

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

**Meeting Date:** April 2, 2008  
**Zone Atlas Page:** D-19  
**Notification Radius:** 100 Ft.

**Project#** 1002112  
**App#**08DRB-70122

**Cross Reference and Location:** WYOMING BLVD NE BETWEEN PASEO DEL NORTE NE AND PALOMAS AVE NE

**Applicant:** SOLID GOLD CLASSIC LLC  
5321 MENAUL BLVD NE  
ALBUQUERQUE, NM 87110

**Agent:** TIERRA WEST LLC  
5571 MIDWAY PARK PL NE  
ALBUQUERQUE, NM 87109

**Special Instructions:**

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

**Date Mailed:** MARCH 28, 2008  
**Signature:** ERIN TREMLIN



Supplemental form

**SUBDIVISION**

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- 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)
- 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.

**APPLICATION INFORMATION:**

Professional/Agent (if any): Tierra West LLC PHONE: 505-858-3100  
 ADDRESS: 5571 Midway Park Place NE FAX: 505-858-1118  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_

APPLICANT: Solid Gold Classic LLC PHONE: 505-883-4131  
 ADDRESS: 5321 Menaul Blvd. NE FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner List all owners: Same

DESCRIPTION OF REQUEST: One Year Extension of Subdivision Improvement Agreement

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

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

Lot or Tract No. Lot 28-A, Tract A Block: 21 Unit: A  
 Subdiv/Addn/TBKA: North Albuquerque Acres  
 Existing Zoning: SU-2 Proposed zoning: No Change MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): D-19 UPC Code: 101906330748910501

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): Z-98-141/  
AX-98-16/Project # 1002112

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  No  
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): +/-6.4332  
 LOCATION OF PROPERTY BY STREETS: On or Near: Wyoming Blvd. NE  
 Between: Paseo Del Norte NE and Palomas Ave. NE

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

SIGNATURE Keeli D. Kuegler for DATE 3/7/08  
 (Print) Ronald R. Bohannon, PE Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

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

Application case numbers	Action	S.F.	Fees
<u>08DRB-70122</u>	<u>SIA</u>	<u>5(2)</u>	<u>\$ 50.00</u>
_____	<u>ADV</u>	_____	<u>\$ 75.00</u>
_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

Hearing date 04/02/08

Total \$ 145.00

Sandy Handley 03/07/08  
 Planner signature / date

Project # 1002112

Form revised 4/07

**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 (DRB13)**

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Signed** Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

**Preliminary plat approval expires after one year.**

**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

**MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List 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 30 DAYS after the filing deadline. Your attendance is required.**

**MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT (DRB09)**

**(Temporary sidewalk deferral extension use FORM-V)**

- Zone Atlas map with the entire property(ies) clearly outlined
- 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
- List any original and/or related file numbers on the cover application
- Fee (see schedule)

**DRB Public hearings are approximately 30 DAYS 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.

Ronald R. Bohannon, PE  
 Applicant name (print)  
Keeli D. Krueger 3/7/08  
 Applicant signature / date



Form revised October 2007

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

Application case numbers  
08DRB - 10122

Sandy Handley 03/07/08  
 Planner signature / date  
 Project # 1002112

R e c	UPC CODE	OWNER	OWNER ADDRESS	OWN ER CITY	O W N E R S T A T E	OW N E R Z I P C O D E	PR O P E R T Y C L A S S	TA X D I S T R I C T	LEGAL
1	101906 327851 010532	SOLID GOLD CLASSIC L L C	5321 MEN AUL BLVD NE	ALBU QUE RQU E	N M	871 10	V	A1 A	LT 1 BLK 21 TR A UNIT A, N.AA. EXC PO RT TO R/W FOR PASEO DEL NORTE C ONT 7,477 SF
2	101906 328951 210531	SOLID GOLD CLASSIC L L C	5321 MEN AUL BLVD NE	ALBU QUE RQU E	N M	871 10	V	A1 A	LT 2 BLK 21 TR A UNIT A, N.AA. EXC PO RT TO R/W FOR PASEO DEL NORTE C ONT 18,328 SF
3	101906 330651 210530	SOLID GOLD CLASSIC L L C	5321 MEN AUL BLVD NE	ALBU QUE RQU E	N M	871 10	V	A1 A	LT 3 BLK 21 TR A UNIT A, N.AA. EXC PO RT TO R/W FOR PASEO DEL NORTE C ONT 16,599 SF
4	101906 332251 210529	SOLID GOLD CLASSIC L L C	5321 MEN AUL BLVD NE	ALBU QUE RQU E	N M	871 10	V	A1 A	LT 4 BLK 21 TR A UNIT A, N.AA. EXC PO RT TO R/W FOR PASEO DEL NORTE C ONT 15,601 SF
5	101906 332051 810528	SOLID GOLD CLASSIC L L C	5321 MEN AUL BLVD NE	ALBU QUE RQU E	N M	871 10	V	A1 A	S'LY PORTION OF LT. 5 BLK 21 TRACT A UNIT A NORTH ALBUQUERQUE ACR ES CONT 14,455 SF OR 0.3318 AC
6	101906 435503 640235	LA CUEVA TOWN CENTER L TD CO	PO BOX 66 180	ALBU QUE RQU E	N M	871 93 618 0	C	A1 A	LOT 1- A PLAT FOR LA CUEVA TOWN CEN TER LOTS 1-A & 1-B CONT 2.0486 AC
7	101906 336149 510507	CASEY LEONA	4530 ALTU RA PL NE	ALBU QUE RQU E	N M	871 10 570 6	V	A1 A	* 026 021TR A UNIT A NORTH ALBUQ A CRES
8	101906 335649 510506	CASEY LEONA	4530 ALTU RA PL NE	ALBU QUE RQU E	N M	871 10 570 6	V	A1 A	* 027 021TR A UNIT A NORTH ALBUQ A CRES
9	101906 327849 510501	SOLID GOLD CLASSIC L L C	5321 MEN AUL BLVD NE	ALBU QUE RQU E	N M	871 10	V	A1 A	LT 32 BLK 21 TR A UNIT A, N.AA. EXC P ORT TO R/W FOR PASEO DEL NORTE CONT 19,387 SF
10	101906 328949 510502	SOLID GOLD CLASSIC L L C	5321 MEN AUL BLVD NE	ALBU QUE RQU E	N M	871 10	V	A1 A	* 031 021TR A UNIT A NORTH ALBUQ A CRES
11	101906 330649 510503	SOLID GOLD CLASSIC L L C	5321 MEN AUL BLVD NE	ALBU QUE RQU E	N M	871 10	V	A1 A	* 030 021TR A UNIT A NORTH ALBUQ A CRES
12	101906 332249 510504	SOLID GOLD CLASSIC L L C	5321 MEN AUL BLVD NE	ALBU QUE RQU E	N M	871 10	V	A1 A	* 029 021TR A UNIT A NORTH ALBUQ A CRES
13	101906 333849 510505	SOLID GOLD CLASSIC L L C	5321 MEN AUL BLVD NE	ALBU QUE RQU E	N M	871 10	V	A1 A	* 028 021TR A UNIT A NORTH ALBUQ A CRES
14	101906 330646 012212	BARBIER WALTER H & E PA TRICIA	7945 WOO DRIDGE DR NE	ALBU QUE RQU E	N M	871 09 525 8	R	A1 A	*10 COUNTRYWOOD SUBD AMENDED REPL OF TR X- 2 NOW COMPR COUNTR YWOOD SUB D CONT 0.1219 AC
15	101906 433004	LA CUEVA TOWN CENTER L TD CO (SMITHS FOOD & DR	3336 E 32 ND ST SUI	TULS A	O K	741 35	C	A1 A	LOT 2 PLAT FOR LA CUEVA TOWN CEN TER CONT 5.5662 AC

	240210	UG) C/O BURKE & NICKEL	TE 217							
1 6	101906 330645 512211	SPENCER JERRY L & SHERI R	7941 WOODRIDGE DR NE	ALBU QUE RQU E	N M	871 09 525 8	R	A1 A	*11 COUNTRYWOOD SUBD AMENDED REPL OF TR X- 2 NOW COMPR COUNTR YWOOD SUB D CONT 0.0922 AC	
1 7	101906 332246 612216	PALMER BENJAMIN H	8109 COUNTRYWOOD RD NE	ALBU QUE RQU E	N M	871 09	R	A1 A	* 6 COUNTRYWOOD SUBD AMENDED REPL OF TR X- 2 NOW COMPR COUNTR YWOOD SUB D CONT 0.1136 AC	
1 8	101906 332746 612217	THORSON DOROTHY ANN	8113 COUNTRYWOOD RD NE	ALBU QUE RQU E	N M	871 09 526 2	R	A1 A	* 5 COUNTRYWOOD SUBD AMENDED REPL OF TR X- 2 NOW COMPR COUNTR YWOOD SUB D CONT 0.1136 AC	
1 9	101906 333246 612218	WITZENBURG MARION J RV LT	7201 PROSPECT PL NE APT 40 9	ALBU QUE RQU E	N M	871 10	R	A1 A	* 4 COUNTRYWOOD SUBD AMENDED REPL OF TR X- 2 NOW COMPR COUNTR YWOOD SUB D CONT 0.1136 AC	
2 0	101906 333646 612219	ROSSER BILLY A & LOLETH A	8121 COUNTRYWOOD RD NE	ALBU QUE RQU E	N M	871 09 526 2	R	A1 A	* 3 COUNTRYWOOD SUBD AMENDED REPL OF TR X- 2 NOW COMPR COUNTR YWOOD SUB D CONT 0.1136 AC	
2 1	101906 334146 612220	SCHELL HARRY L & CLARA	8125 COUNTRYWOOD NE	ALBU QUE RQU E	N M	871 09	R	A1 A	* 2 COUNTRYWOOD SUBD AMENDED REPL OF TR X- 2 NOW COMPR COUNTR YWOOD SUB D CONT 0.1136 AC	
2 2	101906 334646 612221	BORGESON H P & LAURA LE A	8129 COUNTRYWOOD RD NE	ALBU QUE RQU E	N M	871 09 526 2	R	A1 A	* 1 COUNTRYWOOD SUBD AMENDED REPL OF TR X- 2 NOW COMPR COUNTR YWOOD SUB D CONT 0.1163 AC	
2 3	101906 335846 610220	PHELAN PAUL & JANICE K E VERHART	237 W BO LERO DR	TEM PE	AZ	852 84	R	A1 A	*95 COUNTRYWOOD SUBD AMENDED REPL OF TR X- 2 NOW COMPR COUNTR YWOOD SUB D CONT 0.1075 AC	
2 4	101906 336246 610219	PALAFIX JOHN R	8205 COUNTRYWOOD RD NE	ALBU QUE RQU E	N M	871 09 526 3	R	A1 A	*94 COUNTRYWOOD SUBD AMENDED REPL OF TR X- 2 NOW COMPR COUNTR YWOOD SUB D CONT 0.1048 AC	
2 5	101906 336746 610218	CROW CARROLL & AVIS G	8209 COUNTRYWOOD NE	ALBU QUE RQU E	N M	871 09	R	A1 A	*93 COUNTRYWOOD SUBD AMENDED REPL OF TR X- 2 NOW COMPR COUNTR YWOOD SUB D CONT 0.1136 AC	
2 6	101906 429001 840204	LA CUEVA TOWN CENTER L TD CO C/O N TEXAS TEAM/M ARVIN F POER & CO	PO BOX 66 180	ALBU QUE RQU E	N M	871 93 618 0	C	A1 A	LOT 5-A PLAT FOR LOT 5- A LA CUEVA TOWN CENTER CONT 1.52 87 AC	
2 7	101906 330644 612209	HOSKINS JIMMY RAY	7933 WOODRIDGE DR NE	ALBU QUE RQU E	N M	871 09 525 8	R	A1 A	*13 COUNTRYWOOD SUBD AMENDED REPL OF TR X- 2 NOW COMPR COUNTR YWOOD SUB D CONT 0.1059 AC	
2 8	101906 324647 720731	ARCHDIOCESE OF SANTA F E	4000 ST JOSEPH PL NW	ALBU QUE RQU E	N M	871 20	V	A1 A	TRACT C SANTA BARBARA SUBDIVISI ON CONT 5.5226 AC	
2 9	101906 327849 510501	SOLID GOLD CLASSIC L L C	5321 MENAUL BLVD NE	ALBU QUE RQU E	N M	871 10	V	A1 A	LT 32 BLK 21 TR A UNIT A, N.AA. EXC P ORT TO RW FOR PASEO DEL NORTE CONT 19,387 SF	
3 0	101906 328949 510502	SOLID GOLD CLASSIC L L C	5321 MENAUL BLVD NE	ALBU QUE RQU E	N M	871 10	V	A1 A	* 031 021TR A UNIT A NORTH ALBUQ A CRES	
3 1	101906 330649 510503	SOLID GOLD CLASSIC L L C	5321 MENAUL BLVD NE	ALBU QUE RQU E	N M	871 10	V	A1 A	* 030 021TR A UNIT A NORTH ALBUQ A CRES	

3 2	101906 332249 510504	SOLID GOLD CLASSIC L L C	5321 MEN AUL BLVD NE	ALBU QUE RQU E	N M	871 10	V	A1 A	* 029 021TR A UNIT A NORTH ALBUQ A CRES
3 3	101906 333849 510505	SOLID GOLD CLASSIC L L C	5321 MEN AUL BLVD NE	ALBU QUE RQU E	N M	871 10	V	A1 A	* 028 021TR A UNIT A NORTH ALBUQ A CRES
3 4	101906 330646 612213	PRECIN BOBBIE J	7949 WOO DRIDGE DR NE	ALBU QUE RQU E	N M	871 09	R	A1 A	* 9 COUNTRYWOOD SUBD AMENDED REPL OF TR X- 2 NOW COMPR COUNTR YWOOD SUB D CONT 0.1583 AC
3 5	101906 331246 812214	HEINRICHS MARY JANE	8101 COU NTRYWOO D RD NE	ALBU QUE RQU E	N M	871 09 526 2	R	A1 A	* 8 COUNTRYWOOD SUBD AMENDED REPL OF TR X- 2 NOW COMPR COUNTR YWOOD SUB D CONT 0.1605 AC
3 6	101906 331846 612215	LIGHTFOOT MARION LEE & CARLA J	8105 COU NTRYWOO D RD NE	ALBU QUE RQU E	N M	871 09 526 2	R	A1 A	* 7 COUNTRYWOOD SUBD AMENDED REPL OF TR X- 2 NOW COMR COUNTRY WOOD SUBD CONT 0.1104 AC
3 7	101906 332246 612216	PALMER BENJAMIN H	8109 COU NTRYWOO D RD NE	ALBU QUE RQU E	N M	871 09	R	A1 A	* 6 COUNTRYWOOD SUBD AMENDED REPL OF TR X- 2 NOW COMPR COUNTR YWOOD SUB D CONT 0.1136 AC
3 8	101906 332746 612217	THORSON DOROTHY ANN	8113 COU NTRY WOO D RD NE	ALBU QUE RQU E	N M	871 09 526 2	R	A1 A	* 5 COUNTRYWOOD SUBD AMENDED REPL OF TR X- 2 NOW COMPR COUNTR YWOOD SUB D CONT 0.1136 AC
3 9	101906 333246 612218	WITZENBURG MARION J RV LT	7201 PRO SPECT PL NE APT 40 9	ALBU QUE RQU E	N M	871 10	R	A1 A	* 4 COUNTRYWOOD SUBD AMENDED REPL OF TR X- 2 NOW COMPR COUNTR YWOOD SUB D CONT 0.1136 AC
4 0	101906 333646 612219	ROSSER BILLY A & LOLETH A	8121 COU NTRYWOO D RD NE	ALBU QUE RQU E	N M	871 09 526 2	R	A1 A	* 3 COUNTRYWOOD SUBD AMENDED REPL OF TR X- 2 NOW COMPR COUNTR YWOOD SUB D CONT 0.1136 AC
4 1	101906 334146 612220	SCHELL HARRY L & CLARA	8125 COU NTRYWOO D NE	ALBU QUE RQU E	N M	871 09	R	A1 A	* 2 COUNTRYWOOD SUBD AMENDED REPL OF TR X- 2 NOW COMPR COUNTR YWOOD SUB D CONT 0.1136 AC
4 2	101906 334646 612221	BORGESON H P & LAURA LE A	8129 COU NTRYWOO D RD NE	ALBU QUE RQU E	N M	871 09 526 2	R	A1 A	* 1 COUNTRYWOOD SUBD AMENDED REPL OF TR X- 2 NOW COMPR COUNTR YWOOD SUB D CONT 0.1163 AC
4 3	101906 335846 610220	PHELAN PAUL & JANICE K E VERHART	237 W BO LERO DR	TEM PE	AZ	852 84	R	A1 A	*95 COUNTRYWOOD SUBD AMENDED REPL OF TR X- 2 NOW COMPR COUNTR YWOOD SUB D CONT 0.1075 AC
4 4	101906 336246 610219	PALAFIX JOHN R	8205 COU NTRYWOO D RD NE	ALBU QUE RQU E	N M	871 09 526 3	R	A1 A	*94 COUNTRYWOOD SUBD AMENDED REPL OF TR X- 2 NOW COMPR COUNTR YWOOD SUB D CONT 0.1048 AC
4 5	101906 336746 610218	CROW CARROLL & AVIS G	8209 COU NTRY WOO D NE	ALBU QUE RQU E	N M	871 09	R	A1 A	*93 COUNTRYWOOD SUBD AMENDED REPL OF TR X- 2 NOW COMPR COUNTR YWOOD SUB D CONT 0.1136 AC
4 6	101906 337146 610217	MIRRETTI GRACE J	8213 COU NTRYWOO D RD NE	ALBU QUE RQU E	N M	871 09	R	A1 A	*92 COUNTRYWOOD SUBD AMENDED REPL OF TR X- 2 NOW COMPR COUNTR YWOOD SUB D CONT 0.1136 AC
4 7	101906 327345 912224	SANDIA AREA FEDERAL CR EDIT UNION	PO BOX 18 044	ALBU QUE RQU E	N M	871 85	C	A1 A	TRACT X-1-A-1 PLAT OF TRACTS X-1-A- 1 AND X-1-A-2 A REPLAT OF TRACT X- 1- A BLOCK 22 TRACT A UNIT A NORTH A LBUQUERQUE ACRES AND LOMA DEL NORTE UNIT NO 9 CONT .9645 AC.

4 8	101906 329445 912223	SANDIA AREA FEDERAL CR EDIT UNION	8010 PAL OMAS NE	ALBU QUE RQU E	N M	871 09	C	A1 A	TRACT X-1-A-2 PLAT OF TRACTS X-1-A- 1 AND X-1-A-2 A REPLAT OF TRACT X- 1- A BLOCK 22 TRACT A UNIT A NORTH A LBUQUERQUE ACRES AND LOMA DEL NORTE UNIT NO 9 CONT 1.0362
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OR CURRENT RESIDENT  
101906324647720731  
ARCHDIOCESE OF SANTA FE  
4000 ST JOSEPH PL NW  
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT  
101906336149510507  
CASEY LEONA  
4530 ALTURA PL NE  
ALBUQUERQUE, NM 87110 5706

OR CURRENT RESIDENT  
101906330644612209  
HOSKINS JIMMY RAY  
7933 WOODRIDGE DR NE  
ALBUQUERQUE, NM 87109 5258

OR CURRENT RESIDENT  
101906429001840204  
LA CUEVA TOWN CENTER LTD CO  
C/O N TEXAS TEAM/MARVIN F POER  
& CO  
PO BOX 66180  
ALBUQUERQUE, NM 87193 6180

OR CURRENT RESIDENT  
101906336246610219  
PALAFOX JOHN R  
8205 COUNTRYWOOD RD NE  
ALBUQUERQUE, NM 87109 5263

OR CURRENT RESIDENT  
101906332246612216  
PALMER BENJAMIN H  
8109 COUNTRYWOOD RD NE  
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT  
101906333646612219  
ROSSER BILLY A & LOLETHA  
8121 COUNTRYWOOD RD NE  
ALBUQUERQUE, NM 87109 5262

OR CURRENT RESIDENT  
101906334146612220  
SCHELL HARRY L & CLARA  
8125 COUNTRYWOOD NE  
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT  
101906330645512211  
SPENCER JERRY L & SHERI R  
7941 WOODRIDGE DR NE  
ALBUQUERQUE, NM 87109 5258

Project# 1002112  
KELI KRUEGER  
TIERRA WEST LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT  
101906330646012212  
BARBIER WALTER H & E PATRICIA  
7945 WOODRIDGE DR NE  
ALBUQUERQUE, NM 87109 5258

OR CURRENT RESIDENT  
101906336746610218  
CROW CARROLL & AVIS G  
8209 COUNTRY WOOD NE  
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT  
101906435503640235  
LA CUEVA TOWN CENTER LTD CO  
PO BOX 66180  
ALBUQUERQUE, NM 87193 6180

OR CURRENT RESIDENT  
101906331846612215  
LIGHTFOOT MARION LEE & CARLA J  
8105 COUNTRYWOOD RD NE  
ALBUQUERQUE, NM 87109 5262

OR CURRENT RESIDENT  
101906336246610219  
PALAFOX JOHN R  
8205 COUNTRYWOOD RD NE  
ALBUQUERQUE, NM 87109 5263

OR CURRENT RESIDENT  
101906335846610220  
PHELAN PAUL & JANICE K  
EVERHART  
237 W BOLERO DR  
TEMPE, AZ 85284

OR CURRENT RESIDENT  
101906327345912224  
SANDIA AREA FEDERAL CREDIT  
UNION  
PO BOX 18044  
ALBUQUERQUE, NM 87185

OR CURRENT RESIDENT  
101906334146612220  
SCHELL HARRY L & CLARA  
8125 COUNTRYWOOD NE  
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT  
101906332746612217  
THORSON DOROTHY ANN  
8113 COUNTRY WOOD RD NE  
ALBUQUERQUE, NM 87109 5262

Project# 1002112  
NANCY KAZIK  
Countrywood Area NA  
7932 WOODLEAF NE  
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT  
101906334646612221  
BORGESON H P & LAURA LEA  
8129 COUNTRYWOOD RD NE  
ALBUQUERQUE, NM 87109 5262

OR CURRENT RESIDENT  
101906331246812214  
HEINRICHS MARY JANE  
8101 COUNTRYWOOD RD NE  
ALBUQUERQUE, NM 87109 5262

OR CURRENT RESIDENT  
101906433004240210  
LA CUEVA TOWN CENTER LTD CO  
(SMITHS FOOD & DRUG) C/O BURKE  
& NICKEL  
3336 E 32ND ST SUITE 217  
TULSA, OK 74135

OR CURRENT RESIDENT  
101906337146610217  
MIRRETTI GRACE J  
8213 COUNTRYWOOD RD NE  
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT  
101906332246612216  
PALMER BENJAMIN H  
8109 COUNTRYWOOD RD NE  
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT  
101906330646612213  
PRECIN BOBBIE J  
7949 WOODRIDGE DR NE  
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT  
101906329445912223  
SANDIA AREA FEDERAL CREDIT  
UNION  
8010 PALOMAS NE  
ALBUQUERQUE, NM 87109

Project# 1002112  
101906327851010532  
SOLID GOLD CLASSIC L L C  
5321 MENAUL BLVD NE  
ALBUQUERQUE, NM 87110

OR CURRENT RESIDENT  
101906333246612218  
WITZENBURG MARION J RVL T  
7201 PROSPECT PL NE APT 409  
ALBUQUERQUE, NM 87110

Project# 1002112  
PAUL PHELAN  
Countrywood Area NA  
8201 COUNTRYWOOD NE  
ALBUQUERQUE, NM 87109



Project# 1002112  
NANCY KAZIK  
Countrywood HOA  
7932 WOODLEAF NE  
ALBUQUERQUE, NM 87109

Project# 1002112  
PAUL PHELAN  
Countrywood HOA  
8201 COUNTRYWOOD NE  
ALBUQUERQUE, NM 87109

Project# 1002112  
CELINE STOYANOF  
La Cueva Village NA  
8111 OSO FELIZ NE  
ALBUQUERQUE, NM 87122

Project# 1002112  
DAVE NUFER  
La Cueva Village NA  
7912 OSO RICO RD NE  
ALBUQUERQUE, NM 87122

Project# 1002112  
JEFF PETERSON  
Nor Este NA  
7800 EAGLE ROCK AVE NE  
ALBUQUERQUE, NM 87111

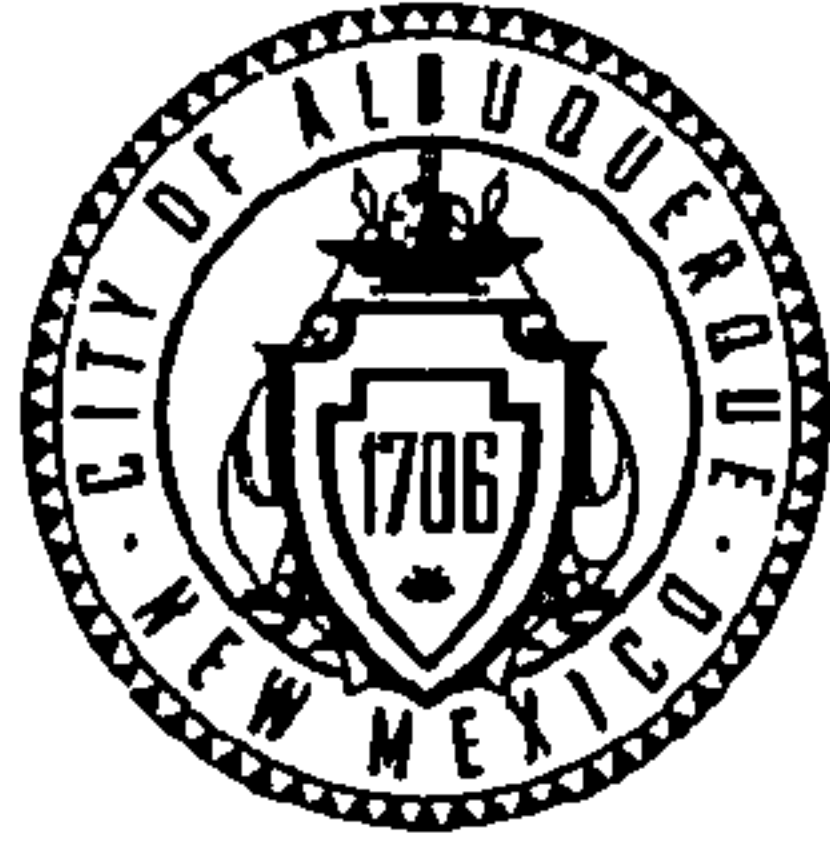
Project# 1002112  
JOE YARDUMIAN  
Nor Este NA  
7801 RC GORMAN AVE NE  
ALBUQUERQUE, NM 87122

Project# 1002112  
JUDIE PELLEGRINO  
North Domingo Baca NA  
8515 MURRELET NE  
ALBUQUERQUE, NM 87113

Project# 1002112  
HADEN M BOWLING  
North Domingo Baca NA  
8523 MURRELET NE  
ALBUQUERQUE, NM 87113

Project# 1002112  
ANY WASKO  
North Wyoming NA  
7808 CALLOW NE  
ALBUQUERQUE, NM 87109

Project# 1002112  
NANCI CARRIVEAU  
North Wyoming NA  
8309 KRIM DR NE  
ALBUQUERQUE, NM 87109



**City of Albuquerque**  
P.O. Box 1293, Albuquerque, NM 87103

March 6, 2008

Keli Krueger  
Tierra West, LLC  
5571 Midway Park Place NE/87109  
Phone: 505-858-3100/Fax: 505-858-1118  
Email: kkrueger@tierrawestllc.com

**PLEASE NOTE:** The Neighborhood and/or Homeowner 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.

Dear Keli:

Thank you for your inquiry of March 6, 2008 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **LOT 28-A, BLOCK 21, TRACT A, NORTH ALBUQUERQUE ACRES, LOCATED ON WYOMING BOULEVARD NE BETWEEN PASEO DEL NORTE NE AND PALOMAS AVENUE NE** zone map **D-19**

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

**COUNTRYWOOD AREA N.A. (CWA) "R"**

**\*Nancy Kazik**

7932 Woodleaf NE/87109 828-0708 (h)

Paul Phelan

8201 Countrywood NE/87109 858-3148 (h)

**COUNTRYWOOD H.O.A. (CWH)**

**\*Nancy Kazik**

7932 Woodleaf NE/87109 828-0708 (h)

Paul Phelan

8201 Countrywood NE/87109 858-3148 (h)

**LA CUEVA VILLAGE N.A. (LCV) "R"**

**\*Celina Stoyanof**

8111 Oso Feliz NE/87122 823-9486 (h)

Dave Nufer

7912 Oso Rico Rd. NE/87122 857-0315 (h)

Letter to Keli Krueger  
Tierra West, LLC  
March 6, 2008  
Page 2

**NOR ESTE N.A. (NRE) "R"**

**\*Jeff Peterson**

7800 Eagle Rock Ave. NE/87111 797-3477 (h)

Joe Yardumian

7801 R.C. Gorman Ave. NE/87122-2748 797-1851 (h)

**NORTH DOMINGO BACA N.A. (NDB) "R"**

**\*Judie Pellegrino**

8515 Murrelet NE/87113 821-8516 (h)

Haden M. Bowling

8523 Murrelet NE/87113 821-4957 (h)

**NORTH WYOMING N.A. (NWG) "R"**

**\*Amy Wasko**

7808 Callow NE/87109 821-4597 (h)

Nanci Carriveau

8309 Krim Dr. NE/87109 821-8673 (h) 724-5645 (w)

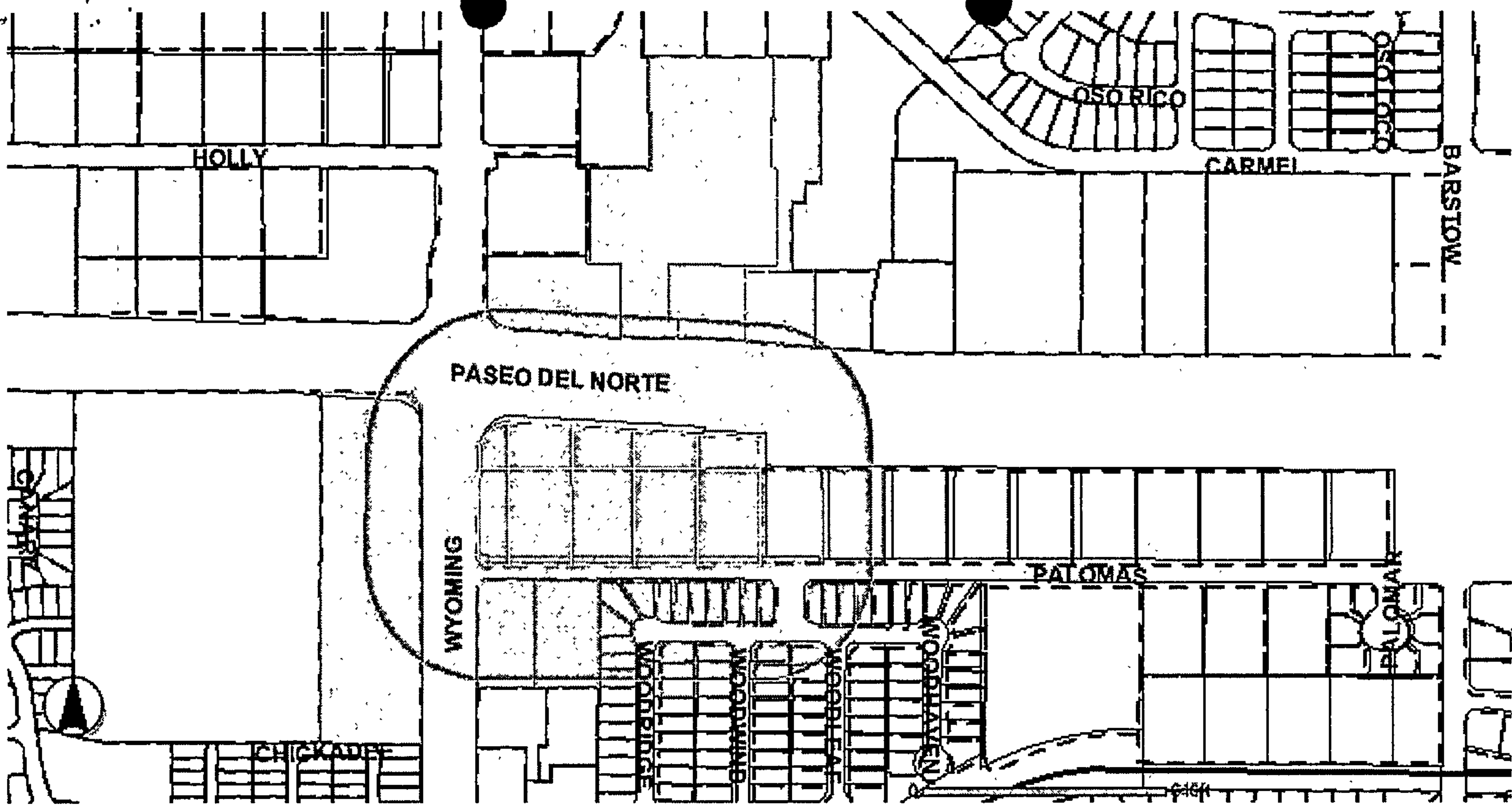
Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred 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.

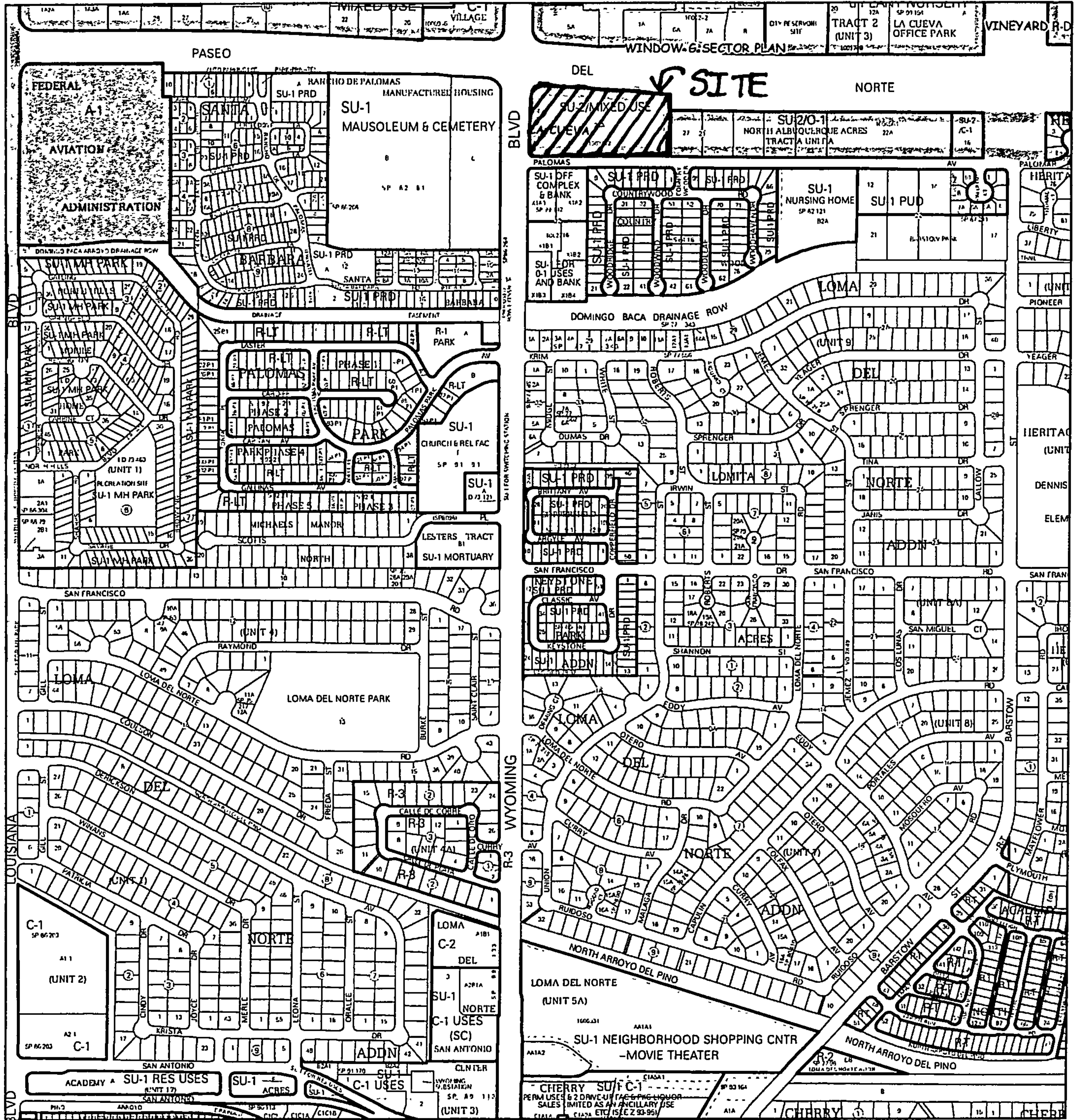
Sincerely,

*Stephani Winklepleck*


Neighborhood Liaison  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

**LETTERS MUST BE SENT TO BOTH  
CONTACTS OF EACH  
NEIGHBORHOOD AND/OR  
HOMEOWNER ASSOCIATION.**



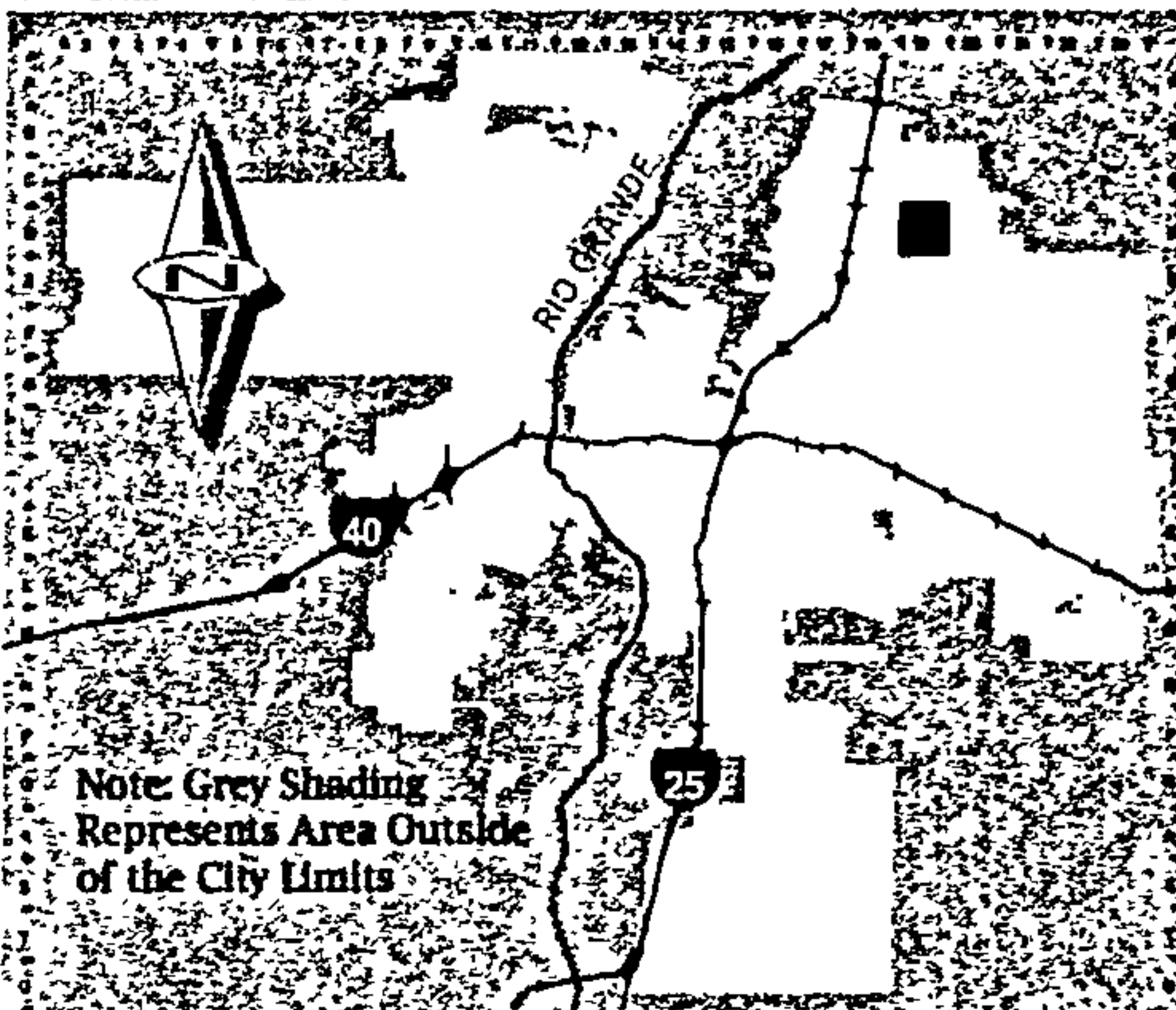


For more current information and more details visit: <http://www.cabq.gov/gis>



Albuquerque Geographic Information System



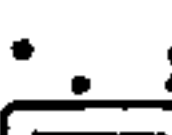
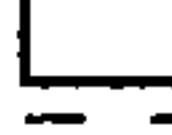





Map amended through: 1/4/2008

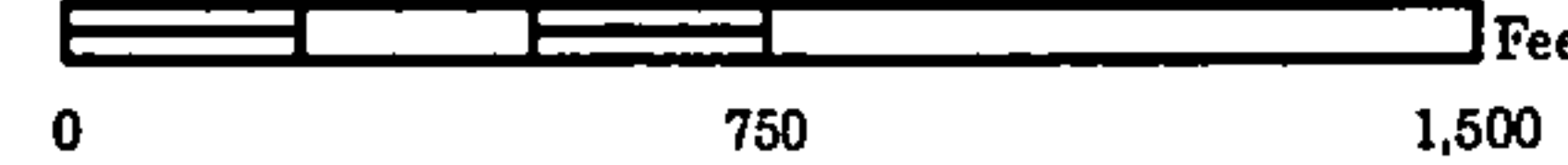


Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**D-19-Z**

Selected Symbols

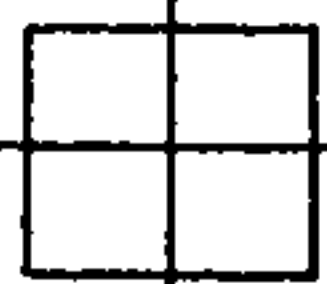
 SECTOR PLANS	 Escarpment
 Design Overlay Zones	 2 Mile Airport Zone
 City Historic Zones	 Airport Noise Contours
 H-1 Buffer Zone	 Wall Overlay Zone
 Petroglyph Mon.	



0 750 1,500 Feet

gaw

# TIERRA WEST, LLC



March 7, 2008

Mr. Jack Cloud, Chair  
Development Review Board  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87102

**RE: One Year Extension of Subdivision Improvements Agreement  
Paseo Crossing Shopping Center  
Zone Atlas Page D-19**

Dear Mr. Cloud:

Tierra West LLC, on behalf of Solid Gold Classic LLC, requests approval of a one-year extension of the Subdivision Improvements Agreement for the above-referenced project. The subject site is located at the southeast corner of Wyoming Boulevard NE and Paseo Del Norte and contains ±6.4332 acres.

The development and related public work order items are mostly complete and the one-year extension of the SIA will allow time for the completion of improvements on Paseo Del Norte that are on the Infrastructure List.

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.

Enclosure/s

cc: Solid Gold Classic LLC  
Nancy Kazik, Countrywood HOA & Countrywood N.A.  
Paul Phelan, Countrywood HOA & Countrywood N.A.  
Celina Stoyanoff, La Cueva Village N.A.  
Dave Nufer, La Cueva Village N.A.  
Jeff Peterson, Nor Este N.A.  
Joe Yardumian, Nor Este N.A.  
Judie Pellegrino, North Domingo Baca N.A.  
Haden M. Bowling, North Domingo Baca N.A.  
Amy Wasko, North Wyoming N.A.  
Nanci Carriveau, North Wyoming N.A.

JN: 26010  
RRB/kdk

5571 Midway Park Place NE  
(505) 858-3100  
Albuquerque, NM 87109  
Fax (505) 858-1118  
1-800-245-3102  
tierrawestllc.com



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

April 2, 2008

**Project# 1002112**

08DRB-70122 MAJOR - EXTENSION OF SUBDIVISION IMPROVMENTS  
AGREEMENT

TIERRA WEST LLC agent(s) for SOLID GOLD CLASSIC LLC request(s) the  
above action(s) for all or a portion of Lot(s) 28-A, Block(s) 21, Tract A, Unit A,  
**NORTH ALBUQUERQUE ACRES**, zoned SU-2 MIXED USES, located on the  
southeast corner of PASEO DEL NORTE NE AND WYOMING BLVD NE  
containing approximately 6.4332 acre(s). (D-19)

At the April 2, 2008 Development Review Board meeting, the one year extension of the  
Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by April 17, 2008 in the manner  
described below.

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

The date the determination in question is issued is not included in the 15-day period for  
filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System  
Ordinance, the next working day is considered as the deadline for filing the appeal. Such  
appeal shall be heard within 60 days of its filing.

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

Jack Cloud, AICP, DRB Chair

Cc: Tierra West LLC – 5571 Midway Park Place NE – Albuquerque, NM 87109

Cc: Solid Gold Classic LLC - 5321 Menaul Blvd. NE – Albuquerque, NM 87110



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

**April 2, 2008 9:00AM**

**MEMBERS:**

**Jack Cloud, AICP, DRB Chairman, Planning Department**

**Angela Gomez, Administrative Assistant**

**Kristal Metro, P.E. , Transportation Development  
Brad Bingham, P.E., Hydrology/ Alternate City  
Engineer**

**Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA  
Christina Sandoval, Parks/Municipal Development**

\*\*\*\*\*

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

- 1. **Project# 1005108**  
08DRB-70059 MAJOR - PRELIMINARY  
PLAT APPROVAL  
08DRB-70105 SIDEWALK WAIVER  
08DRB-70138 SIDEWALK WAIVER

THE DESIGN GROUP agent(s) for RALPH CORRIZ request(s) the above/ referenced action(s) for all or a portion of Tract(s) 67-A-1 AND 67-A-2, **MRGCD MAP #29**, zoned R-1 and C-1, located on the east side of 4TH ST NW BETWEEN VINEYARD RD NW AND WILLOW RD NW containing approximately 2.4 acre(s). (E-15) [Deferred from 2/27/08, 3/12/08, 3/26/08]. **DEFERRED TO 4/30/08 AT THE AGENT'S REQUEST.**

- 2. **Project# 1004526**  
08DRB-70093 VACATION OF PUBLIC  
RIGHT OF WAY  
08DRB-70106 BULK LAND VARIANCE  
08DRB-70107 MAJOR - PRELIMINARY  
PLAT APPROVAL

PRECISION SURVEYS INC agent(s) for RIO GRANDE BROKERAGE request(s) vacation of 75<sup>th</sup> ST SW north of SAGE RD SW and portions of the Amole Del Norte Diversion Channel/ SAGE RD, and the above action(s) for all or a portion of Tracts 399 and 400, **TOWN OF ATRISCO GRANT, Unit No. 3**, zoned RD/ R-1, located on the north side of SAGE RD SW BETWEEN THE AMOLE DEL NORTE DIVERSION CHANNEL AND OLD COORS BLVD RD SW containing approximately 6.3718 acre(s). **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE BULK LAND VARIANCE WAS APPROVED. THE PRILIMINARY PLAT WAS APPROVED WITH FINAL PLAT DELEGATED TO PLANNING TO RECORD.**



3. **Project# 1003916**  
08DRB-70123 VACATION OF PUBLIC  
EASEMENT  
08DRB-70124 SIDEWALK WAIVER  
08DRB-70125 MINOR - TEMP DEFR  
SWDK CONST  
08DRB-70126 MAJOR - PRELIMINARY  
PLAT APPROVAL

08DRB-70152 EPC APPROVED SDP  
FOR SUBDIVISION

4. ~~Project# 1002112~~  
08DRB-70122 MAJOR - 2YR  
EXTENSION OF SUBDIVISION  
IMPROVMENTS

ISAACSON AND ARFMAN PA agent(s) for DEL REY INVESTMENTS LLC request(s) the above action(s) for all or a portion of Block(s) 18 & 19, Tract A, Unit A, **NORTH ALBUQUERQUE ACRES** (TBK MONTERRA DEL REAY, UNITS 1-3), zoned SU-1/ PDA, located between SAN PEDRO DR NE and LOUISIANA BLVD NE, AND BETWEEN DERICKSON AVE NE and SANTA MONICA AVE NE containing approximately 63.3836 acre(s). (D-18) **DEFERRED TO 4/9/08 AT THE AGENT'S REQUEST.**

DEKKER PERICH SABATINI agent(s) for DEL RAY INVESTMENTS LLC request(s) the above action(s) for all or a portion of Block(s) 18 & 19, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit(s) A**, zoned SU-1 FOR MOBILE HOME PARK, located on DERICKSON BETWEEN SAN PEDRO AND LOUISIANA containing approximately 58.52 acre(s). (D-18) **DEFERRED TO 4/9/08 AT THE AGENT'S REQUEST.**

TIERRA WEST LLC agent(s) for SOLID GOLD CLASSIC LLC request(s) the above action(s) for all or a portion of Lot(s) 28-A, Block(s) 21, Tract A, Unit A, **NORTH ALBUQUERQUE ACRES**, zoned SU-2 MIXED USES, located on the southeast corner of PASEO DEL NORTE NE AND WYOMING BLVD NE containing approximately 6.4332 acre(s). (D-19) **THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED**

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

- 5 **Project# 1004354**  
08DRB-70048 SITE DEVELOPMENT  
PLAN FOR BUILDING PERMIT

TIERRA WEST LLC agent(s) for MCDONALD'S CORPORATION request(s) the above action(s) for all or a portion of Lot 2, **KRANIA ADDITION**, zoned SU-2 PCA, located on the SE corner of 98TH ST NW AND VOLCANO RD NW containing approximately 1.1172 acre(s). (K-9) [*Deferred from 2/20/08, 3/5/08, 3/12/08, 3/19/08 & 3/26/08 .*] **DEFERRED TO 4/9/08 AT THE AGENT'S REQUEST.**

6. **Project# 1006865**  
08DRB-70117 EPC APPROVED SDP  
FOR BUILD PERMIT

TIERRA WEST LLC agent(s) for SOUTHWEST REGIONAL COUNCIL OF CARPENTERS request(s) the above action(s) for all or a portion of Tract(s) A-1, **COMANCHE BUSINESS PARK** zoned M-1, located on PAN AMERICAN FREEWAY NE BETWEEN COMANCHE NE AND VASSAR DR NE containing approximately 15.701 acre(s). (G-16) [*Deferred from 3/12/08 & 3/26/08*] **WITHDRAWN FROM AGENDA.**

7. **Project# 1002270**  
08DRB-70151 EPC APPROVED SDP  
FOR BUILD PERMIT

TOM LUCERO ARCHITECT agent(s) for MANNY AKA request(s) the above action(s) for all or a portion of Lot(s) 2-4, Block(s) 52, **TERRANCE ADDITION** zoned SU-2 FOR CMU, located on CENTRAL AVE SE BETWEEN ASH SE AND MAPLE SE containing approximately .49 acre(s). (L-15) **DEFERRED TO 4/9/08 AT THE AGENT'S REQUEST.**

8. **Project# 1004677**  
08DRB-70101 EPC APPROVED SDP  
FOR SUBDIVISION

C DAVID DAY, MOULE & POLYZOIDES ARCHITECTS agent(s) for JAY REMBE AND/OR HIS ASSIGNS request(s) the above action(s) for all or a portion of Tract(s) 129A, 131, 133A1, 133A2, 133B, 134, AND 135A, **ALBUQUERQUE LITTLE THEATER, CALVIN HORN, AND LAGUNA SUBDIVISION,** zoned SU-1/SU-1/ ALBUQUERQUE LITTLE THEATER & SU-2/SU-1 CLD, located on CENTRAL AVE SW BETWEEN LAGUNA BLVD SW AND SAN PASQUALE SW containing approximately 3.86 acre(s). (J-13) *[Deferred from 3/5/08 & 3/19/08]* **DEFERRED TO 4/9/08 AT THE AGENT'S REQUEST.**

08DRB-70143 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

ISAACSON AND ARFMAN PA agent(s) for COUNTRY CLUB PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) B-2-A, 131, 132, 133-A-1, 133-A-2, 133-B, 134 & 135-A , 134 & 135-a, **LANDS OF ALBUQUERQUE LITTLE THEATER TBK COUNTRY CLUB PLAZA** zoned SU-2/SU-1 FOR MIXED USE, located on CENTRAL AVE SW BETWEEN SAN PASQUALE AVE SW AND LAGUNA BLVD SW containing approximately 4.7322 acre(s). (J-13) **DEFERRED TO 4/9/08 AT THE AGENT'S REQUEST.**

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

9. **Project# 1006989**  
08DRB-70150 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

CARTESIAN SURVEYS INC agent(s) for TIMOTHY AND CHRISTINE HELMICK request(s) the above action(s) for all or a portion of Lot(s) 16-A, Block(s) 16, **NORTH ALBUQUERQUE ACRES TRACT A, UNIT B** zoned SU-2 FOR I-P, located on SAN PEDRO DR AND ANAHEIM AVE containing approximately .9994 acre(s). (C-18) **DEFERRED TO 4/16/08 AT THE AGENT'S REQUEST.**

10. **Project# 1000351**  
08DRB-70149 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

CARTESIAN SURVEYS INC agent(s) for JEFFERY JESIONOWSKI request(s) the above action(s) for all or a portion of Lot(s) 4-A-1, **LANDS OF ZIA TRADING COMPANY** zoned SU-1 FOR I-P, located on OSUNA RD BETWEEN 2ND ST AND EDITH BLVD containing approximately 1.8199 acre(s). (E-15) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO ABCWUA FOR CLOSE OUT AND ACCEPTANCE OF PROJECT # 657082 FOR WATERLINE RELOCATION, AND TO PLANNING TO REVISE EASEMNTN NOTES, AND A COPY OF HE RECORDED PLAT.**

11. **Project# 1007189**  
08DRB-70148 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for JOSEPH MILLER request(s) the above action(s) for all or a portion of Lot(s) 1-18, Block(s) 4, **SPRINGER TRANSFER COMPANY'S ADDITION Unit(s) 1**, zoned SU-2 M-1, located on KINLEY AVE NE BETWEEN ARNO ST NE AND FRANCISCAN ST NE containing approximately 1.956 acre(s). (J-14) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH NO DELEGATION.**

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

12. **Project# 1007188**  
08DRB-70145 SKETCH PLAT REVIEW  
AND COMMENT

SURVEYS SOUTHWEST LTD agent(s) for JOHN GALLEGOS request(s) the above action(s) for all or a portion of Tract(s) 30-A, 30-B, 29-B, zoned RA-2, located on CANDELARIA RD NW BETWEEN RIO GRANDE NW AND MANCHESTER PL NW containing approximately .5203 acre(s). (G-13) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. **Other Matters:** Text Amendments 14-12-10 ROA 1994, the Appeals Section of the Lanmarks and Urban Conservation Ordinance.  
14-16-4-4, the Appeal Section of the Zoning Code.  
(Project # 1001620 Case # 08EPC-40009)

Proposed changes were discussed and do not effect any DRB procedure with regard to the appeal process. There were no comments on the matter.

ADJOURNED: 10:05

# CITY OF ALBUQUERQUE



## CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002112

AGENDA ITEM NO: 4

SUBJECT:

SIA Extension

ACTION REQUESTED:

REV/CMT:0 APP:0 SIGN-OFF:0 EXTN:(x) AMEND:0

PO Box 1293

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the extension request.

Albuquerque

NM 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  
924-3986

DATE: April 2, 2008

# DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1002112 AGENDA# 3 DATE: 4/2/08

1. Name: Rick Sneddon Address: 7916 Woodward DNE Zip: 89109
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: \_\_\_\_\_
15. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
16. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
17. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

April 2, 2008

**Project# 1002112**

**08DRB-70122 MAJOR - 2YR EXTENSION OF SUBDIVISION IMPROVMENTS**

TIERRA WEST LLC agent(s) for SOLID GOLD CLASSIC LLC request(s) the above action(s) for all or a portion of Lot(s) 28-A, Block(s) 21, Tract A, Unit A, **NORTH ALBUQUERQUE ACRES**, zoned SU-2 MIXED USES, located on the southeast corner of PASEO DEL NORTE NE AND WYOMING BLVD NE containing approximately 6.4332 acre(s). (D-19)

**AMAFCA**

No comment.

**COG**

Both Wyoming Bd and Paseo del Norte are identified on the ITS Implementation Map as having fiber facilities ITS implementation. In addition Paseo del Norte is shown as having Dynamic Messaging Signs. Coordination with City representative on the ITS Subcommittee is recommended.

MPO Project ID 560.1 "Paseo del Norte Corridor Transportation Study" is included in the MTP. No funding in the 2008-2013 timeframe has been identified for this project. MPO Project ID 585 "Wyoming Bd Widening (Northside)" is included in the MTP. No funding has been programmed in the 2008-2013 timeframe.

Paseo del Norte is a limited-access principal arterial, with full access provided at Wyoming and with median opening and signalization "as warranted" at a location "Mid-block between Wyoming & Barstow."

For information purposes, Wyoming Bd has a functional classification of urban principal arterial.

**TRANSIT**

No Comments received

**ZONING ENFORCEMENT**

No comments.

**NEIGHBORHOOD COORDINATION**

Letters sent to: **Countrywood Area NA (R), Countrywood HOA, . North Domingo Baca NA (R), La Cueva Village NA (R), North Wyoming NA (R), Nor Este NA (R)**

**APS**

A, is located on Wyoming Blvd NE between Paseo Del Norte NE and Palomas Av NE. The owner of the above property requests a 1 year Extension of Subdivision Improvement Agreement for a development that consists of an existing retail center. This will have no adverse impacts to the APS district.

<b>POLICE DEPARTMENT</b> No comments received
<b>FIRE DEPARTMENT</b> No Comments received
<b>PNM ELECTRIC &amp; GAS</b> No Comments received
<b>COMCAST</b> No Comments received
<b>QWEST</b> No Comments received
<b>ENVIRONMENTAL HEALTH</b> No Comments received
<b>M.R.G.C.D</b> No Adverse Comments.
<b>OPEN SPACE DIVISION</b> Open Space has no adverse comments
<b>CITY ENGINEER</b> The Hydrology section has no objection to the extension request.
<b>TRANSPORTATION DEVELOPMENT</b> No adverse comments.
<b>PARKS AND RECREATION</b> No objection.
<b>ABCWUA</b> No objection to Extension request.
<b>PLANNING DEPARTMENT</b> Planning has no objection to the 1 yr extension.

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

Cc: Tierra West LLC – 5571 Midway Park Place NE – Albuquerque, NM 87109  
Cc: Solid Gold Classic – 5321 Menaul Blvd NE – Albuquerque, NM 87110

Complete 7/14/06

Approved and signed off on 4/12/06

Agent brought in 3 copies on 7/14/06



#10

# DRB CASE ACTION LOG (SITE PLAN SUBD.)

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.: 05DRB-01933 (SPS)

Project # 1002112

Project Name: NO. ALBUQ ACRES UNIT A

Agent: DCSW INC

Phone No: 843-9639

Project Number

1002112

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4/12/06 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

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

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

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

PLANNING (Last to sign): ~~AGIA approval from AGIA~~ SPS  
3 copies - all pages  
EMS initials

- 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.





Approved on 4/12/06

Complete 7/14/06  
not sign off by Hydrology  
on 7/14/06

**DRB CASE ACTION LOG (SITE PLAN B.P.)**

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.: 06DRB-01934 (SBP)

Project # 1002112

Project Name: NO. ALBUQ. ACRES UNIT A

Agent: DCSW INC

Phone No.: 843-9639

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4/12/06 by the DRB with delegation of signature(s) to the following departments.

**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

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

- CITY ENGINEER / AMAFCA: SIA OK
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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

- PLANNING (Last to sign): 3 copies - all pages  
~~initials~~
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

- 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.

Project Number

1002112

#10



# DRB CASE ACTION LOG (SITE PLAN B.P.)

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.: 06DRB-01934 (SBP)

Project # 1002112

Project Name: NO. ALBUQ. ACRES UNIT A

Agent: DCSW/INC

Phone No.: 843-9639

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4/12/06 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

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

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

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

CITY ENGINEER / AMAFCA: SIA

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

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

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

PLANNING (Last to sign): ~~Comments~~ - all pages

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

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.

Project Number 1002112

---

3 Blue Sheets  
2 for Site Plans  
1 for Plat

---



# DRB CASE ACTION LOG (SITE PLAN SUBD.)

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.: 05DRB-01933 (SPS)

Project # 1002112

Project Name: NO. ALBUQ ACRES UNIT A

Agent: DCSW, INC

Phone No:

843-9639

Your request for ~~(SDP for SUB)~~ (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on ~~11/10/05~~ by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

PLANNING (Last to sign): ~~ADIA approval from ADIA~~ SPS

~~3 copies - all pages~~

~~CMs initials~~

\_\_\_\_\_

\_\_\_\_\_

#### 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.

Project Number

1002112



Completed  
6/1/06

# DRB CASE ACTION LOG (PREL & FINAL)

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.: 02DRB-01110 (P&F)  
Project Name: NO. ALBUQ ACRES, UNIT A  
Agent: Surveys Southwest Ltd

Project # 1002112  
Phone No.: 998-0303

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4/12/06 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

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

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

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

PLANNING (Last to sign): AGISDXF  
\_\_\_\_\_  
\_\_\_\_\_

- 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.**

Project Number 1002112

#10



# DRB CASE ACTION LOG (PREL & FINAL)

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.: 02DRB-01110 (P&F)  
Project Name: NO. ALBUQ ACRES, UNIT A  
Agent: Surveys Southwest Ltd

Project # 1002112  
Phone No.: 998-0303

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4/12/06 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

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

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

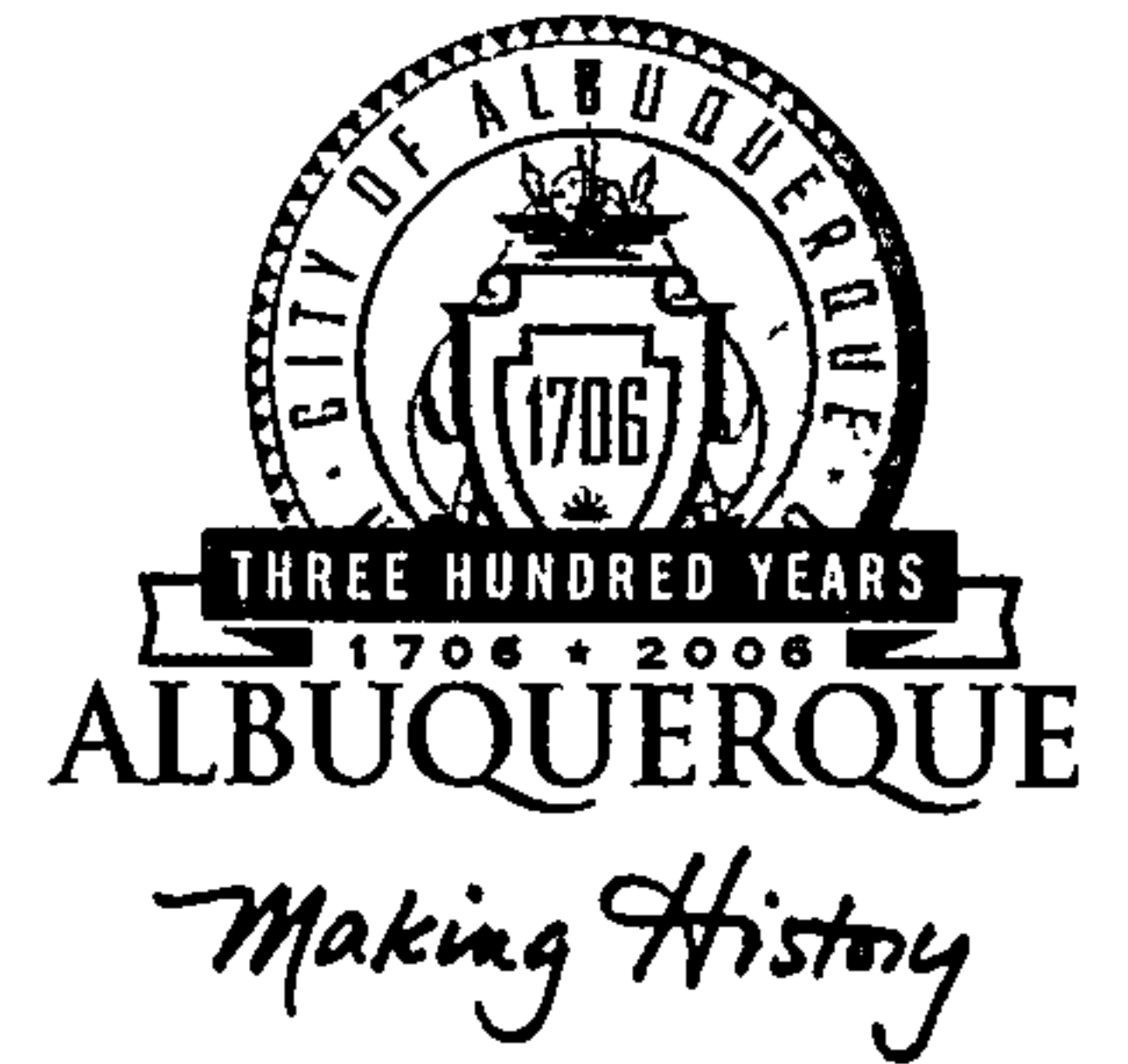
PARKS / CIP: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PLANNING (Last to sign): AGISDXF  
\_\_\_\_\_  
\_\_\_\_\_

- 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.**

Project Number 1002112

# CITY OF ALBUQUERQUE



PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002112

AGENDA ITEM NO: 10

SUBJECT:

Site Plan for Subd  
Site Plan for BP  
Final Plat  
Preliminary Plat

ACTION REQUESTED:

P.O. Box 1293

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

Albuquerque

ENGINEERING COMMENTS:

An approved infrastructure list is required for Site Plan for Building Permit/plat approval.  
No adverse comments on plat or Site Plans.

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: April 12, 2006



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

April 12, 2006

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: 12:05 P.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 # 1000376**  
06DRB-00359 Major-Two Year SIA  
TIERRA WEST LLC agent(s) for BUILDERS INVESTMENT COMPANY OF NM LTD request(s) the above action(s) for all or a portion of Lot(s) 1-117, UNIT 1 Lot(s) 1-35, UNIT 2, **PARADISE SKIES, UNITS 1 & 2**, zoned R-T, located on BANDELIER DR NW, between MCMAHON BLVD NW and UNSER BLVD NW containing approximately 23 acre(s). [REF: DRB-94-107, 04DRB00410, 04DRB00391, 03DRB0013, 03DRB00188] (A-11) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED. THIS WILL BE THE LAST EXTENSION.**



2. **Project # 1003239**  
06DRB-00364 Major-Vacation of Pub  
Right-of-Way

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for ROEMER/HASKINS, LLC request(s) the above action(s) for all or a portion of Block(s) 264-A-1, **TOWN OF ATRISCO GRANT, UNIT 8**, located on ILLIF RD NW, between INTESTATE 40 NW and ESTANCIA RD NW containing approximately 1 acre(s). [REF: 05EPC0186] (H-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH 3 ADDITIONAL CONDITIONS: STORM DRAIN EASEMENT SHALL BE RETAINED. THE PUBLIC WATER LINE EASEMENT SHALL BE RETAINED. TRACT 290A NEEDS TO BE A PUBLIC ROADWAY EASEMENT.**

06DRB-00443 Minor-SiteDev Plan  
Subd/EPC  
06DRB-00444 Minor-SiteDev Plan  
BldPermit/EPC

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for ROEMER/HASKINS, LLC request(s) the above action(s) for all or a portion of Tract(s) 264-A-1, **TOWN OF ATRISCO GRANT, UNIT 8**, (to be known as **ILIFF SELF STORAGE**) zoned SU-1/C-3, located on ILIFF RD NW, between INTESTATE 40 NW and ESTANCIA RD NW containing approximately 1 acre(s). [REF: 05EPC-0186, 05EPC-01930] [David Stallworth, EPC Case Planner] (H-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/12/06 THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DAVID STALLWORTH'S INITIALS, EPC LANGUAGE AND 3 COPIES OF THE SITE PLAN. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PRELIMINARY AND FINAL PLAT AND PLANNING FOR DAVID STALLWORTH'S INITIALS, EPC LANGUAGE AND 3 COPIES OF THE SITE PLAN.**

3. **Project # 1004712**  
06DRB-00233 Major-Vacation of  
Public Easements  
06DRB-00234 Minor-Prelim&Final Plat  
Approval

ESMAIL HAIDARI & SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 9P1, Block(s) 2, **EAGLE ROCK ESTATES, UNIT 4**, zoned R-D residential and related uses zone, developing area, located on SCHIST AVE NE, between MODESTO AVE NE and EAGLE ROCK AVE NE containing approximately 1 acre(s). [REF: DRB-97-374, DRB-97-46/SV-97-74] *[Was Indef Deferred on 3/15/06 to readvertise]* (C-18) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR ENGINEERING CERTIFICATION OF GRADING PLAN AND PLANNING FOR ENVIRONMENTAL HEALTH'S SIGNATURE ON THE PLAT, CURRENT ZONING ON THE PLAT, THE 15-DAY APPEAL PERIOD AND TO RECORD THE PLAT.**

4. **Project # 1004713**  
06DRB-00235 Major-Vacation of  
Public Easements  
06DRB-00236 Minor-Prelim&Final Plat  
Approval

ESMAIL HAIDARI & SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 9P1, Block(s) 2, **EAGLE ROCK ESTATES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on LIMESTONE AVE NE, between OAKLAND AVE NE and EAGLE ROCK AVE NE containing approximately 1 acre(s). [REF: DRB-97-374, DRB-97-17] *[Was Indef Deferred on 3/15/06 to readvertise]* (C-18) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR ENGINEERING CERTIFICATION OF GRADING PLAN AND PLANNING FOR ENVIRONMENTAL HEALTH'S SIGNATURE ON THE PLAT, CURRENT ZONING ON THE PLAT, THE 15-DAY APPEAL PERIOD AND TO RECORD THE PLAT.**

5. **Project # 1003800**  
05DRB-01906 Major-Vacation of Pub  
Right-of-Way  
05DRB-01908 Minor-Prelim&Final Plat  
Approval  
05DRB-01907 Minor-Temp Defer  
SDWK

RIO GRANDE ENGINEERING agent(s) for PETE DASKALOS, LLAVE HOMES request(s) the above action(s) for all or a portion of Lot(s) 1-4, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **LA CUEVITA OESTE**) zoned R-D residential and related uses zone, developing area, located on EAGLE ROCK AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 4 acre(s). [REF: 04DRB01820] [Deferred from 1/11/06 & 2/1/06 & 2/15/06 & 3/1/06 & 3/15/06 & 3/29/06 & 4/12/06] (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 5/3/06.**

**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 # 1004725**  
06DRB-00429 Minor-SiteDev Plan  
BldPermit

RICK BENNETT ARCHITECTS agent(s) for JOHN BATTAGLIA request(s) the above action(s) for all or a portion of Tract(s) Q8-A, Q6 & Q7, **ATRISCO BUSINESS PARK, UNIT 4**, zoned SU-1 for IP special use zone, located on COORS BLVD NW, between LOS VOLCANES RD NW and FORTUNA RD NW containing approximately 1 acre(s). [REF: 06EPC-00278] (J-10) **INDEFINITELY DEFERRED ON A NO SHOW.**

7. **Project # 1003364**  
06DRB-00430 Minor-SiteDev Plan  
BldPermit/EPC

TFAZZUL HUSSAIN agent(s) for PHIL LINDBORG request(s) the above action(s) for all or a portion of Lot(s) 1-A-1-A-2, Block(s) 10, Tract(s) 2, NORTH ALBUQUERQUE ACRES (to be known as **PASEO PLACE**) zoned SU-2 Mixed Use, located on HOLLY AVE NE, between LOUISIANA NE and WYOMING NE containing approximately 1 acre(s). [REF: DRB-

95-478, 06EPC-00078] [David Stallworth, EPC Case Planner] (C-19) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF DAVID STALLWORTH'S INITIALS AND TITLE SHOULD READ "SITE PLAN FOR BUILDING PERMIT" ON THE SITE PLAN SHEET.**

8. **Project # 1004672**  
06DRB-00448 Minor-SiteDev Plan  
BldPermit/EPC

BRASHER & LORENZ INC agent(s) for PUBLIC SERVICE CO OF NEW MEXICO (PNM) request(s) the above action(s) for all or a portion of Tract(s) C, **RINCONADA POINT, UNIT 1**, zoned SU-1 RESIDENTIAL USES, located on UNSER BLVD NW, between ST JOSEPH NW and VISTA ALEGRE NW containing approximately 2 acre(s). [REF: 06EPC00133] [Catalina Lehner, EPC Case Planner] (G-10) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

9. **Project # 1003921**  
06DRB-00436 Minor-SiteDev Plan  
Subd/EPC

CONSENSUS PLANNING INC agent(s) for CITY OF ALBUQUERQUE, DEPARTMENT OF MUNICIPAL DEVELOPMENT, request(s) the above action(s) for all or a portion of Tract(s) A, **NORTH DOMINGO BACA PARK (proposed)** and Tract(s) A, **AMAFCA KINNEY DAM (proposed)**, zoned SU-1, Community Park & Related Facilities, located on CORONA AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 60 acre(s). [REF: 05EPC-00183, Z-98-130, Z-99-83, DRB-98-212, DRB-99-7, DRB-96-549] [Carmen Marron, EPC Case Planner] (C-19) **SITE PLAN FOR SUBDIVISION (MASTER DEVELOPMENT PLAN) WAS APPROVED AND SIGNED OFF BY THE BOARD.**

06DRB-00439 Minor-Prelim&Final Plat  
Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for AMAFCA request(s) the above action(s) for all or a portion of Lot(s) 1-5 & 28-32, Block(s) 7, and Lot(s) 1-5 & 28-32, Block(s) 8, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3 (to be known as **AMAFCA KINNEY DAM, TRACT A**) zoned SU-1 & RD/RT, located on CORONA AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NW containing approximately 21 acre(s). [REF: 05DRB-01758, 01759 AND 01760] (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/12/06 THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

06DRB-00440 Minor-Prelim&Final Plat  
Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for PARK DESIGN & CONSTRUCTION DIVISION, DEPARTMENT OF MUNICIPAL DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 6-27, Block(s) 7 and Lot(s) 6-27, Block(s) 8, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3 (to be known as **TRACT A, NORTH DOMINGO BACA PARK**) zoned SU-1 & RD/RT, located on CORONA AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NW containing approximately 21 acre(s). [REF: 05DRB-01758, 01759 AND 01760] (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/12/06 THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

10. ~~Project # 1002112~~  
05DRB-01933 Minor-SiteDev Plan  
Subd/EPC  
05DRB-01934 Minor-SiteDev Plan  
BldPermit/EPC

DCSW INC agent(s) for SOLID GOLD CLASSIC LTD request(s) the above action(s) for all or a portion of Lot(s) 1-5 and 28-32, Block(s) 21, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT A, (to be known as **PASEO CROSSING SHOPPING CENTER**) zoned SU-2 special neighborhood zone, located on PASEO DEL NORTE NE, between WYOMING BLVD NE and PALOMAS DR NE containing approximately 6 acre(s). [REF: 04EPC01221, 04EPC01222][Carmen Marrone, EPC Case Planner] [*Indef deferred on 1/25/06*] (D-19) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/12/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR 3 COPIES.**

02DRB-01110 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for PEGGY DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 1-5, 28-32, Block(s) 21, Tract(s) A, NORTH ALBUQUERQUE ACRES - UNIT A, (to be known as **PASEO CROSSING SHOPPING CENTER**) zoned SU-2/Mixed Use, located on PASEO DEL NORTE NE, between WYOMING BLVD NE and PALOMAS AVE NE containing approximately 6 acre(s). [REF: Z-98-141,AX-98-16] [*Was Indef Deferred 7/31/02. [Indef deferred on 1/25/06]*] (D-19) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

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

11. **Project # 1001409**  
06DRB-00446 Minor-Extension of  
Preliminary Plat

ADVANCED ENGINEERING & CONSULTING LLC.  
agent(s) for SAIFI TALEBREZA request(s) the above  
action(s) for all or a portion of Lot(s) 20-A, Block(s) 1,  
**CANDELIGHT FOOTHILLS, UNIT 1**, zoned R-1  
residential zone, located on LOMAS BLVD NE,

between MONTE LARGO DR NE and SUMMIT HILLS DR NE containing approximately 2 acre(s).  
(J-23) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

12. **Project # 1004083**  
06DRB-00427 Minor-Prelim&Final Plat  
Approval

RHOMBUS PA INC agent(s) for SANCHEZ & WADE LLC request(s) the above action(s) for all or a portion of Lot(s) 21, Block(s) 11, **VALLEY VIEW ADDITION**, zoned C-2, located on ZUNI SE, between ADAMS SE and JEFFERSON SE containing approximately 1 acre(s). [REF: 05DRB-01849] (K-17) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REAL PROPERTY SIGNATURE, AGIS DXF FILE, CURRENT ZONING ON PLAT AND TO RECORD.**

13. **Project # 1004768**  
06DRB-00369 Minor-Prelim&Final Plat  
Approval

JACKS HIGH COUNTRY INC agent(s) for DAVID & JENNIFER THORNBURG request(s) the above action(s) for all or a portion of Lot(s) 1A, 1, 2 & 18, Block(s) 11, **MONTGOMERY HEIGHTS**, zoned R-1, located on MARS RD NE, between WELLESLEY AVE NE and TULANE DR NE containing approximately 1 acre(s). [*Deferred from 3/29/06*] (G-16) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PNM'S SIGNATURE AND TO RECORD.**

- 06DRB-00428 Minor-Vacation of  
Private Easements

JACKS HIGH COUNTRY INC agent(s) for DAVID & JENNIFER THORNBURG request(s) the above action(s) for all or a portion of Lot(s) 1A, 1, 2 & 18, Block(s) 11, **MONTGOMERY HEIGHTS**, zoned R-1 residential zone, located on MARS RD NE, between WELLESLEY AVE NE and TULANE DR NE containing approximately 1 acre(s). [REF:

06DRB00369] (G-16) THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

14. **Project # 1004790**  
06DRB-00411 Minor-Prelim&Final Plat Approval
- JULIE MARS AND ROBERT FARRIS request(s) the above action(s) for all or a portion of Lot(s) 9-12, Block(s) 5, **SANTA FE ADDITION**, zoned SU-2 for R-1 special neighborhood zone, located on SANTA FE AVE SW, between 9<sup>TH</sup> ST SW and 8<sup>TH</sup> ST SW containing approximately 1 acre(s). [REF: BA-167] (K-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CONSTRUCTION OF SIDEWALKS GREEN TAG AND PLANNING TO RECORD.**
15. **Project # 1003285**  
06DRB-00426 Minor-Prelim&Final Plat Approval
- ALDRICH LAND SURVEYING agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 4, Tract(s) S, Block(s) 13, **SUNDORO SOUTH, UNIT 6**, zoned SU-2/R-LT, located on SILICA AVE NW, between 94<sup>TH</sup> ST NW and TUMULUS NW containing approximately 2 acre(s). [REF: 05DRB-01296, 05DRB-00106, 05DRB-00107] [Listed as Project #1004797 in error] [Deferred from 4/12/06] (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/26/06.**
16. **Project # 1004798**  
06DRB-00431 Minor-Prelim&Final Plat Approval
- SURVEYS SOUTHWEST LTD agent(s) for KENNETH FAJARDO, AMERICAN POSTAL WORKERS UNION request(s) the above action(s) for



all or a portion of Lot(s) 1-5 and 14-18, Block(s) 2, **SPRINGER TRANSFER CO'S ADDITION, UNIT 1**, zoned SU-2 for M-1 light manufacturing zone, located on KINLEY AVE NE, between FRANCISCAN ST NE and ARNO ST NE containing approximately 1 acre(s). [REF: ZA-73-188] (J-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR FIRE MARSHALS OKAY FOR FIRE PROTECTION AND TRANSPORTATION DEVELOPMENT FOR CUL-DE-SAC DEDICATIONS ON FRANCISCAN AND ARNO.**

17. **Project # 1002176**  
06DRB-00092 Major-Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT request(s) the above action(s) for all or a PORTION OF LAND IN SW 1/4 - NW 1/4 SEC 26 TION R4E TOGETHER W/ TRACT E-1, NORTH FOUR HILLS, (to be known as **COVERED WAGON SUBDIVISION**) zoned SU-1, located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7 acre(s). (*Was Indef deferred on 2/1/06*) [*Deferred from 4/5/06*] (L-23) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR LANGUAGE ON SEWER EASEMENT GRANT ON LOT 24 WHO TO DEDICATE TOO AND PLANNING TO RECORD.**

18. **Project # 1003238**  
06DRB-00432 Minor-Prelim&Final Plat  
Approval

SURV-TEK INC agent(s) for VANTAGE BUILDERS request(s) the above action(s) for all or a portion of Lot(s) 58-P1, Tract(s) E, **FLORAL MEADOWS**, zoned R-LT, located on SARITA AVE NW, between MONTOYA NW and MACIEL NW containing approximately 1 acre(s). [Listed as Project #1004799 in error] [*Indef deferred on 4/12/06*] (H-12)

INDEFINITELY DEFERRED AT AGENT'S  
REQUEST.

19. **Project # 1003687**  
06DRB-00434 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) 133, 134 & 135, **WESTERN RIDGE, UNIT 1, AT VENTANA RANCH WEST**, zoned R-LT residential zone, located on NACIMIENTO ST NW, between DRAGOON RD NW and VENTANA WEST PKWY NW containing approximately 1 acre(s). [REF: 05DRB00697] (B-8) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**
20. **Project # 1004788**  
06DRB-00408 Minor-Prelim&Final Plat  
Approval
- BOHANNAN HUSTON agent(s) for UNIVERSITY OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 1E1-A-1 and 1E2-A-1, 1E2-A-2, **UNIVERSITY OF NEW MEXICO, SCIENCE & TECHNOLOGY PARK**, zoned SU-1 PDA, PERMISSIVE USE OF O-1/C-2, IP, located on UNIVERSITY BLVD SE , between AVENIDA CESAR CHAVEZ SE and INTERSTATE 40 SE containing approximately 13 acre(s). [*Deferred from 4/5/06*][*Indef deferred from 4/12/06*] (L-15) **INDEFINITELY DEFERRED AT AGENT'S REQUEST.**
21. **Project # 1004771**  
06DRB-00373 Minor-Prelim&Final Plat  
Approval
- RON GARNER agent(s) for GARBAC, LLC request(s) the above action(s) for all or a portion of Lot(s) 4, 5 & 6, Block(s) 41, **RAYNOLDS ADDITION**, zoned SU-2/NCR, located on COAL AVE SW, between 10<sup>TH</sup> ST SW and 11<sup>TH</sup> ST SW containing approximately 1

acre(s). [Deferred from 3/29/06 & 4/5/06 & 4/12/06]  
(K-13) **DEFERRED AT THE AGENT'S REQUEST  
TO 4/19/06.**

**22. Project # 1004770**  
06DRB-00372 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING INC agent(s) for COE  
PROPERTIES, STEVE COE request(s) the above  
action(s) for all or a portion of Lot(s) 9-12, Block(s)  
10, **MESA GRANDE ADDITION**, zoned O-R, located  
on SIERRA DR SE, between SILVER AVE SE and  
ZUNI RD SE containing approximately 1 acre(s).  
[Deferred from 3/29/06 & 4/5/06] (K-17) **WITH THE  
SIGNING OF THE INFRASTRUCTURE LIST DATED  
4/12/06 THE PRELIMINARY PLAT WAS  
APPROVED. FINAL PLAT WAS INDEFINITELY  
DEFERRED FOR THE SIA.**

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

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

**23. Project # 1004564**  
06DRB-00433 Minor-Sketch Plat or  
Plan

FORSTBAUER SURVEYING LLC agent(s) for  
CURRY BRANDAW ARCHITECTS request(s) the  
above action(s) for all or a portion of Lot(s) 19-22,  
Block(s) 21, Tract(s) A, **NORTH ALBUQUERQUE  
ACRES, UNIT A**, zoned SU-2, O-1, located on  
PALOMAS AVE NE, between WYOMING BLVD NE  
and BARSTOW ST NE containing approximately 4  
acre(s). [Issued Project #1004800 in error] (D-19)  
**THE ABOVE REQUEST WAS REVIEWED AND  
COMMENTS WERE GIVEN.**

24. **Project # 1004792**  
06DRB-00414 Minor-Sketch Plat or  
Plan

SURVEY'S SOUTHWEST, LTD agent(s) for  
DUNCAN MILLOY request(s) the above action(s) for  
all or a portion of Lot(s) 5, **FITZGERALD ADDITION**,  
zoned R-1, located on FITZGERALD RD NW,  
between CANDELARIA RD NW and 4<sup>TH</sup> ST NW  
containing approximately 1 acre(s). (G-14) **THE  
ABOVE REQUEST WAS REVIEWED AND  
COMMENTS WERE GIVEN.**

25. **Project # 1003991**  
06DRB-00437 Minor-Sketch Plat or  
Plan

TIERRA WEST LLC agent(s) for FRONTERA  
DEVELOPMENT INC request(s) the above action(s)  
for all or a portion of Lot(s) A-1-C, TOWN OF  
ATRISCO GRANT, UNIT 7, (to be known as  
**RESIDENTIAL @ 98<sup>TH</sup> AND SAGE**) zoned R-LT  
residential zone, located on SNOW VISTA BLVD SW,  
between SAGE RD SW and REBA AVE SW  
containing approximately 4 acre(s). [REF: Z-79-164,  
05EPC-0364, 053PC-0365, 05EPC-0366, 05EPC-  
0367, 05DRB-01293, 05DRB-01294] (M-9) **THE  
ABOVE REQUEST WAS REVIEWED AND  
COMMENTS WERE GIVEN.**

26. **Project # 1004801**  
06DRB-00438 Minor-Sketch Plat or  
Plan

TIERRA WEST LLC agent(s) for FRATERNAL  
ORDER OF POLICE, ALBUQUERQUE LODGE 1  
request(s) the above action(s) for all or a portion of  
Tract(s) 1 & 2, **FRATERNAL ORDER OF POLICE  
ADDITION**, zoned SU-1 FOR IP, located on  
JEFFERSON ST NE and the BEAR ARROYO and  
containing approximately 10 acre(s). [REF: SP-77-71]  
(E-17) **THE ABOVE REQUEST WAS REVIEWED  
AND COMMENTS WERE GIVEN.**

27. **Project # 1004803**  
06DRB-00445 Minor-Sketch Plat or  
Plan

DAVID W SPRAGUE agent(s) for GREATER ALBUQUERQUE HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) A-H, **LOS BLANCOS ADDITION**, zoned R-T, located on 75<sup>TH</sup> ST NW, between CENTRAL ST NW and YUCCA NW containing approximately 2 acre(s). (K-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

28. **Project # 1004804**  
06DRB-00449 Minor-Sketch Plat or  
Plan

JESUS SANDOVAL agent(s) for ALEX MCLUSSEr request(s) the above action(s) for all or a portion of Lot(s) 10 & 11A, Block(s) 8, **CASAS SERNAS**, zoned R-2, located on PENNSYLVANIA SE, between TRUMBULL SE and BELL SE containing approximately 1 acre(s). (L-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

29. Approval of the Development Review Board Minutes for April 5, 2006. **NO MINUTES WERE DONE THIS WEEK.**

ADJOURNED: 12:05 P.M.



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

January 25, 2006

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

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**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 # 1000696**

05DRB-01529 Major-Preliminary Plat  
Approval

05DRB-01530 Minor-Sidewalk Waiver

05DRB-01531 Minor-Temp Defer  
SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ICDC LLC request(s) the above action(s) for all or a portion of Tract(s) C, LEE'S BOSQUE SUBDIVISION (to be known as **BOSQUECITO SUBDIVISION**) zoned RD, located on BOSQUE MEADOWS BLVD NW, between LA ORILLA NW and PASEO DEL NORTE containing approximately 7 acre(s). [Deferred from 10/26/05 & 11/9/05 & 11/23/05 & 11/30/05 & 1/4/06 & 1/25/06] (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 2/22/06.**

2. **Project # 1004282**  
05DRB-01061 Major-Preliminary Plat  
Approval

GARCIA/KRAEMER & ASSOCIATES agent(s) for PAT MILLIGAN request(s) the above action(s) for all or a portion of Lots(s) A-1, B-1, C-1, D-1, E-1, F-1, H-1, J-1, K-1, **ALAMOSA ADDITION**, zoned R-T residential zone, located on TRUJILLO RD SW, between 62<sup>nd</sup> ST SW and BATAAN DR SW containing approximately 2 acre(s). [Deferred from 7/20/05 & 7/27/05 & 1/11/06 & 1/18/06 & 1/25/06] (K-11) **DEFERRED AT THE AGENT'S REQUEST TO 2/1/06.**

3. **Project # 1004607**  
05DRB-01904 Major-Preliminary Plat  
Approval  
05DRB-01905 Minor-Temp Defer  
SDWK

WILSON & COMPANY, INC. agent(s) for VISTA VIEJA INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Tract(s) 3 & 4, **VISTA VIEJA SUBDIVISION**, zoned RD, located on SCENIC NW, between 81<sup>ST</sup> ST NW and ALBERICOQUE PL NW containing approximately 78 acre(s). [REF: 04DRB-00825, 04DRB-01460, 05DRB-01235, 05DRB-01236] [Deferred from 1/11/06 & 1/18/06 & 1/25/06](D-9) **DEFERRED AT THE AGENT'S REQUEST TO 2/1/06.**

**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.**

4. **Project # 1003445**  
06DRB-00075 Minor-SiteDev Plan  
BldPermit

JLS ARCHITECTS agent(s) for TERRY CORLIS request(s) the above action(s) for all or a portion of Tract(s) E2 and F, **ALBUQUERQUE WEST, UNIT 1**, zoned SU-1 PDA to include C-3, located on EDUCATION PLACE NW, between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 5 acre(s). [REF: 05EPC-00022] [Deferred from 1/25/06] (C-12) **DEFERRED AT THE AGENT'S REQUEST TO 2/1/06.**

5. **Project # 1002112**  
05DRB-01933 Minor-SiteDev Plan  
Subd/EPC  
05DRB-01934 Minor-SiteDev Plan  
BldPermit/EPC

~~02DRB-01110~~ Minor-Prelim&Final Plat  
Approval

DCSW INC agent(s) for SOLID GOLD CLASSIC LTD request(s) the above action(s) for all or a portion of Lot(s) 1-5 and 28-32, Block(s) 21, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT A**, zoned SU-2 special neighborhood zone, located on PASEO DEL NORTE NE, between WYOMING BLVD NE and PALOMAS DR NE containing approximately 6 acre(s). [REF: 04EPC01221, 04EPC01222][Carmen Marrone, EPC Case Planner] [*Indef deferred on 1/25/06*] (D-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

SURVEYS SOUTHWEST LTD agent(s) for PEGGY DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 1-5, 28-32, Block(s) 21, Tract(s) A, **NORTH ALBUQUERQUE ACRES - UNIT A**, zoned SU-2 / Mixed Use, located on PASEO DEL NORTE NE, between WYOMING BLVD NE and PALOMAS AVE NE containing approximately 6 acre(s). [REF: Z-98-141, AX-98-16] [*Was Indef Deferred 7/31/02. [Indef deferred on 1/25/06]*] (D-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

6. **Project # 1003859**  
06DRB-00074 Minor-SiteDev Plan  
BldPermit/EPC

CONSENSUS PLANNING agent(s) for SILVERLEAF VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) 2 & 3, **LANDS OF NORTH ANDALUCIA**, zoned SU-1, 0-1, C-2 AND PRD, located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 15 acre(s). [REF: 04EPC-01844] [Juanita Garcia, EPC Case Planner] (E-12/ F-12) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO ADDRESS COMMENTS AND PLANNING FOR JUANITA GARCIA'S INITIALS, SHPO APPROVAL AND 3 COPIES OF THE SITE PLAN.**



7. **Project # 1001275**  
06DRB-00076 Minor-SiteDev Plan  
BldPermit/EPC

CONSENSUS PLANNING INC agent(s) for TEAM RETAIL COTTONWOOD LTD request(s) the above action(s) for all or a portion of Tract(s) 1, LOWE'S, (to be known as **COTTONWOOD COMMONS**) zoned SU-1 FOR C-1, located on OLD AIRPORT RD NW, between COTTONWOOD NW and COORS NW containing approximately 9 acre(s). [REF: CZ-82-4, CSU-88-45, Z-97-106, SC-78-38, AX-97-17] **[Stephanie Shumsky, EPC Case Planner] [Deferred from 1/25/06] (A-14) DEFERRED AT THE AGENT'S REQUEST TO 2/1/06.**

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

8. **Project # 1003520**  
06DRB-00060 Minor-Final Plat  
Approval

MARK GOODWIN & ASSOCIATES 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**) zoned R-D, located on GLENDALE AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2 acre(s). [REF: 04DRB01567] (B-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

9. **Project # 1004575**  
06DRB-00069 Minor-Prelim&Final Plat  
Approval

SURVEY'S SOUTHWEST, LTD agent(s) for VITALIA CANDELARIA C/O BARBARA DELGADO request(s) the above action(s) for all or a portion of Tract(s) D, **PEREA ACRES**, zoned RA-2, located on DURANES RD NW, between DURANES DITCH and JULIET NW containing approximately 2 acre(s). [REF: DRB-95-338, 05DRB-01847] (H-12) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PERIMETER WALL DESIGN APPROVAL ALONG LOS DURANES PARK.**

10. **Project # 1004651**  
06DRB-00073 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING INC agent(s) for GARY & STEPHANIE HOLBERT, STEVE DINH & STAN PADILLA request(s) the above action(s) for all or a portion of Lot(s) 12, 13 & 14, Block(s) 10, **KNOLLS OF PARADISE HILLS, UNIT 2**, zoned R-1 residential zone, located on CHANTILLY RD NW, between ARROWHEAD AVE NW and CONGRESS AVE NW containing approximately 1 acre(s). (B-13) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR NMU INC SIGNATURE.**

11. **Project # 1001789**  
05DRB-01718 Minor-Prelim&Final Plat  
Approval

PRECISION SURVEYS INC agent(s) for DASKALOS NOB HILL request(s) the above action(s) for all or a portion of Block(s) 6, Tract(s) 17-28, **MONTE VISTA**, zoned CCR, located on CENTRAL AVE NE, between TULANE NE and WELLESLEY NE containing approximately 1 acre(s). *[Deferred from 11/16/05 & Indef deferred on 11/23/05]* (K-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/25/06 THE PRELIMINARY PLAT WAS APPROVED WITH A CONDITION OF FINAL PLAT: DEDICATION ALONG TULANE WITH WHATEVER THEY ARE PUTTING IN AND DEDICATION ALONG CENTRAL AVENUE. FINAL PLAT WAS INDEFINITELY DEFERRED FOR SIA.**

12. **Project # 1003366**  
06DRB-00056 Minor-Prelim&Final Plat  
Approval

ADVANCED ENGINEERING & CONSULTING agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1A-2, **TOWN OF ALAMEDA GRANT**, zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING BLVD NW and the CALABACILLAS ARROYO, containing approximately 9 acre(s). [REF: 05DRB01272, 05DRB01273, 04EPC00498, 04DRB00596, Z-80-74, AX-80-16, Z-85-84, AX-85-20, Z-93-131, DRB-94-146, V-96-89] *[Deferred from 1/18/06 & 1/25/06]* (A-12/B-12) **DEFERRED AT THE AGENT'S REQUEST TO 2/8/06.**

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

- 13. Project # 1003793**  
06DRB-00058 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 residential zone, located on SEQUOIA RD NW and SEQUOIA CT NW and containing approximately 1 acre(s). [REF: 04DRB01803] (G-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
- 14. Project # 1004648**  
06DRB-00067 Minor-Sketch Plat or Plan
- VINCENTE M QUINTANA request(s) the above action(s) for all or a portion of Tract(s) 5, Block(s) 0000, **ORONA ADDITION**, zoned R-2, located on MONTE ALTO NE, between TRAMWAY NE and MONTE LARGO NE containing approximately 1 acre(s). (L-23) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
- 15. Project # 1004652**  
06DRB-00070 Minor-Sketch Plat or Plan
- MARK GOODWIN & ASSOCIATES PA agent(s) for ADAL DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) RR-3-E, WESTLAND SOUTH, (to be known as **CEJA VISTA, UNIT 1**) zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW AND FUTURE UNSER BLVD SW and containing approximately 19 acre(s). (P-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project # 1004649**  
06DRB-00071 Minor-Sketch Plat or  
Plan

MARK GOODWIN & ASSOCIATES PA agent(s) for ADAL DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) RR-3-D, WESTLAND SOUTH, (to be known as **CEJA VISTA, UNIT 2**) zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW south of UNSER BLVD SW AND 98<sup>TH</sup> ST SW containing approximately 42 acre(s).(P-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1004650**  
06DRB-00072 Minor-Sketch Plat or  
Plan

MARK GOODWIN & ASSOCIATES PA agent(s) for ADAL DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) RR-3-A, WESTLAND SOUTH, (to be known as **CEJA VISTA, UNIT 3**) zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW south of UNSER BLVD SW AND 118<sup>TH</sup> ST SW containing approximately 15 acre(s). (P-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Approval of the Development Review Board Minutes for January 18, 2006. **THE DRB MINUTES FOR JANUARY 18, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:55 A.M.



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

July 31, 2002

9:00 a.m.

**MEMBERS:**

Janet Stephens, DRB Chair  
Claire Senova, Administrative Assistant

Richard Dourte, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

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

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

1. **Project # 1000583**  
02DRB-01022 Major-Two Year SIA

HARRIS SURVEYING, INC. agent(s) for PETE DASKALOS request(s) the above action(s) for all or a portion of Lot(s) B-1-A-1, Block 1, **FOOTHILLS NORTH SUBDIVISION**, zoned C-2, located on LOMAS BLVD NE, between TRAMWAY BLVD NE and TURNER DR NE containing approximately 3 acre(s). [REF: DRB-98-244] (K-23) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED TO THE CONSTRUCTION COMPLETION DEADLINE DATE OF JULY 31, 2004.**

2. **Project # 1000893**  
02DRB-01016 Minor-Prelim&Final Plat  
Approval  
02DRB-01015 Major-Vacation of  
Public Easements

COMMUNITY SCIENCES CORP. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of a 10 foot Public Utility Easement, **RIDGEVIEW VILLAGE, UNIT 1**, zoned RIGHT-OF-WAY, NOT ZONED, located on NIGHT WHISPER RD NW, between UNSER BLVD NW and PINON VERDE DR NW containing approximately 1 acre(s). REF: 02DRB-00694] (A-11) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1000570**  
02DRB-01021 Minor-Temp Defer  
SDWK  
02DRB-01019 Major-Preliminary Plat  
Approval  
02DRB-01020 Major-Vacation of  
Public Easements

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] (J-9) **DEFERRED AT THE AGENT'S REQUEST TO OCTOBER 30, 2002.**

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

ESMAIL HAIDARI agent(s) for MEHDI DEHGANIAN request(s) the above action(s) for all or a portion of Lot(s) 8, **INDIAN ACRES ADDITION**, zoned O-1 & C-1, located on ALTAMONTE AVE. NE, between TULANE NE and CARLISLE NE [REF: V-80-7] [DEFERRED AT THE BOARD'S REQUEST FROM 7/17/02] (G-16) **DEFERRED AT THE AGENT'S REQUEST TO AUGUST 21, 2002.**

5. **Project # 1001903**  
02DRB-00997 Major-Preliminary Plat  
Approval  
02DRB-00998 Major-Vacation of Public  
Easements  
02DRB-00999 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for D. R. HORTON CUSTOM HOMES request(s) the above action(s) for all or a portion of Lot(s) 9-14, Block 2, Unit 3, North Albuquerque Acres, **DESERT LANE SUBDIVISION**, zoned RD, located on EAGLE ROCK NE, between WYOMING NE and LOUISIANA NE containing approximately 6 acre(s). [Deferred from 7/24/02] (C-19) **DEFERRED A THE AGENT'S REQUEST TO AUGUST 7, 2002.**

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

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

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

SAM PATEL agent(s) request(s) the above action(s) for all or a portion of Lot(s) A-3-A, **J GROUP ADDITION**, zoned SU-1 for C-1 (motel), located on SAN ANTONIO AVE NE between I-25 and SAN PEDRO AVE NE containing approximately 2 acre(s). [REF: 01128 00675] [**Debbie Stover, EPC Case Planner**] [Deferred from 7/24/02] (E-18) **DEFERRED A THE AGENT'S REQUEST TO AUGUST 14, 2002.**

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

7. **Project # 1000296**  
02DRB-01113 Minor-Prelim&Final Plat  
Approval
- BOHANNAN HUSTON, INC. agent(s) for ALTURA WEST request(s) the above action(s) for all or a portion of Lot(s) 49, 50 & 51, **OXBOW PARK SUBDIVISION**, zoned SU-1 special use zone, RT USES, located on the WEST SIDE OF TUNDRA SWAN CT NW, between COORS BLVD NW and ALAMOGORDO DR NW containing approximately 1 acre(s). [REF: 02400-00550, 01440-01035, 02DRB-00548, 02DRB-00549] (G-11) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING.**
8. **Project # 1001975**  
02DRB-01114 Minor-Prelim&Final Plat  
Approval
- SURVEYS SOUTHWEST LTD agent(s) for MERCEDES MEJIA request(s) the above action(s) for all or a portion of Lot(s) 9-11 and the EASTERLY 75' of Lots 12, 13 & B, **LA MESA SUBDIVISION**, zoned C-2 community commercial zone, located on CENTRAL AVE NE, between ESPANOLA NE and MESILLA NE containing approximately 1 acre(s). [REF: 02DRB-00790] (K-19) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING.**



9. **Project # 1002112**  
02DRB-01110 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for PEGGY DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 1-5, 28-32, Block(s) 21, Tract(s) A, **NORTH ALBUQUERQUE ACRES - UNIT A**, zoned SU-2 / Mixed Use, located on PASEO DEL NORTE NE, between WYOMING BLVD NE and PALOMAR AVE NE containing approximately 6 acre(s). [REF: Z-98-141, AX-98-16] (D-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

10. **Project # 1001112**  
02DRB-00898 Minor-Prelim&Final Plat  
Approval

RICHARD HALL agent(s) for JOHN SPARKS request(s) the above action(s) for all or a portion of Tract(s) S1/2 OF 33, **ALVARADO GARDENS ADDITION**, zoned RA-2, located on RIO GRANDE BLVD. NW, between CANDELARIA NW and GRIEGOS NW. [Final Plat was Indefinitely deferred from 6/19/02] (G-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

11. **Project # 1002072**  
02DRB-01012 Minor-Prelim&Final Plat  
Approval

PRECISION SURVEYS, INC. agent(s) for GLADDEN & ASSOCIATES LTD. CO. request(s) the above action(s) for all or a portion of Lot(s) 2, Block(s) 8, **MIRAMONTES PARK**, zoned C-2 community commercial zone, located on SAN MATEO BLVD NE, between MENAUL BLVD. NE and CLAREMONT AV. NE containing approximately 1 acre(s). [REF: Z-308] [Deferred from 7/10/02] (H-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

12. **Project # 1002113**  
02DRB-01111 Minor-Sketch Plat or  
Plan

CARMEN BACA request(s) the above action(s) for all or a portion of Lot(s) K, L and M, Block(s) 40, **STRONG BENNETTS, REYNOLDS ADDITION**, zoned SU-2 special neighborhood zone, NCR, located on 10TH ST SW, between COAL AVE SW and IRON AVE SW. [REF: BA-466, Z-75-110] (K-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. Approval of the Development Review Board Minutes for July 17, 2002. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

Other Matters:

ADJOURNED: 10:00 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: 1002112

AGENDA ITEM NO: 9

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

A Drainage Management Plan for Palomas from Wyoming to Barstow will be required prior to Preliminary Plat approval. *to identify Infrastructure*

RESOLUTION:

*indef*

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

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

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

FOR:

SIGNED: Bradley L. Bingham  
 City Engineer/AMAFCA Designee

DATE: July 31, 2002



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002112

Item No. 9

Zone Atlas D-19

DATE ON AGENDA 7-31-02

INFRASTRUCTURE REQUIRED (?)YES ( )NO

CROSS REFERENCE: \_\_\_\_\_  
\_\_\_\_\_

### TYPE OF APPROVAL REQUESTED:

- ( ) SKETCH PLAT (x) PRELIMINARY PLAT (x) FINAL PLAT
- ( ) SITE PLAN REVIEW AND COMMENT ( ) SITE PLAN FOR SUBDIVISION
- ( ) SITE PLAN FOR BUILDING PERMIT

No.	Comment
<input type="checkbox"/>	Show all easements of record.
<input type="checkbox"/>	A site sketch is needed.
<input type="checkbox"/>	Dedication of the Palomar right-of-way is needed.

- Show all easements of record.
- A site sketch is needed.
- Dedication of the Palomar right-of-way is needed.

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

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




CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

July 31, 2002

**9. Project #1002112  
Application # 02DRB-01110  
North Albuquerque Acres, Tract A, Blk 21, Unit A**

---

1. The site is located within the boundaries of the La Cueva Sector Development Plan. All properties zoned SU-2 must have a site development plan and landscaping plan approved by the Environmental Planning Commission. (See Section 5.4)
2. Include the Project # and Application # on the plat.
3. Property Management's signature is required only on plats that vacate public right-of-way or dedicate parkland. Otherwise, the signature line may be marked "n/a".
4. Planning signs last. All other signatures must be obtained prior to requesting final sign-off by Planning.
5. Minor subdivision plats (if not completing a vacation) may be recorded by the applicant/agent. A copy of the recorded plat must be forwarded to Planning in order to close the case file.
6. Please provide a digital dxf file showing parcel, right-of-way and easement lines in New Mexico State Plane Feet, NAD 1927. This information will be forwarded to AGIS.

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

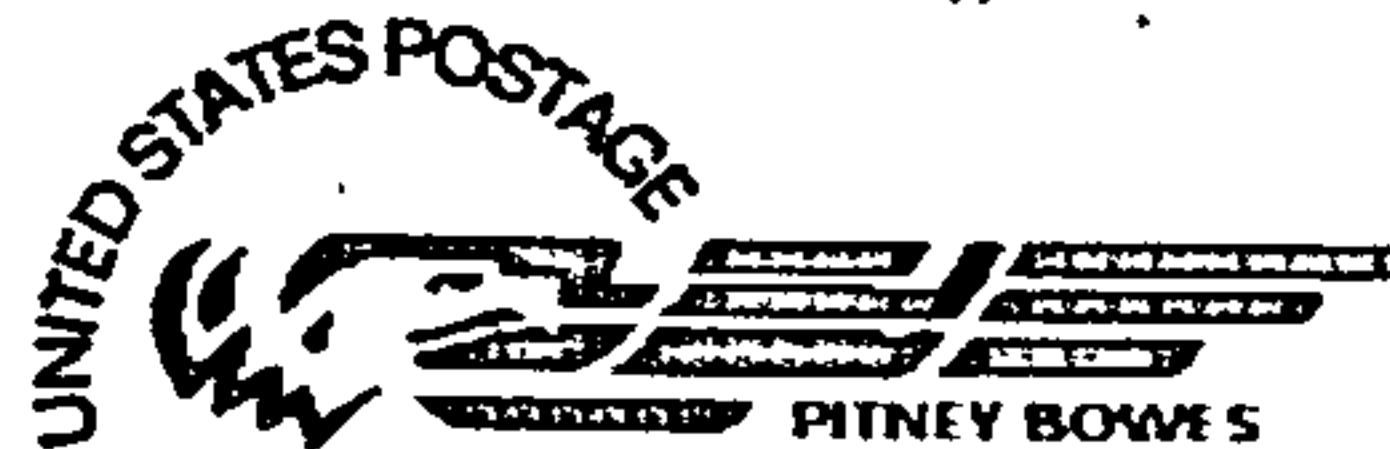
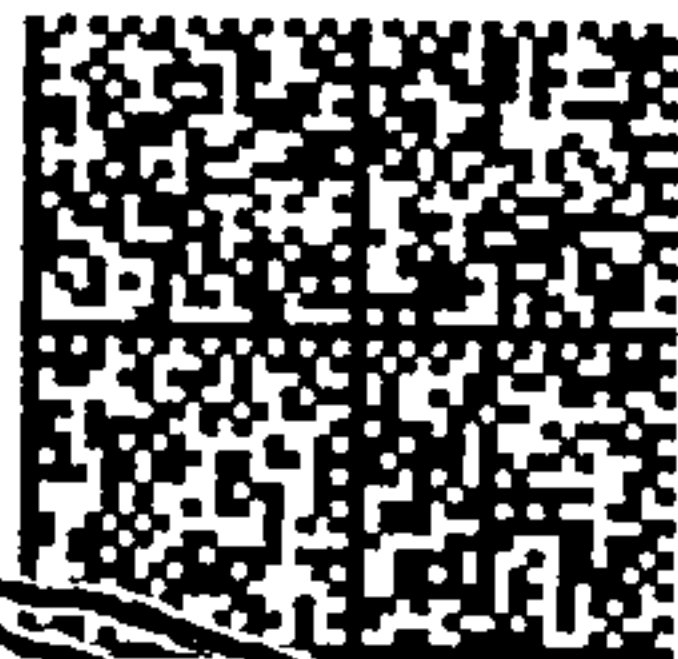
# CITY OF ALBUQUERQUE



Planning Department

**DRB**

OR CURRENT RESIDENT  
101906336149510507  
CASEY LEONA  
4530 ALTURA PL NE  
ALBUQUERQUE, NM 87110 5706



02 1M **\$ 00.41<sup>0</sup>**  
0004219022 MAR 14 2008  
MAILED FROM ZIP CODE 87102

ATTEMPTED MAILING  
RETURN TO SENDER

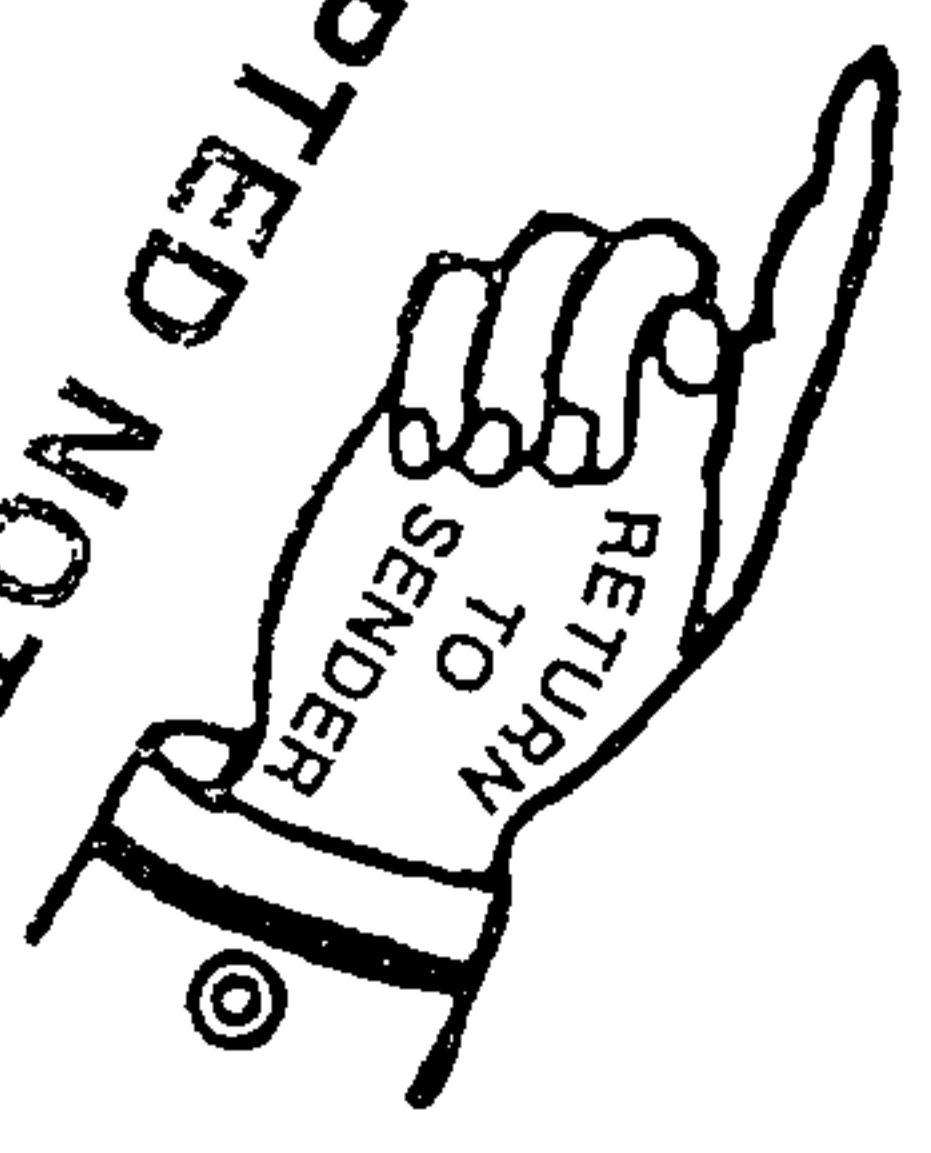
FWD  
ANK

**DRB**

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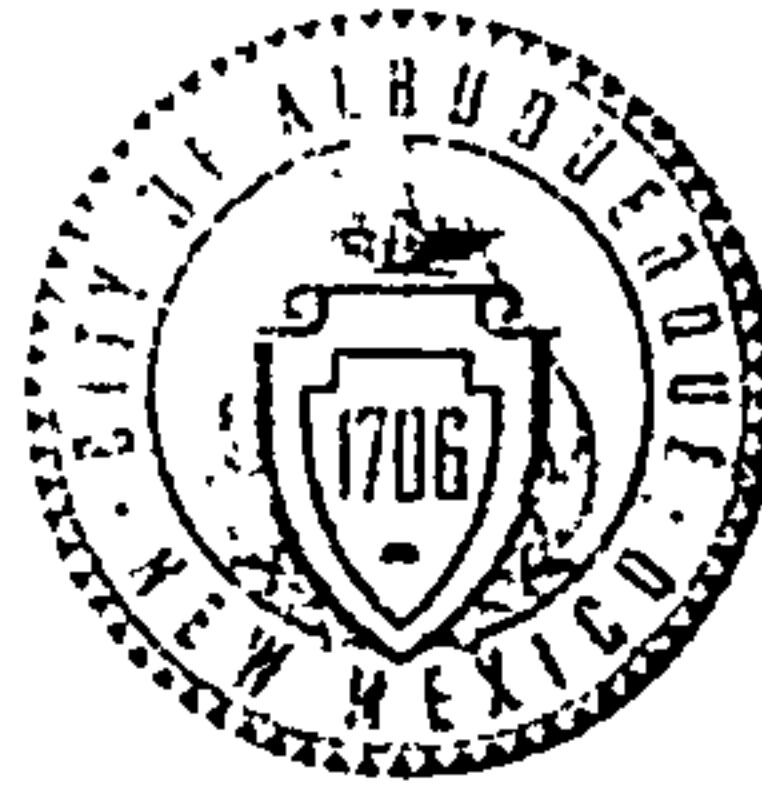


P O Box 1293 Albuquerque New Mexico 87103



ATTEMPTED NOT KNOWN

.....



**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, April 2, 2008, beginning at 9:00 a.m. for the purpose of considering the following:

**Project# 1002112**

08DRB-70122 MAJOR - 2YR EXTENSION  
OF SUBDIVISION IMPROVMENTS

TIERRA WEST LLC agent(s) for SOLID GOLD CLASSIC LLC request(s) the above action(s) for all or a portion of Lot(s) 28-A, Block(s) 21, Tract A, Unit A, **NORTH ALBUQUERQUE ACRES**, zoned SU-2 MIXED USES, located on the southeast corner of PASEO DEL NORTE NE AND WYOMING BLVD NE containing approximately 6.4332 acre(s). (D-19)

**Project# 1003916**

08DRB-70123 VACATION OF PUBLIC  
EASEMENT  
08DRB-70124 SIDEWALK WAIVER  
08DRB-70125 MINOR - TEMP DEFR SWDK  
CONST  
08DRB-70126 MAJOR - PRELIMINARY  
PLAT APPROVAL

ISAACSON AND ARFMAN PA agent(s) for DEL REY INVESTMENTS LLC request(s) the above action(s) for all or a portion of Block(s) 18 & 19, Tract A, Unit A, **NORTH ALBUQUERQUE ACRES** (TBK MONTERRA DEL REAY, UNITS 1-3), zoned SU-1/ PDA, located between SAN PEDRO DR NE and LOUISIANA BLVD NE, AND BETWEEN DERICKSON AVE NE and SANTA MONICA AVE NE containing approximately 63.3836 acre(s). (D-18)

**Project# 1004526**

08DRB-70093 VACATION OF PUBLIC  
RIGHT OF WAY  
08DRB-70106 BULK LAND VARIANCE  
08DRB-70107 MAJOR - PRELIMINARY  
PLAT APPROVAL

PRECISION SURVEYS INC agent(s) for RIO GRANDE BROKERAGE request(s) vacation of 75<sup>th</sup> ST SW north of SAGE RD SW and portions of the Amole Del Norte Diversion Channel/ SAGE RD, and the above action(s) for all or a portion of Tracts 399 and 400, **TOWN OF ATRISCO GRANT, Unit No. 3**, zoned RD/ R-1, located on the north side of SAGE RD SW BETWEEN THE AMOLE DEL NORTE DIVERSION CHANNEL AND OLD COORS BLVD RD SW containing approximately 6.3718 acre(s).

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

  
Jack Cloud, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 17, 2008.**





Supplemental form

**SUBDIVISION**

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- 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.

**APPLICATION INFORMATION:**

Professional/Agent (if any): Tierra West LLC PHONE: 505-858-3100  
 ADDRESS: 5571 Midway Park Place NE FAX: 505-858-1118  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_

APPLICANT: Solid Gold Classic LLC PHONE: 505-883-4131  
 ADDRESS: 5321 Menaul Blvd. NE FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner List all owners: Same

DESCRIPTION OF REQUEST: One Year Extension of Subdivision Improvement Agreement

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

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

Lot or Tract No. Lot 28-A, Tract A Block: 21 Unit: A  
 Subdiv/Addn/TBKA: North Albuquerque Acres  
 Existing Zoning: SU-2 Proposed zoning: No Change MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): D-19 UPC Code: 101906330748910501

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): Z-98-141/  
AX-98-16/Project # 1002112

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  No  
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): +/-6.4332  
 LOCATION OF PROPERTY BY STREETS: On or Near: Wyoming Blvd. NE  
 Between: Paseo Del Norte NE and Palomas Ave. NE

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

SIGNATURE Keeli D. Krueger for DATE 3/7/08  
 (Print) Ronald R. Bohannon, PE Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
<u>08 DRB - 70122</u>	<u>SIA</u>	<u>5(2)</u>	<u>\$ 50.00</u>
_____	<u>APV</u>	_____	<u>\$ 75.00</u>
_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

Hearing date 04/02/08

Total \$ 145.00

Sandy Handley 03/07/08  
 Planner signature / date

Project # 1002112

**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 (DRB13)**

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Signed** Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

**Preliminary plat approval expires after one year.**  
**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

**MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List 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 30 DAYS after the filing deadline. Your attendance is required.**

**MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT (DRB09)**

**(Temporary sidewalk deferral extension use FORM-V)**

- Zone Atlas map with the entire property(ies) clearly outlined
- 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
- List any original and/or related file numbers on the cover application
- Fee (see schedule)

**DRB Public hearings are approximately 30 DAYS 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.

\_\_\_\_\_  
 Ronald R. Bohannon, PE  
 Applicant name (print)  
*Keeli D. Krueger* 3/7/08  
 Applicant signature / date

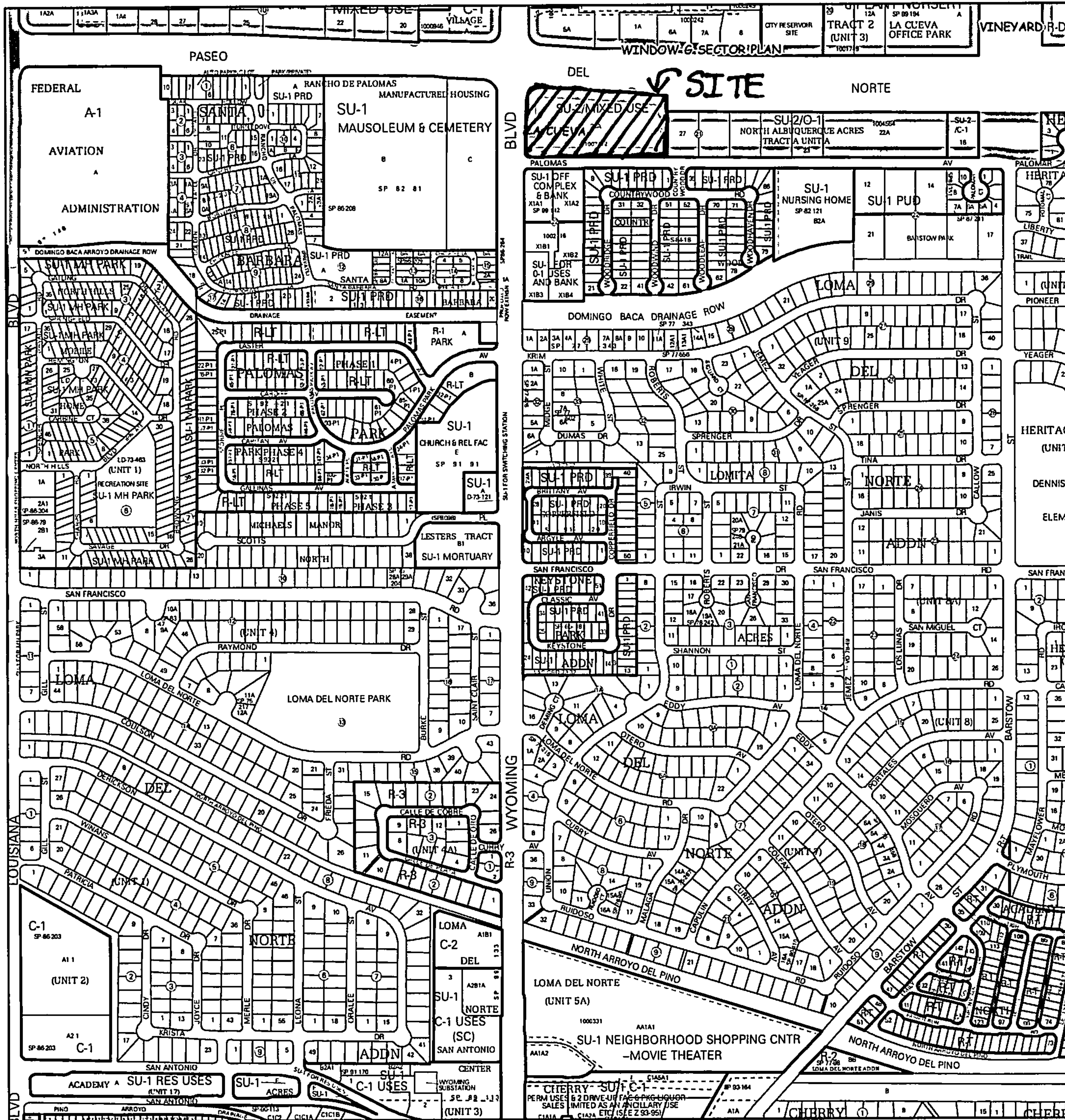


Form revised October 2007

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

Application case numbers  
 08DRB - 70122  
 \_\_\_\_\_  
 \_\_\_\_\_

*Sandy Handley* 03/07/08  
 Planner signature / date  
 Project # 1002112



For more current information and more details visit: <http://www.cabq.gov/gis>

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 1/4/2008

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**D-19-Z**

Selected Symbols

	SECTOR PLANS		Escarpment
	Design Overlay Zones		2 Mile Airport Zone
	City Historic Zones		Airport Noise Contours
	H-1 Buffer Zone		Wall Overlay Zone
	Petroglyph Mon.		

0 750 1,500 Feet

gwr

# TIERRA WEST, LLC

March 7, 2008

Mr. Jack Cloud, Chair  
Development Review Board  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87102

**RE: One Year Extension of Subdivision Improvements Agreement  
Paseo Crossing Shopping Center  
Zone Atlas Page D-19**

Dear Mr. Cloud:

Tierra West LLC, on behalf of Solid Gold Classic LLC, requests approval of a one-year extension of the Subdivision Improvements Agreement for the above-referenced project. The subject site is located at the southeast corner of Wyoming Boulevard NE and Paseo Del Norte and contains ±6.4332 acres.

The development and related public work order items are mostly complete and the one-year extension of the SIA will allow time for the completion of improvements on Paseo Del Norte that are on the Infrastructure List.

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.

Enclosure/s

cc: Solid Gold Classic LLC  
Nancy Kazik, Countrywood HOA & Countrywood N.A.  
Paul Phelan, Countrywood HOA & Countrywood N.A.  
Celina Stoyanoff, La Cueva Village N.A.  
Dave Nufer, La Cueva Village N.A.  
Jeff Peterson, Nor Este N.A.  
Joe Yardumian, Nor Este N.A.  
Judie Pellegrino, North Domingo Baca N.A.  
Haden M. Bowling, North Domingo Baca N.A.  
Amy Wasko, North Wyoming N.A.  
Nanci Carriveau, North Wyoming N.A.

JN: 26010  
RRB/kdk

5571 Midway Park Place NE  
(505) 858-3100  
Albuquerque, NM 87109  
Fax (505) 858-1118  
1-800-245-3102  
tierrawestllc.com

10. ~~Project # 1002112~~  
05DRB-01933 Minor-SiteDev Plan  
Subd/EPC  
05DRB-01934 Minor-SiteDev Plan  
BldPermit/EPC

DCSW INC agent(s) for SOLID GOLD CLASSIC LTD request(s) the above action(s) for all or a portion of Lot(s) 1-5 and 28-32, Block(s) 21, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT A, (to be known as **PASEO CROSSING SHOPPING CENTER**) zoned SU-2 special neighborhood zone, located on PASEO DEL NORTE NE, between WYOMING BLVD NE and PALOMAS DR NE containing approximately 6 acre(s). [REF: 04EPC01221, 04EPC01222][Carmen Marrone, EPC Case Planner] [*Indef deferred on 1/25/06*] (D-19) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/12/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR 3 COPIES.**

02DRB-01110 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for PEGGY DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 1-5, 28-32, Block(s) 21, Tract(s) A, NORTH ALBUQUERQUE ACRES - UNIT A, (to be known as **PASEO CROSSING SHOPPING CENTER**) zoned SU-2/Mixed Use, located on PASEO DEL NORTE NE, between WYOMING BLVD NE and PALOMAS AVE NE containing approximately 6 acre(s). [REF: Z-98-141,AX-98-16] [*Was Indef Deferred 7/31/02. Indef deferred on 1/25/06*] (D-19) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

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

11. **Project # 1001409**  
06DRB-00446 Minor-Extension of  
Preliminary Plat

ADVANCED ENGINEERING & CONSULTING LLC.  
agent(s) for SAIFI TALEBREZA request(s) the above  
action(s) for all or a portion of Lot(s) 20-A, Block(s) 1,  
**CANDELIGHT FOOTHILLS, UNIT 1**, zoned R-1  
residential zone, located on LOMAS BLVD NE,

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

FIGURE 12

**INFRASTRUCTURE LIST**

(Rev. 9-28-05)

**EXHIBIT "A"**

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

Date Submitted: April 6, 2005  
Date Site Plan Approved: 4/12/06  
Date Preliminary Plat Approved: \_\_\_\_\_  
Date Preliminary Plat Expires: \_\_\_\_\_  
DRB Project No.: 1002112  
DRB Application No.: 02DRB-0110

**Tract A-1, Block 21, Tract A, Unit A, North Albuquerque Acres**

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

**Lots 1-5 & 28-32, Block 21, Tract A, Unit A, North Albuquerque Acres**

**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.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		16' Width Increase	Half width public street incl. curb, gutter, pedestrian signage & paving	Palomas Avenue NE	Wyoming Blvd.	East limit of project	/	/	/
		8' wide	Public sidewalk	Palomas Avenue NE	Wyoming Blvd.	First driveway east of Wyoming Blvd.	/	/	/
		6' wide	Public sidewalk	Palomas Avenue NE	First driveway east of Wyoming Blvd.	East limit of project	/	/	/
			Raised medians with left turn bay	Palomas Avenue NE	135' west of Public access easement	Countrywood Drive	/	/	/
			Intersection of Palomas Ave. with Wyoming Blvd.	Palomas Avenue NE	Wyoming Blvd.		/	/	/
		12' x 515'	Right turn deceleration lane	Paseo del Norte NE	East of Wyoming Blvd.	Public access easement	/	/	/
		12' x 950'	Right turn acceleration lane	Paseo del Norte NE	Public access easement	East to Barstow	/	/	/
			3 inlet locations	Paseo del Norte NE	East of Wyoming Blvd		/	/	/
			Fire hydrant relocation	NE corner of Wyoming and Palomas			/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
			Fire hydrant relocation	N side of PDN, east of Wyoming	Ex SP in Wyoming	East Proper			
		30"	REP. SD w/ inlets	Palomas			1	1	1
							1	1	1
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature							City User Dept. Signature		Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.  
Street lights per City requirements.

1 SIGNING AS REQ'D PER REC

2 PASEO IMPROVEMENTS REQUIRE NMDOT APPROVAL

3 30" Storm Drain

AGENT / OWNER

Ron Burstein  
NAME (print)

DCSW, Inc.  
FIRM

*Ron Burstein* 4/12/06  
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

*B. Matson* 4/12/06  
DRB CHAIR - date

*Christina Sandoval* 4/12/06  
PARKS & RECREATION - date

*[Signature]* 4-12-06  
TRANSPORTATION DEVELOPMENT - date

*[Signature]* 4/12/06  
UTILITY DEVELOPMENT - date

*Bradley D. Bishop* 4/12/06  
CITY ENGINEER - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

**FIGURE 18  
EXTENSION AGREEMENT**

PROJECT NO. 785681

This Agreement made this <sup>28th</sup> day of June, 2007, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and [name of developer/subdivider:] Solid Gold Classic, LLC ("Developer"), whose address is 5321 Menaul Boulevard NE, Albuquerque, NM 87110 and whose telephone number is 505-883-4131, is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Developer entered into an Agreement on the 12 TH day of July, 2006, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on July 13, 2006 at Book Misc. A120, pages 4035 through --, ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the day of April 27, 20 07; and

WHEREAS, the Earlier Agreement was amended by an Extension Agreement dated 6/27/07, recorded --, in Book Misc. NA, pages NA through NA, records of Bernalillo County, New Mexico, extending the construction deadline to --; and <sup>document # 2007093</sup>

WHEREAS, it appears that the Developer will be unable to complete construction of the improvements by the deadline specified in the Agreement; and

WHEREAS, the City is willing to grant Developer an extension of time in which to complete construction of all or part of the improvements, provided the Developer posts an acceptable financial guarantee, as required by the City's Subdivision Ordinance and the Development Process Manual; and

WHEREAS, the Developer is able to provide the required financial guaranty:

NOW THEREFORE in consideration of the above and the mutual promises contained herein, the parties agree:

1. The required completion date for construction of the improvements, as set forth in paragraph A of the Earlier Agreement, is extended [Complete either A or B:]

A. for all improvements, the 27 th day of April, 2008.

B. on portions of the improvements as follows:

<u>IMPROVEMENTS</u>	<u>COMPLETION DATE</u>
<u>Infrastructure Improvements</u>	<u>_____</u>
<u>_____</u>	<u>_____</u>
<u>_____</u>	<u>_____</u>



2. With this Extension Agreement, Developer has provided the City with the following financial guaranty:

Type of Financial Guaranty: Letter of Credit

NZS574618

Amount: \$ 676,071.13

Name of Financial Institution or Surety providing Guaranty:

Wells Fargo

Date City first able to call Guaranty: April 27, 2008

[Construction Completion Deadline]: April 27, 2008

If Guarantee other than a Bond, last day City able to call on Guaranty is:

June 27, 2008

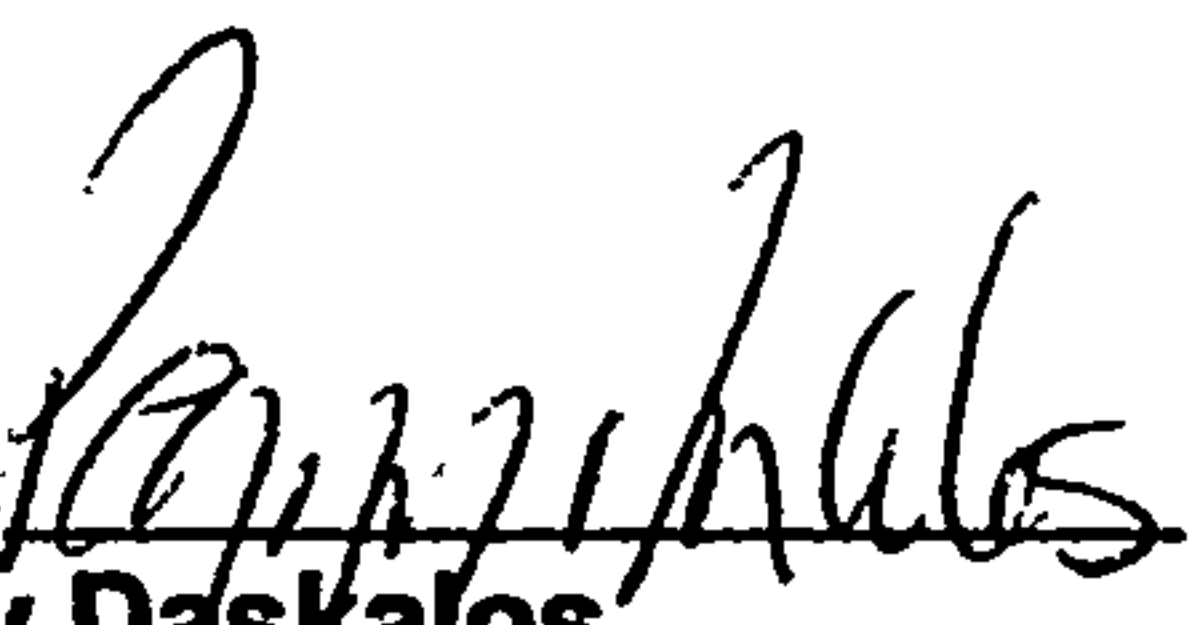
3. The parties agree that all terms and conditions of the Earlier Agreement not in conflict with this Extension Agreement shall remain valid, in force, and binding upon the parties. By executing this Agreement, the parties only intention is to extend the construction completion deadline established in the Earlier Agreement and establish a revised financial guarantee for the benefit of the City.

Executed on the date stated in the first paragraph of this Agreement.

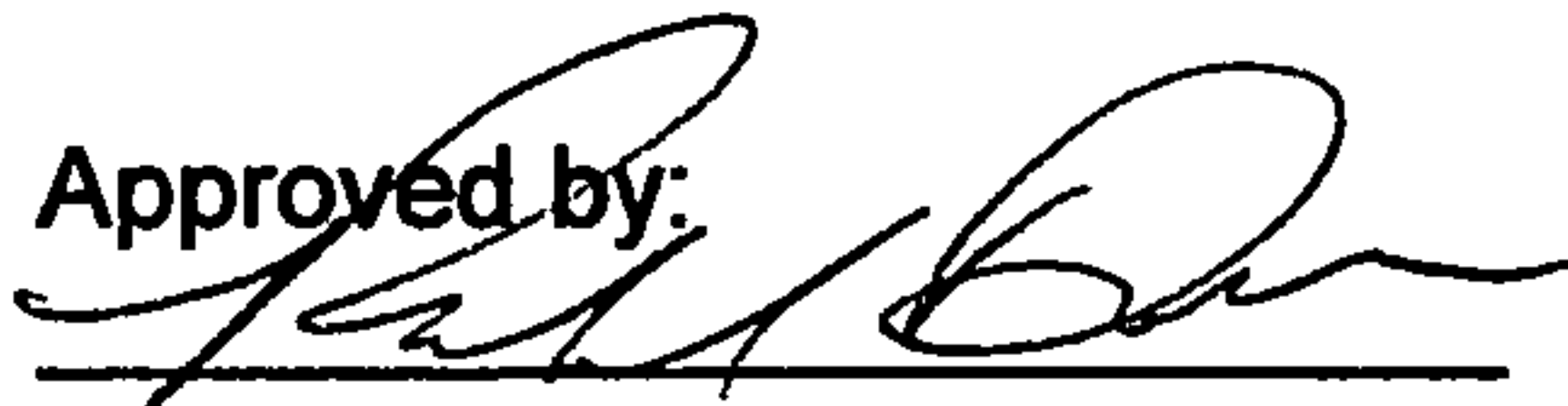
SUBDIVIDER:

CITY OF ALBUQUERQUE

By [Signature]:



Approved by:



Name: Peggy Daskalos

Title: Manager

Dated: 5/7/07

Dated: 6-28-07

6/28/07

6-26-07

SUBDIVIDER'S NOTARY

STATE OF New Mexico )  
 ) ss.  
COUNTY OF Bernalillo )

*7th KDK 6/25/07*

This instrument was acknowledged before me on 6th day of March, 2007 by  
[name(s) of person(s):] Peggy Daskalos, [title or capacity, for instance, "President" or  
"Owner":] Manager of [Subdivider:] Solid Gold Classic, LLC.

Keli D. Krueger  
Notary Public

My Commission Expires:

March 6, 2010



OFFICIAL SEAL  
KELI D. KRUEGER  
NOTARY PUBLIC - STATE OF NEW MEXICO  
My Commission Expires: March 6, 2010

CITY'S NOTARY

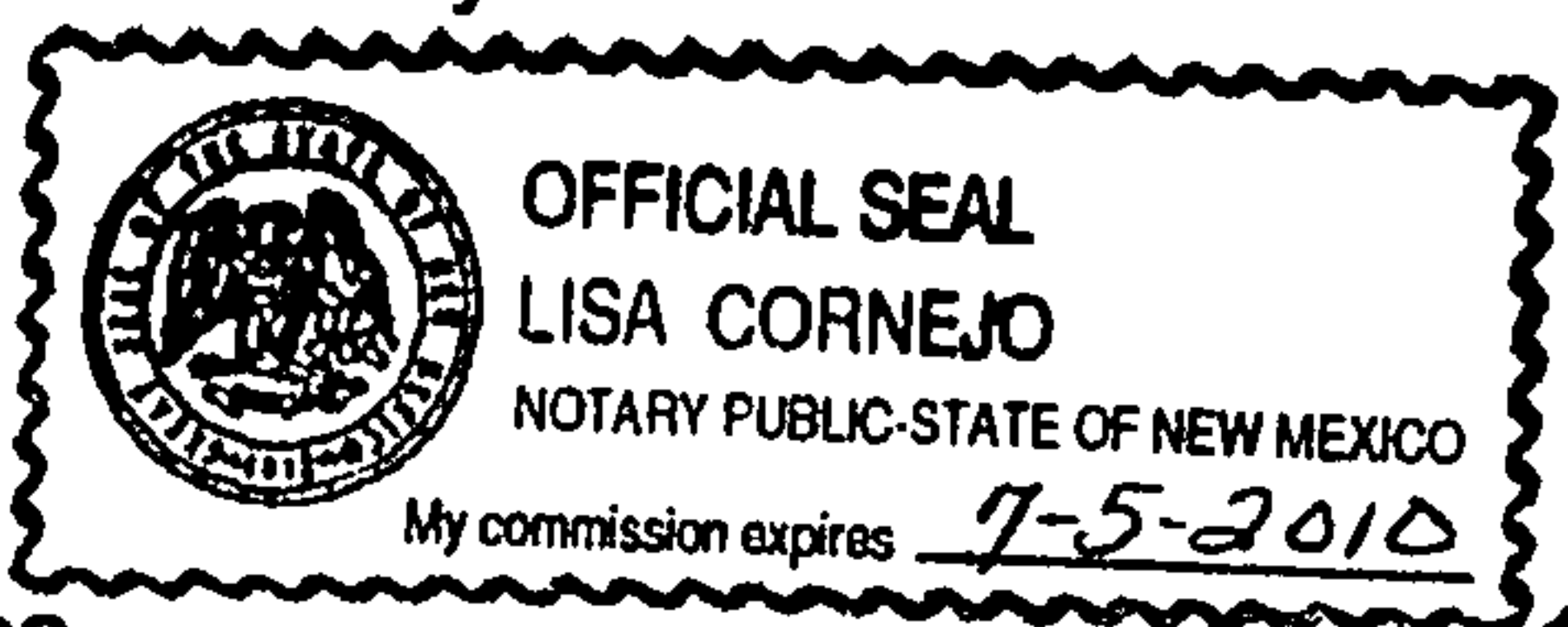
STATE OF NEW MEXICO )  
 ) ss.  
COUNTY OF BERNALILLO )

This instrument was acknowledged before me on 28 day of June, 2007 by  
Richard Douste, City Engineer, of the City of Albuquerque, a municipal corporation, on  
behalf of said corporation.

Lisa Cornejo  
Notary Public

My Commission Expires:

7-5-2010



OFFICIAL SEAL  
LISA CORNEJO  
NOTARY PUBLIC-STATE OF NEW MEXICO  
My commission expires 7-5-2010

Operations Group  
Northern California  
One Front Street, 21st Floor  
San Francisco, CA 94111



PAGE: 1

DATE: JUNE 21, 2007

AMENDMENT TO CREDIT NO.  
NZS574618  
AMENDMENT NUMBER: 1

APPLICANT:  
SOLID GOLD CLASSIC  
LIMITED LIABILITY COMPANY  
5321 MENAUL BLVD. NE  
ALBUQUERQUE, NM 87110

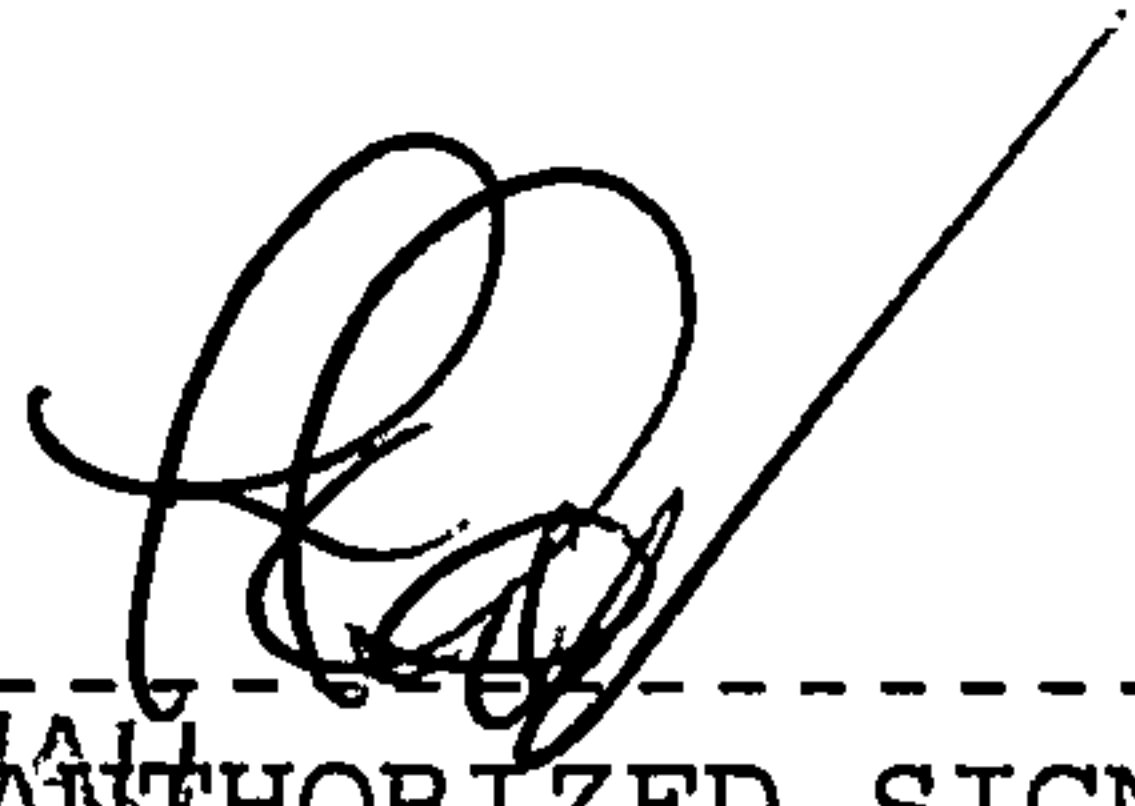
BENEFICIARY:  
CITY OF ALBUQUERQUE  
600 2ND STREET NW, SUITE 400  
ALBUQUERQUE, NM 87102  
ATTN: BRUCE J. PERLMAN PHD,

THIS AMENDMENT IS TO BE CONSIDERED AS PART OF THE ABOVE CREDIT AND MUST BE ATTACHED THERETO.

THE ABOVE MENTIONED CREDIT IS AMENDED AS FOLLOWS:

THE DATE OF EXPIRY IS AMENDED TO: JUNE 27, 2008.

ALL OTHER TERMS UNCHANGED.

  
-----  
EISA CHAN AUTHORIZED SIGNATURE  
ASSISTANT VICE PRESIDENT

PLEASE CONTACT AMY V. MARIO BY TELEPHONE AT 415-396-6209 OR BY FAX AT (415)296-8905 OR OUR HELPLINE AT 1-800-798-2815 OPTION 1 REGARDING ANY INQUIRIES.

# TIERRA WEST, LLC

5571 Midway Park Place NE  
Albuquerque, NM 87109

Phone: 505-858-3100  
Fax: 505-858-1118

## FACSIMILE TRANSMITTAL

**To:** OFFICE OF NEIGHBORHOOD COORDINATION FAX: 924-3913  
TOTAL OF (2 ) PAGES

**From:** KELI KRUEGER (kkrueger@tierrawestllc.com)  
**Subject:** HOMEOWNERS ASSOCIATION INFORMATION  
JN: 26010

**Date:** March 6, 2008

**PLEASE FORWARD INFORMATION ON ALL RECOGNIZED AND UNRECOGNIZED  
HOMEOWNER ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS:**

Lot 28-A, Block 21, Tract A, Unit A, North Albuquerque Acres

LEGAL DESCRIPTION

**LOCATED ON** Wyoming Boulevard NE

STREET NAME OR OTHER IDENTIFYING LANDMARK

**BETWEEN** Paseo Del Norte NE **AND** Palomas NE

STREET NAME OR OTHER IDENTIFYING LANDMARK

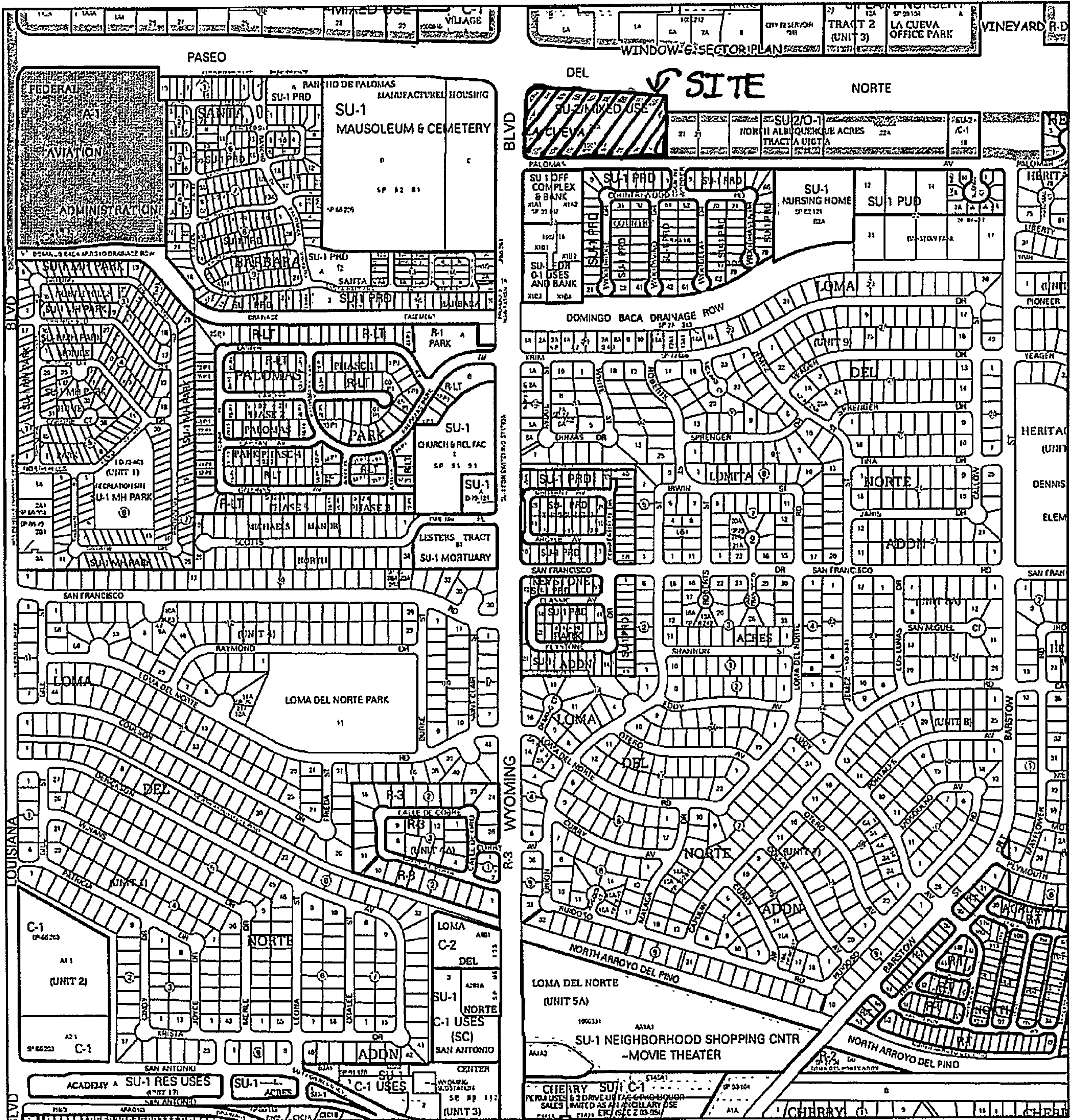
STREET NAME OR OTHER IDENTIFYING LANDMARK

**THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS SHEET: D-19  
PLEASE CALL IF YOU HAVE ANY QUESTIONS.**

**SHOULD YOU HAVE ANY QUESTIONS REGARDING THIS TRANSMITTAL OR  
ANY OTHER ITEMS PERTAINING TO THIS PROJECT, PLEASE DO NOT HESITATE  
TO CONTACT OUR OFFICE.**

**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,  
8:00 AM TO 12:00 PM, MST, FRIDAY. THANK YOU.**

C:ONC - NA Info Request.WPD



For more current information and more details visit: <http://www.cabq.gov/gis>

Map amended through: 1/4/2008

Note: Grey Shading Represents Area Outside of the City Limits

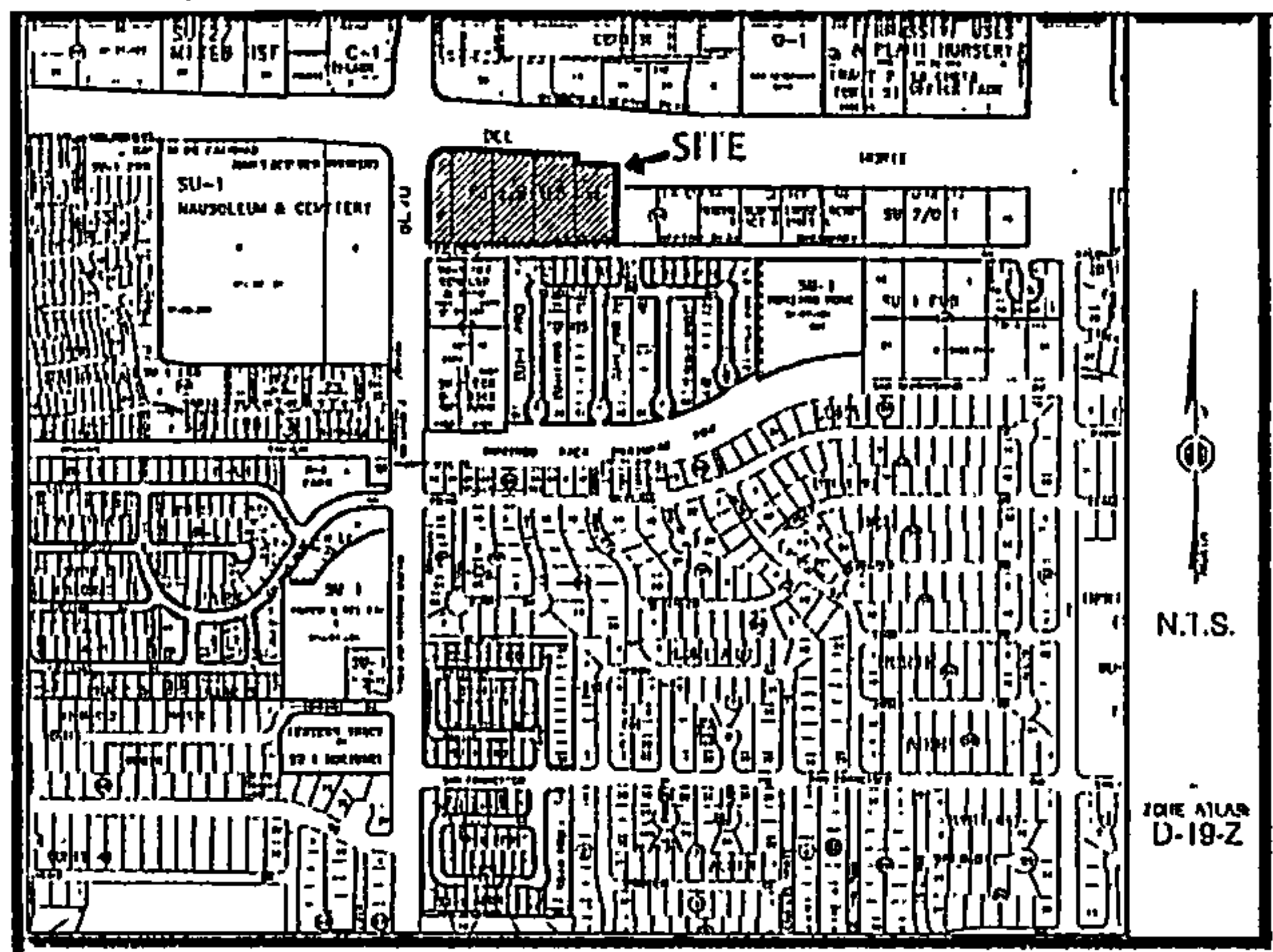
Zone Atlas Page:  
**D-19-Z**

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

Tract A, Unit A, North Albuquerque Acres



Vicinity Map

**LEGAL DESCRIPTION:**

A certain tract of land being comprised of the remainder of Lots One (1) through Five (5) inclusive, the remainder of (1) of thirty-two (32) and all of Lots Twenty-eight (28), Twenty-nine (29), Thirty (30) and Thirty-one (31) in Block numbered Twenty-one (21) of Tract A, Unit A, North Albuquerque Acres as the same is shown and depicted on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on March 17, 1931 in Volume D, folio 129, less and excepting that area taken for widening of streets by Deeds filed in Bk. BCR 97-19, Pg. 6116 and in Bk. BCR 97-21, Pg. 1548, and being more particularly described as follows:  
 Beginning at a point on the west property line whence station NGS Heaven bears N 75° 43' 17" W, 598.13 feet distant; thence from said point of beginning, northeasterly along a curve to the right with a central angle 91° 49' 22" having a radius of 75.00 feet, a distance of 120.20 feet (chord bearing N 47° 20' 50" E, 107.74 feet) to a point on the south right-of-way of Paseo del Norte NE; thence S 86° 44' 23" E, 504.46 feet; thence S 00° 19' 30" W, 8.94 feet; thence S 86° 44' 23" E, 165.75 feet to the northeast corner; thence leaving said right-of-way S 00° 15' 57" W, 347.37 feet to the southeast corner, thence N 89° 40' 29" W, 795.86 feet to the southwest corner; thence N 00° 19' 31" E, 30.00 feet; thence S 09° 40' 29" E, 67.29 feet; thence northwesterly along a curve to the right with a central angle of 91° 07' 24" having a radius of 25.00 feet, a distance of 39.76 feet (chord bearing N 44° 07' 27" W, 35.70 feet) to a point on the east right-of-way of Wyoming Boulevard N.E., thence N 01° 26' 15" E, 261.74 feet to the point of beginning and containing 6.4332 acres < more or less.

**FREE CONSENT**

THE UNDESIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WAIVANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED AND DO HEREBY DEDICATE ADDITIONAL STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

**PLAT OF  
 LOT 28-A, BLOCK 21  
 TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES  
 SITUATE WITHIN PROJECTED SECTION 19,  
 T. 11 N., R. 4 E., N.M.P.M.  
 ELENA GALLEGOS LAND GRANT  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY 2006**

**DISCLOSURE STATEMENT**

THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) LOT OF LAND FROM TEN (10) EXISTING LOTS AND TO SHOW DEDICATED RIGHT-OF-WAY.



**SUBDIVISION DATA / NOTES**

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS NGS HEAVEN AND ACS 7-C19, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. GROSS ACREAGE: 6.4332 ACRES
6. NUMBER OF EXISTING LOTS: 10
7. NUMBER OF LOTS CREATED: 1
8. PROPERTY IS ZONED SU-2/MIXED USE.

OWNER(S) SIGNATURE: *[Signature]* DATE: 1-19-06  
 OWNER(S) PRINT NAME: *Solid Gold Classic, LLC*  
 ADDRESS: 5321 MENAUL NE, SUITE 110, ALBUQUERQUE, NM 87110  
 ACKNOWLEDGMENT STATE OF NEW MEXICO )  
 ) SS  
 COUNTY OF BERNALILLO )  
 OFFICIAL SEAL: Sarah Amato, Notary Public, State of New Mexico, My Commission Expires 10/10/09  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF JANUARY, 2006.  
 BY: *Jason Daskalos, Solid Gold Classic, LLC, Managing Member*  
 MY COMMISSION EXPIRES: 10/10/09  
 NOTARY PUBLIC: *Sarah Amato*

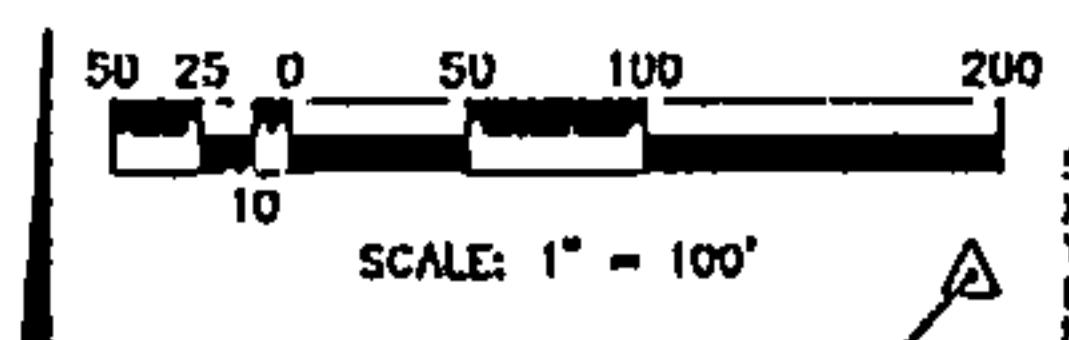
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	39.76'	25.00'	91°07'24"	35.70'	N44°07'27"W
C2	120.20'	75.00'	91°49'22"	107.74'	N47°20'56"E
C3	23.56'	15.00'	90°00'00"	21.21'	N45°18'31"E
C4	24.43'	15.00'	83°18'24"	21.62'	S43°00'47"E

APPLICATION NO. & PROJECT NO.: 02 DRB-01110/1002112

**CITY APPROVALS:**

CITY SURVEYOR: *[Signature]* DATE: 1-23-06  
 TRAFFIC ENGINEERING: *[Signature]* DATE: 4-12-06  
 PARKS RECREATION: *[Signature]* DATE: 4/12/06  
 UTILITY DEVELOPMENT DIVISION: *[Signature]* DATE: 4-12-06  
 REAL PROPERTY DIVISION: *[Signature]* DATE: 4/12/06  
 CITY ENGINEER: *[Signature]* DATE: 4/12/06  
 CITY PLANNER, ALBUQUERQUE PLANNING DIVISION: *[Signature]* DATE: 5/31/06

PROJECT NO. 02080503  
 DRAWN BY: RS  
 ZONE ALIAS: D-19-Z  
 WYOPASEO.CRS



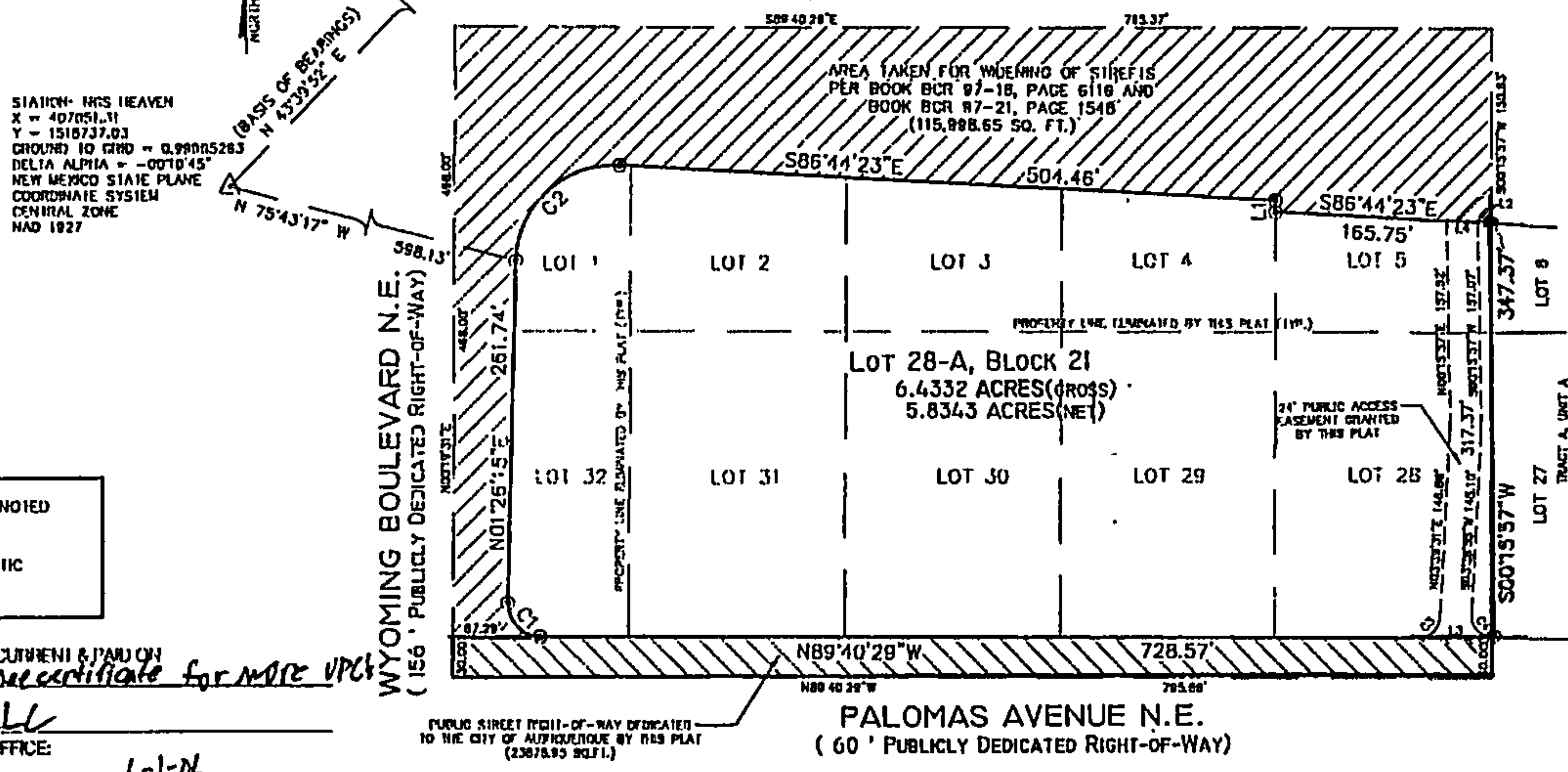
STATION: ACS 7-C19  
 X = 410171.36  
 Y = 1522008.02  
 GROUND TO GRID = 0.899647055  
 NEW MEXICO STATE PLANE  
 COORDINATE SYSTEM  
 CENTRAL ZONE  
 NAD 1927

LINE	LENGTH	BEARING
L1	8.94'	S00°19'30"W
L2	8.51'	N86°44'23"W
L3	84.09'	N89°40'29"W
L4	24.03'	S86°44'23"E

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	39.76'	25.00'	91°07'24"	35.70'	N44°07'27"W
C2	120.20'	75.00'	91°49'22"	107.74'	N47°20'56"E

**PASEO DEL NORTE N.E.  
 (200' + RIGHT-OF-WAY VARIES)**



**MONUMENT LEGEND**

- △ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- ⊙ - SET 1/2" REBAR W/RFD PLASTIC CAP STAMPED "MMW 11724" UNLESS OTHERWISE NOTED

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON  
 UPC#: 10190632101951050 see certificate for more UPC's  
 PROPERTY OWNER OF RECORD:  
*Solid Gold Classic, LLC*  
 BERNALILLO COUNTY TREASURERS OFFICE: *[Signature]* 6-1-06

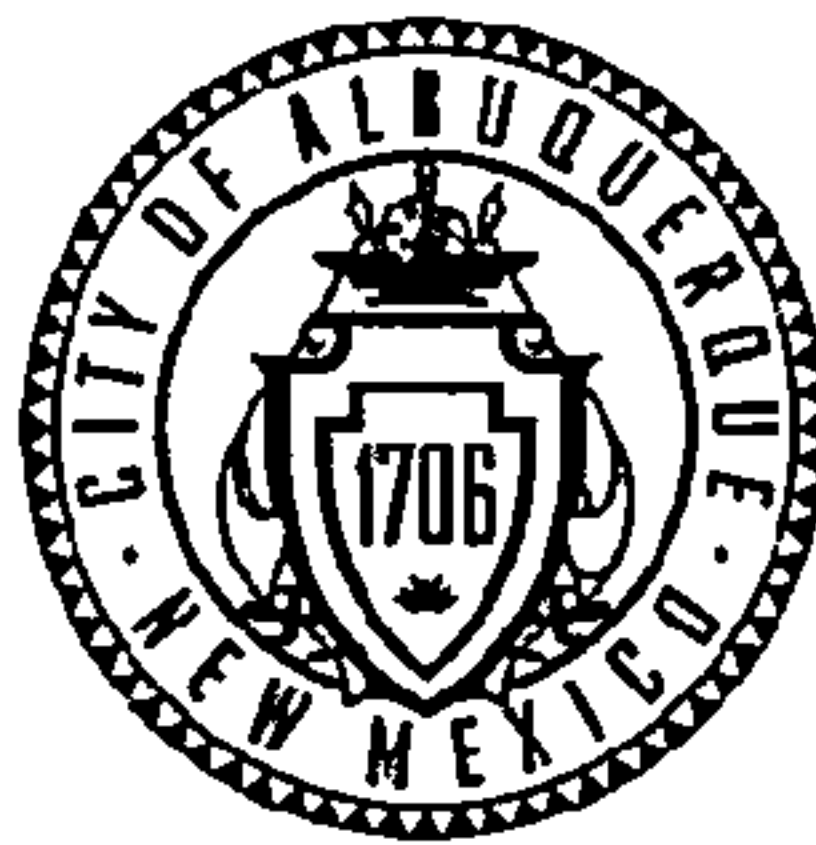
**SURVEYOR'S CERTIFICATION**

I, Gary E. Gritsko, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico and is true and correct to the best of my knowledge and belief.

*[Signature]* Jan 16, 2006  
 Gary E. Gritsko  
 New Mexico Professional Surveyor, 8686



**SURVEYS SOUTHWEST, LTD.**  
 333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102  
 PHONE: (505) 998-0303  
 FAX: (505) 998-0306  
**T11N R4E SEC. 19**



## City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

March 6, 2008

Keli Krueger  
Tierra West, LLC  
5571 Midway Park Place NE/87109  
Phone: 505-858-3100/Fax: 505-858-1118  
Email: [kkrueger@tierrawestllc.com](mailto:kkrueger@tierrawestllc.com)

**PLEASE NOTE:** The Neighborhood and/or Homeowner 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.

Dear Keli:

Thank you for your inquiry of March 6, 2008 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **LOT 28-A, BLOCK 21, TRACT A, NORTH ALBUQUERQUE ACRES, LOCATED ON WYOMING BOULEVARD NE BETWEEN PASEO DEL NORTE NE AND PALOMAS AVENUE NE** zone map **D-19**

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

**COUNTRYWOOD AREA N.A. (CWA) "R"**

**\*Nancy Kazik**

7932 Woodleaf NE/87109 828-0708 (h)

Paul Phelan

8201 Countrywood NE/87109 858-3148 (h)

**COUNTRYWOOD H.O.A. (CWH)**

**\*Nancy Kazik**

7932 Woodleaf NE/87109 828-0708 (h)

Paul Phelan

8201 Countrywood NE/87109 858-3148 (h)

**LA CUEVA VILLAGE N.A. (LCV) "R"**

**\*Celina Stoyanof**

8111 Oso Feliz NE/87122 823-9486 (h)

Dave Nufer

7912 Oso Rico Rd. NE/87122 857-0315 (h)

Letter to Keli Krueger  
Tierra West, LLC  
March 6, 2008  
Page 2

**NOR ESTE N.A. (NRE) "R"**

**\*Jeff Peterson**

7800 Eagle Rock Ave. NE/87111 797-3477 (h)

Joe Yardumian

7801 R.C. Gorman Ave. NE/87122-2748 797-1851 (h)

**NORTH DOMINGO BACA N.A. (NDB) "R"**

**\*Judie Pellegrino**

8515 Murrelet NE/87113 821-8516 (h)

Haden M. Bowling

8523 Murrelet NE/87113 821-4957 (h)

**NORTH WYOMING N.A. (NWG) "R"**

**\*Amy Wasko**

7808 Callow NE/87109 821-4597 (h)

Nanci Carriveau

8309 Krim Dr. NE/87109 821-8673 (h) 724-5645 (w)

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 Liaison

OFFICE OF NEIGHBORHOOD COORDINATION

Planning Department

**LETTERS MUST BE SENT TO BOTH  
CONTACTS OF EACH  
NEIGHBORHOOD AND/OR  
HOMEOWNER ASSOCIATION.**



# !!!Notice to Applicants!!!

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected neighborhood and/or homeowner 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 describes 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.
  - d) 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.

## Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

**ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**

The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.

**Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**

**Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**

**Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov).

Thank you for your cooperation on this matter.

\*\*\*\*\*

(below this line for ONC use only)

Date of Inquiry: **03/06/08** Time Entered: **3:15 p.m.** ONC Rep. Initials: **SW**

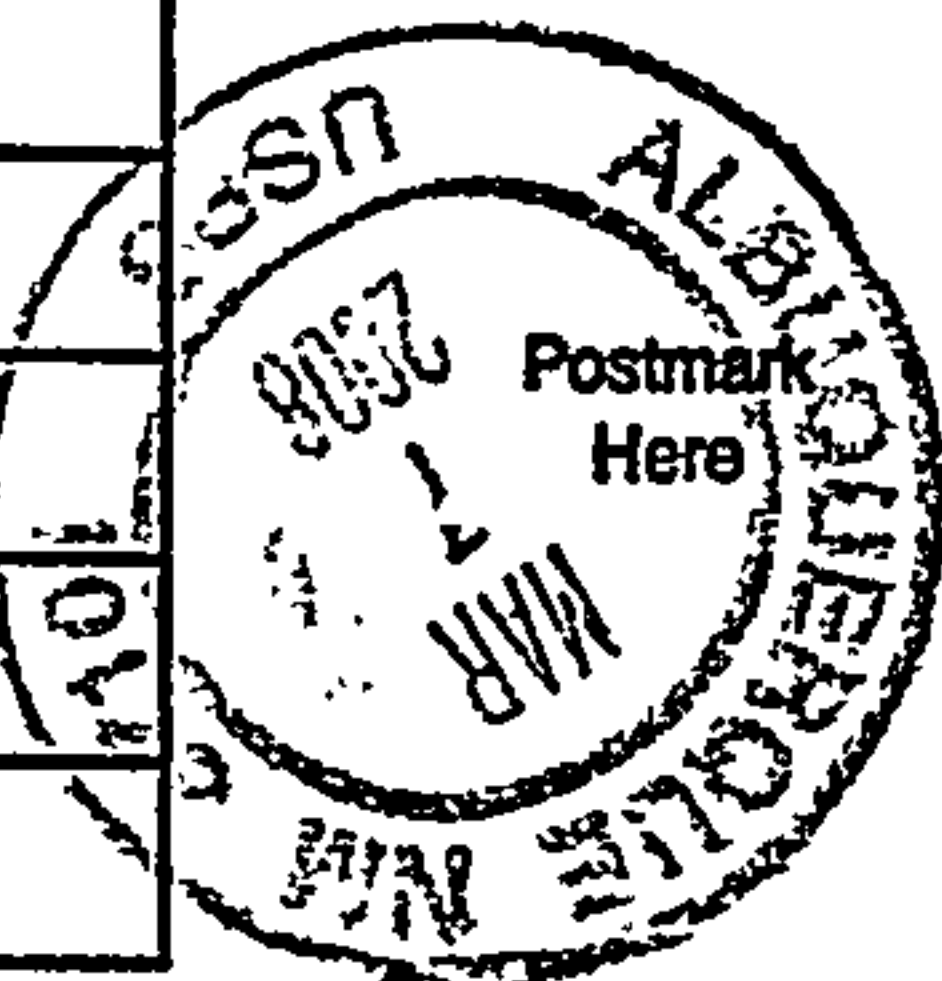
7005 1160 0000 1000 3868

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Certified Fee	2.65
Return Receipt Fee (Endorsement Required)	2.15
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.21



Sent To **Nanci Garriveau**  
**North Wyoming N.A.**  
 Street, Apt. No., or PO Box No. **8309 Krim Dr. NE**  
 City, State, ZIP+4 **Albuquerque, NM 87109**

PS Form 3800, June 2002 See Reverse for Instructions

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Total Postage & Fees	\$ 5.21



Sent To **Amy Waske**  
**North Wyoming N.A.**  
 Street, Apt. No., or PO Box No. **7808 Callow NE**  
 City, State, ZIP+4 **Albuquerque, NM 87109**

PS Form 3800, June 2002 See Reverse for Instructions

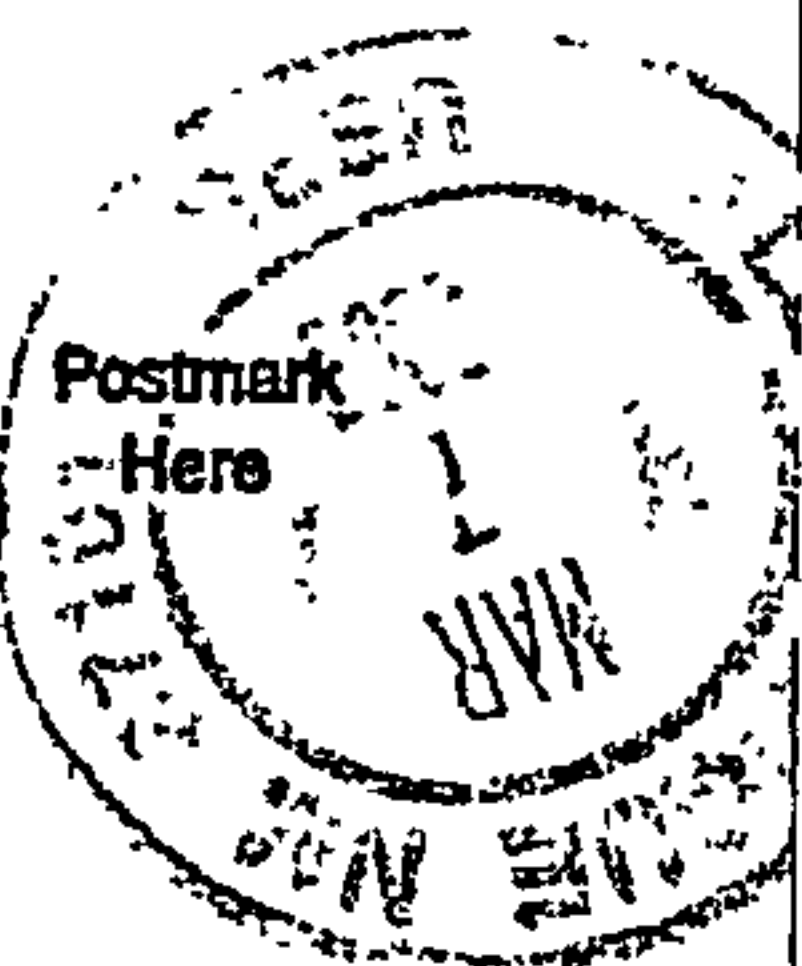
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Return Receipt Fee (Endorsement Required)	2.15
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.21



Sent To **Haden M. Bowling**  
**North Domingo Baca N.A.**  
 Street, Apt. No., or PO Box No. **8523 Murrelet**  
 City, State, ZIP+4 **Albuquerque, NM 87113**

PS Form 3800, June 2002 See Reverse for Instructions

7005 1160 0000 1000 3857

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Return Receipt Fee (Endorsement Required)	2.15
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.21



Sent To **Judie Pellegrino**  
**North Domingo Baca N.A.**  
 Street, Apt. No., or PO Box No. **8515 Murrelet NE**  
 City, State, ZIP+4 **Albuquerque, NM 87113**

PS Form 3800, June 2002 See Reverse for Instructions

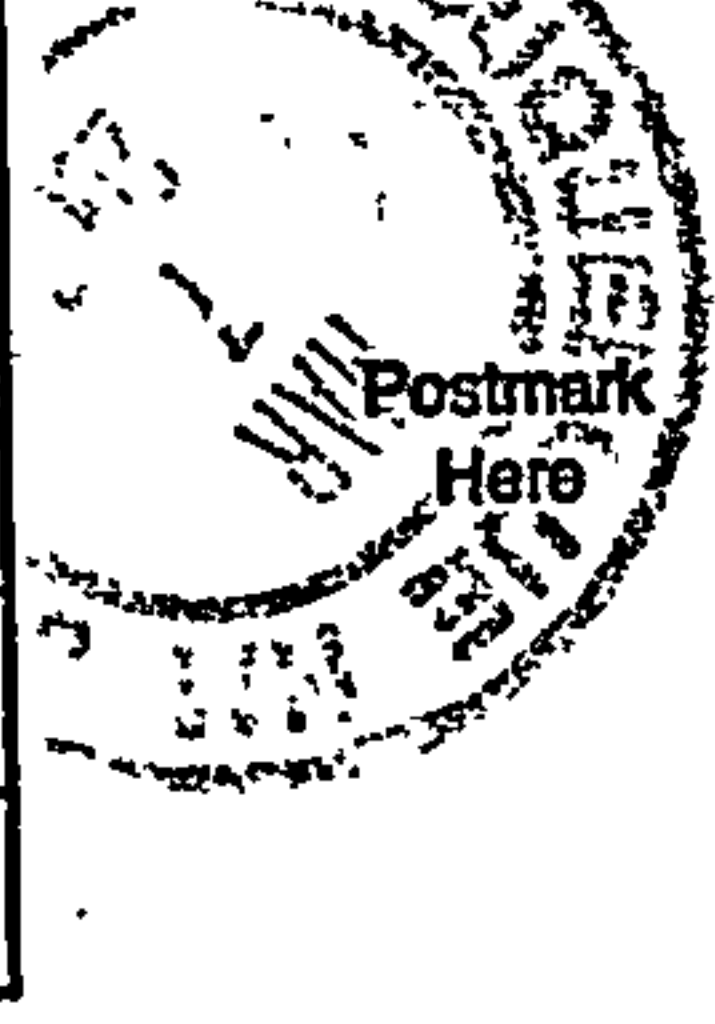
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Return Receipt Fee (Endorsement Required)	2.15
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.21



Sent To **Paul Phelan**  
**Countrywood Area N.A. & Countrywood H.O.A.**  
 Street, Apt. No., or PO Box No. **8201 Countrywood NE**  
 City, State, ZIP+4 **Albuquerque, NM 87109**

PS Form 3800, June 2002 See Reverse for Instructions

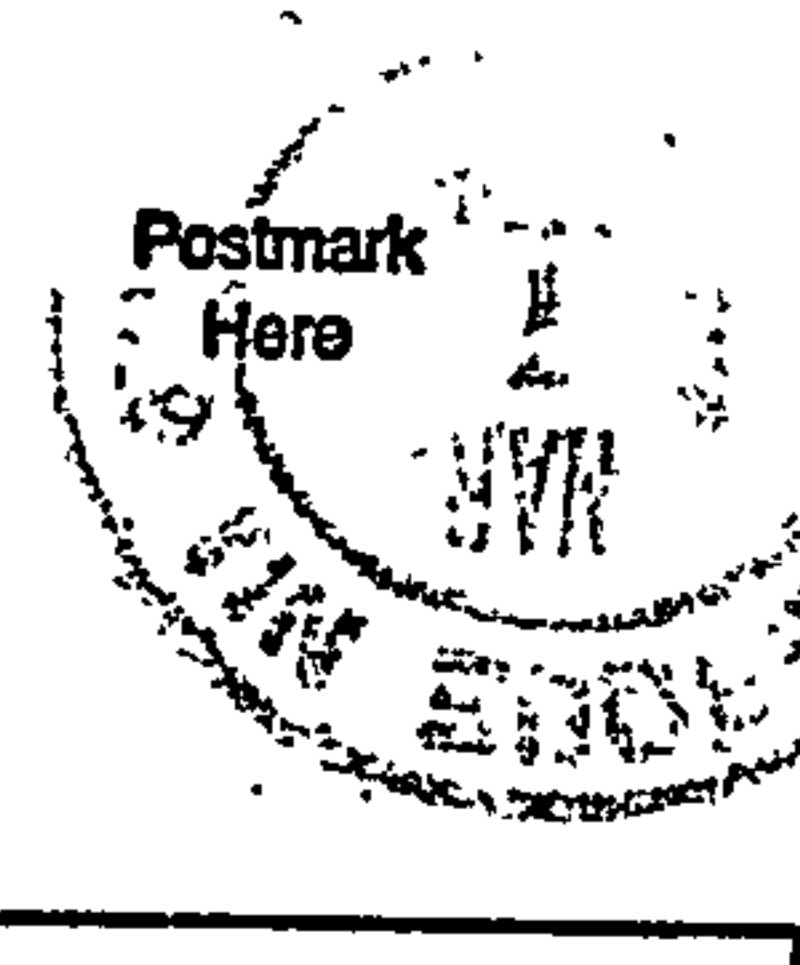
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Return Receipt Fee (Endorsement Required)	2.15
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.21



Sent To **Joe Yardumian**  
**Nor Este N.A.**  
 Street, Apt. No., or PO Box No. **7801 R.C. Gorman Ave. NE**  
 City, State, ZIP+4 **Albuquerque, NM 87122**

PS Form 3800, June 2002 See Reverse for Instructions

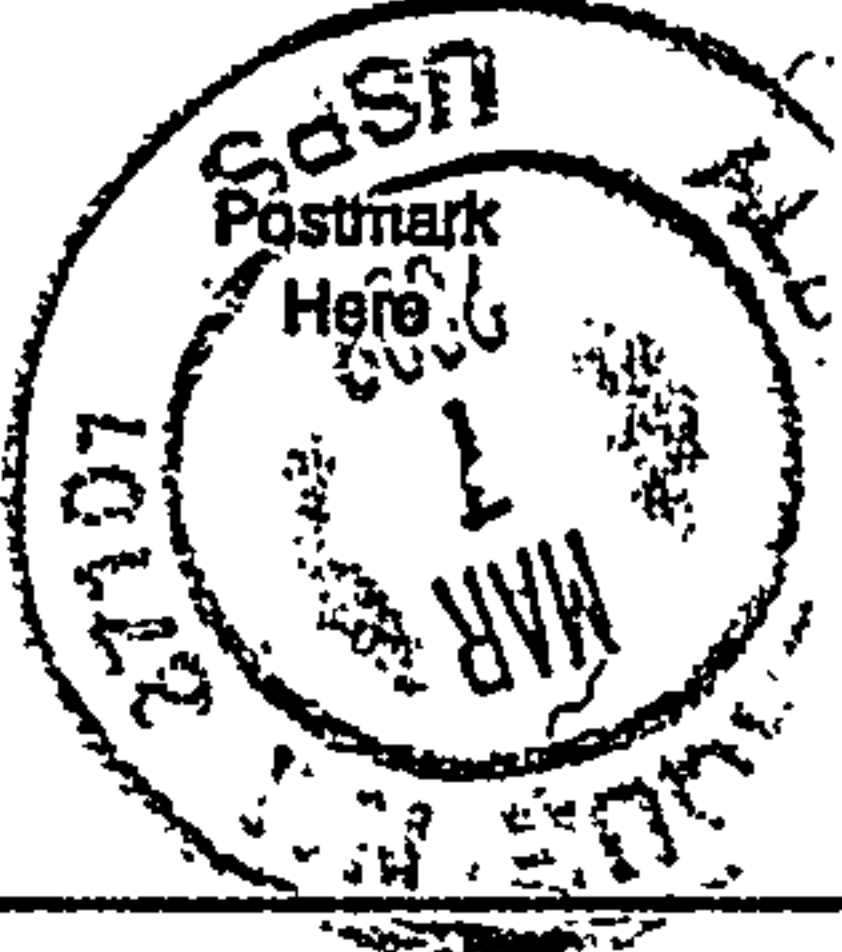
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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.21



Sent To **Dave Nufer**  
 La Cueva Village N.A.  
 Street, Apt. No.; or PO Box No. **7912 Oso Rico Rd. NE**  
 City, State, ZIP+4 **Albuquerque, NM 87122**

PS Form 3800, June 2002 See Reverse for Instructions

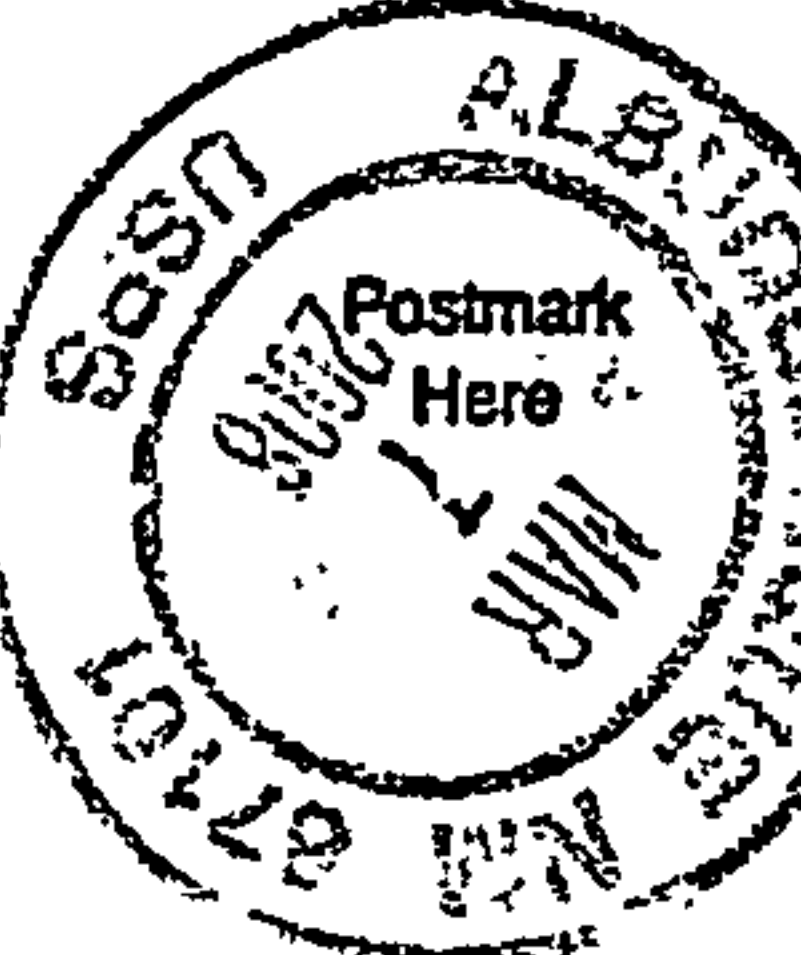
7005 1160 0000 1000 091T 500L

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Sent To **Nancy Kazik**  
 Countrywood Area N.A. &  
 Street, Apt. No.; or PO Box No. **Countrywood H.O.A.**  
 City, State, ZIP+4 **7932 Woodleaf NE**

PS Form 3800, June 2002 See Reverse for Instructions


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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.21



Sent To **Gelina Stoyanof**  
 La Cueva Village N.A.  
 Street, Apt. No.; or PO Box No. **8111 Oso Feliz NE**  
 City, State, ZIP+4 **Albuquerque, NM 87122**

PS Form 3800, June 2002 See Reverse for Instructions


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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.21



Sent To **Jeff Peterson**  
 Nor-Este N.A.  
 Street, Apt. No.; or PO Box No. **7800 Eagle Rock Ave. NE**  
 City, State, ZIP+4 **Albuquerque, NM 87111**

PS Form 3800, June 2002 See Reverse for Instructions

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

### 3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or 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 March 18, 2008 To April 2, 2008.

### 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.

Keeli D. Krueger, 3/7/08  
(Applicant or Agent) (Date)

Issued 3 signs for this application, 3/7/08, Sandy Handley  
(Date) (Staff Member)

# ORIGINAL

FIGURE 12

*Claire*

Date Submitted: April 6, 2005  
 Date Site Plan Approved: 4/12/06  
 Date Preliminary Plat Approved: \_\_\_\_\_  
 Date Preliminary Plat Expires: \_\_\_\_\_  
 DRB Project No.: 1002112  
 DRB Application No.: 02DRB-0110

#10

**INFRASTRUCTURE LIST**  
 (Rev. 9-20-05)  
**EXHIBIT "A"**  
 TO SUBDIVISION IMPROVEMENTS AGREEMENT  
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

**Tract A-1, Block 21, Tract A, Unit A, North Albuquerque Acres**

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

**Lots 1-5 & 28-32, Block 21, Tract A, Unit A, North Albuquerque Acres**

**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.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Crst Engineer
		16' Width Increase	Half width public street incl. curb, gutter, pedestrian signage & paving	Palomas Avenue NE	Wyoming Blvd.	East limit of project	/	/	/
		8' wide	Public sidewalk	Palomas Avenue NE	Wyoming Blvd.	First driveway east of Wyoming Blvd.	/	/	/
		6' wide	Public sidewalk	Palomas Avenue NE	First driveway east of Wyoming Blvd.	East limit of project	/	/	/
			Raised medians with left turn bay	Palomas Avenue NE	135' west of Public access easement	Countrywood Drive	/	/	/
			Intersection of Palomas Ave. with Wyoming Blvd.	Palomas Avenue NE	Wyoming Blvd.		/	/	/
		12' x 515'	Right turn deceleration lane	Paseo del Norte NE	East of Wyoming Blvd.	Public access easement	/	/	/
		12' x 950'	Right turn acceleration lane	Paseo del Norte NE	Public access easement	East to Barstow	/	/	/
			3 inlet locations	Paseo del Norte NE	East of Wyoming Blvd.		/	/	/
			Fire hydrant relocation	NE corner of Wyoming and Palomas			/	/	/

# ORIGINAL

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
[ ]	[ ]		Fire hydrant relocation	N side of PDN, east of Wyoming	Ex SP in Wyoming	East Property	1	1	1
[ ]	[ ]	30"	REP. SP w/ inlets	Palomas	Wyoming	East Property	1	1	1
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature      Date							City User Dept. Signature      Date		

**NOTES**

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.  
Street lights per City requirements.

- 1 SIGNING AS REQ'D PER DRC
- 2 PASEO IMPROVEMENTS REQUIRE NMDOT APPROVAL
- 3 30" Storm Drain

**AGENT / OWNER**

**Ron Burstein**  
NAME (print)

**DCSW, Inc.**  
FIRM

*Ron Burstein* 4/12/06  
SIGNATURE - date

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

*B. Matson* 4/12/06 *Christina Sandoval* 4/12/06  
DRB CHAIR - date      PARKS & RECREATION - date

*Bradley D. Bishop* 4-12-06  
TRANSPORTATION DEVELOPMENT - date

*Reginald Lee* 4/12/06  
UTILITY DEVELOPMENT - date

*Bradley D. Bishop* 4/12/06  
CITY ENGINEER - date

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

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

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

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

# A City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

**SUBDIVISION** Supplemental form **S**

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

**ZONING** Supplemental form **Z**

Annexation & Zone Establishment  
 Sector Plan  
 Zone Change  
 Text Amendment

**SITE DEVELOPMENT PLAN** **P**

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

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

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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: PEGGY DASKALOS PHONE: 883-0414  
 ADDRESS: 5321 MENAUL BLVD NE FAX: \_\_\_\_\_  
 CITY: ALBU STATE NM ZIP 87110 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER  
 AGENT (if any): SURVEYS SOUTHWEST, LTD PHONE: 998-0303  
 ADDRESS: 333 LOMAS BLVD NE FAX: 998-0306  
 CITY: ALBU STATE NM ZIP 87102 E-MAIL: \_\_\_\_\_

**DESCRIPTION OF REQUEST:** CREATE ONE TRACT OF LAND FROM TEN EXISTING LOTS & TO SHOW DEDICATED RIGHT-OF-WAY

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. LOTS 1 THRU 5, LOT 32 & LOTS 28 THRU 31 Block: 21 Unit: A, TRACT A  
 Subdiv. / Addn. NORTH ALBU. 1-ACRES  
 Current Zoning: SU-2 / MIXED USE Proposed zoning: \_\_\_\_\_  
 Zone Atlas page(s): D-19-Z No. of existing lots: 10 No. of proposed lots: 1  
 Total area of site (acres): 5.8851 Density if applicable: dwellings per gross acre: 0 dwellings per net acre: \_\_\_\_\_  
 Within city limits?  Yes  No, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO  
 UPC No. SEE BACK MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS On or Near: PASEO DEL NORTE NE  
 Between: WYOMING BLVD NE and PELOMAR AVE NE

**CASE HISTORY:**

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

(Z-98-141 / AX 98-16)

Check-off if project was previously reviewed by Sketch Plat/Plan  or Pre-application Review Team . Date of review: 7/22/02

SIGNATURE Sarah Tamato DATE \_\_\_\_\_  
 (Print) SARAH TAMATO \_\_\_\_\_ Applicant! \_\_\_\_\_ Agent

**FOR OFFICIAL USE ONLY**

Form revised September 2001

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>02 DRB - 01110</u>	<u>PF</u>	<u>33</u>	<u>\$ 215.-</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ <u>215.-</u>
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	_____

Hearing date July 31, 2002

AM 7/22/2002  
 Planner signature / date

Project # 1002112

UPC #

LOT 1: 1-019-063-278-510-10532  
LOT 2: 1-019-063-289-512-10531  
LOT 3: 1-019-063-306-512-10530  
LOT 4: 1-019-063-322-512-10529  
LOT 5: 1-019-063-320-518-10528

LOT 28: 1-019-063-338-495-10505  
LOT 29: 1-019-063-322-495-10504  
LOT 30: 1-019-063-306-495-10503  
LOT 31: 1-019-063-289-495-10502  
LOT 32: 1-019-063-278-495-10501



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

**SKETCH PLAT REVIEW AND COMMENT**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

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

**Extensions are not reviewed through internal routing.**

Extension of preliminary plat approval expires after one year.

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

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

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

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

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

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

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

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

**AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**

**AMENDMENT TO GRADING PLAN (with minor changes)**

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

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
- Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

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

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

Jan Graney Applicant name (print)  
Jan Graney Applicant signature / date  
 7-22-02



Form revised September 2001

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

Application case numbers  
02DRB-01110

JM 7/22/02 Planner signature / date  
**Project #** 100212



# *Surveys Southwest, LTD*

---

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

July 16, 2002

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

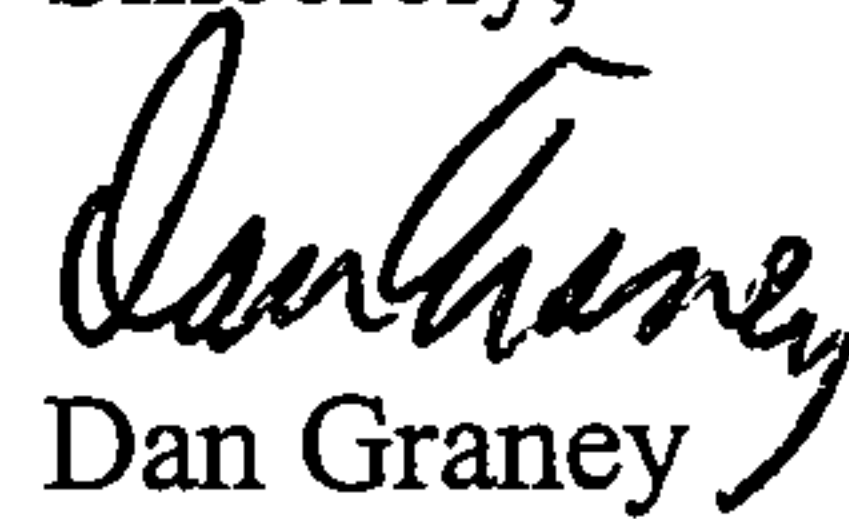
REF: TRACT A, BLOCK 21, TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES

Dear Board Members:

Surveys Southwest, LTD is requesting to create One (1) tract of land from Ten (10) existing lots and to show dedicated right-of-way for the above referenced property.

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

Sincerely,



Dan Graney  
President

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

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

**PAID RECEIPT**

**APPLICANT NAME** Peggy DASKALOS  
**AGENT** Surveys SW  
**ADDRESS** \_\_\_\_\_  
**PROJECT NO.** 1002112  
**APPLICATION NO.** 02DRB / 01110

\$ 215. 441006 / 4983000 (DRB Cases)  
\$ \_\_\_\_\_ 441006 / 4971000 (EPC & AA / LUCC / Appeals)  
\$ \_\_\_\_\_ 441018 / 4971000 (Notification)  

---

\$ 215. **Total amount due**

**SOLID GOLD CLASSIC, LTD.**

PARTNERSHIP  
5321 MENAUL BLVD., NE  
ALBUQUERQUE, NM 87110  
(505) 883-0414

NEW MEXICO BANK & TRUST  
ALBUQUERQUE, NM 87110-5375  
95-654/1070

1148

AY

\*\*\* TWO HUNDRED FIFTEEN AND 00/100 DOLLARS

TO THE ORDER OF

DATE 07/19/02

AMOUNT \$215.00\*\*\*\*\*

CITY OF ALBUQUERQUE  
P.O. BOX 1313  
Albuquerque, NM 87103

*Peggy Daskalos*  
City of Albuquerque  
Treasury Division  
07/22/2002 10:46AM LOC: ANE

⑈001148⑈ ⑆10700654⑆ 610 023 4⑈

DATE: 07/19/02 -- CK#: 1148 -- TOTAL: \$215.00\*\*\*\*\* BANK: SGC -- SOLID GOLD CLASSIC LTD

RECEIPT# 00024726 WSH 006 TRANS# 0012  
Account 441006 Fund 0110  
Activity 4983000 TRSKIM  
Trans Amt \$215.00  
J24 Misc \$215.00  
CK \$0.00

# CITY OF ALBUQUERQUE

## ENVIRONMENTAL HEALTH DEPARTMENT

ALFREDO R. SANTISTEVAN, DIRECTOR



*Making History*  
Martin J. Chavez, Mayor

March 28, 2006

John Taschek  
Taschek Environmental Consulting  
8901 Adams NE  
Albuquerque, NM 87113

Subject: Completed Review of Air Quality Impact Analysis for Paseo Crossing Commercial Development

Dear Sir,

On March 20, 2006 the Air Quality Division received from Taschek Environmental Consulting, an AQIA evaluating the projected potential increase in carbon monoxide (CO) emission concentrations within the vicinity of the proposed Paseo Crossing Commercial Development at Paseo Del Norte and Wyoming Blvd. Terry O. Brown, P.E. prepared the Traffic Impact Study (TIS) used as a basis for the development of the AQIA.

P.O. Box 1293

Albuquerque

New Mexico 87103

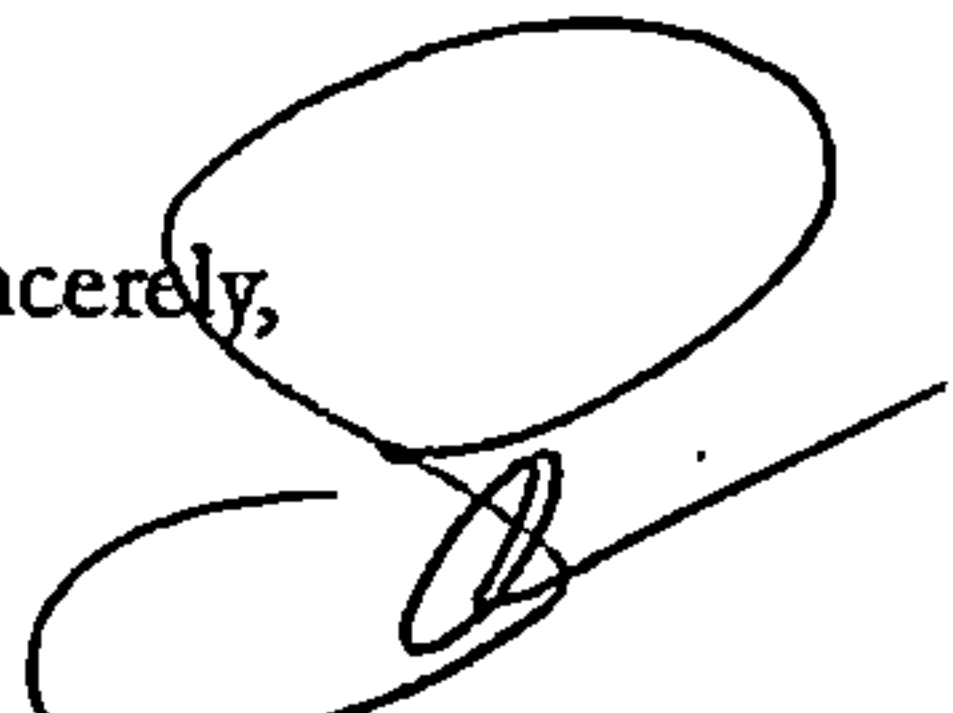
[www.cabq.gov](http://www.cabq.gov)

The Air Quality Division's review involved a complete analysis of the input/output data from the appropriate mobile source modeling runs for CO impacts from this Project. The potential 1-hour and 8-hour average CO concentrations projected in the AQIA do not exceed the standards, and are not expected to cause or contribute to any air quality exceedance. This AQIA used a value of 5.39 ppm of Carbon Monoxide (CO) as the one-hour background level. However, this value has been updated by the Air Quality Division (AQD), and is now 3.0 ppm. In addition, the value used in this AQIA for the persistence factor used to generate 8-hour CO concentrations is 0.64, but the new value supplied by the AQD is 0.75. So the AQD requests that Taschek Environmental use the new values in future Preliminary AQIAs and AQIAs. But since the use by Taschek of the previous values projects higher CO levels than would be projected by the new values, the amount of CO increase from this project is even less than reported in the AQIA. The AQIA assumes a CO emissions factor based on projected emissions for the project design year of 2008. So if the scope or timing of this project changes, then the TIS and AQIA will need to be reevaluated using conditions for that year.

Please note that there may be other local air quality source registration or permit requirements (fugitive dust control, renovation/demolition, emergency generator, etc.) that would need to be applied for and issued, prior to any planned site development, that are not related to this AQIA evaluation.

With the submittal of this report, it is my conclusion that the AQIA is complete and sufficient and no further information is required, as long as the build-out year remains 2008. If you have any questions relating to ambient air quality requirements please contact Fabian Macias, Operations Manager for the Air Quality Division, at 768-1972. Thank you for your attention to this matter.

Sincerely,

  
Alfredo R. Santistevan  
Director, Environmental Health Department

cc: Ron Bohannan, Tierra West  
Fabian Macias, Operations Manager, Air Quality Division  
Margaret Nieto, Control Strategies Supervisor, Air Quality Division  
Neal Butt, Air Quality Planner, Air Quality Division

*Albuquerque - Making History 1706-2006*



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

January 25, 2006

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 # 1000696**

05DRB-01529 Major-Preliminary Plat  
Approval

05DRB-01530 Minor-Sidewalk Waiver

05DRB-01531 Minor-Temp Defer  
SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ICDC LLC request(s) the above action(s) for all or a portion of Tract(s) C, LEE'S BOSQUE SUBDIVISION (to be known as **BOSQUECITO SUBDIVISION**) zoned RD, located on BOSQUE MEADOWS BLVD NW, between LA ORILLA NW and PASEO DEL NORTE containing approximately 7 acre(s). [Deferred from 10/26/05 & 11/9/05 & 11/23/05 & 11/30/05 & 1/4/06 & 1/25/06] (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 2/22/06.**

2. **Project # 1004282**  
05DRB-01061 Major-Preliminary Plat  
Approval

GARCIA/KRAEMER & ASSOCIATES agent(s) for PAT MILLIGAN request(s) the above action(s) for all or a portion of Lots(s) A-1, B-1, C-1, D-1, E-1, F-1, H-1, J-1, K-1, **ALAMOSA ADDITION**, zoned R-T residential zone, located on TRUJILLO RD SW, between 62<sup>nd</sup> ST SW and BATAAN DR SW containing approximately 2 acre(s). [Deferred from 7/20/05 & 7/27/05 & 1/11/06 & 1/18/06 & 1/25/06] (K-11) **DEFERRED AT THE AGENT'S REQUEST TO 2/1/06.**

3. **Project # 1004607**  
05DRB-01904 Major-Preliminary Plat  
Approval  
05DRB-01905 Minor-Temp Defer  
SDWK

WILSON & COMPANY, INC. agent(s) for VISTA VIEJA INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Tract(s) 3 & 4, **VISTA VIEJA SUBDIVISION**, zoned RD, located on SCENIC NW, between 81<sup>ST</sup> ST NW and ALBERICOQUE PL NW containing approximately 78 acre(s). [REF: 04DRB-00825, 04DRB-01460, 05DRB-01235, 05DRB-01236] [Deferred from 1/11/06 & 1/18/06 & 1/25/06](D-9) **DEFERRED AT THE AGENT'S REQUEST TO 2/1/06.**

**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.**

4. **Project # 1003445**  
06DRB-00075 Minor-SiteDev Plan  
BldPermit

JLS ARCHITECTS agent(s) for TERRY CORLIS request(s) the above action(s) for all or a portion of Tract(s) E2 and F, **ALBUQUERQUE WEST, UNIT 1**, zoned SU-1 PDA to include C-3, located on EDUCATION PLACE NW, between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 5 acre(s). [REF: 05EPC-00022] [Deferred from 1/25/06] (C-12) **DEFERRED AT THE AGENT'S REQUEST TO 2/1/06.**

5. **Project # 1002112**

05DRB-01933 Minor-SiteDev Plan  
Subd/EPC

05DRB-01934 Minor-SiteDev Plan  
BldPermit/EPC

02DRB-01110 Minor-Prelim&Final Plat  
Approval

DCSW INC agent(s) for SOLID GOLD CLASSIC LTD request(s) the above action(s) for all or a portion of Lot(s) 1-5 and 28-32, Block(s) 21, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT A**, zoned SU-2 special neighborhood zone, located on PASEO DEL NORTE NE, between WYOMING BLVD NE and PALOMAS DR NE containing approximately 6 acre(s). [REF: 04EPC01221, 04EPC01222][**Carmen Marrone, EPC Case Planner**] [*Indef deferred on 1/25/06*] (D-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

SURVEYS SOUTHWEST LTD agent(s) for PEGGY DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 1-5, 28-32, Block(s) 21, Tract(s) A, **NORTH ALBUQUERQUE ACRES - UNIT A**, zoned SU-2 / Mixed Use, located on PASEO DEL NORTE NE, between WYOMING BLVD NE and PALOMAS AVE NE containing approximately 6 acre(s). [REF: Z-98-141, AX-98-16] [*Was Indef Deferred 7/31/02. [Indef deferred on 1/25/06]*] (D-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

6. **Project # 1003859**

06DRB-00074 Minor-SiteDev Plan  
BldPermit/EPC

CONSENSUS PLANNING agent(s) for SILVERLEAF VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) 2 & 3, **LANDS OF NORTH ANDALUCIA**, zoned SU-1, 0-1, C-2 AND PRD, located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 15 acre(s). [REF: 04EPC-01844] [**Juanita Garcia, EPC Case Planner**] (E-12/ F-12) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO ADDRESS COMMENTS AND PLANNING FOR JUANITA GARCIA'S INITIALS, SHPO APPROVAL AND 3 COPIES OF THE SITE PLAN.**



7. **Project # 1001275**  
06DRB-00076 Minor-SiteDev Plan  
BldPermit/EPC

CONSENSUS PLANNING INC agent(s) for TEAM RETAIL COTTONWOOD LTD request(s) the above action(s) for all or a portion of Tract(s) 1, LOWE'S, (to be known as **COTTONWOOD COMMONS**) zoned SU-1 FOR C-1, located on OLD AIRPORT RD NW, between COTTONWOOD NW and COORS NW containing approximately 9 acre(s). [REF: CZ-82-4, CSU-88-45, Z-97-106, SC-78-38, AX-97-17] **[Stephanie Shumsky, EPC Case Planner] [Deferred from 1/25/06] (A-14) DEFERRED AT THE AGENT'S REQUEST TO 2/1/06.**

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

8. **Project # 1003520**  
06DRB-00060 Minor-Final Plat  
Approval

MARK GOODWIN & ASSOCIATES 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**) zoned R-D, located on GLENDALE AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2 acre(s). [REF: 04DRB01567] (B-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

9. **Project # 1004575**  
06DRB-00069 Minor-Prelim&Final Plat  
Approval

SURVEY'S SOUTHWEST, LTD agent(s) for VITALIA CANDELARIA C/O BARBARA DELGADO request(s) the above action(s) for all or a portion of Tract(s) D, **PEREA ACRES**, zoned RA-2, located on DURANES RD NW, between DURANES DITCH and JULIET NW containing approximately 2 acre(s). [REF: DRB-95-338, 05DRB-01847] (H-12) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PERIMETER WALL DESIGN APPROVAL ALONG LOS DURANES PARK.**

10. **Project # 1004651**  
06DRB-00073 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING INC agent(s) for GARY & STEPHANIE HOLBERT, STEVE DINH & STAN PADILLA request(s) the above action(s) for all or a portion of Lot(s) 12, 13 & 14, Block(s) 10, **KNOLLS OF PARADISE HILLS, UNIT 2**, zoned R-1 residential zone, located on CHANTILLY RD NW, between ARROWHEAD AVE NW and CONGRESS AVE NW containing approximately 1 acre(s). (B-13) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR NMU INC SIGNATURE.**

11. **Project # 1001789**  
05DRB-01718 Minor-Prelim&Final Plat  
Approval

PRECISION SURVEYS INC agent(s) for DASKALOS NOB HILL request(s) the above action(s) for all or a portion of Block(s) 6, Tract(s) 17-28, **MONTE VISTA**, zoned CCR, located on CENTRAL AVE NE, between TULANE NE and WELLESLEY NE containing approximately 1 acre(s). *[Deferred from 11/16/05 & Indef deferred on 11/23/05]* (K-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/25/06 THE PRELIMINARY PLAT WAS APPROVED WITH A CONDITION OF FINAL PLAT: DEDICATION ALONG TULANE WITH WHATEVER THEY ARE PUTTING IN AND DEDICATION ALONG CENTRAL AVENUE. FINAL PLAT WAS INDEFINITELY DEFERRED FOR SIA.**

12. **Project # 1003366**  
06DRB-00056 Minor-Prelim&Final Plat  
Approval

ADVANCED ENGINEERING & CONSULTING agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1A-2, **TOWN OF ALAMEDA GRANT**, zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING BLVD NW and the CALABACILLAS ARROYO, containing approximately 9 acre(s). [REF: 05DRB01272, 05DRB01273, 04EPC00498, 04DRB00596, Z-80-74, AX-80-16, Z-85-84, AX-85-20, Z-93-131, DRB-94-146, V-96-89] *[Deferred from 1/18/06 & 1/25/06]* (A-12/B-12) **DEFERRED AT THE AGENT'S REQUEST TO 2/8/06.**

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

13. **Project # 1003793**  
06DRB-00058 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 residential zone, located on SEQUOIA RD NW and SEQUOIA CT NW and containing approximately 1 acre(s). [REF: 04DRB01803] (G-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
14. **Project # 1004648**  
06DRB-00067 Minor-Sketch Plat or Plan
- VINCENTE M QUINTANA request(s) the above action(s) for all or a portion of Tract(s) 5, Block(s) 0000, **ORONA ADDITION**, zoned R-2, located on MONTE ALTO NE, between TRAMWAY NE and MONTE LARGO NE containing approximately 1 acre(s). (L-23) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
15. **Project # 1004652**  
06DRB-00070 Minor-Sketch Plat or Plan
- MARK GOODWIN & ASSOCIATES PA agent(s) for ADAL DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) RR-3-E, WESTLAND SOUTH, (to be known as **CEJA VISTA, UNIT 1**) zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW AND FUTURE UNSER BLVD SW and containing approximately 19 acre(s). (P-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project # 1004649**  
06DRB-00071 Minor-Sketch Plat or  
Plan

MARK GOODWIN & ASSOCIATES PA agent(s) for ADAL DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) RR-3-D, WESTLAND SOUTH, (to be known as **CEJA VISTA, UNIT 2**) zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW south of UNSER BLVD SW AND 98<sup>TH</sup> ST SW containing approximately 42 acre(s). (P-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1004650**  
06DRB-00072 Minor-Sketch Plat or  
Plan

MARK GOODWIN & ASSOCIATES PA agent(s) for ADAL DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) RR-3-A, WESTLAND SOUTH, (to be known as **CEJA VISTA, UNIT 3**) zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW south of UNSER BLVD SW AND 118<sup>TH</sup> ST SW containing approximately 15 acre(s). (P-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Approval of the Development Review Board Minutes for January 18, 2006. **THE DRB MINUTES FOR JANUARY 18, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:55 A.M.

No  
Cover Sheet

SPS - 1st Sheet

**CITY OF ALBUQUERQUE**  
**PLANNING DEPARTMENT**  
Development Review Division

#5

INTER-OFFICE MEMO

January 23, 2006

**TO:** Sheran Matson, DRB Chair  
**FROM:** Carmen Marrone, Senior Planner  
**RE:** Project #1002112, Paseo Crossing

On October 20, 2005, the EPC conditionally approved a Site Plan for Subdivision and a Site Plan for Building Permit for Lots 1-5 and 28-32, Block 21, Tract A, Unit A in the North Albuquerque Acres Subdivision. **The DRB submittal generally meets all of the EPC conditions except for the following:**

**Site Plan for Subdivision:**

**Condition 2:** A favorable recommendation from the Air Quality Division of the Environmental Health Department regarding the AQIA is required prior to DRB final sign-off.

**Site Plan for Building Permit:**

**Condition 8b:** Replace gravel in fountain area with decorative concrete or brick pavers.

**Additional Changes:**

Changes to the exterior finish of the trash enclosures and the addition of a retaining wall with signage at the northwest corner of the site are not allowed. These changes will require approval of an Administrative Amendment after DRB final sign-off of the site plan for building permit.

In order for the trash enclosures to be consistent with the building materials of the adjacent building, the applicant shall provide **General Note L** on Sheet AS101 to read, "*Trash enclosures will be constructed of stacked stone/tile and stucco to be compatible with the adjacent building*". In addition, the detail drawing of the trash enclosure on Sheet AS501 shall include a combination of stacked stone/tile and stucco.

If you have any questions regarding this case, please call me at 924-3814.

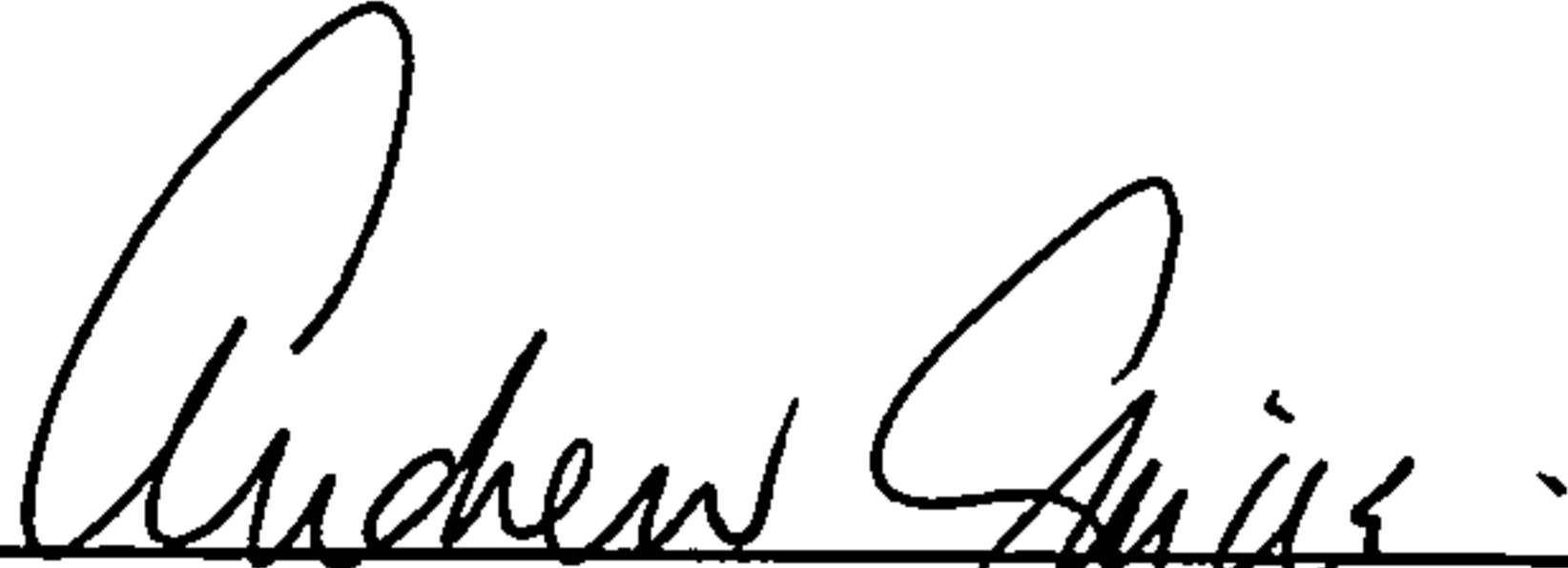
**CITY OF ALBUQUERQUE**  
**Planning Department**  
**January 25, 2006**  
**DRB Comments**

**ITEM # 5**

**PROJECT # 1002112    APPLICATION # 02-01110**

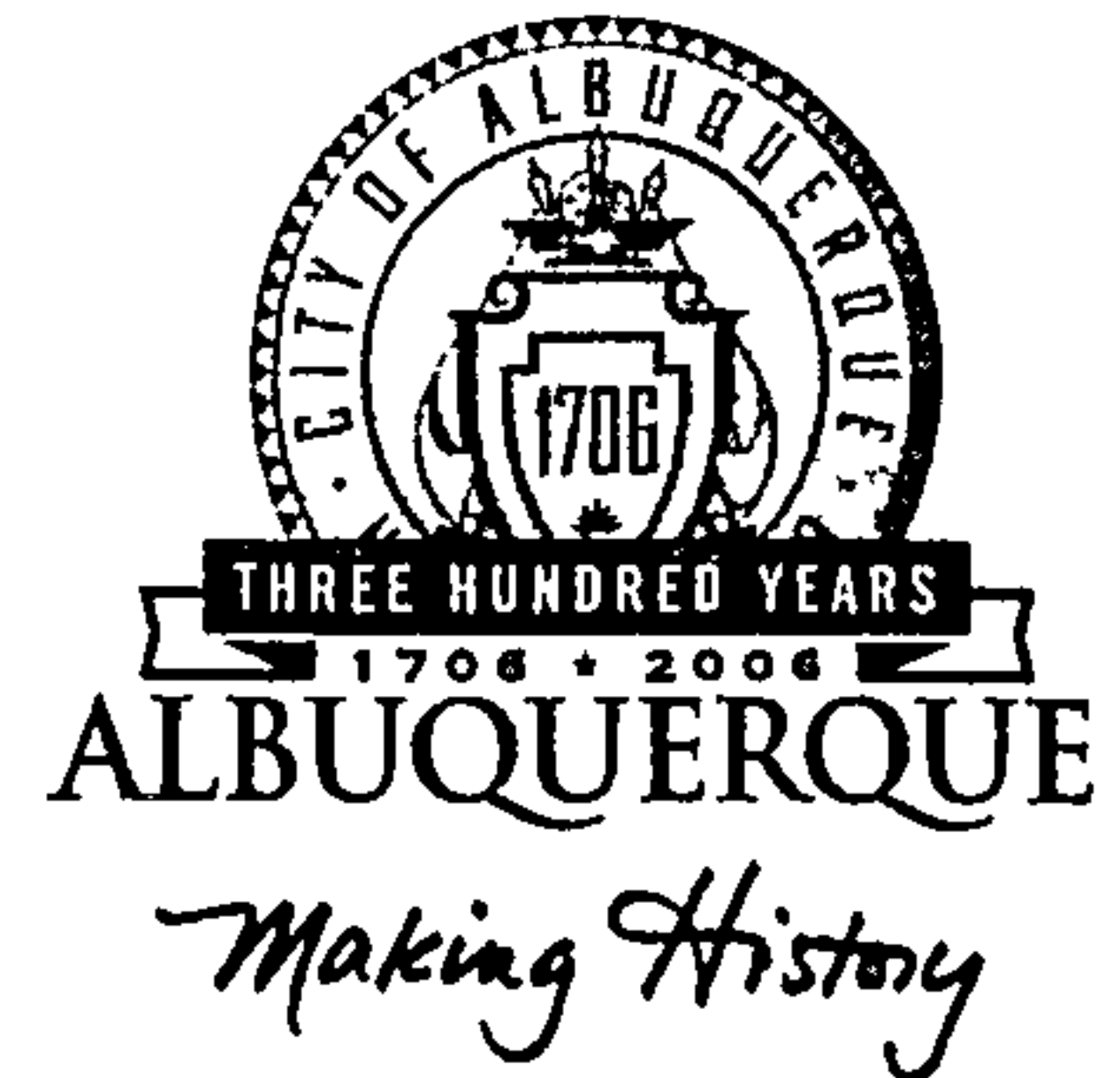
**RE: North Albuquerque Acres – Unit A**

The plat matches the Site Development Plans.

  
\_\_\_\_\_  
Andrew Garcia, Planning Alternate  
924-3858 fax 924-3864 agarcia@cabq.gov



# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002112**

**AGENDA ITEM NO: 5**

**SUBJECT:**

Site Plan for Subd  
Site Plan for BP  
Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

P.O. Box 1293

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

Albuquerque

**ENGINEERING COMMENTS:**

An approved conceptual grading and drainage plan is required for site plan sign-off by the City Engineer.  
An approved infrastructure list is required for Preliminary Plat/Site Plan approval.

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

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 25, 2006



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

FIGURE 12

Date Submitted: 12/29/05  
 Date Site Plan Approved: \_\_\_\_\_  
 Date Preliminary Plat Approved: \_\_\_\_\_  
 Date Preliminary Plat Expires: \_\_\_\_\_  
 DRB Project No.: 1002112  
 DRB Application No.: \_\_\_\_\_

**ORIGINAL**

**INFRASTRUCTURE LIST**  
 (Rev. 9-20-05)  
**EXHIBIT "A"**  
 TO SUBDIVISION IMPROVEMENTS AGREEMENT  
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

**Tract A-1, Block 21, Tract A, Unit A, North Albuquerque Acres**  
 PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

**Lots 1-5 & 28-32, Block 21, Tract A, Unit A, North Albuquerque Acres**  
 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.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		16'	Half width public street incl. curb, gutter, sidewalk, pedestrian signage & paving	Palomas Avenue NE	Wyoming Blvd.	East limit of project	/	/	/
		12' x 515'	Right turn deceleration lane	Paseo del Norte NE	East of Wyoming Blvd.	Public access easement	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/



The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature      Date							City User Dept. Signature      Date		

**NOTES**

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.  
Street lights per City requirements.

- 1 \_\_\_\_\_  
\_\_\_\_\_
- 2 \_\_\_\_\_  
\_\_\_\_\_
- 3 \_\_\_\_\_  
\_\_\_\_\_

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

**Ron Burstein**  
NAME (print)

**DCSW, Inc.**  
FIRM

*Ron Burstein* 2/29/05  
SIGNATURE - date

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

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

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

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

\_\_\_\_\_ PARKS & RECREATION - date

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

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

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

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

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

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

PAID RECEIPT

APPLICANT NAME \_\_\_\_\_

AGENT \_\_\_\_\_

RON BURSTEIN DCSW Qne

ADDRESS \_\_\_\_\_

PROJECT & APP # \_\_\_\_\_

1002112

PROJECT NAME \_\_\_\_\_

PAVED CROSSING

\$ \_\_\_\_\_ 441032/3424000 Conflict Management Fee

\$ 50.<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

\$ 50.<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.

City Of Albuquerque  
Treasury Division

4/6/2006 8:35AM LOC: ANNX  
RECEIPT# 00058059 WSH# 006 TRANS# 0001  
Account 441006 Fund 0110  
Activity 4983000 TRSEJA  
Trans Amt \$50.00  
J24 Misc \$50.00  
nc \$50.00  
CHANGE \$0.00

Thank You

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

### 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

### Supplemental form

- |                            |                            |  |
|----------------------------|----------------------------|--|
| <input type="checkbox"/> S | <input type="checkbox"/> Z | <b>ZONING &amp; PLANNING</b>   |
| <input type="checkbox"/> V | <input type="checkbox"/> P | <input type="checkbox"/> Annexation  |
| <input type="checkbox"/> L | <input type="checkbox"/> A | <input type="checkbox"/> County Submittal  |
| <input type="checkbox"/> D | <input type="checkbox"/> D | <input type="checkbox"/> EPC Submittal   |
|                            |                            | <input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)                                       |
|                            |                            | <input type="checkbox"/> Sector Plan (Phase I, II, III)  |
|                            |                            | <input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan                             |
|                            |                            | <input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)   |
|                            |                            | <input type="checkbox"/> Street Name Change (Local & Collector)  |
|                            |                            | <b>APPEAL / PROTEST of...</b>  |
|                            |                            | <input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals |

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

### APPLICANT INFORMATION:

NAME: Solid Gold Classic Ltd. PHONE: 883-0414  
 ADDRESS: 5321 Menaul Blvd. NE FAX: 872-1248  
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: pdl@suwcp.com  
 Proprietary interest in site: Owner List all owners: \_\_\_\_\_  
 AGENT (if any): DCSW Inc. PHONE: 843-9639  
 ADDRESS: 320 Central Ave. SW FAX: 843-9683  
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: ronb@dcsu.com

DESCRIPTION OF REQUEST: DRB final sign-off for EPC Approved Site Development Plan

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

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

Lot or Tract No. Lots 1-5 & 28-32, Tract A Block: 21 Unit: A  
 Subdiv. / Addn. North Albuquerque Acres  
 Current Zoning: SU-2 Mixed Use Proposed zoning: \_\_\_\_\_  
 Zone Atlas page(s): D-19Z No. of existing lots: 10 No. of proposed lots: 1  
 Total area of site (acres): 5.8851 Density if applicable: dwellings per gross acre: n/a dwellings per net acre: n/a  
 Within city limits?  Yes. No  but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No  
 UPC No. 1019063278510 10532 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: Paseo del Norte NE  
 Between: Wyoming Blvd NE and Palomas Dr NE

### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): Project # 1002112, 04EPC-01221, 04EPC-01222

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

SIGNATURE Ron Burstein DATE 12/29/05  
 (Print) Ron Burstein, DCSW Inc.  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	Action	S.F.	Fees
<u>05DRB-01933</u>	<u>SFS</u>	—	<u>\$ 0.00</u>
<u>05DRB-01934</u>	<u>SBP</u>	—	<u>\$ 0.00</u>
_____	<u>CME</u>	—	<u>\$ 20.00</u>
_____	_____	—	<u>\$ _____</u>
_____	_____	—	<u>\$ _____</u>
Hearing date <u>01/25/06</u>			Total <u>\$ 20.00</u>

Sandy Handley 12/29/05

Project # 1002112

**FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)**

**SKETCH PLAN REVIEW AND COMMENT**

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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 request
  - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**SITE DEVELOPMENT PLAN FOR SUBDIVISION**

- Scaled site plan and related drawings (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
  - Letter of authorization from the property owner if application is submitted by an agent
  - Copy of the document delegating approval authority to the DRB
  - Completed Site Plan for Subdivision Checklist
  - Infrastructure List, if relevant to the site plan
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
  - Solid Waste Management Department signature on Site Plan
  - 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
  - Letter of authorization from the property owner if application is submitted by an agent
  - Copy of the document delegating approval authority to the DRB
  - Infrastructure List, if relevant to the site plan
  - Completed Site Plan for Building Permit Checklist
  - Copy of Site Plan with Fire Marshal's stamp
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

**AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**

**AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
  - 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
  - Letter of authorization from the property owner if application is submitted by an agent
  - Infrastructure List, if relevant to the site plan
  - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

**D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION**

**D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT**

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
  - Infrastructure List, if relevant to the site plan
  - Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
  - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. 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.

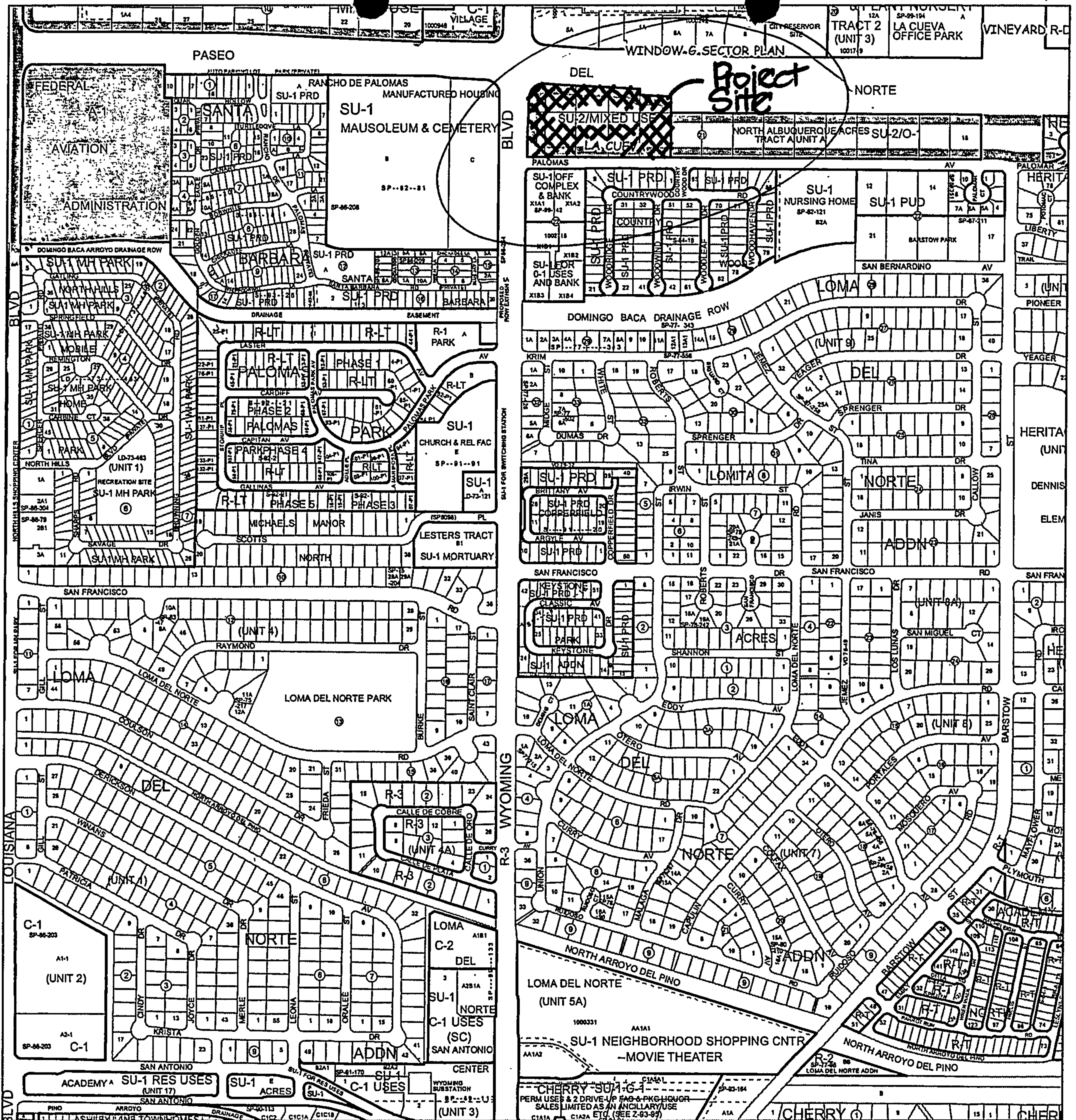
Ron Burstain  
Applicant name (print)  
Ron Burstain 12/29/05  
Applicant signature / date



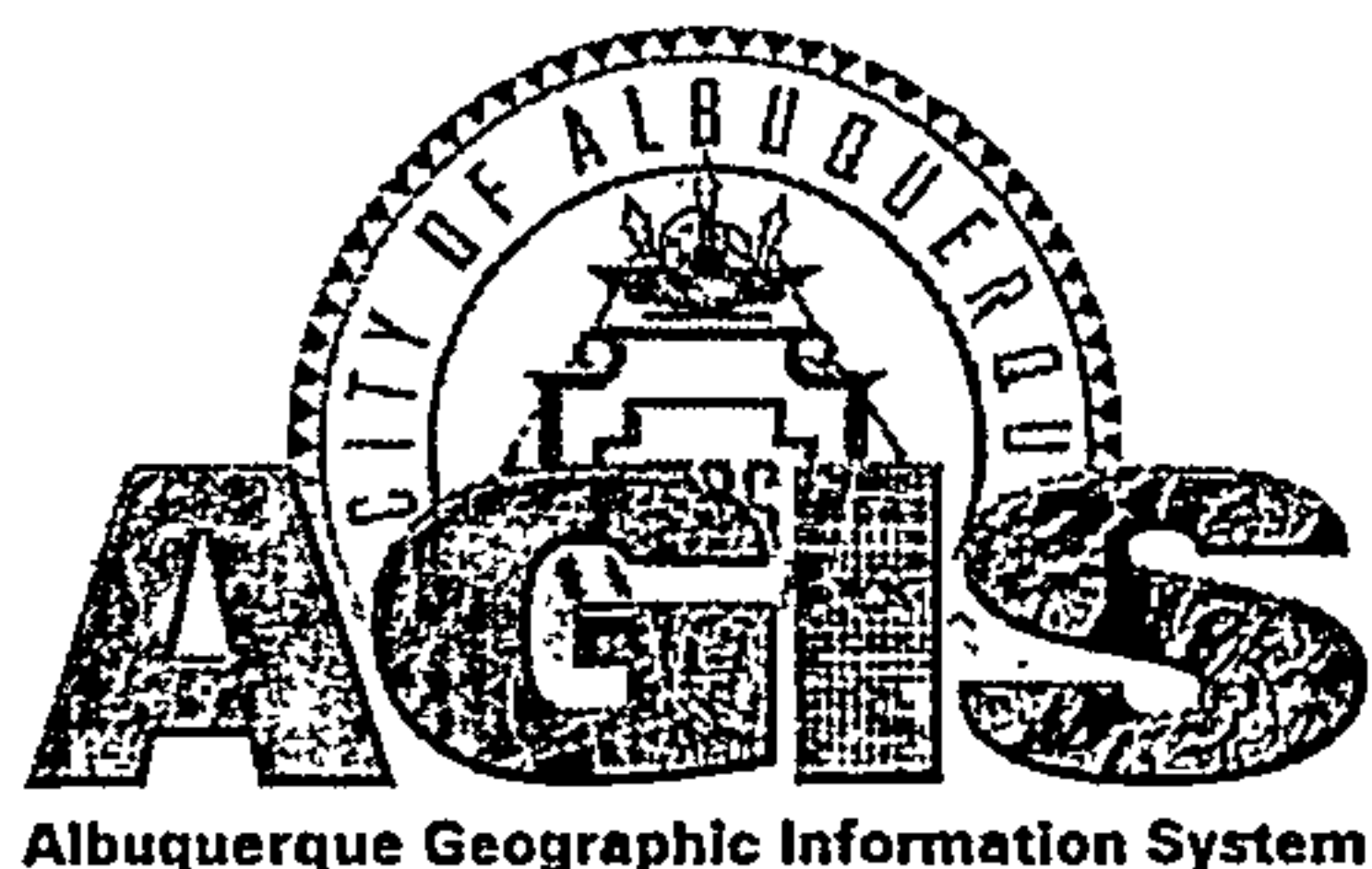
Form revised JUNE 2005

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
05DRB - - 01933  
05DRB - - 01934

Sandy Handley 12/29/05  
Planner signature / date  
**Project # 1002112**

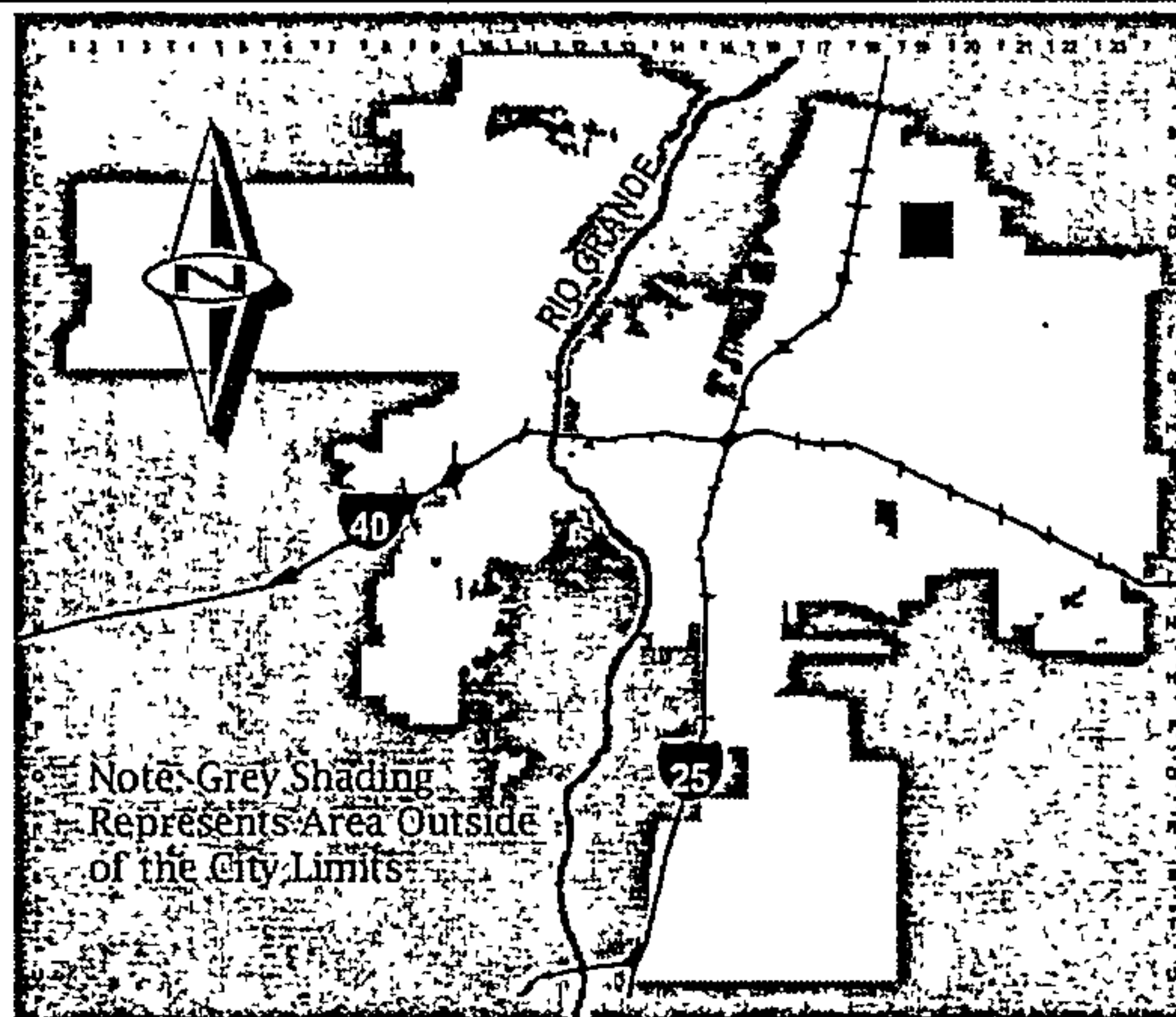


For more current information and more details visit: <http://www.cabq.gov/gis>



Albuquerque Geographic Information System

Map amended through: 11/2/2005



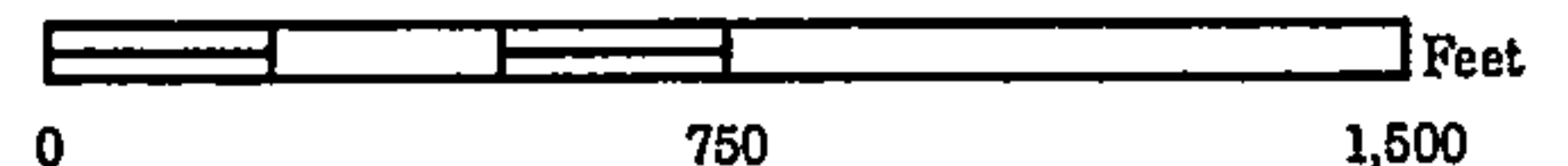
Note: Grey Shading Represents Area Outside of the City Limits

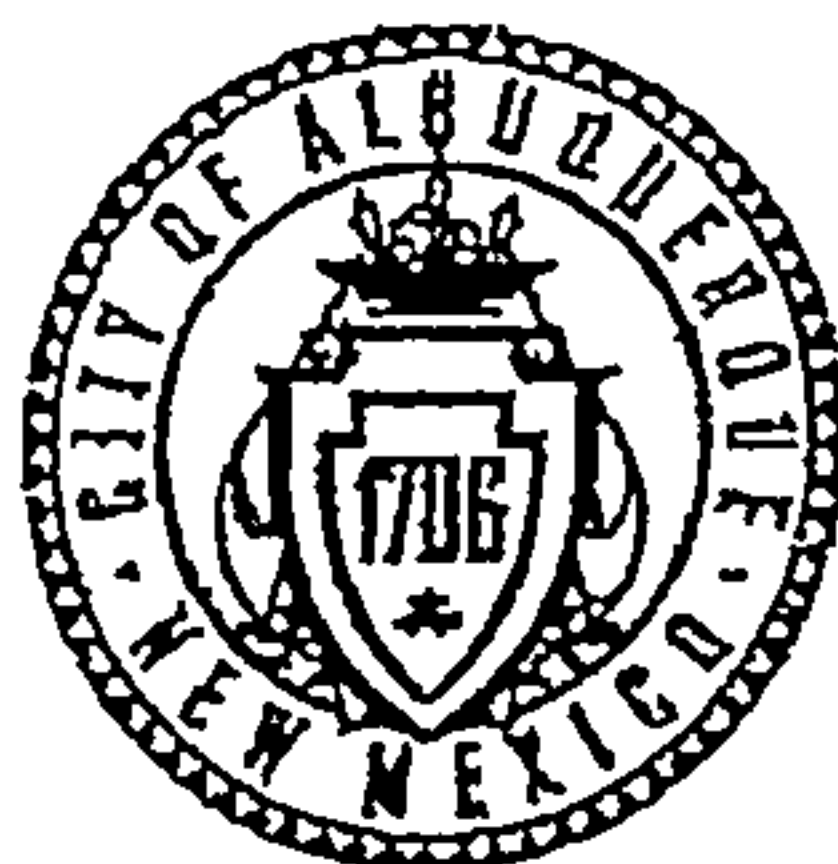
Zone Atlas Page:

**D-19-Z**

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone





City of Albuquerque  
Planning Department  
Development Review Division  
P.O. Box 1293  
Albuquerque, New Mexico 87103

Date: October 21, 2005

### OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1002112  
04EPC-01221 EPC Site Development Plan-  
Subdivision  
04EPC-01222 EPC Site Development Plan-  
Building Permit

Solid Gold Classic, LTD  
5321 Menaul Blvd. NE  
Albuq. NM 87110

**LEGAL DESCRIPTION:** for all or a portion of Lots 1-5 & 28-32, Block 21, Tract A, Unit A North Albuquerque Acres, zoned SU-2 Mixed Use, located on WYOMING BLVD NE, between PASEO DEL NORTE NE and PALOMAS DR. NE, containing approximately 6 acres. (D-19) (Carmen Marrone, Staff Planner)

On October 20, 2005 the Environmental Planning Commission voted to approve Project 1002112/ 04EPC 01221, a Site Development Plan for Subdivision, for Lots 1-5, 28-32, Block 21, Tract A, Unit A, North Albuquerque Acres, located on the SE corner of Wyoming Blvd and Paseo del Norte NE, containing approximately 5.88 acres and zoned SU-2 Mixed Use, based on the following Findings and subject to the following Conditions:

#### FINDINGS:

1. This is a request for a site development plan for subdivision for Lots 1-5 & 28-32, Block 21, Tract A, Unit A, North Albuquerque Acres, located on Wyoming Blvd between Palomas Dr. NE and Paseo del Norte NE, containing approximately 5.88 acres and zoned SU-2 Mixed Use.
2. The applicant is proposing to re-plat ten lots into one tract and will be required to identify portions of the property that have been dedicated as public right-of-way, which will occur at the re-platting process with the Development Review Board (DRB). The applicant has also submitted a site development plan for building permit for the construction of 5 buildings for retail shops and a restaurant, which will include parking, landscaping and signage.
3. The site's zone category is SU-2 Mixed Uses, per the *La Cueva Sector Development Plan*. The proposed uses, retail and restaurant, are permissive uses under the SU-2/Mixed Use Zone.



## OFFICIAL NOTICE OF DECISION

OCTOBER 20, 2005

PROJECT #1002112

PAGE 2 OF 9

4. Similar applications for a site development plan for subdivision and site development plan for building permit were approved by the EPC in May of 2003. The Countrywood Area Nbrhood Association, located immediately south of the subject site, appealed the EPC approval to the City Council. The City Council granted the appeal, thereby, denying the site development plans. The applicant appealed the denial of the site development plans to District Court who recently ruled against the appeal, thereby, upholding the denial of the site development plans.
5. One of the main reasons for the appeal of the May 2003 EPC decision was the traffic impact on Palomas Drive, which at the time provided the only access to the site. On August 25, 2005 the Metropolitan Transportation Board approved a temporary right-in, right-out driveway to the site from Paseo del Norte per *Resolution 05-13*. As a result of this secondary access, the applicant submitted a revised set of site development plans to the Planning Department on September 15, 2005. The primary changes between this submittal and previous site plans are the addition of the Paseo del Norte access and the elimination of one of the access points along Palomas Drive.
6. In order to obtain access from Paseo del Norte, an Access Study was prepared to determine the feasibility and benefit of constructing a new access point on Paseo del Norte. The Study concludes that the implementation of the new access point on Paseo del Norte will reduce the southbound left turn volume on Wyoming/Palomas by approximately 50% and will reduce the traffic on Palomas by 30%.
7. The current submittal should be treated as a brand new submittal as a result of the Paseo del Norte access, the new traffic study, and the new application filed on August 5, 2004. The EPC has the discretion to decide whether the current submittal complies with City goals and policies, apart from the City Council and District Court decisions that were made previously.
8. The proposed development furthers the following Land Use Policies for Established Urban Areas in the Comprehensive Plan:
  - Policy 5d: The proposed commercial development will respect neighborhood values because the uses proposed are allowed under the current zoning and in accordance with the *La Cueva Sector Plan*. The Paseo del Norte access to the site will relieve some of the traffic on Palomas, thus respecting neighborhood values and carrying capacities.
  - Policy 5e: The site is contiguous to existing urban facilities to help preserve the integrity of the existing neighborhoods.
  - Policy 5g: The site will be designed to conform to topographical features. The buildings along Palomas will follow the natural slope of the site and will be below the street grade to minimize the height and mass of the buildings.
  - Policy 5i: The proposed development will provide employment and service uses to the surrounding neighborhoods that will complement residential areas.
  - Policy 5j: The applicant proposes commercial development in an existing commercially zoned site with access via mass transit, on-street bicycle lanes, and 10' wide pedestrian trails. In addition, the development will be within walking distance of residential areas.
  - Policy 5l: Quality and innovation in design is provided per the Elevation Plans.

## OFFICIAL NOTICE OF DECISION

OCTOBER 20, 2005

PROJECT #1002112

PAGE 3 OF 9

Policy 5m: The unique vistas will be maintained under the proposed development. The applicant has provided illustrations that demonstrate how the views to the east and west will be preserved.

9. The site is within the southern boundary of the *La Cueva Sector Development Plan* and is required to meet the Zoning Guiding Principles found on page 25 and the Common Design Regulations found on page 30 of the plan. The proposed submittal meets the Guiding Principles that emphasize the development of urban uses along Paseo del Norte in order to provide a variety of retail and service businesses that will meet the needs of the area's growing population.
10. The site plan generally meets the Design Regulations of the *La Cueva Sector Plan*. Appropriate pedestrian connections are provided to and within the site (Design Reg. 3), building facades provide pleasing views to surrounding uses (Design Reg. 4), the buildings are designed to create a cohesive visual relationship between all the buildings (Design Reg. 5), the colors and materials of the buildings are compatible with surrounding development (Design Reg. 9), the views to the east and west are generally preserved and enhanced (Design Reg. 11), and parking is held to a minimum and distributed throughout the site to the extent possible (Design Reg. 12).
11. The current submittal provides all of the necessary information for a Site Plan for Subdivision per Section 14-16-1-5 of the Comprehensive Zoning Code.
12. Appropriate neighborhood notification was issued. A facilitated meeting between the affected neighborhoods and the applicant was held on October 15, 2005. No public comments were received regarding the current request, however the Countrywood Neighborhood Association and several Countrywood residents expressed concerns at the EPC hearing.

**CONDITIONS:**

- ✓ 1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
- 2. The applicant will be required to prepare a preliminary air quality impact analysis and to get a favorable recommendation from EHD regarding the analysis.
- ✓ 3. The bar scale need to be corrected to reflect 1" = 40'
4. Conditions from the City Engineer:

## OFFICIAL NOTICE OF DECISION

OCTOBER 20, 2005

PROJECT #1002112

PAGE 4 OF 9

- a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- ✓ b. The solid waste trash enclosures for buildings A & E (east side of site) will need to be relocated such that they are not adjacent to the Paseo del Norte access point/drive aisle.
- ✓ c. Increase throat length of drive aisle between buildings A and E to 65'.
- ✓ d. Right turn deceleration lane is required on Paseo del Norte at MTB approved eastbound right turn in/right turn out access point (see MTB Resolution).
- ✓ e. Parking spaces adjacent to 22' drive aisle to be 9.5' wide.
- ✓ f. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
- ✓ g. Provide for cross access between all tracts. Label new access aisle from Paseo del Norte to Palomas as a public access easement.
- ✓ h. Site plan shall comply and be designed per DPM Standards.
- ✓ i. Platting should be a concurrent DRB action.
- ✓ j. Modify striping at the intersection of Palomas and public access easement to reflect a full access condition. All striping and signing within the Palomas right-of-way will require Traffic Engineering Operations Approval.

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On October 20, 2005 the Environmental Planning Commission voted to approve Project 1002112/ 04EPC 01222, a Site Development Plan for Building Permit, for Lots 1-5, 28-32, Block 21, Tract A, Unit A, North Albuquerque Acres, located on the SE corner of Wyoming Blvd and Paseo del Norte NE, containing approximately 5.88 Acres and zoned SU-2 Mixed Use, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. This is a request for a site development plan for building permit for Lots 1-5 & 28-32, Block 21, Tract A, Unit A, North Albuquerque Acres, located on Wyoming Blvd between Palomas DR. NE and Paseo del Norte NE, containing approximately 5.88 acres and zoned SU-2 Mixed Use.
2. The applicant is proposing to construct 5 buildings for retail shops and a restaurant, which will include parking, landscaping and signage. The applicant has also submitted a site development plan for subdivision and is proposing to re-plat the ten lots into one tract and will be required to identify the portions of the property that have been dedicated as public right-of-way.

## OFFICIAL NOTICE OF DECISION

OCTOBER 20, 2005

PROJECT #1002112

PAGE 5 OF 9

3. The site's zone category is SU-2 Mixed Uses, per the *La Cueva Sector Development Plan*. The proposed uses, retail and restaurant, are permissive uses under the SU-2/Mixed Use Zone.
4. Similar applications for a site development plan for subdivision and site development plan for building permit were approved by the EPC in May of 2003. The Countrywood Area Nbrhood Association, located immediately south of the subject site, appealed the EPC approval to the City Council. The City Council granted the appeal, thereby, denying the site development plans. The applicant appealed the denial of the site development plans to District Court who recently ruled against the appeal, thereby, upholding the denial of the site development plans.
5. One of the main reasons for the appeal of the May 2003 EPC decision was the traffic impact on Palomas Drive, which at the time provided the only access to the site. On August 25, 2005 the Metropolitan Transportation Board approved a temporary right-in, right-out driveway to the site from Paseo del Norte per *Resolution 05-13*. As a result of this secondary access, the applicant submitted a revised set of site development plans to the Planning Department on September 15, 2005. The primary changes between this submittal and previous site plans are the addition of the Paseo del Norte access and the elimination of one of the access points along Palomas Drive.
6. In order to obtain access from Paseo del Norte, an Access Study was prepared to determine the feasibility and benefit of constructing a new access point on Paseo del Norte. The Study concludes that the implementation of the new access point on Paseo del Norte will reduce the southbound left turn volume on Wyoming/Palomas by approximately 50% and will reduce the traffic on Palomas by 30%.
7. The current submittal should be treated as a brand new submittal as a result of the Paseo del Norte access, the new traffic study, and the new application filed on August 5, 2004. The EPC has the discretion to decide whether the current submittal complies with City goals and policies, apart from the City Council and District Court decisions that were made previously.
8. The proposed development furthers the following Land Use Policies for Established Urban Areas in the Comprehensive Plan:
  - Policy 5d: The proposed commercial development will respect neighborhood values because the uses proposed are allowed under the current zoning and in accordance with the *La Cueva Sector Plan*. The Paseo del Norte access to the site will relieve the traffic on Palomas, thus respecting neighborhood values and carrying capacities.
  - Policy 5e: The site is contiguous to existing urban facilities to help preserve the integrity of the existing neighborhoods.
  - Policy 5g: The site will be designed to conform to topographical features. The buildings along Palomas will follow the natural slope of the site and will be below the street grade to minimize the height and mass of the buildings.
  - Policy 5i: The proposed development will provide employment and service uses to the surrounding neighborhoods that will complement residential areas.

OFFICIAL NOTICE OF DECISION  
OCTOBER 20, 2005  
PROJECT #1002112  
PAGE 6 OF 9

Policy 5j: The applicant proposes commercial development in an existing commercially zoned site with access via mass transit, on-street bicycle lanes, and 10' wide pedestrian trails. In addition, the development will be within walking distance of residential areas.

Policy 5l: Quality and innovation in design is provided per the Elevation Plans.

Policy 5m: The unique vistas will be maintained under the proposed development. The applicant has provided illustrations that demonstrate how the views to the east and west will be preserved.

9. The site is within the southern boundary of the *La Cueva Sector Development Plan* and is required to meet the Zoning Guiding Principles found on page 25 and the Common Design Regulations found on page 30 of the plan. The proposed submittal meets the Guiding Principles that emphasize the development of urban uses along Paseo del Norte in order to provide a variety of retail and service businesses that will meet the needs of the area's growing population.
10. The site plan generally meets the Design Regulations of the *La Cueva Sector Plan*. Appropriate pedestrian connections are provided to and within the site (Design Reg. 3), building facades provide pleasing views to surrounding uses (Design Reg. 4), the buildings are designed to create a cohesive visual relationship between all the buildings (Design Reg. 5), the colors and materials of the buildings are compatible with surrounding development (Design Reg. 9), the views to the east and west are generally preserved and enhanced (Design Reg. 11), and parking is held to a minimum and distributed throughout the site to the extent possible (Design Reg. 12).
11. The intent of Design Regulation 4 of the *La Cueva Sector Plan* is fulfilled with the current submittal because all of the buildings are oriented to public spaces including the internal parking, landscape areas, public plazas and pedestrian connections and because the sides and rears of the buildings are enhanced to provide pleasant views. The orientation of Building B towards Paseo del Norte is appropriate because the grade differential between the building footprint and Palomas Drive varies from six feet at the eastern end of the building to zero feet at the western end. This severe drop from Palomas Drive to the base of Building B prevents a convenient and safe transition from the sidewalk directly to the building.
12. With a few adjustments, noted as Conditions of Approval, the site plan for building permit will be in conformance with the Design Regulations of the *La Cueva Sector Plan*.
13. Appropriate neighborhood notification was issued. A facilitated meeting between the affected neighborhoods and the applicant was held on October 15, 2005. No public comments were received regarding the current request, however the Countrywood Neighborhood Association and several Countrywood residents expressed concerns at the EPC hearing.

## OFFICIAL NOTICE OF DECISION

OCTOBER 20, 2005

PROJECT #1002112

PAGE 7 OF 9

**CONDITIONS:**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
- ✓ 2. The bar scales on the site plan for building permit and on the landscape plan need to be corrected to reflect 1" = 40'
- ✓ 3. Provide hanging metal awnings along the rear elevation of Building B, similar to the awnings along the front elevation. The awnings should be placed on the recessed stuccoed sections.
- 4. The color of the metal panels on the dumpster enclosures shall be compatible with the stacked stone/stucco colors, preferably earth-tone.
- ✓ 5. Correct the parking calculations as follows: the required parking for the site is 254 spaces without restaurant liquor sales or 277 spaces with restaurant liquor sales. These totals assume a total of 320 seats in the restaurant and a 15% transit credit.
- ✓ 6. Provide a bus shelter and associated bench and trash can at the southwest corner of the site. The exact location and design of the shelter shall be approved by the City Transit Department.
- ✓ 7. Remove the note stating that the final landscape layout and design will be determined upon receipt of the final grading plan.
8. **PUBLIC SPACE:**
  - ✓ a. Provide some form of seating in Building D plaza.
  - ✓ b. Provide illustrations of the fountains and the seating in the plazas.
  - ✓ c. Reduce the number of benches in front of Buildings B and C by half and locate them 2 feet closer to the building.
9. **ELEVATIONS:**
  - ✓ a. Re-examine and re-design the curved metal crown over Building D.
  - ✓ b. Add a General Note on all of the Elevation Plans stating, "Façade materials and colors will be low reflecting and will adhere to the proposed pallet of colors."
  - ✓ c. Provide additional articulation on the east side of Building A.

## OFFICIAL NOTICE OF DECISION

OCTOBER 20, 2005

PROJECT #1002112

PAGE 8 OF 9

10. The building mounted signs are subject to the signage requirements of the C-1 zone and shall conform to Design Reg. 13R-2.
11. Conditions from the City Engineer:
- a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
  - ✓ b. The solid waste trash enclosures for buildings A & E (east side of site) will need to be relocated such that they are not adjacent to the Paseo del Norte access point/drive aisle.
  - ✓ c. Increase throat length of drive aisle between buildings A and B to 65'.
  - ✓ d. Right turn deceleration lane is required on Paseo del Norte at MTB approved eastbound right turn in/right turn out access point (see MTB Resolution).
  - ✓ e. Parking spaces adjacent to 22' drive aisle to be 9.5' wide.
  - ✓ f. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
  - ✓ g. Provide for cross access between all tracts. Label new access aisle from Paseo del Norte to Palomas as a public access easement.
  - ✓ h. Site plan shall comply and be designed per DPM Standards.
  - ✓ i. Platting should be a concurrent DRB action.
  - ✓ j. Modify striping at the intersection of Palomas and public access easement to reflect a full access condition. All striping and signing within the Palomas right-of-way will require Traffic Engineering Operations Approval.
- ✓ 12. Remove the solid wall on the east side of the property line, adjacent to Paseo del Norte.
- ✓ 13. Add a pedestrian connection between buildings B and E.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY NOVEMBER 4, 2005 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

OFFICIAL NOTICE OF DECISION  
OCTOBER 20, 2005  
PROJECT #1002112  
PAGE 9 OF 9

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

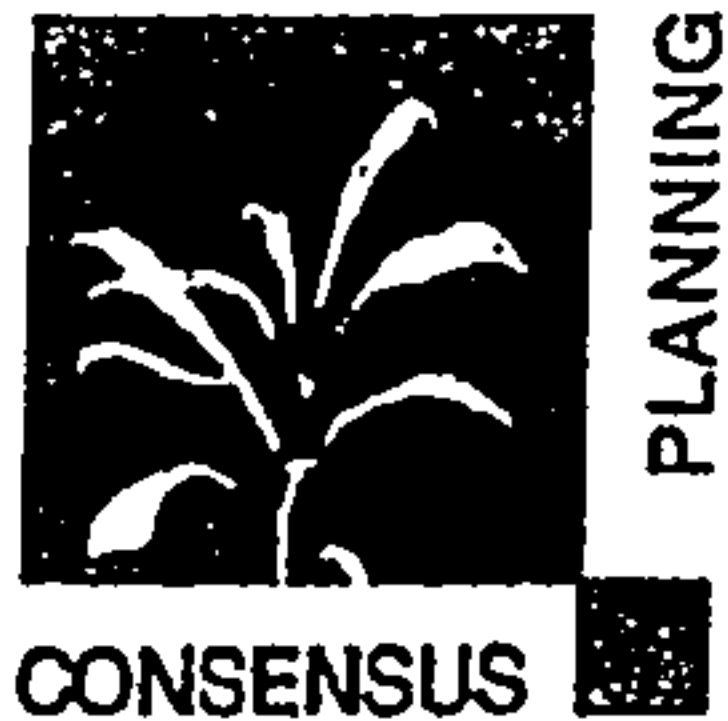
Sincerely,

  
for Richard Dineen  
Planning Director

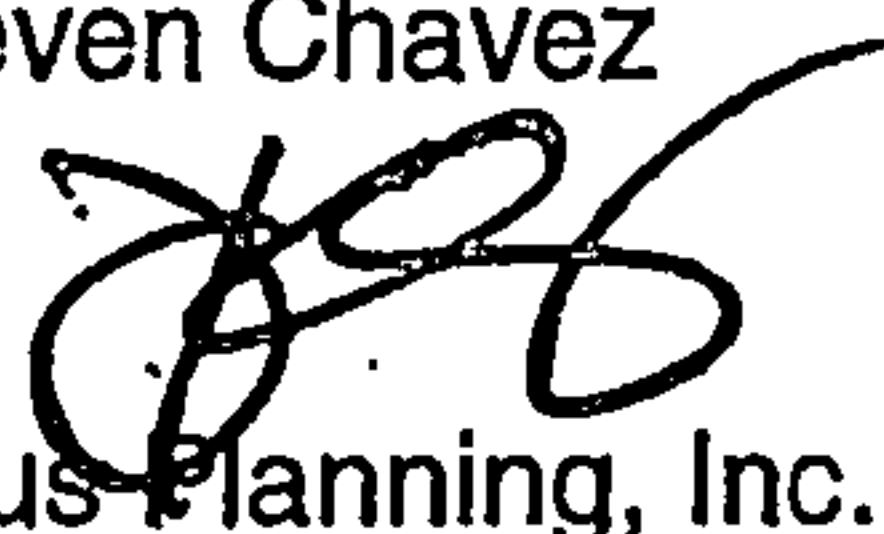
RD/CM/ac

cc: Consensus Planning, Inc., 924 Park Ave. SW, Albuquerque, NM 87102  
Carol Stock, Countrywood Area NA, 7529 Woodleaf NE, Albuquerque, NM 87109  
Ken Johns, Countrywood Area NA, 7909 Woodleaf NE, Albuquerque, NM 87109  
Jay Rowland, Nor Este NA, 7729 RC Gorman Ave. NE, Albuquerque, NM 87122  
Joe Yardumian, Nor Este NA, 7801 RC Gorman Ave. NE, Albuquerque, NM 87122  
Judie Pellegrino, North Domingo Baca NA, 8515 Murrelet NE, Albuquerque, NM 87113  
Nancy Brault, North Domingo Baca NE, 7224 Tricia NE, Albuquerque, NM 87113  
Doug Fenton, North Wyoming NA, 8324 Ruidoso Rd. NE, Albuquerque, NM 87109  
Dawne Scitccerri, North Wyoming NA, 7704 White NE, Albuquerque, NM 87109  
Celina Stoyanof, La Cueva Village NA, 8111 Oso Felix NE, Albuquerque, NM 87122  
Joe Burwinkle, 7900 Woodwind NE, Albuquerque, NM 87109  
Linda Horner, 7921 Woodleaf NE, Albuquerque, NM 87109  
Jim Greenslade, 7920 Woodwind NE, Albuquerque, NM 87109  
Pam Axtell, 7900 Woodleaf NE, Albuquerque, NM 87109  
Walt Von Riesemann, 7928 Woodhave NE, Albuquerque, NM 87109  
Michelle Henric, P.O. Box 1357, Santa Fe, NM 87504  
Fran Tuthill, 7901 Woodleaf Dr. NE, Albuquerque, NM 87109  
Rick Sneddon, 7916 Woodwind Dr. NE, Albuquerque, NM 87109  
Lance DeYoung, 7920 Palomar Ct. NE, Albuquerque, NM 87109





## Memorandum

**To:** Hearing Officer Steven Chavez  
**From:** Jim Strozier, AICP   
Principal, Consensus Planning, Inc.  
**Date:** December 6, 2005  
**Re:** Project #1002112, 04EPC-01221 and 01222

The purpose of this memo is to outline the results of continued discussions between the City of Albuquerque, Countrywood Area Neighborhood Association, Countrywood Homeowners Association, and the Developer concerning traffic and pedestrian operational issues at the offset intersection of Palomas Avenue, the proposed access to Paseo del Norte and the entrance to the Countrywood Subdivision. This item is scheduled to be heard by you on Thursday, December 8, 2005.

These discussions have resulted in an agreement to address the traffic issues at this location and are suggested to you as a new finding and modified condition. The new finding and modified condition are supported by evidence in the record and testimony at the hearing before the Environmental Planning Commission on October 20, 2005. This agreement was reached at a meeting on November 23, 2005 between the Applicant, Appellants, Kevin Broderick, Department of Municipal Development Traffic Operations Division Manager, and Tony Loyd, Planning Department Transportation staff.

### Finding 13:

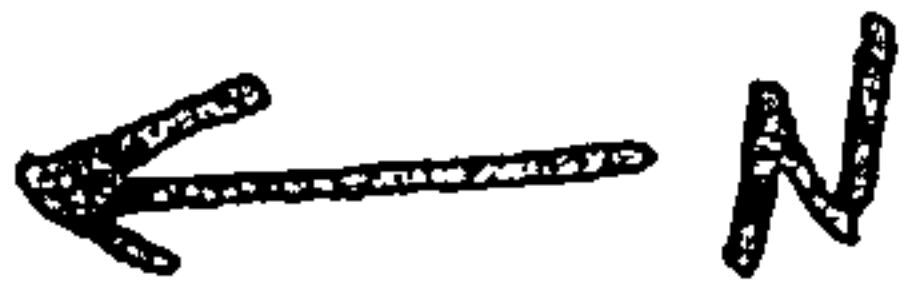
The proposed intersection of the public access easement (connection to Paseo del Norte) and Palomas Avenue creates concern with regards to traffic congestion and conflicts with the Countrywood Subdivision entry road and pedestrian crossing from the Countrywood Area Neighborhoods to the subject property.

### Revised Condition 4j:

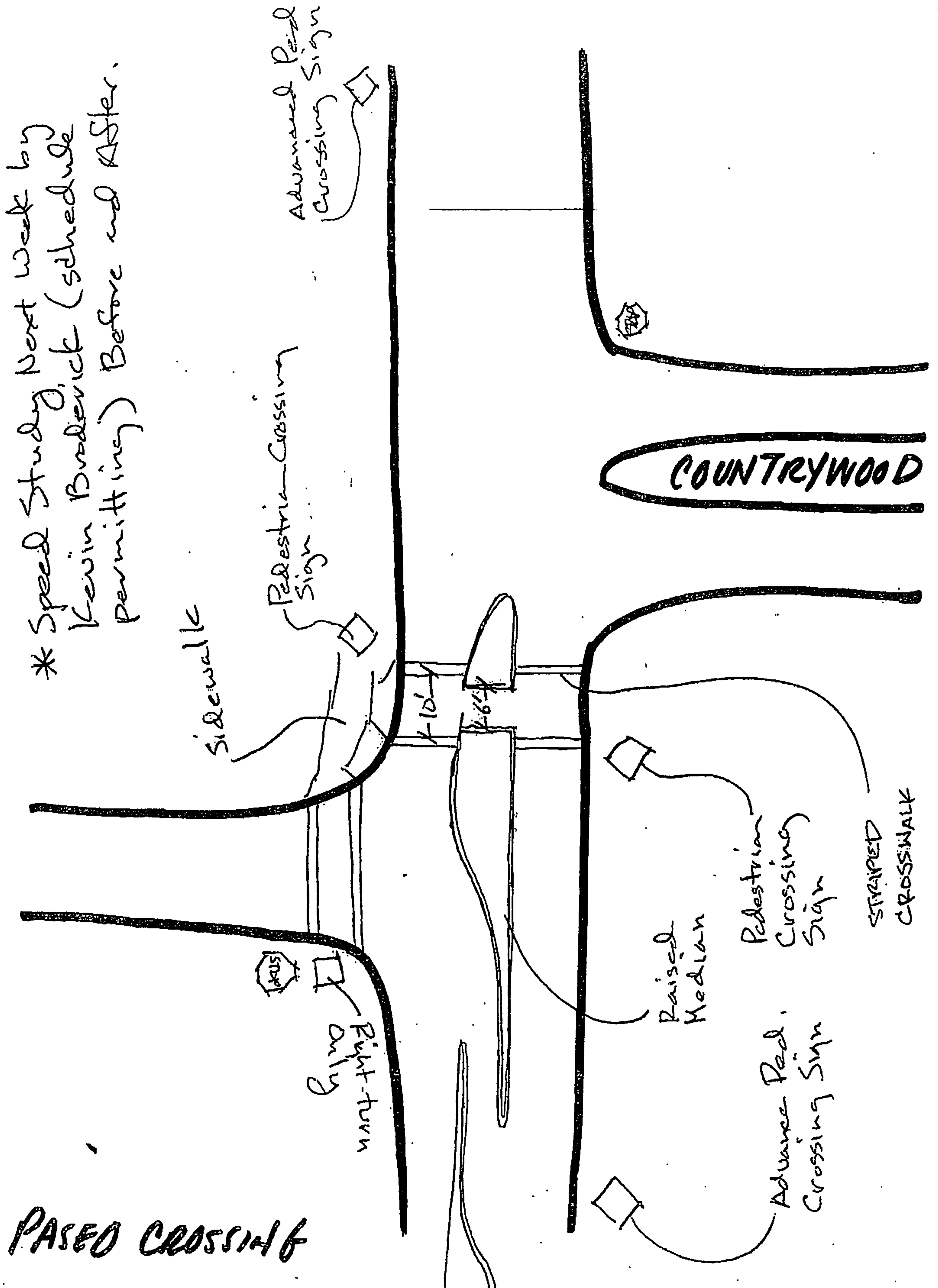
In order to address traffic operational issues, the proposed intersection of Palomas Avenue and the public access easement (connection to Paseo del Norte) shall be restricted to right turn-in, right turn-out, and left turn-in only, until such time that the intersection can be realigned with the Countrywood entrance (depends on development of adjacent properties to the east). The Traffic Operations Engineer would assess whether the newly created intersection warrants four-way stop control at that time, if a four-way stop control has not already been installed. In the interim, a raised median that restricts the left turn-out movement and provides a pedestrian refuge area in Palomas Avenue shall be constructed by the developer along with pedestrian crosswalks, advance signing (stop, right turn only, pedestrian crossing, etc.) and sidewalk and pedestrian amenities that connects the crosswalks to the subject property (see attached Exhibit A).

Please do not hesitate to contact me at 764-9801 if you have any questions or require any additional information.

c: Peggy Daskalos, Solid Gold Classic, LTD  
Cathy Davis, Hunt & Davis, PC  
Michelle Henrie, Rodey, Dickason, Sloan, Akin & Robb, PA  
Kenneth E. Johns, Countrywood Neighborhood Association



\* Speed Study Next week by Kevin Bradwick (schedule permitting) Before and After.



PASEO CROSSING



Design Collaborative  
Southwest, Inc.

A R C H I T E C T S

December 29, 2005

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

Marc E. Schiff, AIA  
Senior Principal / Architect

J. David Dekker, AIA  
Senior Principal / Architect

Robert Gerard Heiser, AIA  
Senior Principal / Architect  
Interiors Director

Del L. Dixon  
Senior Principal / Architect

Richard Braun, AIA  
Senior Principal / Architect

Ron Burstein, AIA, CCS  
Principal / Architect

Kim Hooker, AIA  
Principal / Architect

**Re: Site Plan for Building Permit and Site Plan for Subdivision  
EPC Project No. 1002112  
Paseo Crossing Shopping Center**

Ms. Matson:

DCSW, Inc. is representing Solid Gold Classic Ltd. for an application for for DRB Final Sign-off for Environmental Planning Commission (EPC) approved Site Development Plan for Subdivision and Building Permit for Lots 1-5 and 28-32, Tract A, Block 21, Unit A of the North Albuquerque Acres Subdivision.

On October 20, 2005, the EPC voted to unanimously approve the referenced project with conditions. Subsequently, an appeal was filed by the adjacent neighborhood association, Countrywood. As a result of negotiations, additional one condition was modified and the appeal has been resolved.

These are the amended conditions with an explanation of how each condition has been met:

**Conditions for Site Development Plan for Subdivision:**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City Requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

**Response: This letter will explain all modifications to the site plan including how the site plan has been modified to meet each of the EPC conditions.**

Albuquerque  
320 Central Ave. SW  
Albuquerque, NM 87102  
T 505 843 9639  
F 505.843.9683

Santa Fe  
130 Grant Ave., Suite 102  
Santa Fe, NM 87501  
T 505 982 7191  
F 505 992.0585

Web Site  
dcsw.com

E Mail  
dcsw@dcsw.com

2. The applicant will be required to prepare a preliminary air quality impact analysis and to get a favorable recommendation from EHD regarding the analysis.

**Response: A preliminary air quality analysis is in process.**

3. The bar scale need to be corrected to reflect 1" = 40'.

**Response: The scale has been changed.**

4. Conditions from the City Engineer:

- a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheelchair ramps (std. dwg. 2441).

**Response: The Developer will comply with these requirements.**

- b. The solid waste trash enclosures for Buildings A & E (east side of site) will need to be relocated such that they are not adjacent to the Paseo del Norte access point/drive aisle.

**Response: The solid waste trash enclosures for Buildings A & E have been relocated. An enclosure has been provided at the southwest corner of Building A, which is close to Building E.**

- c. Increase throat length of drive aisle between Buildings A and E to 65'.

**Response: This dimension has been increased to 67'.**

- d. Right turn deceleration lane is required on Paseo del Norte at MTB approved eastbound right turn in/right turn out access point (see MTB Resolution).

**Response: The right turn deceleration lane has been provided.**

- e. Parking spaces adjacent to 22' drive aisle to be 9.5' wide.

**Response: The parking spaces have been increased to 9.5'.**

- f. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.

**Response: The transportation system improvements will be provided as required.**

- g. Provide for cross access between all tracts. Label new access aisle from Paseo del Norte to Palomas as a public access easement.

**Response: The new access aisle from Paseo del Norte to Palomas has been labeled as a public access easement.**

- h. Site plan shall comply and be designed per DPM Standards.

**Response: The site plan will comply with these requirements.**

- i. Platting should be a concurrent DRB action.

**Response: Platting is in progress.**

- j. In order to address traffic operational issues, the proposed intersection of Palomas Avenue and the public access easement (connection to Paseo del Norte) shall be restricted to right turn-in, right turn-out, and left turn-in only, until such time that the intersection can be realigned with the Countywood entrance (depends on development of adjacent properties to the east). The Traffic Operations Engineer would assess whether the newly created intersection warrants four-way stop control at that time, if a four-way stop control has not already been installed. In the interim, a raised median that restricts the left turn-out movement and provides a pedestrian refuge area in Palomas Avenue shall be constructed by the developer along with pedestrian crosswalks, advance signing (stop, right turn only, pedestrian crossing, etc.) and sidewalk and pedestrian amenities that connects the crosswalks to the subject property.

**Response: The site plan has been updated to incorporate these requirements.**

**Conditions for Site Development Plan for Building Permit:**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City Requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

**Response: This letter will explain all modifications to the site plan including how the site plan has been modified to meet each of the EPC conditions.**

2. The bar scale need to be corrected to reflect 1" = 40'.

**Response: The scale has been changed.**

3. Provide hanging metal awnings along the rear elevation of Building B, similar to the awnings along the front elevation. The awnings should be placed on the recessed stuccoed sections.

**Response: Metal awnings have been provided along the east elevation of Building B as requested.**

4. The color of the metal panels on the dumpster enclosure shall be compatible with the stacked stone/stucco colors, preferably earth-tone.

**Response: A note has been added to the drawing making the metal panels either a light gray or light tan.**

5. Correct the parking calculations as follows: the required parking for the site is 254 spaces without restaurant liquor sales or 277 spaces with restaurant liquor sales. These totals assume a total of 320 seats in the restaurant and a 15% transit credit.

**Response: The parking calculations have been changed as recommended by staff.**

6. Provide a bus shelter and associated bench and trash can at the southwest corner of the site. The exact location and design of the shelter shall be approved by the City Transit Department.

**Response: A bus shelter with associated bench and trash receptacle has been added. The design and location have been approved by the City Transit Department.**

7. Remove the note stating that the final landscape layout and design will be determined upon receipt of the final grading plan.

**Response: The referenced note has been removed.**

8. Public Space:
  - a. Provide some form of seating in Building D plaza.

**Response: Seating has been provided around the fountain. Additional seating is available in the patio area adjacent to the entry.**

- b. Provide illustrations of the fountains and the seating in the plazas.

**Response: An enlarged plan and elevation of the fountain in front of Building D has been added to the drawing set. Enlarged plans of the plazas adjacent to Buildings B and E have been added as well.**

- c. Reduce the number of benches in front of Buildings B and C by half and locate them 2 feet closer to the building.

**Response: This change has been incorporated.**

9. Elevations:
  - a. Re-examine and re-design the curved metal crown over Building D.

**Response: The curved metal crown on top of Building D has been lowered and redesigned.**

- b. Add a General Note on all of the Elevation Plans stating, "Façade materials and colors will be low reflecting and will adhere to the proposed pallet of colors."

**Response: This has been added as a General Note on the elevation drawings.**

- c. Provide additional articulation on the east side of Building A.

**Response: The following changes have been made to the back of Building A: A ceramic tile wainscot has been added; the sidewalk has been widened by shifting the public access easement to the east; and canopies have been added over the doors.**

- 10. The building mounted signs are subject to the signage requirements of the C-1 zone and shall conform to Design Reg. 13R-2.

**Response: The project will comply with these requirements. Signage requirements are noted on the drawings.**

- 11. Conditions from the City Engineer:

- a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheelchair ramps (std. dwg. 2441).

**Response: The Developer will comply with these requirements.**

- b. The solid waste trash enclosures for Buildings A & E (east side of site) will need to be relocated such that they are not adjacent to the Paseo del Norte access point/drive aisle.

**Response: The solid waste trash enclosures for Buildings A & E have been relocated. An enclosure has been provided at the southwest corner of Building A, which is close to Building E.**

- c. Increase throat length of drive aisle between Buildings A and E to 65'.

**Response: This dimension has been increased to 67'.**



- d. Right turn deceleration lane is required on Paseo del Norte at MTB approved eastbound right turn in/right turn out access point (see MTB Resolution).

**Response: The right turn deceleration lane has been provided.**

- e. Parking spaces adjacent to 22' drive aisle to be 9.5' wide.

**Response: The parking spaces have been increased to 9.5'.**

- f. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.

**Response: The transportation system improvements will be provided as required.**

- g. Provide for cross access between all tracts. Label new access aisle from Paseo del Norte to Palomas as a public access easement.

**Response: The new access aisle from Paseo del Norte to Palomas has been labeled as a public access easement.**

- h. Site plan shall comply and be designed per DPM Standards.

**Response: The site plan will comply with these requirements.**

- i. Platting should be a concurrent DRB action.

**Response: Platting is in progress.**

- k. In order to address traffic operational issues, the proposed intersection of Palomas Avenue and the public access easement (connection to Paseo del Norte) shall be restricted to right turn-in, right turn-out, and left turn-in only, until such time that the intersection can be realigned with the Countywood entrance (depends on development of adjacent properties to the east). The Traffic Operations Engineer would assess whether the newly created intersection warrants four-way stop control at that time, if a four-way stop control has not already been installed. In the interim, a raised median that restricts the left turn-out movement and provides a pedestrian refuge area in Palomas Avenue shall be constructed by the developer along with pedestrian crosswalks, advance signing (stop, right turn only, pedestrian crossing, etc.) and sidewalk and pedestrian amenities that connects the crosswalks to the subject property.

**Response: The site plan has been updated to incorporate these requirements.**

12. Remove the solid wall on the east side of the property line, adjacent to Paseo del Norte.

**Response: This wall has been deleted.**

13. Add a pedestrian connection between Buildings B and E.

**Response:** A stairway has been added from the pedestrian sidewalk along Palomas Drive between Buildings D and E down into the development. Due to the magnitude of the grade change, there is no room for an accessible ramp. This is subject to approval by plan check.

In addition to the previously indicated modifications, the following additional changes have been made as part of the natural evolution of the project as it progresses through the construction document process:

- The overall square footage of the buildings has increased from 55,953 SF to 56,186 SF, an increase of 233 SF or 0.042%.
- The heights of some of the mechanical screens have changed in order to accommodate the final structural bearing and mechanical unit heights.
- The finishes of all of the site walls have been clarified. The exterior finish of all of the trash enclosures have been changed to stucco to match the finish of nearby or adjacent site walls.
- Added a retaining wall at the northwest property corner with a property identification and address sign on it.

Thank you for considering this application for DRB approval. If there are any questions, please feel free to contact me at (505) 843-9639.

Sincerely,



Ron Burstein, AIA, CCS  
Architect/Principal  
DCSW, Inc.

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

PAID RECEIPT

APPLICANT NAME GOLD GOLD CLASSIC LTD  
AGENT DCSW INC  
ADDRESS 320 CENTRAL AVE SW  
PROJECT & APP # 1002112/05DRBO1933,01934  
PROJECT NAME PASEO CROSSING

\$ 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.

City Of Albuquerque  
Treasury Division

12/29/2005 3:03PM LOC: ANNX  
RECEIPT# 00055512 WS# 007 TRANS# 0045  
Account 441032 Fund 0000  
Activity 3424000 TRSKAL  
Trans Amt \$20.00  
J24 Misc \$20.00  
CA \$20.00  
CHANGE \$0.00

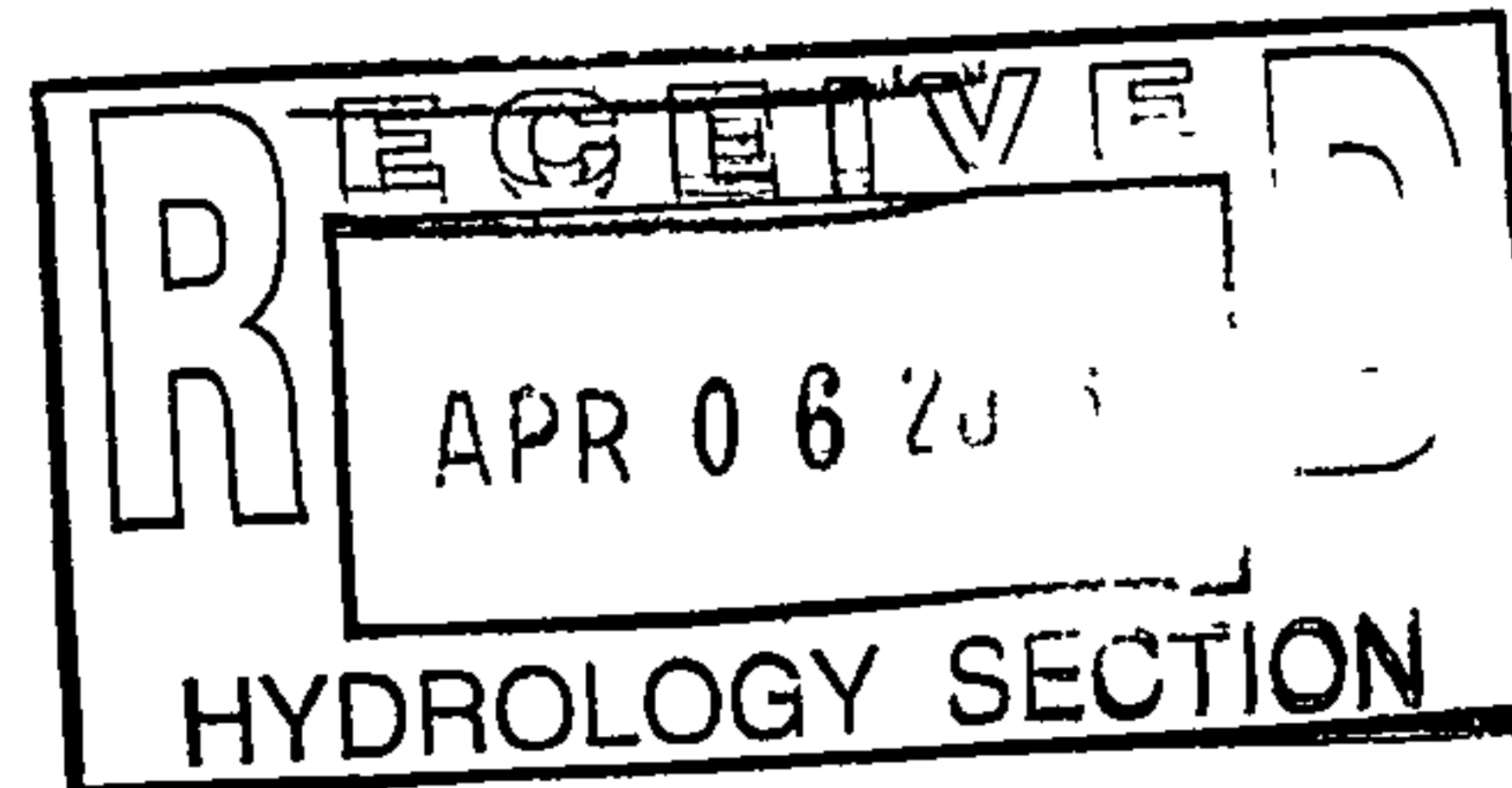
Thank You



Design Collaborative  
Southwest, Inc.

A R C H I T E C T S

April 5, 2006



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

Marc E. Schiff, AIA  
Senior Principal / Architect

J. David Dekker, AIA  
Senior Principal / Architect

Robert Gerard Heiser, AIA  
Senior Principal / Architect  
Interiors Director

Del L. Dixon  
Senior Principal / Architect

Richard Braun, AIA  
Senior Principal / Architect

Ron Burstein, AIA, CCS  
Principal / Architect

Kim Hooker, AIA  
Principal / Architect

**Re: Site Plan for Building Permit and Site Plan for Subdivision  
DRB Case No. / Project No. 1002112  
Paseo Crossing Shopping Center  
DRB Comments**

Ms. Matson:

DCSW, Inc. is representing Solid Gold Classic Ltd. for an application for DRB Final Sign-off for Environmental Planning Commission (EPC) approved Site Development Plan for Subdivision and Building Permit for Lots 1-5 and 28-32, Tract A, Block 21, Unit A of the North Albuquerque Acres Subdivision.

On January 25, 2006, the DRB indefinitely deferred the application pending resolution of several issues. Revised drawings have been submitted for consideration. The following is list of the comments received at the hearing and how each comment has been addressed:

**Comments from Carmen Marone:**

Site Plan for Subdivision: Condition 2: A favorable recommendation from Air Quality Division of the Environmental Health Department regarding the AQIA is required prior to DRB final sign-off.

**Response: A favorable recommendation has been received. A copy of the letter is attached.**

Site Plan for Building Permit: Condition 8b: Replace gravel in fountain area with decorative concrete or brick pavers.

**Response: The gravel has been replaced with decorative concrete on the revised drawings.**

Albuquerque  
320 Central Ave. SW  
Albuquerque, NM 87102  
T 505.843.9639  
F 505.843.9683

Santa Fe  
130 Grant Ave., Suite 102  
Santa Fe, NM 87501  
T 505.982.7191  
F 505.992.0585

Web Site  
dcsw.com  
E Mail  
dcsw@dcsw.com

do not show

- lot lines
- legal desc.

Additional Changes: Changes to the exterior finish of the trash enclosures and the addition of a retaining wall signage at the northwest corner of the site are not allowed. These changes will require approval of an Administrative Amendment after DRB final sign-off of the site plan for building permit.

**Response: An Administrative Amendment will be submitted after the DRB sign-off.**

In order for the trash enclosures to be consistent with the building materials of the adjacent building, the applicant shall provide General Note L on Sheet AS101 to read, "Trash enclosures will be constructed of stacked stone/tile and stucco to be compatible with the adjacent building." In addition, the detail drawing of the trash enclosure on Sheet AS501 shall include a combination of stacked stone/tile and stucco.

**Response: General Note L has been added and the trash enclosure detail modified as requested.**

**Comments from Wilfred Gallegos:**

1. Infrastructure needs to be tied to the platting action in addition to the building permit.

**Response: Agreed.**

2. Where is the public roadway easement on the plat?

**Response: The public roadway easement has been added.**

3. Applicant needs to provide a copy of the MTB resolution granting access from Paseo.

**Response: A copy of the MTB resolution is attached.**

4. Comment withdrawn.

5. Where is the public roadway easement infrastructure?

**Response: The public roadway will be constructed and maintained by the owner of the shopping center.**

6. The site plan requires an acceleration lane. Where is the infrastructure?

**Response: The acceleration lane has been added to the infrastructure list.**

7. Palomas should be a minimum of 24' wide. Sidewalk width needs to be listed on the infra. list. The throat width at Wyoming should be listed separately. Where are the medians on Palomas?

Ms. Sheran Matson  
April 5, 2006  
Page 3

**Response: An updated infrastructure list is attached. We can further discuss this.**

8. Does the TIS identify any offsite measures?

**Response: Offsite improvements were recommended for the intersection of Wyoming Blvd. and San Antonio Road on page 19 of the original traffic study. A copy of the original TIS is attached. We can discuss this.**

**Comments from Brad Bingham:**

An approved conceptual grading and drainage plan is required for site plan sign-off by the City Engineer. An infrastructure list is required for Preliminary Plat/Site Plan approval.

**Response: Both have been submitted.**

Thank you for considering this application for DRB approval. If there are any questions, please feel free to contact me at (505) 843-9639.

Sincerely,



Ron Burstein, AIA, CCS  
Architect/Principal  
DCSW, Inc.

**City of Albuquerque Planning Department**  
**One Stop Shop – Development and Building Services**

03/07/2008 Issued By: PLNSDH

-----  
**Permit Number: 2008 070 122** **Category Code 910**

**Application Number:** 08DRB-70122, Major - 2yr Subd Imp Agmt Ext (2yr Sia)

**Address:**

**Location Description:** WYOMING BLVD NE BETWEEN PASEO DEL NORTE NE AND PALOMAS AVE NE

**Project Number:** 1002112

**Applicant**

Solid Gold Classic Llc

5321 Menaul Blvd Ne  
Albuquerque NM 87110  
883-4131

**Agent / Contact**

Tierra West Llc  
Ronald Bohannon  
5571 Midway Park Pl Ne  
Albuquerque NM 87108

twllc@tierrawestllc.com

**Application Fees**

441018/4971000	Public Notification	\$75.00
441032/3424000	Conflict Mgmt Fee	\$20.00
441008/4983000	DRB Actions	\$50.00
<b>TOTAL:</b>		<b>\$145.00</b>

City Of Albuquerque  
Treasury Division

3/7/2008 11:02AM LOC: ANNX  
WS# 007 TRANS# 0013  
RECEIPT# 00095407-00095407  
PERMIT# 2008070122 TRSMSP  
Trans Amt \$145.00  
APN Fee \$75.00  
Conflict Manag. Fee \$20.00  
DRB Actions \$50.00  
CK \$145.00  
CHANGE \$0.00

Thank You



