DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

November 26, 2003 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

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

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

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

Adjourned:

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

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

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

2. **Project # 1002519**
03DRB-01883 Major-Vacation of Pub Right-of-Way
03DRB-01882 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for SAN PEDRO EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 16, Tract(s) 2, Block(s) 5, Unit(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **TOWNHOMES @ LA CUEVA),** zoned RD (7 DU/AC), located on WYOMING BLVD NE, between SIGNAL AVE NE and WILSHIRE AVE NE containing approximately 1 acre(s). [Deferred from 11/26/03] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 12/10/03.**

3. **Project # 1002856**
03DRB-01891 Major-Bulk Land Variance
03DRB-01893 Major-Vacation of Public Easements
03DRB-01892 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) C through F, ARROWOOD RANCH DEVELOPMENT, (to be known as **MEADOWS @ ANDERSON HILLS,** zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between FUTURE 98TH ST SW and FUTURE UNSER BLVD SW containing approximately 107 acre(s). [REF: 03DRB-00234, (1001979) 02DRB-01496 & 01497] [Listed under Project #1002480 in error] (P-9) **BULK LAND VARIANCE WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

4. **Project # 1002668**
03DRB-01888 Major-Preliminary Plat Approval
03DRB-01889 Major-Vacation of Public Easements
03DRB-01890 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for VISTA MAGNIFICA LLC request(s) the above action(s) for all or a portion of Block(s) 5, Tract(s) C and Tract(s) E & F, Block(s) 2, **VISTA MAGNIFICA**, and Lot(s) B, Block(s) 8, **PALISADES ADDITION**, zoned R-LT, located on ATRISCO DR NW, between I-40 NW and CLIFFSIDE DR NW containing approximately 7 acre(s). [REF: 03EPC-01089, 03DRB-00811] [Deferred from 11/26/03] (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 12/10/03.**

5. **Project # 1003094**
03DRB-01886 Major-Vacation of Pub Right-of-Way

BOHANNAN HUSTON, INC. agent(s) for PHOENIX PROPERTY COMPANY request(s) the above action(s) for all or a portion of Block(s) 30, **NM TOWN COMPANY ORIGINAL TOWNSITE,** zoned SU-3 special center zone, located on LEAD AVE SE, between 3rd ST SE and 2nd ST SE containing approximately 1 acre(s). (K-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH 2 CONDITIONS OF FINAL PLAT APPROVAL.**

6. **Project # 1003031**
03DRB-01741 Major-Preliminary Plat Approval
03DRB-01742 Major-Vacation of Pub Right-of-Way
03DRB-01743 Major-Vacation of Public Easements
03DRB-01744 Minor-Sidewalk Waiver
03DRB-01745 Minor-Temp Defer SDWK
03DRB-01746 Minor-Vacation of Private Easements

BOHANNAN HUSTON I... agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 14, **EL RANCHO GRANDE, UNIT 14,** zoned R-LT, located on GIBSON BLVD SW, between BLAKE RD SW and MESSINA DR SW, containing approximately 23 acre(s). *[Deferred from 11/5/03]* (N-8, N-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/26/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/21/03 THE PRELIMINARY PLAT WAS APPROVED. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

7. **Project # 1003030**
03DRB-01738 Major-Vacation of Pub Easements
03DRB-01737 Major-Preliminary Plat Approval
03DRB-01739 Minor-Sidewalk Waiver
03DRB-01740 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 15, **EL RANCHO GRANDE SUBDIVISION, UNIT 15,** zoned R-LT, located on GIBSON BLVD SW, between BLAKE RD SW and MESSINA DRIVE SW containing approximately 23 acre(s). *[Deferred from 11/5/03]* (N-8, N-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/26/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/21/03 THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

8. **Project # 1002960**
03DRB-01537 Major-Preliminary Plat Approval
03DRB-01538 Major-Vacation of Pub Right-of-Way
03DRB-01539 Major-Vacation of Public Easements
03DRB-01540 Minor-Temp Defer SDWK
03DRB-01541 Minor-Sidewalk Waiver

MARK GOODWI.. & ASSOCIATES, agent(s) for WESTLAND DEVELOPMENT CO., INC request(s) the above action(s) for all or a portion of Tract(s) J-2-A (to be known as **SUNDORO SOUTH, UNITS 1, 2 & 3**) WESTLAND NORTH SUBDIVISION, zoned SU-2 / R-LT, located on 98TH ST NW, between I-40 NW and LADERA DR NW containing approximately 35 acre(s). *[Deferred from 10/8/03, 10/22/03 & 11/5/03]* (J-8) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/26/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/16/03 THE PRELIMINARY PLAT WAS APPROVED. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. . A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

9. **Project # 1002792**
03DRB-01780 Major-Vacation of Public Easements

TIERRA WEST LLC ag...s) for TRUST OF ALBERT & MARY BLACK request(s) the above action(s) for all or a portion of Tract(s) 14A & 14B, **BLACK RANCH,** zoned SU-1 for C-1 & Rest (ETC) & SU-1,O-1, located on COORS BLVD NW, between ALAMEDA BLVD NW and the CALABACILLAS ARROYO containing approximately 10 acre(s).[REF: 03EPC-01085 & 01086] *[Deferred from 11/12/03 & 11/26/03]* (B-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/10/03.**

03DRB-01945 Minor-SiteDev Plan Subd/EPC
03DRB-01946 Minor-SiteDev Plan BldPermit/EPC

GEORGE RAINHART ARCHITECTS & ASSOCIATES, agents for TRUST OF ALBERT & MARY BLACK request(s) the above action(s) for all or a portion of Tract(s) 14A & 14B, **BLACK RANCH,** zoned SU-1 for C-1 & Rest (ETC) & SU-1, O-1, located on COORS BLVD NW, between ALAMEDA BLVD NW and the CALABACILLAS ARROYO containing approximately 10 acre(s).[REF: 03EPC-01085 & 01086, 03DRB-01780] **[Debbie Stover, EPC Case Planner]** *[Deferred from 11/26/03]* (B-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/10/03.**

10. **Project # 1002928**
03DRB-01532 Major-Preliminary Plat Approval
03DRB-01534 Minor-Temp Defer SDWK
03DRB-01536 Minor-Sidewalk Waiver

BOHANNAN HUSTON, INC. & DENISH-KLINE ASSOCIATES, agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of **Tract(s) D** (to be known as **TAOS @ THE TRAILS**, The Trails (a portion of Tract 4, Black Ranch) zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). REF: 03DRB-01429 (SK)] *[Deferred from 10/8/03, 11/5/03 & 11/26/03]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/10/03.**

11. **Project # 1002929**
03DRB-01531 Major-Preliminary Plat Approval
03DRB-01533 Minor-Temp Defer SDWK
03DRB-01535 Minor-Sidewalk Waiver

BOHANNAN HUST_.. INC. & DENISH - KLINE ASSOCIATES, agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of **Tract(s) C** (to be known as **SANTA FE @ THE TRAILS) The Trails (portion of Tract 4, Black Ranch)** zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 17 acre(s). *[Deferred from 10/8/03, 11/5/03 & 11/19/03, 11/26/03]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/10/03.**

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

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

12. **Project # 1001656**
03DRB-01942 Minor-SiteDev Plan BldPermit/EPC

MOLZEN-CORBIN & ASSOCIATES, agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT, request(s) the above action(s) for all or a portion of Tract(s) A & E, **DOUBLE EAGLE II AIRPORT,** zoned SU-1 special use zone, for Double Eagle Airport, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN NW and SHOOTING RANGE PARK RD NW containing approximately 14 acre(s). [REF: 02EPC-01956] **[Chris Hyer, EPC Case Planner]** (E-6, F-4, F-6) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project # 1002421**
03DRB-01968 Minor-SiteDev Plan Subd
03DRB-01969 Minor-SiteDev Plan BldPermit/EPC

GARRETT SMITH LT_ agent(s) for NEW LIFE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 111-B, **TOWN OF ATRISCO GRANT, TRACT III – UNIT 6,** zoned SU-1 PRD (20DU/A, located on GWIN RD SW, between DELIA RD SW and 69TH ST SW containing approximately 1 acre(s). [REF: 03DRB-00053, 03EPC-00692] **[Juanita Vigil, EPC Case Planner]** [Deferred from 11/26/03] (K-10) **DEFERRED AT THE AGENT'S REQUEST TO 12/10/03.**

14. **Project # 1002873**
03DRB-01975 Minor-SiteDev Plan BldPermit/EPC

DCSW INC agent(s) for MORELAND CORP request(s) the above action(s) for all or a portion of Tract(s) 5A & 7A, **YALE BUSINESS BARK,** zoned SU-1 Permissive O-1, C-2, IP, located on CENTRE AVE SE AND INTERNATIONAL AVE SE and containing approximately 5 acre(s). [REF: 03EPC-01324] **[Debbie Stover, EPC Case Planner]** [Deferred from 11/26/03] (L-16) **DEFERRED AT THE AGENT'S REQUEST TO 12/10/03.**

15. **Project # 1000694**
03DRB-01897 Minor-SiteDev Plan BldPermit/EPC
03DRB-01898 Minor-Prelim&Final Plat Approval

JCG & ASSOCIATES agent(s) for FAMILY WORSHIP CENTER request(s) the above action(s) for all or a portion of Lot(s) 226-230, **TOWN OF ATRISCO GRANT-AIRPORT UNIT,** zoned SU-1 for Church, located on GLENRIO RD NW, between I-40 and 72nd ST NW containing approximately 8 acre(s). [REF: DRB-96-415, DRB-96-313] **[Mary Piscitelli, EPC Case Planner]** *[Deferred from 11/12/03]* (J-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND REVISED SHEET C7, AND TO TRANSPORTATION DEVELOPMENT FOR PARKING LOT LAYOUT NEEDS TO BE DIMENSIONED FOR STALL SIZES AND ANGLE WIDTHS AND PARKING SPACE DETAIL DRAWING FOR TRANSPORTATION DEVELOPMENT SIGN OFF.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS

16. **Project # 1000132**
03DRB-01944 Minor-Ext of SIA for Temp Defer SDWK

D. R. HORTON INC agent(s) request(s) the above action(s) for all or a portion of **CANTABELLA SUBDIVISION, UNIT 2,** zoned R-LT, located on VENTANA RD NW, EAST OF UNIVERSE BLVD NW and containing approximately 19 acre(s). [REF: 1000132, 1001453, 1000143] (B-10) **WITHDRAWN AT THE AGENT'S REQUEST.**

17. **Project # 1001453**
03DRB-01943 Minor-Ext of SIA for Temp Defer SDWK

D. R. HORTON INC agent(s) request(s) the above action(s) for all or a portion of **CANTABELLA SUBDIVISION, UNIT 3**, zoned R-LT, located on VENTANA RD NW, EAST OF UNIVERSE BLVD NW and containing approximately 20 acre(s). [REF: 1000132, 1000143] (B-10) **WITHDRAWN AT THE AGENT'S REQUEST.**

18. **Project # 1000408**
03DRB-01971 Minor-Extension of Preliminary Plat

MARK GOODWIN & AS :IATES agent(s) for C&W LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 490 & 491, Unit(s) 7, TOWN OF ATRISCO GRANT, **SAGE POINT SUBDIVISION,** zoned RD (14 DU/A), located on SAGE RD SW, between 86th ST SW and 82nd ST SW containing approximately 10 acre(s). (M-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

19. **Project # 1000147**
03DRB-01973 Minor-Extension of Preliminary Plat

MARK GOODWIN & ASSOCIATES agent(s) for C&W LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 57-60, Unit(s) 2, TOWN OF ATRISCO GRANT, **WHISPERING POINTE SUBDIVISION,** zoned RD (9 DU/A), located on SUNSET GARDENS SW between 82ND ST SW and UNSER BLVD SW containing approximately 24 acre(s). (L-10) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

20. **Project # 1001400**
03DRB-01961 Minor-Prelim&Final Plat Approval

RHOMBUS PA INC agent(s) for SORIDA GRIEGO REVOCABLE TRUST, ELSIE CLARK, TTEE, request(s) the above action(s) for all or a portion of Lot(s) 5, Tract(s) 197-b-1-a and 197-b-1-b, MRGCD MAP #35, **SORIDA ADDITION,** zoned RA-2 residential and agricultural zone, located on FLORAL RD NW, between DURANES RD NW and PACHECO LN NW containing approximately 1 acre(s). [REF: 01DRB-01140] (H-12) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

21. **Project # 1001999**
03DRB-01871 Minor-Prelim&Final Plat Approval

ADVANCED EN(:ERING & CONSULTING, LLC agent(s) for FRANCISCO L. MELENDEZ request(s) the above action(s) for all or a portion of Lot(s) 13-A & 14-A, **RAYNOLDS ADDITION,** zoned SU-2 special neighborhood zone, MFR, located on 11TH ST SW, between SILVER AVE SW and GOLD AVE SW containing approximately 0.1625 acre(s). [REF: ZA-94-76, 02ZHE-00937 (1002035), 02DRB-01614, WAS INDEF. DEFERRED ON 11/5/03] (K-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR A CORRECT PRIVATE SANITARY SEWER EASEMENT TO SERVE CENTER LOT AND CLEAR SITE TRIANGLE EASEMENT ON BOTH END LOTS AND AMAFCA'S SIGNATURES.**

22. **Project #:1002132**
03DRB-01963 Minor-Final Plat Approval

BOHANNAN HUSTON, INC agent(s) for ENTRADA DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) G, VILLAGE CENTER NORTH, (to be known as **VILLA DE VILLAGIO)** zoned SU1-R2, located on STONEBROOK PL NW, between SUMMER RIDGE RD NW and MONTEREY PIER DR NW containing approximately 13 acre(s). [REF: 1000898] (A-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PAYMENT OF CASH-IN-LIEU AND AMAFCA'S SIGNATURE.**

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

SURVEYS SOUTHWES' ΓD agent(s) for ROBERT SIEGLITZ request(s) the above action(s) for all or a portion of Lot(s) 24, **RICE'S DURANES ADDITION NO. 1,** zoned R-2 residential zone, located on RICE AVE NW, between RIO GRANDE BLVD NW and DURANES NW containing approximately 1 acre(s). [REF: 03DRB-01084, 03DRB-00708] [Deferred from 11/26/03] (H-13) **DEFERRED AT THE AGENT'S REQUEST TO 12/3/03.**

24. **Project # 1002933**
03DRB-01966 Minor-Final Plat Approval

JEFF MORTENSEN & ASSOCIATES, INC agent(s) for HOECH REAL ESTATE CORP request(s) the above action(s) for all or a portion of Lot(s) 28, Block(s) 18, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3, (to be known as **VINEYARD ESTATES, UNIT IV-B**) zoned RD (5 DU/A), located on CARMEL AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 2 acre(s). [REF: 03DRB-01443, 03DRB-01444, 03DRB-01446] (C-20) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

25. **Project # 1001730**
03DRB-01972 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST LTD agent(s) for JOHN & CRISTY ROMERO request(s) the above action(s) for all or a portion of Tract(s) 175-A-1, 175-A-3, 175-A-2-B, 181-A-1-A, **MRGCD MAP 35,** zoned RA2, located on LEONORA DR NW, between GABALDON RD NW and CAMILO LN NW containing approximately 2 acre(s). [REF: 02DRB-00203, 02DRB-00482] (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. **Project # 1003110**
03DRB-01967 Minor-Sketch Plat or Plan

WILKS COMPA agent(s) for SAMHO LLC request(s) the above action(s) for all or a portion of Lot(s) 5 & 6, Block(s) 4, **MONKBRIDGE ADDITION,** zoned C-3 heavy commercial zone, located on 4TH ST NW, between AZTEC NW and VERANDA NW containing approximately 1 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. Approval of the Development Review Board Minutes for November 12, 2003. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 12:35 P.M.

2132

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1002132 Subdivision Name Villa de Villagio

Surveyor Tom Klingenhagen Company Bohannan & Huston

Contact person_____ Phone #_____ email_____

Patricia M. Gut _____ 11/19/03

Approved *Not Approved Date

X DXF RECEIVED 11/19/03 DATE
X HARD-COPY RECEIVED 11/19/03 DATE
X DISCLOSURE STATEMENT
NAD27 Grond distances, Grid bearings

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

File Format and naming

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

Coordinate System

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

Content

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

Comments:

AGIS Use Only: Copied cov 2132 to agiscov on 11/19/03 Client Notified 11/19/03

22

DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: **03-01963 (FP)** Project # **1002132**

Project Name: **VILLAGE CENTER NORTH** EPC Application No.:

Agent Bohannan Huston Inc. Phone No · 823-1000

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

Project Number 1002132

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
November 26, 2003 Comments

ITEM # 22

PROJECT # 1002132 **APPLICATION # 03DRB-01963**

RE# Village Center North/ final plat

The perimeter wall design:

- Please remove the junipers from the plant list & substitute a less allergen prone shrub such as a rosemary.
- The DRB Project # and closest intersection should appear on the submittal.
- Three copies are needed so that the applicant will have a stamped approval copy.
- The specific block colors should appear.
- It is preferred that a capappear on the top of each pilaster.
- The DRB approved wall and landscape features must be included on the infrastructure list at preliminary plat stage. Since this is final plat, that requirement will not apply.
- The DRB approved perimeter wall design must be included in the DRC review plan set for City Work Order if it has not been submitted as of the DRB approval date.

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

DEVELOPMENT REVIEW BOARD
FAX FORM

TO: Rick Beltramo

FAX NUMBER: 798-7988 **# PAGES** 1 attached

SENT BY: Sheran Matson, DRB Chair **DATE:** 11/20/09

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

PROJECT NO: 1002132 **APPLICATION NO:** 03-01963

****

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: 1002132 **AGENDA ITEM NO: 22**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: November 26, 2003

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

City of Albuquerque
Parks and Recreation Department

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

Development Review Board Comments

Project Number: 1002132	**DRB Date:** 11/26/03
Application Number: 03DRB-01963	**Item Number:** 22

Subdivision:

Tract G, Village Center North

Zoning: SU1-R2

Zone Page: A-11

New Lots (or units) : 95

Request for:

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

Parks and Recreation Comments:

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 95 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

Is the pedestrian easement only on Tract F or is it also on loat 31?

Signed: CS

Christina Sandoval, (DMD) Phone: 768-3808

6

Completed 2/12/09 (delegated.)

DRB CASE ACTION LOG

REVISED 1/16/2003

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

Project Number 1002132

DRB Application No.:03DRB-00135 **(SPS) and** 03-00137 **(SBP)**	Project # **1002132**
Project Name: **VILLA DE VILLAGIO SUBD.**	EPC Application No.: 02EPC-001347, 02EPC-001348, 03EPC-00031
Agent: Consensus Planning	Phone No.:

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 2/12/09 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ❑ TRANSPORTATION: _____
  - ❑ _____
  - ❑ _____
  - ❑ _____
  - ❑ _____
- ❑ UTILITIES: _____
  - ❑ _____
  - ❑ _____
  - ❑ _____
  - ❑ _____
- ❑ CITY ENGINEER / AMAFCA: _____
  - ❑ _____
  - ❑ _____
  - ❑ _____
  - ❑ _____
- ❑ PARKS / CIP: _____
  - ❑ _____
  - ❑ _____
  - ❑ _____
  - ❑ _____
- ❑ PLANNING (Last to sign): _____
  - ❑ **See comments dated** _____
  - ❑ **EPC comments (name)** _____
  - ❑ **Planning must record this plat. Please submit the following items:**
    - -The original plat and a mylar copy for the County Clerk.
    - -Tax certificate from the County Treasurer.
    - -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
    - -Tax printout from the County Assessor.
  - ☒ **Include 3 copies of the approved site plan along with the originals.**
  - ❑ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - ❑ **Property Management's signature must be obtained prior to Planning Department's signature.**
  - ❑ **Copy of recorded plat AND a DXF File for Planning.**

6

DRB CASE ACTION LOG

REVISED 1/16/2003

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

DRB Application No.:03DRB-00135 **(SPS) and** 03-00137 **(SBP)**

Project # **1002132**

Project Name: **VILLA DE VILLAGIO SUBD.**

EPC Application No.: 02EPC-001347, 02EPC-001348, 03EPC-00031

Agent: Consensus Planning

Phone No.:

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN)**, was approved on 2/12/03 by the DRB with delegation of signature(s) to the following departments

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
- ☐ UTILITIES: _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
- ☐ CITY ENGINEER / AMAFCA _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
- ☐ PARKS / CIP: _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
- ☐ PLANNING (Last to sign): _____
  - ☐ **See comments dated** _____
  - ☐ **EPC comments (name)** _____
  - ☐ **Planning must record this plat. Please submit the following items:**
    - -The original plat and a mylar copy for the County Clerk.
    - -Tax certificate from the County Treasurer.
    - -Recording fee (checks payable to the County Clerk). RECORDED DATE _____
    - -Tax printout from the County Assessor.
  - ☒ **Include 3 copies of the approved site plan along with the originals.**
  - ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
  - ☐ **Copy of recorded plat AND a DXF File for Planning.**

Project Number 1002132

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: 1002141 **AGENDA ITEM NO: 6**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: February 12, 2003

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

M E M O

#6

Date: 3 February 2003
To: Roger Green, DRB Chair
From: Russell Brito, Senior Planner RB
RE: Project # 1002132: 03DRB-00135 / 03DRB-00137 (02EPC-01347 / 02EPC-01348)

The site development plan for subdivision has no Environmental Planning Commission (EPC) Conditions of Approval.

The submitted site development plan for building permit appears to fulfill all of the EPC Conditions of Approval. Please check to ensure that Condition number five (#5) has been met to the satisfaction of the City Engineer.

OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION 2-12-2003

7. Project # 1002132
03DRB-00031 Major-Preliminary Plat Approval
03DRB-00032 Major-Vacation of Public Easements
03DRB-00033 Minor-Sidewalk Waiver
03DRB-00034 Minor-Sidewalk Variance
03DRB-00035 Minor-Temp Defer SDWK

BOHANNAN HUSTON, INC. agent(s) for T. S. MCNANEY & ASSOCIATES, request(s) the above action(s) for all or a portion of Tract(s) G (to be known as **VILLA DE VILLAGIO SUBDIVISION**, VILLAGE CENTER NORTH, zoned SU-1 / R-2 special use zone, located EAST OF UNSER BLVD NW, between WESTSIDE BLVD NW and MCMAHON BLVD NW containing approximately 13 acre(s). [REF: 02-01190 (SK)] [DEFERRED FROM 2/5/03] (A-11)

At the February 12 2003, Development Review Board meeting, with the signing of the Infrastructure List dated 2/12/03 and approval of the Grading Plan Engineer Stamp dated 2/10/03 the Preliminary Plat was approved.

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

FINDINGS:

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

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

CONDITIONS:

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

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

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

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

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

OFFICIAL NOTICE
PAGE TWO

03DRB-00135 Minor-SiteDev Plan Subd/EPC
03DRB-00137 Minor-SiteDev Plan BldPermit/EPC

CONSENSUS PLANNING INC agent(s) for T S MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) G, VILLAGE CENTER NORTH SUBDIVISION, (to be known as **VILLA DE VILLAGIO SUBDIVISION**, zoned SU-1 / R-2, located WEST OF UNSER BLVD NW, SOUTH OF SUMMER RIDGE RD NW, containing approximately 14 acre(s). [REF: 1000898 / 02EPC-001347, 1000898 / 02EPC-001348, 1000898 / 03EPC-00031] [Russell Brito, EPC Case Planner] [DEFERRED FROM 2/5/03] (A-11)

At the February 12 2003, Development Review Board meeting, the Site Plan for Subdivision was approved and signed off by the Board. The Site Plan for Building Permit was approved and signed off by the Board.

If you wish to appeal this decision, you must do so by February 27, 2003, in the manner described below.

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

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

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

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

Sheran Matson, AICP, DRB Chair

Cc: T.S. McNaney & Assoc., 400 Gold SW, 87102
Bohannan Huston Inc., 7500 Jefferson NE, 87109
Consensus Planning, Inc., 924 Park Ave SW, 87102
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002132 AGENDA#: 7 DATE: 2.12.03

1. Name: Scott Stoffer Address: 7500 Jefferson Courtyard I Zip: 87109

2. Name: Jackie Fishman Address: 924 Park SW Zip: 87102

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002132 **AGENDA ITEM NO: 7**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report dated 2-10-03 is on file for Preliminary Plat approval.
The Hydrology Section has no objection to the vacation requests or sidewalk issues.
Site plan does match plat. Comments on I.L.

RESOLUTION:

APPROVED X Signal I.L.; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ___; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: February 12, 2003

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

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002132 AGENDA#: 6 DATE: 2·5·03

1. Name: SCOTT STEFFEN Address: 7500 JEFFERSON COURTYARD I Zip: 87109

2. Name: JACKIE FISHMAN Address: 924 PARK SW Zip: 87102

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002132 **AGENDA ITEM NO: 6**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

2-12-03

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: February 5, 2003

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

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

February 5, 2003 9:00 a.m.
MEMBERS:

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

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.
NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946 (VOICE) OR TELETYPEWRITER (TTY) 924-3361 - TTY USERS MAY ALSO ACCESS THE VOICE NUMBER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE BOARD 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: 9 a.m. Adjourned: 11:25 a.m.
B. Changes and/or Additions to the Agenda
C. Announcements

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

1. **Project # 1000355**
03DRB-00023 Major-Vacation of Public Easements

CARTESIAN SURVEYS INC agent(s) for SIVAGE THOMAS HOMES request(s) the above action(s) for all or a portion of Lot(s) 8, 9, 10 AND 11, **DESERT MOUNTAIN @ HIGH DESERT,** zoned SU-2/ HD / R-LT, located on SLATERIDGE PL NE, between ACADEMY NE AND SPAIN NE EAST OF TRAMWAY containing approximately 1 acre(s). (E-23) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

03DRB-00027 Minor-Prel & Final Plat

CARTESIAN SURVEYS INC agent(s) for SIVAGE THOMAS HOMES request(s) the above action(s) for all or a portion of Lot(s) 8, 9, 10 AND 11, Block(s) G, Unit 2, **DESERT MOUNTAIN @ HIGH DESERT,** zoned SU-2/ HD / R-LT, located on SLATERIDGE PL NE, between ACADEMY NE AND SPAIN NE EAST OF TRAMWAY containing approximately 1 acre(s). (E-23) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

2. **Project # 1001267**
03DRB-00021 Major-Preliminary Plat Approval
03DRB-00022 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 46-48, **DESERT PINE UNIT 4,** TOWN OF ATRISCO GRANT, zoned RD-9, located on SUNSET GARDENS SW, between EUCARIZ AVE SW and SUNSET GARDENS SW containing approximately 16 acre(s). [REF: 01DRB-01009, 01EPC-00728] (L-9) **DEFERRED AT THE AGENT'S REQUEST TO 2/19/03.**

3. **Project # 1001306**
03DRB-00038 Major-Bulk Land Variance
03DRB-00039 Major-Vacation of Pub Right-of-Way
03DRB-00040 Major-Final Plat Approval

SURV-TEK INC agent(s) for CURB WEST/WEST FORK LTD/TRAILS MANAGEMENT request(s) the above action(s) for all or a portion of Tract(s) 1B1C, 1B1D, 1B1E and 1B1G, **SEVILLE SUBDIVISION,** zoned R-LT, located on NORTH OF IRVING BLVD NW, between UNIVERSE BLVD NW and KAYENTA BLVD NW containing approximately 48 acre(s). [REF: 02DRB-01250, 02DRB-01381] (A-10) **BULK LAND VARIANCE APPROVED. VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT.**

4.	**Project # 1002025** 03DRB-00044 Major-Preliminary Plat Approval 03DRB-00045 Minor-Temp Defer SDWK	ADVANCED ENGINEERING & CONSULTING LLC, agent(s) for FRED N SEELEY request(s) the above action(s) for all or a portion of THE NORTH PORTION OF Tract(s) 6, **LANDS OF C. H. HALL,** zoned SU-1/ MH, located on 90TH ST NW, between VOLCANO RD NW and BLUEWATER RD NW containing approximately 4 acre(s). (K-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/5/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/9/02 THE PRELIMINARY PLAT WAS APPROVED. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONTAGE AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
	03DRB-00138 Minor-SiteDev Plan BldPermit/EPC 03DRB-00139 Minor-Amnd SiteDev Plan Subd/EPC	ADVANCED ENGINEERING & CONSULTING LLC, agent(s) for FRED N SEELEY request(s) the above action(s) for all or a portion of THE NORTH PORTION OF Tract(s) 6, **LANDS OF C. H. HALL,** zoned SU-1/ MH, located on 90TH ST NW, between VOLCANO RD NW and BLUEWATER RD NW containing approximately 4 acre(s).[REF: 02EPC-01435, 02EPC-01142] **[Makita Hill, EPC Case Planner]** (K-9) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT. THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT.**

5. **Project # 1002092**
03DRB-00041 Major-Vacation of Pub Right-of-Way

BOHANNAN HUSTON INC agent(s) for OXBOW BLUFF HOMEOWNERS ASSOCIATION request(s) the above action(s) for all or a portion of Lot(s) 1-63, **OXBOW BLUFF SUBDIVISION,** zoned SU-3, located on OXBOW DR NW, between COORS BLVD NW and RIO GRANDE RIVER NW containing approximately 41 acre(s). [REF: DRB-97-501] (G-11) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH ADDITIONAL CONDITION.**

03DRB-00131 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for OXBOW NORTH LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, **ARCHDIOCESE OF SANTA FE, OXBOW NORTH,** zoned SU-3, located on OXBOW DR NW, EAST OF COORS BLVD NW, SOUTH OF NAMASTE DR NW AND NORTH OF ST PIUS X HIGH SCHOOL containing approximately 41 acre(s). [REF: 02-01371, 02-01375, 02-01068, 02-01376] (G-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS AND PLANNING.**

6. **Project # 1002132**
03DRB-00031 Major-Preliminary Plat Approval
03DRB-00032 Major-Vacation of Public Easements
03DRB-00033 Minor-Sidewalk Waiver
03DRB-00034 Minor-Sidewalk Variance
03DRB-00035 Minor-Temp Defer SDWK

BOHANNAN HUSTON, INC. agent(s) for T. S. MCNANEY & ASSOCIATES, request(s) the above action(s) for all or a portion of Tract(s) G (to be known as **VILLA DE VILLAGIO SUBDIVISION**, VILLAGE CENTER NORTH, zoned SU-1 / R-2 special use zone, located EAST OF UNSER BLVD NW, between WESTSIDE BLVD NW and MCMAHON BLVD NW containing approximately 13 acre(s). [REF: 02-01190 (SK)] [DEFERRED FROM 2/5/03] (A-11) **DEFERRED AT THE AGENT'S REQUEST TO 2/12/03.**

03DRB-00135 Minor-SiteDev Plan Subd/EPC
03DRB-00137 Minor-SiteDev Plan BldPermit/EPC

CONSENSUS PLANNING INC agent(s) for T S MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) G, VILLAGE CENTER NORTH SUBDIVISION, (to be known as **VILLA DE VILLAGIO SUBDIVISION**, zoned SU-1 / R-2, located WEST OF UNSER BLVD NW, SOUTH OF SUMMER RIDGE RD NW, containing approximately 14 acre(s). [REF: 1000898 / 02EPC-001347, 1000898 / 02EPC-001348, 1000898 / 03EPC-00031] [Russell Brito, EPC Case Planner] [DEFERRED FROM 2/5/03] (A-11) **DEFERRED AT THE AGENT'S REQUEST TO 2/12/03.**

7. **Project # 1002375**
02DRB-01852 Major-Vacation of Pub Right-of-Way

JOSE L. PADILLA request(s) the above action(s) for all or a portion of Lot(s) 1-5 & E-H, Block(s) 3A **PALISADES ADDITION,** zoned C-1, located on BLUEWATER RD NW, between YUCCA NW and PLANO NW containing approximately 2 acre(s). [Deferred from 1/8/03] (J-11) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

8. **Project # 1001866**
02DRB-01848 Major-Preliminary Plat Approval
02DRB-01849 Minor – Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA, agent(s) for NORTH VALLEY DEVELOPMENT LTD., LLC, request(s) the above action(s) for all or a portion of Lot(s) 16 & 17, ALVARADO ADDITION, **CAMPBELL FARM SUBDIVISION,** zoned RA-2 residential and agricultural zone, located on CAMPBELL RD NW BETWEEN RIO GRANDE BLVD NW AND THE GRIEGOS DRAIN, containing approximately 5 acre(s). [REF: 02500-00540 (SK)] [Deferred from 1/22/03] (G-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/5/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/3/03 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONTAGE AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

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

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

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

10. **Project # 1002371**
02DRB-01824 Minor-SiteDev Plan BldPermit/EPC
02DRB-01825 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for SENECA INVESTMENT COMPANY request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) 1A, 1B & 1C, **ALBAN HILLS UNIT 1, (to be known as STONELEIGH ON THE BOSQUE APARTMENTS)** zoned SU-1/R-2, located on COORS BLVD NW, between LA ORILLA RD NW and CORRALES MAIN CANAL containing approximately 18 acre(s). [REF: Z-98-30, DRB-98-113, DRB-98-375] **[Russell Brito, EPC Case Planner]** [Deferred from 12/11/02 AND 1/8/03] (D-12) **SITE PLAN FOR BUILDING PERMIT WAX APPROVED WITH FINAL SIGN OFF DELEGATED OT CITY ENGINEER (SIA) AND UTILITIES DEVELOPMENT. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/45/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/2/02 THE PRELIMINARY PLAT WAS APPROVE WITH FINAL PLAT SIGN OFF DELEGATED TO PARKS AND CITY ENGINEER.**

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

11. **Project # 1000662**
03DRB-00130 Minor-Vacation of Private Easements

TIERRA WEST, LLC agent(s) for JONES DEVELOPMENT CO. request(s) the above action(s) for all or a portion of Tract(s) 3A3-A-2-A, **RENAISSANCE CENTER,** zoned SU-1 special use zone, FOR I-P, located on MISSION AVE NE, between ALEXANDER BLVD NE and CULTURE DR NE containing approximately 6 acre(s). [REF: 02DRB-01115, 02DRB-00656, 01DRB-00359, 00DRB-01283, Z-99-105, DRB-98-277] (F-16) **VACATION APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

12.	**Project # 1001786** 03DRB-00128 Minor-Ext of SIA for Temp Defer SDWK	WILLIAM T. CANIGLIA agent(s) for THE GARDENS, INC. request(s) the above action(s) for all or a portion of Lot(s) 1, 3, 4, 5, 7, 19, 24, 25, 26, 33 AND 35, UNIT I, Tract(s) C-3, **THE GARDENS ON THE RIO GRANDE,** zoned RA-1 residential and agricultural zone, semi-urban area, located on the SOUTH SIDE OF MOUNTAIN RD NW, between LAGUNA SECA LN NW and ALAMEDA DRAIN containing approximately 18 acre(s). [REF: 02DRB-00381] (J-12) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
13.	**Project # 1002094** 03DRB-00134 Minor-Final Plat Approval	WAYJOHN SURVEYING INC. agent(s) for TRELLIS PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) A, ALVARADO GARDENS, UNIT 2, **LA TIERRA QUE CANTA,** zoned RA-2, located on TRELLIS DR NW, between CAMPBELL RD NW and ORO VISTA NW containing approximately 3 acre(s). [REF: ZA-78-16, 02DRB-01069, SP-78-134] (G-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS, CITY ENGINEER AND PLANNING.**

14. **Project # 1002377**
03DRB-00126 Minor-Temp Defer SDWK

SURV-TEK, INC. agent(s) for ALBUQUERQUE CHRISTIAN CHILDREN'S HOME request(s) the above action(s) for all or a portion of Tract(s) B-1A, **LANDS OF JOEL P. TAYLOR & UNPLATTED LANDS,** zoned SU-1 special use zone, P D A, A-1, located on the EAST SIDE OF WINTER HAVEN RD NW, between MONTANO RD NW and MONTANO PLAZA DR NW containing approximately 13 acre(s). [REF: DRB-95-469, Z-90-10, AX-90-53,] (E-12) **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION WAS WITHDRAWN AT THE AGENT'S REQUEST.**

02DRB-01860 Minor-Prelim&Final Plat Approval

SURV-TEK, INC. agent(s) for ALBUQUERQUE CHRISTIAN CHILDREN'S HOME request(s) the above action(s) for all or a portion of Tract(s) B-1A, **LANDS OF JOEL P. TAYLOR & UNPLATTED LANDS,** zoned SU-1 special use zone, P D A, A-1, located on the EAST SIDE OF WINTER HAVEN RD NW, between MONTANO RD NW and MONTANO PLAZA DR NW containing approximately 13 acre(s). [REF:DRB-95-469,Z-90-10,AX-90-53](E-12) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT.**

15. **Project # 1002378**
03DRB-00136 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC. agent(s) for THOMAS HEFLIN request(s) the above action(s) for all or a portion of Lot(s) 9, **LA CUEVA TOWN CENTER** and Lots 9, 10, 23, 24, Block 30, Unit 3, Tract 2, **North Albuquerque Acres,** zoned O-1, located on CARMEL AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 5 acre(s). [REF: DRB-98-402, ZA-98-109, V-96-109, 00128-00466, 00450-00876, 02DRB-01749] (C-19) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER AND PLANNING.**

16. **Project # 1000147**
02DRB-01961 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for C & W LAND DEVELOPMENT ENTERPRISE INC., request(s) the above a action(s) for all or a portion of Tract(s) A, Unit 1, **WHISPERING POINTE SUBDIVISION, UNIT 2,** zoned R-D residential and related uses zone, developing area, 9DU/AC, located on the southside of SUNSET GARDENS RD SW, between 82ND ST SW and UNSER BLVD SW containing approximately 16 acre(s). [REF: DRB-97-497, Z-97-78, 01DRB-00128 FP, 00DRB-00077 XT PP, 01DRB-00005 XPP01DRB-00039 AmPP][Deferred from 1/29/03](L-10) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

17. **Project # 1002449**
03DRB-00111 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST LTD agent(s) for JESSIE P MONTOYA request(s) the above action(s) for all or a portion of Tract(s) 133A-1-A-1-A, **MRGCD MAP 39,** zoned R-1, located on ARENAL MAIN CANAL SW, between BLUEWATER SW and ATRISCO DR SW containing approximately 2 acre(s). (J-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. **Project # 1002452**
03DRB-00129 Minor-Sketch Plat or Plan

WILSON & COMPANY, INC. agent(s) for CITY OF ALBUQUERQUE, OPEN SPACE, request(s) the above action(s) for all or a portion of Lot 6, Tract(s) A , B & 1-6, **LANDS OF RAY A. GRAHAM III, OVENWEST,** zoned SU-1 special use zone, FOR C-2, O-1, & PRD (10 DU/AC), located on the EAST SIDE OF COORS BLVD NW, between LEARNING RD NW and MONTANO RD NW containing approximately 71 acre(s). [REF: 02DRB-00058,02DRB-00059,02DRB-00116,02-01543] (E-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. Approval of the Development Review Board Minutes for January 22, 2003. THE MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.

20. Other Matters: NONE

ADJOURNED: 11:25 A.M.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORD. DIV.

DEVELOPMENT REVIEW BOARD
February 5, 2003
Project # 1002132

Project # 1002132
03DRB-00031 Major-Preliminary Plat Approval
03DRB-00032 Major-Vacation of Public Easements
03DRB-00033 Minor-Sidewalk Waiver
03DRB-00034 Minor-Sidewalk Variance
03DRB-00035 Minor-Temp Defer SDWK

BOHANNAN HUSTON, INC. agent(s) for T. S. MCNANEY & ASSOCIATES, request(s) the above action(s) for all or a portion of Tract(s) G (be be known as **VILLA DE VILLAGIO SUBDIVISION**, VILLAGE CENTER NORTH, zoned SU-1 / R-2 special use zone, located EAST OF UNSER BLVD NW, between WESTSIDE BLVD NW and MCMAHON BLVD NW containing approximately 13 acre(s). [REF: 02-01190 (SK)] (A-11)

AMAFCA — No adverse comments.

COG — No adverse comments.

Transit — No comments received.

Zoning Enforcement — Reviewed, no comment.

Neighborhood Coor. — Letter sent to Horizon Hills (R) Neighborhood Assn.

APS — No comments received.

Police Department

A review of following case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. Maintenance of landscaping.

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

PNM Gas	Approves.
PNM Electric	PNM approves the vacation of the various drainage easements.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	Site is not within 1000 feet of a landfill. No comment.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.
City Engineer	An approved drainage report is required for Preliminary Plat approval. No objection to vacation request. Defer to Transportation for sidewalk issues.

Transportation Development

Refer to the agencies having interest in the easements for comments on the vacation actions. Provide a layout of the ultimate alignment for Pinnacle Peak drive in this area. 22 ft in and 22 ft out is needed at the entrance. Sidewalks should only be waived along the stub streets, not along the entrance or deferred on Pizzo.

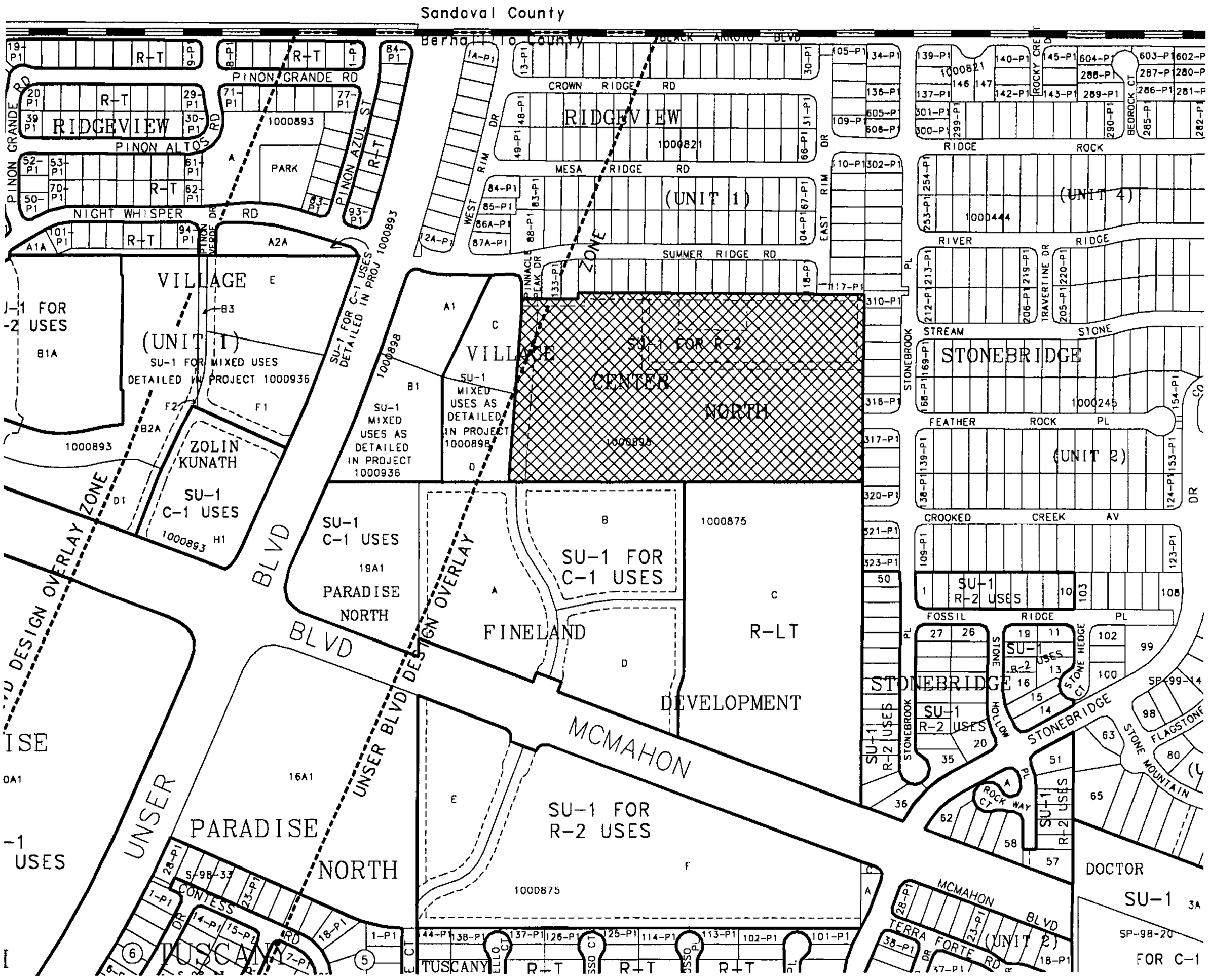
Parks & Recreation This request will be subject to the following requirements of the City Park Dedication and Development Ordinance:

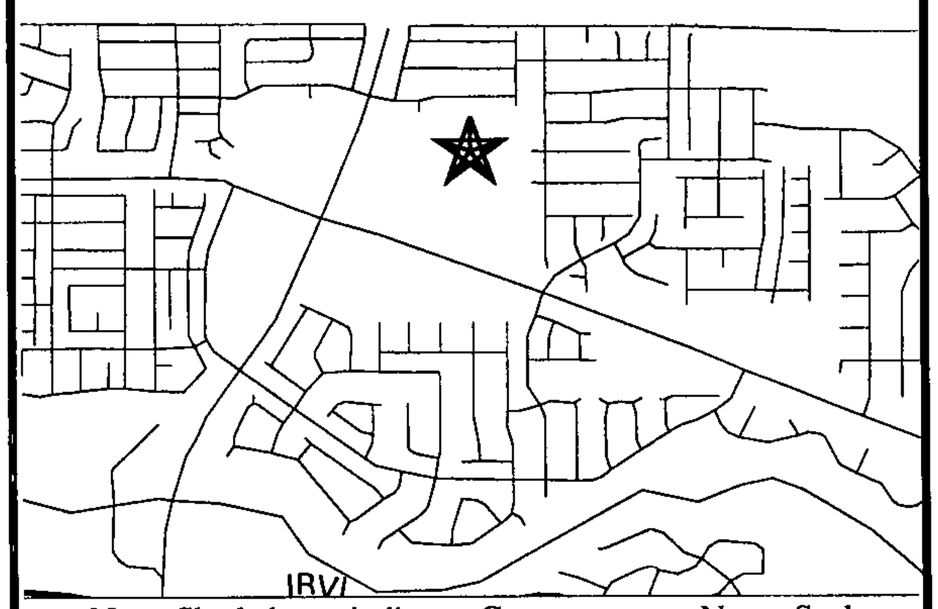
Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 95 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City. The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

Utilities Development	No objection to Vacation requests. Who will own tracts E & F? Defer Sidewalk requests to Transportation.
Planning Department	No objection to any of the requested actions.

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

cc:T.S. McNaney & Associates, 400 Gold SW, 87102
Bohannan Huston Inc., 7500 Jefferson NE, 87109





Note: Shaded area indicates County Not to Scale

ZONING MAP

03DRB-00034
03DRB-00035

AGIS

Scale 1" = 457 '

PROJECT NO.
1002132

HEARING DATE
2-5-03

MAP NO.
A-11

ADDITIONAL CASE NUMBER(S)
03DRB-00031
03DRB-00032
03DRB-00033

Project # 1002092
03DRB-00041 Major-Vacation of Pub Right-of-Way

BOHANNAN HUSTON INC agent(s) for OXBOW BLUFF HOMEOWNERS ASSOCIATION request(s) the above action(s) for all or a portion of Lot(s) 1-63, **OXBOW BLUFF SUBDIVISION,** zoned SU-3, located on OXBOW DR NW, between COORS BLVD NW and RIO GRANDE RIVER NW containing approximately 41 acre(s). [REF: DRB-97-501] (G-11)

Project # 1002132
03DRB-00031 Major-Preliminary Plat Approval
03DRB-00032 Major-Vacation of Public Easements
03DRB-00033 Minor-Sidewalk Waiver
03DRB-00034 Minor-Sidewalk Variance
03DRB-00035 Minor-Temp Defer SDWK

BOHANNAN HUSTON, INC. agent(s) for T. S. MCNANEY & ASSOCIATES, request(s) the above action(s) for all or a portion of Tract(s) G (be be known as **VILLA DE VILLAGIO SUBDIVISION**, VILLAGE CENTER NORTH, zoned SU-1 / R-2 special use zone, located EAST OF UNSER BLVD NW, between WESTSIDE BLVD NW and MCMAHON BLVD NW containing approximately 13 acre(s). [REF: 02-01190 (SK)] (A-11)

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

Sheran Matson, Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JANUARY 20, 2003.

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, February 5, 2003,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000355
03DRB-00023 Major-Vacation of Public Easements

CARTESIAN SURVEYS agent(s) for SIVAGE THOMAS HOMES request(s) the above action(s) for all or a portion of Lot(s) 8, 9, 10 AND 11, **DESERT MOUNTAIN @ HIGH DESERT,** zoned SU-2/ HD / R-LT, located on SLATERIDGE PL NE, between ACADEMY NE AND SPAIN NE EAST OF TRAMWAY containing approximately 1 acre(s). (E-23)

Project # 1001267
03DRB-00021 Major-Preliminary Plat Approval
03DRB-00022 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 46-48, **DESERT PINE UNIT 4,** TOWN OF ATRISCO GRANT, zoned RD-9, located on SUNSET GARDENS SW, between EUCARIZ AVE SW and SUNSET GARDENS SW containing approximately 16 acre(s). [REF: 01DRB-01009, 01EPC-00728] (L-9)

Project # 1001306
03DRB-00038 Major-Bulk Land Variance
03DRB-00039 Major-Vacation of Pub Right-of-Way
03DRB-00040 Major-Final Plat Approval

SURV-TEK INC agent(s) for CURB WEST/WEST FORK LTD/TRAILS MANAGEMENT request(s) the above action(s) for all or a portion of Tract(s) 1B1C, 1B1D, 1B1E and 1B1G, **SEVILLE SUBDIVISION,** zoned R-LT, located on NORTH OF IRVING BLVD NW, between UNIVERSE BLVD NW and KAYENTA BLVD NW containing approximately 48 acre(s). [REF: 02DRB-01250, 02DRB-01381] (A-10)

Project # 1002025
03DRB-00044 Major-Preliminary Plat Approval
03DRB-00045 Minor-Temp Defer SDWK

ADVANCED ENGINEERING & CONSULTING LLC, agent(s) for FRED N SEELEY request(s) the above action(s) for all or a portion of THE NORTH PORTION OF Tract(s) 6, **LANDS OF C. H. HALL,** zoned SU-1/ MH, located on 90TH ST NW, between VOLCANO RD NW and BLUEWATER RD NW containing approximately 4 acre(s). (K-9)

SEE PAGE 2...

#
846

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

App#	03DRB-00031
Proj#	1002132
Other#	03DRB-00032 03DRB-00033 03DRB-00034 03DRB-00035

Meeting Date: Feb. 5, 2003

Zone Atlas Page: A-11-Z

Notification Radius: 100 **Ft.**

Cross Reference and Location:

Applicant: T.S. McNamey and Associates ✓

Address: 400 Gold SW, 87102

Agent: Bohannan Huston, Inc. ✓

Address: 7500 Jefferson St. NE, 87109

SPECIAL INSTRUCTIONS

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

Date Mailed: 1-17-03

Signature: K Tsethlikai

```
101206600645521209   LEGAL: LOT  308  P1 PLAT OF STONEBRIDGE SUBDIVISION UNIT 4   LAND USE:
                     PROPERTY ADDR: 00000   10905 STONEBROOK PL NW
                        OWNER NAME: DUNCAN RICK E
                        OWNER ADDR: 10905   STONEBROOK                PL NW ALBUQUERQUE       NM 87114

101106652545010607   LEGAL: LOT  116  P-1 PLAT OF RIDGEVIEW SUBDIVISION UNIT 1 C  LAND USE:
                     PROPERTY ADDR: 00000   10872 EAST RIM DR NW
                        OWNER NAME: ZAMORA ARLENE
                        OWNER ADDR: 10872   EAST RIM                  DR NW ALBUQUERQUE       NM 87114

101106644744810622   LEGAL: LOT  131  P-1 PLAT OF RIDGEVIEW SUBDIVISION UNIT 1 C  LAND USE:
                     PROPERTY ADDR: 00000    5704 SUMMER RIDGE RD NW
                        OWNER NAME: ARAGON RANDY & TERESA
                        OWNER ADDR: 05704   SUMMER RIDGE              RD NW ALBUQUERQUE       NM 87114

101106644244610623   LEGAL: LOT  132  P-1 PLAT OF RIDGEVIEW SUBDIVISION UNIT 1 C  LAND USE:
                     PROPERTY ADDR: 00000    5708 SUMMER RIDGE RD NW
                        OWNER NAME: MAJOR CAROL A
                        OWNER ADDR: 05708   SUMMER RIDGE              RD NW ALBUQUERQUE       NM 87114

101106645344810621   LEGAL: LOT  130  P-1 PLAT OF RIDGEVIEW SUBDIVISION UNIT 1 C  LAND USE:
                     PROPERTY ADDR: 00000    5700 SUMMER RIDGE RD NW
                        OWNER NAME: LUCERO FLORA T
                        OWNER ADDR: 05700   SUMMER RIDGE              RD NW ALBUQUERQUE       NM 87114

101106645844810620   LEGAL: LOT  129  P-1 PLAT OF RIDGEVIEW SUBDIVISION UNIT 1 C  LAND USE:
                     PROPERTY ADDR: 00000    5612 SUMMER RIDGE RD NW
                        OWNER NAME: BUCKLEY CECILY W
                        OWNER ADDR: 05612   SUMMER RIDGE              RD NW ALBUQUERQUE       NM 87114

101106646344810619   LEGAL: LOT  128  P-1 PLAT OF RIDGEVIEW SUBDIVISION UNIT 1 C  LAND USE:
                     PROPERTY ADDR: 00000    5608 SUMMER RIDGE RD NW
                        OWNER NAME: GARCIA PAUL A
                        OWNER ADDR: 05608   SUMMER RIDGE              RD NW ALBUQUERQUE       NM 87114

101106646844810618   LEGAL: LOT  127  P-1 PLAT OF RIDGEVIEW SUBDIVISION UNIT 1 C  LAND USE:
                     PROPERTY ADDR: 00000    5604 SUMMER RIDGE RD NW
                        OWNER NAME: HOLLOBAUGH WILLIAM T & MATILDA
                        OWNER ADDR: 05604   SUMMER RIDGE              RD NW ALBUQUERQUE       NM 87114

101106647244810617   LEGAL: LOT  126  P-1 PLAT OF RIDGEVIEW SUBDIVISION UNIT 1 C  LAND USE:
                     PROPERTY ADDR: 00000    5600 SUMMER RIDGE RD NW
                        OWNER NAME: FERNANDEZ DANIEL & ZAMORA CRYS
                        OWNER ADDR: 05600   SUMMER RIDGE              RD NW ALBUQUERQUE       NM 87114

101106647844710616   LEGAL: LOT  125  P-1 PLAT OF RIDGEVIEW SUBDIVISION UNIT 1 C  LAND USE:
                     PROPERTY ADDR: 00000    5512 SUMMER RIDGE RD NW
                        OWNER NAME: COON WESLEY & BOOTHE MANDY
                        OWNER ADDR: 05512   SUMMER RIDGE              RD NW ALBUQUERQUE       NM 87114

101106648244710615   LEGAL: LOT  124  P-1 PLAT OF RIDGEVIEW SUBDIVISION UNIT 1 C  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: EHRET JAMES R
                        OWNER ADDR: 05508   SUMMER RIDGE              RD NW ALBUQUERQUE       NM 87114
```



```
101106648744710614   LEGAL: LOT  123  P-1 PLAT OF RIDGEVIEW SUBDIVISION UNIT 1 C  LAND USE:
                     PROPERTY ADDR: 00000    5504 SUMMER RIDGE RD NW
                        OWNER NAME: DE BONIS CATHERINE
                        OWNER ADDR: 05504   SUMMER RIDGE              RD NW ALBUQUERQUE       NM 87114

101106649344710613   LEGAL: LOT  122  P-1 PLAT OF RIDGEVIEW SUBDIVISION UNIT 1 C  LAND USE:
                     PROPERTY ADDR: 00000    5500 SUMMER RIDGE RD NW
                        OWNER NAME: RUBI RAYMOND JR & DURAN JESSIC
                        OWNER ADDR: 05500   SUMMER RIDGE              RD NW ALBUQUERQUE       NM 87114

101106649749710612   LEGAL:                                                          LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME:
                        OWNER ADDR: 00000

101106650344710611   LEGAL: LOT  120  P-1 PLAT OF RIDGEVIEW SUBDIVISION UNIT 1 C  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: WACH BRIAN L & TARA M
                        OWNER ADDR: 05408   SUMMER RIDGE              RD NW ALBUQUERQUE       NM 87114

101106650844710610   LEGAL: LOT  119  P-1 PLAT OF RIDGEVIEW SUBDIVISION UNIT 1 C  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CURB INC
                        OWNER ADDR: 06301   INDIAN SCHOOL             RD NE ALBUQUERQUE       NM 87110

101106651344710609   LEGAL: LOT  118  P-1 PLAT OF RIDGEVIEW SUBDIVISION UNIT 1 C  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CURB INC
                        OWNER ADDR: 06301   INDIAN SCHOOL             RD NE ALBUQUERQUE       NM 87110

101106643744610624   LEGAL: LOT  133  P-1 PLAT OF RIDGEVIEW SUBDIVISION UNIT 1 C  LAND USE:
                     PROPERTY ADDR: 00000    5712 SUMMER RIDGE RD NW
                        OWNER NAME: SOSA FRANKIE & SALLY
                        OWNER ADDR: 05712   SUMMER RIDGE              RD NW ALBUQUERQUE       NM 87114

101106641943710135   LEGAL: TRAC T C  BULK LAND PLAT OF VILLAGE CENTER NORTH SUB  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: SMITH RICHARD E & EVA M A
                        OWNER ADDR: 00000                                CEDAR CREST       NM 87008

101206600645021208   LEGAL: LOT  309  P1 PLAT OF STONEBRIDGE SUBDIVISION UNIT 4   LAND USE:
                     PROPERTY ADDR: 00000   10901 STONEBROOK PL NW
                        OWNER NAME: POLANCO RIGO & POLANCO GUADALU
                        OWNER ADDR: 10901   STONEBROOK                PL NW ALBUQUERQUE       NM 87114

101106652444510608   LEGAL: LOT  117  P-1 PLAT OF RIDGEVIEW SUBDIVISION UNIT 1 C  LAND USE:
                     PROPERTY ADDR: 00000   10868 EAST RIM DR NW
                        OWNER NAME: KISSINGER JOSEPH & KRISTEN
                        OWNER ADDR: 10868   EAST RIM                  DR NW ALBUQUERQUE       NM 87114

101206600446721207   LEGAL:                                                          LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME:
                        OWNER ADDR: 00000
```

101106648442310125 LEGAL: TRAC T G BULK LAND PLAT OF VILLAGE CENTER NORTH SUB LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: SMITH RICHARD E & EVA M A
OWNER ADDR: 00000 CEDAR CREST NM 87008

101206600444121206 LEGAL: LOT 311 P1 PLAT OF STONEBRIDGE SUBDIVISION UNIT 2 LAND USE:
PROPERTY ADDR: 00000 10863 STONEBROOK PL NW
OWNER NAME: CARRASCO JAMES E & KATHRYN C
OWNER ADDR: 10863 STONEBROOK PL NW ALBUQUERQUE NM 87114

101206600443721205 LEGAL: LOT 312 P1 PLAT OF STONEBRIDGE SUBDIVISION UNIT 2 LAND USE:
PROPERTY ADDR: 00000 10859 STONEBROOK PL NW
OWNER NAME: ARAGON MICHAEL J & GLENNA J
OWNER ADDR: 10859 STONEBROOK PL NW ALBUQUERQUE NM 87114

101206600443121204 LEGAL: LOT 313 P1 PLAT OF STONEBRIDGE SUBDIVISION UNIT 2 LAND USE:
PROPERTY ADDR: 00000 10855 STONEBROOK PL NW
OWNER NAME: ERWIN LARRY P
OWNER ADDR: 10855 STONEBROOK PL NW ALBUQUERQUE NM 87114

101206600442621203 LEGAL: LOT 314 P1 PLAT OF STONEBRIDGE SUBDIVISION UNIT 2 LAND USE:
PROPERTY ADDR: 00000 10851 STONEBROOK PL NW
OWNER NAME: BERG NATHAN J & VENESSA
OWNER ADDR: 10851 STONEBROOK PL NW ALBUQUERQUE NM 87114

101106641240810102 LEGAL: TRAC T D BULK LAND PLAT OF VILLAGE CENTER NORTH SUB LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: SMITH RICHARD E & EVA M A
OWNER ADDR: 00000 CEDAR CREST NM 87008

101206600442021202 LEGAL: LOT 315 P1 PLAT OF STONEBRIDGE SUBDIVISION UNIT 2 LAND USE:
PROPERTY ADDR: 00000 10847 STONEBROOK PL NW
OWNER NAME: VENTURI CHRIS M
OWNER ADDR: 10523 SORRENTO NW ALBUQUERQUE NM 87114

101206600441721201 LEGAL: LOT 316 P1 PLAT OF STONEBRIDGE SUBDIVISION UNIT 2 LAND USE:
PROPERTY ADDR: 00000 10843 STONEBROOK PL NW
OWNER NAME: MORONES MELODY E
OWNER ADDR: 10843 STONEBROOK PL NW ALBUQUERQUE NM 87114

101206600440521004 LEGAL: LOT 317 P1 PLAT OF STONEBRIDGE SUBDIVISION UNIT 2 LAND USE:
PROPERTY ADDR: 00000 10839 STONEBROOK PL NW
OWNER NAME: CHAN DOUGLAS C
OWNER ADDR: 10839 STONEBROOK PL NW ALBUQUERQUE NM 87114

101206600440021003 LEGAL: LOT 318 P1 PLAT OF STONEBRIDGE SUBDIVISION UNIT 2 LAND USE:
PROPERTY ADDR: 00000 10835 STONEBROOK PL NW
OWNER NAME: MARWAN KHALID H & RAED H
OWNER ADDR: 10835 STONEBROOK PL NW ALBUQUERQUE NM 87114

101206600439521002 LEGAL: LOT 319 P1 PLAT OF STONEBRIDGE SUBDIVISION UNIT 2 LAND USE:
PROPERTY ADDR: 00000 10831 STONEBROOK PL NW
OWNER NAME: MARR LISA P
OWNER ADDR: 10831 STONEBROOK PL NW ALBUQUERQUE NM 87114

101206600438821001 LEGAL: LOT 320 P1 PLAT OF STONEBRIDGE SUBDIVISION UNIT 2 LAND USE:
PROPERTY ADDR: 00000 10827 STONEBROOK PL NW
OWNER NAME: SALAS BILLY C & CECILIA
OWNER ADDR: 10827 STONEBROOK PL NW ALBUQUERQUE NM 87114

101106647033510120 LEGAL: SEC 2 T1 1N R2E 40.00 AC SE1/4 NE1/4 LAND USE:
PROPERTY ADDR: 00000 LYONS BLV NW
OWNER NAME: GLUCKMAN FRANCINE & ETAL
OWNER ADDR: 00420 W. 24TH ST NEW YORK NY 10011

101206600437920534 LEGAL: LOT 321 P1 PLAT OF STONEBRIDGE SUBDIVISION UNIT 2 LAND USE:
PROPERTY ADDR: 00000 10819 STONEBROOK PL NW
OWNER NAME: HUNT RONNY F & ALLEN-HUNT MEIS
OWNER ADDR: 10819 STONEBROOK PL NW ALBUQUERQUE NM 87114

"Attachment A"

Mary Synder, Bohannan Huston, Inc.
Zone Map: A-11

HORIZON HILLS N.A. (R)
*Julia M. Wilson
5705 Carmen Rd. NW/87114 899-4030 (h)
Jolinda J. Balmer
10590 Vista Bella Pl. NW/87114 898-9076 (h)

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

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

January 9, 2003

Ms. Julia Wilson
5705 Carmen Road NW
Albuquerque, New Mexico 87114

Re: Preliminary Plat, Grading Plan and Vacation of Public Easements
Villa de Villagio Subdivision

Dear Ms.Wilson:

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

This letter is to advise you that Bohannan Huston, Inc., agent for T.S. McNaney and Associates, is seeking approval of a Prelimimary Plat, Grading Plan and Vacation request for the above referenced project from the City of Albuquerque's Development Review Board (DRB).

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

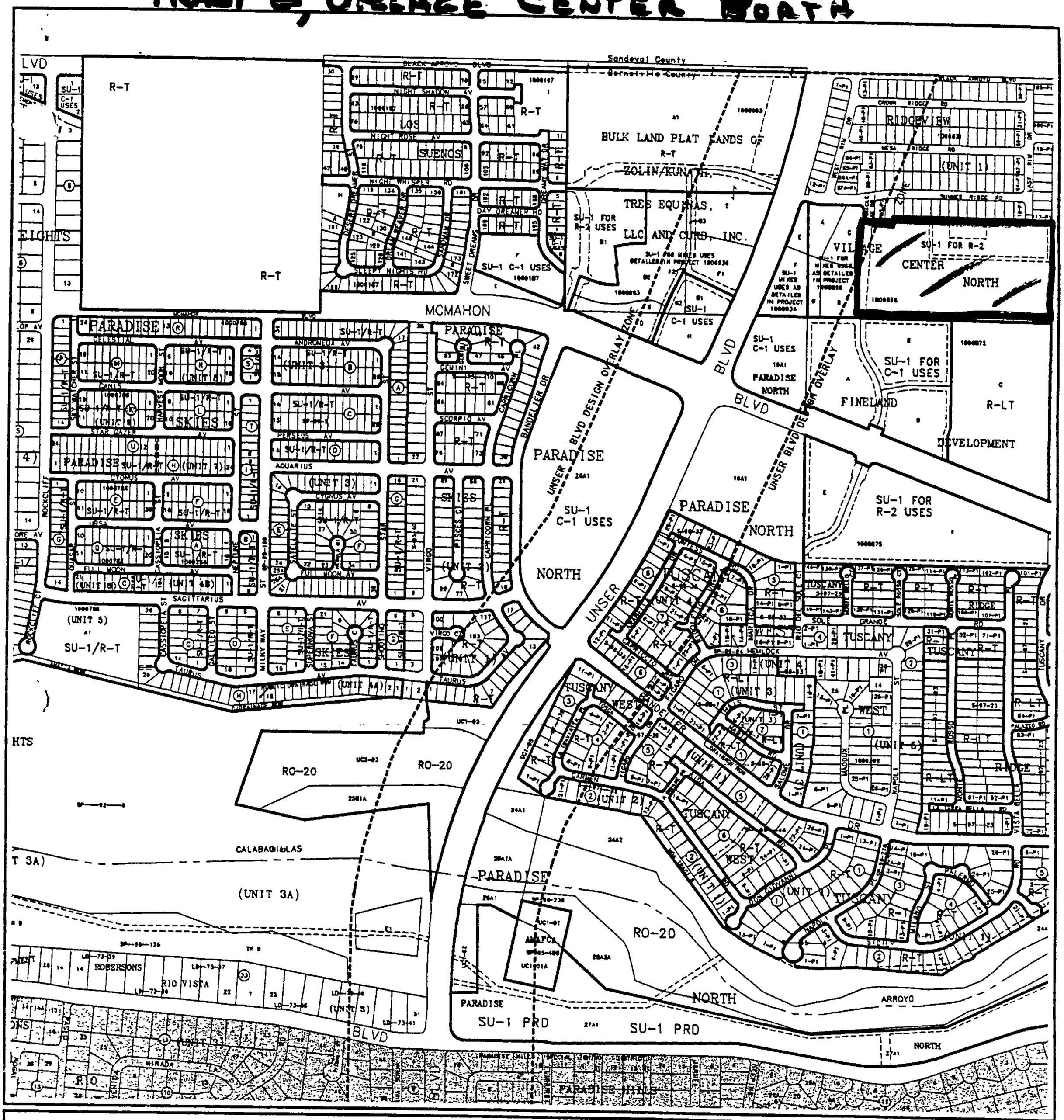
Sincerely,

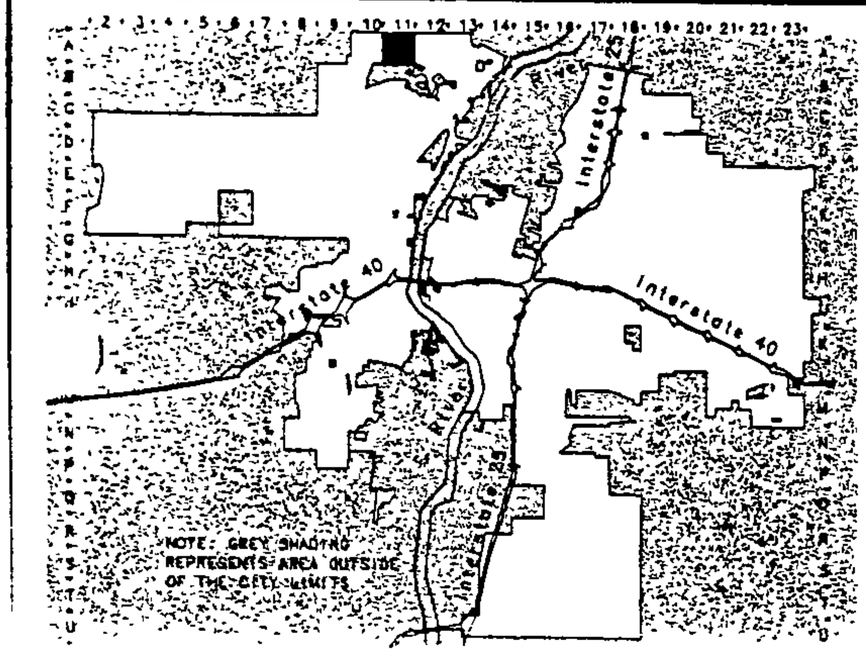
Scott Steffen, P.E.
Project Manager
Community Development and Planning Group

mls
Enclosures

a:/msnyde/r030030/data/\004/oc.lt

TRACT G, VILLAGE CENTER NORTH





CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

© Copyright 2002

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

A-11-Z

Map Amended through April 03, 2002

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS**

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

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

☐ **VACATION OF PUBLIC RIGHT-OF-WAY**
☑ **VACATION OF PUBLIC EASEMENT**

✓ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24** copies. (Not required for dedicated and City owned public right-of-way.)
✓ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **24** copies
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the request
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
✓ Sign Posting Agreement
✓ Fee (see schedule) 45.00
✓ Any original and/or related file numbers are listed on the cover application

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

☐ **VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL**
☑ **SIDEWALK DESIGN VARIANCE**
☑ **SIDEWALK WAIVER**

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

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

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

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

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

☐ **VACATION OF PRIVATE EASEMENT**

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

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

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

SCOTT STEFFEN
Applicant name (print)

1/9/03
Applicant signature / date

pdf Form revised Sept 2001

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

Application case numbers
03DRB -00032
03DRB- -00033
03DRB- 00034
03DRB 00035

1/09/03
Planner signature / date

Project # 1002132

Bohannan ▲ Huston INC.

Courtyard I
7500 Jefferson St NE
Albuquerque, NM
87109-4335
www.bhinc.com
voice: 505 823 1000
facsimile: 505 798 7988
toll free: 800.877 5332

CLIENT/COURIER TRANSMITTAL

To: Sheran Matson
COA – DRB Chair
Plaza del Sol – 2nd Floor West
924-3880

Requested By: Scott Steffen

Date: **February 10, 2003**

Time Due: ☐ **This A.M.** ☒ **This P.M.**
☐ **Rush ___** ☐ **By Tomorrow**

Job No.: 030030 004

Job Name: Villa de Villagio Subdivision

DELIVERY VIA

☒ **Courier** ☐ **Federal Express**
☐ **Mail** ☐ **UPS**
☐ **Other** _____

PICK UP

Item: _____
_____

ITEM NO.	QUANTITY	DESCRIPTION
1	1	Copy of the infrastructure list
2	1	Preliminary plat

COMMENTS / INSTRUCTIONS

The copy of the infrastructure list includes sheet 2 of 5, which was missing from the original DRB submittal.

General Note 9 regarding the subdivision having a homeowners association was added to the preliminary plat. The entrance street dimensions (Villagio Avenue) were revised on the preliminary plat per Transportation Development comments.

DRB CASE #1002132-03DRB-00031 TO BE HEARD WED 2/12/03

RECEIVED
FEB 10 2003
HYDROLOGY SECTION

REC'D BY: _____ ***DATE:*** _____ ***TIME:*** _____

ENGINEERING ®
SPATIAL DATA ®
ADVANCED TECHNOLOGIES ®

Current DRC
Project No _____

Date Submitted January 8, 2003
Date Site Plan Approved N/A
Date Preliminary Plat Approved _____
Date Preliminary Plat Expires _____

DRB Project No _____

Figure 12

INFRASTRUCTURE LIST

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

VILLA DE VILLAGIO SUBDIVISION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC ROADWAY IMPROVEMENTS						
		48' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON SOUTH SIDE ONLY WITH ~~6'~~ 4' CENTER MEDIAN	VILLAGIO AVE	PINNACLE PEAK DRIVE	PIZZO DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON EAST SIDE ONLY*	PIZZO DRIVE	SATURNIA ROAD	LITO ROAD	/	/	/
		26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE NO SIDEWALK	PIZZO DRIVE	SATURNIA ROAD	NORTH STUB TERMINUS	/	/	/
		26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE NO SIDEWALK	PIZZO DRIVE	LITO ROAD	SOUTH STUB TERMINUS	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON SOUTH SIDE ONLY*	LITO ROAD	PIZZO DRIVE	FIRENZE DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON NORTH SIDE ONLY*	SATURNIA ROAD	PIZZO DRIVE	FIRENZE DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	VICENZA DRIVE	LITO ROAD	SATURNIA ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	AREZZO DRIVE	LITO ROAD	SATURNIA ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	COMO DRIVE	LITO ROAD	SATURNIA ROAD	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC ROADWAY IMPROVEMENTS CONTINUED						
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	FIRENZE DRIVE	LITO ROAD	SATURNIA ROAD	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	FIRENZE DRIVE	SOUTH STUB TERMINUS	LITO ROAD	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	FIRENZE DRIVE	SATURNIA ROAD	NORTH STUB TERMINUS	/	/	/
		24' EOP-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE MEANDERING PATH ON EAST SIDE ONLY	PINNACLE PEAK DR	SOUTH BOUNDARY	NORTH BOUNDARY	/	/	/

* SIDEWALKS TO BE DEFERRED WAIVER OF SIDEWALKS ON NORTH SIDE OF LITO ROAD, SOUTH SIDE OF SATURNIA ROAD, WEST SIDE OF PIZZO DRIVE, EAST SIDE OF PIZZO STUB STREETS, AND NORTH SIDE OF VILLAGIO AVENUE

STREET LIGHTS AS PER COA DPM

MODIFIED PROCEDURE 'C'
OFFSITE TRAFFIC MITIGATION FEE = $400 PER LOT X 95 LOTS = $38,000

			PUBLIC STORM DRAIN IMPROVEMENTS					
		18"-42" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	PUBLIC STORM DRAIN EASEMENT/ FIRENZE DRIVE	NORTH BOUNDARY	SATURNIA ROAD	/	/	/
		18"-36" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	SATURNIA ROAD	PIZZO DRIVE	FIRENZE DRIVE	/	/	/
		30" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	PIZZO DRIVE	SATURNIA ROAD	VILLAGIO AVENUE	/	/	/
		30" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	VILLAGIO AVENUE	PINNACLE PEAK DR	PIZZO DRIVE	/	/	/
		18"-24" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	PINNACLE PEAK DR	50' NORTH OF VILLAGIO AVENUE	SOUTH BOUNDARY	/	/	/
		NOTE	A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES				/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC WATERLINE IMPROVEMENTS						
		8" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	PUBLIC WATERLINE EASEMENT/FIRENZE DRIVE	NORTH BOUNDARY	SATURNIA ROAD	/	/	/
		4-6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	FIRENZE DRIVE	SOUTH STUB TERMINUS	SATURNIA ROAD	/	/	/
		6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	LITO ROAD	PIZZO DRIVE	FIRENZE DRIVE	/	/	/
		4-8" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	PIZZO DRIVE	SOUTH STUB TERMINUS	SATURNIA ROAD	/	/	/
		8" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	SATURNIA ROAD	PIZZO DRIVE	FIRENZE DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VICENZA DRIVE	LITO ROAD	SATURNIA ROAD	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	AREZZO DRIVE	LITO ROAD	SATURNIA ROAD	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	COMO DRIVE	LITO ROAD	SATURNIA ROAD	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VILLAGIO AVENUE	PINNACLE PEAK DRIVE	PIZZO DRIVE	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PINNACLE PEAK DRIVE	SOUTH BOUNDARY	NORTH BOUNDARY	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC SANITARY SEWER IMPROVEMENTS						
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	PUBLIC SANITARY SEWER EASEMENT	NORTH BOUNDARY	SATURNIA ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	FIRENZE DRIVE	SATURNIA ROAD	SOUTH STUB TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	LITO ROAD	PIZZO DRIVE	FIRENZE DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	PIZZO DRIVE	SOUTH STUB TERMINUS	NORTH STUB TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	SATURNIA ROAD	PIZZO DRIVE	FIRENZE DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VICENZA DRIVE	LITO ROAD	SATURNIA ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	AREZZO DRIVE	LITO ROAD	SATURNIA ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	COMO DRIVE	LITO ROAD	SATURNIA ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PINNACLE PEAK DR	NORTH BOUNDARY	SOUTH BOUNDARY	/	/	/

SCOTT J STEFFEN	01/08/03				
PREPARED BY· PRINT NAME	DATE	DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
BOHANNAN HUSTON INC					
FIRM.		TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
Scott J Steffen	1/8/03				
SIGNATURE	DATE	UTILITY DEVELOPMENT	DATE	CITY ENGINEER	DATE
MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION			1-15-03		
		NEW MEXICO UTILITIES INC.	DATE		DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form
SUBDIVISION	**S**
☐ Major Subdivision action	
☒ Minor Subdivision action	
☐ Vacation	**V**
☐ Variance (Non-Zoning)	
SITE DEVELOPMENT PLAN	**P**
☐ ...for Subdivision Purposes	
☐ ...for Building Permit	
☐ IP Master Development Plan	
☐ Cert. of Appropriateness (LUCC)	**L**

	Supplemental form
ZONING & PLANNING	**Z**
☐ Annexation	
☐ County Submittal	
☐ EPC Submittal	
☐ Zone Map Amendment (Establish or Change Zoning	
☐ Sector Plan (Phase I, II, III)	
☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☐ Text Amendment	
APPEAL / PROTEST of...	**A**
☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	

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

APPLICANT INFORMATION:

NAME: ENTRADA DEVELOPMENT, LLC. PHONE: 262-2323
ADDRESS: 4101 INDIAN SCHOOL RD NE FAX: 998-9099
CITY: ALBUQUERQUE STATE NM ZIP____ E-MAIL: ____
Proprietary interest in site: OWNER
AGENT (if any): BOHANNAN HUSTON,INC. PHONE: 823-1000
ADDRESS: 7500 JEFFERSON NE FAX: 798-7988
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: ____

DESCRIPTION OF REQUEST: FINAL PLAT APPROVAL

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

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

Lot or Tract No. REPLAT OF TRACT G Block: ____ Unit: ____

Subdiv. / Addn. VILLAGE CENTER NORTH SUBDIVISION

Current Zoning: SU-1 FOR R-2 Proposed zoning: R-2

Zone Atlas page(s): A-11 No. of **existing** lots: 1 No. of **proposed** lots: 95

Total area of site (acres): 13.0225 Density if applicable: dwellings per gross acre: ____ dwellings per net acre: ____

Within city limits? ☒ Yes. No ☐, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO

UPC No. 101106648442310125 MRGCD Map No. ____

LOCATION OF PROPERTY BY STREETS: On or Near: STONEBROOK PLACE NW
Between: SUMMER RIDGE RD NW and MONTEREY PIER DR. NW

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1002132 & 1000898

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

SIGNATURE ____ DATE 11/17/03

(Print) RICK BELTRAMO ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY Form revised 10/03

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

Application case numbers	Action	S.F.	Fees
03 - PRB - 01963	EP		$ 0
- -			$
- -			$
- -			$
- -			$
			Total $ 0

Hearing date 11/26/2003

S Mitchell 11/17/03
Planner signature / date

Project # 1002132

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

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

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

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

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

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

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

✓ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
✓ Design elevations & cross sections of perimeter walls
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
NA Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
✓ Property owner's and City Surveyor's signatures on the Mylar drawing
__ SIA financial guaranty verification
NA Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
✓ Any original and/or related file numbers are listed on the cover application
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☐ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**

__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application
__ Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
☐ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
☐ **AMENDMENT TO GRADING PLAN (with minor changes)**

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

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

Amended preliminary plat approval expires after one year.

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

Rick Bohrando
Applicant name (print)

11/17/03
Applicant signature / date

Form revised 10/03

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

Application case numbers
03 - DRB - 01963
___ - ___ - ___
___ - ___ - ___

D Matson 11/17/03
Planner signature / date

Project # 1002132

Bohannan Huston INC.

Courtyard I
7500 Jefferson NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
fax: 505.798.7988
toll free: 800.877.5332

November 17, 2003

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

Re: Final Plat Approval- Villa De Villagio
A replat of Tract G Village Center North Subdivision DRB# 1002132 & 1000898

Dear Sheran:

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

- Development Review Applications
- Six (6) copies of the Final Plat, and
- Zone Atlas Map showing the location of the property

The purpose of this plat is to subdivide all of Tract G of the Bulk Land plat of Village Center North Subdivision, to vacate easements, grant easements and dedicate Right of Way. This subdivision is approximately 13.0225 acres with 95 lots and six tracts. The property is located near StoneBrook Place NW between Summer Ridge RD NW and Monterey Pier Dr. NW.

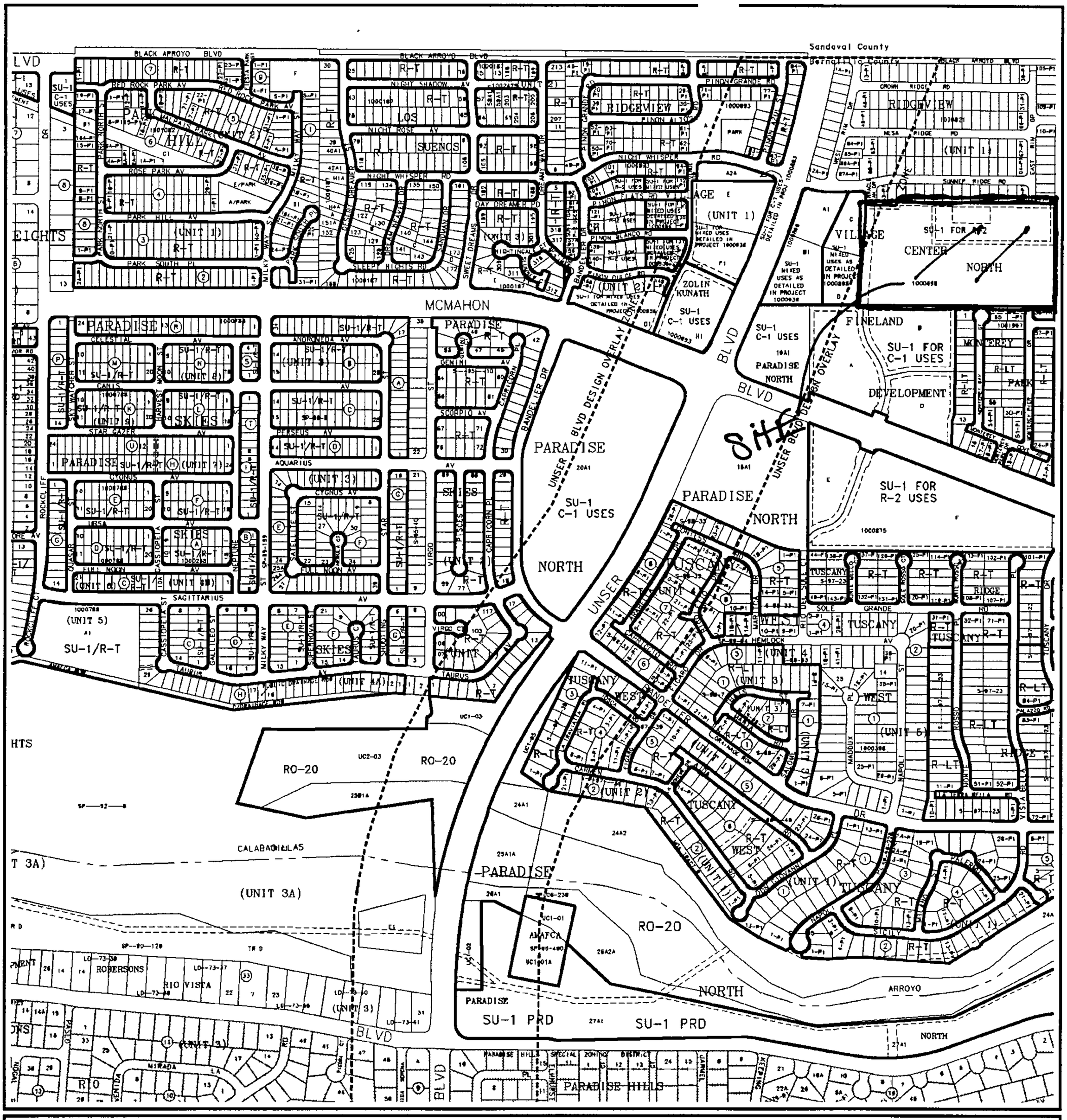
Please place this item on the DRB Agenda to be heard on November 19, 2003. If you have any questions or require additional information, please contact me.

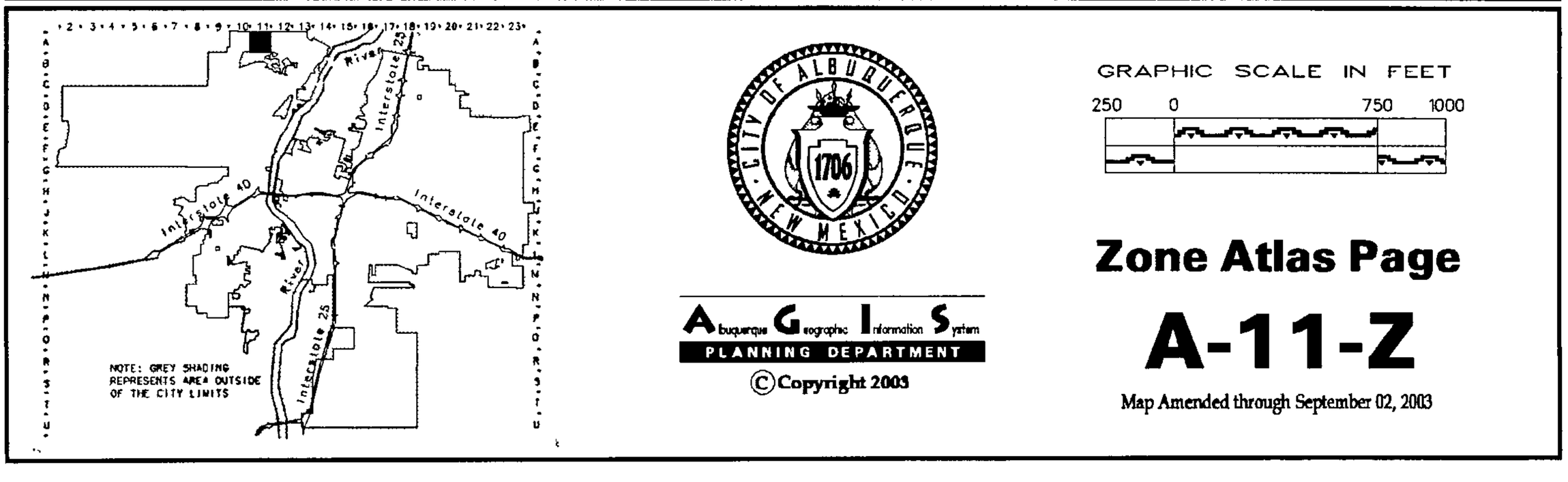
Sincerely,

Rick Beltramo, P.E.
Vice President
Community Development and Planning Group

Cc: Tim McNaney, T.S. McNaney & Associates

SS
Enclosure





CITY OF ALBUQUERQUE · NEW MEXICO · 1706

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

A-11-Z

Map Amended through September 02, 2003

No. of Lots: 95
Nearest Major Streets
Unser Blvd. & McMahon Blvd NW

FIGURE 12

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

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 6th day of November, 20 03 by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and T.S. McNaney and Associates, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] Limited Liability Co., whose address is 1015 Tijeras NW Suite 210 87102 and whose telephone number is 338-2286, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tract G Village Center North Subdivision, recorded on 12-19-01 in the records of the Bernalillo County Clerk at Book 2001C, pages 336 through XXX (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] ENTRADA DEVELOPMENT Ltd. Co ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Villa de Villagio Subdivision Phase/Unit 1 describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 12 day of February, 2005 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 7089.81.

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

F

2003203925
5986957
Page: 1 of 12
11/07/2003 01:42P
Maru Herrera Bern. Co. AGRE R 31.00 Bk-A68 Pg-3500

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

SUBDIVIDER:

By [Signature]: [signature]
Name: Tim McNaney
Title: Managing Member
Dated: 10/4/03

CITY OF ALBUQUERQUE

[signature]
City Engineer
Dated: 11-6-03

[signature] 10/30/03 cf 11/3/03

SUBDIVIDER'S NOTARY

STATE OF NM)
) ss.
COUNTY OF Bernalillo)

This instrument was acknowledged before me on 9th day of October, 2003 by [name of person:] Tim McNaney, [title or capacity, for instance, "President" or "Owner":] Managing Member of [Subdivider:] T.S. McNaney & Assoc. LLC

Stephanie L. Stratton
Notary Public

My Commission Expires:
6-24-07

OFFICIAL SEAL
STEPHANIE L. STRATTON
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 6-24-07

CITY'S NOTARY

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

This instrument was acknowledged before me on 6th day of November, 2003 by Fred J. Aguirre, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Gloria D. Saavedra
Notary Public

My Commission Expires:
11-15-2003

EXHIBIT A AND POWER OF ATTORNEY ATTACHED

Mary Herrera Bern. Co. AGRE R 31.00
2003203925
5986957
Page: 6 of 12
11/07/2003 01:42P
Bk-A68 Pg-3500
/02

FINANCIAL GUARANTY AMOUNT

08/22/2003

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

Project ID #: 708981, Villa de Villagio Subd'n, Phase/Unit #: 1

Requested By: **Scott Steffen, PE w/ Bohannan Huston Inc.**

Approved estimate amount:		$311,200.00
Contingency Amount:	0.00%	$.00
Subtotal:		$311,200.00
NMGRT	5.8125%	$18,088.50
Subtotal:		$329,288.50
Engineering Fee	6.60%	$21,733.04
Testing Fee	2.00%	$6,585.77
Subotal:		$357,607.31
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$447,009.14**

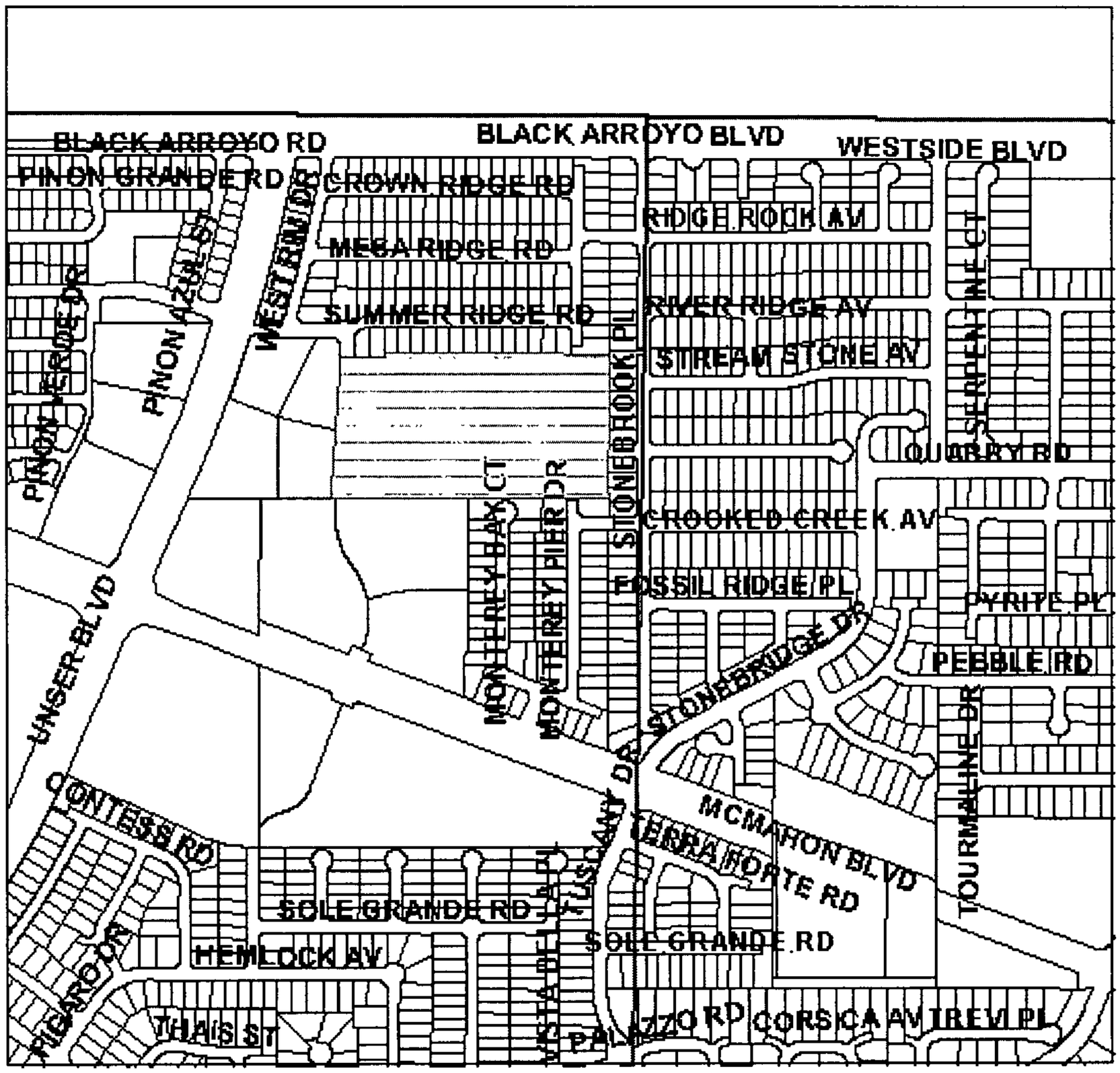
APPROVAL: DATE:

8-22-2003

Notes: Certification for grading & drainage prior to release of financial guaranty. Water & SAS by NMUI and not part of this financial guaranty.

Activate By 'Clicking' on the Map

Zoom In Id Address Id ZM Pan Zoom Out



ReDraw Screen

Scroll Down For Park Attributes

1999 AIR PHOTO (Metro Area Coverage)

CITY

LAY

STREE

PARKS

CITY L

ZONE

NBR B

COMM

WATE

SEWER

STORM

ZONIN

LOT N

ZIP CO

COUN

FLOOD

PARCE

CONTR

SENAT

REPRE

COUN

PARCE

CRIMI

PUBLI

LAND

1960 C

ZO

T

ME

PROX

Selected Address: 99999 MCMAHON BLVD NW
Zoning: SU-1 FOR R-2
Lot/Block/Subd: G , 0000 , VILLAGE CENTER NORTH
Council District/Name: FIVE , CADIGAN
County Commission: 4
Rep District/Sen District: 29 , 23
Nbr Assoc: HORIZON HILLS
Zoning: SU-1 FOR R-2
Voter Pct: 2
High Sch District: CIBOLA
Mid Sch District: MONROE
Elem Sch District: SEVEN BAR
ZoneMap Page: A11
Jurisdiction: CITY
Police Beat: 111/WESTSIDE
Flood Zone: Nothing Selected
Comm Plan Area: WEST SIDE
UPC #: 101106648442310125
Owner Name: SMITH RICHARD E & EVA M A
Owner City/State/Zip: CEDAR CREST / NM / 87008 0372 NM
Note: Accuracy for Owner info cannot be guaranteed correct.
Please check with the Bernalillo County Assessor for official data.

NEW GIS QUERY

(c) 2003 City of Albuquerque | Disclaimer | Privacy Statement

Current DRC
Project No. _____

Date Submitted: January 8, 2003

Date Site Plan Approved: N/A

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No. 1002132

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

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

VILLA DE VILLAGIO SUBDIVISION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC ROADWAY IMPROVEMENTS						
		48' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON SOUTH SIDE ONLY WITH 6' CENTER MEDIAN	VILLAGIO AVE.	PINNACLE PEAK DRIVE	PIZZO DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON EAST SIDE ONLY*	PIZZO DRIVE	SATURNIA ROAD	LITO ROAD	/	/	/
		26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE NO SIDEWALK	PIZZO DRIVE	SATURNIA ROAD	NORTH STUB TERMINUS	/	/	/
		26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE NO SIDEWALK	PIZZO DRIVE	LITO ROAD	SOUTH STUB TERMINUS	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON SOUTH SIDE ONLY*	LITO ROAD	PIZZO DRIVE	FIRENZE DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON NORTH SIDE ONLY*	SATURNIA ROAD	PIZZO DRIVE	FIRENZE DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	VICENZA DRIVE	LITO ROAD	SATURNIA ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	AREZZO DRIVE	LITO ROAD	SATURNIA ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	COMO DRIVE	LITO ROAD	SATURNIA ROAD	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC WATERLINE IMPROVEMENTS						
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PUBLIC WATERLINE EASEMENT/FIRENZE DRIVE	NORTH BOUNDARY	SATURNIA ROAD	/	/	/
		4-6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	FIRENZE DRIVE	SOUTH STUB TERMINUS	SATURNIA ROAD	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	LITO ROAD	PIZZO DRIVE	FIRENZE DRIVE	/	/	/
		4-8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PIZZO DRIVE	SOUTH STUB TERMINUS	SATURNIA ROAD	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SATURNIA ROAD	PIZZO DRIVE	FIRENZE DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VICENZA DRIVE	LITO ROAD	SATURNIA ROAD	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	AREZZO DRIVE	LITO ROAD	SATURNIA ROAD	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	COMO DRIVE	LITO ROAD	SATURNIA ROAD	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VILLAGIO AVENUE	PINNACLE PEAK DRIVE	PIZZO DRIVE	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PINNACLE PEAK DRIVE	SOUTH BOUNDARY	NORTH BOUNDARY	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC SANITARY SEWER IMPROVEMENTS						
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PUBLIC SANITARY SEWER EASEMENT	NORTH BOUNDARY	SATURNIA ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	FIRENZE DRIVE	SATURNIA ROAD	SOUTH STUB TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	LITO ROAD	PIZZO DRIVE	FIRENZE DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PIZZO DRIVE	SOUTH STUB TERMINUS	NORTH STUB TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SATURNIA ROAD	PIZZO DRIVE	FIRENZE DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VICENZA DRIVE	LITO ROAD	SATURNIA ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	AREZZO DRIVE	LITO ROAD	SATURNIA ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	COMO DRIVE	LITO ROAD	SATURNIA ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PINNACLE PEAK DR.	NORTH BOUNDARY	SOUTH BOUNDARY	/	/	/

SCOTT J. STEFFEN 01/08/03
PREPARED BY PRINT NAME DATE

BOHANNAN HUSTON INC.
FIRM:

Scott J. Steffen 1/8/03
SIGNATURE DATE

MAXIMUM TIME ALLOW TO CONSTRUCT
IMPROVEMENTS WITHOUT A DRB EXTENSION

DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
UTILITY DEVELOPMENT	DATE	CITY ENGINEER	DATE
NEW MEXICO UTILITIES INC.	DATE		DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: T.S. McNaney and Associates PHONE: 338-2286
ADDRESS: 400 Gold SW Suite 700 FAX: 338-0200
CITY: Albuquerque STATE NM ZIP 87102 E-MAIL:
Proprietary interest in site: contract purchaser
AGENT (if any): Consensus Planning, Inc. PHONE: 764-9801
ADDRESS: 924 Park Avenue SW FAX: 842-5495
CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.

DESCRIPTION OF REQUEST: ~~DRB sign-off of EPC approved Site Plan for Subdivision and Site Plan for~~ Building Permit (FINAL SIGN OFFS)

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

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

Lot or Tract No. Tract G Block: Unit:
Subdiv. / Addn. Village Center North Subdivision AKA. VILLA DE VILLAGIO SUBD
Current Zoning: SU-1 for R-2 Proposed zoning: N/A
Zone Atlas page(s): A-11 No. of **existing** lots: 1 No. of **proposed** lots: 95
Total area of site (acres): 13.02 Density if applicable: dwellings per gross acre: 7.3 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. MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: West of Unser Blvd NW, south of Summer Ridge Rd NW
Between: and

CASE HISTORY: Russell Brito
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1002132 pp 2/5/03
1000898; 02EPC001347; 02EPC-01348; 03DRB-00031

Check-off if project was previously reviewed by Sketch Plat/Plan ☑, or Pre-application Review Team ☐. Date of review: 8/7/02

SIGNATURE Jacqueline Fishman DATE 1/27/03
(Print) Jacqueline Fishman, AICP ___ Applicant ✔ Agent

FOR OFFICIAL USE ONLY .pdf Form revised Sept. 2001

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

Application case numbers		Action	S.F.	Fees
03DRB -	-00135	SPS	P(3)	$ Ø
03DRB -	00137	SBP	P(3)	$ Ø
-	-			$
-	-			$
-	-			$
				Total $ Ø

Hearing date Feb. 05, '03

B Herbert 1/28/03
Planner signature / date

Project # 1002132

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
__ Infrastructure List, if relevant to the site plan
__ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
__ 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
__ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
__ Blue-line 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
✓ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
✓ Blue-line 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.

Jacqueline Fishman, AICP
Applicant name (print)

Jacqueline Fishman 1/27/03
Applicant signature / date

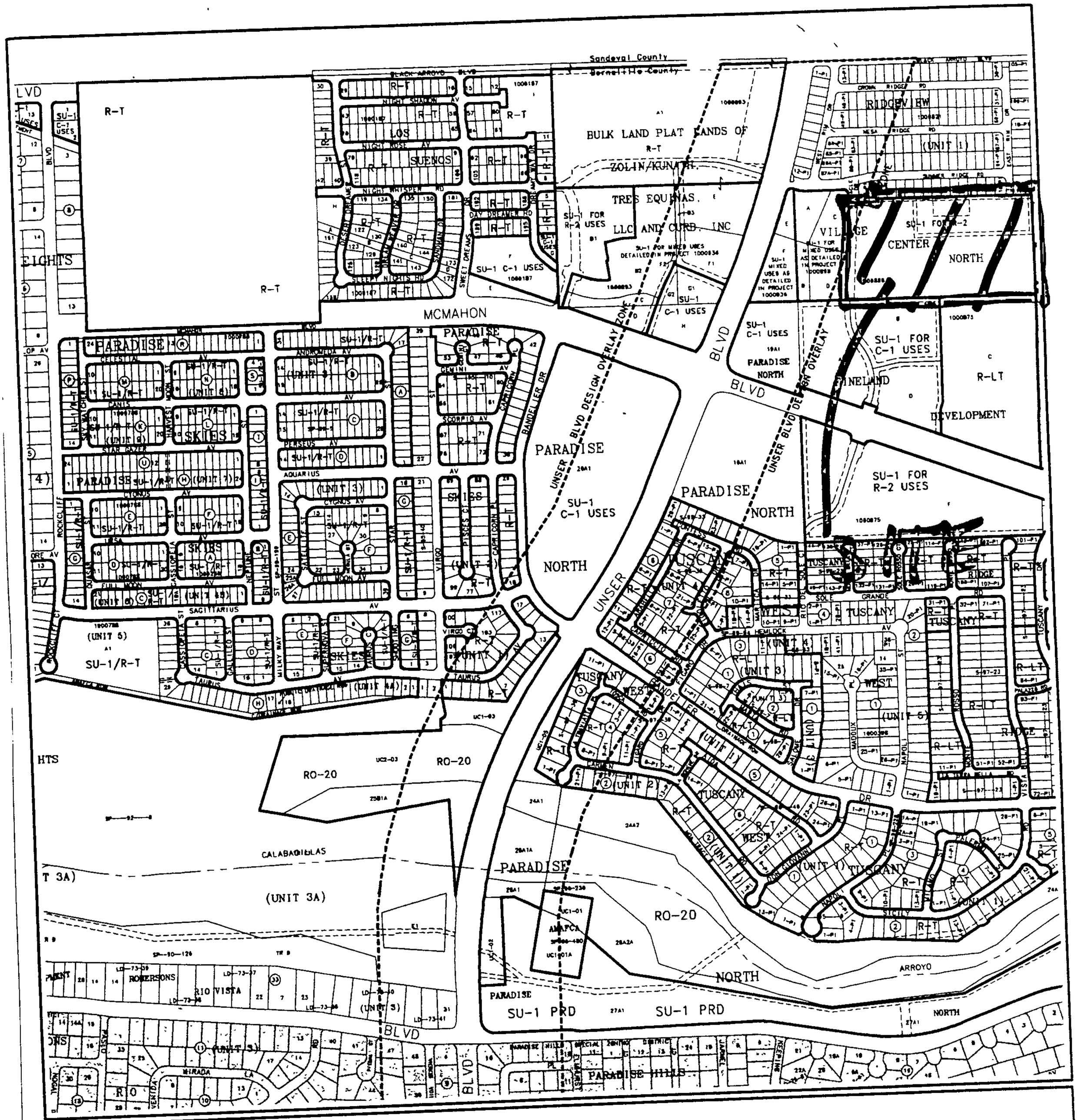
Form revised September 2001

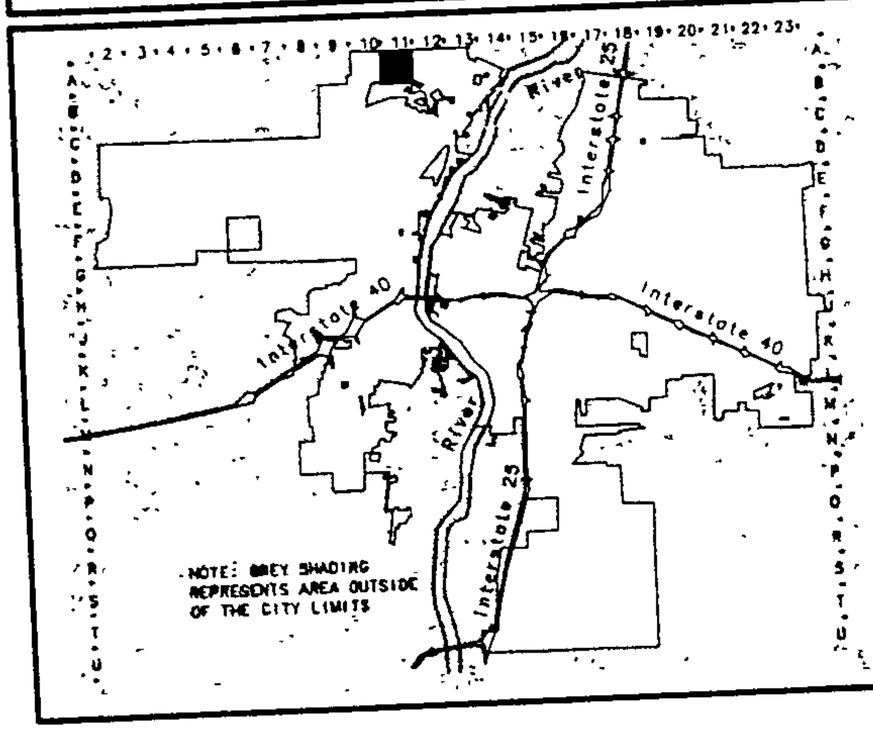
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☐ Related #s listed

Application case numbers
03DRB - 00135
03DRB - 00137
____ - ____ - ____

B Herbert 1/28/03
Planner signature / date

Project # 1002132





CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

© Copyright 2002

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

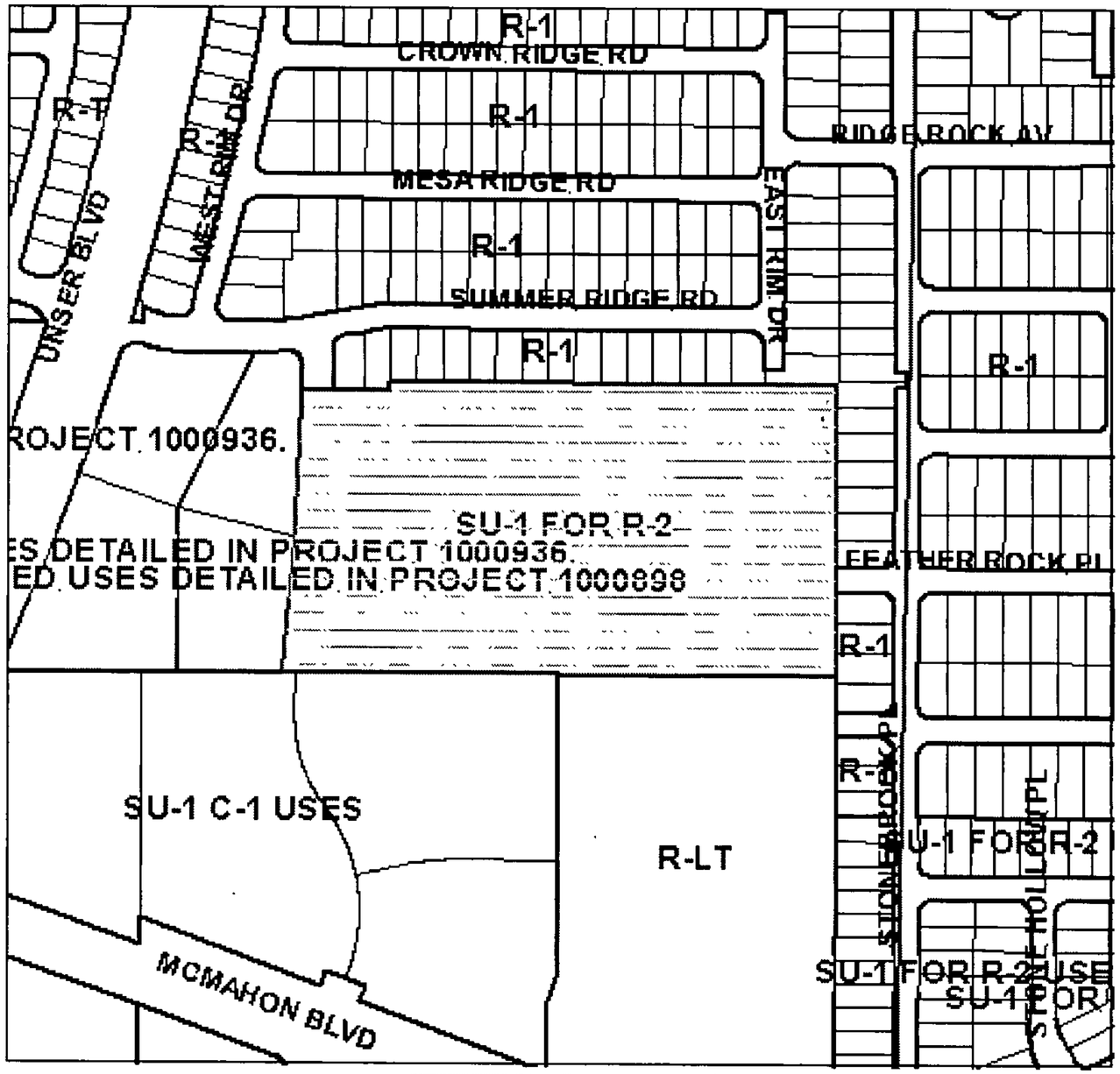
A-11-Z

Map Amended through April 03, 2002

Village Center North

Activate By 'Clicking' on the Map

Zoom In · Id Address · Id ZM · Pan · Zoom Out



ReDraw Screen

Zoning Definitions
1999 AIR PHOTO (Metro Area Coverage)

CITYWIDE VIEW

LAYER LEGEND

- [x] STREET NAMES
- [ ] PARKS
- [ ] CITY LIMITS
- [x] ZONE MAP GRID
- [ ] NBR BOUNDARY
- [ ] COMMUNITY PLANNING
- [ ] WATER LINES
- [ ] SEWER LINES
- [ ] STORM DRAINS
- [x] ZONING
- [ ] LOT NUMBERS
- [ ] ZIP CODES
- [ ] COUNCIL DISTRICTS
- [ ] FLOOD ZONES
- [x] PARCELS
- [ ] CONTROL STATIONS
- [ ] SENATE DIST
- [ ] REPRESENTATIVE DIST.
- [ ] COUNTY COMMISSION DIST.
- [ ] PARCEL ADDRESS
- [ ] CRIMINAL ACTIVITY
- [ ] CITY FACILITIES

CONSENSUS PLANNING

Landscape Architecture
Urban Design
Planning Services

924 Park Avenue SW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

January 28, 2003

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

Re: Project #1000898/02EPC-01347/02EPC-01348

Dear Ms. Matson:

The purpose of this letter is to explain how the Villa de Villagio Site Plan for Building Permit has been revised to reflect the Environmental Planning Commission's Conditions of Approval. We've addressed the conditions as follows:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. 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.
   The Site Plan for Subdivision has been revised to meet all EPC conditions and this letter satisfies the condition.

   The EPC did not have any conditions relative to the Site Plan for Subdivision, however, we revised the lot layout and added a pedestrian connection to Stonebridge Subdivision (to the east) to be consistent with the Site Plan for Building Permit.

2. The eastern portion of the subdivision shall provide functional pedestrian and bicycle access to the adjacent subdivision to the east.
   The lot layout along the eastern edge has been changed on both site plans to allow pedestrian and bicycle access to the east.

3. The applicant shall de-emphasize garages by either staggering the building setbacks, recessing the garages, or locating the garages to the rear of the building. This shall be done for a minimum of half (47) of the dwelling units.
   A note has been added to the Site Plan for Building Permit stating this requirement (see Sheet 1, Note #6).

4. The locations of the perimeter wall shall be noted on the site plan as well as the location of the entry wall sign.
   The location of the perimeter wall and the entry wall sign has been added to Sheet 1 of the Site Plan for Building Permit.

5. Public Works
   a. Developer shall contribute financially to offsite traffic mitigation consistent with other developments in the area.
      Applicant agrees with this condition.

PRINCIPALS

Karen R Marcotte, AICP
James K Strozier, AICP
Christopher J Green, ASLA

b. Site Plan shall comply and be designed per DPM standards.
We agree.

c. All the requirements of previous actions taken by the EPC and the DRB must be completed and/or provided for.
Past conditions of approval have been complied with, and we agree to comply with current conditions.

d. Developer to provide bicycle and pedestrian connections to Stonebridge Subdivision on the east and if possible, Monterrey Park Subdivision to the south.
As previously stated, the eastern lots have been changed to allow bicycle and pedestrian access to the east (Stonebridge).

e. An availability statement from NMUI will be required. Any required infrastructure must be designed to City of Albuquerque standards, including water and/or sanitary sewer lines owned and operated by NMUI.
We've attached an availability letter from NMUI to this submittal, and we agree to design all required infrastructure to COA standards.

f. An approved grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda.
We agree.

g. Re-platting should be concurrent with site plan approvals.
These Site Plans will be heard by the DRB concurrently with the Preliminary Plat submitted by Bohannan Huston (03DRB-00031).

Please do not hesitate to call me if you have any questions or desire any additional information.

Sincerely,

Jacqueline Fishman

Jacqueline Fishman, AICP
Senior Planner II

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

Date: October 18, 2002

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project 1000898**
02EPC-01347 Site Development Plan-
Amendment to Subdivision
02EPC-01348 Site Development Plan-
Building Permit

T.S. McNaney & Assoc.
400 Gold SW, Suite 700
Albuq., NM 87102

LEGAL DESCRIPTION: for all or a portion of Tract(s) G, **Village Center North**, zoned SU-1 for R-2, located WEST OF UNSER BOULEVARD NW AND SOUTH OF SUMMER RIDGE ROAD NW, between MCMAHON BOULEVARD NW and WESTSIDE BOULEVARD NW, containing approximately 13.02 acres. (A-11) Len Malry, Staff Planner

On October 17, 2002 the Environmental Planning Commission voted to approve Project 1000898 / 02EPC-01347, a request for site development plan for subdivision for Tract G, Village Center North Subdivision, zoned SU-1 for R-2, located west of Unser Boulevard NW, south of Summer Ridge Road NW, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for subdivision for an approximately 13.02 acres site to be known as Villa de Villagio. The site is located west of Unser Boulevard NW, south of Summer Ridge Road.

2. The applicant proposes to replat the site, which is zoned SU-1 for R-2, into 95 single-family residential lots and local streets.

3. The request furthers the applicable goals and policies of the *Comprehensive Plan* by proposing the development of a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers a variety and choice in housing, transportation, work areas and life styles, while creating a visually pleasing built environment (Established Urban Goal).

4. The request furthers the applicable policies and intent of the *West Side Strategic Plan* by locating the proposed a single-family residential development outside a designated activity center. (Policies 3.2 and 3.4).

5. The submitted site plan conforms to the density, type and hierarchy of uses as illustrated in the *Westside/McMahon Corridor Transportation and Land Use Guide* (Resolution 249 Section 4.B).

6. The requirements of the Zoning Code for a site development plan for subdivision have been met by this submittal.

7. In response to Policy 2.5 the Westside Strategic Plan comments from the Albuquerque Public Schools indicate that this development will affect Seven Bar Elementary School, James Monroe Middle School and Cibola High School all of these schools are currently enrolled and operating above their designed capacity.

8. There is no opposition from any recognized neighborhood association.

On October 17, 2002 the Environmental Planning Commission voted to approve Project 1000898 / 02EPC-01348, a request for site development plan for building permit for Tract G, Village Center North Subdivision, zoned SU-1 for R-2, located west of Unser Boulevard NW, south of Summer Ridge Road NW, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for building permit for an approximately 13.02 acres site to be known as Villa de Villagio. The site is located west of Unser Boulevard NW, south of Summer Ridge Road.

2. The applicant proposes to replat the site, which is zoned SU-1 for R-2, into 95 single-family residential lots and local streets.

3. The request furthers the applicable goals and policies of the *Comprehensive Plan* by proposing the development of a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers a variety and choice in housing, transportation, work areas and life styles, while creating a visually pleasing built environment (Established Urban Goal).

4. The request furthers the applicable policies and intent of the *West Side Strategic Plan* by locating the proposed a single-family residential development outside a designated activity center (Policies 3.2 and 3.4).

5. The submitted site plan conforms to the density, type and hierarchy of uses as illustrated in the *Westside/McMahon Corridor Transportation and Land Use Guide* (Resolution 249 Section 4.B).

6. This request will be adequate with some minor changes and additions which are outlined in the Conditions of approval.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. 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 eastern portion of the subdivision shall provide functional pedestrian and bicycle access to the adjacent subdivision to the east.

3. The applicant shall de-emphasize garages by either staggering the building setbacks, recessing the garages or locating the garages to the rear of the building. This shall be done for a minimum of half (47) of the dwelling units.

4. The locations of the perimeter wall shall be noted on the site plan as well as the location of the entry wall sign.

5. **Public Works Conditions of Approval**:
RECOMMENDED CONDITIONS FROM CITY ENGINEER and PUBLIC WORKS:
Conditions of approval for the proposed Site Development Plan Amendment for Subdivision and Site Development Plan for Building Permit shall include:
   a. Developer shall contribute financially to offsite traffic mitigation consistent with other developments in the area.
   b. Site Plan shall comply and be designed per DPM Standards.
   c. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
   d. Developer to provide bicycle and pedestrian connections to Stonebridge Subdivision on the east and if possible Monterrey Park Subdivisions on the south.
   e. An availability statement from New Mexico Utilities Inc. will be required. Any required infrastructure must be designed to City of Albuquerque standards, including water and/or sanitary sewer lines owned and operated by NMUI.
   f. An approved grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda.
   g. Re-platting should be concurrent with site plan approvals.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY NOVEMBER 1, 2002 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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

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

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

Sincerely,

Russell Brito

for Victor J. Chavez
Planning Director

VJC/LM/ac

cc: Consensus Planning Inc., 924 Park Avenue SW, Albuq., NM 87102
Julia M. Wilson, Horizon Hills N.A., 5705 Carmen Road NW<Albuq., NM 87114
Jolinda J. Balmer, Horizon Hills N.A., 10590 Vista Bella Place NW, Albuq., NM 87114

New Mexico Utilities Inc.

May 6, 2002

Mr. Rick Beltramo
Bohannan Huston
Courtyard One
7500 Jefferson NE
Albuquerque, NM 87109

Re: Villa de Villagio

Dear Mr. Beltramo:

New Mexico Utilities, Inc., will be able to provide water and wastewater service to the above referenced site located in Albuquerque, New Mexico, County of Bernalillo, subject to the rules and regulations of the New Mexico Public Regulation Commission and the tariffs and policies of New Mexico Utilities, Inc.

Sincerely,
New Mexico Utilities, Inc.

Bob Gay
Vice President

4700 Irving Blvd., N.W., Suite 201
Albuquerque, New Mexico 87114
Telephone (505) 898-2661 Fax (505) 898-6379

Current DRC
Project No _____

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

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

VILLA DE VILLAGIO SUBDIVISION

Date Site Plan Approved: ~~N/A~~ 2/12/03
Date Preliminary Plat Approved: 2/12/03
Date Preliminary Plat Expires: 2/12/04

DRB Project No. 1002132
APPLICATION # 03DRB-00031

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC ROADWAY IMPROVEMENTS						
		48' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON SOUTH SIDE ONLY WITH ~~6'~~ 4' CENTER MEDIAN	VILLAGIO AVE	PINNACLE PEAK DRIVE	PIZZO DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON EAST SIDE ONLY*	PIZZO DRIVE	SATURNIA ROAD	LITO ROAD	/	/	/
		~~26'~~ 24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE NO SIDEWALK	PIZZO DRIVE	SATURNIA ROAD	NORTH STUB TERMINUS	/	/	/
		~~26'~~ 24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE NO SIDEWALK	PIZZO DRIVE	LITO ROAD	SOUTH STUB TERMINUS	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON SOUTH SIDE ONLY*	LITO ROAD	PIZZO DRIVE	FIRENZE DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON NORTH SIDE ONLY*	SATURNIA ROAD	PIZZO DRIVE	FIRENZE DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	VICENZA DRIVE	LITO ROAD	SATURNIA ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	AREZZO DRIVE	LITO ROAD	SATURNIA ROAD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	COMO DRIVE	LITO ROAD	SATURNIA ROAD	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location			Inspector	Inspector	Engineer

PUBLIC ROADWAY IMPROVEMENTS CONTINUED

		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	FIRENZE DRIVE	LITO ROAD	SATURNIA ROAD	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	FIRENZE DRIVE	SOUTH STUB TERMINUS	LITO ROAD	/	/	/
		24' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	FIRENZE DRIVE	SATURNIA ROAD	NORTH STUB TERMINUS	/	/	/
		24' EOP-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE MEANDERING PATH ON EAST SIDE ONLY	PINNACLE PEAK DR	SOUTH BOUNDARY	NORTH BOUNDARY	/	/	/

* SIDEWALKS TO BE DEFERRED WAIVER OF SIDEWALKS ON NORTH SIDE OF LITO ROAD, SOUTH SIDE OF SATURNIA ROAD, WEST SIDE OF PIZZO DRIVE, EAST SIDE OF PIZZO STUB STREETS, AND NORTH SIDE OF VILLAGIO AVENUE.

STREET LIGHTS AS PER COA DPM

MODIFIED PROCEDURE 'C'
OFFSITE TRAFFIC MITIGATION FEE = $400 PER LOT X 95 LOTS = $38,000

PUBLIC STORM DRAIN IMPROVEMENTS

		18"-42" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	(TRACT D) PUBLIC STORM DRAIN EASEMENT/ FIRENZE DRIVE	NORTH BOUNDARY	SATURNIA ROAD	/	/	/
		18"-36" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	SATURNIA ROAD	PIZZO DRIVE	FIRENZE DRIVE	/	/	/
		30" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	PIZZO DRIVE	SATURNIA ROAD	VILLAGIO AVENUE	/	/	/
		30" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	VILLAGIO AVENUE	PINNACLE PEAK DR.	PIZZO DRIVE	/	/	/
		18"-24" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	PINNACLE PEAK DR	50' NORTH OF VILLAGIO AVENUE	SOUTH BOUNDARY	/	/	/
		NOTE	A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES				/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement				Inspector	Inspector	Engineer
			PUBLIC WATERLINE IMPROVEMENTS						
		8" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	PUBLIC WATERLINE EASEMENT/FIRENZE DRIVE	NORTH BOUNDARY	SATURNIA ROAD	/	/	/
		4-6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	FIRENZE DRIVE	SOUTH STUB TERMINUS	SATURNIA ROAD	/	/	/
		6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	LITO ROAD	PIZZO DRIVE	FIRENZE DRIVE	/	/	/
		4-8" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	PIZZO DRIVE	SOUTH STUB TERMINUS	SATURNIA ROAD	/	/	/
		8" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	SATURNIA ROAD	PIZZO DRIVE	FIRENZE DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	VICENZA DRIVE	LITO ROAD	SATURNIA ROAD	/	/	/
		6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	AREZZO DRIVE	LITO ROAD	SATURNIA ROAD	/	/	/
		6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	COMO DRIVE	LITO ROAD	SATURNIA ROAD	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	VILLAGIO AVENUE	PINNACLE PEAK DRIVE	PIZZO DRIVE	/	/	/
		8" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	PINNACLE PEAK DRIVE	SOUTH BOUNDARY	NORTH BOUNDARY	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Chief Engineer
			PUBLIC SANITARY SEWER IMPROVEMENTS						
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	PUBLIC SANITARY SEWER EASEMENT	NORTH BOUNDARY	SATURNIA ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	FIRENZE DRIVE	SATURNIA ROAD	SOUTH STUB TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	LITO ROAD	PIZZO DRIVE	FIRENZE DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	PIZZO DRIVE	SOUTH STUB TERMINUS	NORTH STUB TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	SATURNIA ROAD	PIZZO DRIVE	FIRENZE DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	VICENZA DRIVE	LITO ROAD	SATURNIA ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	AREZZO DRIVE	LITO ROAD	SATURNIA ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	COMO DRIVE	LITO ROAD	SATURNIA ROAD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	PINNACLE PEAK DR.	NORTH BOUNDARY	SOUTH BOUNDARY	/	/	/

ORIGINAL

SCOTT J. STEFFEN PREPARED BY: PRINT NAME	01/08/03 DATE	Sherman Matson DRB CHAIR	2/12/03 DATE	Christina Sandoval PARKS & ~~GENERAL SERVICES~~ RECREATION DEPT.	2/12/03 DATE
BOHANNAN HUSTON INC. FIRM:		[illegible] TRANSPORTATION DEVELOPMENT	2-12-03 DATE	AMAFCA	DATE
[signature] SIGNATURE	2/12/03 1/8/03 DATE	Roger Green UTILITY DEVELOPMENT	2/12/03 DATE	Bradt L. Bishop CITY ENGINEER	DATE
MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION 2-12-05		[illegible] NEW MEXICO UTILITIES INC.	1-15-03 DATE		DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: T.S. MC NANEY AND ASSOCIATES PHONE: 338-2286
ADDRESS: 400 GOLD S.W. FAX: ____
CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: ____
Proprietary interest in site: OWNER
AGENT (if any): BOHANNAN HUSTON, INC. PHONE: 823-1000
ADDRESS: 7500 JEFFERSON NE FAX: 798-7988
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: ____

DESCRIPTION OF REQUEST: ~~PRELIMINARY PLAT, GRADING PLAN, VACATION OF PUBLIC~~ EASEMENTS AND SIDEWALK DEFERRAL AND WAIVER AND SIDEWALK DESIGN VARIANCE

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

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

Lot or Tract No. TRACT G Block: ____ Unit: ____
Subdiv. / Addn. VILLAGE CENTER NORTH TBKA VILLA DE VILLAGIO SUBD.
Current Zoning: SU-1 FOR R-2 Proposed zoning: ____
Zone Atlas page(s): A-11 No. of **existing** lots: 1 No. of **proposed** lots: 95
Total area of site (acres): 13.02 Density if applicable: dwellings per gross acre: ____ dwellings per net acre: ____
Within city limits? ✔ Yes. No___, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO
UPC No. 101106648442310125 MRGCD Map No. ____
LOCATION OF PROPERTY BY STREETS: On or Near: EAST OF UNSER BLVD NW
Between: SOUTH OF WESTSIDE BLVD NW and NORTH OF MC MAHON BLVD NW

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): ____
~~1000898~~ 02-01190 SK

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

SIGNATURE ____ DATE 1/9/03
(Print) SCOTT J. STEFFEN ___ Applicant ✔ Agent

FOR OFFICIAL USE ONLY .pdf Form revised Sept. 2001

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
☐ All checklists are complete	03DRB - ____ - 00031	PP	S(2)	$ 3,050
☑ All fees have been collected	03DRB - ____ - 00032	VPE	✓	$ 45
☑ All case #s are assigned	03DRB - ____ - 00033	SW	✓	$ Ø
☑ AGIS copy has been sent	03DRB - ____ - 00034	SDV	✓	$ Ø
☑ Case history #s are listed	03DRB - ____ - 00035	TDS	✓	$ Ø
☑ NA Site is within 1000ft of a landfill		NOTIF. FEE		Total 75.00
☐ ~~F.H.~~D.P. density bonus	Hearing date FEB. 05, '03			$ 3,170.00
☐ ~~F.H.D.~~P. fee rebate				

1/09/03
Planner signature / date

Project # 1002132

FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

☑ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

- ✓ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
- ✓ Proposed Infrastructure List.
- ✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ✓ Letter briefly describing, explaining, and justifying the request
- ✓ Property owner's and City Surveyor's signature on the proposed plat
- ✓ FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ✓ Sign Posting Agreement
- ✓ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- ✓ Fee (see schedule)
- ✓ Any original and/or related file numbers are listed on the cover application

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

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

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

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

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

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

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

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

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

SCOTT STEFFEN
Applicant name (print)

1/9/03
Applicant signature / date

Form revised September 2001

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

Application case numbers
03DRB-_____-00031
_____-_____-_____
_____-_____-_____

1/09/03
Planner signature / date

Project # 1002132

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS**

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

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

☐ **VACATION OF PUBLIC RIGHT-OF-WAY**
☑ **VACATION OF PUBLIC EASEMENT**

✓ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24** copies. (Not required for dedicated and City owned public right-of-way.)
✓ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **24** copies
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the request
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
✓ Sign Posting Agreement
✓ Fee (see schedule) 45.00
✓ Any original and/or related file numbers are listed on the cover application

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

☐ **VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL**
☑ **SIDEWALK DESIGN VARIANCE**
☑ **SIDEWALK WAIVER**

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

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

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

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

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

☐ **VACATION OF PRIVATE EASEMENT**

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

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

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

SCOTT STEFFEN
Applicant name (print)

1/9/03
Applicant signature / date

.pdf Form revised Sept. 2001

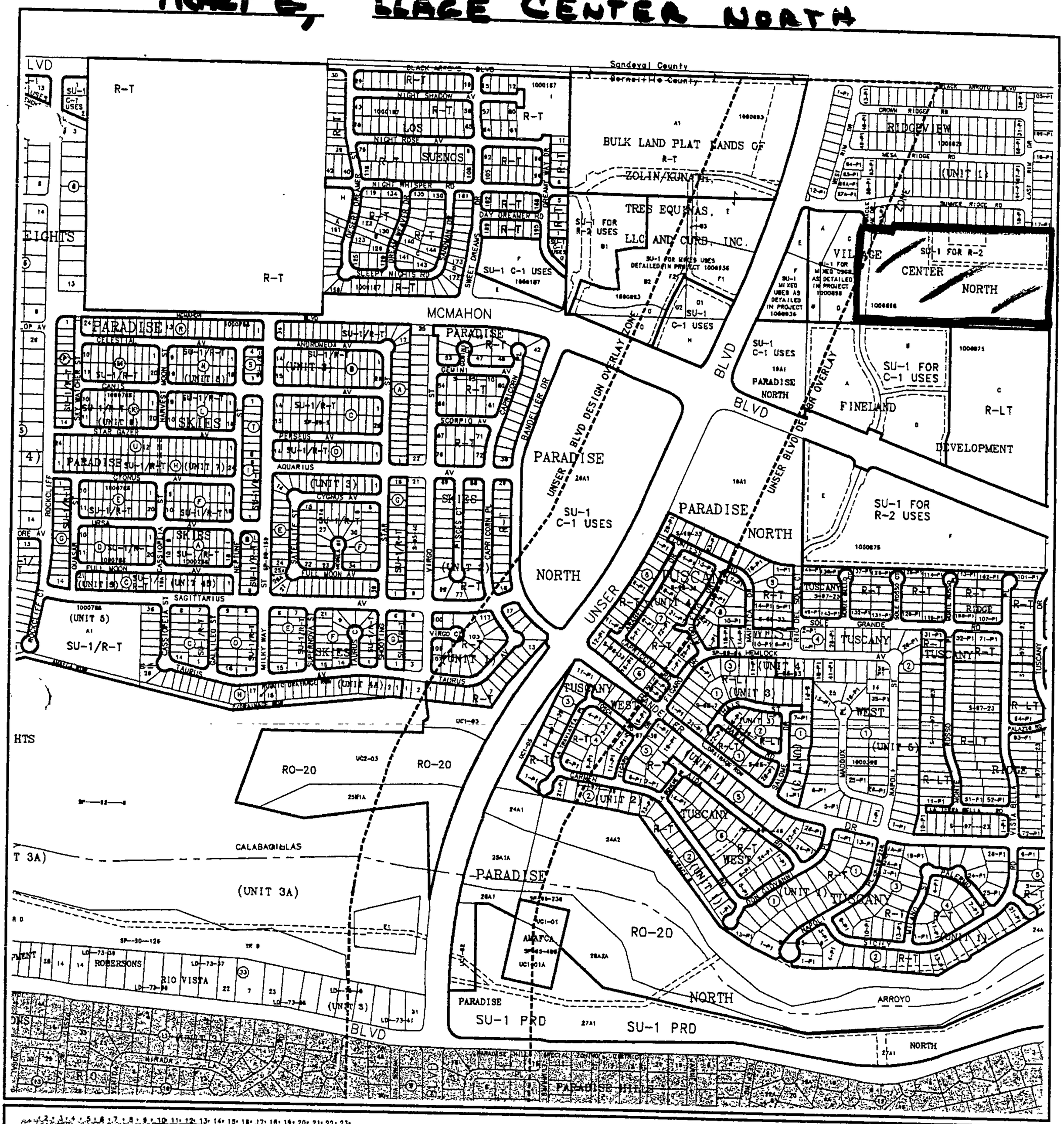
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

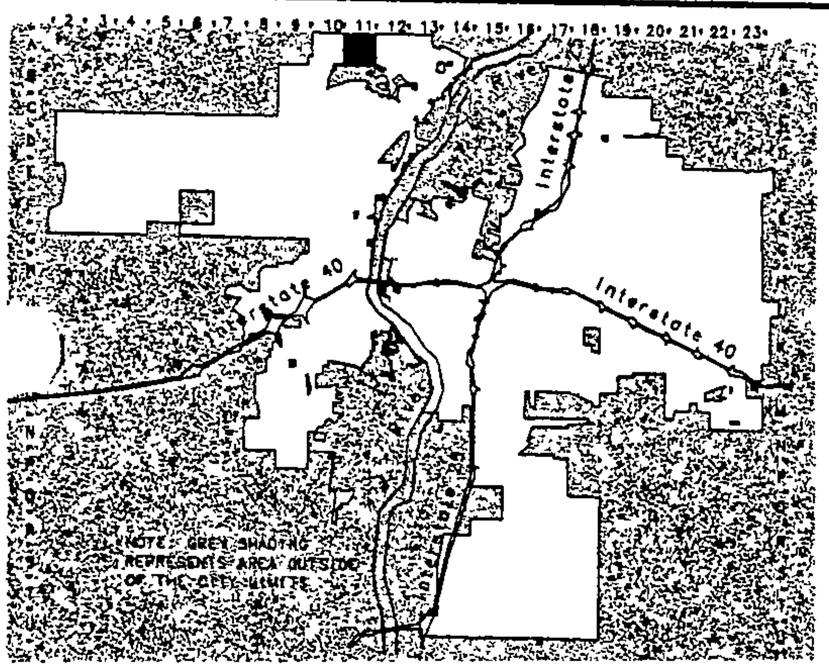
Application case numbers
03DRB-00032
03DRB-00033
03DRB-00034
03DRB 00035

1/09/03
Planner signature / date

Project # 1002132

TRACT G, VILLAGE CENTER NORTH





CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

© Copyright 2002

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

A-11-Z

Map Amended through April 03, 2002

Bohannan △ Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877 5332

January 9, 2003

Roger Green, Chairman
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Preliminary Plat, Sidewalk Deferral, Waiver and Design Variance and Vacation Request Approval
Villa de Villagio Subdivision

Dear Roger:

We are requesting Preliminary Plat approval for the Villa de Villagio Subdivision. The subject property is currently known as Tract 'G' of the Village Center North Subdivision and contains approximately 13 acres. Current zoning is SU-1 for R-2. An amended Site Plan was approved with conditions by EPC on October 24, 2002. Development Review Board (DRB) sign-off of the Site Plan will be heard concurrently with the Preliminary Plat application. The Site Plan will be submitted one week prior to the scheduled hearing date for the Preliminary Plat.

The proposed subdivision consists of 95 single-family residential lots, with minimum lot dimensions of 43 feet wide by 82 feet deep. There is a single point of access (Villagio Avenue) to the subdivision off of Pinnacle Peak Drive. Villagio Avenue has been widened per the Development Process Manual criteria, allowing a maximum of 150 units to be served. A drainage study and grading plan were submitted on December 27, 2002. Tract 'G' is in the drainage area subject to the *Master Drainage Study for the Unser/McMahon Area*. Site drainage and storm drain improvements follow the concepts in the master drainage study. The property is in the New Mexico Utility (NMUI) Service Area. A service availability request has been submitted to NMUI.

In addition to the Preliminary Plat approval, we are requesting vacation of public easements (see Exhibit A) and sidewalk waiver, deferral and design variance (see Exhibit B). The vacation and sidewalk deferral requests are fairly straightforward (i.e., easements no longer required due to the granting of public right-of-way, construction of storm drain, etc.) as described on the attached exhibits. The sidewalk waiver request reflects the approved Site Plan, showing sidewalk on only one side of Villagio Avenue, Pizzo Drive, Saturnia Road, and Lito Road. The design variance request is for a meandering sidewalk on the east side of Pinnacle Peak Drive as shown on the Site Plan.

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

- Applications for Development Review
- Twenty-four (24) copies each of the Preliminary Plat and Grading Plan
- Twenty-four (24) copies of the Infrastructure List
- Twenty four (24) copies of the Reason/Location of request for the vacation of the public easements (Exhibit A)
- Six (6) copies of the Reason/Location of Request for Sidewalk Waiver and Deferral (Exhibit B)
- Letter from the Office of Neighborhood Coordination
- Zone Atlas Map showing the location of the property
- Forms DR/WS and TIS, and

- Fee in the amount of $3,155.00

Please place this item on the DRB Agenda to be heard on February 5, 2002. If you have any questions or require further information, please call me at 823-1000.

Sincerely,

Scott J. Steffen, P.E.
Project Manager
Community Development and Planning Group

mls
Enclosures

CITY OF ALBUQUERQUE

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

APPLICANT: T.S. MC NANEY AND ASSOC. **Date of request:** 1/ 9 /03 **Zone atlas page(s):** A-11

CURRENT:
Zoning SU-1 FOR R-2
Parcel Size (acres / sq.ft.) 13.02

Legal Description -
Lot or Tract # TRACT G Block #
Subdivision Name VILLAGE CENTER NORTH

REQUESTED CITY ACTION(S):

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

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

GENERAL DESCRIPTION OF ACTION:[1] PRE. PLAT
# of units - 95
Building Size - _____(sq. ft.)

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

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

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

PUBLIC WORKS DEPT. Transportation Development Div. 3rd Floor / Room 304 City Hall 768-2680

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

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

Tony Sylva 1-9-03
TRAFFIC ENGINEER DATE

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

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

THRESHOLDS MET? YES [ ] NO [ ] Mitigating reasons for not requiring **AQIA:** Previously studied: [ ]
Notes: Threshold not met w this subd. plat.

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

Pat for EHD 1/09/03
ENVIRONMENTAL HEALTH DATE

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

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

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

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

January 8, 2003

Mary Snyder
Bohannan Huston Inc.
7500 Jefferson NE/87109
Phone: 798-7988/Fax: 798-7988

Dear Mary:

Thank you for your inquiry of **January 8, 2003** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT G, VILLAGE CENTER NORTH** zone map **#A-11.**

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

Please note that according to O-92 you are required to notify each of these contact persons by ***CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE*** the Planning Department will accept your application filing. ***IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.*** If you have any questions about the information provided, please contact me at (505) 924-3902 or by fax at (505) 924-3913.

Sincerely,

Stephani Winkelpleck

Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(01/30/02)

"Attachment A"

Mary Synder, Bohannan Huston, Inc.
Zone Map: A-11

HORIZON HILLS N.A. (R)
*Julia M. Wilson
5705 Carmen Rd. NW/87114 899-4030 (h)
Jolinda J. Balmer
10590 Vista Bella Pl. NW/87114 898-9076 (h)

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

Bohannan Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

January 9, 2003

Ms. Julia Wilson
5705 Carmen Road NW
Albuquerque, New Mexico 87114

Re: Preliminary Plat, Grading Plan and Vacation of Public Easements
Villa de Villagio Subdivision

Dear Ms.Wilson:

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

This letter is to advise you that Bohannan Huston, Inc., agent for T.S. McNaney and Associates, is seeking approval of a Prelimimary Plat, Grading Plan and Vacation request for the above referenced project from the City of Albuquerque's Development Review Board (DRB).

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

Sincerely,

Scott Steffen, P.E.
Project Manager
Community Development and Planning Group

mls
Enclosures

a:/msnyde/r030030/data/\004/oc.lt

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

January 9, 2003

Ms. Jolinda Balmer
10590 Vista Bella Place NW
Albuquerque, New Mexico 87114

Re: Preliminary Plat, Grading Plan and Vacation of Public Easements
Villa de Villagio Subdivision

Dear Ms.Balmer:

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

This letter is to advise you that Bohannan Huston, Inc., agent for T.S. McNaney and Associates, is seeking approval of a Prelimimary Plat, Grading Plan and Vacation request for the above referenced project from the City of Albuquerque's Development Review Board (DRB).

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

Sincerely,

Scott Steffen, P.E.
Project Manager
Community Development and Planning Group

mls
Enclosures

a:/msnyde/r030030/data/\004/oc.lt

7001 1940 0005 9522 2553

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

OFFICIAL USE

Postage	$ .83
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.88

Postmark Here

Sent To: Julia Wilson
Street, Apt. No.; or PO Box No.: 5705 Carmen Rd NW
City, State, ZIP+4: ABQ NM 87114

PS Form 3800, January 2001 — See Reverse for Instructions

7001 1940 0005 9522 2560

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

OFFICIAL USE

Postage	$ .83
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.88

Postmark Here

Sent To: Sylvia Balner
Street, Apt. No.; or PO Box No.: 10590 Vista Bella Pl NW
City, State, ZIP+4: ABQ NM 87114

PS Form 3800, January 2001 — See Reverse for Instructions

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME VILLA DE VILLAGIO SUBDIVISION

AGIS MAP # A -11

LEGAL DESCRIPTION TRACT G, VILLAGE CENTER NORTH

XXX **DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on DECEMBER 27, 2002 [date].

Applicant / Agent — Date 1/8/03

Hydrology Division Representative — Date 1/9/03

XXX **WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested from ~~the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol)~~ NEW MEXICO UTILITIES, INC. on 1/9/03 [date].

Applicant / Agent — Date 1/8/03

Utilities Division Representative — Date 1-9-03

DRB#____-_____

Thank You

$3,050.00 J24 Misc
$3,170.00 TRSDMM
Account 441006 Fund 0110
ACTIVITY 4983000
01/09/2003 3:12PM LOC: ANNX
RECEIPT# 00002225 WS# 008 TRANS# 0037

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

DUPLICATE
City Of Albuquerque
Treasury Division

DUPLICATE
City Of Albuquerque
Treasury Division

DUPLICATE

DUPLICATE
City Of Albuquerque
Treasury Division
01/09/2003 3:13PM LOC: ANNX
RECEIPT# 00002226 WS# 008 TRANS# 0037
Account 441006 Fund 0110
Activity 4971000 TRSDMM
Trans Amt $3,170.00
J24 Misc $45.00

Thank You

DUPLICATE

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

PAID RECEIPT

APPLICANT NAME TS, McNANEY & ASSOC,

AGENT BOHANNAN HUSTON, INC

ADDRESS

PROJECT NO. 1002132

APPLICATION NO. 05DRB-00031 → 35

$ 3050 441006 / 4983000 (DRB Cases)
45 ✓AC
$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)

$ 75 441018 / 4971000 (Notification)

$ 3170 00 **Total amount due**

1153

McNANEY BUILDING INVESTMENTS
(505) 338-2286
400 GOLD SW, SUITE 700
ALBUQUERQUE, NM 87102

FIRST STATE BANK
95-145-1070

1/8/03

$ **3,155.00

PAY TO THE ORDER OF City of Albuquerque

Three Thousand One Hundred Fifty-Five and 00/100********** DOLLARS

City Of Albuquerque
Treasury Division

01/09/2003 3:13PM LOC: ANNX
RECEIPT# 00002227 WS# 008 TRANS# 0037
Account 441018 Fund 0110
Activity 4971000 TRSDMM
Trans Amt $3,170.00
J24 Misc $75.00
CK $3,155.00
CK $15.00
CHANGE $0.00

MEMO Preliminary Plat Fees, Villa de Villagio

⑈001153⑈ ⑆107001452⑆ 0016 3561⑈

Thank You

Details on back

081064/3-90

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Planning Division at a charge of $3.00 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

   Signs must be posted from JAN. 21 ST '03 To FEB. 05 '03.

5. REMOVAL

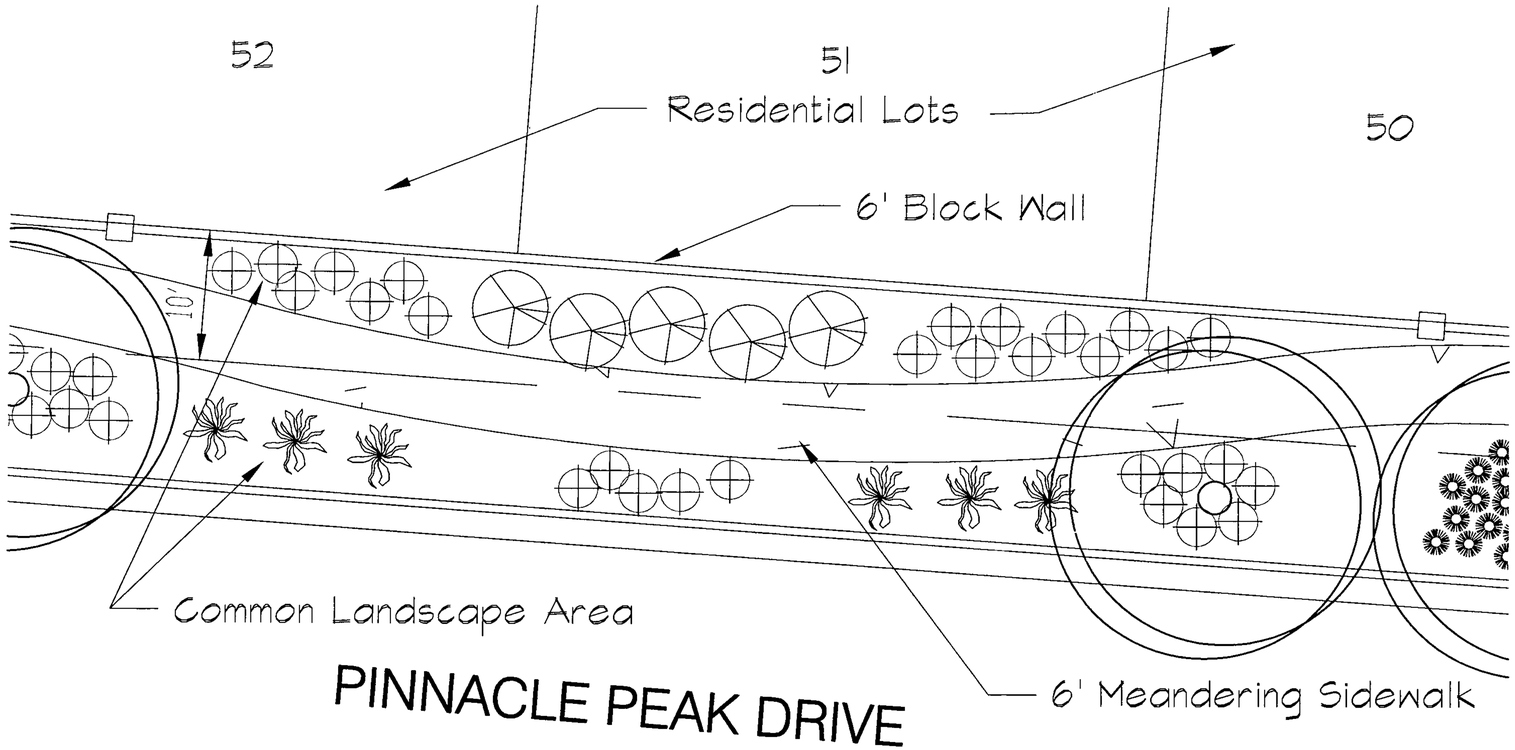
   A. The sign is not to be removed before the initial hearing on the request.
   B. The sign should be removed within five (5) days after the initial hearing.

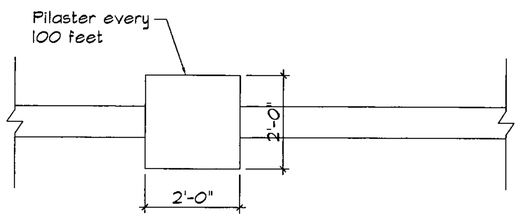
I have read this sheet and discussed it with the Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

[signature], 1/8/03
(Applicant or Agent) (Date)

I issued 3 signs for this application, 01/09/03, [signature]
(Date) (Staff Member)

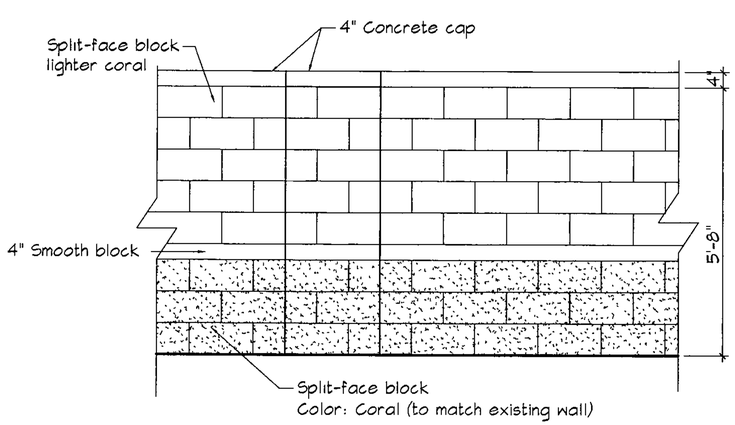
Rev. 11/8/90 GA 030RB-00031 to 35 DRB CASE NUMBER: 1002132





PLAN VIEW

NTS



WALL DETAIL

NTS

CONSENSUS PLANNING

Perimeter Wall Detail

PLANT PALETTE

SYMBOL	BOTANICAL/COMMON NAME	WATER USE
TREES		
	Purple Robe Locust	Medium
	Golden Raintree	Medium
	Ash Species	Medium+
Shrubs (1 & 5 gallon)		
	Rosemary	Medium
	Potentilla	Low+
	Artemesia Species	Low+
	Chamisa	Low
	Apache Plume	Low
	Red Yucca	Low
	Cotoneaster Species	Low
	Cherry Sage	Low
	Russian Sage	Low
	Caryopteris	Low
	Yucca Species	Medium
	Three-leaf Sumac	High
Ground Covers and Vines (1 & 5 gallon)		
	Trumpet Vine, Carolina Jessamine, Rosemary,	Medium
	Honeysuckle, Wisteria, Virginia Creeper	Medium

IRRIGATION SYSTEM

Irrigation system shall consist of a fully automated sprinkler/drip irrigation system to irrigate tree, shrub, and groundcover planting areas. A separate water meter is included in the Infrastructure List for the Common Areas.

MAINTENANCE RESPONSIBILITY

All planting areas will be maintained in a living, attractive, and weed free condition. All common landscape areas shall be maintained by the Homeowner's Association.

5 0 10 20
Scale 1" = 10'

north

NOTES:

1. Perimeter wall and landscape is consistent with Site Plan for Building Permit approved by the Environmental Planning Commission on October 17, 2002 (Project #100898;02EPC-1348)
2. Landscape plan will adhere to City requirements for clear sight triangles.
3. The closest intersection to Villa de Villagio is Summer Ridge Road and Pinnacle Peak Drive NW.

Perimeter Wall Approved
Kieran Nelson
DRB Chair
11/26/03
Date

Project #1002132; 03DRB-01963

Villa de Villagio

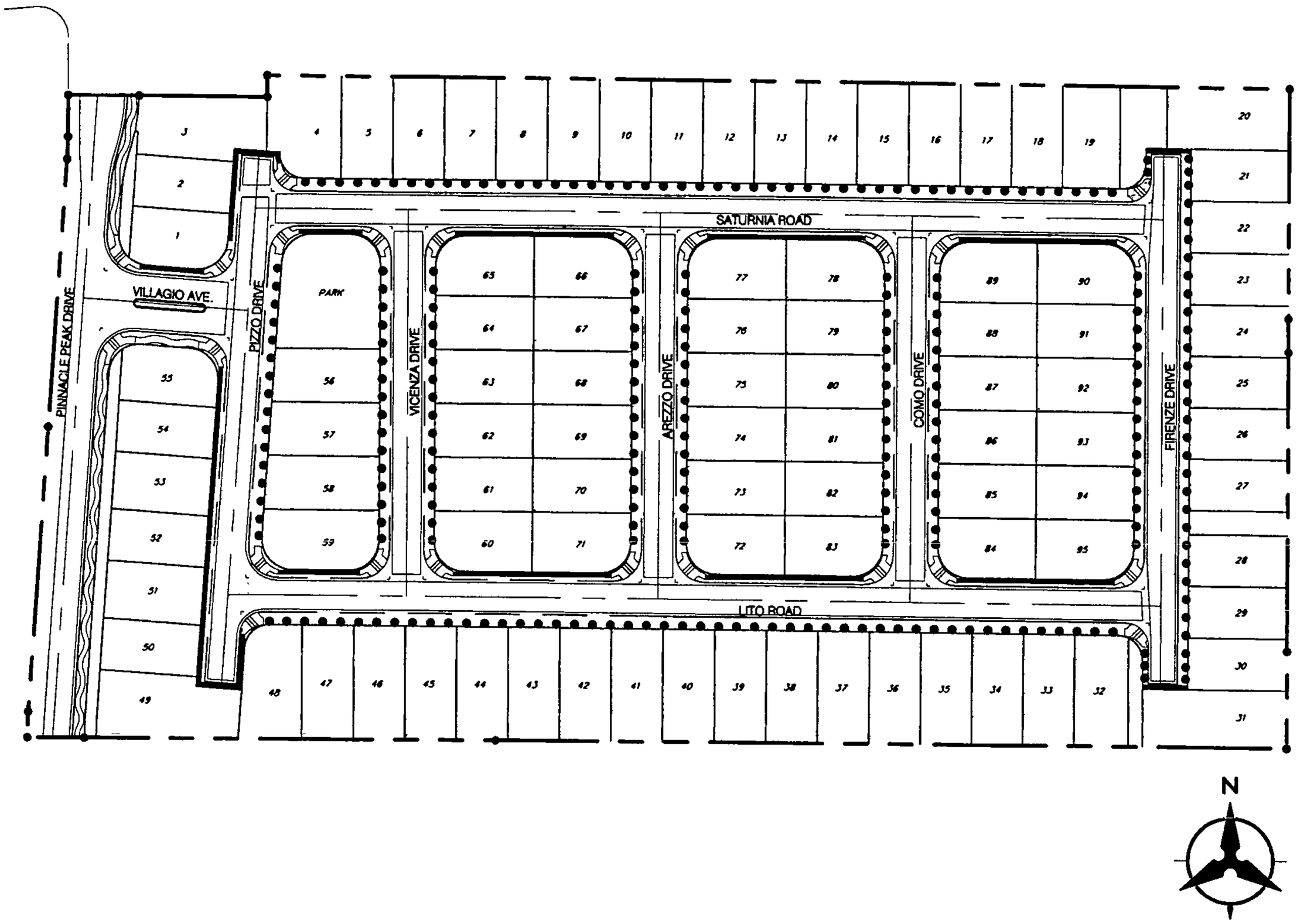
Prepared for:

T S. McNaney and Associates
400 Gold SW
Suite #700
Albuquerque, NM 87102

Prepared by:

Consensus Planning, Inc
924 Park Avenue SW
Albuquerque, NM 87102

November 13, 2003



MEANDERING 4' SIDEWALK/PEDESTRIAN TRAIL in lieu of standard sidewalk.

DEFERRED sidewalks to be built on a lot-by-lot basis as home construction is completed The deferral is requested to reduce damage to sidewalks due to building construction activities

WAIVED sidewalks are requested

EXHIBIT C
Date 2/5/03

Bohannan ▲ Huston INC.

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

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

EXHIBIT "B"
VILLA DE VILLAGIO
SIDEWALK DEFERRAL/WAIVER
DECEMBER 2002

BHI JOB NO 030030

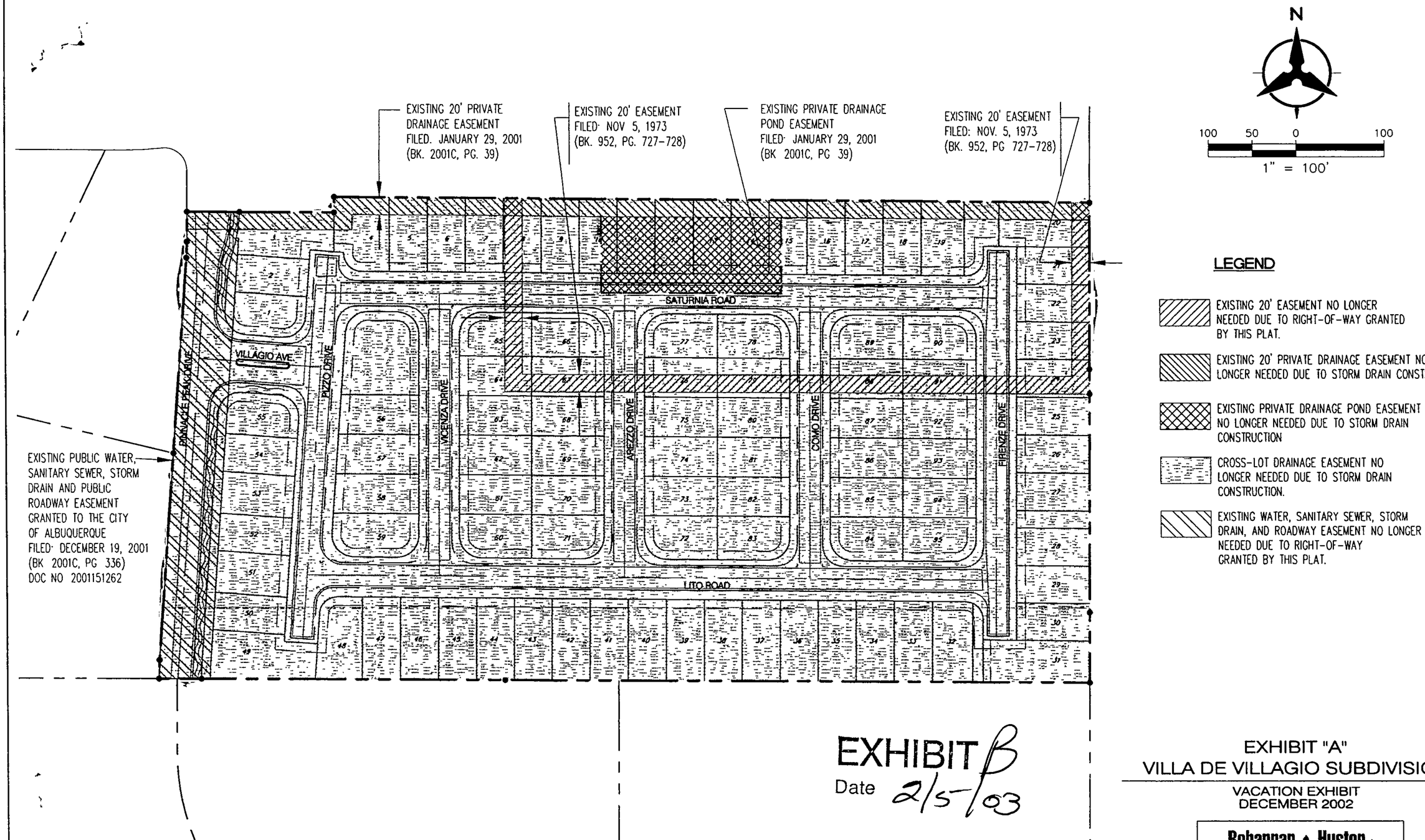


EXHIBIT "A"
VILLA DE VILLAGIO SUBDIVISION

VACATION EXHIBIT
DECEMBER 2002

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

P \030030\cdp\general\EXHIBITS\030030_VACATION.dwg
Jan 08, 2003 - 5 04pm

(#12)

WARRANTY DEED 80786 -727-

HORIZON CORPORATION, a Delaware Corporation

, for consideration paid, grant

to MAXINE A. TOMCIK, a widow
646 Chester Avenue
Akron, Ohio 44314

the following described real estate in Bernalillo County, New Mexico:

A tract of land situate within the Alameda Grant, T11N, R2E, N.M.P.M., Bernalillo County, New Mexico, more particularly described as The North Half of the Southeast Quarter of the Northeast Quarter of the Northeast Quarter, being more particularly described in its entirety as follows:

Beginning at a point on the Bernalillo-Sandoval County Line, which is also the Township Line between T11N and T12N, R2E, N.M.P.M., whence the intersection of the Township Lines between T11N and T12N, and R2E and R3E, N.M.P.M., a point on the Bernalillo-Sandoval County Line, a U.S.L.O. (Stone) in place, bears N89°55'30"E, a distance of 5253.80 feet to a point;
THENCE S0°02'W, a distance of 5280.0 feet to the Southeast Corner of said tract;
THENCE S89°55'30"W, a distance of 5290.40 feet to the Southwest Corner of said tract;
THENCE N0°02'E, a distance of 5280.0 feet to the Northwest Corner of said tract;
THENCE N89°55'30"E, a distance of 5290.40 feet along said Bernalillo-Sandoval County Line to the Northwest Corner of said tract;
RESERVING HOWEVER an appurtenant easement over the North, East, South and West 20.0 feet of the North Half of the Southeast Quarter of the Northeast Quarter of the Northeast Quarter, being 5.0 acres, more or less;

SUBJECT to taxes for the current and subsequent years, assessments, easements, restrictions, reservations, patent reservations, Water and Sewer Agreements recorded in Miscellaneous Volume 35 at Pages 527 and 559, as well as Zoning Regulations and Building Restrictions of record in the Office of the County Clerk, Bernalillo County, New Mexico.

with warranty covenants.

WITNESS OUR HAND AND SEAL this 27 day of September, 19 73

HORIZON CORPORATION,
a Delaware Corporation

By Helen M. Kettelhut
Helen M. Kettelhut, Assistant Secretary

STATE OF ARIZONA)
)ss
COUNTY OF PIMA)

On this 27 day of September, 19 73, before me appeared HELEN M. KETTELHUT, to me personally known, who, being by me duly sworn did say that She is the Assistant Secretary of HORIZON CORPORATION, and that the seal affixed to said instrument is the corporate seal of said Corporation and that said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and said HELEN M. KETTELHUT acknowledged said instrument to be the free act and deed of said Corporation.

My Commission Expires: Sept. 24, 1977

Helen Lauer
Notary Public

265-01695 h
P-R-0576 Legal

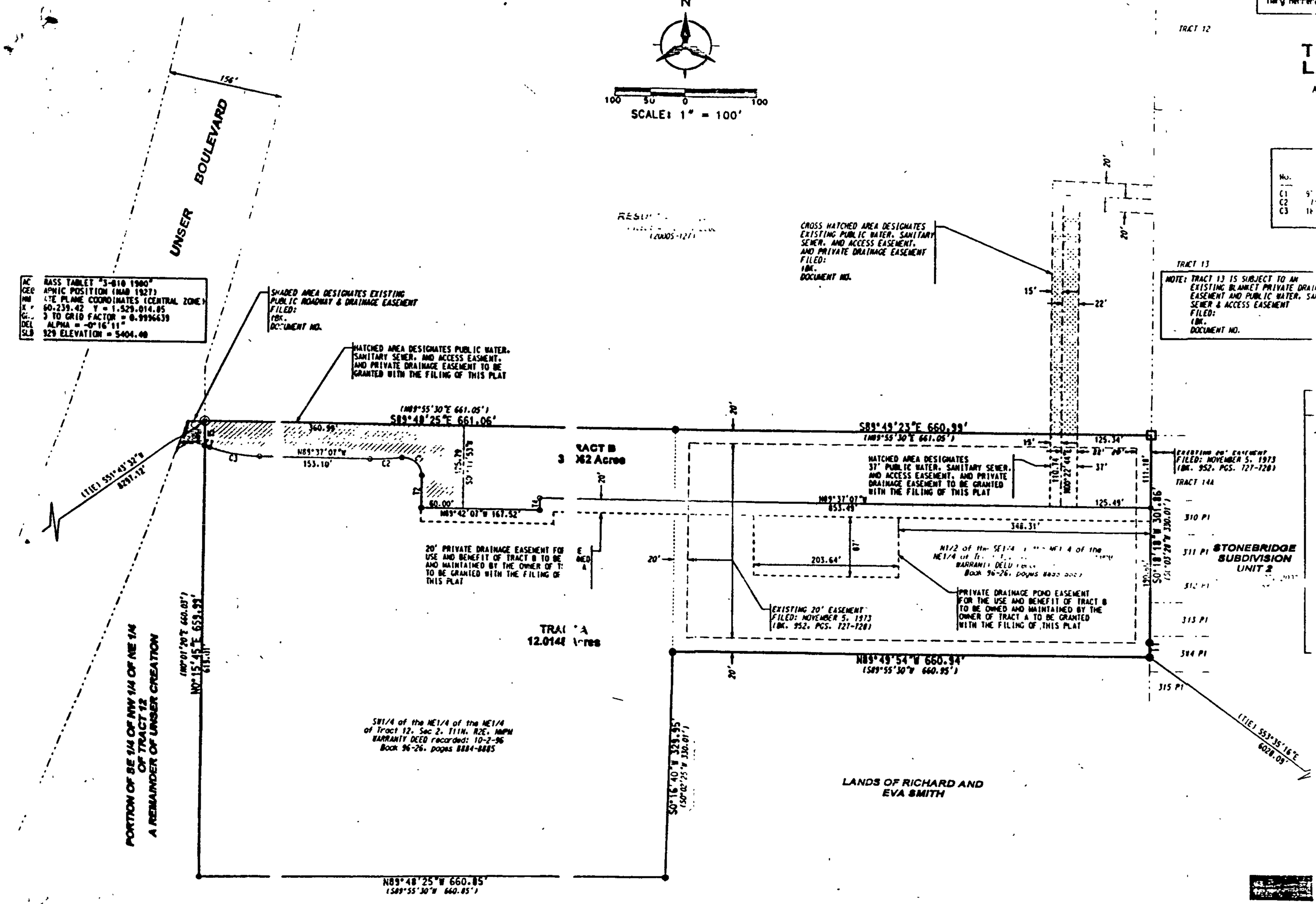
2001068963
3458572
Page: 2 of 2
01/29/2001 02:51P
Mary Herrera Bern. Co. PLAT R 12.00 Bk-2001C Pg-39

PLAT OF
TRACTS A AND B
LANDS OF SMITH

ALBUQUERQUE, NEW MEXICO
DECEMBER, 2000

N

100 50 0 100
SCALE: 1" = 100'



CURVE DATA

No.	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	9°[illegible]'32"	28.26	42.33	25.00	37.45	N 48°12'[illegible] W
C2	7°05'44"	22.57	45.08	364.00	45.05	S 86°50'0[illegible]" W
C3	19°17'53"	35.08	69.51	210.00	69.19	N 80°08'[illegible]" W

TANGENT DATA

No.	BEARING	DISTANCE
T1	S 0°08'42" W	26.08
T2	S 0°17'53" W	4[illegible]
T3	S 70°39'14" E	01
T4	S 0°22'53" W	.80
T5	N 0°15'45" E	.98

TRACT 13

NOTE: TRACT 13 IS SUBJECT TO AN EXISTING BLANKET PRIVATE DRAINAGE EASEMENT AND PUBLIC WATER, SANITARY SEWER & ACCESS EASEMENT FILED: (BK. DOCUMENT NO.

LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- ADJOINING PROPERTY LINE
- EXISTING (OLD) LOT LINE
- CITY OF ALBUQUERQUE CONTROL MONUMENT
- 5/8" REBAR WITH SURVEY CAP STAMPED "PLS 3517"
- 5/8" REBAR WITH SURVEY CAP STAMPED "GRIMER 3517"
- 5/8" REBAR WITH SURVEY WASHER STAMPED "LS 4972"
- 5/8" REBAR WITH SURVEY CAP STAMPED "LS 7719"

NGS BRASS TABLET "BLACK-2 1977"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X = 372,920.43 Y = 1,530,241.52
GROUND TO GRID FACTOR = 0.9996784
DELTA ALPHA = -0°14'43"
SLD 1929 ELEVATION = 5213.926

Bohannan Huston

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

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet

DRB-1002132 **Item No. 12** **Zone Atlas A-11**

DATE ON AGENDA 8-05-02

INFRASTRUCTURE REQUIRED (x)YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

(x)SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT

( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION

( )SITE PLAN FOR BUILDING PERMIT

No.	Comment
❑	The standard street improvements are required on an infrastructure list.
❑	The streets need to meet the requirements of the DPM.
❑	A traffic distribution layout is needed.
❑	Show platting of adjacent properties, additional roadway or pedestrian connection may be required.

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

_____

_____

_____

_____

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

City of Albuquerque
Parks and Recreation Department

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

Development Review Board Comments

Project Number: 1002132
Application Number: 02DRB-01190

DRB Date: 8/7/02
Item Number: 12

Subdivision: Villa De Villagio
Tract G Villa De Villagio, Village Center North Subdivision

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

Zoning: SU-1 for R-2

Zone Page: A-11

New Lots (or units) : 95

Parks and Recreation Comments:

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 95 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

Signed: CS

Christina Sandoval, (PRD) Phone: 768-5328

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002132 **AGENDA ITEM NO: 12**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

Forwarded

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: August 7, 2002

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

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

August 7, 2002 9:00 a.m.

MEMBERS:

Janet Stephens, DRB Chair
Claire Senova, Administrative Assistant

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

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

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

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

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

1. **Project # 1000635**
02DRB-01039 Major-Two Year SIA
02DRB-01040 Major-Amnd Infra. List Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for PHILLIPS PETROLEUM COMPANY request(s) the above action(s) for all or a portion of Tract(s) 27B-B-1 and Tracts 38-1, 38-2, 38-3, 38-4, **TAYLOR RANCH SUBDIVISION,** zoned SU-1 for C-1, located on COORS BLVD NW, between MONTANO RD NW and COORS BLVD NW containing approximately 7 acre(s). [REF: DRB-98-106, Z-96-124, V-98-28](E-12) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED TO THE CONSTRUCTION COMPLETION DEADLINE DATE OF 8/7/04. THE AMENDED INFRASTRUCTURE LIST WAS WITHDRAWN**

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

TIERRA WEST LLC agent(s) for LOS SUENOS LLC request(s) the above action(s) for all or a portion of Tract(s) F & G, **LOS SUENOS SUBDIVISION,** zoned R-T and located on MCMAHON BLVD NW between UNSER BLVD NW and ROCKCLIFF BLVD NW containing approximately 3 acre(s). [REF: 00110-00123, 00460-00776, 00410-01285, 00440-01286, 01440-00920, 01440-01217] [DEFERRED FROM 8/7/02] (A-11) **DEFERRED AT THE AGENT'S REQUEST TO 8/14/02.**

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

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

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

SURVEYS SOUTHWEST LTD. agent(s) for MICHAEL LAFLIN request(s) the above action(s) for all or a portion of Tract(s) B, **LAS MARCADES SUBDIVISION,** zoned C-1, located on GOLF COURSE RD NW between JILL PATRICIA ST NW and MARNA LYNN AVE NW containing approximately 9 acre(s). [REF: Z-93-67, DRB-93-107] **[Deferred from 7/10/02]** (C-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/7/02 THE PRELIMINARY PLAT WAS APPROVED. FINAL SIGNOFF WAS INDEFINITELY DEFERRED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1001903**
02DRB-00997 Major-Preliminary Plat Approval
02DRB-00998 Major-Vacation of Public Easements
02DRB-00999 Minor-Temp Defer SDWK
02DRB-01231 Minor-Site Plan for Subdivision

MARK GOODWIN & ASSOCIATES, PA agent(s) for D. R. HORTON CUSTOM HOMES request(s) the above action(s) for all or a portion of Lot(s) 9-14, Block 2, Unit 3, North Albuquerque Acres, **DESERT LANE SUBDIVISION,** zoned RD, located on EAGLE ROCK NE, between WYOMING NE and LOUISIANA NE containing approximately 6 acre(s). **[Deferred from 07/31/02]** (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/7/02 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/5/02 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONTAGE AND SIDE YARDS OF THE DEVELOPABLE LOTS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER AND PLANNING.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)
NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

5. **Project # 1000078**
02DRB-01132 Minor-Amnd SiteDev Plan Subd
02DRB-01133 Minor-Amnd SiteDev Plan BldPermit

TIERRA WEST LLC agent(s) for D. R. HORTON INC. request(s) the above action(s) for all or a portion of Lot(s) 120, 121 and 122, **STORY ROCK SUBDIVISION,** zoned SU-1 / R-T, located on E. SIDE OF UNSER BLVD NW, between AZUELO AVE NW and WESTERN TRAIL NW containing approximately 34 acre(s). [REF: Z-85-138, Z-99-113, 00410-00914, 00410-00916, 00440-01416, 01400-01854] **[Russell, Brito, EPC Case Planner]** (F-11) **THE AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING. THE AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO PLANNING.**

6. **Project # 1000849**
02DRB-01191 Minor-Amnd SiteDev Plan BldPermit
02DRB- 01193 Minor-Amnd SiteDev Plan Subd

SURVEYS SOUTHWEST LTD. agent(s) for UPWEST CORP., BILL WADE request(s) the above action(s) for a Portion of NW14 of SEC 26, T10N, R4E, **BREEZE AT MOUNTAIN GATE,** zoned SU-1 PRD, C-1, SC, located on FOUR HILLS RD NE, between I-40 and FOUR HILLS RD NE containing approximately 8 acre(s). [REF: Z-99-71, Z-98-113, DRB-98-45, 00410 01411, 01440 01601, 02DRB 00811] **[Russell Brito, EPC Case Planner for Bob Paulsen]** (L-23) **THE AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING. THE AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

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

7. **Project # 1002130**
02DRB-01186 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD. agent(s) for ELAINE SANCHEZ request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **LANDS OF ELAINE SANCHEZ**, M.R.G.C.D. MAP #40, zoned SU-2 special neighborhood zone, R-1, located on PACIFIC AVE SW, between BARELAS ST SW and 4TH ST SW containing approximately 1 acre(s).(K-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

8. **Project # 1000729**
02DRB-01185 Minor-Ext of SIA for Temp Defer SDWK

JOHN SANCHEZ request(s) the above action(s) for all or a portion of Lot(s) 1-19, **SUNSET FARM WEST - UNIT 1,** zoned R-1 residential zone, located on SUNSET FARM RD SW, between SUNSET RD SW and ATRISCO SW containing approximately 4 acre(s). [REF: Z-87-27] (K-12) **A ONE-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED TO THE CONSTRUCTION COMPLETION DEADLINE DATE OF 8/7/03.**

9. **Project # 1000893**
02DRB-01064 Minor-Final Plat Approval

COMMUNITY SCIENCES CORP. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) A1A, B1 & 2A, **RIDGEVIEW VILLAGE, UNIT 1,** zoned SU-1 special use zone, for R-2 and Mixed Uses, located on the NORTH SIDE OF MCMAHON BLVD NW, between MCMAHON BLVD. NW and the WEST SIDE OF UNSER BLVD. NW containing approximately 10 acre(s). [REF: 02DRB-00679, 02DRB-00681, 02DRB-00713, 00110-01639, 00128-01640] **[Deferred from 8/7/02]** (A-11) **DEFERRED AT THE AGENT'S REQUEST TO 8/14/02.**

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

10. **Project # 1002126**
02DRB-01180 Minor-Sketch Plat or Plan

ROSS HOWARD COMPANY agent(s) for JERALD J FRIEDMAN request(s) the above action(s) for all or a portion of Sec. 35, T.11N., R3E., N.M.P.M. (to be known as **FRIEDMAN SUBDIVISION**) Friedman – Jerald J & Irving, zoned M-1 light manufacturing zone, located on LINCOLN RD NE, between I-25 NORTH FRONTAGE RD NE and SAN MATEO BLVD NE containing approximately 10 acre(s). (F-17) **THE ABOVE REQUEST WAS**

11. **Project # 1002127**
02DRB-01181 Minor-Sketch Plat or Plan

ROSS HOWARD CO agent(s) for HERMAN LOVATO request(s) the above action(s) for all or a portion of Tract(s) 2 to be known as **LANDS OF HERMAN LOVATO**, M.R.G.C.D. MAP 35, zoned R-1 residential zone, located on MEADOWVIEW DR NW, between RIO GRANDE BLVD NW and M.R.G.C.D. ALAMEDA DRAIN containing approximately 1 acre(s). (H-13)**THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN**

12. **Project # 1002132**
02DRB-01190 Minor-Sketch Plat or Plan

CONSENSUS PLANNING INC agent(s) for T S MCNANEY & ASSOC request(s) the above action(s) for all or a portion of Tract(s) G (to be known as **VILLA DE VILLAGIO**, VILLAGE CENTER NORTH SUBDIVISION, zoned SU-1 for R-2, located on WEST OF UNSER BLVD NW, between SOUTH OF SUMMER RIDGE RD NW and containing approximately 14 acre(s). [REF: 01410-01506, 01410-01528] (A-11) **COMMENTS FORWARDED.**

13. Approval of the Development Review Board minutes for July 24, 2002. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE DEVELOPMENT REVIEW BOARD.**

ADJOURNED: 10:44 A.M.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board Comments

Meeting Date: August 7, 2002

Agenda Item: **12** **Project #:** **1002132**
Application #: 02DRB-01190 **Subject:** Villa de Villagio

---

1. Why are double frontage lots being proposed? It would appear there is enough acreage to reconfigure the layout.
2. The site plan/s and preliminary plat should be submitted concurrently to the DRB.
3. Major preliminary plats require a public hearing before the DRB. The deadline is every Friday at noon. Cases are heard approximately 3 weeks later.

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

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: T.S. McNaney and Associates PHONE: 338-2286
ADDRESS: 400 Gold SW Suite 700 FAX: 338-0200
CITY: Albuquerque STATE NM ZIP 87102 E-MAIL:
Proprietary interest in site: contract purchaser
AGENT (if any): Consensus Planning, Inc. PHONE: 764-9801
ADDRESS: 924 Park Avenue SW FAX: 842-5495
CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.

DESCRIPTION OF REQUEST: ~~Sketch plat review by DRB~~

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

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

Lot or Tract No. Tract G Block: Unit:
Subdiv. / Addn. Village Center North Subdivision
Current Zoning: SU-1 for R-2 Proposed zoning: N/A
Zone Atlas page(s): A-11 No. of **existing** lots: 1 No. of **proposed** lots: 95
Total area of site (acres): 13.02 Density if applicable: dwellings per gross acre: 7.3 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. MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: West of Unser Blvd NW, south of Summer Ridge Rd NW
Between: and

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
1000898; 01410-01506, 01528

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

SIGNATURE Jacqueline Fishman DATE 7/30/02
(Print) Jacqueline Fishman, AICP ___ Applicant ✔ Agent

FOR OFFICIAL USE ONLY pdf Form revised Sept. 2001

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

Application case numbers	Action	S.F.	Fees
02DRB - - 01190	SK	S3	$ Ø
			$
			$
			$
			$
			Total $ Ø

Hearing date AUG 7 2002

7/30/02
Planner signature / date

Project # 1002132

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.
- N/A ☐ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
- ☒ ✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☒ ✓ Letter briefly describing, explaining, and justifying the request
- ☒ ✓ 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.

JACQUELINE FISHMAN
Applicant name (print)

Jacqueline Fishman 7/30/02
Applicant signature / date

Form revised September 2001

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

Application case numbers
02DRB-_____-01190
_____-_____-_____
_____-_____-_____

JM 7/30/02
Planner signature / date

Project # 1002132

CONSENSUS PLANNING

Landscape Architecture
Urban Design
Planning Services

924 Park Avenue SW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

July 30, 2002

Janet Stephens, Chair.
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Sketch Plat for Villa de Villagio

Dear Janet:

The purpose of this letter is to explain our request for sketch plat review. The subdivision proposed is located at Tract G, Village Center North Subdivision, east of Unser Boulevard and south of Summer Ridge Road (see zone atlas A-11). This request is being made on behalf of T.S. McNaney and Associates.

Tract G was part of a bulk land variance/plat approved by the Development Review Board on November 14, 2001 (Project #1000898; 01410-01506, 01528). The existing zoning is SU-1 for R-2. The proposed subdivision includes 95 single-family lots and a small private park, all permissive under existing zoning.

Our firm is in the process of preparing a Site Plan for Subdivision and Site Plan for Building Permit for this property to be submitted to the Environmental Planning Commission (EPC) on August 29, 2002. We are requesting sketch plat review ahead of time to ensure that the applicant has the opportunity to discuss any potential issues prior to submittal to the EPC.

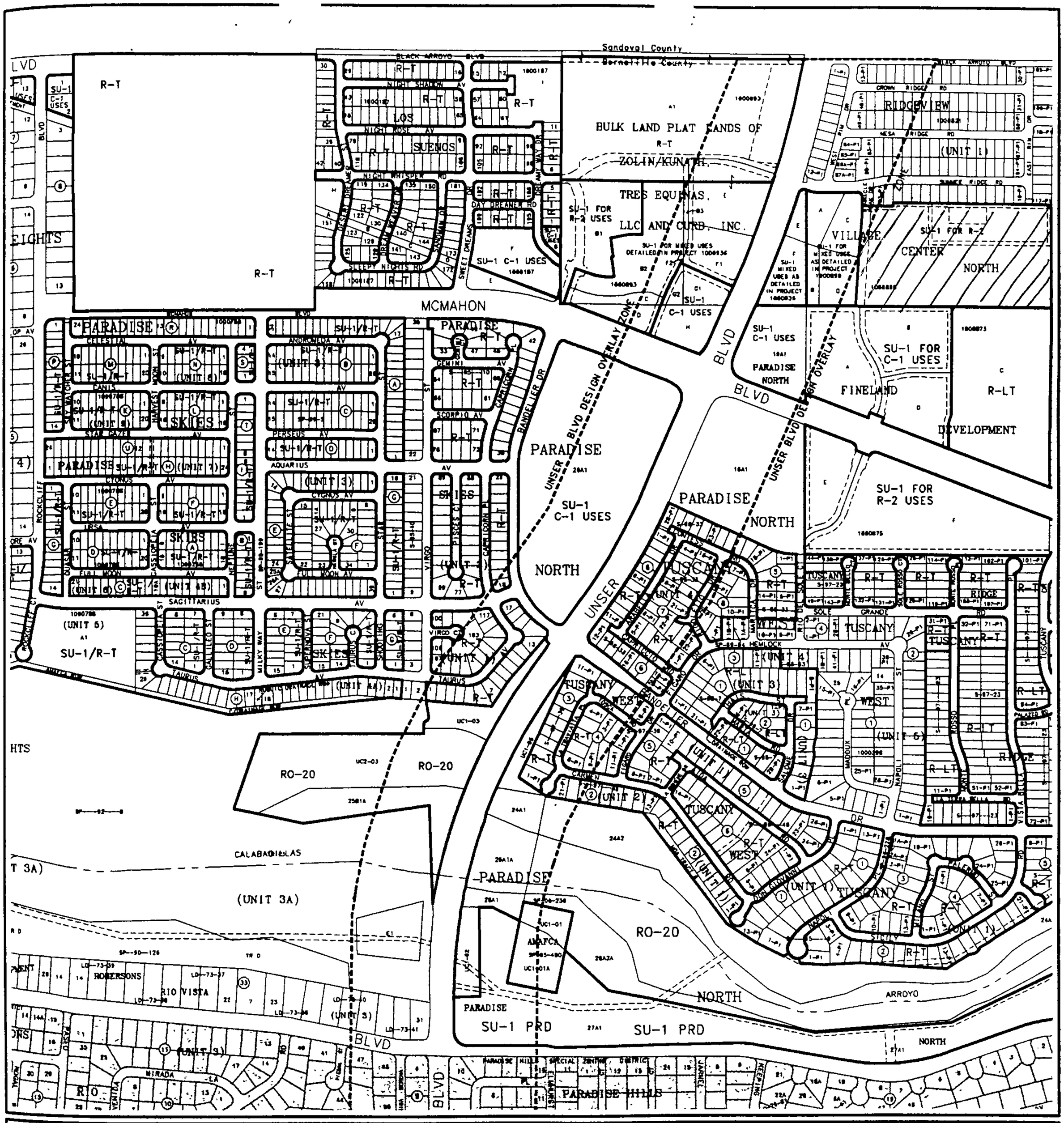
Please do not hesitate to contact me at 764-9801 if you have any questions or need any additional information.

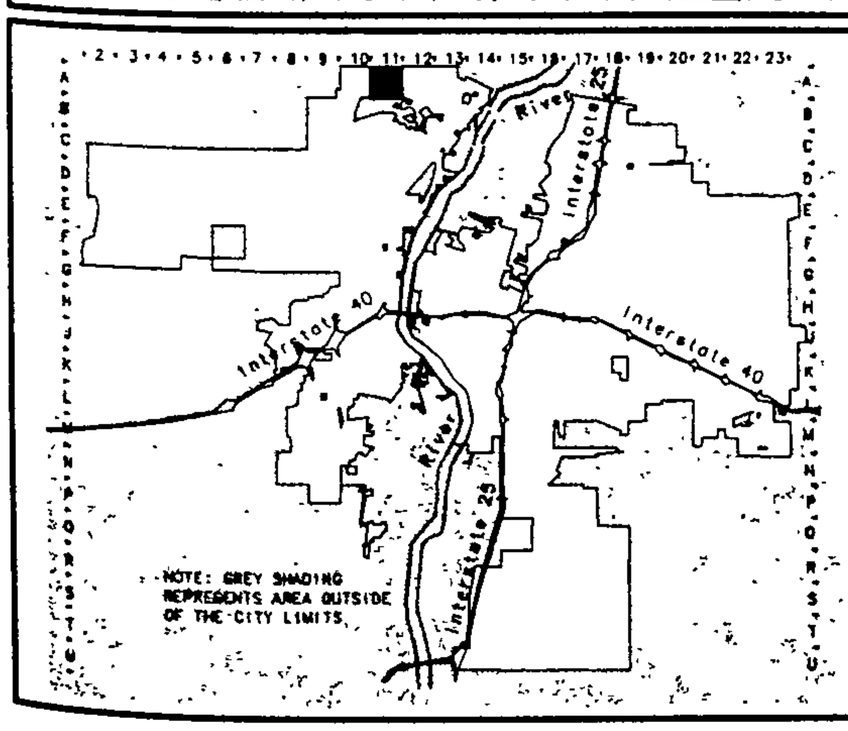
Sincerely,

Jacqueline Fishman, AICP
Senior Planner II

PRINCIPALS

Karen R Marcotte, AICP
James K Strozier, AICP
Christopher J Green, ASLA





CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

© Copyright 2002

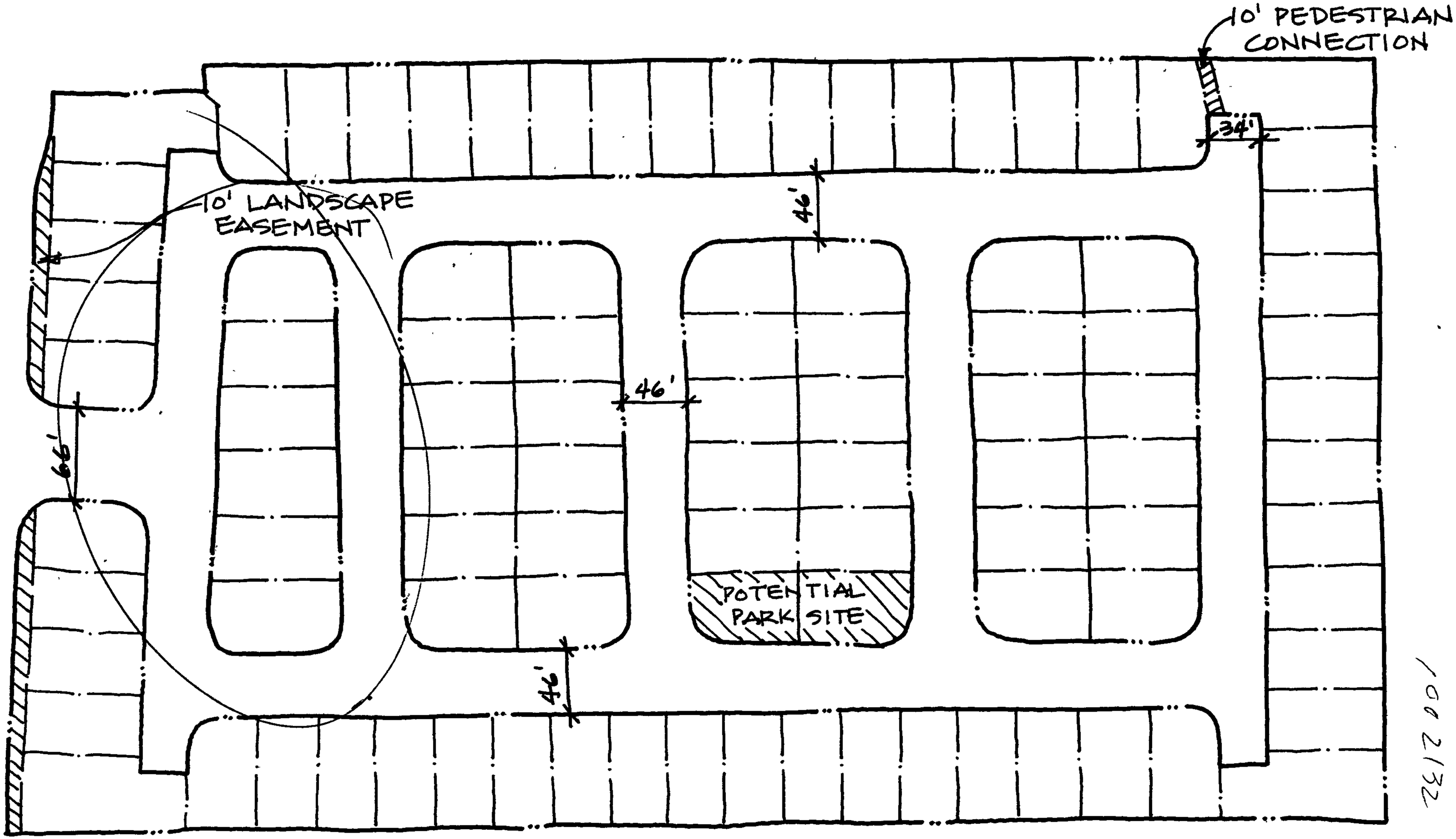
GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

A-11-Z

Map Amended through April 03, 2002



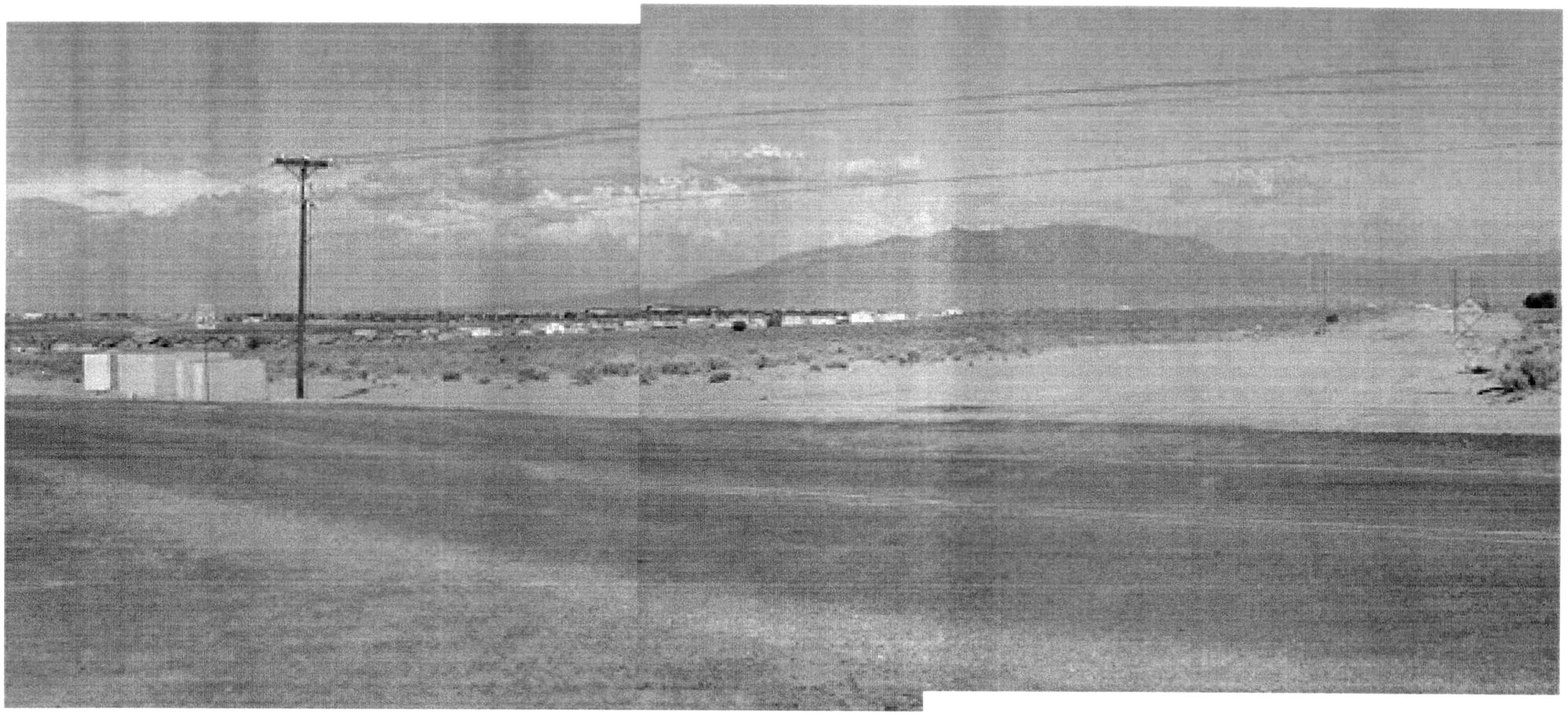
LOT SIZE: 43' x 82'
95 LOTS + 2 @ PARK SITE

1" = 100'

VILLA DE VILLAGIO

SUBDIVISION CONCEPT A

100 2132



#12 DRB 7 Aug 02 #1002132 looking East.