup>00</sup> 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  
\$ 110<sup>00</sup> TOTAL AMOUNT DUE

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

1578  
95-677/1070

TIERRA WEST LLC  
8509 JEFFERSON NE  
ALBUQUERQUE, NM 87113  
(505) 858-3100

DATE 2/26/04

\*\*\*DUPLICATE \$110.00\*\*\*  
City of Albuquerque  
Treasury Division

PAY TO THE ORDER OF City of Albuquerque DOLLARS

One Hundred & Ten

02/26/2004 2:03PM LOC: ANNX  
RECEIFTH 00021045 WSH 007 TRANSH 0027  
Account 441006 Fund 0110  
Activity 4983000  
Trans Am Anna Johansson MP

HIGH DESERT STATE BANK  
Member FDIC  
8110 Ventura NE  
Albuquerque, NM 87122

FOR 990014 DRB Hearing \$110.00

⑈001578⑈ ⑈107006677⑈0100201813⑈ \$0.00

# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

(505) 858-3100  
fax (505) 858-1118

twllc@tierrawestllc.com  
1-800-245-3102

February 3, 2004

Ms. Sheran Matson, AICP, Chair  
Development Review Board  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

#6 Paid  
2/25

**RE: Deferral of Chamisa Ridge Subdivision  
City Project No. 1002051**

Dear Sheran:

Tierra West, LLC, on behalf of Geltmore Land Ltd. Company, requests a deferral on DRB Project #1002051, Chamisa Ridge Subdivision, to February 25, 2004, for the referenced project. We request the deferral in order to secure a drainage easement, from Albuquerque Public Schools, and to prepare an agreement for funding of the out fall necessary for the Master Drainage Plan.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

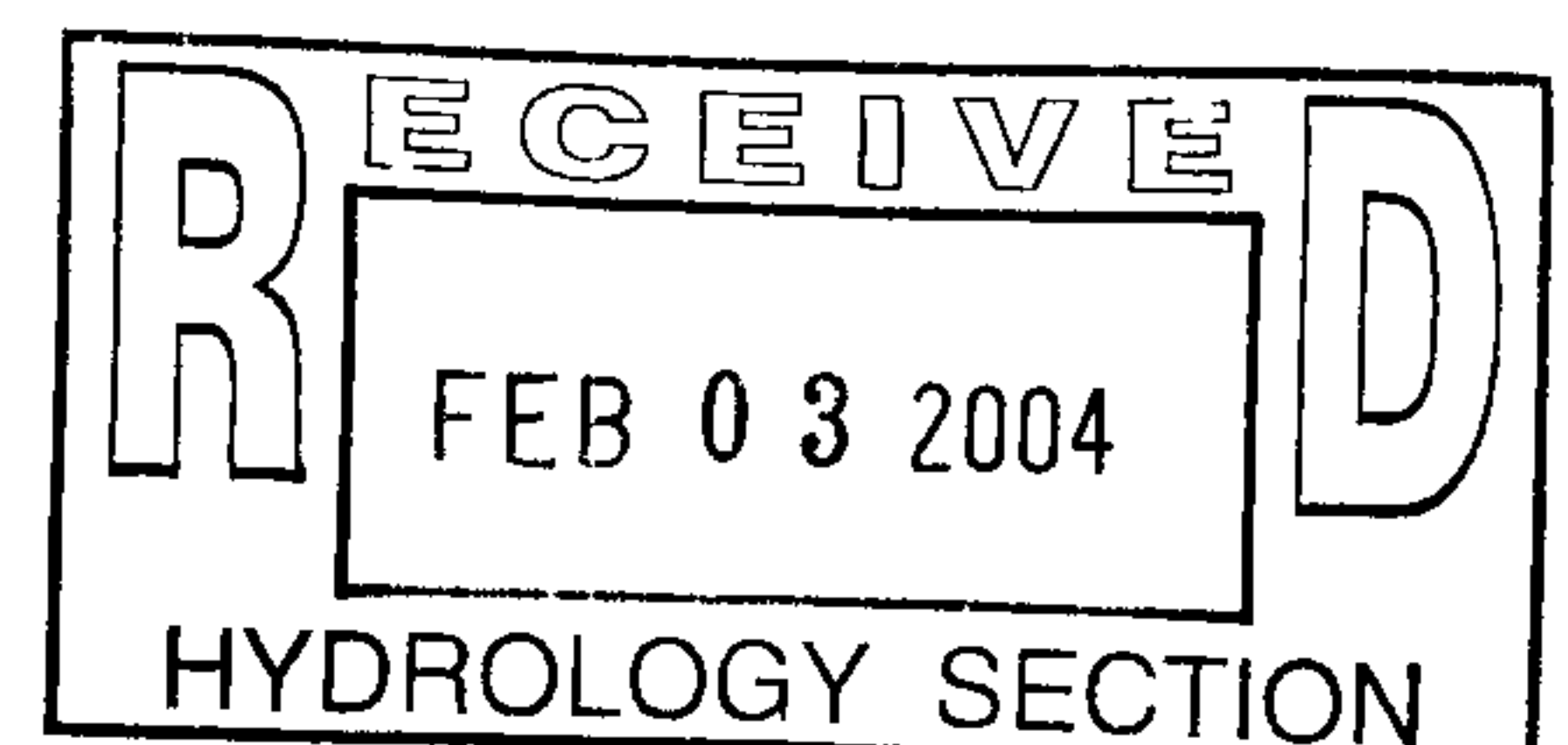


Vincent Carrica, PE

cc: Paul Silverman

JN: 990014  
VPC/kk

990014:DRB Deferral Letter 01-19-04



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

**PAID RECEIPT**

APPLICANT NAME Geltmore Land Ltd Co  
 AGENT Tierra West LLC  
 ADDRESS 8509 Jefferson NE  
 PROJECT & APP # 1002051 - H-11/D67  
 PROJECT NAME Chamisa Ridge Subd

\$ \_\_\_\_\_ 469099/4916000 Conflict Management Fee  
 \$ 110- 441006/4983000 DRB Actions  
 \$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
 \$ \_\_\_\_\_ 441018/4971000 Public Notification  
 \$ 50- 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  
 \$ 160- TOTAL AMOUNT DUE

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

**TIERRA WEST LLC**

8509 JEFFERSON NE  
 ALBUQUERQUE, NM 87113  
 (505) 858-3100

1554

95-677/1070

PAY TO THE ORDER OF City of Albuquerque  
ONE Hundred Sixty & 00/100

DATE 1.26.04

\*\*\*DUPLICATE \$160.00

City of Albuquerque  
 Treasury Division DOLLARS



01/03/2004 11:26AM  
 HIGH DESERT STATE BANK

LOC: ANN

02/03/2004

11:25AM

LOC: ANN

Account 441006 Fund 0110

RECEIPT# 00018516 WSH 006 TRANSH 0004

Trans Amt \$160.00

Account 441006 Fund 0110

*Donna Bohannon*

Trans Amt 001554001070066770100201813

\$160.00

CK \$160.00  
 CHANGE \$0.00

Thank You



# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

(505) 858-3100  
fax (505) 858-1118

twllc@tierrawestllc.com  
1-800-245-3102

January 23, 2004

#2

all paid

Ms. Sheran Matson, AICP, Chair  
Development Review Board  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

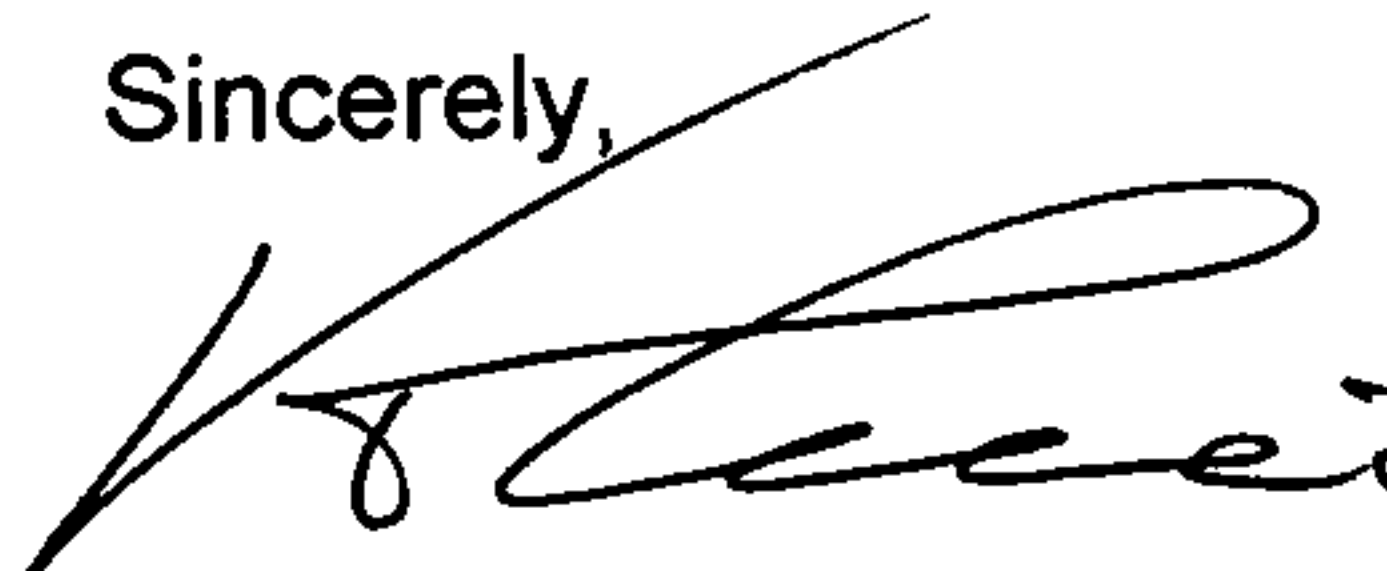
RE: **Deferral of Chamisa Ridge Subdivision**  
~~City Project No. 1002051~~  
DRB

Dear Sheran:

Tierra West, LLC, on behalf of Geltmore Land Ltd. Company, requests a deferral on DRB Project #1002051, Chamisa Ridge Subdivision, to February 4, 2004, for the referenced project. We request the deferral in order to secure a drainage easement, from Albuquerque Public Schools, and to prepare an agreement for funding of the out fall necessary for the Master Drainage Plan.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Vincent Carrica, PE

cc: Paul Silverman

JN: 990014  
VPC/kk



**Project # 1002051**

03DRB-02009 Major-Vacation of Public Easements

03DRB-02008 Major-Preliminary Plat

03DRB-02011 Minor-Temp Defer SDWK

03DRB-02010 Minor-Vacation of Private Easements

TIERRA WEST LLC agent(s) for GELTMORE LAN CO request(s) the above action(s) for all or a portion c (s) A, CHAMISA RIDGE UNIT 1, zoned R-LT, loca PARADISE BLVD NW, between BIG SAGE DRIVE N CONEFLOWER DR NW containing approximately 1 (s). [REF: 02DRB-00963] [Deferred from 1/14/04] (B-

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

PAID RECEIPT

APPLICANT NAME Gettmore  
AGENT Laura West  
ADDRESS \_\_\_\_\_  
PROJECT & APP # Prop 1002051  
PROJECT NAME Chamisa Ridge

\$ \_\_\_\_\_ 469099/4916000 Conflict Management Fee  
\$ 110<sup>00</sup> 441006/4983000 DRB Actions Agenda fee  
\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
\$ \_\_\_\_\_ 441018/4971000 Public Notification  
\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study  
\$ 110<sup>00</sup> TOTAL AMOUNT DUE

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

TIERRA WEST LLC  
8509 JEFFERSON NE  
ALBUQUERQUE, NM 87113  
(505) 858-3100

1552  
95-677/1070

DATE 1.22.04

PAY TO THE ORDER OF City of Albuquerque \$ 110<sup>00</sup>  
One hundred ten & no/100 City of Albuquerque  
TREASURY DIVISION DOLLARS

HIGH DESERT STATE BANK  
Member FDIC  
8110 Ventura NE  
Albuquerque, NM 87122

FOR Chamisa Ridge - #1002051

01/23/2004 9:39AM LOC: FINX  
RECEIPT# 00019146 WSH 007 TRAIL 0036  
Acct. Amt 441006  
Activity 4987000  
Donna Bohannon MP  
\$110.00

⑈001552⑈ ⑆107006677⑆01002051⑈

CHANGE \$110.00  
50.00

12/31/03

~~April~~

Condition of Final Plan:  
(if not received before)  
Letter stating no perimeter  
walls to be constructed.

If this changes, approval  
is required.

Deferred to 1/14/03 for  
Johnny @ Lm & additions  
to LL for TD

1/14/04 -

T.D. concerns  
AMA & CA

# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

(505) 858-3100  
fax (505) 858-1118

twllc@tierrawestllc.com  
1-800-245-3102

April 27, 2004

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

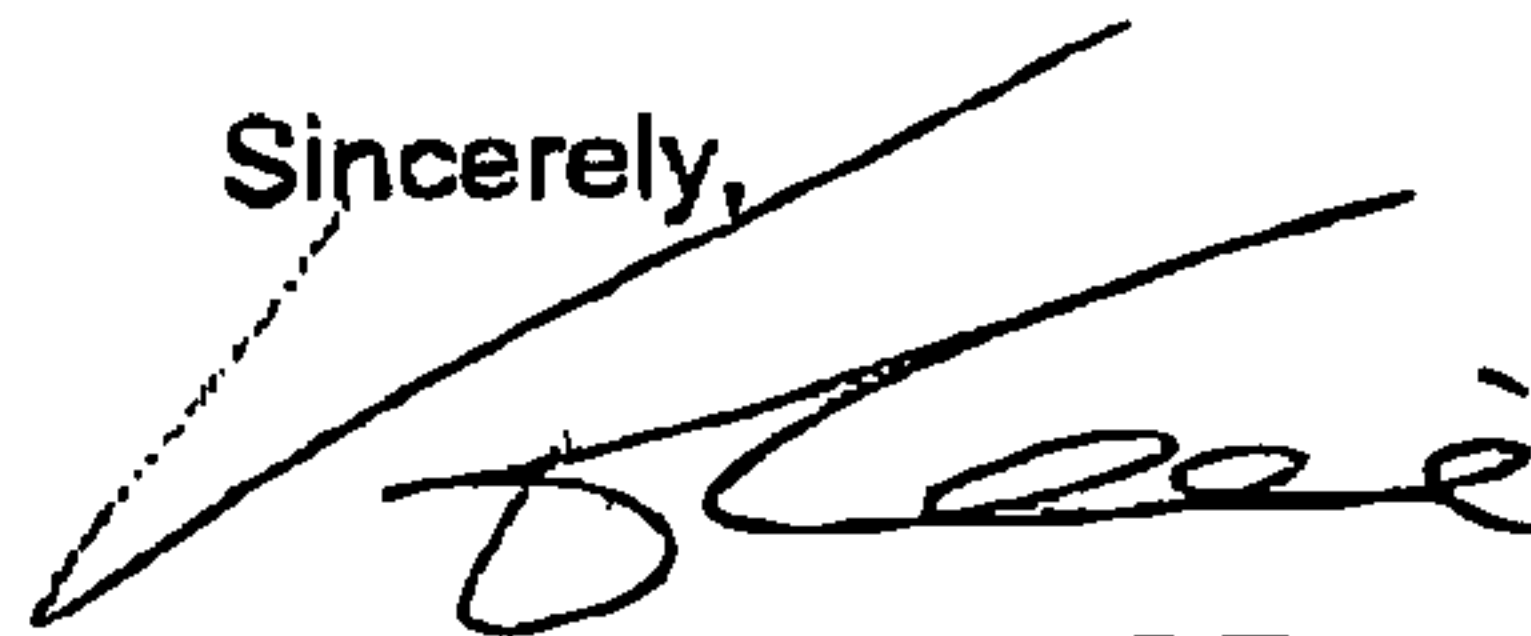
**RE: Chamisa Ridge Subdivision  
City Project No. 1002051  
Three-Week Deferral**

Dear Sheran:

Tierra West, LLC, on behalf of Geltmore Land Ltd. Company, requests a three-week deferral on City Project No. 1002051, Chamisa Ridge Subdivision, to May 19, 2004, for the referenced project. We request the deferral in order to continue to secure a drainage easement and execute a drainage agreement, from various land owners, necessary for the Master Drainage Plan.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Vincent Carrica, PE

cc: Paul Silverman

JN: 990014  
VPC



# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

Phone: 505-858-3100  
800-245-3102  
Fax: 505-858-1118

## FACSIMILE TRANSMITTAL

TO: CLAIRE SENOVA

FAX NO: 924-3864

COMPANY: COA

DATE: 4-30-04

FROM: Vince CARRICA

TOTAL OF PAGES: (2) INCLUDING COVER SHEET

SUBJECT: ChAnisa Ridge

JN: 990014

Revised Referral Letter

IF YOU DO NOT RECEIVE ALL PAGES OF THIS TRANSMITTAL, OR IF MATERIAL IS NOT LEGIBLE, PLEASE CONTACT OUR OFFICE FROM 7:00 AM TO 5:00 PM, MST, MONDAY THROUGH THURSDAY OR 8:00 AM TO 12:00 PM, MST, FRIDAY. THANK YOU

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

FIGURE 12

Date Submitted: \_\_\_\_\_  
Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: \_\_\_\_\_  
Date Preliminary Plat Expires: \_\_\_\_\_  
DRB Project No.: 1002051  
DRB Application No.: \_\_\_\_\_

**ORIGINAL**

INFRASTRUCTURE LIST

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

Chamisa Ridge Unit 2

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract A, Chamisa Ridge

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 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
<i>Public Improvements</i>									
<input type="text"/>	<input type="text"/>	36' F-F	Residential Paving, Curb and Gutter and 4' Sidewalks (Both Sides)DEFERRED	Coneflower Drive NW	End of Pavement	Wild Onion Avenue NW	/	/	/
<input type="text"/>	<input type="text"/>	36' F-F	Residential Paving, Curb and Gutter and 4' Sidewalks (Both Sides)DEFERRED	Wild Onion Avenue NW	Coneflower Drive NW	Big Sage Drive NW	/	/	/
<input type="text"/>	<input type="text"/>	36' F-F	Residential Paving, Curb and Gutter and 4' Sidewalks (Both Sides)DEFERRED	Big Sage Drive NW	End of Pavement	Wild Onion Avenue NW	/	/	/
<input type="text"/>	<input type="text"/>	* 8"	Water PVC Line	Coneflower Drive NW	End of Pavement	Wild Onion Avenue NW	/	/	/
<input type="text"/>	<input type="text"/>	* 8"	Water PVC Line	Wild Onion Avenue NW	Coneflower Drive NW	Big Sage Drive NW	/	/	/
<input type="text"/>	<input type="text"/>	* 8"	Water PVC Line	Big Sage Drive NW	End of Pavement	Wild Onion Avenue NW	/	/	/

<input type="checkbox"/>	<input type="checkbox"/>	* 8"	SAS Gravity Line	Coneflower Drive NW	End of Pavement	Wild Onion Avenue NW	/	/	/		
<input type="checkbox"/>	<input type="checkbox"/>	* 8"	SAS Gravity Line	Wild Onion Avenue NW	Coneflower Drive NW	Big Sage Drive NW	/	/	/		
<input type="checkbox"/>	<input type="checkbox"/>	* 8"	SAS Gravity Line	Big Sage Drive NW	End of Pavement	Wild Onion Avenue NW	/	/	/		
<input type="checkbox"/>	<input type="checkbox"/>	36"	RCP	Rear Property Line	West Property Line	East Property Line	/	/	/		
<input type="checkbox"/>	<input type="checkbox"/>	* Water and Sewer is under NMUI jurisdiction and will not be required to be guaranteed. Water Infrastructure to include Valves, Fittings, Valve Boxes and Fire Hydrants as required.							/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer to include Manholes and Service Connections as required.							/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	Residential Street Lights per DPM.							/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	Certified Grading and Drainage with Private Walls and Private Drainage (Non- work order item) Required for SIA/Financial Guarantee Release.							/	/	/

**NOTES**

- 1 \_\_\_\_\_
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_
- 4 \_\_\_\_\_
- 5 \_\_\_\_\_

**AGENT / OWNER**

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

*Ronald R. Bohannon*

NAME (print)

Tierra West LLC

FIRM

*Ronald R. Bohannon*

SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT

THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: \_\_\_\_\_

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

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

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

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

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

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

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

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

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

(505) 858-3100  
fax (505) 858-1118

twllc@tierrawestllc.com  
1-800-245-3102

January 5, 2004

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

**RE: Chamisa Ridge  
City Project No. 1002051  
Perimeter / Retaining Walls**

Dear Sheran:

Per our discussion at the December 31 DRB hearing, the use of perimeter walls is not anticipated for the second phase of Chamisa Ridge Subdivision. This second phase is to be constructed similar to Phase One in which no walls were constructed along the perimeter of the subdivision. The existing lots in Phase One and the proposed lots in Phase Two are just under one acre in size and the constructions of garden walls around the subdivision is not necessary.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, PE

cc: Paul Silverman

JN: 990014  
RRB/VPC/js





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

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

**APPLICANT INFORMATION:**

NAME: GELTMORE LAND LTD. CO. PHONE: 292.0408  
 ADDRESS: 11901 ORYX PLACE NE FAX: 292.0408  
 CITY: ABQ STATE NM ZIP 87111 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER/DEVELOPER  
 AGENT (if any): TIERRA WEST LLC PHONE: 858-3100  
 ADDRESS: 8509 JEFFERSON NE FAX: 858-1118  
 CITY: ABQ STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

**DESCRIPTION OF REQUEST:** PRELIMINARY PLAT APPROVAL & VACATION OF PRIVATE ACCESS & PUBLIC DRAINAGE EASEMENT, SIDEWALK DEFECTAL  
 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 A Block: \_\_\_\_\_ Unit: 1  
 Subdiv. / Addn. CHAMISA RIDGE  
 Current Zoning: R-LT Proposed zoning: SAME  
 Zone Atlas page(s): B-10 No. of existing lots: 1 No. of proposed lots: 17  
 Total area of site (acres): 17.78 Density if applicable: dwellings per gross acre: 0 dwellings per net acre: 0.96  
 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. 101006527404531018 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: PARADISE BLVD NW  
 Between: BIG SAGE DR NW and CONEFLOWER DR NW

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): DRB 94-20/02DRB-00963 -- PROJ# 1002051

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

SIGNATURE DAVID SOULE DATE \_\_\_\_\_  
 (Print) DAVID SOULE, P.E.  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 9/01, 3/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	- <u>02008</u>	<u>PP</u>	<u>SZ</u>	\$ <u>1010.</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>03 DRB</u> - <u>02009</u>	<u>VPE #3</u>	<u>V</u>	\$ <u>135.-</u>
<input checked="" type="checkbox"/> All case #s are assigned	- <u>02010</u>	<u>VPRE = 1</u>	<u>V</u>	\$ <u>45.-</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	- <u>02011</u>	<u>TD SW</u>		\$ <u>50.-</u> 1240
<input checked="" type="checkbox"/> Case history #s are listed		<u>Notice</u>		\$ <u>75.-</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill <u>NO</u>				Total
<input type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>Dec 31, 2003</u>			\$ <u>1315.</u>
<input type="checkbox"/> F.H.D.P. fee rebate				

DAVID SOULE 11/26/03  
 Planner signature / date

Project # 1002051



**FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING**

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

**MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
- Proposed Infrastructure List.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)  $565 + (15 \times 17) + 25 = 255 + 565 = 820 \div 190 = 1010$
- 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.

DAVID SOULE, P.E.

David Soule  
Applicant name (print)  
David Soule  
Applicant signature / date



Form revised September 2001

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
03 DRB - 02008  
 - 02009  
 - 02010  
 02011

Jan 11/26/03  
Planner signature / date  
**Project #** 1002051





**FORM V: SUBDIVISION VARIANCES & VACATIONS**

**BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS**

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

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

**VACATION OF PUBLIC EASEMENT**

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

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

**SIDEWALK DESIGN VARIANCE**

**SIDEWALK WAIVER**

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

**TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

650.-

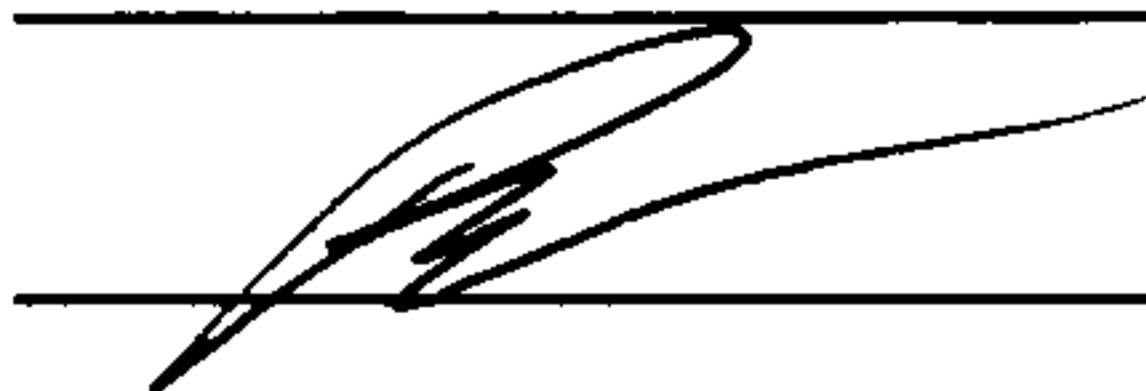
- Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (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.

RONALD R. BOHANNAN, P.E.



Applicant name (print)

Applicant signature / date

.pdf Form revised Sept. 2011



- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers
- 02008  
02009  
02010  
02011

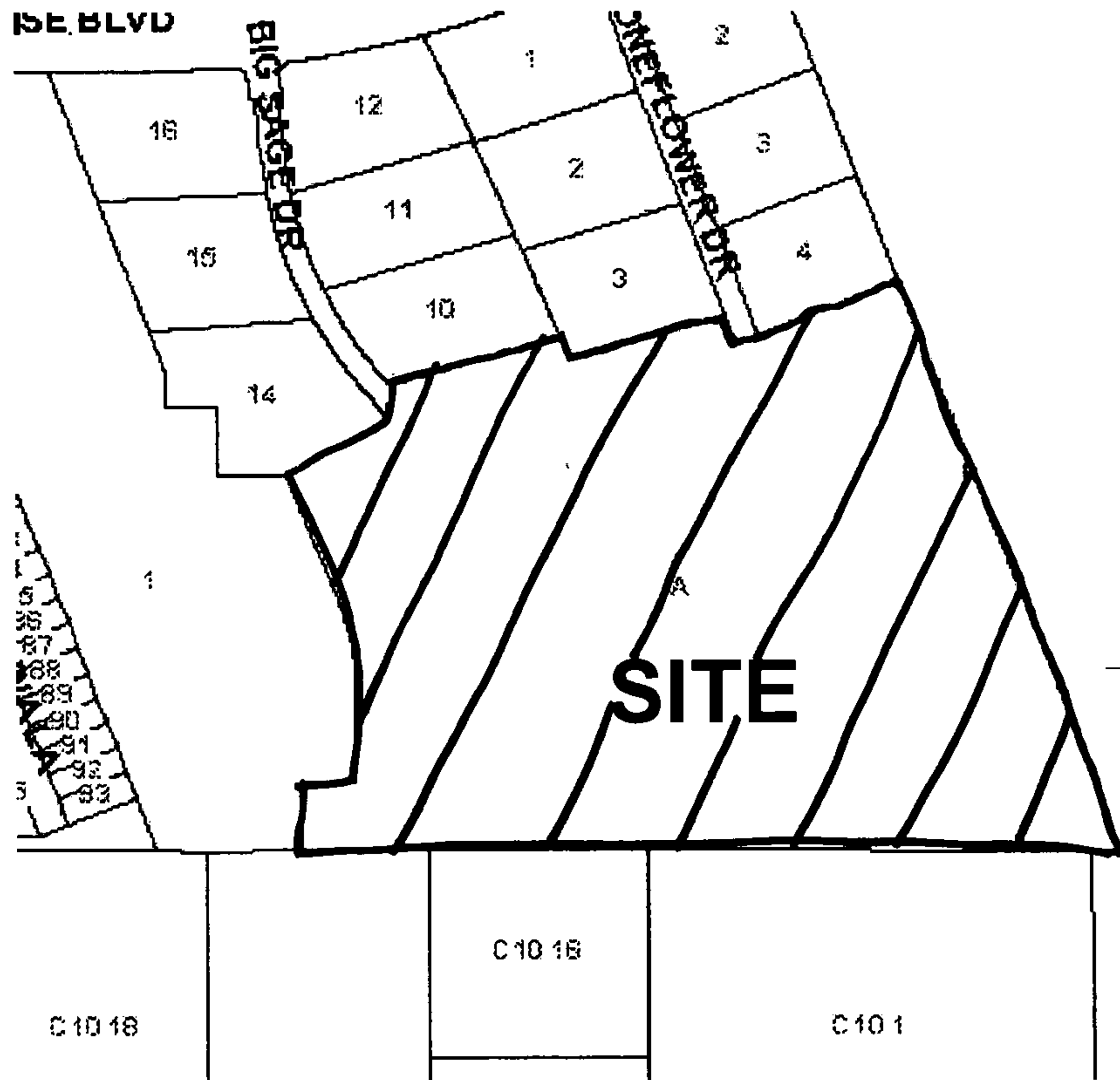
03 DRB

Planner signature / date

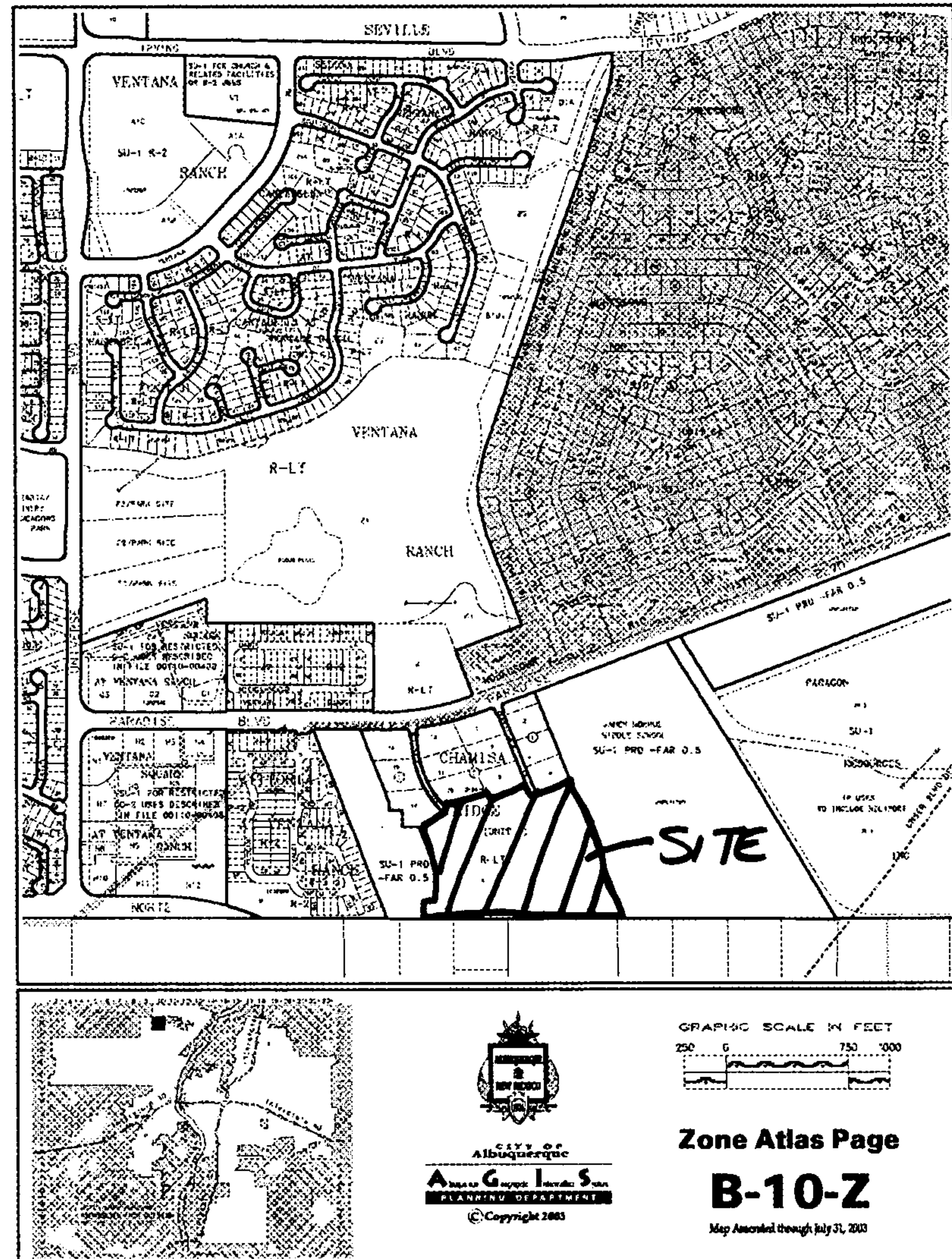
1/26/03

Project # 1002051

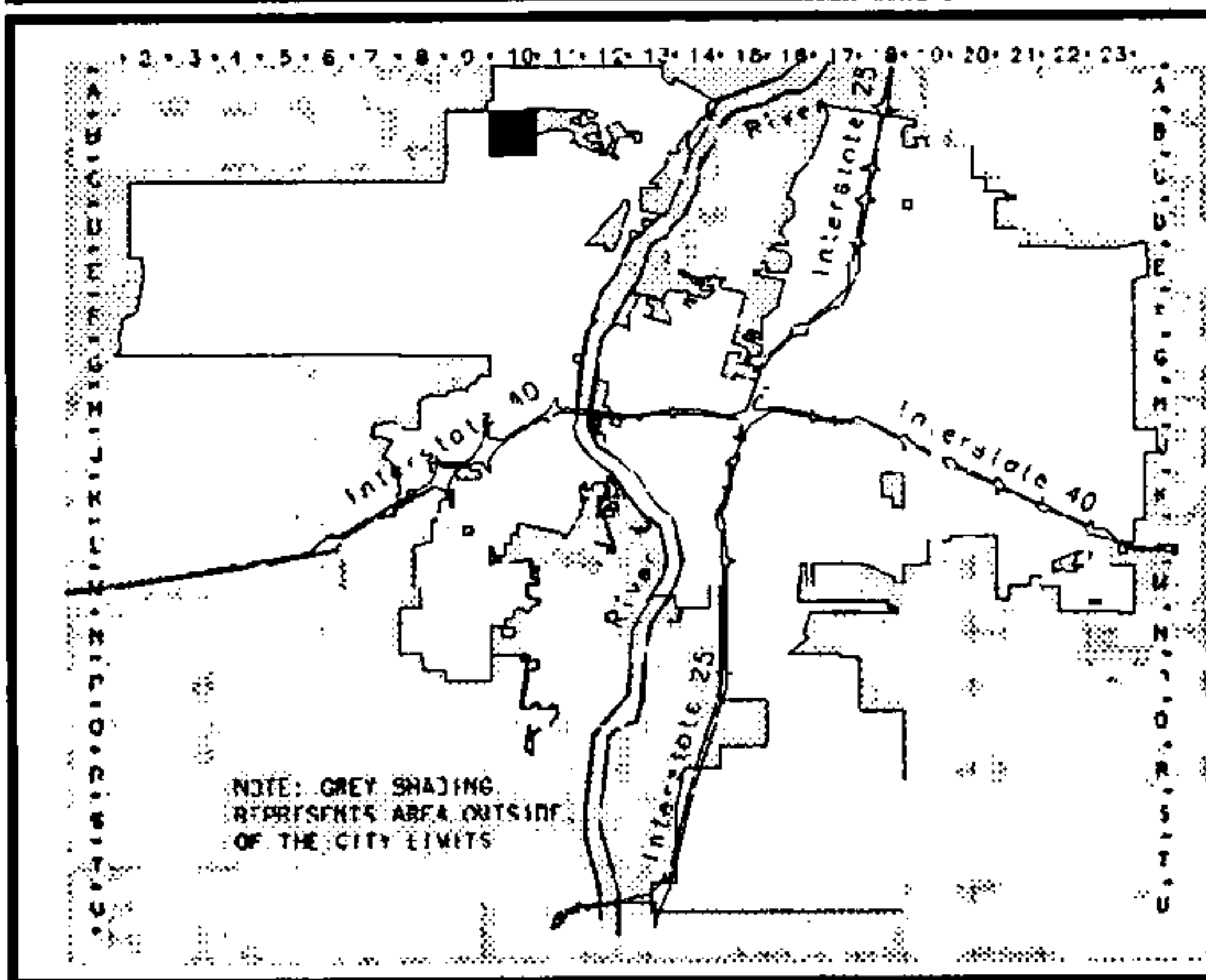
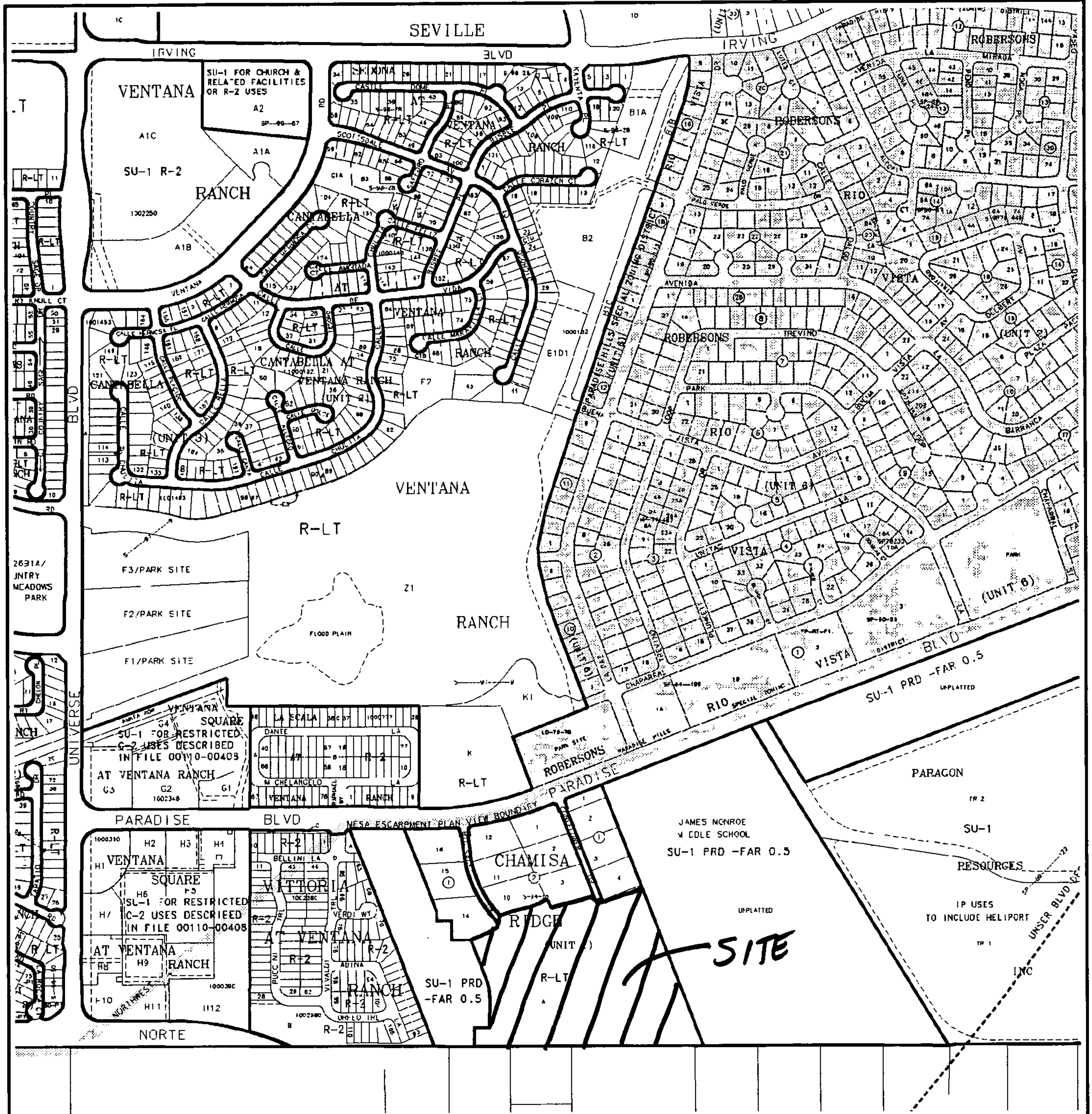




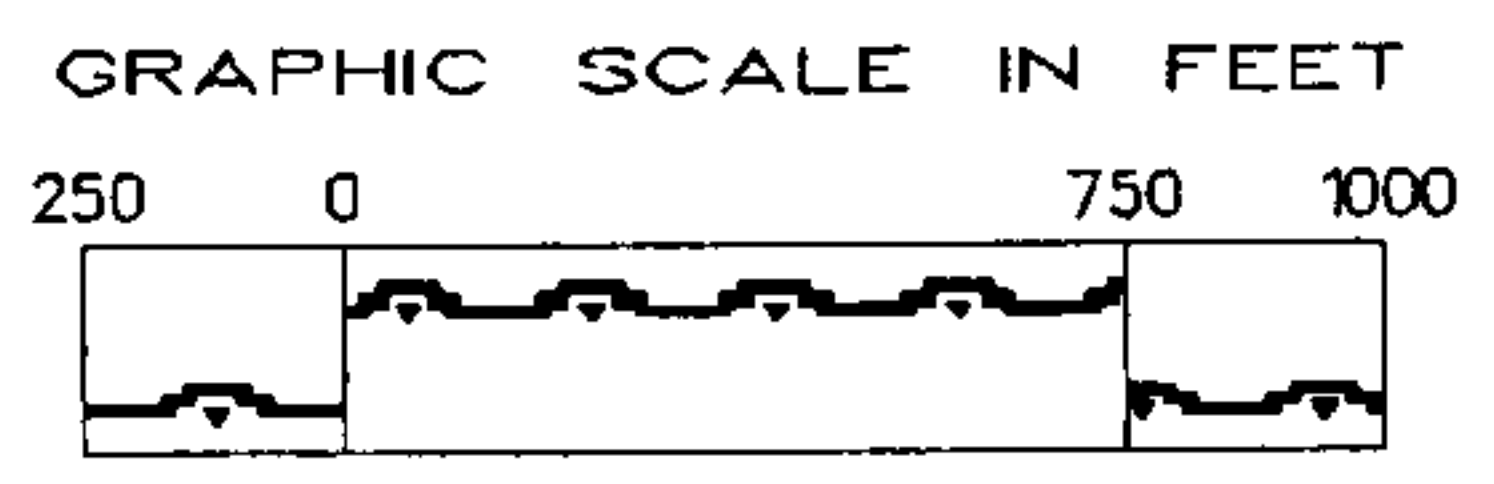
Zoning: R-LT  
 Lot/Block/Subd: A , 0000 , CHAMISA RIDGE UNIT 1  
 UPC #: 101006527404531018







CITY OF Albuquerque  
**A**buquerque **G**eographic **I**nformation **S**ystem  
 PLANNING DEPARTMENT  
 © Copyright 2003



**Zone Atlas Page**  
**B-10-Z**  
 Map Amended through July 31, 2003





# Project Summary Report

Click on any Application Number or Completion Disposition under Related Applications to reveal greater detail.

**Project Number:** 1002051

**Project Name:** CHAMISA RIDGE, TRACT A

**Project Description:**

DRB APPLICATION

**Related Applications in Order of Submittal:**

Red - Withdrawn

Application	Application Type	Completed Activity	Completion Disposition	Date
<a href="#">02DRB - 00963</a>	SKETCH PLAT OR PLAN	NO MORE ACTION	<u>COMPLETED</u>	7/11/2002

October 30, 2003


City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

Re: TRACT A, CHAMISA RIDGE UNIT 1  
ALBUQUERQUE, NEW MEXICO

To Whom It May Concern:

As the Owner/Developer, I hereby grant Ronald R. Bohannan and Tierra West, LLC to act as agent on behalf of GELTMORE LAND LTD., CO. on matters pertaining to any and all of the submittals to the City of Albuquerque of TRACT A, CHAMISA RIDGE UNIT 1 project.

HARRY L. SILVERMAN  
(Print Name & Title)

  
(Sign Name & Title)

October 30, 2003  
(Date)

# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

(505) 858-3100  
fax (505) 858-1118

twllc@tierrawestllc.com  
1-800-245-3102

November 25, 2003

Mrs. Sheran Matson, AICP, Chair  
Development Review Board  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

**RE: Approval of Preliminary Plat, Vacation of Private Access, Public Roadway, AMAFCA Easement and Public Drainage Easements, and Temporary Deferral of Sidewalks, and Public Utility Easement Tract A, Chamisa Ridge (known as Chamisa Ridge Unit 2) Zone Atlas Page B-10; DRB Project#: 1002051**

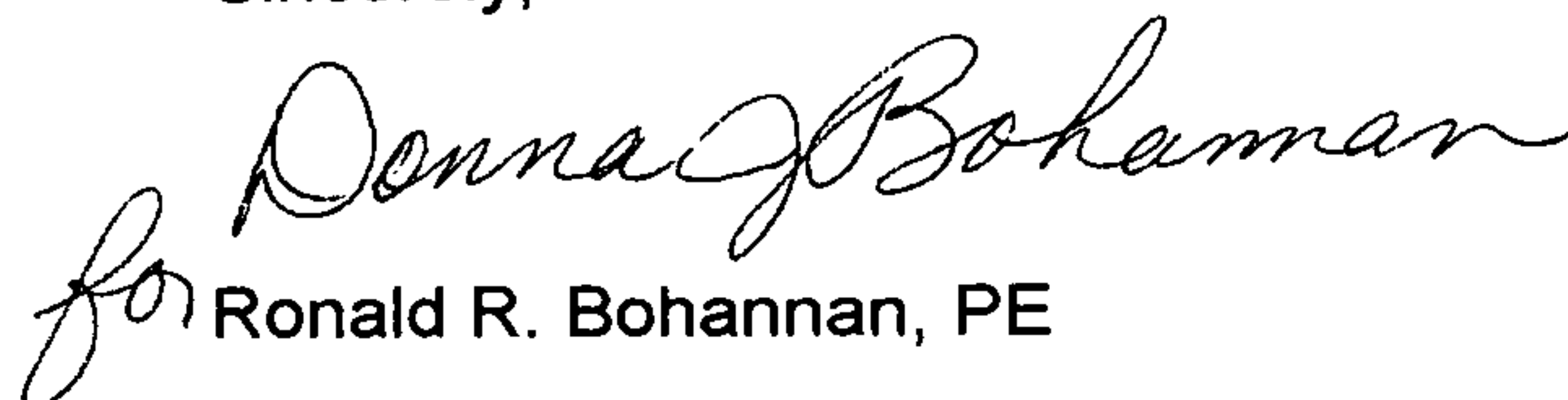
Dear Mrs. Matson:

Tierra West LLC, on behalf of Geltmore Land Ltd. Co., requests approval of the items referenced above. The site is located south of Paradise Boulevard NW between Coneflower Drive NW and Big Sage Drive NW. The site is zoned R-LT and will consist of 17 single-family residences.

We request the vacation of the 50-foot private access, AMAFCA drainage easement, public drainage easements, public utility easement and a 34-foot public roadway easement. A temporary public drainage easement will be utilized for the storm water runoff. We also request the approval of the Preliminary Plat, Infrastructure List, and temporary deferral of sidewalks.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,

  
for Ronald R. Bohannan, PE

Enclosure/s

cc: Harry Silverman  
Laura Horton, Ventana Ranch N.A.  
Bruce Nyberg, Ventana Ranch N.A.  
Larry Weaver, Paradise Hills N.A.  
Tom Anderson, Paradise Hills N.A.

JN: 990014  
RRB/kk



# 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: October 29, 2013

TO CONTACT NAME: Karen Kline  
 COMPANY/AGENCY: Jura West LLC  
 ADDRESS/ZIP: 8509 Jefferson NE 87109  
 PHONE/FAX #: 858-3700 / 858-1118

Thank you for your inquiry of 10-29-03 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tract A, Chamber Ridge Unit One

zone map page(s) B-10

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

Vantana Ranch  
 Neighborhood Association  
 Contacts: Laura Horton  
7224 Cascada Rd NW  
898-8103 (w) 87114  
Bruce Nyberg  
12824 Brushfield Rd NW  
890-4559 (w) 87114

Paradise Hill Civic  
 Neighborhood Association  
 Contacts: Larry Weaver  
6001 United St NW / 87114  
898-8640 (w) 846-1511 (w)  
Tom Anderson  
10013 Plunkett Dr NW  
897-2593 (w) 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,  
Dulana J. Cummins  
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

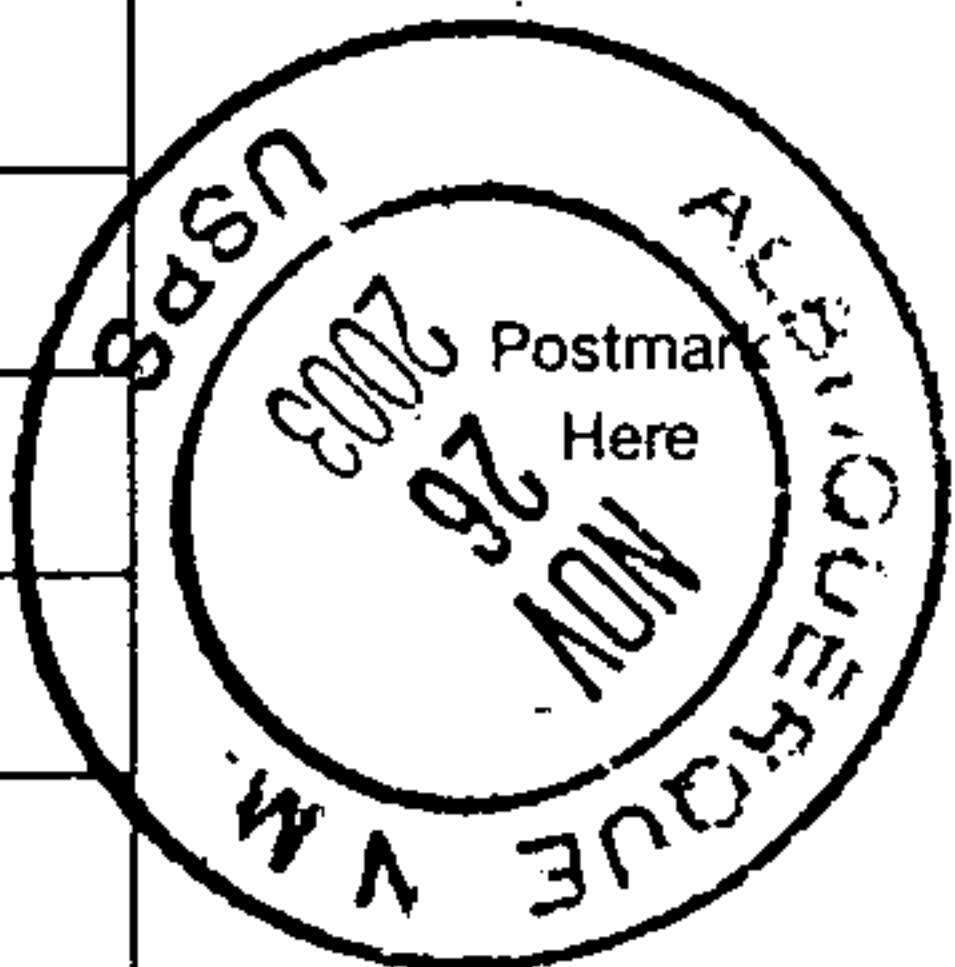


7002 0510 0002 9479 3182

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

**OFFICIAL USE**

Postage	\$ 1.75
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 5.80</b>



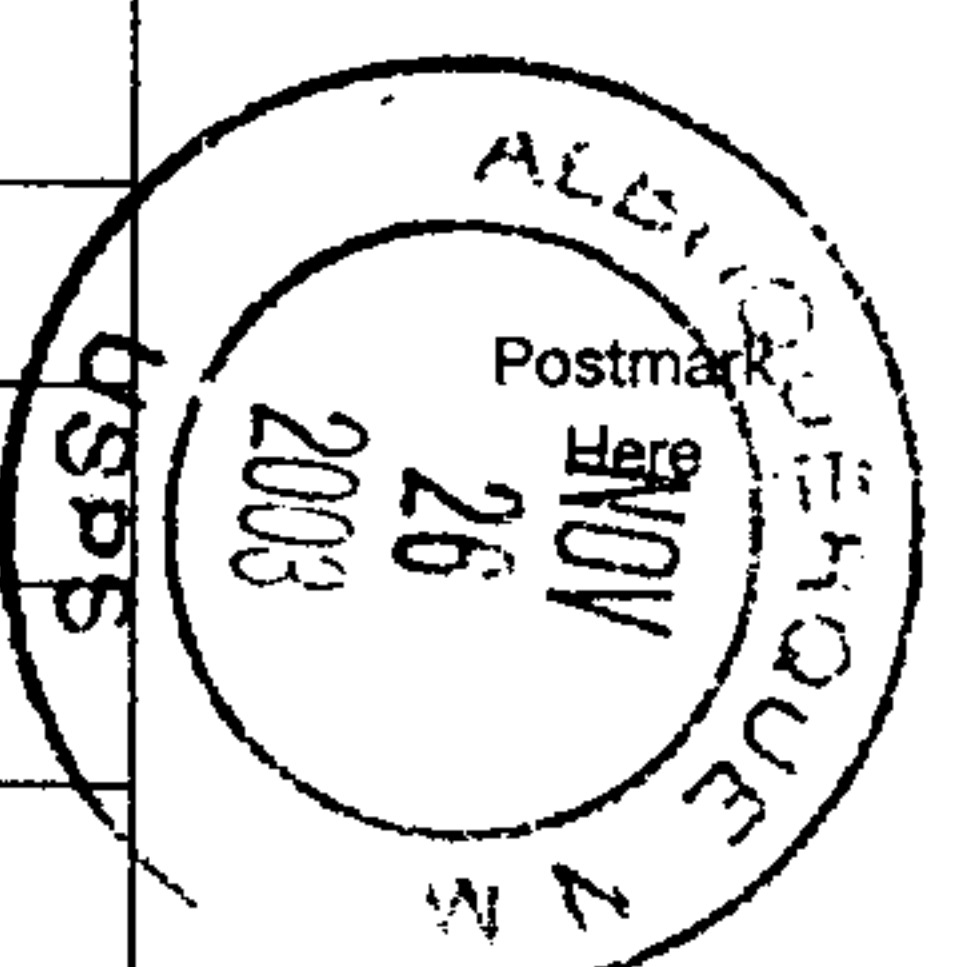
Sent To Bruce Nyberg  
 Street, Apt. No., or PO Box No. 6824 Brushfield Rd NW  
 City, State, ZIP+4 ABQ NM 87114

7002 0510 0002 9479 3182

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

**OFFICIAL USE**

Postage	\$ 1.75
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 5.80</b>



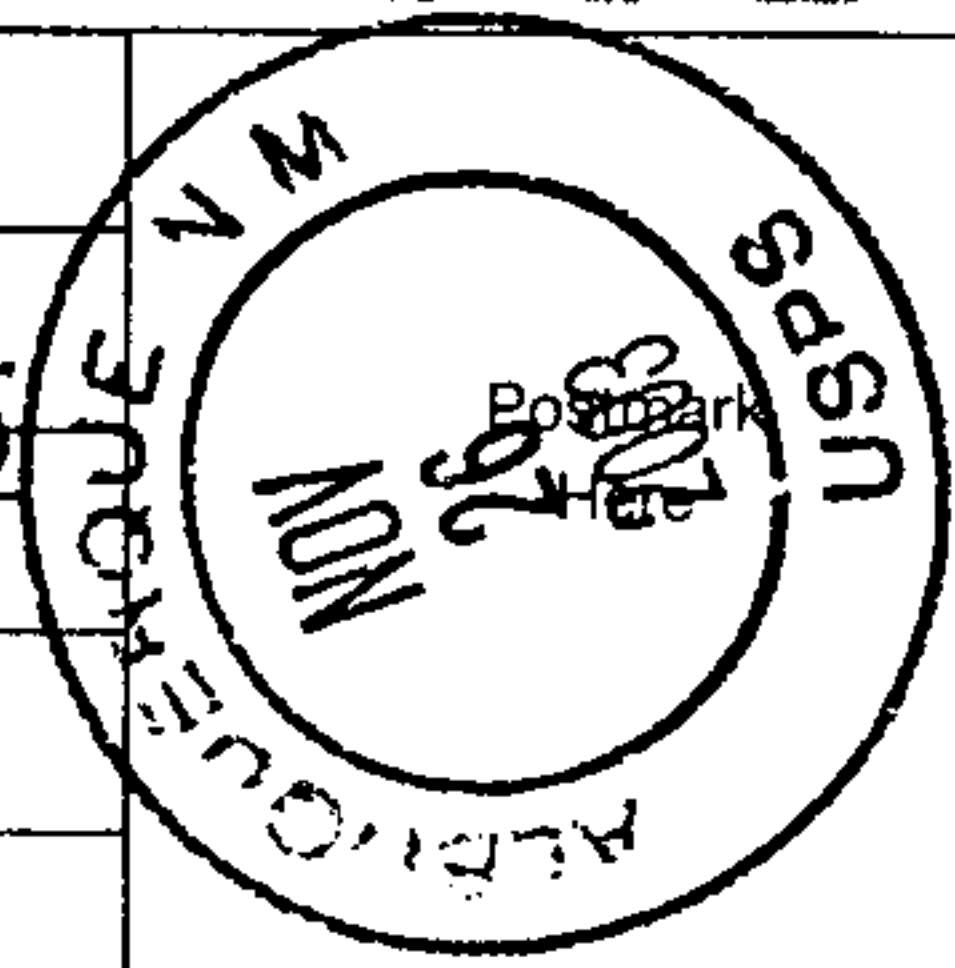
Sent To Harry Weaver  
 Street, Apt. No., or PO Box No. 6001 Unitas Ct NW  
 City, State, ZIP+4 ABQ NM 87114

7002 0510 0002 9479 3175

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

**OFFICIAL USE**

Postage	\$ 1.75
Certified Fee	1.75
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 5.80</b>



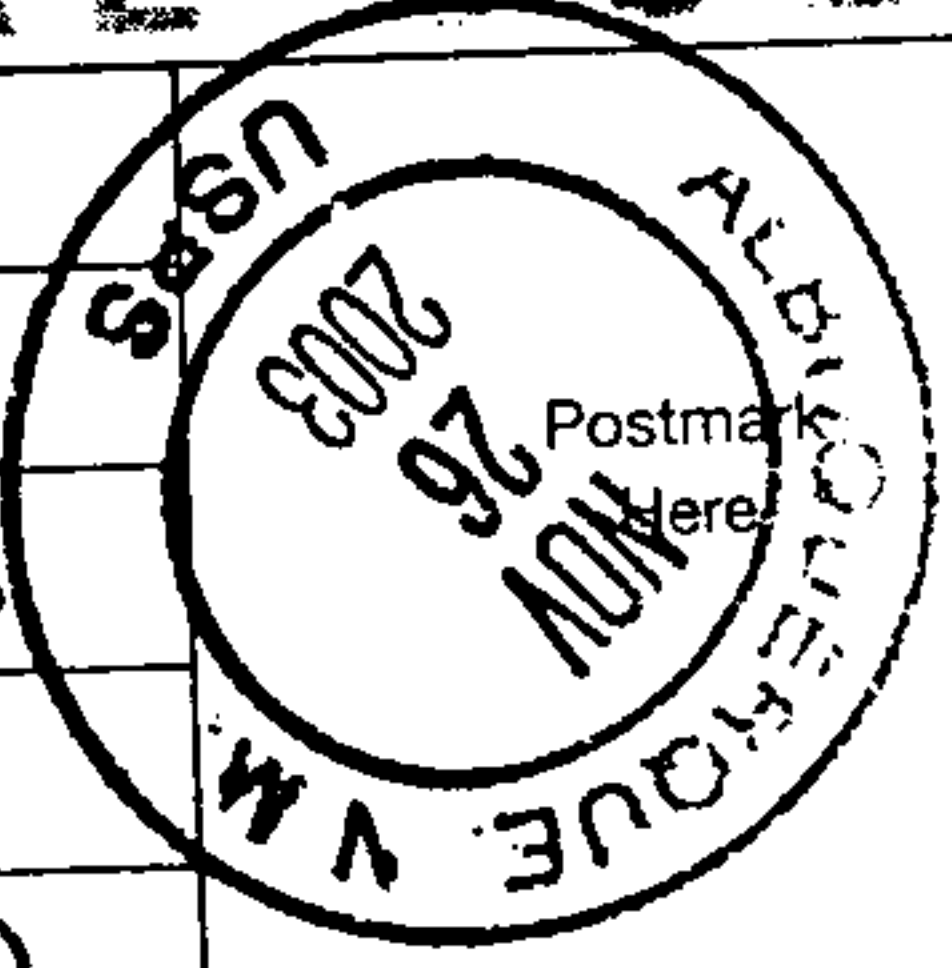
Sent To Tom Anderson  
 Street, Apt. No., or PO Box No. 10013 Plunkett Dr NW  
 City, State, ZIP+4 ABQ NM 87114

7002 0510 0002 9479 3205

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

**OFFICIAL USE**

Postage	\$ 1.75
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 5.80</b>



Sent To Laura Horton  
 Street, Apt. No., or PO Box No. 7224 Cascada Rd NW  
 City, State, ZIP+4 ABQ NM 87114

# CITY OF ALBUQUERQUE

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

APPLICANT: TIERRA WEST LLC DATE OF REQUEST: 7/1/03 ZONE ATLAS PAGE(S): B-10-Z

CURRENT: ZONING R-LT

LEGAL DESCRIPTION:  
LOT OR TRACT # A  
BLOCK # \_\_\_\_\_  
SUBDIVISION NAME CHAMISA RIDGE SUBDIVISION

PARCEL SIZE (AC/SQ. FT.) 17.78

**REQUESTED CITY ACTION(S):**

ANNEXATION [ ] SECTOR PLAN [ ]  
COMP. PLAN [ ] ZONE CHANGE [ ]  
AMENDMENT [ ] CONDITIONAL USE [ ]

**SITE DEVELOPMENT PLAN:**

A) SUBDIVISION [X] BUILDING PERMIT [ ]  
B) BUILD'G PURPOSES [ ] ACCESS PERMIT [ ]  
C) AMENDMENT [ ] OTHER [ ]

**PROPOSED DEVELOPMENT:**

NO CONSTRUCTION/DEVELOPMENT [ ]  
NEW CONSTRUCTION [X]  
EXPANSION OF EXISTING DEVELOPMENT [ ]

**GENERAL DESCRIPTION OF ACTION:<sup>1</sup>**

# OF UNITS: 17  
BUILDING SIZE: VARIES

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

APPLICANT OR REPRESENTATIVE DAVID SOULE, P.E. DATE 7/1/03  
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [X] BORDERLINE [ ]  
PWD DEVELOPMENT SERVICES & TRANSPORTATION DEVELOPMENT DIV. PLAZA DEL SOL (TONY LOYD)

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.**

TRAFFIC ENGINEER Tony Loyd DATE 11-24-03

AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED: YES [ ] NO [ ] BORDERLINE [ ]  
ENVIRONMENTAL HEALTH DEPT. AIR QUALITY DIV. 3<sup>RD</sup> FLOOR / ROOM 3023 CITY/COUNTY BLDG. 768-2638 (CATALINA LEHNER)

THRESHOLDS MET? YES [ ] NO [ ]  
MITIGATING REASONS FOR NOT REQUIRING AQIA: PREVIOUSLY STUDIED [ ]

NOTES: § 14-16-3-14 AIR QUALITY IMPACT REGULATIONS -- **An air quality impact study shall not be required if a traffic impact analysis is not being required by the city.**

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 SUBMITAL 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 \_\_\_\_\_





# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

July 19, 2002

220031  
990014  
220039  
Drainage  
Report  
in  
220031

Mr. David Soule, PE  
Tierra West, LLC  
8509 Jefferson NE  
Albuquerque, NM 87113

RE: Master Drainage Concept Document for Chamisa Project (B11/D6) received July 2, 2002 and engineer stamp dated 7-02-02

Dear Mr. Soule,

I have reviewed the referenced drainage submittal and have no objection to the drainage concept outlined in the document. However, prior to any development within the boundaries identified in that document, a comprehensive drainage master plan per Chapter 22, Section 7 of the DPM must be submitted to this office for review and approval. This master plan must also address the following issues:

- 1) A comprehensive hydrologic and hydraulic analysis of all the proposed drainage facilities, including the roadway.
- 2) Preliminary determination of all the required storm drain improvements and the feasibility of constructing these improvements within the basalt.
- 3) Preliminary street grades for Unser Blvd., Paseo del Norte Blvd. and Universe Blvd.
- 4) The State Engineer's approval for the proposed ponds greater than 10 acre-feet, or as required by the State Engineer.
- 5) An evaluation of the downstream capacity for the existing storm drain in Paradise Blvd and the Piedras Marcadas Channel.
- 6) Approval from Bernallilo County for the proposed connection to the storm drain in Paradise Blvd
- 7) Dedication to the City of all the required public easements and/or rights-of-way on-site and off-site including floodplains.
- 8) Concurrence from AMAFCA for the proposed master plan
- 9) Identify the ownership and maintenance responsibilities for the temporary ponds.
- 10) Better definition of the proposed land use assumption.
- 11) Geotechnical issues of pond seepage thru the basalt layer and the horizontal transport of runoff.

Chamisa Project (B11/D6)

July 19, 2002

Page 2

Please feel free to call me at 924-3990 if you have any questions on these issues.

Sincerely,

A handwritten signature in cursive script that reads "Richard Dourte". The signature is written in black ink and is positioned below the word "Sincerely,".

Richard Dourte, P.E.  
City Hydrologist  
Planning Department

c: Victor J. Chavez, P.E., Director, Planning Department  
Charles "Ted" Asbury, P.E., Director, Public Works Department  
John R. Castillo, P.E., Manager, Transportation Division, Public Works Department  
Fred J. Aguirre, P.E., City Engineer, Planning Department



# 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: CHAMISA RIDGE SUBDIVISION  
AGIS MAP #: B-10-Z  
LEGAL DESCRIPTION: TRACT A, CHAMISA RIDGE SUBDIVISION

## X DRAINAGE REPORT

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2<sup>nd</sup> floor Plaza de Sol) on Nov. 24, 2003 (Date).

  
\_\_\_\_\_  
Applicant/Agent


11/26/03  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Hydrology Division Representative

11/26/03  
\_\_\_\_\_  
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 (2<sup>nd</sup> floor Plaza de Sol) on (Date). **NEW MEXICO UTILITIES INC. AREA – ATTACHED LETTER**

  
\_\_\_\_\_  
Applicant/Agent

11/26/03  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Utilities Division Representative

letter dated June 20 2003  
\_\_\_\_\_  
Date

---

990014  
Utilities



June 20, 2003


Ms Judy Simonton  
Tierra West, LLC  
8509 Jefferson NE  
Albuquerque, NM 87113

Re: Chamisa Ridge, Zone Atlas Pages C-10-Z and C-11-Z

Dear Ms Simonton:

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

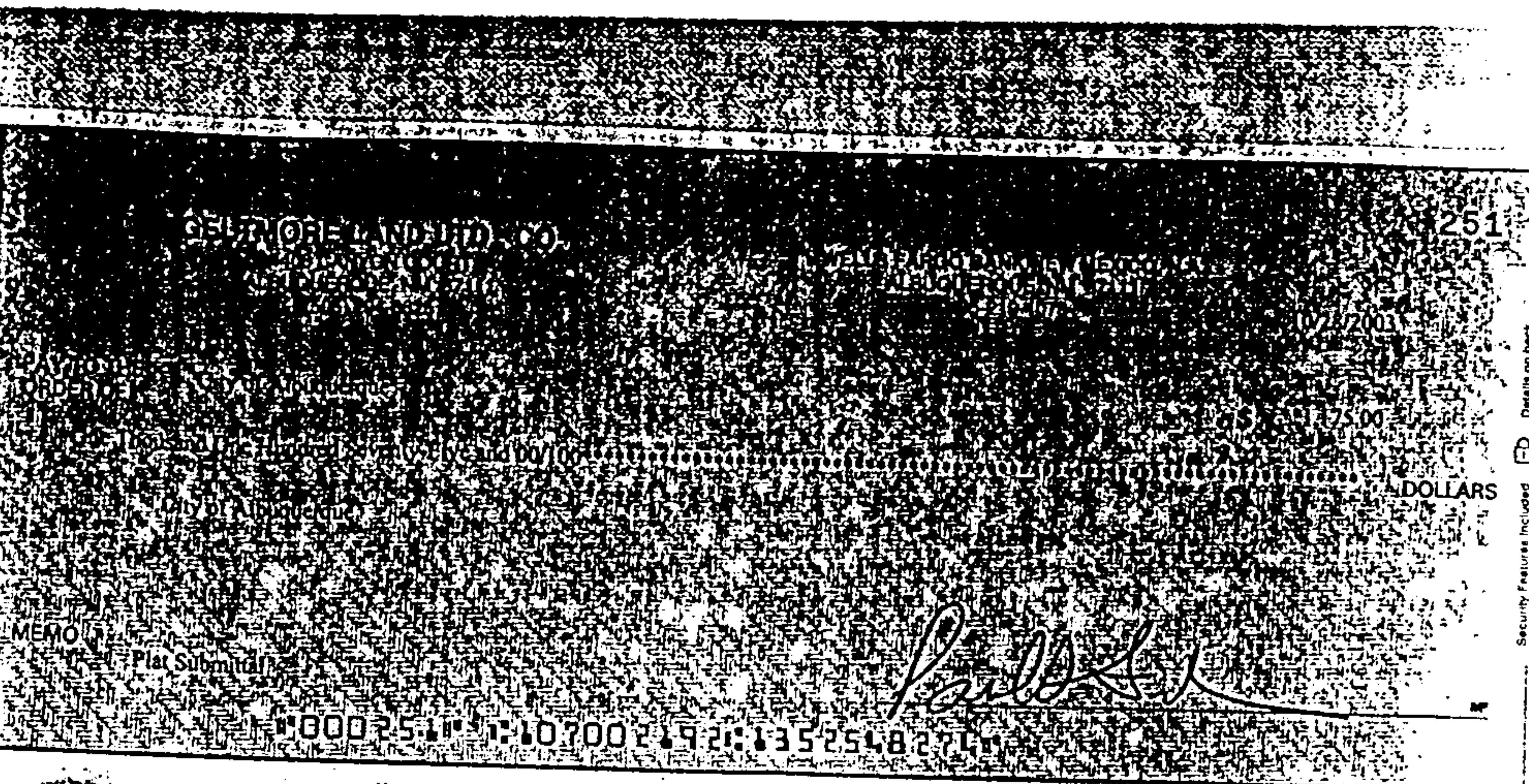
ONE STOP SHOP ••• FRONT COUNTER  
 City of Albuquerque • Planning Department

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

**PAID RECEIPT**

**APPLICANT NAME** GELTMORE LAND LTD CO  
**AGENT** Tierra West  
**ADDRESS** \_\_\_\_\_  
**PROJECT NO.** 1002051  
**APPLICATION NO.** \_\_\_\_\_

\$ 1240.- 441006 / 4983000 (DRB Cases)  
 \$ \_\_\_\_\_ 441006 / 4971000 (EPC & AA / LUCC / Appeals)  
 \$ 75.- 441018 / 4971000 (Notification)  
 \_\_\_\_\_  
 \$ 1315.- **Total amount due**



TIERRA WEST LLC  
 8509 JEFFERSON NE  
 ALBUQUERQUE, NM 87113  
 (505) 858-3100

City of Albuquerque  
 Treasury Division

DATE 11.26.03

PAY TO THE ORDER OF City of Albuquerque \$ 140.00  
One Hundred Forty  
 DOLLARS

FOR Donna J. Behannen

MEMO: Plat Submittal

High Desert State Bank  
 Member FDIC  
 2100 University Blvd  
 Albuquerque, NM 87106

441006 Fund 0110  
 4983000

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

11/26/2003 12:29PM LOC: ANN

RECEIPT# 00015886 LS# 006 TRANSH# 0021  
 Account 441018 Fund 0110  
 Activity 4971000 TRSELJA  
 Trans Amt \$1,315.00  
 24 Misc \$75.00  
 CK 10/28/02 \$1,315.00  
 CHANGE \$0.00

Thank you



# 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 Dec 16 2003 To Dec 31 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 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.

Bill Franklin, 11/26/2003  
(Applicant or Agent) (Date)

I issued 2 signs for this application, 11/26/03 JM  
(Date) (Staff Member)

03 DRB { 02008  
          { 02009  
          { 02010  
          { 02011



# A City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

Supplemental form

**SUBDIVISION** **S**

Major Subdivision action  
 Minor Subdivision action  
 Vacation  
 Variance (Non-Zoning)

**V**

**SITE DEVELOPMENT PLAN** **P**

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

Supplemental form

**ZONING** **Z**

Annexation & Zone Establishment  
 Sector Plan  
 Zone Change  
 Text Amendment

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

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

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

**APPLICANT INFORMATION:**

NAME: GELTMORE INC. PHONE: 294-8625  
 ADDRESS: 4408 CANYON CT NE FAX: 294-2225  
 CITY: ABQ STATE NM ZIP 87111 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER  
 AGENT (if any): TIERRA WEST LLC PHONE: 858-3100  
 ADDRESS: 8509 JEFFERSON NE FAX: 858-1118  
 CITY: ABQ STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

DESCRIPTION OF REQUEST: 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. A Block: \_\_\_\_\_ Unit: 1  
 Subdiv. / Addn. CHAMISA RIDGE  
 Current Zoning: R-LT Proposed zoning: SAME  
 Zone Atlas page(s): B-10 No. of existing lots: 1 No. of proposed lots: 17  
 Total area of site (acres): 17.78 Density if applicable: dwellings per gross acre: - dwellings per net acre: 0.96  
 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. 101006527404531018 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Paradise BLVD NW  
 Between: BIG SAGE DR NW and CONEFLOWER DR NW

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z-, V-, S-, etc.): DRB 94-20

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

SIGNATURE [Signature] DATE 6/25/02  
 (Print) RONALD R. BOHANNAN  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised September 2001

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>020RB - 00963</u>	<u>SK</u>	<u>5(3)</u>	\$ <u>[Signature]</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>July 10, 2002</u>			Total	\$ <u>[Signature]</u>

[Signature] 6/25/02 Project # 1002051  
 Planner signature / date



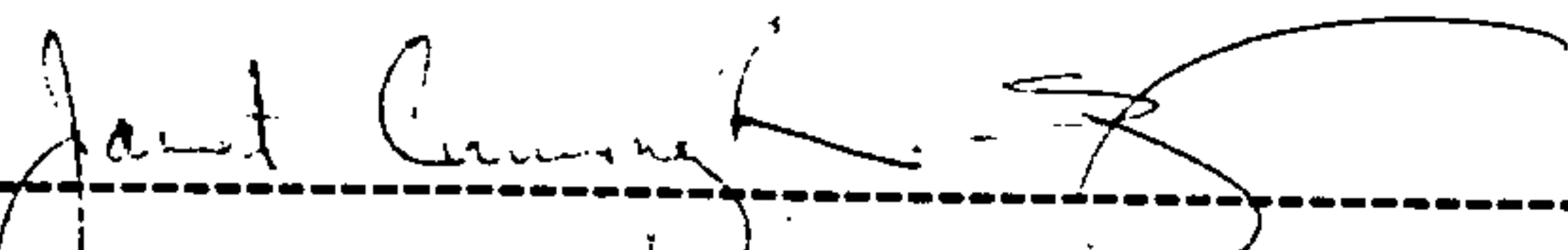
CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

July 10, 2002

**19. Project #1002051**  
**Application # 02DRB-00963**  
**Chamisa Ridge, Phase 2**

---

1. The site lies within the Northwest Mesa Escarpment Plan. Future development must be in compliance with all goals, policies and regulations.
2. The deadline for submittal of preliminary plats is every Friday at noon. Cases are heard approximately 3 weeks later.

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



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

Development Review Board Comments

**Project Number:** 1002051  
**Application Number:** 02DRB-00963

**DRB Date:** 7/10/02  
**Item Number:** 19

**Subdivision:** Chamisa Ridge Subdivision  
Tract A Chamisa Ridge

**Zoning:** R-LT

**Zone Page:** B-10

**New Lots (or units) :** 17

**Request for:**

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

**Parks and Recreation Comments:**

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 17 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

**Signed:** 

Christina Sandoval, (PRD)

Phone: 768-5328



**City of Albuquerque**  
**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: 1002051**

**AGENDA ITEM NO: 19**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

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

**RESOLUTION:**

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



**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
  - 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**

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL IN ETZ (COUNTY)**

- 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
  - Copy of CDRA comments, if a County case
  - Copy of County application, if a County case
  - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
  - Property owner's and City Surveyor's signatures on the Mylar drawing
  - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

**AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**

**AMENDMENT TO GRADING PLAN (with minor changes)**

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

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
  - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
  - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.  
 DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

Ronald R. Bohannan, P.E.  
 Applicant name (print)  
6/25/02  
 Applicant signature / date

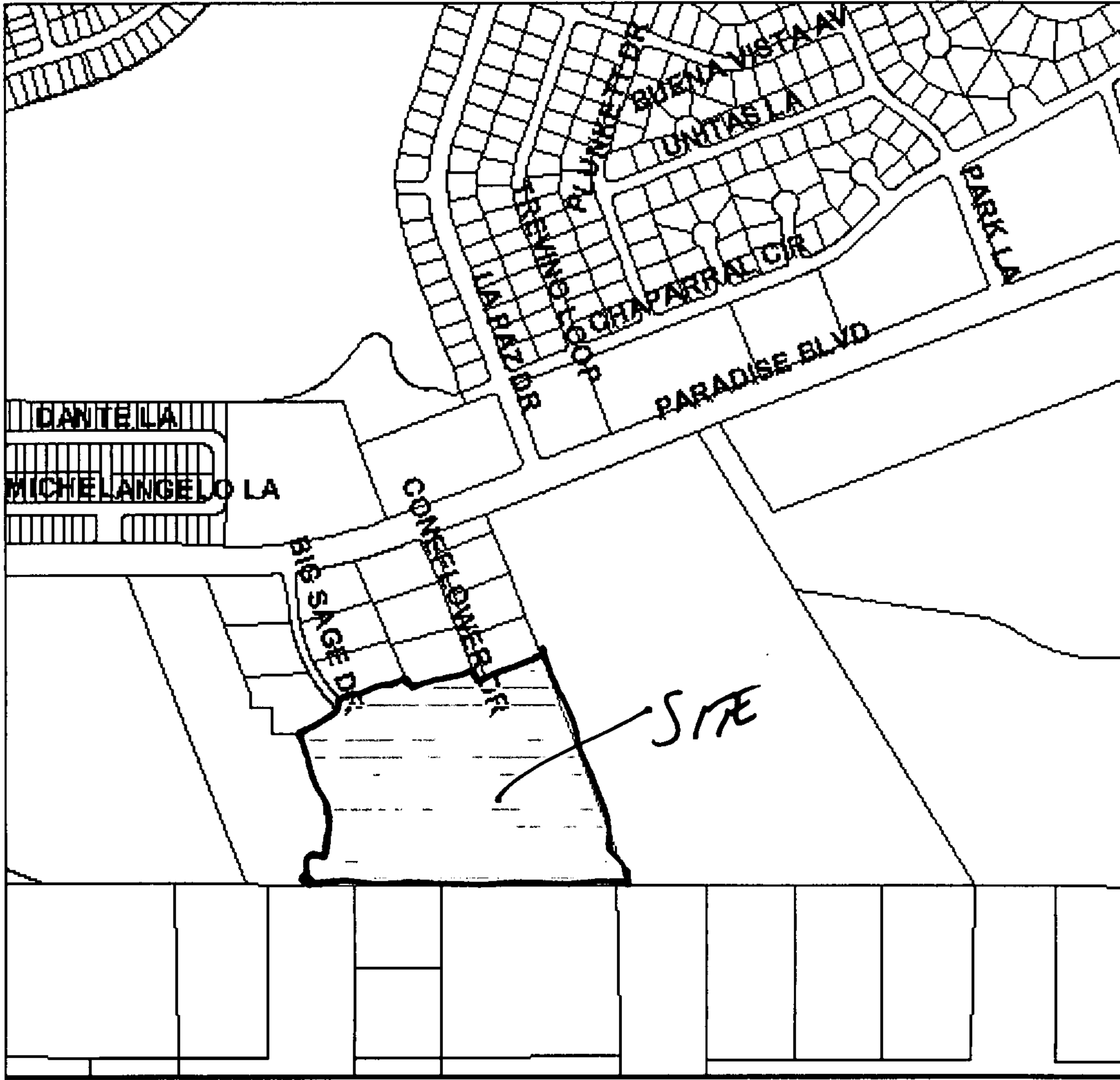


Form revised December 2000

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

Application case numbers  
02023 - - 00963  
 - - -  
 - - -

Paul Cardenas 6/25/02  
 Planner signature / date  
**Project #** 1002051



**Selected Address: 99999 PARADISE BLVD NW**

**Zoning: R-LT**

**Lot/Block/Subd: A , 0000 , CHAMISA RIDGE UNIT 1**

**ZoneMap Page: B10**

**Jurisdiction: CITY**

**UPC #: 101006527404531018**

**Owner Name: GELTMORE LAND LTD**

**Owner Street Adress: 4408 CANYON CT**

**Owner City/State/Zip: ALBUQUERQUE / NM / 87111 3010 NM**

**Note: Accuracy for Owner info cannot be guaranteed correct.**

**Please check with the Bernalillo County Assessor for official data.**

# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

(505) 858-3100  
fax (505) 858-1118

twllc@tierrawestllc.com  
1-800-245-3102

June 24, 2002

Ms. Janet Cunningham, Chair  
Development Review Board  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

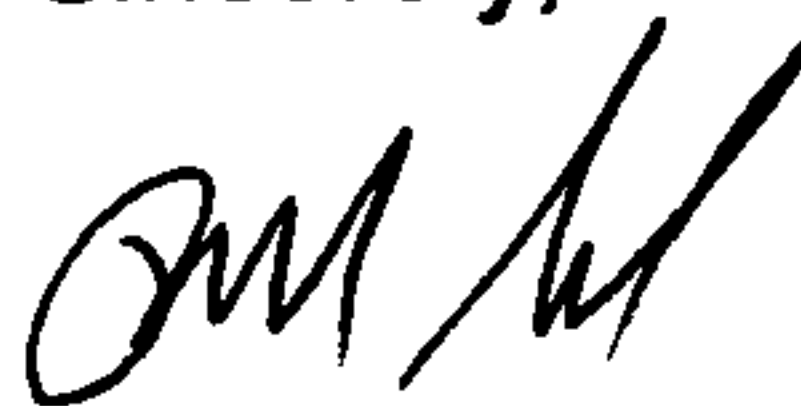
**RE: Sketch Plat Comments for Chamisa Ridge Subdivision, Phase 2  
Zone Atlas B-10-Z**

Dear Janet:

Tierra West LLC, requests DRB Sketch Plat review of the proposed subdivision located south of Paradise Boulevard between Lyons Boulevard and Universe. This site currently exists as Tract A of Chamisa Ridge Subdivision, Unit 1. The site is zoned R-LT. Due to the shallow layer of Basalt rock, the lot sizes will be approximately one acre. The grading will be kept at a minimum to eliminate the need to move any rock. The existing roadways and utilities will be extended from Phase One.

Should you have any questions or need additional information regarding this submittal, please do not hesitate to call me.

Sincerely,



David Soule, P.E.

Enclosures

cc: Paul Silverman

JN 990014  
ds