

#5



# DRB CASE ACTION LOG (AMENDED PREL & FINAL)

REVISED 9/28/05

Comp *KS* 10/31/05

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

DRB Application No.: 05DRB-01528 (AP&F)  
Project Name: VISTA DEL NORTE  
Agent: Mark Goodwin & Associates

Project # 1002134  
Phone No.: 828-2200

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/26/05 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: \_\_\_\_\_  
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 \_\_\_\_\_  
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UTILITIES: \_\_\_\_\_  
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 \_\_\_\_\_  
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CITY ENGINEER / AMAFCA: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

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.
- 3 copies of the approved site plan. Include all pages.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**
- AGIS DXF File approval required.** *OK*
- Copy of recorded plat for Planning.**

Project Number

1002134

#5



# DRB CASE ACTION LOG (AMENDED PREL & FINAL)

REVISED 9/28/05

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

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- UTILITIES: \_\_\_\_\_  
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- CITY ENGINEER / AMAFCA: \_\_\_\_\_  
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- PARKS / CIP: \_\_\_\_\_  
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- \_\_\_\_\_
- PLANNING (Last to sign): \_\_\_\_\_  
\_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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  - Property Management's signature must be obtained prior to Planning Department's signature.**
  - AGIS DXF File approval required.** *OK*
  - Copy of recorded plat for Planning.**

Project Number 1002134

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002134 AGENDA#: 5 DATE: 10.26.05

1. Name: Diane Holzer Address: MGA Zip: \_\_\_\_\_

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

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

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

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

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

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

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

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

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

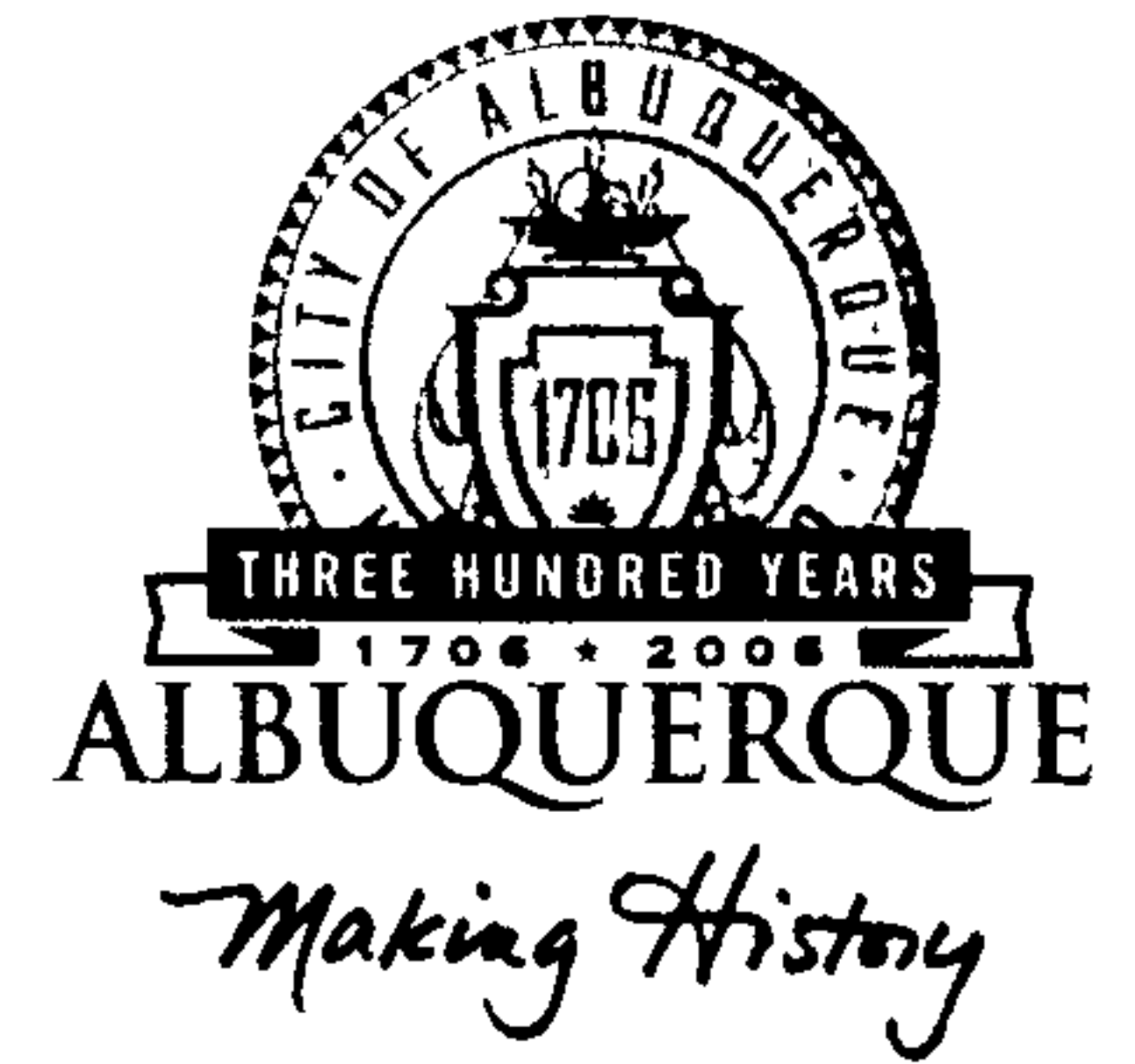
11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

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

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

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

# CITY OF ALBUQUERQUE



ALBUQUERQUE  
1706 \* 2006

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002134**

**AGENDA ITEM NO: 5**

**SUBJECT:**

Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

The Hydrology Section has no objection to the amendment request.

Albuquerque

New Mexico 87103

**RESOLUTION:**

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

www.cabq.gov

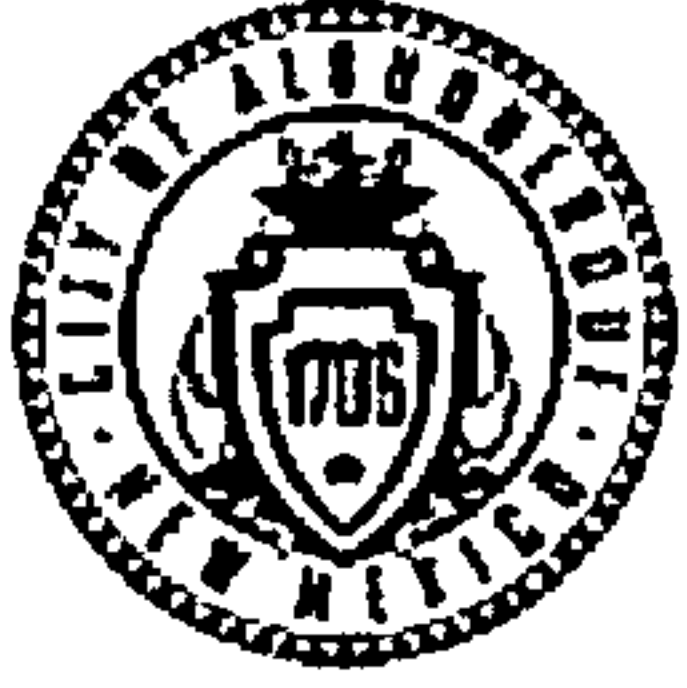
SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) **(FP)** BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

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

**DATE:** October 26, 2005



Sheran A.  
Matson/PLN/CABQ  
09/26/2005 11:10 AM

To DRB, Front Counter Staff  
cc diane@goodwinengineers.com  
bcc

Subject Los Lomas Business Park DRB #1002134

Kevin Curran worked a deal with Diane Holzer from Mark Goodwin & Associates to allow her to apply for an amended preliminary & final plat to remove a public pedestrian easement from two lots in this business park. The final plat is not yet recorded.

DRB and Glen Haikin will initial and date the final plat.

However, Kevin is requiring her to go to a public hearing to accomplish this objective. So, this means, for this one time only, Front Counter staff will accept an application to amend a preliminary and final plat for public hearing. This means there must be a completed ONC reply on neighborhood associations, copies of the letters they sent with the certified mail receipts. Be sure to issue signs.

✓ Also, proof that the AA to the site plan is approved is required before the application is taken.

Be sure to charge them \$75 for public notification as well as \$50 to amend the preliminary plat and \$50 to amend the final plat.

They should use Form S(3) and check "Amendment to Preliminary Plat" at the bottom. Front Counter staff will add "and Final" if the agent has not already done so. The item checked will then say "Amendment to Preliminary and Final Plat"

Questions? Please see me.



11/11/05

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

October 26, 2005

**Project # 1002134**

05DRB-01528 Major-Amnd Prelim Plat Approval & Amnd Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) U-1, U-2, U-3 U-4 AND U-6, LAS LOMITAS SUBDIVISION INDUSTRIAL PARK, **VISTA DEL NORTE**, zoned SU-1 FOR IP, located on LAS LOMITAS DR NE, between EL PUEBLO NE and VISTA DEL NORTE DR NE containing approximately 34 acre(s). (D-16)

AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No objection to the requests.
Zoning Enforcement	No adverse comments.
Neighborhood Coordination	
Letters sent to Alameda North Valley Assn.(R) and Vista Del Norte Alliance (R).	
APS	No adverse comments.
Police Department	No CPTED or crime prevention comments at this time.
Fire Department	
All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.	
PNM Electric & Gas	Approved.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	No comments received.
M.R.G.C.D.	No comments received.

Open Space Division

No adverse comments.

City Engineer

The Hydrology section has no objection to the amendment request.

Transportation Development

No objection to the request. Will the infrastructure list need to be modified?

Parks & Recreation

No adverse comments.

Utilities Development

No objections to Amended Preliminary and Final Plat approval.

Planning Department

Now that the AA is approved, Planning has no objection to these requests.

Impact Fee Administrator

Construction of a new office building within the proposed subdivision will require payment of Impact Fees. Based on an office size of 20,000 square feet in proposed Tracts U-1, U-2, and U-6, it is estimated that impact fees will total approximately \$30,682 if a building permit is obtained by December 30, 2005, \$60,461 if a permit is obtained prior to December 29, 2006, and the full impact fee of \$90,240 would be payable thereafter.

Based on an office size of 20,000 square feet in proposed Tracts U-3, U-4, and U-5, it is estimated that impact fees will total approximately \$34,461 if a building permit is obtained by December 30, 2005, \$67,908 if a permit is obtained prior to December 29, 2006, and the full impact fee of \$101,355 would be payable thereafter. (Proposed Tracts U-1, U-2 and U-6 are subject to Drainage Fees whereas tracts south of the railroad easement are not subject to these Fees.)

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

cc:Vista Del Norte Development LLC, P.O. Box 3671, 87190

Mark Goodwin & Associates PA, P.O. Box 90606, 87199



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, October 26, 2005, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1000131**

05DRB-01520 Major-Two Year SIA  
05DRB-01521 Minor-Ext of SIA for Temp  
Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for BROADWAY DEVELOPMENT CORPORATION request(s) the above action(s) for all or a portion of various parcels comprising, **BROADWAY INDUSTRIAL CENTER, UNIT 1**, zoned SU-2 FOR HM, located on SAN JOSE AVE SE, between BROADWAY BLVD SE and I-25 SE containing approximately 61 acre(s). [REF:DRB-97-271, 01DRB-01559, 03DRB-101513] (M-14)

**Project # 1002459**

05DRB-01500 Major-Two Year SIA

TIERRA WEST LLC agent(s) for QUAIL PLAZA LLC request(s) the above action(s) for all or a portion of Tract(s) 1-3, **QUAIL RIDGE**, zoned SU-1 FOR COMMERCIAL DEV, located on OURAY RD NW, between COORS BLVD NW and 57<sup>TH</sup> STREET NW containing approximately 4 acre(s). [REF: 03EPC-01760] (H-11)

**Project # 1000560**

05DRB-01501 Major-SiteDev Plan BldPermit

TIERRA WEST LLC agent(s) for IRONSTONE BANK request(s) the above action(s) for all or a portion of Tract(s) 1A2A1, **JOURNAL CENTER (to be known as IRONSTONE BANK)** zoned IP industrial park zone, located on LANG AVE NE, between JEFFERSON ST NE and HEADLINE BLVD NE containing approximately 5 acre(s). [REF: Z-72-33, 05DRB00680] (D-17)

**Project # 1000696**

05DRB-01529 Major-Preliminary Plat Approval  
05DRB-01530 Minor-Sidewalk Waiver  
05DRB-01531 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ICDC LLC request(s) the above action(s) for all or a portion of Tract(s) C, **LEE'S BOSQUE SUBDIVISION (to be known as BOSQUECITO SUBDIVISION)** zoned RD, located on BOSQUE MEADOWS BLVD NW, between LA ORILLA NW and PASEO DEL NORTE containing approximately 7 acre(s). (D-12)

**Project # 1002134**

05DRB-01528 Major-Amnd Prelim Plat  
Approval & Amnd Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) U-1, U-2, U-3 U-4 AND U-6, **LAS LOMITAS SUBDIVISION INDUSTRIAL PARK, VISTA DEL NORTE**, zoned SU-1 FOR IP, located on LAS LOMITAS DR NW, between EL PUEBLO NW and VISTA DEL NORTE DR NW containing approximately 34 acre(s). (D-16)

**SEE PAGE 2 . . .**





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

**PAGE 2**

**Project # 1004464**

05DRB-01540 Major-Vacation of Pub Right-of-Way

GARCIA KRAEMER & ASSOCIATES agent(s) for 4120 SILVER LLC & 4200 SILVER LLC, request(s) the above action(s) for Lot(s) 5 & 6, Block(s) 10 and Lot(s) 1, Block(s) 11, **MESA GRANDE ADDITION**, zoned O-R, located on SIERRA DR SE, between SILVER AVE SE and MESA GRANDE PL SE. (K-17)

**Project # 1004039**

05DRB-01532 Major-Preliminary Plat Approval  
05DRB-01533 Minor-Sidewalk Waiver  
05DRB-01536 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for RUTLEDGE INVESTMENT COMPANY request(s) the above action(s) for Tract(s) 8A, HIGH DESERT (to be known as **THE LEGENDS @ HIGH DESERT**) zoned SU-2, C-1, located on ACADEMY BLVD NE, between CORTADERIA ST NE and HIGH DESERT PARK NE containing approximately 8 acre(s). [REF:05ZHE-00449, 05ZHE-00480, 05DRB-01074] (E-23)

**Project # 1004462**

05DRB-01525 Major-Vacation of Public Easements  
05DRB-01524 Major-Preliminary Plat Approval  
05DRB-01526 Minor-Sidewalk Waiver  
05DRB-01527 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for REPLAT OF Tract(s) A, ANDALUCIA AT LA LUZ, (to be known as **ANDALUCIA @ LA LUZ, UNIT 3**) zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 13 acre(s). [REF: 05EPC-01115, 05EPC-01117] (F-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.

*for*   
Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 10, 2005.**



*Making History*

## **NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD**

October 6, 2005

**TO:** Steve Wentworth and Leroy Gurule, Alameda North Valley Assn.  
Eddie Kurtz and Rod Crawley, Vista Del Norte Alliance

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately thirty-four (34) acre(s) Major Amendment of Preliminary Plat Approval and Amendment for Final Plat Approval for Las Lomas Subdivision Industrial Park to remove the 15" Public Pedestrian Access Easements on two lots.**

*Proposed by:* Mark Goodwin and Associates, P.A. at 828-2200  
*Agent for:* Vista Del Norte Development, LLC

P.O. Box 1293

*For property located:* On or near Las Lomas Drive NE between El Pueblo NE and Vista Del Norte Drive NE.

*The case number(s) assigned is:* 05DRB- 01528, Project # 1002134.

Albuquerque

City Planning accepted application for this request on **September 30, 2005.**

New Mexico 87103

The owner, applicant, and/or agent certified at the time of application acceptance that they notified you of the proposed action by *certified mail, return receipt requested.*

www.cabq.gov

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m. on Wednesday, October 26, 2005** in the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

You should contact **Claire Senova** at **924-3946** to confirm this date, time, and to seek further information.

If you have any questions **-OR-** have not been contacted by the applicant, please call **Stephani Winklepleck** at **924-3902** or by e-mail at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov).

Sincerely,

*Stephani J. Winklepleck*

Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

**cc: Claire Senova, DRB  
Administrative Assistant**

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

**Meeting Date:** OCTOBER 26, 2005  
**Zone Atlas Page:** D-16-Z  
**Notification Radius:** 100 Ft.

**Project# 1002134  
App#05DRB-01528**

**Cross Reference and Location:** LAS LOMITAS DR / BETWEEN EL PUEBLO AND  
VISTA DEL NORTE DR.

**Applicant:** VISTA DEL NORTE DEVELOPMENT, LLC  
**Address:** PO BOX 3671  
ALBUQUERQUE, NM 87190

**Agent:** MARK GOODWIN & ASSOCIATES, P.A.  
PO BOX 90606  
ALBUQUERQUE, NM 87199

**Special Instructions:**

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

**Date Mailed:** OCTOBER 7, 2005  
**Signature:** YVONNE SAAVEDRA

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

Project# 1002134  
Application# 05DRB-01528

PAGE 1 OF 3

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
D-16	016063	375-502	102-03	✓ COA
		402-438	05	✓ Dup
		473-458	04	✓ Dup <sup>2</sup>
		367-356	110-75	✓ Dup
		372-356	74	✓ Dup <sup>2</sup>
		376-356	73	✓ Dup <sup>2</sup>
		380-356	72	✓ Dup <sup>2</sup>
		384-356	71	✓ Dup <sup>2</sup>
		388-356	70	✓ Dup <sup>2</sup>
		392-356	69	✓ Dup <sup>2</sup>
		396-356	68	✓ Dup <sup>2</sup>
		400-356	67	✓ Dup <sup>2</sup>
		404-355	66	✓ Dup <sup>2</sup>
		408-354	65	✓ Dup <sup>2</sup>
		412-354	64	✓ Dup <sup>2</sup>
		416-354	63	✓ Dup <sup>2</sup>
		420-354	62	✓ Dup <sup>2</sup>
		424-354	61	✓ Dup <sup>2</sup>
		428-354	60	✓ Dup <sup>2</sup>
		432-354	59	✓ Dup <sup>2</sup>
		437-354	58	✓ Dup <sup>2</sup>
		347-389	107-01	✓ Dup <sup>2</sup>
		342-444	02	✓ Dup <sup>2</sup>
		337-491	03	✓ Dup <sup>2</sup>

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

Project# 1002134  
Application# 05 DRB 01528

PAGE 2 OF 3

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
D-16	1016063	330-516	107-04	✓ Dup <sup>2</sup>
		356-356	115-11	✓
		358-351	10	✓
		360-346	09	✓
		362-341	08	✓
		364-337	07	✓
		339-355	108-25	✓
		342-349	24	✓
		346-338	113-10	✓
		348-334	09	✓
		350-329	08	✓
		331-344	108-23	✓
		329-350	22	✓
		326-354	21	✓
		300-340	20	✓
		312-343	19	✓
		315-337	18	✓
		301-355	104-21	✓
		310-389	23	✓
		283-413	11	✓
		283-427	12	✓
		289-444	13	✓
		288-467	101-16	✓
		289-471	17	✓



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mainframe@coa1mp3.ca  
bq.gov  
10/04/2005 03:07 PM

To  
cc  
bcc  
Subject

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

01016063 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
0101606337550210203 LEGAL: TR U -5 B ULK PLAT FOR TRACTS U-1, U-2, U-3, U-4,  
U- LAND USE:  
PROPERTY ADDR: 00000  
OWNER NAME: CITY OF ALBUQUERQUE  
OWNER ADDR: PO BOX 1293  
87103  
ALBUQUERQUE, NM  
0101606340243810205 LEGAL: TR U -6 B ULK PLAT FOR TRACTS U-1, U-2, U-3, U-4,  
U- LAND USE:  
PROPERTY ADDR: 00000  
OWNER NAME: VISTA DEL NORTE DEVELOPMENT LL  
OWNER ADDR: PO BOX 26685  
85726  
TUCSON AZ  
0101606347345810204 LEGAL: TRAC T T- 4 BULK PLAT FOR TRACTS T-1, T-2, T-3 &  
T-4 LAND USE:  
PROPERTY ADDR: 00000 PASEO DEL NORTE  
OWNER NAME: SUNDT CORP  
OWNER ADDR: PO BOX 26685  
85726  
TUCSON AZ  
0101606336735611075 LEGAL: LT 1 -P1 PLAT FOR ESCONDIDO AT VISTA DEL NORTE  
LAND USE:  
PROPERTY ADDR: 00000 EL SEGUNDO  
OWNER NAME: KB HOME SALES-NM CORP  
OWNER ADDR: 04921 ALEXANDER NE  
87107  
ALBUQUERQUE NM  
0101606337235611074 LEGAL: LT 2 -P1 PLAT FOR ESCONDIDO AT VISTA DEL NORTE  
LAND USE:  
PROPERTY ADDR: 00000 EL SEGUNDO  
OWNER NAME: KB HOME SALES-NM CORP  
OWNER ADDR: 04921 ALEXANDER NE  
87107  
ALBUQUERQUE NM  
0101606337635611073 LEGAL: LT 3 -P1 PLAT FOR ESCONDIDO AT VISTA DEL NORTE  
LAND USE:  
PROPERTY ADDR: 00000 EL SEGUNDO  
OWNER NAME: KB HOME SALES-NM CORP  
OWNER ADDR: 04921 ALEXANDER NE  
87107  
ALBUQUERQUE NM  
0101606338035611072 LEGAL: LT 4 -P1 PLAT FOR ESCONDIDO AT VISTA DEL NORTE  
LAND USE:  
PROPERTY ADDR: 00000 EL SEGUNDO  
OWNER NAME: KB HOME SALES-NM CORP  
OWNER ADDR: 04921 ALEXANDER NE  
87107  
ALBUQUERQUE NM  
0101606338435611071 LEGAL: LT 5 -P1 PLAT FOR ESCONDIDO AT VISTA DEL NORTE  
LAND USE:  
PROPERTY ADDR: 00000 EL SEGUNDO  
OWNER NAME: KB HOME SALES-NM CORP  
OWNER ADDR: 04921 ALEXANDER NE  
87107  
ALBUQUERQUE NM





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PAGE 3

0101606342435411061 LEGAL: LT 1 5-P1 PLAT FOR ESCONDIDO AT VISTA DEL NORTE  
LAND USE:

PROPERTY ADDR: 00000 EL SEGUNDO  
OWNER NAME: KB HOME SALES-NM CORP  
OWNER ADDR: 04921 ALEXANDER NE  
87107

ALBUQUERQUE NM  
0101606342835411060 LEGAL: LT 1 6-P1 PLAT FOR ESCONDIDO AT VISTA DEL NORTE  
LAND USE:

PROPERTY ADDR: 00000 EL SEGUNDO  
OWNER NAME: KB HOME SALES-NM CORP  
OWNER ADDR: 04921 ALEXANDER NE  
87107

ALBUQUERQUE NM  
0101606343235411059 LEGAL: LT 1 7-P1 PLAT FOR ESCONDIDO AT VISTA DEL NORTE  
LAND USE:

PROPERTY ADDR: 00000 EL SEGUNDO  
OWNER NAME: KB HOME SALES-NM CORP  
OWNER ADDR: 04921 ALEXANDER NE  
87107

ALBUQUERQUE NM  
0101606343735411058 LEGAL: LT 1 8-P1 PLAT FOR ESCONDIDO AT VISTA DEL NORTE  
LAND USE:

PROPERTY ADDR: 00000 EL SEGUNDO  
OWNER NAME: KB HOME SALES-NM CORP  
OWNER ADDR: 04921 ALEXANDER NE  
87107

ALBUQUERQUE NM  
0101606334738910701 LEGAL: TR U -1 B ULK PLAT FOR TRACTS U-1, U-2, U-3, U-4,  
U- LAND USE:

PROPERTY ADDR: 00000  
OWNER NAME: VISTA DEL NORTE DEVELOPMENT LL  
OWNER ADDR: PO BOX 26685  
85726

TUCSON AZ  
0101606334244410702 LEGAL: TR U -2 B ULK PLAT FOR TRACTS U-1, U-2, U-3, U-4,  
U- LAND USE:

PROPERTY ADDR: PO BOX 26685  
OWNER NAME: VISTA DEL NORTE DEVELOPMENT LL  
OWNER ADDR: PO BOX 26685  
85726

TUCSON AZ  
0101606333749110703 LEGAL: TR U -3 B ULK PLAT FOR TRACTS U-1, U-2, U-3, U-4,  
U- LAND USE:

PROPERTY ADDR: 00000  
OWNER NAME: VISTA DEL NORTE DEVELOPMENT LL  
OWNER ADDR: PO BOX 26685  
85726

TUCSON AZ  
0101606333051610704 LEGAL: TR U -4 B ULK PLAT FOR TRACTS U-1, U-2, U-3, U-4,  
U- LAND USE:

PROPERTY ADDR: 00000  
OWNER NAME: VISTA DEL NORTE DEVELOPMENT LL  
OWNER ADDR: PO BOX 26685  
85726

TUCSON AZ  
0101606335635611511 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
0101606335835111510 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
0101606336034611509 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
0101606336234111508 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
0101606336433711507 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
0101606333935510825 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
0101606334234910824 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
0101606334633811310 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

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PAGE 4

0101606334833411309 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
0101606335032911308 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
0101606333134410823 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
0101606332935010822 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
0101606332635410821 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
0101606330034010820 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
0101606331234310819 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
0101606331533710818 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
0101606330135510421 LEGAL: 10 P LAT OF LTS 1 THRU 16 RANCHITOS INDUSTRIAL  
SUBD LAND USE:

PROPERTY ADDR: 00000 RANCHITOS  
OWNER NAME: TRUJILLO TONY M ETUX ETAL  
OWNER ADDR: 00212 ORTEGA RD NW

ALBUQUERQUE NM 87114  
0101606331038910423 LEGAL: LT 8 A PL AT OF LOTS 5-A, 7-A & 8-A RANCHITOS  
INDUST LAND USE:

PROPERTY ADDR: 00000  
OWNER NAME: MONTOYA MICHAEL L & JILL E TRU  
OWNER ADDR: 05720 EL PRADO NW

ALBUQUERQUE NM 87107  
0101606328341310411 LEGAL: MRGC D MA P #28 TRS 5-B, 6-B, & 7-B CONT 1.21 AC  
LAND USE:

PROPERTY ADDR: 00000 N/A  
OWNER NAME: LEWIS MICHAEL L  
OWNER ADDR: 01720 PROCYON CT

RIO RANCHO NM 87124  
0101606328342710412 LEGAL: TR B OF PLAT OF TRS A & B LANDS OF MIKE WORTH  
BEIN LAND USE:

PROPERTY ADDR: 00000 N/A  
OWNER NAME: GEOMY POHL CONTRACTOR INC  
OWNER ADDR: 02623 CANDELARIA RD NW

ALBUQUERQUE NM 87107  
0101606328944410413 LEGAL: MRGC D MA P #28 EAST PORTION OF TR 1-B CONT 1.21  
AC LAND USE:

PROPERTY ADDR: 00000 N/A  
OWNER NAME: GALLEGOS ROBERT LEE ETUX  
OWNER ADDR: 08032 EDITH BL NE

ALBUQUERQUE NM 87113  
0101606328846710116 LEGAL: MAP 28 EAST PORT OF TR 1A3 CONT 1.400 AC  
LAND USE:

PROPERTY ADDR: 00000 EDITH  
OWNER NAME: SENA LORETTA &  
OWNER ADDR: 08102 EDITH BL NE

ALBUQUERQUE NM 87114  
0101606328947110117 LEGAL: TRAC T 1A 2B MAP 28 T11N R3E SEC 22  
LAND USE:

PROPERTY ADDR: 00000 EDITH  
OWNER NAME: LEVINE RICHARD  
OWNER ADDR: PO BOX 10506

ALBUQUERQUE NM 87114  
0101606328548710121 LEGAL: SLY POR TR 1A1B MAP 28 CONT 1.150 AC  
LAND USE:

PROPERTY ADDR: 00000 PASEO DEL NORTE/FRON  
OWNER NAME: SENA LORETTA & SMITH JULIET  
OWNER ADDR: 08102 EDITH BL NE

ALBUQUERQUE NM 87113

44  
44  
44  
44

PAGE 5

0101606329551210122      LEGAL: TRAC T 'B ' SENA'S REPLAT OF PORTIONS OF TRACTS  
1-A- LAND USE:

PROPERTY ADDR: 00000      PASEO DEL NORTE/ FRO  
OWNER NAME: FLEHARTY TERRY L &  
OWNER ADDR: 00326      PASEO DEL NORTE                      NE  
87113

ALBUQUERQUE NM  
0101606327052110120      LEGAL: TRAC T 'A ' SENA'S REPLAT OF PORTIONS OF TRACTS  
1-A- LAND USE:

PROPERTY ADDR: 00000      PASEO DEL NORTE FRNT  
OWNER NAME: PEREA MARTIN C  
OWNER ADDR: 08843      EDITH    NE  
87113

ALBUQUERQUE NM

QUIT

101606335635611511      LEGAL: LOT 1-P1 BLK 1 PLAT FOR VALLE GRANDE DEL NORTE NIT 1  
PROPERTY ADDR:            7740 CALLE ARMONIA NE

OWNERS NAME:            ALTMAN BARBARA M  
OWNERS ADDR:            14608 MELINDA LN  
ROCKVILLE, MD 20853

101606335835111510      LEGAL: LOT 2-P1 BLK 1 PLAT FOR VALLE GRANDE DEL NORTE NIT 1  
PROPERTY ADDR:            7736 CALLE ARMONIA NE

OWNERS NAME:            LAMBERT KEIKO E  
OWNERS ADDR:            7736 CALLE ARMONIA NE  
ALBUQUERQUE, NM 87113

101606336034611509      LEGAL: LOT 3-P1 BLK 1 PLAT FOR VALLE GRANDE DEL NORTE NIT 1  
PROPERTY ADDR:            7732 CALLE ARMONIA NE

OWNERS NAME:            ODO NOVAN BRENDAN F & LA-IAD  
OWNERS ADDR:            7732 CALLE ARMONIA NE  
ALBUQUERQUE, NM 87113

101606336234111508      LEGAL: LOT 4-P1 BLK 1 PLAT FOR VALLE GRANDE DEL NORTE NIT 1  
PROPERTY ADDR:            7728 CALLE ARMONIA NE

OWNERS NAME:            BROWN THOMAS D & PEARL M  
OWNERS ADDR:            7728 CALLE ARMONIA NE  
ALBUQUERQUE, NM 87113

101606336433711507      LEGAL: LOT 5-P1 BLK 1 PLAT FOR VALLE GRANDE DEL NORTE NIT 1  
PROPERTY ADDR            7724 CALLE ARMONIA NE

OWNERS NAME:            BOWEN JUSTINA M & GREGORY J  
OWNERS ADDR:            7724 CALLE ARMONIA NE  
ALBUQUERQUE, NM 87113

101606333935510825      LEGAL: LOT 1-P1 BLK 4 PLAT FOR VALLE GRANDE DEL NORTE NIT 1  
PROPERTY ADDR:            7743 CALLE ARMONIA NE

OWNERS NAME:            REECER THOMAS J  
OWNERS ADDR:            7743 CALLE ARMONIA NE  
ALBUQUERQUE, NM 87113

101606334234910824      LEGAL: LOT 2-P1 BLK 4 PLAT FOR VALLE GRANDE DEL NORTE NIT 1  
PROPERTY ADDR:            7739 CALLE ARMONIA NE

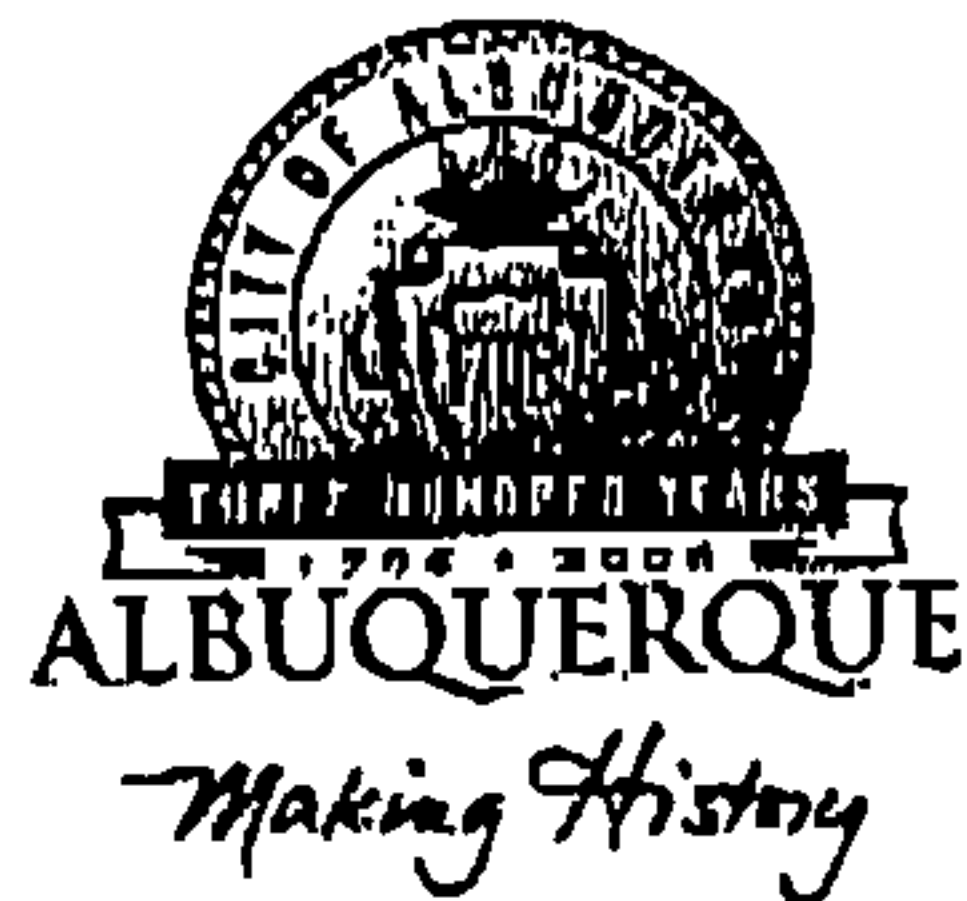
OWNERS NAME:            SALINAS RUBEN A & JULIE A  
OWNERS ADDR:            7739 CALLE ARMONIA NE  
ALBUQUERQUE, NM 87113

101606334633811310      LEGAL: LOT 1-P1 BLK 5 PLAT FOR VALLE GRANDE DEL NORTE NIT 1  
PROPERTY ADDR:            7731 CALLE ARMONIA NE

OWNERS NAME:            KING JAY & SALAZAR-KING JAY C  
OWNERS ADDR:            7731 CALLE ARMONIA NE  
ALBUQUERQUE, NM 87113

101606334833411309      LEGAL: LOT 2-P1 BLK 5 PLAT FOR VALLE GRANDE DEL NORTE NIT 1  
PROPERTY ADDR:            7727 CALLE ARMONIA NE

OWNERS NAME:            REMENAR MATTHEW T & LINDSAY M  
OWNERS ADDR:            7727 CALLE ARMONIA NE  
ALBUQUERQUE, NM 87113



## City of Albuquerque

September 30, 2005

Whitney L. Phillips  
Mark Goodwin and Associates, PA  
PO Box 90606/87199  
Phone: 828-2200 Fax: 797-9539

Dear Whitney:

Thank you for your inquiry of **September 30, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACTS U1, U2, U3, U4, AND U6 – VISTA DEL NORTE** zone map **D-16**.

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

**ALAMEDA NORTH VALLEY ASSN. (ANV) "R"**  
\*Steve Wentworth e-mail: [swent999@aol.com](mailto:swent999@aol.com)  
8919 Boe Ln. NE/87113-2328 897-3052 (h)  
Leroy Gurule e-mail: [lgurule3@comcast.net](mailto:lgurule3@comcast.net)  
713 Alameda Blvd. NW, Alameda/87114 890-1845 (h)

*Council District: 2&County*  
*County District: 1*  
*Police Beat: 243,244/VA*  
*Zone Map #: A-E-14-17*

**VISTA DEL NORTE ALLIANCE (VDN) "R"**  
\*Eddie Kurtz e-mail: [eddieandtracie@yahoo.com](mailto:eddieandtracie@yahoo.com)  
7101 Casa Elena Dr. NE/87113 292-9436 (h) 797-1487 ext. 3009 (w)  
Rod Crawley e-mail: [amerrod@yahoo.com](mailto:amerrod@yahoo.com)  
7331 Sidewinder Dr. NE/87113 299-0145 (h) 837-2290 ext. 230 (w)

*Council District: 2&County*  
*County District: 1*  
*Police Beat: 243,244/VA*  
*Zone Map #: D-E-16*

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

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before the Planning Department will accept your application filing. IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

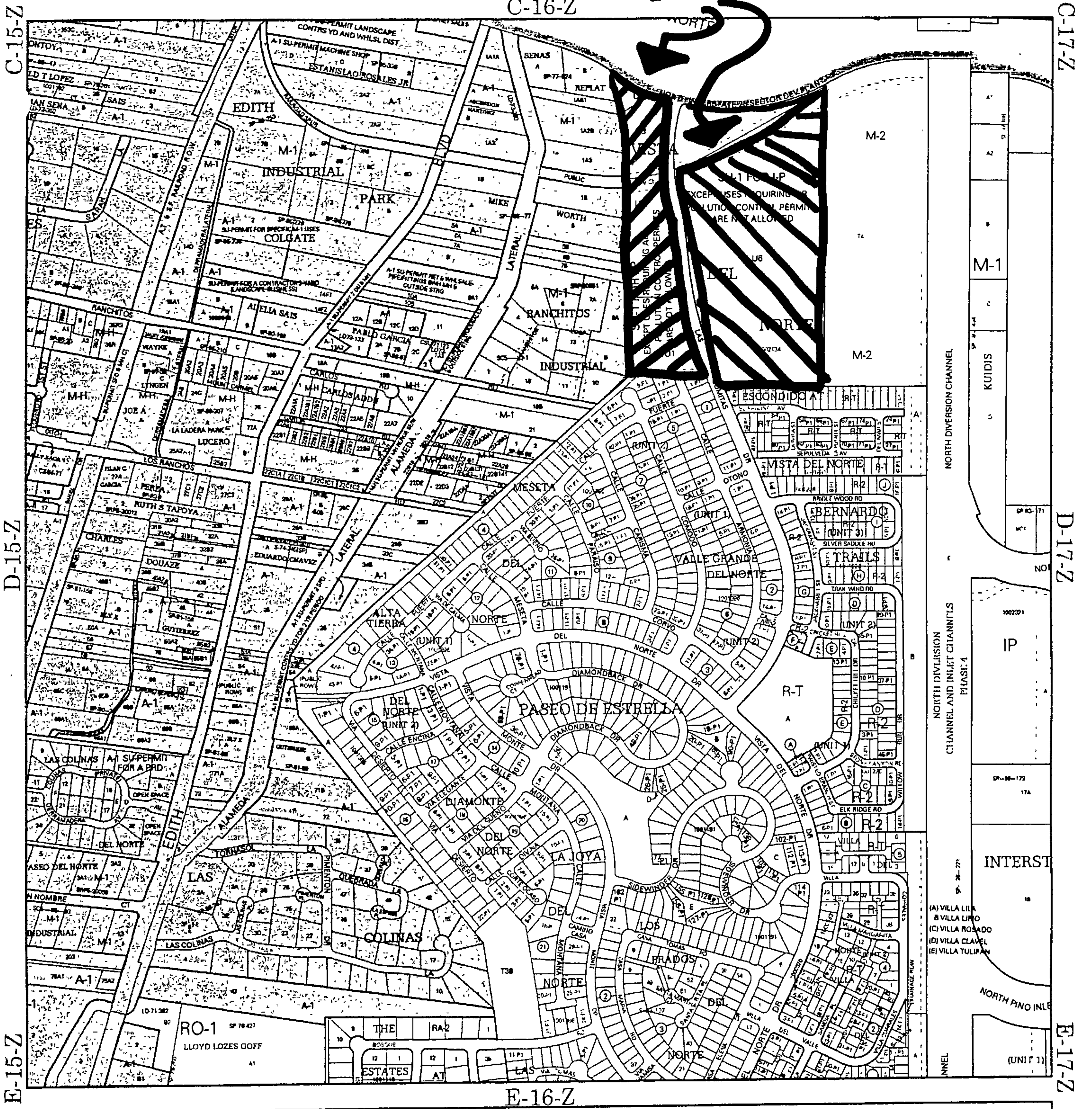
Sincerely,

*Dalaina Carmona*

OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

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

**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.

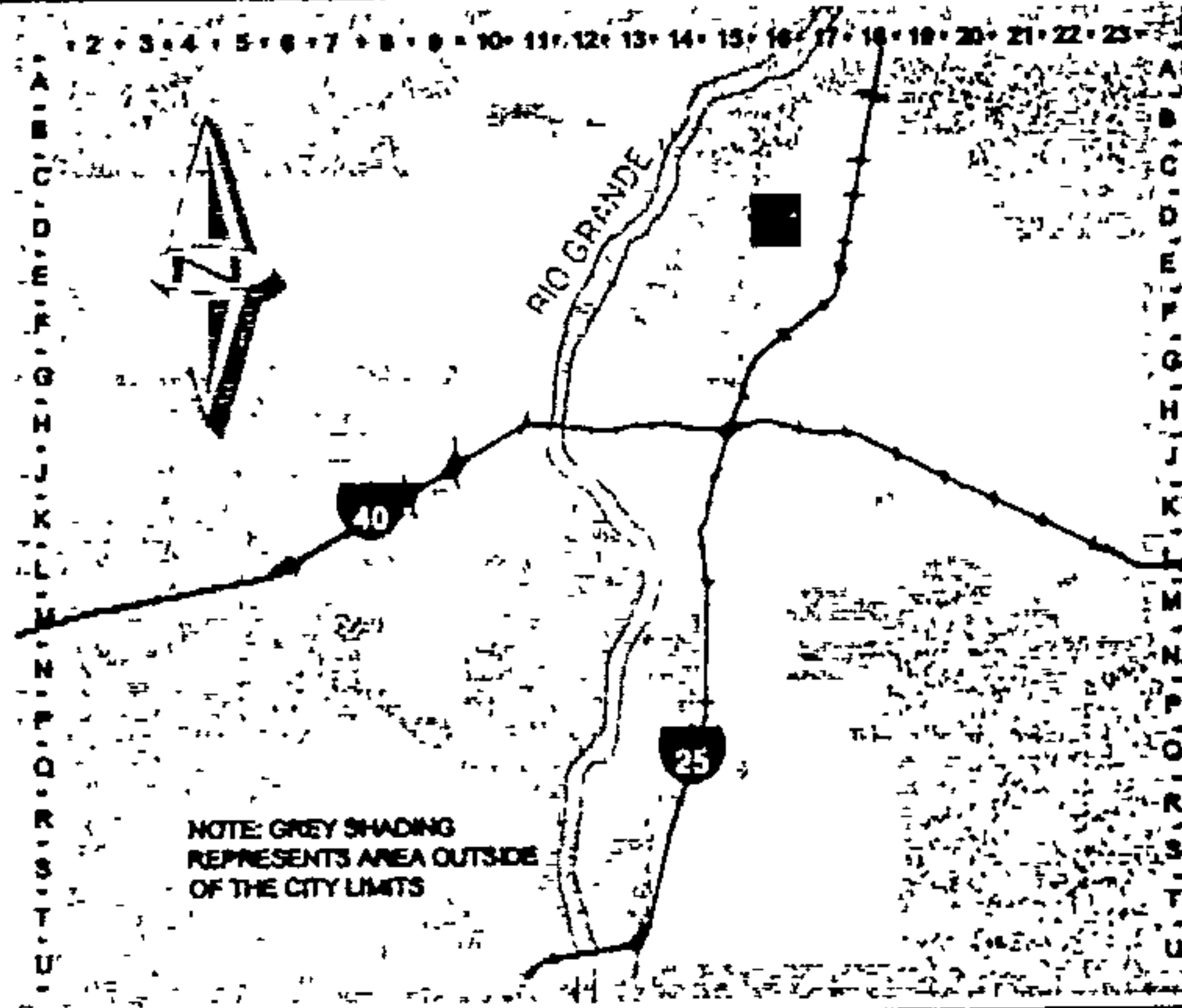
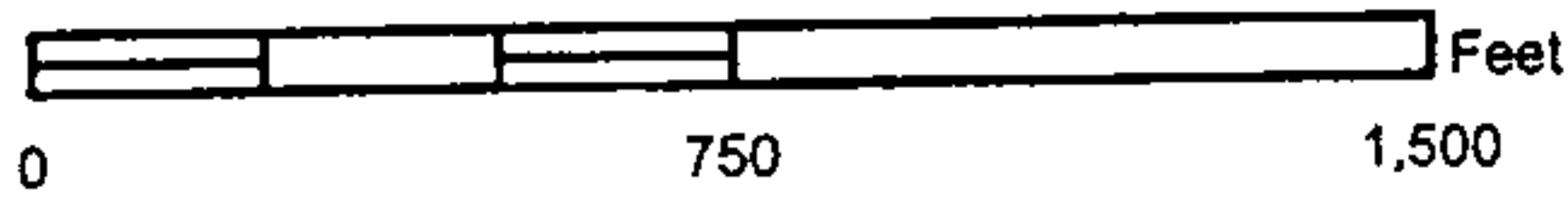


Zone Atlas Page: **D-16-Z**

Map amended through: **Aug 06, 2004**

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- H-1 Buffer Zone
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones



**THREE HUNDRED YEARS**  
1706 • 2006  
**ALBUQUERQUE**  
*Haciendo Historia*  
**A**buquerque **G**eographic **I**nformation **S**ystem  
**PLANNING DEPARTMENT**  
© Copyright 2004

101606335032911308	LEGAL: LOT 3-P1 BLK 5 PLAT FOR VALLE GRANDE DEL NORTE NIT 1 PROPERTY ADDR: 7723 CALLE ARMONIA NE
	OWNERS NAME: SMITH LELAND P & CHRISTI L RIC OWNERS ADDR: 7829 W KIMBERLY WAY GLENDALE AR 85308
101606333134410823	LEGAL: LOT 3-P1 BLK 4 PLAT FOR MESETA DEL NORTE SUBDIVISION PROPERTY ADDR: 7740 CALLE COMODO NE
	OWNERS NAME: HABERREITER DANIEL W & LORI J OWNERS ADDR: 7740 CALLE COMODO NE ALBUQUERQUE, NM 87113
101606332935010822	LEGAL: LOT 4-P1 BLK 4 PLAT FOR MESETA DEL NORTE SUBDIVISION PROPERTY ADDR: 7744 CALLE COMODO NE
	OWNERS NAME: TORRES FERNANDO A OWNERS ADDR: 7744 CALLE COMODO NE ALBUQUERQUE, NM 87113
101606332635410821	LEGAL: LOT 5-P1 BLK 4 PLAT FOR MESETA DEL NORTE SUBDIVISION PROPERTY ADDR: 7748 CALLE COMODO NE
	OWNERS NAME: ROMERO HUD N OWNERS ADDR: 7748 CALLE COMODO NE ALBUQUERQUE, NM 87113
101606330034010820	LEGAL: TRACT A PLAT FOR MESETA DEL NORTE SUBDIVISION U5 AC PROPERTY ADDR: N/A
	OWNERS NAME: VISTA DEL NORTE HOMEOWNERS ASSOC. OWNERS ADDR: PO BOX 3671 ALBUQUERQUE, NM 87190
101606331234310819	LEGAL: LOT 6-P1 BLK 4 PLAT FOR MESETA DEL NORTE SUBDIVISION PROPERTY ADDR: 7743 CALLE COMODO NE
	OWNERS NAME: TOWNSEND TIMOTHY M & DANIELLE OWNERS ADDR: 7743 CALLE COMODO NE ALBUQUERQUE, NM 87113
101606331533710818	LEGAL: LOT 7-P1 BLK 4 PLAT FOR MESETA DEL NORTE SUBDIVISION PROPERTY ADDR: 7739 CALLE COMODO NE
	OWNERS NAME: CRAWFORND LYNETTE G OWNERS ADDR: 7739 CALLE COMODO NE ALBUQUERQUE, NM 87113

May 1002134

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Certified Fee		Postmark Here
Return Receipt Fee (Endorsement Required)	2.30	
Restricted Delivery Fee (Endorsement Required)	1.75	Clerk: KGNFG6
Total Postage & Fees	\$ 4.42	09/30/05

Sent To Edde Korte - Vista Del Norte Alliance  
 Street, Apt. No., 7101 Casa Elena Dr. NE  
 or PO Box No. Albuquerque NM 87113  
 City, State, ZIP+4

PS Form 3800, June 2002 See Reverse for Instructions

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Certified Fee		Postmark Here
Return Receipt Fee (Endorsement Required)	2.30	
Restricted Delivery Fee (Endorsement Required)	1.75	Clerk: KGNFG6
Total Postage & Fees	\$ 4.42	09/30/05

Sent To Rod Crawley - Vista Del Norte Alliance  
 Street, Apt. No., 7331 Siderwinder Dr. NE  
 or PO Box No. Albuquerque NM 87113  
 City, State, ZIP+4

PS Form 3800, June 2002 See Reverse for Instructions

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Return Receipt Fee (Endorsement Required)	2.30	
Restricted Delivery Fee (Endorsement Required)	1.75	Clerk: KGNFG6
Total Postage & Fees	\$ 4.42	09/30/05

Sent To Steve Wentworth - Alameda North Valley N.A.  
 Street, Apt. No., 8919 Boe Ln. NE  
 or PO Box No. Albuquerque NM 87113-2328  
 City, State, ZIP+4

PS Form 3800, June 2002 See Reverse for Instructions

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Return Receipt Fee (Endorsement Required)	2.30	
Restricted Delivery Fee (Endorsement Required)	1.75	Clerk: KGNFG6
Total Postage & Fees	\$ 4.42	09/30/05

Sent To Leroy Gurde - Alameda N. Valley N.A.  
 Street, Apt. No., 713 Alameda Blvd. NW  
 or PO Box No. Albuquerque NM 87114  
 City, State, ZIP+4

PS Form 3800, June 2002 See Reverse for Instructions

1111111111





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

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

September 30, 2005

Mr. Eddie Kurtz  
Vista del Norte Alliance  
7101 Casa Elena Dr NE  
Albuquerque, NM 87113

Mr. Rod Crawley  
Vista del Norte Alliance  
7331 Sidewinder Dr NE  
Albuquerque, NM 87113

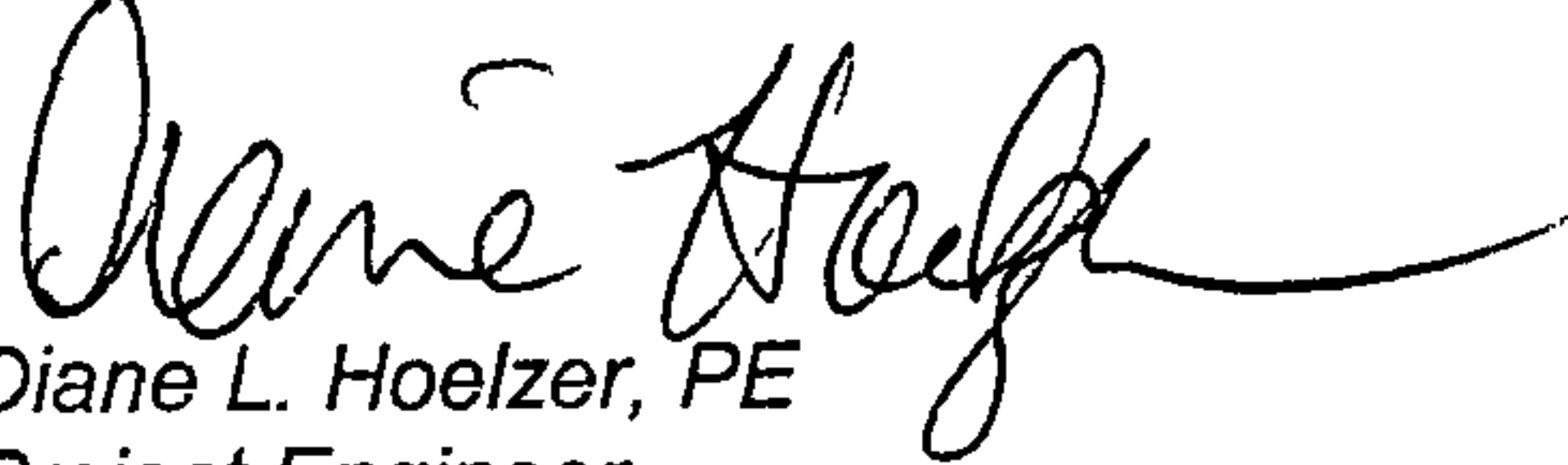
**Re: Las Lomas Subdivision**

Dear Mr. Kurtz and Mr. Crawley:

Enclosed please find a copy of the DRB Application for the Amended Preliminary Plat and Amended Final Plat Approval for the referenced project. The anticipated date to be heard is October 26, 2005. Please contact Diane Hoelzer of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA



Diane L. Hoelzer, PE  
Project Engineer

Enclosure

Project # 1002134

VISTA DEL NORTE DEVELOPMENT, LLC  
PO BOX 3671  
ALBUQUERQUE, NM 87190

MARK GOODWIN & ASSOCIATES, P.A.  
PO BOX 90606  
ALBUQUERQUE, NM 87199

STEVE WENTWORTH  
Alameda North Valley Assn.  
8919 BOE LN NE  
ALBUQUERQUE, NM 87113

LEROY GURULE  
Alameda North Valley Assn.  
713 ALAMEDA BLVD NW  
ALBUQUERQUE, NM 87114

EDDIE KURTZ  
Vista Del Norte Alliance  
7101 CASA ELENA DR NE  
ALBUQUERQUE, NM 87113

ROD CRAWLEY  
Vista Del Norte Alliance  
7331 SIDEWINDER DR NE  
ALBUQUERQUE, NM 87113

101606340243810205

101606347345810204

101606336735611075

VISTA DEL NORTE DEVELOPMENT L  
PO BOX 26685  
TUCSON, AZ 85726

SUNDT CORP  
PO BOX 26685  
TUCSON, AZ 85726

KB HOME SALES-NM CORP  
4921 ALEXANDER NE  
ALBUQUERQUE NM 87107

101606330135510421

101606331038910423

101606328341310411

TRUJILLO TONY M ETUX ETAL  
212 ORTEGA RD NW  
ALBUQUERQUE NM 87114

MONTOYA MICHAEL L & JILL E TR  
5720 EL PRADO NW  
ALBUQUERQUE NM 87107

LEWIS MICHAEL L  
1720 PROCYON CT  
RIO RANCHO NM 87124

101606328342710412

101606328944410413

101606328846710116

GEOMY POHL CONTRACTOR INC  
2623 CANDELARIA RD NW  
ALBUQUERQUE NM 87107

GALLEGOS ROBERT LEE ETUX  
8032 EDITH BL NE  
ALBUQUERQUE NM 87113

SENA LORETTA &  
8102 EDITH BL NE  
ALBUQUERQUE NM 87114

101606328947110117

101606328548710121

101606329551210122

LEVINE RICHARD  
PO BOX 10506  
ALBUQUERQUE, NM 87114

SENA LORETTA & SMITH JULIET  
8102 EDITH BL NE  
ALBUQUERQUE NM 87113

FLEHARTY TERRY L &  
326 PASEO DEL NORTE NE  
ALBUQUERQUE NM 87113

101606327052110120

101606335635611511

101606335835111510

PEREA MARTIN C  
8843 EDITH NE  
ALBUQUERQUE NM 87113

ALTMAN BARBARA M  
14608 MELINDA LN  
ROCKVILLE, MD 29853

LAMBERT KEIKO E  
7736 CALLE ARMONIA NE  
ALBUQUERQUE, NM 87113

101606336034611509

101606336234111508

101606336433711507

ODONOVAN BRENDAN F & LA-IAD  
7732 CALLE ARMONIA NE  
ALBUQUERQUE, NM 87113

BROWN THOMAS D & PEARL M  
7728 CALLE ARMONIA NE  
ALBUQUERQUE, NM 87113

BOWEN JUSTINA M & GREGORY J  
7743 CALLE ARMONIA NE  
ALBUQUERQUE, NM 87113

10160633935510825

101606334234910824

101606334633811310

REECER THOMAS J  
7743 CALLE ARMONIA NE  
ALBUQUERQUE, NM 87113

SALINAS RUBEN A & JULIE A  
7739 CALLE ARMONIA NE  
ALBUQUERQUE, NM 87113

KING JAY & SALAZAR-KING JAY C  
7731 CALLE ARMONIA NE  
ALBUQUERQUE, NM 87113

101606334833411309

101606335032911308

101606333134410823

REMENAR MATTHEW T & LINDSAY M  
7727 CALLE ARMONIA NE  
ALBUQUERQUE, NM 87113

SMITH LELAND P & CHRISTI L RIC  
7829 W KIMBERLY WAY  
GLENDALE, AZ 85308

HABERREITER DANIEL W & LORI J  
7740 CALLE COMODO NE  
ALBUQUERQUE, NM 87113

101606332935010822

TORRES FERNANDO A  
7744 CALLE COMODO NE  
ALBUQUERQUE, NM 87113

101606332635410821

ROMERO HUD N  
7748 CALLE COMODO NE  
ALBUQUERQUE, NM 87113

101606330034010820

VISTA DEL NORTE HOMEOWNER ASSOC  
PO BOX 3671  
ALBUQUERQUE, NM 87190

101606331234310819

TOWNSEND TIMOTHY M & DANIELLE  
7743 CALLE COMODO NE  
ALBUQUERQUE, NM 87113

101606331533710818

CRAWFORD LYNETTE G  
7739 COMODO NE  
ALBUQUERQUE, NM 87113

C-15-Z

C-16-Z

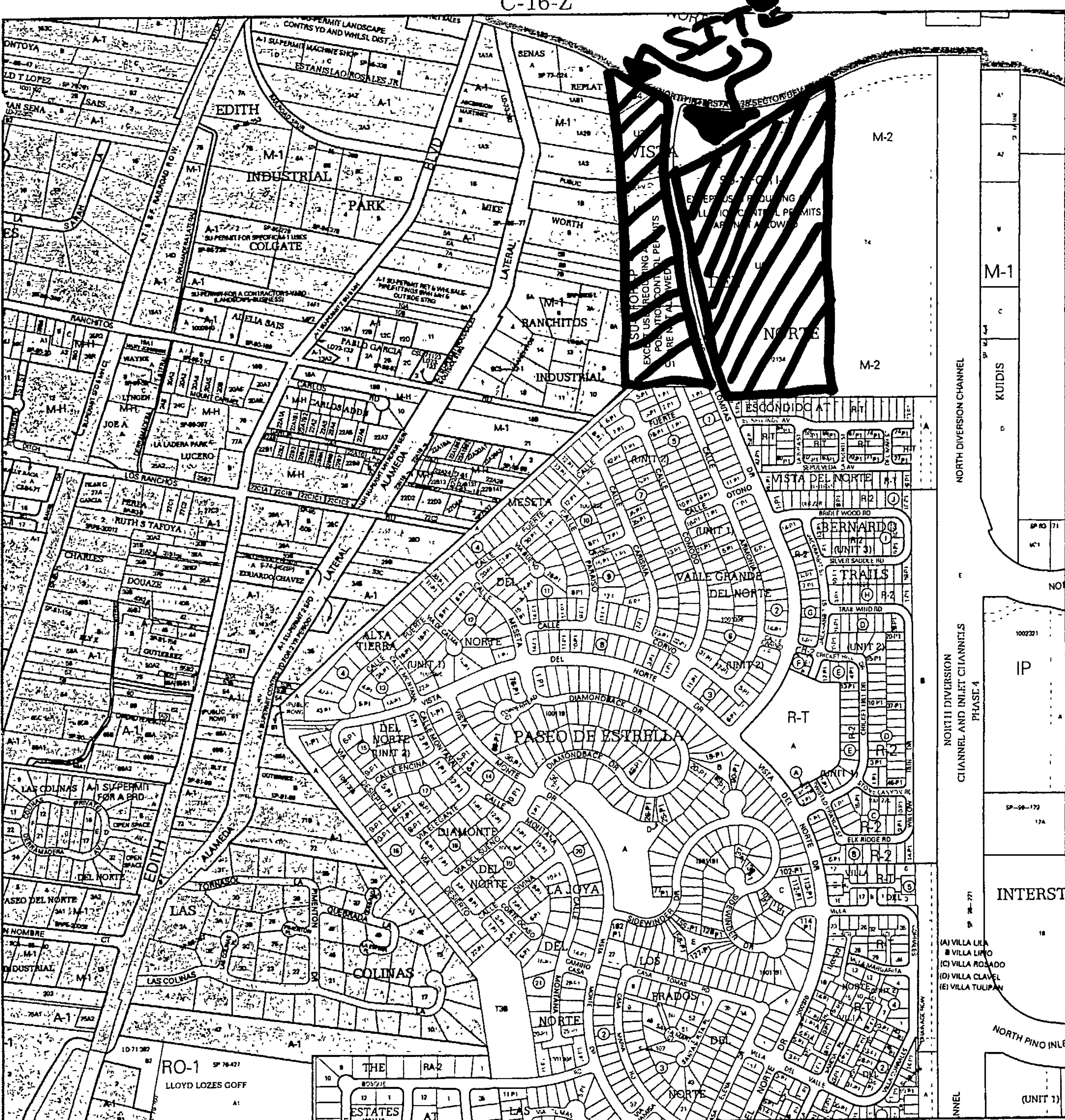
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D-15-Z

D-17-Z

E-15-Z

E-17-Z

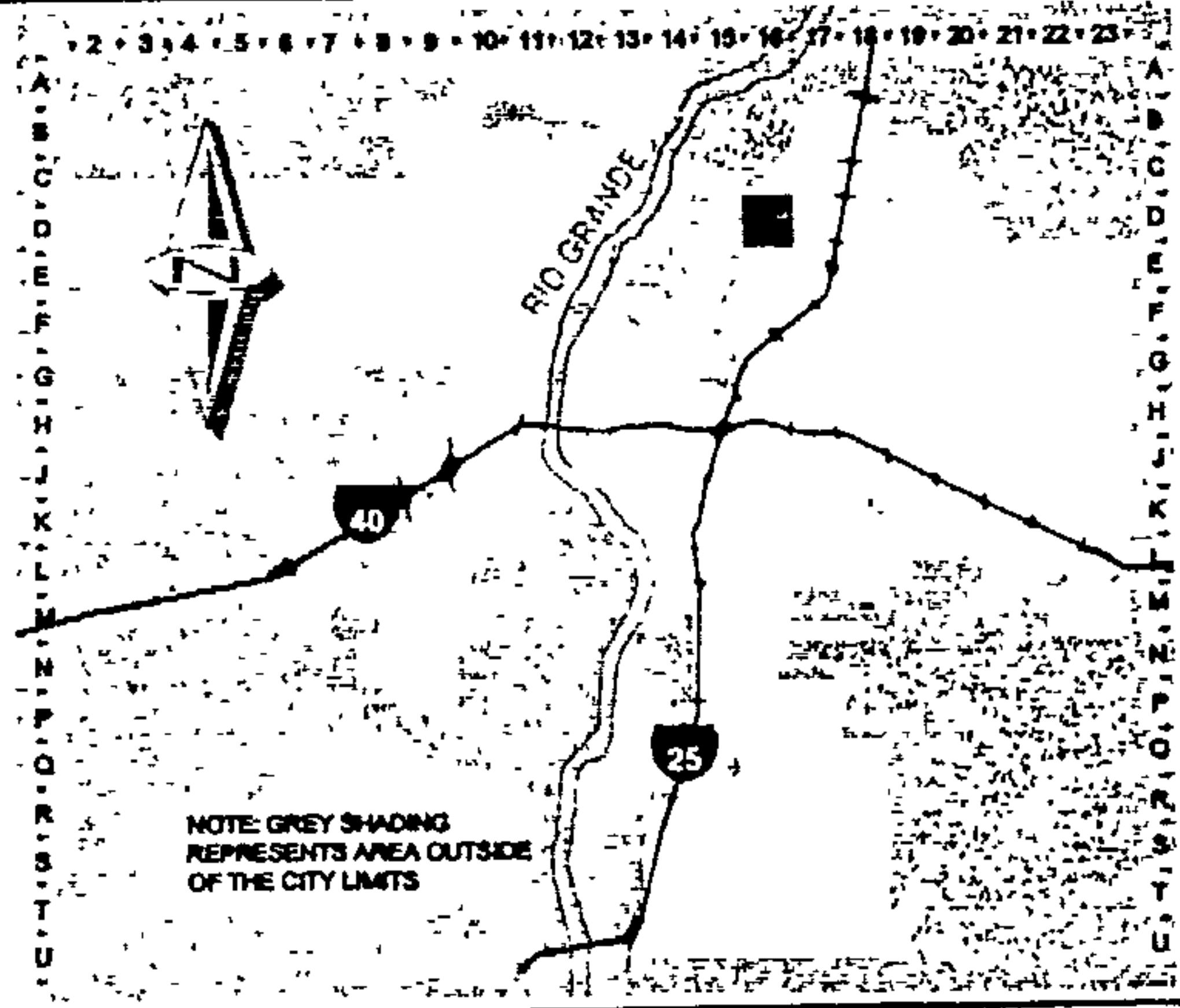
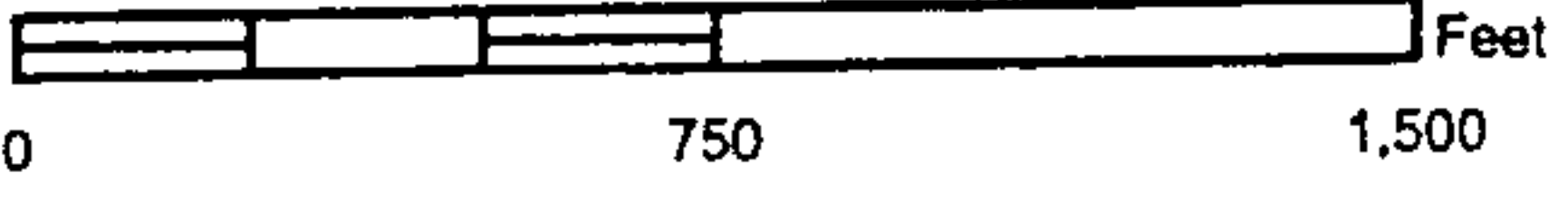


Zone Atlas Page: **D-16-Z**

Map amended through: Aug 06, 2004

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- H-1 Buffer Zone
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones



**CITY OF ALBUQUERQUE**  
**THREE HUNDRED YEARS**  
 1706 - 2006  
**ALBUQUERQUE**  
*Haciendo Historia*  
**A G I S**  
 Albuquerque Geographic Information System  
**PLANNING DEPARTMENT**  
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PO Box 90606  
Albuquerque, NM 87199  
(505) 828-2200  
(505) 797-9539 fax  
secretary@goodwinengineers.com

**Mark Goodwin & Associates, PA**

# Fax

**To:** Neighborhood Coordination                      **From:** Whitney L. Phillips

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**Fax:** 924-3913    **Pages:** 2

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**Re:** Las Lomas Subdivision                      **Date:** 9/29/2005

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Please provide all recognized neighborhood associations for the referenced property. The legal is:

Tracts U1, U2, U3, U4, and U6 – Vista Del Norte

Please contact our office if you have any questions.



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**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

July 13, 2005

9:00

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

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

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

1. **Project # 1000614**  
05DRB-00982 Major-Two Year SIA

TIERRA WEST LLC agent(s) for DEVELOPMENT SERVICES LTD. CO. request(s) the above action(s) for **LA CUEVA OESTE UNIT 2 & 4**, zoned R-D, located on HOLLY AVE NE, between LOUISIANA BLVD NE and SAN PEDRO DR NE containing approximately 37 acre(s). [REF: 04DRB-00913] (C-18) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1002397**  
05DRB-01042 Major-Two Year SIA
- TIERRA WEST LLC agent(s) for SHULL REALTY & WATERS EDGE LLC request(s) the above action(s) for all or a portion of Lot(s) 1-10, **BOSQUE PLAZA**, zoned C-1, located on LA ORILLA RD NW, between COORS BLVD NW and CORRALES DRAIN containing approximately 12 acre(s). [REF: Z-87-56, DRB-87-200, 02DRB-01925, 04DRB-01196 ] (E-12) **A SIX-MONTH EXTENSION OF THE SIA WAS APPROVED.**
3. **Project # 1004139**  
05DRB-00969 Major-Preliminary Plat Approval
- BRASHER & LORENZ agent(s) for STEVE SLICK request(s) the above action(s) for all or a portion of Lot(s) 27, 28, 29, Tract 1, Block(s) 17, **NORTH ALBUQUERQUE ACRES UNIT 3**, zoned R-D, 3DU/ACRE, located on MODESTO AVE NE, between BARSTOW NE and VENTURA NE containing approximately 3 acre(s). [REF: 05DRB-00668 ] (B-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/13/5 AND THE APPROVED GRADING AND DRAINSGE PLAN DATED 6/6/5, THE PRELIMINARY PLAT WAS APPROVED.**
4. **Project # 1002123**  
05DRB-00981 Major- Preliminary Plat Approval
- GARCIA/KRAEMER & ASSOCIATES, agent(s) for DEL'S HIDE-A-WAY PARK, PHILIP D. SHEETS, request(s) the above action(s) for all or a portion of Tract(s) B, **DEL'S HIDE-A-WAY**, zoned SU-1 FOR RT, located on SAN CLEMENTE NW between 4<sup>th</sup> ST NW and 2<sup>th</sup> ST NW containing approximately 3 acres. [REF: 04 DRB-00532, 00533, 04DRB-00535, 03EPC-01087, 1088] [*Deferred from 6/29/05*] (G-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/13/5 AND THE APPROVED GRADING AND DRAINSGE PLAN DATED 2/24/5, THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: 1) MAINTENANCE AND BENEFICIARY SHOULD BE STATED FOR ALL PRIVATE EASEMENTS; 2) SANITARY SEWER EASEMENTS ADDED TO TRACT D.**

5. **Project # 1000724**  
05DRB-00989 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for GSR GROUP, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **RAYO DEL SOL, UNIT 1**, zoned R-LT, located on ARENAL RD SW, between COORS BLVD SW and UNSER BLVD SW containing approximately 9 acre(s). [REF: 02DRB-01268, 0044001098, Z-97-87] (M-10) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

6. **Project # 1003520**  
04DRB-01567 Major-Preliminary Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for WASHINGTON STREET INVESTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 16, Tract(s) 1, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **BENJAMIN PLACE SUBDIVISION**) zoned R-D, located on GLENDALE AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2 acre(s). [REF: 04DRB-01568, 01863] (B-20) **THE PRELIMINARY PLAT WAS ORIGINALLY APPROVED 1/12/5. THE APPROVAL WAS APPEALED TO EPC, THEN CITY COUNCIL. CITY COUNCIL REMANDED THE PLAT TO DRB TO RE-EXAMINE THE PERIMETER WALLS' COMPLIANCE WITH SECTION 14-16-3-19. OF THE ZONE CODE. FOLLOWING THE RE-EXAMINATION, DRB RE-APPROVED THE PRELIMINARY PLAT.**

7. **Project # 1002590**  
05DRB-00956 Major-Preliminary Plat Approval  
05DRB-00957 Minor-Subd Design (DPM) Variance  
05DRB-00958 Minor-Sidewalk Waiver  
05DRB-00960 Minor-Temp Defer SDWK  
05DRB-00540 Minor-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES agent(s) for MEL FAMIE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, LANDS OF BRACKSON COURSON, (to be known as **CHAPARRAL COURT**) zoned R-D residential and related uses zone, developing area, located on 64<sup>th</sup> STREET NW, between MILNE RD NW and TIERRA PRIETA NW containing approximately 4 acre(s). [REF: 05DRB-0206, 05DRB-0540] [Deferred from 4/13/05 & 6/29/05] (F-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/13/5 AND THE APPROVAL OF THE GRADING/DRAINAGE PLAN ENGINEER STAMP DATED 6/2/5 THE PRELIMINARY PLAT WAS APPROVED. A SITE DEVELOPMENT PLAN**



FOR SUBDIVISION WAS APPROVED. THE SIDEWALK VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT C FOR WAIVER OF SIDEWALKS. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE WAS ALSO APPROVED.

8. **Project # 1004272**  
05DRB-01039 Minor-Temp Defer SDWK  
05DRB-01038 Minor-Sidewalk Waiver  
05DRB-01084 Minor-SiteDev Plan Subd  
05DRB-01033 Major-Preliminary Plat

ISAACSON & ARFMAN agent(s) for CURB INC request(s) the above action(s) for all or a portion of TRACT(s) 16-D, BULK LAND PLAT for EL RANCHO GRANDE, and TRACT(s) 16-A, 16-B, 16-C, 16-D, 16-E, 16-F, EL RANCHO GRANDE (to be known as **EL RANCHO GRANDE, UNIT 17**) zoned R-D, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 3 acre(s). (N-8) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/13/5 AND APPROVAL OF THE GRADING & DRAINAGE PLAN ENGINEER STAMP DATED 6/15/5, THE PRELIMINARY PLAT IS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: 1) BOVINA BE CHANGED TO BOWIE SO THAT IT CONFORMS WITH THE STREET THAT'S SHOWN ON EL RANCHO GRANDE, UNIT 16; 2) UNIT 16 PLAT SHOULD BE RECORDED PRIOR TO UNIT 17. A TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. SIDEWALK VARIANCE AS SHOWN ON EXHIBIT C FOR WAIVER OF SIDEWALKS WAS APPROVED. THE SUBDIVISION DESIGN VARIANCE FOR MINIMUM DPM DESIGN STANDARDS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE WAS APPROVED. THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH DELEGATION TO PLANNING FOR WRITTEN COMMENTS IN THE FILE.**

9. **Project # 1000965**  
05DRB-01025 Major-Vacation of Public  
Easements

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO., INC. request(s) the above action(s) for all or a portion of Tract(s) I, LANDS OF RAY GRAHAM III (to be known as **ANDALUCIA AT LA LUZ**), zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 85 acre(s). [REF: 05DRB-00124] (F-11) **THE VACATION AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WAS APPROVED.**

**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 # 1001946**  
05DRB-01047 Minor-SiteDev Plan  
BldPermit

DEKKER PERICH SABATINI agent(s) for OFFICE DEPOT request(s) the above action(s) for all or a portion of Tract(s) A-1-D, **LOS ANGELES CENTER**, zoned M-1, located on PASEO DEL NORTE NE, between SAN PEDRO NE and INTERSTATE 25 containing approximately 3 acre(s). [REF: DRB-97-224, DRB-97-372; Z-1534] [Deferred from 6/29/05] (D-18) **DEFERRED AT THE AGENT'S REQUEST TO JULY 20, 2005.**

11. **PROJECT #1003699**  
(DRB-97-165 - V-97-507)  
05DRB-00118-SiteDev Plan for Subd

TIERRA WEST DEVELOPMENT MANAGEMENT SERVICES, agents for TIM EICHENBERG, request Vacation (voiding) of Public Power Line Easement, Site Development Plan Final Sign Off (for EPC) plus Sketch Plat Review and Comment for Tracts B and C, Blocks 2 and 7, WELLS SANDIA MANOR, zoned SU-1/PRD (City) and located on Trimble Blvd NE and Camino de la Sierra NE between I-40 and Arcadia Rd NE containing approximately 4.90 acres. [FIRST TIME ON THE AGENDA 5/6/97] [Z-96-25] DEFERRED FROM 5/24/00, DEFERRED AT THE AGENT'S REQUEST FROM 7/26/00 TO 9/13/00 TO WORK WITH STATE HIGHWAY DEPARTMENT WHICH HAS BEEN AN ONGOING PROCESS SINCE 5/6/97] [DEFERRED AT THE AGENT'S REQUEST FROM 9/13/00 TO 9/20/00 TO WORK WITH THE STATE HIGHWAY DEPARTMENT, DEFERRED AT THE APPLICANT'S REQUEST FOR ONE-YEAR FROM

11/8/00 TO 11/7/01] [DEFERRED AT THE AGENT'S REQUEST FOR ONE-YEAR FROM 11/7/01 TO 11/6/02] [DEFERRED AT THE AGENT'S REQUEST FOR ONE-YEAR FROM 11/6/02 TO 11/5/03] [*Deferred from 01/05/05*] **A NEW PROJECT NUMBER WAS ISSUED FOR THIS CASE – PROJECT #1003699] (L-23) THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH DELEGATION TO PLANNING FOR LANDSCAPE DESIGN STANDARDS AND GARAGE DOOR COLORS TO MATCH HOUSE.**

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

12. **Project # 1000985**  
05DRB-00883 Minor-SiteDev Plan Subd

SMPC ARCHITECTS agent(s) for ASPEN INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 1A, Block(s) 12, NORTH ALBUQUERQUE ACRES TRACT A UNIT A, (to be known as **PALOMAS PLAZA**) zoned SU-2/C-1, located on SAN PEDRO NE, between PALOMAS NE and SAN BERNADINO NE containing approximately 3 acre(s). [*Deferred from 6/1/05*] [REF: DRB96-412] (D-18) **THE SITE DEVELOPMENT PLAN WAS APPROVED WITH DELEGATION TO CITY ENGINEER FOR SIA, AND TO UTILITIES FOR FIRE MARSHALL APPROVAL, FLOW CALCULATION FOR FIRE, AND REVISE UTILITY PLAN.**

13. **Project # 1001182**  
05DRB-01069 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for VISION DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) B, **WESTRIDGE MOBILE HOME PARK**, zoned R-D/R-LT, located on BLUEWATER NW, between 98th ST NW and 90th ST NW containing approximately 8 acre(s). (K-9) **THE FINAL PLAT WAS APPROVED WITH DELEGATION TO PARKS FOR OPEN SPACE TABLE AND CASH IN LIEU, AND TO CITY ENGINEER FOR AGIS DXF AND FOR LABELING OF ALL EASEMENTS OF RECORD.**

14. **Project # 1002134**  
05DRB-01068 Minor-Final Plat Approval

MARK GOODWIN & ASSOC agent(s) for VISTA DEL NORTE DEV request(s) the above action(s) for TRACT(s) U1, U2, U3, U4, U6, VISTA DEL NORTE, (to be known as **LAS LOMITAS BUSINESS PARK**), zoned SU-1 FOR IP, located on LAS LOMITAS DR NE, between EDITH BLVD NE and JEFFERSON ST NE containing approximately 34 acre(s). (D-16) ~~THE FINAL PLAT WAS APPROVED WITH DELEGATION TO PLANNING TO RECORD THE PLAT.~~

15. **Project # 1003571**  
05DRB-01062 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES agent(s) for CURB INC. request(s) the above action(s) for TRACT(s) 9-B-1, 9-B-2, AND 12-A-2, **EL RANCHO GRANDE UNIT 9B**, zoned R-LT, located South OF BLAKE RD SW, West of AMOLE CHANNEL and containing approximately 36 acre(s). [REF: 05DRB-01002, 04DRB-01518, 04DRB-01519] (N-9) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

16. **Project # 1003624**  
05DRB-01001 Minor-Prelim&Final Plat Approval

MICHAEL RENFRO request(s) the above action(s) for all or a portion of Tract(s) 22A, 22B, 38A, 38B, MRGCD MAP 34, (to be known as **SAN ISIDRO GARDENS**), zoned RA-2 residential and agricultural zone, located on SAN ISIDRO ST NW, between CANDELARIA RD NW and GRIEGOS RD NW containing approximately 2 acre(s). [Deferred from 6/22/5] [REF: 04ZHE-01281] (G-13) **WITH THE APPROVAL OF THE INFRASTRUCTURE LIST DATED 7/13/5, THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

17. **Project # 1003975**  
05DRB-00698 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING INC agent(s) for COE PROPERTIES INC request(s) the above action(s) for all or a portion of Lot(s) 6, 7, 12, 13, Block(s) 15, MESA GRANDE ADDITION (to be known as **ZUNI TOWNHOMES**), zoned 0-R, located on WASHINGTON ST SE, between CENTRAL AVE SE and ZUNI RD SE containing approximately 1 acre(s). *[Deferred from 5/18/5]* [REF: ZA-78-377, Z-72, 05DRB-00301] (K-17) **THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS APPROVED WITH DELEGATION TO PLANNING TO RECORD THE PLAT.**

18. **Project # 1004011**  
05DRB-01071 Minor-Prelim&Final Plat  
Approval

BERGER BRIGGS REAL ESTATE agent(s) for AL'S GAL'S LLC request(s) the above action(s) for all or a portion of Lot(s) 65-A, **PERFECTO ARMIJO & BROTHERS ADDITION**, zoned SU-2/HDA (DNA SECTOR PLAN), located on MARQUETTE AVE NW, between 7th ST NW and 8th ST NW containing approximately 1 acre(s). [REF: 05ZHE-00405] (J-14) **THE FINAL PLAT WAS APPROVED WITH DELEGATION TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

19. **Project # 1004110**  
05DRB-01093 Minor-Prelim&Final Plat  
Approval

ADVANCED ENGINEERING AND CONSULTING, LLC agent(s) for ALEXANDER M. & DANETTE S. GARCIA request(s) the above action(s) for all or a portion of Tract(s) 108-D & 108-C-1-A, **MRGCD MAP NO. 31**, zoned RA-2, located on RIO GRANDE BLVD NW, between ELFEGO RD NW and MANUEL TORRES NW containing approximately 1 acre(s). [REF: 05DRB-00601] (F-13) **THE FINAL PLAT WAS APPROVED WITH DELEGATION TO PLANNING FOR AGIS DXF FILE.**

20. **Project # 1004251**  
05DRB-00959 Minor-Prelim&Final Plat  
Approval
- PRATAP & KANAK YADAV request(s) the above action(s) for all or a portion of Lot(s) 2-6, Block(s) 2, **ZIMMERMAN ADDITION**, zoned C-2, located on CENTRAL AVE SW between 46th ST SW and 47th ST SW containing approximately 1 acre(s). (K-12) **THE FINAL PLAT WAS APPROVED WITH DELEGATION TO PLANNING FOR AGIS DXF FILE.**
21. **Project # 1004232**  
05DRB-01090 Minor-Prelim&Final Plat  
Approval
- A. MIGUEL TRUJILLO agent(s) for WILLIAM K. WILSON request(s) the above action(s) for all or a portion of Block(s) 13, Tract(s) A, **CLAYTON HEIGHTS**, zoned C-2 community commercial zone, located on GIBSON BLVD. SE, between BUENA VISTA DR. SE and WILMOORE DR. SE containing approximately 2 acre(s). (L-15) **THE FINAL PLAT WAS APPROVED WITH DELEGATION TO PLANNING FOR AGIS DXF FILE.**
22. **Project # 1004289**  
05DRB-01073 Minor-Prelim&Final Plat  
Approval
- WILLIE P. GONZALES request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, Block(s) 5, **JOHN BARON BURG PARK ADDITION**, zoned SR, located on 19th ST NW, between ZEARING AVE NW and ASPEN AVE NW containing approximately 1 acre(s). (H-13) **INDEFINITELY DEFERRED AT THE APPLICANT'S REQUEST.**
23. **Project # 1004290**  
05DRB-01075 Minor-Vacation of Private  
Easements
- MYERS, OLIVER & PRICE agent(s) for FEDEX FREIGHT WEST, INC. request(s) the above action(s) for all or a portion of Lot(s) 263-C, **TOWN OF ATRISCO GRANT UNIT 8**, zoned SU-1 special use zone, located on COORS BLVD NW AND HANOVER RD NW containing approximately 6 acre(s). [REF: DRB-94-264] (H-11) **THE VACATION OF PRIVATE EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

24. **Project # 1004308**  
05DRB-01086 Minor-Prelim&Final Plat  
Approval

FRANK L. & EVELYN S. BARELA request(s) the above action(s) for all or a portion of Lot(s) 3, **ATRISCO FOUR-PLEX ADDITION**, zoned R-2, located on ATRISCO DR NW, between ILIFF RD NW and 53rd ST NW containing approximately 1 acre(s). (H-11) **THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS APPROVED WITH DELEGATION TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

25. **Project # 1004267**  
05DRB-01092 Minor-Prelim&Final Plat  
Approval

GARY MIRABAL request(s) the above action(s) for all or a portion of Lot(s) 1, **LANDS OF MANUEL & CATHY GONZALES**, zoned RA-2, located West of MONTOYA RD NW and North of MOUNTAIN RD NW containing approximately 2 acre(s). [REF: DRB-97-247; DRB-97-290] (J-12) **WITH THE SIGNING OF THE SIA DATED 7/13/5 AND APPROVAL OF THE GRADING/DRAINAGE PLAN ENGINEER STAMP DATED 7/15/2 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

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

26. **Project # 1004039**  
05DRB-01074 Minor-Sketch Plat or Plan

ISAACSON & ARFMAN, P.A. agent(s) for RUTLEDGE INVESTMENT CO request(s) the above action(s) for all or a portion of Tract(s) 8A, HIGH DESERT (to be known as **THE LEGENDS AT HIGH DESERT**), zoned SU2/C1, located on ACADEMY BLVD NE, between CORTADERIA ST NE and HIGH DESERT PARK NE containing approximately 8 acre(s). [REF: 05ZHE-00449, 05ZHE-00480] (E-23) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. **Project # 1004161**  
05DRB-01091 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for WILLIAM & BENITA BRENNON request(s) the above action(s) for all or a portion of Lot(s) 4 and 5, **RIVERSIDE PLAZA**, zoned SU-1 PRD 8DU/ACRE, located on WINTERHAVEN RD NW, between LA ORILLA RD NW and MONTANO PLAZA DR NW containing approximately 4 acre(s). [REF: 05EPC-00740] (E-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

28. Approval of the Development Review Board Minutes for June 29, 2005. MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.

Other Matters:

ADJOURNED: 12:50 P.M.





#14

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

REVISED 2/5/04

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

Project Number

DRB Application No.: **05DRB-01068**

Project # **1002134**

Project Name: **LAS LOMITAS BUSINESS PARK**

Agent: **Mark Goodwin & Associates**

Phone No.: **828-2200**

Your request for (SDP for SUB) ~~(SDP for SUB)~~ **(FINAL PLATS)** (MASTER DEVELOP. PLAN), was approved on 7/12/05 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

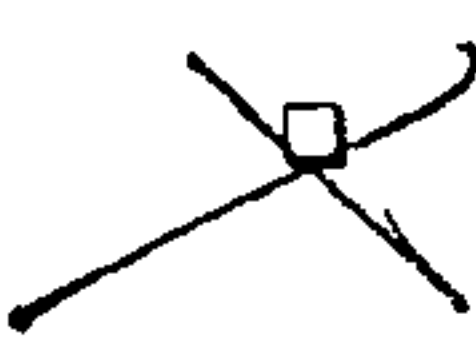
TRANSPORTATION: \_\_\_\_\_  
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UTILITIES: \_\_\_\_\_  
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 \_\_\_\_\_  
 \_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_  
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PARKS / CIP: \_\_\_\_\_  
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PLANNING (Last to sign): Record Plat  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

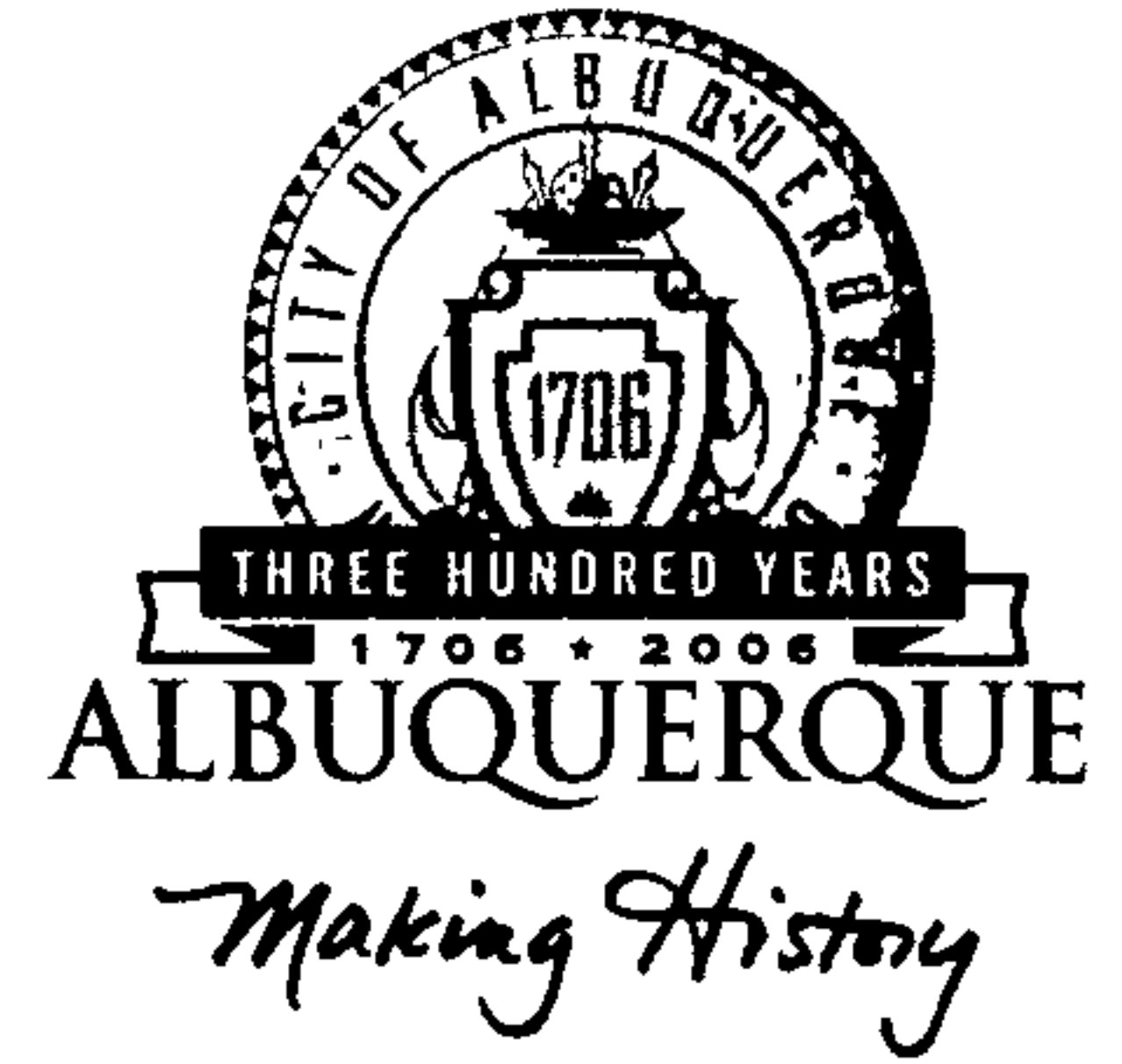


**Planning must record this plat. Please submit the following items:**

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
- Tax printout from the County Assessor.

- Include 3 copies of the approved site plan along with the originals.
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required. OK
- Copy of recorded plat for Planning.

# CITY OF ALBUQUERQUE



PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002134**

**AGENDA ITEM NO: 14**

**SUBJECT:**

Final Plat

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

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

Albuquerque

New Mexico 87103

**RESOLUTION:**

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

www.cabq.gov

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

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

FOR:

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

**DATE:** July 13, 2005



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## Comments for Agenda Item #14

Construction of each new single family residence will require payment of Impact Fees. Based on a house size between 1,500 square feet and 2,499 square feet, it is estimated that impact fees will total approximately \$1,296 if a building permit application is accepted by December 30, 2004, \$2,554 if application is accepted prior to December 29, 2006, and \$3,812 thereafter.

JACK CLOUD  
IMPACT FEE ADMINISTRATOR

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT**

**July 13, 2005  
DRB Comments**

**ITEM # 14**

**PROJECT # 1002134**

**APPLICATION # 05-01068**

**RE: Las Lomas Business Park/major final plat**

Has anything changed from the preliminary plat?

No objection to this request.



Sheran Matson, AICP DRB Chair

924-3880 Fax 924-3864 [smatson@cabq.gov](mailto:smatson@cabq.gov)

**2134**

### DXF Electronic Approval Form

DRB Project Case #: 1002134

Subdivision Name: LAS LOMITAS BUSINESS PARK

Surveyor: TIMOTHY ALDRICH


Contact Person: STEPHEN STASIEWICZ

Contact Information: 797-9539

DXF Received: 6/29/2005

Hard Copy Received: 6/29/2005

Coordinate System: NMSP Grid (NAD 83)

  
Approved

06-29-2005  
Date

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

**AGIS Use Only**  
Copied fc **2134** to agiscov on **6/29/2005** Contact person notified on **6/29/2005**



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

October 26, 2005

**5. Project # 1002134**

05DRB-01528 Major-Amnd Prelim Plat Approval & Amnd Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) U-1, U-2, U-3 U-4 AND U-6, LAS LOMITAS SUBDIVISION INDUSTRIAL PARK, VISTA DEL NORTE, zoned SU-1 FOR IP, located on LAS LOMITAS DR NE, between EL PUEBLO NE and VISTA DEL NORTE DR NE containing approximately 34 acre(s). (D-16)

At the October 26, 2005, Development Review Board meeting, the amended preliminary plat and the amended final plat was approved and signed off by the Board. The infrastructure list will be administratively revised to remove the trail.

If you wish to appeal this decision, you must do so by November 10, 2005, in the manner described below.

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

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

for Sheran Matson, AICP, DRB Chair

Cc: Vista Del Norte Development LLC, P.O. Box 3671, 87190  
Mark Goodwin & Associates PA, P.O. Box 90606, 87199  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
February 4, 2005  
DRB Comments**

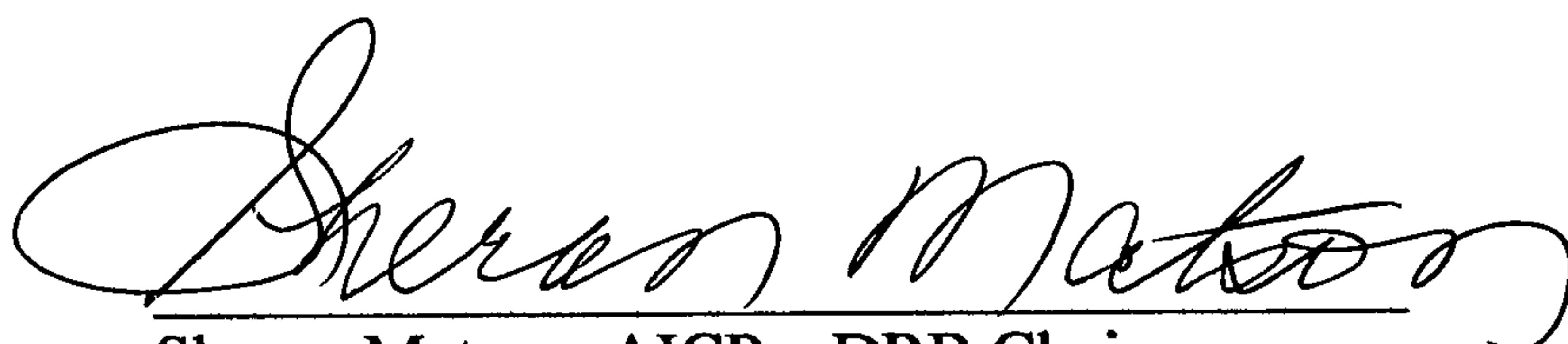
**ITEM # 15**

**PROJECT # 1002134**

**APPLICATION # 05-00142**

**RE: Vista Del Norte Subdivision/TDS**

No objection.



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

*[Handwritten scribble]*



*Plat 7/3/05*  
*Q8*

# DRB CASE ACTION LOG (SITE PLAN SUBD.)

REVISED 2/5/04

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

DRB Application No.: **04DRB-01967 (SPS)**

Project # **1002134**

Project Name: **VISTA DEL NORTE**

Agent: **Mark Goodwin & Associates**

Phone No.: **828-2200**

Your request for **(SDP for SUB)**, ~~(SDP for BP)~~, **(FINAL PLATS)**, **(MASTER DEVELOP. PLAN)**, was approved on 2/02/05 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): \_\_\_\_\_

- \_\_\_\_\_
- \_\_\_\_\_

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

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
- Tax printout from the County Assessor.

~~Include 3 copies of the approved site plan along with the originals.~~

- ~~County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk~~
- ~~Property Management's signature must be obtained prior to Planning Department's signature.~~
- ~~AGIS DXF File approval required.~~
- ~~Copy of recorded plat for Planning.~~

Project Number

*1002134*



*[Handwritten scribble]*



*all plotted 2/3/05*  
*Q8*

按  
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# DRB CASE ACTION LOG (SITE PLAN SUBD.)

REVISED 2/5/04

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

DRB Application No.: **04DRB-01967 (SPS)**

Project # **1002134**

Project Name: **VISTA DEL NORTE**

Agent: **Mark Goodwin & Associates**

Phone No.: **828-2200**

Your request for (SDP for SUB) (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 2/02/05 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): \_\_\_\_\_

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
- Tax printout from the County Assessor.

- ~~Include 3 copies of the approved site plan along with the originals.~~
- ~~County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk~~
- ~~Property Management's signature must be obtained prior to Planning Department's signature.~~
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

Project Number 1002134



4  
4  
4  
4

## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

February 9, 2005

**15. Project # 1002134**  
05DRB-00142 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, P.A. agent(s) for VISTA DEL NORTE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) U-2, U-3, U-4 AND U-6, **VISTA DEL NORTE SUBDIVISION**, zoned SU-1 FOR IP, located on EL PUEBLO RD NE AND LAS LOMITAS NE between EDITH BLVD NE and JEFFERSON BLVD NE containing approximately 31 acre(s). [REF: Z-87-113] (D-16)

At the February 9, 2005, Development Review Board meeting, the temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.

  
Sheran Matson, AICP, DRB Chair

Cc:Mark Goodwin & Associates PA, P.O. Box 90606, 87199  
Vista Del Norte Development LLC, 3804 Carlisle NE, 87107  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

1/6  
1/6  
1/6  
1/6

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

February 9, 2005 9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
David Flores, Parks & Recreation

\*\*\*\*\*

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

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

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

- A. Call to Order: 9:00 a.m. Adjourned: 12:55 p.m.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

1. **Project # 1003673**  
05DRB-00028 Major-Vacation of Pub Right-of-Way  
05DRB-00029 Major-Vacation of Public Easements  
RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 7, 8 and 9, Block(s) 3, Unit(s) 3, NORTH ALBUQUERQUE ACRES, TRACT 3, (to be known as **OAKLAND SOUTH SUBDIVISION**) zoned RD, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s).  
*[Deferred from 2/2/05]* (C-20) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH CONDITIONS OF FINAL PLAT.**

2. **Project # 1003585**  
05DRB-00087 Major-Vacation of  
Pub Right-of-Way  
05DRB-00088 Minor-Temp Defer  
SDWK

RIO GRANDE ENGINEERING agent(s) for THE MONTANA GROUP request(s) the above action(s) for all or a portion of Lot(s) 1 THRU 4, Block(s) 4, GRANADA HEIGHTS ADDITION, (to be known as **SILVER STREET TOWNHOMES**) zoned O-R, located on SILVER AVE SE, between MORNINGSIDE ST SE and ALISO ST SE containing approximately 2 acre(s). [REF: 04DRB01168, 04DRB01958] (K-17) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
  
3. **Project # 1003585**  
04DRB-01958 Major-Preliminary Plat  
Approval

RIO GRANDE ENGINEERING agent(s) for PHILLIP RABY request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3 and 4, Block(s) 4; GRANADA HEIGHTS ADDITION, (to be known as **SILVER STREET TOWNHOMES**, zoned O-R, located on SILVER AVE SE, between ALISO AVE SE and MORNINGSIDE AVE SE containing approximately 2 acre(s). [REF: 04DRB01168] [*Deferred from 1/12/05*] (K-17) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/9/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/17/04 THE PRELIMINARY PLAT WAS APPROVED.**
  
4. **Project # 1003369**  
04DRB-00514 Major-Drainage Plan to  
Determine the Cost Allocation for Storm  
Drainage Improvements

BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, **VINTNER COURT SUBDIVISION**, zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [*Deferred from 5/12/04, 5/26/04, 6/9/04, 6/23/04, 7/14/04, 7/21/04, 8/11/04, 8/25/04, 9/8/04, 10/6/04 & 11/3/04 & 1/12/05*] (C-20) **WITHDRAWN AT THE AGENT'S REQUEST.**

5. **Project # 1003594**  
05DRB-00086 Major-Vacation of  
Public Easements

BOHANNAN HUSTON INC agent(s) for D.R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1A,1B & 3, VENTANA RANCH WEST, (to be known as **VENTANA MESA SUBDIVISION, UNIT 1**) zoned R-LT residential zone, located on PASEO DEL NORTE BLVD NW and VENTANA WEST PKWY NW and containing approximately 32 acre(s). [REF: 04DRB01199, 04DRB01444, 04DRB01445, 04DRB01446, 04DRB01447, 05DRB00166] (B-8/B-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

05DRB-00166 Minor-Final Plat  
Approval

BOHANNAN HUSTON INC agent(s) for D R HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1A,1B & 3, VENTANA RANCH WEST, (to be known as **VENTANA MESA SUBDIVISION, UNIT 1**) zoned R-LT residential zone, located on PASEO DEL NORTE BLVD NW, between VENTANA WEST PKWY NW and containing approximately 32 acre(s). [REF: 04DRB01199, 04DRB01444, 04DRB01445, 04DRB01446, 04DRB01447, 05DRB00086] (B-8/B-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE, ADJUSTMENT ON PLAT, QUIT CLAIM DEED AND TO FIX TRACT B AND TO PLANNING FOR 15-DAY APPEAL PERIOD.**

6. **Project # 1003471**  
05DRB-00083 Major-Vacation of Pub  
Right-of-Way  
05DRB-00084 Major-Vacation of Public  
Easements

SURV-TEK INC agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A, **SEVILLE SUBDIVISION, UNIT 3A**, zoned R-1 residential zone, located on SEGOVIA NW and KAYENTA NW and containing approximately 24 acre(s). [REF: 02DRB01791, 02DRB01250, 04DRB00826, 04DRB00827, 04DRB01224, 04DRB01225, 04DRB01948, 04DRB01949] (A-10) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

7. **Project # 1003790**  
05DRB-00085 Major-Vacation of Public Easements
- BOHANNAN HUSTON INC agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1A & 25, Tract(s) H-1-C & A, Block(s) 1, **LANDS OF FILBERTO GURULE and NORTH ALBUQUERQUE ACRES**, zoned IP industrial park zone, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 17 acre(s). [REF:04DRB01790] *[Deferred from 2/9/05]* (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**
- 05DRB-00158 Minor-SiteDev Plan Subd
- DEKKER PERICH SABATINI agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1-A & 25, Block(s) 1, Tract(s) H-1-C & A, **LANDS OF FILBERTO GURULE and NORTH ALBUQUERQUE ACRES**, zoned IP industrial park zone, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO BLVD NE containing approximately 12 acre(s). [REF: 05DRB00085] *[Deferred from 2/9/05]* (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**
- 05DRB-00165 Minor-Prelim&Final Plat Approval
- BOHANNAN HUSTON agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Tract(s) A, B & C, **NORTH GATEWAY**, zoned IP, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 38 acre(s). [REF: 04DRB1790] *[Deferred from 2/9/05]* (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**
8. **Project # 1003757**  
04DRB-01688 Major-Vacation of Pub Right-of-Way
- ISAACSON & ARFMAN PA agent(s) for DEAN FOODS, DBA CREAMLAND DAIRIES request(s) the above action(s) for **ALVARADO ADDITION**, located on HAINES NW, between 2<sup>ND</sup> ST NW and 3<sup>RD</sup> ST NW containing approximately 1 acre(s). [REF: V-89-87, DRB 89-490] *[Deferred from 12/1/04, 12/15/04, 1/12/05 & 2/9/05]* (H-14) **DEFERRED AT THE AGENT'S REQUEST TO 3/9/05.**

9. **Project # 1003874**  
05DRB-00032 Major-Preliminary Plat  
Approval  
05DRB-00033 Major-Vacation of Public  
Easements  
05DRB-00034 Minor-Sidewalk Waiver  
05DRB-00035 Minor-Temp Défer  
SDWK

ISAACSON & ARFMAN PA agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16-A, 16-B, 16-C and 16-E, RIO BRAVO PARTNERS, (to be known as **EL RANCHO GRANDE, UNIT 16**) zoned RD, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 25 acre(s). [REF: 04DRB01891, 04DRB01892, 04DRB00717] [Deferred from 2/2/05] (N-8) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/9/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/6/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION OF FINAL PLAT: THE APPLICANT MUST SUBMIT A SDV FOR BLOCK LENGTH. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

05DRB-00126 Minor-SiteDev Plan  
Subd

ISAACSON AND ARFMAN agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 1, RIO BRAVO PARTNERS, to be known as **EL RANCHO GRANDE, UNIT 16**, zoned RD, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 25 acre(s). [REF:04DRB01891,04DRB01892,04DRB00717,05DRB00032,05DRB00033,05DRB00034, 05DRB00035] [Deferred from 2/2/05] (N-8) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

10. **Project # 1002632**  
04DRB-01991 Major-Preliminary Plat Approval  
04DRB-01992 Major-Vacation of Pub Right-of-Way  
04DRB-01993 Major-Vacation of Public Easements  
04DRB-01994 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) 4, 5 and 6, **SUNDANCE ESTATES, UNIT 1**, zoned R-D FOR R-LT, located on PARADISE BLVD NW, between LYONS BLVD NW and UNSER BLVD NW containing approximately 32 acre(s). [REF: 03EPC00690, 03DRB01306, 04DRB00760, 04DRB00761, 04DRB01761] [*Deferred from 1/26/05 & 2/2/05*] (B-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/9/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/8/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: REPLAT TRACT 5 TO DEDICATE PUBLIC ROADWAY EASEMENT. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

11. **Project # 1003475**  
04DRB-01694 Major-Vacation of Pub Right-of-Way  
04DRB-01695 Major-Preliminary Plat Approval  
04DRB-01696 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for unplatted lands and all or a portion of Tract(s) 2, PARAGON RESOURCES, (to be known as **PARADISE VIEW SUBDIVISION**) zoned RLT, located on PARADISE BLVD NW, between CONEFLOWER NW and LYON NW containing approximately 22 acre(s). [REF: 04DRB00842] [*Deferred from 12/1/04, 1/26/05 & 2/9/05*] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**



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

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

12. **Project # 1003688**  
05DRB-00164 Minor- Amended  
SiteDev Plan BldPermit/EPC

BOHANNAN HUSTON INC agent(s) for NEW MEXICO UTILITIES INC request(s) the above action(s) for all or a portion of Tract(s) H, **THE TRAILS**, zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between WOODMONT AVE NW and PASEO DEL NORTE NW containing approximately 1 acre(s). [REF: 04EPC01832, 04EPC01833, 04DRB01463] [Elvira Lopez, EPC Case Planner] (C-9) **AN AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR COMMENTS BY ELVIRA LOPEZ.**

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

TFAZZUL HUSSAIN agent(s) for ALEEM & FAIZEL KASSAM request(s) the above action(s) for all or a portion of Block(s) 4B, Tract(s) 1A, **SUNPORT PARK**, zoned IP, located on UNIVERSITY BLVD SE, between SUNPORT BLVD SE and WOODWARD RD SE containing approximately 3 acre(s). [REF: 04EPC00293] [Chris Hyer, EPC Case Planner] [Deferred from 1/12/05, 1/19/05, 1/26/05 & 2/2/05] (M-15) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR ENVIRONMENTAL HEALTH SIGNATURE AND THREE COPIES OF THE SITE PLAN FOR BUILDING PERMIT.**

14. **Project # 1000980**  
05DRB-00161 Minor-Amnd SiteDev  
Plan BldPermit/EPC  
05DRB-00162 Minor-SiteDev Plan  
Subd/EPC  
05DRB-00163 Minor-SiteDev Plan  
BldPermit/EPC

NCA ARCHITECTS agent(s) for NEW MEXICO BANK & TRUST request(s) the above action(s) for all or a portion of Tract(s) A-3-B, **SIERRA VISTA SHOPPING CENTER**, zoned C-2 community commercial zone, located on MONTGOMERY BLVD NE, between PARSIFAL ST NE and EUBANK BLVD NE containing approximately 1 acre(s). [REF: ZA-01-201, Z-93-83, DRB-93-332, ZA-81-4, Z-77-78, Z-77-78-1, 01DRB01131, 01DRB01740, 02DRB01039, 01EPC00731] **[Carmen Marrone, EPC Case Planner] [Deferred from 2/9/05] (G-20) DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**

- 05DRB-00160 Minor-Prelim&Final Plat  
Approval

RON TYREE agent(s) for SIERRA VISTA ASSOCIATES LLC request(s) the above action(s) for all or a portion of Tract(s) A-3, **SIERRA VISTA SHOPPING CENTER**, zoned C-2 community commercial zone (SC), located on MONTGOMERY BLVD NE, between EUBANK BLVD NE and PARSIFAL ST NE containing approximately 15 acre(s). [REF: ZA-01-201, Z-93-83, DRB-93-332, ZA-81-4, Z-77-78-1, 01DRB01739, 01DRB01131, 01DRB01740, 02DRB01039, 01EPC00731] **[Deferred from 2/9/05] (G-20) DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**

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

15. ~~Project # 1002134~~  
05DRB-00142 Minor-Temp Defer  
SDWK

MARK GOODWIN & ASSOCIATES, P.A. agent(s) for VISTA DEL NORTE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) U-2, U-3, U-4 AND U-6, **VISTA DEL NORTE SUBDIVISION**, zoned SU-1 FOR IP, located on EL PUEBLO RD NE AND LAS LOMITAS NE between EDITH BLVD NE and JEFFERSON BLVD NE containing approximately 31 acre(s). [REF: Z-87-113] (D-16) **TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

16. **Project # 1003696**  
05DRB-00096 Major-Final Plat  
Approval

RIO GRANDE ENGINEERING agent(s) for DAVID & JENNIFER SOULE request(s) the above action(s) for all or a portion of Lot(s) 1-17, VINCINTI MONTANO SUBDIVISION and Tract(s) A, B & C, JUANITA LOPEZ VIGIL SUBDIVISION (to be known as **TORRENTINO SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on 97<sup>TH</sup> ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). [REF: 04DRB01495, 04DRB01654, 04DRB01655, 04DRB01656] *[Deferred from 1/26/05 & 2/2/05]* (L-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND PROPERTY MANAGEMENT'S SIGNATURE.**

17. **Project # 1003685**  
05DRB-00127 Major-Final Plat  
Approval  
05DRB-00128- Minor-Subd Design  
(DPM) Variance

BOHANNAN HUSTON INC. agent(s) for PULTE HOMES OF NEW MEXICO, INC. request(s) the above action(s) for all or a portion of Tract(s) 7 & 8, **WESTERN SHADOWS @ VENTANA RANCH WEST**, zoned R-LT, located on VENTANA RIDGE RD NW, between VENTANA WEST PARKWAY NW and containing approximately 30 acre(s). [REF: 04DRB01448, 04DRB01449, 04DRB01450, 04DRB01451, 04DRB01304, 04DRB01814] *[Deferred from 2/2/05]* (B-8) **THE FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SUBDIVISION DESIGN VARIANCE WAS APPROVED FOR MINIMUM DPM DESIGN STANDARDS AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**

18. **Project # 1002074**  
05DRB-00157 Minor-Prelim&Final Plat  
Approval

HARRIS SURVEYING INC agent(s) for KEN HIGHTOWER, SAUVIGNON HOME OWNERS ASSOCIATION, request(s) the above action(s) for all or a portion of Tract(s) C, **SAUVIGNON SUBDIVISION, UNIT 2**, zoned R-D residential and related uses zone, developing area, located on BERINGER LN NE, between SAN ANTONIO NE and ACADEMY NE containing approximately 5 acre(s). [REF: S-99-140, 02AA01018, Project #1000126] (E-22) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF APPROVAL.**

19. **Project # 1003907**  
05DRB-00136 Minor-Prelim&Final Plat  
Approval
- SURVEYS SOUTHWEST LTD agent(s) for GERALD HAMILTON request(s) the above action(s) for all or a portion of Lot(s) 1A, Block(s) 5, **VOLCANO CLIFFS SUBDIVISION, UNIT 3**, zoned O-1, located on MONTANO RD NW, between WHITEMAN DR NW and PICTURE ROCK NW containing approximately 1 acre(s). [REF: DRB-98-361, V-98-97] (E-10) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR RECIPROCAL CROSS-LOT DRAINAGE EASEMENT.**
20. **Project # 1002743**  
04DRB-00888 Minor-Final Plat  
Approval
- BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) C, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s).[REF:Z-03-01007, 03DRB00989][*Final Plat was Indef Deferred for SIA 6/16/04 [Deferred from 2/9/05]*] (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**
21. **Project # 1002584**  
05DRB-00168 Minor-Prelim&Final  
Plat Approval
- WILSON & COMPANY agent(s) for LOVELACE SANDIA request(s) the above action(s) for all or a portion of Tract(s) 1A and 2A, **ST. JOSEPH'S WEST MESA HOSPITAL, PARADISE HEIGHTS, UNIT 1**, zoned SU-1 FOR HOSPITAL, located on GOLF COURSE RD NW, between GOLF COURSE RD NW and MCMAHON BLVD NW containing approximately 21 acre(s). [REF: 04DRB01375,AA0300579,04EPC00696,04DRB01068, 04AA01458] (A-12) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO DEFINE ACCESS EASEMENT, RECORDING INFORMATION AND PARKING ISSUE AND TO PLANNING FOR AGIS DXF FILE AND NMU INC SIGNATURE.**

22. **Project # 1003913**  
05DRB-00167 Minor-Prelim&Final  
Plat Approval

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for PETERSON - FOX, LLC request(s) the above action(s) for all or a portion of Tract(s) C-1 and C-2, **LAND OF TIJERAS PLACE IMPROVEMENT**, zoned C-2, located on SAN PEDRO SE, between CENTRAL AVE SE and ZUNI SE containing approximately 2 acre(s). (K-18) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

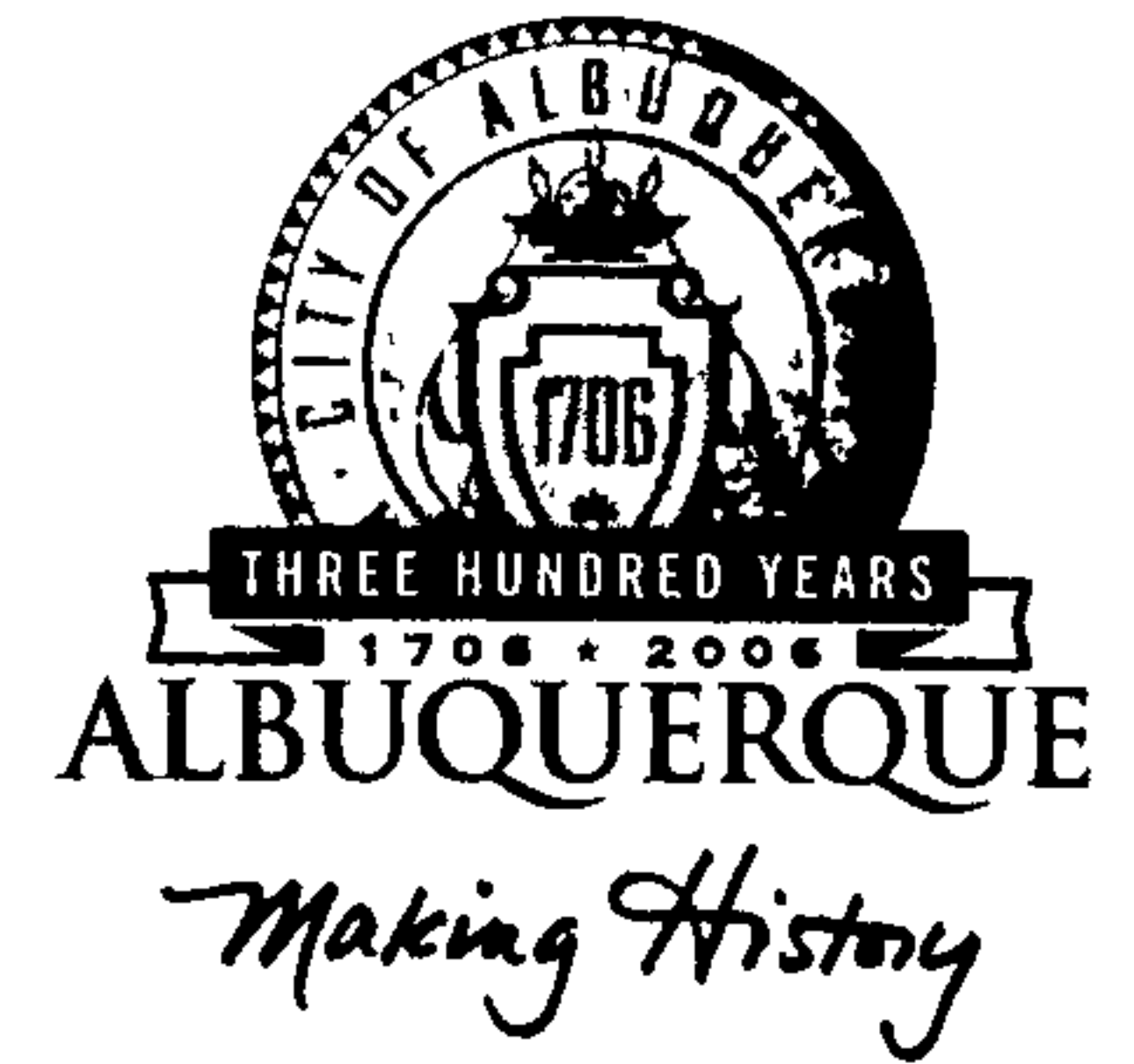
**NO ACTION IS TAKEN ON THESE CASES:**  
**APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

23. **Project # 1003904**  
05DRB-00132 Minor-Sketch Plat or  
Plan

ANASTASIA WOLFE agent(s) for RANDY DURSRY request(s) the above action(s) for all or a portion of Lot(s) 17, Block(s) 4, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned RD, located on WYOMING NE, between ALAMEDA NE and WILSHIRE NE containing approximately 1 acre(s). (C-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. ADJOURNED: 12: 55 P.M.

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002134**

**AGENDA ITEM NO: 15**

**SUBJECT:**

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

**ACTION REQUESTED:**

P.O. Box 1293

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

**ENGINEERING COMMENTS:**

Albuquerque

The Hydrology Section has no objection to the deferral request.

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

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

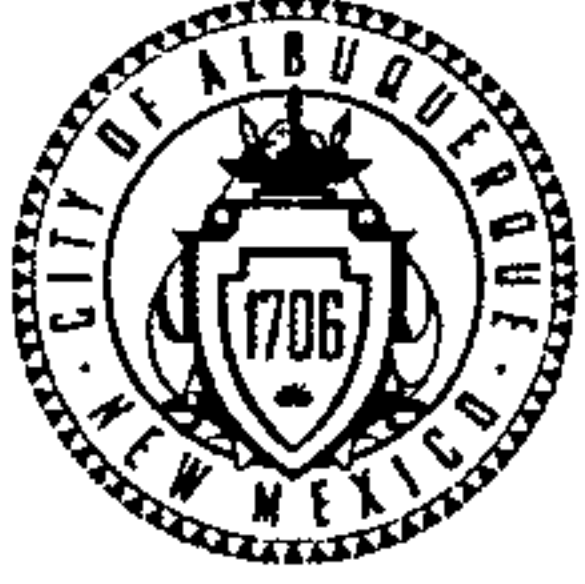
SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

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

**DATE:** February 9, 2005



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

February 2, 2005

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

MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) U-2, U-3, U-4 and U-6, VISTA DEL NORTE SUBDIVISION, (to be known as **LAS LOMITAS INDUSTRIAL PARK**) zoned SU-1 FOR IP, located on PASEO DEL NORTE NE, between EDITH BLVD NE and NORTH DIVERSION CHANNEL containing approximately 30 acre(s). [REF: DRB-94-288, Z-87-113, 02DRB01196, 02DRB01199] [*Deferred from 12/29/04, 1/12/05 & 1/26/05*] (D-16)

At the February 2, 2005, Development Review Board meeting, with the signing of the infrastructure list dated 2/2/05 and approval of the grading plan engineer stamp dated 1/18/05 the preliminary plat was approved.

04DRB-01967 Minor-SiteDev Plan Subd/EPC

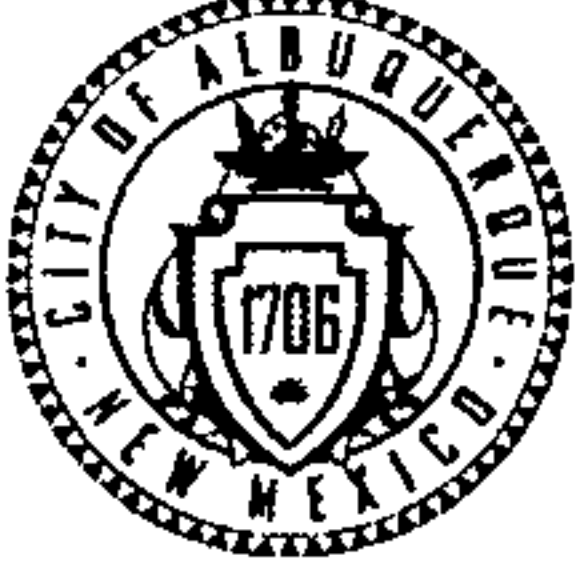
MARK GOODWIN & ASSOCIATES agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) U-2, U-3, U-4 and U-6, VISTA DEL NORTE SUBDIVISION, (to be known as **LAS LOMITAS INDUSTRIAL PARK**) zoned SU-1 special use zone, located on LAS LOMITAS DR NW, between EL PUEBLO RD NW and VISTA DEL NORTE NW containing approximately 31 acre(s). [REF: Z-87-113, DRB-94-288, 02DRB01196, 02DRB01199, 04DRB01804, 04DRB00794] [**Elvira Lopez, EPC Case Planner**] [*Deferred from 12/29/04, 1/12/05 & 1/26/05*] (D-16)

The site plan for subdivision was approved and signed off by the Board.

If you wish to appeal this decision, you must do so by February 17, 2005, in the manner described below.

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

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



OFFICIAL NOTICE OF DECISION  
PAGE 2

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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.)

A handwritten signature in cursive script that reads "Sheran Matson".

Sheran Matson, AICP, DRB Chair

Cc: Vista del Norte Development LLC, 3804 Carlisle NE, 87190  
Mark Goodwin & Associates PA, P.O. Box 90606, 87199  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File



# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002134/ AGENDA#: 8 DATE: 2/2/05

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

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

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

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

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

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

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

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

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

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

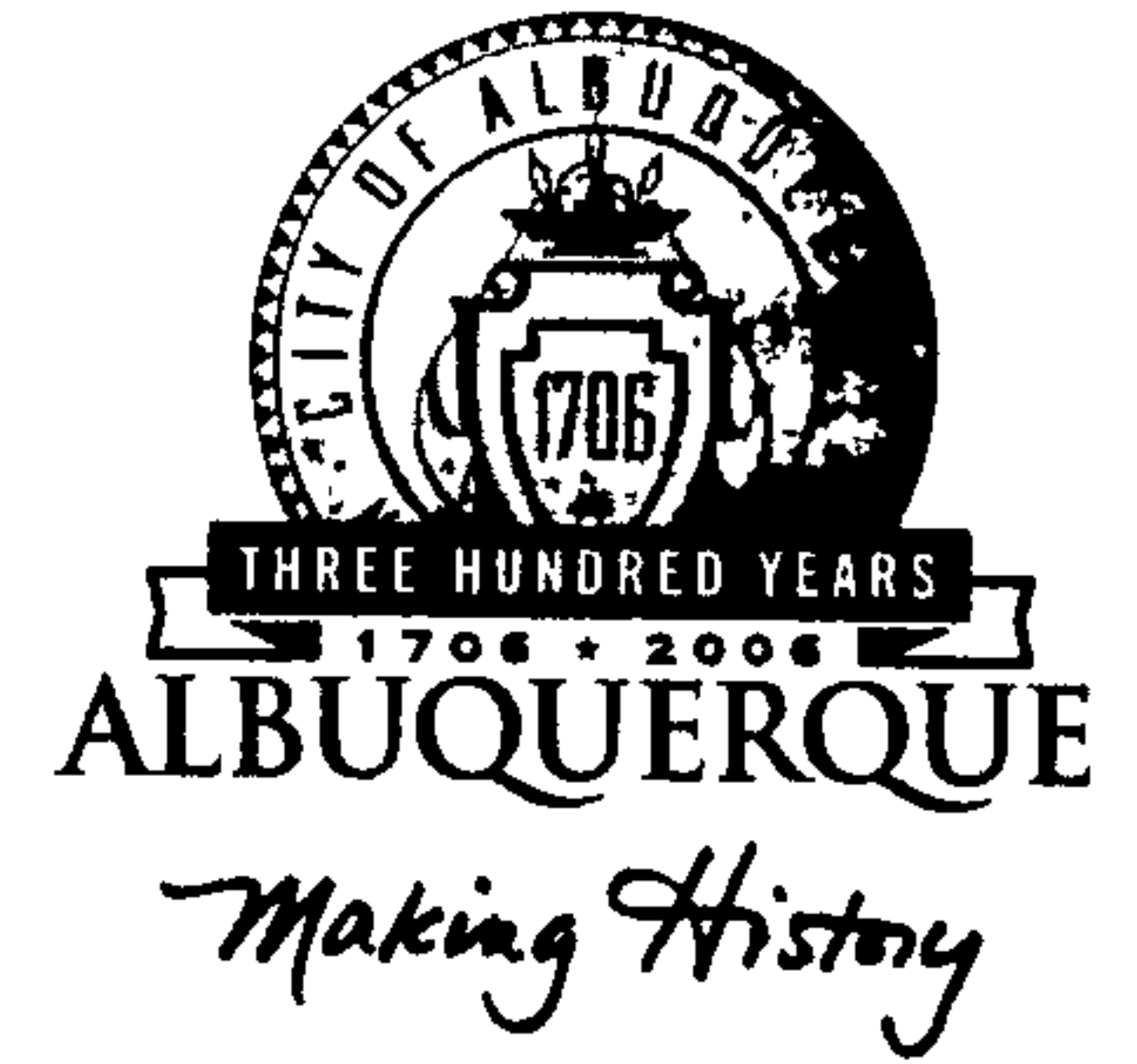
11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

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

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

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

# CITY OF ALBUQUERQUE



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1002134**

**AGENDA ITEM NO: 8**

**SUBJECT:**

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

**ACTION REQUESTED:**

P.O. Box 1293

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

**ENGINEERING COMMENTS:**

Albuquerque

An approved drainage report dated 1-18-05 is on file for Preliminary Plat approval.

New Mexico 87103

**RESOLUTION:** *signed I.L.*

www.cabq.gov

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

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

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

FOR:

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

**DATE:** February 2, 2005



44  
44  
44  
44

**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

February 2, 2005 9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

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

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

1. **Project # 1001932**  
04DRB-01995 Major-One Year SIA                      MARK GOODWIN & ASSOCIATES agent(s) for K B HOMES OF NEW MEXICO INC request(s) the above action(s) for, **WEST RIDGE SUBDIVISION, UNIT 1**, zoned SU-1 RD, located on UNSER BLVD NW, between OURAY RD NW and OLD OURAY RD NW containing approximately 40 acre(s). [REF: 03DRB00220, 03DRB00353, 02DRB01810] (G-9/G-10, H-9/H-10) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1002250**  
05DRB-00009 Major-One Year SIA
- ISAACSON & ARFMAN PA agent(s) for VENTANA RANCH LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A-1-C, **VENTANA RANCH APARTMENTS**, zoned SU-1 FOR R-2, located on IRVING BLVD NW at UNIVERSE BLVD NW containing approximately 14 acre(s). [REF: 02DRB01890, 02EPC01480, 02EPC01481] (B-10) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**
3. **Project # 1003874**  
05DRB-00032 Major-Preliminary Plat Approval  
05DRB-00033 Major-Vacation of Public Easements  
05DRB-00034 Minor-Sidewalk Waiver  
05DRB-00035 Minor-Temp Defer SDWK
- ISAACSON & ARFMAN PA agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16-A, 16-B, 16-C and 16-E, RIO BRAVO PARTNERS, (to be known as **EL RANCHO GRANDE, UNIT 16**) zoned RD, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 25 acre(s). [REF: 04DRB01891, 04DRB01892, 04DRB00717] [*Deferred from 2/2/05*] (N-8) **DEFERRED AT THE AGENT'S REQUEST TO 2/9/05.**
- 05DRB-00126 Minor-SiteDev Plan Subd
- ISAACSON AND ARFMAN agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 1, RIO BRAVO PARTNERS, to be known as **EL RANCHO GRANDE, UNIT 16**, zoned RD, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 25 acre(s). [REF:04DRB01891,04DRB01892,04DRB00717,05DRB00032,05DRB00033,05DRB00034, 05DRB00035] [*Deferred from 2/2/05*] (N-8) **DEFERRED AT THE AGENT'S REQUEST TO 2/9/05.**
4. **Project # 1000045**  
05DRB-00030 Major-Vacation of Public Easements
- TIERRA WEST LLC agent(s) for SAMS EAST INC request(s) the above action(s) for all or a portion of Tract(s) 3A4A, **RENAISSANCE CENTER**, zoned SU-1 C-2, located on RENAISSANCE BLVD NE, between ALEXANDER BLVD NE and CULTURE DR NE containing approximately 13 acre(s). [REF: DRB-98-227, Z-98-22, Z-99-3, 04DRB01978] (F-16) **VACATION APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1003673**  
05DRB-00028 Major-Vacation of Pub  
Right-of-Way  
05DRB-00029 Major-Vacation of Public  
Easements

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 7, 8 and 9, Block(s) 3, Unit(s) 3, NORTH ALBUQUERQUE ACRES, TRACT 3, (to be known as **OAKLAND SOUTH SUBDIVISION**) zoned RD, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). *[Deferred from 2/2/05]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 2/9/05.**

6. **Project # 1001440**  
05DRB-00026 Major-SiteDev Plan  
BldPermit

BOB BOGAN agent(s) for RICHARD RODRIGUEZ request(s) the above action(s) for all or a portion of Tract(s) D-3A, **COORS CENTRAL NORTH PLAZA**, zoned SU-I, located on COORS BLVD NW, between BLUEWATER RD NW and CENTRAL AVE NW containing approximately 1 acre(s). *[Deferred from 2/2/05]* (K-10) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**

7. **Project # 1002632**  
04DRB-01991 Major-Preliminary Plat  
Approval  
04DRB-01992 Major-Vacation of Pub  
Right-of-Way  
04DRB-01993 Major-Vacation of Public  
Easements  
04DRB-01994 Minor-Temp Defer  
SDWK

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) 4, 5 and 6, **SUNDANCE ESTATES, UNIT 1**, zoned R-D FOR R-LT, located on PARADISE BLVD NW, between LYONS BLVD NW and UNSER BLVD NW containing approximately 32 acre(s). [REF: 03EPC00690, 03DRB01306, 04DRB00760, 04DRB00761, 04DRB01761] *[Deferred from 1/26/05 & 2/2/05]* (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 2/9/05.**

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

MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) U-2, U-3, U-4 and U-6, VISTA DEL NORTE SUBDIVISION, (to be known as **LAS LOMITAS INDUSTRIAL PARK**) zoned SU-1 FOR IP, located on PASEO DEL NORTE NE, between EDITH BLVD NE and NORTH DIVERSION CHANNEL containing approximately 30 acre(s). [REF: DRB-94-288, Z-87-113, 02DRB01196, 02DRB01199][*Deferred from 12/29/04, 1/12/05 & 1/26/05*] (D-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/2/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/18/05 THE PRELIMINARY PLAT WAS APPROVED.**

04DRB-01967 Minor-SiteDev Plan  
Subd/EPC

MARK GOODWIN & ASSOCIATES agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) U-2, U-3, U-4 and U-6, VISTA DEL NORTE SUBDIVISION, (to be known as **LAS LOMITAS INDUSTRIAL PARK**) zoned SU-1 special use zone, located on LAS LOMITAS DR NW, between EL PUEBLO RD NW and VISTA DEL NORTE NW containing approximately 31 acre(s). [REF: Z-87-113, DRB-94-288, 02DRB01196, 02DRB01199, 04DRB01804, 04DRB00794] [**Elvira Lopez, EPC Case Planner**] [*Deferred from 12/29/04, 1/12/05 & 1/26/05*] (D-16) **THE SITE PLAN FOR SUBDIVISION WS APPROVED AND SIGNED OFF BY THE BOARD.**

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

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

9. **Project # 1000965**  
05DRB-00124 Minor-Amended  
SiteDev Plan BldPermit/EPC
- CONSENSUS PLANNING agent(s) for ASW REALTY PARTNERS request(s) the above action(s) for all or a portion of Tract(s) 1A, E, F, G, J, L, M, N and P, LANDS OF RAY A GRAHAM III, OVENWEST AND CITY OF ALBUQUERQUE, (to be known as **ANDALUCIA @ LA LUZ**) zoned SU-1 FOR PRD, located on COORS BLVD NW, between MONTANO RD NW and NAMASTE RD NW containing approximately 46 acre(s). [REF: 04EPC00855, 04EPC00857, 03EPC01103, 03DRB01714] [**Juanita Garcia, EPC Case Planner**] (F-11) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
- 05DRB-00129 Major-Final Plat  
Approval
- BOHANNAN-HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) 1, LANDS OF RAY GRAHAM III, (to be known as **ANDALUCIA @ LA LUZ**) zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL. NW containing approximately 85 acre(s). [REF: 03DRB01559,03DRB01565] (F-11) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
10. **Project # 1003646**  
05DRB-00114 Minor-SiteDev Plan  
BldPermit
- PAULA DAL SANTO request(s) the above action(s) for all or a portion of Lot(s) 1-B-5, Block(s) 1, **VIDAS SUBDIVISION**, zoned SU-1 C-3, located on PROSPECT NE, between SAN MATEO NE and WASHINGTON NE containing approximately 19 acre(s). [REF: 04EPC01336] [**Elvira Lopez, EPC Case Planner**] [*Deferred from 2/2/05*] (H-17) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**

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

TAFAZZUL HUSSAIN agent(s) for ALEEM & FAIZEL KASSAM request(s) the above action(s) for all or a portion of Block(s) 4B, Tract(s) 1A, **SUNPORT PARK**, zoned IP, located on UNIVERSITY BLVD SE, between SUNPORT BLVD SE and WOODWARD RD SE containing approximately 3 acre(s). [REF: 04EPC00293] [Chris Hyer, EPC Case Planner] [Deferred from 1/12/05, 1/19/05, 1/26/05 & 2/2/05] (M-15) **DEFERRED AT THE AGENT'S REQUEST TO 2/9/05.**

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

12. **Project # 1003871**  
05DRB-00019 Minor-Prelim&Final Plat  
Approval

SANDIA LAND SURVEYING LLC agent(s) for RICHARD BERRY request(s) the above action(s) for all or a portion of Tract(s) B-1-A & B-1-B, Block(s) 3 & 4, **LA CUESTA SUBDIVISION**, zoned C-3, located on PAISANO ST NE, between I-40 and CENTRAL NE containing approximately 2 acre(s). [REF: DRB-94-317, V-94-60, V-85-36] [Was Indef. Deferred on a no show 1/19/05] [Deferred from 1/26/05] (K-22) **WITHDRAWN AT THE AGENT'S REQUEST.**

05DRB-00125 Minor-Vacation of  
Private Easements

SANDIA LAND SURVEYING LLC agent(s) for RICHARD BERRY request(s) the above action(s) for all or a portion of Tract(s) B-1-A & B-1-B, Block(s) 3 & 4, **LA CUESTA SUBDIVISION**, zoned C-3, located on PAISANO ST NE, between I-40 and CENTRAL NE containing approximately 2 acre(s). [REF: DRB-94-317, V-94-60, V-85-36, 05DRB00019]. (K-22) **WITHDRAWN AT THE AGENT'S REQUEST WITH THE FOLLOWING FINDING: IT HAS ALREADY BEEN VACATED AT THE COUNTY CLERK'S OFFICE.**



13. **Project # 1003685**  
05DRB-00127 Major-Final Plat  
Approval  
05DRB-00128- Minor-Subd Design  
(DPM) Variance

BOHANNAN HUSTON INC. agent(s) for PULTE HOMES OF NEW MEXICO, INC. request(s) the above action(s) for all or a portion of Tract(s) 7 & 8, **WESTERN SHADOWS @ VENTANA RANCH WEST**, zoned R-LT, located on VENTANA RIDGE RD NW, between VENTANA WEST PARKWAY NW and containing approximately 30 acre(s). [REF: 04DRB01448, 04DRB01449, 04DRB01450, 04DRB01451, 04DRB01304, 04DRB01814] *[Deferred from 2/2/05]* (B-8) **DEFERRED AT THE AGENT'S REQUEST TO 2/9/05.**

14. **Project # 1003696**  
05DRB-00096 Major-Final Plat  
Approval

RIO GRANDE ENGINEERING agent(s) for DAVID & JENNIFER SOULE request(s) the above action(s) for all or a portion of Lot(s) 1-17, VINCINTI MONTANO SUBDIVISION and Tract(s) A, B & C, JUANITA LOPEZ VIGIL SUBDIVISION (to be known as **TORRENTINO SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on 97<sup>TH</sup> ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). [REF: 04DRB01495, 04DRB01654, 04DRB01655, 04DRB01656] *[Deferred from 1/26/05 & 2/2/05]* (L-9) **DEFERRED AT THE AGENT'S REQUEST TO 2/9/05.**

15. **Project # 1001899**  
04DRB-01239 Minor-Final Plat  
Approval

BRASHER & LORENZ agent(s) for TIPTON & ASSOCIATES, INC request(s) the above action(s) for all or a portion of Tract(s) 7, LA VILLITA, (to be known as **VILLAS TUSCANO**) zoned SU-1 FOR PRD, located on LA VILLITA RD NE, between CANDELARIA NE and TRAMWAY BLVD NE containing approximately 2 acre(s). [REF: 04EPC00697, 04DRB 00248, DRB 98-84, DRB-99-233] [Carmen Marrone, EPC Case Planner] *[Final Plat was indefinitely deferred for the SIA]* (H-23) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RECORDING INFORMATION ON THE PLAT REGARDING MAINTENANCE AND BENEFICIARIES OF PRIVATE ROADS.**

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

16. **Project # 1003801**  
05DRB-00101 Minor-Sketch Plat or Plan
- SURV-TEK INC agent(s) for PETERSON PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 28-31, Block(s) A, **ALTURA ADDITION**, zoned O-1, located on CARLISLE NE, between INDIAN SCHOOL NE and CONSTITUTION NE containing approximately 1 acre(s). [REF: 04EPC01821] (J-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
17. **Project # 1003902**  
05DRB-00102 Minor-Sketch Plat or Plan
- SURV-TEK INC agent(s) for PETERSON PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 1-8, Block(s) 41, **TIJERAS PLACE ADDITION**, zoned C-2, located on CENTRAL AVE SE, between SAN PEDRO SE and CAGUA DR SE. (K-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
18. Approval of the Development Review Board Minutes for January 19, 2005. **DEVELOPMENT REVIEW BOARD MINUTES FOR JANUARY 19, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: NOON



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

January 26, 2005

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

- A. Call to Order: 9:00 a.m.                      Adjourned: 11:50 a.m.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

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

- 1. **Project # 1002330**  
04DRB-01985 Major-Two Year SIA

JAMES & JACKLYN HAKEEM request(s) the above action(s) for all or a portion of Tract(s) G-1 & G-2, **MONTGOMERY COMPLEX**, zoned SU-1 FOR C-2, located on MONTGOMERY BLVD NE, between CARLISLE NE and MONTGOMERY NE containing approximately 3 acre(s). [REF: 03DRB00401, 03DRB00402, 03DRB00347] (F-16) **TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1002632**  
04DRB-01991 Major-Preliminary Plat Approval  
04DRB-01992 Major-Vacation of Pub Right-of-Way  
04DRB-01993 Major-Vacation of Public Easements  
04DRB-01994 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) 4, 5 and 6, **SUNDANCE ESTATES, UNIT 1**, zoned R-D FOR R-LT, located on PARADISE BLVD NW, between LYONS BLVD NW and UNSER BLVD NW containing approximately 32 acre(s). [REF: 03EPC00690, 03DRB01306, 04DRB00760, 04DRB00761, 04DRB01761] [Deferred from 1/26/05] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 2/2/05.**

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

BOHANNAN HUSTON INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16B & 16C EL RANCHO GRANDE, (to be known as **SIERRA RANCH SUBDIVISION**, zoned R-LT & RD, located on GIBSON BLVD SW, between MESSINA SW and GIBSON SW containing approximately 62 acre(s). [REF: 04DRB-01891, 04DRB00717] [Deferred from 1/12/05] (N-8) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/26/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/25/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT. THE VACATIONS WERE 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. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

- 05DRB-00090 Minor-SiteDev Plan Subd

BOHANNAN HUSTON INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16B & 16C, EL RANCHO GRANDE, (to be known as **SIERRA RANCH SUBDIVISION**) zoned R-LT & RD, located on GIBSON BLVD SW, between MESSINA SW and GIBSON SW containing approximately 62 acre(s). [REF: 04DRB01891, 04DRB00717] (N-8) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) U-2, U-3, U-4 and U-6, VISTA DEL NORTE SUBDIVISION, (to be known as **LAS LOMITAS INDUSTRIAL PARK**) zoned SU-1 FOR IP, located on PASEO DEL NORTE NE, between EDITH BLVD NE and NORTH DIVERSION CHANNEL containing approximately 30 acre(s). [REF: DRB-94-288, Z-87-113, 02DRB01196, 02DRB01199] [Deferred from 12/29/04, 1/12/05 & 1/26/05] (D-16) **DEFERRED AT THE AGENT'S REQUEST TO 2/2/05.**

- 04DRB-01967 Minor-SiteDev Plan  
Subd/EPC

MARK GOODWIN & ASSOCIATES agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) U-2, U-3, U-4 and U-6, VISTA DEL NORTE SUBDIVISION, (to be known as **LAS LOMITAS INDUSTRIAL PARK**) zoned SU-1 special use zone, located on LAS LOMITAS DR NW, between EL PUEBLO RD NW and VISTA DEL NORTE NW containing approximately 31 acre(s). [REF: Z-87-113, DRB-94-288, 02DRB01196, 02DRB01199, 04DRB01804, 04DRB00794] [Elvira Lopez, EPC Case Planner] [Deferred from 12/29/04, 1/12/05 & 1/26/05] (D-16) **DEFERRED AT THE AGENT'S REQUEST TO 2/2/05.**

5. **Project # 1003475**  
04DRB-01694 Major-Vacation of Pub  
Right-of-Way  
04DRB-01695 Major-Preliminary Plat  
Approval  
04DRB-01696 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for unplatted lands and all or a portion of Tract(s) 2, PARAGON RESOURCES, (to be known as **PARADISE VIEW SUBDIVISION**) zoned RLT, located on PARADISE BLVD NW, between CONEFLOWER NW and LYON NW containing approximately 22 acre(s). [REF: 04DRB00842] [Deferred from 12/1/04 & 1/26/05] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 2/9/05.**

6. **Project # 1000045**  
04DRB-01978 Major-SiteDev Plan  
BldPermit

TIERRA WEST LLC agent(s) for SAMS EAST INC request(s) the above action(s) for all or a portion of Tract(s) 3A4A, 3B2A, **RENAISSANCE CENTER**, zoned SU-1 FOR C-2 AND SU-1 FOR IP, located on RENAISSANCE BLVD NE, between ALEXANDER BLVD NE and CULTURE DR NE containing approximately 15 acre(s). [REF: Z-98-22, Z-99-3, Z-84-13-1, S-99-16] *[Deferred from 1/19/05]* (F-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/26/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR VACATION OF PUBLIC EASEMENTS AND REPLAT.**

7. **Project # 1003004**  
04DRB-01974 Major-Preliminary Plat  
Approval  
04DRB-01975 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for ALBUQUERQUE EXCAVATORS request(s) the above action(s) for all or a portion of Tract(s) 414, 415B, 415C, 415D & 416, LANDS OF ATRISCO GRANT UNIT 3, (to be known as **STINSON PARK**), zoned RD, located on STINSON ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 15 acre(s). [REF: DRB-98-320, 03EPC01644, 04EPC00132] *[Deferred from 1/19/05]* (L-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/26/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/15/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT THAT JACONITA PLACE NEEDS FIRE AND SOLID WASTE APPROVAL FOR USE OF HAMMERHEAD. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED A SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

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

8. **Project # 1000816**  
05DRB-00005 Minor-SiteDev Plan  
Bld/Permit/EPC
- TAFAZZUL HUSSAIN agent(s) for ALEEM & FAIZEL KASSAM request(s) the above action(s) for all or a portion of Block(s) 4B, Tract(s) 1A, **SUNPORT PARK**, zoned IP, located on UNIVERSITY BLVD SE, between SUNPORT BLVD SE and WOODWARD RD SE containing approximately 3 acre(s). [REF: 04EPC00293] [Chris Hyer, EPC Case Planner] [Deferred from 1/12/05, 1/19/05 & 1/26/05] (M-15) **DEFERRED AT THE AGENT'S REQUEST TO 2/2/05.**
9. **Project # 1001763**  
05DRB-00053 Minor-SiteDev Plan  
Subd/EPC  
05DRB-00054 Minor-SiteDev Plan  
BldPermit/EPC
- CONSENSUS PLANNING agent(s) for AUTO ZONE INC request(s) the above action(s) for all or a portion of Tract(s) C-1, **ALBUQUERQUE WEST SUBDIVISION**, zoned SU-1 PRD AND C-1, located on 57<sup>TH</sup> ST NW, between QUAIL RD NW and OURAY RD NW containing approximately 2 acre(s). [REF: 04EPC01716, 04EPC01717, Z-74-118, AX-74-22, Z-95-18] [Carmen Marrone, EPC Case Planner] [Deferred from 1/19/05] (L-10) (H-11) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/26/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO CITY ENGINEER FOR SIA.**
- 04DRB-01136 Minor-Prelim&Final Plat  
Approval
- SURVEYS SOUTHWEST LTD agent(s) for J. HOWARD MOCK, LAVA PARTNERS request(s) the above action(s) for all or a portion of Tract(s) C-1, **ALBUQUERQUE WEST**, zoned SU-1 FOR C-1 PERMISSIVE USES, located on 57<sup>TH</sup> ST NW, between QUAIL RD NW and OURAY RD NW containing approximately 2 acre(s). [REF:DRB-96-279, 02DRB00308, 309, 02DRB00856] (Indef. Deferred from 7/28/04 & 1/19/05) (H-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/26/05 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

10. **Project # 1003871**  
05DRB-00019 Minor-Prelim&Final Plat  
Approval

SANDIA LAND SURVEYING LLC agent(s) for RICHARD BERRY request(s) the above action(s) for all or a portion of Tract(s) B-1-A & B-1-B, Block(s) 3 & 4, **LA CUESTA SUBDIVISION**, zoned C-3, located on PAISANO ST NE, between I-40 and CENTRAL NE containing approximately 2 acre(s). [REF: DRB-94-317, V-94-60, V-85-36] [*Was Indef. Deferred on a no show 1/19/05*] [*Deferred from 1/26/05*] (K-22) **DEFERRED AT THE AGENT'S REQUEST TO 2/2/05.**

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

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHIMISA RIDGE, UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: DRB-94-20, 02DRB00973, 03DRB02008, 03DRB02011] (D-10) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

12. **Project # 1002473**  
05DRB-00092 Major-Final Plat Approval

TIERRA WEST LLC agent(s) for D R HORTON INC request(s) the above action(s) for all or a portion of Lot(s) 9-20 and 15-18, Block(s) 5 & 6, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3 (to be known as **DESERT VISTA SUBDIVISION**) zoned R-D, located on SIGNAL AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 15 acre(s). [REF: 03DRB00207, 04DRB00921, 04DRB01254, 04DRB01258, 04DRB01257] (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PROPERTY MANAGEMENT'S SIGNATURE.**



13. **Project # 1000440**  
05DRB-00089 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for ROBERT A RUSSELL request(s) the above action(s) for all or a portion of Tract(s) 5, 6 & 7, **INTERSTATE BUSINESS PARK**, zoned M-2, located on MIDTOWN PLACE NE, between MIDTOWN ROAD NE and ALEXANDER BLVD NE containing approximately 5 acre(s). [REF: 00DRB00486, 03DRB01750, 03DRB02096, 04DRB00105, 04DRB00182] (G-16) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER TO SHOW PUBLIC DRAINAGE EASEMENT ON TRACT 3.**

14. **Project # 1003696**  
05DRB-00096 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for DAVID & JENNIFER SOULE request(s) the above action(s) for all or a portion of Lot(s) 1-17, VINCINTI MONTANO SUBDIVISION and Tract(s) A, B & C, JUANITA LOPEZ VIGIL SUBDIVISION (to be known as **TORRENTINO SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on 97<sup>TH</sup> ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). [REF: 04DRB01495, 04DRB01654, 04DRB01655, 04DRB01656] [Deferred from 1/26/05] (L-9) **DEFERRED AT THE AGENT'S REQUEST TO 2/2/05.**

15. **Project # 1003039**  
05DRB-00095 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for FULLER HOMES INC request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, Block(s) 16, Tract(s) 3, Unit 3, NORTH ALBUQUERQUE ACRES, (to be known as **WILSHIRE ESTATES**) zoned R-D residential and related uses zone, developing area, located on WILSHIRE BLVD NE, between VENTURA BLVD NE and HOLBROOK BLVD NE containing approximately 3 acre(s). [REF: 04DRB01077, 04DRB01675, 04DRB01676, 04DRB01677] (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR PROPERTY MANAGEMENT'S SIGNATURE AND AGIS DXF FILE.**

16. **Project # 1003593**  
05DRB-00097 Major-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 6, **VENTANA RIDGE @ VENTANA RANCH WEST**, zoned R-LT, located on VENTANA RIDGE RD NW, between IRVING BLVD NW and VENTANA WEST PARKWAY NW containing approximately 24 acre(s). [REF: 04DRB0198, 04DRB01360, 04DRB01361, 04DRB01362, 04DRB01363] (B-8) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1002798**  
04DRB-01009 Minor- Final Plat Approval

ADVANCED ENGINEERING & CONSULTING agent(s) for WILLIAM HOLLER request(s) the above action(s) for all or a portion of Tract(s) A, RIMA ADDITION and Tract(s) A-1, LANDS OF CONRADO GARCIA, (to be known as **RANCHO DE CANDELARIA SUBDIVISION**, zoned SU-1 FOR PRD, located on CANDELARIA RD NW, between 12<sup>th</sup> ST NW and RIO GRANDE NW containing approximately 3 acre(s). [REF: 04DRB-00572, 04DRB-00777, 03DRB-01122, 03EPC-01673, 03EPC-01674, 04DRB-00777] **[Russell Brito, EPC Case Planner for Simon Shima]** (Final Plat was Indef Deferred for SIA 7/14/04) (G-13) **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**

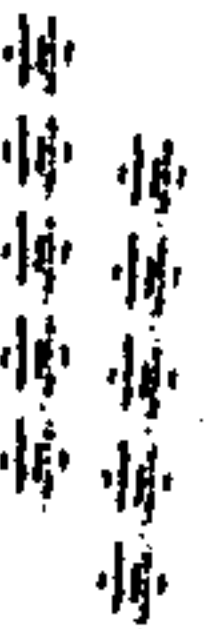
**THERE ARE NO SKETCH PLATS THIS WEEK**

18. Approval of the Development Review Board Minutes for January 12, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JANUARY 12, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:50 A.M.

**City of Albuquerque Planning Department**  
**One Stop Shop – Development and Building Services**

05/19/2009 Issued By: PLNSDH



**Permit Number: 2009 070 178** **Category Code 910**

**Application Number: 09DRB-70178, Major - 2yr Subd Imp Agmt Ext (2yr Sia)**

**Address:**

**Location Description: LAS LOMITAS DR NE AND PASEO DEL NORTE NE**

**Project Number: 1002134**

**Applicant**

Vista Del Norte Development Llc

Po Box 3871  
Albuquerque NM 87190  
883-1874

**Agent / Contact**

Mark Goodwin And Associates Pa  
Mark Goodwin  
P.O. Box 90806  
Albuquerque NM 87199

mark@goodwinengineers.com

**Application Fees**

441018/4971000	Public Notification	\$75.00
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$50.00
<b>TOTAL:</b>		<b>\$145.00</b>

City Of Albuquerque  
Treasury Division

5/19/2009 10:13AM LOC: ANNX  
WSH 008 TRANSH 0011  
RECEIPT# 00105591-00105591  
PERMITH 2007070178 TRSASR  
Trans Amt \$145.00  
APN Fee \$75.00  
Conflict Manag. Fee \$20.00  
DRB Actions \$50.00  
CR \$145.00  
CHANGE \$0.00

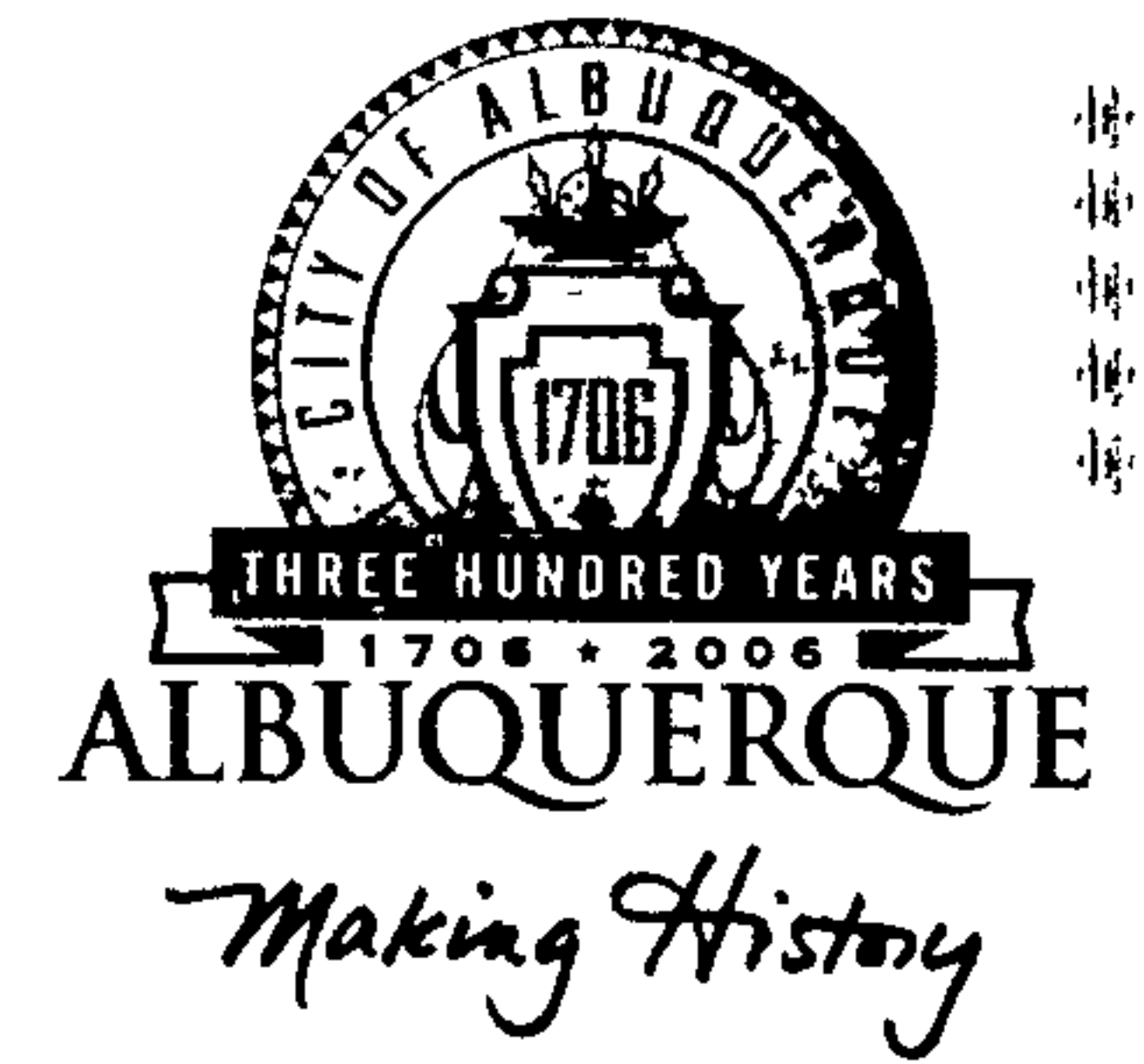
Thank You

### DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002134 AGENDA#: 4 DATE: 1-26-05

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

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002134**

**AGENDA ITEM NO: 4**

**SUBJECT:**

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

**ACTION REQUESTED:**

P.O. Box 1293

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

**ENGINEERING COMMENTS:**

Albuquerque

An approved drainage report dated 1-18-05 is on file for Preliminary Plat approval.  
Comment on infrastructure list.

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED <sup>2-2-05</sup> X; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

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

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

FOR:

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

**DATE:** January 26, 2005



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**DEVELOPMENT REVIEW BOARD  
ACTION SHEET  
Plaza del Sol Hearing Room, Basement, Plaza del Sol Building**

January 12, 2005 9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

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

Adjourned: NOON

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

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

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

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

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

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

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

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



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

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

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

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

- 04DRB-01836 Minor-Final Plat Approval

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

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

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

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

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

- 04DRB-01967 Minor-SiteDev Plan  
Subd/EPC

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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ADJOURNED: NOON



Defer 1/26/05

DRB

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002134 AGENDA#: 8 DATE: 1-12-05

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

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

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

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

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

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

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

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

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

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

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

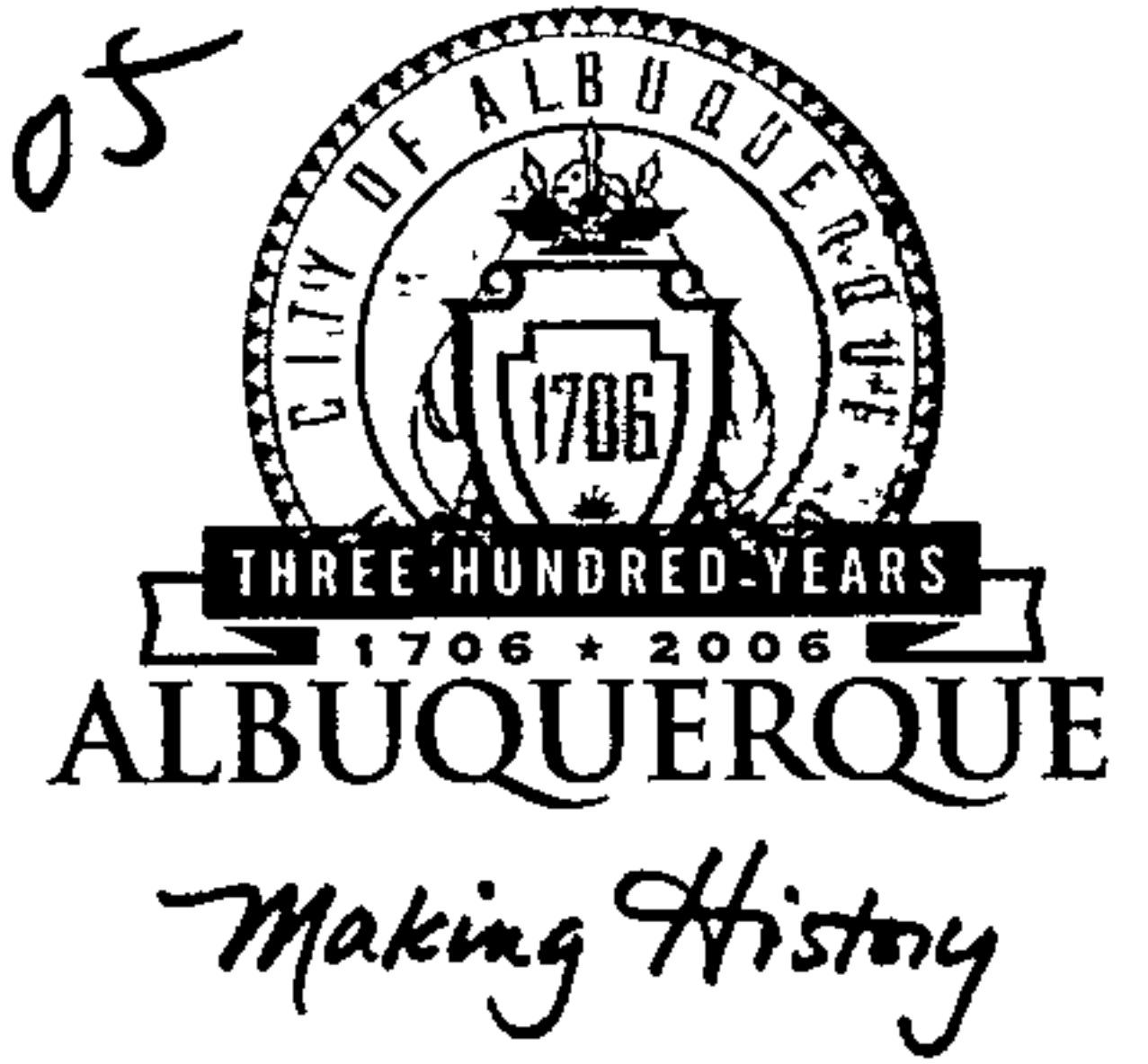
12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

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

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

# CITY OF ALBUQUERQUE

*Refer 1/26/05*



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1002134**

**AGENDA ITEM NO: 8**

**SUBJECT:**

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

**ACTION REQUESTED:**

P.O. Box 1293

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

**ENGINEERING COMMENTS:**

Albuquerque

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

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

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

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

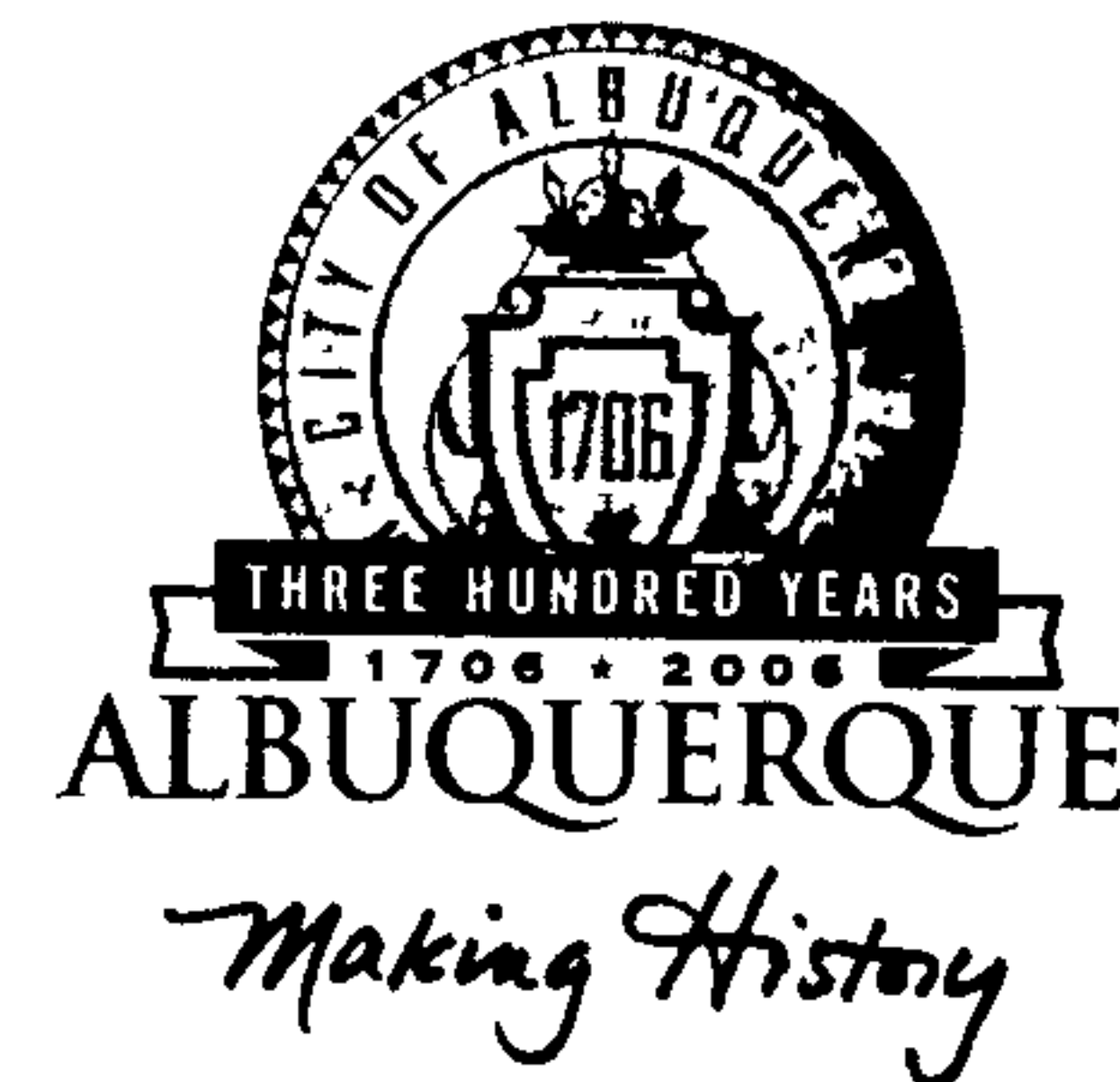
DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

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

**DATE:** January 12, 2005

# CITY OF ALBUQUERQUE



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1002134**

**AGENDA ITEM NO: 8**

**SUBJECT:**

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

**ACTION REQUESTED:**

P.O. Box 1293

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

**ENGINEERING COMMENTS:**

Albuquerque

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

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED  <sup>to 1-26-05</sup>; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

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

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

FOR:

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

**DATE:** January 12, 2005



# City of Albuquerque

## Development Review Division

#3

**Martin Chavez, Mayor**  
**Interoffice Memorandum**

**December 22, 2004**

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**To:** Sheran Matson, Development Review Board

**CC:** Claire A. Senova

**From:** Elvira Lopez, Development Review Division

**Subject:** Project 1001150/04EPC-00859; Site Development Plan for Subdivision

The following Conditions of Approval have been met in the following manner:

Condition 1: satisfied

Condition 2: This applies to review of future site development plans for building permit on the subject site. The EPC decided to delegate review authority to the Building Permit Counter. In addition to standard requirements, such as the DPM and City Zoning Code, the applicant shall comply with design requirements of the DRB signed off site development plan for subdivision (04EPC-00859).

Condition 3:

- a) Reword so that the condition becomes a design guideline applicable to the entire subdivision
- b) Condition satisfied.
- c) This condition has not been met. The applicant still must provide a plant list that will limit, as well as more specifically encourage the types of plants that can be placed on the site. The "site" in this condition refers to the entire industrial park. The purpose of this condition is to encourage the applicant to create a unified landscaping theme for the entire industrial park.
- d) Reword so that the condition becomes a design guideline applicable to the entire subdivision.

Condition 4

- a) Reword so that the condition becomes a design guideline applicable to the entire subdivision.
- b) The applicant shall simply edit all applicable design guidelines to ensure that these are consistent with the condition that reads, "All tree planters shall have an interior minimum dimension of 36 square feet and a minimum width of four feet". The applicant shall verify that the part of this condition that states, "Any references on the site plan that are contrary to this requirement shall be modified to at least reflect the Zoning Code"; this part of the Condition 4b does not need to be restated in the Design Requirements.
- c) Condition satisfied.

Condition 5

- a) Condition not satisfied.
- b) Condition not satisfied.
- c) Condition not satisfied.
- d) Condition not satisfied.
- e) Condition not satisfied.
- f) Condition not satisfied.
- g) Condition not satisfied.
- h) Condition not satisfied.

Condition 6a: Condition not satisfied.

Condition 7(a through k): Transportation Development should ensure that this condition is met.

**General Comments:**

- Generally speaking, the wording of the conditions of approval were simply copied and placed on the design guidelines sheet. Staff did not intend for these conditions to simply be copied and pasted on the site development plan for subdivision (i.e. the conditions were not worded so that they would be placed on a design guidelines sheet). The applicant should reword the conditions so that they become guidelines for all development that will occur within the subject site, i.e. industrial park boundaries. The applicant should meet with the staff planner to review the plan prior to a subsequent DRB submittal.
- Given the large quantity of design guidelines, staff suggests that the applicant number or identify principal sections. This would make it easier to refer to specific guidelines that require editing.



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

December 29, 2004                      9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

- A. Call to Order: 9:00 A.M.                      Adjourned: 12:35 P.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

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

1. **Project # 1000676**  
04DRB-01822 Major-Vacation of Public Easements  
04DRB-01823 Minor-Sketch Plat or Plan  
  
JEFF MORTENSEN & ASSOCIATES, INC agent(s) for FLYING STAR CORRALES, MARK & JEAN BERNSTEIN, request(s) the above action(s) for all or a portion of Tract(s) F-3, **LAS TIENDAS DE CORRALES CENTER**, zoned SU-1 IP, located on CORRALES RD NW, between ALAMEDA BLVD NW and CALLE CUERVO NW containing approximately 3 acre(s). [REF: 04EPC01345, 043EPC01353] (A-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

2. **Project # 1001370**  
04DRB-01857 Major-Bulk Land Variance  
04DRB-01858 Minor-Prelim&Final Plat  
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Tract(s) A, UNPLATTED LAND, FOUR HILLS VILLAGE, 20TH INSTALLMENT, (to be known as **JUAN TABO HILLS**, zoned R-D, located on JUAN TABO BLVD SE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 328 acre(s). [REF: Z-80-30, Z-92-20, DRB-93-48, DRB-94-257, DRB-98-20]. (M-21/22) **THE BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR AMAFCA'S SIGNATURE, THE GONZALES EASEMENT AND TO PLANNING FOR RESPONSE TO PUBLIC QUESTIONS AND THE 15-DAY APPEAL PERIOD.**

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

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

04DRB-01967 Minor-SiteDev Plan  
Subd/EPC

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

4. **Project # 1000965**  
04DRB-01848 Major-Bulk Land Variance  
04DRB-01854 Major-Preliminary Plat Approval  
04DRB-01850 Major-Vacation of Public Easements  
04DRB-01849 Major-Vacation of Pub Right-of-Way  
04DRB-01851 Minor-Vacation of Private Easements  
04DRB-01853 Minor-Sidewalk Waiver  
04DRB-01852 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO., INC request(s) the above action(s) for all or a portion of Tract(s) 1, LANDS OF RAY GRAHAM III, (to be known as **ANDALUCIA @ LA LUZ**, zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 85 acre(s). [REF: 03DRB01559, 03 DRB01565] (F-11) **BULK LAND VARIANCE WAS APPROVED. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/29/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/28/03 THE PRELIMINARY PLAT WAS APPROVED. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE CONDITION: THERE ARE NO OTHER APPROVALS THAN THOSE GRANTED ON 10/29/03. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED A SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

LARRY READ & ASSOCIATES INC agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 21 & 22, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **SHAHEEN SUBDIVISION**) zoned R-D, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [Deferred from 12/8/04, 12/15/04 & 12/29/04] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 1/5/05.**



6. **Project # 1003779**  
04DRB-01754 Major-Preliminary Plat Approval  
04DRB-01765 Major-Vacation of Pub Right-of-Way  
04DRB-01756 Minor-Sidewalk Variance  
04DRB-01757 Minor-Temp Defer SDWK
- LARRY READ & ASSOCIATES INC agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **KUMAIL SUBDIVISION**) zoned R-D, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [*Deferred from 12/8/04, 12/15/04 & 12/29/05*] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 1/5/05.**

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

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

7. **Project # 1003826**  
04DRB-01905 Minor-SiteDev Plan Su`bd
- LEE GAMELSKY ARCHITECTS PC agent(s) for CERTIFIED AUTO SALES LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A, **LEVI STRAUSS & COMPANY**, zoned SU-2 M-1, located on ALAMEDA BLVD NE, between SAN MATEO NE and I-25 containing approximately 3 acre(s). [REF: AX-70-33, Z-70-124] [*Deferred from 12/29/04*] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 1/5/05.**
8. **Project # 1003829**  
04DRB-01911 Minor-SiteDev Plan BldPermit
- SMPC ARCHITECTS agent(s) for QWEST COMMUNICATIONS request(s) the above action(s) for all or a portion of Lot(s) 22, Block(s) 8, **ORIGINAL TOWNSITE OF WESTLAND**, zoned SU-2 IP, located on 94<sup>TH</sup> ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 1 acre(s). [REF: Z-81-22] (K-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/29/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TO PLANNING TO ADDRESS COMMENTS.**

9. **Project # 1001043**  
04DRB-01971 Minor-SiteDev Plan  
BldPermit/EPC

BOHANNAN HUSTON INC agent(s) for NEW MEXICO UTILITIES INC request(s) the above action(s) for all or a portion of Tract(s) B-1 and B-2, **STONEBRIDGE POINTE**, zoned SU-1 FOR R-2, located on MCMAHON NW, between BANDELIER NW and DOVER NW containing approximately 1 acre(s). [REF: 04EPC01209, 04EPC01210] [Russell Brito for Debbie Stover, EPC Case Planner] (A-12) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

10. **Project # 1002378**  
04DRB-01972 Minor-SiteDev Plan  
BldPermit/EPC

MAHLMAN & MILES, ARCHITECTS agent(s) for THOMAS H HEFLIN request(s) the above action(s) for all or a portion of Lot(s) 9-A, **LA CUEVA TOWN CENTER** AND Lot(s) 10-A, Block(s) 20, Tract(s) 2, UNIT 3, **NORTH ALBUQUERQUE ACRES**, zoned C-2 SC, located on CARMEL NE, between WYOMING NE and BARSTOW NE containing approximately 2 acre(s). [REF: Z-98-98, DRB-98-402, 04EPC0091, 04EPC0515] [Russell Brito for Debbie Stover, EPC Case Planner] [Deferred from 12/29/04] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 1/5/05.**

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

11. **Project # 1000602**  
01DRB-00160 Major-Vacation of Plat

Westland Development Co., Inc., is requesting to Vacate plat of Lot 4A, **River Ranch Subdivision** (filed for record on 6-14-11 in Book 2000C at Page 156) and by implication is requesting to void the vacation of Sequoia Road NW zoned R-1 (City) and located at the east end of Sequoia Rd NW east of Coors Blvd NW containing approximately 0.4409 acres. [REF: DRB-99-64/V-99-50, 00440-00000-00813] [THIS CASE WAS CONTINUED AT THE BOARD'S REQUEST FOR FURTHER PROOF THAT THE PLAT IS INCORRECT AS IT STANDS AT THIS TIME.] (G-11) **WITHDRAWN AT THE AGENT'S REQUEST. THERE ARE FINDINGS FROM THE DEVELOPMENT REVIEW BOARD.**
  
12. **Project # 1001764**  
04DRB-01908 Minor-Ext of SIA for Temp Defer SDWK

TIERRA WEST LLC agent(s) for THE HOMESITE GROUP ONE LLC request(s) the above action(s) for all or a portion of **VISTA PACIFICA SUBDIVISION**, zoned R-LT, located on CORRIGEDOR DR SW, between GONZALES RD SW and SUNSET GARDENS RD SW containing approximately 15 acre(s). [REF: Z-70-130-1, DRB-95-82, 02DRB0310, 02DRB01851] (K-11) **A TWO-YEAR EXTENSION TO THE ORIGINAL TWO-YEAR AGREEMENT OF THE SIA FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
  
13. **Project # 1003705**  
04DRB-01956 Minor-Prelim&Final Plat Approval

FORSTBAUER SURVEYING INC agent(s) for DR. VIJAY AGARWAL request(s) the above action(s) for all or a portion of Lot(s) 4 THRU 9, Block(s) 22, **BROWNEWELL & LAIHS HIGHLAND ADDITION**. zoned SU-2 MC, located on OAK ST NE, between TIJERAS NE and COPPER NE containing approximately 1 acre(s). [REF: 04DRB01539, 04DRB01540] (K-15) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

14. **Project # 1003782**  
04DRB-01909 Minor-Prelim&Final Plat Approval  
04DRB-01910 Minor-Vacation of Private Easements
- PRECISION SURVEYS INC agent(s) for WALTON CHAPMAN BUILDERS CO INC request(s) the above action(s) for all or a portion of Tract(s) 12□1, **JOURNAL CENTER, PHASE 2, UNIT 2**, zoned IP, located on BARTLETT ST NE, between MASTHEAD ST NE and RUTLEDGE RD NE containing approximately 2 acre(s). [REF: DRB-95-268, 04DRB01773] (D-17) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR UTILITIES SIGNATURES ON THE PLAT. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
15. **Project # 1001021**  
04DRB-01968 Minor-Prelim&Final Plat Approval
- MARK GOODWIN & ASSOCIATES agent(s) for PIERRE J AMESTOY JR request(s) the above action(s) for all or a portion of Tract(s) C-1-B-1 and C-1-B-2, **IRVING LAND PARTNERS**, zoned M-1 light manufacturing zone, located on IRVING BLVD NW, between SIERRA HILL NW and NEW VISTAS NW containing approximately 7 acre(s). [REF: 01DRB01591, 01DRB00095, 03DRB00221, 03DRB00222] (B-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR NMUI SIGNATURE AND AMAFCA'S SIGNATURE AND TO PLANNING FOR THE AGIS DXF FILE.**
16. **Project # 1001438**  
04DRB-01898 Major-Final Plat Approval
- MARK GOODWIN & ASSOCIATES PA agent(s) for 57TH STREET LLC request(s) the above action(s) for all or a portion of Tract(s) 349A TOWN OF ATRISCO GRANT, (to be known as **KENSINGTON, UNIT 5**, zoned RD, located on LADERA DR NW, between OURAY RD NW and ZARZAMORA AVE NW containing approximately 3 acre(s). [REF: 03DRB00079, 04DRB00872, 04DRB00872, 04DRB0074, 04DRB00876, 04DRB00878] (H-10) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU.**

17. **Project # 1003235**  
04DRB-01899 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for 57TH STREET, LLC request(s) the above action(s) for all or a portion of Tract(s) C, MARIPOSA SQUARE, (to be known as **KENSINGTON, UNIT 6**) zoned RD, located on 72<sup>ND</sup> ST NW, between LADERA DR NW and MIAMI RD NW containing approximately 3 acre(s). [Project #1003304 issued in error] [REF: 04DRB00362] (H-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR OPEN SPACE PAYMENT AND NOTE ON THE PLAT.**

18. **Project # 1003533**  
04DRB-01808 Minor-Prelim&Final Plat Approval  
04DRB-01809 Minor-Sidewalk Waiver  
04DRB-01810 Minor-Sidewalk Variance  
04DRB-01811 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for FORAKER FARMS LLC request(s) the above action(s) for all or a portion of Tract(s) 25-A-1-B, **FORAKER FARMS**, zoned R-1 residential zone, located on MENAUL BLVD NW, between 8<sup>TH</sup> ST NW and 10<sup>TH</sup> ST NW containing approximately 2 acre(s). [REF:04EPC01041, 04EPC01043, 04EPC01044] [*Deferred from 12/8/04*] (H-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/29/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/29/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION. FINAL PLAT WAS INDEFINITELY DEFERRED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE WITH THE CONDITION THAT IT WON'T PRECLUDE FUTURE PLACEMENT OF SIDEWALK. A SIDEWALK VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

19. **Project # 1001946**  
04DRB-01965 Minor-Final Plat Approval
- BOHANNAN HUSTON, INC agent(s) for LOWE'S COMPANIES, INC request(s) the above action(s) for all or a portion of Tract(s) A-1-A, A-1-B, A-1-C, A-1-D and A-1-E, **LOS ANGELES CENTER**, zoned M-1, located on I-25 NE, between PASEO DEL NORTE NE and SAN PEDRO BLVD NE containing approximately 34 acre(s). [REF: 02DRB00732, 02DRB01008, 03DRB01271, 04DRB01176, 04DRB01177, 04DRB01178, 04DRB01670] (D-18) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR EXHIBIT OF SAN PEDRO IMPROVEMENT OF NEW RIGHT-OF-WAY DEDICATION AND EASEMENT THRU CEMCO SITE AND TO PLANNING FOR AGIS DXF FILE.**
20. **Project # 1003855**  
04DRB-01966 Minor-Prelim&Final Plat Approval
- BOHANNAN HUSTON INC agent(s) for MICHAEL DEWITTE request(s) the above action(s) for all or a portion of Lot(s) 57-A, **THE OVERLOOK @ HIGH DESERT, UNIT 2**, zoned SU-2 HD RLT, located on HIGH DESERT RD NE, between OSAGE ORANGE RD NE and RED YUCCA AVE NE containing approximately 1 acre(s).(E-23) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR HOME OWNERS ASSOCIATION SIGNATURE.**
21. **Project # 1003604**  
04DRB-01794 Minor-Final Plat Approval
- ABQ ENGINEERING agent(s) for D T LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 217, 218, 219 and 220, **MIRA MESA SUBDIVISION**, zoned R-2 residential zone, located on HANOVER RD NW, between GLENRIO RD NW and 68<sup>TH</sup> ST NW containing approximately 13 acre(s). [REF: 04DRB01233, 04DRB01452, 04DRB01453] [*Deferred from 12/1/04, 12/8/04 & 12/29/04*] (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 1/5/05.**

22. **Project # 1003668**  
04DRB-01414 Minor-Prelim&Final Plat  
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 5, Block(s) 3, Tract(s) 3, Unit(s) 3, **NORTH ALBUQUERQUE ACRES**, zoned RD-3, located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). *[Was indefinitely deferred at the agent's request, 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04][Deferred from 11/17/04] [Indef. Deferred on 12/29/04] (C-20)* **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

WAYJOHN SURVEYING, INC agent(s) for A & J STURTEVANT AND D & N STAFFORD request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 26, **WAGGOMAN-DENISON ADDITION**, zoned R-T, located on GENERAL BRADLEY ST NE, between COPPER AVE NE and DOMINGO RD NE containing approximately 1 acre(s). *[Deferred from 12/29/04] (K-20)* **INDEFINITELY DEFERRED ON A NO SHOW. THEN DEFERRED AT THE AGENT'S REQUEST TO 1/5/05.**

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

24. **Project # 1001990**  
04DRB-01963 Minor-Sketch Plat or Plan

WAYJOHN SURVEYING INC agent(s) for HARDEN ENTERPRISES LLC, MARK A HARDEN request(s) the above action(s) for all or a portion of Tract(s) A, **TANNEHILL-TAYLOR ADDITION**, zoned C-2, located on MONTGOMERY BLVD NE, between EUBANK NE and JUAN TABO NE containing approximately 4 acre(s). *[REF: 02DRB00844] [Deferred from 12/29/04] (G-21)* **INDEFINITELY DEFERRED ON A NO SHOW. THEN DEFERRED AT THE AGENT'S REQUEST TO 1/5/05.**

25. **Project # 1003828**  
04DRB-01907 Minor-Sketch Plat or Plan
- JEFF MORTENSEN & ASSOCIATES INC agent(s) for WILLIAM T CANIGLIA request(s) the above action(s) for all or a portion of Tract(s) 70A, 71A, 113 and 114A, **MRGCD MAP # 34**, zoned R-1, located on CANDELARIA RD NW, between 12<sup>TH</sup> STREET NW and RIO GRANDE BLVD NW containing approximately 7 acre(s). [REF: Z-70-114] (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
26. **Project # 1003856**  
04DRB-01969 Minor-Sketch Plat or Plan
- COMMUNITY SCIENCES CORP agent(s) for MICHAEL'S HOMES request(s) the above action(s) for all or a portion of Tract(s) 8B1A1, **DON FELIPE NO. 02**, zoned RA-2 residential and agricultural zone, located on WEST GLENN SW & WEST LEA SW, between METZGAR SW and PAJARITO ELEMENTARY SCHOOL containing approximately 9 acre(s). (Q-10/Z-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
27. **Project # 1003857**  
04DRB-01973 Minor-Sketch Plat or Plan
- PRECISION SURVEYS INC agent(s) for MICHAEL GONZALES request(s) the above action(s) for all or a portion of Tract(s) D, C1, C2 and 31B1, LANDS OF BROMO GONZALES, (to be known as **BARELAS TOWN HOMES**, zoned SU-2 NCR AND SU-2 RT, located on SIMPIER LN SW, between 8<sup>TH</sup> ST SW and 4<sup>TH</sup> ST SW containing approximately 2 acre(s). (L-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
28. Approval of the Development Review Board Minutes for December 8 and December 15, 2004. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR DECEMBER 8 AND DECEMBER 15 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:35 P.M.



# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002134 AGENDA#: 3 DATE: 12.29.04

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

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

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

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

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

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

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

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

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

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

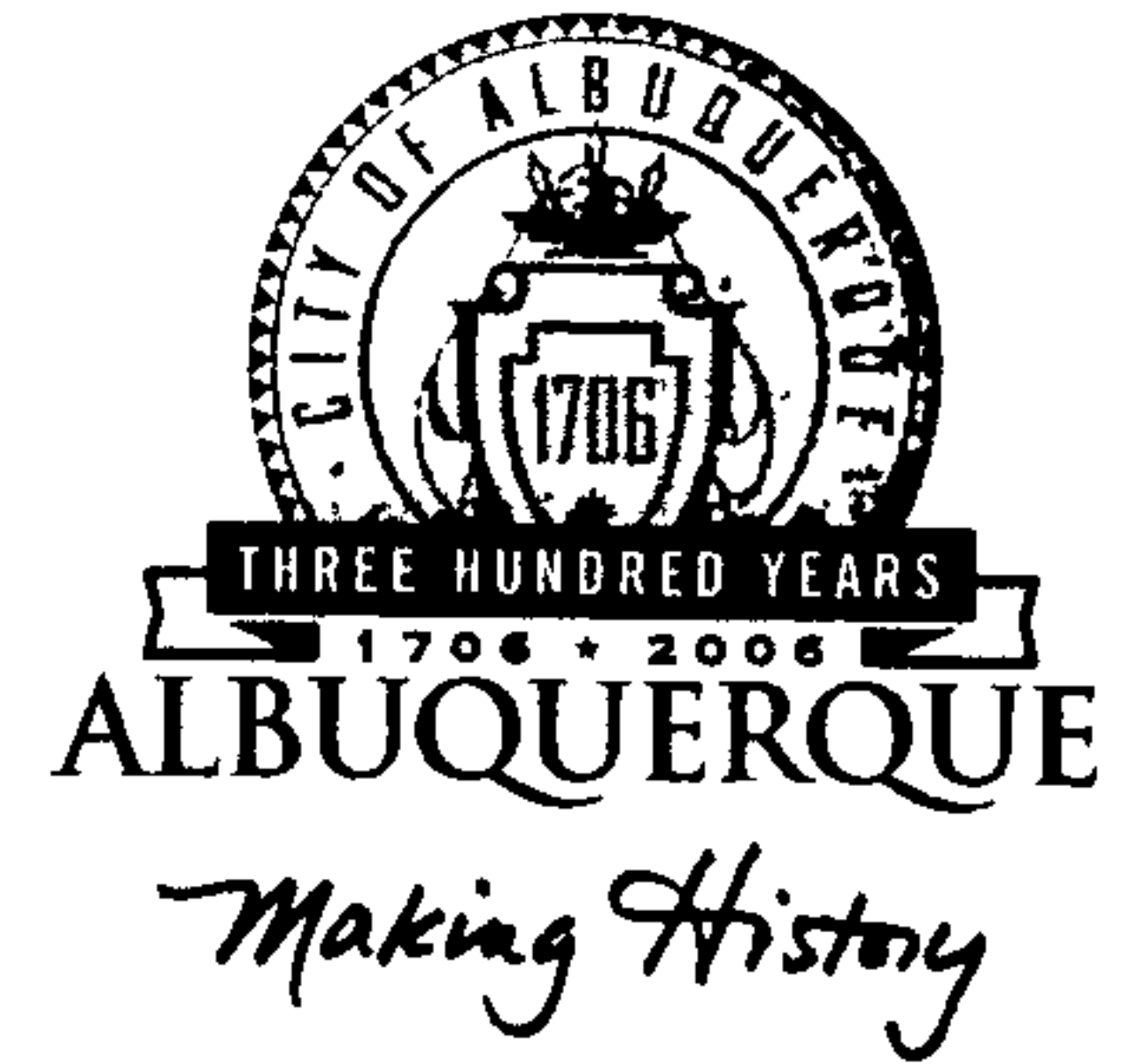
11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

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

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

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

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002134**

**AGENDA ITEM NO: 3**

**SUBJECT:**

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

**ACTION REQUESTED:**

P.O. Box 1293

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

**ENGINEERING COMMENTS:**

Albuquerque

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

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

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

*JAN 12, 2005*

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:** Fred J. Aguirre  
City Engineer/AMAFCA Designee

**DATE:** December 29, 2004



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, December 29, 2004, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1000676**

04DRB-01822 Major-Vacation of Public Easements

04DRB-01823 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES, INC agent(s) for FLYING STAR CORRALES, MARK & JEAN BERNSTEIN, request(s) the above action(s) for all or a portion of Tract(s) F-3, **LAS TIENDAS DE CORRALES CENTER**, zoned SU-1 IP, located on CORRALES RD NW, between ALAMEDA BLVD NW and CALLE CUERVO NW containing approximately 3 acre(s). [REF: 04EPC01345, 043EPC01353] (A-14)

**Project # 1001370**

04DRB-01857 Major-Bulk Land Variance

04DRB-01858 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Tract(s) A, UNPLATTED LAND, FOUR HILLS VILLAGE, 20TH INSTALLMENT, (to be known as **JUAN TABO HILLS**, zoned R-D, located on JUAN TABO BLVD SE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 328 acre(s). [REF: Z-80-30, Z-92-20, DRB-93-48, DRB-94-257, DRB-98-20] (M-21/22)

**Project # 1002134**

04DRB-01804 Major-Preliminary Plat Approval

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

**SEE PAGE 2 . . .**



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

**PAGE 2**

**Project # 1000965**

04DRB-01848 Major-Bulk Land Variance  
04DRB-01854 Major-Preliminary Plat  
Approval  
04DRB-01850 Major-Vacation of Public  
Easements  
04DRB-01849 Major-Vacation of Pub  
Right-of-Way  
04DRB-01851 Minor-Vacation of Private  
Easements  
04DRB-01853 Minor-Sidewalk Waiver  
04DRB-01852 Minor-Temp Defer SDWK

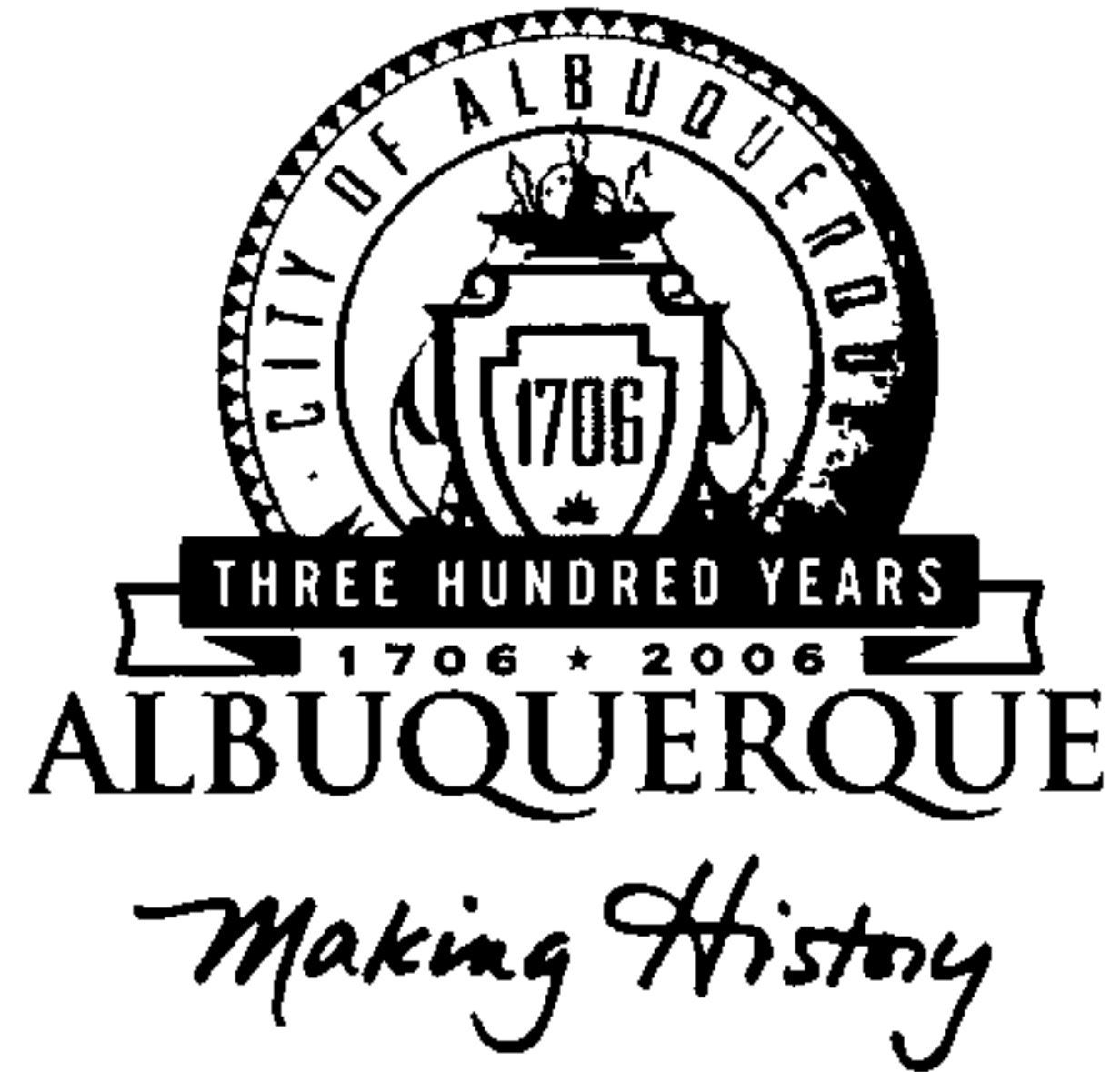
BOHANNAN HUSTON INC agent(s) for ANDALUCIA  
DEVELOPMENT CO., INC request(s) the above  
action(s) for all or a portion of Tract(s) 1, LANDS OF  
RAY GRAHAM III, (to be known as **ANDALUCIA @ LA  
LUZ**, zoned SU-1, located on COORS BLVD NW,  
between NAMASTE RD NW and LA BIENVENIDA PL  
NW containing approximately 85 acre(s). [REF:  
03DRB01559, 03 DRB01565] (F-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 meeting should contact Claire Senova, Planning Department, at 924-3946. Hearing Impaired users may contact her via the New Mexico Relay Network by calling toll-free: 1-800-659-8331.

  
Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, DECEMBER 13, 2004.**

# CITY OF ALBUQUERQUE



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0004329277 DEC 09 2004  
MAILED FROM ZIP CODE 8710

*POE*

101606328342710412

GEDMY POHL CONTRACTOR INC  
2623 CANDELARIA RD NW  
ALBUQUERQUE NM 87107

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

DELIVERED TO  
PUBLIC SERVICE CO  
OF NEW MEXICO

8710742810 18



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

December 29, 2004

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

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

AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No comments received.
Zoning Enforcement	No comments received.
Neighborhood Coordination	
	Letter sent to Alameda North Valley (R) Neighborhood Association.
APS	No comments received.
Police Department	No comments available.
Fire Department	No comments received.
PNM Electric & Gas	
	Pre-plat is OK Gas pipeline may require encroachment agreement and monitoring during construction.
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 . . . . . adverse comments.

City Engineer

An approved drainage report is required for Preliminary Plat approval. Any infrastructure requirements will be determined by that report.

Transportation Development

What are offsite TIS requirements? Is Las Lomitas in place (sidewalk etc) to El Pueblo road? This should be listed on the infrastructure list with project number. Is the railroad crossing in place? Cul-de-sacs needs to be 55' radii for industrial areas. Where is sidewalk deferral exhibit? Where are the improvements to El Pueblo road fronting tract 1?

Parks & Recreation

No objection.

Utilities Development

Comments on Infrastructure List. Grading plan shows Tract T4 is above elev. 5063, therefore in zone 2E. Your project is in zone 1E, so need loop on-site rather than through T4.

Planning Department

The zoning requires approval of a Site Plan for Subdivision minimum by EPC with DRB final sign off before DRB can act on this platting action. No evidence of DRB sign off was found in our records.

Current zoning is required as a note under Subdivision Data on the preliminary plat. Please add this & provide one copy to Planning for the file prior to DRB meeting.

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

cc: Vista Del Norte Development LLC, 3804 Carlisle Blvd NE, 87107

Mark Goodwin & Associates, P.O. Box 90606, 87199



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

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**Project # ~~1002134~~**

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**SEE PAGE 2 . . .**





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

**PAGE 2**

**Project # 1000965**

04DRB-01848 Major-Bulk Land Variance  
04DRB-01854 Major-Preliminary Plat  
Approval  
04DRB-01850 Major-Vacation of Public  
Easements  
04DRB-01849 Major-Vacation of Pub  
Right-of-Way  
04DRB-01851 Minor-Vacation of Private  
Easements  
04DRB-01853 Minor-Sidewalk Waiver  
04DRB-01852 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO., INC request(s) the above action(s) for all or a portion of Tract(s) 1, LANDS OF RAY GRAHAM III, (to be known as **ANDALUCIA @ LA LUZ**, zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 85 acre(s). [REF: 03DRB01559, 03 DRB01565] (F-11)

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Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, DECEMBER 13, 2004.**

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

**Meeting Date:** DECEMBER 29, 2005  
**Zone Atlas Page:** D-16-Z  
**Notification Radius:** 100 Ft.

**Project# 1002134**  
**App# 04DRB-01804**

**Cross Reference and Location:**


**Applicant:** VISTA DEL NORTE DEVELOPMENT, LLC  
**Address:** 3804 CARLISLE BLVD NE  
ALBUQUERQUE NM 87107

**Agent:** MARK GOODWIN & ASSOCIATES  
**Address:** PO BOX 90606  
ALBUQUERQUE NM 87199

**Special Instructions:**

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

**Date Mailed:** DECEMBER 10, 2004

**Signature:** KYLE TSEHLIKAI 

RECORDS WITH LABELS

PAGE 1

101606438810540102	LEGAL: TRAC T 1-A-1 LDS OF SPRINGER BUILDING MATERIALS C L USE: PROPERTY ADDR: 00000 PASEO DEL NORTE OWNER NAME: CITY OF ALBUQUERQUE OWNER ADDR: 00000	MINNEAPOLIS MN	55440
101606427201940101	LEGAL: MAP 24 T R 196 NORTHY POR CONT 0.23 AC LAND USE: PROPERTY ADDR: 00000 EDITH OWNER NAME: COUNTY OF BERNALILLO OWNER ADDR: 00000	ALBUQUERQUE NM	87102
101606329551210122	LEGAL: TRAC T 'B ' SENA'S REPLAT OF PORTIONS OF TRACTS 1-A- LAND USE: PROPERTY ADDR: 00000 PASEO DEL NORTE/ FRO OWNER NAME: FLEHARTY TERRY L & OWNER ADDR: 00326 PASEO DEL NORTE	NE ALBUQUERQUE NM	87113
101606436500140104CA	LEGAL: PORT ION OF TRACT D-1 PLAT OF LAND OF SPRINGER BUIL LAND USE: PROPERTY ADDR: 00000 OWNER NAME: PUBLIC SERVICE CO OF NEW MEXIC OWNER ADDR: 00000	ALBUQUERQUE NM	87158
101606347345810204	LEGAL: TRAC T T- 4 BULK PLAT FOR TRACTS T-1, T-2, T-3 & T-4 LAND USE: PROPERTY ADDR: 00000 PASEO DEL NORTE OWNER NAME: SUNDT CORP OWNER ADDR: 00000	TUCSON AZ	85726
101606333051610704	LEGAL: TR U -4 B ULK PLAT FOR TRACTS U-1, U-2, U-3, U-4, U- LAND USE: PROPERTY ADDR: 00000 OWNER NAME: VISTA DEL NORTE DEVELOPMENT LL OWNER ADDR: 00000	TUCSON AZ	85726
101606337550210203	LEGAL: TR U -5 B ULK PLAT FOR TRACTS U-1, U-2, U-3, U-4, U- LAND USE: PROPERTY ADDR: 00000 OWNER NAME: VISTA DEL NORTE DEVELOPMENT LL OWNER ADDR: 00000	TUCSON AZ	85726
101606328548710121	LEGAL: SLY POR TR 1A1B MAP 28 CONT 1.150 AC LAND USE: PROPERTY ADDR: 00000 PASEO DEL NORTE/FRON OWNER NAME: SENA LORETTA & SMITH JULIET OWNER ADDR: 08102 EDITH	BL NE ALBUQUERQUE NM	87113
101606340243810205	LEGAL: TR U -6 B ULK PLAT FOR TRACTS U-1, U-2, U-3, U-4, U- LAND USE: PROPERTY ADDR: 00000 OWNER NAME: VISTA DEL NORTE DEVELOPMENT LL OWNER ADDR: 00000	TUCSON AZ	85726
101606333749110703	LEGAL: TR U -3 B ULK PLAT FOR TRACTS U-1, U-2, U-3, U-4, U- LAND USE: PROPERTY ADDR: 00000 OWNER NAME: VISTA DEL NORTE DEVELOPMENT LL OWNER ADDR: 00000	TUCSON AZ	85726
101606328947110117	LEGAL: TRAC T 1A 2B MAP 28 T11N R3E SEC 22 LAND USE: PROPERTY ADDR: 00000 EDITH OWNER NAME: LEVINE RICHARD OWNER ADDR: 00000	ALBUQUERQUE NM	87114

RECORDS WITH LABELS

PAGE 2

101606328846710116	LEGAL: MAP 28 E AST PORT OF TR 1A3 CONT 1.400 AC LAND USE: PROPERTY ADDR: 00000 EDITH OWNER NAME: SENA LORETTA & OWNER ADDR: 08102 EDITH	BL NE ALBUQUERQUE NM	87114
101606334244410702	LEGAL: TR U -2 B ULK PLAT FOR TRACTS U-1, U-2, U-3, U-4, U- LAND USE: PROPERTY ADDR: 00000 OWNER NAME: VISTA DEL NORTE DEVELOPMENT LL OWNER ADDR: 00000	TUCSON AZ	85726
101606328944410413	LEGAL: MRGC D MA P #28 EAST PORTION OF TR 1-B CONT 1.21 AC LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: GALLEGOS ROBERT LEE ETUX OWNER ADDR: 08032 EDITH	BL NE ALBUQUERQUE NM	87113
101606328342710412	LEGAL: TR B OF PLAT OF TRS A & B LANDS OF MIKE WORTH BEIN LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: GEOMY POHL CONTRACTOR INC OWNER ADDR: 02623 CANDELARIA	RD NW ALBUQUERQUE NM	87107
101606328341310411	LEGAL: MRGC D MA P #28 TRS 5-B, 6-B, & 7-B CONT 1.21 AC LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: LEWIS MICHAEL L OWNER ADDR: 01720 PROCYON	CT RIO RANCHO NM	87124
101606329739710424	LEGAL: LT 7 A PL AT OF LOTS 5-A, 7-A & 8-A RANCHITOS INDUST LAND USE: PROPERTY ADDR: 00000 OWNER NAME: MONTOYA MICHAEL L & JILL E TRU OWNER ADDR: 05720 EL PRADO	NW ALBUQUERQUE NM	87107
101606331038910423	LEGAL: LT 8 A PL AT OF LOTS 5-A, 7-A & 8-A RANCHITOS INDUST LAND USE: PROPERTY ADDR: 00000 OWNER NAME: MONTOYA MICHAEL L & JILL E TRU OWNER ADDR: 05720 EL PRADO	NW ALBUQUERQUE NM	87107
101606334738910701	LEGAL: TR U -1 B ULK PLAT FOR TRACTS U-1, U-2, U-3, U-4, U- LAND USE: PROPERTY ADDR: 00000 OWNER NAME: VISTA DEL NORTE DEVELOPMENT LL OWNER ADDR: 00000	TUCSON AZ	85726
101606335635611511	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE		
101606335835111510	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE		
101606336735611075	LEGAL: LT 1 -P1 PLAT FOR ESCONDIDO AT VISTA DEL NORTE LAND USE: PROPERTY ADDR: 00000 EL SEGUNDO OWNER NAME: KB HOME SALES-NM CORP OWNER ADDR: 04921 ALEXANDER	NE ALBUQUERQUE NM	87107
101606337235611074	LEGAL: LT 2 -P1 PLAT FOR ESCONDIDO AT VISTA DEL NORTE LAND USE: PROPERTY ADDR: 00000 EL SEGUNDO OWNER NAME: KB HOME SALES-NM CORP OWNER ADDR: 04921 ALEXANDER	NE ALBUQUERQUE NM	87107
101606337635611073	LEGAL: LT 3 -P1 PLAT FOR ESCONDIDO AT VISTA DEL NORTE LAND USE: PROPERTY ADDR: 00000 EL SEGUNDO OWNER NAME: KB HOME SALES-NM CORP OWNER ADDR: 04921 ALEXANDER	NE ALBUQUERQUE NM	87107

## RECORDS WITH LABELS

PAGE 3

101606338035611072	LEGAL: LT 4 -P1 PLAT FOR ESCONDIDO AT VISTA DEL NORTE	LAND USE:	
	PROPERTY ADDR: 00000 EL SEGUNDO		
	OWNER NAME: KB HOME SALES-NM CORP		
	OWNER ADDR: 04921 ALEXANDER	NE ALBUQUERQUE NM	87107
101606338435611071	LEGAL: LT 5 -P1 PLAT FOR ESCONDIDO AT VISTA DEL NORTE	LAND USE:	
	PROPERTY ADDR: 00000 EL SEGUNDO		
	OWNER NAME: KB HOME SALES-NM CORP		
	OWNER ADDR: 04921 ALEXANDER	NE ALBUQUERQUE NM	87107
101606338835611070	LEGAL: LT 6 -P1 PLAT FOR ESCONDIDO AT VISTA DEL NORTE	LAND USE:	
	PROPERTY ADDR: 00000 EL SEGUNDO		
	OWNER NAME: KB HOME SALES-NM CORP		
	OWNER ADDR: 04921 ALEXANDER	NE ALBUQUERQUE NM	87107
101606339235611069	LEGAL: LT 7 -P1 PLAT FOR ESCONDIDO AT VISTA DEL NORTE	LAND USE:	
	PROPERTY ADDR: 00000 EL SEGUNDO		
	OWNER NAME: KB HOME SALES-NM CORP		
	OWNER ADDR: 04921 ALEXANDER	NE ALBUQUERQUE NM	87107
101606339635611068	LEGAL: LT 8 -P1 PLAT FOR ESCONDIDO AT VISTA DEL NORTE	LAND USE:	
	PROPERTY ADDR: 00000 EL SEGUNDO		
	OWNER NAME: KB HOME SALES-NM CORP		
	OWNER ADDR: 04921 ALEXANDER	NE ALBUQUERQUE NM	87107
101606340035611067	LEGAL: LT 9 -P1 PLAT FOR ESCONDIDO AT VISTA DEL NORTE	LAND USE:	
	PROPERTY ADDR: 00000 EL SEGUNDO		
	OWNER NAME: KB HOME SALES-NM CORP		
	OWNER ADDR: 04921 ALEXANDER	NE ALBUQUERQUE NM	87107
101606340435511066	LEGAL: LT 1 0-P1 PLAT FOR ESCONDIDO AT VISTA DEL NORTE	LAND USE:	
	PROPERTY ADDR: 00000 EL SEGUNDO		
	OWNER NAME: KB HOME SALES-NM CORP		
	OWNER ADDR: 04921 ALEXANDER	NE ALBUQUERQUE NM	87107
101606340835411065	LEGAL: LT 1 1-P1 PLAT FOR ESCONDIDO AT VISTA DEL NORTE	LAND USE:	
	PROPERTY ADDR: 00000 EL SEGUNDO		
	OWNER NAME: KB HOME SALES-NM CORP		
	OWNER ADDR: 04921 ALEXANDER	NE ALBUQUERQUE NM	87107
101606341235411064	LEGAL: LT 1 2-P1 PLAT FOR ESCONDIDO AT VISTA DEL NORTE	LAND USE:	
	PROPERTY ADDR: 00000 EL SEGUNDO		
	OWNER NAME: KB HOME SALES-NM CORP		
	OWNER ADDR: 04921 ALEXANDER	NE ALBUQUERQUE NM	87107
101606341635411063	LEGAL: LT 1 3-P1 PLAT FOR ESCONDIDO AT VISTA DEL NORTE	LAND USE:	
	PROPERTY ADDR: 00000 EL SEGUNDO		
	OWNER NAME: KB HOME SALES-NM CORP		
	OWNER ADDR: 04921 ALEXANDER	NE ALBUQUERQUE NM	87107
101606342035411062	LEGAL: LT 1 4-P1 PLAT FOR ESCONDIDO AT VISTA DEL NORTE	LAND USE:	
	PROPERTY ADDR: 00000 EL SEGUNDO		
	OWNER NAME: KB HOME SALES-NM CORP		
	OWNER ADDR: 04921 ALEXANDER	NE ALBUQUERQUE NM	87107

## RECORDS WITH LABELS

PAGE 4

101606342435411061	LEGAL: LT 1 5-P1 PLAT FOR ESCONDIDO AT VISTA DEL NORTE	LAND USE:	
	PROPERTY ADDR: 00000 EL SEGUNDO		
	OWNER NAME: KB HOME SALES-NM CORP		
	OWNER ADDR: 04921 ALEXANDER	NE ALBUQUERQUE NM	87107
101606342835411060	LEGAL: LT 1 6-P1 PLAT FOR ESCONDIDO AT VISTA DEL NORTE	LAND USE:	
	PROPERTY ADDR: 00000 EL SEGUNDO		
	OWNER NAME: KB HOME SALES-NM CORP		
	OWNER ADDR: 04921 ALEXANDER	NE ALBUQUERQUE NM	87107
101606336034611509	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE		
101606336234111508	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE		
101606336433711507	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE		

# **"Attachment A"**

Beth Gonzales, Mark Goodwin and Associates, PA  
Zone Map: D-16

ALAMEDA NORTH VALLEY ASSN. (R)

\*Steve Wentworth

8919 Boe Ln. NE/87113-2328 897-3052 (h)

Leroy Gurule

713 Alameda Blvd. NW, Alameda/87114 890-1845 (h)

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

# NOTICE TO APPLICANTS

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

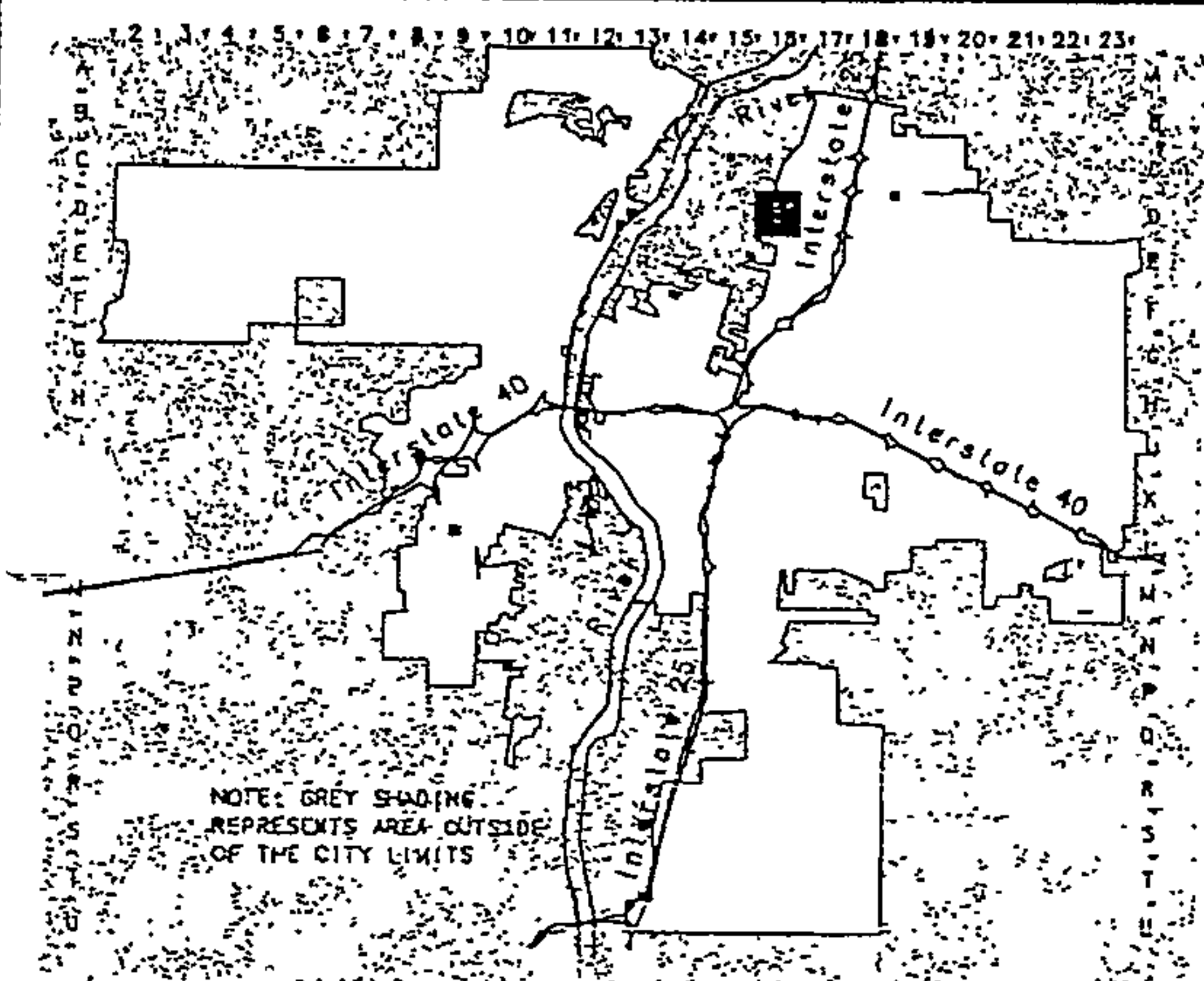
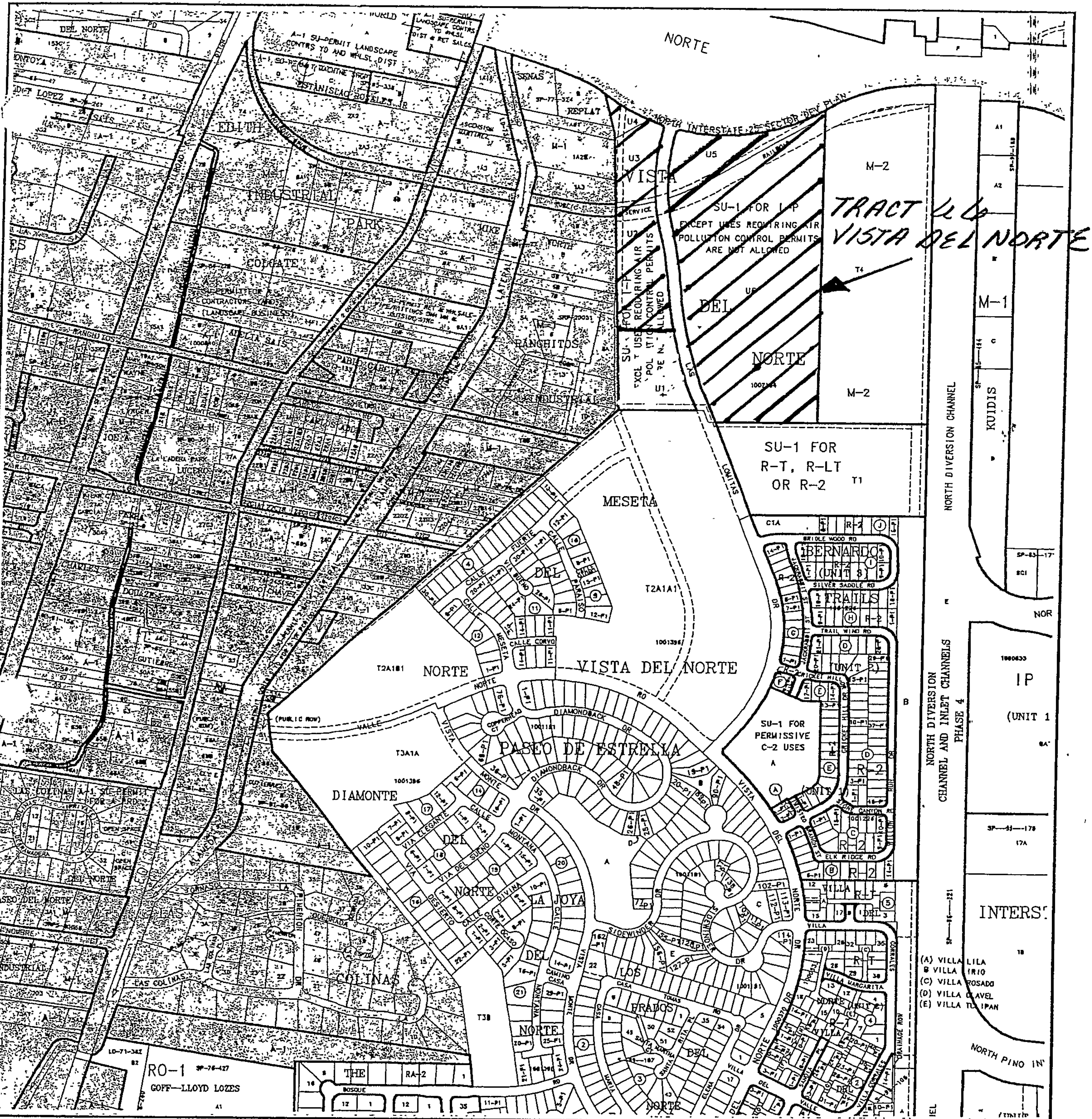
### WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

\*\*\*\*\*

*(below this line for OCNC use only)*

Date of Inquiry: 11/18/04 Time Entered: 1:40 p.m. ONC Rep. Initials: SW



NOTE: GREY SHADING  
REPRESENTS AREA OUTSIDE  
OF THE CITY LIMITS

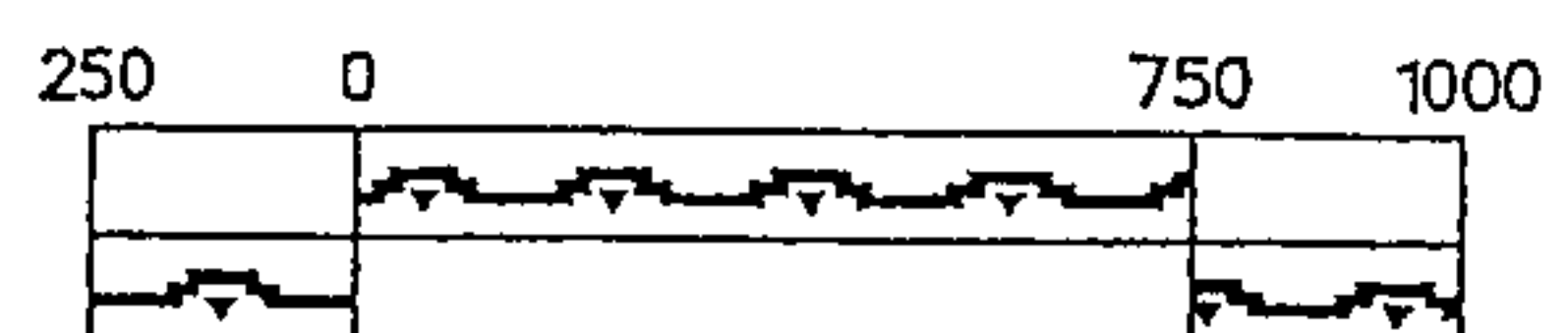


CITY OF  
ALBUQUERQUE

Albuquerque Geographic Information System  
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET



Zone Atlas Page

**D-16-Z**

Map Amended through January 21, 2003

UPC Numbers:

Las Lomas Subdivision

101606340243810205  
101606337550210203  
101606334244410702  
101606333749110703  
101606333051610704





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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, October 26, 2005, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1000131**

05DRB-01520 Major-Two Year SIA  
05DRB-01521 Minor-Ext of SIA for Temp  
Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for BROADWAY DEVELOPMENT CORPORATION request(s) the above action(s) for all or a portion of various parcels comprising, **BROADWAY INDUSTRIAL CENTER, UNIT 1**, zoned SU-2 FOR HM, located on SAN JOSE AVE SE, between BROADWAY BLVD SE and I-25 SE containing approximately 61 acre(s). [REF:DRB-97-271, 01DRB-01559, 03DRB-101513] (M-14)

**Project # 1002459**

05DRB-01500 Major-Two Year SIA

TIERRA WEST LLC agent(s) for QUAIL PLAZA LLC request(s) the above action(s) for all or a portion of Tract(s) 1-3, **QUAIL RIDGE**, zoned SU-1 FOR COMMERCIAL DEV, located on OURAY RD NW, between COORS BLVD NW and 57<sup>TH</sup> STREET NW containing approximately 4 acre(s). [REF: 03EPC-01760] (H-11)

**Project # 1000560**

05DRB-01501 Major-SiteDev Plan BldPermit

TIERRA WEST LLC agent(s) for IRONSTONE BANK request(s) the above action(s) for all or a portion of Tract(s) 1A2A1, **JOURNAL CENTER** (to be known as **IRONSTONE BANK**) zoned IP industrial park zone, located on LANG AVE NE, between JEFFERSON ST NE and HEADLINE BLVD NE containing approximately 5 acre(s). [REF: Z-72-33, 05DRB00680] (D-17)

**Project # 1000696**

05DRB-01529 Major-Preliminary Plat Approval  
05DRB-01530 Minor-Sidewalk Waiver  
05DRB-01531 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ICDC LLC request(s) the above action(s) for all or a portion of Tract(s) C, **LEE'S BOSQUE SUBDIVISION** (to be known as **BOSQUECITO SUBDIVISION**) zoned RD, located on BOSQUE MEADOWS BLVD NW, between LA ORILLA NW and PASEO DEL NORTE containing approximately 7 acre(s). (D-12)

**Project # 1002134**

05DRB-01528 Major-Amnd Prelim Plat  
Approval & Amnd Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) U-1, U-2, U-3 U-4 AND U-6, **LAS LOMITAS SUBDIVISION INDUSTRIAL PARK, VISTA DEL NORTE**, zoned SU-1 FOR IP, located on LAS LOMITAS DR NW, between EL PUEBLO NW and VISTA DEL NORTE DR NW containing approximately 34 acre(s). (D-16)

**SEE PAGE 2 . . .**



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

**PAGE 2**

**Project # 1004464**

05DRB-01540 Major-Vacation of Pub Right-of-Way

GARCIA KRAEMER & ASSOCIATES agent(s) for 4120 SILVER LLC & 4200 SILVER LLC, request(s) the above action(s) for Lot(s) 5 & 6, Block(s) 10 and Lot(s) 1, Block(s) 11, **MESA GRANDE ADDITION**, zoned O-R, located on SIERRA DR SE, between SILVER AVE SE and MESA GRANDE PL SE. (K-17)

**Project # 1004039**

05DRB-01532 Major-Preliminary Plat Approval  
05DRB-01533 Minor-Sidewalk Waiver  
05DRB-01536 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for RUTLEDGE INVESTMENT COMPANY request(s) the above action(s) for Tract(s) 8A, HIGH DESERT (to be known as **THE LEGENDS @ HIGH DESERT**) zoned SU-2, C-1, located on ACADEMY BLVD NE, between CORTADERIA ST NE and HIGH DESERT PARK NE containing approximately 8 acre(s). [REF:05ZHE-00449, 05ZHE-00480, 05DRB-01074] (E-23)

**Project # 1004462**

05DRB-01525 Major-Vacation of Public Easements  
05DRB-01524 Major-Preliminary Plat Approval  
05DRB-01526 Minor-Sidewalk Waiver  
05DRB-01527 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for REPLAT OF Tract(s) A, ANDALUCIA AT LA LUZ, (to be known as **ANDALUCIA @ LA LUZ, UNIT 3**) zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 13 acre(s). [REF: 05EPC-01115, 05EPC-01117] (F-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.

*for*   
Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 10, 2005.**

# CITY OF ALBUQUERQUE



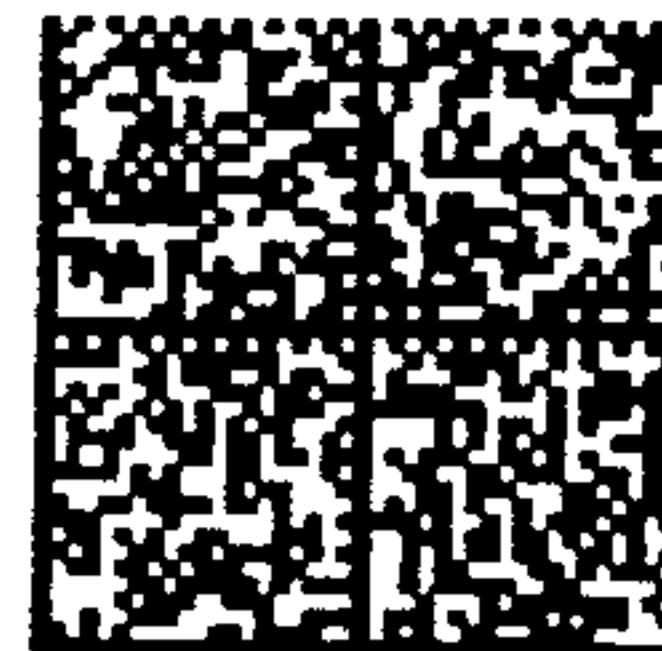
Planning Department

*DRB*

*for*

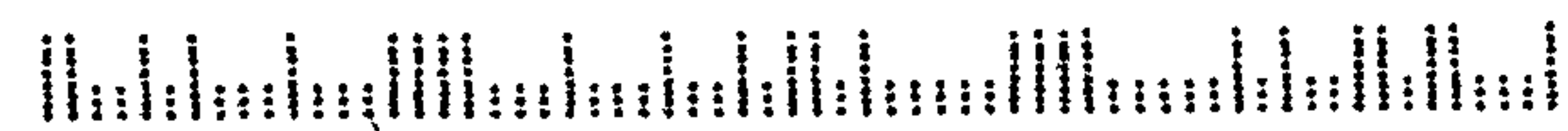
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GEOMY POHL CONTRACTOR INC  
2623 CANDELARIA RD NW  
ALBUQUERQUE NM 87107



02 1A **\$ 00.37<sup>0</sup>**  
0004329277 OCT 06 2005  
MAILED FROM ZIP CODE 87102

87107+2910-23 C01B



P O Box 1293 Albuquerque New Mexico 87103

820708 \*\*\*\*\*



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

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*for*   
Sheran Matson, AICP, DRB Chair  
Development Review Board

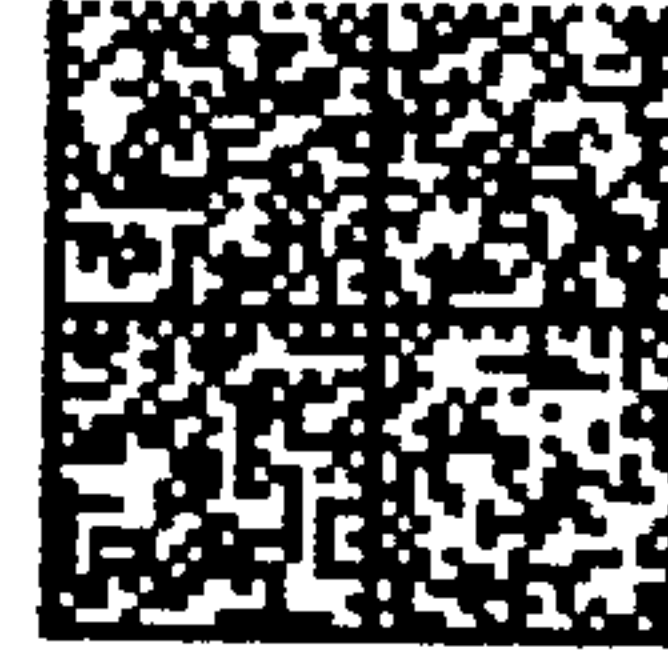
**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 10, 2005.**

# CITY OF ALBUQUERQUE



Planning Department

*DRB*



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0004329277 OCT 06 2005  
MAILED FROM ZIP CODE 87102

101606328341310411

LEWIS MICHAEL L  
1720 PROCYON  
RIO RANCHO NM

C  
8:

LEWI720 871242021 1804 11 10/11/05  
FORWARD TIME EXP RTN TO SEND  
LEWIS MICHAEL  
7702 PENNSYLVANIA PL NE  
ALBUQUERQUE NM 87110-4042

RETURN TO SENDER

87124+2837-20 R016

P O Box 1293 Albuquerque New Mexico 87103



*Claire*

Date Submitted: 2-2-05  
 Date Site Plan Approved: 2/2/05  
 Date Preliminary Plat Approved: 2/2/05  
 Date Preliminary Plat Expires: 2/2/06  
 DRB Project No.: 1002134  
 DRB Application No.: 04-DRB-0967  
 A 10-6-06

**ORIGINAL**

**INFRASTRUCTURE LIST**

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

**Las Lomas Subdivision**  
**PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**Tracts U-2, U-3, U-4 and U-6 Vista del Norte**  
**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			<b>PAVING</b>						
		32' FF	Res Pvmt, C&G	Cuesta Abajo Ct	Las Lomas Dr	End of culdesac	/	/	/
		4'	Sidewalk (both sides) (deferred)				/	/	/
		50' FF	Res Pvmt, C&G	Cuesta Abajo Culdesac			/	/	/
		4'	Sidewalk (deferred)				/	/	/
		32' FF	Res Pvmt, C&G	Cuesta Arriba Ct	Las Lomas Dr	End of culdesac	/	/	/
		4'	Sidewalk (both sides) (deferred)				/	/	/
		50' FF	Res Pvmt, C&G	Cuesta Arriba Culdesac			/	/	/
		4'	Sidewalk (deferred)				/	/	/
		4'	Sidewalk - East Side Only	Las Lomas Drive	Tract 6 RR Easmt	Tract 19 - Exist Sdwk	/	/	/
		4'	Sidewalk - West Side Only	Las Lomas Drive	El Pueblo Road	Tract U-1 (S side)	/	/	/
		<del>10'</del>	<del>Pedestrian Trail</del>	<del>15' Public Red. Easement</del>	<del>Cuesta Arriba Ct</del>	<del>Cuesta Abajo Ct</del>	/	/	/
		10'	Pedestrian Trail		El Pueblo Road	Existing Bike Trail	/	/	/
		<del>6'</del>	<del>Shoulder (Bike Lane) Both side</del>	<del>El Pueblo Road</del>	<del>Tract 4 West side</del>	<del>Tract 9 East side</del>	/	/	/
			<b>WATERLINE</b>						
		10"	Waterline	Cuesta Abajo Ct	Las Lomas Drive	Tract T-4	/	/	/
		10"	Waterline	Cuesta Arriba Ct	Las Lomas Drive	Tract T-4	/	/	/
		6"	Waterline	Las Lomas Drive R/W	Tract 1	Tract 2	/	/	/
		6"	Waterline	Las Lomas Drive R/W	Tract 3	Tract 5	/	/	/
			<b>SANITARY SEWER</b>						
		8"	Sanitary Sewer	Cuesta Abajo Ct	Las Lomas Drive	Tract T-4	/	/	/
		8"	Sanitary Sewer	Cuesta Arriba Ct	Las Lomas Drive	Tract 16/17	/	/	/

Project name:

Las Lomas Subdivision

ORIGINAL

DRB Project No. 1002134

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8"	Private Sanitary Sewer Service	Tract 1	Ex 36" SAS		/	/	/
		8"	Private Sanitary Sewer & Service Line	Tract 2	Ex 36" SAS	40' East	/	/	/
		8"	Private Sanitary Sewer & Service Line	Tract 3,4,5	Ex 36" SAS	300' south	/	/	/
<b>STORM DRAIN</b>									
		18"-48"	Storm Drain	Cuesta Abajo Ct	Las Lomas Dr (Exist. Storm stub)	Tract T-4	/	/	/
		18"-24"	Storm Drain	Cuesta Arriba Ct	Las Lomas Dr (Exist Storm stub)	Tract 15	/	/	/
		18"	Storm Drain	Tract 1	El Pueblo SD		/	/	/
		18"	Storm Drain	Tract 2	El Pueblo SD		/	/	/
		18"	Storm Drain	Tract 3	El Pueblo SD		/	/	/
		18"-24"	Storm drain (5)	Edith Blvd.	Alameda Lift Sta.	El Pueblo Rd	/	/	/
		18"-24"	Storm drain (5)	El Pueblo Rd	Edith Blvd	Drain. Easmt Tr. 1 Vista del Norte	/	/	/
		18"-24"	Storm drain (5)	Drainage Easmt	Tr. 1 Vista del Norte	North Pond	/	/	/

- 1 Water Infrastructure to include valves, fittings, and fire hydrants
- 2 SAS Infrastructure to include manholes and service connections.
- 3 Storm Drain Infrastructure to include manholes, inlets and appurtenances
- 4 Street lights per DPM
- 5 These items to be built under CPN 693581 and was financially guaranteed with Vista del Norte
- 6 Grading Certification required prior to release of financial guaranty.
- 7 Las Lomas Drive from El Pueblo Rd to S Tract 19 was built with CPN 666581 and 666582.

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS		
<b>MARK GOODWIN &amp; ASSOCIATES</b> FIRM  Diane Hoelzer, PE NAME <i>Diane Hoelzer</i> 2-2-05 SIGNATURE - date  MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: N/A	<i>P. Wilson</i> 2/2/05 DRB CHAIR - date	<i>Christina Sandoval</i> 2/2/05 PARKS & GENERAL SERVICES - date	AMAFCA - date _____ - date _____ - date
	<i>Scott Soy</i> 2-2-05 TRANSPORTATION DEVELOPMENT - date <i>Kogent Green</i> 2/2/05 UTILITY DEVELOPMENT - date <i>Bradley J. Bingham</i> 2/2/05 CITY ENGINEER - date		
DESIGN REVIEW COMMITTEE REVISIONS			

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
A	10-6-06	<i>[Signature]</i>	<i>[Signature]</i>	<i>Diane Hoelzer</i>



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

February 1, 2005

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

**RE: LAS LOMITAS INDUSTRIAL PARK - EPC - CONDITION NO. 7**

Dear Ms. Matson:

I have met with Mr. Wilfred Gallegos regarding compliance with the subject EPC condition. We were in agreement that the conditions had either been met or were about to be met with this action.

The condition reads as follows:

The applicant shall comply with the following recommendations of approval as specified by the City Engineer, Municipal Development, Public Works Department, and NMDOT:

- a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.

**All previous requirements have been met. Existing permanent improvements were constructed as part of Turnkey Work Orders #666-581 and #666-582 in compliance with City of Albuquerque Standards. These work orders were completed February 24, 2004.**

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

**The developer is prepared to provide for all the permanent improvements and use the City Standards.**

- c. Traffic Impact Study is required and has been submitted. However, a new trip generation comparison is required to determine if an update to the TIS is needed.

**The Vista del Norte Master Plan has not developed at the anticipated development densities as assumed in the original TIS, the current development proposal is less intensive and will encourage less traffic impacts. A comparison**

**analysis is being prepared.**

- d. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.

**The comparison TIS will demonstrate if additional improvements are warranted.**

- e. At time of development, access points shall be located in accordance with DPM requirements and to the satisfaction of the Traffic Engineer.

**This will occur at the plat review by DRB.**

- f. Verify right-of-way requirements for proposed local industrial streets with Traffic Engineer (50' is probably adequate).

**The 50 foot right-of-way is being requested for the cul-de-sac streets.**

- g. Provide cross access agreement between tracts, where applicable.

**There is no shared parking or cross access requirements anticipated between the tracts.**

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

**DPM standards will be followed.**

- i. Platting must be a concurrent DRB action.

**The platting action is being processed by DRB at this time.**

- j. The applicant shall provide a bike path connection from Las Lomas Drive to the existing bike trail on the north side of El Pueblo.

**The connection is noted on the Site Plan for Subdivision and will be included in the public infrastructure list.**

- k. Provision for the bicycle lane along El Pueblo adjacent to the subject property as designated on Long Range Bikeways System.

**Placement of an 8 foot shoulder on the south side of El Pueblo Road from the property line on the west to the projected property line on the east as required by the Transportation Development Engineer.**

Please advise if further discussion is needed.

Sincerely,

  
Joseph D. Montano  
Senior Planner

Cc: Ron Brown, client

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

**ITEM # 4**

**PROJECT # 1002134**

**APPLICATION # <sup>4</sup>05-01967**

**RE: Las Lomas Industrial Park/SPS**

Elvira's initials are needed before Planning signs the SPS.

Additional language is needed above the signature block.

The tracts must be identified as they are on the plat. Also, one is missing the acreage. (u-6-m)

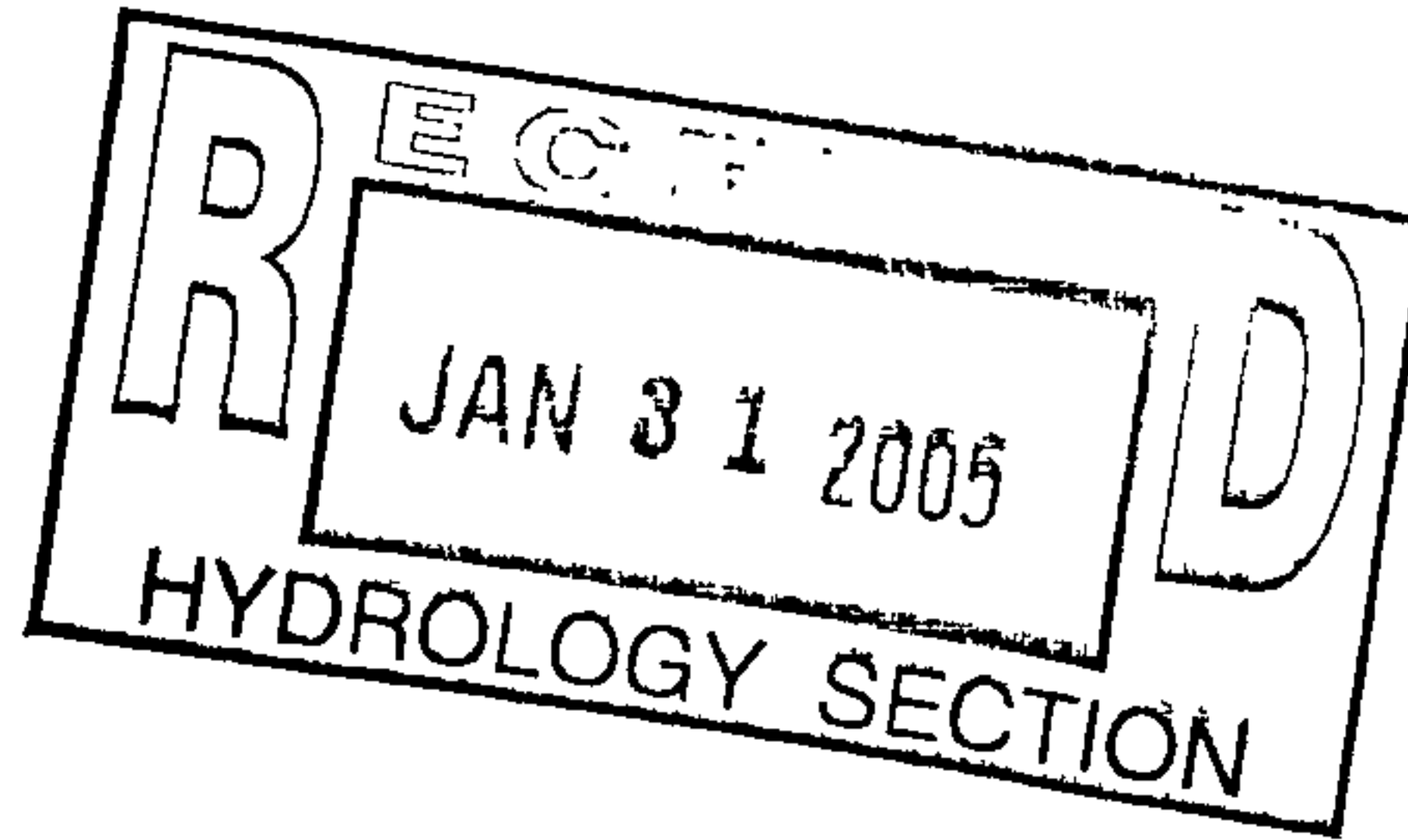


Sheran Matson, AICP DRB Chair  
924-3880 Fax 924-3864 smatson@cabq.gov



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539



January 31, 2005

Ms. Sheran Matson  
DRB Chair  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

**Re: Request Preliminary Plat Approval and Temporary Sidewalk/Trail Deferral  
For Las Lomas Industrial Park (D-16) (Vista del Norte)**

Dear Ms. Matson;

This project is the last area to be developed within the Vista del Norte Community. This project was deferred four weeks to address DRB comments and hydrology review and make revisions to accommodate EPC and my client. Following is a summary of the revisions made:

**PRELIMINARY PLAT:**

1. Added Private SAS Easements on Tracts 3, 4 and 5.

**SITE PLAN**

1. Revised lot designation to coincide with Preliminary Plat.

**INFRASTRUCTURE LIST**

1. Per Hydrology revised storm sewer size for El Pueblo Storm sewer system.
2. Per Utility revised sanitary sewer designation as 'private' where applicable.
3. Per Transportation added sidewalk in Las Lomas Drive

Please call me if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

Diane Hoelzer, PE  
Senior Engineer

DLH/dlh

f:\3102 las lomas ip\drb\_ltr3.wpd

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- D**  Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

**APPLICANT INFORMATION:**

NAME: Vista Del Norte Development, LLC PHONE: 883-1674  
 ADDRESS: P.O. Box 3674 FAX: 883-0746  
 CITY: Albuquerque STATE NM ZIP 87190 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner List all owners: \_\_\_\_\_  
 AGENT (if any): Mark Goodwin & Associates, P.A. PHONE: 828-2200  
 ADDRESS: P.O. Box 90606 FAX: 797-9539  
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: diane@goodwinengineers.cc

DESCRIPTION OF REQUEST: Amended Preliminary Plat and Amended Final Plat Approval for Las Lomas IP.

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. Tr. U1, U2, U3, U4, and U6 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. Vista Del Norte  
 Current Zoning: SU-1 for IP Proposed zoning: Same  
 Zone Atlas page(s): D-16 No. of existing lots: 5 Tr No. of proposed lots: 20 Tr  
 Total area of site (acres): 33.4552 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO  
 UPC No. See Attached MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Las Lomas Dr. NE  
 Between: El Pueblo NE and Vista Del Norte Dr. NE

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): 1002134

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

SIGNATURE Diane L. Hoelzer DATE 9-30-05  
 (Print) Diane L. Hoelzer \_\_\_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

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

Application case numbers	Action	S.F.	Fee
<u>05DRB-01528</u>	<u>APP/FP</u>		<u>\$100.00</u>
	<u>APP</u>		<u>\$75.00</u>
	<u>ADV</u>		\$
			\$
			\$
			\$
Hearing date <u>10-26-05</u>			Total <u>\$175.00</u>
	Project # <u>1002134</u>		

Claudio...

**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
- Design elevations & cross sections of perimeter walls 3 copies (11" x 17" maximum)
- 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
- Signed** Pre-Annexation Agreement if Annexation required.
- 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)** *and final*

**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
- Fee (see schedule)

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.

DIANE HOELZER, PE  
 Applicant name (print)  
*Diane Hoelzer*  
 Applicant signature / date  
9-30-05



Form revised 11/04 and JUNE 05

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

Application case numbers  
05DRB-\_\_\_\_\_ - 01528  
 \_\_\_\_\_  
 \_\_\_\_\_

*Clara Senora*  
 Planner signature / date  
**Project # 100 2134**



**UPC #'s for LAS LOMITAS SUBDIVISION**

**101606333051610704  
101606333749110703  
101606334244410702  
101606334738910701  
101606335635611511  
101606333935510825  
101606340243810205**



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

September 30, 2005

Ms. Sheran Matson  
DRB Chair  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

**Re: Request to Amend the Preliminary Plat and Final Plat  
For Las Lomas Subdivision Industrial Park (D-16) (Vista del Norte)**

Dear Ms. Matson;

*This primary purpose of this amended preliminary and final plat request is to remove the 15' Public Pedestrian Access Easement on Lots 10 and 16 that were originally connecting the two culdesacs. The administrative amendment to the Site Plan For Subdivision (05-AA-01395) has been approved and is being submitted for your files with this submittal.*

*Minor changes on the amended preliminary plat to match the final plat include the revised public utilities easements on Lot 9 and 10 that were more accurately defined during the DRC process as well as the redefined boundary of the public drainage easement on Tract U-1.*

*Please call me if you have any questions.*

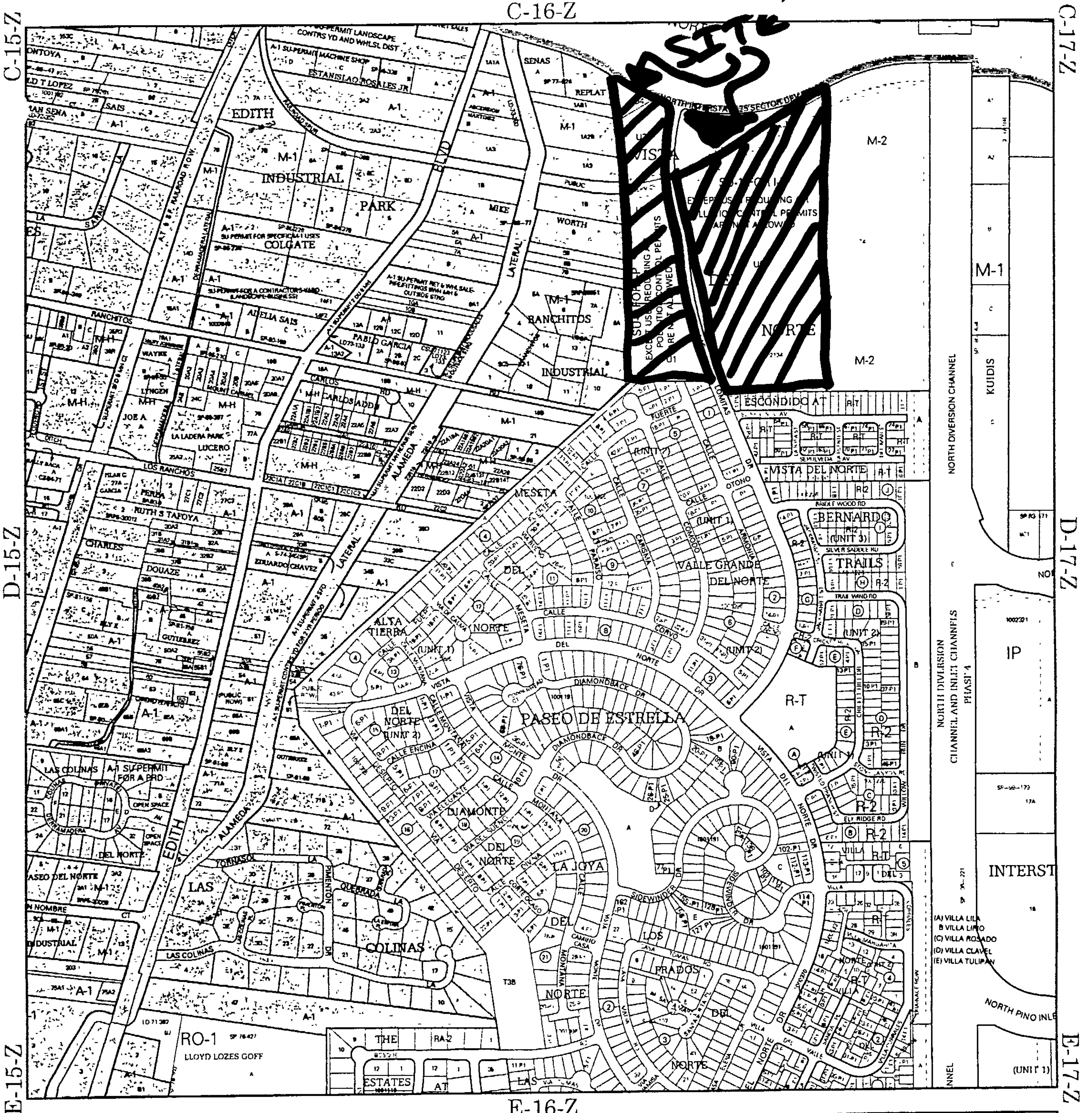
Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

  
Diane Hoelzer, PE  
Senior Engineer

DLH/dlh

f:\3102 las lomas ip\drb\_ltr4.wpd

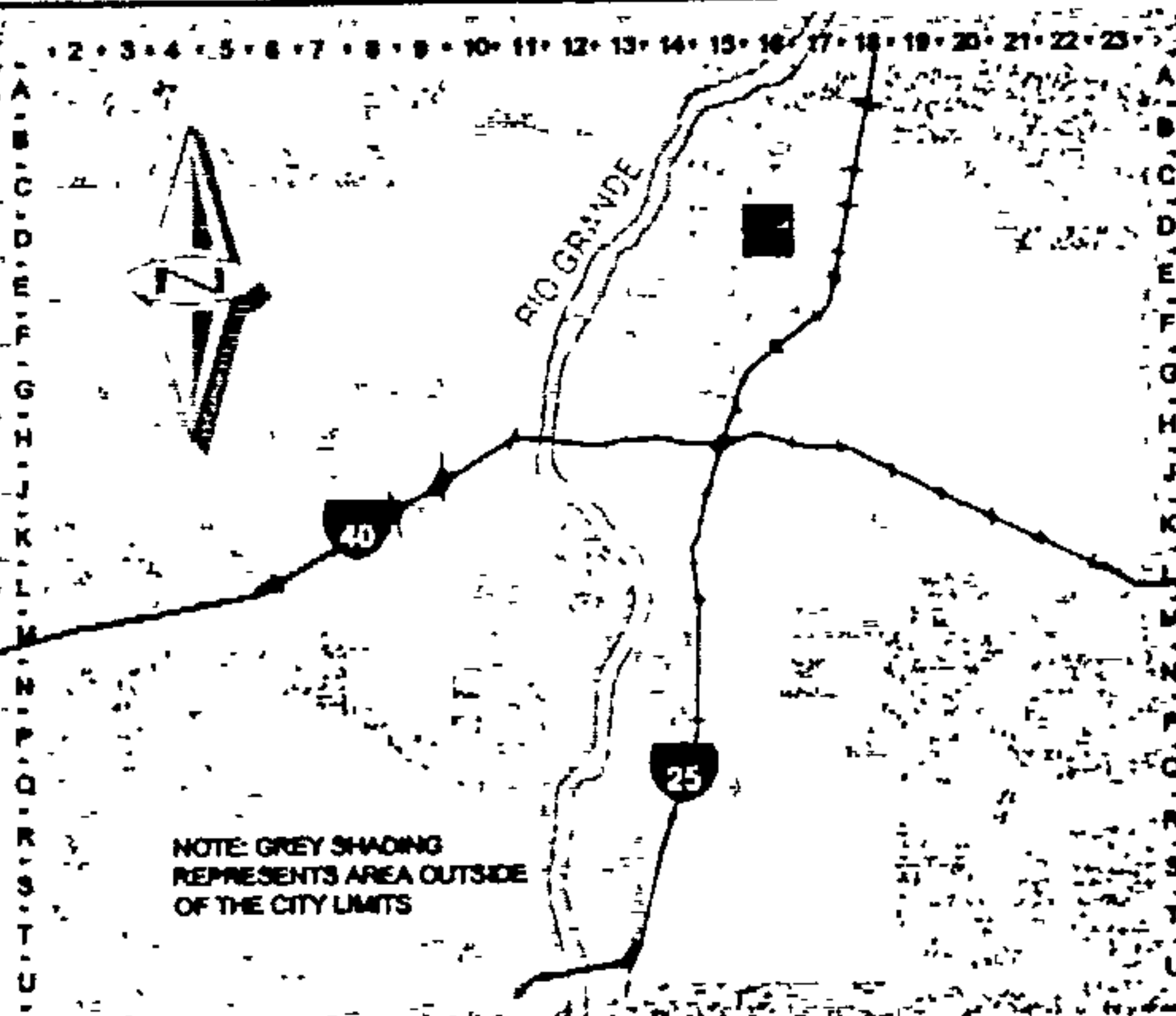
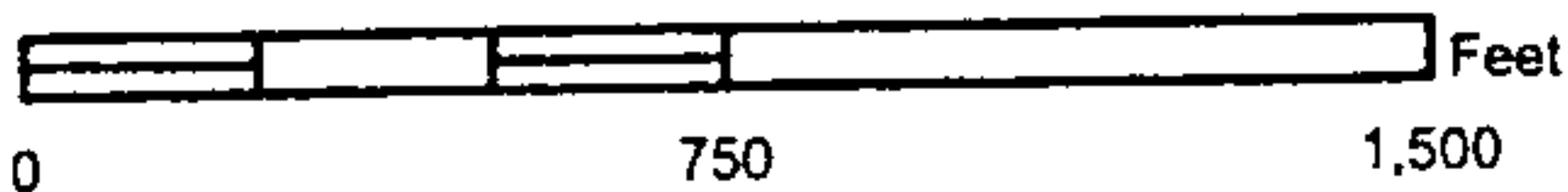


Zone Atlas Page: **D-16-Z**

Map amended through: **Aug 06, 2004**

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- H-1 Buffer Zone
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones



**THREE HUNDRED YEARS**  
1706 • 2006  
**ALBUQUERQUE**  
*Haciendo Historia*  
**A G I S**  
Albuquerque Geographic Information System  
**PLANNING DEPARTMENT**

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PO Box 90606  
Albuquerque, NM 87199  
(505) 828-2200  
(505) 797-9539 fax  
secretary@goodwinengineers.com

**Mark Goodwin & Associates, PA**

# Fax

**To:** Neighborhood Coordination

**From:** Whitney L. Phillips

---

**Fax:** 924-3913

**Pages:** 2

---

**Re:** Las Lomas Subdivision

**Date:** 9/29/2005

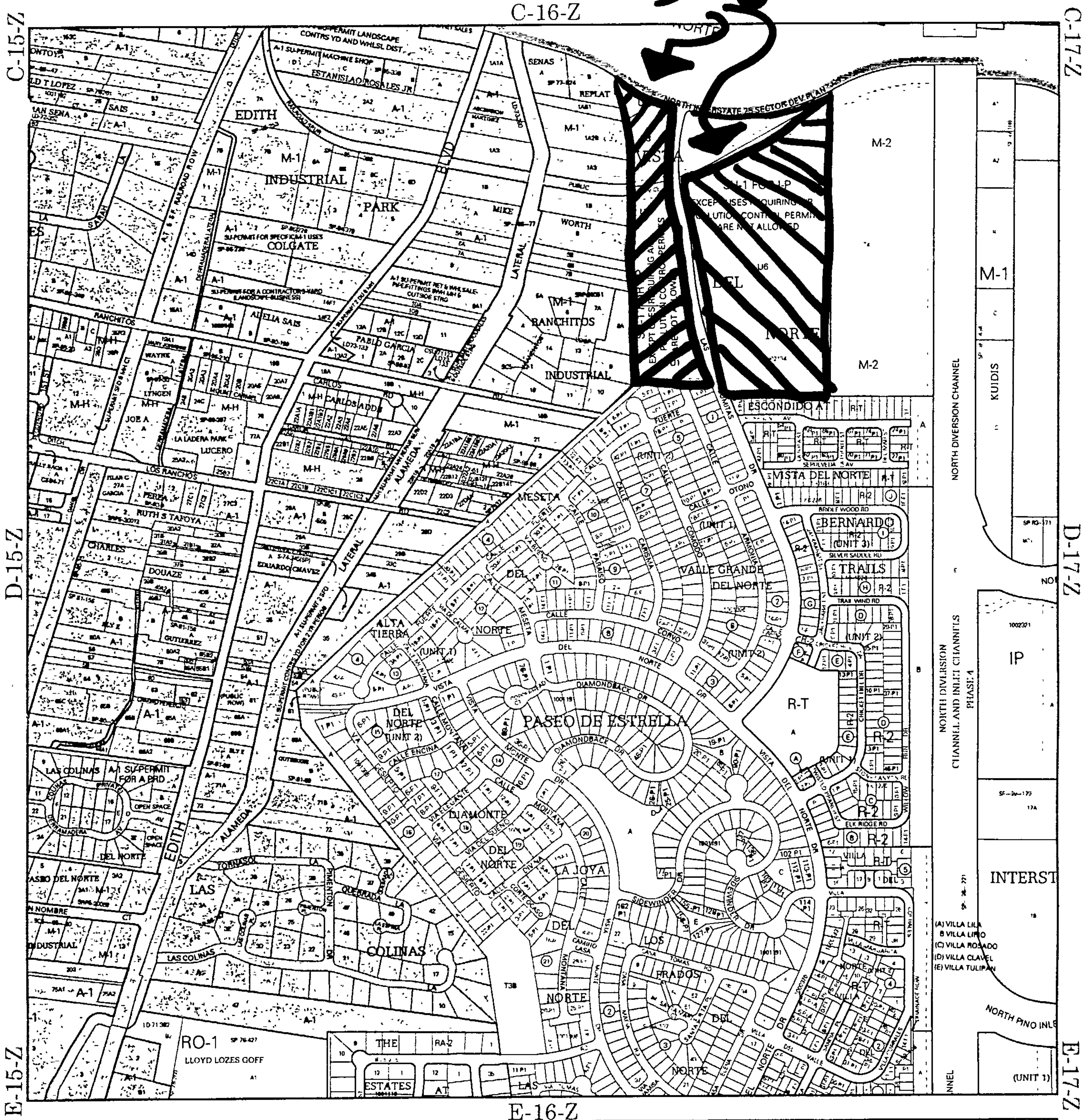
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Please provide all recognized neighborhood associations for the referenced property. The legal is:

Tracts U1, U2, U3, U4, and U6 – Vista Del Norte

Please contact our office if you have any questions.

---



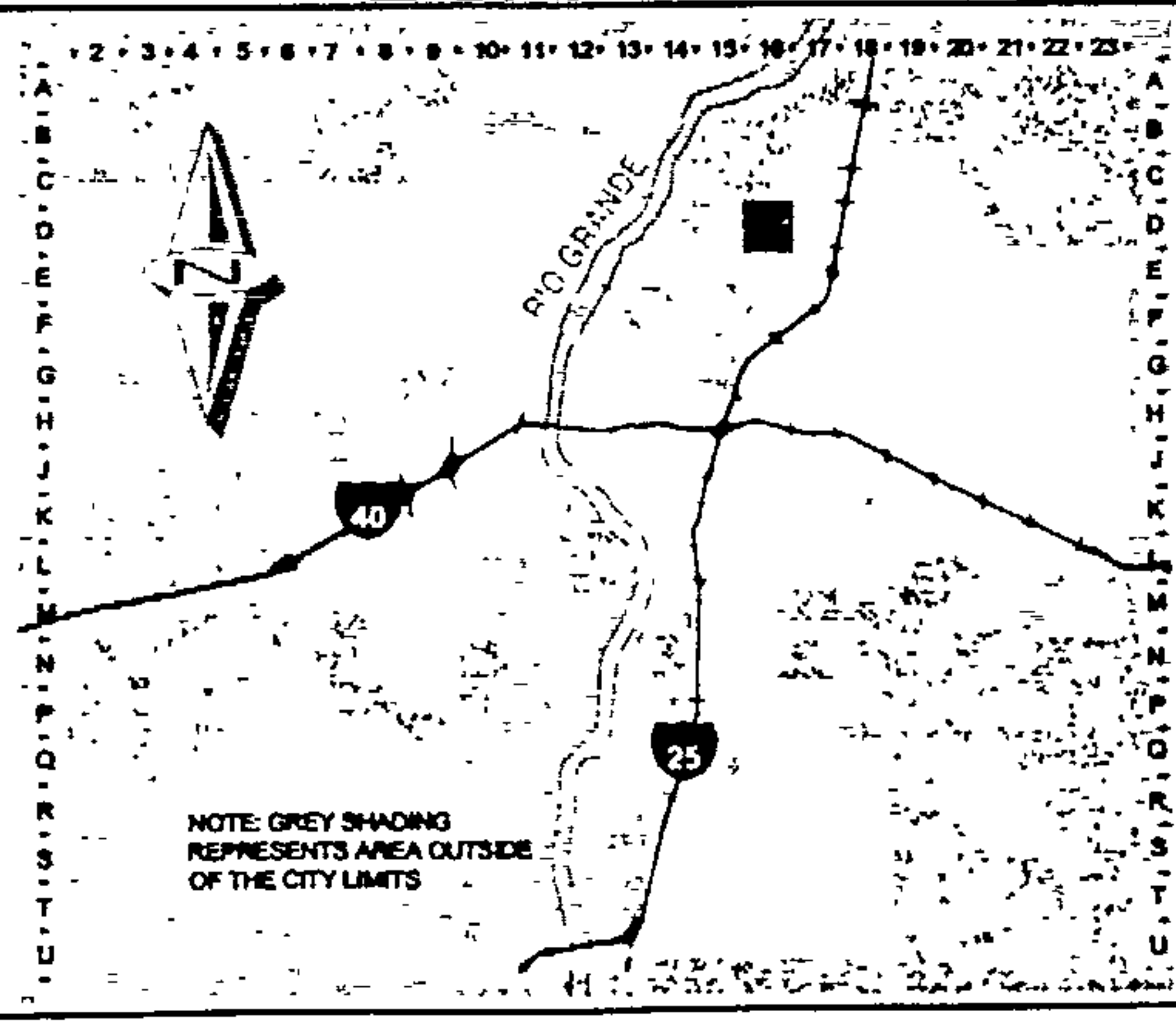
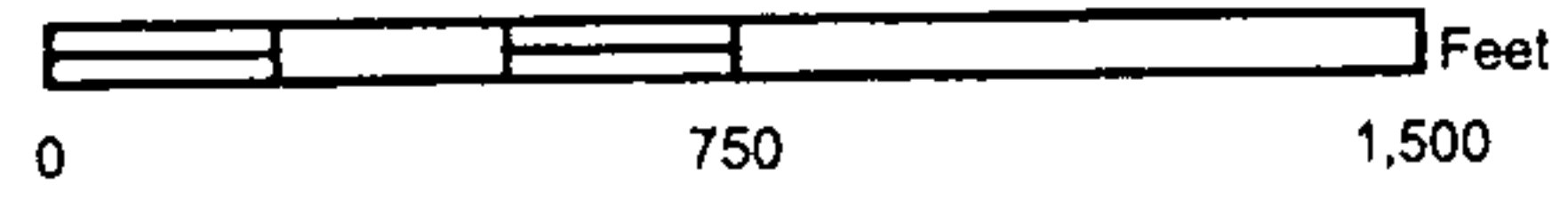
**SITE**

Zone Atlas Page: **D-16-Z**

Map amended through: Aug 06, 2004

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
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- Airport Clearance Zone
- Design Overlay Zones



**THREE HUNDRED YEARS**  
1706 • 2006

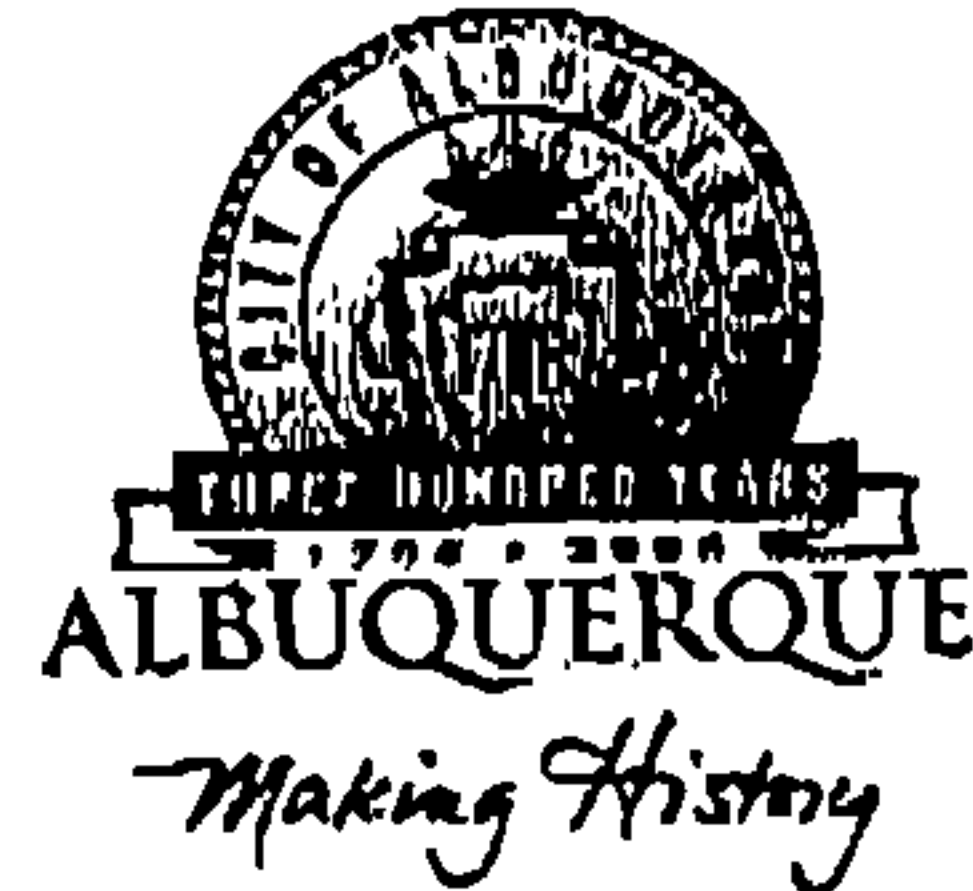
**ALBUQUERQUE**

*Hacienda Historia*

**AGIS**  
Albuquerque Geographic Information System

**PLANNING DEPARTMENT**

© Copyright 2004



## City of Albuquerque

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

September 30, 2005

Whitney L. Phillips  
Mark Goodwin and Associates, PA  
PO Box 90606/87199  
Phone: 828-2200 Fax: 797-9539

Dear Whitney:

Thank you for your inquiry of **September 30, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACTS U1, U2, U3, U4, AND U6 – VISTA DEL NORTE** zone map **D-16**.

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

**ALAMEDA NORTH VALLEY ASSN. (ANV) "R"**  
\*Steve Wentworth e-mail: [swent999@aol.com](mailto:swent999@aol.com)  
8919 Boe Ln. NE/87113-2328 897-3052 (h)  
Leroy Gurule e-mail: [lgurule3@comcast.net](mailto:lgurule3@comcast.net)  
713 Alameda Blvd. NW, Alameda/87114 890-1845 (h)

**Council District:** 2&County  
**County District:** 1  
**Police Beat:** 243,244/VA  
**Zone Map #:** A-E-14-17

**VISTA DEL NORTE ALLIANCE (VDN) "R"**  
\*Eddie Kurtz e-mail: [eddieandtracie@yahoo.com](mailto:eddieandtracie@yahoo.com)  
7101 Casa Elena Dr. NE/87113 292-9436 (h) 797-1487 ext. 3009 (w)  
Rod Crawley e-mail: [amerrod@yahoo.com](mailto:amerrod@yahoo.com)  
7331 Sidewinder Dr. NE/87113 299-0145 (h) 837-2290 ext. 230 (w)

**Council District:** 2&County  
**County District:** 1  
**Police Beat:** 243,244/VA  
**Zone Map #:** D-E-16

**See reverse side for additional Neighborhood Association Information: YES { } NO {X}**  
Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before the Planning Department will accept your application filing. IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

*Dalaina Carmona*

OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

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

# NOTICE TO APPLICANTS

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

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

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

\*\*\*\*\*

*(Below this line for ONC use only)*

Date of Inquiry: 9/30/05 Time Entered: 9:00AM ONC Rep. Initials: DC



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

September 30, 2005

Mr. Steve Wentworth  
Alameda North Valley N.A.  
8919 Boe Lane NE  
Albuquerque, NM 87113-2328

Mr. Leroy Gurule  
Alameda North Valley N.A.  
713 Alameda Boulevard NW  
Albuquerque, NM 87114

**Re: Las Lomas Subdivision**

Dear Mr. Wentworth and Mr. Gurule:

Enclosed please find a copy of the DRB Application for the Amended Preliminary Plat and Amended Final Plat Approval for the referenced project. The anticipated date to be heard is October 26, 2005. Please contact Diane Hoelzer of our office if you have any questions or concerns.

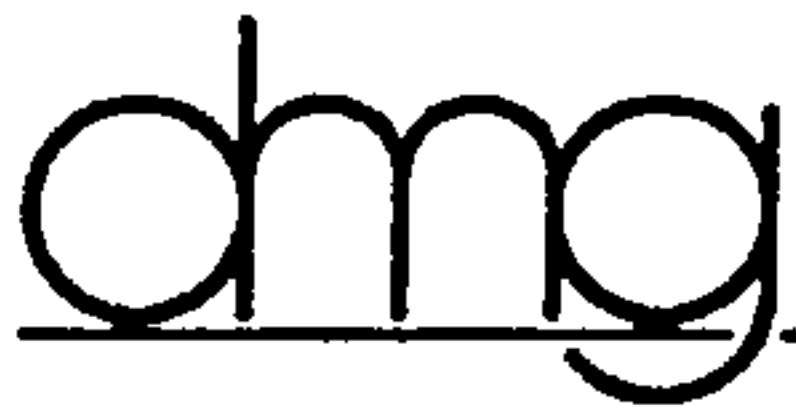
Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Diane L. Hoelzer, PE  
Project Engineer

Enclosure





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

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

September 30, 2005

Mr. Steve Wentworth  
Alameda North Valley N.A.  
8919 Boe Lane NE  
Albuquerque, NM 87113-2328

Mr. Leroy Gurule  
Alameda North Valley N.A.  
713 Alameda Boulevard NW  
Albuquerque, NM 87114

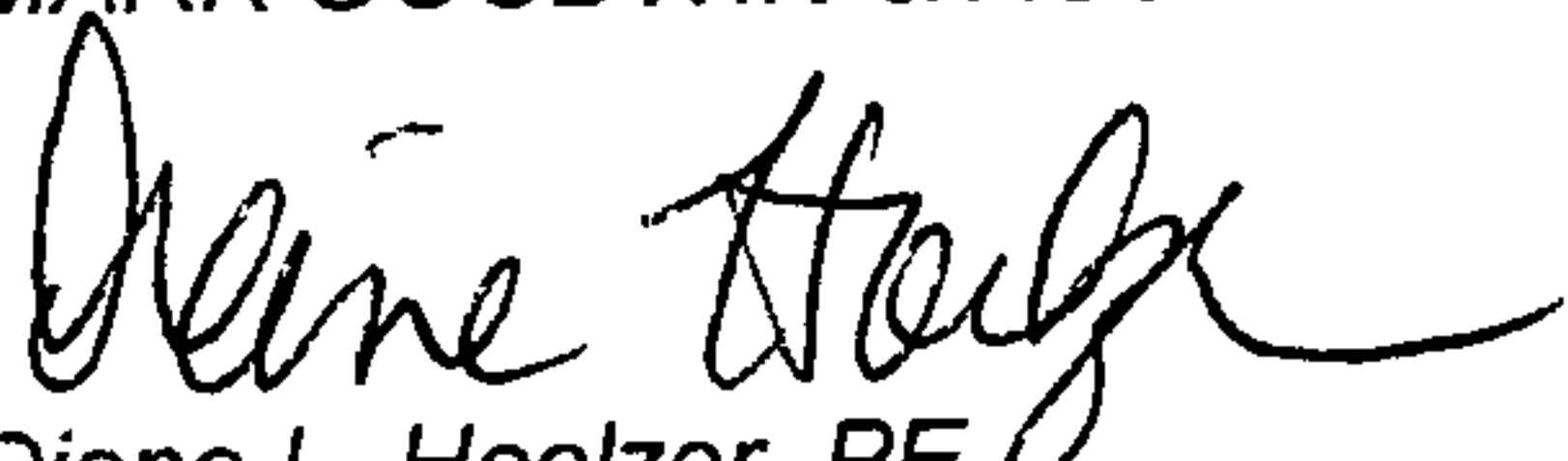
**Re: Las Lomas Subdivision**

Dear Mr. Wentworth and Mr. Gurule:

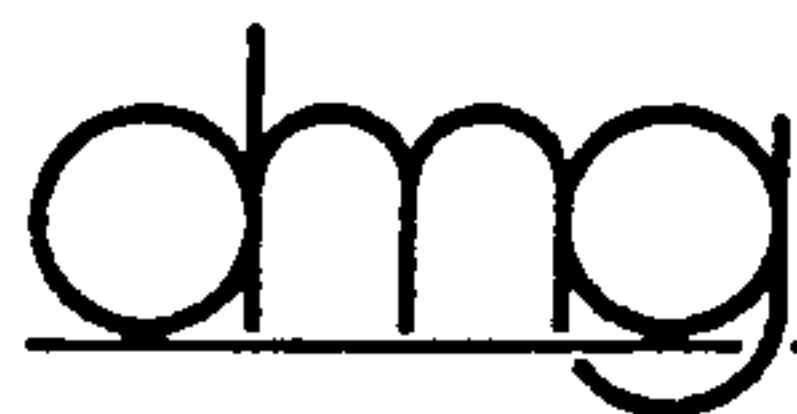
Enclosed please find a copy of the DRB Application for the Amended Preliminary Plat and Amended Final Plat Approval for the referenced project. The anticipated date to be heard is October 26, 2005. Please contact Diane Hoelzer of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

  
Diane L. Hoelzer, PE  
Project Engineer

Enclosure



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

September 30, 2005

Mr. Eddie Kurtz  
Vista del Norte Alliance  
7101 Casa Elena Dr NE  
Albuquerque, NM 87113

Mr. Rod Crawley  
Vista del Norte Alliance  
7331 Sidewinder Dr NE  
Albuquerque, NM 87113

**Re: Las Lomas Subdivision**

Dear Mr. Kurtz and Mr. Crawley:

Enclosed please find a copy of the DRB Application for the Amended Preliminary Plat and Amended Final Plat Approval for the referenced project. The anticipated date to be heard is October 26, 2005. Please contact Diane Hoelzer of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Diane L. Hoelzer, PE  
Project Engineer

Enclosure



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

September 30, 2005

Mr. Eddie Kurtz  
Vista del Norte Alliance  
7101 Casa Elena Dr NE  
Albuquerque, NM 87113

Mr. Rod Crawley  
Vista del Norte Alliance  
7331 Sidewinder Dr NE  
Albuquerque, NM 87113

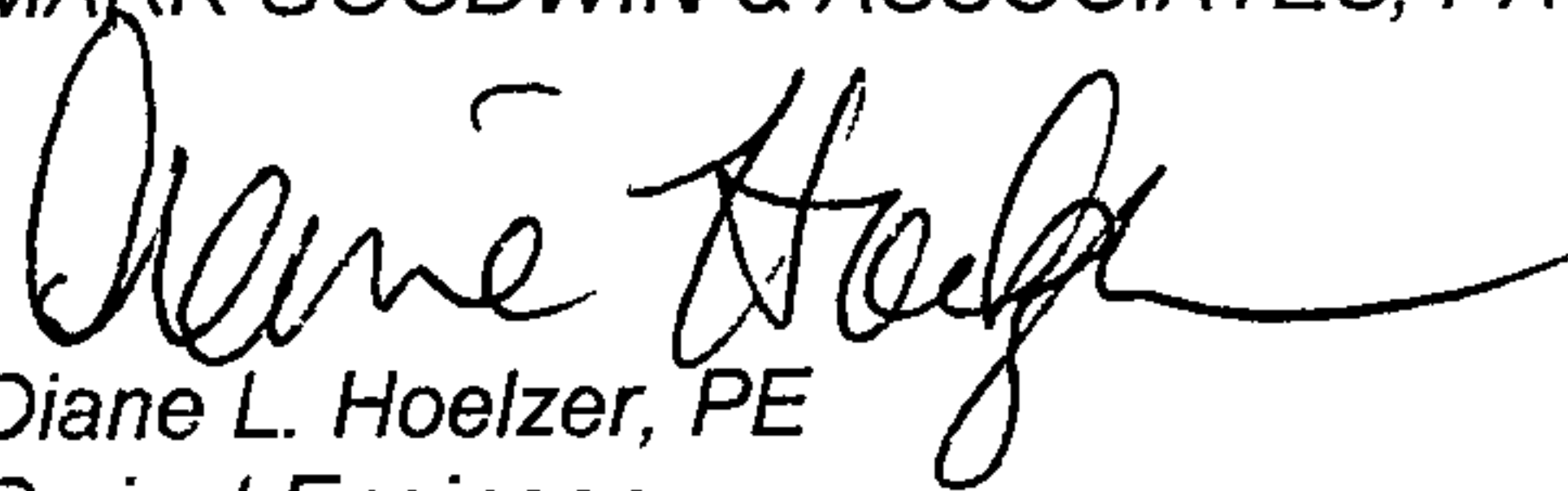
**Re: Las Lomas Subdivision**

Dear Mr. Kurtz and Mr. Crawley:

Enclosed please find a copy of the DRB Application for the Amended Preliminary Plat and Amended Final Plat Approval for the referenced project. The anticipated date to be heard is October 26, 2005. Please contact Diane Hoelzer of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

  
Diane L. Hoelzer, PE  
Project Engineer

Enclosure

7002 3150 0000 5092 7823

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ALBUQUERQUE, NM 87113

Postage	\$ 0.37	UNIT ID: 0109  Postmark Here  Clerk: KGNFG6  09/30/05
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	

Sent To Eddie Kurtz - Vista Del Norte Alliance  
 Street, Apt. No.; or PO Box No. 7101 Casa Elena Dr. NE  
 City, State, ZIP+4 Albuquerque, NM 87113

PS Form 3800, June 2002 See Reverse for Instructions

*Pray 1002134*

7002 3150 0000 5092 7809

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Postage	\$ 0.37	UNIT ID: 0109  Postmark Here  Clerk: KGNFG6  09/30/05
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	

Sent To Steve Wentworth - Alameda North Valley N.A.  
 Street, Apt. No.; or PO Box No. 8919 Boe Ln. NE  
 City, State, ZIP+4 Albuquerque, NM 87113-2328

PS Form 3800, June 2002 See Reverse for Instructions

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**OFFICIAL USE**  
ALBUQUERQUE, NM 87113

Postage	\$ 0.37	UNIT ID: 0109  Postmark Here  Clerk: KGNFG6  09/30/05
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	

Sent To Rod Crawley - Vista Del Norte Alliance  
 Street, Apt. No.; or PO Box No. 7331 Sidewinder Dr. NE  
 City, State, ZIP+4 Albuquerque, NM 87113

PS Form 3800, June 2002 See Reverse for Instructions

7002 3150 0000 5092 7816

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**  
ALBUQUERQUE, NM 87114

Postage	\$ 0.37	UNIT ID: 0109  Postmark Here  Clerk: KGNFG6  09/30/05
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	

Sent To Leroy Gurule - Alameda N. Valley N.A.  
 Street, Apt. No.; or PO Box No. 713 Alameda Blvd. NW  
 City, State, ZIP+4 Albuquerque, NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

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

PAID RECEIPT

APPLICANT NAME Vista del Norte LLC  
AGENT Mark Goodwin & Assoc  
ADDRESS \_\_\_\_\_  
PROJECT & APP # 1002134 / 05DRB01528  
PROJECT NAME Vista del Norte

\$ \_\_\_\_\_ 441032/3424000 Conflict Management Fee  
\$ 100.00 441006/4983000 DRB Actions  
\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
\$ 75.00 441018/4971000 Public Notification  
\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study  
\$ 175.00 TOTAL AMOUNT DUE

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

CHARGE \$175.00

9/30/2005  
RECEIPT# 00047590  
Account: 441018  
Activity: 4971000  
TRANS# 0036  
LOC# ANNEX  
TRSEJA

**BROWN & ASSOCIATES, INC.**  
P.O. BOX 3671  
ALBUQUERQUE, NM 87190

City of Albuquerque  
Treasury Division

DATE: 09/27/05

3556  
95-654-1070

City of Albuquerque  
Treasury Division

\*\*\*DUPLICATE\*\*\*  
DOLLARS

9/30/2005 11:54AM LOC: ANNEX  
RECEIPT# 00047590 TRSN# 006 TRSN# 0036  
Account 441006 and 0110  
Trans Amt 4983000 TRSEJA

FOR Las Altas Business Park

NEW MEXICO BANK & TRUST  
P.O. Box 1048  
Albuquerque, NM 87103  
505-830-8100

000556 10700654 610

J24 Misc

\$175.00

Thank You

\$100.00  
Thank You

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

#### 1. LOCATION

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

#### 2. NUMBER

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

#### 3. PHYSICAL POSTING

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

#### 4. TIME

Signs must be posted from OCT. 11, 2005 to OCT. 26, 2005

#### 5. REMOVAL

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

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

Keraine Vollmer  
(Applicant or Agent)

9-30-05  
(Date)

I issued 2 signs for this application, 09/30/05, Sandy Handberg  
(Date) (Staff Member)

DRB PROJECT NUMBER: 1002134

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

<b>SUBDIVISION</b>		Supplemental form	
<input type="checkbox"/> Major Subdivision action	<input type="checkbox"/> S	<input type="checkbox"/> Z	<b>ZONING &amp; PLANNING</b>
<input type="checkbox"/> Minor Subdivision action			<input type="checkbox"/> Annexation
<input type="checkbox"/> Vacation			<input type="checkbox"/> County Submittal
<input type="checkbox"/> Variance (Non-Zoning)	<input type="checkbox"/> V		<input type="checkbox"/> EPC Submittal
			<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
<b>SITE DEVELOPMENT PLAN</b>	<input type="checkbox"/> P		<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input type="checkbox"/> for Subdivision Purposes			<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> for Building Permit			<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> IP Master Development Plan			<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<input type="checkbox"/> L	<input type="checkbox"/> A	<b>APPEAL / PROTEST of...</b>
<b>STORM DRAINAGE</b>	<input type="checkbox"/> D		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			

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

**APPLICANT INFORMATION:**

NAME: VISTA DEL NORTE DEL., LLC PHONE: 883-1674  
 ADDRESS: PO BOX 3671 FAX: \_\_\_\_\_  
 CITY: ALBUQ STATE NM ZIP 87190 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER List all owners: \_\_\_\_\_  
 AGENT (if any): MARK GOODWIN & ASSOC. PHONE: 828-2200  
 ADDRESS: PO BOX 90006 FAX: \_\_\_\_\_  
 CITY: ABQ STATE NM ZIP 87199 E-MAIL: diane@goodwinengineers.com

DESCRIPTION OF REQUEST: Final Plat Approval  
Las Lunetas Business Park

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. Tr. U1, U2, U3, U4 and U6 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. VISTA DEL NORTE  
 Current Zoning: SU1 FOR IP Proposed zoning: SAME  
 Zone Atlas page(s): D-16 No. of existing lots: 5 No. of proposed lots: 19  
 Total area of site (acres): 33.4552 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO  
 UPC No. SEE ATTACHED MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: EL PUEBLO ROAD / LAS LUNETAS DR.  
 Between: EDITH BLD and JEFFERSON

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 1002134

Check-off if project was previously reviewed by Sketon Plat/Plan ?, or Pre-application Review Team ? . Date of review: \_\_\_\_\_  
 SIGNATURE Diane Hodzer DATE 6-27-05  
 (Print) Diane Hodzer \_\_\_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB - 01068</u>	<u>EP</u>	<u>5(3)</u>	<u>\$ 0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>07/13/05</u>	_____	_____	<u>\$ 20.00</u>

Sandy Handley 06/27/05

Project # 1002134

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

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

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

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

- Preliminary Plat reduced to 8.5" x 11"
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Copy of previous D.R.B. approved infrastructure list
  - Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
  - Any original and/or related file numbers are listed on the cover application
- Extensions are not reviewed through internal routing.**  
Extension of preliminary plat approval expires after one year.

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

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - na* Design elevations & cross sections of perimeter walls 3 copies
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
  - Property owner's and City Surveyor's signatures on the Mylar drawing
  - SIA financial guaranty verification
  - nta* Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
  - Any original and/or related file numbers are listed on the cover application
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

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

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

**AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**

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

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

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings.
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
  - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
  - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year

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

Diane Hoelzer  
Applicant name (print)  
Diane Hoelzer  
Applicant signature / date  
6-27-05



Form revised 11/04

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

Application case numbers  
05DEB - -01068  
\_\_\_\_\_-\_\_\_\_\_  
\_\_\_\_\_-\_\_\_\_\_

Sandy Landrey 06/27/05  
Planner signature / date  
**Project #** 1002134



JUSON 828-2200

No. of Lots:  
Nearest Major Streets

FIGURE 12

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

Las Lomas Industrial Park

666583

AGREEMENT TO CONSTRUCT  
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 15<sup>th</sup> day of June, 2005, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Vista del Norte Development, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico Limited Liability Co., whose address is PO Box 3671, Albuquerque, NM 87190 whose telephone number is 883-1674, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

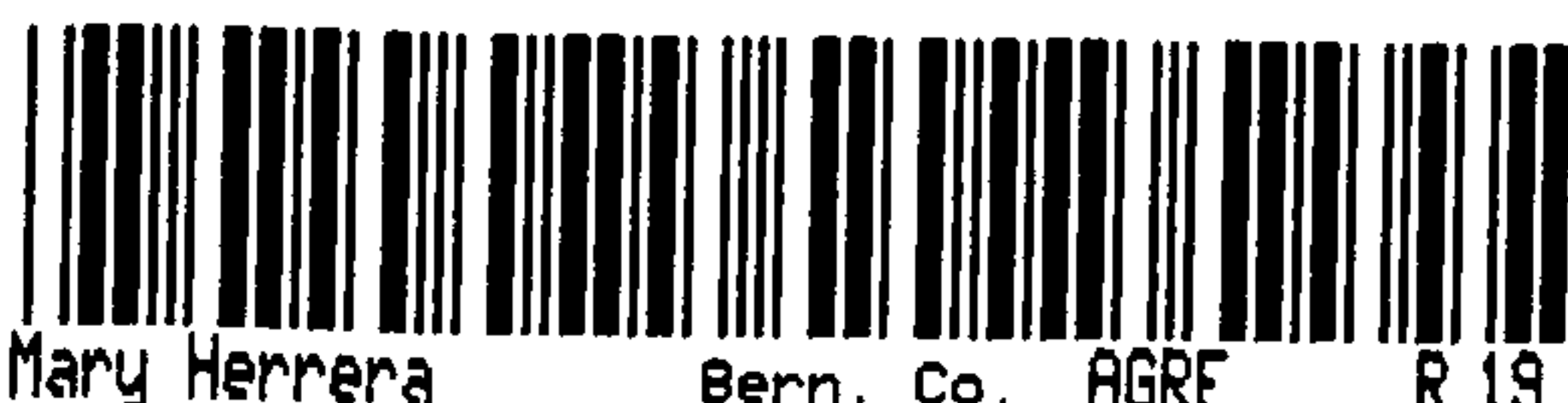
1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tracts U-1, U2, U-3, U-4 and U-6, Vista del Norte, recorded on 9/19/2002 in the records of the Bernalillo County Clerk at Book 2002C, pages 311 through -- (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Vista del Norte Development LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as LAS LOMITAS INDUSTRIAL PARK describing Subdivider's Property.

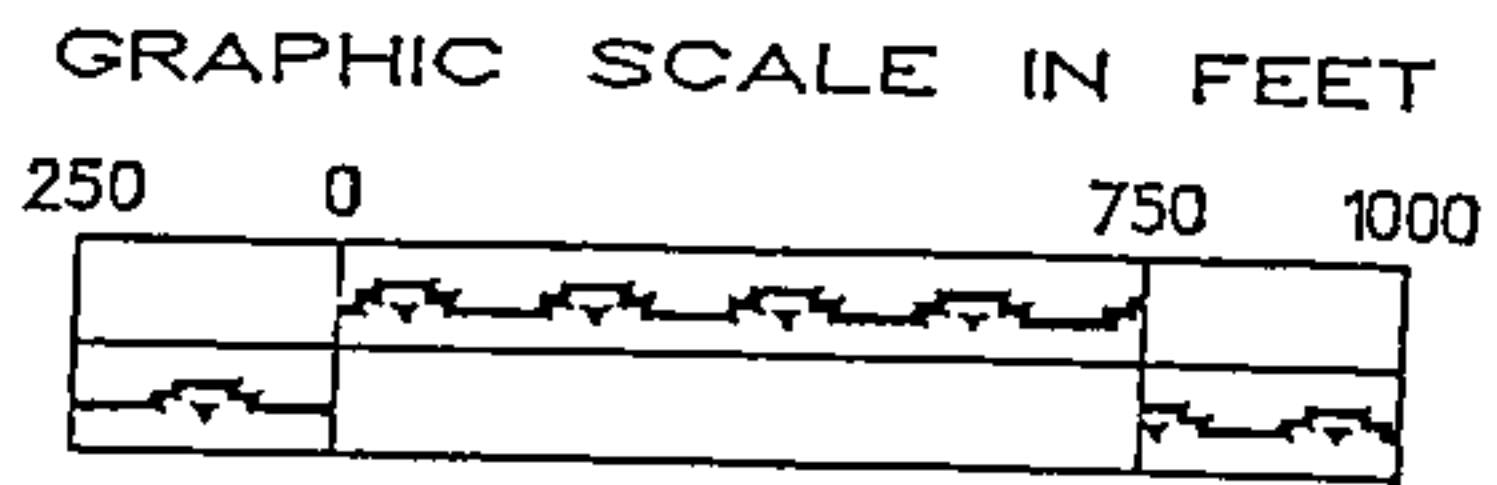
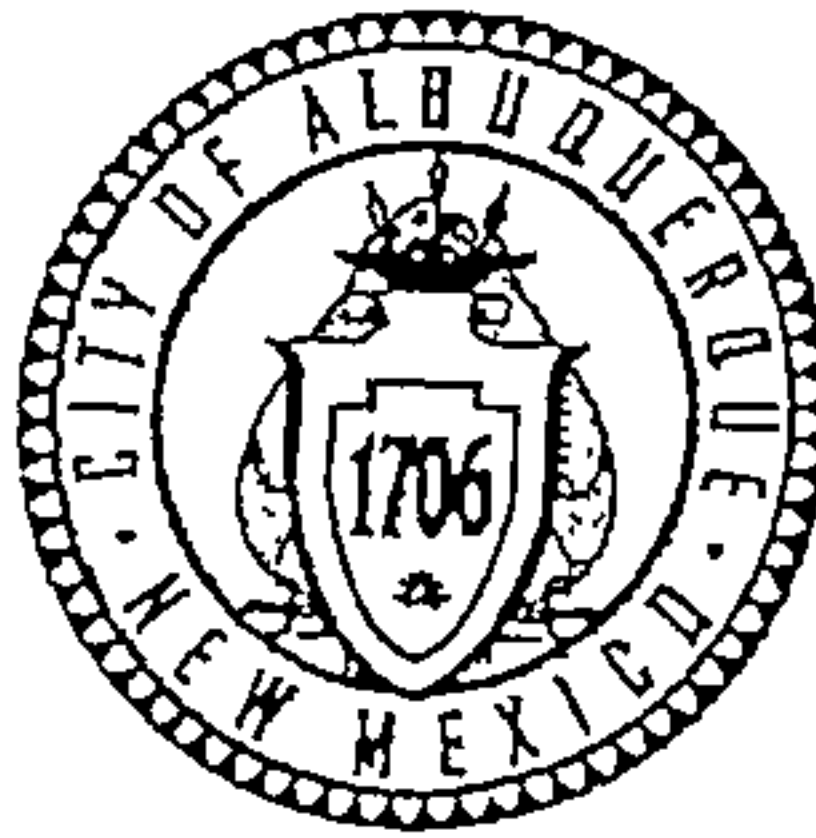
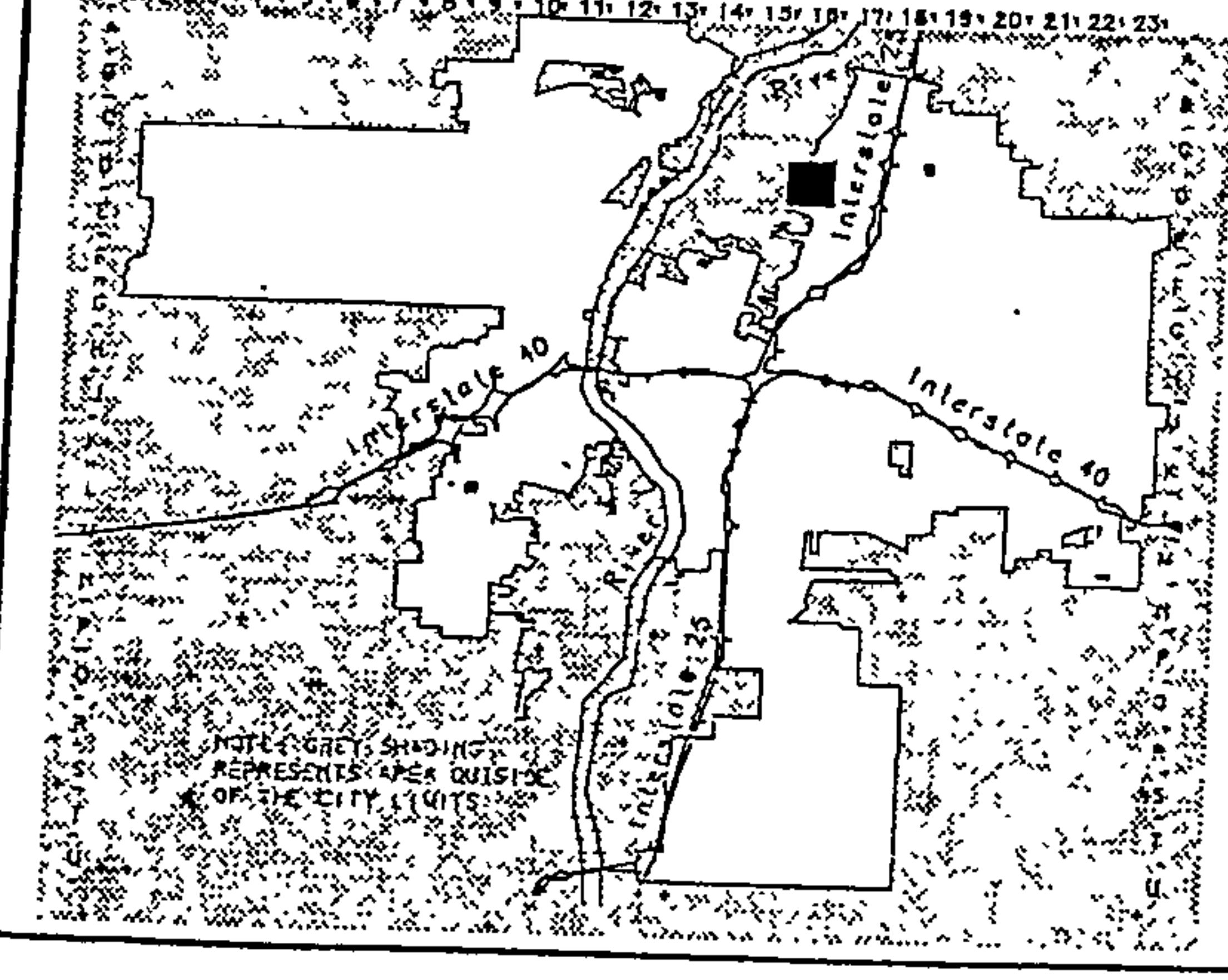
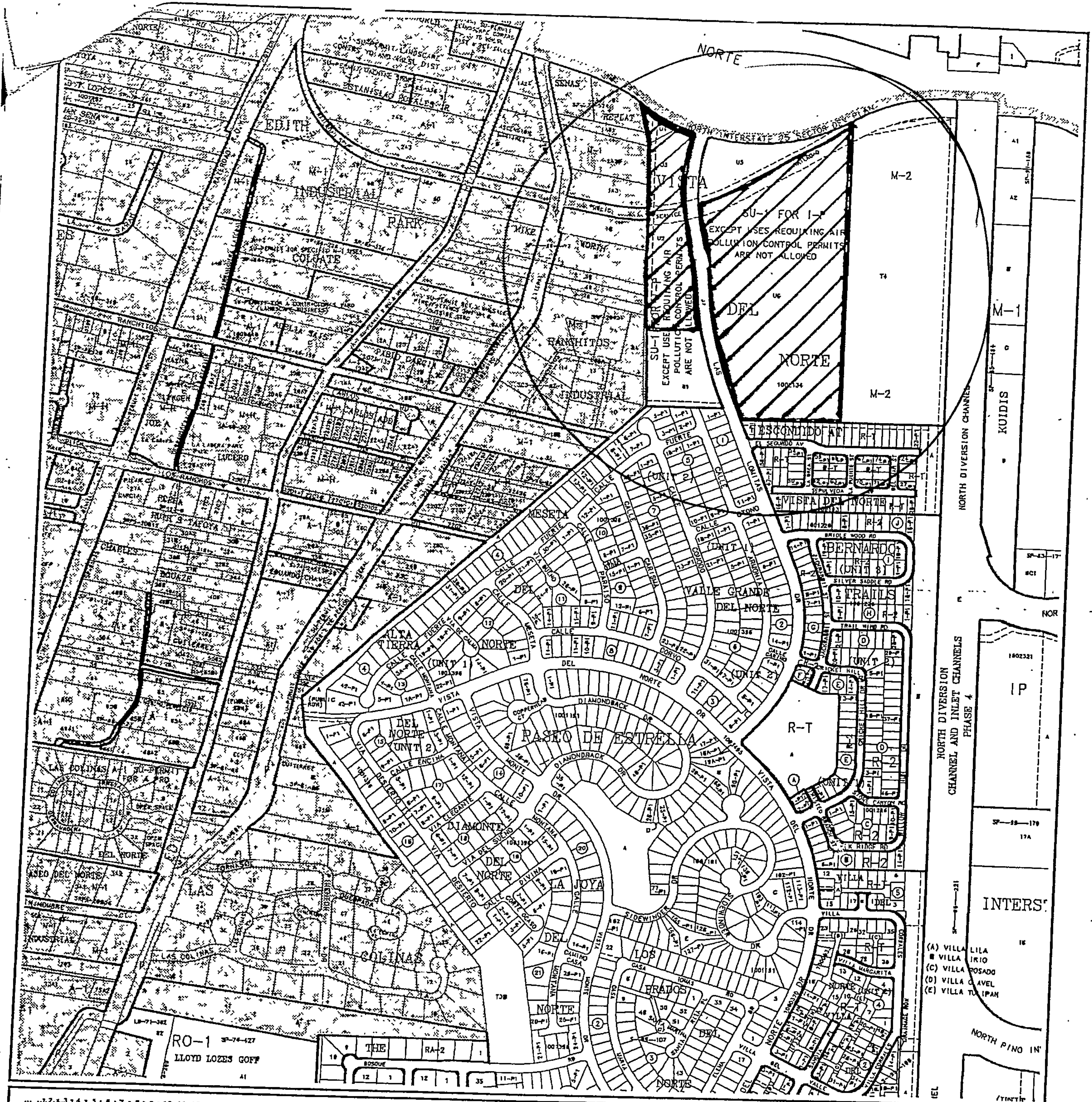
As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, 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 1<sup>st</sup> of June 2007 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 666583.

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



2005087759  
6283897  
Page: 1 of 6  
06/21/2005 11:15A  
Bk-A98 Pg-7494



Albuquerque Geographic Information System  
**PLANNING DEPARTMENT**

© Copyright 2004

**Zone Atlas Page**

**D-16-Z**

Map Amended through December 03, 2004

**Las Lomas Business Park  
1002134**

**UPCs**

**101606333051610704  
101606333749110703  
101606334244410702  
101606340243810205**

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

PAID RECEIPT

APPLICANT NAME VISTA DEL NORTE DEV.  
AGENT MARK GOODWIN & ASSOC.  
ADDRESS P.O. BOX 90606  
PROJECT & APP # 1002134 / 05 DRB 01068  
PROJECT NAME LAS LOMITAS BUSINESS PARK

\$ 20.00 441032/3424000 Conflict Management Fee  
\$ \_\_\_\_\_ 441006/4983000 DRB Actions  
\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
\$ \_\_\_\_\_ 441018/4971000 Public Notification  
\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study  
\$ 20.00 TOTAL AMOUNT DUE

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

D. MARK GOODWIN AND ASSOCIATES, P.A.  
P.O. BOX 90606  
ALBUQUERQUE, NM 87199  
(505) 828-2200

4568  
95-681/1070  
DATE June 27, 2005

PAY TO THE ORDER OF City of Albuquerque City of Albuquerque \$ 20.00  
Twenty No/100 Treasury Division

BANK OF THE WEST  
5901 MENAUL BLVD. NE  
ALBUQUERQUE, NM 87110

FOR Las Lomitas-IP FP

6/27/2005 DOLLARS  
RECEIPT# 00042336 WSH 008  
Account 441032 Fund 0110  
Activity 342400  
Suzanne Risenstien TRSCS  
\$20.00

004568 107006813 283007003 - CK  
CHANGE

Security Features Details on Back

Thank You \$0.00

*[Handwritten signature]*

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

PAID RECEIPT

APPLICANT NAME Vista Del Norte Development LLC

AGENT Mark Goodwin Assoc.

ADDRESS \_\_\_\_\_

PROJECT & APP # 1002134

PROJECT NAME Vista Del Norte Subdivision

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

\$ 110.00 441006/4983000 DRB Actions ( Deferred )

\$ \_\_\_\_\_ 441006/4971000 EPC/AALUCC Actions & All Appeals

\$ \_\_\_\_\_ 441018/4971000 Public Notification

\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit

( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study

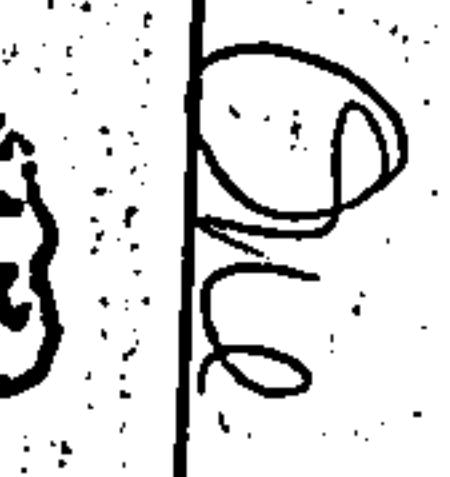
\$ 110.00 TOTAL AMOUNT DUE

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

D. MARK GOODWIN AND ASSOCIATES, P.A.  
P.O. BOX 90606  
ALBUQUERQUE, NM 87199-0606  
(505) 828-2200

4440

PAY TO THE ORDER OF City of Albuquerque



BANKWEST Coronado Office  
1-800-488-2265

FOR Landowner defense fee

DATE 2-1-05  
City of Albuquerque  
Treasury Division \$ 110.00

RECEIPT# UVV3 9:31AM  
Account 441006 Fund 0110  
Activity 4983000 TRSLJS

Trans Amt \$ 0.00  
174 N 5th Street  
Susan Goodwin

*Claire*

**INFRASTRUCTURE LIST**

**EXHIBIT "A"**

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

**Las Lomitas Subdivision  
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**Tracts U-2, U-3, U-4 and U-6 Vista del Norte  
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			<b>PAVING</b>						
		32' FF	Res Pvmt, C&G	Cuesta Abajo Ct	Las Lomitas Dr	End of culdesac	/	/	/
		4'	Sidewalk (both sides) (deferred)				/	/	/
		50' FF	Res Pvmt, C&G	Cuesta Abajo Culdesac			/	/	/
		4'	Sidewalk (deferred)				/	/	/
		32' FF	Res Pvmt, C&G	Cuesta Arriba Ct	Las Lomitas Dr	End of culdesac	/	/	/
		4'	Sidewalk (both sides) (deferred)				/	/	/
		50' FF	Res Pvmt, C&G	Cuesta Arriba Culdesac			/	/	/
		4'	Sidewalk (deferred)				/	/	/
		4'	Sidewalk - East Side Only	Las Lomitas Drive	Tract 6 RR Easmt	Tract 19 - Exist Sdwk	/	/	/
		4'	Sidewalk - West Side Only	Las Lomitas Drive	El Pueblo Road	Tract U-1 (S side)	/	/	/
		10'	Pedestrian Trail	15' Public Ped. Easement	Cuesta Arriba Ct	Cuesta Abajo Ct	/	/	/
		10'	Pedestrian Trail		El Pueblo Road	Existing Bike Trail	/	/	/
		6'	Shoulder (Bike Lane) Soth side	El Pueblo Road	Tract 1 West side	Tract 9 East side	/	/	/
			<b>WATERLINE</b>						
		10"	Waterline	Cuesta Abajo Ct	Las Lomitas Drive	Tract T-4	/	/	/
		10"	Waterline	Cuesta Arriba Ct	Las Lomitas Drive	Tract T-4	/	/	/
		6"	Waterline	Las Lomitas Drive R/W	Tract 1	Tract 2	/	/	/
		6"	Waterline	Las Lomitas Drive R/W	Tract 3	Tract 5	/	/	/
			<b>SANITARY SEWER</b>						
		8"	Sanitary Sewer	Cuesta Abajo Ct	Las Lomitas Drive	Tract T-4	/	/	/
		8"	Sanitary Sewer	Cuesta Arriba Ct	Las Lomitas Drive	Tract 16/17	/	/	/

**ORIGINAL**

#8

Project name:

Las Lomas Subdivision

ORIGINAL

DRB Project No 1002134

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8"	Private Sanitary Sewer Service	Tract 1	Ex 36" SAS		/	/	/
		8"	Private Sanitary Sewer & Service Line	Tract 2	Ex 36" SAS	40' East	/	/	/
		8"	Private Sanitary Sewer & Service Line	Tract 3,4,5	Ex 36" SAS	300' south	/	/	/
<b>STORM DRAIN</b>									
		18"-48"	Storm Drain	Cuesta Abajo Ct	Las Lomas Dr (Exist. Storm stub)	Tract T-4	/	/	/
		18"-24"	Storm Drain	Cuesta Arriba Ct	Las Lomas Dr (Exist Storm stub)	Tract 15	/	/	/
		18"	Storm Drain	Tract 1	El Pueblo SD		/	/	/
		18"	Storm Drain	Tract 2	El Pueblo SD		/	/	/
		18"	Storm Drain	Tract 3	El Pueblo SD		/	/	/
		18"-24"	Storm drain (5)	Edith Blvd.	Alameda Lift Sta.	El Pueblo Rd	/	/	/
		18"-24"	Storm drain (5)	El Pueblo Rd	Edith Blvd	Drain. Easmt Tr. 1 Vista del Norte	/	/	/
		18"-24"	Storm drain (5)	Drainage Easmt	Tr. 1 Vista del Norte	North Pond	/	/	/

- 1 Water Infrastructure to include valves, fittings, and fire hydrants
- 2 SAS Infrastructure to include manholes and service connections
- 3 Storm Drain Infrastructure to include manholes, inlets and appurtenances
- 4 Street lights per DPM.
- 5 These items to be built under CPN 693581 and was financially guaranteed with Vista del Norte
- 6 Grading Certification required prior to release of financial guaranty.
- 7 Las Lomas Drive from El Pueblo Rd to S Tract 19 was built with CPN 666581 and 666582.

AGENT / OWNER

MARK GOODWIN & ASSOCIATES  
FIRM

Diane Hoelzer, PE  
NAME

*Diane Hoelzer* 2-2-05  
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

*D. Watson* 2/2/05  
DRB CHAIR - date

*Christina Sandoral* 2/2/05  
PARKS & GENERAL SERVICES - date

*John Jay* 2-2-05  
TRANSPORTATION DEVELOPMENT - date

*Kogant Green* 2/2/05  
UTILITY DEVELOPMENT - date

*Bradley J. Bingham* 2/2/05  
CITY ENGINEER - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

<p><b>SUBDIVISION</b></p> <p><input checked="" type="checkbox"/> Major Subdivision action</p> <p><input type="checkbox"/> Minor Subdivision action</p> <p><input type="checkbox"/> Vacation</p> <p><input checked="" type="checkbox"/> Variance (Non-Zoning)</p> <p><b>SITE DEVELOPMENT PLAN</b></p> <p><input type="checkbox"/> for Subdivision Purposes</p> <p><input type="checkbox"/> for Building Permit</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC)</p> <p><b>STORM DRAINAGE</b></p> <p><input type="checkbox"/> Storm Drainage Cost Allocation Plan</p>	<p><b>S Z</b></p> <p><b>V</b></p> <p><b>P</b></p> <p><b>L A</b></p> <p><b>D</b></p>	<p><b>ZONING &amp; PLANNING</b></p> <p><input type="checkbox"/> Annexation</p> <p><input type="checkbox"/> County Submittal</p> <p><input type="checkbox"/> EPC Submittal</p> <p><input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)</p> <p><input type="checkbox"/> Sector Plan (Phase I, II, III)</p> <p><input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan</p> <p><input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)</p> <p><input type="checkbox"/> Street Name Change (Local &amp; Collector)</p> <p><b>APPEAL / PROTEST of...</b></p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals</p>
---	---	--

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

**APPLICANT INFORMATION:**

NAME: Vista del Norte Development, LLC PHONE: 883-1674

ADDRESS: 3804 Carlisle NE FAX: 883-0746

CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: \_\_\_\_\_

Proprietary interest in site: Owner List all owners: \_\_\_\_\_

AGENT (if any): Mark Goodwin & Associaters, P.A. PHONE: 828-2200

ADDRESS: P.O. Box 90606 FAX: 797-9539

CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: Major Subdivision: Las Lomas Subdivision: Sidewalk Deferral

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

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

Lot or Tract No. U-2, U-3, U-4, U-6 Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv. / Addn. Vista del Norte

Current Zoning: SU1 for IP Proposed zoning: Same

Zone Atlas page(s): D-16 No. of existing lots: 4 No. of proposed lots: 20

Total area of site (acres): 30.02 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.) Within 1000FT of a landfill? NO

UPC No. 101606340243810205 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: El Pueblo Road / Las Lomas Drive

Between: Edith Blvd NE and Jefferson

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 287-113

DRB 94-288, 02DRB-01196-01199, 1002134

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

SIGNATURE Diane Hoelzer DATE 1-27-05

(Print) Diane Hoelzer, P.E. \_\_\_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

<p><input type="checkbox"/> INTERNAL ROUTING</p> <p><input checked="" type="checkbox"/> All checklists are complete</p> <p><input checked="" type="checkbox"/> All fees have been collected</p> <p><input checked="" type="checkbox"/> All case #s are assigned</p> <p><input type="checkbox"/> AGIS copy has been sent</p> <p><input type="checkbox"/> Case history #s are listed</p> <p><input type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input type="checkbox"/> F.H.D.P. density bonus</p> <p><input type="checkbox"/> F.H.D.P. fee rebate</p>	<p>Application case numbers</p> <p><u>05DRB 00142</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Hearing date <u>2-9-05</u></p>	<p>Action</p> <p><u>TDS</u></p> <p><u>CMF</u></p> <p>_____</p> <p>_____</p>	<p>S.F.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Fees</p> <p>\$ <del>20.00</del></p> <p>\$ <u>20.00</u></p> <p>\$ _____</p> <p>\$ _____</p> <p>Total</p> <p>\$ <u>20.00</u></p>
---	--	---	---	---

A Garcia

1/28/05

Project # 1002134



**FORM V: SUBDIVISION VARIANCES & VACATIONS**

**BULK LAND VARIANCE**

(PUBLIC HEARING CASE)

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

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

**VACATION OF PUBLIC RIGHT-OF-WAY**

**VACATION OF PUBLIC EASEMENT**

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

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

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

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

**SIDEWALK DESIGN VARIANCE**

**SIDEWALK WAIVER**

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

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

**TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

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

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

**VACATION OF PRIVATE EASEMENT**

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

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

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

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

Diane Hoelzer, P.E.

*Diane Hoelzer*

Applicant name (print)

1-27-05

Applicant signature / date



Form revised 4/03 and October 2003

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

Application case numbers  
 050RB - - 00142

*A. Garcia*

Planner signature / date

1/28/05

**Project # 1002134**



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

January 27, 2005

Ms. Sheran Matson  
DRB Chair  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

**Re: Request Approval of Temporary Deferral of Sidewalk / Trail Construction for  
Las Lomas Subdivision (Vista del Norte) (DRB No. 1002134)**

Dear Ms. Matson;

*This request is for the temporary deferral of sidewalk construction within the interior culdesacs and the pedestrian trail within Tracts 10 and 16 which will be built as part of the site plans for each individual lot.*

*Please call me if you have any questions.*

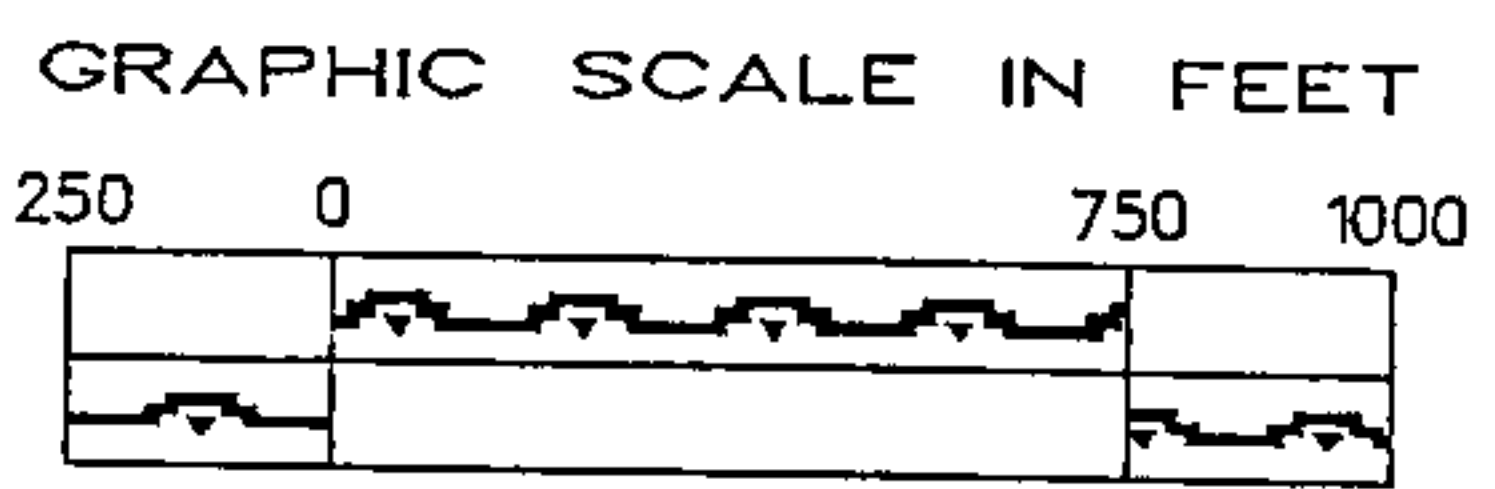
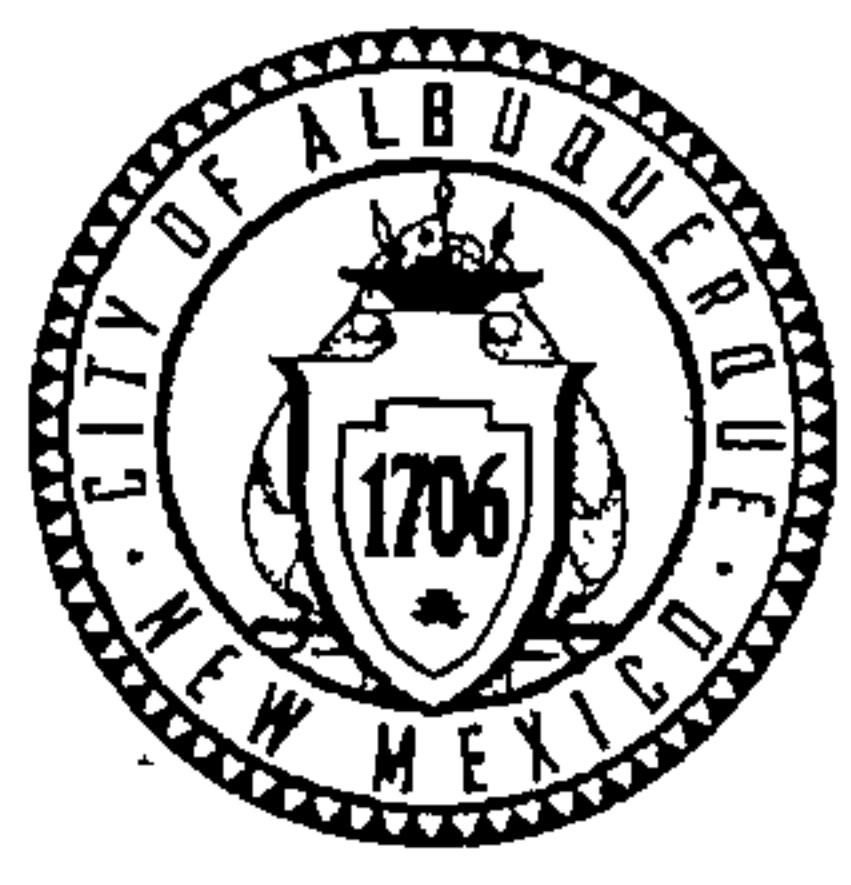
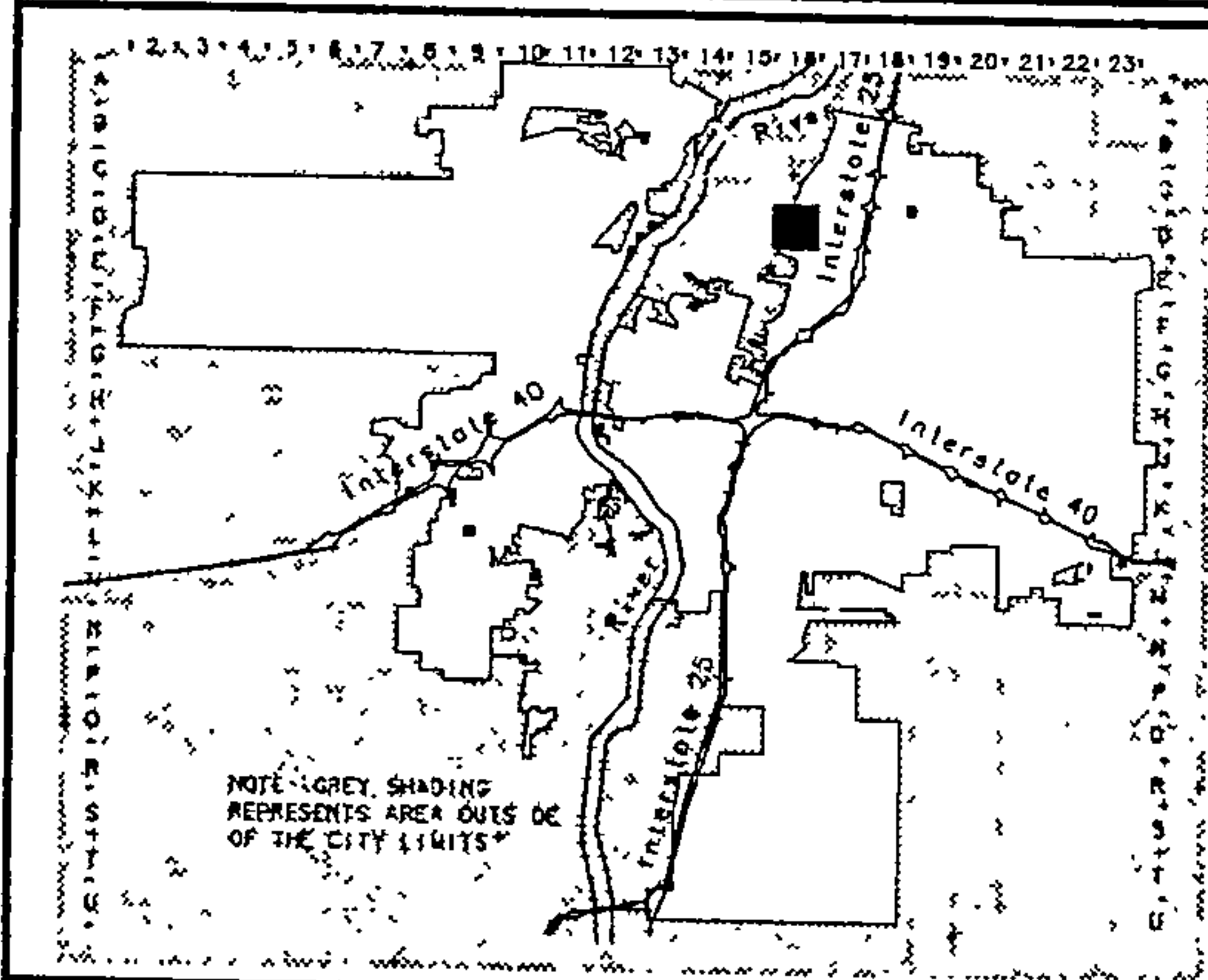
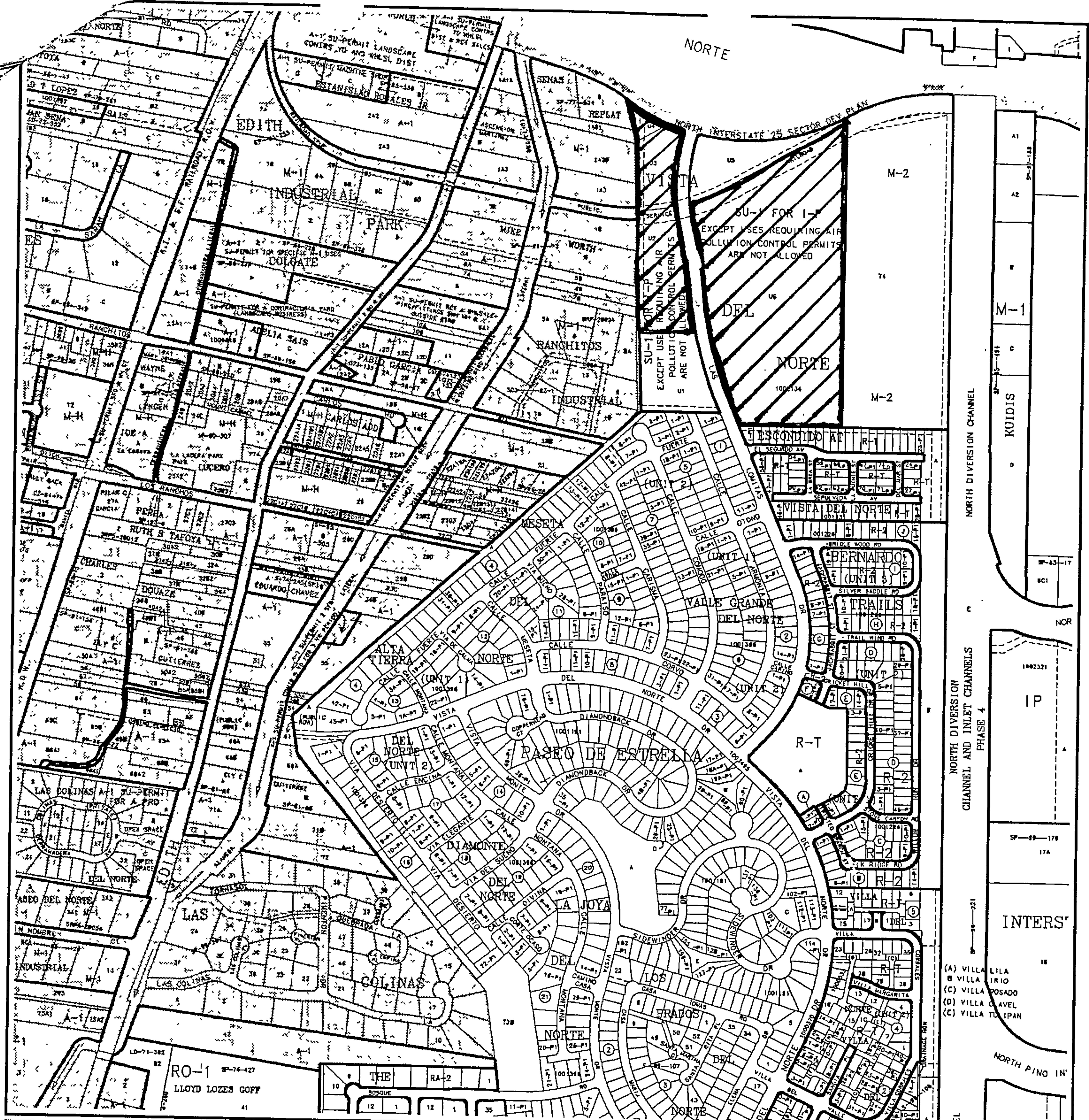
Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

Diane Hoelzer, PE  
Project Engineer

DLH/dlh

f:\3102 Las Lomas \ drb\_sdwk\_def.ltr



**A**buquerque **G**eographic **I**nformation **S**ystem  
**PLANNING DEPARTMENT**  
 © Copyright 2004

**Zone Atlas Page**  
**D-16-Z**  
 Map Amended through December 03, 2004

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

PAID RECEIPT

APPLICANT NAME Vista Del Norte Development LLC.

AGENT Mark Goodwin

ADDRESS \_\_\_\_\_

PROJECT & APP # 1002134 / 05DRB 00142

PROJECT NAME Las Lomas

\$ 20.00 441032/3424000 Conflict Management Fee

\$ \_\_\_\_\_ 441006/4983000 DRB Actions

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

\$ \_\_\_\_\_ 441018/4971000 Public Notification

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

\$ 20.00 TOTAL AMOUNT DUE

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

D. MARK GOODWIN AND ASSOCIATES, P.A.

P.O. BOX 90606  
ALBUQUERQUE, NM 87199-0606  
(505) 828-2200

4433

95-681/1070

DATE JAN 28, 2005

\*\*\*DUPLICATE\*\*\*

City Of Albuquerque \$ 20.00  
Treasury Division

PAY TO THE ORDER OF City of Albuquerque  
Twenty 10/100

1/28/2005 10:22AM DOLLARS: ANNX

RECEIPT# 00035284 WSH 008 TRANS# 0003

Account 441032 Fund 0110

Activity 3424000 TRSDMM

Trans Amt Susan Rosinski

J24 Mis \$20.00

CHANGE \$20.00



Coronado Office  
1-800-488-2265

FOR Las Lomas IP

⑈004433⑈ ⑆107006813⑆ 283007003⑈

Thank You

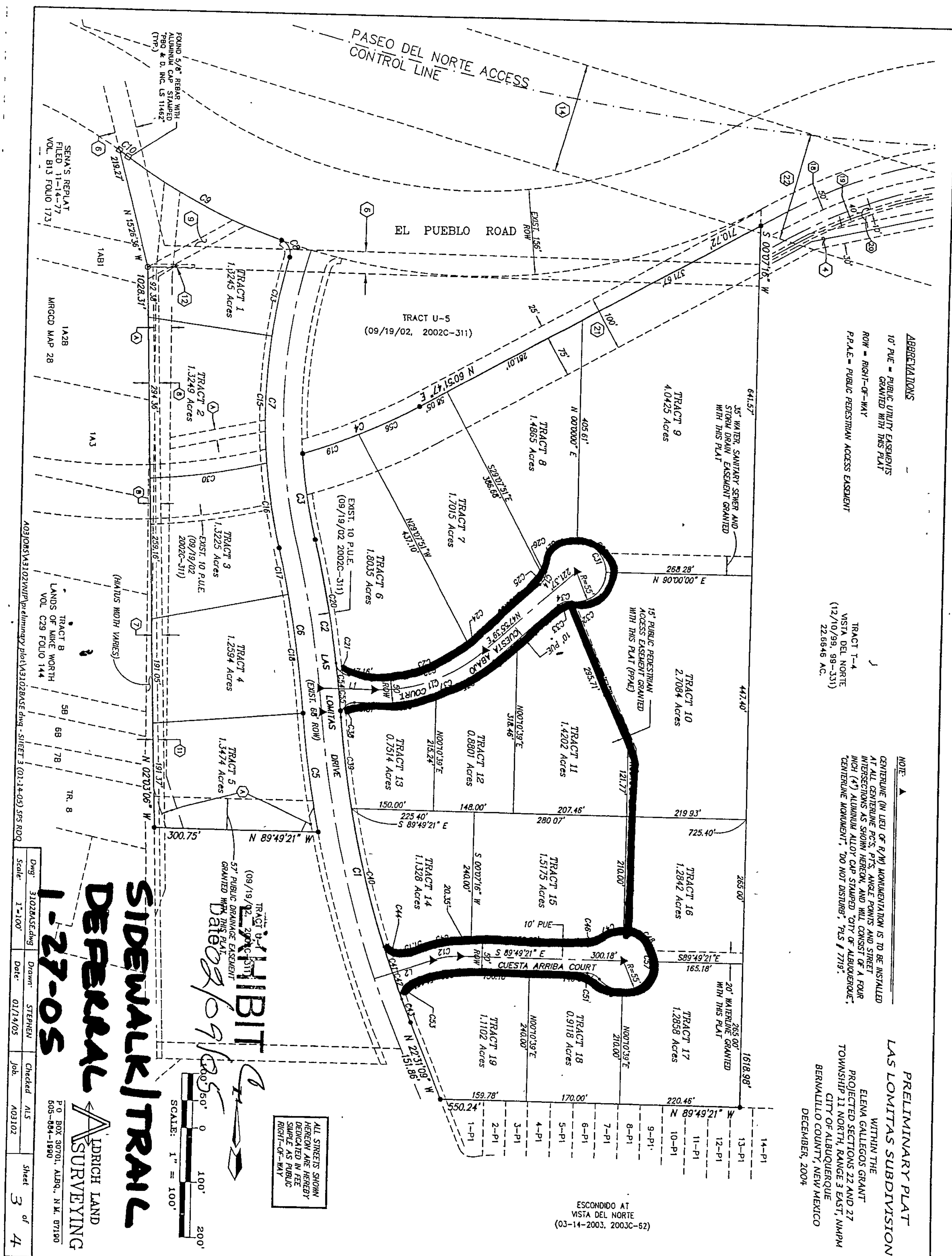
**ABBREVIATIONS**  
 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT  
 ROW = RIGHT-OF-WAY  
 P.P.A.E. = PUBLIC PEDESTRIAN ACCESS EASEMENT

TRACT T-4  
 VISTA DEL NORTE  
 (12/10/99, 99-331)  
 22.6646 AC.

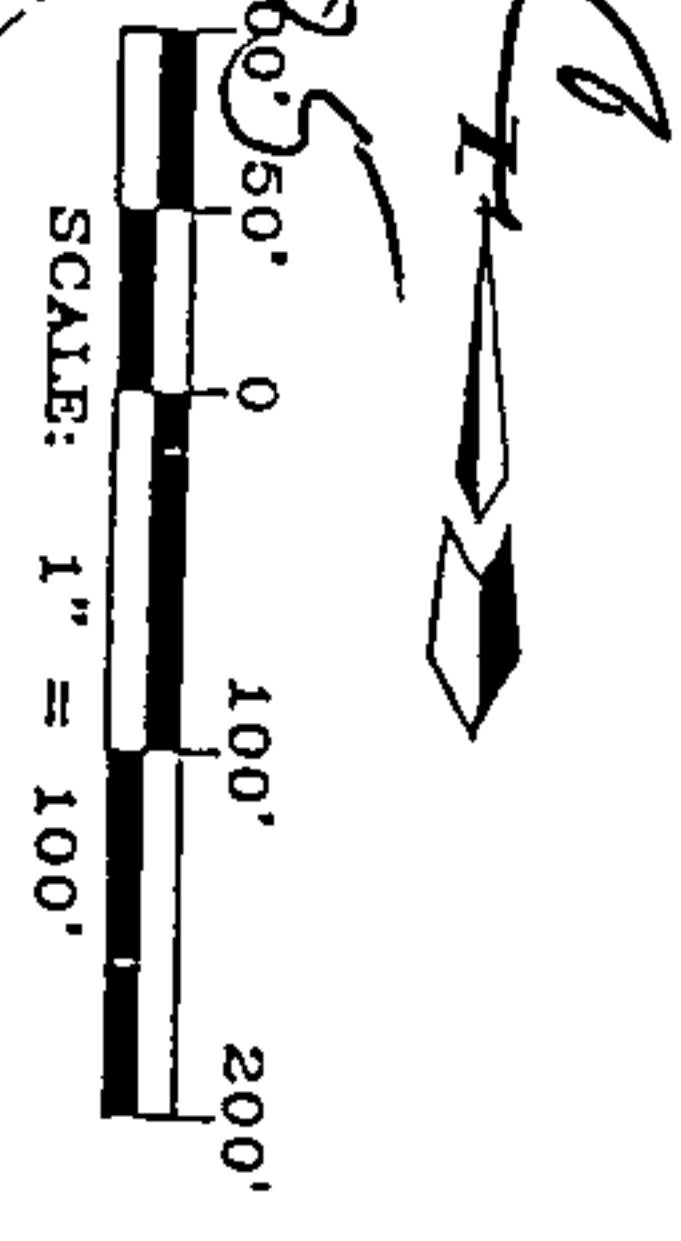
**NOTE**  
 CENTERLINE (IN USE OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE, CENTURINE MONUMENT", DO NOT DISTURB, PLS # 7719."

**PRELIMINARY PLAT**  
**LAS LOMITAS SUBDIVISION**  
 WITHIN THE  
 ELENA GALLEGOS GRANT  
 PROJECTED SECTIONS 22 AND 27  
 TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 DECEMBER, 2004

ESCONDIDO AT  
 VISTA DEL NORTE  
 (03-14-2003, 2003C-62)



**EXHIBIT**  
 TRACT B-1  
 (09/19/02, 2002C-311)  
 57' PUBLIC DRAINAGE EASEMENT  
 GRANTED WITH THIS PLAT  
 Date 02/09/05



ALL STREETS SHOWN  
 HEREON ARE HEREBY  
 DEDICATED IN FEE  
 SIMPLE AS PUBLIC  
 RIGHT-OF-WAY

**DEBRUAL / TRAL**  
**SIDEWALK / TRAIL**  
**1:27-05**  
 IDRICH LAND SURVEYING

Dwg. 3102BASE.dwg	Drawn. STEPHEN	Checked. ALS	Sheet 3 of 4
Scale: 1"=100'	Date: 01/14/05	Job: A03102	

P.O. BOX 30701, ALBUQ., N.M. 87190  
 505-864-1990

FOUND 5/8" REBAR WITH ALUMINUM CAP STAMPED "P80 & D. INC. LS 11462" (TYP.)  
 SENIA'S REPLAT FILED 11-14-77 VOL. B13 FOLIO 173  
 MRCGD MAP 28  
 1A2B  
 1A3  
 TRACT B LANDS OF MIKE WORTH VOL. C29 FOLIO 144  
 SB 68 178 TR. 8  
 (HAILIUS WIDTH VARIES)  
 A03102S\A102W\PL\p\elimgny.plt\A102BASE.dwg - SHEET 3 (01-14-05) SFS RDQ

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

MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) U-2, U-3, U-4 and U-6, VISTA DEL NORTE, zoned SU-1 FOR IP, located on PASEO DEL NORTE NE, between EDITH BLVD NE and NORTH DIVERSION CHANNEL containing approximately 30 acre(s). [REF: DRB-94-288, Z-87-113, 02DRB01196, 02DRB01199] (D-16)

The zoning requires approval of a Site Plan for Subdivision minimum by EPC with DRB final sign off before DRB can act on this platting action. No evidence of DRB sign off was found in our records.

Current zoning is required as a note under Subdivision Data on the preliminary plat. Please add this & provide one copy to Planning for the file prior to DRB meeting.

**Project # 1000965**  
04DRB-01848 Major-Bulk Land Variance  
04DRB-01854 Major-Preliminary Plat  
Approval  
04DRB-01850 Major-Vacation of Public  
Easements  
04DRB-01849 Major-Vacation of Pub  
Right-of-Way  
04DRB-01851 Minor-Vacation of Private  
Easements  
04DRB-01853 Minor-Sidewalk Waiver  
04DRB-01852 Minor-Temp Defer SDWK

~~BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO., INC request(s) the above action(s) for all or a portion of Tract(s) 1, LANDS OF RAY GRAHAM III, (to be known as ANDALUCIA @ LA LUZ, zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 85 acre(s). [REF: 03DRB01559, 03.DRB01566] (F-11)~~

~~Are there any differences between the plat approved by DRB on 10/29/03 and the one submitted for this application?~~

~~The vacation exhibit has additional vacation requests. Please explain at the DRB hearing.~~

~~Is the approved wall submittal still valid?~~

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



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

#4

January 18, 2005

Ms. Sheran Matson  
DRB Chair  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

**Re: Request Preliminary Plat Approval and Temporary Sidewalk/Trail Deferral  
For Las Lomas Industrial Park (D-16) (Vista del Norte) DRB 1002134**

Dear Ms. Matson;

This project is the last area to be developed within the Vista del Norte Community. This project was deferred four weeks to address DRB comments and hydrology review and make revisions to accommodate EPC and my client. Following is a summary of the revisions made:

**PRELIMINARY PLAT:**

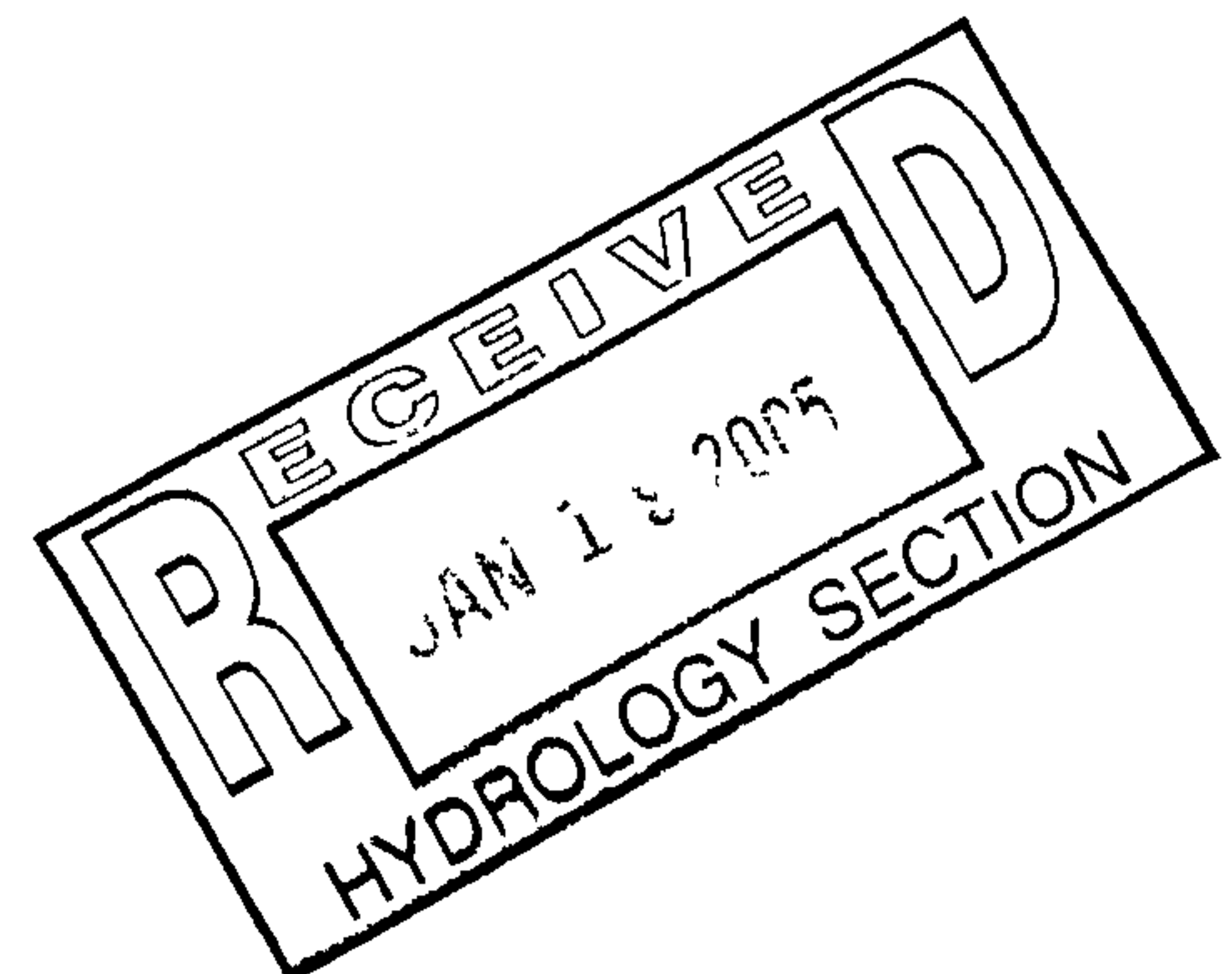
1. Reduced the total number of developable tracts by one, (from 20 tracts to 19 tracts),
2. Shortened Cuesta Arriba Court culdesac,
3. Adjusted public utility easements to T-4 Tract,
4. Per EPC, added a public pedestrian access easement that will connect the two culdesacs,
5. Added a drainage easement on Tract 5 to accommodate the existing North Pond slope.

**GRADING AND DRAINAGE PLAN:**

1. One foot high berms have been placed along all the property lines,
2. A drainage easement has been placed on Tract 5 to accommodate the existing North Pond,
3. The site is going to be mass graded,
4. Tracts 1 through 3 have an allowable discharge of 1.0 cfs and Tracts 4-5 will drain to Las Lomas Drive,
5. Per EPC comments, a connecting 10' trail between the culdesacs and sidewalk on the interior of the culdesacs and Las Lomas Drive has been added to the plan,

**SITE PLAN**

1. Ten foot wide connecting trail added to the plan,
2. Revisions made to coincide with revised plat configuration,
3. Two signs were added to the plan,
4. Revisions have been coordinated with Elvira Lopez through Joe David Montano.



**INFRASTRUCTURE LIST:**

*The infrastructure list has been modified to reflect all these revisions.*

*Please call me if you have any questions.*

*Sincerely,*

**MARK GOODWIN & ASSOCIATES, P.A.**

A handwritten signature in black ink that reads "Diane Hoelzer". The signature is written in a cursive, flowing style.

**Diane Hoelzer, PE**  
**Senior Engineer**

**DLH/dlh**

**f:\13102 las lomas ip\drb\_ltr.wpd**





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

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

Handwritten initials, possibly 'JG', in black ink.

January 12, 2005

VIA FACSIMILE: 924-3864

Ms. Sheran Matson  
DRB Chair  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

**Re: Request Extension of DRB deferral for:  
Las Lomitas Subdivision (Vista del Norte) Preliminary Plat Approval  
(Project No. 1002134)**

Dear Ms. Matson;

*Please extend the deferral for the above referenced DRB platting action an additional 2 more week pending resolution of additional Utility comments and Planning EPC comments.*

*Please call me if you have any questions.*

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

Handwritten signature of Diane Hoelzer in black ink.

Diane Hoelzer, PE  
Project Engineer

DLH/dlh  
f:\3102 Las Lomitas \ drb\_def.ltr

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

<b>SUBDIVISION</b>		Supplemental form		<b>S Z ZONING &amp; PLANNING</b>	
<input type="checkbox"/>	Major Subdivision action	<input type="checkbox"/>		<input type="checkbox"/>	Annexation
<input type="checkbox"/>	Minor Subdivision action	<input type="checkbox"/>		<input type="checkbox"/>	County Submittal
<input type="checkbox"/>	Vacation	<input checked="" type="checkbox"/>	V	<input type="checkbox"/>	EPC Submittal
<input type="checkbox"/>	Variance (Non-Zoning)	<input type="checkbox"/>		<input type="checkbox"/>	Zone Map Amendment (Establish or Change Zoning)
<b>SITE DEVELOPMENT PLAN</b>		<input type="checkbox"/>	P	<input type="checkbox"/>	Sector Plan (Phase I, II, III)
<input checked="" type="checkbox"/>	for Subdivision Purposes	<input type="checkbox"/>		<input type="checkbox"/>	Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/>	for Building Permit	<input type="checkbox"/>		<input type="checkbox"/>	Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/>	IP Master Development Plan	<input type="checkbox"/>		<input type="checkbox"/>	Street Name Change (Local & Collector)
<input type="checkbox"/>	Cert. of Appropriateness (LUCC)	<input type="checkbox"/>	L A	<b>APPEAL / PROTEST of...</b>	
<b>STORM DRAINAGE</b>		<input type="checkbox"/>	D	Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	
<input type="checkbox"/>	Storm Drainage Cost Allocation Plan				

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

**APPLICANT INFORMATION:**

NAME: Vista del Norte Development, LLC PHONE: 883-1674  
 ADDRESS: 3804 Carlisle NE; P.O. Box 3671 FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87190 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner List all owners: \_\_\_\_\_  
 AGENT (if any): Mark Goodwin & Associates, PA PHONE: 828-2200  
 ADDRESS: P.O. Box 90606 FAX: 797-9539  
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: Las Lomas Subdivision: Application for Site Plan

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

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

Lot or Tract No. Tracts U-2, U-3, U-4 & U-6 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. Vista del Norte Subdivision  
 Current Zoning: SU-1 Proposed zoning: \_\_\_\_\_  
 Zone Atlas page(s): D-16 No. of existing lots: 4 Tr No. of proposed lots: 20 Tr  
 Total area of site (acres): 30.0220 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No  
 UPC No. See Attached Sheet MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Las Lomas Drive  
 Between: El Pueblo Road and Vista del Norte

CASE HISTORY: Elicia Lopez EPC Case Planner  
 List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): 287-113, DRB 94-288, 02 DRB-01196-01199, 1002134, 04 DRB-61804, 04 DRB 00794

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

SIGNATURE Diane Hoelzer DATE 12-20-04  
 (Print) Diane Hoelzer, P.E. \_\_\_\_\_ Applicant  Agent

<b>FOR OFFICIAL USE ONLY</b>		Form revised 4/04	
<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F. Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04DRB 01967</u>	<u>SPS</u>	<u>PL3</u> \$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMT</u>	\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>12-29-04</u>	_____	\$ <u>20.00</u>
<u>[Signature]</u>		Project # <u>1002134</u>	

**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
  - 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
  - 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. (see plat app.)
  - 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 (See plat application)
  - 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.

Diane Hoelzer, P.E.

Diane Hoelzer Applicant name (print)  
12-20-04 Applicant signature / date

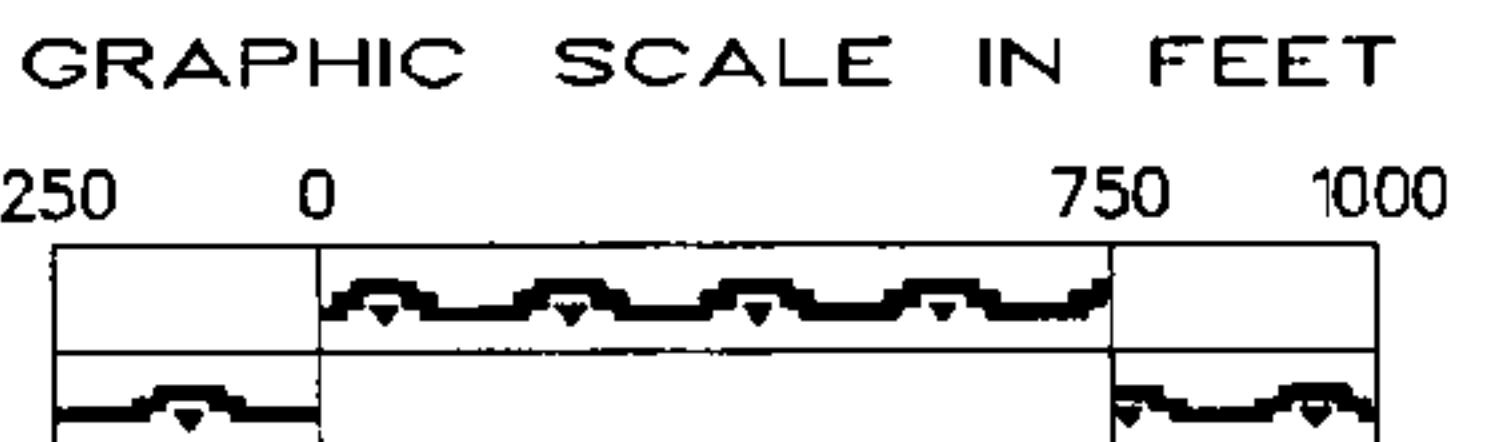
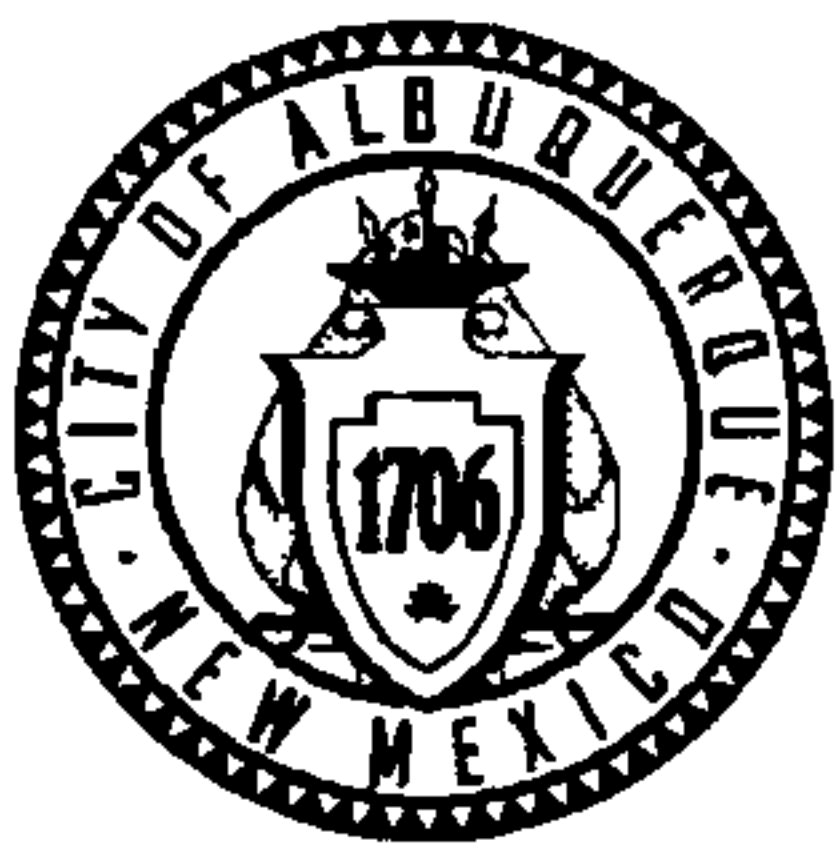
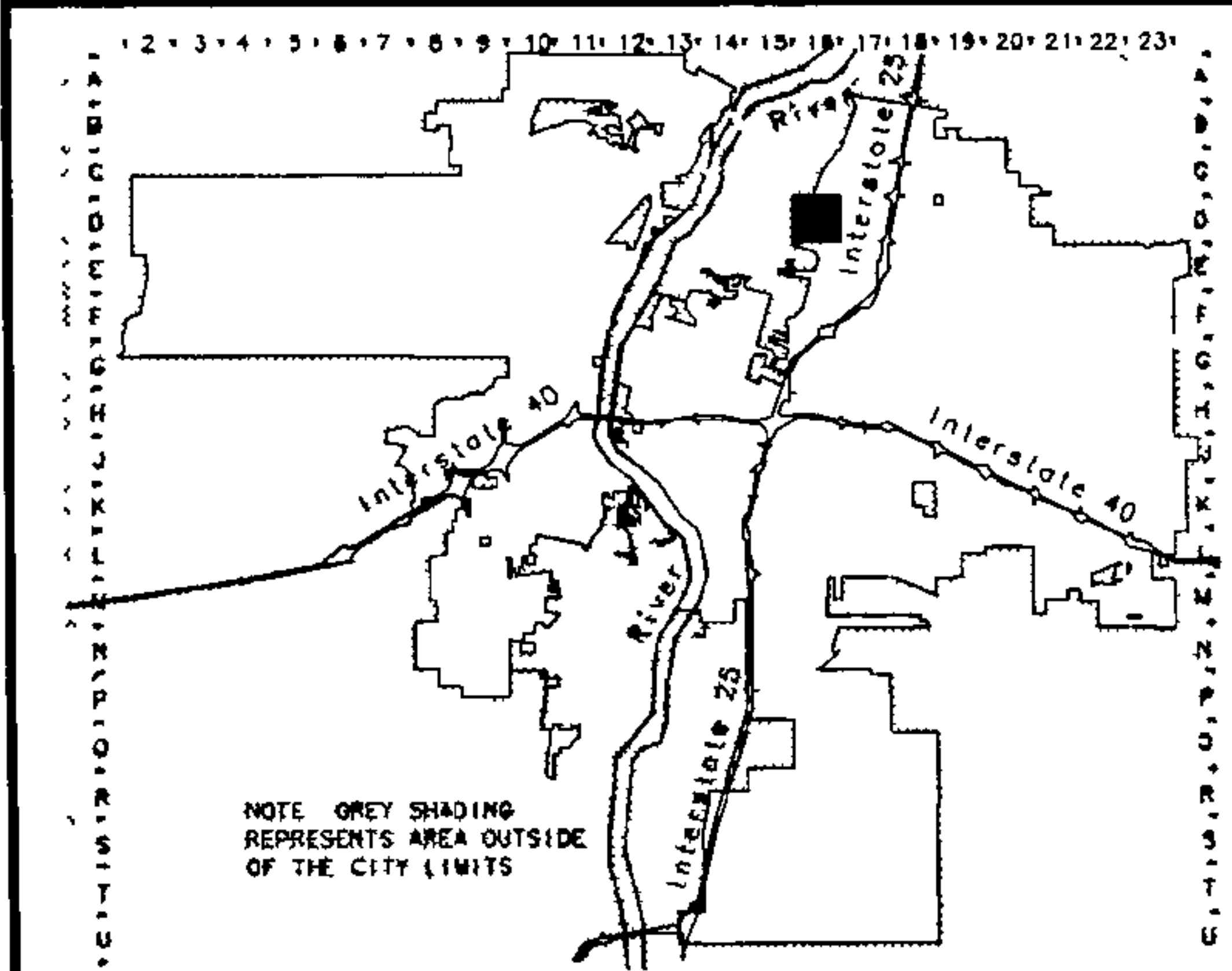
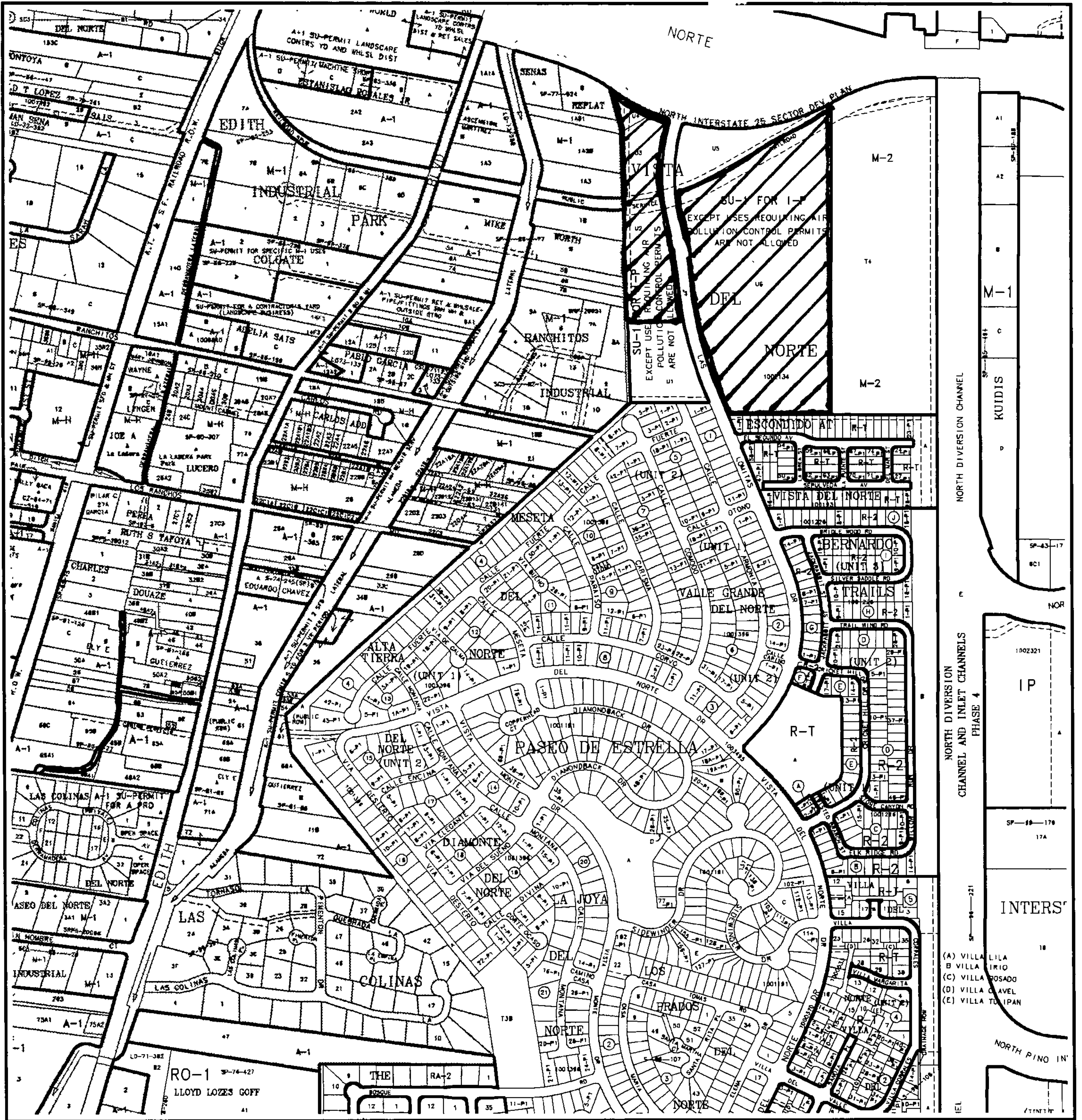


Form revised October 2004

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

Application case numbers  
04DRB - 01967

[Signature] 12-20-04  
 Planner signature / date  
**Project #** 100 9134



**Zone Atlas Page**  
**D-16-Z**  
 Map Amended through December 03, 2004

**A**lbuquerque **G**eographic **I**nformation **S**ystem  
**PLANNING DEPARTMENT**  
 © Copyright 2004

UPC Codes:

Las Lomitas Subdivision

101606333051610704

101606333749110703

101606340243810205

101606334244410702



December 20, 2004

Ms. Sharon Matson, Chairperson  
Development Review Board  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, New Mexico 87103

**Subject: RESPONSE TO JULY 15, 2004 CONDITIONS TO PROJECT # 1001150**

Dear Ms. Matson:

On July 15, 2004 the Environmental Planning Commission voted to approve Project 1001150 / 04EPC-00859, a request for approval of a site plan for subdivision, for Lots U-2, U-3, U-4, & U-6, Vista del Norte, zoned SU-1 for IP Uses Except Uses Requiring Air Pollution Control Permits Are Not Allowed, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. This is a request for approval of a site plan for subdivision for Tracts U-2, U-3, U-4, and U-6, Vista del Norte, located on Las Lomas Drive, between El Pueblo Road and Osuna Rd. The applicant proposes to subdivide to create 20 new lots in order to develop industrial park uses.
2. The subject site is zoned SU-1 for IP except uses requiring air pollution control permits are not allowed.
3. This request furthers applicable Policies 5d, 5e, 5g, and 51 for Developing Urban Areas of the Comprehensive Plan. The applicant proposes to minimize the intensity of new development on the subject site by creating smaller lots. This will encourage the development of light industrial uses, such as showroom and warehouse uses, which will curtail the use of large commercial vehicles. As such, the proposed design reflects neighborhood values and resources of social, cultural, and recreational concern (Policy 5d). The subject site is undeveloped and contiguous to existing urban facilities and services and designed so that the integrity of existing neighborhoods can be ensured (Policy 5e). In addition to sidewalks, the applicant proposes to provide pedestrian / bike trail corridors that connect the industrial park to the adjacent recreational trails and neighborhoods (Policy 5 g). The submitted site plan for subdivision and existing zoning provide standards and guidelines that will minimize the adverse effects of noise, lighting, pollution, and traffic on residential environments (Policy 51).
4. This request furthers applicable policies of the North Valley Area Plan. This request promotes Development and redevelopment of existing commercially zoned properties (Zoning and Land Use Policy 3c, p.9). This request encourages reduced automobile use and improves the safety of non-motorized travel by providing pedestrian/bike trails that connect the industrial park to the adjacent recreational trails and neighborhoods (Transportation Policy 1, p. 12). Primary access to the site is from El Pueblo Rd., a frontage road that runs parallel to Paseo del Norte; industrial and heavy commercial traffic through residential areas will be limited (Transportation Policy 3). The existing railroad that runs along the northern end of the subject site is complementary to the industrial park by providing an additional method for transporting goods (Transportation Policy 4).

5. *The Alameda North Valley Association is a recognized neighborhood association affected by this request. There is no known neighborhood opposition to this request.*
6. *The submitted site development plan for subdivision and its design requirements are congruent to a masterplan as required by the IP zone. As such, delegation of approval authority for site development plans for building permit to the building permit counter is appropriate.*

**CONDITIONS:**

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

***This is the letter responding to the conditions imposed by the EPC. The site plan for subdivision now includes a signature block for the DRB members.***

2. *Approval authority for site development plans for building permit is delegated to the building permit counter; compliance with the site development plan for subdivision (masterplan) design requirements is required.*

***Upon approval of the site plan for subdivision (master plan) by the DRB, subsequent site plan for building permit submittals will be taken to the Building Permit Counter with the master plan and the design requirements attached.***

3. *Landscape Plan*
  - a. *The applicant shall provide Buffer Landscaping/Screening Requirements pursuant to Section 14-16-3-10 along areas where the subject property abuts a residential zone in order to minimize noise and sight impact of the non-residential activities in the residential area.*

***This item has been added to the "Design Guidelines".***

- b. *High-water turf is discouraged and shall be limited to 20% of the required landscaping area, as opposed to the provided landscaping area.*

***This item has been added to the "Design Guidelines".***

- c. *The applicant shall provide a plant list that will limit, as well as more specifically encourage the types of plants that can be placed on this site.*

***This item has been added to the "Design Guidelines".***

- d. *The landscape plan shall state that it will be in compliance with the City Water Conservation Ordinance*

***This item has been added to the "Design Guidelines".***

4. *Vehicular Access, Circulation and Parking*
  - A *Applicant shall comply with the requirements for Pedestrian Connections pursuant to Off-Street Parking regulations of the Zoning Code (Section 14-16-3-1) and to the regulations for sidewalks*

*pursuant to the General Building and Site Design Regulations (Section 14- 16-3-18) for all sites within the proposed industrial park.*

***This item has been added to the "Design Guidelines".***

- b. All tree planters shall have an interior minimum dimension of 36 square feet and a minimum width of four feet. Any references on the site plan that are contrary to this requirement shall be modified to at least reflect the Zoning Code.*

***This item has been added to the "Design Guidelines".***

- c. Pedestrian connections shall be provided to connect the industrial park area to the adjacent recreational trails along the North Diversion Channel and along El Pueblo Road.*

***This item has been added to the "Design Guidelines".***

***5. Architecture, signs and setbacks***

- a. The applicant shall specify that chain link fencing is only permitted on lots UGK, UGJ, UGI, UGD, which are lots located in the interior of the industrial park.*

***This item has been added to the "Design Guidelines".***

- b. The applicant shall comply with the on-premise sign regulations of the Industrial Park Zone (Section 14-16-2-19 (A)(24)(b)), which allows one free-standing sign or projecting sign for each street frontage of each premises or joint sign premises which has at least 200 feet of street frontage, except on a premises of less than five acres.*

***This item has been added to the "Design Guidelines".***

- c. The applicant shall remove the statement, "a second free-standing sign is permitted on any given street frontage greater than 1,500 linear feet" in order to reflect the Zoning Code requirements for Section 14-16-2-19 (A)(24)(b).*

***This item has been removed from the "Design Guidelines".***

- d. The applicant shall specify that the project entry signs' areas shall not exceed 1.5 square feet per business in the industrial park pursuant to Section 14-16-3-5, General Sign Regulations.*

***This item has been added to the "Design Guidelines".***

- e. The applicant shall identify the location of the two project entry signs on the site plan for subdivision.*

***This item has been added to the "site plan for subdivision".***

- f. The applicant shall remove or clarify the reference to mixed-use sites in the regulations for building setbacks.*

***This item has been removed from the "Design Guidelines".***

- g. Lot size requirements not specified by the plan shall conform to the IP zone designation of the Zoning Code (Section 14-16-2-19).*

***This item has been added to the "Design Guidelines".***



- h. All sites shall at least provide public space in compliance with Section 14-16-3-18 of the Zoning Code.

**This item has been added to the "Design Guidelines".**

6. Lighting

- a. The applicant shall replace statement, "Required Street Light specifications: to be determined", with statement, "Required Street Light specifications per DPM standards".

**This item has been changed in the "Design Guidelines".**

7. The applicant shall comply with the following recommendations of approval as specified by the City Engineer, Municipal Development, Public Works Department, and NMDOT:

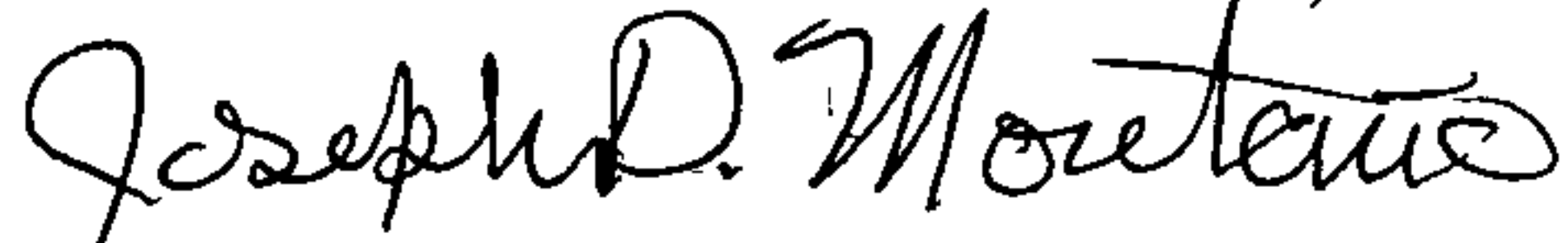
- a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
- b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- c. Traffic Impact Study is required and has been submitted. However, a new trip generation comparison is required to determine if an update to the TIS is needed.
- d. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
- e. At time of development, access points shall be located in accordance with DPM requirements and to the satisfaction of the Traffic Engineer.
- f. Verify right-of-way requirements for proposed local industrial streets with Traffic Engineer (50' is probably adequate).
- g. Provide cross access agreement between tracts, where applicable.
- h. Site plan shall comply and be designed per DPM Standards.
- i. Platting must be a concurrent DRB action.
- j. The applicant shall provide a bike path connection from Las Lomitas Drive to the existing bike trail on the north side of El Pueblo.
- k. Provision for the bicycle lane along El Pueblo adjacent to the subject property as designated on Long Range Bikeways System.

**This item has been added to the "Design Guidelines".**

Enclosed are the revised "Design Guidelines" and the revised "site plan for subdivision" per the EPC conditions. Please advise if further discussion is needed.

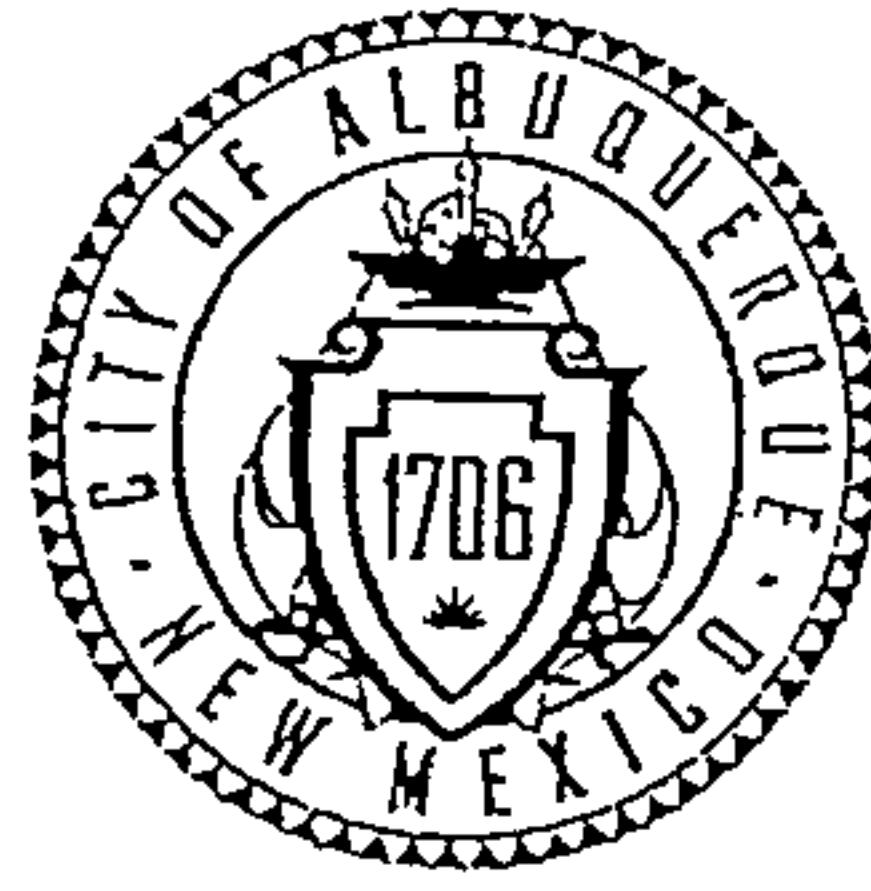
Sincerely,

Mark Goodwin and Associates, PA

A handwritten signature in black ink that reads "Joseph D. Montano". The signature is written in a cursive style with a large, prominent initial "J".

Joseph D. Montano  
Senior Planner

JDM/bg



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

Date: July 16, 2004

## OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1001150 \***  
04EPC-00859 EPC Site Development Plan-  
Subdivision

Vista del Norte LLC  
P.O. Box 3671  
Albūq. NM 87107

LEGAL DESCRIPTION: for all or a portion of Tracts U-2, U-3 and Tracts U-4 & U-6, **Vista del Norte**, zoned SU-1 for IP, located on LAS LOMITAS DR. NE, between EL PUEBLO ROAD and OSUNA NE, containing approximately 31 acres. (D-16) Elvira Lopez, Staff Planner

On July 15, 2004 the Environmental Planning Commission voted to approve Project 1001150/ 04EPC-00859 a request for approval of a site plan for subdivision, for Lots U-2, U-3, U-4, & U-6, Vista del Norte, zoned SU-1 for IP Uses Except Uses Requiring Air Pollutin Control Permits Are Not Allowed, based on the following Findings and subject to the following Conditions:

### FINDINGS:

1. This is a request for approval of a site plan for subdivision for Tracts U-2, U-3, U-4, and U-6, Vista del Norte, located on Las Lomas Drive, between El Pueblo Road and Osuna Rd. The applicant proposes to subdivide to create 20 new lots in order to develop industrial park uses.
2. The subject site is zoned SU-1 for IP except uses requiring air pollution control permits are not allowed.
3. This request furthers applicable Policies 5d, 5e, 5g, and 5l for Developing Urban Areas of the *Comprehensive Plan*. The applicant proposes to minimize the intensity of new development on the subject site by creating smaller lots. This will encourage the development of light industrial uses, such as showroom and warehouse uses, which will curtail the use of large commercial vehicles. As such, the proposed design reflects neighborhood values and resources of social, cultural, and recreational concern (Policy 5d). The subject site is undeveloped and contiguous to existing urban facilities and services and designed so that the integrity of existing neighborhoods can be ensured (Policy 5e). In addition to sidewalks, the applicant proposes to provide pedestrian/bike trail corridors that connect the industrial park to the adjacent recreational trails and neighborhoods (Policy 5 g). The submitted site plan for subdivision and existing zoning provide standards and guidelines that will minimize the adverse effects of noise, lighting, pollution, and traffic on residential environments (Policy 5l).

4. This request furthers applicable policies of the *North Valley Area Plan*. This request promotes development and redevelopment of existing commercially zoned properties (Zoning and Land Use Policy 3c, p.9). This request encourages reduced automobile use and improves the safety of non-motorized travel by providing pedestrian/bike trails that connect the industrial park to the adjacent recreational trails and neighborhoods (Transportation Policy 1, p.12). Primary access to the site is from El Pueblo Rd., a frontage road that runs parallel to Paseo del Norte; industrial and heavy commercial traffic through residential areas will be limited (Transportation Policy 3). The existing railroad that runs along the northern end of the subject site is complementary to the industrial park by providing an additional method for transporting goods (Transportation Policy 4).
5. The Alameda North Valley Association is a recognized neighborhood association affected by this request. There is no known neighborhood opposition to this request.
6. The submitted site development plan for subdivision and its design requirements are congruent to a masterplan as required by the IP zone. As such, delegation of approval authority for site development plans for building permit to the building permit counter is appropriate.

**CONDITIONS:**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
- ~~2. Approval authority for site development plans for building permit is delegated to the building permit counter; compliance with the site development plan for subdivision (masterplan) design requirements is required.~~
3. Landscape Plan
  - a. The applicant shall provide Buffer Landscaping/Screening Requirements pursuant to Section 14-16-3-10 along areas where the subject property abuts a residential zone in order to minimize noise and sight impact of the non-residential activities in the residential area.
  - b. High-water turf is discouraged and shall be limited to 20% of the *required* landscaping area, as opposed to the *provided* landscaping area.
  - c. The applicant shall provide a plant list that will limit, as well as more specifically encourage the types of plants that can be placed on this site.
  - d. The landscape plan shall state that it will be in compliance with the City Water Conservation Ordinance.

4. Vehicular Access, Circulation and Parking
  - a. Applicant shall comply with the requirements for Pedestrian Connections pursuant to Off-Street Parking regulations of the Zoning Code (Section 14-16-3-1) and to the regulations for sidewalks pursuant to the General Building and Site Design Regulations (Section 14-16-3-18) for all sites within the proposed industrial park.
  - b. All tree planters shall have an interior minimum dimension of 36 square feet and a minimum width of four feet. Any references on the site plan that are contrary to this requirement shall be modified to at least reflect the Zoning Code.
  - c. Pedestrian connections shall be provided to connect the industrial park area to the adjacent recreational trails along the North Diversion Channel and along El Pueblo Road.
  
5. Architecture, signs and setbacks
  - a. The applicant shall specify that chain link fencing is only permitted on lots UGK, UGJ, UGI, UGD, which are lots located in the interior of the industrial park.
  - b. The applicant shall comply with the on-premise sign regulations of the Industrial Park Zone (Section 14-16-2-19 (A)(24)(b)), which allows one free-standing sign or projecting sign for each street frontage of each premises or joint sign premises which has at least 200 feet of street frontage, except on a premises of less than five acres.
  - c. The applicant shall remove the statement, "a second free-standing sign is permitted on any given street frontage greater than 1,500 linear feet" in order to reflect the Zoning Code requirements for Section 14-16-2-19 (A)(24)(b).
  - d. The applicant shall specify that the project entry signs' areas shall not exceed 1.5 square feet per business in the industrial park pursuant to Section 14-16-3-5, General Sign Regulations.
  - e. The applicant shall identify the location of the two project entry signs on the site plan for subdivision.
  - f. The applicant shall remove or clarify the reference to mixed-use sites in the regulations for building setbacks.
  - g. Lot size requirements not specified by the plan shall conform to the IP zone designation of the Zoning Code (Section 14-16-2-19).
  - h. All sites shall at least provide public space in compliance with Section 14-16-3-18 of the Zoning Code.
  
6. Lighting
  - a. The applicant shall replace statement, "Required Street Light specifications: to be determined", with statement, "Required Street Light specifications per DPM standards".
  
7. The applicant shall comply with the following recommendations of approval as specified by the City Engineer, Municipal Development, Public Works Department, and NMDOT:
  - a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.

- b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- c. Traffic Impact Study is required and has been submitted. However, a new trip generation comparison is required to determine if an update to the TIS is needed.
- d. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
- e. At time of development, access points shall be located in accordance with DPM requirements and to the satisfaction of the Traffic Engineer.
- f. Verify right-of-way requirements for proposed local industrial streets with Traffic Engineer (50' is probably adequate).
- g. Provide cross access agreement between tracts, where applicable.
- h. Site plan shall comply and be designed per DPM Standards.
- i. Platting must be a concurrent DRB action.
- j. The applicant shall provide a bike path connection from Las Lomas Drive to the existing bike trail on the north side of El Pueblo.
- k. Provision for the bicycle lane along El Pueblo adjacent to the subject property as designated on Long Range Bikeways System.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JULY 30, 2004 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

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.

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

PAID RECEIPT

APPLICANT NAME Vista Del Norte Dev.  
AGENT Mark Goodwin  
ADDRESS PO Box 90606  
PROJECT & APP # 1002134 / 04DRB 01967  
PROJECT NAME Vista Del Norte Tr U

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

\$ 20.00 441006/4983000 DRB Actions

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

\$ \_\_\_\_\_ 441018/4971000 Public Notification

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

\$ 20.00 TOTAL AMOUNT DUE

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

\*\*\*DUPLICATE\*\*\*  
City of Albuquerque  
Treasury Division

12/20/2004 3:03PM LOC: ANNX  
RECEIPT# 00033565 WSH 008 TRANSH 0028  
Account 441006 Fund 0110  
Activity 4983000 TRSDMM  
Trans Amt \$20.00  
J24 Misc \$20.00  
CK \$20.00  
CHANGE \$0.00

Thank You

\*\*\*\*\*  
\*\*\* TX REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

TX/RX NO 2671  
CONNECTION TEL 97979539  
SUBADDRESS  
CONNECTION ID  
ST. TIME 12/16 10:22  
USAGE T 01'15  
PGS. 2  
RESULT OK

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
FAX FORM

TO: Greg Krenik  
Diane Naelger FAX # 797-9539

# PAGES (INCLUDING COVER SHEET) 3

FROM: Sheran Matson, DRB Chair FAX # 924-3864 PHONE # 924-3880

#1001370 + 1002134

COMMENTS:

Planning's comments only.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**INFRASTRUCTURE LIST**

Date Site Plan Approved: \_\_\_\_\_

Date Preliminary Plat Approved: \_\_\_\_\_

Date Preliminary Plat Expires: \_\_\_\_\_

DRB Project No. 1002134

DRB Application No. \_\_\_\_\_

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

**Las Lomitas Subdivision**  
**PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**Tracts U-2, U-3, U-4 and U-6 Vista del Norte**  
**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			<b>PAVING</b>						
		32' FF	Res Pvmnt, C&G	Cuesta Abajo Ct	Las Lomitas Dr	End of culdesac	/	/	/
		32' FF	Res Pvmnt, C&G	Cuesta Arriba Ct	Las Lomitas Dr	End of culdesac	/	/	/
			<b>WATERLINE</b>						
		10"	Waterline	Cuesta Abajo Ct	Las Lomitas Drive	Tract T-4	/	/	/
		10"	Waterline	Cuesta Arriba Ct	Las Lomitas Drive	Tract T-4	/	/	/
		4"	Waterline	Las Lomitas Drive R/W	Tract 3	Tract 5	/	/	/
			<b>SANITARY SEWER</b>						
		8"	Sanitary Sewer	Cuesta Abajo Ct	Las Lomitas Drive	Tract T-4	/	/	/
		8"	Sanitary Sewer	Cuesta Arriba Ct	Las Lomitas Drive	Tract 17/18	/	/	/
		8"	Sanitary Sewer Service	Tract 1	Ex 36" SAS		/	/	/
		8"	Sanitary Sewer	Tract 2	Ex 36" SAS	40' East	/	/	/
		8"	Sanitary Sewer	Tract 3,4,5	Ex 36" SAS	300' south	/	/	/
			<b>STORM DRAIN</b>						
		18"-48"	Storm drain	Cuesta Abajo Ct	Las Lomitas Dr (Exist. Storm stub)	Tract T-4	/	/	/
		18"-24"	Storm drain	Cuesta Arriba Ct	Las Lomitas Dr (Exist. Storm stub)	Tract 16	/	/	/

Project name: Las Lomitas Industrial Park


SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
18"	Storm Drain	Tract 1	El Pueblo SD	
18"	Storm Drain	Tract 2	El Pueblo SD	
Per Design	Surface drainage	Tract 4/5	Tract 3	North Pond
Per Design	Surface drainage	Tract 4	Tract 4	North Pond
Per Design	Storm drain (5)	Edith Blvd.	Alameda Lift Sta.	El Pueblo Rd
Per Design	Storm drain (5)	El Pueblo Rd	Edith Blvd.	Drain. Easmt Tr. 1 Vista del Norte
Per Design	Storm drain (5)	Drainage Easmt	Tr. 1 Vista del Norte	North Pond

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

- \* Sidewalks to be deferred.
- 1 Water Infrastructure to include valves, fittings, and fire hydrants.
- 2 SAS Infrastructure to include manholes and service connections.
- 3 Storm Drain Infrastructure to include manholes, inlets and appurtenances
- 4 Street lights per DPM.
- 5 These items to be built under CPN 693581 and was financially guaranteed with Vista del Norte

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

NAME (print)  
**MARK GOODWIN & ASSOCIATES**  
 FIRM  
  
 SIGNATURE - date

DRB CHAIR - date  
 \_\_\_\_\_  
 TRANSPORTATION DEVELOPMENT - date  
 \_\_\_\_\_  
 UTILITY DEVELOPMENT - date  
 \_\_\_\_\_  
 CITY ENGINEER - date  
 \_\_\_\_\_

PARKS & GENERAL SERVICES - date  
 \_\_\_\_\_  
 AMAFCA - date  
 \_\_\_\_\_ - date  
 \_\_\_\_\_ - date

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

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

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

		Supplemental form	
<b>SUBDIVISION</b>	<b>S</b>	<b>Z</b>	<b>ZONING &amp; PLANNING</b>
<input checked="" type="checkbox"/> Major Subdivision action			<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor Subdivision action			<input type="checkbox"/> County Submittal
<input type="checkbox"/> Vacation	<b>V</b>		<input type="checkbox"/> EPC Submittal
<input type="checkbox"/> Variance (Non-Zoning)			<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>		<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input type="checkbox"/> for Subdivision Purposes			<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> for Building Permit			<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> IP Master Development Plan			<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<b>L</b>	<b>A</b>	<b>APPEAL / PROTEST of...</b>
<b>STORM DRAINAGE</b>	<b>D</b>		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			

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

**APPLICANT INFORMATION:**

NAME: Vista del Norte Development, LLC PHONE: 883-1674  
 ADDRESS: 3804 Carlisle NE FAX: 883-0746  
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner List all owners: \_\_\_\_\_  
 AGENT (if any): Mark Goodwin & Associates, PA PHONE: 828-2200  
 ADDRESS: P.O. Box 90606 FAX: 797-9539  
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: Major Subdivision: Las Lomas Subdivision: Preliminary 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. U-2, U-3, U-4, U-6 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. Vista del Norte  
 Current Zoning: SU1 for IP Proposed zoning: Same  
 Zone Atlas page(s): D-16 No. of existing lots: 4 No. of proposed lots: 20  
 Total area of site (acres): 30.02 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.) Within 1000FT of a landfill? \_\_\_\_\_  
 UPC No. See Attached Sheet 101606340243810205 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: El Pueblo Road / Las Lomas Dr.  
 Between: Edith Blvd. and Jefferson

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): 287-113  
DRB 94-288, 02DRB-01196-01199, 1002134

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

SIGNATURE *Diane Hoelzer* DATE 11-22-04  
 (Print) Diane Hoelzer, P.E. \_\_\_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04DRB-01804</u>	<u>APP</u>	<u>SC2)</u>	\$ <u>1055.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>ADFee</u>	_____	\$ <u>75.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>12.29.04</u>	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ <u>1150.00</u>
<u><i>Bobbie L...</i></u>		Project # <u>1002134</u>		

**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
- Design elevations & cross sections of perimeter walls
- 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
- Fee (see schedule)

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.

Diane Hoelzer, P.E.

*Diane Hoelzer* Applicant name (print)  
11-24-04 Applicant signature / date

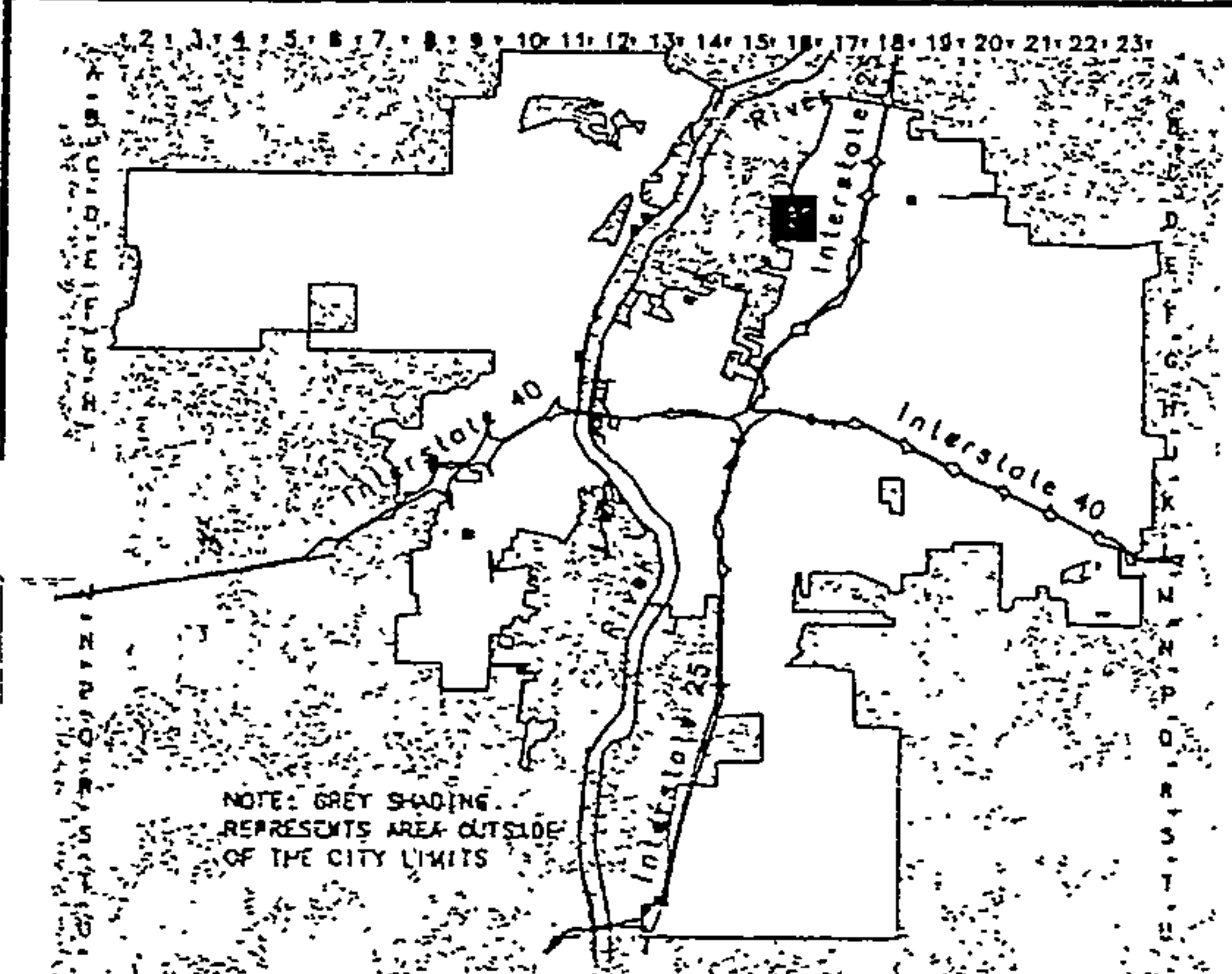
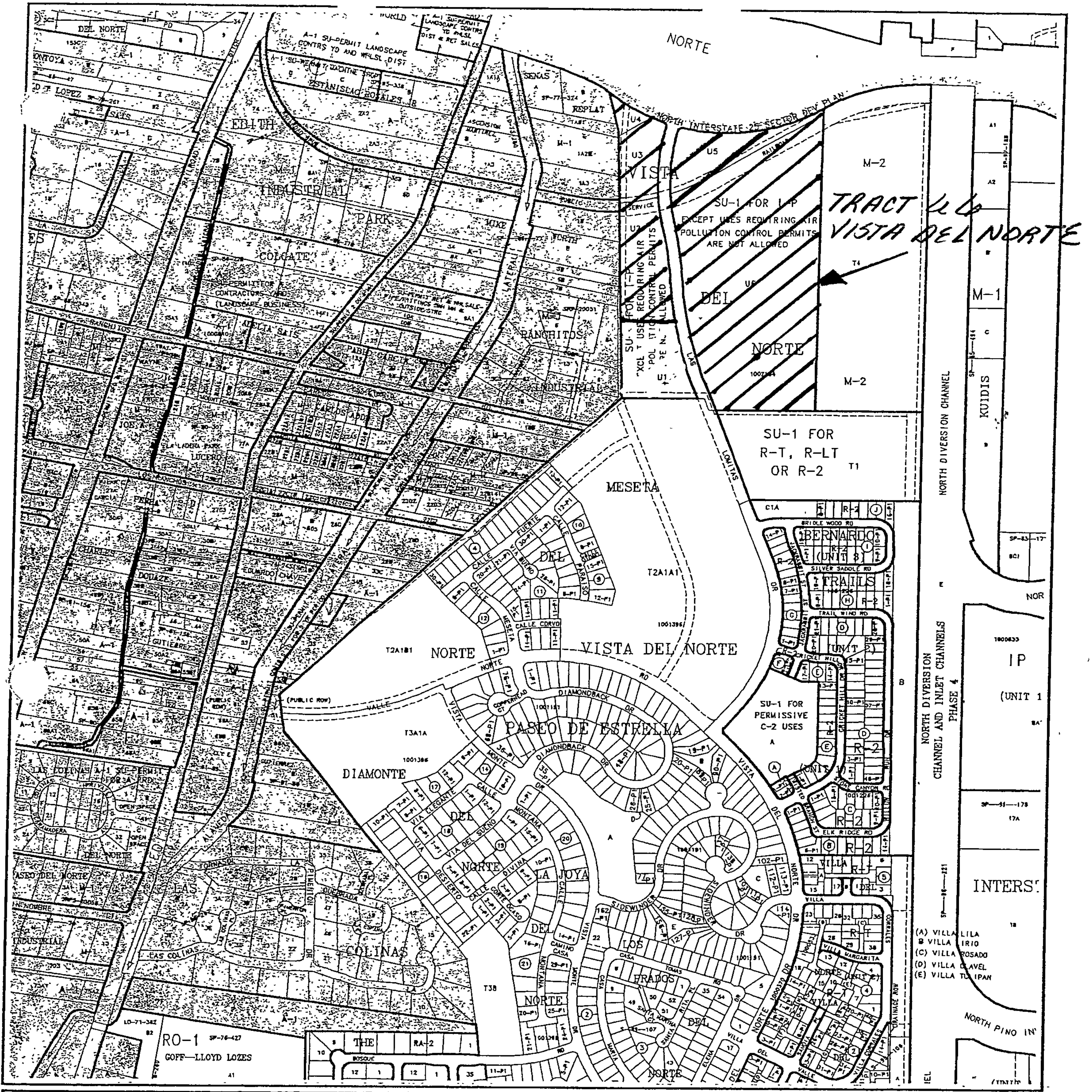


Form revised 9/01, 8/03, 9/03 and 8/04

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

Application case numbers  
04DRB - 01804

*Diane Hoelzer* 11-24-04  
 Planner signature / date  
**Project # 1002134**

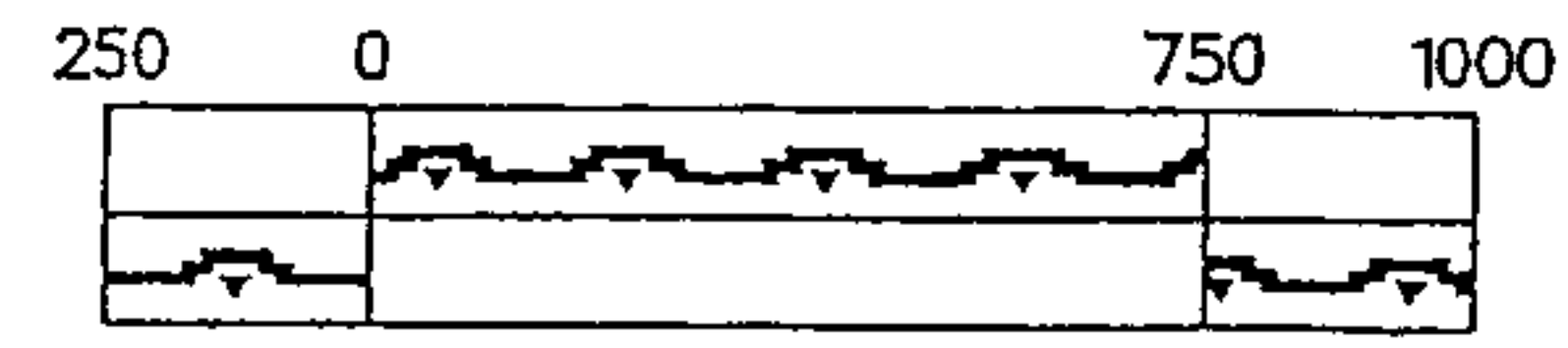


CITY OF  
Albuquerque

Albuquerque Geographic Information System  
PLANNING DEPARTMENT

© Copyright 2003

GRAPHIC SCALE IN FEET



Zone Atlas Page

D-16-Z

Map Amended through January 21, 2003

UPC Numbers:

Las Lomas Subdivision

101606340243810205  
101606337550210203  
101606334244410702  
101606333749110703  
101606333051610704



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

November 23, 2004

Ms. Sheran Matson  
DRB Chair  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

**Re: Request Preliminary Plat Approval for Vista del Norte Industrial Park (D-16)**

Dear Ms. Matson;

*This project is the last area to be developed within the Vista del Norte Community. The project site covers an area of approximately 30 acres and is proposed to development into 20 industrial sites that will be approved through 'Site Plan for Building' DRB process.*

*Backbone infrastructure is proposed to be built to support the 20 lots which will include paving, storm sewer, sanitary sewer and waterline.*

*Please call me if you have any questions.*

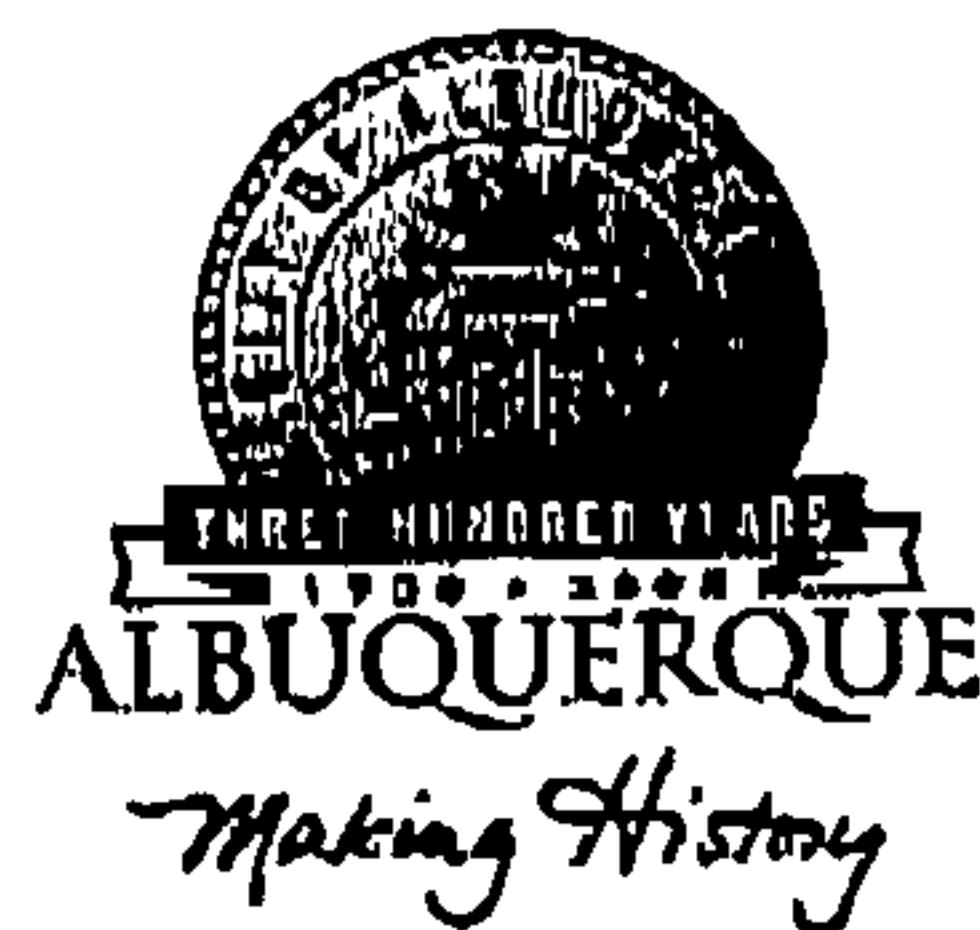
Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

Diane Hoelzer, PE  
Senior Engineer

DLH/dlh

f:\3102 las lomas ip\drb\_ltr.wpd



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

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

November 18, 2004

Beth Gonzales  
Mark Goodwin and Associates, PA  
P.O. Box 90606/87199  
Phone: 828-2200/Fax: 797-9539

Dear Beth:

Thank you for your inquiry of November 18, 2004 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at U2, U3, U4 AND U6, NVISTA DEL NORTE SUBDIVISION LOCATED ON EL PUEBLO ROAD/LAS LOMITAS DRIVE BETWEEN EDITH BOULEVARD AND JEFFERSON zone map D-16.

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

## SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

*Stephani Winklepleck*

Neighborhood Program Coordinator  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

planningrnaform(10/05/04)



# **"Attachment A"**

Beth Gonzales, Mark Goodwin and Associates, PA  
Zone Map: D-16

**ALAMEDA NORTH VALLEY ASSN. (R)**

**\*Steve Wentworth**

8919 Boe Ln. NE/87113-2328 897-3052 (h)

Leroy Gurule

713 Alameda Blvd. NW, Alameda/87114 890-1845 (h)

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

# NOTICE TO APPLICANTS

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

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

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

\*\*\*\*\*

(below this line for OCNC use only)

Date of Inquiry: 11/18/04 Time Entered: 1:40 p.m. ONC Rep. Initials: SW

\* \* \* Transmission Result Report (MemoryTX) ( Nov. 18. 2004 11:01AM ) \* \* \*

1) D. MARK GOODWIN AND ASSOCIATES  
2)

Date/Time: Nov. 18. 2004 10:58AM

File No.	Mode	Destination	Pg (s)	Result	Page Not Sent
6830	Memory TX	9243913	P. 2	OK	

Reason for error

E. 1) Hang up or line fail  
E. 3) No answer

E. 2) Busy  
E. 4) No facsimile connection

PO Box 90806  
Albuquerque, NM 87199  
(505) 828-2200  
(505) 797-9539 fax  
beth@goodwinengineers.com

Mark Goodwin & Associates, PA

# Fax

To: Stephani Winkleplick      From: Beth Gonzales

---

Fax: 924-3913      Pages: 2

---

Re: N.A. Request      Date: 11/18/2004

---

Urgent     For Review     Please Comment     Please Reply     Please Recycle

• Comments:

Good Morning,  
This is a request for any and all known or recognized Neighborhood Associations for the referenced project.

Legal Description: U-2, U-3, U-4, & U-6  
Vista del Norte Subdivision  
Zone Atlas Map: D-16  
Located: On El Pueblo Road / Las Lomas Drive  
Between Edith Boulevard and Jefferson

Please return to:  
Beth Gonzales  
Mark Goodwin & Associates, PA  
PO Box 90806  
Albuquerque, NM 87199  
(505)828-2200  
(505)797-9539 fax



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

November 19, 2004

Mr. Steve Wentworth  
Alameda North Valley N.A.  
8919 Boe Lane NE  
Albuquerque, NM 87113-2328

Mr. Leroy Gurule  
Alameda North Valley N.A.  
713 Alameda Boulevard NW  
Albuquerque, NM 87114

**Re: Las Lomas Subdivision**

Dear Mr. Wentworth and Mr. Gurule:

Enclosed please find a copy of the Preliminary Plat approval application for City of Albuquerque for the referenced project. The anticipated date to be heard December 15, 2004. Please contact Diane Hoelzer, PE, of our office if you have any questions or concerns.

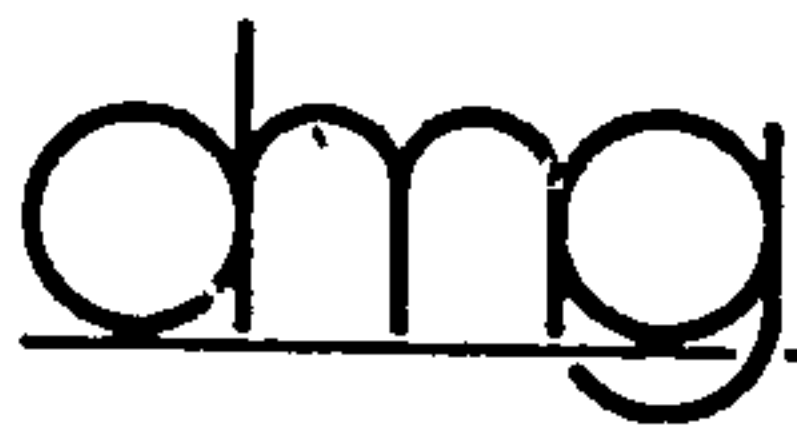
Sincerely,

MARK GOODWIN & ASSOCIATES, PA

  
Beth Gonzales

DLH/bg

Enclosure



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

November 19, 2004

Mr. Steve Wentworth  
Alameda North Valley N.A.  
8919 Boe Lane NE  
Albuquerque, NM 87113-2328

Mr. Leroy Gurule  
Alameda North Valley N.A.  
713 Alameda Boulevard NW  
Albuquerque, NM 87114

**Re: Las Lomas Subdivision**

Dear Mr. Wentworth and Mr. Gurule:

Enclosed please find a copy of the Preliminary Plat approval application for City of Albuquerque for the referenced project. The anticipated date to be heard December 15, 2004. Please contact Diane Hoelzer, PE, of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

  
Beth Gonzales

DLH/bg

Enclosure

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

**CERTIFIED MAIL™**



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

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Sent To  
*Mr. Steve Wertworth, Alameda North Valley, NA*  
 Street, Apt. No., or PO Box No. *8919 Boe Lane NE*  
 City, State, ZIP+4 *Albuquerque NM 87113*

PS Form 3800, June 2002 See Reverse for Instructions.

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
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1. Article Addressed to:  
*Mr. Steve Wertworth*  
*Alameda North Valley, NA*  
*8919 Boe Lane NE*  
*Albuquerque, NM 87113*

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature: *X*  Agent  Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
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 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number  
 (Transfer from service label)

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

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*Albuquerque, NM 87114*

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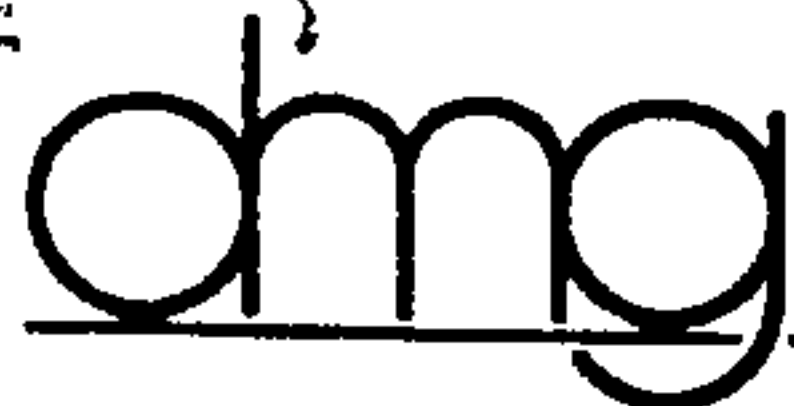
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PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

November 19, 2004

Mr. Steve Wentworth  
Alameda North Valley N.A.  
8919 Boe Lane NE  
Albuquerque, NM 87113-2328

Mr. Leroy Gurule  
Alameda North Valley N.A.  
713 Alameda Boulevard NW  
Albuquerque, NM 87114

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MARK GOODWIN & ASSOCIATES, PA

  
Beth Gonzales

DLH/bg

Enclosure



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(505) 828-2200 FAX 797-9539

11  
11  
11

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Beth Gonzales

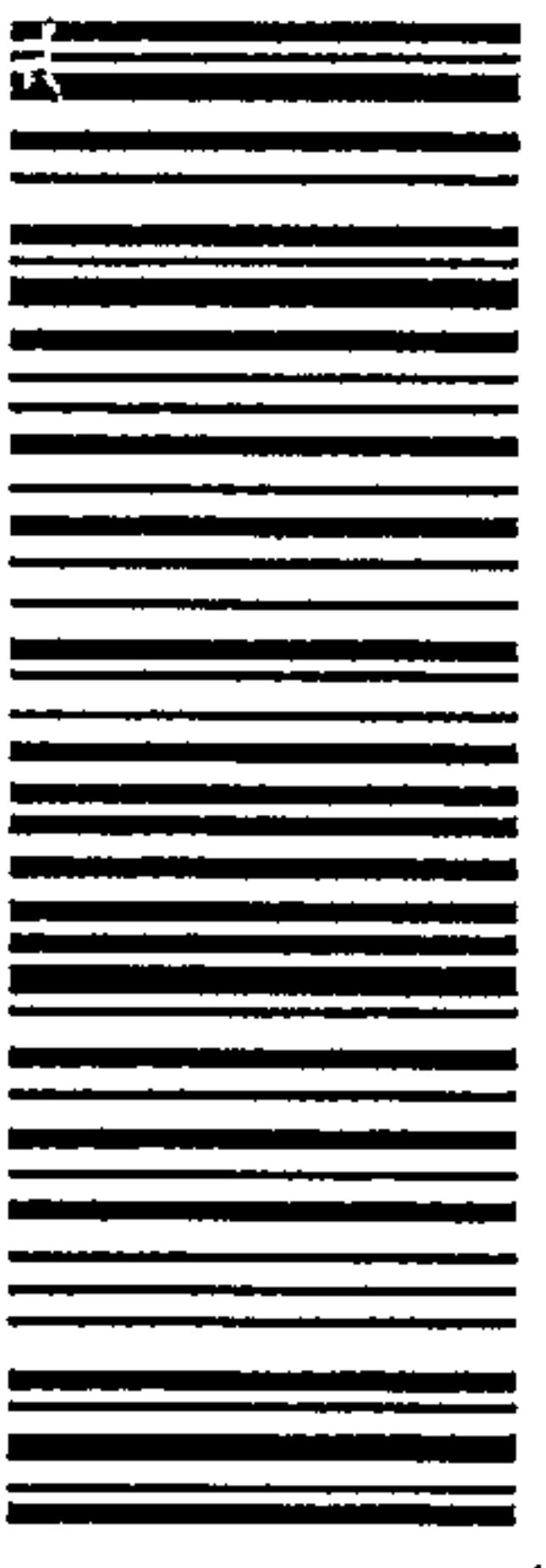
DLH/bg

Enclosure



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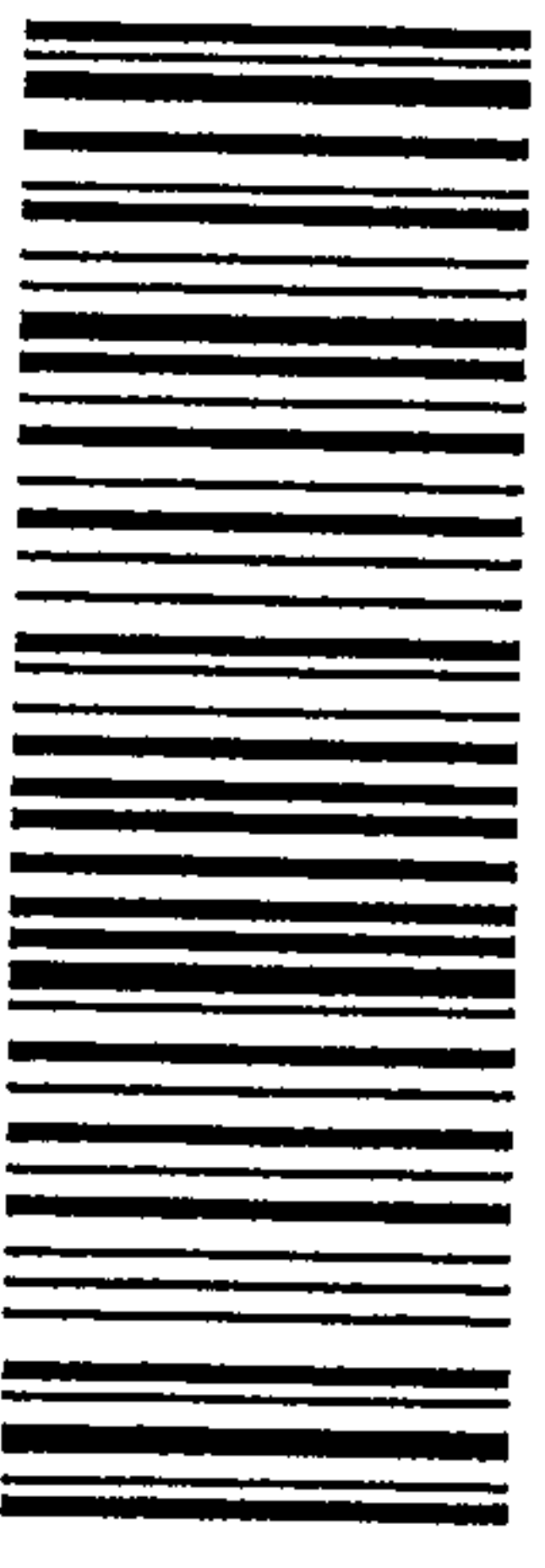
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 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

**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: Las Lomas Subdivision

AGIS MAP #: D-16

LEGAL DESCRIPTION: U-2, U-3, U-4, U-6 Vista del Norte

**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 11-22-04 [date].

Maria Hobbs 11-22-04  
Applicant / Agent Date

Bradley L. Byler 11/23/04  
Hydrology Division Representative Date

**WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on 5/5/04 [date].

Maria Hobbs 11-17-04  
Applicant / Agent Date

Rogel Aleman 11/24/04  
Utility Division Representative Date

DRB# \_\_\_\_\_



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 5, 2004

Mr. Scott Davis  
D. Mark Goodwin & Associates  
PO Box 90606  
Albuquerque, NM 87199

RE: Water and Sewer Availability Statement  
Vista Del Norte, Tract U6

D-16

Mr. Davis:

**Project Information:** The project site consists of approximately 23.4 acres of undeveloped property north of the intersection of El Segundo and Las Lomas in northwest Albuquerque. Current zoning is SU-1 for I-P with the exception of uses requiring an Air Pollution Control Permit. It is understood that planned development of the site will involve subdivision of the site into approximately 12 lots which will then be developed for industrial purposes.

**Existing Conditions:** Existing water lines adjacent to the property include an 18-inch in Las Lomas, as well as 6-inch and 4-inch distribution lines in El Segundo. A 10-inch stub to the property from the 18-inch was included with recent roadway improvements to Las Lomas. An additional 42-inch transmission line is also present within the right-of-way of El Pueblo Road. Nearby sanitary sewer lines consist of 24-inch and 30-inch interceptors north of the site as well as an 8-inch in Las Lomas.

**Metered Water Service** will be available contingent on the construction of a minimum 10-inch looped water line. This line must connect to the existing stub from the 18-inch and proceed through the new subdivision. Stubs to each property, as well as a secondary point of connection to the 18-inch main, must be included with the design of the new lines. A previous availability statement for the adjacent property, Tract T-4 (included as an attachment to this document), discussed the construction of a looped water line connecting to the line in El Segundo as well as the upsizing of that line. It is recommended that the applicant coordinate with the developer of that property to create an alternate corridor through which a new looping point may be established instead of removing and replacing existing infrastructure.

**Sanitary Sewer Service** will also require the construction of public infrastructure. Service to the subject site will require the installation of minimum 8-inch collectors along with the appropriate manholes at standard locations within the individual rights-of-way of each internal street. Stub outs to each lot must be included with the design of the new lines. The new sewer may outfall to the existing 8-inch in Las Lomas.

**Fire Protection:** Fire flow rates are determined by the Fire Marshal based on both the size and the type of construction. The precise number and location of each fire hydrant should be coordinated with the Fire Marshal and approved prior to DRC approval.

**Design and Construction** of all required improvements will be at the developer / property owner's expense and must be coordinated through the City of Albuquerque via the DRC / City Work Order process. Designs must be by a New Mexico registered professional engineer. Construction must be by a licensed, bonded public utility contractor.

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

TO BE COMPLETED BY APPLICANT

APPLICANT: Vista del Norte LLC Date of request:   /  /   Zone atlas page(s): D-16

CURRENT:  
Zoning SU1-1P  
Parcel Size (acres / sq.ft.) \_\_\_\_\_

Legal Description -  
Lot or Tract # U-2, U-3, U-4, U-6 Block # \_\_\_\_\_  
Subdivision Name Las Lomas Subdivision  
Vista del Norte

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

**PROPOSED DEVELOPMENT:**

- No construction / development [ ]  
New Construction [X]  
Expansion of existing development [ ]

**GENERAL DESCRIPTION OF ACTION: 1**

# of units - 20  
Building Size - \_\_\_\_\_ (sq. ft.) Industrial Park  
±1-2 acre lots

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

Applicant or Representative *Maria Hoelz* Date 11-17-04  
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRANSPORTATION DEVELOPMENT

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [X] NO [ ] BORDERLINE [ ]  
Planning Dept., Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3994

THRESHOLDS MET? YES [ ] NO [X] Mitigating reasons for not requiring TIS: Previously studied: [7]

Notes: THIS SHOULD HAVE BEEN COVERED WITH A PREVIOUS TIS. OTHERWISE AN UPDATE WILL BE NEEDED?

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

*[Signature]* 11-24-04  
TRAFFIC ENGINEER DATE

ENVIRONMENTAL HEALTH

Per letter dated August 7, 2003 from the Director of the Environmental Health Department to the Director of the Planning Department, "all 5 CO monitors within Bernalillo County are yielding 8-hour average CO levels at less than 50% of the Federal CO standard ..." and "based on our review of the available scientific data, we do not foresee a circumstance where preparation of a detailed air quality study for a land use development will be warranted - regardless of the project size, location or traffic generated".

Required TIS **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   /  /   \_\_\_\_\_ DATE  
- FINALIZED   /  /   \_\_\_\_\_ TRAFFIC ENGINEER

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

#### 1. LOCATION

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

#### 2. NUMBER

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

#### 3. PHYSICAL POSTING

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

#### 4. TIME

Signs must be posted from 12-14-04 To 12-29-04

#### 5. REMOVAL

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

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

Roseanne Davis  
(Applicant or Agent)

\_\_\_\_\_  
(Date)

I issued 2 signs for this application, 11-24-04  
(Date)

[Signature]  
(Staff Member)

DRB PROJECT NUMBER: 1002134

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

**PAID RECEIPT**

APPLICANT NAME Vista del Norte Dev.

AGENT Mark Goodwin & Assoc

ADDRESS Po Box 90606

PROJECT & APP # 1002134/04 DRB -

PROJECT NAME Vista Del Norte

\$ 20.00 441032/3424000 Conflict Management Fee

\$ 1055.00 441006/4983000 DRB Actions

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

\$ 75.00 441018/4971000 Public Notification

\$ 250.00 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
 Major/Minor Subdivision  Site Development Plan  Bldg Permit  
 Letter of Map Revision  Conditional Letter of Map Revision  
 Traffic Impact Study

\$1400.00 TOTAL AMOUNT DUE

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

11/24/2004 2:32PM LOC: ANNX  
 RECEIPT# 00031925 US# 006 TRANSH 0020

11/24/2004 2:32PM LOC: ANNX  
 RECEIPT# 00031926 US# 006 TRANSH 0020

Activity 4983000 Trans Amt \$1,400.00 J24 Misc	TRSEJA <b>BROWN &amp; ASSOCIATES, INC.</b> P.O. BOX 3671 ALBUQUERQUE, NM 87190 Thank You	Activity 4971000 Trans Amt \$1,400.00 J24 Misc	TRSEJA 2883 Thank You 95-654-1070
PAY TO THE ORDER OF <b>City of Albuquerque</b> ***DUPLICATE*** City of Albuquerque Treasury Division		DATE <u>11/18/04</u> City of Albuquerque Treasury Division <b>\$1,400.00</b>	
One thousand four hundred & 00/100*****DOLLARS			
RECEIPT# 00031 US# 006 TRANSH 0020 Account 44 <b>NEW MEXICO</b> P.O. Box 1048 Activity 3 <b>BANK &amp; TRUST</b> Albuquerque, NM 87103 505-830-8100 SEJH1	RECEIPT# 00031926 US# 006 TRANSH 0020 Account 441000 Activity 4971000 TRSEJA Trans. <u>Ronald [Signature]</u> J24 MISC \$1,400.00		
FOR DRB Fee/Las Lomas Industrial Park J24 MISC \$20.00 @002883 @ 10700654 @ 610 103 4			

Thank You

## PLANNING TRACKING LOG

<b>Date</b>	<b>Project Name &amp; #</b>	<b>Action Request</b>	<b>Action Taken</b>
6/2/07	Vista del Norte <del>U-2,3 &amp; 4</del> U-6 #1002134	sketch	comments

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
Development Review Board  
June 2, 2004  
Comments**

**ITEM # 18**

**PROJECT # 1002134**

**APPLICATION # 04-00794**

**RE: Vista del Norte/sketch**

The SU-1 zoning requires a site plan application to EPC. This must be approved prior to a re-plat according to the Subdivision Ordinance.

*walls/fences along streets - approval*



---

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





# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002134**

**AGENDA ITEM NO: 18**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An approved drainage report is required for Preliminary Plat approval.  
Access to T-4 should be provided.

**RESOLUTION:**

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

*discussed*

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

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

FOR:

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

**DATE:** June 2, 2004

**DEVELOPMENT REVIEW BOARD (DRB)  
CITY OF ALBUQUERQUE**

**REVIEW COMMENTS**

By the

**UTILITY DEVELOPMENT SECTION (WATER & SEWER)**

DEVELOPMENT & BUILDING SERVICES DIVISION  
PUBLIC WORKS DEPARTMENT

PHONE 924-3989 Roger Green  
PHONE 924-3988 Nancy Musinski

D.R.B. CASE NO.: 1002134

DATE: 6/2/04

ITEM NO.: 18

ZONE ATLAS PAGE: D-16

LOCATION:

REQUEST FOR: Sketch plat

**COMMENTS:**

1.) See avail. letter dated May 5, 2004.

2.) Need 10" waterline loop through Tract T-4.

3.) ~~Tract U-4-A must build MH on exist. 36" SAS interceptor to get SAS svc.~~

4.) U-4-A + U-4-B, U-2-A + U-2-B may NOT connect to 18-inch up for service. Need to build parallel 10-inch up in order to obtain water service.

SIGNED: Nancy Musinski

DATE: 6/02/04

3.) Tract U-4-A gets SAS svc by stub to exist SAS MH #151. Was this stub ever built?

**DEVELOPMENT REVIEW BOARD  
TRANSPORTATION DEVELOPMENT  
Standard Comment Sheet**

DRB- 1002134                      Item No. 18                      Zone Atlas D-16

DATE ON AGENDA 6-2-04

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

- 1) Standard infrastructure required.
- 2) Is Lomitas Drive in place to El Pueblo Road?
- 3) Suggest meeting with Tony Loyd to discuss TIS requirements for offsite mitigation.
- 4) What are contemplated uses.
- 5) Need x-section of El Pueblo Road. (U-4-B frontage)
- 6) Has rail crossing been improved?

**If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:**



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

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

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

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

**ZONING & PLANNING** Supplemental form **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 (Zoning Code/Sub Regs)

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

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

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

**APPLICANT INFORMATION:**

NAME: Vista del Norte Development, LLC PHONE: 883-1674  
 ADDRESS: 3804 Carlisle NE FAX: 883-0746  
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL:  
 Proprietary interest in site: Owner List all owners:  
 AGENT (if any): Mark Goodwin & Associates, PA PHONE: 828-2200  
 ADDRESS: PO Box 90606 FAX: 797-9539  
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: goodwinengrs@comcast.net

**DESCRIPTION OF REQUEST:** Sketch Plat Review : Las Lomas Industrial Park

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 U-2, U-3, U-4, & U-6 Block: Unit:  
 Subdiv. / Addn. Vista del Norte  
 Current Zoning: SU1 for IP Proposed zoning: Same  
 Zone Atlas page(s): D-16 No. of existing lots: 4 No. of proposed lots: 30  
 Total area of site (acres): 30.0220 Density if applicable: dwellings per gross acre: dwellings per net acre:  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill?  No  
 UPC No. 101606333051610704; 101606333749110703; 101606334244410702; 101606340243810205 MRGCD Map No.  
 LOCATION OF PROPERTY BY STREETS: On or Near: El Pueblo Road / Las Lomas Drive NE  
 Between: Edith Boulevard NE and Jefferson Street NE

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1001150?  
2-87-113, DRB 94-288, 02DRB-01196-01199  
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 5/21/04  
 SIGNATURE J. Scott Davis DATE 5/21/04  
 (Print) J. Scott Davis  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04DRB - 00794</u>	<u>Sketch</u>	<u>5(3)</u>	<u>\$ 0</u>
<input checked="" type="checkbox"/> All fees have been collected				\$
<input checked="" type="checkbox"/> All case #s are assigned				\$
<input checked="" type="checkbox"/> AGIS copy has been sent				\$
<input checked="" type="checkbox"/> Case history #s are listed				\$
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$
<input type="checkbox"/> F.H.D.P. density bonus				\$
<input type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>June 2, '04</u>			Total <u>\$ 0</u>
	<u>5/21/04</u>	Project # <u>1002134</u>		
	Planner signature / date			

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

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

- MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**
- Preliminary Plat reduced to 8.5" x 11"
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Copy of previous D.R.B. approved infrastructure list
  - Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
  - Any original and/or related file numbers are listed on the cover application
- Extensions are not reviewed through internal routing.**  
Extension of preliminary plat approval expires after one year.

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

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

- AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
- AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
- AMENDMENT TO GRADING PLAN (with minor changes)**
- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings.
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
  - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
  - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.

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

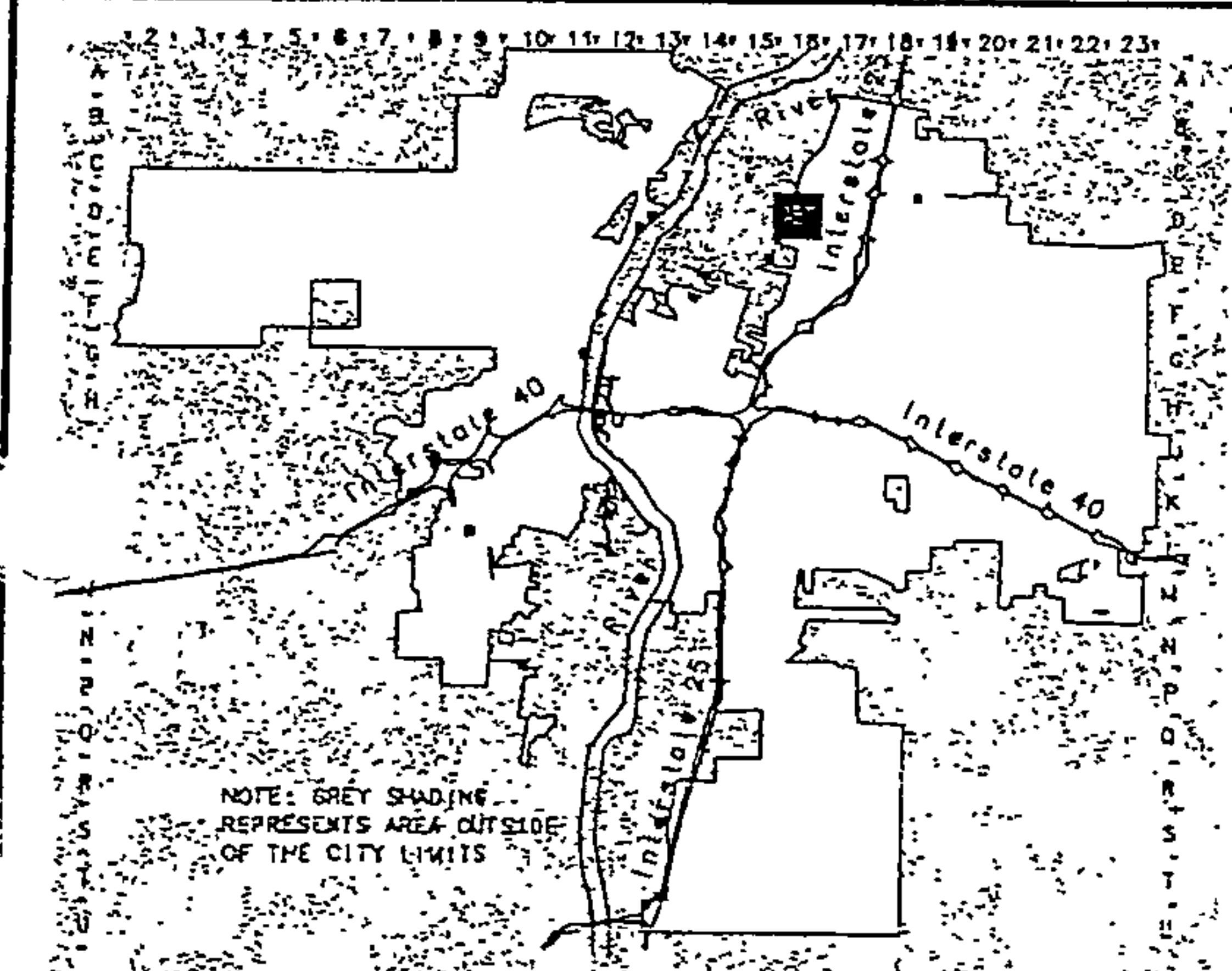
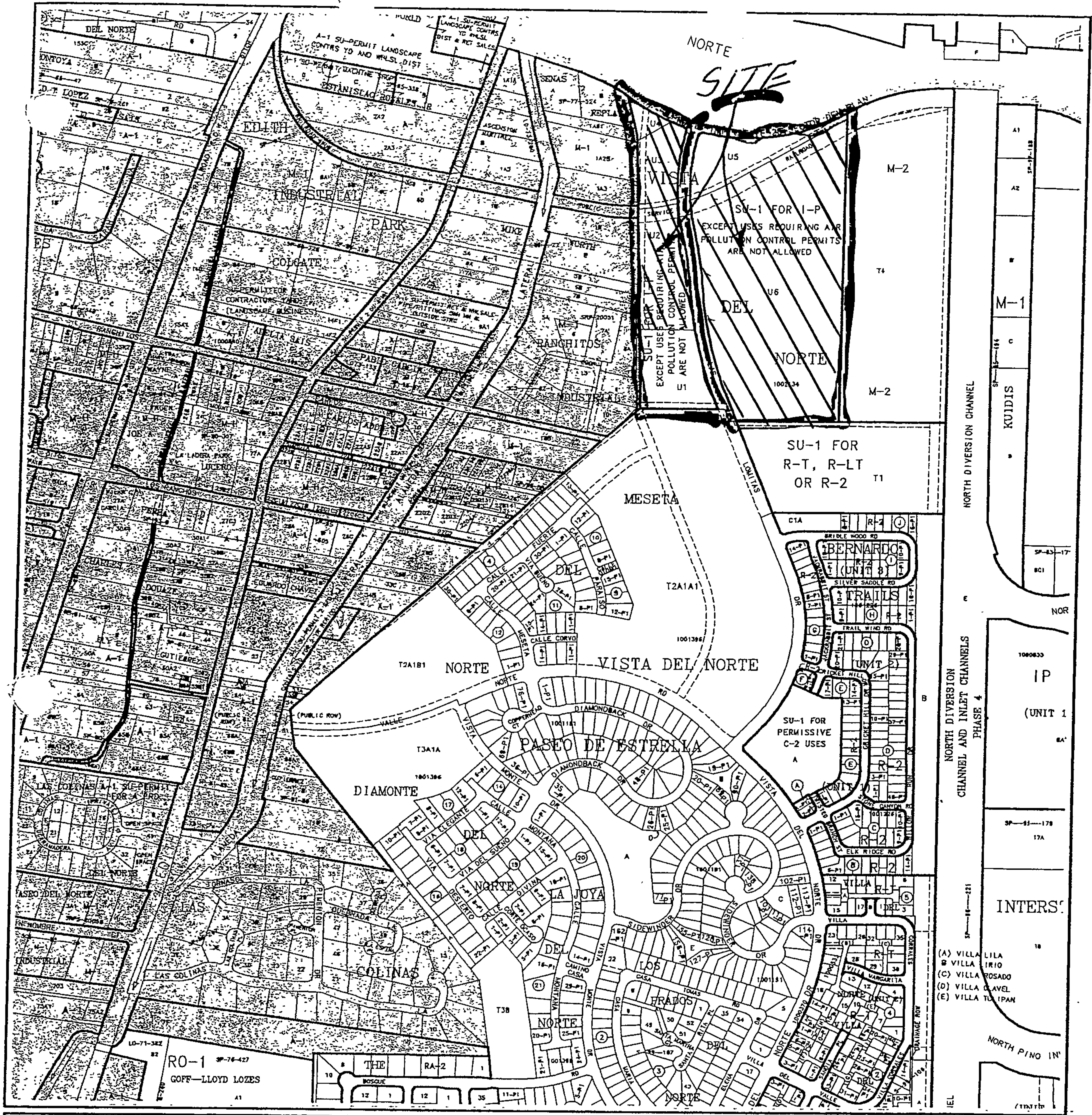
J. Scott DAVIS Applicant name (print)  
[Signature] Applicant signature / date  
 5/21/04



Form revised 3/02, 8/03, and 11/03

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
04DRB-00794

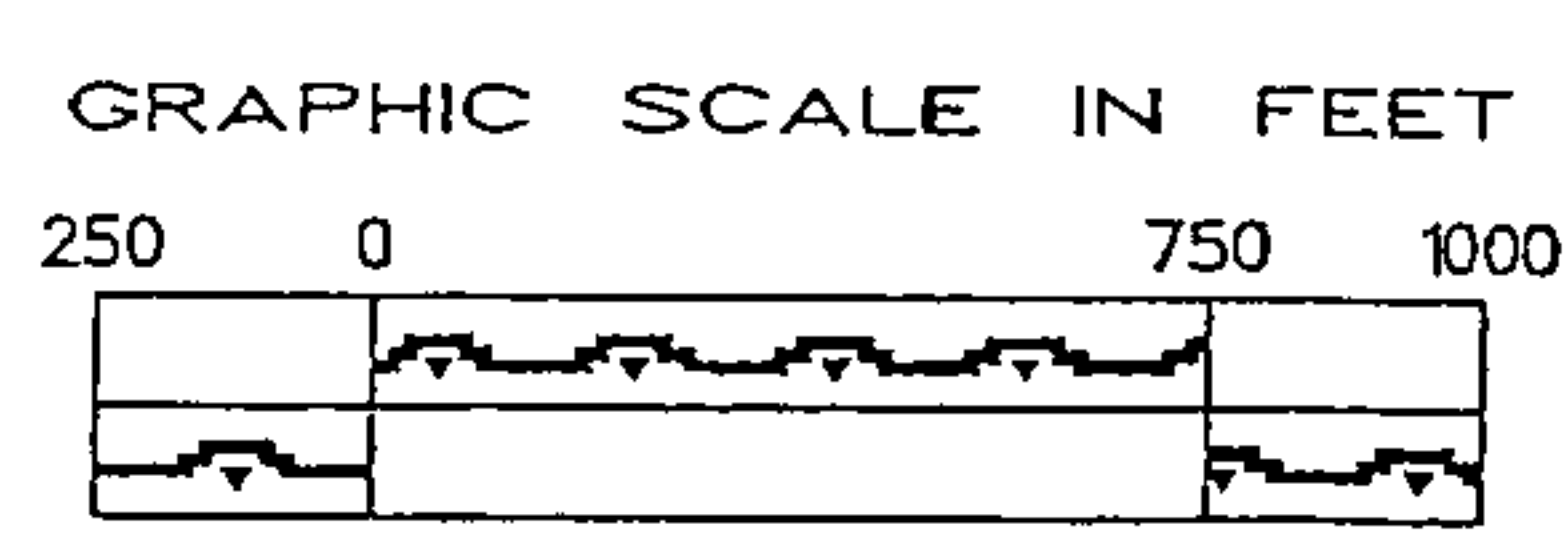
[Signature] 5/21/04  
 Planner signature / date  
**Project # 1002134**



CITY OF  
Albuquerque

Albuquerque Geographic Information System  
PLANNING DEPARTMENT

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**Zone Atlas Page**

**D-16-Z**

Map Amended through January 21, 2003



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539  
e-mail: goodwinengrs@comcast.net

May 21, 2004

Ms. Sheran Matson, DRB Chair  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

**Re: Las Lomas Industrial Park**

Dear Ms. Matson:

Attached hereto is our request for approval of the sketch plat for the referenced project.

A total of 30.02 acres is included in the proposed industrial park located on the east and west side of Las Lomas Drive, just south of El Pueblo Road. As reflected on the plan, for those lots east of Las Lomas Dr., two proposed Public Streets will provide access off of Las Lomas Dr., while the lots along the west side of Las Lomas will be provided access via future driveways.

Water and sewer extensions have already been provided for those lots shown east of Las Lomas and service to the westerly lots will also be from Las Lomas Drive. A drainage submittal will be made to City Hydrology for review prior to Preliminary Plat submittal.

Please call if I can be of any further assistance or if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

A handwritten signature in black ink, appearing to read 'Scott Davis', is written over the typed name.

J. Scott Davis

3



# 2ND BLUE SHEET ISSUED ORIGINAL BLUE SHEET LOST BY AGENT C.S.

9/17/02

Completed  
9-20-02  
JM

## DRB CASE TRACKING LOG

REVISED 6/27/2002

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

DRB Application No.: <u>02-01199</u>	Project # <u>1002134</u>
Project Name: <u>Vista del Norte</u>	EPC Application No.:
Agent: <u>Mark Goodwin</u>	Phone No.: <u>828-2200</u>

Your request for (SDP for SUB), (SDP for BP), (PREL/FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 8/28/02 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: \_\_\_\_\_
- UTILITIES: \_\_\_\_\_
- CITY ENGINEER / AMAFCA: \_\_\_\_\_
- PARKS / CIP: \_\_\_\_\_
- PLANNING (Last to sign): \_\_\_\_\_
  - See comments dated 8/28/02
  - EPC comments (name) \_\_\_\_\_
  - Planning must record this plat. Please submit the following items:
    - The original plat and a mylar copy for the County Clerk.
    - Tax certificate from the County Treasurer.
    - Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
    - Tax printout from the County Assessor.
  - Include 3 copies of the approved site plan along with the originals.
  - County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
  - Property Management's signature must be obtained prior to Planning Department's signature. *(See comments)*

### CASE TRACKING LOG FOR DRB DELEGATED SIGN-OFF

<input type="checkbox"/> TRANSPORTATION	Dates: Routed: _____	Disapproved: _____	Approved: _____
<input type="checkbox"/> UTILITIES	Dates: Routed: _____	Disapproved: _____	Approved: _____
<input type="checkbox"/> CITY ENGINEER / AMAFCA	Dates: Routed: _____	Disapproved: _____	Approved: _____
<input type="checkbox"/> PARKS / CIP	Dates: Routed: _____	Disapproved: _____	Approved: _____
<input checked="" type="checkbox"/> PLANNING (Last to sign)	Dates: Routed: <u>9-17-02</u>	Disapproved: _____	Approved: <u>JD 9/18/02</u>

### PLANS RELEASED TO APPLICANT OR AGENT

Date Released: <u>9/20/02</u>	Date Returned: <u>9/17/02</u>
Print Name: <u>DMG Marique D. D. D.</u>	Firm: <u>Mark Goodwin &amp; Associates</u>
Signed: <u>Marique D. D. D.</u>	
Date Released: _____	Date Returned: _____
Print Name: _____	Firm: _____
Signed: _____	

Project Number 1002134



PROJECT NO. 1002134	APPLICATION NO. 02DRB-01199
PROJECT NAME VISTA DEL NORTE BYLAW	
EPC APPLICATION NO.	
APPLICANT / AGENT MARK GOODWIN & ASSOC	PHONE NO. 828.2200
ZONE ATLAS PAGE D-16	
<b>ONE STOP COMMENT FORM LOG</b>	

<b>TRANSPORTATION DEV (505) 924-3990</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

<b>UTILITY DEV (505) 924-3989</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

<b>HYDROLOGY DEV (505) 924-3986</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

<b>PARKS AND REC (505) 768-5328</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

<b>PLANNING (505) 924-3858</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>ys</i>	DATE 9/18/02	DATE
COMMENTS:		
<p>① Please provide a digital dxf file showing easement parcel and right-of-way lines in New Mexico State Plane UTM, NAD 1927 or 1983 for AGIS purposes. You may email the information to <a href="mailto:jmesosley@calbg.gov">jmesosley@calbg.gov</a> or provide a disk.</p>		

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

9/19/02    Made 2 copies of plat

9-17-02

JANET -

# for recording is w/  
Claire, Thank you.

R.J.

3



# 200 BLUE SHEET ISSUED ORIGINAL BLUE SHEET LOST BY AGENT C.S. DRB CASE TRACKING LOG

9/17/02

REVISED 6/27/2002

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

DRB Application No: 02-01199 Project # 1002134  
 Project Name: Vista del Norte EPC Application No.: \_\_\_\_\_  
 Agent: Mark Goodwin Phone No: 878-2200

Your request for (SDP for SUB), (SDP for BP), (PREL/FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 8/28/02 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: \_\_\_\_\_
- UTILITIES: \_\_\_\_\_
- CITY ENGINEER / AMAFCA: \_\_\_\_\_
- PARKS / CIP: \_\_\_\_\_
- PLANNING (Last to sign): \_\_\_\_\_
  - See comments dated 8/28/02
  - EPC comments (name) \_\_\_\_\_
  - Planning must record this plat. Please submit the following items:
    - The original plat and a mylar copy for the County Clerk.
    - Tax certificate from the County Treasurer.
    - Recording fee (checks payable to the County Clerk) RECORDED DATE: \_\_\_\_\_
    - Tax printout from the County Assessor.
  - Include 3 copies of the approved site plan along with the originals.
  - County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
  - Property Management's signature must be obtained prior to Planning Department's signature. *(See comments)*

### CASE TRACKING LOG FOR DRB DELEGATED SIGN-OFF

<input type="checkbox"/> TRANSPORTATION	Dates: Routed: _____	Disapproved: _____	Approved: _____
<input type="checkbox"/> UTILITIES	Dates: Routed: _____	Disapproved: _____	Approved: _____
<input type="checkbox"/> CITY ENGINEER / AMAFCA	Dates: Routed: _____	Disapproved: _____	Approved: _____
<input type="checkbox"/> PARKS / CIP	Dates: Routed: _____	Disapproved: _____	Approved: _____
<input checked="" type="checkbox"/> PLANNING (Last to sign)	Dates: Routed: _____	Disapproved: _____	Approved: _____

### PLANS RELEASED TO APPLICANT OR AGENT

Date Released: \_\_\_\_\_ Date Returned: \_\_\_\_\_  
 Print Name: \_\_\_\_\_ Firm: \_\_\_\_\_  
 Signed: \_\_\_\_\_

Date Released: \_\_\_\_\_ Date Returned: \_\_\_\_\_  
 Print Name: \_\_\_\_\_ Firm: \_\_\_\_\_  
 Signed: \_\_\_\_\_

Project Number 1002134

3



# DRB CASE TRACKING LOG

REVISED 6/27/2002

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

DRB Application No.: 02-01199 Project # 1002134  
 Project Name: Vista del Norte EPC Application No.: \_\_\_\_\_  
 Agent: Mark Goodwin Phone No.: 828-2200

Project Number 1002134

Your request for (SDP for SUB), (SDP for BP), (PREL/FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 8/28/02 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: \_\_\_\_\_
- UTILITIES: \_\_\_\_\_
- CITY ENGINEER / AMAFCA: \_\_\_\_\_
- PARKS / CIP: \_\_\_\_\_
- PLANNING (Last to sign): \_\_\_\_\_
  - See comments dated 8/28/02
  - EPC comments (name) \_\_\_\_\_
  - Planning must record this plat. Please submit the following items:
    - The original plat and a mylar copy for the County Clerk.
    - Tax certificate from the County Treasurer.
    - Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
    - Tax printout from the County Assessor.
  - Include 3 copies of the approved site plan along with the originals.
  - County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
  - Property Management's signature must be obtained prior to Planning Department's signature. *(See comment)*

### CASE TRACKING LOG FOR DRB DELEGATED SIGN-OFF

<input type="checkbox"/> TRANSPORTATION	Dates: Routed: _____	Disapproved: _____	Approved: _____
<input type="checkbox"/> UTILITIES	Dates: Routed: _____	Disapproved: _____	Approved: _____
<input type="checkbox"/> CITY ENGINEER / AMAFCA	Dates: Routed: _____	Disapproved: _____	Approved: _____
<input type="checkbox"/> PARKS / CIP	Dates: Routed: _____	Disapproved: _____	Approved: _____
<input checked="" type="checkbox"/> PLANNING (Last to sign)	Dates: Routed: _____	Disapproved: _____	Approved: _____

### PLANS RELEASED TO APPLICANT OR AGENT

Date Released: _____	Date Returned: _____
Print Name: _____	Firm: _____
Signed: _____	
Date Released: _____	Date Returned: _____
Print Name: _____	Firm: _____
Signed: _____	



## OFFICIAL NOTICE

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
LAND DEVELOPMENT COORDINATION DIVISION

8-28-02

### 3. Project # 1002134

02DRB-01196 Major-Bulk Land Variance  
02DRB-01197 Major-Vacation of Public Easements  
02DRB-01199 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) U, **VISTA DEL NORTE**, zoned SU-1 for Permissive IP, located on LAS LOMITAS DR NW, between EL PUEBLO RD NW and VISTA DEL NORTE DR NW containing approximately 39 acre(s). [REF: DRB-98-71] (D-16)

At the August 28, 2002, Development Review Board meeting, the Bulk Land Variance was approved subject to the Findings and Conditions of the Subdivision Ordinance as follows:

#### BULK LAND VARIANCE:

1. The variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community.
2. The variance will not conflict significantly with the goals and provisions of any City, County or AMAFCA adopted plan or policy;, the applicable zoning ordinance, or any other City code or ordinance.
3. The variance will not permit, encourage or make possible undesired development in the 100-year floodplain.
4. The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

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

#### FINDINGS:

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

#### CONDITIONS:

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



**OFFICIAL NOTICE  
PAGE TWO**

2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.
3. Affected utility companies shall acknowledge the vacation by their signatures on the replat.

The preliminary plat was approved with final sign off delegated to Planning.

If you wish to appeal this decision, you must do so by September 12, 2002 in the manner described below.

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

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

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

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

  
Janet Stephens  
DRB Chair

cc: Vista del Norte Development LLC, P.O. Box 3671, 87190  
Mark Goodwin & Associates PA, 8916 Adams NE, 87199  
Loren Hines, Property Management, Legal Dept./4th Flr, City/County Bldg.  
Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.  
File

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002134 AGENDA#: 3 DATE: 8.28.02

1. Name: Diane Hoyer Address: MEA Zip: \_\_\_\_\_

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

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

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

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

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

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

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

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

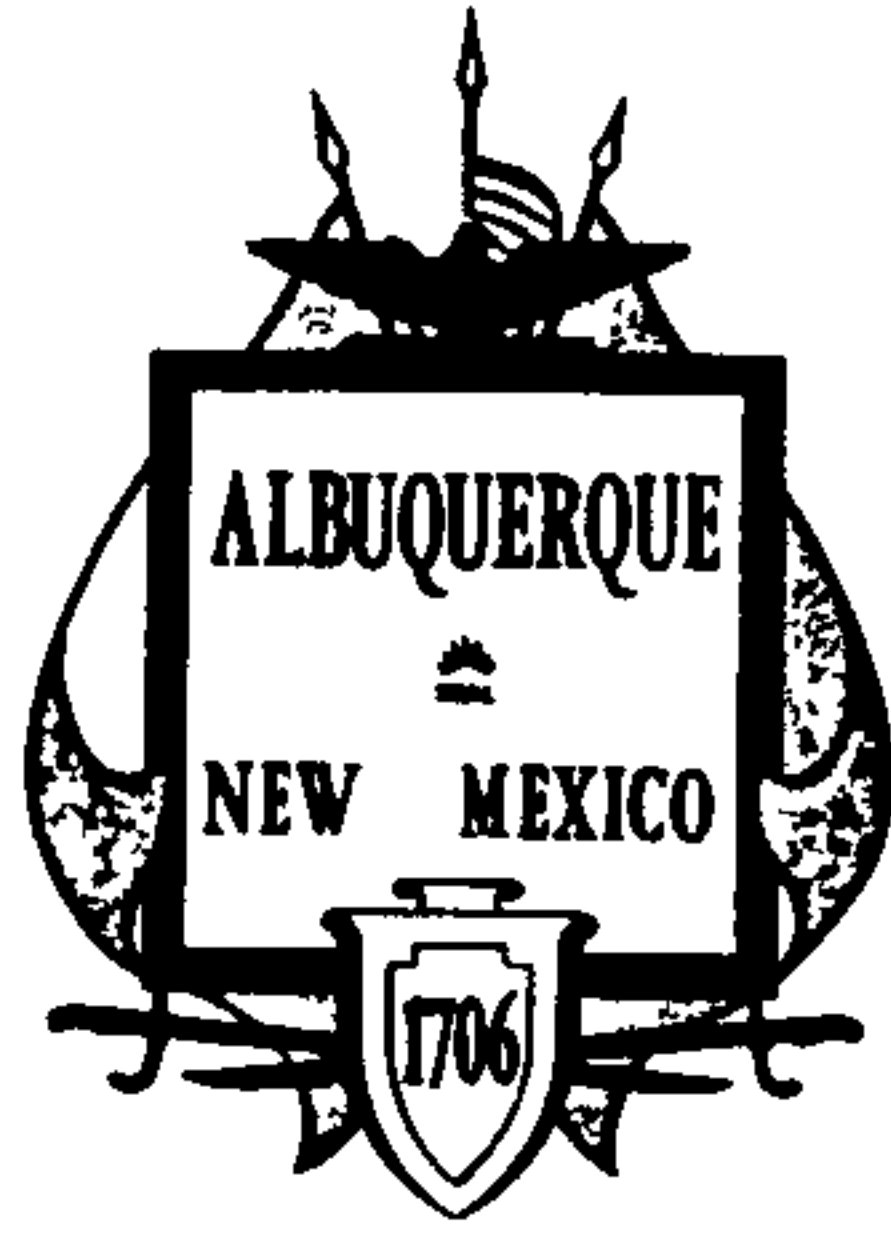
10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

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

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

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

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



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1002134**

**AGENDA ITEM NO: 3**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

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

**RESOLUTION:**

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

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

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

FOR:

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

**DATE:** August 28, 2002





CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
LAND DEVELOPMENT COORD. DIV.

DEVELOPMENT REVIEW BOARD  
August 28, 2002  
**Project #1002134**

**Project # 1002134**

02DRB-01196 Major-Bulk Land Variance  
02DRB-01197 Major-Vacation of Public Easements  
02DRB-01199 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) U, **VISTA DEL NORTE**, zoned SU-1 for Permissive IP, located on LAS LOMITAS DRIVE NW, between EL PUEBLO ROAD NW and VISTA DEL NORTE DR NW containing approximately 39 acre(s). [REF: DRB-98-71] (D-16)

AMAFCA No comment.

COG No adverse comments

Transit No comments received.

Zoning Enforcement Reviewed, no comment.

Neighborhood Coord. Letter sent to Alameda North Valley (R) Neighborhood Assn.

APS No adverse comments

Police Department

A review of following case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. No comments.

Fire Department All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.

PNM Gas Approves.

PNM Electric PNM has no objection to vacation of the road or waterline easement.

Comcast No comments received.

QWEST No comments received.

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

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

Open Space Division No adverse comments

City Engineer No objection to the BLV. No objection to vacation request.  
Comment on plat.

#### Transportation Development

No objection to the vacation of public roadway easement, provided that adequate right-of-way is platted. Refer to Utility Development for comments on the vacation of the utility easement. No objection to the bulk land variance.

Parks & Recreation No objection.

#### Utilities Development

No objection to Bulk Land Variance. No objection to Vacation request. No objection to Final Plat approval.

#### Planning Department

No objection to the vacation of public easements. Defer to those entities having an interest in the easements.

No objection to the bulk land variance. A separate bulk land variance document must be signed by the property owner and the signature notarized. The plat and document must be recorded concurrently after obtaining the DRB Chair's signature.

Add the zoning classification to the Subdivision Data section or Notes section on the plat. Include the Project # and Application # on the plat.

Property Management's signature is required on plats that vacate public right-of-way or dedicate parkland. Otherwise, the signature line may be marked "n/a".

## Planning Department

Planning signs last. All other City agencies and public utilities must sign-off prior to requesting final signature by Planning.

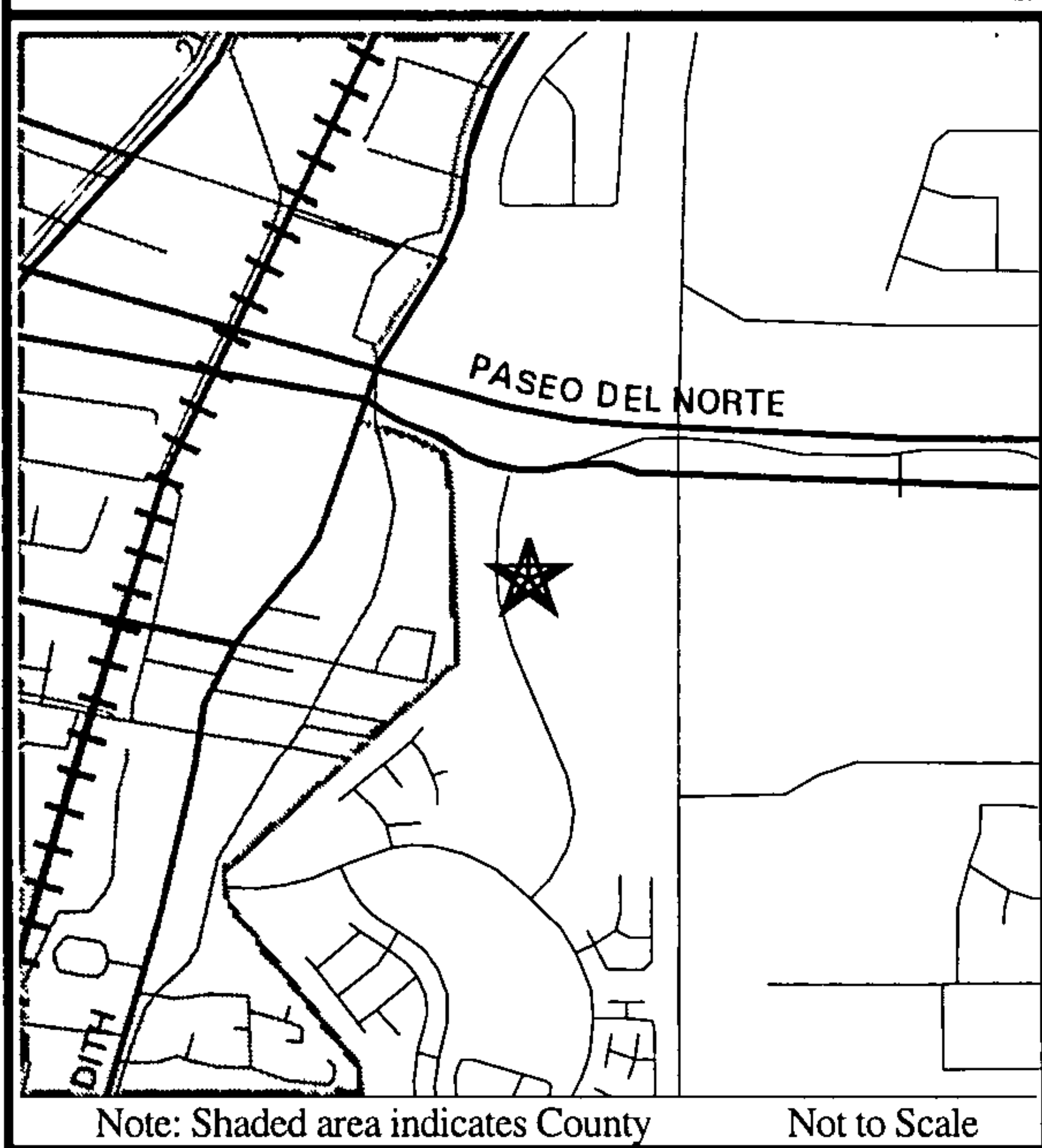
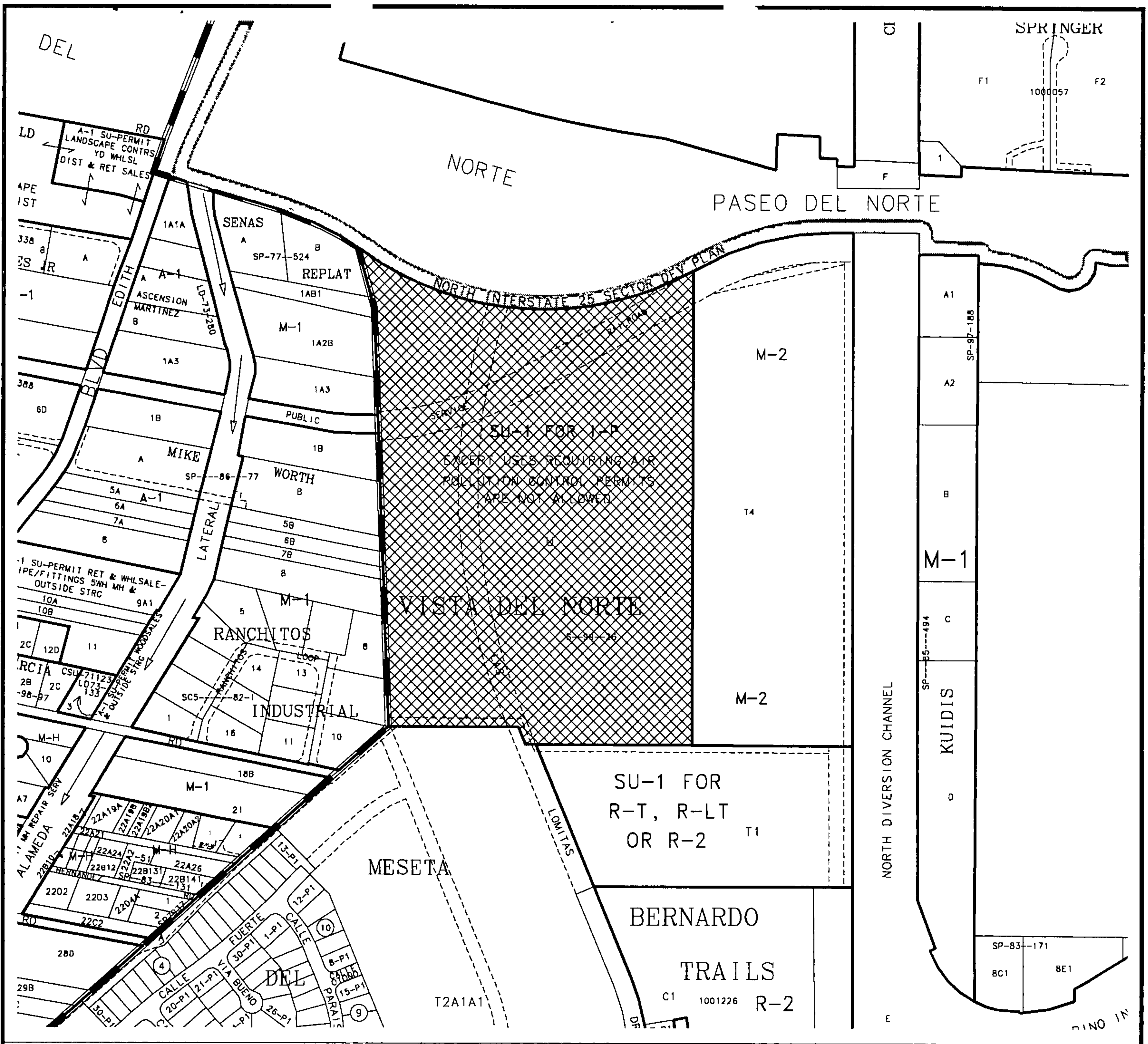
Planning must record all major subdivision plats and those that complete vacations. Appropriate fees (checks payable to Bernalillo County), a tax certificate from the County Treasurer's Office, a tax print-out from the County Assessor's Office and two mylars must be provided. A recorded mylar will be returned to the applicant/agent.

Please provide a digital dxf file showing parcel, easement and right-of-way lines in New Mexico State Plane Feet, NAD 1927 or 1983 for AGIS purposes. You may email the information to [jmcsorley@cabq.gov](mailto:jmcsorley@cabq.gov) or provide a diskette.

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

cc: Vista del Norte Development LLC, P.O. Box 3671, 87190

Mark Goodwin & Associates PA, 8916 Adams NE, 87199



## ZONING MAP



Scale 1" = 501'

PROJECT NO.  
**1002134**

HEARING DATE  
**8-24-02**

MAP NO.  
**D-16**

ADDITIONAL CASE NUMBER(S)  
**02DRB-01196**  
**02DRB-01197**  
**02DRB-01199**



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, August 28, 2002**, beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1000867**

02DRB-01201 Major-Two Year SIA

THE LARKIN GROUP NM INC agent(s) for BERNALILLO COUNTY request(s) the above action(s) for all or a portion of Block(s) 1-2, **BERNALILLO COUNTY COURTHOUSE ADDITION**, zoned SU-3 special center zone, located on LOMAS BLVD NW, between 4TH ST NW and 6TH ST NW containing approximately 5 acre(s). [REF: DRB-97-318](J-14)

**Project # 1001674**

02DRB-01202 Major-Preliminary Plat Approval  
02DRB-01203 Major-Vacation of Pub Right-of-Way  
02DRB-01204 Major-Vacation of Public Easements  
02DRB-01205 Minor-Temp Defer SDWK  
02DRB-01206 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES, PA agent(s) for STV INVESTMENTS III, LLC request(s) the above action(s) for all or a portion of Parcel H-12A, **EAGLE RIDGE SUBDIVISION, RIVERVIEW**, zoned R-LT, located on ALL SAINTS NW, between COORS BLVD. NW and EAGLE RANCH RD. NW containing approximately 33 acre(s). [REF:DRB-96-22](C-13)

**Project # 1002134**

02DRB-01196 Major-Bulk Land Variance  
02DRB-01197 Major-Vacation of Public Easements  
02DRB-01199 Minor-Prelim&Final Plat Approval

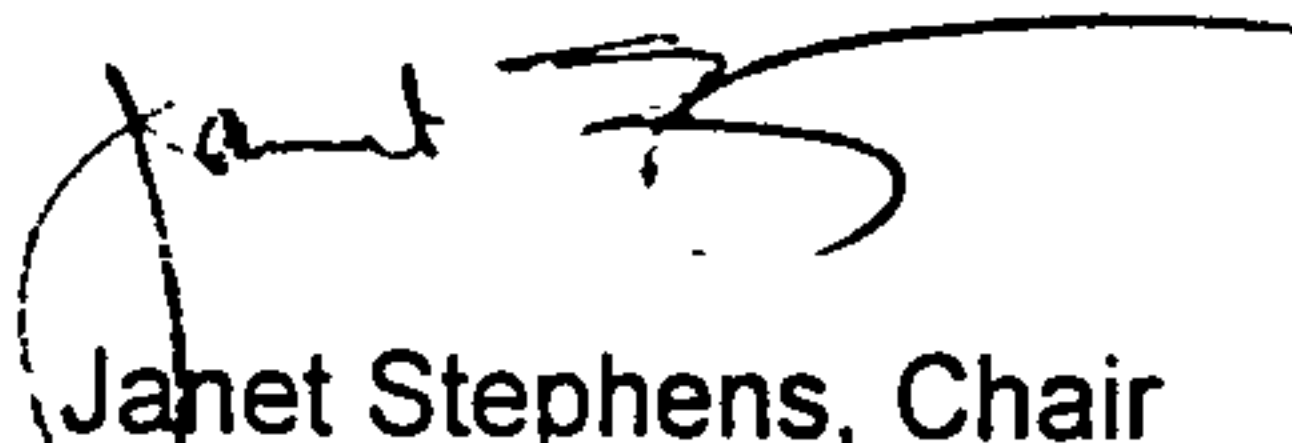
MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) U, **VISTA DEL NORTE**, zoned SU-1 for Permissive IP, located on LAS LOMITAS DRIVE NW, between EL PUEBLO ROAD NW and VISTA DEL NORTE DR NW containing approximately 39 acre(s). [REF: DRB-98-71] (D-16)

**Project # 1002135**

02DRB-01208 Major-Vacation of Pub Right-of-Way

TIERRA WEST LLC agent(s) for GELTMORE INC request(s) the above action(s) for all or a portion of Tract(s) C2A1, **JEANNEDALE ADDITION**, zoned SU-3 for C-2 uses, located on AMERICAS PARKWAY NE, between LOUISIANA BLVD NE and UPTOWN BLVD NE containing approximately 1 acre(s). (H-18)

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

  
Janet Stephens, Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 12, 2002.**

# 231

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

Meeting Date: Aug. 28, 2002

Zone Atlas Page: D-16-2

Notification Radius: 100 Ft.

App#	<u>02DRB-01196</u>
Proj#	<u>1002134</u>
Other#	<u>02DRB-01197</u>
	<u>02DRB-01199</u>

Cross Reference and Location: \_\_\_\_\_

Applicant: Vista del Norte Development, LLC ✓

Address: P.O. Box 3671, Albany, NM 87170

Agent: Mark Goodwin & Assoc., P.C. ✓

Address: 8916 Adams NE, 87159

SPECIAL INSTRUCTIONS

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

Date Mailed: Aug. 9, 2002

Signature: K. Bethlikaj

101606438810540102 LEGAL: TRAC T C- 1-A-1 LDS OF SPRINGER BUILDING MATERIALS C LAND USE:  
 PROPERTY ADDR: 00000 3501 PASEO DEL NORTE NE  
 OWNER NAME: CITY OF ALBUQUERQUE GENERAL MI  
 OWNER ADDR: 00000 MINNEAPOLIS MN 55440

101606427201940101 LEGAL: MAP 24 T R 196 NORTHY POR CONT 0.23 AC LAND USE:  
 PROPERTY ADDR: 00000 8120 EDITH BLV NE  
 OWNER NAME: COUNTY OF BERNALILLO C/O COUNT  
 OWNER ADDR: 00000 ALBUQUERQUE NM 87102

101606329551210122 LEGAL: TRAC T 'B ' SENA'S REPLAT OF PORTIONS OF TRACTS 1-A- LAND USE:  
 PROPERTY ADDR: 00000 326 PASEO DEL NORTE/ FR  
 OWNER NAME: FLEHARTY TERRY L & SHER VERNA  
 OWNER ADDR: 00326 PASEO DEL NORTE NE ALBUQUERQUE NM 87113

101606436500140104CA LEGAL: PORT ION OF TRACT D-1 PLAT OF LAND OF SPRINGER BUIL LAND USE:  
 PROPERTY ADDR: 00000  
 OWNER NAME: PUBLIC SERVICE CO OF NEW MEXIC  
 OWNER ADDR: 00000 ALBUQUERQUE NM 87158

101606337943210205 LEGAL: TRAC T U PLAT OF TRACTS A. I. J. K. L. M. T. U. V. LAND USE:  
 PROPERTY ADDR: 00000  
 OWNER NAME: SUNDT CORP C/O JOHN H DOYLE  
 OWNER ADDR: 00000 TUCSON AZ 85726

101606347345810204 LEGAL: TRAC T T- 4 BULK PLAT FOR TRACTS T-1, T-2, T-3 & T-4 LAND USE:  
 PROPERTY ADDR: 00000  
 OWNER NAME: SUNDT CORP C/O JOHN H DOYLE  
 OWNER ADDR: 00000 TUCSON AZ 85726

101606328548710121 LEGAL: SLY POR TR 1A1B MAP 28 CONT 1.150 AC LAND USE:  
 PROPERTY ADDR: 00000 310 PASEO DEL NORTE/FRO  
 OWNER NAME: SENA LORETTA & SMITH JULIET  
 OWNER ADDR: 08102 EDITH BL NE ALBUQUERQUE NM 87113

101606328947110117 LEGAL: TRAC T 1A 2B MAP 28 T11N R3E SEC 22 LAND USE:  
 PROPERTY ADDR: 00000 8108 EDITH BLV NE  
 OWNER NAME: LEVINE RICHARD  
 OWNER ADDR: 00000 ALBUQUERQUE NM 87114

101606328846710116 LEGAL: MAP 28 E AST PORT OF TR 1A3 CONT 1.400 AC LAND USE:  
 PROPERTY ADDR: 00000 8102 EDITH BLV NE  
 OWNER NAME: SENA LORETTA & SMITH JULIET  
 OWNER ADDR: 08102 EDITH BL NE ALBUQUERQUE NM 87114

101606328944410413 LEGAL: MRGC D MA P #28 EAST PORTION OF TR 1-B CONT 1.21 AC LAND USE:  
 PROPERTY ADDR: 00000 N/A  
 OWNER NAME: GALLEGOS ROBERT LEE ETUX  
 OWNER ADDR: 08032 EDITH BL NE ALBUQUERQUE NM 87113

101606328342710412 LEGAL: TR B OF PLAT OF TRS A & B LANDS OF MIKE WORTH BEIN LAND USE:  
 PROPERTY ADDR: 00000 N/A  
 OWNER NAME: GEOMY POHL CONTRACTOR INC  
 OWNER ADDR: 02623 CANDELARIA RD NW ALBUQUERQUE NM 87107

101606328341310411 LEGAL: MRGC D MA P #28 TRS 5-B, 6-B, & 7-B CONT 1.21 AC LAND USE:  
 PROPERTY ADDR: 00000 N/A  
 OWNER NAME: STOUT V L  
 OWNER ADDR: 00000 ALBUQUERQUE NM 87199

101606327840210408 LEGAL: TRAC T 8B MRGCD MAP #28 CONT 1.5301 AC M/L OR 66.65 LAND USE:  
 PROPERTY ADDR: 00000 HERNANDEZ  
 OWNER NAME: GRIBBLE LAWRENCE C DIXIE L & R  
 OWNER ADDR: 00000 LOS LUNAS NM 87031

101606329539210424 LEGAL: \* 7 PLAT OF LTS 1 THRU 16 RANCHITOS INDUSTRIAL SUB LAND USE:  
 PROPERTY ADDR: 00000 7916 RANCHITOS LP NE  
 OWNER NAME: GRIBBLE LAWRENCE & DIXIE LEE T  
 OWNER ADDR: 00007 CABLE DR PLACITAS NM 87043

101606331038710423 LEGAL: \* 8 PLAT OF LTS 1-16 RANCHITOS INDUSTRIAL SUBD CON LAND USE:  
 PROPERTY ADDR: 00000 RANCITOS LOOP  
 OWNER NAME: GRIBBLE LAWRENCE G & DIXIE L T  
 OWNER ADDR: 00007 CABLE DR PLACITAS NM 87043

101606330737010422 LEGAL: \* 9 PLAT OF LTS 1 THRU 16 RANCHITOS INDUSTRIAL SUB LAND USE:  
 PROPERTY ADDR: 00000 7908 RANCHITOS LP NE  
 OWNER NAME: SAWYER THOMAS & SHARON  
 OWNER ADDR: 02704 MONROE NE ALBUQUERQUE NM 87110

101606330135510421 LEGAL: \* 10 PLA T OF LTS 1 THRU 16 RANCHITOS INDUSTRIAL SU LAND USE:  
 PROPERTY ADDR: 00000 7904 RANCHITOS LP NE  
 OWNER NAME: TRUJILLO TONY M ETUX ETAL  
 OWNER ADDR: 00212 ORTEGA RD NW ALBUQUERQUE NM 87114

101606331621240126 LEGAL: TRAC T T- 2-A-1 BULK PLAT FOR TRACT T-2-A-1 & T-2-A- LAND USE:  
 PROPERTY ADDR: 00000  
 OWNER NAME: VISTA DEL NORTE DEVELOPMENT LL  
 OWNER ADDR: 04101 IRVINGTON RD TUCSON AZ 85726

101606345033910206 LEGAL: TRAC T T- 1 BULK PLAT FOR TRACTS T-1, T-2, T-3 & T-4 LAND USE:  
 PROPERTY ADDR: 00000  
 OWNER NAME: ALBUQUERQUE INTERNATIONAL BALL  
 OWNER ADDR: 08309 WASHINGTON PL NE ALBUQUERQUE NM 87113



# City of Albuquerque

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

Date: August 2, 2002

TO CONTACT NAME: Bernadette Maus  
 COMPANY/AGENCY: Mark Goodwin & Assoc  
 ADDRESS/ZIP: PO BOX 90006 187199  
 PHONE/FAX #: 828-2200 / 797-9539

Thank you for your inquiry of 8-2-02 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tract U-1, U-2, U-3, U-4, U-5 and U-6 of Vista Del Norte zone map page(s) D-16.

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

<u>Alameda North Valley</u>	_____
Neighborhood Association	Neighborhood Association
Contacts: <u>Debby Potter</u>	Contacts: _____
<u>1019 Guadalupe Ct NW, Alameda, NM 87114</u>	_____
<u>897-8621 (w)</u>	_____
<u>Steve Hale</u>	_____
<u>9339 Guadalupe Trail NW, Alameda, NM 87114-7719</u>	_____
<u>890-5335 (w) 897-9578 (w)</u>	_____

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

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

Sincerely, \_\_\_\_\_  
Dulaine Carmoua  
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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



# NOTICE TO APPLICANTS

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

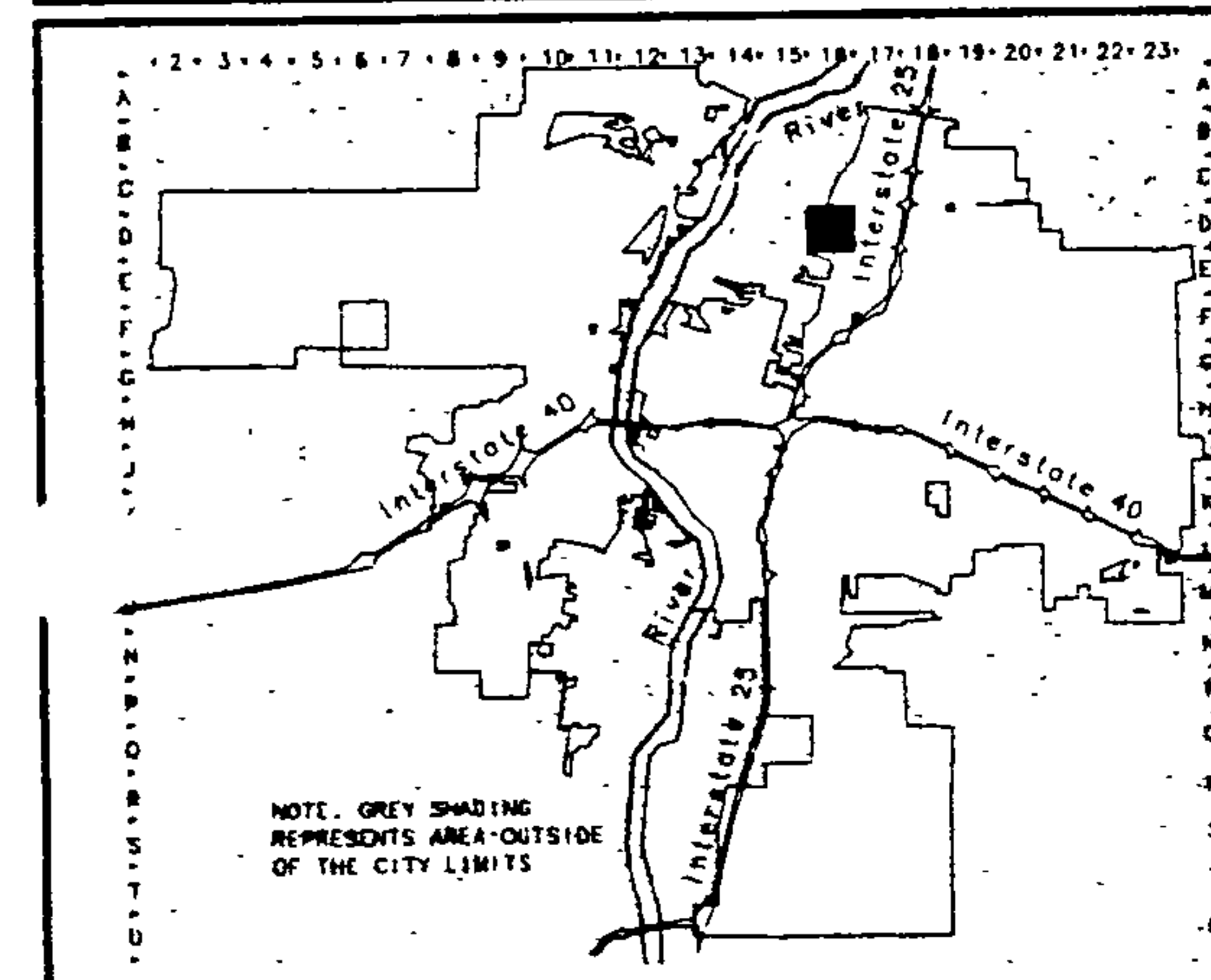
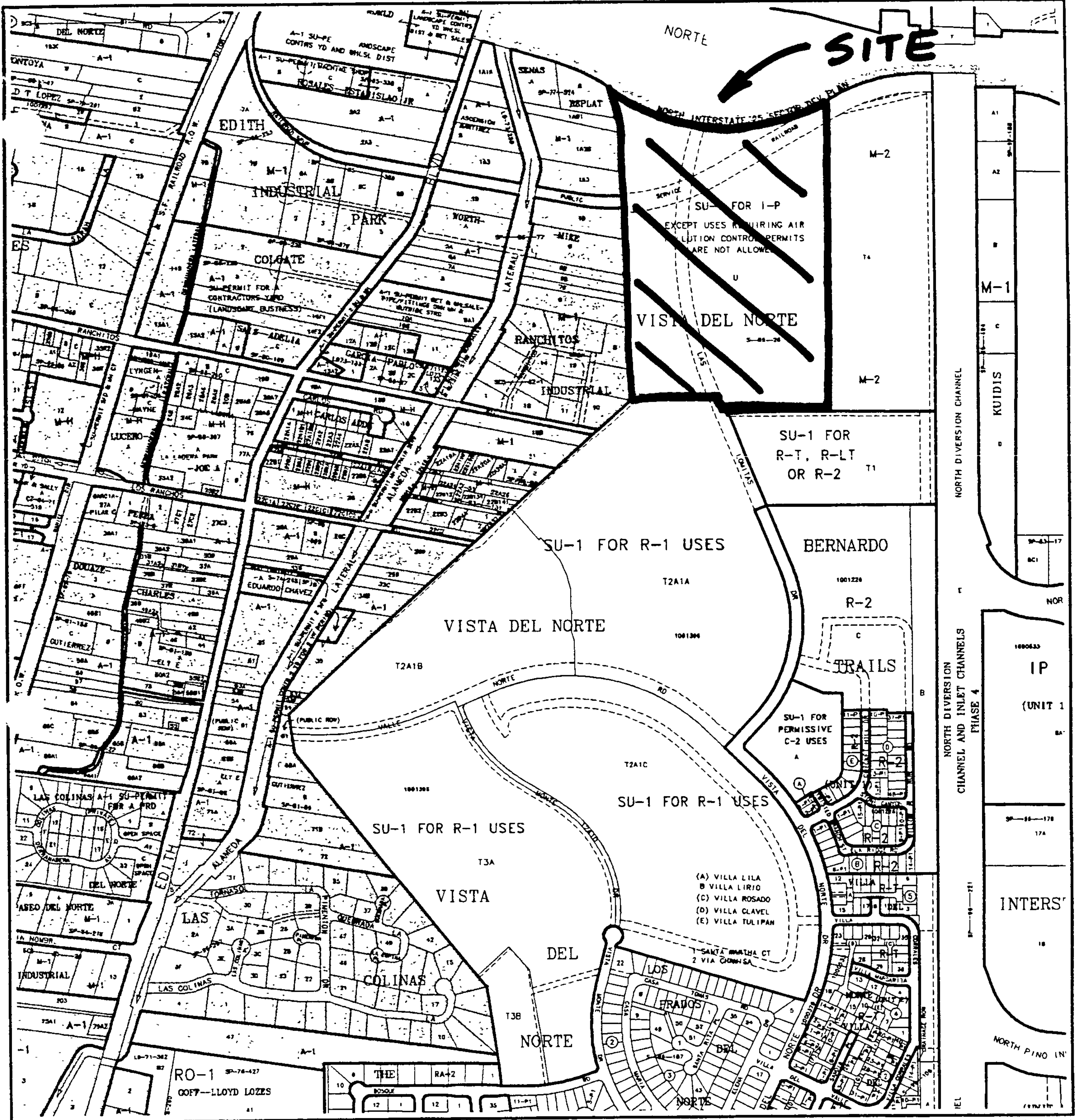
### WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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


\*\*\*\*\*

(below this line for OCNC use only)

Date of Inquiry: 8-2-02 Time Entered: 9:21 am OCNC Rep. Initials: DA



  
 CITY OF  
**Albuquerque**  
 Albuquerque Geographic Information System  
**PLANNING DEPARTMENT**  
 © Copyright 2002

GRAPHIC SCALE IN FEET  
 250 0 750 1000  
  
**Zone Atlas Page**  
**D-16-Z**  
 Map Amended through April 03, 2002

CITY OF ALBUQUERQUE

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

APPLICANT: Vista del Norte Developmt, LLC

Date of Request: 8-2-02 Zone Atlas Page(s): D16

Current Zoning: SU-1 for permissive IP

Legal Description -

Parcel Size (acres/sq.ft.) 38.8315

Lot or Tract # U Block# -

Subdivision Name Vista del Norte

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 (X) Prel./Final Bull land Plat
c) Amendment ( )

PROPOSED DEVELOPMENT: (NONE)

GENERAL DESCRIPTION OF ACTION:

- No Construction/Development ( )
New Construction ( )
Expansion of Existing Development ( )

# of Units - NA
Building Size - NA (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: [Signature] Date: 8-2-02
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: Yes (X) No ( ) Borderline ( )

Public Works Dept. Transportation Development Div. 3rd Floor/Rm. 304 City/County Bldg. 768-2680

Theresholds Met? Yes (X) No ( ) Mitigating reasons for not requiring TIS: Previously studied: ( )

Notes: - Vista del Norte TIS

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 susequent changes to the development proposal identified above may require an update or new TIS.

[Signature] DATE: Aug 2, 2002
TRAFFIC ENGINEER

AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED: Yes ( ) No ( ) Borderline ( )

Environmental Health Dept. Air Quality Div. 3rd Floor/Rm. 3023 City/County Bldg. 768-2600

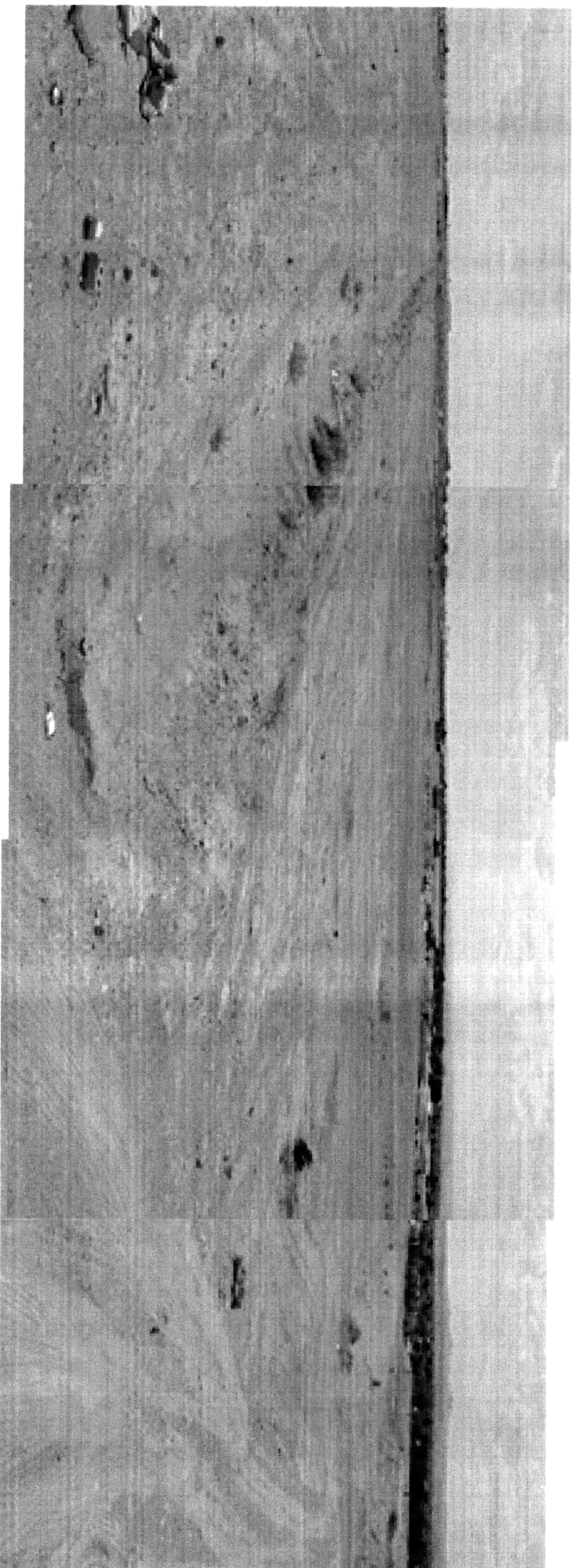
Theresholds Met? Yes ( ) No ( ) Mitigating reasons for not requiring AQIA: Previously studied: ( )

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

ENVIRONMENTAL HEALTH DATE

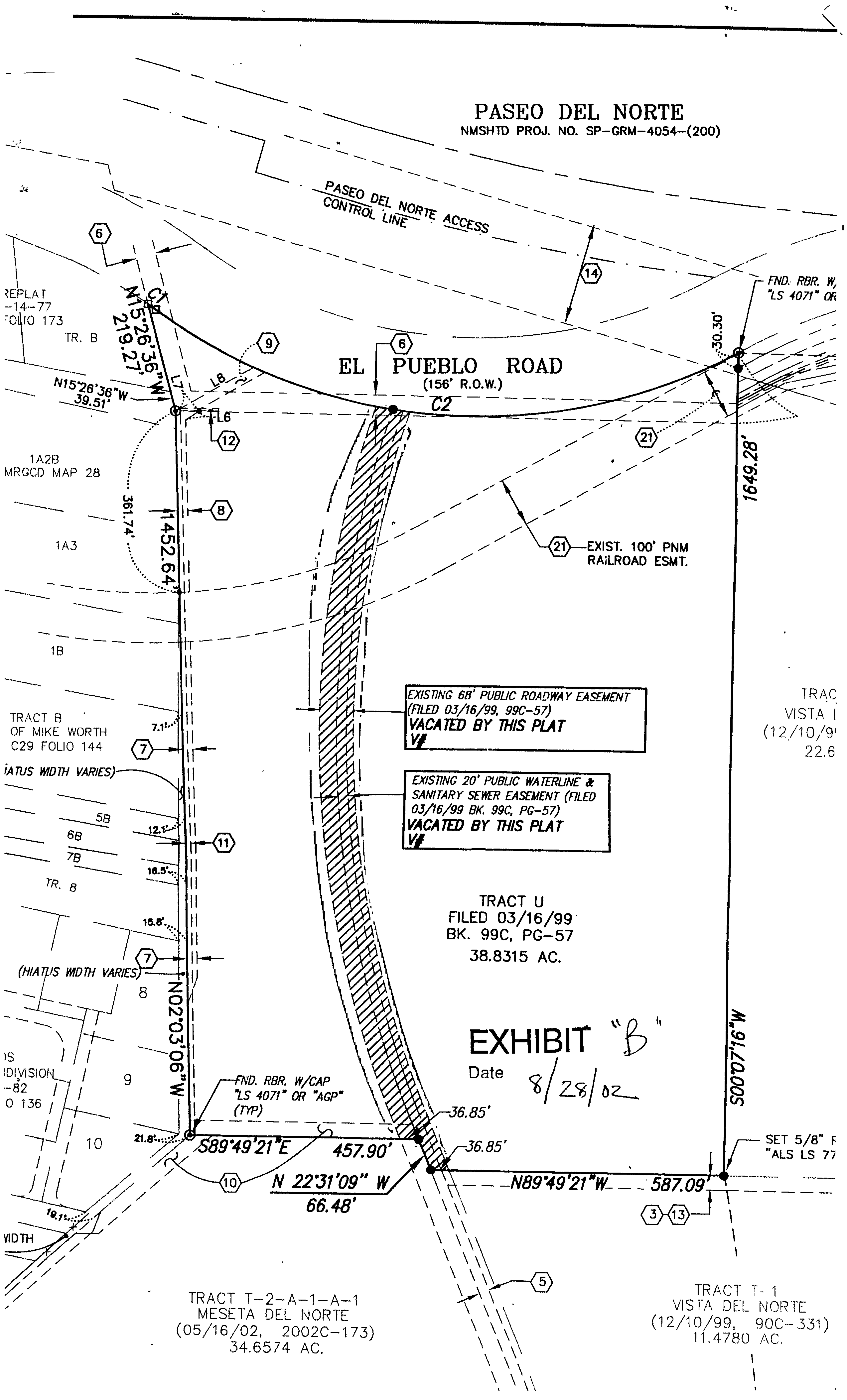
Required TIS and/or AQIA must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS - SUBMITTED / /
- FINALIZED / /
AQIA - SUBMITTED / /
- FINALIZED / /
TRAFFIC ENGINEER DATE
ENVIRONMENTAL HEALTH DATE



#3 DRB Aug 28 '02 1002134  
Looking South West

**PASEO DEL NORTE**  
 NMSHTD PROJ. NO. SP-GRM-4054-(200)



PASEO DEL NORTE ACCESS  
 CONTROL LINE

EL PUEBLO ROAD  
 (156' R.O.W.)  
 C2

FND. RBR. W,  
 "LS 4071" OR

REPLAT  
 -14-77  
 FOLIO 173  
 TR. B

1A2B  
 MRGCD MAP 28

N15°26'36"W  
 39.51'

C1  
 N15°26'36"W  
 219.27'

30.30'

1649.28'

EXIST. 100' PNM  
 RAILROAD ESMT.

EXISTING 68' PUBLIC ROADWAY EASEMENT  
 (FILED 03/16/99, 99C-57)  
**VACATED BY THIS PLAT**

EXISTING 20' PUBLIC WATERLINE &  
 SANITARY SEWER EASEMENT (FILED  
 03/16/99 BK. 99C, PG-57)  
**VACATED BY THIS PLAT**

TRACT U  
 FILED 03/16/99  
 BK. 99C, PG-57  
 38.8315 AC.

**EXHIBIT "B"**

Date 8/28/02

FND. RBR. W/CAP  
 "LS 4071" OR "AGP"  
 (TYP)

TRACT B  
 OF MIKE WORTH  
 C29 FOLIO 144

(HIATUS WIDTH VARIES)

5B  
 6B  
 7B

TR. 8

(HIATUS WIDTH VARIES)

8

9

10

WIDTH

TRACT T-2-A-1-A-1  
 MESETA DEL NORTE  
 (05/16/02, 2002C-173)  
 34.6574 AC.

TRACT T-1  
 VISTA DEL NORTE  
 (12/10/99, 90C-331)  
 11.4780 AC.

TRACT  
 VISTA I  
 (12/10/99)  
 22.6

S00°07'16"W

N02°03'06"W

N 22°31'09" W  
 66.48'

N89°49'21"W 587.09'

S89°49'21"E 457.90'

36.85'

36.85'

SET 5/8" F  
 "ALS LS 77



"NOTICE OF SUBDIVISION PLAT VARIANCE"

Tracts U-1, U-2, U-3, U-4, U-5, U-6, Vista del Norte  
Albuquerque, Bernalillo County, New Mexico

The plat for Tracts U-1 thru U-6, Vista del Norte, Albuquerque, Bernalillo County, New Mexico, has been granted a variance or waiver from certain subdivision requirements pursuant to Section 7 of the City of Albuquerque Subdivision Ordinance.

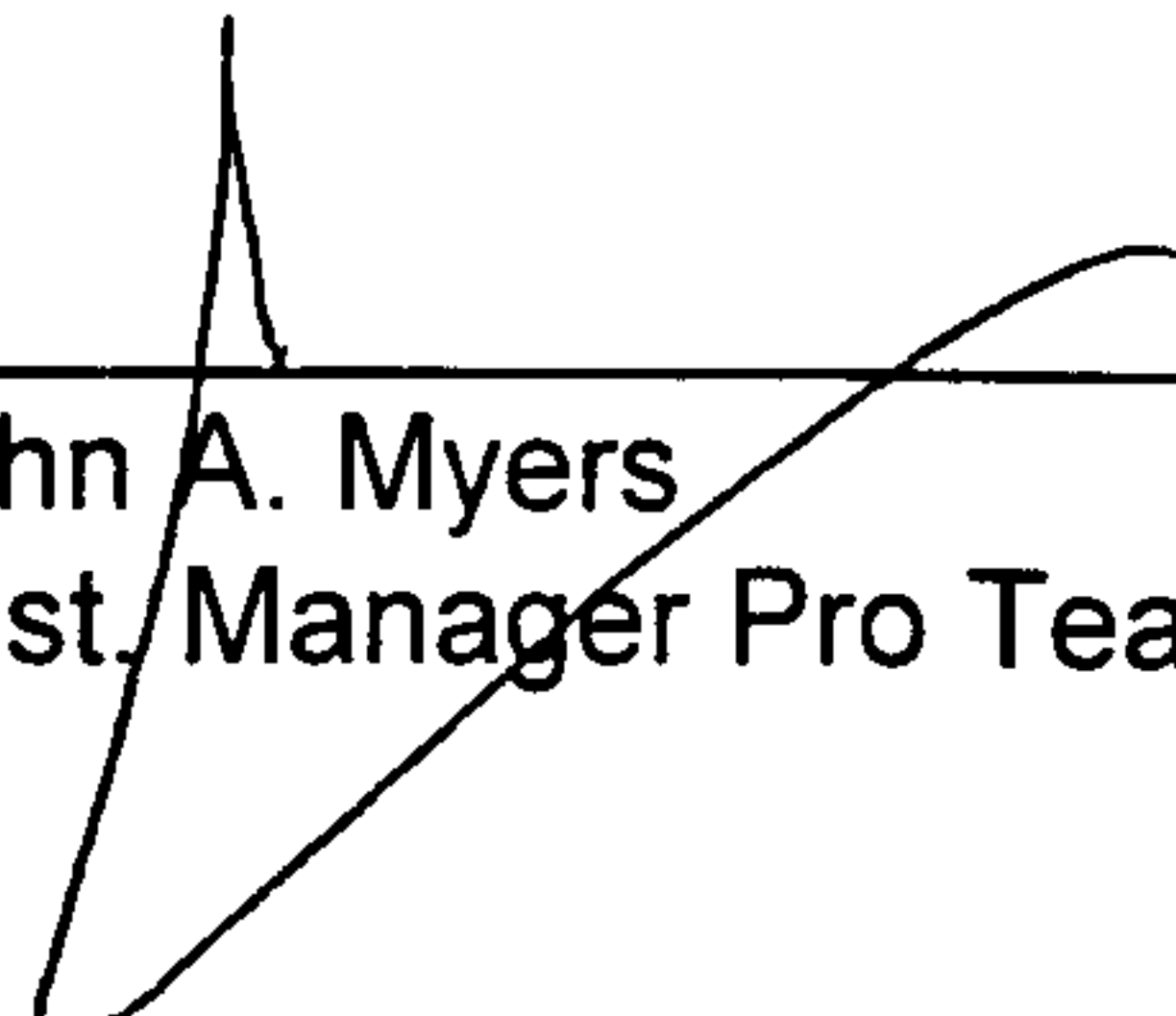
Future subdivision of lands within this plat, zoning site development plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner of water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

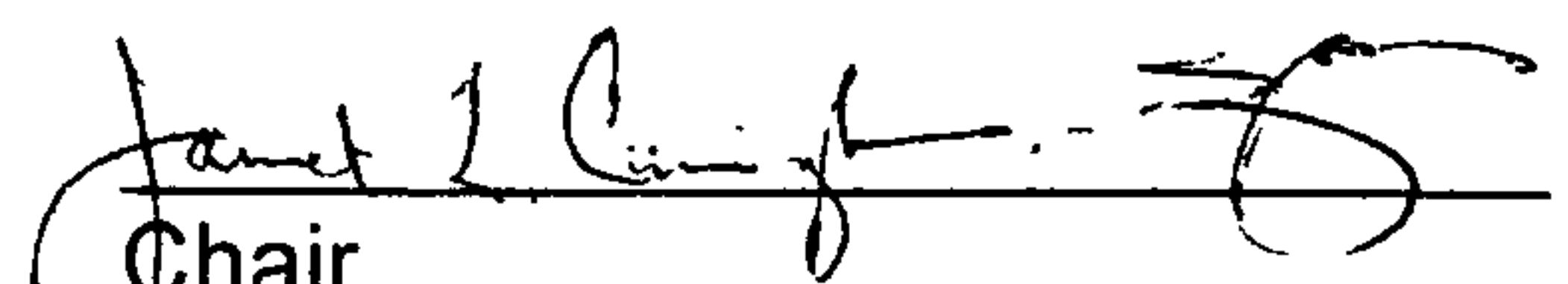
The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified or removed when future plats and/or site development plans are approved.

By its approval of this subdivision, the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; and excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all or from a portion of the area within the subject subdivision.

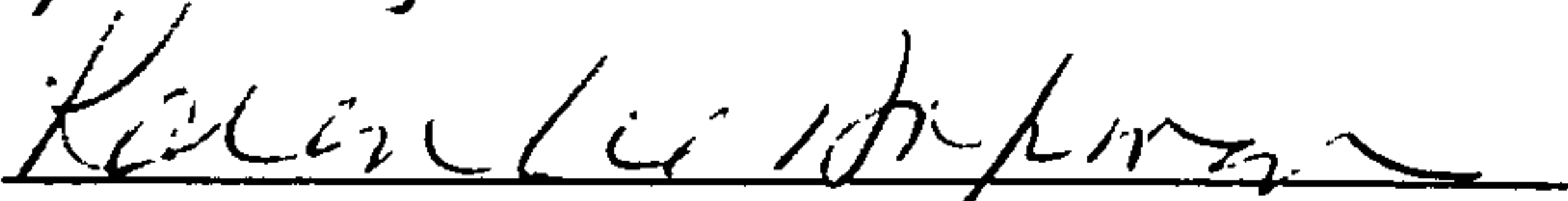
ACKNOWLEDGED:

  
\_\_\_\_\_  
John A. Myers  
Asst. Manager Pro Team

  
\_\_\_\_\_  
Chair  
Development Review Board  
City of Albuquerque

STATE OF New Mexico }  
  } SS  
COUNTY OF Bernalillo }

This instrument was acknowledged before me on Aug. 13, 2002,  
by John A. Myers, Asst. Manager Pro Team of  
Vista del Norte Development, LLC, a New Mexico  
limited liability company.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:  
11-18-2003



<b>SUBDIVISION</b>	Supplemental form <b>S</b>	Supplemental form <b>Z</b>
<input checked="" type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation & Zone Establishment
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> Sector Plan
<input type="checkbox"/> Vacation	<b>V</b>	<input type="checkbox"/> Zone Change
<input checked="" type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Text Amendment
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>	<b>APPEAL / PROTEST of... A</b>
<input type="checkbox"/> ...for Subdivision Purposes		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal
<input type="checkbox"/> ...for Building Permit		
<input type="checkbox"/> IP Master Development Plan		
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<b>L</b>	

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

**APPLICANT INFORMATION:**

NAME: <u>Vista del Norte Development, LLC</u>	PHONE: <u>883-1674</u>
ADDRESS: <u>PO Box 3671</u>	FAX: <u>883-0746</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87190</u>	E-MAIL:
Proprietary interest in site: <u>Owner</u>	
AGENT (if any): <u>Mark Goodwin &amp; Associates, PA</u>	PHONE: <u>828-2200</u>
ADDRESS: <u>8916 Adams NE</u>	FAX: <u>797-9539</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87199</u>	E-MAIL: <u>dmg@swcp.com</u>

**DESCRIPTION OF REQUEST:** Preliminary/Final Bulk Land Plat approval, Vacation of Easements Bulk Land Variance (VdN, Tr U1-U6)  
 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. U Block: N/A Unit: N/A  
 Subdiv. / Addn. Vista del Norte  
 Current Zoning: SU-1 for Permissive IP Proposed zoning: No Change  
 Zone Atlas page(s): D-16 No. of existing lots: 1 No. of proposed lots: 6  
 Total area of site (acres): 38.8315 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO  
 UPC No. 101606337943210205 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Las Lomas Drive  
 Between: El Pueblo Road and Vista del Norte Drive

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 98-071

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

SIGNATURE Diane Hoelzer DATE 8/2/02  
 (Print) Diane Hoelzer, PE  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised September 2001

**INTERNAL ROUTING**

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

Application case numbers	Action	S.F.	Fees
<u>02DRB - 01196</u>	<u>BIU</u>	<u>✓</u>	<u>\$ 145.00</u>
<u>02DRB - 01197</u>	<u>VPE</u>	<u>✓</u>	<u>\$ 90.00</u>
<u>02DRB - 01198</u>	<u>PIF</u>	<u>5(3)</u>	<u>\$ 565.00</u>
_____	_____	_____	\$ _____
_____	<u>Adv Fee</u>	_____	<u>\$ 75.00</u>
Hearing date <u>Aug 28, 2002</u>			Total <u>\$ 875.00</u>

Paul Carroll  
 Planner signature / date

Project # 1002134



**FORM V: SUBDIVISION VARIANCES & VACATIONS**

**BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS**

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

**VACATION OF PUBLIC RIGHT-OF-WAY**

**VACATION OF PUBLIC EASEMENT**

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

**VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL**

**SIDEWALK DESIGN VARIANCE**

**SIDEWALK WAIVER**

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

**TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

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

**VACATION OF PRIVATE EASEMENT**

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

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

Diane Hoelzer  
Applicant name (print)  
Diane Hoelzer 8-2-02  
Applicant signature / date



Form revised September 2001

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

Application case numbers  
02DRB-\_\_\_\_\_ - 01196  
02DRB-\_\_\_\_\_ - 01197

Paul Candlish 8/2/02  
Planner signature / date  
**Project #** 1002134

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

**SKETCH PLAT REVIEW AND COMMENT**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

- Preliminary Plat reduced to 8.5" x 11"
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Copy of previous D.R.B. approved infrastructure list
  - Copy of the Official D.R.B. Notice of approval
  - Any original and/or related file numbers are listed on the cover application
- Extensions are not reviewed through internal routing.**  
Extension of preliminary plat approval expires after one year.  
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
  - Property owner's and City Surveyor's signatures on the Mylar drawing
  - SIA financial guaranty verification
  - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
  - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
  - Property owner's and City Surveyor's signatures on the Mylar drawing
  - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

*over N/A*

**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.

Diane Hoelzer Applicant name (print)  
Diane Hoelzer Applicant signature / date  
8-2-02



Form revised September 2001

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

Application case numbers  
02DRB - 01199

Paul Casade Planner signature / date  
**Project #** 1002134

**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.

**MINDR (BULK LAND PLAT)**

**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.

Diane Hoelzer  
 Applicant name (print)  
Marie Hoelzer  
 Applicant signature / date  
8-2-02



Form revised September 2001

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

Application case numbers  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Paul Carleton 8/2/02  
 Planner signature / date  
**Project #** 1002134



CITY OF ALBUQUERQUE

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

APPLICANT: Vista del Norte Developmt, LLC

Date of Request: 8-2-02 Zone Atlas Page(s): D16

Current Zoning: SU-1 for permissive IP

Legal Description -

Lot or Tract # U Block# -

Parcel Size (acres/sq.ft.) 38.8315

Subdivision Name Vista del Norte

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 (X) Prel./Final
c) Amendment ( ) Bull land Plat

PROPOSED DEVELOPMENT: (NONE)

- No Construction/Development ( )
New Construction ( )
Expansion of Existing Development ( )

GENERAL DESCRIPTION OF ACTION:

# of Units - NA
Building Size - NA (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: [Signature] Date: 8-2-02
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: Yes (X) No ( ) Borderline ( )

Public Works Dept. Transportation Development Div. 3rd Floor/Rm. 304 City/County Bldg. 768-2680

Theresholds Met? Yes (X) No ( ) Mitigating reasons for not requiring TIS: Previously studied: ( )

Notes: - Vista del Norte TIS

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 susequent changes to the development proposal identified above may require an update or new TIS.

[Signature]
TRAFFIC ENGINEER

Aug 2 2002
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

Theresholds Met? Yes ( ) No ( ) Mitigating reasons for not requiring AQIA: Previously studied: ( )

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

ENVIRONMENTAL HEALTH

DATE

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

TIS - SUBMITTED / /
- FINALIZED / / TRAFFIC ENGINEER DATE

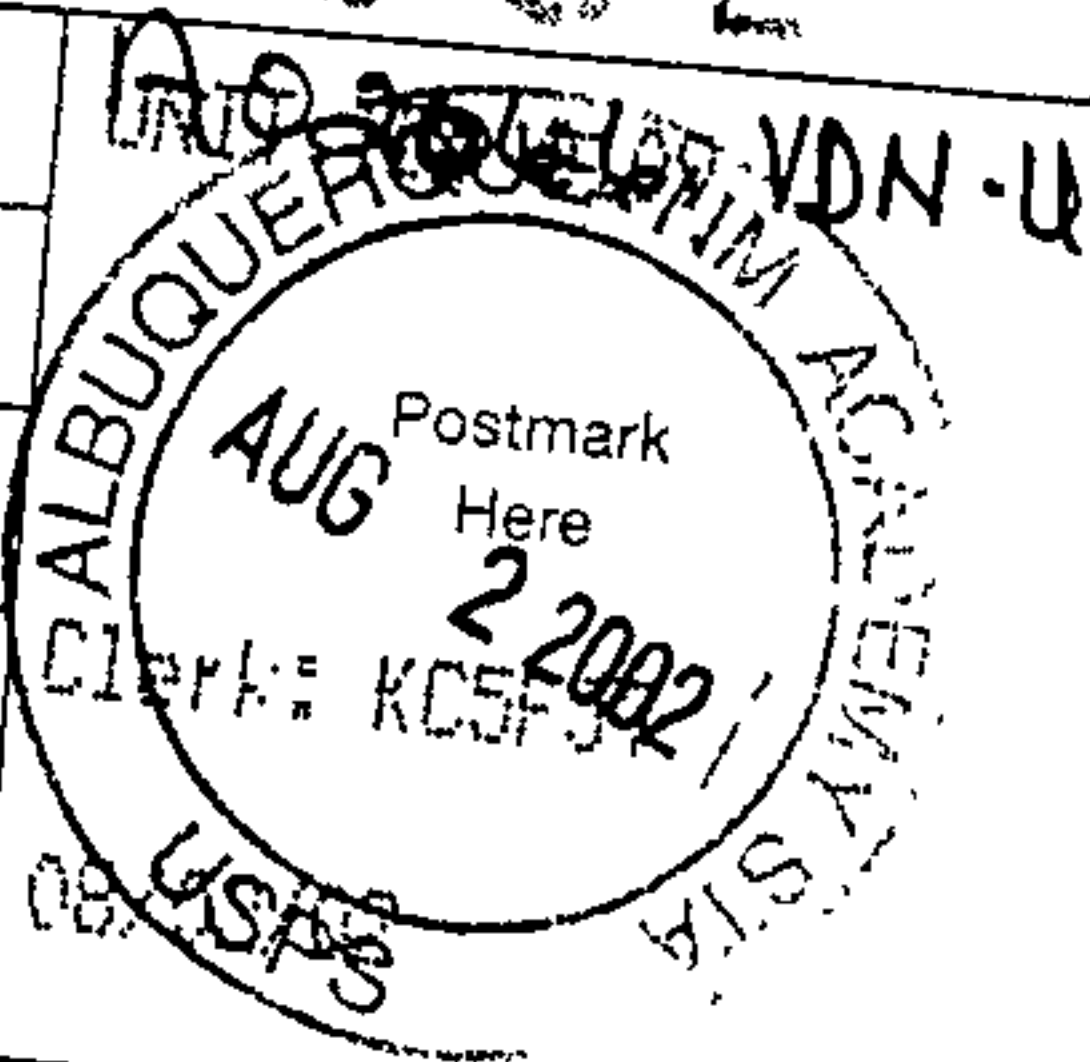
AQIA - SUBMITTED / /
- FINALIZED / / ENVIRONMENTAL HEALTH DATE

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

7547  
 2290  
 9000  
 0220  
 0220  
 7547

ALBUQUERQUE NM 87114 U.S.

Postage	\$ 0.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.65</b>



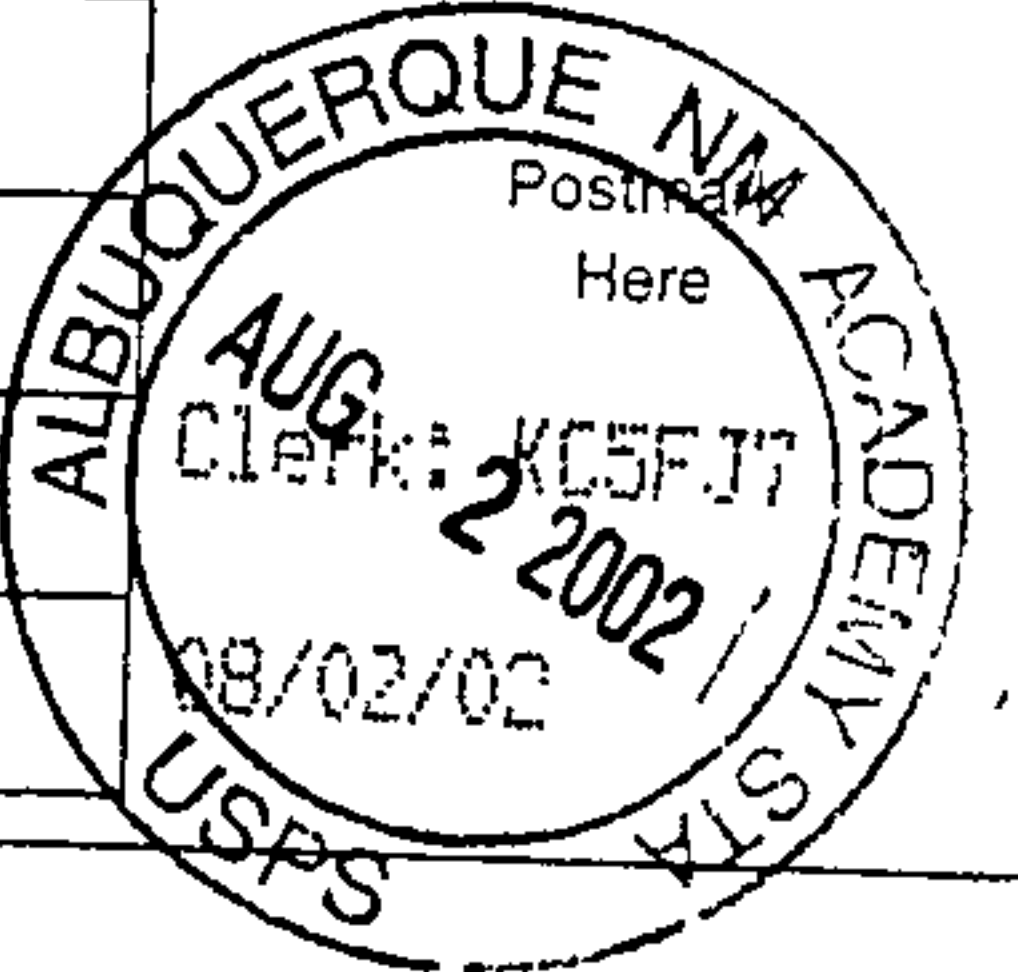
Sent To **Steve Hale**  
 Street, Apt No, or PO Box No **9339 Guadalupe TR NW**  
 City, State, ZIP+4 **Albuquerque NM 87114**

PS Form 3800, January 2001 See Reverse for Instructions

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

ALBUQUERQUE NM 87114 U.S.

Postage	\$ 0.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.65</b>



Sent To **Robby Potter**  
 Street, Apt No, or PO Box No **1019 Guadalupe Ct NW**  
 City, State, ZIP+4 **Albuquerque NM 87114**

PS Form 3800, January 2001 See Reverse for Instructions



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

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

August 2, 2002

Ms. Janet Stephens  
DRB Chair  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

**Re: Request Approval of Preliminary/Final Bulk Land Plat, Bulk Land Variance, and Vacation of Public Easements for Bulk Land Plat of Tracts U-1 thru U-6, Vista del Norte**

Dear Ms. Stephens;

on behalf of my client, Vista del Norte Development LLC, I am requesting the following approvals at the August 28 DRB public hearing :

1. **Preliminary and Final Bulk Land Plat** approval for the subdivision of Tract U to six Tracts (U-1 thru U-6).
2. **Bulk Land Variance** such that the required internal infrastructure associated with each Tract will be determined at the time each owner of each Tract submits to DRB for approval.
3. **Vacation of the roadway easement and 20' public waterline easement** so that they can be rededicated in the Bulk Land Plat as a result of a realignment of the Las Lomas Drive connection to El Pueblo Road to the north.

Please call me if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

Diane Hoelzer, PE  
Senior Engineer

DLH/dlh

f:\1005vista del norte\drb\_BulkTrU wpd



# City of Albuquerque

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

Date: August 7, 2002

TO CONTACT NAME: Bernadette Maus  
 COMPANY/AGENCY: Mark Gordon & Assoc  
 ADDRESS/ZIP: PO BOX 90006 187199  
 PHONE/FAX #: 828-2200 / 797-9539

Thank you for your inquiry of 8-2-02 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tract U-1, U-2, U-3, U-4, U-5 and U-6 of Vista Del Norte zone map page(s) D-16.

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

<u>Alameda North Valley</u>	_____
Neighborhood Association	Neighborhood Association
Contacts: <u>Debby Potter</u>	Contacts: _____
<u>1019 Guadalupe Ct. NW, Alameda, NM 87114</u>	<u>Alameda, NM 87114</u>
<u>897-8621 (w)</u>	_____
<u>Steve Hale</u>	_____
<u>9339 Guadalupe Trail NW, Alameda, NM 87114</u>	<u>7719</u>
<u>890-5335 (w) 897-9578 (w)</u>	_____

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

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

Sincerely,

Salama R. Carmona  
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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



# NOTICE TO APPLICANTS

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

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

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

\*\*\*\*\*

(below this line for OCNC use only)

Date of Inquiry: 8-2-02 Time Entered: 9:21 am OCNC Rep. Initials: DA



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

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

August 2, 2002

Ms. Debbie Potter  
Alameda North Valley Neighborhood Association  
1019 Guadalupe Ct. NW  
Alameda, NM 87114

Mr. Steve Hale  
Alameda North Valley Neighborhood Association  
9339 Guadalupe Trail NW  
Albuquerque, NM 87114-1719

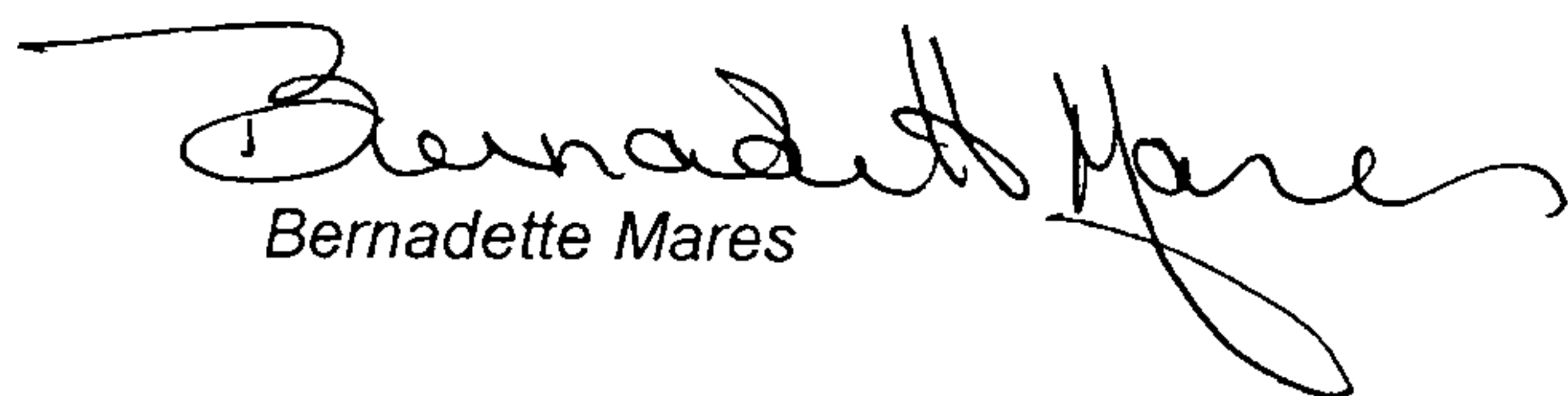
**Re: Tract U-1 thru U-6, Vista del Norte**

Dear Ms. Potter and Mr. Hale:

Enclosed please find a copy of the DRB application for the referenced project. The anticipated date to be heard at DRB is August 28, 2002. Please contact Diane Hoelzer of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA



Bernadette Mares

/sr

Enclosure



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

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

August 2, 2002

Ms. Debbie Potter  
Alameda North Valley Neighborhood Association  
1019 Guadalupe Ct. NW  
Alameda, NM 87114

Mr. Steve Hale  
Alameda North Valley Neighborhood Association  
9339 Guadalupe Trail NW  
Albuquerque, NM 87114-1719

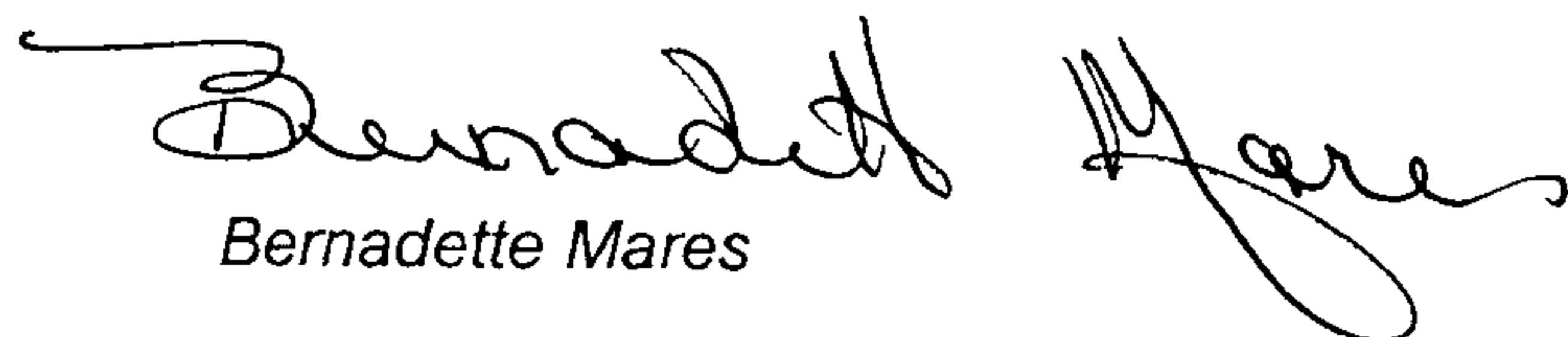
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MARK GOODWIN & ASSOCIATES, PA

  
Bernadette Mares

/sr

Enclosure

**facsimile**  
TRANSMITTAL

---

to: **Ron Brown**  
fax #: **883-0746**  
re: **DRB Bulk Land Plat Fees - Tracts U-1 thru U-6, Vista del Norte**  
date: **August 2, 2002**  
pages: **1, including this cover sheet.**

The DRB Application Fees for the above referenced project are

The check should be to the 'City of Albuquerque'.

Application fee -	\$ 75.00
Minor Subdivision -	\$ 130.00
6 lots x \$65	\$ 390.00
Bulk Land Variance	\$ 130.00
Vacation of 2 Easements	\$ 90.00

---

**Total \$ 815.00**

From the desk of . .

**Diane Hoelzer, P.E.**  
Civil Engineer  
D Mark Goodwin & Associates, PA  
P.O. BOX 90606  
Albuquerque, NM 87199

(505) 828-2200  
Fax: 797-9539

00\*058# 04 Misc  
\$875.00 Trans Amt  
19581 4953000  
Fund 0110 Account #41006  
RECEIPT# 00025370 WS# 006 TRANS# 0021  
ONE STOP SHOP  
City of Albuquerque

••• FRONT COUNTER  
• Planning Department

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

### PAID RECEIPT

**APPLICANT NAME** Vista del Norte  
**AGENT** Mark Goodwin + Assoc  
**ADDRESS** 8916 Adams NE  
**PROJECT NO.** 1002134  
**APPLICATION NO.** 02DRB 01196 / 01197 / 01199

\$ 800<sup>00</sup> 441006 / 4983000 (DRB Cases)  
\$ \_\_\_\_\_ 441006 / 4971000 (EPC & AA / LUCC / Appeals)  
\$ 75<sup>00</sup> 441018 / 4971000 (Notification)  
  
\$ 875<sup>00</sup> **Total amount due**

\*\*\*DUPLICATE\*\*\*  
City of Albuquerque  
Treasury Division  
11:49AM  
LCC: ANE  
RECEIPT# 00025370 WS# 006 TRANS# 0021  
Account 441006  
Activity 4983000  
Fund 0110


**D. MARK GOODWIN AND ASSOCIATES, P.A.**  
P.O. BOX 90606  
ALBUQUERQUE, NM 87199  
(505) 828-2200

3704  
95-681/1070

August 2, 02 DATE  
\$ 875<sup>00</sup>

PAY TO THE ORDER OF

City of Albuquerque  
Eight Hundred Seventy Five

DOLLARS  Security Features Details on Back

BANK OF THE WEST  
ALBUQUERQUE, NM

FOR Vista del Norte, Tract U

Susan Rasenick  
City of Albuquerque

⑈003704⑈ ⑆107006813⑆ 283007003⑈

08/02/2002 11:50AM LCC: ANE

X  
RECEIPT# 00025371 WS# 006 TRANS# 0021  
Account 441018 Fu7/1/02.10  
Activity 4971000 TRSMNH  
Trans Amt \$875.00  
J24 Misc \$75.00  
TX \$875.00

8-2-02

I will bring original to hearing DIRB

Alt

**"NOTICE OF SUBDIVISION PLAT VARIANCE"**  
**Tracts U-1, U-2, U-3, U-4, U-5, U-6, Vista del Norte**  
**Albuquerque, Bernalillo County, New Mexico**

The plat for Tracts U-1 thru U-6, Vista del Norte, Albuquerque, Bernalillo County, New Mexico, has been granted a variance or waiver from certain subdivision requirements pursuant to Section 7 of the City of Albuquerque Subdivision Ordinance.

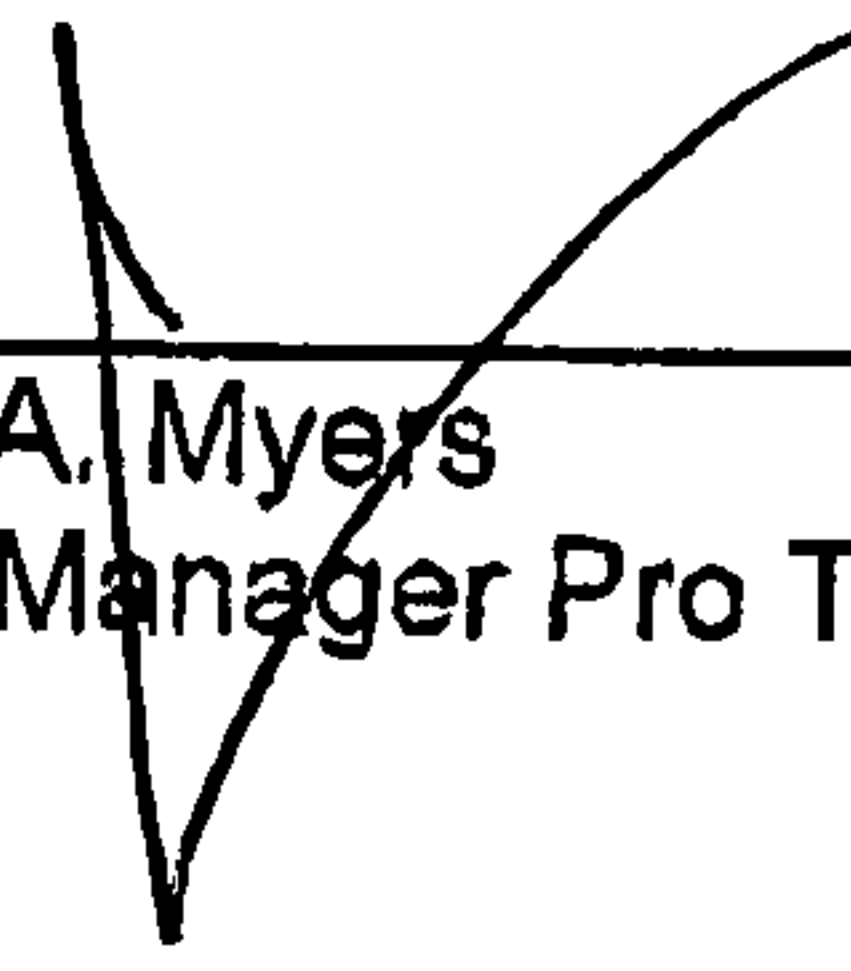
Future subdivision of lands within this plat, zoning site development plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner of water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified or removed when future plats and/or site development plans are approved.

By its approval of this subdivision, the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; and excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all or from a portion of the area within the subject subdivision.


**ACKNOWLEDGED:**

  
\_\_\_\_\_  
John A. Myers  
Asst. Manager Pro Team

\_\_\_\_\_  
Chair  
Development Review Board  
City of Albuquerque

STATE OF New Mexico }  
  } SS  
COUNTY OF Bernalillo }

This instrument was acknowledged before me on August 1, 2002,  
by John A. Myers, Asst. Manager Pro Team

  
\_\_\_\_\_  
Notary Public

My Commission Expires:  
March 31, 2005

# SIGN POSTING REQUIREMENTS

## POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

### 1. LOCATION

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

### 2. NUMBER

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

### 3. PHYSICAL POSTING

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

### 4. TIME

Signs must be posted from Aug 13, To Aug 28, 2002

### 5. REMOVAL

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

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

Christa [Signature] (Applicant or Agent) 8/2/02 (Date)

I issued 2 signs for this application, 8/2/02 (Date), Paul Cunde (Staff Member)



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

**PAID RECEIPT**

APPLICANT NAME Vista del Norte LLC  
 AGENT Mark Goodwin & Assoc  
 ADDRESS \_\_\_\_\_  
 PROJECT & APP # 1002134 / 05DRB01528  
 PROJECT NAME Vista del Norte

\$ \_\_\_\_\_ 441032/3424000 Conflict Management Fee  
 \$ 100.00 441006/4983000 DRB Actions  
 \$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
 \$ 75.00 441018/4971000 Public Notification  
 \$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
 ( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
 ( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
 ( ) Traffic Impact Study  
 \$ 175.00 TOTAL AMOUNT DUE

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

<b>BROWN &amp; ASSOCIATES, INC.</b> P.O. BOX 3671 ALBUQUERQUE, NM 87190		<b>3556</b> 95-654-1070
/30/2005 RECEIPT# 00047590 Account 441018 City 4971000 TRANS# 0036 24 Misc	City of Albuquerque Treasury Division City of Albuquerque P.O. Box 1048 Albuquerque, NM 87103 505-830-8100	DATE <u>09/27/05</u> \$ <u>175.00</u> City of Albuquerque Treasury Division DOLLARS
PAY TO THE ORDER OF City of Albuquerque One hundred seventy five & 00/100 ***** \$175.00 FOR La Tijera Business Park	NEW MEXICO BANK & TRUST P.O. Box 1048 Albuquerque, NM 87103 505-830-8100	9/30/2005 11:54AM LOC: ANNX RECEIPT# 00047589 US# 006 TRANSH 0036 Account 441006 Fund 0110 Activity 4983000 TRSEJA \$175.00 174 Misc

Thank You

\$100.00  
Thank You