#17

COMPLETED 05/03/06 SH

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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

DRB Application No.: **06DRB-00092 (FP)** Project # **1002176**

Project Name: **NORTH FOUR HILLS**

Agent: Surveys Southwest Ltd Phone No.: 998-0303

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

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ❑ TRANSPORTATION: _____
- ❑ UTILITIES: Language on Sewer Easement grant on Lot 24 who to dedicate too.
- ❑ CITY ENGINEER / AMAFCA: _____
- ❑ PARKS / CIP: _____
- X ❑ PLANNING (Last to sign): Deferred (*)
- ❑ _____

X ❑

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

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

- ❑ **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.** — Okay
- ❑ **Copy of recorded plat for Planning.**

Project Number 1002176

#17

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐ UTILITIES: Language on Sewer Easement grant on Lot 24 who to dedicate too.
- ☐ CITY ENGINEER / AMAFCA:
- ☐ PARKS / CIP:
- ☒ PLANNING (Last to sign): Record plat (*)

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

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-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk): RECORDED DATE: _____
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- ☐ **AGIS DXF File approval required** — OKay
- ☐ **Copy of recorded plat for Planning.**

Project Number 1002176

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

April 12, 2006 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 12:05 P.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

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

2.	**Project # 1003239** 06DRB-00364 Major-Vacation of Pub Right-of-Way	MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for ROEMER/HASKINS, LLC request(s) the above action(s) for all or a portion of Block(s) 264-A-1, **TOWN OF ATRISCO GRANT, UNIT 8,** located on ILLIF RD NW, between INTESTATE 40 NW and ESTANCIA RD NW containing approximately 1 acre(s). [REF: 05EPC0186] (H-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH 3 ADDITIONAL CONDITIONS: STORM DRAIN EASEMENT SHALL BE RETAINED. THE PUBLIC WATER LINE EASEMENT SHALL BE RETAINED. TRACT 290A NEEDS TO BE A PUBLIC ROADWAY EASEMENT.**
	06DRB-00443 Minor-SiteDev Plan Subd/EPC 06DRB-00444 Minor-SiteDev Plan BldPermit/EPC	MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for ROEMER/HASKINS, LLC request(s) the above action(s) for all or a portion of Tract(s) 264-A-1, TOWN OF ATRISCO GRANT, UNIT 8, (to be known as **ILIFF SELF STORAGE**) zoned SU-1/C-3, located on ILIFF RD NW, between INTESTATE 40 NW and ESTANCIA RD NW containing approximately 1 acre(s). [REF: 05EPC-0186, 05EPC-01930] [David **Stallworth, EPC Case Planner]** (H-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/12/06 THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DAVID STALLWORTH'S INITIALS, EPC LANGUAGE AND 3 COPIES OF THE SITE PLAN. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PRELIMINARY AND FINAL PLAT AND PLANNING FOR DAVID STALLWORTH'S INITIALS, EPC LANGUAGE AND 3 COPIES OF THE SITE PLAN.**

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

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

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

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

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

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

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

6. **Project # 1004725**
06DRB-00429 Minor-SiteDev Plan BldPermit

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

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

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

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

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

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

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

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

06DRB-00439 Minor-Prelim&Final Plat Approval	JEFF MORTENSEN & ASSOCIATES agent(s) for AMAFCA request(s) the above action(s) for all or a portion of Lot(s) 1-5 & 28-32, Block(s) 7, and Lot(s) 1-5 & 28-32, Block(s) 8, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3 (to be known as **AMAFCA KINNEY DAM, TRACT A**) zoned SU-1 & RD/RT, located on CORONA AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NW containing approximately 21 acre(s). [REF: 05DRB-01758, 01759 AND 01760] (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/12/06 THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**
06DRB-00440 Minor-Prelim&Final Plat Approval	JEFF MORTENSEN & ASSOCIATES agent(s) for PARK DESIGN & CONSTRUCTION DIVISION, DEPARTMENT OF MUNICIPAL DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 6-27, Block(s) 7 and Lot(s) 6-27, Block(s) 8, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3 (to be known as **TRACT A, NORTH DOMINGO BACA PARK**) zoned SU-1 & RD/RT, located on CORONA AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NW containing approximately 21 acre(s). [REF: 05DRB-01758, 01759 AND 01760] (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/12/06 THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

10. Project # 1002112 05DRB-01933 Minor-SiteDev Plan Subd/EPC 05DRB-01934 Minor-SiteDev Plan BldPermit/EPC	DCSW INC agent(s) for SOLID GOLD CLASSIC LTD request(s) the above action(s) for all or a portion of Lot(s) 1-5 and 28-32, Block(s) 21, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT A, (to be known as **PASEO CROSSING SHOPPING CENTER**) zoned SU-2 special neighborhood zone, located on PASEO DEL NORTE NE, between WYOMING BLVD NE and PALOMAS DR NE containing approximately 6 acre(s). [REF: 04EPC01221, 04EPC01222]**[Carmen Marrone, EPC Case Planner]** *[Indef deferred on 1/25/06]* (D-19) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/12/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR 3 COPIES.**
02DRB-01110 Minor-Prelim&Final Plat Approval	SURVEYS SOUTHWEST LTD agent(s) for PEGGY DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 1-5, 28-32, Block(s) 21, Tract(s) A, NORTH ALBUQUERQUE ACRES - UNIT A, (to be known as **PASEO CROSSING SHOPPING CENTER**) zoned SU-2/Mixed Use, located on PASEO DEL NORTE NE, between WYOMING BLVD NE and PALOMAS AVE NE containing approximately 6 acre(s). [REF: Z-98-141,AX-98-16] *[Was Indef Deferred 7/31/02. [Indef deferred on 1/25/06]* (D-19) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

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

11. Project # 1001409 06DRB-00446 Minor-Extension of Preliminary Plat	ADVANCED ENGINEERING & CONSULTING LLC. agent(s) for SAIFI TALEBREZA request(s) the above action(s) for all or a portion of Lot(s) 20-A, Block(s) 1, **CANDELIGHT FOOTHILLS, UNIT 1,** zoned R-1 residential zone, located on LOMAS BLVD NE,

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

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

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

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

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

06DRB-00428 Minor-Vacation of Private Easements

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

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

14. Project # 1004790
06DRB-00411 Minor-Prelim&Final Plat Approval

JULIE MARS AND ROBERT FARRIS request(s) the above action(s) for all or a portion of Lot(s) 9-12, Block(s) 5, **SANTA FE ADDITION,** zoned SU-2 for R-1 special neighborhood zone, located on SANTA FE AVE SW, between 9TH ST SW and 8TH ST SW containing approximately 1 acre(s). [REF: BA-167] (K-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CONSTRUCTION OF SIDEWALKS GREEN TAG AND PLANNING TO RECORD.**

15. Project # 1003285
06DRB-00426 Minor-Prelim&Final Plat Approval

ALDRICH LAND SURVEYING agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 4, Tract(s) S, Block(s) 13, **SUNDORO SOUTH, UNIT 6,** zoned SU-2/R-LT, located on SILICA AVE NW, between 94TH ST NW and TUMULUS NW containing approximately 2 acre(s). [REF: 05DRB-01296, 05DRB-00106, 05DRB-00107] [Listed as Project #1004797 in error] *[Deferred from 4/12/06]* (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/26/06.**

16. Project # 1004798
06DRB-00431 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for KENNETH FAJARDO, AMERICAN POSTAL WORKERS UNION request(s) the above action(s) for

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

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

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

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

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

INDEFINITELY DEFERRED AT AGENT'S REQUEST.

19. Project # 1003687
06DRB-00434 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Lot(s) 133, 134 & 135, **WESTERN RIDGE, UNIT 1, AT VENTANA RANCH WEST,** zoned R-LT residential zone, located on NACIMIENTO ST NW, between DRAGOON RD NW and VENTANA WEST PKWY NW containing approximately 1 acre(s). [REF: 05DRB00697] (B-8) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

20. Project # 1004788
06DRB-00408 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON agent(s) for UNIVERSITY OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 1E1-A-1 and 1E2-A-1, 1E2-A-2, **UNIVERSITY OF NEW MEXICO, SCIENCE & TECHNOLOGY PARK,** zoned SU-1 PDA, PERMISSIVE USE OF O-1/C-2, IP, located on UNIVERSITY BLVD SE , between AVENIDA CESAR CHAVEZ SE and INTERSTATE 40 SE containing approximately 13 acre(s). *[Deferred from 4/5/06][Indef deferred from 4/12/06]* (L-15) **INDEFINITELY DEFERRED AT AGENT'S REQUEST.**

21. Project # 1004771
06DRB-00373 Minor-Prelim&Final Plat Approval

RON GARNER agent(s) for GARBAC, LLC request(s) the above action(s) for all or a portion of Lot(s) 4, 5 & 6, Block(s) 41, **RAYNOLDS ADDITION,** zoned SU-2/NCR, located on COAL AVE SW, between 10TH ST SW and 11TH ST SW containing approximately 1

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ADJOURNED: 12:05 P.M.

140 FRONTAGE
140 RAMP
140 EASTBOUND
FOUR HILLS
WATERFALL
LANIER
WENONAH
WENONAH AV + SE FOUR HILLS RD SE
200
C-2
J1
99999
UNPLATTED
C-1
L23
99999
SU-1
E1
109
320
SU-1
B1
99999
C-2
1B2
SU-1
SU-1
SU-1
SU
5A 2
4A120
2A121
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CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002176 **AGENDA ITEM NO: 17**

SUBJECT:

Final Plat

ACTION REQUESTED:

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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ENGINEERING COMMENTS:

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

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: April 12, 2006

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

APRIL 5, 2006 9:00 A.M.

MEMBERS:

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

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

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 10:40 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1000696**
   05DRB-01529 Major-Preliminary Plat Approval
   05DRB-01530 Minor-Sidewalk Waiver
   05DRB-01531 Minor-Temp Defer SDWK

   MARK GOODWIN & ASSOCIATES agent(s) for ICDC LLC request(s) the above action(s) for all or a portion of Tract(s) C, LEE'S BOSQUE SUBDIVISION (to be known as **BOSQUECITO SUBDIVISION)** zoned RD, located on BOSQUE MEADOWS BLVD NW, between LA ORILLA NW and PASEO DEL NORTE containing approximately 7 acre(s).*[Deferred from 10/26/05 & 11/9/05 & 11/23/05 & 11/30/05 & 1/4/06 & 1/25/06 & 2/22/06 & 3/15/06 & 4/5/06]* (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 4/19/06.**

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

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

2. Project # 1003125
06DRB-00401 Minor-SiteDev Plan Subd/EPC

DEKKER PERICH SABATINI agent(s) for ECLIPSE AVIATION request(s) the above action(s) for all or a portion of Tract(s) D-1, DOUBLE EAGLE II AIRPORT, **ECLIPSE AVIATION CAMPUS,** zoned SU-1 FOR AIRPORT RELATED FACILITIES, located on AEROSPACE PARKWAY NW, between PASEO DEL VOLCAN NW and SHOOTING RANGE ACCESS RD NW containing approximately 150 acre(s). [REF: 03EPC02054, 04DRB01505, 04DRB01506] **[Stephanie Shumsky, EPC Case Planner]** (F-6) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/5/06 THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PUBLIC ACCESS EASEMENT BY PLAT OR A PAPER EASEMENT NEEDS TO BE RECORDED AND PLANNING FOR 3 COPIES OF THE SITE PLAN, AND THERE ARE TWO MODIFICATIONS THAT NEED TO BE MADE TO THIS SITE PLAN FOR SUBDIVISION. STEPHANIE SHUMSKY IS IN AGREEMENT ON THESE CHANGES. 1. ON THE SITE PLAN SHEET DIRECTLY UNDER "SITE PLAN FOR SUBDIVISION REQUIRED INFORMATION", THIS STATEMENT SHOULD APPEAR: THIS SITE PLAN FOR SUBDIVISION IS FOR THE ECLIPSE AVIATION CAMPUS ONLY (TRACT D-1) AND SUPERCEDES THAT PORTION OF THE PREVIOUSLY APPROVED AEROSPACE TECHNOLOGY PARK SITE PLAN FOR SUBDIVISION (03EPC-02054) WHICH INCLUDED THE ECLIPSE AVIATION CAMPUS PROPERTY. 2. UNDER #1, FRAMEWORK ON SHEET, THIS CHANGE SHOULD BE MADE: "...FUTURE SITE PLANS FOR BUILDING PERMIT SHALL BE DELEGATED TO THE DEVELOPMENT REVIEW BOARD AND SHALL NOT REQUIRE...."**

3. **Project # 1004784**
06DRB-00402 Minor-SiteDev Plan BldPermit

SANDERS & ASSOCIATES ARCHITECTS agent(s) for MIKE BAKER request(s) the above action(s) for all or a portion of Lot(s) 39, **ALAMEDA BUSINESS PARK,** zoned SU-2/IP-EP, located on CALLE ALAMEDA NE, between PASEO ALAMEDA NE and VISTA ALAMEDA NE containing approximately 1 acre(s).[REF:DRB-98-223] (C-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN AND ENVIRONMENTAL HEALTH ISSUES.**

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

4. **Project # 1001685**
06DRB-00405 Minor-Vacation of Private Easements

GREAT BASIN ENGINEERING agent(s) for SMITH'S FOOD & DRUG CENTERS request(s) the above action(s) for all or a portion of Tract(s) 1B-2, PARADISE NORTH (to be known as **GOLF COURSE MARKET PLACE**) zoned C-2 (SC), located on MCMAHON BLVD NW and GOLF COURSE RD NW, containing approximately 8 acre(s). [REF: 04EPC-01348, 04EPC-01349, 04EPC-01590, 04ZHE-01924, 05DRB-01349, 05DRB-01350, 05DRB-01893, 05DRB01894] (A-12) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1003483**
06DRB-00400 Minor-Prelim&Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for SANTOSH MODY request(s) the above action(s) for all or a portion of Lot(s) 17, 18 & 19, Block(s) 12, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2 IP, located on SAN PEDRO NE, between ALAMEDA BLVD NE and SIGNAL AVE NE containing approximately 3 acre(s). [REF: 04DRB-00881, 04DRB-01167] (C-18) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

6. **Project # 1004785**
06DRB-00403 Minor-Prelim&Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 18, Block(s) 1, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned R-D 3DU/A, located on EAGLE ROCK AVE NE, between VENTURA ST NE and BARSTOW ST NE containing approximately 1 acre(s). *(Indef Deferred from 4/5/06)* (C-20) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

7. **Project # 1003885**
06DRB-00389 Minor-Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for FAMILY HOUSING DEVELOPMENT CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 4-7, 9-12 & 21-24, Block(s) 13, PEREA ADDITION (to be known as **BELL TRADING POST HOMES),** zoned SU-2 TH, located on ROMA AVE NW, between 15TH ST NW and 16TH ST NW containing approximately 1 acre(s). [REF: 05ZHE00271, 05ZHE00273, 05ZHE00274, 05DRB00057, 05DRB01674, 05DRB01675, 05DRB01676] (J-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR REVIEW OF CONSTRUCTION PLANS WITH EASEMENT AND CORRECT NOTES N AND P AND PLANNING TO RECORD THE PLAT.**

8. **Project # 1004360**
06DRB-00395 Minor-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for WASHINGTON INVESTORS request(s) the above action(s) for all or a portion of Lot(s) 313-A-2-A, ACRES ADDITION (to be known as **ENTRADA DEL BOSQUE**) zoned RA-2 residential and agricultural zone, located on MOUNTAIN RD NW, between GABALDON NW and LULAC AVE NW containing approximately 5 acre(s). [REF: 05DRB01737, 06DRB00025, 06DRB00024] (J-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ADA RAMPS IN RIGHT-OF-WAY AND PLANNING FOR RESTRICTIONS AND COVENANTS TO BE RECORDED, AGIS DXF FILE, MRGCD SIGNATURE AND TO RECORD.**

9. **Project # 1004177**
06DRB-00407 Major-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for D.R. HORTON HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 12-A VENTANA HIGHLANDS, UNIT 1, (to be known as **VENTANA HIGHLANDS, UNIT 3,** zoned R-LT residential zone, located on VENTANA RIDGE RD NW and DEL OESTE DR NW, containing approximately 26 acre(s). [REF:05DRB01122, 06DRB00374, 06DRB00098] (B-8) **FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

10. **Project # 1004788**
06DRB-00408 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON agent(s) for UNIVERSITY OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 1E1-A-1 and 1E2-A-1, 1E2-A-2, **UNIVERSITY OF NEW MEXICO, SCIENCE & TECHNOLOGY PARK,** zoned SU-1 PDA, PERMISSIVE USE OF O-1/C-2, IP, located on UNIVERSITY BLVD SE , between AVENIDA CESAR CHAVEZ SE and INTERSTATE 40 SE containing approximately 13 acre(s). *[Deferred from 4/5/06]* (L-15) **DEFERRED AT AGENT'S REQUEST TO 4/12/06.**

11. **Project # 1004036**
06DRB-00263 Minor-Final Plat Approval

HALL SURVEYING CO agent(s) for MAX CONTRERAS request(s) the above action(s) for all or a portion of Tract(s) A & B, **MAX REPLAT,** zoned R-1 residential zone, located on RIO GRANDE BLVD NW, between LOS ANAYAS RD NW and ZICKERT NW containing approximately 2 acre(s). [REF: 05DRB 00446, 05DRB00922] *[Indef deferred from 3/8/06]* (H-12/H-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

12. **Project # 1004771**
06DRB-00373 Minor-Prelim&Final Plat Approval

RON GARNER age[illegible]s) for GARBAC, LLC request(s) the above action(s) for all or a portion of Lot(s) 4, 5 & 6, Block(s) 41, **RAYNOLDS ADDITION,** zoned SU-2/NCR, located on COAL AVE SW, between 10TH ST SW and 11TH ST SW containing approximately 1 acre(s). *[Deferred from 3/29/06 & 4/5/06]* (K-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/12/06.**

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

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT request(s) the above action(s) for all or a PORTION OF LAND IN SW 1/4 - NW 1/4 SEC 26 TION R4E TOGETHER W/ TRACT E-1, NORTH FOUR HILLS, (to be known as **COVERED WAGON SUBDIVISION**) zoned SU-1, located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7 acre(s).*(Was Indef deferred on 2/1/06) [Deferred from 4/5/06]* (L-23) **DEFERRED AT THE AGENT'S REQUEST TO 4/12/06.**

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

WAYJOHN SURVEYING INC agent(s) for COE PROPERTIES, STEVE COE request(s) the above action(s) for all or a portion of Lot(s) 9-12, Block(s) 10, **MESA GRANDE ADDITION,** zoned O-R, located on SIERRA DR SE, between SILVER AVE SE and ZUNI RD SE containing approximately 1 acre(s). *[Deferred from 3/29/06 & 4/5/06]* (K-17) **DEFERRED AT THE AGENT'S REQUEST TO 4/12/06.**

15. **Project # 1004766**
06DRB-00361 Minor-Prelim&Final Plat Approval

LAND DEVELOPMENT CONSULTANTS agent(s) for JESUS & CINDY FRAIRE request(s) the above action(s) for all or a portion of Lot(s) 12 & 13, Block(s) 2, **GREGORIO & RAFAEL APODACA ADDITION,** zoned SU-2 MR, located on JESUS ST SE, between DAN AVE

SE and JESUS ST SE containing approximately 1 acre(s). *[Deferred from 3/29/06] [Indef deferred from 4/5/06]* (L-14) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

16. **Project # 1004782**
06DRB-00398 Minor-Sketch Plat or Plan

THOMAS GUITERREZ request(s) the above action(s) for all or a portion of Lot(s) 18, Block(s) 1, **SLOANS ACRES,** zoned R-1, located on ESTANCIA NW, between WAYNE NW and EVERITT NW containing approximately 1 acre(s). (G-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1004789**
06DRB-00409 Minor-Sketch Plat or Plan

REBECCA LANGTON request(s) the above action(s) for all or a portion of Lot(s) 10A & 10B, **GAUL - RL ADDITION,** zoned R-1 residential zone, located on 4TH ST NW, between GRIEGOS NW and MONTANO NW containing approximately 1 acre(s). (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Approval of the Development Review Board Minutes for March 29, 2006. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR MARCH 29, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:40 A.M.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1002176 **AGENDA ITEM NO: 13**

SUBJECT:

Final Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved SIA with Financial Guarantee(s) is required prior to final plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION: 4-12-06

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: APRIL 5, 2006

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

February 1, 2006 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 10:55 A.M.
B. Changes and/or Additions to the Agenda:
C. New or Old Business:

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

1. **Project # 1002743**
05DRB-01818 Major-Preliminary Plat Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) I & J, **LA LUZ DEL OESTE, UNIT 4,** zoned SU-1 FOR PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 4 acre(s). [REF: 03DRB-00989] *[Indefinitely deferred on a no show on 1/4/2006] [Deferred from 2/1/06]* (F-11) **DEFERRED AT THE BOARD'S REQUEST FOR INTERPRETATION OF R-2005-177 OF THE WESTSIDE STRATEGIC PLAN TO 2/8/06.**

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

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

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

GARCIA/KRAEMER & ASSOCIATES agent(s) for PAT MILLIGAN request(s) the above action(s) for all or a portion of Lots(s) A-1, B-1, C-1, D-1, E-1, F-1, H-1, J-1, K-1, **ALAMOSA ADDITION,** zoned R-T residential zone, located on TRUJILLO RD SW, between 62nd ST SW and BATAAN DR SW containing approximately 2 acre(s).*[Deferred from 7/20/05 & 7/27/05 & 1/11/06 & 1/18/06 & 1/25/06]* (K-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/1/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/31/05 THE PRELIMINARY PLAT WAS APPROVED.**

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

WILSON & COMPANY, INC. agent(s) for VISTA VIEJA INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Tract(s) 3 & 4, **VISTA VIEJA SUBDIVISION,** zoned RD, located on SCENIC NW, between 81ST ST NW and ALBERICOQUE PL NW containing approximately 78 acre(s). [REF: 04DRB-00825, 04DRB-01460, 05DRB-01235, 05DRB-01236] *[Deferred from 1/11/06 & 1/18/06 & 1/25/06 & 2/1/06]* (D-9) **DEFERRED AT THE BOARD'S REQUEST FOR INTERPRETATION OF R-2005-177 OF THE WESTSIDE STRATEGIC PLAN TO 2/8/06.**

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

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

5. Project # 1001176
06DRB-00103 Minor-SiteDev Plan Subd
06DRB-00107 Minor-Amnd SiteDev Plan Subd

WILSON & COMPANY agent(s) for KEITH MCDANIEL request(s) the above action(s) for all or a portion of Lot(s) 19A & 17, Block(s) 14, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2 IP, located on CORONA NE, between SAN PEDRO NE and WILSHIRE NE containing approximately 3 acre(s). [REF: DRB-97-516] (C-18) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR LOT LINE ADJUSTMENT AND ADDITION OF PARKING BUMPER AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN AND TO DECIDE IF THERE IS AN AMENDED SITE PLAN FOR SUBDIVISION OR NOT.**

THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR LOT LINE ADJUSTMENT AND ADDITION OF PARKING BUMPER AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN AND TO DECIDE IF THERE IS AN AMENDED SITE PLAN FOR SUBDIVISION OR NOT.

6. Project # 1004660
06DRB-00099 Minor-SiteDev Plan BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for PREMIER CONCRETE LLC request(s) the above action(s) for all or a portion of Lot(s) 14-A-2-H, **LOOP INDUSTRIAL DISTRICT, UNIT 5,** zoned SU-2 for M-1 Permissive, located on FIRESTONE DR NE, between JEFFERSON ST NE and WILSHIRE AVE NE containing approximately 2 acre(s). [REF: DRB-95-498] (C-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SOLID WASTE APPROVAL, BUILD NOTE AND 3 COPIES OF THE SITE PLAN AND TO UTILITIES DEVELOPMENT FOR FIRE MARSHAL STAMP AND ADEQUATE COVERAGE FOR FIRE.**

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

JLS ARCHITECTS agent(s) for TERRY CORLIS request(s) the above action(s) for all or a portion of Tract(s) E2 and F, **ALBUQUERQUE WEST, UNIT 1,** zoned SU-1 PDA to include C-3, located on EDUCATION PLACE NW, between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 5 acre(s). [REF: 05EPC-00022] *[Deferred from 1/25/06]* (C-12) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PUBLIC ACCESS EASEMENT TO BE RECORDED AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

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

CONSENSUS PLANNING INC agent(s) for TEAM RETAIL COTTONWOOD LTD request(s) the above action(s) for all or a portion of Tract(s) 1, LOWE'S, (to be known as **COTTONWOOD COMMONS)** zoned SU-1 FOR C-1, located on OLD AIRPORT RD NW, between COTTONWOOD NW and COORS NW containing approximately 9 acre(s). [REF: CZ-82-4, CSU-88-45, Z-97-106, SC-78-38, AX-97-17] **[Stephanie Shumsky, EPC Case Planner]** *[Deferred from 1/25/06 & 2/1/06]* (A-14) **DEFERRED AT THE AGENT'S REQUEST TO 2/15/06.**

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

9. **Project # 1002189**
06DRB-00094 Minor-Prelim&Final Plat Approval

WILKS COMPANY agent(s) for TIM & TRACY JARMILLO request(s) the above action(s) for all or a portion of Lot(s) 1-P1, Block(s) 7, **CRYSTAL RIDGE SUBDIVISION, UNIT 3,** zoned R-1 residential zone, located on MAGIC SKY CT NW, between SEVEN BAR LOOP NW and BARRETT AVE NW containing approximately 1 acre(s). [REF: S-98-66, DRB-97-298,SV-97-55] (B-13) **DEFERRED AT THE BOARD'S REQUEST FOR INTERPRETATION OF R-2005-177 OF THE WESTSIDE STRATEGIC PLAN TO 2/8/06.**

10. **Project # 1001628**
06DRB-00097 Major-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for JUDE BACA request(s) the above action(s) for EQUESTRIAN CENTER, **MESA RIDGE SUBDIVISION**, zoned SU-1 for PRD, located on MONTANO RD NW, between VISTA MONTANO ST NW and EQUESTRIAN DR NW containing approximately 8 acre(s). [REF: 05DRB-01166, 05DRB-01242, 05DRB-01251] (E-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE AND PLANNING FOR INTERPRETATION OF R-2005-177 OF THE WESTSIDE STRATEGIC PLAN.**

11. **Project # 1004177**
06DRB-00098 Major-Final Plat Approval

BOHANNAN HUSTON agent(s) for D. R. HORTON HOMES INC, request(s) the above action(s) for all or a portion of Tract(s) 10, 11, 12 & 13, (to be known as **VENTANA HIGHLANDS UNIT 1 @ VENTANA RANCH WEST**) zoned R-LT, located on IRVING BLVD NW and VENTANA RIDGE RD NW and containing approximately 74 acre(s). (B-8) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR INTERPRETATION OF R-2005-177 OF THE WESTSIDE STRATEGIC PLAN.**

12. **Project # 1002254**
06DRB-00084 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for FREDERICK & ROSEMARY PALMER request(s) the above action(s) for all or a portion of Tract(s) 2A, BUENA VISTA ESTATES, UNIT 1 (to be known as **BEEHIVE VILLAGE**) zoned SU-2 IP, located on SAN PEDRO NE, between WILSHIRE AVE NE and CORONA AVE NE containing approximately 3 acre(s). [REF: 02DRB-01502, 02DRB-01503, 05AA-01702, 05DRB-01643, 05AA-01850] (C-18) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

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

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT request(s) the above action(s) for all or a PORTION OF LAND IN SW 1/4 - NW 1/4 SEC 26 TION R4E TOGETHER W/ TRACT E-1, **NORTH FOUR HILLS,** zoned SU-1, located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7 acre(s). (L-23) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

14. **Project # 1004246**
06DRB-00091 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for JASON DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 7-10 & 23-26, Block(s) 35, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2 - IP, located on HOLLY AVE NE and PASEO DEL NORTE NE and containing approximately 6 acre(s). *[Deferred from 2/1/06]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/8/06.**

15. **Project # 1004505**
06DRB-00096 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for JONI MILLER ZYDECO request(s) the above action(s) for all or a portion of Lot(s) 1 THRU 8 and EAST ½ OF Lot(s) 9, Block(s) N, **ATLANTIC & PACIFIC ADDITION,** zoned SU-2 special neighborhood zone, located on COAL AVE SW, between 4TH ST SW and 5TH ST SW containing approximately 1 acre(s). [REF: 05DRB-01622] (K-14) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR APPROVAL OF DESIGN ELEVATIONS AND CROSS SECTIONS OF PERIMETER WALLS BY THE DRB CHAIR.**

4/5/06
Final Plat

16. **Project # 1003198**
06DRB-00093 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 Tract(s) A & B, LANDS OF HECTOR ROJO and Tract(s) 355 & 356, TOWN OF ATRSICO GRANT, (to be known as **AUTUMN VIEW SUBDIVISION,** zoned RD, R-1, located on TOWER RD SW, between COORS BLVD SW and STINSON RD SW containing approximately 15 acre(s). (L-10) **FINAL PLAT WAS DEFERRED AT THE BOARD'S REQUEST FOR INTERPRETATION OF R-2005-177 OF THE WESTSIDE STRATEGIC PLAN TO 2/8/06.**

17. **Project # 1003905**
06DRB-00105 Minor-Prelim&Final Plat Approval

ANTHONY DECK agent(s) for LOUIE CASIAS request(s) the above action(s) for all or a portion of Lot(s) 31 & 32, Block(s) B, **SANDALWOOD SUBDIVISION, UNIT 1,** zoned R-D residential and related uses zone, developing area, located on ALLWOOD DR NW, between HANOVER DR NW and INTERSTATE 40 – AMAFCA RIGHT-OF-WAY, containing approximately 1 acre(s). [REF: 05DRB-000134] (J-9) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR CORRECTION OF PROJECT NUMBER TO BE CHANGED TO APPLICATION NUMBER.**

18. **Project # 1004359**
06DRB-00100 Minor-Prelim&Final Plat Approval

MARK SNAPP agent(s) for CALITERRA DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 17, **RICE'S DURANES ADDITION, UNIT 1,** zoned R-2 residential zone, located on RIO GRANDE BLVD NW, between INDIAN SCHOOL RD NW and RICE AVE NW containing approximately 1 acre(s). [REF: 05DRB-01244] *[Deferred from 2/1/06]* (H-12) **DEFERRED AT THE AGENT'S REQUEST TO 2/8/06.**

19. **Project # 1004661**
06DRB-00101 Minor-Prelim&Final Plat Approval

GARY HUBBARD agent(s) for J & S DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 5A, 5B, 6A, 6B, 7A & 7B, **EMIL MANN ADDITION,** zoned R-2, located on TRUMBELL AVE NE and BELL AVE NE and containing approximately 1 acre(s). (L-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

20. **Project # 1002730**
06DRB-00095 Minor-Sketch Plat or Plan

BINGHAM ENGINEERING agent(s) for BETTY BLEA, HOMES BY MARIE request(s) the above action(s) for all or a portion of Lot(s) 13A1, Block(s) 6, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned R-D residential and related uses zone, developing area, located on VENTURA ST NE, between CORONA AVE NE and WILSHIRE AVE NE containing approximately 4 acre(s). [REF: DRB-98-123/S-99-40] (C-20) **WITHDRAWN AT THE AGENT'S REQUEST.**

21. **Project # 1004655**
06DRB-00080 Minor-Sketch Plat or Plan

JESUS M. & MARIA D. VIZCAINO request(s) the above action(s) for all or a portion of Lot(s) 8 & 9, Block(s) 10, **LOWER BROADWAY,** zoned SU-2/M-R, located on ALAMO AVE SE, between MECHEM SE and HINKLE SE containing approximately 1 acre(s). (M-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. Approval of the Development Review Board Minutes for January 25, 2006. **THE DRB MINUTES FOR JANUARY 25, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:55 A.M.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002176 **AGENDA ITEM NO: 13**

SUBJECT:

Final Plat

ACTION REQUESTED:

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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ENGINEERING COMMENTS:

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

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: February 1, 2006

#13

2176

DXF Electronic Approval Form

DRB Project Case #: 1002176

Subdivision Name: COVERED WAGON

Surveyor: GARY E GRITSKO

Contact Person: SARAH AMATO

Contact Information: 998-0303

DXF Received: 1/24/2006 Hard Copy Received: 1/24/2006

Coordinate System: NMSP Grid (NAD 27)

Approved 01-24-2006 Date

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

AGIS Use Only

Copied fc **2176** to agiscov on **1/24/2006** Contact person notified on **1/24/2006**

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 8, 2006

4. Project # 1002176
06DRB-00168 Major-Vacation of Public Easements
06DRB-00169 Minor-Vacation of Private Easements

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT request(s) the above action(s) for all or a portion of land in SW ¼ - NW ¼ , Section 26, T10N, R4E together with Tract(s) E-1, **NORTH FOUR HILLS,** zoned SU-1 special use zone, located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7 acre(s). [REF: 04DRB-00960, 00961, 00962, 04DRB00963, 00964, 01071, 04DRB01072, 05DRB01178, 06DRB00092] (L-23)

At the March 8, 2006, Development Review Board meeting, the vacations were approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

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

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

CONDITIONS:

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

If you wish to appeal this decision, you must do so by March 23, 2006, in the manner described below.

OFFICIAL NOTICE OF DECISION

PAGE 2

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).

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

Sheran Matson

Sheran Matson, AICP, DRB Chair

Cc: Bill Wade, Mountain West Development, P.O. Box 75039, 87194
Surveys Southwest Ltd., 333 Lomas Blvd NE, 87102
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 8, 2006

4. Project # 1002176
06DRB-00168 Major-Vacation of Public Easements
06DRB-00169 Minor-Vacation of Private Easements

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT request(s) the above action(s) for all or a portion of land in SW ¼ - NW ¼ , Section 26, T10N, R4E together with Tract(s) E-1, **NORTH FOUR HILLS,** zoned SU-1 special use zone, located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7 acre(s). [REF: 04DRB-00960, 00961, 00962, 04DRB00963, 00964, 01071, 04DRB01072, 05DRB01178, 06DRB00092] (L-23)

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Sheran Matson, AICP, DRB Chair

Cc: Bill Wade, Mountain West Development, P.O. Box 75039, 87194
Surveys Southwest Ltd., 333 Lomas Blvd NE, 87102
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

CITY OF ALBUQUERQUE

Planning

UNITED STATES POSTAGE
PITNEY BOWES
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0004329277 MAR 09 2006
MAILED FROM ZIP CODE 87102

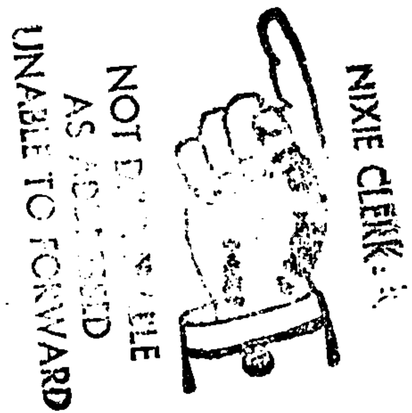
Sheran

BILL WADE
MOUNTAIN WEST DEVELOPMENT
P.O. BOX 75039
ALBUQUERQUE NM 87194

NIXIE CLERK.
NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD

87194+7503-03 B005

P O Box 1293 Albuquerque New Mexico 87103



DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002176 AGENDA#: 4 DATE: 3/8/06

1. Name: Dan Gooney Address: Surveyor SC Zip: _____
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002176 **AGENDA ITEM NO: 4**

SUBJECT:

Vacation

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology sect has no objection to the vacation request.

RESOLUTION:

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: March 8, 2006

I40 WESTBOUND
I40 EASTBOUND
I40 RAMP
I40 FRONTAGE
J1
C-2
200
FOUR HILLS
L23
C-1
UNPLATTED
99999
E1
SU-1
99999
WATERFALL
320
SU-1
B1
E2
WENONAH
WENONAH
LANIER
C-2 1B2

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 8, 2006

Project # 1002176
06DRB-00168 Major-Vacation of Public Easements
06DRB-00169 Minor-Vacation of Private Easements

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT request(s) the above action(s) for all or a portion of land in SW ¼ - NW ¼ , Section 26, T10N, R4E together with Tract(s) E-1, **NORTH FOUR HILLS,** zoned SU-1 special use zone, located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7 acre(s). [REF: 04DRB-00960, 00961, 00962, 04DRB00963, 00964, 01071, 04DRB01072, 05DRB01178, 06DRB00092] (L-23)

AMAFCA — No adverse comments.

COG — No adverse comments.

Transit — No objection to the request.

Zoning Enforcement — No adverse comments.

Neighborhood Coordination

Letters sent to North Four Hills NA (R), Singing Arrow NA (R) and Supper Rock NA (R).

APS The developer is planning a subdivision known as Covered Wagon Subdivision located in **North Four Hills**, which will consist of 53 single-family homes. The proposed development will affect Apache Elementary, Van Buren Middle School, and Highland High School. All three schools will be able to absorb new students from the proposed development.

School	2005-06 40 Day Count	Capacity	Space Available
APACHE ES	407	400	-7
VAN BUREN MS	628	760	132
HIGHLAND HS	1,963	2,150	187

Police Department — No crime prevention or CPTED comments at this time.

Fire Department	No adverse comments.
PNM Electric & Gas	Approves.
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 vacation request.
Transportation Development	Defer to the affected agencies regarding the vacation requests.
Parks & Recreation	Defer to affected agencies.
Utilities Development	No objection to Vacation requests.

Planning Department

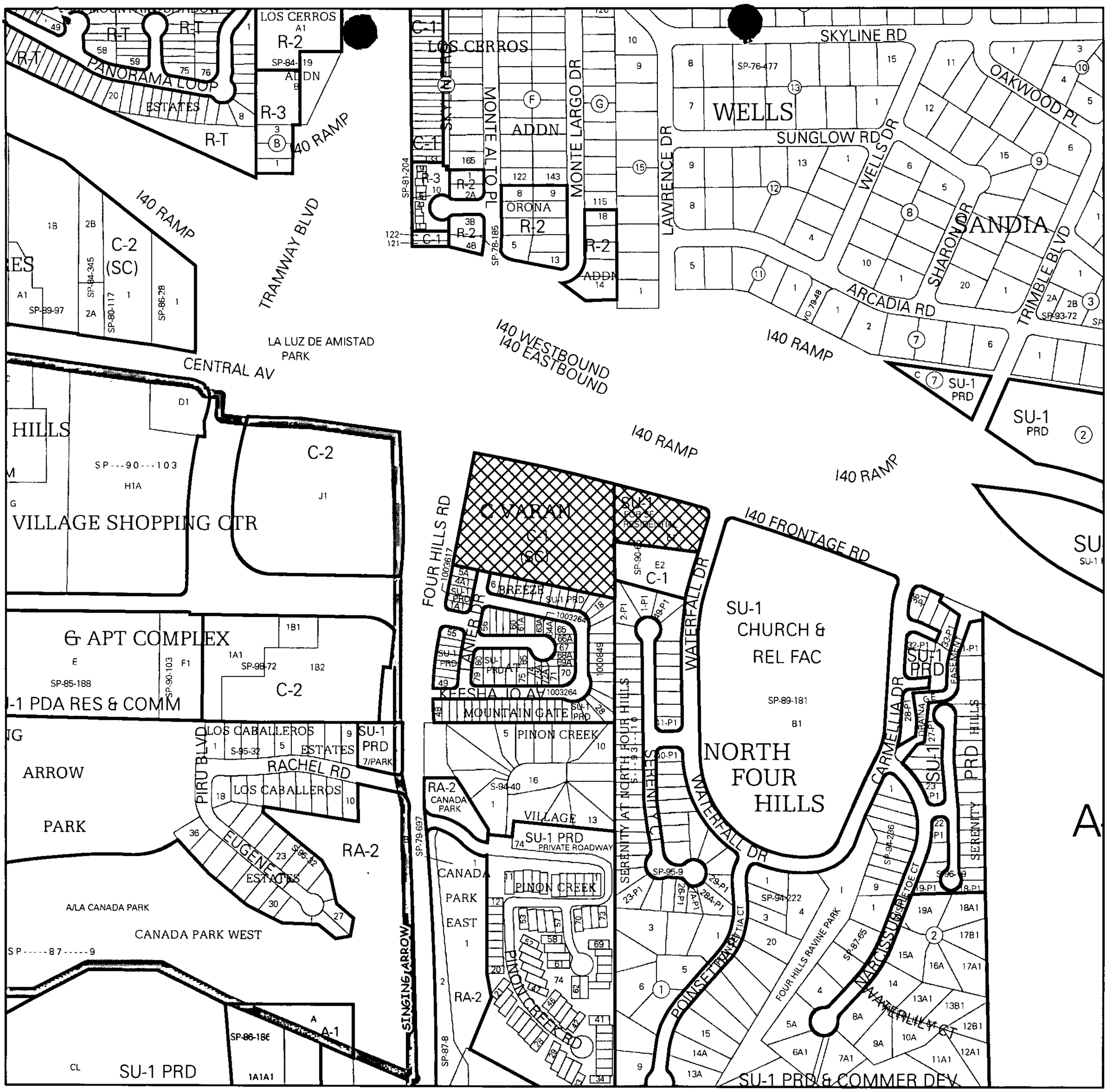
No objection to the requested vacations.

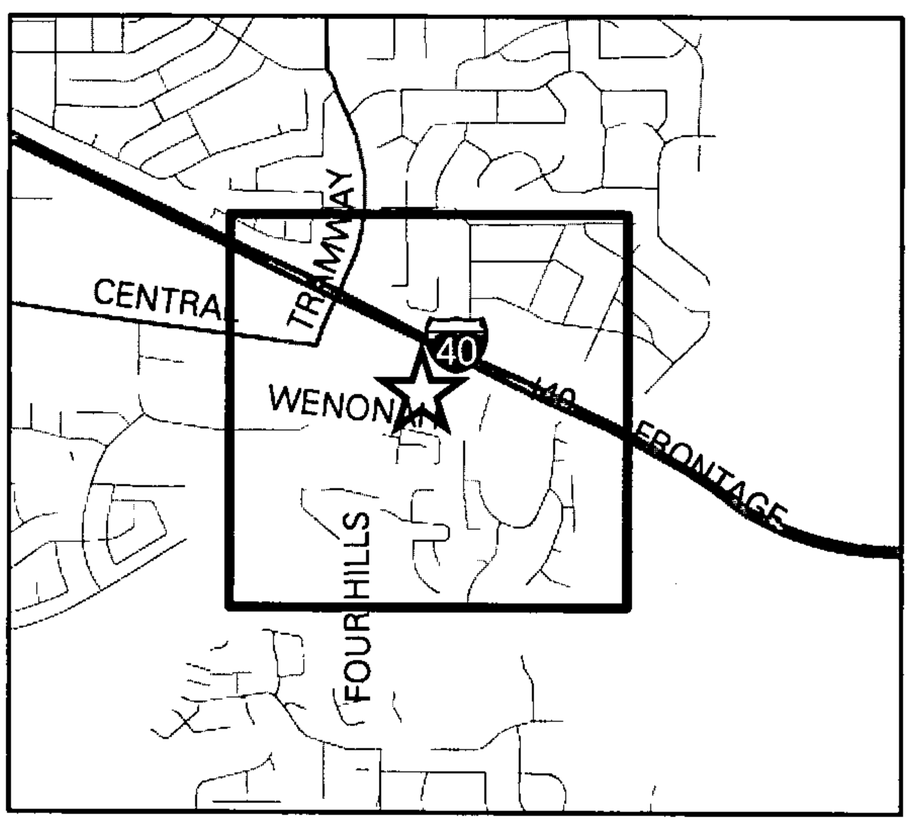
Remember, the extended preliminary plat expires on July 27, 2006. the final plat must be approved & recorded by that date to aviod re-applying for preliminary plat or another extension.

Impact Fee Administrator	No comment on proposed vacation of easements.

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

cc: Bill Wade, Mountain West Development, P.O. Box 75039, 87194
Surveys Southwest Ltd., 333 Lomas Blvd NE, 87102





ZONING MAP

Note: Grey shading indicates County.

1 inch equals 500 feet

Project Number:
1002176
Hearing Date:
3/8/06
Zone Map Page:
L-23
Additional Case Numbers:
06DRB-00168
06DRB-00169

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, March 8, 2006,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1002992
06DRB-00175 Major-Two Year SIA

CALVERT MENICUCCI PC, JOHN REBSTOCK agent(s) for GBH CONSTRUCTION INC request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, Block(s) 5, **ORIGINAL TOWNSITE OF WESTLAND,** zoned C-2 community commercial zone, located on 86TH ST SW, between BRIDGE BLVD SW and CENTRAL AVE SW containing approximately 2 acre(s). [REF: 03DRB01623, 03DRB02138] (K-9)

Project # 1000390
06DRB-00162 Major-Vacation of Public Easements
06DRB-00163 Minor-Prelim&Final Plat Approval

HALL SURVEYING CO. agent(s) for STUART C SHERMAN request(s) the above action(s) for all or a portion of Tract(s) H-4-A, **VENTANA SQUARE @ VENTANA RANCH,** zoned SU-1 for restricted C-2 uses, special use zone, located on PARADISE BLVD NW, between UNIVERSE BLVD NW and VIVALDI NW containing approximately 1 acre(s). (B-10)

Project # 1000539
06DRB-00176 Major-Vacation of Public Easements
06DRB-00177 Minor-Vacation of Private Easements
06DRB-00178 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for HOPE CHRISTIAN SCHOOL INC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) A, Lot(s) 6, 7, 10 & 26 together with Lot(s) 8A & 9A1, **NORTH ALBUQUERQUE ACRES UNIT A,** zoned SU-1 for private school, special use zone, located on PASEO DEL NORTE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 7 acre(s). [REF: Z-87-42, DRB-95-461, Z-95-4, Z-96-126, Z-98-65] (D-18)

Project # 1002176
06DRB-00168 Major-Vacation of Public Easements
06DRB-00169 Minor-Vacation of Private Easements

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT request(s) the above action(s) for all or a portion of land in SW ¼ - NW ¼ , Section 26, T10N, R4E together with Tract(s) E-1, **NORTH FOUR HILLS,** zoned SU-1 special use zone, located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7 acre(s). [REF: 04DRB-00960, 00961, 00962, 04DRB00963, 00964, 01071, 04DRB01072, 05DRB01178, 06DRB00092] (L-23)

SEE PAGE 2 . . . .

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1003470
06DRB-00165 Major-Vacation of Pub Right-of-Way

WILSON & COMPANY INC agent(s) for K B HOME NEW MEXICO request(s) the above action(s) for property located between Vista Veja Unit 1 & Unser Cliffs Subdivision, vacating a portion of 81st Street, **VISTA VIEJA SUBDIVISION, UNIT 1,** located between UNSER BLVD NW AND VISTA DEL SOL DR NW and containing approximately 1 acre(s). [REF: 03DRB-01431, 04DRB-01523] (D-9)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, FEBRUARY 20, 2006.

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: MARCH 8, 2006
Zone Atlas Page: L-23-Z
Notification Radius: 100 Ft.

Project# 1002176
App#06DRB-00168
App#06DRB-00169

Cross Reference and Location: FOUR HILLS RD SE BETWEEN LANIER DR SE AND WATERFALL DR SE

Applicant: MOUNTAIN WEST DEVELOPMENT, BILL WADE
Address: PO BOX 75039
ALBUQUERQUE, NM 87194

Agent: SURVEYS SOUTHWEST, LTD
333 LOMAS BLVD NE
ALBUQUERQUE, NM 87102

Special Instructions:

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

Date Mailed: FEBRUARY 17, 2006
Signature: YVONNE SAAVEDRA

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

Project# 1002176
Application# _____

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
L-23	1023056	096-335	210-16	✓
		021-345	213-16	✓
		148-340	210-01	✓
		146-323	53	✓
		148-309	308-419	✓
		140-311	01	✓
		134-308	02	✓
		150-301	48	✓
		134-299	03	✓
		150-294	47	✓
		150-290	46	✓
		150-285	45	✓
		150-281	44	✓
		150-276	43	✓
		150-272	42	✓
		150-267	41	✓
		135-293	04	✓
		136-288	05	✓
		136-284	06	✓
		136-280	07	✓
		136-275	08	✓
		136-271	09	✓
		136-266	10	✓
		197-280	307-01	✓

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

Project# 1002176
Application#

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
L-23	102356	121-297	217-29	✓
		121-302	30	✓
		120-305	31	✓
		116-306	32	✓
		113-307	33	✓
		110-307	34	✓ Dup
		107-308	35	✓
		104-309	36	✓ Dup 2
		101-309	37	✓
		098-310	38	✓
		095-311	39	✓
		092-312	40	✓
		089-312	41	✓
		086-313	42	✓
		082-313	43	✓
	102357	072-318	214-01	No ownership
		073-315	02	No ownership
		072-312	03	No ownership
		072-310	04	No ownership
	102356	079-299	216-30	✓ Dup 2
		082-300	29	✓ Dup 2
		084-299	28	✓
		087-299	27	✓
		089-299	26	✓ Dup 2

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

Project# 1002176
Application# _____

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
L-23	1023056	092-298	216-25	✓ Dup2
		095-298	24	✓ Dup2
		098-298	23	✓ Dup2
		102-297	22	✓ Dup2
		107-297	21	✓
		121-294	217-28	✓
		093-441	205-01	✓
		105-439	02	✓
		123-433	206-28	✓
		137-424	206-02C	✓
		156-433	203-01	✓
		167-433	02	✓
		176-432	03	✓
		184-429	04	✓
		196-425	05	✓
		207-417	202-07	✓
		076-445	204-02	✓
		022-291	201-17	✓

mainframe@coa1mp3.ca
bq.gov
02/16/2006 01:44 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
01023056 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0102305609633521016 LEGAL: REMA ININ G POR OF TR OF LAND IN SW1/4 NW1/4 IN
SEC LAND USE:
PROPERTY ADDR: 00000 FOUR HILLS
OWNER NAME: UPWEST CORPORATION
OWNER ADDR: PO BOX 75030
ALBUQUERQUE NM 87194
0102305602134521316 LEGAL: TR J -1 R EPL OF TRS F, H-1, J & UNPLATTED LAND
FOUR LAND USE:
PROPERTY ADDR: 00000 TRAMWAY
OWNER NAME: SWI REAL ESTATE LTD PTNS
OWNER ADDR: 03336 E 32ND ST
TULSA OK 74135
0102305614834021001 LEGAL: TR E -1 P LAT OF TRS E-1 & E-2 NORTH FOUR HILLS
SUBD LAND USE:
PROPERTY ADDR: 00000 N.M. 333
OWNER NAME: JAFARI MORTEZA ETAL
OWNER ADDR: 00209 SERENITY SE
ALBUQUERQUE NM 87123
0102305614632321053 LEGAL: TR E -2 P LAT OF TRS E-1 & E-2 NORTH FOUR HILLS
SUBD LAND USE:
PROPERTY ADDR: 00000 WATERFALL
OWNER NAME: ALB CONGR OF JEHOVAH'S WIT INC
OWNER ADDR: 00109 WATERFALL SE
ALBUQUERQUE NM 87123
0102305614830930849 LEGAL: LT 4 9-P1 PLAT OF SERENITY AT NORTH FOUR HILLS
SUBD LAND USE:
PROPERTY ADDR: 00000 SERENITY
OWNER NAME: PATTENGALE NICHOLAS D
OWNER ADDR: 00200 SERENITY CT SE
ALBUQUERQUE NM 87107
0102305614031130801 LEGAL: LOT 1-P1 PLAT OF SERENITY AT NORTH FOUR HILLS
SUBD LAND USE:
PROPERTY ADDR: 00000 SERENITY
OWNER NAME: CANNADY DEVIN & CRICKETT VANCE
OWNER ADDR: 00201 SERENITY CT SE
ALBUQUERQUE NM 87123
0102305613430830802 LEGAL: LOT 2-P1 PLAT OF SERENITY AT NORTH FOUR HILLS
SUBD LAND USE:
PROPERTY ADDR: 00000 SERENITY
OWNER NAME: WILLIAMS ROBERT D & SUZANNE M
OWNER ADDR: 00205 SERENITY CT SE
ALBUQUERQUE NM 87123
0102305615030130848 LEGAL: LT 4 8-P1 PLAT OF SERENITY AT NORTH FOUR HILLS
SUBD LAND USE:
PROPERTY ADDR: 00000 SERENITY
OWNER NAME: BUIE DARREN L
OWNER ADDR: 00212 SERENITY CT SE
ALBUQUERQUE NM 87123

0102305613429930803 LEGAL: LOT 3-P1 PLAT OF SERENITY AT NORTH FOUR HILLS SUBD LAND USE:
PROPERTY ADDR: 00000 SERENITY
OWNER NAME: NORTH FOUR HILLS LTD PTNS
OWNER ADDR: 00209 SERENITY CT SE
ALBUQUERQUE NM 87123

0102305615029430847 LEGAL: LT 4 7-P1 PLAT OF SERENITY AT NORTH FOUR HILLS SUBD LAND USE:
PROPERTY ADDR: 00000 SERENITY
OWNER NAME: MITCHELL MICHELLE A
OWNER ADDR: 00216 SERENITY CT SE
ALBUQUERQUE NM 87123

0102305615029030846 LEGAL: LT 4 6-P1 PLAT OF SERENITY AT NORTH FOUR HILLS SUBD LAND USE:
PROPERTY ADDR: 00000 SERENITY
OWNER NAME: BANNOWSKY LOVELL A & G MCBROOM
OWNER ADDR: 00123 JUNIPER HILL RD NE
ALBUQUERQUE NM 87122

0102305615028530845 LEGAL: LT 4 5-P1 PLAT OF SERENITY AT NORTH FOUR HILLS SUBD LAND USE:
PROPERTY ADDR: 00000 SERENITY
OWNER NAME: GEIST KATHERINE M
OWNER ADDR: 00224 SERENITY CT NE
ALBUQUERQUE NM 87123

0102305615028130844 LEGAL: LT 4 4-P1 PLAT OF SERENITY AT NORTH FOUR HILLS SUBD LAND USE:
PROPERTY ADDR: 00000 SERENITY
OWNER NAME: JARAMILLO ABE & EVANGELINE TRU
OWNER ADDR: 00228 SERENITY CT SE
ALBUQUERQUE NM 87123

0102305615027630843 LEGAL: LT 4 3-P1 PLAT OF SERENITY AT NORTH FOUR HILLS SUBD LAND USE:
PROPERTY ADDR: 00000 SERENITY
OWNER NAME: ROSE MATTHEW M & VIRGINIA M TR
OWNER ADDR: 00232 SERENITY CT SE
ALBUQUERQUE NM 87123

0102305615027230842 LEGAL: LT 4 2-P1 PLAT OF SERENITY AT NORTH FOUR HILLS SUBD LAND USE:
PROPERTY ADDR: 00000 SERENITY
OWNER NAME: HUSSONG KIMRA A
OWNER ADDR: 00236 SERENITY CT SE
ALBUQUERQUE NM 87123

0102305615026730841 LEGAL: LT 4 1-P1 PLAT OF SERENITY AT NORTH FOUR HILLS SUBD LAND USE:
PROPERTY ADDR: 00000 SERENITY
OWNER NAME: ZINK THOMAS D
OWNER ADDR: 00240 SERENITY CT SE
ALBUQUERQUE NM 87123

0102305613529330804 LEGAL: LOT 4-P1 PLAT OF SERENITY AT NORTH FOUR HILLS SUBD LAND USE:
PROPERTY ADDR: 00000 SERENITY
OWNER NAME: NAGATOMO YASUAKI &
OWNER ADDR: 08923 ROBS PL NE
ALBUQUERQUE NM 87122

0102305613628830805 LEGAL: LOT 5-P1 PLAT OF SERENITY AT NORTH FOUR HILLS SUBD LAND USE:
PROPERTY ADDR: 00000 SERENITY
OWNER NAME: BOONE ZENAS J & IRENE U
OWNER ADDR: 00135 MONTEREY
LOS ALAMOS NM 87544

0102305613628430806 LEGAL: LOT 6-P1 PLAT OF SERENITY AT NORTH FOUR HILLS SUBD LAND USE:
PROPERTY ADDR: 00000 SERENITY
OWNER NAME: MERCER GEORGE W & ANA MARIA VA
OWNER ADDR: 00223 SERENITY CT SE
ALBUQUERQUE NM 87123

0102305613628030807 LEGAL: LOT 7-P1 PLAT OF SERENITY AT NORTH FOUR HILLS SUBD LAND USE:
PROPERTY ADDR: 00000 SERENITY
OWNER NAME: THIEBOLT CLAUDETTE G
OWNER ADDR: 00227 SERENITY CT SE
ALBUQUERQUE NM 87123

0102305613627530808 LEGAL: LOT 8-P1 PLAT OF SERENITY AT NORTH FOUR HILLS SUBD LAND USE:
PROPERTY ADDR: 00000 SERENITY
OWNER NAME: COCHRANE ARTHUR B & GLORY R
OWNER ADDR: 00231 SERENITY CT SE
ALBUQUERQUE NM 87123

0102305613627130809 LEGAL: LOT 9-P1 PLAT OF SERENITY AT NORTH FOUR HILLS SUBD LAND USE:
PROPERTY ADDR: 00000 SERENITY
OWNER NAME: RAY LAWRENCE P
OWNER ADDR: 00235 SERENITY CT SE
ALBUQUERQUE NM 87123

0102305613626630810 LEGAL: LT 1 0-P1 PLAT OF SERENITY AT NORTH FOUR HILLS SUBD LAND USE:
PROPERTY ADDR: 00000 SERENITY
OWNER NAME: LEITKA EUGENE & JO ANN
OWNER ADDR: 00239 SERENITY CT SE
ALBUQUERQUE NM 87123

0102305619728030701 LEGAL: TRAC T B- 1 NORTH FOUR HILLS SUBD REPL OF TR B, C & LAND USE:
PROPERTY ADDR: 00000 STATE RD 333
OWNER NAME: CHURCHBUILDER MINISTRIES INC
OWNER ADDR: 00320 WATERFALL DR SE
ALBUQUERQUE NM 87123

0102305612129721729 LEGAL: LT 2 0 PL AT OF BREEZE AT MOUNTAIN GATE CONT .0987 LAND USE:
PROPERTY ADDR: 00000 KAYLYN
OWNER NAME: BOSSCHAERTS ALEXANDRO G & CLAU
OWNER ADDR: 00308 KAYLYN DR SE
ALBUQUERQUE NM 87111

0102305612130221730 LEGAL: LT 1 9 PL AT OF BREEZE AT MOUNTAIN GATE CONT .0853 LAND USE:
PROPERTY ADDR: 00000 KAYLYN
OWNER NAME: TAL REALTY INC
OWNER ADDR: 07027 MONTGOMERY BL NE
ALBUQUERQUE NM 87109

0102305612030521731 LEGAL: LT 1 8 PL AT OF BREEZE AT MOUNTAIN GATE CONT
.0847 LAND USE:
PROPERTY ADDR: 00000 KAYLYN
OWNER NAME: ROSENBLATT AMY F
OWNER ADDR: 00300 KAYLYN DR SE
ALBUQUERQUE NM 87123
0102305611630621732 LEGAL: LT 1 7 PL AT OF BREEZE AT MOUNTAIN GATE CONT
.0535 LAND USE:
PROPERTY ADDR: 00000 WENONAH
OWNER NAME: YOUNG GINGER LEE
OWNER ADDR: 13647 WENONAH AV SE
ALBUQUERQUE NM 87123
0102305611330721733 LEGAL: LT 1 6 PL AT OF BREEZE AT MOUNTAIN GATE CONT
.0539 LAND USE:
PROPERTY ADDR: 00000 WENONAH
OWNER NAME: WILLMOTT KENNETH B
OWNER ADDR: 13643 WENONAH AV SE
ALBUQUERQUE NM 87123
0102305611030721734 LEGAL: LT 1 5 PL AT OF BREEZE AT MOUNTAIN GATE CONT
.0521 LAND USE:
PROPERTY ADDR: 00000 WENONAH
OWNER NAME: MARI-MAC PARTNERS II LIMITED P
OWNER ADDR: 07005 TESUQUE DR NW
ALBUQUERQUE NM 87120
0102305610730821735 LEGAL: LT 1 4 PL AT OF BREEZE AT MOUNTAIN GATE CONT
.0521 LAND USE:
PROPERTY ADDR: 00000 WENONAH
OWNER NAME: BRADEN CHRIS A
OWNER ADDR: 02050 2ND ST SE
KIRTLAND AFBNM 87117
0102305610430921736 LEGAL: LT 1 3 PL AT OF BREEZE AT MOUNTAIN GATE CONT
.0521 LAND USE:
PROPERTY ADDR: 00000 WENONAH
OWNER NAME: MARI-MAC PARTNERS II LIMITED P
OWNER ADDR: 07005 TESUQUE DR NW
ALBUQUERQUE NM 87120
0102305610130921737 LEGAL: LT 1 2 PL AT OF BREEZE AT MOUNTAIN GATE CONT
.0521 LAND USE:
PROPERTY ADDR: 00000 WENONAH
OWNER NAME: ROBERTS WAYNE H & MARGIE S
OWNER ADDR: 13627 WENONAH SE
ALBUQUERQUE NM 87123
0102305609831021738 LEGAL: LT 1 1 PL AT OF BREEZE AT MOUNTAIN GATE CONT
.0521 LAND USE:
PROPERTY ADDR: 00000 WENONAH
OWNER NAME: SLAWIAK MARIAN V
OWNER ADDR: 13623 WENONAH AV SE
ALBUQUERQUE NM 87123
0102305609531121739 LEGAL: LT 1 0 PL AT OF BREEZE AT MOUNTAIN GATE CONT
.0521 LAND USE:
PROPERTY ADDR: 00000 WENONAH
OWNER NAME: MORENO CARLOS A & RHONDA M PIE
OWNER ADDR: 05265 RIVERDALE CT
PLEASANTON CA 96588

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0102305609231221740   LEGAL: LT 9  PLA T OF BREEZE AT MOUNTAIN GATE  CONT
.0521 A  LAND USE:
                      PROPERTY ADDR: 00000   WENONAH
                         OWNER NAME: CASTILLO ENRIQUE
                         OWNER ADDR: 13615   WENONAH                    AV SE
ALBUQUERQUE NM       87123
0102305608931221741   LEGAL: LT 8  PLA T OF BREEZE AT MOUNTAIN GATE  CONT
.0521 A  LAND USE:
                      PROPERTY ADDR: 00000   WENONAH
                         OWNER NAME: MARI-MAC PARTNERS II LIMITED P
                         OWNER ADDR: 07005   TESUQUE                    DR NW
ALBUQUERQUE NM       87120
0102305608631321742   LEGAL: LT 7  PLA T OF BREEZE AT MOUNTAIN GATE  CONT
.0521 A  LAND USE:
                      PROPERTY ADDR: 00000   WENONAH
                         OWNER NAME: MEYER GARY & SHERYL
                         OWNER ADDR: 13605   WENONAH                    AV SE
ALBUQUERQUE NM       87123
0102305608231321743   LEGAL: LT 6  PLA T OF BREEZE AT MOUNTAIN GATE  CONT
.0651 A  LAND USE:
                      PROPERTY ADDR: 00000   WENONAH
                         OWNER NAME: DOMINGUEZ MAX C III
                         OWNER ADDR: 13601   WENONAH                    AV SE
ALBUQUERQUE NM       87123
0102305707231821401   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
0102305707331521402   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
0102305707231221403   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
0102305707231021404   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
0102305607929921630   LEGAL: LT 5 6 PL AT OF BREEZE AT MOUNTAIN GATE  CONT
.0766   LAND USE:
                      PROPERTY ADDR: 00000   SHAFFER
                         OWNER NAME: MARI-MAC PARTNERS II LIMITED P
                         OWNER ADDR: 07005   TESUQUE                    DR NW
ALBUQUERQUE NM       87120
0102305608230021629   LEGAL: LT 5 7 PL AT OF BREEZE AT MOUNTAIN GATE  CONT
.0536   LAND USE:
                      PROPERTY ADDR: 00000   SHAFFER
                         OWNER NAME: MARI-MAC PARTNERS II LIMITED P
                         OWNER ADDR: 07005   TESUQUE                    DR NW
ALBUQUERQUE NM       87120
0102305608429921628   LEGAL: LT 5 8 PL AT OF BREEZE AT MOUNTAIN GATE  CONT
.0533   LAND USE:
                      PROPERTY ADDR: 00000   SHAFFER
                         OWNER NAME: BAKER PAULA K
                         OWNER ADDR: 13609   SHAFFER                    CT SE
ALBUQUERQUE NM       87123
0102305608729921627   LEGAL: LT 5 9 PL AT OF BREEZE AT MOUNTAIN GATE  CONT
.0526   LAND USE:
                      PROPERTY ADDR: 00000   SHAFFER
                         OWNER NAME: CAGLE TRACEE
                         OWNER ADDR: 13615   SHAFFER                    CT SE
ALBUQUERQUE NM       87123
```

01023056089299216260525 LAND USE:
LEGAL: LT 6 0 PL AT OF BREEZE AT MOUNTAIN GATE CONT
PROPERTY ADDR: 00000 SHAFFER
OWNER NAME: MARI-MAC PARTNERS II LIMITED P
OWNER ADDR: 07005 TESUQUE DR NW
ALBUQUERQUE NM 87120

01023056092298216250518 LAND USE:
LEGAL: LT 6 1 PL AT OF BREEZE AT MOUNTAIN GATE CONT
PROPERTY ADDR: 00000 WENONAH
OWNER NAME: MARI-MAC PARTNERS II LIMITED P
OWNER ADDR: 07005 TESUQUE DR NW
ALBUQUERQUE NM 87120

01023056095298216240513 LAND USE:
LEGAL: LT 6 2 PL AT OF BREEZE AT MOUNTAIN GATE CONT
PROPERTY ADDR: 00000 WENONAH
OWNER NAME: MARI-MAC PARTNERS II LIMITED P
OWNER ADDR: 07005 TESUQUE DR NW
ALBUQUERQUE NM 87120

01023056098298216230544 LAND USE:
LEGAL: LT 6 3 PL AT OF BREEZE AT MOUNTAIN GATE CONT
PROPERTY ADDR: 00000 WENONAH
OWNER NAME: MARI-MAC PARTNERS II LIMITED P
OWNER ADDR: 07005 TESUQUE DR NW
ALBUQUERQUE NM 87120

01023056102297216220694 LAND USE:
LEGAL: LT 6 4 PL AT OF BREEZE AT MOUNTAIN GATE CONT
PROPERTY ADDR: 00000 WENONAH
OWNER NAME: MARI-MAC PARTNERS II LIMITED P
OWNER ADDR: 07005 TESUQUE DR NW
ALBUQUERQUE NM 87120

01023056107297216210654 LAND USE:
LEGAL: LT 6 5 PL AT OF BREEZE AT MOUNTAIN GATE CONT
PROPERTY ADDR: 00000 KAYLYN
OWNER NAME: HEALY KRISTIN M
OWNER ADDR: 00309 KAYLYN DR SE
ALBUQUERQUE NM 87123

01023056121294217280698 LAND USE:
LEGAL: LT 2 1 PL AT OF BREEZE AT MOUNTAIN GATE CONT
PROPERTY ADDR: 00000 KAYLYN
OWNER NAME: ALCALA CHRISTINE
OWNER ADDR: 00312 KAYLYN DR SE
ALBUQUERQUE NM 87123

01023056093441205010000 CERR LAND USE:
LEGAL: 5 OR ONA ADDN REPL OF PORS OF BLKS E F & G LOS
PROPERTY ADDR: 00000 MONTE ALTO
OWNER NAME: GOULD JAY W
OWNER ADDR: PO BOX 20873
ALBUQUERQUE NM 87154

01023056105439205020000 CER LAND USE:
LEGAL: 13 O RONA ADDN REPL OF PORS OF BLKS E F & G LOS
PROPERTY ADDR: 00000 MONTE LARGO
OWNER NAME: SMITH FREDERICK M & SMITH PETE
OWNER ADDR: 00302 LOMITA ST
SANTA FE NM 87501

0102305612343320628 LEGAL: 14 O RONA ADDN REPL OF PORS OF BLKS E F & G LOS
CER LAND USE:
PROPERTY ADDR: 00000 MONTE LARGO
OWNER NAME: POLK RICHARD S & BARBARA J TRU
OWNER ADDR: PO BOX 50728
ALBUQUERQUE NM 87181
0102305613742420602ca *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0102305615643320301 LEGAL: 005 011W ELLS SANDIA MANOR SUBD
LAND USE:
PROPERTY ADDR: 00000 ARCADIA
OWNER NAME: APODACA HENRY R JR
OWNER ADDR: 14000 ARCADIA DR NE
ALBUQUERQUE NM 87123
0102305616743320302 LEGAL: 004 011W ELLS SANDIA MANOR SUBD
LAND USE:
PROPERTY ADDR: 00000 ARCADIA
OWNER NAME: REVELL AARON R & AMY K
OWNER ADDR: 14004 ARCADIA RD NE
ALBUQUERQUE NM 87123
0102305617643220303 LEGAL: 003 011W ELLS SANDIA MANOR SUBD
LAND USE:
PROPERTY ADDR: 00000 ARCADIA
OWNER NAME: PINO JONATHAN C & DANIELLE N
OWNER ADDR: 14008 ARCADIA RD NE
ALBUQUERQUE NM 87123
0102305618442920304 LEGAL: 002 011W ELLS SANDIA MANOR SUB
LAND USE:
PROPERTY ADDR: 00000 ARCADIA
OWNER NAME: PALADIN LYNDA S
OWNER ADDR: 14012 ARCADIA NE
ALBUQUERQUE NM 87123
0102305619642520305 LEGAL: 1 11 & T HE WLY 1/2 OF VACATED RIGHT-OF-WAY OF
WELL LAND USE:
PROPERTY ADDR: 00000 ARCADIA
OWNER NAME: PEDONE JAMES S TRUSTEE
OWNER ADDR: 14018 ARCADIA RD NE
ALBUQUERQUE NM 87123
0102305620741720207 LEGAL: 1 7 & TH E ELY 1/2 OF VACATED RIGHT-OF-WAY OF
WELLS LAND USE:
PROPERTY ADDR: 00000 ARCADIA
OWNER NAME: BARNHILL ROSS & CONNIE
OWNER ADDR: 14100 ARCADIA RD NE
ALBUQUERQUE NM 87123
0102305607644520402 LEGAL: 4-B REPL AT OF LOTS 2,3A & 4A OF THE ORONA ADDN
LAND USE:
PROPERTY ADDR: 00000 MONTE ALTO
OWNER NAME: HAACK ENTERPRISES LLC & JOEL S
OWNER ADDR: 08200 BRET PL NE
ALBUQUERQUE NM 87109
0102305602229120117 LEGAL: TRAC T 1- B2 PLAT OF TRACTS 1-A1, 1-B1 AND 1-B2
FOUR LAND USE:
PROPERTY ADDR: 00000 WENONAH
OWNER NAME: HADAD RICHARD M & THERESA A &
OWNER ADDR: PO BOX 11584
ALBUQUERQUE NM 87192

.
QUIT

102305609633521016	LEGAL: REMAINING POR OF TR OF LAND IN SW1/4 NW1/4 I 4E EXC POR OUT TO AM PROPERTY ADDR: FOUR HILLS RD SE OWNERS NAME: UPWEST CORPORATION OWNERS ADDR: PO BOX 75039 ALBUQUERQUE, NM 87194
102305707231821401	NO OWNERSHIP IN SONATA OR AGIS
102305707331521402	NO OWNERSHIP IN SONATA OR AGIS
102305707231221403	NO OWNERSHIP IN SONATA OR AGIS
102305707231021404	NO OWNERSHIP IN SONATA OR AGIS
102305609344120501	LEGAL: *5 ORONA ADDN REPL OF PORS OF BLKS E F & G L PROPERTY ADDR: 180 MONTE ALTO PL NE OWNERS NAME: GOULD JAY W OWNERS ADDR: PO BOX 20873 ALBUQUERQUE, NM 87154
102305612343320628	LEGAL: *14 ORONA ADDN REPL OF PORS OF BLKS E F & G PROPERTY ADDR: MONTE LARGO DR NE OWNERS NAME: POLK RICHARD S & BARBARA J TRU OWNERS ADDR: PO BOX 50728 ALBUQUERQUE, NM 87181
10230561374242060 2CA	NO OWNERSHIP IN SONATA OR AGIS
102305602229120117	LEGAL: TRACT 1-B2 PLAT OF TRACTS 1-AQ, 1-B1 AND 1-B LLAGE SHOPPING CENTER PROPERTY ADDR: 13440 WENONAH SE OWNERS NAME: HADAD RICHARD M & THERESA A OWNERS ADDR: PO BOX 11584 ALBUQUERQUE, NM 87192

ALBUQUERQUE
Making History

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.

February 7, 2006

Sarah
Surveys Southwest, LTD.
333 Lomas Blvd. NE /87102
Phone: 998-0303 Fax: 998-0306

Dear Sarah:

Thank you for your inquiry of **February 7, 2006** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **PORTION OF LAND IN SW ¼ - NW ¼ SEC 26, T10N, R4E, TOGETHER WITH TRACT E-1, NORTH FOUR HILLS** zone map **L-23.**

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

NORTH FOUR HILLS N.A. (NFH) "R"
***Tom Conley**
13705 Poinsettia Ct. SE/87123 275-6721 (h)
Nancy Caress
421 Narcissus SE/87123 291-1592 (h)

SINGING ARROW N.A. (SAW) "R"
***Rose Sena**
P.O. Box 5191/87185 385-3565 (h)
Mark Burton
12500 Charla Ct. SE/87123 294-7609 (h)

See reverse side for additional Neighborhood Association Information: YES {X} 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,

Don Newton

OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION

SUPPER ROCK PARK

OPEN SPACE

SUNGLOW

ARCADIA

LA LUZ DE AMISTAD PARK

INTERSTATE 40

SU-1 PRD

SU-1 CHURCH & REL FAC

SU-1 PRD & COMMER DEV

SU-1 INDUST DEV

CHANT PROPERTY ADDN

A-1

C-1

C-2

RA-2

R-2

R-3

SU-1 PRD

EXECUTIVE HILLS

NORTH FOUR HILLS

WINTERWOOD HILLS

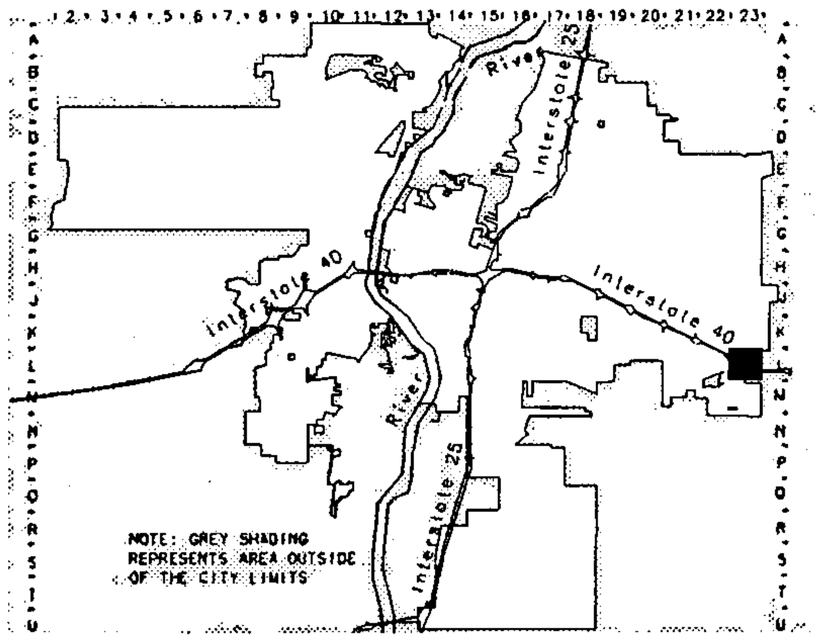
CANADA PARK EAST

CANADA PARK

CTR

EST

SITE



GRAPHIC SCALE IN FEET

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Zone Atlas Page

L-23-Z

Map Amended through August 04, 2004

Albuquerque Geographic Information System
PLANNING DEPARTMENT
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SUPPER ROCK N.A. (SPR) "R"
***Carol O'Keefe**
600 Vista Abajo Dr. NE/87123 296-9075 (h)
Kathleen Schindler-Wright
407 Monte Largo Dr. NE/87123 275-2710 (h)

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.

* * * \

Project # 1002176

MOUNTAIN WEST DEVELOPMENT, BILL WADE
PO BOX 75039
ALBUQUERQUE, NM 87194

Project # 1002176
NANCY CARESS
North Four Hills N.A.
421 NARCISSUS SE
ALBUQUERQUE, NM 87123

Project # 1002176
CAROLE O'KEEFE
Supper Rock N.A..
600 VISTA ABAJO DR NE
ALBUQUERQUE, NM 87123

Project # 1002176

SURVEYS SOUTHWEST, LTD
333 LOMAS BLVD NE
ALBUQUERQUE, NM 87102

Project # 1002176
ROSE SENA
Singing Arrow N.A.
PO BOX 5191
ALBUQUERQUE, NM 87185

Project # 1002176
KATHLEEN SCHINDLER-WRIGHT
Supper Rock N.A.
407 MONTE LARG DR NE
ALBUQUERQUE, NM 87123

Project # 1002176
TOM CONLEY
North Four Hills N.A.
13705 POINSETTIA CT SE
ALBUQUERQUE, NM 87123

Project # 1002176
MARK BURTON
Singing Arrow N.A.
12500 CHARLA CT SE
ALBUQUERQUE, NM 87123

102305609633521016

UPWEST CORPORATION
PO BOX 75039
ALBUQUERQUE, NM 87194

102305602134521316

SWI REAL ESTATE LTD PTNS
3336 E 32ND ST
TULSA OK 74135

102305614830930849

PATTENGALE NICHOLAS D
200 SERENITY CT SE
ALBUQUERQUE NM 87107

102305615030130848

BUIE DARREN L
212 SERENITY CT SE
ALBUQUERQUE NM 87123

102305615029030846

BANNOWSKY LOVELL A & G MCBROO
123 JUNIPER HILL RD NE
ALBUQUERQUE NM 87122

102305614834021001

JAFARI MORTEZA ETAL
209 SERENITY SE
ALBUQUERQUE NM 87123

102305614031130801

CANNADY DEVIN & CRICKETT VANC
201 SERENITY CT SE
ALBUQUERQUE NM 87123

102305613429930803

NORTH FOUR HILLS LTD PTNS
209 SERENITY CT SE
ALBUQUERQUE NM 87123

102305615028530845

GEIST KATHERINE M
224 SERENITY CT NE
ALBUQUERQUE NM 87123

102305614632321053

ALB CONGR OF JEHOVAH'S WIT IN
109 WATERFALL SE
ALBUQUERQUE NM 87123

102305613430830802

WILLIAMS ROBERT D & SUZANNE M
205 SERENITY CT SE
ALBUQUERQUE NM 87123

102305615029430847

MITCHELL MICHELLE A
216 SERENITY CT SE
ALBUQUERQUE NM 87123

102305615028130844

JARAMILLO ABE & EVANGELINE TR
228 SERENITY CT SE
ALBUQUERQUE NM 87123

102305615027630843

ROSE MATTHEW M & VIRGINIA M T
232 SERENITY CT SE
ALBUQUERQUE NM 87123

102305613529330804

NAGATOMO YASUAKI &
8923 ROBS PL NE
ALBUQUERQUE NM 87122

102305613628030807

THIEBOLT CLAUDETTE G
227 SERENITY CT SE
ALBUQUERQUE NM 87123

102305615027230842

HUSSONG KIMRA A
236 SERENITY CT SE
ALBUQUERQUE NM 87123

102305613628830805

BOONE ZENAS J & IRENE U
135 MONTEREY
LOS ALAMOS NM 87544

102305613627530808

COCHRANE ARTHUR B & GLORY R
231 SERENITY CT SE
ALBUQUERQUE NM 87123

102305615026730841

ZINK THOMAS D
240 SERENITY CT SE
ALBUQUERQUE NM 87123

102305613628430806

MERCER GEORGE W & ANA MARIA V
223 SERENITY CT SE
ALBUQUERQUE NM 87123

102305613627130809

RAY LAWRENCE P
235 SERENITY CT SE
ALBUQUERQUE NM 87123

102305613626630810

LEITKA EUGENE & JO ANN
239 SERENITY CT SE
ALBUQUERQUE NM 87123

102305612130221730

TAL REALTY INC
7027 MONTGOMERY BL NE
ALBUQUERQUE NM 87109

102305611330721733

WILLMOTT KENNETH B
13643 WENONAH AV SE
ALBUQUERQUE NM 87123

102305610130921737

ROBERTS WAYNE H & MARGIE S
13627 WENONAH SE
ALBUQUERQUE NM 87123

102305609231221740

CASTILLO ENRIQUE
13615 WENONAH AV SE
ALBUQUERQUE NM 87123

102305608429921628

BAKER PAULA K
13609 SHAFFER CT SE
ALBUQUERQUE NM 87123

102305612129421728

ALCALA CHRISTINE
312 KAYLYN DR SE
ALBUQUERQUE NM 87123

102305612343320628

POLK RICHARD S & BARBARA J TR
PO BOX 50728
ALBUQUERQUE, NM 87181

102305617643220303

PINO JONATHAN C & DANIELLE N
14008 ARCADIA RD NE
ALBUQUERQUE NM 87123

102305620741720207

BARNHILL ROSS & CONNIE
14100 ARCADIA RD NE
ALBUQUERQUE NM 87123

102305619728030701

CHURCHBUILDER MINISTRIES INC
320 WATERFALL DR SE
ALBUQUERQUE NM 87123

102305612030521731

ROSENBLATT AMY F
300 KAYLYN DR SE
ALBUQUERQUE NM 87123

102305611030721734

MARI-MAC PARTNERS II LIMITED
7005 TESUQUE DR NW
ALBUQUERQUE NM 87120

102305609831021738

SLAWIAK MARIAN V
13623 WENONAH AV SE
ALBUQUERQUE NM 87123

102305608631321742

MEYER GARY & SHERYL
13605 WENONAH AV SE
ALBUQUERQUE NM 87123

102305608729921627

CAGLE TRACEE
13615 SHAFFER CT SE
ALBUQUERQUE NM 87123

102305609344120501

GOULD JAY W
PO BOX 20873
ALBUQUERQUE, NM 87181

102305615643320301

APODACA HENRY R JR
14000 ARCADIA DR NE
ALBUQUERQUE NM 87123

102305618442920304

PALADIN LYNDA S
14012 ARCADIA NE
ALBUQUERQUE NM 87123

102305607644520402

HAACK ENTERPRISES LLC & JOEL
8200 BRET PL NE
ALBUQUERQUE NM 87109

102305612129721729

BOSSCHAERTS ALEXANDRO G & CLA
308 KAYLYN DR SE
ALBUQUERQUE NM 87111

102305611630621732

YOUNG GINGER LEE
13647 WENONAH AV SE
ALBUQUERQUE NM 87123

102305610730821735

BRADEN CHRIS A
2050 2ND ST SE
KIRTLAND AFBNM 87117

102305609531121739

MORENO CARLOS A & RHONDA M PI
5265 RIVERDALE CT
PLEASANTON CA 96588

102305608231321743

DOMINGUEZ MAX C III
13601 WENONAH AV SE
ALBUQUERQUE NM 87123

102305610729721621

HEALY KRISTIN M
309 KAYLYN DR SE
ALBUQUERQUE NM 87123

102305610543920502

SMITH FREDERICK M & SMITH PET
302 LOMITA ST
SANTA FE NM 87501

102305616743320302

REVELL AARON R & AMY K
14004 ARCADIA RD NE
ALBUQUERQUE NM 87123

102305619642520305

PEDONE JAMES S TRUSTEE
14018 ARCADIA RD NE
ALBUQUERQUE NM 87123

102305602229120117

HADAD RICHARD M & THERESA A &
PO BOX 11584
ALBUQUERQUE, NM 87192

SUPPER ROCK PARK

OPEN SPACE

SUNDIA

MANOR

WELLS

ADDN

LOS CERROS

CENAROCA ADDN

CHURCH & REL FAC

NORTH FOUR HILLS

CANADA PARK EAST

WINTERWOOD

CHANT PROPERTY ADDN

SU-1 INDUST DEV

SU-1 PRD & COMMER DEV

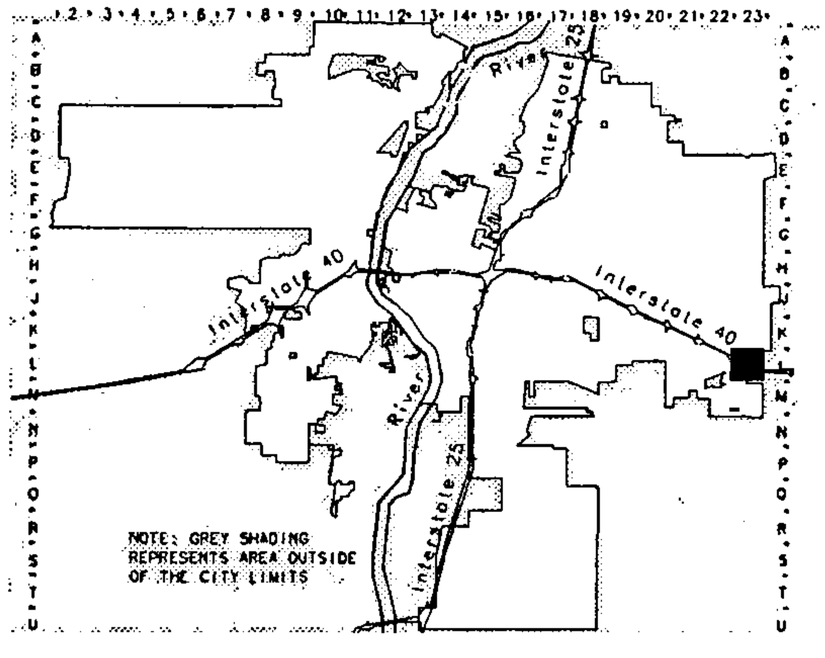
LA LUZ DE AMISTAD PARK

TIJERAS ARROYO

PRIVATE CONSERVATION AREA

Cornue Grant Boundary

SITE



Albuquerque Geographic Information System

PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

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Zone Atlas Page

L-23-Z

Map Amended through August 04, 2004

February 7, 2006

I, Bill Wade owner of a portion of land within the SW1/4-NW1/4 of Section 26, T10N, R4E and Tract E-1, North Four Hills, hereby authorize Surveys Southwest, Ltd to vacate an existing 7' P.U.E., existing 10' private drainage easement and a portion of a 30' private drainage and utility easement, recorded March 6, 1987 in Book C33- Folio 21.

Bill Wade 2/7/06
Bill Wade Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) s
COUNTY OF BERNALILLO)

OFFICIAL SEAL
Sarah Amato
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 10/01/09

The foregoing instrument was acknowledged before me this 7th day of FEBRUARY, 2006
By: Bill Wade

My Commission Expires:
10/01/09

Sarah Amato
Notary Public

CITY OF ALBUQUERQUE

FYI

Making History

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

February 17, 2006

TO: Tom Conley and Nancy Caress, North Four Hills Neigh. Assoc.
Rose Sena and Mark Burton, Singing Arrow Neigh. Assoc.
Carol O'Keefe and Kathleen Schindler-Wright, Supper Rock Neigh. Assoc.

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 seven (7) acre(s): Major Vacation of Public Easements and Minor Vacation of Private Easements for 40 feet of private drainage easement and P.U.E. for the Covered Wagon Subdivision.**

Proposed by: **Surveys Southwest, Ltd. at 998-0303**
Agent for: **Mountain West Development, Bill Wade**

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

For property located: **On or near Four Hills Road SE between Lanier Drive SE and Waterfall Drive SE.**

The case number(s) assigned is: **06DRB- 00168 and 00169, Project # 1002176.**

City Planning accepted application for this request on **February 9, 2006**.

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.*

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m.** on **Wednesday, March 8, 2006** 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

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

cc: Claire Senova, DRB Administrative Assistant

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 8, 2006

Project # 1002176
06DRB-00168 Major-Vacation of Public Easements
06DRB-00169 Minor-Vacation of Private Easements

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT request(s) the above action(s) for all or a portion of land in SW ¼ - NW ¼ , Section 26, T10N, R4E together with Tract(s) E-1, **NORTH FOUR HILLS,** zoned SU-1 special use zone, located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7 acre(s). [REF: 04DRB-00960, 00961, 00962, 04DRB00963, 00964, 01071, 04DRB01072, 05DRB01178, 06DRB00092] (L-23)

AMAFCA — No adverse comments.

COG — No adverse comments.

Transit — No objection to the request.

Zoning Enforcement — No adverse comments.

Neighborhood Coordination

Letters sent to North Four Hills NA (R), Singing Arrow NA (R) and Supper Rock NA (R).

APS The developer is planning a subdivision known as Covered Wagon Subdivision located in **North Four Hills**, which will consist of 53 single-family homes. The proposed development will affect Apache Elementary, Van Buren Middle School, and Highland High School. All three schools will be able to absorb new students from the proposed development.

School	2005-06 40 Day Count	Capacity	Space Available
APACHE ES	407	400	-7
VAN BUREN MS	628	760	132
HIGHLAND HS	1,963	2,150	187

Police Department — No crime prevention or CPTED comments at this time.

Fire Department	No adverse comments.
PNM Electric & Gas	Approves.
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 vacation request.
Transportation Development	Defer to the affected agencies regarding the vacation requests.
Parks & Recreation	Defer to affected agencies.
Utilities Development	No objection to Vacation requests.

Planning Department

No objection to the requested vacations.

Remember, the extended preliminary plat expires on July 27, 2006. the final plat must be approved & recorded by that date to aviod re-applying for preliminary plat or another extension.

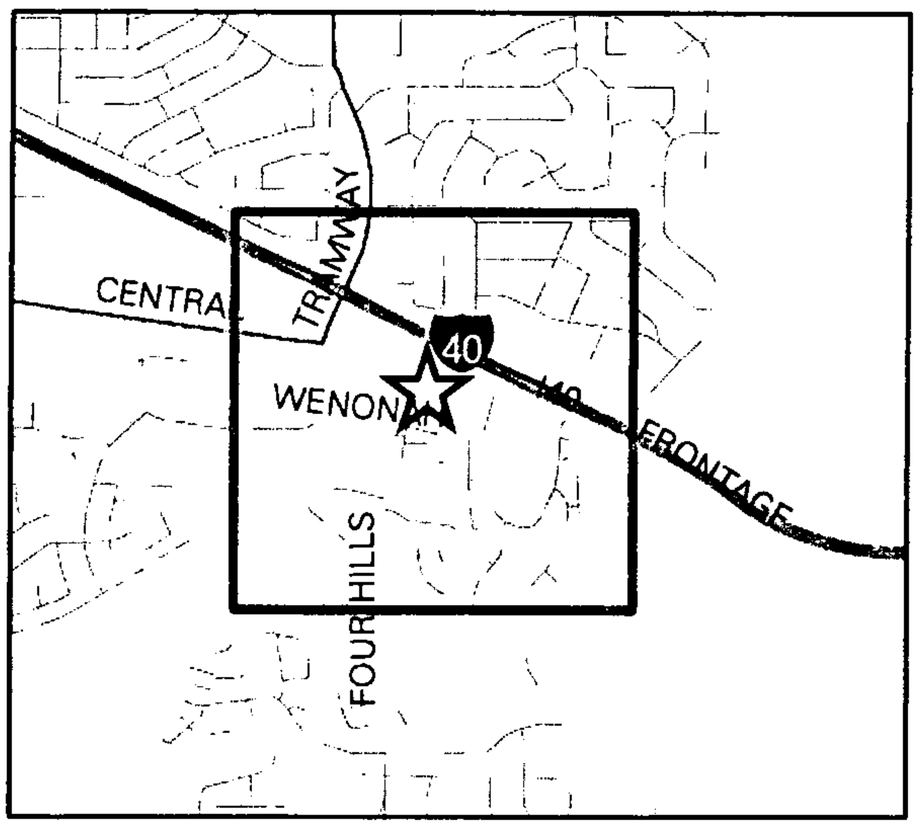
Impact Fee Administrator	No comment on proposed vacation of easements.

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

cc: Bill Wade, Mountain West Development, P.O. Box 75039, 87194
Surveys Southwest Ltd., 333 Lomas Blvd NE, 87102

ZONING MAP

Note: Grey shading indicates County.



1 inch equals 500 feet

Project Number:
1002176
Hearing Date:
3/8/06
Zone Map Page:
L-23
Additional Case Numbers:
06DRB-00168
06DRB-00169

CITY OF ALBUQUERQUE

Planning

UNITED STATES POSTAGE
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02 1A $ 00.39⁰
0004329277 MAR 02 2006
MAILED FROM ZIP CODE 87102

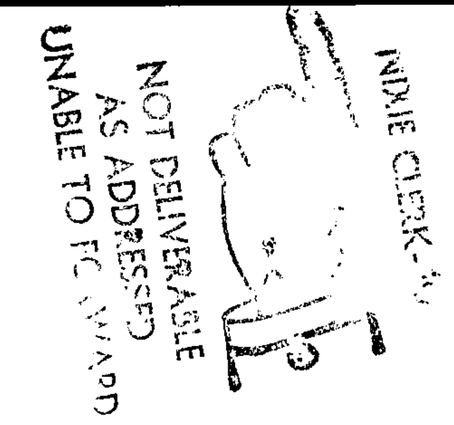
NIXIE CLERK. 87

BILL WADE, MOUNTAIN WEST DEVELOPMENT
P.O. BOX 75039
ALBUQUERQUE NM [redacted]

NOT DELIVERABLE
AS ADDRESSED
UNABLE TO FORWARD

[redacted]

P O Box 1293 Albuquerque New Mexico 87103



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, March 8, 2006,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1002992
06DRB-00175 Major-Two Year SIA

CALVERT MENICUCCI PC, JOHN REBSTOCK agent(s) for GBH CONSTRUCTION INC request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, Block(s) 5, **ORIGINAL TOWNSITE OF WESTLAND,** zoned C-2 community commercial zone, located on 86TH ST SW, between BRIDGE BLVD SW and CENTRAL AVE SW containing approximately 2 acre(s). [REF: 03DRB01623, 03DRB02138] (K-9)

Project # 1000390
06DRB-00162 Major-Vacation of Public Easements
06DRB-00163 Minor-Prelim&Final Plat Approval

HALL SURVEYING CO. agent(s) for STUART C SHERMAN request(s) the above action(s) for all or a portion of Tract(s) H-4-A, **VENTANA SQUARE @ VENTANA RANCH,** zoned SU-1 for restricted C-2 uses, special use zone, located on PARADISE BLVD NW, between UNIVERSE BLVD NW and VIVALDI NW containing approximately 1 acre(s). (B-10)

Project # 1000539
06DRB-00176 Major-Vacation of Public Easements
06DRB-00177 Minor-Vacation of Private Easements
06DRB-00178 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for HOPE CHRISTIAN SCHOOL INC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) A, Lot(s) 6, 7, 10 & 26 together with Lot(s) 8A & 9A1, **NORTH ALBUQUERQUE ACRES UNIT A,** zoned SU-1 for private school, special use zone, located on PASEO DEL NORTE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 7 acre(s). [REF: Z-87-42, DRB-95-461, Z-95-4, Z-96-126, Z-98-65] (D-18)

Project # 1002176
06DRB-00168 Major-Vacation of Public Easements
06DRB-00169 Minor-Vacation of Private Easements

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT request(s) the above action(s) for all or a portion of land in SW ¼ - NW ¼ , Section 26, T10N, R4E together with Tract(s) E-1, **NORTH FOUR HILLS,** zoned SU-1 special use zone, located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7 acre(s). [REF: 04DRB-00960, 00961, 00962, 04DRB00963, 00964, 01071, 04DRB01072, 05DRB01178, 06DRB00092] (L-23)

SEE PAGE 2 . . . .

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1003470
06DRB-00165 Major-Vacation of Pub Right-of-Way

WILSON & COMPANY INC agent(s) for K B HOME NEW MEXICO request(s) the above action(s) for property located between Vista Veja Unit 1 & Unser Cliffs Subdivision, vacating a portion of 81st Street, **VISTA VIEJA SUBDIVISION, UNIT 1,** located between UNSER BLVD NW AND VISTA DEL SOL DR NW and containing approximately 1 acre(s). [REF: 03DRB-01431, 04DRB-01523] (D-9)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, FEBRUARY 20, 2006.

CITY OF ALBUQUERQUE

Planning Department

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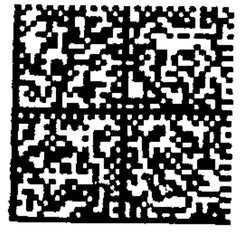
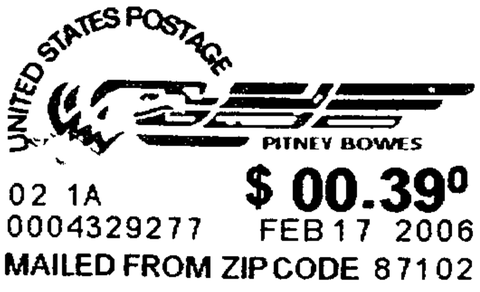
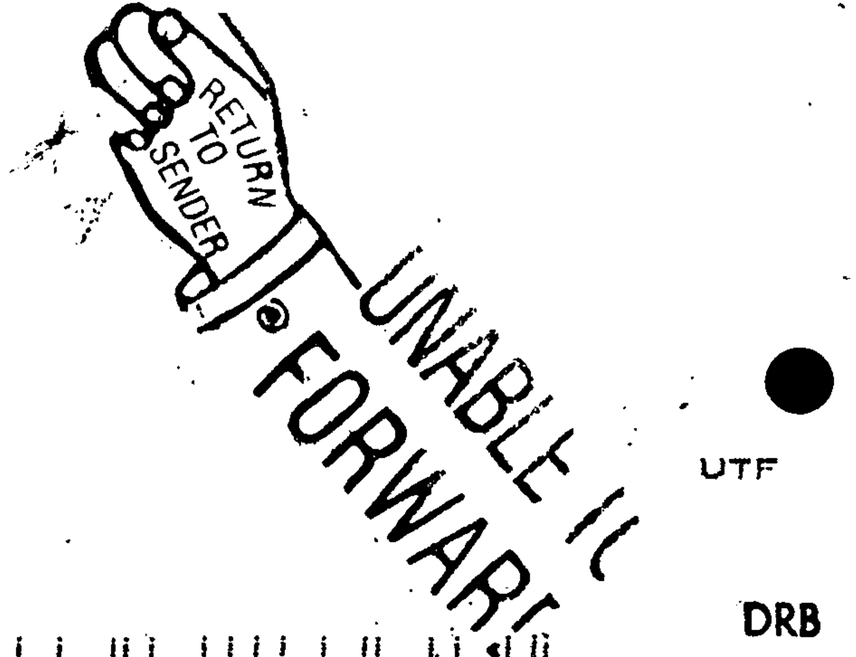




1023056095311217 39

MORENO CARLOS A & RHONDA M PI
5265 RIVERDALE CT
PLEASANTON CA 96588



UTF

DRB

34588+3758-63 C033

P O Box 1293 Albuquerque New Mexico 87103

UNABLE TO FORWARD

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, March 8, 2006,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1002992
06DRB-00175 Major-Two Year SIA

CALVERT MENICUCCI PC, JOHN REBSTOCK agent(s) for GBH CONSTRUCTION INC request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, Block(s) 5, **ORIGINAL TOWNSITE OF WESTLAND,** zoned C-2 community commercial zone, located on 86TH ST SW, between BRIDGE BLVD SW and CENTRAL AVE SW containing approximately 2 acre(s). [REF: 03DRB01623, 03DRB02138] (K-9)

Project # 1000390
06DRB-00162 Major-Vacation of Public Easements
06DRB-00163 Minor-Prelim&Final Plat Approval

HALL SURVEYING CO. agent(s) for STUART C SHERMAN request(s) the above action(s) for all or a portion of Tract(s) H-4-A, **VENTANA SQUARE @ VENTANA RANCH,** zoned SU-1 for restricted C-2 uses, special use zone, located on PARADISE BLVD NW, between UNIVERSE BLVD NW and VIVALDI NW containing approximately 1 acre(s). (B-10)

Project # 1000539
06DRB-00176 Major-Vacation of Public Easements
06DRB-00177 Minor-Vacation of Private Easements
06DRB-00178 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for HOPE CHRISTIAN SCHOOL INC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) A, Lot(s) 6, 7, 10 & 26 together with Lot(s) 8A & 9A1, **NORTH ALBUQUERQUE ACRES UNIT A,** zoned SU-1 for private school, special use zone, located on PASEO DEL NORTE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 7 acre(s). [REF: Z-87-42, DRB-95-461, Z-95-4, Z-96-126, Z-98-65] (D-18)

Project # 1002176
06DRB-00168 Major-Vacation of Public Easements
06DRB-00169 Minor-Vacation of Private Easements

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT request(s) the above action(s) for all or a portion of land in SW ¼ - NW ¼ , Section 26, T10N, R4E together with Tract(s) E-1, **NORTH FOUR HILLS,** zoned SU-1 special use zone, located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7 acre(s). [REF: 04DRB-00960, 00961, 00962, 04DRB00963, 00964, 01071, 04DRB01072, 05DRB01178, 06DRB00092] (L-23)

SEE PAGE 2 . . . .

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1003470
06DRB-00165 Major-Vacation of Pub Right-of-Way

WILSON & COMPANY INC agent(s) for K B HOME NEW MEXICO request(s) the above action(s) for property located between Vista Veja Unit 1 & Unser Cliffs Subdivision, vacating a portion of 81st Street, **VISTA VIEJA SUBDIVISION, UNIT 1,** located between UNSER BLVD NW AND VISTA DEL SOL DR NW and containing approximately 1 acre(s). [REF: 03DRB-01431, 04DRB-01523] (D-9)

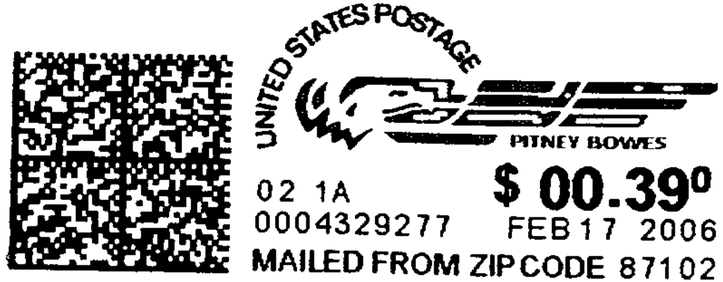
Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, FEBRUARY 20, 2006.

CITY OF ALBUQUERQUE

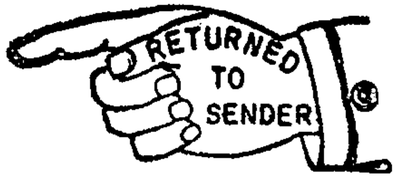
Planning Department



Claire Senora

Project # 1002176

MOUNTAIN WEST DEVELOPMENT, BILL WADE
PO BOX 75039
ALBUQUERQUE, NM 87194



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87194/9999

DRB

P O Box 1293 Albuquerque New Mexico 87103

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Unclaimed Refused

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No such office in state

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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, March 8, 2006,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1002992
06DRB-00175 Major-Two Year SIA

CALVERT MENICUCCI PC, JOHN REBSTOCK agent(s) for GBH CONSTRUCTION INC request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, Block(s) 5, **ORIGINAL TOWNSITE OF WESTLAND,** zoned C-2 community commercial zone, located on 86TH ST SW, between BRIDGE BLVD SW and CENTRAL AVE SW containing approximately 2 acre(s). [REF: 03DRB01623, 03DRB02138] (K-9)

Project # 1000390
06DRB-00162 Major-Vacation of Public Easements
06DRB-00163 Minor-Prelim&Final Plat Approval

HALL SURVEYING CO. agent(s) for STUART C SHERMAN request(s) the above action(s) for all or a portion of Tract(s) H-4-A, **VENTANA SQUARE @ VENTANA RANCH,** zoned SU-1 for restricted C-2 uses, special use zone, located on PARADISE BLVD NW, between UNIVERSE BLVD NW and VIVALDI NW containing approximately 1 acre(s). (B-10)

Project # 1000539
06DRB-00176 Major-Vacation of Public Easements
06DRB-00177 Minor-Vacation of Private Easements
06DRB-00178 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for HOPE CHRISTIAN SCHOOL INC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) A, Lot(s) 6, 7, 10 & 26 together with Lot(s) 8A & 9A1, **NORTH ALBUQUERQUE ACRES UNIT A,** zoned SU-1 for private school, special use zone, located on PASEO DEL NORTE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 7 acre(s). [REF: Z-87-42, DRB-95-461, Z-95-4, Z-96-126, Z-98-65] (D-18)

Project # 1002176
06DRB-00168 Major-Vacation of Public Easements
06DRB-00169 Minor-Vacation of Private Easements

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT request(s) the above action(s) for all or a portion of land in SW ¼ - NW ¼ , Section 26, T10N, R4E together with Tract(s) E-1, **NORTH FOUR HILLS,** zoned SU-1 special use zone, located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7 acre(s). [REF: 04DRB-00960, 00961, 00962, 04DRB00963, 00964, 01071, 04DRB01072, 05DRB01178, 06DRB00092] (L-23)

SEE PAGE 2 . . . .

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1003470
06DRB-00165 Major-Vacation of Pub Right-of-Way

WILSON & COMPANY INC agent(s) for K B HOME NEW MEXICO request(s) the above action(s) for property located between Vista Veja Unit 1 & Unser Cliffs Subdivision, vacating a portion of 81st Street, **VISTA VIEJA SUBDIVISION, UNIT 1,** located between UNSER BLVD NW AND VISTA DEL SOL DR NW and containing approximately 1 acre(s). [REF: 03DRB-01431, 04DRB-01523] (D-9)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, FEBRUARY 20, 2006.

CITY OF ALBUQUERQUE

Planning Department

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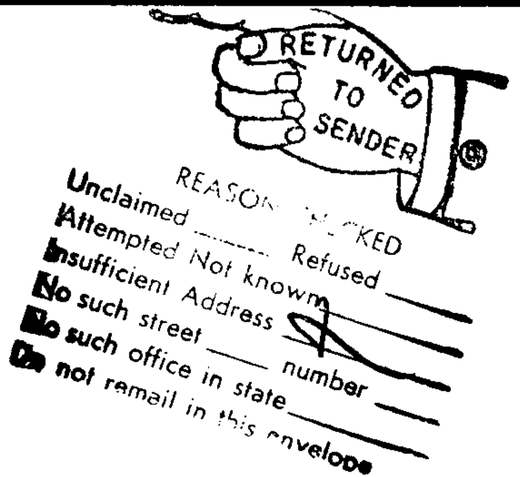
Claire Senora
102305609633521016

UPWEST CORPORATION
PO BOX 75039
ALBUQUERQUE, NM 87194

87194/9999

DRB

P O Box 1293 Albuquerque New Mexico 87103



DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

July 27, 2005 9:00 a.m.

MEMBERS:

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

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

****

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

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

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

A. Call to Order: 9:00 a.m. Adjourned: 10:50 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 # 1004300** 05DRB-01080 Minor-SiteDev Plan BldPermit	JIM MEDLEY, Architect AIA agent(s) for ROBERT NAVARRETTE request(s) the above action(s) for all or a portion of Lot(s) 31, 32, Block(s) 9, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2, M-1, located on EAGLE ROCK AVE NE and SAN MATEO BLVD NE containing approximately 2 acre(s). [Deferred from 7/27/05] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 8/10/05.**

2. **Project # 1004244**
05DRB-01085 Major-Vacation of Public Easements

WILSON & COMPANY agent(s) for ST. PAUL'S UNITED METHODIST CHURCH request(s) the above action(s) for all or a portion of Lot(s) 6-13, Block(s) 19, and Lot(s) 1-11, Block(s) 18, and vacated Altez NE right-of-way, **MESA VILLAGE ADDITION,** zoned SU-1, located on CONSTITUTION AVE NE, between ERBBE ST NE and CLANCY ST NE containing approximately 4 acre(s). [REF: 05EPC-00928] (J-20) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

05DRB-01176 Minor-Prelim&Final Plat Approval

WILSON & COMPANY agent(s) for ST. PAUL'S UNITED METHODIST CHURCH request(s) the above action(s) for all or a portion of Lot(s) 6-13, 1-11, Block(s) 18, 19, **MESA VILLAGE ADDITION,** zoned SU-1, located on CONSTITUTION AVE NE, between ERBBE ST NE and CLANCY ST NE containing approximately 4 acre(s). [REF: 05EPC-00928] (J-20) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITY DEVELOPMENT FOR ADJUSTMENT OF EASEMENT TO INCLUDE ALL EXISTING METERS, ADD LANGUAGE FROM ORIGINAL VACATION ORDINANCE FOR RETAINED EASEMENTS AND PLANNING FOR 15-DAY APPEAL PERIOD AND TO RECORD.**

3. **Project # 1003257**
05DRB-00934 Major-Vacation of Public Easements
05DRB-00933 Major-Vacation of Pub Right-of-Way
05DRB-00929 Major-Preliminary Plat Approval
05DRB-00935 Minor-Sidewalk Waiver
05DRB-00936 Minor-Temp Defer Sdwk

MARK GOODWIN & ASSOCIATES agent(s) for VISTA ARROYO, LLC request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF PARADISE HEIGHTS LLC, Lot(s) 48 thru 55, Block(s) 4, Lot(s) 1 thru 7 and Lot(s) 10 thru 14, Block(s) 6, Lot(s) 1 thru 8, Lot(s) 22 thru 45 and an undesignated tract, Block(s) 9, Lot(s) 1 thru 16, Block(s) 12, Lot(s) 1 thru 10 and 12 thru 14, Block(s) 14, Lot(s) 7 thru 12, Block(s) 15, Lot(s) 1 thru 61 and 62, Block(s) 16, all of Block(s) 7, 8, 10, 11, 13 and 17, PARADISE HEIGHTS, UNIT 4, Lots 9 thru 14, Block 9, PARADISE HEIGHTS, UNIT 4, Block(s) 1, 2, 3 and 4 and Lot(s) 1 thru 16, Block(s) 5, PARADISE HEIGHTS, UNIT 5, (to be known as **ARROYO VISTA SUBDIVISION**) zoned R-1, SU-1 FOR C-1, located on BLACK ARROYO RD NW, between MCMAHON BLVD NW and CALABACILLAS ARROYO containing approximately 172 acre(s).[REF:04DRB-00204] *[Deferred from 6/29/05 & 7/20/05 & 7/27/05]* (A-10) **DEFERRED AT THE AGENT'S REQUEST TO 8/3/05.**

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

GARCIA/KRAEMER & ASSOCIATES agent(s) for PAT MILLIGAN request(s) the above action(s) for all or a portion of Lots(s) A-1, B-1, C-1, D-1, E-1, F-1, H-1, J-1, K-1, **ALAMOSA ADDITION,** zoned R-T residential zone, located on TRUJILLO RD SW, between 62nd ST SW and BATAAN DR SW containing approximately 2 acre(s).*[Deferred from 7/20/05 & 7/27/05]*(K-11) **DEFERRED AT THE AGENT'S REQUEST TO 1/11/2006.**

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

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

5. **Project # 1003801**
05DRB-01180 Minor-SiteDev Plan BldPermit/EPC
05DRB-01179 Minor-Prelim&Final Plat Approval

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 SU-1 for C-1, located on CARLISLE NE, between INDIAN SCHOOL NE and CONSTITUTION NE containing approximately 1 acre(s). [REF: 04EPC01821] **[David Stallworth, EPC Case Planner]** (J-16) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR COMMENTS ON COMMENT SHEET AND PARKING CALCS NOTE FROM DAVID STALLWORTH AND DAVID STALLWORTH'S INITIALS ON THE PLAN AND TO UTILITIES DEVELOPMENT TO REVISE UTILITY PLAN (WATER METER LOCATION & SIZE, FIRE HYDRANT LOCATION). WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/27/05 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

6. **Project # 1001043**
05DRB-01182 Minor-SiteDev Plan BldPermit/EPC

HUITT-ZOLLARS, INC agent(s) for KITTS DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) A, STONEBRIDGE POINTE SUBDIVISION (to be known as **WEST BANDELIER**) zoned SU-1 FOR R-2, located on MCMAHON NW and BANDELIER DRIVE NW containing approximately 8 acre(s). [REF: 04EPC00850] **[Russell Brito, EPC Case Planner]** (A-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/27/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR A CHANGE ON SHEET 8 - CHANGE TITLE TO WEST BANDELIER AND 3 COPIES OF THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT, NEED PLAT, GATE QUEUING, ADA STALLS AND RADII AND TO CITY ENGINEER FOR SIA.**

7. **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 & 7/13/05 & 7/20/05 & 7/27/05]* (D-18) **DEFERRED AT AGENT'S REQUEST TO 8/3/05.**

8. **Project # 1004326**
05DRB-01147 Minor-SiteDev Plan BldPermit

INSITEWORKS agent(s) for JLM INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 14-A-2-A, **LOOP INDUSTRIAL DISTRICT, UNIT 5,** zoned SU-2 for M-1, located on JEFFERSON ST NE, between PASEO DEL NORTE NE and WILSHIRE AVE NE containing approximately 2 acre(s). *[Deferred from 7/20/05]* (C-17) **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

9. **Project # 1003865**
05DRB-00521 Minor- Final Plat Approval

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 & 22, Block(s) 28, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2 IP, located on ALAMEDA BLVD NE, between SAN PEDRO NE and LOUISIANA NE containing approximately 4 acre(s). [REF: 05DRB00006,DRB-99-187, Z-87-42-1] *[Final Plat was Indef Deferred for SIA 4/6/05]* (C-18) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

10. **Project # 1002176**
05DRB-01178 Minor-Extension of Preliminary Plat

SURVEYS SOUTHWEST, LTD. agent(s) for MOUNTAIN WEST DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) E-1, **NORTH FOUR HILLS,** zoned SU-1 special use zone, located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7 acre(s). [REF: Z-98-113, Z-98-54, 02DRB01306, 04DRB00526, 00960, 00961, 04DRB00962, 00963] (L-23) **WITH THE REINITIALING OF THE INFRASTRUCTURE LIST DATED 7/27/05 A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

11. **Project # 1004325**
05DRB-01146 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD, agent(s) for BILL ROBERTS request(s) the above action(s) for all or a portion of Block(s) 1, Tract(s) F, **HOLIDAY PARK, UNIT 11,** zoned C-1 neighborhood commercial zone, located on JUAN TABO BLVD NE, between COMANCHE RD NE and containing approximately 1 acre(s). [REF: Z-1761] *[Deferred from 7/20/05]* (G-21) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO COMPLETE WATER/SEWER TAPPING PERMITS AND OPEN NEW ACCOUNTS FOR TRACT F-2.**

12. **Project # 1002529**
05DRB-01175 Major-Final Plat Approval

BORDENAVE DESIGNS agent(s) for CAS LLC request(s) the above action(s) for all or a portion of Tract(s) 6-B, **CAS ADDITION, BLACK RANCH,** zoned SU-1 special use zone, located on COORS BLVD NW, between WESTSIDE DR NW and CALABACILLAS ARROYO NW containing approximately 6 acre(s). [REF: 04DRB01374, 04DRB01059, 04DRB02060, 04EPC01840, 04EPC01841, 04EPC01843, 03EPC02058, 03EPC02059, 03EPC02060, Z-93-115] *[Deferred from 7/27/05]* (B-13/B-14) **DEFERRED AT THE AGENT'S REQUEST TO 8/3/05.**

13. **Project # 1004337**
05DRB-01177 Minor-Prelim&Final Plat Approval

HARRIS SURVEYING agent(s) for PALM HARBOR HOMES request(s) the above action(s) for all or a portion of Lot(s) A, **BELLAMAH'S CENTRAL ADDITION,** zoned C-2 community commercial zone, located on CENTRAL AVE NE, between EUBANK BLVD NE and MORRIS NE containing approximately 3 acre(s). (L-21) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

14. **Project # 1000511**
05DRB-01102 Minor-Vacation of Private Easements
05DRB-01101 Minor-Prelim&Final Plat Approval

MIKE MONTOYA request(s) the above action(s) for all or a portion of Tract(s) A1, A2, A3, **HERITAGE EAST, UNIT 3,** zoned R-D residential and related uses zone, developing area, located on DE VARGAS LOOP NE, between VENTURA ST NE and GREENWOOD ST NE containing approximately 1 acre(s). [REF: DRB-94-551] (D-20) **THE VACATION OF PRIVATE EASEMENTS WILL BE WITHDRAWN BY AGENT. THE REQUEST WAS DEFERRED AT THE AGENT'S REQUEST TO 8/24/05.**

15. **Project # 1002739**
05DRB-01174 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for KB HOMES NEW MEXICO, INC request(s) the above action(s) for all or a portion of Tract(s) PARCEL 2-D LANDS OF RIO BRAVO PARTNERS, (to be known as **ANDERSON HEIGHTS, UNIT 1-A**) zoned R-D residential and related uses zone, developing area, located on 118TH STREET SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 119 acre(s). (N-8/P-8) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR OPEN SPACE CALCULATIONS AND PLANNING TO RECORD.**

16. **Project # 1004179**
05DRB-01181 Minor-Prelim&Final Plat Approval

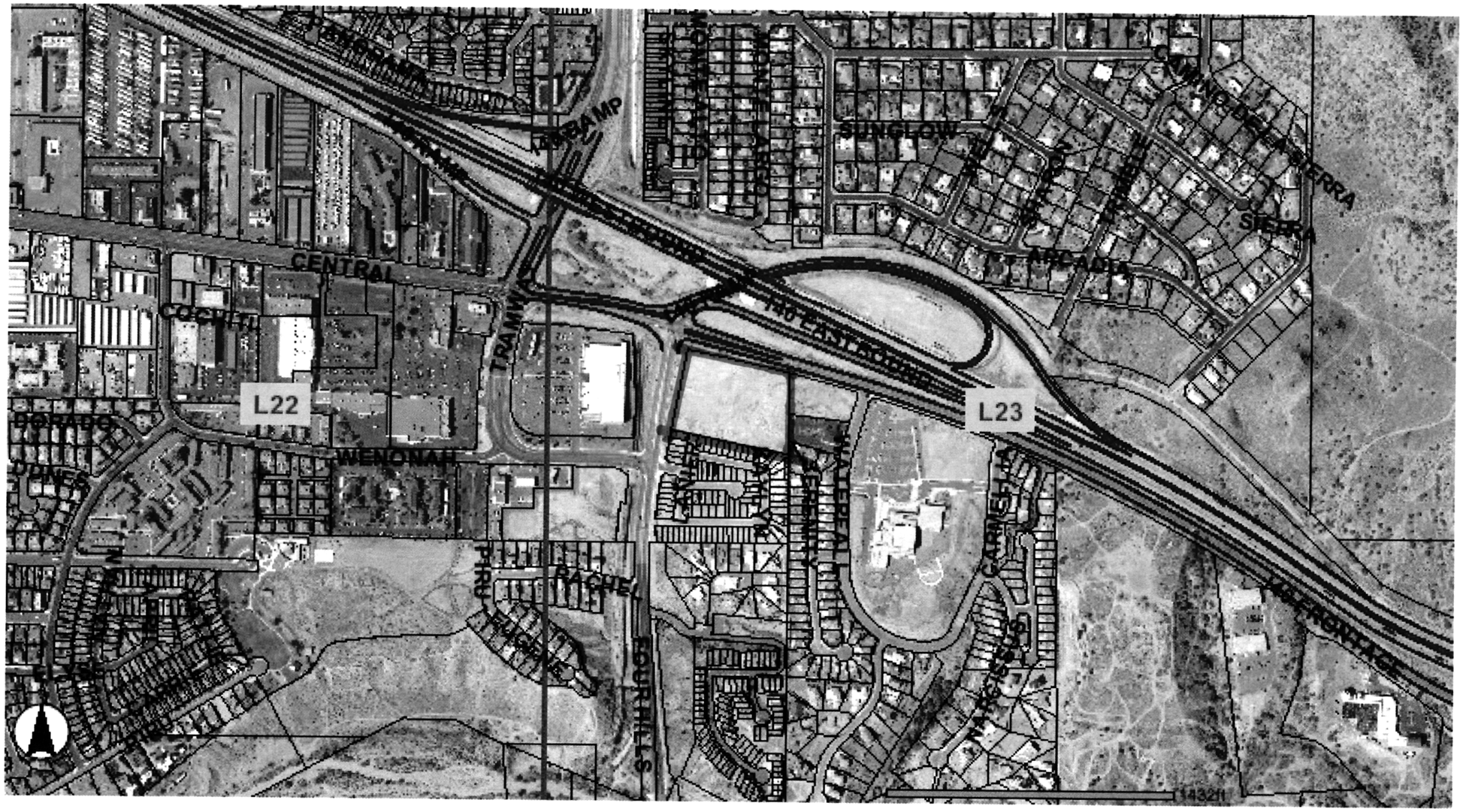
TIERRA WEST LLC agent(s) for JOHN PRICE request(s) the above action(s) for all or a portion of Tract(s) 82, (to be known as **ALVARADO GARDENS REPLAT, UNIT #3)** zoned RA-2 residential and agricultural zone, located on CANDELARIA RD NW, between TRELLIS DR NW and GLENWOOD DR NW. [REF: DRB-94-102, 05DRB00796] (G-12) **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

THERE ARE NO SKETCH PLATS THIS WEEK

17. Approval of the Development Review Board Minutes for June 29, 2005. **THE DRB MINUTES FOR JUNE 29, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:50 A.M.


SUNGLOW
CENTRAL
COCHITI
TRAMWAY
L22
L23
WENONAH
RACHEL
FOURHILLS
ARCADIA
SIERRA
140 EASTBOUND

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
July 27, 2005
DRB Comments

ITEM # 10

PROJECT # 1002176 **APPLICATION # 05-01178**

Re: Tract E-1, North Four Hills/ext of pp

Planning has no objection to the requested one year extension of the preliminary plat.

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

#1002176

7/29/05 Vacations expire 8/12/05
Must be re-advertised

Were approved 7/28/04.

CITY OF ALBUQUERQUE

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1002176 **AGENDA ITEM NO: 10**

SUBJECT:

Preliminary Plat – Extension

ACTION REQUESTED:

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

ENGINEERING COMMENTS:
An approved grading and drainage report dated 6-30-04 is on file for Preliminary Plat approval.
No adverse comments.
Note: All vacations of public and private easements expire 1yr and 15 days after approval. Re-application of all previous vacations is required.

RESOLUTION: IL Amended

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: JULY 27, 2005

Complete 3/11/05

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-01072 (SPS)** Project #: **1002176**

Project Name: **COVERED WAGON SUBD.**

Agent: Bill Wade Phone No.: 323-0250

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOPMENT PLAN),** was approved on 4/28/04 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ❑ TRANSPORTATION: _____
- ❑ _____
- ❑ _____
- ❑ _____
- ❑ _____

- ❑ UTILITIES: _____
- ❑ _____
- ❑ _____
- ❑ _____

- ❑ CITY ENGINEER / AMAFCA: _____
- ❑ _____
- ❑ _____
- ❑ _____

- ❑ PARKS / CIP: _____
- ❑ _____
- ❑ _____
- ❑ _____

- ❑ PLANNING (Last to sign): _____
- ❑ _____
- ❑ _____

- ❑ _____

- ❑ **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 1002176

Complete 3/11/05 BL

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.

DRB Application No.: **04DRB-01071 (SBP)** Project # **1002176**

Project Name: **COVERED WAGON SUBD.**

Agent: Bill Wade Phone No.: 323-0250

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 7/28/04 by the ~~DRB with~~ delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ❑ TRANSPORTATION: _____
- ❑ _____
- ❑ _____
- ❑ _____
- ❑ _____

- ❑ UTILITIES: _____
- ❑ _____
- ❑ _____
- ❑ _____

- ❑ CITY ENGINEER / AMAFCA: _____
- ❑ _____
- ❑ _____
- ❑ _____

- ❑ PARKS / CIP: _____
- ❑ _____
- ❑ _____
- ❑ _____

- ❑ PLANNING (Last to sign): _____
- ❑ _____
- ❑ _____
- ❑ _____

- ❑ **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 1002176

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 19, 2005

5. Project # 1002176
05DRB-00051 Minor-Sidewalk Waiver

BILL WADE request(s) the above action(s) for all or a portion of Block(s) 90C, Tract(s) E-1, NORTH FOUR HILLS, AND Tract(s) C, VARAN (to be known as **COVERED WAGON SUBDIVISION, UNIT 78,** zoned SU-1 special use zone, located on CENTRAL AVE SE, between FOUR HILLS RD SE and WATER FALL SE containing approximately 7 acre(s). [REF: 04DRB01071, 04DRB01072] (L-23)

At the January 19, 2005, Development Review Board meeting, a sidewalk variance for waiver of sidewalks was approved as shown on Exhibit C in the Planning file.

for Sheran Matson, AICP, DRB Chair

Cc:Bill Wade, P.O. Box 66449, 87193
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

January 19, 2005 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

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

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

A. Call to Order: 9:00 a.m. Adjourned: 10:50 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 # 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) **DEFERRED AT THE AGENT'S REQUEST TO 1/26/05.**

2. **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) **DEFERRED AT THE AGENT'S REQUEST TO 1/26/05.**

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.

3. **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 57TH 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) **DEFERRED AT THE AGENT'S REQUEST TO 1/26/05.**

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 57TH 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) **DEFERRED AT THE AGENT'S REQUEST TO 1/26/05.**

4. **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]* (M-15) **DEFERRED AT THE AGENT'S REQUEST TO 1/26/05.**

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

5. **Project #: 1002176**
05DRB-00051 Minor-Sidewalk Waiver

BILL WADE request(s) the above action(s) for all or a portion of Block(s) 90C, Tract(s) E-1, NORTH FOUR HILLS, AND Tract(s) C, VARAN (to be known as **COVERED WAGON SUBDIVISION, UNIT 78,** zoned SU-1 special use zone, located on CENTRAL AVE SE, between FOUR HILLS RD SE and WATER FALL SE containing approximately 7 acre(s). [REF: 04DRB01071, 04DRB01072] (L-23) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

6. **Project # 1003881**
05DRB-00047 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES INC agent(s) for MACK & CHERYL ETHRIDGE request(s) the above action(s) for all or a portion of Tract(s) A, **ADOBE WELLS SUBDIVISION,** zoned C-2, located on EAGLE RANCH RD NW, between IRVING BLVD NW and WESTSIDE DR NW containing approximately 3 acre(s). (B-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

7. **Project # 1000980**
05DRB-00058 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for ITRA GROUP request(s) the above action(s) for all or a portion of Tract(s) A3, **SIERRA VISTA SHOPPING CENTER,** zoned C-2 (SC), located on MONTGOMERY BLVD NE, between EUBANK BLVD NE and PARSIFAL ST NE containing approximately 15 acre(s). [REF: DRB-93-332, Z-93-83, 01EPC00731, 00AA00773, 01DRB01131, 04AA01022] (G-20) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 9-FOOT DEDICATION ALONG EUBANK.**

8. **Project # 1003186**
05DRB-00050 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for STV INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) 442, LAND OF ATRISCO GRANT, UNIT 3 (to be known as **TORRETTA OESTE SUBDIVISION**) zoned RD, located on 97TH ST SW, between SAN YGNACIO BLVD SW and TOWER BLVD SW containing approximately 6 acre(s). [REF: 04DRB00035, 04DRB00256, 04DRB00508, 04DRB00668 (L-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR AGIS DXF FILE AND PROPERTY MANAGEMENT'S SIGNATURE**.

9. **Project # 1003592**
05DRB-00055 Minor-Prelim&Final Plat Approval

FORSTBAUER SURVEYING INC agent(s) for GOLDEN SLUMBERS INC request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, **SCHMIDER PARCEL,** zoned M-2 heavy manufacturing zone, located on CANDELARIA RD NE, between EDITH NE and I-25 containing approximately 6 acre(s). [REF: 04DRB01197, 04DRB01368] (G-15) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

10. **Project # 1003752**
05DRB-00027 Minor-Prelim&Final Plat Approval

SURV-TEK, INC agent(s) for DISMAS CHARITIES INC request(s) the above action(s) for all or a portion of Tract(s) F, **MENAUL DEVELOPMENT AREA,** zoned C-3, located on MENAUL NE, between PRINCETON NE and VASSAR NE containing approximately 3 acre(s). [REF: 04DRB01679] (H-16) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

11. **Project # 1003102**
05DRB-00039 Minor-Prelim&Final Plat Approval

WILKS COMPANY agent(s) for CLASSIC EMPORIUM 1, LLC request(s) the above action(s) for all or a portion of Lot(s) 12 & 14, **FERRARI-ESQUIBEL-PALMER,** zoned SU-1 PRD, located on JUAN TABO BLVD NE, between MONTGOMERY BLVD NE and LAGRIMA DE ORO RD NE containing approximately 2 acre(s). [REF: 03EPC01925, 03EPC01929, 04AA01762, 04DRB00236] (F-21) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

12. **Project # 1003883**
05DRB-00052 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 9A-1A-1, **JOURNAL CENTER, PHASE 2, UNIT 1,** zoned IP industrial park zone, located on MASTHEAD ST NE, between TIBURON ST NE and JEFFERSON ST NE containing approximately 10 acre(s). [REF: 1000633] (D-17) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

13. **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]* (K-22) **DEFERRED AT AGENT'S REQUEST TO 1/26/05.**

14. **Project # 1003884**
05DRB-00056 Minor-Prelim&Final Plat Approval

DOUG SMITH SURVEYING agent(s) for MAXWELL & BETTY SEVER request(s) the above action(s) for all or a portion of Lot(s) 29-32, Block(s) 37, **MESA VERDE ADDITION,** zoned R-2, located on VERMONT ST NE, between MARQUETTE AVE NE and COPPER AVE NE containing approximately 1 acre(s). (K-19) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

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

15. **Project # 1003885**
05DRB-00057 Minor-Sketch Plat or Plan

ISAACSON & ARFMAN AND FAMILY HOUSING DEVELOPMENT CORPORATION agent(s) for CITY OF ALBUQUERQUE, METROPOLITAN REDEVELOPMENT AGENCY, request(s) the above action(s) for all or a portion of Lot(s) 4-7, 9-12 AND 21-24, Block(s) 13, PEREA ADDITION (to be known as **BELL TRADING POST HOMES)** zoned SU-2 TH, located on ROMA AVE NW, between 15TH ST NW and 16TH ST NW containing approximately 1 acre(s). [REF: ZA-88-50, Z-68-134, Z-85-8, Z-68-134, Z-85-8] (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project # 1003749**
05DRB-00059 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES PA agent(s) for ALPHA EQUITIES LLC request(s) the above action(s) for all or a portion of Tract(s) B, ACADEMY SQUARE, ELENA GALLEGOS GRANT, UNIT 2 (to be known as **ANCALA VILLAGE TOWNHOMES)** zoned O-1, located on JUAN TABO BLVD NE, between SPAIN RD NE and 0SUNA RD NE containing approximately 3 acre(s). [REF: 04ZHE01594] (F-21) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1003886**
05DRB-00060 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES PA agent(s) for EVERGREEN DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) C & 42, **MESA VILLAGE SUBDIVISION,** zoned R-3, located on LOMAS BLVD NE, between SELLARS DR NE and EASTERDAY DR NE containing approximately 5.2 acre(s). [REF: ZA-73-44, Z-77-53] (J-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Approval of the Development Review Board Minutes for Month January 5, 2005. **THE DRB MINUTES FOR JANUARY 5, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:50 A.M.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002176 **AGENDA ITEM NO: 5**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the waiver request.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: January 19, 2005

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
January 19,2005
DRB Comments

ITEM # 5

PROJECT # 1002176 **APPLICATION #** 05-00051

RE: Block 90C, Tract E-1 and Tract C/Sidewalk Waiver

Defer to Traffic Engineer.

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

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, July 14, 2004,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000614
04DRB-00913 Major-Two Year SIA

TERRY O. BROWN, P.E. agent(s) for DEVELOPMENT SERVICES LTD. COMPANY request(s) the above action(s) for all or a portion of Block(s) 33 & 34, Tract(s) A UNIT B, LOTS 3-12 & 21-29, North Albuquerque Acres, (to be known as **LA CUEVA OESTE SUBDIVISION, UNIT 4,** zoned R-D, located on HOLLY AVE NE between LOUISIANA BLVD NE and SAN PEDRO NE containing approximately 37 acre(s). [REF: DRB-95-121, DRB-97-293] (C-18)

Project # 1000399
04DRB-00957 Major-Vacation of Public Easements
04DRB-00952 Minor-Preliminary Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for V TAYLOR FLOYD, JR request(s) the above action(s) for all or a portion of Tract(s) A-1-B & A-1-C, **LOMAS CENTER,** zoned SU-1 special use zone, located on BROADWAY BLVD NE, between ROMA AVE NE and LOMAS BLVD NE containing approximately 1 acre(s). [REF: 04EPC00501, 00502, 00503, 00504, 04DRB00422, 00423] (J-14)

Project # 1002176
04DRB-00960 Major-Preliminary Plat Approval
04DRB-00962 Major-Vacation of Public Easements
04DRB-00969 Minor-Vacation of Private Easements
04DRB-00961 Minor-Temp Defer SDWK

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT, request(s) the above action(s) for all or a portion of Tract(s) E-1, NORTH FOUR HILLS, **COVERED WAGON SUBDIVISION,** zoned C-1 (SC), located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7acre(s). [REF:Z-98-113/Z98-54, 02DRB-01306, 04DRB-00526](L-23)

Project # 1003187
04DRB-00910 Major-Preliminary Plat Approval

ABQ ENGINEERING, INC. agent(s) for AMERI-CONTRACTORS, LLC request(s) the above action(s) for all or a portion of Tract(s) 5, LANDS OF UNIVERSITY OF NEW MEXICO, (to be known as **MARNA LYNN SUBDIVISION** zoned R-1, located on MARNA LYNN AVE NW, between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: 04DRB-00037] (C-12)

SEE PAGE 2 . . .

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1002715
04DRB-00964 Major-Bulk Land Variance
04DRB-00965 Major-Vacation of Pub Right-of-Way
04DRB-00966 Major-Vacation of Public Easements
04DRB-00967 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for BOULEVARD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1 THRU 4, Tract(s) H, **LANDS OF HORIZON CORPORATION,** zoned SU-1 FOR C-1, located on UNSER BLVD NW, between PARADISE BLVD NW and LYONS BLVD NW containing approximately 30 acre(s). [REF: 03EPC-00918, 03EPC-00919] (B-11)

Project # 1003226
04DRB-00909 Major-Vacation of Public Easements
04DRB-00908 Minor-Prelim&Final Plat Approval

J C ENGINEERING agent(s) for SUJAY THAKUR request(s) the above action(s) for all or a portion of Tract(s) 9, **V. E. BARRETT SUBDIVISION,** zoned C-2 community commercial zone, located on BRIDGE ST SW, between UNSER BLVD SW and COORS BLVD SW containing approximately 6 acre(s). [REF: Z-71-125, Z-72-114, Z-72-210, 04DRB-00806, 04DRB-00117] (K-10)

Project # 1003366
04DRB-00912 Major-Vacation of Pub Right-of-Way

ADVANCED ENGINEERING AND CONSULTING LLC, agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1A-2, **TOWN OF ALAMEDA GRANT,** zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING NW and CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, 04DRB-00596, Z-80-74, AX-85-20, Z-93-131, DRB-94-146, V-96-89] (B-12)

Project # 1003503
04DRB-00950 Major-Vacation of Pub Right-of-Way
04DRB-00951 Major-Vacation of Public Easements

PRECISION SURVEYS, INC. agent(s) for MANZANO DAY SCHOOL request(s) the above action(s) for all or a portion of Tract(s) A, MANZANO DAY SCHOOL, Lot(s) 19, 20, Block(s) 15, **PEREA ADDITION**, zoned SU-2, SU-2 CC, located on CENTRAL NW, between LOMAS NW and RANCHO SECO NW containing approximately 6 acre(s). [REF: DRB-94-374] (J-13)

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.

for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JUNE 28, 2004.

CITY OF ALBUQUERQUE

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

10230561964252030 5

PEDONE JAMES S TRUSTEE
1235 101 ST
MARATHON FL 33050

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.

DRB Application No.: **04DRB-01071 (SBP)** Project # **1002176**

Project Name: **COVERED WAGON SUBD.**

Agent: Bill Wade Phone No.: 323-0250

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 7/28/04 by the ~~DRB with~~ delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION: _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ UTILITIES: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ CITY ENGINEER / AMAFCA: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ PARKS / CIP: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ PLANNING (Last to sign): _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ **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 1002176

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-01072 (SPS)** Project #: **1002176**

Project Name: **COVERED WAGON SUBD.**

Agent: Bill Wade Phone No.: 323.0250

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOPMENT PLAN),** was approved on 4/28/04 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION: _____
- ☐ UTILITIES: _____
- ☐ CITY ENGINEER / AMAFCA: _____
- ☐ PARKS / CIP: _____
- ☐ PLANNING (Last to sign): _____

☐ **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 1002176

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002176 AGENDA#: 8 DATE: 7.28.04

1. Name: MARVIN KORTUM Address: 1605 SPOKANE SE Zip: 87123
2. Name: Dan Gurney Address: Sunseri SW 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
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002176 **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:

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

ENGINEERING COMMENTS:

An approved drainage report dated 6-30-04 is on file for Preliminary Plat approval.

RESOLUTION: signed I.L.

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: July 28, 2004

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

July 21, 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: 9:50 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 # 1001182**
   04DRB-00982 Major-Two Year SIA

   CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) C, **WESTRIDGE MOBILE HOME PARK, PHASE 2,** zoned SU-1 special use zone, MH & IP, located on BLUEWATER RD NW, between 94TH ST NW and 98TH ST. NW containing approximately 8 acre(s). [REF: 02DRB-00956] (K-9) **A TWO-YEAR SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

2.	**Project # 1000419** 04DRB-00997 Major-Vacation of Public Easements 04DRB-00998 Minor-Vacation of Private Easements	BOHANNAN HUSTON INC agent(s) for FIRST FAMILY CHURCH request(s) the above action(s) for all or a portion of Tract(s) 1B-1-E, 1B-1-D & 1A-2, **RENAISSANCE CENTER,** zoned SU-1 FOR R-3 & C-1 USES, located on UNION WAY DR NE, between RENAISSANCE BLVD NE and MONTANO RD NE containing approximately 13 acre(s).[REF:04EPC00684,00685,03EPC00838,03DRB00590, 04DRB01419, 04DRB00207] (F-16) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
3.	**Project # 1003133** 03DRB-02076 Minor-Prelim&Final Plat Approval 03DRB-02077 Minor-Vacation of Private Easements	CONSENSUS PLANNING INC. agent(s) for TRICOR SOUTHWEST CORP. request(s) the above action(s) for all or a portion of Lot(s) L-1, M, N & P, **FRANKLIN PLAZA,** zoned C-3/C-2 (SU), located on CENTRAL NE, between JUAN TABO NE and SKYLINE NE containing approximately 9 acre(s). [REF: Z-88-53] [Final Plat heard and approved on 4/21/04] (L-22) The applicant is requesting to void (vacate) these DRB actions. **THE PLAT APPROVAL AS WELL AS THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS VOIDED.**
4.	**Project # 1003187** 04DRB-00910 Major-Preliminary Plat Approval	ABQ ENGINEERING, INC. agent(s) for AMERI-CONTRACTORS, LLC request(s) the above action(s) for all or a portion of Tract(s) 5, LANDS OF UNIVERSITY OF NEW MEXICO, (to be known as **MARNA LYNN SUBDIVISION** zoned R-1, located on MARNA LYNN AVE NW, between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: 04DRB-00037] *[Deferred from 7/14/04]* (C-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/21/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/28/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: VACATION OF 20-FOOT ROADWAY EASEMENT ON LOT 1, APPLY FOR A SIDEWALK VARIANCE AND FEE SIMPLE LANGUAGE SHALL BE PLACED ON THE PLAT.**

5. **Project #1002176**
04DRB-00960Major-PreliminaryPlat Approval
04DRB-00962 Major-Vacation of Public Easements
04DRB-00969 Minor-Vacation of Private Easements
04DRB-00961 Minor-Temp Defer SDWK

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT, request(s) the above action(s) for all or a portion of Tract(s) E-1, NORTH FOUR HILLS, **COVERED WAGON SUBDIVISION,** zoned SU-1, located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7acre(s). [REF:Z-98-113/Z98-54, 02DRB-01306, 04DRB-00526] *[Deferred from 7/14/04 & 7/21/04]* (L-23) **DEFERRED AT THE AGENT'S REQUEST TO 7/28/04.**

04DRB-01071 Minor-SiteDev Plan BldPermit/EPC
04DRB-01072 Minor-SiteDev Plan Subd/EPC

BILL WADE, request(s) the above action(s) for all or a portion of Tract(s) E-1 and C, Block(s) 90C, Unit(s) 78, NORTH FOUR HILLS, **COVERED WAGON SUBDIVISION,** zoned SU-1, located on CENTRAL AVE SE between FOUR HILLS RD SE AND WATERFALL DR SE containing approximately 7 acre(s). [REF:04EPC-00162, 04DRB-000960, 00961, 00962, 00969, 02DRB-01306, 02DRB-00526] **[Debbie Stover, EPC Case Planner]** *[Deferred from 7/14/04 & 7/21/04]* (L-23) **DEFERRED AT THE AGENT'S REQUEST TO 7/28/04.**

6. **Project # 1003226**
04DRB-00909 Major-Vacation of Public Easements
04DRB-00908 Minor-Prelim&Final Plat Approval

J C ENGINEERING agent(s) for SUJAY THAKUR request(s) the above action(s) for all or a portion of Tract(s) 9, **V. E. BARRETT SUBDIVISION,** zoned C-2 community commercial zone, located on BRIDGE ST SW, between UNSER BLVD SW and COORS BLVD SW containing approximately 6 acre(s). [REF: Z-71-125, Z-72-114, Z-72-210, 04DRB-00806, 04DRB-00117] *[Deferred from 7/14/04]* (K-10) **NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT. THE REQUEST WAS INDEFINITELY DEFERRED.**

7. **Project # 1002196**
04DRB-00873 Major-Preliminary Plat Approval
04DRB-00877 Minor-Sidewalk Waiver
04DRB-00875 Minor-Temp Defer SDWK

WAYJOHN SURVEYING INC. agent(s) for DRAGON FLY DEVELOPMENT INC. request(s) the above action(s) for all or a portion of Tract(s) 1-B, TOWN OF ATRISCO GRANT UNIT 6, **LOS ANTEPASADOS SUBDIVISION** zoned SU-1 PRD, for MH 10 du/net acre special use zone, located on SUNSET GARDENS RD SW, between CORREGIDOR PL SW and SANTA CLARA CEMETERY SW containing approximately 6 acre(s). [REF: DRB-91-385, 02EPC-01356, 03EPC-02048, 04CC-00130] *[Deferred from 6/30/04 & 7/14/04]* (K-11) **NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT. THE REQUEST WAS INDEFINITELY DEFERRED.**

04DRB-01000 Minor-SiteDev Plan Subd/EPC

WAYJOHN SURVEYING INC agent(s) for DRAGON FLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 1-B, TOWN OF ATRISCO GRANT, UNIT 6, **LOS ANTEPASADOS SUBDIVISION** zoned SU-1 PRD, for special use zone, located on SUNSET GARDENS RD SW, between CORREGIDOR PL SW and SANTA CLARA CEMETARY SW containing approximately 6 acre(s). [REF: DRB-91-385, 02EPC01356, 03EPC02048, 04CC00130] **[Elvira Lopez, EPC Case Planner]** *[Deferred from 7/14/04]* (K-11) **NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT. THE REQUEST WAS INDEFINITELY DEFERRED.**

8. **Project # 1003366**
04DRB-00912 Major-Vacation of Pub Right-of-Way

ADVANCED ENGINEERING AND CONSULTING LLC, agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1A-2, **TOWN OF ALAMEDA GRANT,** zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING NW and CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, 04DRB-00596, Z-80-74, AX-85-20, Z-93-131, DRB-94-146, V-96-89] *[Deferred from 7/14/04]* (B-12) **NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT. THE REQUEST WAS INDEFINITELY DEFERRED.**

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.

9. **Project # 1003548**
   04DRB-01090 Minor-SiteDev Plan BldPermit

   JIM MEDLEY, ARCHITECT, AIA agent(s) for TERRI ULIBARRI request(s) the above action(s) for all or a portion of Tract(s) A-1, **MARIPOSA SQUARE,** zoned R-D, located on LADERA DR NW, between 72nd ST NW and MIAMI NW containing approximately 2 acre(s). [REF: DRB-95-353, V-88-95] *[Deferred from 7/21/04]* (H-10) **DEFERRED AT THE BOARD'S REQUEST TO 7/28/04.**

10. **Project # 1000635**
    04DRB-01092 Minor-SiteDev Plan Subd/EPC
    04DRB-01093 Minor-SiteDev Plan BldPermit

    GEORGE RAINHART ARCHITECTS & ASSOCIATES agent(s) for DEBARTALO DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 33-1A, 38-2-A, 38-3-A, & 27B-B-1-1, **TAYLOR RANCH,** zoned SU-1 FOR C-1 PERMISSIVE & CON USE & FULL SVC LIQUOR, located on COORS BLVD NW, between COORS BLVD NW and MONTANO NW containing approximately 5 acre(s). [REF: Z-80-2, Z-80-5, Z-85-138-48, Z-96-124, DRB-98-106] **[Debbie Stover, EPC Case Planner]** *[Indef deferred 7/21/04]* (E-12) **INDEFINITELY DEFERRED ON A NO SHOW.**

11. **Project # 1003550**
    04DRB-01094 Minor-SiteDev Plan BldPermit

    DORMAN / BREEN ARCHITECTS agent(s) for ALBUQUERQUE SIGN PRINT CO. request(s) the above action(s) for all or a portion of Lot(s) 2, Block(s) 30, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2 special neighborhood zone, IP, located on SIGNAL AVE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 1 acre(s). *[Indef deferred 7/21/04]* (C-18) **INDEFINITELY DEFERRED ON A NO SHOW.**

12. **Project # 1002584**
04DRB-01068 Minor-SiteDev Plan BldPermit/EPC

THE DESIGN GROUP, ERIK HAGEN, agent(s) for ARDENT HEALTH SERVICES dba SANDIA HEALTH SYSTEMS, request(s) the above action(s) for all or a portion of Tract(s) 1-A, **ST JOSEPH WEST MESA HOSPITAL, PARADISE HEIGHTS,** zoned SU-1 special use zone, located on GOLF COURSE RD NW, between MCMAHON BLVD NW and GOLF COURSE RD NW containing approximately 20 acre(s). [REF: Z-88-90, 03AA00579, 04EPC00696] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 7/14/04 & 7/21/04]* (A-12) **INDEFINITELY DEFERRED ON A NO SHOW.**

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

13. **Project # 1002337**
04DRB-01089 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for HUNT UPTOWN II, LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, **HUNT-SPECTRUM DEVELOPMENT SITE, WINROCK ADDITION,** zoned SU-3 special center zone, located on INDIAN SCHOOL RD NE, between LOUISIANA BLVD NE and I-40 NE containing approximately 12 acre(s). [REF: 02DRB-01708] (J-19) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CURRENT ZONING AND AGIS DXF FILE.**

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

SURVEYS SOUTHWEST, LTD agent(s) for DANIEL PUCCETTI request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 1, **ROSEMONT PARK ADDITION,** zoned S-MRN (SAWMILL R-C), located on MOUNTAIN RD NW, between 12TH ST NW and 11TH ST NW containing approximately 1 acre(s). [REF: ZA-81-350, ZA-84-445, V-76-42] (J-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

15. **Project # 1003260**
04DRB-00213 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for STEVEN KANIG request(s) the above action(s) for all or a portion of Lot(s) 2-A, **LANDS OF ALBUQUERQUE BOARD OF REALTORS,** zoned C-3, located on UNIVERSITY BLVD NE, between MENAUL BLVD NE and INDIAN SCHOOL BLVD NE containing approximately 3 acre(s). [Was Indefinitely Deferred on 2/25/04] (H-15) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

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

COMMUNITY SCIENCES CORP agent(s) for COLLATZ INC, JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF COLLATZ INC, **RINCONADA TRAILS,** zoned SU-1 special use zone, located on UNSER BLVD NW, between UNSER BLVD NW and WESTERN TRAILS NW containing approximately 9 acre(s). [REF: 03DRB-01994, 04DRB-00166, 04DRB-00167, 04DRB-00168] *[Deferred from 7/14/04 & 7/21/04]* (F-11/F-12) **DEFERRED AT THE AGENT'S REQUEST TO 8/4/04.**

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

17. **Project # 1003039**
04DRB-01077 Minor-Sketch Plat or Plan

RIO GRANDE ENGINEERING agent(s) for SCACCIA, LLC, request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, Block(s) 16, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **WILSHIRE ESTATES)** zoned R-D residential and related uses zone, developing area, 5 DU/AC, located on VENTURA ST NE, between CORONA AVE NE and WILSHIRE AVE NE containing approximately 3 acre(s). [REF: 03DRB-01771, DRB-93-337] (C-20) **INDEFINITELY DEFERRED ON A NO SHOW.**

18. **Project # 1003543**
04DRB-01083 Minor-Sketch Plat or Plan

OLIVER TRUJILLO agent(s) for DESI BACA & MARY MARCO request(s) the above action(s) for all or a portion of Lot(s) 6, Block(s) 66 and Easterly portion of playground, Lot(s) 14, **UNIVERSITY HEIGHTS, FIRST UNIT, VICTORY ADDITION,** zoned R-3 residential zone, located on PRINCETON AVE SE, between MC EARL SE and PRINCETON AVE SE containing approximately 1 acre(s). (K-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1003551**
04DRB-01095 Minor-Sketch Plat or Plan

BRASHER & LORENZ agent(s) for NAYLOR REALTY request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 19, 20 & 21, Block(s) 11, Tract(s) 1, **NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned RD, located on GLENDALE AVE NE, between BARSTOW AVE NE and WYOMING NE containing **approximately 5 acre(s).** (B-19) **INDEFINITELY DEFERRED ON A NO SHOW.**

20. Approval of the Development Review Board Minutes for June 30, 2004. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JUNE 30, 2004 WERE APPROVED.**

ADJOURNED: 9:50 A.M.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002176 AGENDA#: 5 DATE: 7-21-04

1. Name: Dan Haney Address: Sedona SA Zip: _____
2. Name: Marvin Khoury 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: _____
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12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE

ALBUQUERQUE
THREE HUNDRED YEARS
1706 * 2006
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002176 **AGENDA ITEM NO: 5**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report dated 6-30-04 is on file for Preliminary Plat approval.
The Hydrology Section has no objection to the vacation request.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED __X__ 7/28/04; COMMENTS PROVIDED ____; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: July 21, 2004

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

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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Planning

MOUNTAIN WEST DEVELOPMENT
ATTN: BILL WADE
P.O. BOX 75039
ALBUQUERQUE NM 87194

DRB

87194/3939

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 14, 2004

Project # 1002176
04DRB-00960 Major-Preliminary Plat Approval
04DRB-00962 Major-Vacation of Public Easements
04DRB-00969 Minor-Vacation of Private Easements
04DRB-00961 Minor-Temp Defer SDWK

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT, request(s) the above action(s) for all or a portion of Tract(s) E-1, NORTH FOUR HILLS, **COVERED WAGON SUBDIVISION,** zoned C-1 (SC), located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7acre(s). [REF:Z-98-113/Z98-54, 02DRB-01306, 04DRB-00526](L-23)

AMAFCA — No adverse comments.

COG — No adverse comments.

Transit

Transit suggests a pedestrian easement across the eastern side of Lot 18-PI, between the northern end of Lanier Dr. and Central Ave/I-40 Frontage Rd. to provide easier access to bus stops at Central and Tramway.

Zoning Enforcement — No comments received.

Neighborhood Coordination

Letters sent to North Four Hills (R), Singing Arrow (R) and Supper Rock (R) Neighborhood Assns.

APS — No comments received.

Police Department — No comments.

Fire Department

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

PNM Electric & Gas — Approves.

Comcast	No comments received
QWEST	No comments received
Environmental Health	Site is not within 1000 feet of a landfill. No comment.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.
City Engineer	An approved drainage report is required for Preliminary Plat approval. No objection to the vacation requests.

Transportation Development

Defer to Hydrology and Utilities regarding vacation actions. No objection to deferral of sidewalk. However, side yards such as lots 44 & 43 usually have the sidewalks built with roadway. Sidewalks for major locals and above need to be 6' wide. Infrastructure list should have Mountain West Court instead of S. Court. Local Streets require 28' of paving not 24'. The Stub street at the end of Lanier Drive is missing on the infrastructure list. Sidewalks are being deferred not waived on the infrastructure list. Need to add street lights per DPM to the infrastructure list.

Parks & Recreation

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 53 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit. Defer to the affected agencies regarding vacation requests. No objection to a sidewalk deferral.

Utilities Development

No objection to Vacation requests. No objection to Preliminary Plat approval. No objection to Sidewalk Deferral.

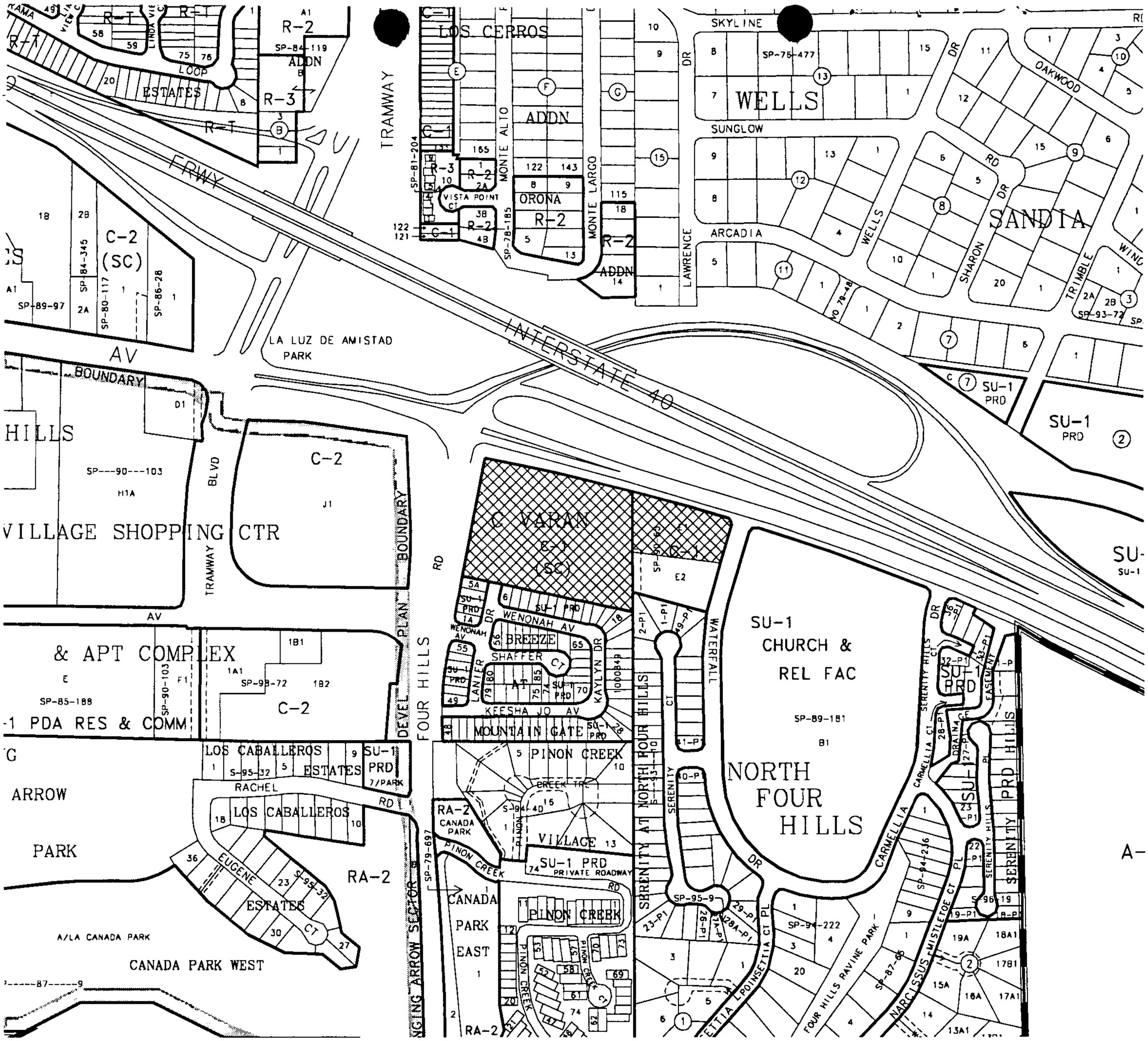
Agent was contacted on 6/28/04 & told the perimeter wall design as submitted does not meet the requirements.

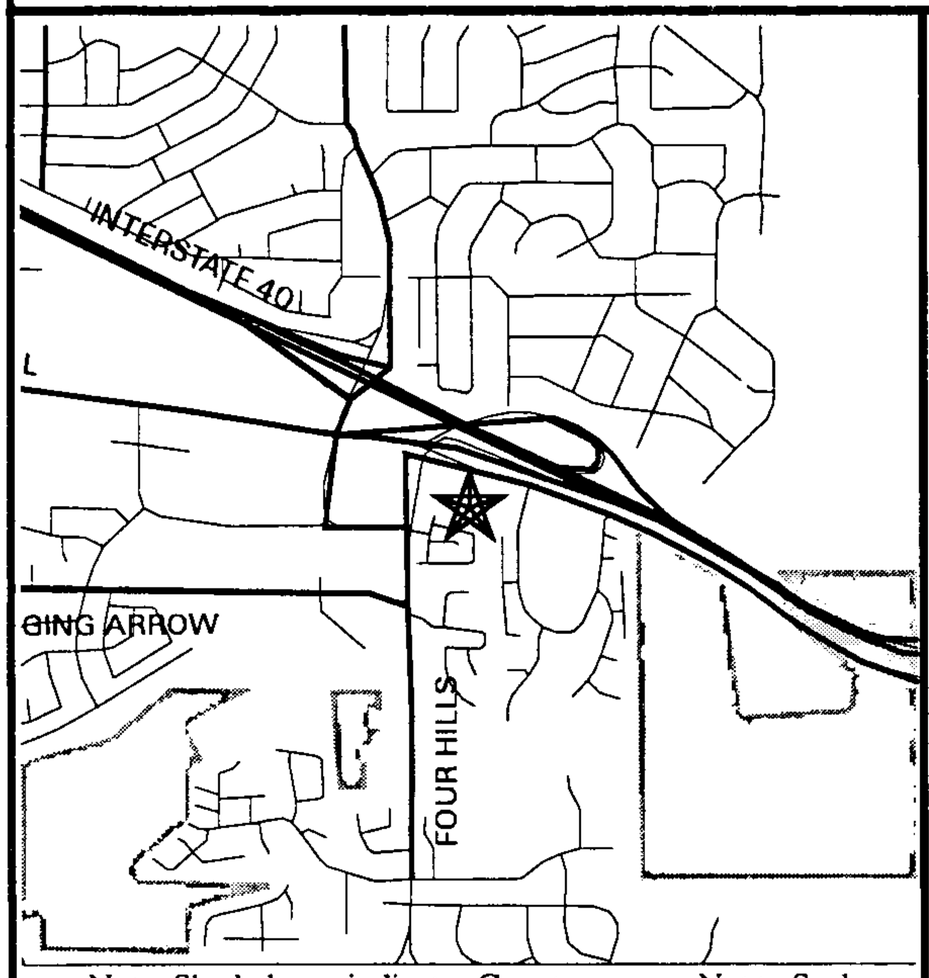
The zoning was changed to SU1 for Single Family Residential earlier this year by EPC approval. Therefore, the EPC approved site plan must be approved by DRB either prior to this plat approval or at the same time per the Subdivision Ordinance. Agent was contacted on 6/28/04. As the site plan approval by DRB does not require a public hearing, it's possible to submit the application as late as July 6, 2004 to be heard with this plat.

Some of the lots on the plat do not meet the minimum lat size requirements normally required for R-1 zoning. Planning will wait to see the site plan to see if smaller lot sizes were approved by EPC.

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

cc:Mountain West Development, Attn: Bill Wade, P.O. Box 75039, 87194
Surveys Southwest Ltd., 333 Lomas Blvd NE, 87102





Note: Shaded area indicates County Not to Scale

ZONING MAP

04DRB-00969
~~04DRB-006~~

Scale 1"= 502 '

PROJECT NO.
1002176

HEARING DATE
7-14-04

MAP NO.
L-23

ADDITIONAL CASE NUMBER(S)
04DRB-00960
04DRB-00961
04DRB-00962

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

July 14, 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

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 2:25 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 # 1000614**
   04DRB-00913 Major-Two Year SIA

   TERRY O. BROWN, P.E. agent(s) for DEVELOPMENT SERVICES LTD. COMPANY request(s) the above action(s) for all or a portion of Block(s) 33 & 34, Tract(s) A UNIT B, LOTS 3-12 & 21-29, North Albuquerque Acres, (to be known as **LA CUEVA OESTE SUBDIVISION, UNIT 4,** zoned R-D, located on HOLLY AVE NE between LOUISIANA BLVD NE and SAN PEDRO NE containing approximately 37 acre(s). [REF: DRB-95-121, DRB-97-293] (C-18) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1000399**
04DRB-00957 Major-Vacation of Public Easements
04DRB-00952 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for V TAYLOR FLOYD, JR request(s) the above action(s) for all or a portion of Tract(s) A-1-B & A-1-C, **LOMAS CENTER,** zoned SU-1 special use zone, located on BROADWAY BLVD NE, between ROMA AVE NE and LOMAS BLVD NE containing approximately 1 acre(s). [REF: 04EPC00501, 00502, 00503, 00504, 04DRB00422, 00423] (J-14) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO PLANNING FOR THE 15-DAY APPEAL PERIOD.**

3. **Project # 1002176**
04DRB-00960 Major-PreliminaryPlat Appr
04DRB-00962 Major-Vacation of Public Easements
04DRB-00969 Minor-Vacation of Private Easements
04DRB-00961 Minor-Temp Defer SDWK

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT, request(s) the above action(s) for all or a portion of Tract(s) E-1, NORTH FOUR HILLS, **COVERED WAGON SUBDIVISION,** zoned SU-1, located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7acre(s). [REF:Z-98-113/Z98-54, 02DRB-01306, 04DRB-00526] *[Deferred from 7/14/04]* (L-23) **DEFERRED AT THE AGENT'S REQUEST TO 7/21/04.**

04DRB-01071 Minor-SiteDev Plan BldPermit/EPC
04DRB-01072 Minor-SiteDev Plan Subd/EPC

BILL WADE, request(s) the above action(s) for all or a portion of Tract(s) E-1 and C, Block(s) 90C, Unit(s) 78, NORTH FOUR HILLS, **COVERED WAGON SUBDIVISION,** zoned SU-1, located on CENTRAL AVE SE between FOUR HILLS RD SE AND WATERFALL DR SE containing approximately 7 acre(s). [REF:04EPC-00162, 04DRB-000960, 00961, 00962, 00969, 02DRB-01306, 02DRB-00526] **[Debbie Stover, EPC Case Planner]** *[Deferred from 7/14/04]* (L-23) **DEFERRED AT THE AGENT'S REQUEST TO 7/21/04.**

4. **Project # 1003187**
04DRB-00910 Major-Preliminary Plat Approval

ABQ ENGINEERING, INC. agent(s) for AMERI-CONTRACTORS, LLC request(s) the above action(s) for all or a portion of Tract(s) 5, LANDS OF UNIVERSITY OF NEW MEXICO, (to be known as **MARNA LYNN SUBDIVISION** zoned R-1, located on MARNA LYNN AVE NW, between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: 04DRB-00037] *[Deferred from 7/14/04]* (C-12) **DEFERRED AT THE AGENT'S REQUEST TO 7/21/04.**

5. **Project # 1002715**
04DRB-00964 Major-Bulk Land Variance
04DRB-00965 Major-Vacation of Pub Right-of-Way
04DRB-00966 Major-Vacation of Public Easements
04DRB-00967 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for BOULEVARD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1 THRU 4, Tract(s) H, **LANDS OF HORIZON CORPORATION,** zoned SU-1 FOR C-1, located on UNSER BLVD NW, between PARADISE BLVD NW and LYONS BLVD NW containing approximately 30 acre(s). [REF: 03EPC-00918, 03EPC-00919] *[Deferred from 7/14/04]* (B-11) **DEFERRED AT THE AGENT'S REQUEST TO 7/28/04.**

04DRB-01061 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING INC agent(s) for BOULEVARD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, & 4, **HORIZON CORPORATION REPLAT OF TRACT H,** zoned SU-1, located on PARADISE BLVD NW, between LYON BLVD NW and UNIVERSE BLVD NW containing approximately 30 acre(s). [REF: 03EPC-00918, 03EPC-00919, 04DRB00964, 00965, 00966, 00967] **[Juanita Vigil, EPC Case Planner]** *[Deferred from 7/14/04]* (B-11) **DEFERRED AT THE AGENT'S REQUEST TO 7/28/04.**

6. **Project # 1003226**
04DRB-00909 Major-Vacation of Public Easements
04DRB-00908 Minor-Prelim&Final Plat Approval

J C ENGINEERING agent(s) for SUJAY THAKUR request(s) the above action(s) for all or a portion of Tract(s) 9, **V. E. BARRETT SUBDIVISION,** zoned C-2 community commercial zone, located on BRIDGE ST SW, between UNSER BLVD SW and COORS BLVD SW containing approximately 6 acre(s). [REF: Z-71-125, Z-72-114, Z-72-210, 04DRB-00806, 04DRB-00117] *[Deferred from 7/14/04]* (K-10) **DEFERRED AT THE AGENT'S REQUEST TO 7/21/04.**

7. **Project # 1003366**
04DRB-00912 Major-Vacation of Pub Right-of-Way

ADVANCED ENGINEERING AND CONSULTING LLC, agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1A-2, **TOWN OF ALAMEDA GRANT,** zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING NW and CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, 04DRB-00596, Z-80-74, AX-85-20, Z-93-131, DRB-94-146, V-96-89] *[Deferred from 7/14/04]* (B-12) **DEFERRED AT THE AGENT'S REQUEST TO 7/21/04.**

8. **Project # 1003503**
04DRB-00950 Major-Vacation of Pub Right-of-Way
04DRB-00951 Major-Vacation of Public Easements

PRECISION SURVEYS, INC. agent(s) for MANZANO DAY SCHOOL request(s) the above action(s) for all or a portion of Tract(s) A, MANZANO DAY SCHOOL, Lot(s) 19, 20, Block(s) 15, **PEREA ADDITION**, zoned SU-2, SU-2 CC, located on CENTRAL NW, between LOMAS NW and RANCHO SECO NW containing approximately 6 acre(s). [REF: DRB-94-374] (J-13) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, **VINTNER COURT SUBDIVISION,** zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). *[Deferred from 5/12/04 & 5/26/04 & 6/9/04 & 6/23/04 & 7/14/04]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 7/28/04.**

10. **Project # 1002196**
04DRB-00873 Major-Preliminary Plat Approval
04DRB-00877 Minor-Sidewalk Waiver
04DRB-00875 Minor-Temp Defer SDWK

WAYJOHN SURVEYING INC. agent(s) for DRAGON FLY DEVELOPMENT INC. request(s) the above action(s) for all or a portion of Tract(s) 1-B, TOWN OF ATRISCO GRANT UNIT 6, **LOS ANTEPASADOS SUBDIVISION** zoned SU-1 PRD, for MH 10 du/net acre special use zone, located on SUNSET GARDENS RD SW, between CORREGIDOR PL SW and SANTA CLARA CEMETERY SW containing approximately 6 acre(s). [REF: DRB-91-385, 02EPC-01356, 03EPC-02048, 04CC-00130] *[Deferred from 6/30/04 & 7/14/04]* (K-11) **DEFERRED AT THE AGENT'S REQUEST TO 7/21/04.**

04DRB-01000 Minor-SiteDev Plan Subd/EPC

WAYJOHN SURVEYING INC agent(s) for DRAGON FLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 1-B, TOWN OF ATRISCO GRANT, UNIT 6, **LOS ANTEPASADOS SUBDIVISION** zoned SU-1 PRD, for special use zone, located on SUNSET GARDENS RD SW, between CORREGIDOR PL SW and SANTA CLARA CEMETARY SW containing approximately 6 acre(s). [REF: DRB-91-385, 02EPC01356, 03EPC02048, 04CC00130] **[Elvira Lopez, EPC Case Planner]** *[Deferred from 7/14/04]* (K-11) **DEFERRED AT THE AGENT'S REQUEST TO 7/21/04.**

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

TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 6C, 12A&B, **PARTITION OF BLACK RANCH,** zoned RA-1, located on COORS BLVD NW, between PASEO DEL NORTE NW and WESTSIDE DR NW containing approximately 68 acre(s). [REF: 03EPC-00300, 03EPC-00301, 04DRB-00217, 04DRB-00360] *[Deferred from 5/19 & 6/9/04 & 6/23/04 & 6/30/04]* (C-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/14/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/22/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT THAT THE DEDICATION ALONG COORS BLVD BE REVISITED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

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

12. **Project # 1002798**
04DRB-01008 Minor-SiteDev Plan Subd/EPC
04DRB-01009 Minor-Prelim&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 12th 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]** (G-13) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/14/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/9/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

13. **Project # 1003126**
04DRB-01020 Minor-SiteDev Plan BldPermit/EPC

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for SCOTT HAUQUITZ request(s) the above action(s) for all or a portion of Tract(s) 45-B, **M.R.G.C.D. MAP 29,** zoned SU-1 for IP, located on EDITH BLVD NE, between OSUNA RD NE and SIN NOMBRE CT NE containing approximately 7 acre(s). [REF: Z-99-7, AX-99-1, 03EPC-02055, 03EPC-02057] **[Debbie Stover, EPC Case Planner]** (E-15) **THE INFRASTRUCTURE LIST DATED 7/14/04 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TRANSPORTATION DEVELOPMENT FOR PUBLIC ROADWAY EASEMENT.**

14. **Project # 1000390**
04DRB-01011 Minor-SiteDev Plan BldPermit/EPC

GEORGE RAINHART ARCHITECTS & ASSOCIATES agent(s) for AMERICAN SOUTHWEST DEVELOPMENT COMPANY request(s) the above action(s) for all or a portion of Tract(s) H1 ,H2, H3, AND H-4, **VENTANA SQUARE @ VENTANA RANCH,** zoned SU-1 FOR RESTRICTED C-2 USES, located on PARADISE BLVD NW, between PARADISE BLVD NW and PASEO DEL NORTE BLVD NW containing approximately 5 acre(s). [REF: Z-00128-00409, Z-00128-00410] **[Debbie Stover, EPC Case Planner]** (B-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR THE REMOVAL OF CROSSWALK ON PARADISE, CROSS ACCESS AGREEMENT AMONG LOTS AND SIDEWALK EASEMENTS AND TO PLANNING FOR DEBBIE STOVER'S INITIALS.**

15. **Project # 1003524**
04DRB-01012 Minor-SiteDev Plan
BldPermit

RICK BENNETT ARCHITECTS agent(s) for WASHINGTON STREET INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 17, Tract(s) B-1-A-1, ALAMEDA BUSINESS PARK, **LANDS OF SPRINGER BUILDING MATERIALS CORP.,** zoned SU-2, IP - EP, located on VISTA ALAMEDA NW, between PASEO ALAMEDA NW and ALAMEDA PARK DR NW containing approximately 1 acre(s). *[Deferred from 7/14/04]* (C-16) **DEFERRED AT THE AGENT'S REQUEST TO 7/28/04.**

16. **Project # 1002584**
04DRB-01068 Minor-SiteDev Plan
BldPermit/EPC

THE DESIGN GROUP, ERIK HAGEN, agent(s) for ARDENT HEALTH SERVICES dba SANDIA HEALTH SYSTEMS, request(s) the above action(s) for all or a portion of Tract(s) 1-A, **ST JOSEPH WEST MESA HOSPITAL, PARADISE HEIGHTS,** zoned SU-1 special use zone, located on GOLF COURSE RD NW, between MCMAHON BLVD NW and GOLF COURSE RD NW containing approximately 20 acre(s). [REF: Z-88-90, 03AA00579, 04EPC00696] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 7/14/04]* (A-12) **DEFERRED AT THE AGENT'S REQUEST TO 7/21/04.**

17. **Project # 1002455**
04DRB-00984 Minor-SiteDev Plan
BldPermit/EPC`

TIMOTHY M. OTT request(s) the above action(s) for all or a portion of Lot(s) 1, **JJ SUBDIVISION,** zoned SU-1 FOR C-1, located on SAN ANTONIO DR NE, between I-25 and SAN PEDRO NE containing approximately 3 acre(s). [REF: 03EPC00147, 00148, 03DRB01899, 03DRB00893, 03DRB1654, 1655] **[Debbie Stover, EPC Case Planner]** *[Deferred from 6/30/04]* (E-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS EASEMENT AND MINOR COMMENTS AND PLANNING FOR DEBBIE STOVER'S INITIALS.**

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

18. **Project # 1000908**
04DRB-01064 Minor-Extension of Preliminary Plat

WILSON & COMPANY agent(s) for LONGFORD @ SUNRISE RANCH SOUTH, LLC request(s) the above action(s) for all or a portion of Tract(s) 439, **TOWN OF ATRISCO GRANT, UNIT 3,** zoned R-D residential and related uses zone, developing area, located on 94th ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). [REF: 02DRB-00721, 02DRB-00722, 02DRB-00723, 02DRB-00724] (L-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED TO 7/17/05.**

A LUNCH BREAK WAS TAKEN FROM NOON TO 1 P.M.

19. **Project # 1003538**
04DRB-01069 Minor-Prelim&Final Plat Approval

DOUG SMITH agent(s) for THEODORE CHAVEZ request(s) the above action(s) for all or a portion of Tract(s) 218, **TOWN OF ATRISCO GRANT AIRPORT UNIT,** zoned C-2 and R-2, located on HANOVER RD NW, between 64th ST NW and 68th ST NW containing approximately 5 acre(s). (J-10) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

20. **Project # 1001717**
04DRB-01066 Major-Final Plat Approval

ABQ ENGINEERING INC, agent(s) for WESTLAND DEVELOPMENT CORP request(s) the above action(s) for all or a portion of Tract(s) A, PARK & DRAINAGE MANAGEMENT AREA, **EL RANCHO ATRISCO SUBDIVISION, PHASE 2,** TOWN OF ATRISCO GRANT, zoned R-D residential and related uses zone, developing area, located on 72ND ST NW, between HANOVER RD NW and PARKWOOD DR NW containing approximately 8 acre(s). [REF: 02DRB01391, DRB 95-348, DRB 97-268, 03DRB00207, 02EPC00133, 04DRB-00595] (H-10/J-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE.**

21. **Project # 1001984**
03DRB-01379 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for RICH FORD request(s) the above action(s) for all or a portion of Tract(s) A & B, **HYDER-MAISEL SUBDIVISION,** and **Tract(s) A, LANDS OF ROBERT L. JOHNSON** and **NMSHTD AIRSPACE PARCEL B-13-5,** zoned C-2 and P, located on LOMAS BLVD NE, between WYOMING BLVD NE and INTERSTATE HIGHWAY 40 containing approximately 18 acre(s). [REF: 02DRB-01963, 01964, 02EPC-00826, 00827, 00828] (*Was Indefinitely Deferred on 8/27/03*) (J-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/14/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITIONS OF FINAL PLAT: THE FINAL PLAT WILL DEDICATE PUBLIC WATERLINE EASEMENTS FOR THE EXISTING LINES TO THE SATISFACTION OF UTILITIES DEVELOPMENT. THE FINAL PLAT SHALL INCLUDE THE RIGHT-OF-WAY DEDICATION REQUIRED FOR THE DECEL LANES INCLUDING THE ADA PATH. NOTE 2 SHALL BE REMOVED FROM THE PLAT.**

22. **Project # 1002731**
04DRB-01004 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES INC agent(s) for KAY LAMB request(s) the above action(s) for all or a portion of Lot(s) 24-27, Block(s) 12, **ALBRIGHT-MOORE ADDITION,** zoned S-R, located on 6TH ST NW, between BELLAMAH AVE NW and KINLEY AVE NW containing approximately 1 acre(s). [REF: 03DRB-00966, 00967] (J-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/14/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

23. **Project # 1002960**
04DRB-01006 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) J-2-A, WESTLAND NORTH, **SUNDORO SOUTH SUBDIVISION, UNIT 1**, zoned SU-2, RLT, located on ENDEE RD NW, between 98TH ST NW and 94TH ST NW containing approximately 33 acre(s). [REF: 03DRB-01964, 03DRB-01447, 03DRB-01449, 03DRB-01450, 03DRB-01451, 03DRB-01452, 03DRB-01453] [Listed under Project #1002935 in error] (J-8/J-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR MAINTENANCE NOTE FOR TRACTS K, J AND L AND PARK DEDICATION AGREEMENT AND TO CITY ENGINEER FOR AMAFCA SIGNATURE AND REAL PROPERTY SIGNATURE.**

04DRB-01007 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) J, **SUNDORO SOUTH SUBDIVISION, UNIT 3,** zoned SU-2, RLT, located on ENDEE RD NW, between 98th ST NW and 94th ST NW containing approximately 5 acre(s). [REF: 03DRB-01447, 03DRB-01449, 03DRB-01450, 01451, 01452, 03DRB-01453, 03DRB-01964] (J-8/J-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO PARKS FOR PARK DEDICATION AGREEMENT AND CITY ENGINEER FOR AMAFCA SIGNATURE.**

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

COMMUNITY SCIENCES CORP agent(s) for COLLATZ INC, JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF COLLATZ INC, **RINCONADA TRAILS,** zoned SU-1 special use zone, located on UNSER BLVD NW, between UNSER BLVD NW and WESTERN TRAILS NW containing approximately 9 acre(s). [REF: 03DRB-01994, 04DRB-00166, 04DRB-00167, 04DRB-00168] *[Deferred from 7/14/04]* (F-11/F-12) **DEFERRED AT THE AGENT'S REQUEST TO 7/21/04.**

25. **Project # 1003487**
04DRB-01070 Minor-Prelim&Final Plat Approval

COMMUNITY SCIENCES CORPORATION agent(s) for PETERSON PROPERTIES REAL ESTATE SERVICES INC request(s) the above action(s) for all or a portion of Lot(s) 8-15, **BELMONT ADDITION** and Lot(s) 10, **HARWOOD ADDITION,** zoned C-2/P community commercial zone, located on 4th ST NW, between SAN CLEMENTE AVE. NW and FREEMAN AVE. NW containing approximately 1 acre(s). [REF: 04DRB-00901] (G-14) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

26. **Project # 1003507**
04DRB-00968 Minor-Prelim&Final Plat Approval

RHOMBUS PA INC. agent(s) for JOSEPH P. MCGEE request(s) the above action(s) for all or a portion of Lot(s) 1-A, Block(s) 8, **FAIRGROUNDS ADDITION,** zoned C-3 heavy commercial zone, located on SAN PEDRO DR SE, between COCHITI RD SE and ACOMA RD SE containing approximately 1 acre(s). *(Deferred from 6/30/04)* (K-18) **WITHDRAWN AT THE AGENT'S REQUEST.**

27. **Project # 1003509**
04DRB-00983 Minor-Prelim&Final Plat Approval

SURVEYING CONTROL INC agent(s) for CITY OF ALBUQUERQUE LEGAL DEPT., REAL PROPERTY request(s) the above action(s) for all or a portion of Block(s) 11, **DUKE CITY INDUSTRIAL AREA,** zoned C-3 heavy commercial zone, located on CLAREMONT AVE NE, between WELLESLEY DR NE and RICHMOND DR NE containing approximately 4 acre(s). [REF: Z-92-19] *(Deferred from 6/30/04 & 7/14/04)* (H-16) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES, LTD request(s) the above action(s) for all or a portion of Lot(s) 25, 26 & 27, Tract(s) 3, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 9, (to be known as **OAKLAND HEIGHTS SUBDIVISION)** zoned R-D residential and related uses zone, developing area, iocated on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB-00821] *(Deferred from 6/16/04 & 6/23/04 & 6/30/04)* (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/14/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/7/04 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

29. **Project # 1002328**
04DRB-01062 Minor-Sketch Plat or Plan

GARCIA/KRAEMER & ASSOCIATES agent(s) for DENNIS ROMERO request(s) the above action(s) for all or a portion of Lot(s) 2, Block(s) 3, ROW 1, **TOWN OF ATRISCO GRANT, UNIT B,** zoned SU-2, IP, located on CENTRAL AVE SW, between 106TH ST SW and 110TH ST SW containing approximately 5 acre(s). [REF: 02EPC-01679 & 01680, 03ZHE-00650] (L-8) **COMMENTS WERE RECEIVED BY THE AGENT.**

30. **Project # 1002017**
04DRB-01073 Minor-Sketch Plat or Plan

DAVID MONTOYA request(s) the above action(s) for all or a portion of Tract(s) A AND 5B, **M.T. INVESTMENTS, LANDS OF THE SISTERS OF ST. DOMINIC,** zoned IP - EP, located on ALAMEDA NE, between 2ND ST NE and HORIZON NE containing approximately 10 acre(s). (C-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

31. **Project # 1003520**
04DRB-00999 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOC. agent(s) for WASHINGTON STREET INVESTMENTS, 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, **BENJAMIN PLACE,** zoned R-D residential and related uses zone, developing area, 3 DU/AC, located on GLENDALE AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2 acre(s). (B-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

32. **Project # 1003522**
04DRB-01002 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES PA agent(s) for ASHWATER HOMES, LLC request(s) the above action(s) for all or a portion of Lot(s) 6, Tract(s) B-2 & 89 LANDS OF JANE BATTEN, M.R.G.C.D. MAP 34, LANDS OF EMILIO GUTIERREZ, **INDIAN FARMS,** zoned RA-2 residential and agricultural zone, located on CANDELARIA RD NW, between INDIAN FARMS LN NW and LA PLAZA DR NW containing approximately 5 acre(s). [REF: ZA-1768] (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

33. **Project # 1003537**
04DRB-01067 Minor-Sketch Plat or Plan

COMMUNITY SCIENCES CORP. agent(s) for PULTE HOMES request(s) the above action(s) for all or a portion of Lot(s) 104, 105 & 106, **PINON POINTE SUBDIVISION, UNIT 5,** zoned R-LT residential zone, located on WEYMOUTH ST NW, between IRVING BLVD NW and LAS VENTANAS RD NW containing approximately 1 acre(s). [REF: 03DRB-01160, 04DRB-00354] (B-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

34. Approval of the Development Review Board Minutes for June 23, 2004. **THE DRB MINUTES FOR JUNE 23, 2004 WERE APPROVED.**

Other Matters: Project # 1002632 – Amended Plat – Sundance Estates. **NO ACTION TAKEN.**

ADJOURNED: 2:25 P.M.

CITY OF ALBUQUERQUE

ALBUQUERQUE
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002176 **AGENDA ITEM NO: 3**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.
An approved drainage report dated 6-30-04 is on file for Preliminary Plat approval.
Comments on the infrastructure list.

RESOLUTION:

7-21-04

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: July 14, 2004

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

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002176 AGENDA#: 3 DATE: 7.14.04

1. Name: KOETUM MADUN Address: 1605 SPEARMINT SE Zip: 87123

2. Name: Dan Graney Address: 333 Lomas Zip: 87102

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

#3

CITY OF ALBUQUERQUE

Planning Department

Development Services Division

TO: Sheran Matson, Chair, Development Review Board

FROM: Deborah L. Stover, Senior Planner, Development Services

DATE: 7-12-04

SUBJECT: EPC CONDITIONS FOR PROJECT 1002176

The purpose of this memo is to address the itemized letter from Bill Wade for the above referenced case:

Site Development Plan for Subdivision

All EPC conditions have been met.

Site Development Plan for Building Permit

All EPC conditions have been met.

Staff defers to the commenting agencies concerning Transportation issues.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 14, 2004

Project # 1002176
04DRB-00960 Major-Preliminary Plat Approval
04DRB-00962 Major-Vacation of Public Easements
04DRB-00969 Minor-Vacation of Private Easements
04DRB-00961 Minor-Temp Defer SDWK

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT, request(s) the above action(s) for all or a portion of Tract(s) E-1, NORTH FOUR HILLS, **COVERED WAGON SUBDIVISION,** zoned C-1 (SC), located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7acre(s). [REF:Z-98-113/Z98-54, 02DRB-01306, 04DRB-00526](L-23)

AMAFCA — No adverse comments.

COG — No adverse comments.

Transit

Transit suggests a pedestrian easement across the eastern side of Lot 18-PI, between the northern end of Lanier Dr. and Central Ave/I-40 Frontage Rd. to provide easier access to bus stops at Central and Tramway.

Zoning Enforcement — No comments received.

Neighborhood Coordination

Letters sent to North Four Hills (R), Singing Arrow (R) and Supper Rock (R) Neighborhood Assns.

APS — No comments received.

Police Department — No comments.

Fire Department

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

PNM Electric & Gas — Approves.

Comcast	No comments received
QWEST	No comments received
Environmental Health	Site is not within 1000 feet of a landfill. No comment.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.
City Engineer	An approved drainage report is required for Preliminary Plat approval. No objection to the vacation requests.

Transportation Development

Defer to Hydrology and Utilities regarding vacation actions. No objection to deferral of sidewalk. However, side yards such as lots 44 & 43 usually have the sidewalks built with roadway. Sidewalks for major locals and above need to be 6' wide. Infrastructure list should have Mountain West Court instead of S. Court. Local Streets require 28' of paving not 24'. The Stub street at the end of Lanier Drive is missing on the infrastructure list. Sidewalks are being deferred not waived on the infrastructure list. Need to add street lights per DPM to the infrastructure list.

Parks & Recreation

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 53 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit. Defer to the affected agencies regarding vacation requests. No objection to a sidewalk deferral.

Utilities Development

No objection to Vacation requests. No objection to Preliminary Plat approval. No objection to Sidewalk Deferral.

Planning Department

Agent was contacted on 6/28/04 & told the perimeter wall design as submitted does not meet the requirements.

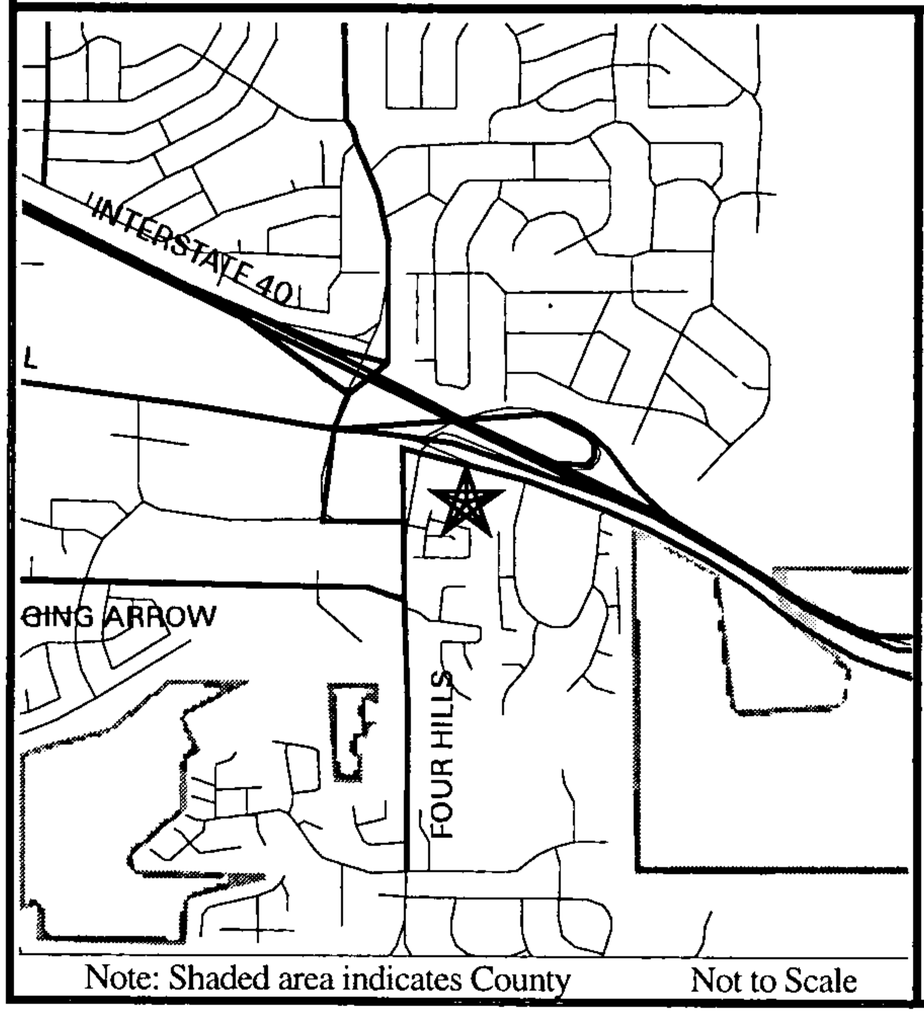
The zoning was changed to SU1 for Single Family Residential earlier this year by EPC approval. Therefore, the EPC approved site plan must be approved by DRB either prior to this plat approval or at the same time per the Subdivision Ordinance. Agent was contacted on 6/28/04. As the site plan approval by DRB does not require a public hearing, it's possible to submit the application as late as July 6, 2004 to be heard with this plat.

Some of the lots on the plat do not meet the minimum lat size requirements normally required for R-1 zoning. Planning will wait to see the site plan to see if smaller lot sizes were approved by EPC.

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

cc:Mountain West Development, Attn: Bill Wade, P.O. Box 75039, 87194
Surveys Southwest Ltd., 333 Lomas Blvd NE, 87102

ZONING MAP



Scale 1" = 502 '

PROJECT NO.
1002176

HEARING DATE
7-14-04

MAP NO.
L-23

ADDITIONAL CASE NUMBER(S)
04DRB-00960
04DRB-00961
04DRB-00962

04DRB-00969
~~04DRB-0096~~

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, July 14, 2004,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000614
04DRB-00913 Major-Two Year SIA

TERRY O. BROWN, P.E. agent(s) for DEVELOPMENT SERVICES LTD. COMPANY request(s) the above action(s) for all or a portion of Block(s) 33 & 34, Tract(s) A UNIT B, LOTS 3-12 & 21-29, North Albuquerque Acres, (to be known as **LA CUEVA OESTE SUBDIVISION, UNIT 4,** zoned R-D, located on HOLLY AVE NE between LOUISIANA BLVD NE and SAN PEDRO NE containing approximately 37 acre(s). [REF: DRB-95-121, DRB-97-293] (C-18)

Project # 1000399
04DRB-00957 Major-Vacation of Public Easements
04DRB-00952 Minor-Preliminary Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for V TAYLOR FLOYD, JR request(s) the above action(s) for all or a portion of Tract(s) A-1-B & A-1-C, **LOMAS CENTER,** zoned SU-1 special use zone, located on BROADWAY BLVD NE, between ROMA AVE NE and LOMAS BLVD NE containing approximately 1 acre(s). [REF: 04EPC00501, 00502, 00503, 00504, 04DRB00422, 00423] (J-14)

Project #1002176
04DRB-00960 Major-Preliminary Plat Approval
04DRB-00962 Major-Vacation of Public Easements
04DRB-00969 Minor-Vacation of Private Easements
04DRB-00961 Minor-Temp Defer SDWK

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT, request(s) the above action(s) for all or a portion of Tract(s) E-1, NORTH FOUR HILLS, **COVERED WAGON SUBDIVISION,** zoned C-1 (SC), located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7acre(s). [REF:Z-98-113/Z98-54, 02DRB-01306, 04DRB-00526](L-23)

Project # 1003187
04DRB-00910 Major-Preliminary Plat Approval

ABQ ENGINEERING, INC. agent(s) for AMERI-CONTRACTORS, LLC request(s) the above action(s) for all or a portion of Tract(s) 5, LANDS OF UNIVERSITY OF NEW MEXICO, (to be known as **MARNA LYNN SUBDIVISION** zoned R-1, located on MARNA LYNN AVE NW, between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: 04DRB-00037] (C-12)

SEE PAGE 2 . . .

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1002715
04DRB-00964 Major-Bulk Land Variance
04DRB-00965 Major-Vacation of Pub Right-of-Way
04DRB-00966 Major-Vacation of Public Easements
04DRB-00967 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for BOULEVARD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1 THRU 4, Tract(s) H, **LANDS OF HORIZON CORPORATION,** zoned SU-1 FOR C-1, located on UNSER BLVD NW, between PARADISE BLVD NW and LYONS BLVD NW containing approximately 30 acre(s). [REF: 03EPC-00918, 03EPC-00919] (B-11)

Project # 1003226
04DRB-00909 Major-Vacation of Public Easements
04DRB-00908 Minor-Prelim&Final Plat Approval

J C ENGINEERING agent(s) for SUJAY THAKUR request(s) the above action(s) for all or a portion of Tract(s) 9, **V. E. BARRETT SUBDIVISION,** zoned C-2 community commercial zone, located on BRIDGE ST SW, between UNSER BLVD SW and COORS BLVD SW containing approximately 6 acre(s). [REF: Z-71-125, Z-72-114, Z-72-210, 04DRB-00806, 04DRB-00117] (K-10)

Project # 1003366
04DRB-00912 Major-Vacation of Pub Right-of-Way

ADVANCED ENGINEERING AND CONSULTING LLC, agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1A-2, **TOWN OF ALAMEDA GRANT,** zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING NW and CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, 04DRB-00596, Z-80-74, AX-85-20, Z-93-131, DRB-94-146, V-96-89] (B-12)

Project # 1003503
04DRB-00950 Major-Vacation of Pub Right-of-Way
04DRB-00951 Major-Vacation of Public Easements

PRECISION SURVEYS, INC. agent(s) for MANZANO DAY SCHOOL request(s) the above action(s) for all or a portion of Tract(s) A, MANZANO DAY SCHOOL, Lot(s) 19, 20, Block(s) 15, **PEREA ADDITION**, zoned SU-2, SU-2 CC, located on CENTRAL NW, between LOMAS NW and RANCHO SECO NW containing approximately 6 acre(s). [REF: DRB-94-374] (J-13)

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.

Claire Senova
for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JUNE 28, 2004.

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: JULY 14, 2004
Zone Atlas Page: L-23-Z
Notification Radius: 100 Ft.

Project# 1002176
App# 04DRB-00960
App# 04DRB-00961
App# 04DRB-00962
App# 04DRB-00969

Cross Reference and Location:

Applicant: MOUNTAIN WEST DEVELOPMENT
ATTN: BILL WADE
Address: PO BOX 75039
ALBUQUERQUE NM 87194

Agent: SURVEYS SOUTHWEST LTD
Address: 333 LOMAS BLVD NE
ALBUQUERQUE NM 87102

Special Instructions:

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

Date Mailed: JUNE 25, 2004

Signature: KYLE TSETHLIKAI

102305601249520902	LEGAL: TRAC T B OF SUMMARY PLAT OF TRS A-1 & B LOS CERROS	LAND USE:				
	PROPERTY ADDR: 00000 SKYLINE					
	OWNER NAME: SKYLINE JOINT VENTURE					
	OWNER ADDR: 11000 CANDELARIA		NE	ALBUQUERQUE	NM	87112
102305607649620411	LEGAL: 161 E LO S CERROS SUBD	LAND USE:				
	PROPERTY ADDR: 00000 MONTE ALTO					
	OWNER NAME: GALLOWAY NANCY E					
	OWNER ADDR: 00223 MONTE ALTO	PL	NE	ALBUQUERQUE	NM	87123
102205652749310807	LEGAL: 7 AM ENDE D PLAT OF MOUNTAIN SHADOW ESTATES	LAND USE:				
	PROPERTY ADDR: 00000 PANORAMA					
	OWNER NAME: NASH CHARLES E & CAROL A					
	OWNER ADDR: 13432 PANORAMA LOOP		NE	ALBUQUERQUE	NM	87123
102205652648710808	LEGAL: 8 AM ENDE D PLAT OF MOUNTAIN SHADOW ESTATES	LAND USE:				
	PROPERTY ADDR: 00000 PANORAMA					
	OWNER NAME: GRAHAM RICHARD & CARMEN					
	OWNER ADDR: 13428 PANORAMA	LP	NE	ALBUQUERQUE	NM	87123
102305607649020410	LEGAL: 162 E LE VERETTS REPL	LAND USE:				
	PROPERTY ADDR: 00000 MONTE ALTO					
	OWNER NAME: GONZALES THOMAS E ETUX					
	OWNER ADDR: 00701 SEAFARER	CI		JUPITER	FL	33477
102205652048710809	LEGAL: 9 AM ENDE D PLAT OF MOUNTAIN SHADOW ESTATES	LAND USE:				
	PROPERTY ADDR: 00000 PANORAMA					
	OWNER NAME: TARAMASCO LARRY M					
	OWNER ADDR: 13424 PANORAMA	LP	NE	ALBUQUERQUE	NM	87123
102305607648420409	LEGAL: 163 E LE VERETTS REPL	LAND USE:				
	PROPERTY ADDR: 00000 MONTE ALTO					
	OWNER NAME: JONES DOUGLAS ROY					
	OWNER ADDR: 00213 MONTE ALTO	PL	NE	ALBUQUERQUE	NM	87123
102305607647820408	LEGAL: 164 E LE VERETTS REPL	LAND USE:				
	PROPERTY ADDR: 00000 MONTE ALTO					
	OWNER NAME: STUMP PATRICK L & EVELYN L					
	OWNER ADDR: 00028 RIDGE	DR		CEDAR CREST	NM	87008
102305607647220407	LEGAL: 165 E LE VERETTS REPL	LAND USE:				
	PROPERTY ADDR: 00000 MONTE ALTO					
	OWNER NAME: SCHROEDER JOHN R					
	OWNER ADDR: 00203 MONTE ALTO	PL	NE	ALBUQUERQUE	NM	87123
102305606644420426	LEGAL: LTS 2 TH RU 4, 6, 8 & 10 THOMAS GUINAN ADDN CONT .6	LAND USE:				
	PROPERTY ADDR: 00000 VISTA POINT					
	OWNER NAME: WILLIAMS JILL D					
	OWNER ADDR: 02929 COORS	BL	NW	ALBUQUERQUE	NM	87120
102305606046320417	LEGAL: LT 9 THO MAS GUINAN ADDN CONT 0.0200 AC M/L OR 875	LAND USE:				
	PROPERTY ADDR: 00000 VISTA POINT					
	OWNER NAME: PEREZ PHILLIP & MARTHA					
	OWNER ADDR: 00197 VISTA POINT	CT	NE	ALBUQUERQUE	NM	87123

102305607646620405	LEGAL: 1 OR ONA ADDN REPL OF PORS OF BLKS E F & G LOS CERR	LAND USE:				
	PROPERTY ADDR: 00000 MONTE ALTO					
	OWNER NAME: BARRETT WILLIAM H & SAUNDRA E					
	OWNER ADDR: 13170 CENTRAL	AV	SE	ALBUQUERQUE	NM	87123
102305605845120419	LEGAL: LT 7 THO MAS GUINAN ADDN CONT 0.0200872 AC M/L OR 8	LAND USE:				
	PROPERTY ADDR: 00000 VISTA POINT					
	OWNER NAME: SCHOENFELDER CONNIE L					
	OWNER ADDR: 00191 VISTA POINTE		NE	ALBUQUERQUE	NM	87123
102305607645920404	LEGAL: 2-A REPL AT OF LOTS 2,3A & 4A OF THE ORONA ADDN	LAND USE:				
	PROPERTY ADDR: 00000 MONTE ALTO					
	OWNER NAME: ARCHUNDE LORENZO & BILLYE J					
	OWNER ADDR: 01813 WILDWOOD	LN	SW	ALBUQUERQUE	NM	87105
102305606044620424	LEGAL: LT 5 THO MAS GUINAN ADDN CONT 0.102 AC	LAND USE:				
	PROPERTY ADDR: 00000 VISTA POINT					
	OWNER NAME: TURNER SCOTT E					
	OWNER ADDR: 00187 VISTA POINT	CT	NE	ALBUQUERQUE	NM	87123
102305607644920403	LEGAL: 3-B REPL AT OF LOTS 2,3A & 4A OF THE ORONA ADDN	LAND USE:				
	PROPERTY ADDR: 00000 MONTE ALTO					
	OWNER NAME: GRASSBAUGH ROBERT DEREK					
	OWNER ADDR: 00179 MONTE ALTO	PL	NE	ALBUQUERQUE	NM	87123
102305609344620531	LEGAL: 6 OR ONA ADDN REPL OF PORS OF BLKS E F & G LOS CERR	LAND USE:				
	PROPERTY ADDR: 00000 MONTE ALTO					
	OWNER NAME: LUCERO R M & GULDY E P					
	OWNER ADDR: 01124 DR MARTIN LUTHER KIN		NE	ALBUQUERQUE	NM	87106
102305605943320425	LEGAL: 1 TH OMAS GUINAN ADD'N REPLAT OF TR A ORONA ADD'N	LAND USE:				
	PROPERTY ADDR: 00000 VISTA POINT					
	OWNER NAME: O'MALLEY JOHN JAY					
	OWNER ADDR: 00177 VISTA POINTE	CT	NE	ALBUQUERQUE	NM	87123
102305607644520402	LEGAL: 4-B REPL AT OF LOTS 2,3A & 4A OF THE ORONA ADDN	LAND USE:				
	PROPERTY ADDR: 00000 MONTE ALTO					
	OWNER NAME: HAACK AUGUST FRITZ					
	OWNER ADDR: 02121 CHELWOOD PARK	BL	NE	ALBUQUERQUE	NM	87112
102305610644320503	LEGAL: 12 O RONA ADDN REPL OF PORS OF BLKS E F & G LOS CER	LAND USE:				
	PROPERTY ADDR: 00000 MONTE LARGO					
	OWNER NAME: MONTOYA MICHAEL A & CHAVEZ-MON					
	OWNER ADDR: 09439 RIO GRANDE	BL	NW	ALBUQUERQUE	NM	87114
102305609344120501	LEGAL: 5 OR ONA ADDN REPL OF PORS OF BLKS E F & G LOS CERR	LAND USE:				
	PROPERTY ADDR: 00000 MONTE ALTO					
	OWNER NAME: AMERICAN FINANCIAL GROUP L L C					
	OWNER ADDR: 00133 EUBANK	BL	NE	ALBUQUERQUE	NM	87123
102305612344120626	LEGAL: 16 O RONA ADDN REPL OF PORS OF BLKS E F & G LOS CER	LAND USE:				
	PROPERTY ADDR: 00000 MONTE LARGO					
	OWNER NAME: ALVAREZ LEONARDO & MELISSA					
	OWNER ADDR: 00409 GENERAL HODGES	ST	NE	ALBUQUERQUE	NM	87123

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102305616743320302   LEGAL: 004  011W ELLS SANDIA MANOR SUBD                    LAND USE:
                     PROPERTY ADDR: 00000   ARCADIA
                        OWNER NAME: REVELL AARON R & AMY K
                        OWNER ADDR: 14004   ARCADIA                  RD NE ALBUQUERQUE NM      87123

102305617643220303   LEGAL: 003  011W ELLS SANDIA MANOR SUBD                    LAND USE:
                     PROPERTY ADDR: 00000   ARCADIA
                        OWNER NAME: PADILLA DAVID A
                        OWNER ADDR: 14008   ARCADIA                     NE ALBUQUERQUE NM      87123

102305615643320301   LEGAL: 005  011W ELLS SANDIA MANOR SUBD                    LAND USE:
                     PROPERTY ADDR: 00000   ARCADIA
                        OWNER NAME: APODACA HENRY R JR
                        OWNER ADDR: 14000   ARCADIA                  DR NE ALBUQUERQUE NM      87123

102305613743420603   LEGAL: 002  015W ELLS SANDIA MANOR SUBD                    LAND USE:
                     PROPERTY ADDR: 00000   LAWRENCE
                        OWNER NAME: MEDINA RUBEN & LISA J
                        OWNER ADDR: 00105   LAWRENCE                 DR NE ALBUQUERQUE NM      87123

102305610543920502   LEGAL: 13 O RONA  ADDN REPL OF PORS OF BLKS E F & G LOS CER  LAND USE:
                     PROPERTY ADDR: 00000   MONTE LARGO
                        OWNER NAME: MONTOYA MICHAEL A & CHAVEZ-MON
                        OWNER ADDR: 09439   RIO GRANDE               BL NW ALBUQUERQUE NM      87114

102305618442920304   LEGAL: 002  011W ELLS SANDIA MANOR SUB                     LAND USE:
                     PROPERTY ADDR: 00000   ARCADIA
                        OWNER NAME: PALADIN LYNDA S
                        OWNER ADDR: 14012   ARCADIA                     NE ALBUQUERQUE NM      87123

102305612343920627   LEGAL: 15 O RONA  ADDN REPL OF PORS OF BLKS E F & G LOS CER  LAND USE:
                     PROPERTY ADDR: 00000   MONTE LARGO
                        OWNER NAME: ASSED IZZIDIN & JAWAHER
                        OWNER ADDR: 06900   CENTRAL                  AV SE ALBUQUERQUE NM      87108

102305619642520305   LEGAL: 1 11  & T HE WLY 1/2 OF VACATED RIGHT-OF-WAY OF WELL  LAND USE:
                     PROPERTY ADDR: 00000   ARCADIA
                        OWNER NAME: PEDONE JAMES S TRUSTEE
                        OWNER ADDR: 01235   101                      ST    MARATHON    FL      33050

102305612343320628   LEGAL: 14 O RONA  ADDN REPL OF PORS OF BLKS E F & G LOS CER  LAND USE:
                     PROPERTY ADDR: 00000   MONTE LARGO
                        OWNER NAME: POLK RICHARD S & BARBARA J TRU
                        OWNER ADDR: 00000                                ALBUQUERQUE NM      87181

10230561374242060 2CA LEGAL: LT 1  BLK  15 WELLS SANDIA MANOR CONT 0.3400 AC M/L   LAND USE:
                     PROPERTY ADDR: 00000   LAWRENCE SUBSITE
                        OWNER NAME: PUBLIC SERVICE CO OF NM
                        OWNER ADDR: 00000                                ALBUQUERQUE NM      87158

102305620741720207   LEGAL: 1 7  & TH E ELY 1/2 OF VACATED RIGHT-OF-WAY OF WELLS  LAND USE:
                     PROPERTY ADDR: 00000   ARCADIA
                        OWNER NAME: BARNHILL ROSS & CONNIE
                        OWNER ADDR: 14100   ARCADIA                  RD NE ALBUQUERQUE NM      87123
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102305602134521316   LEGAL: TR J -1 R EPL OF TRS F, H-1, J & UNPLATTED LAND FOUR  LAND USE:
                     PROPERTY ADDR: 00000   N/A
                        OWNER NAME: SWI REAL ESTATE LTD PTNS
                        OWNER ADDR: 03336   E 32ND                       ST    TULSA     OK      74135

102305609633521016   LEGAL: REMA ININ G POR OF TR OF LAND IN SW1/4 NW1/4 IN SEC  LAND USE:
                     PROPERTY ADDR: 00000   FOUR HILLS
                        OWNER NAME: UPWEST CORPORATION
                        OWNER ADDR: 00000                                ALBUQUERQUE NM      87194

102305614834021001   LEGAL: TR E -1 P LAT OF TRS E-1 & E-2 NORTH FOUR HILLS SUBD  LAND USE:
                     PROPERTY ADDR: 00000   N.M. 333
                        OWNER NAME: JAFARI MORTEZA ETAL
                        OWNER ADDR: 00209   SERENITY                    SE ALBUQUERQUE NM      87123

102305619728030701   LEGAL: TRAC T B- 1 NORTH FOUR HILLS SUBD REPL OF TR B, C &  LAND USE:
                     PROPERTY ADDR: 00000   N/A
                        OWNER NAME: CHURCHBUILDER MINISTRIES INC
                        OWNER ADDR: 00320   WATERFALL                 DR SE ALBUQUERQUE NM      87123

102305614632321053   LEGAL: TR E -2 P LAT OF TRS E-1 & E-2 NORTH FOUR HILLS SUBD  LAND USE:
                     PROPERTY ADDR: 00000   WATERFALL
                        OWNER NAME: ALB CONGR OF JEHOVAH'S WIT INC
                        OWNER ADDR: 00109   WATERFALL                   SE ALBUQUERQUE NM      87123

102305607231821401   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

102305608231321743   LEGAL: LT 6  PLA T OF BREEZE AT MOUNTAIN GATE  CONT .0651 A  LAND USE:
                     PROPERTY ADDR: 00000   WENONAH
                        OWNER NAME: UPWEST CORPORATION
                        OWNER ADDR: 00000                                ALBUQUERQUE NM      87194

102305608631321742   LEGAL: LT 7  PLA T OF BREEZE AT MOUNTAIN GATE  CONT .0521 A  LAND USE:
                     PROPERTY ADDR: 00000   WENONAH
                        OWNER NAME: UPWEST CORPORATION
                        OWNER ADDR: 00000                                ALBUQUERQUE NM      87194

102305607231421402   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

102305608931221741   LEGAL: LT 8  PLA T OF BREEZE AT MOUNTAIN GATE  CONT .0521 A  LAND USE:
                     PROPERTY ADDR: 00000   WENONAH
                        OWNER NAME: UPWEST CORPORATION
                        OWNER ADDR: 00000                                ALBUQUERQUE NM      87194

102305613430830802   LEGAL: LOT  2-P1  PLAT OF SERENITY AT NORTH FOUR HILLS SUBD  LAND USE:
                     PROPERTY ADDR: 00000   SERENITY
                        OWNER NAME: SANDOVAL TODD A & CRISTINE A
                        OWNER ADDR: 00205   SERENITY                  CT SE ALBUQUERQUE NM      87123

102305609231221740   LEGAL: LT 9  PLA T OF BREEZE AT MOUNTAIN GATE  CONT .0521 A  LAND USE:
                     PROPERTY ADDR: 00000   WENONAH
                        OWNER NAME: UPWEST CORPORATION
                        OWNER ADDR: 00000                                ALBUQUERQUE NM      87194

102305614031130801   LEGAL: LOT  1-P1  PLAT OF SERENITY AT NORTH FOUR HILLS SUBD  LAND USE:
                     PROPERTY ADDR: 00000   SERENITY
                        OWNER NAME: CANNADY DEVIN & CRICKETT VANCE
                        OWNER ADDR: 00201   SERENITY                  CT SE ALBUQUERQUE NM      87123
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102305609531121739 LEGAL: LT 1 0 PL AT OF BREEZE AT MOUNTAIN GATE CONT .0521 LAND USE:
PROPERTY ADDR: 00000 WENONAH
OWNER NAME: UPWEST CORPORATION
OWNER ADDR: 00000 ALBUQUERQUE NM 87194

102305609831021738 LEGAL: LT 1 1 PL AT OF BREEZE AT MOUNTAIN GATE CONT .0521 LAND USE:
PROPERTY ADDR: 00000 WENONAH
OWNER NAME: UPWEST CORPORATION
OWNER ADDR: 00000 ALBUQUERQUE NM 87194

102305607131121403 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

102305610130921737 LEGAL: LT 1 2 PL AT OF BREEZE AT MOUNTAIN GATE CONT .0521 LAND USE:
PROPERTY ADDR: 00000 WENONAH
OWNER NAME: UPWEST CORPORATION
OWNER ADDR: 00000 ALBUQUERQUE NM 87194

102305610430921736 LEGAL: LT 1 3 PL AT OF BREEZE AT MOUNTAIN GATE CONT .0521 LAND USE:
PROPERTY ADDR: 00000 WENONAH
OWNER NAME: UPWEST CORPORATION
OWNER ADDR: 00000 ALBUQUERQUE NM 87194

102305610730821735 LEGAL: LT 1 4 PL AT OF BREEZE AT MOUNTAIN GATE CONT .0521 LAND USE:
PROPERTY ADDR: 00000 WENONAH
OWNER NAME: UPWEST CORPORATION
OWNER ADDR: 00000 ALBUQUERQUE NM 87194

102305611030721734 LEGAL: LT 1 5 PL AT OF BREEZE AT MOUNTAIN GATE CONT .0521 LAND USE:
PROPERTY ADDR: 00000 WENONAH
OWNER NAME: UPWEST CORPORATION
OWNER ADDR: 00000 ALBUQUERQUE NM 87194

102305611330721733 LEGAL: LT 1 6 PL AT OF BREEZE AT MOUNTAIN GATE CONT .0539 LAND USE:
PROPERTY ADDR: 00000 WENONAH
OWNER NAME: UPWEST CORPORATION
OWNER ADDR: 00000 ALBUQUERQUE NM 87194

102305607130921404 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

102305611630621732 LEGAL: LT 1 7 PL AT OF BREEZE AT MOUNTAIN GATE CONT .0535 LAND USE:
PROPERTY ADDR: 00000 WENONAH
OWNER NAME: UPWEST CORPORATION
OWNER ADDR: 00000 ALBUQUERQUE NM 87194

102305612030521731 LEGAL: LT 1 8 PL AT OF BREEZE AT MOUNTAIN GATE CONT .0847 LAND USE:
PROPERTY ADDR: 00000 KAYLYN
OWNER NAME: UPWEST CORPORATION
OWNER ADDR: 00000 ALBUQUERQUE NM 87194

102305612130221730 LEGAL: LT 1 9 PL AT OF BREEZE AT MOUNTAIN GATE CONT .0853 LAND USE:
PROPERTY ADDR: 00000 KAYLYN
OWNER NAME: UPWEST CORPORATION
OWNER ADDR: 00000 ALBUQUERQUE NM 87194

102305612129721729 LEGAL: LT 2 0 PL AT OF BREEZE AT MOUNTAIN GATE CONT .0987 LAND USE:
PROPERTY ADDR: 00000 KAYLYN
OWNER NAME: UPWEST CORPORATION
OWNER ADDR: 00000 ALBUQUERQUE NM 87194

102305613429930803 LEGAL: LOT 3-P1 PLAT OF SERENITY AT NORTH FOUR HILLS SUBD LAND USE:
PROPERTY ADDR: 00000 SERENITY
OWNER NAME: NORTH FOUR HILLS LTD PTNS
OWNER ADDR: 00209 SERENITY CT SE ALBUQUERQUE NM 87123

"Attachment A"

Sarah, Surveys Southwest, LTD
Zone Map: L-23

NORTH FOUR HILLS N.A. (R)
***Tom Conley**
13705 Poinsettia Ct. SE/87123 275-6721 (h)
Nancy Caress
421 Narcissus SE/87123 291-1592 (h)

SINGING ARROW N.A. (R)
***Marilyn Floro**
528 Eugene SE/87123 275-5469 (h)
Rose Sena
12620 Piru Blvd. SE/87123 292-6866 (h)

SUPPER ROCK N.A. (R)
***Jack M. Harris**
712 Supper Rock NE/87123 293-6079 (h)
Carol O'Keefe
600 Vista Abajo Dr. NE/87123 296-9075 (h)

ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY O-92, you are most welcomed to notify the following *"Unrecognized"* neighborhood associations of this project.

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

MARI-MACII LLP
P. O. Box 66449
Albuquerque, New Mexico 887193-6449
(505) 323-0250, M: 730-8849

June 4, 2004

North Four Hills Neighborhood Association
ATTN: Tom Conely
13705 Poinsettia Court, SE
Albuquerque, New Mexico 87123
(505) 275-6721

ATTN: Nancy Caress
421 Narcisus, SE
Albuquerque, New Mexico 87123
(505) 291-1592

REFERENCE: Plat approval for the Covered Wagon Subdivision, located in the southeast quadrant of the intersection of Central Avenue (I-40, NMSH #333) and Four Hills Road, SE.

Dear Mrs. Caress:

This letter is a notice to you of continuing action on the Covered Wagon Subdivision.

My letter of February 2, 2004 notified you of actions to be taken before the Environmental Planning Commission (EPC) concerning this subdivision. The EPC approved the subdivision on April 15, 2004, with certain conditions.as stated in a letter provided to you by the City of Albuquerque.

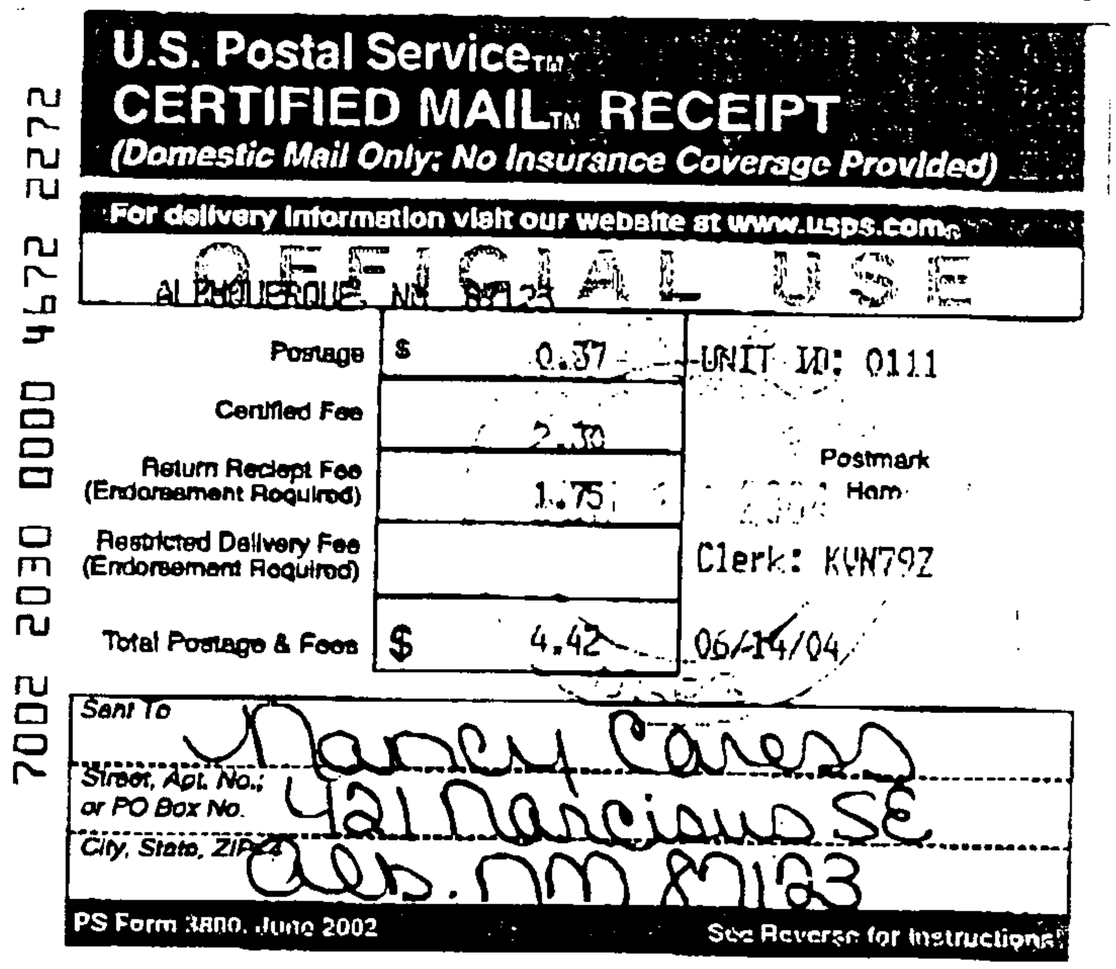
Preliminary and final plat approval is now being requested from the City of Albuquerque Development Board (DRB). A copy of the proposed preliminary plat is attached. When approved, this will become the final plat for the Covered Wagon Subdivision.

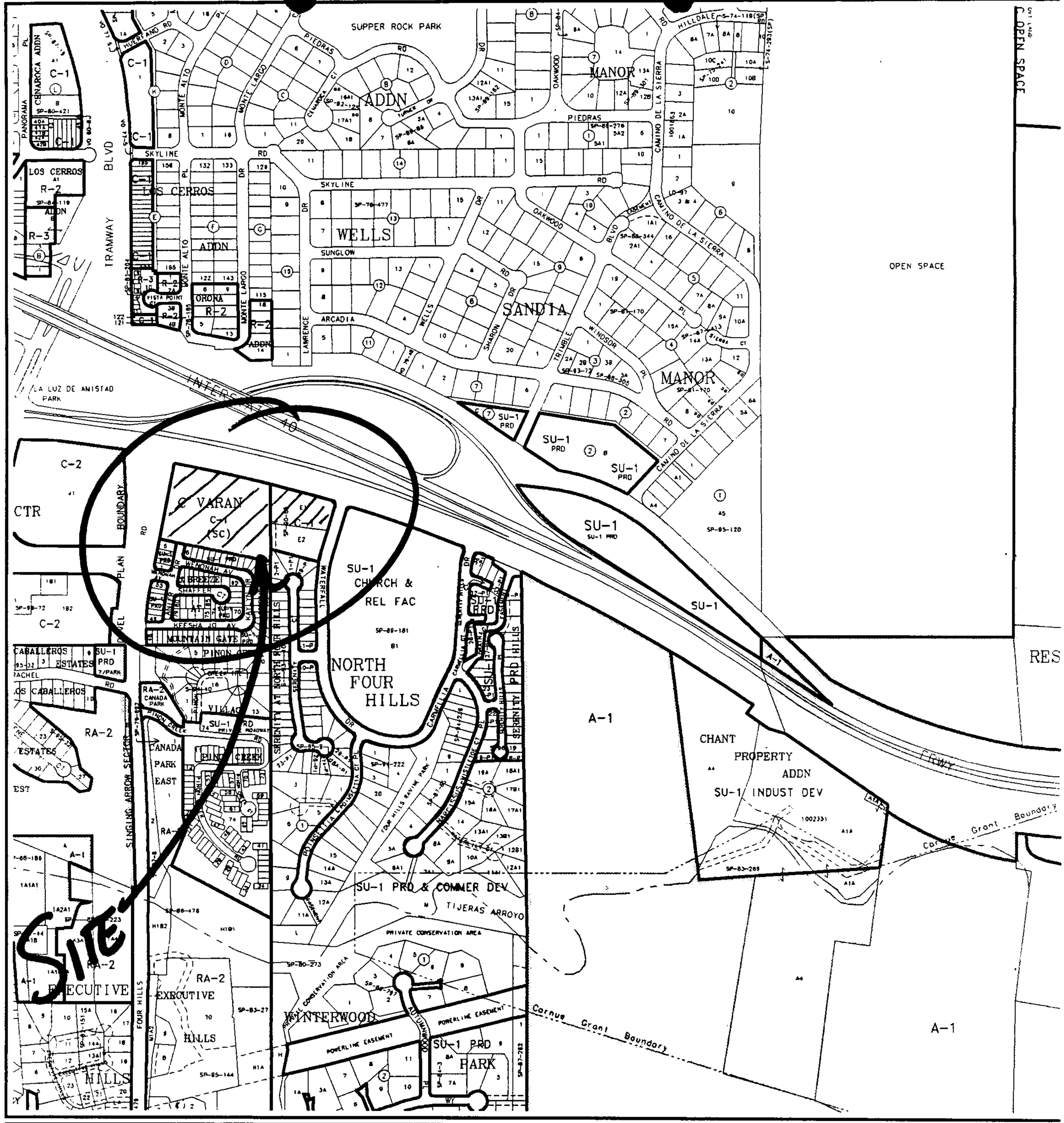
The date and time of the DRB hearing will be posted on the site two weeks before the hearing. Presently the schedule for the hearing is July 14, 2004

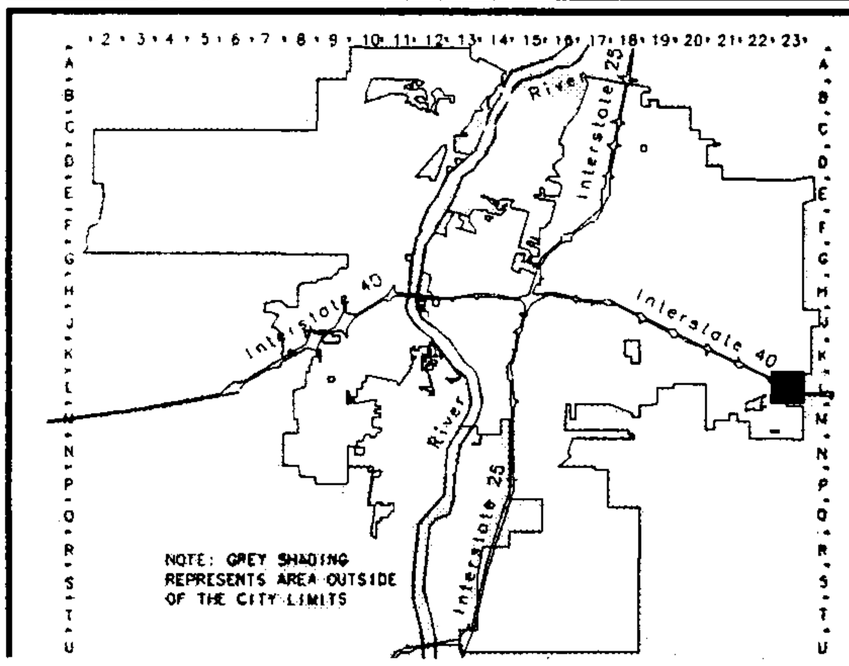
Please contact me if you have questions or comments,

Sincerely,

Bill Wade







CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET
250 0 750 1000

Zone Atlas Page

L-23-Z

Map Amended through August 01, 2003

Surveys Southwest, LTD

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

June 8, 2004

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

REF: LOTS 1 - 53, COVERED WAGON SUBDIVISION

Dear Board Members:

The purpose for the above referenced subdivision request is to combine Two (2) parcels of land and create Fifty-three (53) new lots with public access for sale as individual house lots.

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

Sincerely,

Dan Graney
President

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, July 14, 2004,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000614
04DRB-00913 Major-Two Year SIA

TERRY O. BROWN, P.E. agent(s) for DEVELOPMENT SERVICES LTD. COMPANY request(s) the above action(s) for all or a portion of Block(s) 33 & 34, Tract(s) A UNIT B, LOTS 3-12 & 21-29, North Albuquerque Acres, (to be known as **LA CUEVA OESTE SUBDIVISION, UNIT 4,** zoned R-D, located on HOLLY AVE NE between LOUISIANA BLVD NE and SAN PEDRO NE containing approximately 37 acre(s). [REF: DRB-95-121, DRB-97-293] (C-18)

Project # 1000399
04DRB-00957 Major-Vacation of Public Easements
04DRB-00952 Minor-Preliminary Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for V TAYLOR FLOYD, JR request(s) the above action(s) for all or a portion of Tract(s) A-1-B & A-1-C, **LOMAS CENTER,** zoned SU-1 special use zone, located on BROADWAY BLVD NE, between ROMA AVE NE and LOMAS BLVD NE containing approximately 1 acre(s). [REF: 04EPC00501, 00502, 00503, 00504, 04DRB00422, 00423] (J-14)

Project # 1002176
04DRB-00960 Major-Preliminary Plat Approval
04DRB-00962 Major-Vacation of Public Easements
04DRB-00969 Minor-Vacation of Private Easements
04DRB-00961 Minor-Temp Defer SDWK

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT, request(s) the above action(s) for all or a portion of Tract(s) E-1, NORTH FOUR HILLS, **COVERED WAGON SUBDIVISION,** zoned C-1 (SC), located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7acre(s). [REF:Z-98-113/Z98-54, 02DRB-01306, 04DRB-00526](L-23)

Project # 1003187
04DRB-00910 Major-Preliminary Plat Approval

ABQ ENGINEERING, INC. agent(s) for AMERI-CONTRACTORS, LLC request(s) the above action(s) for all or a portion of Tract(s) 5, LANDS OF UNIVERSITY OF NEW MEXICO, (to be known as **MARNA LYNN SUBDIVISION** zoned R-1, located on MARNA LYNN AVE NW, between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: 04DRB-00037] (C-12)

SEE PAGE 2 . . .

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1002715
04DRB-00964 Major-Bulk Land Variance
04DRB-00965 Major-Vacation of Pub Right-of-Way
04DRB-00966 Major-Vacation of Public Easements
04DRB-00967 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for BOULEVARD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1 THRU 4, Tract(s) H, **LANDS OF HORIZON CORPORATION,** zoned SU-1 FOR C-1, located on UNSER BLVD NW, between PARADISE BLVD NW and LYONS BLVD NW containing approximately 30 acre(s). [REF: 03EPC-00918, 03EPC-00919] (B-11)

Project # 1003226
04DRB-00909 Major-Vacation of Public Easements
04DRB-00908 Minor-Prelim&Final Plat Approval

J C ENGINEERING agent(s) for SUJAY THAKUR request(s) the above action(s) for all or a portion of Tract(s) 9, **V. E. BARRETT SUBDIVISION,** zoned C-2 community commercial zone, located on BRIDGE ST SW, between UNSER BLVD SW and COORS BLVD SW containing approximately 6 acre(s). [REF: Z-71-125, Z-72-114, Z-72-210, 04DRB-00806, 04DRB-00117] (K-10)

Project # 1003366
04DRB-00912 Major-Vacation of Pub Right-of-Way

ADVANCED ENGINEERING AND CONSULTING LLC, agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1A-2, **TOWN OF ALAMEDA GRANT,** zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING NW and CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, 04DRB-00596, Z-80-74, AX-85-20, Z-93-131, DRB-94-146, V-96-89] (B-12)

Project # 1003503
04DRB-00950 Major-Vacation of Pub Right-of-Way
04DRB-00951 Major-Vacation of Public Easements

PRECISION SURVEYS, INC. agent(s) for MANZANO DAY SCHOOL request(s) the above action(s) for all or a portion of Tract(s) A, MANZANO DAY SCHOOL, Lot(s) 19, 20, Block(s) 15, **PEREA ADDITION**, zoned SU-2, SU-2 CC, located on CENTRAL NW, between LOMAS NW and RANCHO SECO NW containing approximately 6 acre(s). [REF: DRB-94-374] (J-13)

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.

for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JUNE 28, 2004.

CITY OF ALBUQUERQUE

ATTEMPTED
KNOWN

UNITED STATES POSTAGE
PITNEY BOWES
02 1A
0004329277
$ 00.37⁰
JUN 28 2004
MAILED FROM ZIP CODE 87102

ALBUQUERQUE
Making History

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

10230561343083080 2

SANDOVAL TODD A & CRISTINE A
205 SERENITY CT SE
ALBUQUERQUE NM 87123

DRB

87123+3947 C

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, July 14, 2004,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000614 04DRB-00913 Major-Two Year SIA	TERRY O. BROWN, P.E. agent(s) for DEVELOPMENT SERVICES LTD. COMPANY request(s) the above action(s) for all or a portion of Block(s) 33 & 34, Tract(s) A UNIT B, LOTS 3-12 & 21-29, North Albuquerque Acres, (to be known as **LA CUEVA OESTE SUBDIVISION, UNIT 4,** zoned R-D, located on HOLLY AVE NE between LOUISIANA BLVD NE and SAN PEDRO NE containing approximately 37 acre(s). [REF: DRB-95-121, DRB-97-293] (C-18)
Project # 1000399 04DRB-00957 Major-Vacation of Public Easements 04DRB-00952 Minor-Preliminary Plat Approval	SURVEYS SOUTHWEST, LTD agent(s) for V TAYLOR FLOYD, JR request(s) the above action(s) for all or a portion of Tract(s) A-1-B & A-1-C, **LOMAS CENTER,** zoned SU-1 special use zone, located on BROADWAY BLVD NE, between ROMA AVE NE and LOMAS BLVD NE containing approximately 1 acre(s). [REF: 04EPC00501, 00502, 00503, 00504, 04DRB00422, 00423] (J-14)
Project # 1002176 04DRB-00960 Major-Preliminary Plat Approval 04DRB-00962 Major-Vacation of Public Easements 04DRB-00969 Minor-Vacation of Private Easements 04DRB-00961 Minor-Temp Defer SDWK	SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT, request(s) the above action(s) for all or a portion of Tract(s) E-1, NORTH FOUR HILLS, **COVERED WAGON SUBDIVISION,** zoned C-1 (SC), located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7acre(s). [REF:Z-98-113/Z98-54, 02DRB-01306, 04DRB-00526](L-23)
Project # 1003187 04DRB-00910 Major-Preliminary Plat Approval	ABQ ENGINEERING, INC. agent(s) for AMERI-CONTRACTORS, LLC request(s) the above action(s) for all or a portion of Tract(s) 5, LANDS OF UNIVERSITY OF NEW MEXICO, (to be known as **MARNA LYNN SUBDIVISION** zoned R-1, located on MARNA LYNN AVE NW, between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: 04DRB-00037] (C-12)

SEE PAGE 2 . . .

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1002715
04DRB-00964 Major-Bulk Land Variance
04DRB-00965 Major-Vacation of Pub Right-of-Way
04DRB-00966 Major-Vacation of Public Easements
04DRB-00967 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for BOULEVARD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1 THRU 4, Tract(s) H, **LANDS OF HORIZON CORPORATION,** zoned SU-1 FOR C-1, located on UNSER BLVD NW, between PARADISE BLVD NW and LYONS BLVD NW containing approximately 30 acre(s). [REF: 03EPC-00918, 03EPC-00919] (B-11)

Project # 1003226
04DRB-00909 Major-Vacation of Public Easements
04DRB-00908 Minor-Prelim&Final Plat Approval

J C ENGINEERING agent(s) for SUJAY THAKUR request(s) the above action(s) for all or a portion of Tract(s) 9, **V. E. BARRETT SUBDIVISION,** zoned C-2 community commercial zone, located on BRIDGE ST SW, between UNSER BLVD SW and COORS BLVD SW containing approximately 6 acre(s). [REF: Z-71-125, Z-72-114, Z-72-210, 04DRB-00806, 04DRB-00117] (K-10)

Project # 1003366
04DRB-00912 Major-Vacation of Pub Right-of-Way

ADVANCED ENGINEERING AND CONSULTING LLC, agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1A-2, **TOWN OF ALAMEDA GRANT,** zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING NW and CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, 04DRB-00596, Z-80-74, AX-85-20, Z-93-131, DRB-94-146, V-96-89] (B-12)

Project # 1003503
04DRB-00950 Major-Vacation of Pub Right-of-Way
04DRB-00951 Major-Vacation of Public Easements

PRECISION SURVEYS, INC. agent(s) for MANZANO DAY SCHOOL request(s) the above action(s) for all or a portion of Tract(s) A, MANZANO DAY SCHOOL, Lot(s) 19, 20, Block(s) 15, **PEREA ADDITION**, zoned SU-2, SU-2 CC, located on CENTRAL NW, between LOMAS NW and RANCHO SECO NW containing approximately 6 acre(s). [REF: DRB-94-374] (J-13)

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.

for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JUNE 28, 2004.

CITY OF ALBUQUERQUE

ALBUQUERQUE
Making History

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

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ALBUQUERQUE NM 87120

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PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, July 14, 2004,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000614
04DRB-00913 Major-Two Year SIA

TERRY O. BROWN, P.E. agent(s) for DEVELOPMENT SERVICES LTD. COMPANY request(s) the above action(s) for all or a portion of Block(s) 33 & 34, Tract(s) A UNIT B, LOTS 3-12 & 21-29, North Albuquerque Acres, (to be known as **LA CUEVA OESTE SUBDIVISION, UNIT 4,** zoned R-D, located on HOLLY AVE NE between LOUISIANA BLVD NE and SAN PEDRO NE containing approximately 37 acre(s). [REF: DRB-95-121, DRB-97-293] (C-18)

Project # 1000399
04DRB-00957 Major-Vacation of Public Easements
04DRB-00952 Minor-Preliminary Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for V TAYLOR FLOYD, JR request(s) the above action(s) for all or a portion of Tract(s) A-1-B & A-1-C, **LOMAS CENTER,** zoned SU-1 special use zone, located on BROADWAY BLVD NE, between ROMA AVE NE and LOMAS BLVD NE containing approximately 1 acre(s). [REF: 04EPC00501, 00502, 00503, 00504, 04DRB00422, 00423] (J-14)

Project # 1002176
04DRB-00960 Major-Preliminary Plat Approval
04DRB-00962 Major-Vacation of Public Easements
04DRB-00969 Minor-Vacation of Private Easements
04DRB-00961 Minor-Temp Defer SDWK

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT, request(s) the above action(s) for all or a portion of Tract(s) E-1, NORTH FOUR HILLS, **COVERED WAGON SUBDIVISION,** zoned C-1 (SC), located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7acre(s). [REF:Z-98-113/Z98-54, 02DRB-01306, 04DRB-00526](L-23)

Project # 1003187
04DRB-00910 Major-Preliminary Plat Approval

ABQ ENGINEERING, INC. agent(s) for AMERI-CONTRACTORS, LLC request(s) the above action(s) for all or a portion of Tract(s) 5, LANDS OF UNIVERSITY OF NEW MEXICO, (to be known as **MARNA LYNN SUBDIVISION** zoned R-1, located on MARNA LYNN AVE NW, between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: 04DRB-00037] (C-12)

SEE PAGE 2 . . .

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1002715
04DRB-00964 Major-Bulk Land Variance
04DRB-00965 Major-Vacation of Pub Right-of-Way
04DRB-00966 Major-Vacation of Public Easements
04DRB-00967 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for BOULEVARD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1 THRU 4, Tract(s) H, **LANDS OF HORIZON CORPORATION,** zoned SU-1 FOR C-1, located on UNSER BLVD NW, between PARADISE BLVD NW and LYONS BLVD NW containing approximately 30 acre(s). [REF: 03EPC-00918, 03EPC-00919] (B-11)

Project # 1003226
04DRB-00909 Major-Vacation of Public Easements
04DRB-00908 Minor-Prelim&Final Plat Approval

J C ENGINEERING agent(s) for SUJAY THAKUR request(s) the above action(s) for all or a portion of Tract(s) 9, **V. E. BARRETT SUBDIVISION,** zoned C-2 community commercial zone, located on BRIDGE ST SW, between UNSER BLVD SW and COORS BLVD SW containing approximately 6 acre(s). [REF: Z-71-125, Z-72-114, Z-72-210, 04DRB-00806, 04DRB-00117] (K-10)

Project # 1003366
04DRB-00912 Major-Vacation of Pub Right-of-Way

ADVANCED ENGINEERING AND CONSULTING LLC, agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1A-2, **TOWN OF ALAMEDA GRANT,** zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING NW and CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, 04DRB-00596, Z-80-74, AX-85-20, Z-93-131, DRB-94-146, V-96-89] (B-12)

Project # 1003503
04DRB-00950 Major-Vacation of Pub Right-of-Way
04DRB-00951 Major-Vacation of Public Easements

PRECISION SURVEYS, INC. agent(s) for MANZANO DAY SCHOOL request(s) the above action(s) for all or a portion of Tract(s) A, MANZANO DAY SCHOOL, Lot(s) 19, 20, Block(s) 15, **PEREA ADDITION**, zoned SU-2, SU-2 CC, located on CENTRAL NW, between LOMAS NW and RANCHO SECO NW containing approximately 6 acre(s). [REF: DRB-94-374] (J-13)

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.

for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JUNE 28, 2004.

CITY OF ALBUQUERQUE

Planning Department

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Albuquerque, NM 87103

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ALBUQUERQUE NM 87123

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PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

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Project # 1000614
04DRB-00913 Major-Two Year SIA

TERRY O. BROWN, P.E. agent(s) for DEVELOPMENT SERVICES LTD. COMPANY request(s) the above action(s) for all or a portion of Block(s) 33 & 34, Tract(s) A UNIT B, LOTS 3-12 & 21-29, North Albuquerque Acres, (to be known as **LA CUEVA OESTE SUBDIVISION, UNIT 4,** zoned R-D, located on HOLLY AVE NE between LOUISIANA BLVD NE and SAN PEDRO NE containing approximately 37 acre(s). [REF: DRB-95-121, DRB-97-293] (C-18)

Project # 1000399
04DRB-00957 Major-Vacation of Public Easements
04DRB-00952 Minor-Preliminary Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for V TAYLOR FLOYD, JR request(s) the above action(s) for all or a portion of Tract(s) A-1-B & A-1-C, **LOMAS CENTER,** zoned SU-1 special use zone, located on BROADWAY BLVD NE, between ROMA AVE NE and LOMAS BLVD NE containing approximately 1 acre(s). [REF: 04EPC00501, 00502, 00503, 00504, 04DRB00422, 00423] (J-14)

Project # 1002176
04DRB-00960 Major-Preliminary Plat Approval
04DRB-00962 Major-Vacation of Public Easements
04DRB-00969 Minor-Vacation of Private Easements
04DRB-00961 Minor-Temp Defer SDWK

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT, request(s) the above action(s) for all or a portion of Tract(s) E-1, NORTH FOUR HILLS, **COVERED WAGON SUBDIVISION,** zoned C-1 (SC), located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7acre(s). [REF:Z-98-113/Z98-54, 02DRB-01306, 04DRB-00526](L-23)

Project # 1003187
04DRB-00910 Major-Preliminary Plat Approval

ABQ ENGINEERING, INC. agent(s) for AMERI-CONTRACTORS, LLC request(s) the above action(s) for all or a portion of Tract(s) 5, LANDS OF UNIVERSITY OF NEW MEXICO, (to be known as **MARNA LYNN SUBDIVISION** zoned R-1, located on MARNA LYNN AVE NW, between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: 04DRB-00037] (C-12)

SEE PAGE 2 . . .

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1002715
04DRB-00964 Major-Bulk Land Variance
04DRB-00965 Major-Vacation of Pub Right-of-Way
04DRB-00966 Major-Vacation of Public Easements
04DRB-00967 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for BOULEVARD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1 THRU 4, Tract(s) H, **LANDS OF HORIZON CORPORATION,** zoned SU-1 FOR C-1, located on UNSER BLVD NW, between PARADISE BLVD NW and LYONS BLVD NW containing approximately 30 acre(s). [REF: 03EPC-00918, 03EPC-00919] (B-11)

Project # 1003226
04DRB-00909 Major-Vacation of Public Easements
04DRB-00908 Minor-Prelim&Final Plat Approval

J C ENGINEERING agent(s) for SUJAY THAKUR request(s) the above action(s) for all or a portion of Tract(s) 9, **V. E. BARRETT SUBDIVISION,** zoned C-2 community commercial zone, located on BRIDGE ST SW, between UNSER BLVD SW and COORS BLVD SW containing approximately 6 acre(s). [REF: Z-71-125, Z-72-114, Z-72-210, 04DRB-00806, 04DRB-00117] (K-10)

Project # 1003366
04DRB-00912 Major-Vacation of Pub Right-of-Way

ADVANCED ENGINEERING AND CONSULTING LLC, agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1A-2, **TOWN OF ALAMEDA GRANT,** zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING NW and CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, 04DRB-00596, Z-80-74, AX-85-20, Z-93-131, DRB-94-146, V-96-89] (B-12)

Project # 1003503
04DRB-00950 Major-Vacation of Pub Right-of-Way
04DRB-00951 Major-Vacation of Public Easements

PRECISION SURVEYS, INC. agent(s) for MANZANO DAY SCHOOL request(s) the above action(s) for all or a portion of Tract(s) A, MANZANO DAY SCHOOL, Lot(s) 19, 20, Block(s) 15, **PEREA ADDITION**, zoned SU-2, SU-2 CC, located on CENTRAL NW, between LOMAS NW and RANCHO SECO NW containing approximately 6 acre(s). [REF: DRB-94-374] (J-13)

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for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JUNE 28, 2004.

CITY OF ALBUQUERQUE

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Making History

Planning Department

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Albuquerque, NM 87103

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PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, July 14, 2004,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000614
04DRB-00913 Major-Two Year SIA

TERRY O. BROWN, P.E. agent(s) for DEVELOPMENT SERVICES LTD. COMPANY request(s) the above action(s) for all or a portion of Block(s) 33 & 34, Tract(s) A UNIT B, LOTS 3-12 & 21-29, North Albuquerque Acres, (to be known as **LA CUEVA OESTE SUBDIVISION, UNIT 4,** zoned R-D, located on HOLLY AVE NE between LOUISIANA BLVD NE and SAN PEDRO NE containing approximately 37 acre(s). [REF: DRB-95-121, DRB-97-293] (C-18)

Project # 1000399
04DRB-00957 Major-Vacation of Public Easements
04DRB-00952 Minor-Preliminary Plat Approval

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04DRB-00960 Major-Preliminary Plat Approval
04DRB-00962 Major-Vacation of Public Easements
04DRB-00969 Minor-Vacation of Private Easements
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Project # 1003187
04DRB-00910 Major-Preliminary Plat Approval

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SEE PAGE 2 . . .

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1002715
04DRB-00964 Major-Bulk Land Variance
04DRB-00965 Major-Vacation of Pub Right-of-Way
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CITY OF ALBUQUERQUE

THREE HUNDRED YEARS
1706 * 2006
ALBUQUERQUE
Making History

Planning Department

P.O. Box 1293

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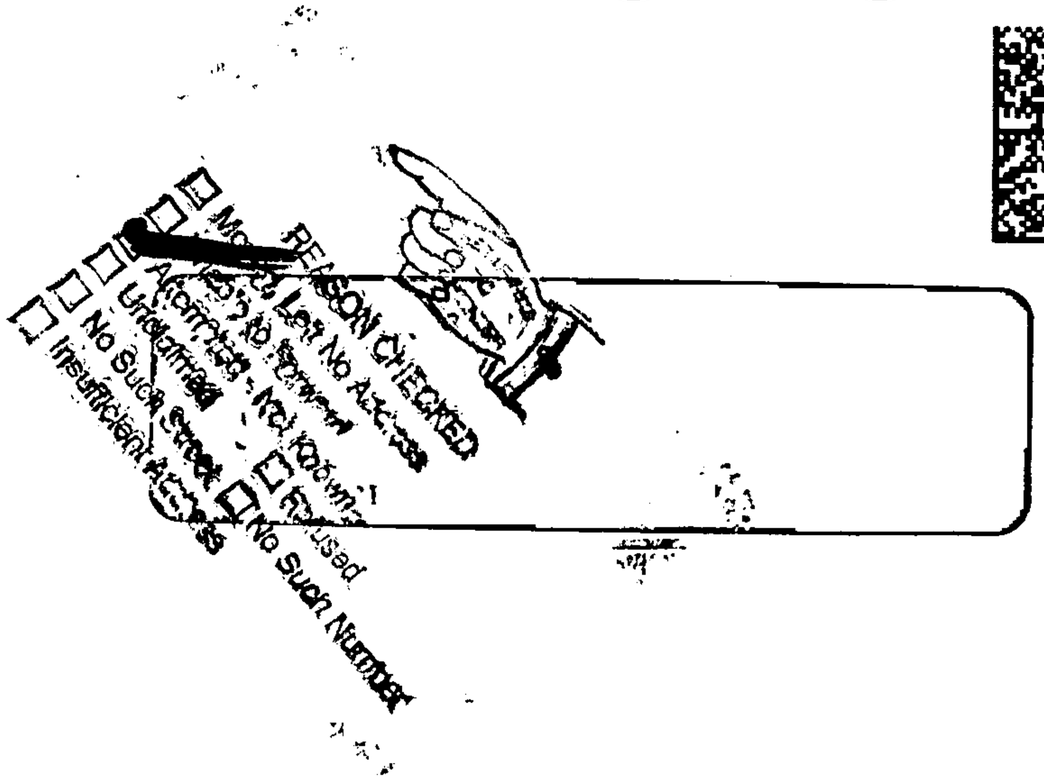

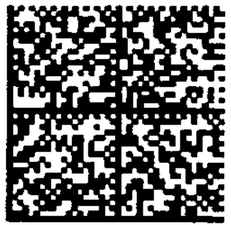

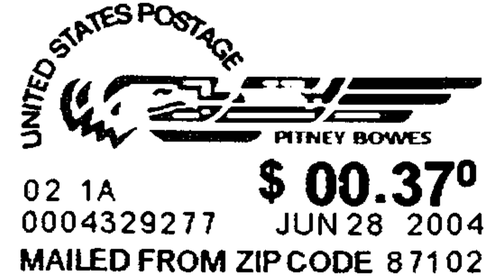

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PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

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04DRB-00910 Major-Preliminary Plat Approval

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SEE PAGE 2 . . .

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1002715
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04DRB-00965 Major-Vacation of Pub Right-of-Way
04DRB-00966 Major-Vacation of Public Easements
04DRB-00967 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for BOULEVARD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1 THRU 4, Tract(s) H, **LANDS OF HORIZON CORPORATION,** zoned SU-1 FOR C-1, located on UNSER BLVD NW, between PARADISE BLVD NW and LYONS BLVD NW containing approximately 30 acre(s). [REF: 03EPC-00918, 03EPC-00919] (B-11)

Project # 1003226
04DRB-00909 Major-Vacation of Public Easements
04DRB-00908 Minor-Prelim&Final Plat Approval

J C ENGINEERING agent(s) for SUJAY THAKUR request(s) the above action(s) for all or a portion of Tract(s) 9, **V. E. BARRETT SUBDIVISION,** zoned C-2 community commercial zone, located on BRIDGE ST SW, between UNSER BLVD SW and COORS BLVD SW containing approximately 6 acre(s). [REF: Z-71-125, Z-72-114, Z-72-210, 04DRB-00806, 04DRB-00117] (K-10)

Project # 1003366
04DRB-00912 Major-Vacation of Pub Right-of-Way

ADVANCED ENGINEERING AND CONSULTING LLC, agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1A-2, **TOWN OF ALAMEDA GRANT,** zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING NW and CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, 04DRB-00596, Z-80-74, AX-85-20, Z-93-131, DRB-94-146, V-96-89] (B-12)

Project # 1003503
04DRB-00950 Major-Vacation of Pub Right-of-Way
04DRB-00951 Major-Vacation of Public Easements

PRECISION SURVEYS, INC. agent(s) for MANZANO DAY SCHOOL request(s) the above action(s) for all or a portion of Tract(s) A, MANZANO DAY SCHOOL, Lot(s) 19, 20, Block(s) 15, **PEREA ADDITION**, zoned SU-2, SU-2 CC, located on CENTRAL NW, between LOMAS NW and RANCHO SECO NW containing approximately 6 acre(s). [REF: DRB-94-374] (J-13)

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.

for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JUNE 28, 2004.

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS
1706 ★ 2006
ALBUQUERQUE
Making History

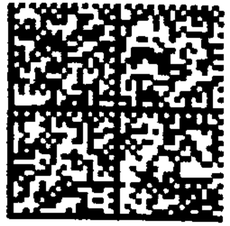
Planning Department

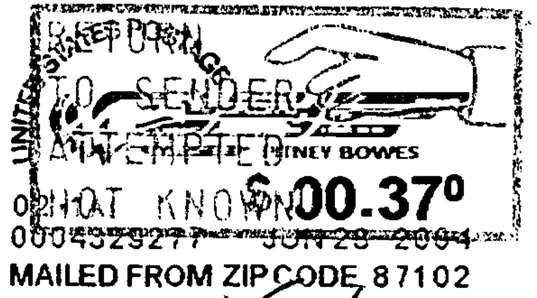
P.O. Box 1293

Albuquerque, NM 87103

DBB

RETURN TO SENDER
ATTEMPTED
NOT KNOWN
$00.37⁰
0004329277 JUN 28 2004
MAILED FROM ZIP CODE 87102





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TURNER SCOTT E
187 VISTA POINT CT NE
ALBUQUERQUE NM 87123

ATTK UNK R2 10

87123+2967 10
87103/1293

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION S

- ✓ Major Subdivision action FINAL
- ____ Minor Subdivision action
- ____ Vacation V
- ____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN P

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

Supplemental form

ZONING & PLANNING Z

- ____ Annexation
  - ____ County Submittal
  - ____ EPC Submittal
- ____ Zone Map Amendment (Establish or Change Zoning)
- ____ Sector Plan (Phase I, II, III)
- ____ Amendment to Sector, Area, Facility or Comprehensive Plan
- ____ Text Amendment (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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: MOUNTAIN WEST DEVELOPMENT / BILL WADE PHONE: 730-8849

ADDRESS: P.O. BOX 75039 FAX: 323-0249

CITY: ALBQ STATE NM ZIP 87194 E-MAIL:

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

AGENT (if any): SURVEYS SOUTHWEST, LTD PHONE: 998-0303

ADDRESS: 333 LOMAS BLVD NE FAX: 998-0306

CITY: ALBQ STATE NM ZIP 87102 E-MAIL:

DESCRIPTION OF REQUEST: DIVIDE TWO EXISTING TRACTS INTO 35 LOTS & 1 PARCEL DEDICATE PUBLIC STREET R-O-W, GRANT ADD. EASEMENTS (FINAL PLAT)

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

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

Lot or Tract No. PORTION OF LAND IN SW'14-NW'14, SEC 26, T10N, R4E Block: N/A Unit: N/A

Subdiv. / Addn. TOGETHER W/ TRACT E-1 NORTH FOUR HILLS

Current Zoning: SU-1 - SF Proposed zoning: N/A

Zone Atlas page(s): L-23-Z No. of **existing** lots: 2 No. of **proposed** lots: 35 LOTS & 1 PARCEL

Total area of site (acres): 6.5508 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A

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

UPC No. 1-023-056-096-335-21016 & 1-023-056-148-340-21001 MRGCD Map No. N/A

LOCATION OF PROPERTY BY STREETS: On or Near: FOUR HILLS RD SE

Between: LANIER DR. SE and WATERFALL DR. SE

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): PROJ # 1002176, 04DRB-00964, 04DRB-01071, 04DRB-01072, 05DRB-01178

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

SIGNATURE Dan Graney DATE 1-19-06

(Print) Dan Graney ___ Applicant ✓ Agent

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

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

Application case numbers	Action	S.F.	Fees
06DRB - ____ - 00092	FP	(3)	$ 0
____ - ____ - ____	GMF	____	$ 20.00
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
			Total $ 20.00

Hearing date 2/1/06

Vi Sus 1/23/06
Planner signature / date

Project # 1002176

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

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

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

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

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

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

✓ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
✓ Design elevations & cross sections of perimeter walls APPROVED DESIGN - SIGNED 7/27/04
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
✓ Property owner's and City Surveyor's signatures on the Mylar drawing
✓ SIA financial guaranty verification
N/A Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
✓ Any original and/or related file numbers are listed on the cover application
✓ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

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

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

Dan Graney
Applicant name (print)

Dan Graney 1.19.06
Applicant signature / date

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

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

Application case numbers
06DRB - ____ - ____
____ - ____ - ____
____ - ____ - ____

Yi Sis 1/23/06
Planner signature / date

Project # 1002174

#17

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

PAID RECEIPT

APPLICANT NAME MOUNTAIN WEST DEVELOPMENT

AGENT SURVEYS SOUTHWEST LTD

ADDRESS _____

PROJECT & APP # 1002176/06DRB00092

PROJECT NAME COVERED WAGON SUBD.

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

$ 50.00 **441006/4983000 DRB Actions** DEFERRAL

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

$ _____ **441018/4971000 Public Notification**

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

$ 50.00 **TOTAL AMOUNT DUE**

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

Counterreceipt.doc 6/21/04

City Of Albuquerque
Treasury Division

4/12/2006 8:56AM LOC: ANNX
RECEIPT# 00058355 WS# 006 TRANS# 0004
Account 441006 Fund 0110
Activity 4983000 TRSEJA
Trans Amt $50.00
J24 Misc

$50.00

CK $50.00
CHANGE $0.00

Thank You

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 23, 2006

2. Project # 1002176
06DRB-01079 Major-Preliminary Plat Approval
06DRB-01080 Major-Vacation of Public Easements
06DRB-01081 Minor-Temp Defer SDWK

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT, BILL WADE request(s) the above action(s) for all or a portion of Tract(s) A, **COVERED WAGON SUBDIVISION,** zoned SU-1 for SF residential and C1 (SC), located on FOUR HILLS RD SE near INTERSTATE 40 containing approximately 2 acre(s). [REF: 06DRB-00092] (L-23)

At the August 23, 2006, Development Review Board meeting, with approval of the grading plan engineer stamp dated 6/30/04 the preliminary plat was approved with the following conditions of final plat approval:

If the final plat is approved after 10/31/06 the subdivider must comply with City Council Resolution R-06-74 regarding Pre-development Facility Fee Agreements with the Albuquerque Public Schools (APS).

An application for a Subdivision Design Variance for the 46-foot right-of-way is required.

The relocated waterline must be accepted for service.

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

FINDINGS:

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

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

CONDITIONS:

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

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

If you wish to appeal this decision, you must do so by September 7, 2006, 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).

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

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

for Sheran Matson, AICP, DRB Chair

Cc: Mountain West Development, Bill Wade, P.O. Box 66449, 87193
Surveys Southwest Ltd., 333 Lomas Blvd NE, 87102
Marvin Kortum, 1605 Speakman Dr SE, 87123
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

Surveys Southwest, LTD

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

January 20, 2006

CLAIRE SENOVA
DRB SECRETARY
PLAZA DEL SOL
600 SECOND STREET NW
ALBUQUERQUE, NM 87102

REF: COVERED WAGON SUBDIVISION

Dear Claire:

In my January 20, 2006 telephone conversation with Glen Haikin, City Surveyor, he stated that he did not have to initial the above referenced plat.

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

Sincerely,

Sarah Amato
Administrative Assistant

Surveys Southwest, LTD

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

January 20, 2006

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

REF: COVERED WAGON SUBDIVISION

Dear Board Members:

The purpose of this application is to request final plat approval for Thirty-five (35) lots and One (1) parcel. The grading plan and SIA have been approved. The plat has been phased so that the waterline along Central can be redesigned.

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

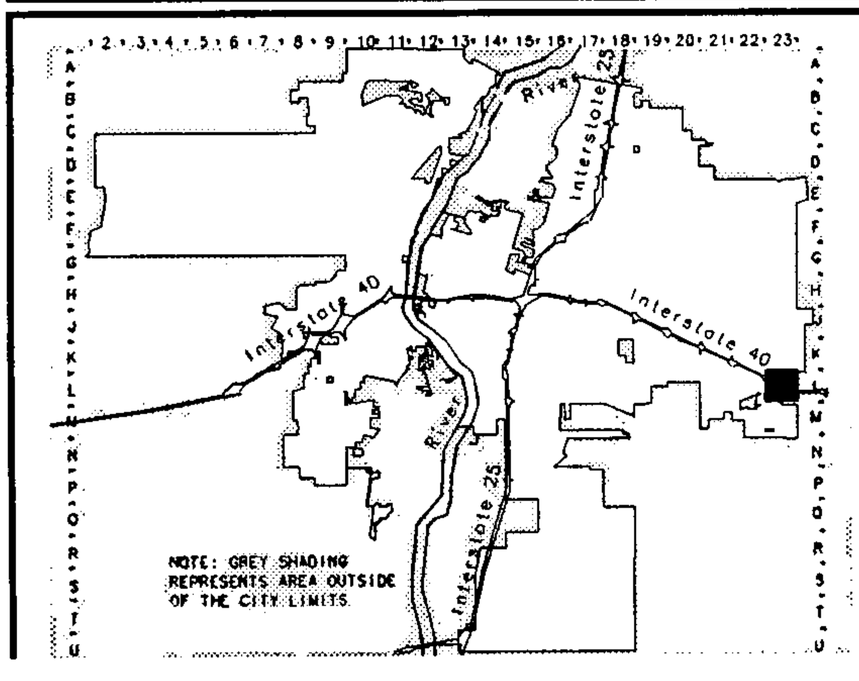
Sincerely,

Dan Graney
President

SUPPER ROCK PARK

OPEN SPACE

SUBJECT SITE



CITY OF ALBUQUERQUE · NEW MEXICO · 1706

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

L-23-Z

Map Amended through August 04, 2004

Albuquerque Geographic Information System

PLANNING DEPARTMENT

©Copyright 2004

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Page: 1 of 7
01/19/2006 10:45A
Bk-A110 Pg-8195
Mary Herrera Bern. Co. AGRE R 21.00

Bohade
238.3129
1-19.06

53 No. of Lots:
Nearest Major Streets
CENTRAL AVE &
HILLSRD SE

FIGURE 12

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

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 17th day of January, 2006, 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 Mountain West Development Co. LLC P.O.Box 66449; ALBQ, NM 87193 ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] LLC, whose address is P.O. Box 66449, Albuquerque, NM 87193 and whose telephone number is 505-899-8249, 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:] SEE ATTACHED, recorded on _____ in the records of the Bernalillo County Clerk at Book _____, pages _____ 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:] MOUNTAIN WEST DEVELOPMENT ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as PLAT OF COVERED WAGON SUBDIVISION describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 27th day of July, 2006 ("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. 750781.

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

Figure 12
Subdivision Improvements Agreement-Public And/Or Private (Procedure B)

LEGAL DESCRIPTION

A certain tract of unplatted land situate within the Southwest quarter (SW/4) of the Northwest quarter (NW/4) of Section 26, Township 10 North, Range 4 East, NMPM Bernalillo County, New Mexico TOGETHER WITH Tract lettered E-1 NORTH FOUR HILLS SUBDIVISION, as the same is shown and designated on said plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on March 19, 1990 in Volume 90C, Folio 78 and being more particularly described as follows:

BEGINNING at the Northwest corner of said tract, being the point of intersection of the Southerly right-of-way of New Mexico State Highway 333 (I-40 Frontage Road) and the East right-of-way of Four Hills Road S.E. whence the ACS Control Station 8-L22 bears N 69° 44' 29" W, 810.45 feet distant; thence from said point of beginning running along the South right-of-way of New Mexico State Highway 333 along a curve to the right having a central angle of 6° 31' 45", with a radius of 7465.00 feet, a distance of 850.67 feet (chord bearing S 77° 14' 33" E, 850.21 feet) to a point of compound curvature to the right having a central angle of 90° 46' 43", with a radius of 25.00 feet, a distance of 39.61 feet (chord bearing S 28° 35' 19" E, 35.59 feet) to the intersection of the right-of-way of Waterfall Drive S.E.; thence S 16° 48' 02" W, along said West right-of-way 134.06 feet; thence leaving said right-of-way N 82° 55' 21" W, 304.04 feet; thence S 00° 00' 10" W, 204.82 feet to the Southeast corner; thence N 78° 19' 12" W, 594.19 feet to the Southwest corner; being a point on the East right-of-way of Four Hills Road S.E.; thence N 10° 55' 19" E, along said East right-of-way 401.68 feet to the point of beginning and containing 6.5506 acres, more or less.

Mary Herrera Bern. Co. AGRE R 21.00
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6395787
Page: 2 of 7
01/19/2006 10:45A
Bk-A110 Pg-8195

the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

3. Work Order Requirements. The City agrees to issue a Work Order after:

A. The Subdivider causes to be submitted all documents, and meets all requirements listed in Development Process Manual, Volume 1, Chapter 5, Work Order Process, and figure 1, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Subdivider has procured or has caused to be procured public liability insurance in the amount of not less than One Million Dollars ($1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage as a result of any condition of the Subdivision, the Improvements or the Subdivider's construction activities within, or related to the Subdivision. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. The Subdivider must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that, if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail 30 days written notice to the City, attention City Engineer.

B. The Subdivider complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

Type of Fee	Amount
Engineering Fee	3.25% of Actual Construction Cost
Excavation And Sidewalk Ordinance, Street Restoration Fees	As required per City-approved estimate. (Figure 7)

(Note: The Subdivider must pay the City all City fees which have been incurred during construction before the City will accept the public Improvements.

4. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by SURVEYS SOUTHWEST TBD, and construction surveying of the private Improvements shall be performed by MARVIN KOETUM PE. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by MARVIN KOETUM PE, and inspection of the private Improvements shall be performed by MARVIN KOETUM PE, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider

07/02

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01/19/2006 10:45P
Mary Herrera

shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by GEOTEST OR EQUAL, and field testing of the private Improvements shall be performed by GEOTEST OR EQUAL, both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefor.

5. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following Financial Guaranty:

Type of Financial Guaranty:
Amount: $NOT SEEKING FINAL PLAT Name of Financial Institution or Surety providing Guaranty: _____
Date City first able to call Guaranty: _____
[Construction Completion Deadline]: _____ 20____
If Guaranty other than a Bond, last day City able to call Guaranty is: _____, 20____
Additional information:

6. Notice of Start of Construction. Before construction begins, the Subdivider shall deliver an acceptable Notice to Proceed to the City and shall arrange or a preconstruction conference and all required inspections.

7. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the public Improvements and a Certificate of Completion for the private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the Subdivision Ordinance. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

8. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon or in which the public Improvements are constructed, the Subdivider will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

9. Reduction of Financial Guaranty Upon Partial Completion. The Subdivider shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the Development Process Manual, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guarantee other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the subdivider must submit the following documents to the City for review and approval:

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the Subdivision Ordinance.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

10. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to defend, indemnify and hold harmless the City and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Subdivider, its agents, representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

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11. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

12. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has entered into a Subdivision Improvements Agreement with the City. Thereafter, if the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

13. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

14. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

15. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.

16. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

18. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

19. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

20. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the subdivider and signed by the City□s Legal Department on this form.

21. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.

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07/02

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

SUBDIVIDER:

By [Signature]: Bill Wade, Mountain West Development LLC
Name: BILL WADE
Title: PARTNER/QUALIFYING PARTY
Dated: 11/30/05

CITY OF ALBUQUERQUE

City Engineer
Dated: 1-17-06

01-06-06

SUBDIVIDER'S NOTARY

STATE OF NM)
) ss.
COUNTY OF Bernalillo)

This instrument was acknowledged before me on 30 day of November, 20 05 by [name of person:] Bill Wade, [title or capacity, for instance, "President" or "Owner":] partner/Qualifying party of [Subdivider:] Mountain West Development LLC.

My Commission Expires:
Jan 27, 2006

Notary Public

NOTARY PUBLIC
STATE OF
NEW MEXICO
NOELLE M. ELLIOTT
My Commission Expires 1/27/06

CITY'S NOTARY

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

This instrument was acknowledged before me on 17th day of January, 20 06 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

My Commission Expires:
11-25-2007

Notary Public

EXHIBIT A AND POWER OF ATTORNEY ATTACHED

Mary Herrera Bern. Co. AGRE R 21.00
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01/19/2006 10:45A
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07/02

DRC
Project Number: 750781

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted: 6.18.04
Date Site Plan Approved:
Date Preliminary Plat Approved: 7/28/04
Date Preliminary Plat Expires: 7/28/05
DRB Project No.: 1002176
DRB Application No.: 04-00960
2 7-27-05

ORIGINAL

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

COVERED WAGON SUBDIVISION
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

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 items may be deleted as well as the related 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-1	750781	24' WIDE 28' FACE TO FACE	ASPHALT SURFACE LOCAL RESIDENTIAL	LANIER DRIVE	SOUTH BOUNDARY OF SUBDIVISION	INTERSECTION W/ COVERED WAGON AVE	1	1	1
		24' WIDE 28' FACE TO FACE	ASPHALT SURFACE LOCAL RESIDENTIAL	COVERED WAGON AVENUE	LANIER DRIVE	WATERFALL DRIVE	1	1	1
		24' WIDE 28' FACE TO FACE	ASPHALT SURFACE LOCAL RESIDENTIAL	MOUNTAIN WEST COURT	LANIER DRIVE	EAST END TURN AROUND	1	1	1
			STANDARD CURB & GUTTER OR ROLL CURB, AS REQUIRED BY ENGINEER DESIGN FOR RUNOFF FLOW	ALONG BOTH SIDES OF LANIER DRIVE COVERED WAGON AVE. MOUNTAIN WEST COURT	SOUTH BOUNDARY OF SUBDIVISION	WATERFALL DR	1	1	1
IW-1	750781	4' WIDE	PORTLAND CEMENT SIDEWALK (DEFERRED) PNW	ALONG BOTH SIDES OF LANIER DRIVE COVERED WAGON AVE MOUNTAIN WEST COURT	SOUTH BOUNDARY OF SUBDIVISION	WATERFALL DR	1	1	1
		6' 5' WIDE MIN	PORTLAND CEMENT SIDEWALK	ALONG DRAINAGE EASEMENT AT WEST SIDE OF LANIER DRIVE	LANIER DRIVE	FOUR HILLS ROAD	1	1	1
-1	750781	6' 5' WIDE MIN	PORTLAND CEMENT SIDEWALK	IN FOUR HILLS ROAD R.O.W.	WEST FRONTAGE OF SUBDIVISION		1	1	1

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
B-1	750781	6' 8" WIDE	PORTLAND CEMENT SIDEWALK	IN CENTRAL AVE R.O.W.	FOUR HILLS ROAD NORTH FRONTAGE OF COVERED WAGON SUBDIVISION	WATERFALL DRIVE	1	1	1
B-1	750781	6' 8" WIDE	PORTLAND CEMENT SIDEWALK	IN WATERFALL DRIVE R.O.W.	CENTRAL AVE	SOUTH P.L. WATERFALL DRIVE FRONTAGE	1	1	1
		10"	WATER MAIN	LANIER DRIVE AND COVERED WAGON AVE	S. BOUNDARY OF COVERED WAGON SUBDIVISION	WATERFALL DRIVE	1	1	1
		8"	WATER MAIN	S. COURT AND EASEMENT ACROSS LOTS 36 & 51	LANIER DRIVE	COVERED WAGON AVE	1	1	1
		10"	PRESSURE REGIEF VALVE	COVERED WAGON AVE	NEAR WATERFALL DRIVE		1	1	1
		8"	SANITARY SEWER	LANIER DRIVE	COVERED WAGON	SAS MANHOLE IN FOUR HILLS ROAD R.O.W.	1	1	1
		8"	SANITARY SEWER	COVERED WAGON AVE	NEAR WATERFALL DRIVE	LANIER DRIVE	1	1	1
		8"	SANITARY SEWER	MOUNTAIN WEST CT. AT EAST END	LANIER DRIVE		1	1	1
SW-1	750781		SIDEWALK ~~WAIVER~~ DEFERRAL	ALL 4' SIDEWALKS ALONG LANIER DRIVE COVERED WAGON AVENUE, AND MOUNTAIN WEST CT			1	1	1
B-1	750781		GRADING AND DRAINAGE PLAN	CERTIFICATION FOR RELEASE OF SIA			1	1	1
		6' HIGH	PERIMETER WALL PER DEB APPROVED	PERIMETER WALL DESIGN			1	1	1
			PERIMETER WALL CERTIFICATION FROM REGISTERED ENGINEER				1	1	1
		24"	STORM DRAIN ℓ=115'	FOUR HILLS ROAD	WEST END OF DRAINAGE EASEMENT	EXISTING SD. IN FOUR HILLS RD	1	1	1
		10'	CONCRETE RUNDOWN ℓ=90'	PUBLIC DRAIN EASEMENT LOT 24	LANIER DR.	FOUR HILLS ROAD	1	1	1

NAME OF PLAT AND/OR SITE PLAN CPN 750781

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
B-1	750781	18" FACE TO FACE	STUB STREET TO LOT 18	NORTH END OF LANIER DR	CORNER	LOT 18 P.L.	/	/	/
		1	SIDEWALK WAIVED ON EAST & NORTH SIDE OF STUB (LANIER)			(POW)			
			STREET LIGHTS	AS REQUIRED, COORDINATE W/CITY / PNM			/	/	/
		2 12"	Waterline Relocation ℓ = 880 ft	"Central Ave" Hwy 333	LOT 18	LOT 1	/	/	/
							/	/	/

NOTES

1

2

3

AGENT / OWNER

BILL WADE (BW) 7/27/05
NAME (print)

MOUNTAIN WEST DEVELOPMENT
FIRM

Bill Wade 6/15/04
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

D Matson 7/28/04 — DRB CHAIR - date

Christina Sandoval CS 7/27/05 7/28/04 — PARKS & GENERAL SERVICES - date

7-28-04 — TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

Roger Green 7/28/04 — UTILITY DEVELOPMENT - date

_____ - date

Bradley S. Bingham 7/28/04 — CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
1	1-11-05	[signature]	[signature]	William C. Wade, agent Mari-Mac Partners II Crown

FINANCIAL GUARANTY AMOUNT

10/19/2005

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

Project Description:

Project ID #: 750781, Covered Wagon Subdivision, Phase/Unit #: 1

Requested By: **Bill Wade - Mountain West Development**

Approved estimate amount:		$381,302.54
Contingency Amount:	0.00%	$.00
Subtotal:		$381,302.54
NMGRT	6.75%	$25,737.92
Subtotal:		$407,040.46
Engineering Fee	3.25% Should be 6.690	$13,228.81
Testing Fee	2.00%	$8,140.81
Subotal:		$428,410.07
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$535,512.59**

APPROVAL: DATE:

JLAR 10/19/05

Notes:

* THIS ESTIMATE INCLUDES ON SITE *
IMPROVEMENTS ONLY AND DOES
NOT INCLUDE THE 12"
WATERLINE RELOCATION

LOS ALAMOS NATIONAL BANK

Post Office Box 60, Los Alamos, New Mexico 87544 / Telephone (505) 662-5171

Irrevocable Letter of Credit *No.* 1659

November 9, 2005

AMOUNT: $535,512.59

City of Albuquerque
Mr. Lawrence D. Rael
Chief Administrative Officer
P.O. Box 1293
Albuquerque, NM 87103

RE: Letter of Credit for: Mountain West Development Co., LLC
City of Albuquerque Project No.: 750781
Project Name: Covered Wagon Subdivision, Phase/Unit #1

Dear Mr. Rael:

This letter is to advise the City of Albuquerque ("City") that, at the request of, Mountain West Development Co., LLC, Los Alamos National Bank in Los Alamos, New Mexico, has established an Irrevocable Letter of Credit in the sum of Five Hundred Thirty-Five Thousand Five Hundred Twelve and 59/100's ($535,512.59) U. S. Currency Dollars ("Letter of Credit") for the exclusive purpose of providing the financial guarantee which the City requires, Mountain West Development Co., LLC ("Subdivider") to provide for the installation of the improvements which must be constructed at Covered Wagon Subdivision Project No. 750781 ("Project").

The amount of the Letter of Credit is 125% of the City's estimated cost of construction of improvements as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on 1-19, 2006 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. A110, at pages 8195 to 8195, as amended ("Agreement").

A Draft or Drafts for any amount up to, but not in excess of Five Hundred Thirty-Five Thousand Five Hundred Twelve and 59/100's ($535,512.59) U. S. Currency Dollars is/are available at sight at Los Alamos National Bank, 1200 Trinity Drive, Los Alamos, New Mexico 87544 between November 9, 2005 and November 9, 2006.

When presented for negotiation, the Draft(s) is/are to be accompanied by the City's notarized certification stating: "1) Mountain West Development Co., LLC has failed to comply with the terms of the Agreement; 2) the undersigned is the Chief Administrative Officer of the City of Albuquerque and is authorized to sign this certification; and 3) the amount of the Draft does not exceed 125% of the City's estimated cost of completing the improvements specified in the Agreements."

We hereby agree with the drawer of Draft(s) drawn under and in compliance with the terms of this credit that such Drafts(s) will be duly honored upon presentation to the drawee if negotiated between November 9, 2005 and November 9, 2006.

The Draft(s) drawn under this credit must contain the clause: "Drawn under Letter of Credit and Agreement No. 1659 of Los Alamos National Bank, Los Alamos, New Mexico, dated November 9, 2005 and the original Letter

of Credit must be endorsed on the reverse side with the amount of each draft. This Letter of Credit must accompany each draft and be attached to the draft which exhausts this credit.

This Letter of Credit for the benefit of the City of Albuquerque shall be irrevocable until:

1. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or

2. City notification of Mountain West Development Co., LLC failure to comply with the terms of the Agreement, and payment by Certified Check from Los Alamos National Bank to the City of Albuquerque of 125% of the City's estimated costs of completing the improvements specified in the Agreement; or

3. Expiration of the date November 9, 2006, or

4. Written termination of this Letter of Credit by the City of Albuquerque, signed by its Chief Administrative Officer.

This Letter of Credit will terminate at 3:00 o'clock p.m., New Mexico time, November 9, 2006.

This credit is subject to the Uniform Customs and Practice for Documentary Credits (1993 Revision) International Chamber of Commerce Publication No. 500.

Sincerely,

Danette B. Clark
Administrative Officer

ACCEPTED:

CITY OF ALBUQUERQUE

By: _____
Chief Administrative Officer

Dated: 1-17-06

01.06.06

LOS ALAMOS NATIONAL BANK

Post Office Box 60, Los Alamos, New Mexico 87544 / Telephone (505) 662-5171

Irrevocable Letter of Credit *No.* 1659

This FG is in lieu of Performance & Warranty Bond.

November 9, 2005

AMOUNT: $535,512.59

City of Albuquerque
Mr. Lawrence D. Rael
Chief Administrative Officer
P.O. Box 1293
Albuquerque, NM 87103

RE: Letter of Credit for: Mountain West Development Co., LLC
Mountain West Partners II L.P.
City of Albuquerque Project No.: 750781
Project Name: Covered Wagon Subdivision, Phase/Unit #1

Dear Mr. Rael:

This letter is to advise the City of Albuquerque ("City") that, at the request of, Mountain West Development Co., LLC, Los Alamos National Bank in Los Alamos, New Mexico, has established an Irrevocable Letter of Credit in the sum of Five Hundred Thirty-Five Thousand Five Hundred Twelve and 59/100's ($535,512.59) U. S. Currency Dollars ("Letter of Credit") for the exclusive purpose of providing the financial guarantee which the City requires, Mountain West Development Co., LLC ("Subdivider") to provide for the installation of the improvements which must be constructed at Covered Wagon Subdivision Project No. 750781 ("Project").

The amount of the Letter of Credit is 125% of the City's estimated cost of ~~construction of improvements~~ guaranteeing against defective material and workmanship as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on _____, 20____ in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. _____, at pages _____ to _____, as amended ("Agreement").

A Draft or Drafts for any amount up to, but not in excess of Five Hundred Thirty-Five Thousand Five Hundred Twelve and 59/100's ($535,512.59) U. S. Currency Dollars is/are available at sight at Los Alamos National Bank, 1200 Trinity Drive, Los Alamos, New Mexico 87544 between November 9, 2005 and ~~November 9, 2006~~. July 27, 2007

When presented for negotiation, the Draft(s) is/are to bc accompanied by the City's notarized certification stating: "1) Mountain West Development Co., LLC has failed to comply with the terms of the Agreement; 2) the undersigned is the Chief Administrative Officer of the City of Albuquerque and is authorized to sign this certification; and 3) the amount of the Draft does not exceed 125% of the City's estimated cost of completing the improvements specified in the Agreements."

We hereby agree with the drawer of Draft(s) drawn under and in compliance with the terms of this credit that such Drafts(s) will be duly honored upon presentation to the drawee if negotiated between November 9, 2005 and ~~November 9~~, 2006.
July 27, 2007

The Draft(s) drawn under this credit must contain the clause: "Drawn under Letter of Credit and Agreement No. 1659 of Los Alamos National Bank, Los Alamos, New Mexico, dated November 9, 2005 and the original Letter

BY FAX TO (505) 998-0306

Marvin R Kortum
MNPE 6519
1605 Speakman Drive, SE
Albuquerque, New Mexico 87123
(505) 299-0774, M: 934-5786
FAX: 299-9405

January 20, 2006

Surveys Southwest,
333 Lomas Boulevard, NE
Albuquerque, New Mexico 87102

REFERENCE: Approved wall design for the Covered Wagon Subdivision, located in the southeast quadrant of the intersection of Central Avenue (I-40, NMSH #333) and Four Hills Road, SE (Project $ 1002176).

Dear Dan:

A copy of the perimeter wall redesign for the referenced subdivision is attached. Sheran Martson approved the design on July 27, 2004.

The 8 ½ " x 11" sheets have been cut to permit faxing..

If you have questions please call me.

Sincerely,

Marvin R Kortum

Cc:
Bill Wade
Mountain West Development
P. O. Box 66449
Albuquerque, New Mexico 87193-6449
(505) 323-0250; 730-8849, FAX 323-0249

RECEIPT COPY

Marvin R. Kortum
1603 Speakman Drive, SE
Albuquerque, New Mexico 87123
N. M. P. E. 6519

July 26, 2004

City of Albuquerque
Planning Department
Development and Building Services Division
ATTN: Sheran Matson, Chairperson, DRB
P. O. Box 1293
Albuquerque, New Mexico 87103

REFERENCE: Perimeter wall design for the Proposed Covered Wagon Subdivision, located south of Central Avenue, between Four Hills Road, SE and Waterfall Drive, SE.
EPC #1002176, Zone atlas L-23).

Dear Sheran:

This letter is in response to your comments concerning the wall design for the referenced subdivision.

Based on your comments at the meeting with Bill Wade and myself, the design has been revised to show that the inset pilasters will have a portland cement concrete surface at the ground level to reduce the weed growth in that area. Generally the sidewalk will be placed against the wall, except where there is a meander as shown along Four Hills Road. The sidewalk placement is part of the plans presented to DRC.

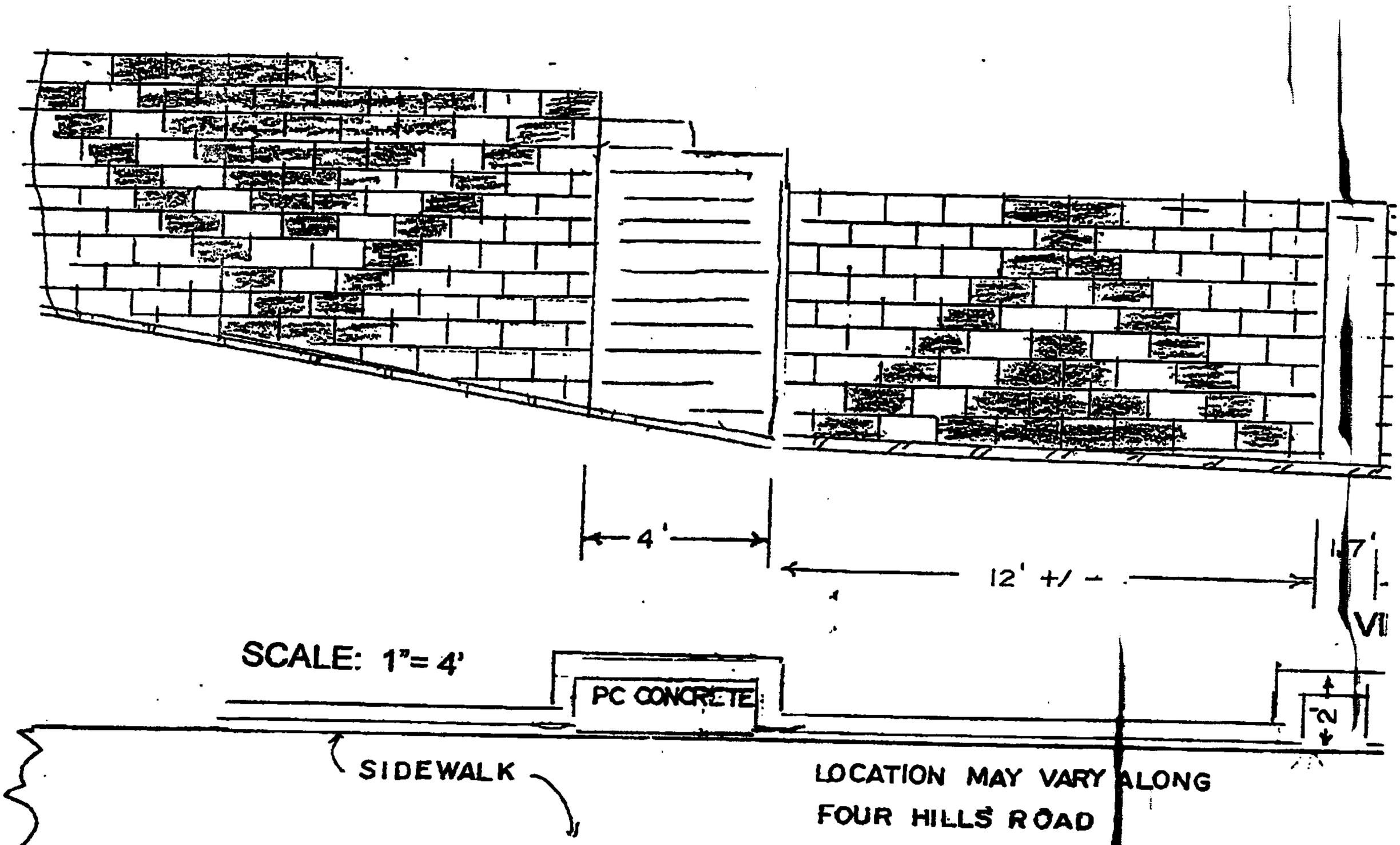
I have changed the title block to show Development Review Board.

If you have any further comments please call me.

Sincerely,

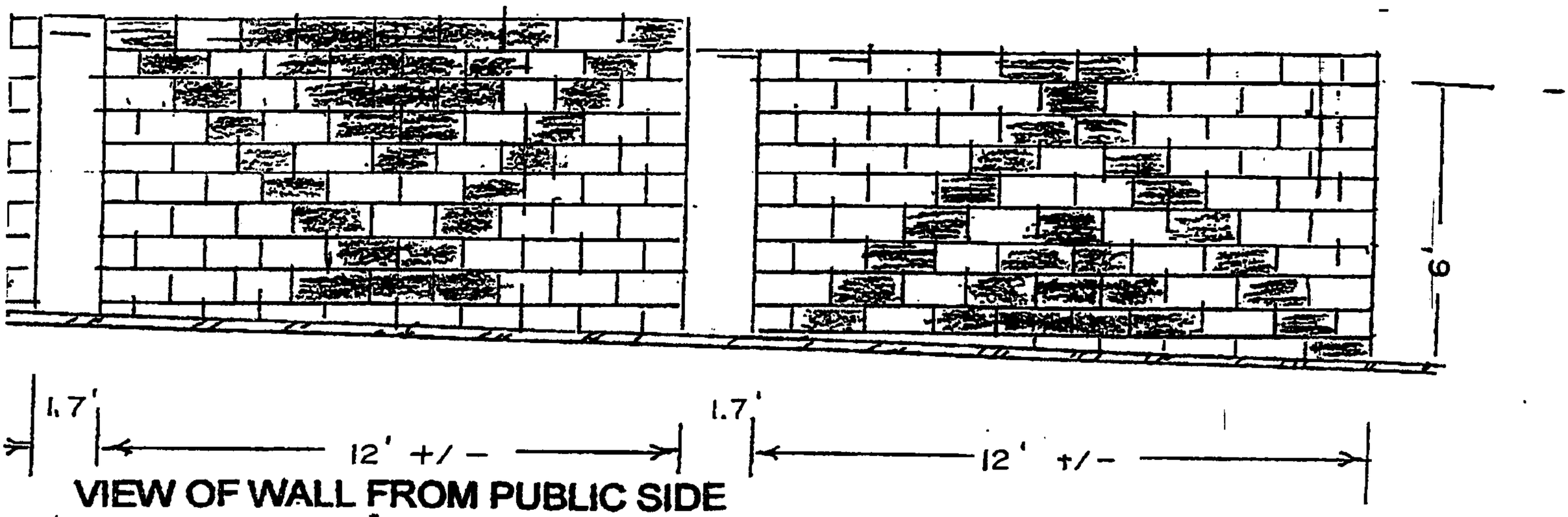
Marvin R. Kortum

RECEIVED
JUL 27 2004
HYDROLOGY SECTION

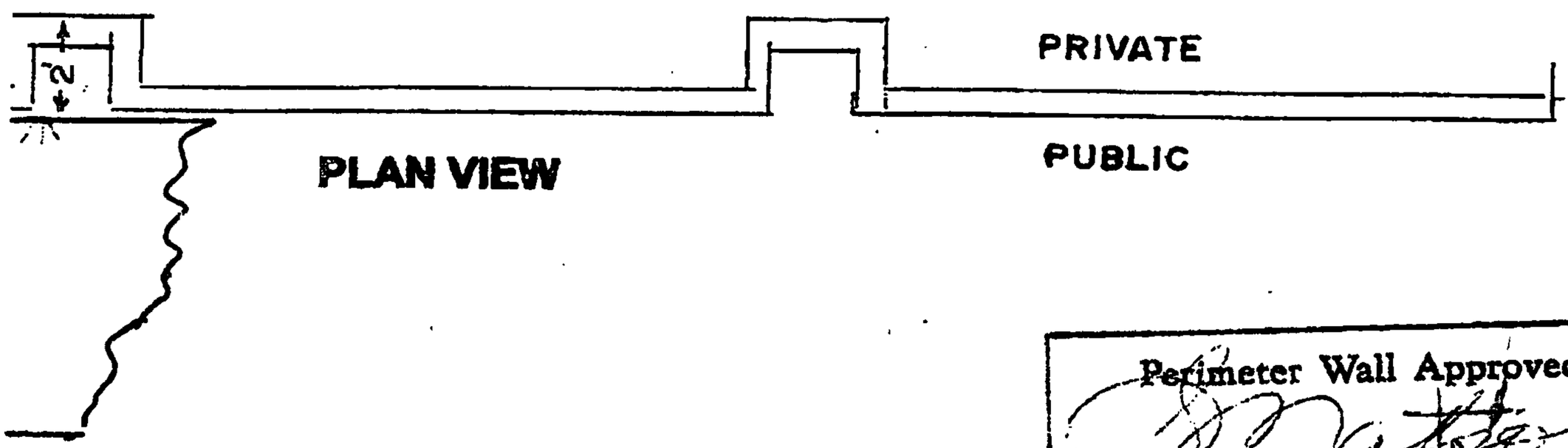


NOTES:

A. WALL SHALL BE CONSTRUCTED OF CORAL COLORED CONCRETE MASONRY UNIT BLOCKS OF STANDARD SIZE (FACE DIMENSIONS NOMINAL 8" BY 16", WITH 8" BY 8" BLOCKS AT PILASTERS).
B. WALL TOP SHALL BE SOLID BLOCKS OF THE SAME COLOR AS THE WALL BLOCKS.
C. THE DESIGN INDICATED ON THE DRAWING SHALL BE SPLIT FACE BLOCKS OF THE SAME COLOR AS THE SMOTH FACED BLOCKS WHICH ARE THE BASE BLOCK FOR THE WALL.
D INSETS SHALL BE SET AT 12 FEET INTERVALS, WITH A VARIATION IN LENGTH OF TWO BLOCK LENGTHS (32") LONGER OR SHORTER TO ACCOMMODATE ENDS AND CORNERS OF THE WALL. INSET BLOCKS SHALL BE OF THE SAME COLOR AS THE WALL BLOCKS. WIDTH OF INSETS SHALL VARY FROM 1' 8" TO ABOUT 4 FEET EVERY THIRD SETTING.
E. THE NON-RETAINING WALLS MAY BE CONSTRUCTED OF 6" THICK BLOCKS. RETAINING WALLS WHERE REQUIRED MAY REQUIRE 8" OR LARGER BLOCKS, WITH PORTLAND CEMENT CONCRETE FILL AND REINFORCMENT.
F. THE WALLS SHALL BE SET ON A 16" WIDE BY 8" THICK 2500 PSI CONCRETE FOOTER UNLESS OTHERWISE SPECIFIED DUE TO SOIL CONDITIONS.
G. BLOCKS SHALL BE PLACED HORIZONTALLY WITH 8" STEPS TO HAVE A FINISHED WALL TOP ELEVATION OF 6 FEET OR LESS ABOVE THE FINISHED ELEVATION OF THE SOIL SURFACE ALONG THE EXTERIOR OF THE WALL. WALL HEIGHT MAY VARY FROM 8" ABOVE TO 16" BELOW THE TARGET 6 FEET HIGH WALL TO AVOID TOP OF WALL STEPS CLOSER THAN 4 FEET.
H. ALL BLOCKS SHALL BE SET IN MORTAR THAT IS THE SAME COLOR AS THE BLOCKS.



VIEW OF WALL FROM PUBLIC SIDE



PLAN VIEW

Perimeter Wall Approved

DRB Chair

7/27/04

Date

COVERED WAGON SUBDIVISION

PERIMETER WALL DESIGN:
FOR WALLS FACING FOUR HILLS ROAD SE, CENTRAL AVENUE, AND WATERFALL DRIVE SE

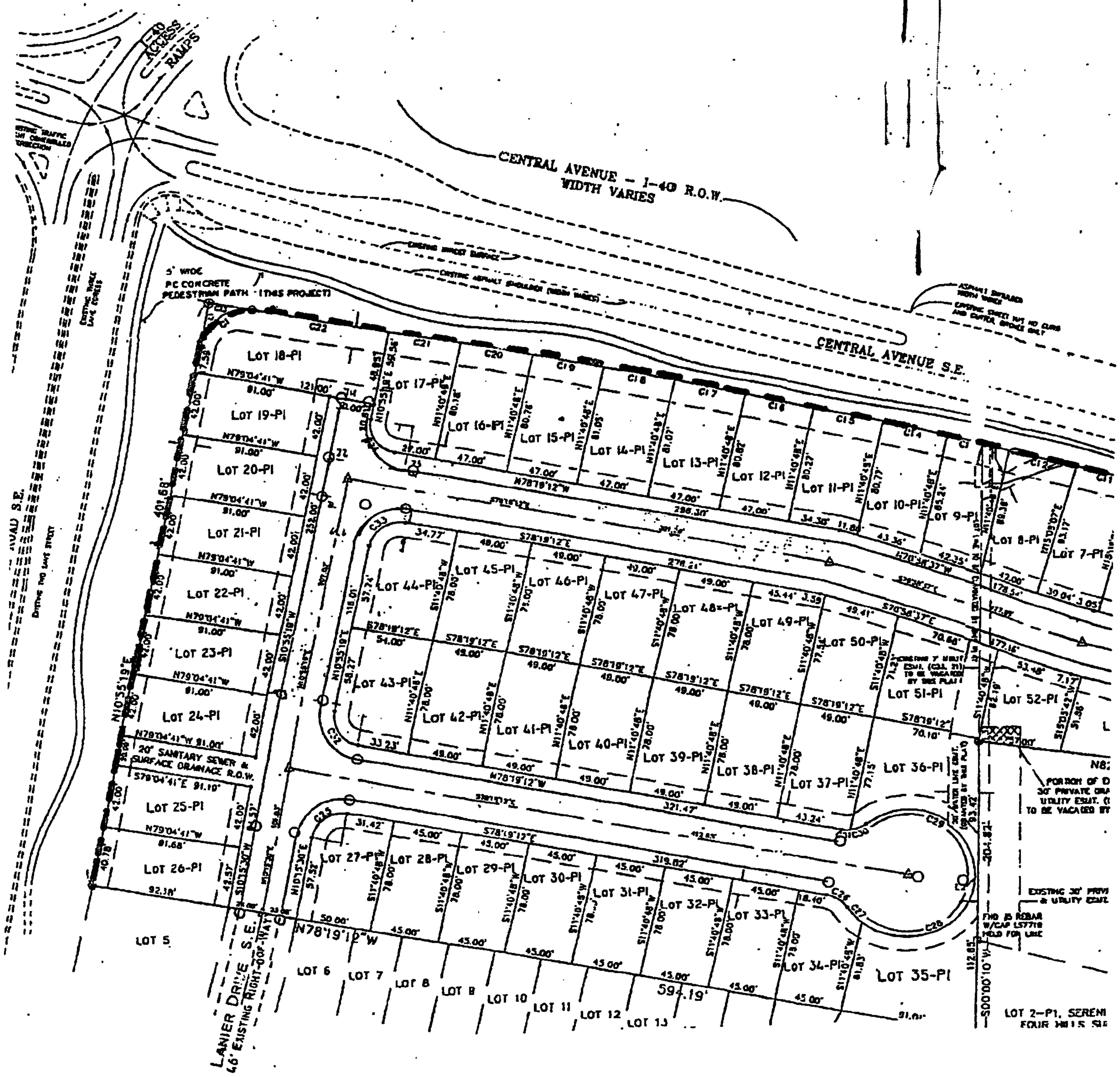
ZONE ATLAS PAGE: L-23

SUBDIVISION LOCATION: SOUTH SIDE OF CENTRAL AVENUE, BETWEEN FOUR HILLS ROAD AND WATERFALL DRIVE.

DEVELOPMENT REVIEW BOARD PROJECT NUMBER: 1002176

JULY 26, 2004 **SHEET # 1 OF 2**

1B



0 30 10 0 50

SCALE: 1" = 90'
PROJECT NO. 0103P816
DRAWN BY PCB
ZONE ATLAS: L-23-Z
.CRS

BREEZE AT MOUNTAIN GATE
FILED 6-17-2002C
(2002C, 208)

LOCATION OF PERIMETER WALL
FACING PUBLIC RIGHT-OF-WAY

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

PAID RECEIPT

APPLICANT NAME Mntn. West

AGENT Surveys Southwest.

ADDRESS

PROJECT & APP # 1002176 / 06DRB 00092

PROJECT NAME

$ 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.**

DUPLICATE
City of Albuquerque
Treasury Division
1/23/2006 10:20AM LOC: ANNX
RECEIPT# 00056721 WS# 007 TRANS# 0005
Account 441032 Fund 0110
Activity 3424000 TRSKAL
Trans Amt $20.00
J24 Misc $20.00
CK. $20.00
CHANGE $0.00

SURVEYS SOUTHWEST LTD.
333 LOMAS BLVD NE
ALBUQUERQUE, NM 87102
(505) 998-0303

8084
COMPASS BANK
ALBUQUERQUE, NEW MEXICO
95-78-1070
DATE 1/20/06

PAY TO THE ORDER OF: City of Alb

AMOUNT $ 20.00

Twenty and 00/100

Details on back. Security Features Included.

⑈008084⑈ ⑆107000783⑆ 00789213 23⑈

Sheran A. Matson/PLN/CABQ
03/03/2006 11:52 AM

To Claire A. Senova/PLN/CABQ@COA
cc
bcc
Subject Fw: Letter of Support for Project # 1002176

Please put in the project file. Thanks!
----- Forwarded by Sheran A. Matson/PLN/CABQ on 03/03/2006 11:51 AM -----

FHVHARoger@aol.com
03/03/2006 11:39 AM

To SMatson@cabq.gov, bwade70@comcast.net
cc CSenova@cabq.gov, RCMatti@sandia.gov, GwenEdmunds@msn.com, aal@cfdlab.ae.utexas.edu, jrggrj@comcast.net, yvonjohn@earthlink.net, pat_hollis@comcast.net, Jeanette@JeanetteHarmon.com, Dlhethern@aol.com, Christyp9@yahoo.com, rebecca@abqdog.com, habiba1@mac.com, jan@askjanrealestate.com, DJS112400@msn.com, mrcochran@comcast.net, darlakaylorber@yahoo.com, Freising@comcast.net, Rosrealtor@aol.com
Subject Letter of Support for Project # 1002176

Four Hills Village Homeowners' Association
P.O. Box 50505
Albuquerque NM 87181-0505

March 3, 2006

Sheran Matson
Chair, Development Review Board
City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque NM 87102

Re: Project # 1002176
Covered Wagon Easements

Dear Ms Matson:

Four Hills Village has consistently been concerned with all developments along Four Hills Road, since that "gateway" could present either favorable or unfavorable impressions of our overall SE Albuquerque community. For almost three years, the Association has been directly involved in reviewing the proposals for Covered Wagon at the corner of Four Hills Road and Central Avenue. In close collaboration with Singing Arrow and North Four Hills neighborhood associations, we had previously negotiated with Bill Wade, the developer concerning some issues. In 2004, we strongly opposed his application for the initial plat design for 44 residences as being inconsistent with community norms. After considerable effort, including filing an appeal to the City Council of the EPC-approved sub-development, we concluded a last-minute agreement with the developer to reduce the density and increase the quality and price of residences; we withdrew the appeal on the day of the City

Council meeting at which the appeal was to be heard.

Subsequently, the developer acquired some additional property to the east of the original Covered Wagon site. In recognition of our concerns, the developer initiated discussions with the three associations, laying out a design for 53 homes of the type, quality, and price consistent with our earlier agreement. We mutually agreed on some issues (e.g., no vehicular access onto Central, lot size of the additional residences, path along Four Hills Road, no pedestrian access onto Central). Accordingly, we testified in favor of his application at the July 14, 2004, EPC hearing for the expanded project. That design, now pending before the DRB, appears to be unchanged.

Therefore, we support the pending application and applaud the cooperative process that grew from our initial differences of opinion and the mutual agreements reached in 2004.

For the Board of Directors

R.W. Mickelson
Roger Mickelson
Land Use and Development Director

cc: North Four Hills Neighborhood Association
Singing Arrow Neighborhood Association
Four Hills Village Homeowners' Association Board of Directors

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

___ Major Subdivision action
___ Minor Subdivision action
✓ Vacation P.U.E & DRAINAGE EASEMENT **V**
___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

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

Supplemental form

ZONING & PLANNING **Z**

___ Annexation
___ County Submittal
___ EPC Submittal
___ Zone Map Amendment (Establish or Change Zoning)
___ Sector Plan (Phase I, II, III)
___ Amendment to Sector, Area, Facility or Comprehensive Plan
___ Text Amendment (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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: MOUNTAIN WEST DEVELOPMENT, BILL WADE PHONE: 730-8849
ADDRESS: P.O. BOX 75039 FAX: 323-0249
CITY: ALBQ STATE NM ZIP 87194 E-MAIL:
Proprietary interest in site: OWNER List all owners:
AGENT (if any): SURVEYS SOUTHWEST, LTD PHONE: 998-0303
ADDRESS: 333 LOMAS BLVD NE FAX: 998-0306
CITY: ALBQ STATE NM ZIP 87102 E-MAIL:

DESCRIPTION OF REQUEST: VACATE EXISTING P.U.E & PRIVATE DRAINAGE EASEMENTS (VACATION).

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. PORTION OF LAND IN SW1/4-NW1/4, SEC 26, T10N, R4E Block: N/A Unit: N/A
Subdiv. / Addn. TOGETHER W/ TRACT E-1, NORTH FOUR HILLS
Current Zoning: SU-1 - SF Proposed zoning: N/A
Zone Atlas page(s): L-23-Z No. of **existing** lots: 2 No. of **proposed** lots: 53
Total area of site (acres): 6.5508 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
Within city limits? ✓ Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
UPC No. 1-023-056-096-335-21016 & 1-023-056-148-340-21001 MRGCD Map No. N/A
LOCATION OF PROPERTY BY STREETS: On or Near: FOUR HILLS RD SE
Between: LAMIER DR SE and WATERFALL DR. SE

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): Proj # 1002176
04DRB-00960, 00961, 00962, 00963, 00964, 01071, 01072, 05DRB-01178, 06DRB-0092
Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: ___

SIGNATURE Dan Crandy DATE 2.08.06
(Print) Dan Crandy ___ Applicant ✓ Agent

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

NA ☐ **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
NA ☐ Site is within 1000ft of a landfill
NA ☐ F.H.D.P. density bonus
NA ☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
06DRB - ___ - 00168	VPE	✓	$ 45.00
06DRB - ___ - 00169	VPRE	✓	$ 90.00
___ - ___ - ___	ADV	___	$ 75.00
___ - ___ - ___	CMF	___	$ 20.00
___ - ___ - ___		___	$ ___
			Total $ 230.00

Hearing date 3/8/06

Kin Sint 2/9/06
Planner signature / date

Project # 1002176

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

__ Application for subdivision (Plat) on FORM S-3, including those submittal requirements. Variance and subdivision should be applied for simultaneously.
__ 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. <u>Your attendance is required.</u>

☐ **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. <u>Your attendance is required.</u>

☐ **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. <u>Your attendance is required.</u>

☐ **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. <u>Your attendance is required.</u>

☑ **VACATION OF PRIVATE EASEMENT** DRAINAGE 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. <u>Your attendance is required.</u>

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

Dan Graney
Applicant name (print)

Dan Graney 2.08.06
Applicant signature / date

Form revised April 2003

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

Application case numbers
06DRB - ____ - 00168
06DRB - ____ - 00169
____ - ____ - ____

1002176 Kris 2/9/06
Planner signature / date

Project # 1002176

Surveys Southwest, Ltd

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

February 7, 2006

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

REF: PROJECT #1002176 / COVERED WAGON SUBDIVISION

Dear Board Members:

Surveys Southwest, Ltd is requesting the re-vacation of a 7' P.U.E., 10' private drainage easement and a portion of a 30' private drainage easement and P.U.E. to facilitate the Final Plat for Covered Wagon Subdivision. The prior vacation action expired August 12, 2004 as action 04DRB-00962 and 04DRB-00969 (see enclosed).

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

Sincerely,

Dan Graney
President

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 28, 2004

8. Project # 1002176
04DRB-00960Major-PreliminaryPlat Approval
04DRB-00962 Major-Vacation of Public Easements
04DRB-00969 Minor-Vacation of Private Easements
04DRB-00961 Minor-Temp Defer SDWK

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT, request(s) the above action(s) for all or a portion of Tract(s) E-1, NORTH FOUR HILLS, **COVERED WAGON SUBDIVISION,** zoned SU-1, located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7acre(s). [REF:Z-98-113/Z98-54, 02DRB-01306, 04DRB-00526] *[Deferred from 7/14/04 & 7/21/04]* (L-23)

At the July 28, 2004, Development Review Board meeting, with the signing of the infrastructure list dated 7/28/04 and approval of the grading plan engineer stamp dated 6/30/04 the preliminary plat was approved.

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

FINDINGS:

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

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

CONDITIONS:

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

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

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

04DRB-01071 Minor-SiteDev Plan BldPermit/EPC
04DRB-01072 Minor-SiteDev Plan Subd/EPC

BILL WADE, request(s) the above action(s) for all or a portion of Tract(s) E-1 and C, Block(s) 90C, Unit(s) 78, NORTH FOUR HILLS, **COVERED WAGON SUBDIVISION,** zoned SU-1, located on CENTRAL AVE SE between FOUR HILLS RD SE AND WATERFALL DR SE containing approximately 7 acre(s). [REF:04EPC-00162, 04DRB-000960, 00961, 00962, 00969, 02DRB-01306, 02DRB-00526] **[Debbie Stover, EPC Case Planner]** *[Deferred from 7/14/04 & 7/21/04]* (L-23)

At the July 28, 2004, Development Review Board meeting, the site plan for subdivision and site plan for building permit were approved and signed off by the Board.

If you wish to appeal this decision, you must do so by August 12, 2004 in the manner described below.

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

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

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

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

Sheran Matson, AICP, DRB Chair

Cc:Surveys Southwest Ltd., 333 Lomas Blvd NE, 87102
Mountain West Development, P.O. Box 66449, 87193-6449
Marvin Kortum, 1605 Speakman Dr SE, 87123
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

February 7, 2006

I, Bill Wade owner of a portion of land within the SW1/4-NW1/4 of Section 26, T10N, R4E and Tract E-1, North Four Hills, hereby authorize Surveys Southwest, Ltd to vacate an existing 7' P.U.E., existing 10' private drainage easement and a portion of a 30' private drainage and utility easement, recorded March 6, 1987 in Book C33- Folio 21.

Bill Wade — Date 2/7/06

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) s
COUNTY OF BERNALILLO)

OFFICIAL SEAL
Sarah Amato
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 10/01/09

The foregoing instrument was acknowledged before me this 7th day of FEBRUARY, 2006
By: Bill Wade

My Commission Expires:
10/01/09

Sarah Amato
Notary Public

SUPPER ROCK PARK

OPEN SPACE

LA LUZ DE AMISTAD PARK

INTERSTATE 40

TRAMWAY BLVD

SUNDIA

MANOR

ADDN

WELLS

LOS CERROS

ORONA

VISTA POINT

CENAROCA ADDN

HUERFANO RD

SKYLINE RD

PIEDRAS RD

OAKWOOD DR

CAMINO DE LA SIERRA

MONTE ALTO DR

MONTE LARGO DR

LAWRENCE DR

ARCADIA

SUNGLOW

WINDSOR PL

TRIMBLE

SHARON

HILLDALE RD

C-1

C-2

R-1

R-2

R-3

SU-1 PRD

SU-1 PRD & COMMER DEV

A-1

RA-2

RA-2 EXECUTIVE

CTR

C VARAN C-1 (SC)

SU-1 CHURCH & REL FAC

SP-89-181

NORTH FOUR HILLS

WINTERWOOD

PARK

CHANT PROPERTY ADDN

SU-1 INDUST DEV

1002331

SP-83-269

SP-95-120

PRIVATE CONSERVATION AREA

TIJERAS ARROYO

POWERLINE EASEMENT

Corrales Grant Boundary

FRWY

RESE

SITE

NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS

Albuquerque Geographic Information System

PLANNING DEPARTMENT

© Copyright 2004

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

L-23-Z

Map Amended through August 04, 2004

Surveys Southwest, Ltd

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

February 7, 2006

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

REF: PROJECT #1002176 / COVERED WAGON SUBDIVISION

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President

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 28, 2004

8. Project # 1002176
04DRB-00960Major-PreliminaryPlat Approval
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CONDITIONS:

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

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

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

04DRB-01071 Minor-SiteDev Plan BldPermit/EPC
04DRB-01072 Minor-SiteDev Plan Subd/EPC

BILL WADE, request(s) the above action(s) for all or a portion of Tract(s) E-1 and C, Block(s) 90C, Unit(s) 78, NORTH FOUR HILLS, **COVERED WAGON SUBDIVISION,** zoned SU-1, located on CENTRAL AVE SE between FOUR HILLS RD SE AND WATERFALL DR SE containing approximately 7 acre(s). [REF:04EPC-00162, 04DRB-000960, 00961, 00962, 00969, 02DRB-01306, 02DRB-00526] **[Debbie Stover, EPC Case Planner]** *[Deferred from 7/14/04 & 7/21/04]* (L-23)

At the July 28, 2004, Development Review Board meeting, the site plan for subdivision and site plan for building permit were approved and signed off by the Board.

If you wish to appeal this decision, you must do so by August 12, 2004 in the manner described below.

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

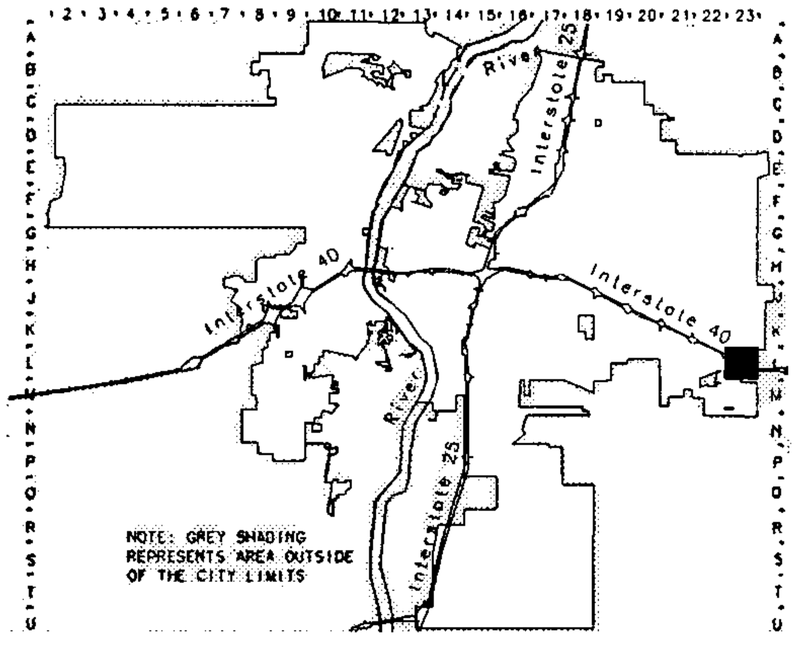
You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

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

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

Sheran Matson, AICP, DRB Chair

Cc:Surveys Southwest Ltd., 333 Lomas Blvd NE, 87102
Mountain West Development, P.O. Box 66449, 87193-6449
Marvin Kortum, 1605 Speakman Dr SE, 87123
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File



CITY OF ALBUQUERQUE · NEW MEXICO · 1706

A Albuquerque G Geographic I Information S System

PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

L-23-Z

Map Amended through August 04, 2004

ALBUQUERQUE
Making History

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.

February 7, 2006

Sarah
Surveys Southwest, LTD.
333 Lomas Blvd. NE /87102
Phone: 998-0303 Fax: 998-0306

Dear Sarah:

Thank you for your inquiry of **February 7, 2006** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **PORTION OF LAND IN SW ¼ - NW ¼ SEC 26, T10N, R4E, TOGETHER WITH TRACT E-1, NORTH FOUR HILLS** zone map **L-23.**

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

NORTH FOUR HILLS N.A. (NFH) "R"
***Tom Conley**
13705 Poinsettia Ct. SE/87123 275-6721 (h)
Nancy Caress
421 Narcissus SE/87123 291-1592 (h)

SINGING ARROW N.A. (SAW) "R"
***Rose Sena**
P.O. Box 5191/87185 385-3565 (h)
Mark Burton
12500 Charla Ct. SE/87123 294-7609 (h)

See reverse side for additional Neighborhood Association Information: **YES {X} 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,

Don Newton

OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION

SUPPER ROCK N.A. (SPR) "R"
***Carol O'Keefe**
600 Vista Abajo Dr. NE/87123 296-9075 (h)
Kathleen Schindler-Wright
407 Monte Largo Dr. NE/87123 275-2710 (h)

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.

* * * \

Surveys Southwest, Ltd

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

February 7, 2006

SUPPER ROCK NEIGHBORHOOD ASSOC.
KATHLEEN SCHINDLER-WRIGHT
407 MONTE LARGO DRIVE NE
ALBUQUERQUE, NM 87123

REF: COVERED WAGON SUBDIVISION

Dear Mrs. Schindler-Wright:

This letter is a notice to you of continuing action on the Covered Wagon Subdivision.

Surveys Southwest, Ltd is re-submitting the above referenced property for a vacation action to facilitate the final plat approval. The prior vacation action expired August 12, 2004. A copy of the proposed plat is attached. When approved, this will become the final plat for the Covered Wagon Subdivision.

The date and time of the DRB hearing will be posted on the site two weeks before the hearing. Presently the schedule for the hearing is March 8, 2006.

If you have any questions please feel free to contact m

Sincerely,

Dan Graney
President

7004 0550 0000 8428 8320

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

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$ .87
Certified Fee	2.40
Return Reciept Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.12

Postmark Here: 2/08/06

Sent To: KATHLEEN SCHINDLER-WRIGHT
Street, Apt. No.; or PO Box No.: 407 MONTE LARGO DR NE
City, State, ZIP+4: ALBQ N. MEX 87123

PS Form 3800, June 2002 — See Reverse for Instructions

Surveys Southwest, Ltd

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

February 7, 2006

SUPPER ROCK NEIGHBORHOOD ASSOC.
CAROL O'KEEFE
600 VISTA ABAJO DRIVE NE
ALBUQUERQUE, NM 87123

REF: COVERED WAGON SUBDIVISION

Dear Mrs. O'Keefe:

This letter is a notice to you of continuing action on the Covered Wagon Subdivision.

Surveys Southwest, Ltd is re-submitting the above referenced property for a vacation action to facilitate the final plat approval. The prior vacation action expired August 12, 2004. A copy of the proposed plat is attached. When approved, this will become the final plat for the Covered Wagon Subdivision.

The date and time of the DRB hearing will be posted on the site two weeks before the hearing. Presently the schedule for the hearing is March 8, 2006.

If you have any questions please feel free to contact

Sincerely,

Dan Graney
President

2099 3400 0014 2264 2272

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

Postage	$ .87
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.12

Postmark Here: 2/8/06

Recipient's Name (Please Print Clearly) (to be completed by mailer)
CAROL O'KEEFE
Street, Apt. No.; or PO Box No.
600 VISTA ABAJO DR. NE
City, State, ZIP+4
ALBQ. N.M. MEX 87123

PS Form 3800, February 2000 See Reverse for Instructions

Surveys Southwest, Ltd

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

February 7, 2006

SINGING ARROW NEIGHBORHOOD ASSOC.
MARK BURTON
12500 CHARLA COURT SE
ALBUQUERQUE, NM 87123

REF: COVERED WAGON SUBDIVISION

Dear Mr. Burton:

This letter is a notice to you of continuing action on the Covered Wagon Subdivision.

Surveys Southwest, Ltd is re-submitting the above referenced property for a vacation action to facilitate the final plat approval. The prior vacation action expired August 12, 2004. A copy of the proposed plat is attached. When approved, this will become the final plat for the Covered Wagon Subdivision.

The date and time of the DRB hearing will be posted on the site two weeks before the hearing. Presently the schedule for the hearing is March 8, 2006.

If you have any questions please feel free to contact

Sincerely,

Dan Graney
President

7099 3400 0016 2264 2425

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

Postage	$ .87
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.12

Postmark Here: 2/08/06

Recipient's Name (Please Print Clearly) (To be completed by mailer)
MARK BURTON
Street, Apt. No., or PO Box No.
12500 CHARLA CT. SE
City, State, ZIP+4
ALBQ. N. MEX 87123

PS Form 3800, February 2000 — See Reverse for Instructions

Surveys Southwest, Ltd

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

February 7, 2006

SINGING ARROW NEIGHBORHOOD ASSOC.
ROSA SENA
P.O. BOX 5191
ALBUQUERQUE, NM 87185

REF: COVERED WAGON SUBDIVISION

Dear Mrs. Sena:

This letter is a notice to you of continuing action on the Covered Wagon Subdivision.

Surveys Southwest, Ltd is re-submitting the above referenced property for a vacation action to facilitate the final plat approval. The prior vacation action expired August 12, 2004. A copy of the proposed plat is attached. When approved, this will become the final plat for the Covered Wagon Subdivision.

The date and time of the DRB hearing will be posted on the site two weeks before the hearing. Presently the schedule for the hearing is March 8, 2006.

If you have any questions please feel free to cont

Sincerely,

Dan Graney
President

7099 3400 0014 2264 2432

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

Postage	$ .87
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.12

Postmark Here: 2/08/06

Recipient's Name (Please Print Clearly) (to be completed by mailer): ROSA SENA
Street, Apt. No., or PO Box No.: P.O. BOX 5191
City, State, ZIP+4: ALBQ, N. MEX 87185

PS Form 3800, February 2000 — See Reverse for Instructions

Surveys Southwest, Ltd

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

February 7, 2006

NORTH FOUR HILLS NEIGHBORHOOD ASSOC.
NANCY CARESS
421 NARCISSUS SE
ALBUQUERQUE, NM 87123

REF: COVERED WAGON SUBDIVISION

Dear Mrs. Caress:

This letter is a notice to you of continuing action on the Covered Wagon Subdivision.

Surveys Southwest, Ltd is re-submitting the above referenced property for a vacation action to facilitate the final plat approval. The prior vacation action expired August 12, 2004. A copy of the proposed plat is attached. When approved, this will become the final plat for the Covered Wagon Subdivision.

The date and time of the DRB hearing will be posted on the site two weeks before the hearing. Presently the schedule for the hearing is March 8, 2006.

If you have any questions please feel free to contact

Sincerely,

Dan Graney
President

7099 3400 0016 2264 4448

U.S. Postal Service
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Postage	$ .87
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.12

Postmark Here: 2/08/06

Recipient's Name (Please Print Clearly) (to be completed by mailer)
NANCY CARESS
Street, Apt. No.; or PO Box No.
421 NARCISSUS SE
City, State, ZIP+4
ALBQ, N. MEX 87123

PS Form 3800, February 2000

Surveys Southwest, Ltd

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

February 7, 2006

NORTH FOUR HILLS NEIGHBORHOOD ASSOC.
TOM CONLEY
13705 POINSETTIA COURT SE
ALBUQUERQUE, NM 87123

REF: COVERED WAGON SUBDIVISION

Dear Mr. Conley:

This letter is a notice to you of continuing action on the Covered Wagon Subdivision.

Surveys Southwest, Ltd is re-submitting the above referenced property for a vacation action to facilitate the final plat approval. The prior vacation action expired August 12, 2004. A copy of the proposed plat is attached. When approved, this will become the final plat for the Covered Wagon Subdivision.

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If you have any questions please feel free to contac

Sincerely,

Dan Graney
President

7099 3400 0014 2264 2454

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

Postage	$ .87
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.12

Postmark Here: 2/08/06

Recipient's Name (Please Print Clearly) (to be completed by mailer): TOM CONLEY
Street, Apt. No., or PO Box No.: 13705 POINSETTIA CT. SE
City, State, ZIP+4: ALBQ, N. MEX 87123

PS Form 3800, February 2000 — See Reverse for Instructions

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

PAID RECEIPT

APPLICANT NAME Mountain Development

AGENT Surveys Southwest

ADDRESS 333 Lomas

PROJECT & APP # 1002176 / 00168 00169

PROJECT NAME North Four Hills

City Of Albuquerque
Treasury Division
2/9/2006 9:39AM LOC: ANNX
RECEIPT# 00052379 WS# 008 TRANS# 0008
Account 441018 Fund 0110
Activity 4971000 TRSCCS
Trans Amt $230.00
J24 Misc $75.00
CK $230.00
CHANGE $0.00

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

$ 135.00 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

$ 230.00 **TOTAL AMOUNT DUE**

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

2/9/2006
RECEIPT# 00052379 WS# 008 TRANS# 0008
Account 441018 Fund 0110
Activity 4971000 TRSCCS
Trans Amt $230.00
J24 Misc $75.00
CK $230.00
CHANGE $0.00
Thank You

City Of Albuquerque
Treasury Division
2/9/2006 9:39AM LOC: ANNX
RECEIPT# 00052379 WS# 008 TRANS# 0008
Account 441032 Fund 0110
Activity 3424000 TRSCCS
Trans Amt $135.00
J24 Misc $20.00
Thank You

MOUNTAIN WEST DEVELOPMENT, LLC
P. O. BOX 56449 PH. 505-899-8849
ALBUQUERQUE, NM 87193-6449

1561

95-101/1070

DATE 2/7/06

PAY TO THE ORDER OF City of Albuquerque $ 230.00

Two Hundred Thirty and 00/100 DOLLARS

Security Features Details on Back.

Los Alamos NATIONAL BANK
Smart Banking.
2009 Galisteo St. Santa Fe, NM 87505 (505) 988-3200

City Of Albuquerque
Treasury Division
2/9/2006 9:39AM LOC: ANNX
RECEIPT# 00052377 WS# 008 TRANS# 0008
Account 441032 Fund 0110
Activity 3424000 TRSCCS
Trans Amt $230.00
J24 Misc $20.00
Thank You

FOR _____

⑈001561⑈ ⑆107001012⑆ 00174548⑈01

©HARLAND STYLE XKJ

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 2/21/06 To 3/8/06

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.

Sarah Amato — (Applicant or Agent)

2/09/06 — (Date)

I issued 1 signs for this application, 2/9/06 (Date)

Ki Sis (Staff Member)

DRB PROJECT NUMBER: 1002176

Rev. 1/11/05

NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927
ELEVATION=5665.443

182.32 SQ.FT. (0.0084 ACS.)
ADDITIONAL PUBLIC STREET
RIGHT-OF-WAY DEDICATED TO
THE CITY OF ALBUQUERQUE
WITH THE FILING OF THIS PLAT

SCALE: 1" = 50'
PROJECT NO. 0403PB16
DRAWN BY PGB
ZONE ATLAS: L-23-Z
.CR5

LOT 23	3,822.00 SQ.FT./0.0877 ACS.
LOT 24	5,643.59 SQ.FT./0.1296 ACS.
LOT 25	3,839.95 SQ.FT./0.0882 ACS.

LOT 48	3,822.00 SQ.FT./0.0877 ACS.
LOT 49	3,821.18 SQ.FT./0.0877 ACS.
LOT 50	3,644.83 SQ.FT./0.0837 ACS.
LOT 51	4,676.31 SQ.FT./0.1074 ACS.
LOT 52	3,373.42 SQ.FT./0.0774 ACS.
LOT 53	8,404.34 SQ.FT./0.1929 ACS.

C23	7465.00'				
C24	20.00'				
C25	20.00'0"	31.91'	91°23'18"	S55°38'09"W	28.66'
C26	20.00'0"	16.96'	48°34'58"	N54°01'43"W	16.46'
C27	45.00'0"	15.00'	19°06'03"	S39°17'16"E	14.93'
C28	45.00'0"	103.01'	131°09'32"	N65°34'56"E	81.95'
C29	45.00'0"	99.67'	126°54'20"	N63°27'00"W	80.51'
C30	20.00'0"	11.11'	31°49'50"	N69°00'45"E	10.97'
C31	20.00'0"	5.85'	16°45'07"	S86°41'46"E	5.83'
C32	20.00'0"	31.15'	89°14'31"	S33°41'57"E	28.10'
C33	20.00'0"	31.68'	90°45'29"	S56°18'04"W	28.47'
C34	15.00'0"	24.00'	91°39'55"	N29°01'55"W	21.52'

N83°14'53"W
2824.40'
N69°44'29"W
810.45'

IF LOT 18-P1 MUST PLACE THE
RACLE FOR SOLID WASTE WEEKLY
HE SOUTHWEST CORNER OF LOT
IT CAN BE GRASPED BY THE
RM ON THE WASTE DISPOSAL
RECEPTACLE WILL BE PLACED AT
H PICK-UP IS SCHEDULED FOR THE

15' PUBLIC UTILITY ESMT.
(GRANTED BY THIS PLAT)

U.S. HIGHWAY I-40
RIGHT-OF-WAY VARIES (200'+)

N.M. STATE HIGHWAY 333
(I-40 FRONTAGE ROAD)
75' RIGHT-OF-WAY

LOT 18-P1
SEE NOTE **
LOT 19-P1
LOT 20-P1
LOT 21-P1
LOT 22-P1
LOT 23-P1
LOT 24-P1
LOT 25-P1
LOT 26-P1
LOT 17-P1
LOT 16-P1
LOT 15-P1
LOT 14-P1
LOT 13-P1
LOT 12-P1
LOT 11-P1
LOT 10-P1
LOT 9-P1
LOT 8-P1
LOT 7-P1
LOT 6-P1
LOT 5-P1
LOT 4-P1
LOT 3-P1
LOT 2-P1
LOT 1-P1
LOT 45-P1
LOT 46-P1
LOT 47-P1
LOT 48=-P1
LOT 49-P1
LOT 50-P1
LOT 51-P1
LOT 52-P1
LOT 53-P1
LOT 44-P1
LOT 43-P1
LOT 42-P1
LOT 41-P1
LOT 40-P1
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LOT 34-P1
LOT 33-P1
LOT 32-P1
LOT 31-P1
LOT 30-P1
LOT 29-P1
LOT 28-P1
LOT 27-P1

10' PUBLIC UTILITY ESMT.
(GRANTED BY THIS PLAT)

FOUR HILLS ROAD S.E.
RIGHT-OF-WAY VARIES

LANIER DRIVE S.E.
46' RIGHT-OF-WAY

COVERED WAGON AVENUE S.E.
46' RIGHT-OF-WAY

MOUNTAIN WEST COURT S.E.
46' RIGHT-OF-WAY

LANIER DRIVE S.E.
EXISTING RIGHT-OF-WAY

WATERFALL DRIVE S.E.
60' RIGHT-OF-WAY

10' P.U.E.
(GRANTED BY
THIS PLAT)

20' PUBLIC SANITARY SEWER &
PUBLIC SURFACE DRAINAGE ESMT.
& PUBLIC PEDESTRIAN ACCESS
GRANTED BY THIS PLAT)

FND #5 REBAR
W/CAP LS7246
(HELD FOR LINE)

EXISTING 10'
PRIVATE
DRAINAGE ESMT.
(C33, 21)
TO BE VACATED
BY THIS PLAT

10' X 20' P.U.E.
(GRANTED BY THIS PLAT)

15' UTILITY ESMT.
(C33, 21)

EXISTING 7' P.U.E.
(C33, 21)
TO BE VACATED
BY THIS PLAT

EXISTING 7' UTILITY
ESMT. (C33, 21)

PORTION OF EXISTING
30' PRIVATE DRAINAGE &
UTILITY ESMT. (C33, 21)
TO BE VACATED BY THIS PLAT

20' PUBLIC WATER
UTILITIES ESMT.
(GRANTED BY THIS PLAT)

PUBLIC WATER UTILITIES ESMT.
FOR PRV VALVE & ACCESSORIES.
(GRANTED BY THIS PLAT.)

FND #5 REBAR
W/CAP (ILLEGIBLE)

EXISTING 7' UTILITY
ESMT. (C33, 21)

7.00' X 60.00' S.A.S. ESMT. PROVIDED FOR
THE SOLE PURPOSE OF PERMITTING SANITARY
SEWER SERVICE TO TRACT E-1. MAINTENANCE
RESPONSIBILITIES FOR THE S.A.S. EASEMENT
ARE THE SOLE RESPONSIBILITY OF THE
OWNER OF TRACT E-1. (90C, 78)

TRACT E-2, NORTH
FOUR HILLS SUBD.
FILED 3-19-1990
(90C, 78)

EXISTING 30' PRIVATE DRAINAGE
& UTILITY ESMT. (C33, 21)

FND #5 REBAR
W/CAP LS7719
HELD FOR LINE

LOT 2-P1, SERENITY AT
FOUR HILLS SUBD.

VACATION
EXHIBIT B
Date 3/08/06

LINE TABLE		
LINE	BEARING	LENGTH
L1	N10°55'19"E	29.32'
L2	S89°59'50"E	2.00'
L3	N00°00'10"E	1.45'
L4	S16°48'02"W	1.80'
L5	S00°18'37"E	28.77'
L6	S89°41'23"W	10.00'
L7	N00°18'37"W	31.22'

NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927
ELEVATION=5665.443

182.32 SQ.FT. (0.0084 ACS.)
ADDITIONAL PUBLIC STREET
RIGHT-OF-WAY DEDICATED TO
THE CITY OF ALBUQUERQUE
WITH THE FILING OF THIS PLAT

SCALE: 1" = 50'
PROJECT NO. 0403PB16
DRAWN BY PGB
ZONE ATLAS: L-23-Z
.CR5

LOT 23	3,822.00 SQ.FT./0.0877 ACS.
LOT 24	5,643.59 SQ.FT./0.1296 ACS.
LOT 25	3,839.95 SQ.FT./0.0882 ACS.

LOT 48	3,822.00 SQ.FT./0.0877 ACS.
LOT 49	3,821.18 SQ.FT./0.0877 ACS.
LOT 50	3,644.83 SQ.FT./0.0837 ACS.
LOT 51	4,676.31 SQ.FT./0.1074 ACS.
LOT 52	3,373.42 SQ.FT./0.0774 ACS.
LOT 53	8,404.34 SQ.FT./0.1929 ACS.

C23	7465.00'				
C24	20.00'				
C25	20.00'0'	31.97'	91°25'16"	S55°56'09"W	28.65
C26	20.00'0'	16.96'	48°34'58"	N54°01'43"W	16.46
C27	45.00'0'	15.00'	19°06'03"	S39°17'16"E	14.93
C28	45.00'0'	103.01'	131°09'32"	N65°34'56"E	81.95
C29	45.00'0'	99.67'	126°54'20"	N63°27'00"W	80.51
C30	20.00'0'	11.11'	31°49'50"	N69°00'45"E	10.97
C31	20.00'0'	5.85'	16°45'07"	S86°41'46"E	5.83
C32	20.00'0'	31.15'	89°14'31"	S33°41'57"E	28.10
C33	20.00'0'	31.68'	90°45'29"	S56°18'04"W	28.47
C34	15.00'0'	24.00'	91°39'55"	N29°01'55"W	21.52

U.S. HIGHWAY I-40
RIGHT-OF-WAY VARIES (200'+)

N.M. STATE HIGHWAY 333
(I-40 FRONTAGE ROAD)
75' RIGHT-OF-WAY

FOUR HILLS ROAD S.E.
RIGHT-OF-WAY VARIES

LANIER DRIVE S.E.
EXISTING RIGHT-OF-WAY

LANIER DRIVE S.E.
46' RIGHT-OF-WAY

COVERED WAGON AVENUE S.E.
46' RIGHT-OF-WAY

MOUNTAIN WEST COURT S.E.
46' RIGHT-OF-WAY

WATERFALL DRIVE S.E.
60' RIGHT-OF-WAY

S83°14'53"W 2824.40'
N69°44'29"W 810.45'

IF LOT 18-P1 MUST PLACE THE
CLE FOR SOLID WASTE WEEKLY
E SOUTHWEST CORNER OF LOT
IT CAN BE GRASPED BY THE
M ON THE WASTE DISPOSAL
ECEPTACLE WILL BE PLACED AT
H PICK-UP IS SCHEDULED FOR THE

15' PUBLIC UTILITY ESMT. (GRANTED BY THIS PLAT)

10' PUBLIC UTILITY ESMT. (GRANTED BY THIS PLAT)

LOT 18-P1 SEE NOTE **
LOT 19-P1
LOT 20-P1
LOT 21-P1
LOT 22-P1
LOT 23-P1
LOT 24-P1
LOT 25-P1
LOT 26-P1
LOT 17-P1
LOT 16-P1
LOT 15-P1
LOT 14-P1
LOT 13-P1
LOT 12-P1
LOT 11-P1
LOT 10-P1
LOT 9-P1
LOT 8-P1
LOT 7-P1
LOT 6-P1
LOT 5-P1
LOT 4-P1
LOT 3-P1
LOT 2-P1
LOT 1-P1
LOT 44-P1
LOT 45-P1
LOT 46-P1
LOT 47-P1
LOT 48-P1
LOT 49-P1
LOT 50-P1
LOT 51-P1
LOT 52-P1
LOT 53-P1
LOT 43-P1
LOT 42-P1
LOT 41-P1
LOT 40-P1
LOT 39-P1
LOT 38-P1
LOT 37-P1
LOT 36-P1
LOT 27-P1
LOT 28-P1
LOT 29-P1
LOT 30-P1
LOT 31-P1
LOT 32-P1
LOT 33-P1
LOT 34-P1
LOT 35-P1

20' PUBLIC SANITARY SEWER & PUBLIC SURFACE DRAINAGE ESMT. & PUBLIC PEDESTRIAN ACCESS (GRANTED BY THIS PLAT)

10' P.U.E. (GRANTED BY THIS PLAT)

EXISTING 10' PRIVATE DRAINAGE ESMT. (C33, 21) TO BE VACATED BY THIS PLAT

FND #5 REBAR W/CAP LS7246 (HELD FOR LINE)

10' X 20' P.U.E. (GRANTED BY THIS PLAT)

15' UTILITY ESMT. (C33, 21)

EXISTING 7' UTILITY ESMT. (C33, 21)

EXISTING 7' P.U.E. (C33, 21) TO BE VACATED BY THIS PLAT

PORTION OF EXISTING 30' PRIVATE DRAINAGE & UTILITY ESMT. (C33, 21) TO BE VACATED BY THIS PLAT

26' PUBLIC WATER UTILITIES ESMT. (GRANTED BY THIS PLAT)

PUBLIC WATER UTILITIES ESMT. FOR PRV VALVE & ACCESSORIES. (GRANTED BY THIS PLAT.)

EXISTING 7' UTILITY ESMT. (C33, 21)

FND #5 REBAR W/CAP (ILLEGIBLE)

7.00' X 60.00' S.A.S. ESMT. PROVIDED FOR THE SOLE PURPOSE OF PERMITTING SANITAR SEWER SERVICE TO TRACT E-1. MAINTENANC RESPONSIBILITIES FOR THE S.A.S. EASEMENT ARE THE SOLE RESPONSIBILITY OF THE OWNER OF TRACT E-1. (90C, 78)

TRACT E-2, NORTH
FOUR HILLS SUBD.
FILED 3-19-1990
(90C, 78)

EXISTING 30' PRIVATE DRAINAGE & UTILITY ESMT. (C33, 21)

FND #5 REBAR W/CAP LS7719 HELD FOR LINE

LOT 2-P1, SERENITY AT FOUR HILLS SUBD.

0.99964079
0°08'50"
PLANE

LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14

LINE TABLE		
LINE	BEARING	LENGTH
L1	N10°55'19"E	29.32'
L2	S89°59'50"E	2.00'
L3	N00°00'10"E	1.45'
L4	S16°48'02"W	1.80'
L5	S00°18'37"E	28.77'
L6	S89°41'23"W	10.00'
L7	N00°18'37"W	31.22'

DRC

Project Number:_____

FIGURE 12

Date Submitted: 6·18·04
Date Site Plan Approved:_____
Date Preliminary Plat Approved: 7/28/04
Date Preliminary Plat Expires: 7/28/05
DRB Project No.: 1002176
DRB Application No.: 04-00960
2 7-27-05

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"

- TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

COVERED WAGON SUBDIVISION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

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
		24' WIDE 28' FACE-TO FACE	ASPHALT SURFACE LOCAL RESIDENTIAL	LANIER DRIVE	SOUTH BOUNDARY OF SUBDIVISION	INTERSECTION W/ COVERED WAGON AVE	1	1	1
		24' WIDE 28' FACE TO FACE	ASPHALT SURFACE LOCAL RESIDENTIAL	COVERED WAGON AVENUE	LANIER DRIVE	WATERFALL DRIVE	1	1	1
		24' WIDE 28' FACE TO FACE	ASPHALT SURFACE LOCAL RESIDENTIAL	MOUNTAIN WEST COURT	LANIER DRIVE	EAST END TURN AROUND	1	1	1
			STANDARD CURB & GUTTER OR ROLL CURB, AS REQUIRED BY ENGINEER DESIGN FOR RUNOFF FLOW	ALONG BOTH SIDES OF LANIER DRIVE COVERED WAGON AVE. MOUNTAIN WEST COURT	SOUTH BOUNDARY OF SUBDIVISION	WATERFALL DR	1	1	1
		4' WIDE	PORTLAND CEMENT SIDEWALK (DEFERRED) PNM 1	ALONG BOTH SIDES OF LANIER DRIVE COVERED WAGON AVE MOUNTAIN WEST COURT	SOUTH BOUNDARY OF SUBDIVISION	WATERFALL DR	1	1	1
		6' ~~5'~~ 1 WIDE MRK	PORTLAND CEMENT SIDEWALK	ALONG DRAINAGE EASEMENT AT WEST SIDE OF LANIER DRIVE	LANIER DRIVE	FOUR HILLS ROAD	1	1	1
		6' ~~5'~~ 1 WIDE MRK	PORTLAND CEMENT SIDEWALK	IN FOURHILLS ROAD R.O.W.	WEST FRONTAGE OF SUBDIVISION		1	1	1

Private Inspector, City Inspector, City Cnst Engineer: Presently as part of the close out package submitted to Construction, the Engineer must supply a letter that confirms that all items on the Infrastructure List have been installed to City Standards as part of the project. Creating and revising the letter has proven to be time consuming process which can delay the issuance of a Letter of Completion and Acceptance. A separate column provided on the revised Infrastructure List allows the inspecting engineer of record to initial off and date each line item on the Infrastructure List as being installed under his supervision with a given project. The engineers Certification of Substantial Compliance (Figure 27) can be modified to include a reference to the revised Infrastructure List eliminating the need for a detailed description of the work performed under the project (see attached revised Figure 27). The City Construction Engineer can then use the certification from the inspecting engineer on the Infrastructure List as an attachment to the Letter of Completion. Once forwarded to the City Engineer, a check of the items built with the project against the items contained within an SIA can then readily be made, expediting the issuance of the Letter of Completion and Acceptance and the release of the SIA.

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		6' & WIDE	PORTLAND CEMENT SIDEWALK	IN CENTRAL AVE R.O.W.	FOUR HILLS ROAD NORTH FRONTAGE OF COVERED WAGON SUBDIVISION	WATERFALL DRIVE	1	1	1
		6' & WIDE	PORTLAND CEMENT SIDEWALK	IN WATERFALL DRIVE R.O.W.	CENTRAL AVE WATERFALL DRIVE FRONTAGE	SOUTH P.L.	1	1	1
		10"	WATER MAIN	LANIER DRIVE AND COVERED WAGON AVE	S. BOUNDARY OF COVERED WAGON SUBDIVISION	WATERFALL DRIVE	1	1	1
		8"	WATER MAIN.	S. COURT AND EASEMENT ACROSS LOTS 36 & 51	LANIER DRIVE	COVERED WAGON AVE	1	1	1
		10"	PRESSURE REGIEF VALVE	COVERED WAGON AVE	NEAR WATERFALL DRIVE		1	1	1
		8"	SANITARY SEWER	LANIER DRIVE	COVERED WAGON	SAS MANHOLE IN FOUR HILLS ROAD R.O.W.	1	1	1
		8"	SANITARY SEWER	COVERED WAGON AVE	NEAR WATERFALL DRIVE	LANIER DRIVE	1	1	1
		8"	SANITARY SEWER	MOUNTAIN WEST CIRCLE EAST END		LANIER DRIVE	1	1	1
			SIDEWALK ~~WAIVER~~ DEFERRAL PAID	ALL 4' SIDEWALKS ALONG LANIER DRIVE COVERED WAGON AVENUE, AND MOUNTAIN WEST CT			1	1	1
			GRADING AND DRAINAGE PLAN	CERTIFICATION FOR RELEASE OF SIA			1	1	1
		6' HIGH	PERIMETER WALL PER DRB APPROVED	PERIMETER WALL DESIGN			1	1	1
			PERIMETER WALL CERTIFICATION FROM REGISTERED ENGINEER				1	1	1
		24"	STORM DRAIN	FOUR HILLS ROAD	WEST END OF DRAINAGE EASEMENT	EXISTING SD. IN FOUR HILLS RD	1	1	1
		10'	CONCRETE RUN DOWN	PUBLIC DRAIN EASEMENT LOT 24	LANIER DR.	FOUR HILLS ROAD	1	1	1

NAME OF PLAT AND/OR SITE PLAN_____

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		18' FACE TO FACE	STUB STREET TO LOT 18	NORTH END OF LANIER DR CORNER		LOT 18 P.L.	1	1	1
			SIDEWALK WAIVED ON EAST & NORTH SIDE OF STUB (LANIER) (PNM)						
			STREET LIGHTS	AS REQUIRED, COORDINATE W/CITY / PNM			1	1	1
		12"	Waterline Relocation	Hwy 333	LOT 18	LOT 1	1	1	1
							1	1	1

NOTES

1 _____

2 _____

3 _____

AGENT / OWNER

BILL WADE 7/27/05
NAME (print)

MOUNTAIN WEST DEVELOPMENT
FIRM

6/15/04
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

7/27/05
DRB CHAIR - date

7-28-04
~~TRANSPORTATION~~ DEVELOPMENT - date

7/28/04
UTILITY DEVELOPMENT - date

7/28/04
CITY ENGINEER - date

7-27-05
PARKS & GENERAL SERVICES - date

7/27/05
AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
1	1-11-05			

PAGE ____ OF ____

revised 07/01/01

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION S

- ✓ Major Subdivision action EXTENSION
- ___ Minor Subdivision action
- ___ Vacation V
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN P

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

Supplemental form

ZONING & PLANNING Z

- ___ Annexation
  - ___ County Submittal
  - ___ EPC Submittal
- ___ Zone Map Amendment (Establish or Change Zoning)
- ___ Sector Plan (Phase I, II, III)
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: MOUNTAIN WEST DEVELOPMENT / BILL WAIXE PHONE: 730-8849

ADDRESS: P.O. BOX 75039 FAX: 323-0249

CITY: ALBQ STATE NM ZIP 87194 E-MAIL:

Proprietary interest in site: OWNER List all owners: N/A

AGENT (if any): SURVEYS SOUTHWEST, LTD PHONE: 998-0303

ADDRESS: 333 LOMAS BLVD NE FAX: 998-0306

CITY: ALBQ STATE NM ZIP 87102 E-MAIL:

DESCRIPTION OF REQUEST: EXTENSION OF MAJOR SUBDIVISION Final Plat

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

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

Lot or Tract No. PORTION OF LAND IN SW1/4 - NW1/4 - SEC 26, T10N, R4E Block: N/A Unit: N/A

Subdiv. / Addn. TOGETHER W/ TRACT E-1, NORTH FOUR HILLS

Current Zoning: SU-1 - SF Area Proposed zoning: N/A

Zone Atlas page(s): L-23-Z No. of **existing** lots: 2 No. of **proposed** lots: 53

Total area of site (acres): 6.5508 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. 1·023·056·096·335·21016 & 1·023·056·148·340·21001 MRGCD Map No. N/A

LOCATION OF PROPERTY BY STREETS: On or Near: FOUR HILLS RD SE

Between: LANIER DR. SE and WATERFALL DR. SE

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): Z98-113

Z98-54, 02DRB-01306, Proj# 1002176, 04DRB-00526, 00960, 00961, 00962, 00963

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

SIGNATURE Dan Graney DATE 7.19.05

(Print) Dan Graney ___ Applicant ✕ Agent

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

☐ **INTERNAL ROUTING**

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

Application case numbers	Action	S.F.	Fees
05DRB - ___ - 0178	EPP	S(3)	$ 50.00
___ - ___ - ___	___	___	$ ___
___ - ___ - ___	___	___	$ ___
___ - ___ - ___	___	___	$ ___
___ - ___ - ___	___	___	$ ___
			Total $ 50.00

Hearing date 07/27/05

Sandy Sandley 07/19/05
Planner signature / date

Project # 1002176

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

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

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

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

✓ Preliminary Plat reduced to 8.5" x 11"
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the request
✓ Copy of previous D.R.B. approved infrastructure list
✓ Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
✓ Any original and/or related file numbers are listed on the cover application
Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

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

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Design elevations & cross sections of perimeter walls **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
__ Copy of recorded SIA
__ 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.

Dan Graney
Applicant name (print)

Dan Graney 7.19.05
Applicant signature / date

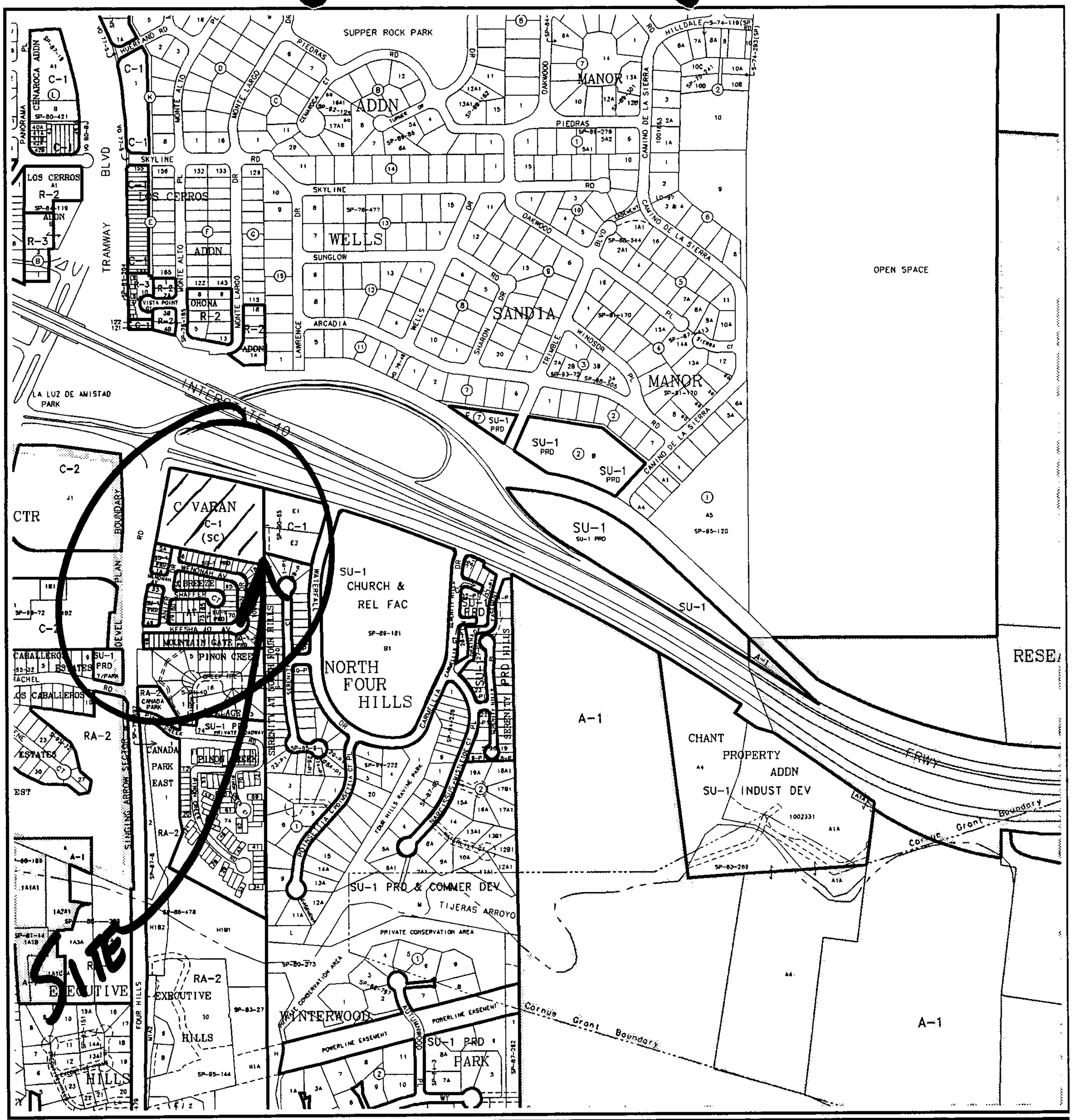
Form revised 8/04 & 1/05

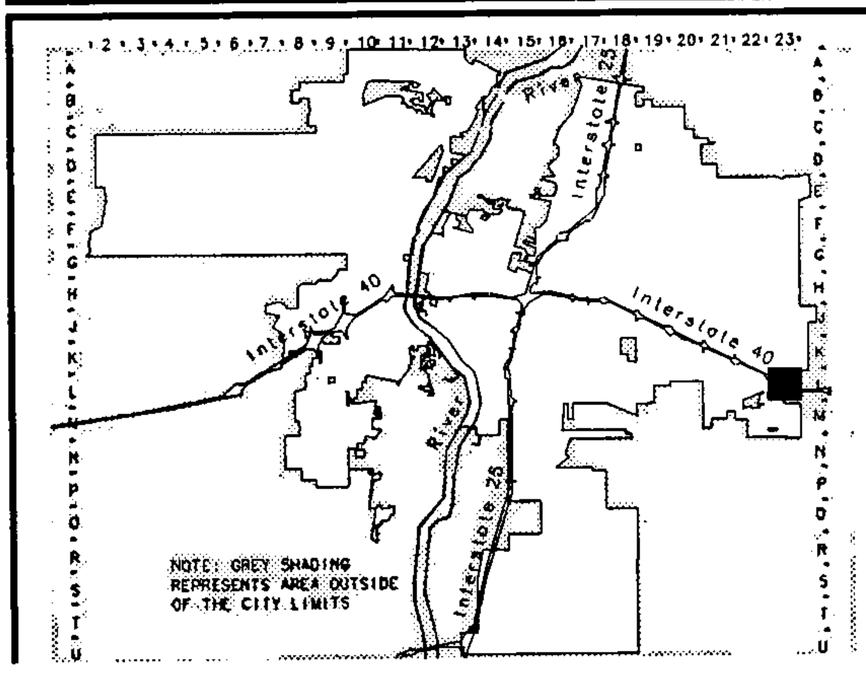
❑ Checklists complete
✓ Fees collected
✓ Case #s assigned
✓ Related #s listed

Application case numbers
05DRB - ____ - 01178
____ - ____ - ____
____ - ____ - ____

Sandy Handley 07/19/05
Planner signature / date

Project # 1002176





Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

L-23-Z

Map Amended through August 04, 2004

SURVEYS SOUTHWEST, LTD

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

July 19, 2005

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

REF: COVERED WAGON SUBDIVISION / PROJECT #1002176

Dear Board Members:

This request is for a One year extension on the major subdivision referenced above to resolve some encroachment issues with a 6" gas line and a City of Albuquerque water line.

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

Sincerely,

Dan Graney
President

Current DRC
Project Number:

FIGURE 12

Date Submitted: 6·18·04
Date Site Plan Approved:
Date Preliminary Plat Approved: 7/28/04
Date Preliminary Plat Expires: 7/28/05
DRB Project No.: 1002176
DRB Application No.: 04-00960

SSW ORIGINAL

INFRASTRUCTURE LIST

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

COVERED WAGON SUBDIVISION
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

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 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
		24' WIDE 28' FACE-TO FACE	ASPHALT SURFACE LOCAL RESIDENTIAL	LANIER DRIVE	SOUTH BOUNDARY OF SUBDIVISION	INTERSECTION W/COVERED WAGON AVE	1	1	1
		24' WIDE 28' FACE TO FACE	ASPHALT SURFACE LOCAL RESIDENTIAL	COVERED WAGON AVENUE	LANIER DRIVE	WATERFALL DRIVE	1	1	1
		24' WIDE 28' FACE TO FACE	ASPHALT SURFACE LOCAL RESIDENTIAL	MOUNTAIN WEST COURT	LANIER DRIVE	EAST END TURN AROUND	1	1	1
			STANDARD CURB & GUTTER OR ROLL CURB, AS REQUIRED BY ENGINEER DESIGN FOR RUNOFF FLOW	ALONG BOTH SIDES OF LANIER DRIVE COVERED WAGON AVE. MOUNTAIN WEST COURT	SOUTH BOUNDARY OF SUBDIVISION	WATERFALL DR	1	1	1
		4' WIDE	PORTLAND CEMENT SIDEWALK	ALONG BOTH SIDES OF LANIER DRIVE COVERED WAGON AVE MOUNTAIN WEST COURT	SOUTH BOUNDARY OF SUBDIVISION	WATERFALL DR	1	1	1
		6' ~~5'~~ 1' WIDE MRK	PORTLAND CEMENT SIDEWALK	ALONG DRAINAGE EASEMENT AT WEST SIDE OF LANIER DRIVE	LANIER DRIVE	FOUR HILLS ROAD	1	1	1
		6' ~~5'~~ 1' WIDE MRK	PORTLAND CEMENT SIDEWALK	IN FOURHILLS ROAD R.O.W.	WEST FRONTAGE OF SUBDIVISION		1	1	1

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		6' & WIDE	PORTLAND CEMENT SIDEWALK	IN CENTRAL AVE R.O.W.	FOUR HILLS ROAD NORTH FRONTAGE OF COVERED WAGON SUBDIVISION	WATERFALL DRIVE	1	1	1
		6' & WIDE	PORTLAND CEMENT SIDEWALK	IN WATERFALL DRIVE R.O.W.	CENTRAL AVE	SOUTH P.L. WATERFALL DRIVE FRONTAGE	1	1	1
		10"	WATER MAIN	LANIER DRIVE AND COVERED WAGON AVE	S. BOUNDARY OF COVERED WAGON SUBDIVISION	WATERFALL DRIVE	1	1	1
		8"	WATER MAIN.	S. COURT AND EASEMENT ACROSS LOTS 36 & 51	LANIER DRIVE	COVERED WAGON AVE	1	1	1
		10"	PRESSURE RELIEF VALVE	COVERED WAGON AVE	NEAR WATERFALL DRIVE		1	1	1
		8"	SANITARY SEWER	LANIER DRIVE	COVERED WAGON	S.A.S. MANHOLE IN FOUR HILLS ROAD R.O.W.	1	1	1
		8"	SANITARY SEWER	COVERED WAGON AVE	NEAR WATERFALL	LANIER DRIVE	1	1	1
		8"	SANITARY SEWER	MOUNTAIN WEST OVER EAST END		LANIER DRIVE	1	1	1
			SIDEWALK WAIVER	ALL 4' SIDEWALKS ALONG LANIER DRIVE COVERED WAGON AVENUE, AND MOUNTAIN WEST CT			1	1	1
			GRADING AND DRAINAGE PLAN	CERTIFICATION FOR RELEASE OF SIA			1	1	1
		6' HIGH	PERIMETER WALL PER D.R.B. APPROVED PERIMETER WALL DESIGN				1	1	1
			PERIMETER WALL CERTIFICATION FROM REGISTERED ENGINEER				1	1	1
		24"	STORM DRAIN	FOUR HILLS ROAD EASEMENT LOT 24	WEST END OF DRAINAGE EASEMENT	EXISTING S.D. IN FOUR HILLS RD	1	1	1
		10'	CONCRETE RUN DOWN	PUBLIC DRAIN	LANIER DR.	FOUR HILLS ROAD	1	1	1

NAME OF PLAT AND/OR SITE PLAN _____

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		18' FALL TO FALL	STUB STREET TO LOT 18	NORTH END OF LAMAR DR	CORNER	LOT 18 P.L.	/	/	/
			STREET LIGHTS	AS REQUIRED, COORDINATE W/CITY / PNM			/	/	/
							/	/	/
							/	/	/

NOTES

1

2

3

AGENT / OWNER

BILL WADE
NAME (print)

MOUNTAIN WEST DEVELOPMENT
FIRM

Bill Wade 6/15/04
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

Christina Sandoval 7/28/04
PARKS & GENERAL SERVICES - date

7-28-04
~~TRANSPORTATION~~ DEVELOPMENT - date

_____
AMAFCA - date

7/28/04
UTILITY DEVELOPMENT - date

_____ - date

Bradley S. Bingham 7/28/04
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

N.T.S.

ZONE ATLAS
L-23-Z

Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS 4-L22 AND 8-L22, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. GROSS AREA: 6.5508 ACRES
6. NUMBER OF EXISTING TRACTS: 2
7. NUMBER OF LOTS CREATED: 53
8. 0.2778 MILES OF STREET RIGHT-OF-WAY CREATED BY THIS PLAT.
9. PROPERTY IS ZONED SU-1 SINGLE FAMILY RESIDENTIAL.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
UPC#: _____
PROPERTY OWNER OF RECORD: _____

BERNALILLO COUNTY TREASURER'S OFFICE

LEGAL DESCRIPTION

A certain tract of unplatted land situate within the Southwest quarter (SW/4) of the Northwest quarter (NW/4) of Section 26, Township 10 North, Range 4 East, NMPM Bernalillo County, New Mexico TOGETHER WITH Tract lettered E-1 NORTH FOUR HILLS SUBDIVISION, as the same is shown and designated on said plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on March 19, 1990 in Volume 90C, Folio 78 and being more particularly described as follows:

BEGINNING at the Northwest corner of said tract, being the point of intersection of the Southerly right-of-way of New Mexico State Highway 333 (I-40 Frontage Road) and the East right-of-way of Four Hills Road S.E. whence the ACS Control Station 8-L22 bears N 69° 44' 29" W, 810.45 feet distant; thence from said point of beginning running along the South right-of-way of New Mexico State Highway 333 along a curve to the right having a central angle of 6° 31' 45", with a radius of 7465.00 feet, a distance of 850.67 feet (chord bearing S 77° 14' 33" E, 850.21 feet) to a point of compound curvature to the right having a central angle of 90° 46' 43", with a radius of 25.00 feet, a distance of 39.61 feet (chord bearing S 28° 35' 19" E, 35.59 feet) to the intersection of the right-of-way of Waterfall Drive S.E.; thence S 16° 48' 02" W, along said West right-of-way 134.06 feet; thence leaving said right-of-way N 82° 55' 21" W, 304.04 feet; thence S 00° 00' 10" W, 204.82 feet to the Southeast corner; thence N 78° 19' 12" W, 594.19 feet to the Southwest corner; being a point on the East right-of-way of Four Hills Road S.E.; thence N 10° 55' 19" E, along said East right-of-way 401.68 feet to the point of beginning and containing 6.5508 acres, more or less.

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED TO SO ACT, SAID OWNER WARRANTS THAT (HE/SHE) HOLDS COMPLETE AND INDEFEASIBLE TITLE TO THE LAND SUBDIVIDED, DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS SHOWN AND DO HEREBY DEDICATE ADDITIONAL STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

OWNER(S) SIGNATURE: _____ DATE: _____
OWNER(S) PRINT NAME: _____
ADDRESS: _____ TRACT: _____
ACKNOWLEDGMENT
STATE OF NEW MEXICO)
)SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2004.
BY: _____
MY COMMISSION EXPIRES: _____
_____
NOTARY PUBLIC

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. THE PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.

2. THE PUBLIC SERVICE COMPANY OF NEW MEXICO GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

3. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.

4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRIC SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO, WITHIN, OR NEAR EASEMENTS SHOWN ON THIS PLAT.

PNM ELECTRIC AND GAS SERVICES EASEMENT RELEASE APPROVAL

PNM Electric and Gas Services does hereby release, waive, quitclaim and discharge its right, title and interest in the easements (granted by prior plat, replat or document) shown to be vacated on this plat.

PNM ELECTRIC AND GAS SERVICES

By: _____

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this _____ day of _____, 2004.

_____ My commission expires: _____
Notary Public

PLAT OF
COVERED WAGON SUBDIVISION
SECTION 26, T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE 2004
SHEET 1 OF 2

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE TWO (2) EXISTING TRACTS INTO FIFTY-THREE (53) NEW LOTS, TO DEDICATE PUBLIC STREET RIGHTS-OF-WAY, TO GRANT ADDITIONAL EASEMENTS AND TO VACATE A P.U.E. AND PRIVATE DRAINAGE EASEMENTS AS SHOWN HEREON.

CITY APPROVALS: PROJECT NO.: 1002176 APPLICATION NO. _____

CITY SURVEYOR	DATE
TRAFFIC ENGINEERING	DATE
PARKS & RECREATION DEPARTMENT	DATE
UTILITIES DEVELOPMENT	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

UTILITY APPROVALS

P.N.M. GAS SERVICES/P.N.M. ELECTRIC SERVICES	DATE
QWEST TELECOMMUNICATIONS	DATE
COMCAST CABLE	DATE

SURVEYOR'S CERTIFICATION

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

_____ Date
Gary E. Gritsko
New Mexico Professional Surveyor, 8686

GARY E. GRITSKO * NEW MEXICO * 8686 * REGISTERED PROFESSIONAL LAND SURVEYOR

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

T10N R4E SEC. 26

PLAT OF

COVERED WAGON SUBDIVISION

SECTION 26, T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE 2004
SHEET 2 OF 2

MONUMENT LEGEND

- ▲ – CENTERLINE MONUMENT
- ◈ – FOUND CONTROL STATION AS NOTED
- ▣ – FOUND MONUMENT AS NOTED
- ● – SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO LS9686" UNLESS OTHERWISE NOTED

AREA TABLE	
LOT	SQUARE FEET/ACRES
LOT 1	4,186.28 SQ.FT./0.0961 ACS.
LOT 2	3,977.53 SQ.FT./0.0913 ACS.
LOT 3	3,989.42 SQ.FT./0.0916 ACS.
LOT 4	3,992.08 SQ.FT./0.0916 ACS.
LOT 5	3,984.72 SQ.FT./0.0915 ACS.
LOT 6	3,946.74 SQ.FT./0.0906 ACS.
LOT 7	3,969.08 SQ.FT./0.0916 ACS.
LOT 8	4,065.32 SQ.FT./0.0933 ACS.
LOT 9	3,667.48 SQ.FT./0.0842 ACS.
LOT 10	3,570.10 SQ.FT./0.0820 ACS.
LOT 11	3,678.13 SQ.FT./0.0844 ACS.
LOT 12	3,781.74 SQ.FT./0.0868 ACS.
LOT 13	3,803.01 SQ.FT./0.0873 ACS.
LOT 14	3,810.36 SQ.FT./0.0875 ACS.
LOT 15	3,803.81 SQ.FT./0.0873 ACS.
LOT 16	3,783.35 SQ.FT./0.0869 ACS.
LOT 17	3,886.50 SQ.FT./0.0846 ACS.
LOT 18	5,635.58 SQ.FT./0.1294 ACS.
LOT 19	3,822.00 SQ.FT./0.0877 ACS.
LOT 20	3,822.00 SQ.FT./0.0877 ACS.
LOT 21	3,822.00 SQ.FT./0.0877 ACS.
LOT 22	3,822.00 SQ.FT./0.0877 ACS.
LOT 23	3,822.00 SQ.FT./0.0877 ACS.
LOT 24	5,643.59 SQ.FT./0.1296 ACS.
LOT 25	3,838.95 SQ.FT./0.0882 ACS.

AREA TABLE	
LOT	SQUARE FEET/ACRES
LOT 26	3,804.17 SQ.FT./0.0873 ACS.
LOT 27	3,813.56 SQ.FT./0.0875 ACS.
LOT 28	3,510.00 SQ.FT./0.0806 ACS.
LOT 29	3,510.00 SQ.FT./0.0806 ACS.
LOT 30	3,510.00 SQ.FT./0.0806 ACS.
LOT 31	3,510.00 SQ.FT./0.0806 ACS.
LOT 32	3,510.00 SQ.FT./0.0806 ACS.
LOT 33	3,510.00 SQ.FT./0.0806 ACS.
LOT 34	3,338.56 SQ.FT./0.0767 ACS.
LOT 35	6,615.01 SQ.FT./0.1289 ACS.
LOT 36	4,919.03 SQ.FT./0.1129 ACS.
LOT 37	3,820.38 SQ.FT./0.0877 ACS.
LOT 38	3,822.00 SQ.FT./0.0877 ACS.
LOT 39	3,822.00 SQ.FT./0.0877 ACS.
LOT 40	3,822.00 SQ.FT./0.0877 ACS.
LOT 41	3,822.00 SQ.FT./0.0877 ACS.
LOT 42	3,822.00 SQ.FT./0.0877 ACS.
LOT 43	4,088.52 SQ.FT./0.0939 ACS.
LOT 44	4,163.73 SQ.FT./0.0956 ACS.
LOT 45	3,822.00 SQ.FT./0.0877 ACS.
LOT 46	3,822.00 SQ.FT./0.0877 ACS.
LOT 47	3,822.00 SQ.FT./0.0877 ACS.
LOT 48	3,822.00 SQ.FT./0.0877 ACS.
LOT 49	3,821.18 SQ.FT./0.0877 ACS.
LOT 50	3,844.83 SQ.FT./0.0837 ACS.
LOT 51	4,676.31 SQ.FT./0.1074 ACS.
LOT 52	3,373.42 SQ.FT./0.0774 ACS.
LOT 53	8,404.34 SQ.FT./0.1929 ACS.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	30.00'	46.49'	88°47'47"	N55°19'13"W	41.98'
C2	7465.00'	850.67'	6°31'45"	S77°14'33"E	850.21'
C3	25.00'	39.61'	90°46'43"	S28°35'19"E	35.59'
C4	20.00'	30.83'	88°20'05"	N80°56'05"E	27.87'
C5	7465.00'	21.72'	0°10'00"	N74°03'41"W	21.72'
C6	7465.00'	41.00'	0°18'53"	N74°18'08"W	41.00'
C7	7465.00'	41.00'	0°18'53"	N74°37'00"W	41.00'
C8	7465.00'	41.00'	0°18'53"	N74°55'53"W	41.00'
C9	7465.00'	41.00'	0°18'53"	N75°14'46"W	41.00'
C10	7465.00'	40.77'	0°18'47"	N75°33'36"W	40.77'
C11	7465.00'	42.01'	0°19'21"	N75°52'40"W	42.01'
C12	7465.00'	47.30'	0°21'47"	N76°13'13"W	47.30'
C13	7465.00'	42.02'	0°19'21"	N76°33'47"W	42.02'
C14	7465.00'	43.01'	0°19'48"	N76°53'22"W	43.01'
C15	7465.00'	46.01'	0°21'11"	N77°13'52"W	46.01'
C16	7465.00'	47.00'	0°21'39"	N77°35'17"W	47.00'
C17	7465.00'	47.00'	0°21'39"	N77°56'56"W	47.00'
C18	7465.00'	47.00'	0°21'39"	N78°18'34"W	47.00'
C19	7465.00'	47.00'	0°21'39"	N78°40'13"W	47.00'
C20	7465.00'	47.00'	0°21'39"	N79°01'52"W	47.00'
C21	7465.00'	47.78'	0°22'01"	N79°23'42"W	47.78'
C22	7465.00'	91.64'	0°42'12"	N79°55'48"W	91.64'
C23	7465.00'	29.38'	0°13'32"	N80°23'40"W	29.38'
C24	20.00'	31.15'	89°14'31"	S33°41'56"E	28.10'
C25	20.00'	31.91'	91°25'18"	S55°58'09"W	28.63'
C26	20.00'	18.96'	48°34'58"	N54°01'43"W	18.46'
C27	45.00'	15.00'	19°06'03"	S39°17'16"E	14.93'
C28	45.00'	103.01'	131°09'32"	N65°34'56"E	81.95'
C29	45.00'	99.67'	126°54'20"	N63°27'00"W	80.51'
C30	20.00'	11.11'	31°49'50"	N69°00'45"E	10.97'
C31	20.00'	5.85'	16°45'07"	S86°41'46"E	5.83'
C32	20.00'	31.15'	89°14'31"	S33°41'57"E	28.10'
C33	20.00'	31.69'	90°45'29"	S56°18'04"W	28.47'
C34	15.00'	24.00'	91°39'35"	N29°01'55"W	21.52'

ACS STATION 4–L22
X = 423,364.73
Y = 1,480,446.81
GROUND TO GRID = 0.99964079
DELTA ALPHA = –00°08'50"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927

ACS STATION 8–L22
X = 426,169.07
Y = 1,480,114.80
GROUND TO GRID = 0.99963535
DELTA ALPHA = –00°08'30"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927
ELEVATION=5665.443

182.32 SQ.FT. (0.0064 ACS.) ADDITIONAL PUBLIC STREET RIGHT–OF–WAY DEDICATED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT

SCALE: 1" = 50'
PROJECT NO. 0403PB16
DRAWN BY PGB
ZONE ATLAS: L–23–Z .CR5

**THE OWNER OF LOT 18–P1 MUST PLACE THE TRASH RECEPTACLE FOR SOLID WASTE WEEKLY PICK–UP AT THE SOUTHWEST CORNER OF LOT 17–P1 WHERE IT CAN BE GRASPED BY THE MECHANICAL ARM ON THE WASTE DISPOSAL TRUCK. THE RECEPTACLE WILL BE PLACED AT THE TIME TRASH PICK–UP IS SCHEDULED FOR THE AREA.

U.S. HIGHWAY I–40
RIGHT–OF–WAY VARIES (200'+)

N.M. STATE HIGHWAY 333
(I–40 FRONTAGE ROAD)
75' RIGHT–OF–WAY

FOUR HILLS ROAD S.E.
RIGHT–OF–WAY VARIES

LANIER DRIVE S.E.
46' RIGHT–OF–WAY

COVERED WAGON AVENUE S.E.
46' RIGHT–OF–WAY

MOUNTAIN WEST COURT S.E.
46' RIGHT–OF–WAY

WATERFALL DRIVE S.E.
60' RIGHT–OF–WAY

LANIER DRIVE S.E.
46' EXISTING RIGHT–OF–WAY

LOT 1-P1 · LOT 2-P1 · LOT 3-P1 · LOT 4-P1 · LOT 5-P1 · LOT 6-P1 · LOT 7-P1 · LOT 8-P1 · LOT 9-P1 · LOT 10-P1 · LOT 11-P1 · LOT 12-P1 · LOT 13-P1 · LOT 14-P1 · LOT 15-P1 · LOT 16-P1 · LOT 17-P1 · LOT 18-P1 (SEE NOTE **) · LOT 19-P1 · LOT 20-P1 · LOT 21-P1 · LOT 22-P1 · LOT 23-P1 · LOT 24-P1 · LOT 25-P1 · LOT 26-P1 · LOT 27-P1 · LOT 28-P1 · LOT 29-P1 · LOT 30-P1 · LOT 31-P1 · LOT 32-P1 · LOT 33-P1 · LOT 34-P1 · LOT 35-P1 · LOT 36-P1 · LOT 37-P1 · LOT 38-P1 · LOT 39-P1 · LOT 40-P1 · LOT 41-P1 · LOT 42-P1 · LOT 43-P1 · LOT 44-P1 · LOT 45-P1 · LOT 46-P1 · LOT 47-P1 · LOT 48-P1 · LOT 49-P1 · LOT 50-P1 · LOT 51-P1 · LOT 52-P1 · LOT 53-P1

LOT 5 · LOT 6 · LOT 7 · LOT 8 · LOT 9 · LOT 10 · LOT 11 · LOT 12 · LOT 13 · LOT 14 · LOT 15 · LOT 16 · LOT 17 · LOT 18 · LOT 19

15' PUBLIC UTILITY ESMT. (GRANTED BY THIS PLAT)
10' PUBLIC UTILITY ESMT. (GRANTED BY THIS PLAT)
10' P.U.E. (GRANTED BY THIS PLAT)
10' X 20' P.U.E. (GRANTED BY THIS PLAT)
15' UTILITY ESMT. (C33, 21)
EXISTING 10' PRIVATE DRAINAGE ESMT. (C33, 21) TO BE VACATED BY THIS PLAT
EXISTING 7' P.U.E. (C33, 21) TO BE VACATED BY THIS PLAT
EXISTING 7' UTILITY ESMT. (C33, 21)
10' PUBLIC SANITARY SEWER & PUBLIC SURFACE DRAINAGE ESMT. & PUBLIC PEDESTRIAN ACCESS (GRANTED BY THIS PLAT)
30' PUBLIC WATER UTILITIES ESMT. (GRANTED BY THIS PLAT)
PORTION OF EXISTING 30' PRIVATE DRAINAGE & UTILITY ESMT. (C33, 21) TO BE VACATED BY THIS PLAT
EXISTING 30' PRIVATE DRAINAGE & UTILITY ESMT. (C33, 21)
PUBLIC WATER UTILITIES ESMT. FOR PRV VALVE & ACCESSORIES. (GRANTED BY THIS PLAT.)
7.00' X 60.00' S.A.S. ESMT. PROVIDED FOR THE SOLE PURPOSE OF PERMITTING SANITARY SEWER SERVICE TO TRACT E–1. MAINTENANCE RESPONSIBILITIES FOR THE S.A.S. EASEMENT ARE THE SOLE RESPONSIBILITY OF THE OWNER OF TRACT E–1. (90C, 78)

FND #5 REBAR W/CAP LS7246 (HELD FOR LINE)
FND #5 REBAR W/CAP (ILLEGIBLE)
FND #5 REBAR W/CAP LS7719 HELD FOR LINE

TRACT E–2, NORTH
FOUR HILLS SUBD.
FILED 3–19–1990
(90C, 78)

LOT 2–P1, SERENITY AT FOUR HILLS SUBD.
FILED 8–18–1994
94C, 273)

BREEZE AT MOUNTAIN GATE
FILED 6–17–2002C
(2002C, 208)

ACS STATION 4–L22
X = 423,364.73
Y = 1,480,446.81
GROUND TO GRID = 0.99964079
DELTA ALPHA = –00°08'50"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927
ELEVATION=5583.831

LINE TABLE		
LINE	BEARING	LENGTH
L1	N10°55'19"E	29.32'
L2	S89°59'50"E	2.00'
L3	N00°00'10"E	1.45'
L4	S16°48'02"W	1.80'
L5	S00°18'37"E	28.77'
L6	S89°41'23"W	10.00'
L7	N00°18'37"W	31.22'

SURVEYS SOUTHWEST, LTD.
333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO
87102
PHONE: (505) 998–0303
FAX: (505) 998–0306

T10N R4E SEC. 26

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

PAID RECEIPT

APPLICANT NAME MOUNTAIN WEST DEVELOPMENT

AGENT SURVEYS SOUTHWEST LTD

ADDRESS 333 LOMAS BLVD. NE

PROJECT & APP # 1002176/05DRB01178

PROJECT NAME COVERED WAGON SUBDIVISION

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

$ 50.00 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

$ 50.00 **TOTAL AMOUNT DUE**

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

SURVEYS SOUTHWEST LTD.
333 LOMAS BLVD. N.E.
ALBUQUERQUE, NM 87102
(505) 998-0303

7-281

COMPASS BANK
ALBUQUERQUE, NEW MEXICO
95-78-1070

DATE 7/19/05

AMOUNT $50.00

PAY TO THE ORDER OF City of Albuquerque

Fifty 00/100

Albuquerque Treasury Division

7/19/05 11:46:15 AM
RECEIPT# 000415 WS# 006 TRANS# 0017
Account 441006 Fund 0110
Activity 483000 TRASR
Trans Amt $50.00
Line Item $50.00
Pay Amt $50.00
Change $0.00

LOCI ANNX

Thank You

Security Features Included — Details on back

⑈00?28⑈ ⑆107000?83⑆ 00?8 9⑈ 523⑈

Current DRC
Project Number:_____

FIGURE 12

Claire

Date Submitted: 6·18·04
Date Site Plan Approved:_____
Date Preliminary Plat Approved: 7/28/04
Date Preliminary Plat Expires: 7/28/05
DRB Project No.: 1002176
DRB Application No.: 04-00960

INFRASTRUCTURE LIST

ORIGINAL

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

COVERED WAGON SUBDIVISION
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

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 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
		24' WIDE 28' FACE TO FACE	ASPHALT SURFACE LOCAL RESIDENTIAL	LANIER DRIVE	SOUTH BOUNDARY OF SUBDIVISION	INTERSECTION W/COVERED WAGON AVE	1	1	1
		24' WIDE 28' FACE TO FACE	ASPHALT SURFACE LOCAL RESIDENTIAL	COVERED WAGON AVENUE	LANIER DRIVE	WATERFALL DRIVE	1	1	1
		24' WIDE 28' FACE TO FACE	ASPHALT SURFACE LOCAL RESIDENTIAL	MOUNTAIN WEST COURT	LANIER DRIVE	EAST END TURN AROUND	1	1	1
			STANDARD CURB & GUTTER OR ROLL CURB, AS REQUIRED BY ENGINEER DESIGN FOR RUNOFF FLOW	ALONG BOTH SIDES OF LANIER DRIVE COVERED WAGON AVE. MOUNTAIN WEST COURT	SOUTH BOUNDARY OF SUBDIVISION	WATERFALL DR	1	1	1
		4' WIDE	PORTLAND CEMENT SIDEWALK (DEFERRED) PNM	ALONG BOTH SIDES OF LANIER DRIVE COVERED WAGON AVE MOUNTAIN WEST COURT	SOUTH BOUNDARY OF SUBDIVISION	WATERFALL DR	1	1	1
		~~5'~~ 6' WIDE MRK	PORTLAND CEMENT SIDEWALK	ALONG DRAINAGE EASEMENT AT WEST SIDE OF LANIER DRIVE IN FOOTHILLS ROAD R.O.W.	LANIER DRIVE	FOOTHILLS ROAD	1	1	1
		~~5'~~ 6' WIDE MRK	PORTLAND CEMENT SIDEWALK		WEST FRONTAGE OF SUBDIVISION		1	1	1

Private Inspector, City Inspector, City Cnst Engineer: Presently as part of the close out package submitted to Construction, the Engineer must supply a letter that confirms that all items on the Infrastructure List have been installed to City Standards as part of the project. Creating and revising the letter has proven to be time consuming process which can delay the issuance of a Letter of Completion and Acceptance. A separate column provided on the revised Infrastructure List allows the inspecting engineer of record to initial off and date each line item on the Infrastructure List as being installed under his supervision with a given project. The engineers Certification of Substantial Compliance (Figure 27) can be modified to include a reference to the revised Infrastructure List eliminating the need for a detailed description of the work performed under the project (see attached revised Figure 27). The City Construction Engineer can then use the certification from the inspecting engineer on the Infrastructure List as an attachment to the Letter of Completion. Once forwarded to the City Engineer, a check of the items built with the project against the items contained within an SIA can then readily be made, expediting the issuance of the Letter of Completion and Acceptance and the release of the SIA.

Steran

This was turned in
per Richard Daniels
and Wilfred asks.
no fees
Wilderness.

Claire

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		6' & WIDE	PORTLAND CEMENT SIDEWALK	IN CENTRAL AVE R.O.W.	FOUR HILLS ROAD NORTH FRNTAGE OF COVERED WAGON SUBDIVISION	WATERFALL DRIVE	1	1	1
		6' & WIDE	PORTLAND CEMENT SIDEWALK	IN WATERFALL DRIVE R.O.W.	CENTRAL AVE WATERFALL DRIVE FRNTAGE	SOUTH P.L.	1	1	1
		10"	WATER MAIN	LANIER DRIVE AND COVERED WAGON AVE	S. BOUNDARY OF COVERED WAGON SUBDIVISION	WATERFALL DRIVE	1	1	1
		8"	WATER MAIN	S. COURT AND EASEMENT ACROSS LOTS 36 & 51	LANIER DRIVE	COVERED WAGON AVE	1	1	1
		10"	PRESSURE REGIEF VALVE	COVERED WAGON AVE	NEAR WATERFALL DRIVE		1	1	1
		8"	SANITARY SEWER	LANIER DRIVE	COVERED WAGON	SAS MANHOLE IN FOUR HILLS ROAD R.O.W.	1	1	1
		8"	SANITARY SEWER	COVERED WAGON AVE	NEAR WATERFALL	LANIER DRIVE	1	1	1
		8"	SANITARY SEWER	MOUNTAIN WEST CT. AND EAST END	LANIER DRIVE		1	1	1
			SIDEWALK ~~WAIVER~~ DEFERRAL (1)	ALL 4' SIDEWALKS ALONG LANIER DRIVE COVERED WAGON AVENUE, AND MOUNTAIN WEST CT			1	1	1
			GRADING AND DRAINAGE PLAN	CERTIFICATION FOR RELEASE OF SIA			1	1	1
		6' HIGH	PERIMETER WALL PER DRB APPROVED	PERIMETER WALL DESIGN			1	1	1
			PERIMETER WALL CERTIFICATION FROM REGISTERED ENGINEER				1	1	1
		24"	STORM DRAIN	FOUR HILLS ROAD	WEST END OF DRAINAGE EASEMENT	EXISTING SD. IN FOUR HILLS RD	1	1	1
		10'	CONCRETE RUN DOWN	PUBLIC DRAIN EASEMENT LOT 24	LANIER DR.	FOUR HILLS ROAD	1	1	1

PAGE ___ OF ___

NAME OF PLAT AND/OR SITE PLAN _____

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		18' FACE TO FACE	STUB STREET TO LOT 18	NORTH END OF LANIER DR	CORNER	LOT 18 P.L.	/	/	/
		△1	SIDEWALK WAIVED ON EAST & NORTH SIDE OF STUB (LANIER)			(POW)			
			STREET LIGHTS	AS REQUIRED, COORDINATE W/CITY / PNM			/	/	/
							/	/	/
							/	/	/

NOTES

1

2

3

AGENT / OWNER

BILL WADE
NAME (print)

MOUNTAIN WEST DEVELOPMENT
FIRM

[signature] 6/15/04
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[signature] 7/28/04
DRB CHAIR - date

Christina Sandoval 7/28/04
PARKS & GENERAL SERVICES - date

[signature] 7-28-04
TRANSPORTATION DEVELOPMENT - date

_____
AMAFCA - date

Roger Green 7/28/04
UTILITY DEVELOPMENT - date

_____ - date

Bradley S. Bingham 7/28/04
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
△1	1-11-05	[signature]	[signature]	[signature] agent Mari-Mac Partners II Grover

PAGE ___ OF ___

revised 07/01/01

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — **S**
- ___ Major Subdivision action
- ✓ Minor Subdivision action
- ___ Vacation — **V**
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — **P**
- ___ for Subdivision Purposes
- ___ for Building Permit
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC) — **L**

STORM DRAINAGE — **D**
- ___ Storm Drainage Cost Allocation Plan

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)

A **APPEAL / PROTEST of...**
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: BILL WADE PHONE: 323-0250

ADDRESS: P.O. Box 66449 FAX: 323-0249

CITY: ALBUQUERQUE STATE NM ZIP 87193 E-MAIL:

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

AGENT (if any): SAME PHONE:

ADDRESS: FAX:

CITY: STATE ZIP E-MAIL:

DESCRIPTION OF REQUEST: SIDEWALK WAIVER

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 E-1, N. Four Hills, TRACT C VARAN Block: 90C Unit: 78

Subdiv. / Addn. COUCH WAGON SUBDIVISION

Current Zoning: SU-1 Proposed zoning: SU-1

Zone Atlas page(s): L-23 No. of **existing** lots: 2 No. of **proposed** lots: 53

Total area of site (acres): 6.5 Density if applicable: dwellings per gross acre: 8 dwellings per net acre: 12

Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill?

UPC No. MRGCD Map No.

LOCATION OF PROPERTY BY STREETS: On or Near: CENTRAL NW & Between Four Hills Rd. & LOMAS

Between: and

CASE HISTORY:

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

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

SIGNATURE DATE JAN 11 2005

(Print) ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 4/04

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

Application case numbers	Action	S.F.	Fees
05DRB - ____ - 00051	SW	___	$ -0-
____ - ____ - ____	____	___	$ ____
____ - ____ - ____	____	___	$ ____
____ - ____ - ____	____	___	$ ____
____ - ____ - ____	____	___	$ ____
			Total $ -0-

Hearing date 1-19-05

Planner signature / date

Project # 1002176

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. <u>Your attendance is required.</u>

❑ **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. <u>Your attendance is required.</u>

❑ **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.
N/A Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
N/A 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. <u>Your attendance is required.</u>

❑ **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. <u>Your attendance is required.</u>

❑ **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. <u>Your attendance is required.</u>

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

Brij Vaidu, agent
Applicant name (print)

Mesa-Mar Partners II
Applicant signature / date

Form revised 4/03 and **October 2003**

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

Application case numbers
05DRB - _____ - 00051
_____ - _____ - _____
_____ - _____ - _____

Planner signature / date

Project # 1002176

PLAT OF

COVERED WAGON SUBDIVISION

SECTION 26, T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE 2004
SHEET 2 OF 2

MONUMENT LEGEND

- ⚠ – CENTERLINE MONUMENT
- ⊕ – FOUND CONTROL STATION AS NOTED
- ⊡ – FOUND MONUMENT AS NOTED
- ● – SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO" LS8686" UNLESS OTHERWISE NOTED

AREA TABLE	
LOT	SQUARE FEET/ACRES
LOT 1	4,188.28 SQ.FT./0.0961 ACS.
LOT 2	3,977.53 SQ.FT./0.0913 ACS.
LOT 3	3,989.42 SQ.FT./0.0916 ACS.
LOT 4	3,992.08 SQ.FT./0.0916 ACS.
LOT 5	3,984.72 SQ.FT./0.0915 ACS.
LOT 6	3,948.74 SQ.FT./0.0906 ACS.
LOT 7	3,989.08 SQ.FT./0.0916 ACS.
LOT 8	4,065.32 SQ.FT./0.0933 ACS.
LOT 9	3,667.48 SQ.FT./0.0842 ACS.
LOT 10	3,570.10 SQ.FT./0.0820 ACS.
LOT 11	3,678.13 SQ.FT./0.0844 ACS.
LOT 12	3,781.74 SQ.FT./0.0868 ACS.
LOT 13	3,803.01 SQ.FT./0.0873 ACS.
LOT 14	3,810.36 SQ.FT./0.0875 ACS.
LOT 15	3,803.81 SQ.FT./0.0873 ACS.
LOT 16	3,783.35 SQ.FT./0.0869 ACS.
LOT 17	3,686.50 SQ.FT./0.0846 ACS.
LOT 18	5,635.58 SQ.FT./0.1294 ACS.
LOT 19	3,822.00 SQ.FT./0.0877 ACS.
LOT 20	3,822.00 SQ.FT./0.0877 ACS.
LOT 21	3,822.00 SQ.FT./0.0877 ACS.
LOT 22	3,822.00 SQ.FT./0.0877 ACS.
LOT 23	3,822.00 SQ.FT./0.0877 ACS.
LOT 24	3,822.00 SQ.FT./0.0877 ACS.
LOT 25	3,839.95 SQ.FT./0.0882 ACS.

AREA TABLE	
LOT	SQUARE FEET/ACRES
LOT 26	3,869.15 SQ.FT./0.0888 ACS.
LOT 27	3,813.56 SQ.FT./0.0875 ACS.
LOT 28	3,510.00 SQ.FT./0.0806 ACS.
LOT 29	3,510.00 SQ.FT./0.0806 ACS.
LOT 30	3,510.00 SQ.FT./0.0806 ACS.
LOT 31	3,510.00 SQ.FT./0.0806 ACS.
LOT 32	3,510.00 SQ.FT./0.0806 ACS.
LOT 33	3,510.00 SQ.FT./0.0806 ACS.
LOT 34	3,339.56 SQ.FT./0.0767 ACS.
LOT 35	5,615.01 SQ.FT./0.1289 ACS.
LOT 36	4,919.03 SQ.FT./0.1129 ACS.
LOT 37	3,820.36 SQ.FT./0.0877 ACS.
LOT 38	3,822.00 SQ.FT./0.0877 ACS.
LOT 39	3,822.00 SQ.FT./0.0877 ACS.
LOT 40	3,822.00 SQ.FT./0.0877 ACS.
LOT 41	3,822.00 SQ.FT./0.0877 ACS.
LOT 42	3,822.00 SQ.FT./0.0877 ACS.
LOT 43	4,098.52 SQ.FT./0.0939 ACS.
LOT 44	4,163.73 SQ.FT./0.0956 ACS.
LOT 45	3,822.00 SQ.FT./0.0877 ACS.
LOT 46	3,822.00 SQ.FT./0.0877 ACS.
LOT 47	3,822.00 SQ.FT./0.0877 ACS.
LOT 48	3,822.00 SQ.FT./0.0877 ACS.
LOT 49	3,821.18 SQ.FT./0.0877 ACS.
LOT 50	3,844.83 SQ.FT./0.0837 ACS.
LOT 51	4,675.31 SQ.FT./0.1074 ACS.
LOT 52	3,373.42 SQ.FT./0.0774 ACS.
LOT 53	8,404.34 SQ.FT./0.1929 ACS.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	30.00'	46.49'	88°47'47"	N55°19'13"W	41.98'
C2	7485.00'	850.67'	6°31'45"	S77°14'33"E	850.21'
C3	25.00'	39.81'	90°46'43"	S28°35'19"E	35.59'
C4	20.00'	30.83'	88°20'05"	N60°58'05"E	27.87'
C5	7485.00'	21.72'	0°10'00"	N74°03'41"W	21.72'
C6	7485.00'	41.00'	0°18'53"	N74°18'08"W	41.00'
C7	7485.00'	41.00'	0°18'53"	N74°37'00"W	41.00'
C8	7485.00'	41.00'	0°18'53"	N74°55'53"W	41.00'
C9	7485.00'	41.00'	0°18'53"	N75°14'46"W	41.00'
C10	7485.00'	40.77'	0°18'47"	N75°33'36"W	40.77'
C11	7485.00'	42.01'	0°19'21"	N75°52'40"W	42.01'
C12	7485.00'	47.30'	0°21'47"	N76°13'13"W	47.30'
C13	7485.00'	42.02'	0°19'21"	N76°33'47"W	42.02'
C14	7485.00'	43.01'	0°19'49"	N76°53'22"W	43.01'
C15	7485.00'	46.01'	0°21'11"	N77°13'52"W	46.01'
C16	7485.00'	47.00'	0°21'39"	N77°35'17"W	47.00'
C17	7485.00'	47.00'	0°21'39"	N77°56'56"W	47.00'
C18	7485.00'	47.00'	0°21'39"	N78°18'34"W	47.00'
C19	7485.00'	47.00'	0°21'39"	N78°40'13"W	47.00'
C20	7485.00'	47.00'	0°21'39"	N79°01'52"W	47.00'
C21	7485.00'	47.79'	0°22'01"	N79°23'42"W	47.79'
C22	7485.00'	91.84'	0°42'12"	N79°55'48"W	91.84'
C23	7485.00'	29.38'	0°13'32"	N80°23'40"W	29.38'
C24	20.00'	31.15'	89°14'31"	S33°41'56"E	28.10'
C25	20.00'	31.91'	91°25'18"	S55°58'09"W	28.63'
C26	20.00'	16.98'	48°34'58"	N54°01'43"W	16.48'
C27	45.00'	15.00'	19°06'03"	S39°17'16"E	14.93'
C28	45.00'	103.01'	131°09'32"	N65°34'58"E	81.95'
C29	45.00'	98.87'	125°54'20"	N63°27'00"W	80.51'
C30	20.00'	11.11'	31°49'50"	N69°00'45"E	10.97'
C31	20.00'	5.85'	16°45'07"	S86°41'46"E	5.83'
C32	20.00'	31.15'	89°14'31"	S33°41'57"E	28.10'
C33	20.00'	31.68'	90°45'29"	S56°18'04"W	28.47'
C34	15.00'	24.00'	91°36'55"	N29°01'55"W	21.52'

ACS STATION 4-L22
X = 423,364.73
Y = 1,480,446.81
GROUND TO GRID = 0.99964079
DELTA ALPHA = -00°08'50"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927

ACS STATION 8-L22
X = 426,169.07
Y = 1,480,114.80
GROUND TO GRID = 0.99963535
DELTA ALPHA = -00°08'30"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927
ELEVATION=5665.443

N83°14'53"W 2824.40'
N69°44'29"W 810.45'

182.32 SQ.FT. (0.0084 ACS.) ADDITIONAL PUBLIC STREET RIGHT-OF-WAY DEDICATED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT

SCALE: 1" = 50'
PROJECT NO. 0403PB16
DRAWN BY PGB
ZONE ATLAS: L-23-Z
.CR5

SIDEWALK WAIVED

U.S. HIGHWAY I-40
RIGHT-OF-WAY VARIES (200'±)

N.M. STATE HIGHWAY 333
(I-40 FRONTAGE ROAD)
75' RIGHT-OF-WAY

DEFERRED S.W.

FOUR HILLS ROAD S.E.
RIGHT-OF-WAY VARIES

LANIER DRIVE S.E.
46' RIGHT-OF-WAY

COVERED WAGON AVENUE S.E.
46' RIGHT-OF-WAY

MOUNTAIN WEST COURT S.E.
46' RIGHT-OF-WAY

WATERFALL DRIVE S.E.
60' RIGHT-OF-WAY

LOT 17-PI, LOT 18-PI, LOT 19-PI, LOT 20-PI, LOT 21-PI, LOT 22-PI, LOT 23 PI, LOT 24-PI, LOT 25-PI, LOT 26-PI, LOT 16-PI, LOT 15-PI, LOT 14-PI, LOT 13-PI, LOT 12-PI, LOT 11-PI, LOT 10-PI, LOT 9-PI, LOT 8-PI, LOT 7-PI, LOT 6-PI, LOT 5-PI, LOT 4-PI, LOT 3-PI, LOT 2-PI, LOT 1-PI, LOT 44-PI, LOT 45-PI, LOT 46-PI, LOT 47-PI, LOT 48-PI, LOT 49-PI, LOT 50-PI, LOT 51-PI, LOT 52-PI, LOT 53-PI, LOT 43-PI, LOT 42-PI, LOT 41-PI, LOT 40-PI, LOT 39-PI, LOT 38-PI, LOT 37-PI, LOT 36-PI, LOT 27-PI, LOT 28-PI, LOT 29-PI, LOT 30-PI, LOT 31-PI, LOT 32-PI, LOT 33-PI, LOT 34-PI, LOT 35-PI

10' PUBLIC UTILITY ESMT. (GRANTED BY THIS PLAT)
15' PUBLIC UTILITY ESMT. (GRANTED BY THIS PLAT)
10' P.U.E. (GRANTED BY THIS PLAT)
20' SANITARY SEWER & SURFACE DRAINAGE R.O.W.
EXISTING 10' PRIVATE DRAINAGE ESMT. (C33, 21) TO BE VACATED BY THIS PLAT
10' X 20' P.U.E. (GRANTED BY THIS PLAT)
15' UTILITY ESMT. (C33, 21)
EXISTING 7' UTILITY ESMT. (C33, 21)
EXISTING 7' P.U.E. (C33, 21) TO BE VACATED BY THIS PLAT
PORTION OF EXISTING 30' PRIVATE DRAINAGE & UTILITY ESMT. (C33, 21) TO BE VACATED BY THIS PLAT
EXISTING 30' PRIVATE DRAINAGE & UTILITY ESMT. (C33, 21)
7.00' X 60.00' S.A.S. ESMT. PROVIDED FOR THE SOLE PURPOSE OF PERMITTING SANITARY SEWER SERVICE TO TRACT E-1. MAINTENANCE RESPONSIBILITIES FOR THE S.A.S. EASEMENT ARE THE SOLE RESPONSIBILITY OF THE OWNER OF TRACT E-1. (90C, 78)

FND #5 REBAR W/CAP LS7248 (HELD FOR LINE)
FND #5 REBAR W/CAP LS7719 HELD FOR LINE
FND #5 REBAR W/CAP (ILLEGIBLE)

TRACT E-2, NORTH FOUR HILLS SUBD. FILED 3-19-1990 (90C, 78)

LOT 2-P1, SERENITY AT FOUR HILLS SUBD. FILED 8-18-1994 94C, 273)

BREEZE AT MOUNTAIN GATE FILED 6-17-2002C (2002C, 208)

N82°55'21"W 247.04'
304.04'
S16°48'02"W 134.06'
S74°31'53"E 232.65'
S74°31'53"E 229.70'
N74°31'53"W 177.16'
N78°19'12"W 296.30'
N78°19'12"W 321.47'
N78°19'12"W 319.82'
N78°19'12"W 594.19'
S00°00'10"W 204.82'
S00°00'10"W 112.85'
N10°55'19"E 401.68'
S10°55'19"E 252.00'
N10°55'19"E 118.01'
S10°15'30"W 84.57'
N10°15'30"E 101.97'
N73°54'07"W 3631.47'

ACS STATION 4-L22
X = 423,364.73
Y = 1,480,446.81
GROUND TO GRID = 0.99964079
DELTA ALPHA = -00°08'50"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927
ELEVATION=5583.831

LOT 5, LOT 6, LOT 7, LOT 8, LOT 9, LOT 10, LOT 11, LOT 12, LOT 13, LOT 14, LOT 15, LOT 16, LOT 17, LOT 18, LOT 19

LINE TABLE		
LINE	BEARING	LENGTH
L1	N10°55'19"E	29.32'
L2	S89°59'50"E	2.00'
L3	N00°00'10"E	1.45'
L4	S16°48'02"W	1.80'
L5	S00°18'37"E	28.77'
L6	S89°41'23"W	10.00'
L7	N00°18'37"W	31.22'

EXHIBIT C
Date 7/14

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

T10N R4E SEC. 26

LOT 53	8,404.34 SQ.FT./0.1929 ACS.

C28	45.00'	103.01'	131°09'32"	N65°34'56"E	81.95'
C29	45.00'	99.67'	126°54'20"	N63°27'00"W	80.51'
C30	20.00'	11.11'	31°49'50"	N69°00'45"E	10.97'
C31	20.00'	5.85'	16°45'07"	S86°41'46"E	5.83'
C32	20.00'	31.15'	89°14'31"	S33°41'57"E	28.10'
C33	20.00'	31.68'	90°45'29"	S56°18'04"W	28.47'
C34	15.00'	24.00'	91°39'55"	N29°01'55"W	21.52'

N.M. STATE HIGHWAY 333
(I-40 FRONTAGE ROAD)
75' RIGHT-OF-WAY

COVERED WAGON AVENUE S.E.
46' RIGHT-OF-WAY

TRADING POST COURT S.E.
46' RIGHT-OF-WAY

WATERFALL DRIVE S.E.
60' RIGHT-OF-WAY

FND #5 REBAR W/CAP LS7246 (HELD FOR LINE)

EXISTING 10' PRIVATE DRAINAGE ESMT. (C33, 21) TO BE VACATED BY THIS PLAT

10' X 20' P.U.E. (GRANTED BY THIS PLAT)

15' UTILITY ESMT. (C33, 21)

ACS STATION 8-L22
X = 426,169.07
Y = 1,480,114.80
GROUND TO GRID = 0.99963535
DELTA ALPHA = -00°08'30"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927

10' P.U.E. (GRANTED BY THIS PLAT)

EXISTING 7' P.U.E. (C33, 21) TO BE VACATED BY THIS PLAT

EXISTING 7' UTILITY ESMT. (C33, 21)

PORTION OF EXISTING 30' PRIVATE DRAINAGE & UTILITY ESMT. (C33, 21) TO BE VACATED BY THIS PLAT

20' WATER LINE ESMT. (GRANTED BY THIS PLAT)

EXISTING 30' PRIVATE DRAINAGE & UTILITY ESMT. (C33, 21)

FND #5 REBAR W/CAP (ILLEGIBLE)

EXISTING 7' UTILITY ESMT. (C33, 21)

7.00' X 60.00' S.A.S. ESMT. PROVIDED FOR THE SOLE PURPOSE OF PERMITTING SANITARY SEWER SERVICE TO TRACT E-1. MAINTENANCE RESPONSIBILITIES FOR THE S.A.S. EASEMENT ARE THE SOLE RESPONSIBILITY OF THE OWNER OF TRACT E-1. (90C, 78)

FND #5 REBAR W/CAP LS7719 HELD FOR LINE

TRACT E-2, NORTH
FOUR HILLS SUBD.
FILED 3-19-1990
(90C, 78)

LOT 2-P1, SERENITY AT
FOUR HILLS SUBD.
FILED 8-18-1994
94C, 273)

BREEZE AT MOUNTAIN GATE
FILED 6-17-2002C
(2002C, 208)

LINE TABLE		
LINE	BEARING	LENGTH
L1	N10°55'19"E	29.32'
L2	S89°59'50"E	2.00'
L3	N00°00'10"E	1.45'
L4	S16°48'02"W	1.80'

EXHIBIT B
Date 7/14/06

EXHIBIT OF PRIVATE EASEMENT

PLAT OF

COVERED WAGON SUBDIVISION

SECTION 26, T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE 2004
SHEET 2 OF 2

MONUMENT LEGEND

- △ – CENTERLINE MONUMENT
- ◈ – FOUND CONTROL STATION AS NOTED
- ⊠ – FOUND MONUMENT AS NOTED
- ● – SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO" LS8686" UNLESS OTHERWISE NOTED

AREA TABLE	
LOT	SQUARE FEET/ACRES
LOT 1	4,188.26 SQ.FT./0.0961 ACS.
LOT 2	3,977.53 SQ.FT./0.0913 ACS.
LOT 3	3,969.42 SQ.FT./0.0916 ACS.
LOT 4	3,992.08 SQ.FT./0.0916 ACS.
LOT 5	3,984.72 SQ.FT./0.0915 ACS.
LOT 6	3,946.74 SQ.FT./0.0906 ACS.
LOT 7	3,989.08 SQ.FT./0.0916 ACS.
LOT 8	4,065.32 SQ.FT./0.0933 ACS.
LOT 9	3,667.48 SQ.FT./0.0842 ACS.
LOT 10	3,570.10 SQ.FT./0.0820 ACS.
LOT 11	3,678.13 SQ.FT./0.0844 ACS.
LOT 12	3,761.74 SQ.FT./0.0868 ACS.
LOT 13	3,803.01 SQ.FT./0.0873 ACS.
LOT 14	3,810.36 SQ.FT./0.0875 ACS.
LOT 15	3,803.81 SQ.FT./0.0873 ACS.
LOT 16	3,783.35 SQ.FT./0.0869 ACS.
LOT 17	3,686.50 SQ.FT./0.0846 ACS.
LOT 18	5,635.58 SQ.FT./0.1294 ACS.
LOT 19	3,822.00 SQ.FT./0.0877 ACS.
LOT 20	3,822.00 SQ.FT./0.0877 ACS.
LOT 21	3,822.00 SQ.FT./0.0877 ACS.
LOT 22	3,822.00 SQ.FT./0.0877 ACS.
LOT 23	3,822.00 SQ.FT./0.0877 ACS.
LOT 24	3,822.00 SQ.FT./0.0877 ACS.
LOT 25	3,839.95 SQ.FT./0.0882 ACS.

AREA TABLE	
LOT	SQUARE FEET/ACRES
LOT 26	3,869.15 SQ.FT./0.0888 ACS.
LOT 27	3,813.56 SQ.FT./0.0875 ACS.
LOT 28	3,510.00 SQ.FT./0.0806 ACS.
LOT 29	3,510.00 SQ.FT./0.0806 ACS.
LOT 30	3,510.00 SQ.FT./0.0806 ACS.
LOT 31	3,510.00 SQ.FT./0.0806 ACS.
LOT 32	3,510.00 SQ.FT./0.0806 ACS.
LOT 33	3,510.00 SQ.FT./0.0806 ACS.
LOT 34	3,339.56 SQ.FT./0.0767 ACS.
LOT 35	5,615.01 SQ.FT./0.1289 ACS.
LOT 36	4,919.03 SQ.FT./0.1129 ACS.
LOT 37	3,820.36 SQ.FT./0.0877 ACS.
LOT 38	3,822.00 SQ.FT./0.0877 ACS.
LOT 39	3,822.00 SQ.FT./0.0877 ACS.
LOT 40	3,822.00 SQ.FT./0.0877 ACS.
LOT 41	3,822.00 SQ.FT./0.0877 ACS.
LOT 42	3,822.00 SQ.FT./0.0877 ACS.
LOT 43	4,088.52 SQ.FT./0.0939 ACS.
LOT 44	4,183.73 SQ.FT./0.0956 ACS.
LOT 45	3,822.00 SQ.FT./0.0877 ACS.
LOT 46	3,822.00 SQ.FT./0.0877 ACS.
LOT 47	3,822.00 SQ.FT./0.0877 ACS.
LOT 48	3,822.00 SQ.FT./0.0877 ACS.
LOT 49	3,821.18 SQ.FT./0.0877 ACS.
LOT 50	3,644.83 SQ.FT./0.0837 ACS.
LOT 51	4,676.31 SQ.FT./0.1074 ACS.
LOT 52	3,373.42 SQ.FT./0.0774 ACS.
LOT 53	8,404.34 SQ.FT./0.1929 ACS.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	30.00'	46.49'	88°47'47"	N55°19'13"W	41.98'
C2	7465.00'	850.87'	6°31'45"	S77°14'33"E	850.21'
C3	25.00'	39.61'	90°46'43"	S28°35'19"E	35.59'
C4	20.00'	30.83'	88°20'05"	N60°58'05"E	27.87'
C5	7465.00'	21.72'	0°10'00"	N74°03'41"W	21.72'
C6	7465.00'	41.00'	0°18'53"	N74°18'08"W	41.00'
C7	7465.00'	41.00'	0°18'53"	N74°37'00"W	41.00'
C8	7465.00'	41.00'	0°18'53"	N74°55'53"W	41.00'
C9	7465.00'	41.00'	0°18'53"	N75°14'46"W	41.00'
C10	7465.00'	40.77'	0°18'47"	N75°33'36"W	40.77'
C11	7465.00'	42.01'	0°19'21"	N75°52'40"W	42.01'
C12	7465.00'	47.30'	0°21'47"	N76°13'13"W	47.30'
C13	7465.00'	42.02'	0°19'21"	N76°33'47"W	42.02'
C14	7465.00'	43.01'	0°19'49"	N76°53'22"W	43.01'
C15	7465.00'	46.01'	0°21'11"	N77°13'52"W	46.01'
C16	7465.00'	47.00'	0°21'39"	N77°35'17"W	47.00'
C17	7465.00'	47.00'	0°21'39"	N77°56'56"W	47.00'
C18	7465.00'	47.00'	0°21'39"	N78°18'34"W	47.00'
C19	7465.00'	47.00'	0°21'39"	N78°40'13"W	47.00'
C20	7465.00'	47.00'	0°21'39"	N79°01'52"W	47.00'
C21	7465.00'	47.79'	0°22'01"	N79°23'42"W	47.79'
C22	7465.00'	91.64'	0°42'12"	N78°55'48"W	91.64'
C23	7465.00'	29.38'	0°13'32"	N80°23'40"W	29.38'
C24	20.00'	31.15'	89°14'31"	S33°41'56"E	28.10'
C25	20.00'	31.91'	91°25'16"	S55°58'09"W	28.63'
C26	20.00'	16.86'	48°34'58"	N54°01'43"W	16.46'
C27	45.00'	15.00'	19°06'03"	S39°17'18"E	14.83'
C28	45.00'	103.01'	131°09'32"	N65°34'58"E	81.85'
C29	45.00'	99.67'	126°54'20"	N63°27'00"W	80.51'
C30	20.00'	11.11'	31°49'50"	N89°00'45"E	10.97'
C31	20.00'	5.85'	16°45'07"	S86°41'48"E	5.83'
C32	20.00'	31.15'	89°14'31"	S33°41'57"E	28.10'
C33	20.00'	31.68'	90°45'29"	S56°18'04"W	28.47'
C34	15.00'	24.00'	91°39'35"	N29°01'55"W	21.52'

ACS STATION 4-L22
X = 423,364.73
Y = 1,480,446.81
GROUND TO GRID = 0.99964079
DELTA ALPHA = -00°08'50"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927

ACS STATION 8-L22
X = 426,169.07
Y = 1,480,114.80
GROUND TO GRID = 0.99963535
DELTA ALPHA = -00°08'30"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927
ELEVATION=5665.443

N83°14'53"W 2824.40'
N69°44'29"W 810.45'

182.32 SQ.FT. (0.0064 ACS.) ADDITIONAL PUBLIC STREET RIGHT-OF-WAY DEDICATED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT

50 30 10 0 50
20 25
SCALE: 1" = 50'
PROJECT NO. 0403PB16
DRAWN BY PGB
ZONE ATLAS: L-23-Z
.CRS
NORTH

U.S. HIGHWAY I-40
RIGHT-OF-WAY VARIES (200'±)

N.M. STATE HIGHWAY 333
(I-40 FRONTAGE ROAD)
75' RIGHT-OF-WAY

15' PUBLIC UTILITY ESMT. (GRANTED BY THIS PLAT)

10' PUBLIC UTILITY ESMT. (GRANTED BY THIS PLAT)

FOUR HILLS ROAD S.E.
RIGHT-OF-WAY VARIES

LANIER DRIVE S.E.
46' RIGHT-OF-WAY

LANIER DRIVE S.E.
46 EXISTING RIGHT-OF-WAY

COVERED WAGON AVENUE S.E.
46' RIGHT-OF-WAY

MOUNTAIN WEST COURT S.E.
46' RIGHT-OF-WAY

WATERFALL DRIVE S.E.
60' RIGHT-OF-WAY

LOT 18-P1, LOT 19-P1, LOT 20-P1, LOT 21-P1, LOT 22-P1, LOT 23 P1, LOT 24-P1, LOT 25-P1, LOT 26-P1, LOT 17-P1, LOT 16-P1, LOT 15-P1, LOT 14-P1, LOT 13-P1, LOT 12-P1, LOT 11-P1, LOT 10-P1, LOT 9-P1, LOT 8-P1, LOT 7-P1, LOT 6-P1, LOT 5-P1, LOT 4-P1, LOT 3-P1, LOT 2-P1, LOT 1-P1, LOT 44-P1, LOT 45-P1, LOT 46-P1, LOT 47-P1, LOT 48-P1, LOT 49-P1, LOT 50-P1, LOT 51-P1, LOT 52-P1, LOT 53-P1, LOT 43-P1, LOT 42-P1, LOT 41-P1, LOT 40-P1, LOT 39-P1, LOT 38-P1, LOT 37-P1, LOT 36-P1, LOT 27-P1, LOT 28-P1, LOT 29-P1, LOT 30-P1, LOT 31-P1, LOT 32-P1, LOT 33-P1, LOT 34-P1, LOT 35-P1

EXISTING 10' PRIVATE DRAINAGE ESMT. (C33, 21) TO BE VACATED BY THIS PLAT

FND #5 REBAR W/CAP LS7246 (HELD FOR LINE)

10' X 20' P.U.E. (GRANTED BY THIS PLAT)

15' UTILITY ESMT. (C33, 21)

EXISTING 7' UTILITY ESMT. (C33, 21)

EXISTING 7' P.U.E. (C33, 21) TO BE VACATED BY THIS PLAT

20' SANITARY SEWER & SURFACE DRAINAGE R.O.W.

PORTION OF EXISTING 30' PRIVATE DRAINAGE & UTILITY ESMT. (C33, 21) TO BE VACATED BY THIS PLAT

FND #5 REBAR W/CAP (ILLEGIBLE)

EXISTING 7' UTILITY ESMT. (C33, 21)

7.00' X 60.00' S.A.S. ESMT. PROVIDED FOR THE SOLE PURPOSE OF PERMITTING SANITARY SEWER SERVICE TO TRACT E-1. MAINTENANCE RESPONSIBILITIES FOR THE S.A.S. EASEMENT ARE THE SOLE RESPONSIBILITY OF THE OWNER OF TRACT E-1. (90C, 78)

TRACT E-2, NORTH FOUR HILLS SUBD. FILED 3-10-1980 (90C, 78)

EXISTING 30' DRAINAGE & UTILITY ESMT. (C33, 21)

FND #5 REBAR W/CAP LS7719 HELD FOR LINE

LOT 2-P1, SERENITY AT FOUR HILLS SUBD. FILED 8-18-1994 94C, 273)

BREEZE AT MOUNTAIN GATE FILED 6-17-2002C (2002C, 208)

ACS STATION 4-L22
X = 423,364.73
Y = 1,480,446.81
GROUND TO GRID = 0.99964079
DELTA ALPHA = -00°08'50"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927
ELEVATION=5583.831

N73°54'07"W 3631.47'

EXHIBIT C
Date 7/14/21

LINE TABLE		
LINE	BEARING	LENGTH
L1	N10°55'19"E	29.32'
L2	S89°58'50"E	2.00'
L3	N00°00'10"E	1.45'
L4	S16°48'02"W	1.80'
L5	S00°18'37"E	28.77'
L6	S89°41'23"W	10.00'
L7	N00°18'37"W	31.22'

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

T10N R4E SEC. 26

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 28, 2004

8. Project # 1002176
04DRB-00960Major-PreliminaryPlat Approval
04DRB-00962 Major-Vacation of Public Easements
04DRB-00969 Minor-Vacation of Private Easements
04DRB-00961 Minor-Temp Defer SDWK

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT, request(s) the above action(s) for all or a portion of Tract(s) E-1, NORTH FOUR HILLS, **COVERED WAGON SUBDIVISION,** zoned SU-1, located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7acre(s). [REF:Z-98-113/Z98-54, 02DRB-01306, 04DRB-00526] *[Deferred from 7/14/04 & 7/21/04]* (L-23)

At the July 28, 2004, Development Review Board meeting, with the signing of the infrastructure list dated 7/28/04 and approval of the grading plan engineer stamp dated 6/30/04 the preliminary plat was approved.

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

FINDINGS:

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

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

CONDITIONS:

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

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

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

OFFICIAL NOTICE OF DECISION
PAGE 2

04DRB-01071 Minor-SiteDev Plan BldPermit/EPC
04DRB-01072 Minor-SiteDev Plan Subd/EPC

BILL WADE, request(s) the above action(s) for all or a portion of Tract(s) E-1 and C, Block(s) 90C, Unit(s) 78, NORTH FOUR HILLS, **COVERED WAGON SUBDIVISION,** zoned SU-1, located on CENTRAL AVE SE between FOUR HILLS RD SE AND WATERFALL DR SE containing approximately 7 acre(s). [REF:04EPC-00162, 04DRB-000960, 00961, 00962, 00969, 02DRB-01306, 02DRB-00526] **[Debbie Stover, EPC Case Planner]** *[Deferred from 7/14/04 & 7/21/04]* (L-23)

At the July 28, 2004, Development Review Board meeting, the site plan for subdivision and site plan for building permit were approved and signed off by the Board.

If you wish to appeal this decision, you must do so by August 12, 2004 in the manner described below.

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

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

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

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

Sheran Matson, AICP, DRB Chair

Cc:Surveys Southwest Ltd., 333 Lomas Blvd NE, 87102
Mountain West Development, P.O. Box 66449, 87193-6449
Marvin Kortum, 1605 Speakman Dr SE, 87123
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
April 14, 2004
Comments

ITEM # 10

PROJECT # 1002176 **APPLICATION # 04-00526**

RE: Covered Wagon Subdivision/sketch plat

This property is currently zoned C-1 (SC). C-1 zoning allows residential development as a conditional use only. With the SC designation, a site development plan is required as well as a re-plat. However, before any of this is proposed, a special exception must be granted by the ZHE.

Zone change pending before ZHE.

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

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
4/14/04	North 4 Hills #1002176	Sketch	Comments given

City of Albuquerque
Parks and Recreation Department

PO Box 1293, Albuquerque, New Mexico 87103

Inter-Office Correspondence

Development Review Board Comments

Project Number: 1002176

Application Number: 04DRB-00526

DRB Date: 4/14/04

Item Number: 10

Subdivision: Covered Wagon Subdivision

Tract E-1, North Four Hills,

Zoning:

Zone Page: L-23

New Lots (or units) : 53

Request for:

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

Parks and Recreation Comments:

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 53 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

Signed: CS

Christina Sandoval, (DMD) Phone: 768-3808

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

Standard Comment Sheet

DRB- 1002176 **Item No. 10** **Zone Atlas L-23**

DATE ON AGENDA 4-14-04

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 DPM infrastructure required.
2)	Are these P1 lots? Can lot 53 be developed?
3)	Need radius dedication @ 4-Hills and NM 333.
4)	Access to lot 18 may need to be wider to accommodate sidewalk.
5)	Need sketch of improvements on Waterfall and where other access points are located.

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:

DEVELOPMENT REVIEW BOARD

UTILITY DEVELOPMENT

Standard Comment Sheet

DRB-1002176 **Item No. 10** **Zone Atlas L-23**

DATE ON AGENDA 4/14/04

INFRASTRUCTURE REQUIRED (X)YES ()NO

CROSS REFERENCE:

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

No.	Comment
1.	Revised Availability statement is pending.
2.	Must vacate some existing utility easements.

If you have any questions or comments please call Roger Green at 924-3989.

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: 1002176 **AGENDA ITEM NO: 10**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.
Development projects with land area of 1 acre or more, are required to file a Notice of Intent (NOI) with the US Environmental Protection Agency for storm water discharge during construction.

RESOLUTION:

discussed

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: April 14, 2004

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

SHERAN

Marvin R Kortum
1605 Speakman Drive, SE
Albuquerque, New Mexico 87123
(505) 299-0774, M: 934-5786

December 17, 2004

City of Albuquerque
Planning Department
Development and Building Services Division
ATTN: Sheran Matson, Chairperson, DRB

Planning Department, Transportation Section
ATTN: Wilford Gallegos, Traffic Engineer
(505) 924-3991; FAX: (505) 924-3339
P. O. Box 1293
Albuquerque, New Mexico 87103

RECEIVED
DEC 21 2004
HYDROLOGY SECTION

REFERENCE: Infrastructure list for the Covered Wagon Subdivision, located south of Central Avenue, between Four Hills Road, SE and Waterfall Drive, SE. (EPC #1002176, Zone atlas L-23, WO#750781)

DEB

Dear Sheran and Wilford:
This letter request minor revisions to the infrastructure list for the Covered Wagon Subdivision (approved July 28, 2004), specifically as discussed below:

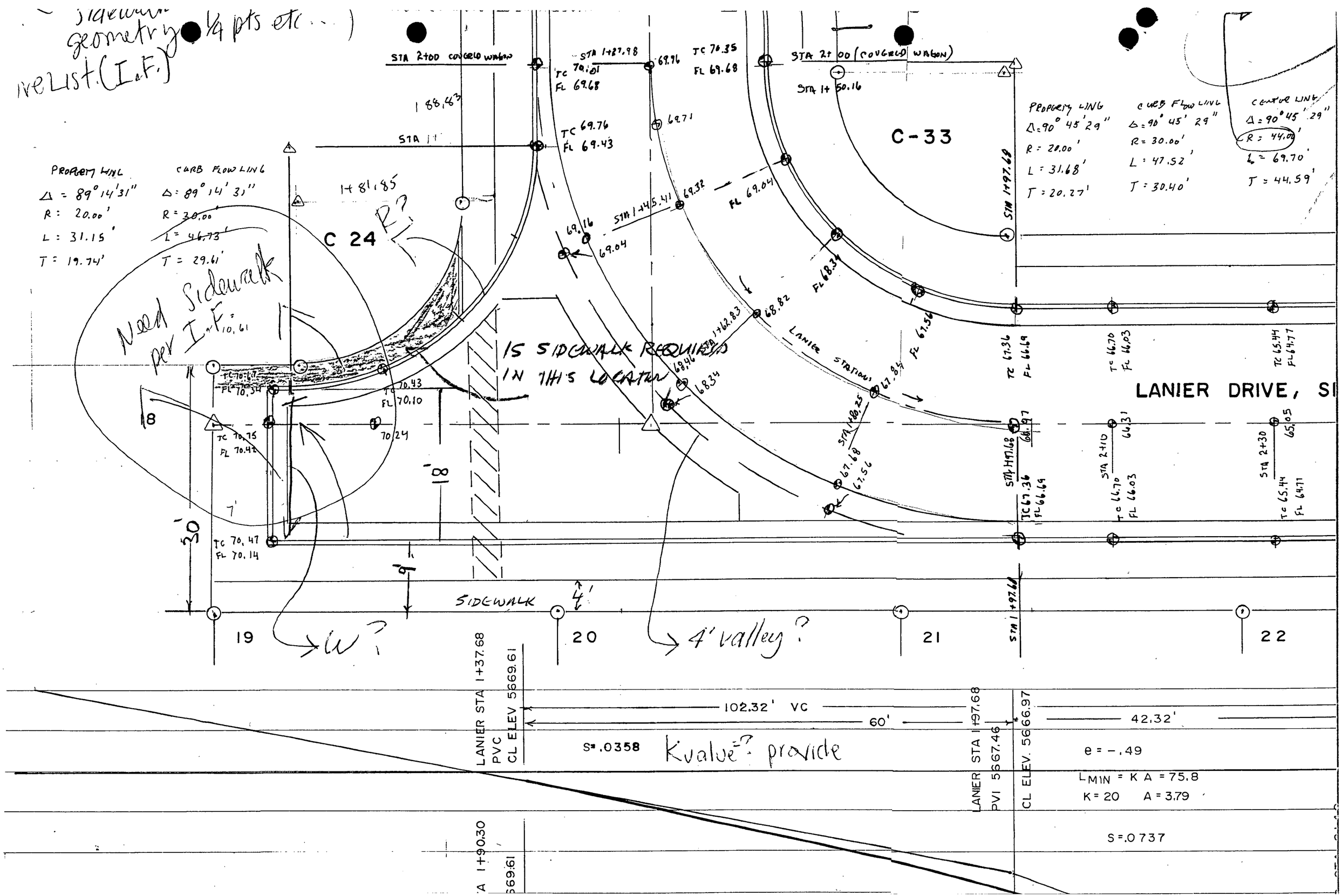
1. The approved list shows that all internal sidewalks in the subdivision are to be "waived". This item conflict with other approved items which state that sidewalks are to be constructed on both sides of all streets. I believe the correct terminology should be "deferred".
2. The infrastructure list states that a 4 feet wide sidewalk will be constructed on both sides of Lanier Drive, which is separately listed as a 28 feet wide street within a 46 feet wide right-of-way. There is a separate listing for a stub street at the north end of Lanier that is approved with a width of 18 feet, within a 30 feet right-of-way. The DRC Transportation representative has interpreted the approvals as requiring a 4 feet wide sidewalk on each side of the stub street. Technically, it is not possible to place a 4 feet wide sidewalk on the east side of the stub street (30 feet row less 18 feet pavement less 9 feet for the west side sidewalk and setback equals 3 feet on the east side). As background, the preliminary site plan did show the stub street extending to the Central Avenue ROW. EPC approved deleting this access to Central Avenue, so the stub street remained solely for the purpose of providing access to lots 18 and 19. Pedestrian access to those two lots is available by the standard 4' wide sidewalk on the west side of the stub street. Please see the attached drawing of this portion of the street, which has the area in question shaded in red.

I request that changes to the infrastructure list be made to delete the term "waiver", and add "deferred", and to clarify the sidewalk requirement on Lanier Drive, by stating that the 4' sidewalk on the east side of Lanier Drive will be required from the south subdivision boundary to the south side of the Covered Wagon right-of-way.

Sincerely,

Marvin R Kortum

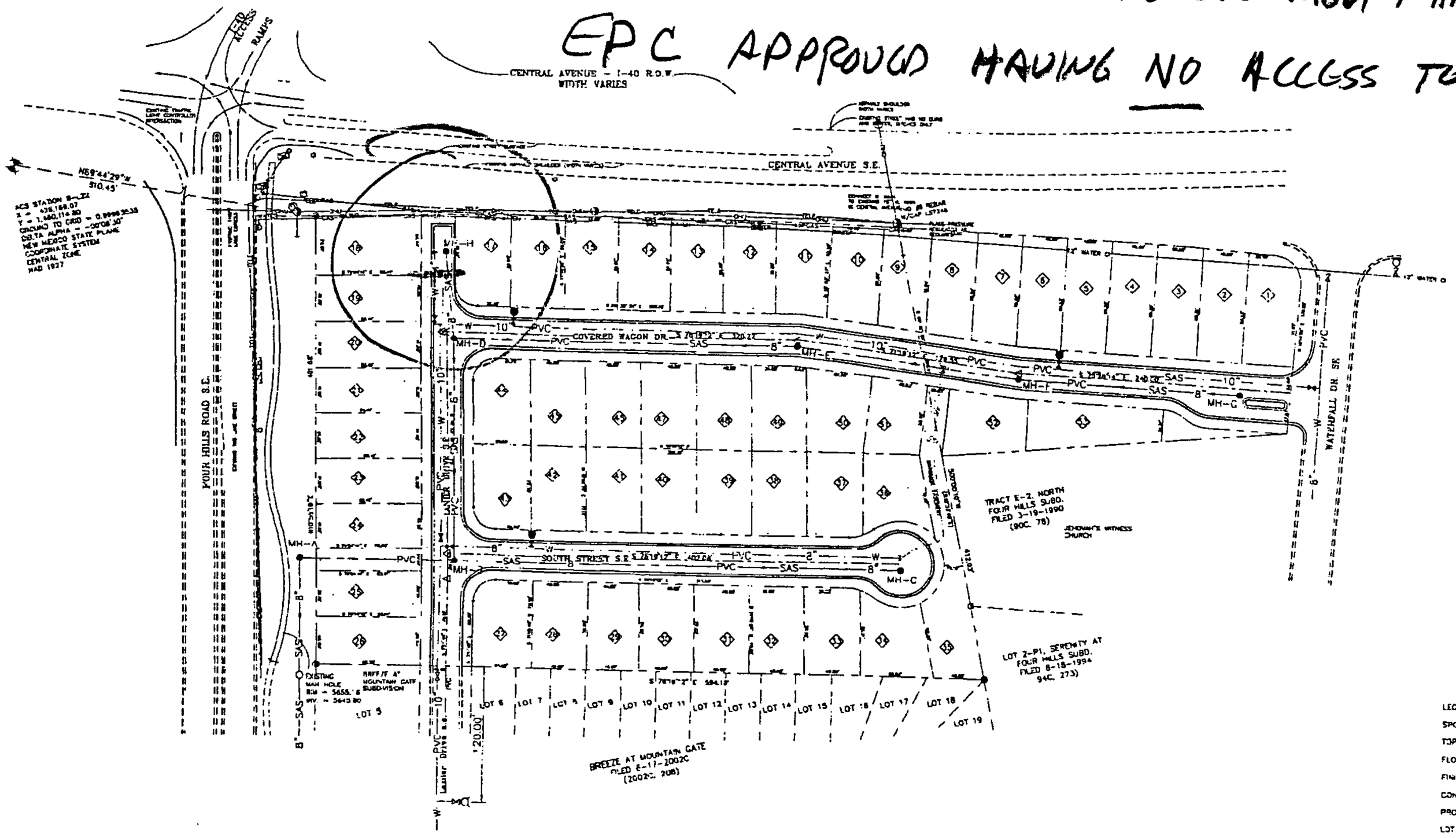
Cc: Bill Wade
Mountain West Development
(505) 323-0250; 730-8849



Sidewalk geometry 1/4 pts etc...)
ive List (I.F.)
STA 2+00 COVERED WAGON
STA 1+37.98
TC 70.01
FL 69.68
TC 70.35
FL 69.68
STA 2+00 (COVERED WAGON)
STA 1+50.16
1+88.83
STA 1+
TC 69.76
FL 69.43
69.71
C-33
PROPERTY LINE
Δ = 90° 45' 29"
R = 20.00'
L = 31.68'
T = 20.27'
CURB FLOW LINE
Δ = 90° 45' 29"
R = 30.00'
L = 47.52'
T = 30.40'
CENTER LINE
Δ = 90° 45' 29"
R = 44.00'
L = 69.70'
T = 44.59'
PROPERTY LINE
Δ = 89° 14' 31"
R = 20.00'
L = 31.15'
T = 19.74'
CURB FLOW LINE
Δ = 89° 14' 31"
R = 30.00'
L = 46.73'
T = 29.61'
1+81.85
C 24
R?
Need Sidewalk per I.F.
STA 1+45.41
69.32
FL 69.04
69.16
69.04
STA 1+97.68
FL 68.34
68.82
STA 1+62.83
LANIER STATIONS
FL 67.56
IS SIDEWALK REQUIRED IN THIS LOCATION
68.46
68.34
67.84
TC 67.36
FL 66.69
TC 66.70
FL 66.03
TC 65.44
FL 64.77
LANIER DRIVE, SI
TC 70.67
FL 70.34
TC 70.43
FL 70.10
70.24
TC 70.75
FL 70.42
18
18'
30'
7'
TC 70.47
FL 70.14
9'
STA 1+80.25
67.68
67.56
STA 1+97.68
66.97
TC 67.36
FL 66.69
STA 2+10
66.31
TC 66.70
FL 66.03
STA 2+30
65.05
TC 65.44
FL 64.77
SIDEWALK
4'
19
20
21
22
W?
4' valley?
LANIER STA 1+37.68
PVC
CL ELEV 5669.61
102.32' VC
60'
42.32'
S=.0358
Kvalue=? provide
LANIER STA 1+97.68
PVI 5667.46
CL ELEV. 5666.97
e = -.49
LMIN = K A = 75.8
K = 20 A = 3.79
S=.0737
A 1+90.30
569.61

THIS WAS ORIGINAL SITE DEVELOPMENT PLAN

EPC APPROVED HAVING NO ACCESS TO CENTRAL AVE



MAN HOLE DATA				
MAN HOLE	RIM	INVERT	DIST DOWN SLOPE	SLOPE
EXIST MH	55.28	45.8	–	–
A	59.0	51	130'	.058
B	56.0	53	140'	.015
C	81	74	400'	.053
D	73	65	200'	.09
E	86	78	3+8'	.04
F	95	87	180'	.05
G	102	94	210'	.03
H	78	70	70'	.07

LEGEND	EXISTING	PROPOSED
SPOT ELEVATION		
TOP OF CURB		TC
FLOW LINE INVERT		FL
FINISHED FLOOR ELEVATION	FFE	FFE
CONTOUR LINE	4587	4587
PROPERTY LINE		
LOT NUMBER		X
BUILDABLE AREA		
CURB & GUTTER		
VALVE		
FIRE HYDRANT		
MAN HOLE		MH--

SCALE: 1" = 50'-0"

50 30 10 0 25 50

ENGINEERING
ARCHITECTURE
PLANNING

2917 CARLISLE NE
ALBUQUERQUE, NM
87110
(505) 881-2002
- grisarc@qwest.net

CIVIL ENGINEER
NM PE 6519
1805 SPEAKSMAN DR. SE
ALBUQUERQUE, NM
87123
(505) 299-0774

MOUNTAIN WEST
DEVELOPMENT COMPANY

FOR REVIEW ONLY

COVERED WAGON SUBDIVISION
RESIDENTIAL SUBDIVISION
CENTRAL AVENUE SE.
ALBUQUERQUE, NEW MEXICO

PLOT DATES

SHEET TITLE
UTILITY PLAN

SCALE
1" = 50'-0"

C1.4

OF

DATE: 1-22-03 | DRAWN: WR | DESIGN: JG

SCALE 1"- 50'-0"

UTILITY PLAN

Project Number: _____

Date Submitted: 6/10/04
Date Site Plan Approved: _____
Date Preliminary Plat Approved: 7/28/04
Date Preliminary Plat Expires: 7/28/05
DRB Project No.: 1002176
DRB Application No.: 04-00760

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

ORIGINAL

COVERED WAGON SUBDIVISION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

SUGGESTED CHANGES MR. KARTUM

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
		24' WIDE 28' FACE TO FACE	ASPHALT SURFACE LOCAL RESIDENTIAL	LANIER DRIVE	SOUTH BOUNDARY OF SUBDIVISION	INTERSECTION W/COVERED WAGON AVE	1	1	1
		24' WIDE 28' FACE TO FACE	ASPHALT SURFACE LOCAL RESIDENTIAL	COVERED WAGON AVENUE	LANIER DRIVE	WATERFALL DRIVE	1	1	1
		24' WIDE 28' FACE TO FACE	ASPHALT SURFACE LOCAL RESIDENTIAL	MOUNTAIN WEST COURT	LANIER DRIVE	EAST END TURN AROUND	1	1	1
			STANDARD CURB & GUTTER OR ROLL CURB, AS REQUIRED BY ENGINEER DESIGN FOR RUNOFF FLOW	ALONG BOTH SIDES OF LANIER DRIVE COVERED WAGON AVE. MOUNTAIN WEST COURT	SOUTH BOUNDARY OF SUBDIVISION	WATERFALL DR	1	1	1
		4' WIDE	PORTLAND CEMENT SIDEWALK NOT REQUIRED EAST SIDE OF STUB ST.	ALONG BOTH SIDES OF LANIER DRIVE COVERED WAGON AVE MOUNTAIN WEST COURT	SOUTH BOUNDARY OF SUBDIVISION	WATERFALL DR	1	1	1
		6' ~~5'~~ WIDE ~~MRK~~	PORTLAND CEMENT SIDEWALK	ALONG DRAINAGE EASEMENT AT WEST SIDE OF LANIER DRIVE	LANIER DRIVE	FOUR HILLS ROAD	1	1	1
		6' ~~5'~~ WIDE ~~MRK~~	PORTLAND CEMENT SIDEWALK	IN FOUR HILLS ROAD R.O.W.	WEST FRONTAGE OF SUBDIVISION		1	1	1

Private Inspector, City Inspector, City Cnst Engineer: Presently as part of the close out package submitted to Construction, the Engineer must supply a letter that confirms that all items on the Infrastructure List have been installed to City Standards as part of the project. Creating and revising the letter has proven to be time consuming process which can delay the issuance of a Letter of Completion and Acceptance. A separate column provided on the revised Infrastructure List allows the inspecting engineer of record to initial off and date each line item on the Infrastructure List as being installed under his supervision with a given project. The engineers Certification of Substantial Compliance (Figure 27) can be modified to include a reference to the revised Infrastructure List eliminating the need for a detailed description of the work performed under the project (see attached revised Figure 27). The City Construction Engineer can then use the certification from the inspecting engineer on the Infrastructure List as an attachment to the Letter of Completion. Once forwarded to the City Engineer, a check of the items built with the project against the items contained within an SIA can then readily be made, expediting the issuance of the Letter of Completion and Acceptance and the release of the SIA.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		6' & WIDE	PORTLAND CEMENT SIDEWALK	IN CENTRAL AVE R.O.W.	FOUR HILLS ROAD NORTH FRONTAGE OF COVERED WAGON SUBDIVISION	WATERFALL DRIVE	1	1	1
		6' & WIDE	PORTLAND CEMENT SIDEWALK	IN WATERFALL DRIVE R.O.W.	CENTRAL AVE WATERFALL DRIVE FRONTAGE	SOUTH P.L.	1	1	1
		10"	WATER MAIN	LANIER DRIVE AND COVERED WAGON AVE	S. BOUNDARY OF COVERED WAGON SUBDIVISION	WATERFALL DRIVE	1	1	1
		8"	WATER MAIN	S. COURT AND EASEMENT ACROSS LOTS 36 & 51	LANIER DRIVE	COVERED WAGON AVE	1	1	1
		10"	PRESSURE REGIEF VALVE	COVERED WAGON AVE	NEAR WATERFALL DRIVE		1	1	1
		8"	SANITARY SEWER	LANIER DRIVE	COVERED WAGON	5 AS MANHOLE IN FOUR HILLS ROAD R.O.W.	1	1	1
		8"	SANITARY SEWER	COVERED WAGON AVE	NEAR WATERFALL DRIVE	LANIER DRIVE	1	1	1
		8"	SANITARY SEWER DEFERAL	MOUNTAIN WEST COURT EAST END		LANIER DRIVE	1	1	1
			SIDEWALK WAIVER	ALL 4' SIDEWALKS ALONG LANIER DRIVE COVERED WAGON AVENUE, AND MOUNTAIN WEST CT			1	1	1
			GRADING AND DRAINAGE PLAN	CERTIFICATION FOR RELEASE OF SIA			1	1	1
		6' HIGH	PERIMETER WALL PER DEB ADDENDUM	PERIMETER WALL DESIGN			1	1	1
			PERIMETER WALL CERTIFICATION FROM REGISTERED ENGINEER				1	1	1
		24"	STORM DRAIN	FOUR HILLS ROAD	WEST END OF DRAINAGE EASEMENT	EXISTING SD, IN FOUR HILLS RD	1	1	1
		10'	CONCRETE IRISH DOWN	PUBLIC DRAIN EASEMENT LOT 24	LANIER DR.	FOUR HILLS ROAD	1	1	1

NAME OF PLAT AND/OR SITE PLAN _____

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		18' FACE TO FACE	STUB STREET TO LOT 18	NORTH END OF LANCE DR	CO RIVER	LOT 18 P.L.	/	/	/
			STREET LIGHTS	AS REQUIRED, COORDINATE W/CITY / PNM			/	/	/
							/	/	/
							/	/	/

NOTES

1 _____

2 _____

3 _____

AGENT / OWNER

BILL LUADE
NAME (print)

MOUNTAIN WEST DEVELOPMENT
FIRM

[signature] 6/15/04
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[signature] 7/28/04
DRB CHAIR - date

[signature] 7-28-04
~~TRANSPORTATION~~ DEVELOPMENT - date

[signature] 7/28/04
UTILITY DEVELOPMENT - date

Bradley S. Bingham 7/28/04
CITY ENGINEER - date

Christina Sandoval 7/28/04
PARKS & GENERAL SERVICES - date

_____
AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

Current DRC
Project Number:_____

Claire

Date Submitted: 6·18·04
Date Site Plan Approved:_____
Date Preliminary Plat Approved: 7/28/04
Date Preliminary Plat Expires: 7/28/05
DRB Project No.: 1002176
DRB Application No.: 04-00960

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

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

COVERED WAGON SUBDIVISION
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

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
		24' WIDE 28' FACE TO FACE	ASPHALT SURFACE LOCAL RESIDENTIAL	LANIER DRIVE	SOUTH BOUNDARY OF SUBDIVISION	INTERSECTION W/ COVERED WAGON AVE	1	1	1
		24' WIDE 28' FACE TO FACE	ASPHALT SURFACE LOCAL RESIDENTIAL	COVERED WAGON AVENUE	LANIER DRIVE	WATERFALL DRIVE	1	1	1
		24' WIDE 28' FACE TO FACE	ASPHALT SURFACE LOCAL RESIDENTIAL	MOUNTAIN WEST COURT	LANIER DRIVE	EAST END TURN AROUND	1	1	1
			STANDARD CURB & GUTTER OR ROLL CURB, AS REQUIRED BY ENGINEER DESIGN FOR RUNOFF FLOW	ALONG BOTH SIDES OF LANIER DRIVE COVERED WAGON AVE. MOUNTAIN WEST COURT	SOUTH BOUNDARY OF SUBDIVISION	WATERFALL DR	1	1	1
		4' WIDE	PORTLAND CEMENT SIDEWALK	ALONG BOTH SIDES OF LANIER DRIVE COVERED WAGON AVE MOUNTAIN WEST COURT	SOUTH BOUNDARY OF SUBDIVISION	WATERFALL DR	1	1	1
		~~5'~~ 6' WIDE	PORTLAND CEMENT SIDEWALK	ALONG DRAINAGE EASEMENT AT WEST SIDE OF LANIER DRIVE	LANIER DRIVE	FOUR HILLS ROAD	1	1	1
		~~5'~~ 6' WIDE	PORTLAND CEMENT SIDEWALK	IN FOURHILLS ROAD R.O.W.	WEST FRONTAGE OF SUBDIVISION		1	1	1

Private Inspector, City Inspector, City Cnst Engineer: Presently as part of the close out package submitted to Construction, the Engineer must supply a letter that confirms that all items on the Infrastructure List have been installed to City Standards as part of the project. Creating and revising the letter has proven to be time consuming process which can delay the issuance of a Letter of Completion and Acceptance. A separate column provided on the revised Infrastructure List allows the inspecting engineer of record to initial off and date each line item on the Infrastructure List as being installed under his supervision with a given project. The engineers Certification of Substantial Compliance (Figure 27) can be modified to include a reference to the revised Infrastructure List eliminating the need for a detailed description of the work performed under the project (see attached revised Figure 27). The City Construction Engineer can then use the certification from the inspecting engineer on the Infrastructure List as an attachment to the Letter of Completion. Once forwarded to the City Engineer, a check of the items built with the project against the items contained within an SIA can then readily be made, expediting the issuance of the Letter of Completion and Acceptance and the release of the SIA.

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		6' WIDE	PORTLAND CEMENT SIDEWALK	IN CENTRAL AVE R.O.W.	FOUR HILLS ROAD NORTH FRONTAGE OF COVERED WAGON SUBDIVISION	WATERFALL DRIVE	1	1	1
		6' WIDE	PORTLAND CEMENT SIDEWALK	IN WATERFALL DRIVE R.O.W.	CENTRAL AVE	SOUTH P.L. WATERFALL DRIVE FRONTAGE	1	1	1
		10"	WATER MAIN	LANIER DRIVE AND COVERED WAGON AVE	S. BOUNDARY OF COVERED WAGON SUBDIVISION	WATERFALL DRIVE	1	1	1
		8"	WATER MAIN	S. COURT AND EASEMENT ACROSS LOTS 36 & 51	LANIER DRIVE	COVERED WAGON AVE	1	1	1
		10"	PRESSURE RELIEF VALVE	COVERED WAGON AVE	NEAR WATERFALL DRIVE		1	1	1
		8"	SANITARY SEWER	LANIER DRIVE	COVERED WAGON	SAS MANHOLE IN FOUR HILLS ROAD R.O.W.	1	1	1
		8"	SANITARY SEWER	COVERED WAGON AVE	NEAR WATERFALL DRIVE	LANIER DRIVE	1	1	1
		8"	SANITARY SEWER	MOUNTAIN WEST CT.	EAST END	LANIER DRIVE	1	1	1
			SIDEWALK WAIVER	ALL 4' SIDEWALKS ALONG LANIER DRIVE COVERED WAGON AVENUE, AND MOUNTAIN WEST CT			1	1	1
			GRADING AND DRAINAGE PLAN	CERTIFICATION FOR RELEASE OF SIA			1	1	1
		6' HIGH	PERIMETER WALL PER DRB APPROVED	PERIMETER WALL DESIGN			1	1	1
			PERIMETER WALL CERTIFICATION	FROM REGISTERED ENGINEER			1	1	1
		24"	STORM DRAIN	FOUR HILLS ROAD	WEST END OF DRAINAGE EASEMENT	EXISTING SD. IN FOUR HILLS RD	1	1	1
		10'	CONCRETE RUNDOWN	PUBLIC DRAIN EASEMENT LOT 24	LANIER DR.	FOUR HILLS ROAD	1	1	1

NAME OF PLAT AND/OR SITE PLAN _____

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		18' FACE TO FACE	STUB STREET TO LOT 18	NORTH END OF LAMAR DR CORNER		LOT 18 P.L.	1	1	1
			STREET LIGHTS	AS REQUIRED, COORDINATE W/CITY / PNM			1	1	1
							1	1	1
							1	1	1

NOTES

1

2

3

AGENT / OWNER

BILL WADE
NAME (print)

MOUNTAIN WEST DEVELOPMENT
FIRM

Bill Wade 6/15/04
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & GENERAL SERVICES - Christina Sandoval 7/28/04

7-28-04
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

Robert Green 7/28/04
UTILITY DEVELOPMENT - date

_____ - date

Bradley S. Bingham 7/28/04
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

PAGE ___ OF ___

revised 07/01/01

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 28, 2004

8. Project # 1002176
04DRB-00960Major-PreliminaryPlat Approval
04DRB-00962 Major-Vacation of Public Easements
04DRB-00969 Minor-Vacation of Private Easements
04DRB-00961 Minor-Temp Defer SDWK

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT, request(s) the above action(s) for all or a portion of Tract(s) E-1, NORTH FOUR HILLS, **COVERED WAGON SUBDIVISION,** zoned SU-1, located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7acre(s). [REF:Z-98-113/Z98-54, 02DRB-01306, 04DRB-00526] *[Deferred from 7/14/04 & 7/21/04]* (L-23)

At the July 28, 2004, Development Review Board meeting, with the signing of the infrastructure list dated 7/28/04 and approval of the grading plan engineer stamp dated 6/30/04 the preliminary plat was approved.

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

FINDINGS:

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

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

CONDITIONS:

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

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

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

04DRB-01071 Minor-SiteDev Plan BldPermit/EPC
04DRB-01072 Minor-SiteDev Plan Subd/EPC

BILL WADE, request(s) the above action(s) for all or a portion of Tract(s) E-1 and C, Block(s) 90C, Unit(s) 78, NORTH FOUR HILLS, **COVERED WAGON SUBDIVISION,** zoned SU-1, located on CENTRAL AVE SE between FOUR HILLS RD SE AND WATERFALL DR SE containing approximately 7 acre(s). [REF:04EPC-00162, 04DRB-000960, 00961, 00962, 00969, 02DRB-01306, 02DRB-00526] **[Debbie Stover, EPC Case Planner]** *[Deferred from 7/14/04 & 7/21/04]* (L-23)

At the July 28, 2004, Development Review Board meeting, the site plan for subdivision and site plan for building permit were approved and signed off by the Board.

If you wish to appeal this decision, you must do so by August 12, 2004 in the manner described below.

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

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

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

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

Sheran Matson, AICP, DRB Chair

Cc:Surveys Southwest Ltd., 333 Lomas Blvd NE, 87102
Mountain West Development, P.O. Box 66449, 87193-6449
Marvin Kortum, 1605 Speakman Dr SE, 87123
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

Mountain West Development
P. O. Box 66449
Albuquerque, New Mexico 887193-6449
(505) 323-0250, M: 730-8849

July 20, 2004

City of Albuquerque
Planning Department
Development and Building Services Division
ATTN: Sheran Matson, Chairperson, DRB
P. O. Box 1293
Albuquerque, New Mexico 87103

REFERENCE: Response to the DRB comments at the July 14, 2004 hearing for the Proposed Covered Wagon Subdivision, located south of Central Avenue, between Four Hills Road, SE and Waterfall Drive, SE. EPC #1002176, Zone atlas L-23).

Dear Sheran:

This letter is in response to Comments from the DRB July 14, 2004 hearing on the referenced subject.

1. The transit comment concerning access to the Central Avenue by means of an easement across Lot 18 was specifically addressed at the EPC hearing. EPC agreed that an opening in the subdivision wall along Central Avenue was not necessary. Presently a bus stop exists on Four Hills Road, with pedestrian access from the Covered Wagon subdivision to Four Hills Road at the easement on the west end of Mountain West Court.

2. The fire department comment on the required 32 feet wide street is contrary to the DPM standard of 28 feet curb face to curb face, which is the design shown on the Site Development Plan and Infrastructure List. Fire Hydrants are shown on the Utilities drawing.

3. Approval for the Grading and Drainage Plan has been received from Hydrology, subject to DRB approval.

4. Transportation:

   a. The sidewalk deferral for side lots 44 and 43 is requested because house plans may include driveways from this side of the lot.
   b. The infrastructure list now shows 6 feet wide sidewalks along Central Avenue and Four Hills Road.
   c. The street designation, "Mountain West Court" , rather than "S Court", has been made on the Infrastructure List.
   d. The Infrastructure List has an added note to clarify that the required street width is 28 feet, curb face to curb face. This 28 feet includes 24 feet of asphalt surface, and 2 feet each side for the gutter portion of the curb and gutter.
   e. The stub street at the north end of Lanier Drive, which provides access to lots 18 and 19, has been added to the Infrastructure List.

f. The word "waiver" has been changed to "deferral" on the Infrastructure List.

5. The Pressure Reduction Valve has been added to the Utilities drawing on the Site Development Plan.
6. The EPC has approved the lot sizes as shown on the Site Development Plan which was reviewed by the EPC. The criteria approved was that the average lot size be 3928 square feet, to overcome neighborhood objections to the housing density. The Preliminary Plat being reviewed for approval by the DRB is revised from the original sketch reviewed by the EPC. The Preliminary Plat configuration meets the established criteria for lot size. The plat has been provided to each neighborhood and comments received indicate that the configuration is satisfactory.
7. A revised wall design for the perimeter wall has been submitted to the DRB Chairperson.

If you have any further comments please call me.

Sincerely,

Bill Wade

8

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

PAID RECEIPT

APPLICANT NAME MOUNTAIN WEST

AGENT SURVEYS S/W.

ADDRESS 833 LOMAS BLVD. N.E.

PROJECT & APP # COVERED WGN. SUBD

PROJECT NAME 1002176 / 04DRB-00960

$ _____ 441032/3424000 Conflict Management Fee

$ 110.00 441006/4983000 DRB Actions Deferral Fee

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

$ _____ 441018/4971000 Public Notification

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

$ 110.00 TOTAL AMOUNT DUE

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

MOUNTAIN WEST DEVELOPMENT, LLC
P. O. BOX 66449 PH. 505-899-8849
ALBUQUERQUE, NM 87193-6449

1141

95-101/1070

DATE July 21, 2004

PAY TO THE ORDER OF City of Albuquerque $ 110 00

One Hundred Ten and no/100 DOLLARS

Security Features Details on Back.

Los Alamos NATIONAL BANK
Santa Fe Office
2009 Galisteo St. Santa Fe, NM 87505 (505) 988-3200
Member FDIC

FOR Deferral Fee

RECEIPT# 00026454 WS# 005 TRANS# 0013
Account 441006 Fund 0110
Activity 4983000 TRSEJA
Tran Amt $110.00
J21

$110.00

⑈001141⑈ ⑆107001012⑆ 00174548⑈01

©HARLAND STYLE XXJ

Current DRC
Project Number:_____

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted: 6.18.04
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
DRB Project No.: 1002176
DRB Application No.:_____

ORIGINAL

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

COVERED WAGON SUBDIVISION
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

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
		24' WIDE 28' FACE TO FACE	ASPHALT SURFACE LOCAL RESIDENTIAL	LANIER DRIVE	SOUTH BOUNDARY OF SUBDIVISION	INTERSECTION W/ COVERED WAGON AVE	1	1	1
		24' WIDE 28' FACE TO FACE	ASPHALT SURFACE LOCAL RESIDENTIAL	COVERED WAGON AVENUE	LANIER DRIVE	WATERFALL DRIVE	1	1	1
		24' WIDE 28' FACE TO FACE	ASPHALT SURFACE LOCAL RESIDENTIAL	MOUNTAIN WEST COURT	LANIER DRIVE	EAST END TURN AROUND	1	1	1
			STANDARD CURB & GUTTER OR ROLL CURB, AS REQUIRED BY ENGINEER DESIGN FOR RUNOFF FLOW	ALONG BOTH SIDES OF LANIER DRIVE COVERED WAGON AVE. MOUNTAIN WEST COURT	SOUTH BOUNDARY OF SUBDIVISION	WATERFALL DR	1	1	1
							1	1	1
		4' WIDE	PORTLAND CEMENT SIDEWALK	ALONG BOTH SIDES OF LANIER DRIVE COVERED WAGON AVE MOUNTAIN WEST COURT	SOUTH BOUNDARY OF SUBDIVISION	WATERFALL DR	1	1	1
							1	1	1
		6' ~~5'~~ 1 WIDE MRK	PORTLAND CEMENT SIDEWALK	ALONG DRAINAGE EASEMENT AT WEST SIDE OF LANIER DRIVE	LANIER DRIVE	FOUR HILLS ROAD	1	1	1
		6' ~~5'~~ 1 WIDE MRK	PORTLAND CEMENT SIDEWALK	IN FOURHILLS ROAD R.O.W.	WEST FRONTAGE OF SUBDIVISION		1	1	1

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		5' WIDE	PORTLAND CEMENT SIDEWALK	IN CENTRAL AVE R.O.W.	FOUR HILLS ROAD NORTH FRONTAGE OF COVERED WAGON SUBDIVISION	WATERFALL DRIVE	1	1	1
		5' WIDE	PORTLAND CEMENT SIDEWALK	IN WATERFALL DRIVE R.O.W.	CENTRAL AVE WATERFALL DRIVE FRONTAGE	SOUTH P.L.	1	1	1
		10"	WATER MAIN	LANIER DRIVE AND COVERED WAGON AVE	S. BOUNDARY OF COVERED WAGON SUBDIVISION	WATERFALL DRIVE	1	1	1
		8"	WATER MAIN	S. COURT AND EASEMENT ACROSS LOTS 36 & 51	LANIER DRIVE	COVERED WAGON AVE	1	1	1
		10"	PRESSURE REGIEF VALVE	COVERED WAGON AVE	NEAR WATERFALL DRIVE		1	1	1
		8"	SANITARY SEWER	LANIER DRIVE	COVERED WAGON	SAS MANHOLE IN FOUR HILLS ROAD R.O.W.	1	1	1
		8"	SANITARY SEWER	COVERED WAGON AVE	NEAR WATERFALL	LANIER DRIVE	1	1	1
		8"	SANITARY SEWER	MOUNTAIN WEST CT.	EAST END	LANIER DRIVE	1	1	1
			SIDEWALK WAIVER	ALL 4' SIDEWALKS ALONG LANIER DRIVE COVERED WAGON AVENUE, AND MOUNTAIN WEST CT			1	1	1
			GRADING AND DRAINAGE PLAN	CERTIFICATION	FOR RELEASE OF SIA		1	1	1
		6' HIGH	PERIMETER WALL PER DRB APPROVED	PERIMETER WALL DESIGN			1	1	1
			PERIMETER WALL CERTIFICATION	FROM REGISTERED ENGINEER			1	1	1
		24"	STORM DRAIN	FOUR HILLS ROAD	WEST END OF DRAINAGE EASEMENT	EXISTING SD. IN FOUR HILLS RD	1	1	1
		10'	CONCRETE RUNDOWN	PUBLIC DRAIN EASEMENT LOT 24	LANIER DR.	FOUR HILLS ROAD	1	1	1

NAME OF PLAT AND/OR SITE PLAN_____

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		18" FACE TO FACE	STUB STREET TO LOT 18	NORTH END OF LAMAR DR	CORNER	LOT 18 P.L.	/	/	/
			STREET LIGHTS	AS REQUIRED, COORDINATE W/CITY / PNM			/	/	/
							/	/	/
							/	/	/

NOTES

1

2

3

AGENT / OWNER

BILL WADE
NAME (print)

MOUNTAIN WEST DEVELOPMENT
FIRM

Bill Wade 6/15/04
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____ 3 YEARS

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & GENERAL SERVICES - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

_____ - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

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

PAID RECEIPT

APPLICANT NAME MOUNTAIN WEST

AGENT SURVEYS S/W.

ADDRESS 833 LOMAS BLVD. N.E.

PROJECT & APP # COVERED WGN. SUBD

PROJECT NAME 1002176 / 04DRB-00960

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

$ 110.00 441006/4983000 **DRB Actions** Defernal Fee

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

$ _____ 441018/4971000 **Public Notification**

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

$ 110.00 **TOTAL AMOUNT DUE**

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

1129

MOUNTAIN WEST DEVELOPMENT, LLC
P. O. BOX 66449 PH. 505-899-8849
ALBUQUERQUE, NM 87193-6449

95-101/1070

DATE July 14, 2004

PAY TO THE ORDER OF City of Albuquerque $ ***DUPLI 110.00

One Hundred Ten and no/100 DOLLARS

Security Features Details on Back.

Los Alamos NATIONAL BANK
Santa Fe Office
2009 Galisteo St. Santa Fe, NM 87505 (505) 988-3200
Member FDIC

FOR Defernal Fee #1002176

⑈001129⑈ ⑆107001012⑆

City Of Albuquerque
Treasury Division

7/16/2004 12:53PM LOC: ANNX
RECEIPT# 00026434 WS# 008 TRANS# 0033
Account 441006 Fund 0110
Activity 4983000 TRSDMM
Trans Amt $110.00 MP
Chk Amt $110.00
CHANGE $0.00

⑆00174548⑈01

Thank You

©HARLAND STYLE ANJ

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — **S**
- ___ Major Subdivision action
- ___ Minor Subdivision action
- ___ Vacation
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN
- X for Subdivision Purposes
- X for Building Permit
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE
- ___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — **S Z**
- ___ Annexation
- ___ County Submittal
- **V** ___ EPC Submittal
- ___ Zone Map Amendment (Establish or Change Zoning)
- **P** ___ Sector Plan **(Phase I, II, III)**
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)
- ___ Street Name Change (Local & Collector)

APPEAL / PROTEST of... — **L A**
- **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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: Bill Wade PHONE: 323-0250
ADDRESS: P.O. Box 66449 FAX: 323 0249
CITY: Albuquerque STATE NM ZIP 87123 E-MAIL:
Proprietary interest in site: Owner **List all owners:**
AGENT (if any): Same PHONE:
ADDRESS: FAX:
CITY: STATE ___ ZIP E-MAIL:

DESCRIPTION OF REQUEST: DRB ACTION ON EPC APPROVED SUBDIVISION FOR BUILDING PERMIT

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 E1 North Fork Hills / Tract C-1 Valley Block: 90C Unit: 78
Subdiv. / Addn. Covered Wagon Subd.
Current Zoning: SU-1 Proposed zoning: SU-1
Zone Atlas page(s): L-23 No. of **existing** lots: 2 No. of **proposed** lots: 53
Total area of site (acres): 6.5 Density if applicable: dwellings per gross acre: 8 dwellings per net acre: 12
Within city limits? ___Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? ___
UPC No. MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: Comanche Rd NE
Between: New Hills Road SE and Waterfall Ridge SE

CASE HISTORY: Debbie Stover, 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.):
EPC APPROVED APRIL 15 2004 #1002176

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

SIGNATURE DATE July 6 2004
(Print) Marsha R Rosen ___ Applicant ___ Agent

FOR OFFICIAL USE ONLY Form revised 4/04

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

Application case numbers	Action	S.F.	Fees
04 DRB 01071	SBP	P(3)	$ 0
04 DRB 01072	SPS	CP(3)	$ 0
	CMF		$ 20.00
			$
			$
		Total	$ 20.00

Hearing date 7-14-04

7-6-04
Planner signature / date

Project # 1002176

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

❑ SKETCH PLAN REVIEW AND COMMENT

__ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Any original and/or related file numbers are listed on the cover application

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

❑ SITE DEVELOPMENT PLAN FOR SUBDIVISION

__ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Infrastructure List, if relevant to the site plan
__ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

❑ SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

__ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6** copies.
__ Solid Waste Management Department signature on Site Plan
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist
__ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
__ Blue-line copy of Site Plan with Fire Marshal's stamp
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

❑ AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

❑ AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

__ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

JOHN 6PE 6660

☒ 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

X Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
X Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
X Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
X Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
X Infrastructure List, if relevant to the site plan
X 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
X 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.

Bill Lance 7/6/04
Applicant name (print)

BILL WADE
Applicant signature / date

Form revised September 2001

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

Application case numbers
04DRB - ____ - 01071
04DRB - ____ - 01072
____ - ____ - ____

7-6-04
Planner signature / date

Project # 1002176

Current DRC Project Number: _____

FIGURE 12

Date Submitted: _____
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: 1002176
DRB Application No.: _____

INFRASTRUCTURE LIST

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

COVERED WAGON SUBDIVISION
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

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
		24' WIDE	ASPHALT SURFACE LOCAL RESIDENTIAL	LANIER DRIVE	SOUTH BOUNDARY OF SUBDIVISION	INTERSECTION W/COVERED WAGON AVE	1	1	1
		24' WIDE	ASPHALT SURFACE LOCAL RESIDENTIAL	COVERED WAGON AVENUE	LANIER DRIVE	WATERFALL DRIVE	1	1	1
		24' WIDE	ASPHALT SURFACE LOCAL RESIDENTIAL	S. COURT	LANIER DRIVE	EAST END TURN AROUND	1	1	1
			STANDARD CURB & GUTTER OR ROLL CURB, AS REQUIRED BY ENGINEER DESIGN FOR RUNOFF FLOW	ALONG BOTH SIDES OF LANIER DRIVE COVERED WAGON AVE. S. COURT	SOUTH BOUNDARY OF SUBDIVISION	WATERFALL DR	1	1	1
		4' WIDE	PORTLAND CEMENT SIDEWALK	ALONG BOTH SIDES OF LANIER DRIVE COVERED WAGON AVE & COURT	SOUTH BOUNDARY OF SUBDIVISION	WATERFALL DR	1	1	1
		5' WIDE	PORTLAND CEMENT SIDEWALK	ALONG DRAINAGE EASEMENT AT WEST SIDE OF LANIER DRIVE	LANIER DRIVE	FOUR HILLS ROAD	1	1	1
		5' WIDE	PORTLAND CEMENT SIDEWALK	IN FOUR HILLS ROAD R.O.W.	WEST FRONTAGE OF SUBDIVISION		1	1	1

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		5' WIDE	PORTLAND CEMENT SIDEWALK	IN CENTRAL AVE R.O.W.	FOUR HILLS ROAD NORTH FRONTAGE OF COVERED WAGON SUBDIVISION	WATERFALL DRIVE	1	1	1
		5' WIDE	PORTLAND CEMENT SIDEWALK	IN WATERFALL DRIVE R.O.W.	CENTRAL AVE	SOUTH P.L. WATERFALL DRIVE FRONTAGE	1	1	1
		10"	WATER MAIN	LANIER DRIVE AND COVERED WAGON AVE	S. BOUNDARY OF COVERED WAGON SUBDIVISION	WATERFALL DRIVE	1	1	1
		8"	WATER MAIN	S. COURT AND EASEMENT ACROSS LOTS 36 & 51 COVERED WAGON AVE	LANIER DRIVE	COVERED WAGON AVE	1	1	1
		10"	PRESSURE REGIEF VALVE		NEAR WATERFALL DRIVE		1	1	1
		8"	SANITARY SEWER	LANIER DRIVE	COVERED WAGON	SAS MANHOLE IN FOUR HILLS ROAD R.O.W.	1	1	1
		8"	SANITARY SEWER	COVERED WAGON AVE	NEAR WATERFALL DRIVE	LANIER DRIVE	1	1	1
		8"	SANITARY SEWER	S. COURT	EAST END	LANIER DRIVE	1	1	1
			SIDEWALK WAIVER	ALL 4' SIDEWALKS ALONG LANIER DRIVE COVERED WAGON AVENUE, AND S COURT			1	1	1
			GRADING AND DRAINAGE PLAN	CERTIFICATION			1	1	1
		6' HIGH	PERIMETER WALL PER DEB ADMINS	PERIMETER WALL DESIGN			1	1	1
			PERIMETER WALL CERTIFICATION FROM REGISTERED ENGINEER				1	1	1
		24"	STORM DRAIN	FOUR HILLS ROAD	WEST END OF DRAINAGE ENTERS	EXISTING SD. IN FOUR HILLS RD	1	1	1
							1	1	1

NAME OF PLAT AND/OR SITE PLAN _____

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

NOTES

1

2

3

AGENT / OWNER

BILL WADE
NAME (print)

MOUNTAIN WEST DEVELOPMENT
FIRM

Bill Wade 6/15/04
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: 3 YEARS

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & GENERAL SERVICES - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

_____ - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

Mountain West Development
P. O. Box 66449
Albuquerque, New Mexico 887193-6449
(505) 323-0250, M: 730-8849

July 6, 2004

City of Albuquerque
ATTN: Sheran Matson, Chairperson, Development Review Board
Albuquerque, New Mexico 87102

REFERENCE: Proposed Covered Wagon residential subdivision, located on the C Varan tract, and tract E-1 of the North Four Hills Subdivision, South of Central Avenue, between Four Hills Road and Waterfall Drive, SE.(EPC # 1002176

Dear Sheran:

This letter forwards the site plan and the EPC Official Notice of Decision, dated April 15, 2004 for the Covered Wagon Subdivision. Revisions to the Site Plan to meet the conditions as stated in the EPC Official Notice are discussed below. Please note that the drawings now show subdivision boundary and lot lines that correspond to the correct boundary and lot dimensions, as shown on the preliminary plat. The overall subdivision is unchanged from the design presented to the EPC, except as directed by the EPC conditions.

For Project 1002176/04EPC00162, a request for Site Development Plan for Subdivision, the following conditions have been met:

Condition 2: The maximum height and the building setbacks are now listed on the site development plan.

Condition 3: Waterfall Drive is now shown and listed on the site plan, along with the ROW width, sidewalk width, curb and gutter and other appropriate details.

For Project 1002176/04EPC00161, a request for Site Development Plan for Building Permit, the following conditions have been met:

Condition 2: Waterfall Drive is now shown and listed on the site plan, along with the ROW width, sidewalk width, curb and gutter and other appropriate details.

Condition 3: A 5 feet wide concrete pathway is now shown along Four Hills Road and Central Avenue on all site plans related to this proposal.

Condition 4: A 5 feet wide concrete pedestrian path is shown connecting the sidewalks within the subdivision to the 5 feet wide pathway along Four Hills Road.

Condition 5: The trees and shrubs have been removed from the landscape plan.

Condition 6: The trees and shrubs along Four Hills Road and Central Avenue have been removed from the landscape plan.

Condition 7: The gravel for backyard shown on the typical lot landscape has been removed.

Condition 8: The scale on the landscape plan is now shown as 1"=50', which is the scale of the landscape plan.

Condition 9: The garage setbacks are now shown as varied by at least 5 feet for every third house. This condition is interpreted as a flexible condition, that is , at lest a third of the houses will have a varied setback, not necessarily a rigid every third house. For example, the variation may be at the second house, then the fifth, then the sixth, then the ninth, etc,

Condition 10: City Engineer, Municipal Development, Public Works and NMDOT conditions

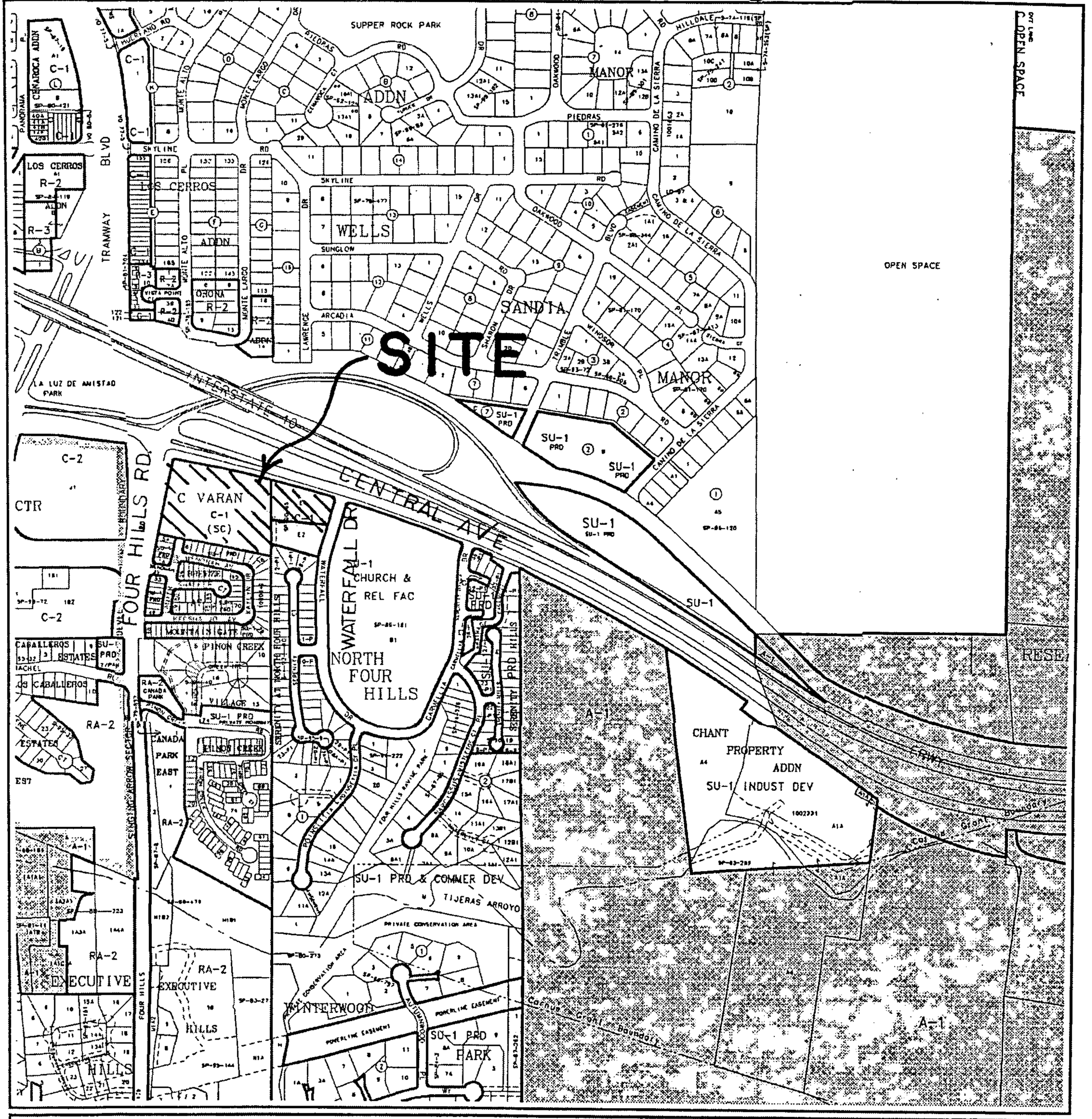
a. Requirements of previous actions of EPC and DRB have been completed as far as these conditions have been stated.
b. Permanent improvements are in the process of being designed.
c. The site plan has been designed per DPM Standards.
d. The intersection of Covered Wagon Avenue with Waterfall Drive has been redesigned and submitted to the Transportation Development Section for review, comment and approval.
e. A request for preliminary plat approval has been submitted to the DRB.

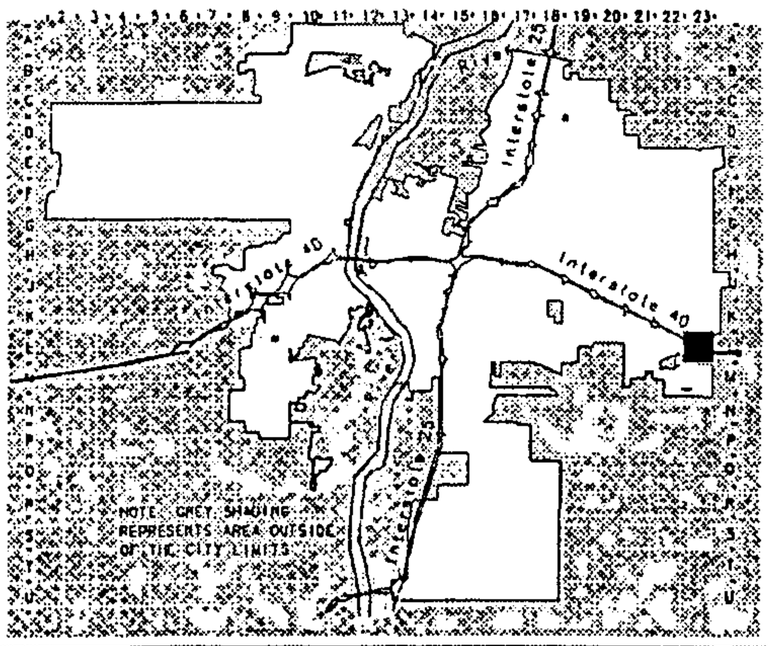
If you have questions please call me.

Thank you.

Sincerely,

Bill Wade





CITY OF ALBUQUERQUE · NEW MEXICO · 1706

A lbuquerque G eographic I nformation S ystem
PLANNING DEPARTMENT

©Copyright 2004

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

L-23-Z

Map Amended through June 03, 2004

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

PAID RECEIPT

APPLICANT NAME Bill Wade

AGENT Same

ADDRESS PO Box 66449

PROJECT & APP # 1002176/04DRB01071/01072

PROJECT NAME Covered Wagon

$ 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.**

Counterreceipt.doc 6/21/04

DUPLICATE
City Of Albuquerque
Treasury Division

7/6/2004 12:29PM LOC: ANNX
RECEIPT# 00028151 WS# 007 TRANS# 0032
Account 441032 Fund 0110
Activity 3424000 TRSLJS
Trans Amt $20.00
J24 Misc $20.00
MC $20.00
CHANGE $0.00

Thank You

****
*** TX REPORT ***
****

TRANSMISSION OK

TX/RX NO	1680	
CONNECTION TEL		99980306
SUBADDRESS		
CONNECTION ID		
ST. TIME	06/28 14:21	
USAGE T	01'36	
PGS.	3	
RESULT	OK	

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
FAX FORM

TO: Sara **FAX #** 998-0306

 # PAGES (INCLUDING COVER SHEET) 2

1000393 + 1002176 6/28/04

FROM: Sheran Matson, DRB Chair FAX # 924-3864 PHONE # 924-3880

COMMENTS:

Here are my comments only on these 2 projects.

Call if you have questions.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
FAX FORM

TO: Sara **FAX #** 998-0306

 # PAGES (INCLUDING COVER SHEET) 2

1000399 + 1002176 6/28/04

FROM: Sheran Matson, DRB Chair FAX # 924-3864 PHONE # 924-3880

COMMENTS:

Here are my comments only on these 2 projects.

Call if you have questions.

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, July 14, 2004,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000614
04DRB-00913 Major-Two Year SIA

TERRY O. BROWN, P.E. agent(s) for DEVELOPMENT SERVICES LTD. COMPANY request(s) the above action(s) for all or a portion of Block(s) 33 & 34, Tract(s) A UNIT B, LOTS 3-12 & 21-29, North Albuquerque Acres, (to be known as **LA CUEVA OESTE SUBDIVISION, UNIT 4,** zoned R-D, located on HOLLY AVE NE between LOUISIANA BLVD NE and SAN PEDRO NE containing approximately 37 acre(s). [REF: DRB-95-121, DRB-97-293] (C-18)

Defer to Transportation.

Project # 1000399
04DRB-00957 Major-Vacation of Public Easements
04DRB-00952 Minor-Preliminary Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for V TAYLOR FLOYD, JR request(s) the above action(s) for all or a portion of Tract(s) A-1-B & A-1-C, **LOMAS CENTER,** zoned SU-1 special use zone, located on BROADWAY BLVD NE, between ROMA AVE NE and LOMAS BLVD NE containing approximately 1 acre(s). [REF: 04EPC00501, 00502, 00503, 00504, 04DRB00422, 00423] (J-14)

No objection to the vacation or minor replatting action. However, this language must appear on the plat above the owner's signature: "Said owners warrant that they hold complete & indefeasible title in fee simple to the land subdivided" per the Subdivision Ordinance.

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION S

- ✓ Major Subdivision action PRELIM PLAT
- ___ Minor Subdivision action
- ✓ Vacation P.U.E & DRAINAGE EASEMENT V
- ___ Variance (Non-Zoning) & TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

SITE DEVELOPMENT PLAN P

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

Supplemental form

ZONING & PLANNING Z

- ___ Annexation
  - ___ County Submittal
  - ___ EPC Submittal
- ___ Zone Map Amendment (Establish or Change Zoning)
- ___ Sector Plan (Phase I, II, III)
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: MOUNTAIN WEST DEVELOPMENT / BILL WAIDE PHONE: 730-8849
ADDRESS: P.O. BOX 75039 FAX: 323-0249
CITY: ALBQ STATE NM ZIP 87194 E-MAIL:
Proprietary interest in site: OWNER **List all owners:** JAFARI, MORTEZA, ETAL
AGENT (if any): SURVEYS SOUTHWEST, LTD PHONE: 998-0303
ADDRESS: 333 LOMAS BLVD NE FAX: 998-0306
CITY: ALBQ STATE NM ZIP 87102 E-MAIL:

DESCRIPTION OF REQUEST: DIVIDE TWO EXISTING TRACTS INTO FIFTY-THREE NEW LOTS, DEDICATE PUBLIC STREET R-O-W, GRANT ADD'L. EASEMENTS & VACATE P.U.E & PRIVATE DRAINAGE EASEMENTS

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. PORTION OF LAND IN SW1/4-NW1/4 IN SEC 26, T10N, R4E, TOGETHER W/ TRACT E-1, North Four Hills Block: N/A Unit: N/A
Subdiv. / Addn. Covered W AGON
Current Zoning: ~~R-1 (SU)~~ SU-1 for SFR Proposed zoning: same
Zone Atlas page(s): L-23-Z No. of **existing** lots: 2 No. of **proposed** lots: 53
Total area of site (acres): 6.5508 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. 1-023-056-096-335-21016 / 1-023-056-148-340-21001 MRGCD Map No. N/A
LOCATION OF PROPERTY BY STREETS: On or Near: FOUR HILLS RD SE
Between: LOVIER DR. SE and WATERFALL DR. SE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): Z98-113, Z98-54, 02DRB-01306, Proj # 1002176, 04DRB-00526

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

SIGNATURE Dan Cranney DATE 6-18-04
(Print) Dan Cranley ___ Applicant ✓ Agent

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

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

Application case numbers		Action	S.F.	Fees
04DRB -	-00960	PP	S(2)	$ 1695.00
04DRB -	-00961	TDS	✓	$ -0-
04DRB -	-00962	VPE	✓	$ 135.00
04AA -	-00969	VPRIE	___	$ -0-
-	-	CMF	___	$ 20.00
		AD FEE		Total 75.00
				$ 1875.00

Hearing date 7-14-04

6-18-04
Planner signature / date

Project # 1002176

June 18
July 14

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.

Dan Graney
Applicant name (print)

Dan Graney 6.18.04
Applicant signature / date

Form revised 9/01, 8/03 and 9/03

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

Application case numbers
04DRB-_____-00960
04DRB-_____-00961
04DRB-_____-00962
04DRB-_____-00969

6-18-04
Planner signature / date

Project # 1002176

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

__ Application for subdivision (Plat) on FORM S-3, including those submittal requirements. Variance and subdivision should be applied for simultaneously.
__ 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)
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__ Any original and/or related file numbers are listed on the cover application

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__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the vacation
__ Letter of authorization from the grantors and the beneficiaries
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

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

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

Dan Graney
Applicant name (print)

Dan Graney 6.18.04
Applicant signature / date

Form ~~revised~~ April 2003

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

Application case numbers
04DRB-_____-00960
04DRB-_____-00961
04DRB-_____-00962
04DRB 00969

6-18-04
Planner signature / date

Project # 1002176

FORM V: SUBDIVISION VARIANCES & VACATIONS

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__ Application for subdivision (Plat) on FORM S-3, including those submittal requirements. Variance and subdivision should be applied for simultaneously.
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Dan Graney
Applicant name (print)

Dan Graney 6.18.04
Applicant signature / date

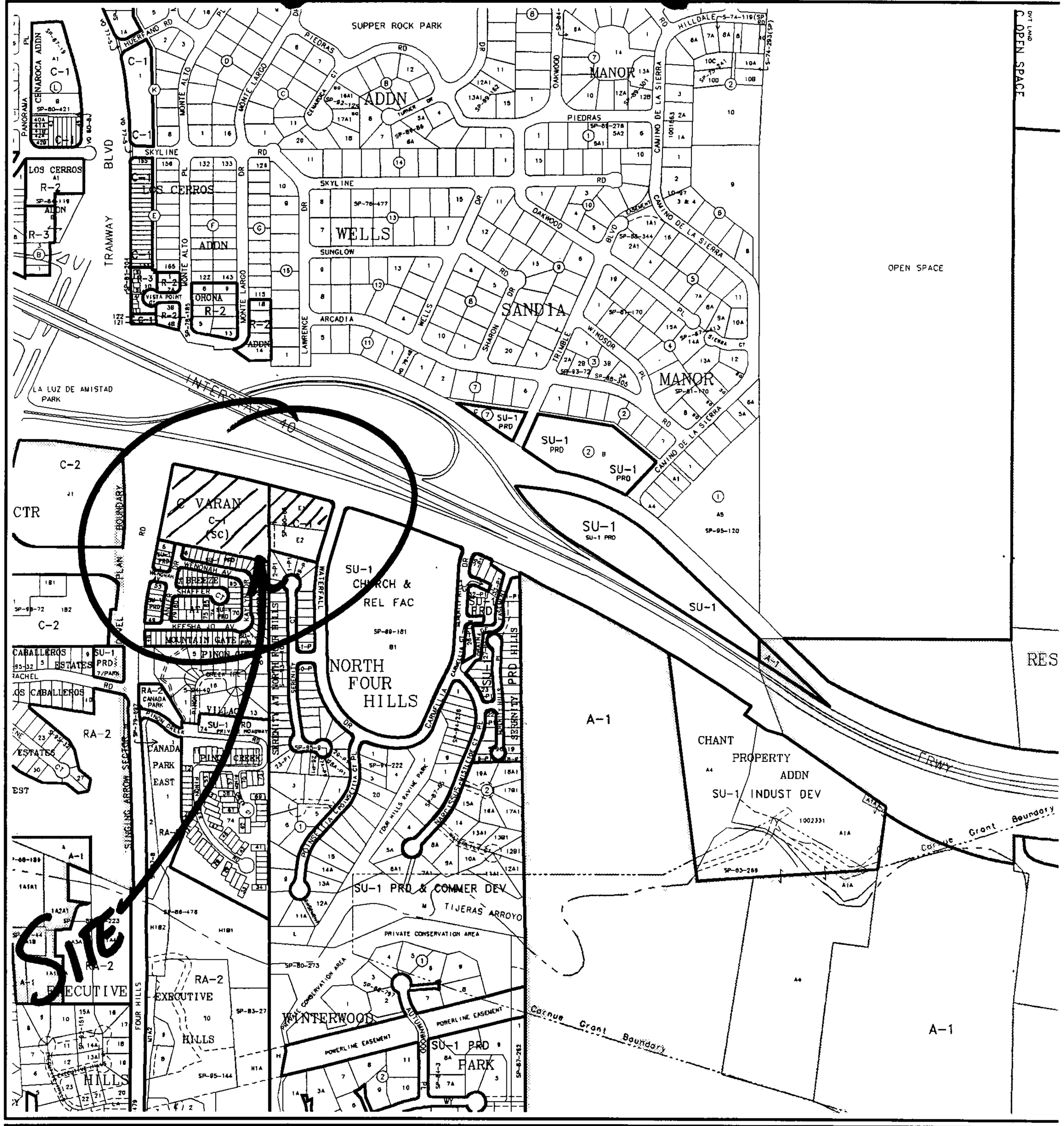
Form revised April 2003

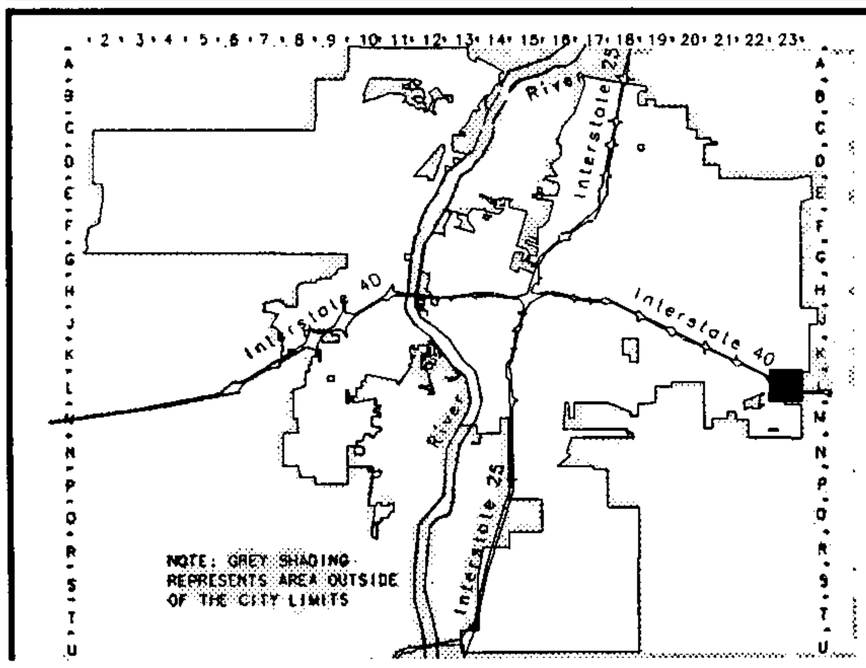
☐ Checklists complete
☐ Fees collected
☐ Case #s assigned
☐ Related #s listed

Application case numbers
04DRB - 00960
04DRB - 00961
04DRB - 00962
04DRB 00969

6-18-04
Planner signature / date

Project # 1002176





CITY OF
Albuquerque

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PLANNING DEPARTMENT

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Zone Atlas Page

L-23-Z

Map Amended through August 01, 2003

Surveys Southwest, LTD

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

June 8, 2004

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

REF: LOTS 1 - 53, COVERED WAGON SUBDIVISION

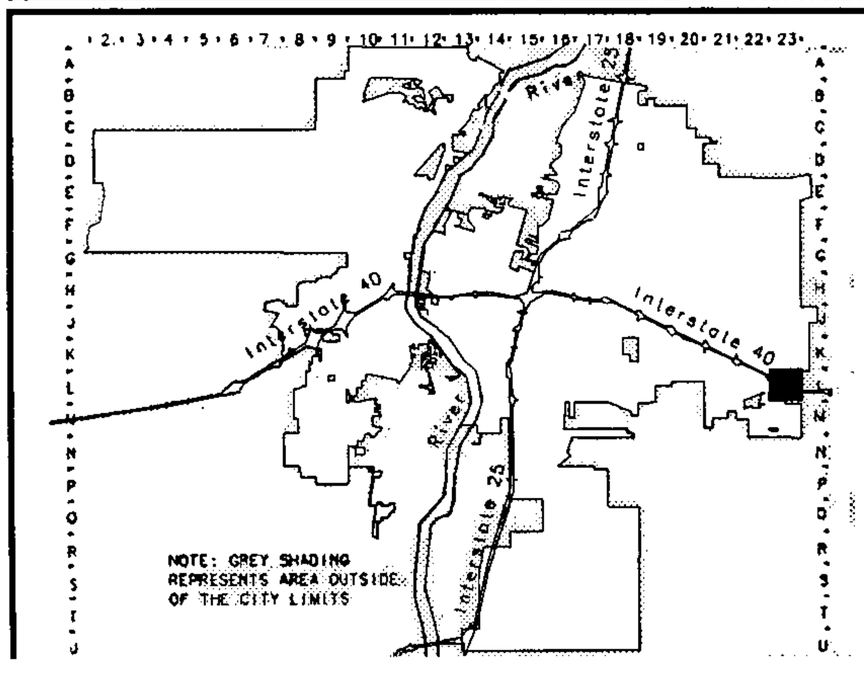
Dear Board Members:

The purpose for the above referenced subdivision request is to combine Two (2) parcels of land and create Fifty-three (53) new lots with public access for sale as individual house lots.

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

Sincerely,

Dan Graney
President



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Zone Atlas Page

L-23-Z

Map Amended through August 01, 2003

CITY OF *ALBUQUERQUE*

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

APPLICANT: BILL WADE-MURI-MACIAS **Date of request:** FEB 2 / 1 / 2004 **Zone atlas page(s):** L-23

TO BE COMPLETED BY APPLICANT

CURRENT:

Zoning _____

Parcel Size (acres / sq.ft.) _____

Legal Description -

Lot or Tract # CANNON E E-1 Block # _____

Subdivision Name NORTH FOUR HILLS ESTATES

REQUESTED CITY ACTION(S):

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

Building Permit [ ]
Access Permit [ ]
Other [ ]

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION: [1]

# of units - 53

Building Size - 1400 +- (sq. ft.)

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

Applicant or Representative _____ Date 2-5-04

(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRANSPORTATION DEVELOPMENT

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

Planning Dept., Dev. & Bldg. Services Div., Transportation Dev. 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: [ ]

Notes:

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

Tony Loyd 2-2-04

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** ___ / ___ / ___ _____ _____

- **FINALIZED** ___ / ___ / ___ TRAFFIC ENGINEER DATE

Surveys Southwest, LTD

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

June 8, 2004

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

REF: LOTS 1 - 53, COVERED WAGON SUBDIVISION

Dear Board Members:

Surveys Southwest, LTD is requesting to vacate ~~various~~ PRIVATE easements that will not be necessary. The developer is seeking preliminary plat approval after board review of the plat, grading plan and infrastructure list.

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

Sincerely,

Dan Graney
President

SUPPER ROCK PARK

OPEN SPACE

OPEN SPACE

LA LUZ DE ANISTAD PARK

INTERSTATE 40

TRAMWAY BLVD

LOS CERROS

ADDN

WELLS

SUNGLOW

ARCADIA

SANDIA

MANOR

PIEDRAS

SKYLINE

OAKWOOD

HILLDALE

CAMINO DE LA SIERRA

MONTE ALTO

MONTE LARGO

LAWRENCE

WINDSOR

TRIMBLE

SHARON

CENAROCA ADDN

VISTA POINT

ORONA

CTR

C VARAN (SC)

BREEZE SHAFFER

MOUNTAIN GATE

PINON CREEK

CANADA PARK EAST

CANADA PARK

CABALLEROS ESTATES

RACHEL RD

RA-2 EXECUTIVE HILLS

NORTH FOUR HILLS

CHURCH & REL FAC

SERENITY HILLS

CARNELLIA

POINSETTIA

FOUR HILLS RAVINE PARK

MAGNOLIA CRISTA

SU-1 PRD & COMMER DEV

TIJERAS ARROYO

PRIVATE CONSERVATION AREA

WINTERWOOD

POWERLINE EASEMENT

AUTUMNWOOD

SU-1 PRD PARK

SU-1 PRD

SU-1 PRD PRIVATE ROADWAY

SU-1 INDUST DEV

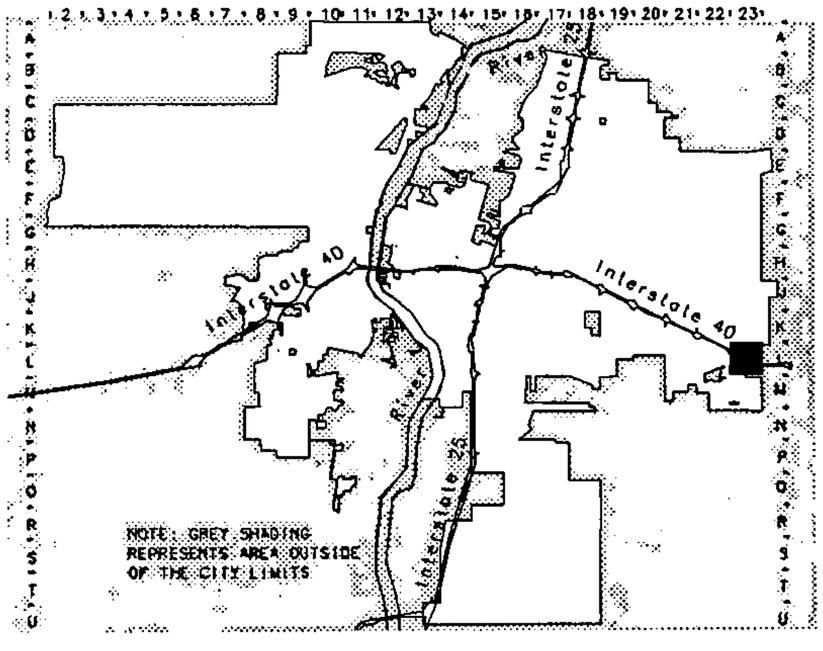
CHANT PROPERTY ADDN

A-1

RES

Corrue Grant Boundary

Site



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Zone Atlas Page

L-23-Z

Map Amended through August 01, 2003

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 PROPOSED COVERED WAGON SUBD.

AGIS MAP # L-23-Z

LEGAL DESCRIPTION PORTION OF LAND IN SW'/4-NW'/4 IN SEC 26, T10N, R4E TOGETHER W/ TRACT E-1, NORTH FOUR HILLS

✓ **DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on JUNE 17, 2004 [date].

MARVIN R KORTUM — JUNE 17, 2004

Applicant / ~~Agent~~ — Date

Andrew Garcia — July 27, 2006

Hydrology Division Representative — Date

✓ **WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was ~~requested from~~ ISSUED BY the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on APRIL 22, 2004 [date].

MARVIN R KORTUM — JUNE 17, 2004

Applicant / ~~Agent~~ — Date

Andrew Garcia — July 27, 2006

Utilities Division Representative — Date

DRB# 100 2176

SURVEYS SOUTHWEST, LTD

333 LOMAS BLVD., NE
ALBUQUERQUE, NEW MEXICO 87102
(505) 998-0303
FAX: (505) 998-0306

FAX TRANSMISSION COVER SHEET

Date: 6/18/04
To: CLAIRE SENOYZ
Fax: 924-3864
Subject: BILL WADE, MAJOR SUB-COVERED WAGON
Sender: SARAH

YOU SHOULD RECEIVE 2 *PAGE(S), INCLUDING THIS COVER SHEET. IF ALL PAGES ARE NOT RECEIVED, PLEASE CONTACT OUR OFFICE, THANK YOU!*

NOTES/COMMENTS:

Sendee's Phone # - for information only: 924-3946

I, Bill Wade authorize the vacation of an existing 10' drainage easement and a portion of an existing 30' private drainage and utility easement as shown on the proposed subdivision, Covered Wagon.

Bill Wade 6/18/04 Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me this 18th day of June, 2004
By: Bill Wade

My Commission Expires:
10/01/04

Notary Public

OFFICIAL SEAL
Sarah Amato
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 10/01/04

Surveys Southwest, LTD

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

June 15, 2004

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

REF: COVERED WAGON SUBDIVISION

Dear Board Members:

This letter is a request for the deferral of the construction of the sidewalks until such time as the individual house will be built on the lot and then the sidewalk will be installed.

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

Sincerely,

Dan Graney
President

SUPPER ROCK PARK

OPEN SPACE

SITE

LA LUZ DE ANISTAD PARK

INTERSTATE 40

TRAMWAY BLVD

SUNGLOW

ARCADIA

SKYLINE RD

PIEDRAS RD

HILLDALE

OAKWOOD BLVD

CAMINO DE LA SIERRA

MONTE ALTO DR

MONTE LARGO DR

LAWRENCE DR

WELLS DR

SHARON DR

TRIMBLE PL

WINDSOR PL

SIERRA CT

CENAROCA ADDN

LOS CERROS ADDN

ORONA ADDN

WELLS ADDN

SANDIA MANOR

MANOR

VISTA POINT

C VARAN (SC)

BREEZE SHAFFER

MOUNTAIN GATE

PINON CREEK VILLAGE

CANADA PARK EAST

NORTH FOUR HILLS

CHURCH & REL FAC

CARMELLIA

POINSETTIA

NARCISSUS

FOUR HILLS RAVINE PARK

SERENITY HILLS PRD

CHANT PROPERTY ADDN

SU-1 INDUST DEV

SU-1 PRD & COMMER DEV

TIJERAS ARROYO

PRIVATE CONSERVATION AREA

WINTERWOOD

AUTUMNWOOD

POWERLINE EASEMENT

PARK

CABALLEROS ESTATES

RACHEL RD

CANADA PARK

EXECUTIVE HILLS

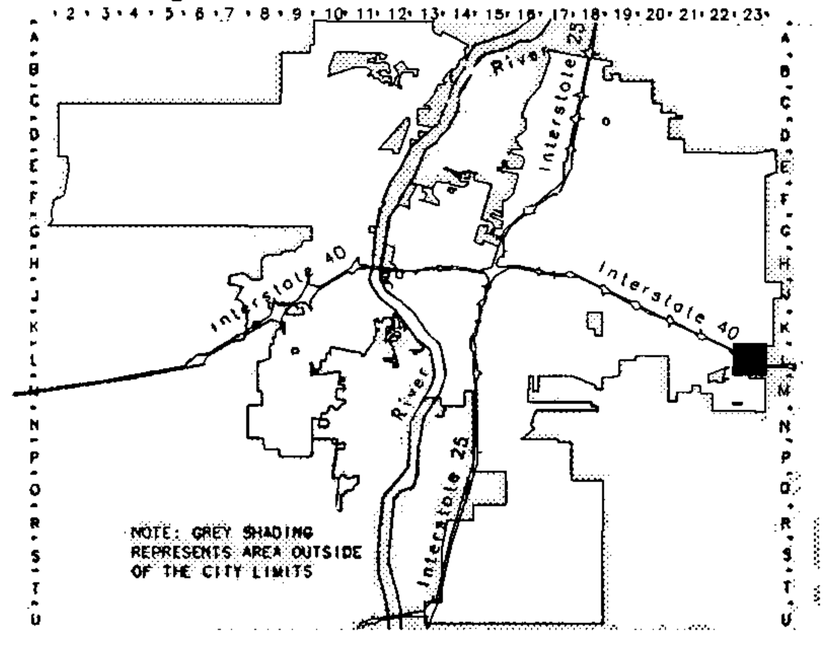
SINGING ARROW SECTOR

Corrue Grant Boundary

ARMY

RES

C-1 C-2 R-1 R-2 R-3 RA-2 A-1 SU-1 PRD CTR



CITY OF Albuquerque

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GRAPHIC SCALE IN FEET

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Zone Atlas Page

L-23-Z

Map Amended through August 01, 2003

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.

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

June 8, 2004

Sarah
Surveys Southwest, LTD
333 Lomas Blvd. NE/87102
Phone: 998-0303/Fax: 998-0306

Dear Sarah:

Thank you for your inquiry of **June 8, 2004** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **CERTAIN UNPATTED LAND IN SW ¼ -NW ¼ IN SEC 26, T10N, R4E, TOGETHER WITH TRACT E-1, NORTH FOUR HILLS,** zone map **L-23.**

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 or by fax at (505) 924-3913.

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(03/09/04)

"Attachment A"

Sarah, Surveys Southwest, LTD
Zone Map: L-23

NORTH FOUR HILLS N.A. (R)
***Tom Conley**
13705 Poinsettia Ct. SE/87123 275-6721 (h)
Nancy Caress
421 Narcissus SE/87123 291-1592 (h)

SINGING ARROW N.A. (R)
***Marilyn Floro**
528 Eugene SE/87123 275-5469 (h)
Rose Sena
12620 Piru Blvd. SE/87123 292-6866 (h)

SUPPER ROCK N.A. (R)
***Jack M. Harris**
712 Supper Rock NE/87123 293-6079 (h)
Carol O'Keefe
600 Vista Abajo Dr. NE/87123 296-9075 (h)

ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY O-92, you are most welcomed to notify the following *"Unrecognized"* neighborhood associations of this project.

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

MARI-MACII LLP
P. O. Box 66449
Albuquerque, New Mexico 887193-6449
(505) 323-0250, M: 730-8849

June 4, 2004

North Four Hills Neighborhood Association
ATTN: Tom Conely
13705 Poinsettia Court, SE
Albuquerque, New Mexico 87123
(505) 275-6721

ATTN: Nancy Caress
421 Narcisus, SE
Albuquerque, New Mexico 87123
(505) 291-1592

REFERENCE: Plat approval for the Covered Wagon Subdivision, located in the southeast quadrant of the intersection of Central Avenue (I-40, NMSH #333) and Four Hills Road, SE.

Dear Mrs. Caress:

This letter is a notice to you of continuing action on the Covered Wagon Subdivision.

My letter of February 2, 2004 notified you of actions to be taken before the Environmental Planning Commission (EPC) concerning this subdivision. The EPC approved the subdivision on April 15, 2004, with certain conditions.as stated in a letter provided to you by the City of Albuquerque.

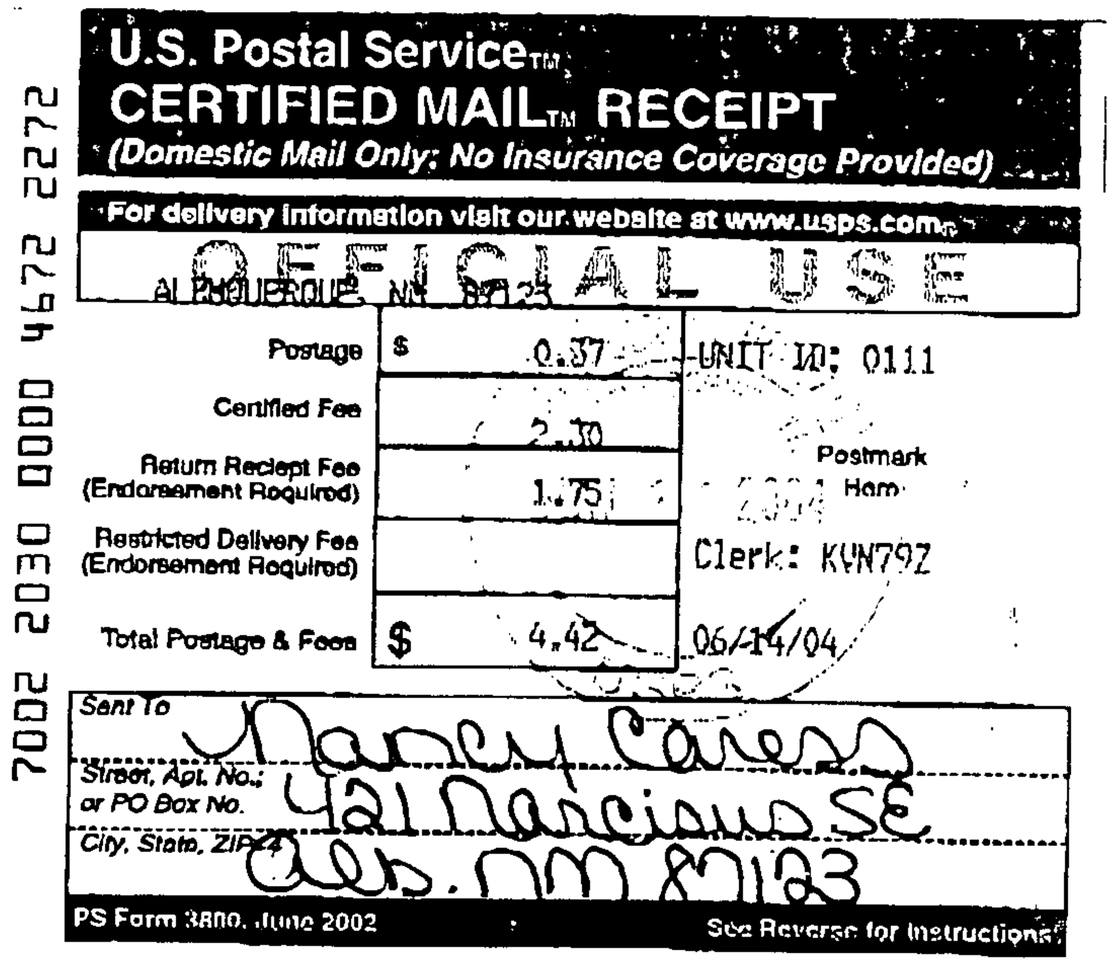
Preliminary and final plat approval is now being requested from the City of Albuquerque Development Board (DRB). A copy of the proposed preliminary plat is attached. When approved, this will become the final plat for the Covered Wagon Subdivision.

The date and time of the DRB hearing will be posted on the site two weeks before the hearing. Presently the schedule for the hearing is July 14, 2004

Please contact me if you have questions or comments,

Sincerely,

Bill Wade

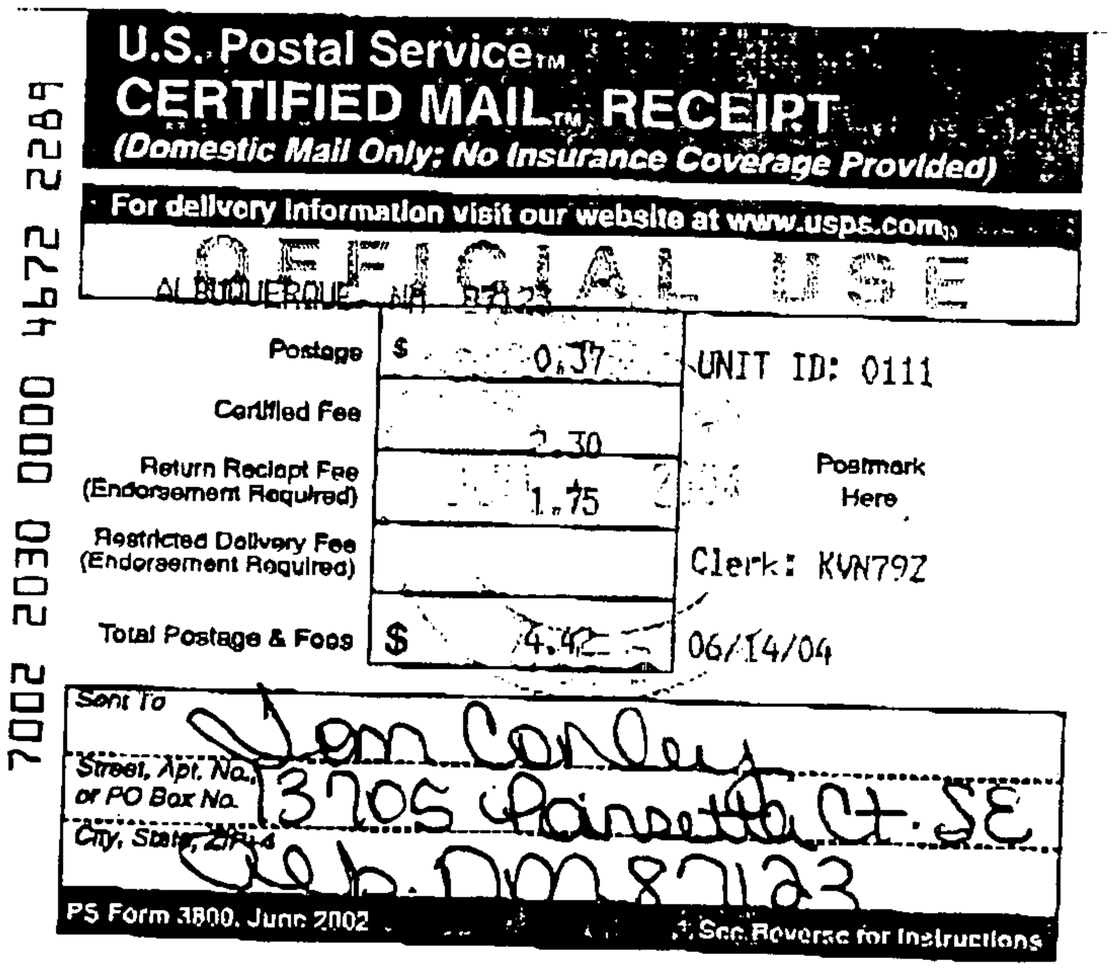


MARI-MACII LLP
P. O. Box 66449
Albuquerque, New Mexico 887193-6449
(505) 323-0250, M: 730-8849

June 4, 2004

North Four Hills Neighborhood Association
ATTN: Tom Conely
13705 Poinsettia Court, SE
Albuquerque, New Mexico 87123
(505) 275-6721

ATTN: Nancy Caress
421 Narcisus, SE
Albuquerque, New Mexico 87123
(505) 291-1592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For delivery information visit our website at www.usps.com®
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Postage $ 0.37
Certified Fee 2.30
Return Receipt Fee (Endorsement Required) 1.75
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 4.42
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Sent To Tom Conley
Street, Apt. No., or PO Box No. 13705 Poinsettia Ct. SE
City, State, ZIP+4 Alb. NM 87123
PS Form 3800, June 2002 See Reverse for Instructions

REFERENCE: Plat approval for the Covered Wagon Subdivision, located in the southeast quadrant of the intersection of Central Avenue (I-40, NMSH #333) and Four Hills Road, SE.

Dear Mr. Conely:

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The date and time of the DRB hearing will be posted on the site two weeks before the hearing. Presently the schedule for the hearing is July 14, 2004

Please contact me if you have questions or comments,

Sincerely,

Bill Wade

MARI-MACII LLP
P. O. Box 66449
Albuquerque, New Mexico 887193-6449
(505) 323-0250, M: 730-8849

June 4, 2004

Four Hills Village Homeowners Association
ATTN: Mr. Roger Mickelson, President
P. O. Box 50505
Albuquerque, New Mexico 87123-0505
(505) 332-9273

REFERENCE: Plat approval for the Covered Wagon Subdivision, located in the southeast quadrant of the intersection of Central Avenue (I-40, NMSH #333) and Four Hills Road, SE.

Dear Mr. Mickelson:

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Sincerely,

Bill Wade

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City, State, ZIP+4: Alb. NM 87123-0505

PS Form 3800, June 2002 See Reverse for Instructions

MARI-MACII LLP
P. O. Box 66449
Albuquerque, New Mexico 887193-6449
(505) 323-0250, M: 730-8849

June 4, 2004

Supper Rock Neighborhood Association
ATTN: Jack Harris
712 Supper Rock, NE
Albuquerque, New Mexico 87123
(505) 293-6079

ATTN: Carol O'Keefe
600 Vista Abajo, NE
Albuquerque, New Mexico 87123
(505) 296-9075

REFERENCE: Plat approval for the Covered Wagon Subdivision, located in the southeast quadrant of the intersection of Central Avenue (I-40, NMSH #333) and Four Hills Road, SE.

Dear Mr. Harris:

This letter is a notice to you of continuing action on the Covered Wagon Subdivision.

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Sincerely,

Bill Wade

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Street, Apt. No., or PO Box No.: 712 Supper Rock NE
City, State, ZIP+4: Albq NM 87123

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MARI-MACII LLP
P. O. Box 66449
Albuquerque, New Mexico 887193-6449
(505) 323-0250, M: 730-8849

June 4, 2004

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Albuquerque, New Mexico 87123
(505) 293-6079

ATTN: Carol O'Keefe
600 Vista Abajo, NE
Albuquerque, New Mexico 87123
(505) 296-9075

REFERENCE: Plat approval for the Covered Wagon Subdivision, located in the southeast quadrant of the intersection of Central Avenue (I-40, NMSH #333) and Four Hills Road, SE.

Dear Mrs. O'Keefe:

This letter is a notice to you of continuing action on the Covered Wagon Subdivision.

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Bill Wade

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Sent To: Carol O'Keefe
Street, Apt. No.; or PO Box No.: 600 Vista Abajo NE
City, State, ZIP+4: Albq. NM 87123

PS Form 3800, June 2002 See Reverse for Instructions

MARI-MACII LLP
P. O. Box 66449
Albuquerque, New Mexico 887193-6449
(505) 323-0250, M: 730-8849

June 4, 2004

Singing Arrow Neighborhood Association
ATTN: Marilyn Floro
528 Eugene, SE
Albuquerque, New Mexico 87123
(505) 275-5469

ATTN: Rachel Klynott
P. O. Box 50162
Albuquerque, New Mexico 87181-0162
(505) 203-5459

REFERENCE: Plat approval for the Covered Wagon Subdivision, located in the southeast quadrant of the intersection of Central Avenue (I-40, NMSH #333) and Four Hills Road, SE.

Dear Ms: Klynott:

This letter is a notice to you of continuing action on the Covered Wagon Subdivision.

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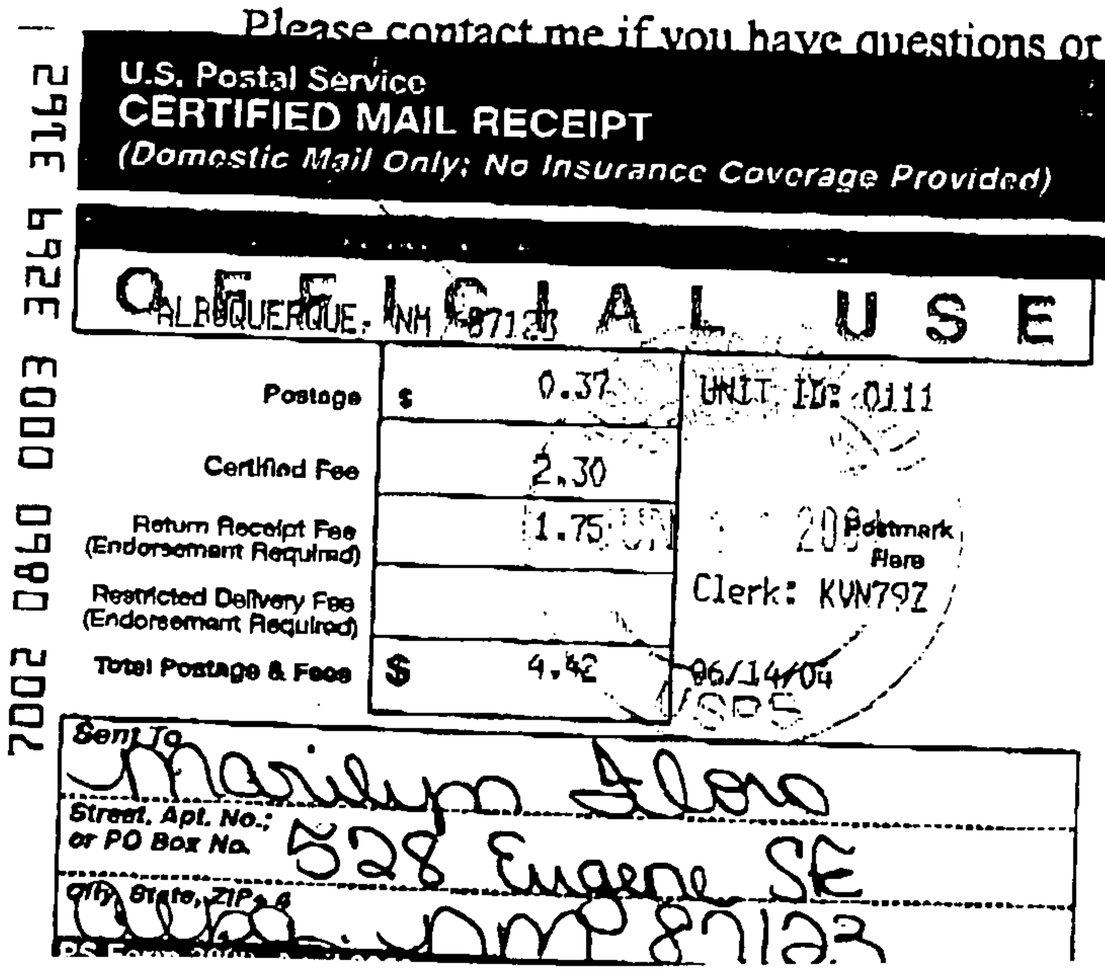
Sincerely,

Bill Wade



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Albuquerque, New Mexico 887193-6449
(505) 323-0250, M: 730-8849

June 4, 2004

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ATTN: Marilyn Floro
528 Eugene, SE
Albuquerque, New Mexico 87123
(505) 275-5469

ATTN: Rachel Klynott
P. O. Box 50162
Albuquerque, New Mexico 87181-0162
(505) 203-5459

REFERENCE: Plat approval for the Covered Wagon Subdivision, located in the southeast quadrant of the intersection of Central Avenue (I-40, NMSH #333) and Four Hills Road, SE.

Dear Ms: Floro:

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Sincerely,

Bill Wade

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Total Postage & Fees	$ 4.42	06/14/04

Sent To: Rachel Klynott
Street, Apt. No.; or PO Box No: P.O. Box 50162
City, State, ZIP+4: Alb. NM 87181-0162

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 23, 2004

Mr. Marvin R. Kortum
1603 Speakman Drive SE
Albuquerque, NM 87123

RE: Water and Sanitary Sewer Availability Statement
Proposed Covered Wagon Subdivision
Unplatted Lands of Cyrus Varan and Lot E-1 of the North Four Hills Subdivision L-23

Mr. Kortum:

Service requirements for the subject site were last addressed in an availability statement dated August 25, 2003. It is understood that, since the issuance of that letter, the scope of the proposed development has been expanded to include Lot E-1, a parcel immediately east of the unplatted lands of Cyrus Varan.

Project Information: The property now includes approximately 6.5 acres of undeveloped property located east of Four Hills Ranch Road and south of Central Avenue in southeast Albuquerque. The two parcels have similar C-1 zoning except that the western lot is designated for shopping center purposes. The site is the subject of a pending EPC action to subdivide and change the existing zoning to SU-1 for single family residential.

Existing Conditions: Both 10- and 12-inch waterlines are present within the respective rights-of-way of Four Hills and Central. An additional 8-inch is located in Waterfall. Each of these lines is located within the 7ER Ridgecrest pressure zone. Existing nearby sanitary sewer lines consist of 8-inch lines in Waterfall and Central. The Central line terminates at Four Hills. As you are aware, the region immediately south of the subject site is being developed as a residential subdivision. As part of that development, a new 10-inch water line as well as an 8-inch sanitary sewer line is being constructed within Lanier Drive. The water line will be supplied by pressure zone 6E through a connection to the existing 12-inch west of Four Hills. The northernmost point of the sewer system will be a new manhole located at the intersection of Lanier and Wenonah. Please refer to project #655981 for specific details regarding these improvements.

Sanitary Sewer Service for the proposed development will require public line extensions. Minimum 8-inch sanitary sewer lines must be constructed at standard locations within each of the streets internal to the proposed subdivision. The design of the new sewer must include manholes spaced at regular intervals. Due to site grades, neither the line in Central nor the line in Waterfall is available for use as an outfall. The new lines must, therefore, drain to the previously referenced manhole in Lanier. Upon completion and acceptance of both the infrastructure improvements described herein as well as those associated with project #655981, service for the proposed development will be available via routine connection to the new lines.

Metered Water Service will also require public line extensions. Minimum 8-inch water lines must be constructed within each of the streets internal to the proposed subdivision. These lines will be supplied from two points. The line in Covered Wagon will connect to the 8-inch in Waterfall. Also, a 10-inch in Lanier must be extended south and connect to the 10-inch zone 6E line which is currently under construction for the Breeze at Mountain Gate Subdivision. As with all new subdivisions, looping of the water lines is a requirement. Dead-end lines will not be allowed. Specifically, an 8-inch connection between the east end of the South Street line and the Covered Wagon line must be included in the utility plan. Please be advised that a temporary PRV must be

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

included with the design of the new water lines. This valve must be located within the Covered Wagon right-of-way immediately west of the connection to the line in Waterfall. Upon completion of planned system modifications east of the project site, this valve will be removed. Service will be contingent upon the completion and acceptance of the infrastructure improvements described herein as well as those associated with the Breeze at Mountain Gate Subdivision.

Fire Protection: Fire flow rates are determined by the Fire Marshal based on both the size and the type of construction. Fire hydrants must be located within dedicated public rights-of-way. At a minimum, new hydrants must be constructed at each street intersection. The exact number and location of the new fire hydrants must be approved by the Fire Marshal 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.

Easements: City of Albuquerque public water and sewer easements are required for all public lines to be constructed outside of dedicated rights-of-way. Minimum easement widths shall be 20-feet where single service lines are to be constructed and 25-feet where both water and sewer lines are included. Please be advised that encroachments on existing easements will not be allowed. Specifically, the northern lot configuration must be modified such that the lot lines remain no less than 10-feet south of the existing 12-inch water line. Acceptable easements must be procured and documented prior to DRC approval.

Utility Expansion Charges: In addition to installation and construction costs, both sanitary sewer and metered water service will be subject to Utility Expansion Charges (UEC). These charges are payable at the time service is requested and will be based on the ordinances in effect at the time of connection.

Closure: This statement of availability will remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the City of Albuquerque's Public Works Department as soon as possible. Any outstanding pro rata and standby assessments must be paid at the time service is taken. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized.

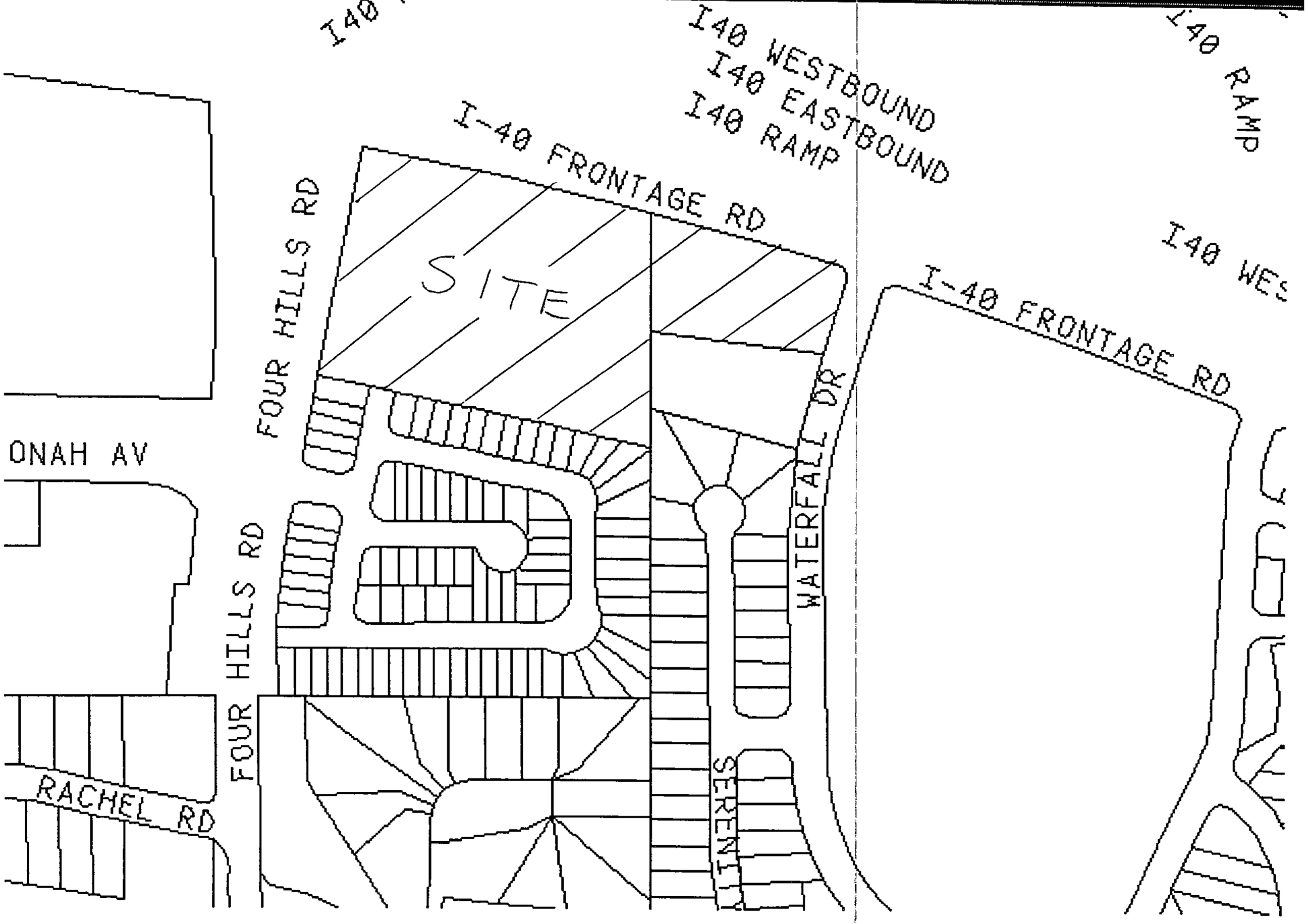
Please feel free to contact the undersigned at (505) 924-3987 or by fax at (505) 924-3864 if you have questions regarding the statements contained herein or need additional information.

Sincerely,

Jeremy Hoover, E.I.T.
Engineering Associate
Utility Development Section
Public Works Department

c:	f/	availability	L-23
	f/	readers	#40303
	f/	DRB	#1002176

Pan/Zoom | x,y: 3.03888,2.60827 | dx,dy: 0.00000,0.00000 | dist: 0.00000



SANITARY SEWER

Pan/Zoom | x,y: 4.18307,3.46949
dx,dy: -0.12303,0.24606 dist: 0.27511

N

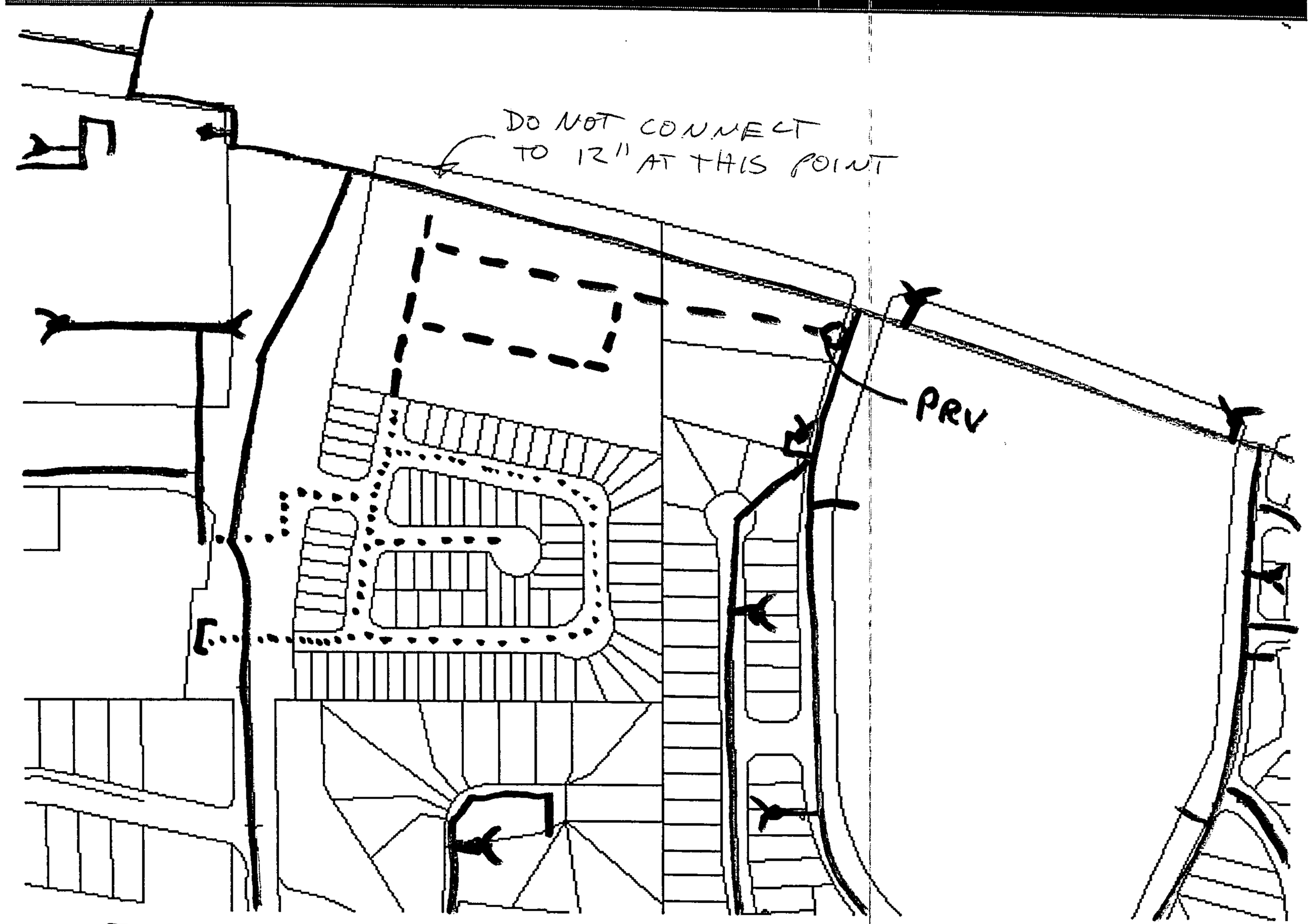
EXISTING SEWER LINES

...●... LINES UNDER CONSTRUCTION WITH COA PROJECT # 655981

-●- REQUIRED PUBLIC LINE EXTENSION

WATER

Pan/Zoom | x,y: 4.99508,3.71555 | dx,dy: -0.04921,0.00000 | dist: 0.04921



—— EXISTING WATER LINES

..... LINES UNDER CONSTRUCTION WITH COA PROJECT #655981

--- REQUIRED PUBLIC LINE EXTENSION

Surveys Southwest, LTD

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

June 8, 2004

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

REF: LOTS 1 - 53, COVERED WAGON SUBDIVISION

Dear Board Members:

Surveys Southwest, LTD is requesting to vacate various easements that will not be necessary. The developer is seeking preliminary plat approval after board review of the plat, grading plan and infrastructure list.

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

Sincerely,

Dan Graney
President

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.

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

June 8, 2004

Sarah
Surveys Southwest, LTD
333 Lomas Blvd. NE/87102
Phone: 998-0303/Fax: 998-0306

Dear Sarah:

Thank you for your inquiry of **June 8, 2004** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **CERTAIN UNPATTED LAND IN SW ¼ -NW ¼ IN SEC 26, T10N, R4E, TOGETHER WITH TRACT E-1, NORTH FOUR HILLS,** zone map **L-23.**

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 or by fax at (505) 924-3913.

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(03/09/04)

"Attachment A"

Sarah, Surveys Southwest, LTD
Zone Map: L-23

NORTH FOUR HILLS N.A. (R)
***Tom Conley**
13705 Poinsettia Ct. SE/87123 275-6721 (h)
Nancy Caress
421 Narcissus SE/87123 291-1592 (h)

SINGING ARROW N.A. (R)
***Marilyn Floro**
528 Eugene SE/87123 275-5469 (h)
Rose Sena
12620 Piru Blvd. SE/87123 292-6866 (h)

SUPPER ROCK N.A. (R)
***Jack M. Harris**
712 Supper Rock NE/87123 293-6079 (h)
Carol O'Keefe
600 Vista Abajo Dr. NE/87123 296-9075 (h)

ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY O-92, you are most welcomed to notify the following *"Unrecognized"* neighborhood associations of this project.

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

MARI-MACII LLP
P. O. Box 66449
Albuquerque, New Mexico 887193-6449
(505) 323-0250, M: 730-8849

June 4, 2004

North Four Hills Neighborhood Association
ATTN: Tom Conely
13705 Poinsettia Court, SE
Albuquerque, New Mexico 87123
(505) 275-6721

ATTN: Nancy Caress
421 Narcisus, SE
Albuquerque, New Mexico 87123
(505) 291-1592

REFERENCE: Plat approval for the Covered Wagon Subdivision, located in the southeast quadrant of the intersection of Central Avenue (I-40, NMSH #333) and Four Hills Road, SE.

Dear Mrs. Caress:

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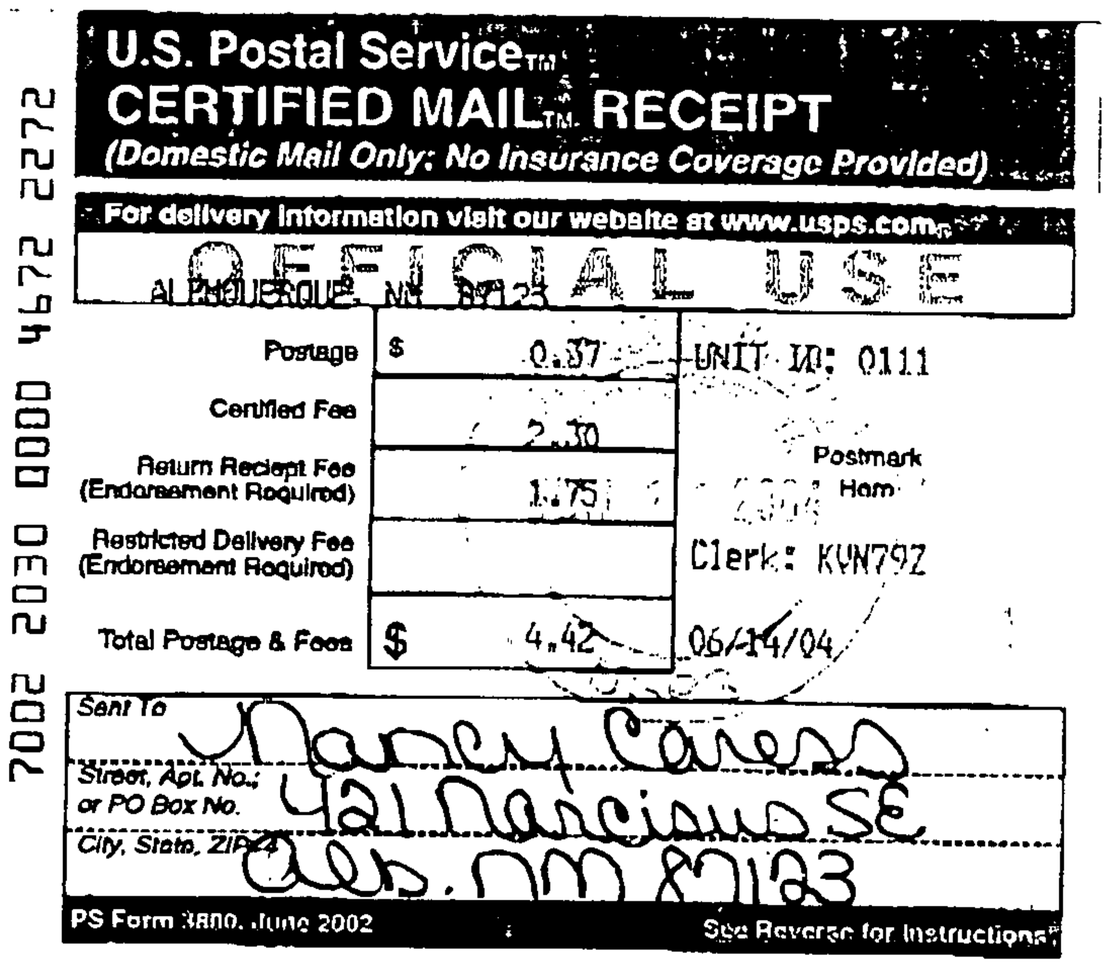
Bill Wade



MARI-MACII LLP
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Albuquerque, New Mexico 887193-6449
(505) 323-0250, M: 730-8849

June 4, 2004

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Albuquerque, New Mexico 87123
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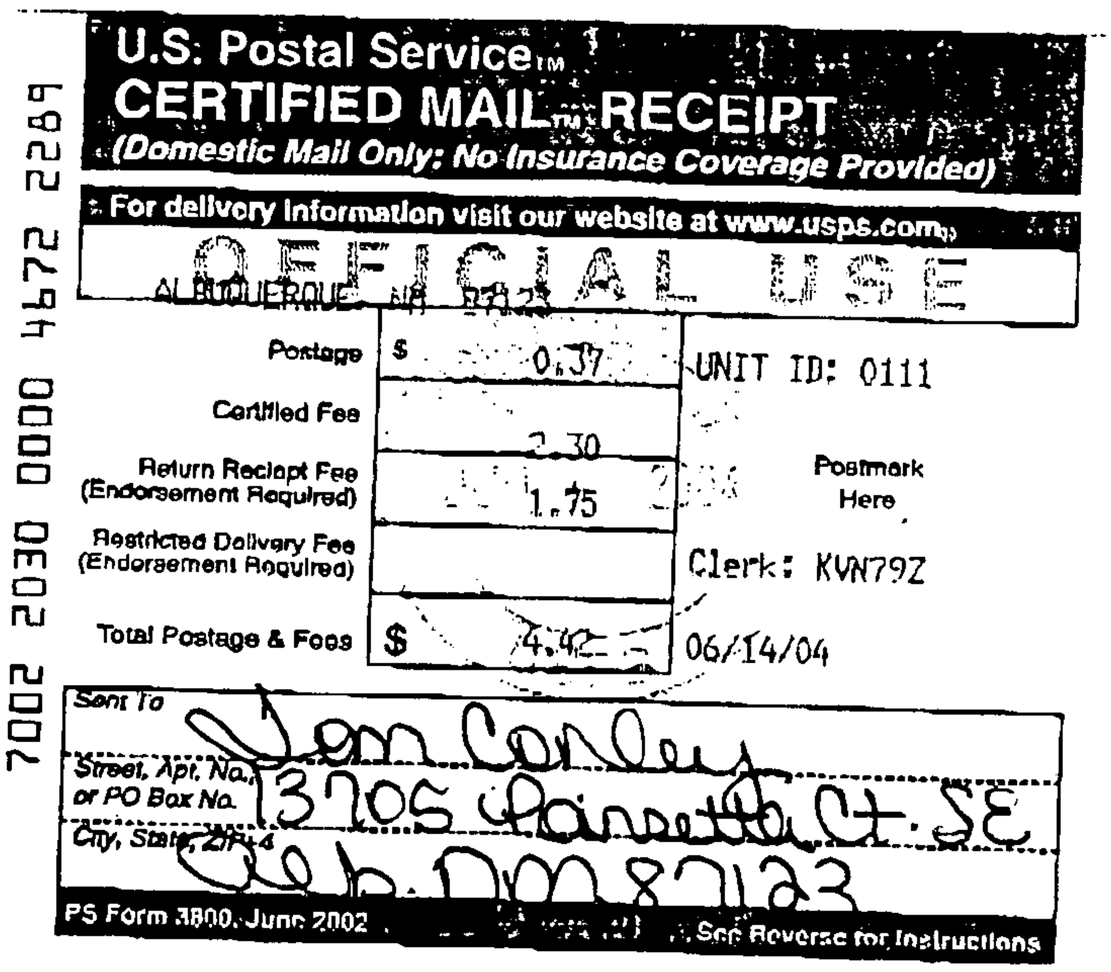
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Bill Wade

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P. O. Box 66449
Albuquerque, New Mexico 887193-6449
(505) 323-0250, M: 730-8849

June 4, 2004

Four Hills Village Homeowners Association
ATTN: Mr. Roger Mickelson, President
P. O. Box 50505
Albuquerque, New Mexico 87123-0505
(505) 332-9273

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Street, Apt. No.; or PO Box No.: P.O.Box 50505
City, State, ZIP+4: Alb. NM 87123-0505

PS Form 3800, June 2002 See Reverse for Instructions

MARI-MACII LLP
P. O. Box 66449
Albuquerque, New Mexico 887193-6449
(505) 323-0250, M: 730-8849

June 4, 2004

Supper Rock Neighborhood Association
ATTN: Jack Harris
712 Supper Rock, NE
Albuquerque, New Mexico 87123
(505) 293-6079

ATTN: Carol O'Keefe
600 Vista Abajo, NE
Albuquerque, New Mexico 87123
(505) 296-9075

REFERENCE: Plat approval for the Covered Wagon Subdivision, located in the southeast quadrant of the intersection of Central Avenue (I-40, NMSH #333) and Four Hills Road, SE.

Dear Mr. Harris:

This letter is a notice to you of continuing action on the Covered Wagon Subdivision.

My letter of February 2, 2004 notified you of actions to be taken before the Environmental Planning Commission (EPC) concerning this subdivision. The EPC approved the subdivision on April 15, 2004, with certain conditions as stated in a letter provided to you by the City of Albuquerque.

Preliminary and final plat approval is now being requested from the City of Albuquerque Development Board (DRB). A copy of the proposed preliminary plat is attached. When approved, this will become the final plat for the Covered Wagon Subdivision.

The date and time of the DRB hearing will be posted on the site two weeks before the hearing. Presently the schedule for the hearing is July 14, 2004

Please contact me if you have questions or comments,

Sincerely,

Bill Wade

7002 2030 0000 4672 2340

U.S. Postal Service™
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(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

ALBUQUERQUE NM 87123

Postage	$ 0.37	UNIT ID: 0111
Certified Fee	2.30	
Return Reciept Fee (Endorsement Required)	1.75	Postmark Here
Restricted Delivery Fee (Endorsement Required)		Clerk: KVN79Z
Total Postage & Fees	$ 4.42	06/14/04

Sent To: Jack Harris
Street, Apt. No., or PO Box No.: 712 Supper Rock NE
City, State, ZIP+4: Alba. NM 87123

PS Form 3800, June 2002

MARI-MACII LLP
P. O. Box 66449
Albuquerque, New Mexico 887193-6449
(505) 323-0250, M: 730-8849

June 4, 2004

Supper Rock Neighborhood Association
ATTN: Jack Harris
712 Supper Rock, NE
Albuquerque, New Mexico 87123
(505) 293-6079

ATTN: Carol O'Keefe
600 Vista Abajo, NE
Albuquerque, New Mexico 87123
(505) 296-9075

REFERENCE: Plat approval for the Covered Wagon Subdivision, located in the southeast quadrant of the intersection of Central Avenue (I-40, NMSH #333) and Four Hills Road, SE.

Dear Mrs. O'Keefe:

This letter is a notice to you of continuing action on the Covered Wagon Subdivision.

My letter of February 2, 2004 notified you of actions to be taken before the Environmental Planning Commission (EPC) concerning this subdivision. The EPC approved the subdivision on April 15, 2004, with certain conditions.as stated in a letter provided to you by the City of Albuquerque.

Preliminary and final plat approval is now being requested from the City of Albuquerque Development Board (DRB). A copy of the proposed preliminary plat is attached. When approved, this will become the final plat for the Covered Wagon Subdivision.

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Please contact me if you have questions or comments,

Sincerely,

Bill Wade

7002 2030 0000 4672 2333

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
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For delivery information visit our website at www.usps.com
ALBUQUERQUE NM 87125 OFFICIAL USE

Postage	$ 0.37	UNIT ID: 0111
Certified Fee	2.30	2004 Postmark Here
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		Clerk: KVN792
Total Postage & Fees	$ 4.42	06/14/04

Sent To: Carol O'Keefe
Street, Apt. No.; or PO Box No.: 600 Vista Abajo NE
City, State, ZIP+4: Albq. NM 87123

PS Form 3800, June 2002 See Reverse for Instructions

MARI-MACII LLP
P. O. Box 66449
Albuquerque, New Mexico 887193-6449
(505) 323-0250, M: 730-8849

June 4, 2004

Singing Arrow Neighborhood Association
ATTN: Marilyn Floro
528 Eugene, SE
Albuquerque, New Mexico 87123
(505) 275-5469

ATTN: Rachel Klynott
P. O. Box 50162
Albuquerque, New Mexico 87181-0162
(505) 203-5459

REFERENCE: Plat approval for the Covered Wagon Subdivision, located in the southeast quadrant of the intersection of Central Avenue (I-40, NMSH #333) and Four Hills Road, SE.

Dear Ms: Klynott:

This letter is a notice to you of continuing action on the Covered Wagon Subdivision.

My letter of February 2, 2004 notified you of actions to be taken before the Environmental Planning Commission (EPC) concerning this subdivision. The EPC approved the subdivision on April 15, 2004, with certain conditions.as stated in a letter provided to you by the City of Albuquerque.

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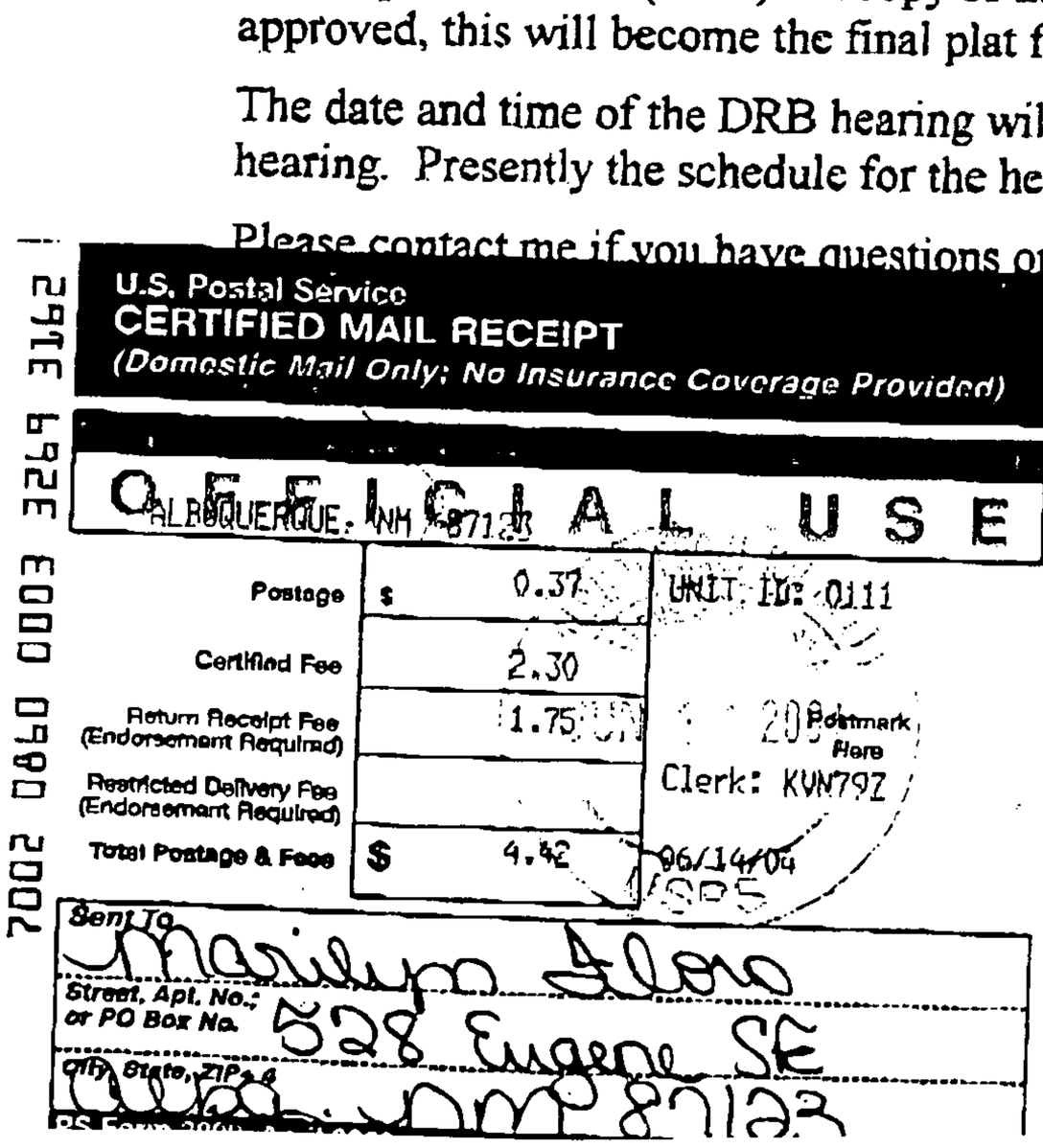
The date and time of the DRB hearing will be posted on the site two weeks before the hearing. Presently the schedule for the hearing is July 14, 2004

Please contact me if you have questions or comments,

Sincerely,

Bill Wade



MARI-MACII LLP
P. O. Box 66449
Albuquerque, New Mexico 887193-6449
(505) 323-0250, M: 730-8849

June 4, 2004

Singing Arrow Neighborhood Association
ATTN: Marilyn Floro
528 Eugene, SE
Albuquerque, New Mexico 87123
(505) 275-5469

ATTN: Rachel Klynott
P. O. Box 50162
Albuquerque, New Mexico 87181-0162
(505) 203-5459

REFERENCE: Plat approval for the Covered Wagon Subdivision, located in the southeast quadrant of the intersection of Central Avenue (I-40, NMSH #333) and Four Hills Road, SE.

Dear Ms: Floro:

This letter is a notice to you of continuing action on the Covered Wagon Subdivision.

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Preliminary and final plat approval is now being requested from the City of Albuquerque Development Board (DRB). A copy of the proposed preliminary plat is attached. When approved, this will become the final plat for the Covered Wagon Subdivision.

The date and time of the DRB hearing will be posted on the site two weeks before the hearing. Presently the schedule for the hearing is July 14, 2004

Please contact me if you have questions or comments,

Sincerely,

Bill Wade

7002 0860 0003 3269 3155

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

OFFICIAL USE
ALBUQUERQUE, NM 87181

Postage	$ 0.37	UNIT ID: 0111
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	2004 Postmark Here
Restricted Delivery Fee (Endorsement Required)		Clerk: KUN79Z
Total Postage & Fees	$ 4.42	06/14/04

Sent To: Rachel Klynott
Street, Apt. No.; or PO Box No. P.O. Box 50162
City, State, ZIP+4 Alb. NM 87181-0162

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

PAID RECEIPT

APPLICANT NAME Mountain West

AGENT Surveys Southwest

ADDRESS 333 Lomas Blvd NE

PROJECT & APP # 1002176/04DRB00960 & 04DRB00961/00962 & 00963

PROJECT NAME Covered Wagon

$ 20.00 **469099/4916000 Conflict Management Fee**

$ 1780.00 **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

$ 1875.00 **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
06/18/2004 10:08AM LOC: ANN
X
RECEIPT# 00024539 WS# 006 TRANS# 0008
Account 469099 Fund 0110
Activity 4916000 TRSEJA
Trans Amt $1,875.00
J24 Misc $1,780.00
CK $1,875.00
CHANGE $0.00

DUPLICATE
City Of Albuquerque
Treasury Division
06/18/2004 10:08AM LOC: ANN
X
RECEIPT# 00024541 WS# 006 TRANS# 0008
Account 441018 Fund 0110
Activity 4971000 TRSEJA
Trans Amt $1,875.00
J24 Misc $75.00
CK $1,875.00
CHANGE $0.00

MOUNTAIN WEST DEVELOPMENT, LLC 1105
P. O. BOX 66449 PH. 505-899-8849
ALBUQUERQUE, NM 87193-6449
Thank You
95-101/1070

DUPLICATE
City Of Albuquerque
Treasury Division

PAY TO THE ORDER OF City of Albuquerque DATE June 16, 2004 $ 1875.00

One Thousand Eight Hundred Seventy-five & 00/100 DOLLARS

Security Features Details on Back.

Los Alamos NATIONAL BANK
Santa Fe Office
2009 Galisteo St. Santa Fe, NM 87505 (505) 988-3200
Member FDIC

FOR Plan Fee / Covered Wagon

⑈001105⑈ ⑆107001012⑆

06/18/2004 10:08AM LOC: ANN
X
RECEIPT# 00024540 WS# 006 TRANS# 0008
Account 441006 Fund 0110
Activity 4983000 TRSEJA
Trans Amt $1,875.00
J24 Misc $1,780.00
CK $1,875.00
CHANGE $0.00

DUPLICATE
City Of Albuquerque
Treasury Division
06/18/2004 10:08AM LOC: ANN
X
RECEIPT# 00024541 WS# 006 TRANS# 0008
Account 441018 Fund 0110
Activity 4971000 TRSEJA
Trans Amt $1,875.00
J24 Misc $75.00
CK $1,875.00
CHANGE $0.00

MP

00 CHANGE 48 01

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 June 29, 2004 To July 14, 2004

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.

Sarah Amato — (Applicant or Agent)

6/18/04 — (Date)

I issued 2 signs for this application, 6-18-04 (Date), [signature] (Staff Member)

DRB PROJECT NUMBER: 1002176

Rev. 5/9/03

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION S

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

SITE DEVELOPMENT PLAN P

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

Supplemental form

ZONING & PLANNING Z

- ___ Annexation
  - ___ County Submittal
  - ___ EPC Submittal
- ___ Zone Map Amendment (Establish or Change Zoning)
- ___ Sector Plan (Phase I, II, III)
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: MOUNTAIN WEST DEVELOPMENT / BILL WAITE PHONE: 730-8849
ADDRESS: P.O. BOX 75039 FAX: 323-0279
CITY ALBQ STATE NM ZIP 87194 E-MAIL:
Proprietary interest in site: OWNER List all owners: JAFARI, MORTEZA, ETAL
AGENT (if any): SURVEYS SOUTHWEST, LTD PHONE: 998-0303
ADDRESS: 333 LOMAS BLVD NE FAX: 998-0306
CITY ALBQ STATE NM ZIP 87102 E-MAIL:

DESCRIPTION OF REQUEST: PROPOSE A 53 LOT SUBDIVISION & NEW STREET ALIGNMENTS. (SKETCH PLAT)

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

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

Lot or Tract No. PORTION OF LAND IN SW1/4-NW1/4 IN Block: N/A Unit: N/A
Subdiv. / Addn. SEC 26, T10N, R4E TOGETHER W/ TRACT E-1, NORTH FOUR HILLS
Current Zoning: C-1 (SC) Proposed zoning:
Zone Atlas page(s): L-23-Z No. of **existing** lots: 2 No. of **proposed** lots: 53
Total area of site (acres): 6.5417 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. 1-023-056-096-335-21016 / 1-023-056-148-340-21001 MRGCD Map No. N/A
LOCATION OF PROPERTY BY STREETS: On or Near: FOUR HILLS ROAD SE
Between: LANIER DR. SE and WATERFALL DRIVE SE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): Z 98-113, 98-54, 02DRB-01306, Proj #1002176

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

SIGNATURE Dan Graney DATE 4-6-04
(Print) Dan Graney ___ Applicant ✓ Agent

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

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

Application case numbers	Action	S.F.	Fees
04DRB - ___ - 00526	SK.	S(3)	$ Ø
___ - ___ - ___	___	___	$ ___
___ - ___ - ___	___	___	$ ___
___ - ___ - ___	___	___	$ ___
___ - ___ - ___	___	___	$ ___
			Total $ Ø

Hearing date April 14, 04

P. Herbert 4/6/04
Planner signature / date

Project # 1002176

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) O[redacted]NTERNAL 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.
- VACANT ✓ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
- ✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ✓ Letter briefly describing, explaining, and justifying the request
- ✓ Any original and/or related file numbers are listed on the cover application

☐ **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.

Dan Graney
Applicant name (print)

Dan Graney 4-6-04
Applicant signature / date

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

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

Application case numbers
04DRB - _____ - 00526
_____ - _____ - _____
_____ - _____ - _____

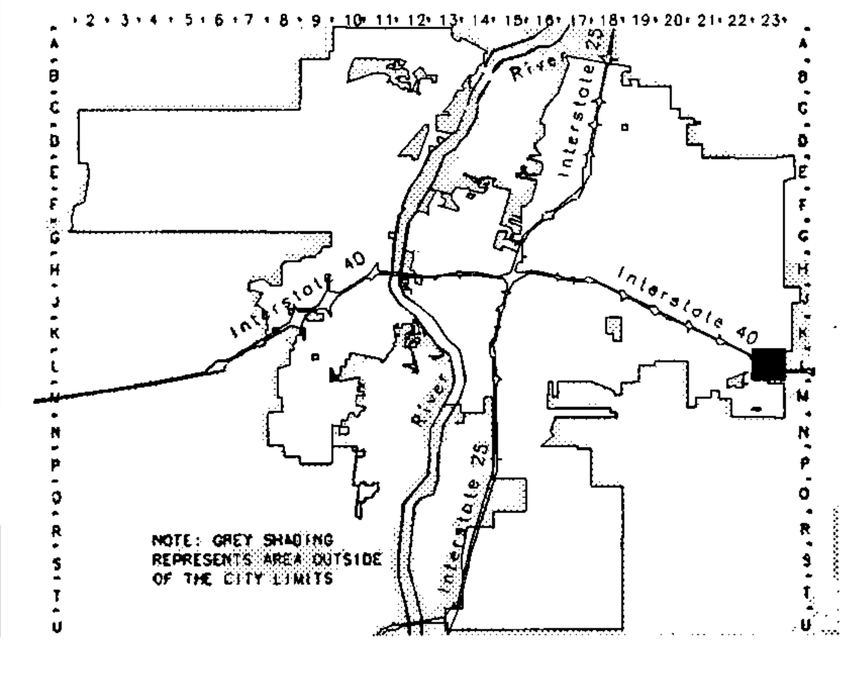
B. Gerbert 4/6/04
Planner signature / date

Project # 1002176

SUPPER ROCK PARK

OPEN SPACE

SITE



CITY OF
Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

©Copyright 2003

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

L-23-Z

Map Amended through August 01, 2003

Surveys Southwest, LTD

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

April 6, 2004

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

REF: PROPOSED LOTS 1-53, COVERED WAGON SUBDIVISION

Dear Board Members:

The purpose of this sketch plat is to obtain a review and approval for street alignment and lot configuration and sizes prior to preparing the preliminary plat.

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

Sincerely,

Dan Graney
President

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board Comments

Meeting Date: September 4, 2002

Agenda Item: **16** **Project #:** **1002176**
Application #: 02DRB-01306
Subject: **Covered Wagon Subdivision**

---

1. The platting action must be in accordance with the zoning established for residential development.
2. If a site development plan is required by the EPC, the site plan (final sign-off) and the plat should be submitted concurrently to the DRB.
3. A grading and drainage plan must be approved by the DRB following review and approval by Hydrology. Be sure to allow sufficient time for review/revisions of the plan prior to the DRB hearing.
4. A public hearing before the DRB is required for major subdivisions. The deadline is every Friday at noon. Cases are heard approximately 3 weeks later. Sign/s must be posted on the property and maintained. The agent/applicant must also contact recognized neighborhood associations by certified mail and provide copies of the receipts.

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

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002176 **AGENDA ITEM NO: 16**

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:(**x**) APP:() SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

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

forwarded

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: September 4, 2002

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

City of Albuquerque
Parks and Recreation Department

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

Development Review Board Comments

Project Number: 1002176
Application Number: 02DRB-01306

DRB Date: 9/4/02
Item Number: 16

Subdivision: Covered Wagon Subdivision
Tract C, Lands of Varan

Zoning: C-1

Zone Page: L-23

New Lots (or units) : 42

Request for:

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

Parks and Recreation Comments:

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 42 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

Signed: CS

Christina Sandoval, (PRD) Phone: 768-5328

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

Standard Comment Sheet

DRB-1002176 **Item No. 16** **Zone Atlas L-23**

DATE ON AGENDA 9-04-02

INFRASTRUCTURE REQUIRED (x)YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

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

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

( )SITE PLAN FOR BUILDING PERMIT

No.	Comment
❑	NMSHTD access permits are required.
❑	The standard street improvements are required on an infrastructure list.
❑	The streets need to meet the requirements of the DPM.

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

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

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

Supplemental form

SUBDIVISION S

✓ Major Subdivision action SKETCH
___ Minor Subdivision action
___ Vacation V
___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN P

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

Supplemental form

ZONING Z

___ Annexation & Zone Establishment
___ Sector Plan
___ Zone Change
___ Text Amendment

APPEAL / PROTEST of... A

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

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

APPLICANT INFORMATION:

NAME BILL WADE PHONE: 275-9253
ADDRESS P.O. BOX 1664449 FAX: 899-3918
CITY ALBQ. STATE NM ZIP 87193 E-MAIL:
Proprietary interest in site: OWNER
AGENT (if any). SURVEYS SOUTHWEST, LTD PHONE: 998-0303
ADDRESS 333 LOMAS BLVD NE FAX: 998-0306
CITY ALBQ. STATE NM ZIP 87102 E-MAIL:
DESCRIPTION OF REQUEST: REQUESTING TO DIVIDE ONE EXISITING LOT INTO FORTY-TWO NEW LOTSE TO PROVIDE ACCESS TO SAID LOTS.

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 NORTH PORTION OF Block: - Unit: -
Subdiv / Addn LANDS OF VARAN, SEC 26, T10N, R4E (AKA: COVERED WAGON SUBD)
Current Zoning: C-1 (SC) Proposed zoning:
Zone Atlas page(s): L-23-Z No. of existing lots: 1 No. of proposed lots: 42
Total area of site (acres): 5 Density if applicable: dwellings per gross acre: dwellings per net acre:
Within city limits? ✓ Yes. No___, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO
UPC No 1-023-056-109-339-21016 MRGCD Map No. ✓
LOCATION OF PROPERTY BY STREETS: On or Near: CENTRAL AVE
Between FOUR HILLS RD SE and WINONAH

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): Z-98-113 Z-98-54

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

SIGNATURE Dan Graney DATE 8-21-02
(Print) Dan Graney ___ Applicant ✕ Agent

FOR OFFICIAL USE ONLY Form revised September 2001

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

Application case numbers	Action	S.F.	Fees
02DRB - - 01306	SK	9(3)	$ 6
- -			$
- -			$
- -			$
- -			$
			Total $ 9

Hearing date Sept. 4th, 02

Project # 1002176

Planner signature / date 8/21

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

☑ **SKETCH PLAT REVIEW AND COMMENT**

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

❑ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

__ Preliminary Plat reduced to 8.5" x 11"
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Copy of previous D.R.B. approved infrastructure list
__ Copy of the Official D.R.B. Notice of approval
__ Any original and/or related file numbers are listed on the cover application
Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

❑ **MAJOR SUBDIVISION FINAL PLAT APPROVAL**

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ SIA financial guaranty verification
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Any original and/or related file numbers are listed on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

❑ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

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

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

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

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
__ Any original and/or related file numbers are listed on the cover application
Amended preliminary plat approval expires after one year.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

Dan Graney
Dan Graney — Applicant name (print)

8-21-02 — Applicant signature / date

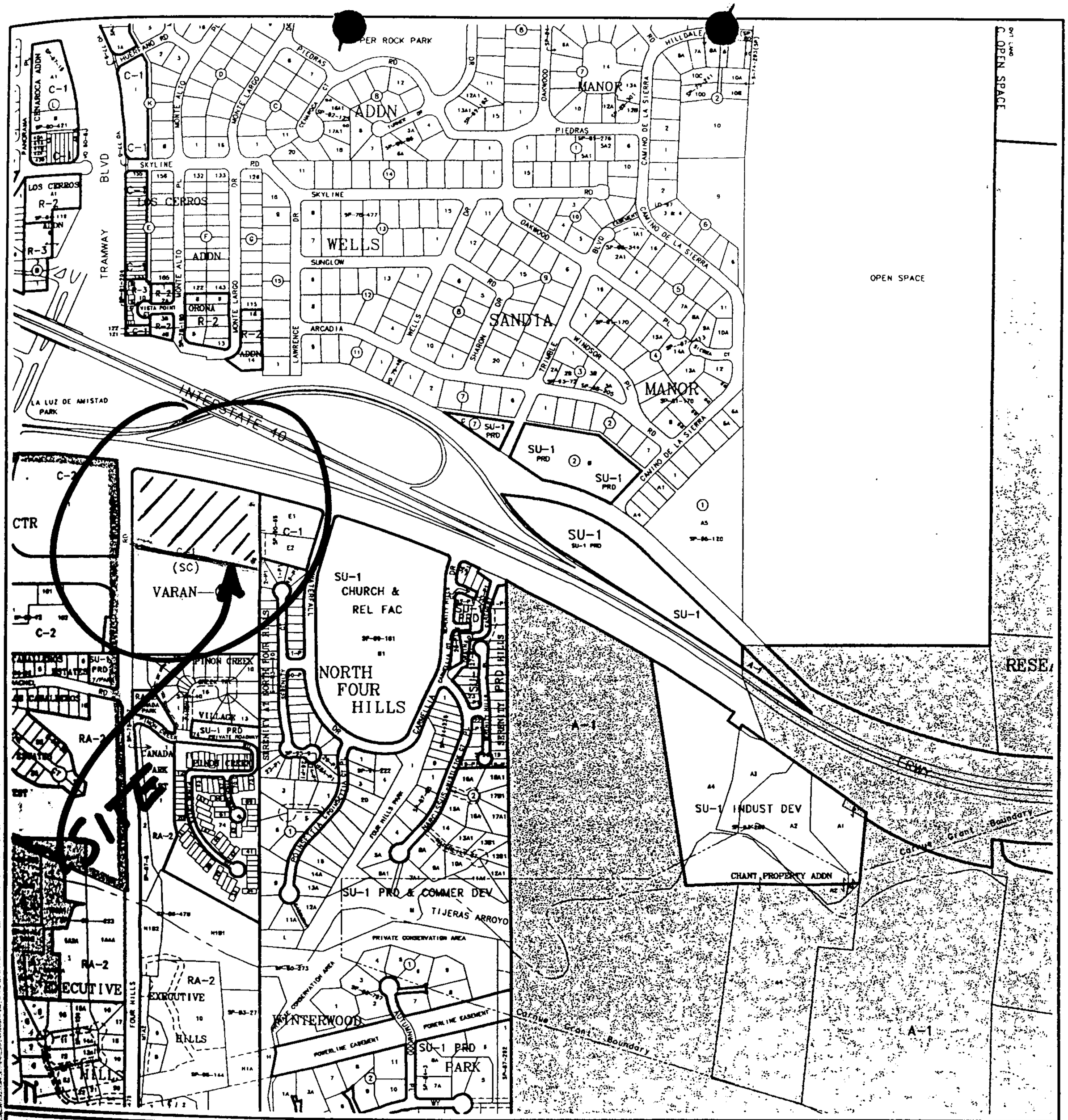
Form revised September 2001

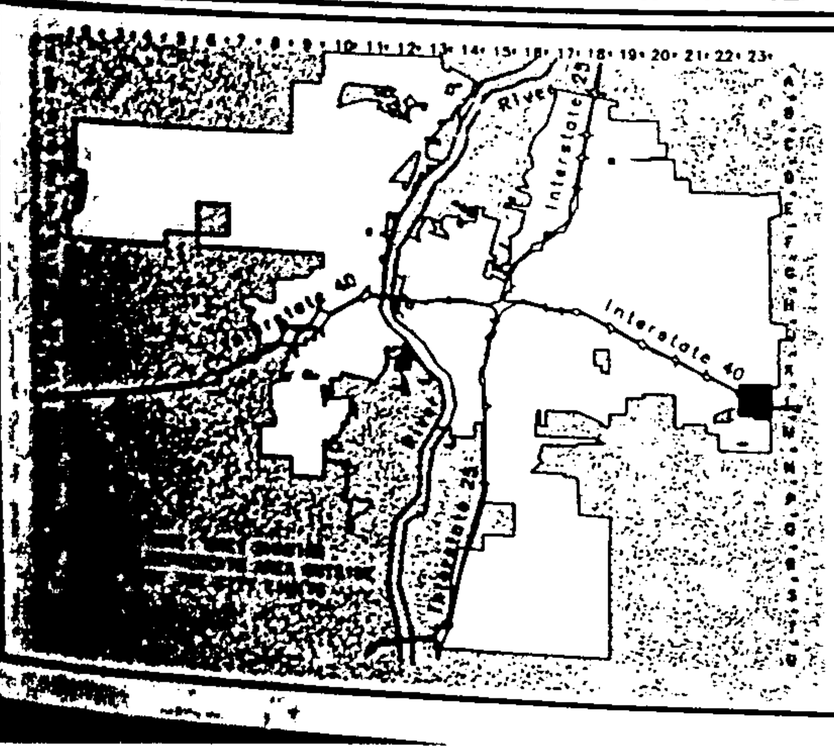
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
02DRB - _____ - 01306
_____ - _____ - _____
_____ - _____ - _____

P Baskett 8/21/02
Planner signature / date

Project # 1002176





CITY OF
Albuquerque

A Albuquerque G Geographic I Information S System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

L-23-Z

Map Amended through July 18, 2001

Surveys Southwest, LTD

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

August 21, 2002

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

REF: PROPOSED SUBDIVISION / COVERED WAGON SUBDIVISION

Dear Board Members:

This proposed subdivision (sketch plat) is of the vacant unplatted land north of Breeze at Four Hills. This property is zoned C-1 (SC) and has not been to EPC for any action.

We desire to get input on access, street configuration and lot sizes so that a more detailed site plan submittal can be prepared for EPC.

Board comments will be greatly appreciated.

Sincerely,

Dan Graney
President