

3



Completed 5/9/03

DRB CASE ACTION LOG

REVISED 8/20/2002

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

DRB Application No.: 02-01569 (SPS)
Project Name: **EAGLE SPRINGS SUBDIVISION**
Agent: Mark Goodwin & Associates

Project # **1002183**
EPC Application No.:
Phone No.: 828-2200

Project Number

1002183

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

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____
 SIA, OPEN SPACE NOTE (OK)

PARKS / CIP: _____

PLANNING (Last to sign): **SDP require ments via LaCusua SDP**
 See comments dated _____
 EPC comments (name) _____

Planning must record this plat. Please submit the following items:
-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
-Tax printout from the County Assessor.

- Include 3 copies of the approved site plan along with the originals.
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.

Completed 5/9/03

APPLICATION NO. 02DRB-01569	PROJECT NO. 1002183
PROJECT NAME EAGLE SPRINGS SYBD #2	
EPC APPLICATION NO.	
APPLICANT / AGENT MARY GOODWIN & ASSOC.	PHONE NO. 828 2200
ZONE ATLAS PAGE C19	
ONE STOP COMMENT FORM LOG	

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>BCS</i>	DATE <i>5/8/03</i>	DATE
COMMENTS:		

PARKS AND REC (505) 768-5328		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>DM</i>	DATE <i>5/8/03</i>	DATE
COMMENTS:		
<i>3/6/03 dvf</i>		

(Return form with plat / site plan)

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1002103 Subdivision Name Eagle Springs Unit 2
Surveyor Timothy Aldrich Company Aldrich Surveying
Colleen G. Anverts _____ Date 3/6/03
Approved *Not Approved

***Not Approved for one or more of the following reason(s):**

File Format and naming

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

Coordinate System

- 4) ___ Submittal does not include a disclosure of the datum (NAD27 or NAD83)
- 5) ___ Submittal does not specify if coordinates are based on ground or grid distances
- 6) ___ Submittal does not include information necessary to rotate from ground to grid
- 7) ___ Lines cannot be projected/converted to correct location in NAD83 NMSP coordinate system

Content

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

Comments:



*Completed on
3-6-03*

DRB CASE ACTION LOG

REVISED 1/16/2003

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

DRB Application No : 03-00227 (FP)	Project # 1002183
Project Name: EAGLE SPRINGS SUBD. UNIT 2	EPC Application No.:
Agent: MARK GOODWIN & ASSOCIATES	Phone No.: 828-2200

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 2/26/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: C.I.L. payment for park fees, open space note

PLANNING (Last to sign): Eagle Springs HOA must sign plat

- See comments dated _____
- EPC comments (name) _____
- Planning must record this plat. Please submit the following items:
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 - Tax printout from the County Assessor.

Include 3 copies of the approved site plan along with the originals.
 County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.

Property Management's signature must be obtained prior to Planning Department's signature.

Copy of recorded plat AND a DXF File for Planning.

Project Number

1002183

Completed
3/6/03 DM

APPLICATION NO. 03DRB-00227	PROJECT NO. 1002183
PROJECT NAME Eagle Springs Z	
EPC APPLICATION NO.	
APPLICANT / AGENT MGA Diane Helzer	PHONE NO. 828-2200
ZONE ATLAS PAGE C19	
ONE STOP COMMENT FORM LOG	

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

PARKS AND REC (505) 768-5328		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED CS	DATE 3/4/03	DATE
COMMENTS:		

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED DM	DATE 3-06-03	DATE
COMMENTS:		
3/5/03 Sheran Dine said they e-mailed DEX own to JDC on wbt. M-Tues		
RJA,		

3/5 called for Dxf file (Return form with plat / site plan)

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

P.O. Box 90606 ❖ Albuquerque, NM 87199
(505) 828-2200 ❖ (505) 797-9539 fax
e-mail: dmg@swcp.com

LETTER OF TRANSMITTAL

TO: Christina Sandoval
Parks & General Services
1801 4th St NW

DATE: March 4, 2003
RE: Eagle Springs Unit 2 Plat

We are sending:

Copies	Date	Description
1		original plat mylar
1		Park Fee Receipt

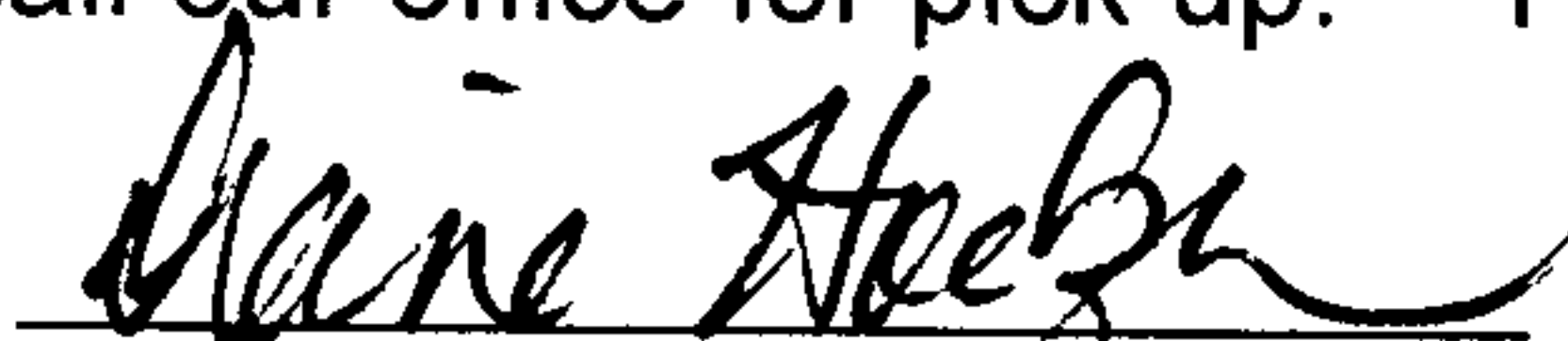
For your signature.

100

To be recorded For your use

NOTES: Please call our office for pick up. Thanks,

Project Engineer:


Diane Hoelzer, PE

Blue Sheet to be Returned 4:00pm
3/4/03
MD.



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

2-27-2003

12. Project # 1002183
03DRB-00227 Major-Final Plat Approval
03DRB-00305 Street Name Change

MARK GOODWIN & ASSOCIATES, PA agent(s) for D. R. HORTON request(s) the above action(s) for all or a portion of Lot(s) 16, Tract(s) S, **EAGLE SPRINGS SUBDIVISION – UNIT 2**, and Tract 2, Lot(s) 18-19, Block(s) 4, Unit 3, NORTH ALBUQUERQUE ACRES, zoned RD-7 DU/AC, located on SIGNAL AVE NW, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 4 acre(s).[REF:02DRB01317,02DRB01570/01572/01573]C-19)

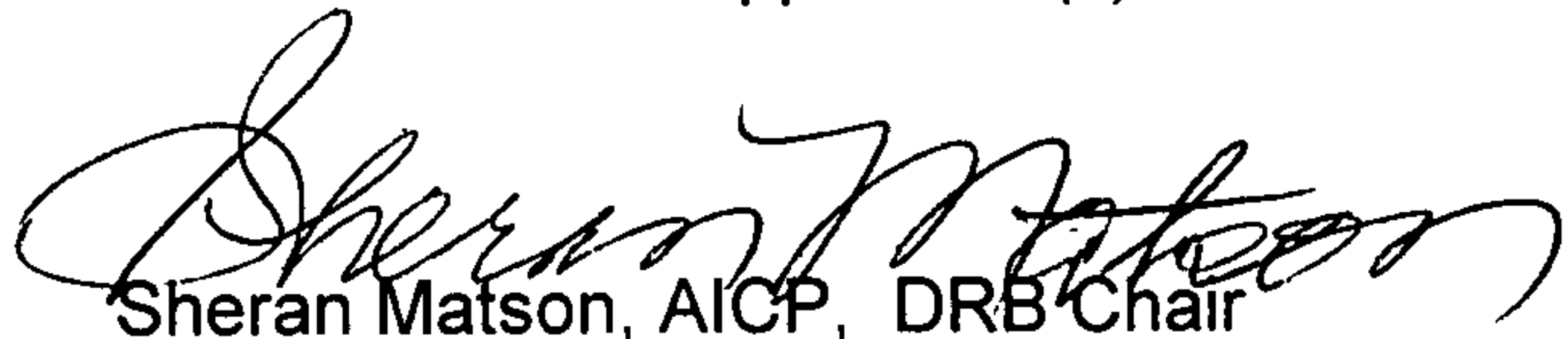
At the February 26, 2003, Development Review Board meeting, the final plat was approved with final sign off delegated to Parks for park dedication and Open Space note and to Planning for signature from Eagle Springs Homeowners Association.

The Street Name Change was approved to change street name **from Willow Springs Ct NE to Willow Springs Rd NE**.

If you wish to appeal this decision, you must do so by March 13, 2003, in the manner described below.

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

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


Sheran Matson, AICP, DRB Chair

cc: D.R. Horton, 4400 Alameda NE, Suite B, 87113
Mark Goodwin & Associates PA, 8916 Adams NE, 87199
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg.
File



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

February 26, 2003

9:00 a.m.

MEMBERS:

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

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

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

1. **Project # 1002461**
03DRB-00164 Minor-Prelim&Final Plat
Approval
03DRB-00163 Major-Bulk Land Variance

ALDRICH LAND SURVEYING agent(s) for CURB INC request(s) the above action(s) for all or a portion of El Rancho Grande 1, Tract(s) 8-A, 9-B-1, 9-B-2, 11-A, 12-A-1, 12-A-2 and 13-B, (to be known as **EL RANCHO GRANDE 9A & 9B**) and a portion of Tract(s) 1, Salazar-Davis Tracts EL RANCHO GRANDE I, zoned R-LT, located on BLAKE RD SW, between UNSER BLVD SW and FUTURE 98TH ST SW containing approximately 84 acre(s). [REF: 02DRB-00609] (N-9) **BULK LAND VARIANCE WAS APPROVED. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR 1) AMAFCA EASEMENT DEFINITION. A NOTE STATING THE INCLUSION OF A BETTER DEFINED BLANKET DRAINAGE EASEMENT. 3) ADD TRACT 8A TO NOTE 12. VERIFY THAT ALL TRACTS CAN SUPPORT THE OFF-SITE STREET INFRASTRUCTURE. THIS INCLUDES AND DRAINAGE CROSSINGS.**

2. **Project # 1001347**
03DRB-00165 Major-Bulk Land Variance
03DRB-00167 Minor-Prelim&Final Plat
Approval

ALDRICH LAND SURVEYING agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) A, B, D, ALBUQUERQUE SOUTH, **EL RANCHO GRANDE 6, 7 & 8**, zoned RLT, located on SNOW VISTA BLVD SW, between BENAVIDES RD SW and DE ANZA DR SW containing approximately 58 acre(s). [REF: 02DRB-01829] (M-9) **BULK LAND VARIANCE APPROVED. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR 1) AMAFCA'S SIGNATURE. 2)AMOLE DRAINAGE RIGHT-OF-WAY TO BE DEDICATED TO THE CITY OF ALBUQUERQUE. 3) ADD EXISTING EASEMENT TO TRACT C-1.**

3. **Project # 1001579**
03DRB-00133 Major-Vacation of Pub
Right-of-Way
03DRB-00132 Minor-Prelim&Final Plat
Approval

GREATER ALBUQUER. HOUSING PARTNERSHIP, request(s) the above action(s) for all or a portion of Lot(s) 21, 22, 23, AND 24, Block(s) 13, **EMIL-MANN ADDITION**, zoned R-2, located on BELL AVE SE, between MESILLA SE and ESPANOLA SE containing approximately 1 acre(s). [REF: 01EPC-01613, 01EPC-01614, 02DRB-00612] (L-19) **VACATION APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION AND PLANNING FOR THE 15-DAY APPEAL PERIOD.**

4. **Project # 1002243**
03DRB-00121 Major-Preliminary Plat
Approval
03DRB-00122 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 463, Town of Atrisco Grant, Unit 7, (to be known as **DESERT SAGE SUBDIVISION, UNIT 3**) zoned RD (9DU/AC), located on 82ND ST SW, between SAGE RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). [REF:02EPC01460] [DEFERRED FROM 2/26/03] (L-10) **DEFERRED AT THE AGENT'S REQUEST TO 4/2/03.**

5. **Project # 1001067**
03DRB-00123 Major-SiteDev Plan
BldPermit

JIM MEDLEY ARCHITECT agent(s) for AMERITUS HOSPITALITY INC request(s) the above action(s) for all or a portion of Lot(s) 1& 2, Block(s) 4-A, **SUNPORT PARK**, zoned IP, located on WOODWARD RD SE, between 1-25 SE and UNIVERSITY SE containing approximately 3 acre(s). (M-15) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR 1) UTILITY PLAN SHOWING METER SIZE AND LOCATION, FIRE LINES AND SEWER CONNECTIONS, TO TRANSPORTATION DEVELOPMENT FOR 1) SHOW DRIVEWAY-DEVELOPMENTS ON THE OPPOSITE SIDE OF THE ADJACENT STREETS. 2) CLARIFY THE NEW STREET IMPROVEMENTS VERSUS EXISTING STREET INFRASTRUCTURE. 3) 8-FOOT SIDEWALK REQUIRED WHERE THERE IS VEHICULAR OVERHANGING IN THE PARKING LOT, TO PLANNING FOR RELEASE LETTER FROM ENVIRONMENTAL HEALTH.**

6. **Project # 1002002**
03DRB-00168 Major-Vacation of Public Easements

ADVANCED ENGINEERING AND CONSULTING LLC, agent(s) for RETAIL DEVELOPMENT INC., LLC, request(s) the above action(s) for PARCELS 1, 2 AND 3, (known as **BEAR CANYON ARROYO**, zoned C-3, located on SAN MATEO NE, SOUTH OF ACADEMY BLVD NE BETWEEN SAN MATEO NE AND THE I-25 FRONTAGE ROAD, containing approximately 5 acre(s). (E-17) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE CONDITION OF FINAL PLAT: PUBLIC WATER AND SANITARY SEWER EASEMENTS WILL BE REQUIRED. THIS SUPERCEDES THE PRIOR VACATION REQUEST.**

7. **Project # 1002462**
03DRB-00166 Major-Vacation of Public Easements

ADVANCED ENGINEERING & CONSULTING, LLC agent(s) for SADLER SOUTHWEST LTD. request(s) the above action(s) for all or a portion of Tract(s) 3, **MENAU DEVELOPMENT AREA**, zoned M-1 light manufacturing zone, located on UNIVERSITY BLVD NE, between MENAU BLVD NE and CLAREMONT AVE NE containing approximately 3 acre(s). [DEFERRED FROM 2/26/03] (H-15) **DEFERRED AT THE AGENT'S REQUEST TO 3/19/03.**

8. **Project # 1002141**
02DRB-01230 Major-Vacation of Pub Right-of-Way

TIERRA WEST, LLC agent(s) for PAUL SLONE request(s) the above action(s) for all or a portion of Lot(s) 24, Block(s) 2, **PUEBLO ALTO ADDITION**, zoned C-2 community commercial zone, located south of MARBLE AVE NE, between MANZANO ST NE and TRUMAN ST NE. [REF:DRB-99-193,1001686,02-00489] [DEFERRED FROM 11/13/02, 12/4/02 & 2/12/03 & 2/26/03] (J-17) **DEFERRED AT THE AGENT'S REQUEST TO 3/5/03.**

9. **Project # 1002400**
03DRB-00094 Major-Preliminary Plat Approval

ABQ ENGINEERING INC agent(s) for JAY REMBE request(s) the above action(s) for all or a portion of Lot(s) 5 and 6 and the westerly portion of Lot 4, Block(s) 18 MONKBRIDGE ADDITION, **LOS CANDELARIAS SUBDIVISION**, zoned SU-2/R-T/R-C, and located on the NORTH SIDE OF CANDELARIA RD NW, between OTRA VEZ CT NW and CUERVO CT NW containing approximately 5 acre(s). [REF: ZA-86-17, 02DRB-01935 (SK)] [Deferred from 2/19/03 & 2/26/03] (G-14) **DEFERRED AT THE AGENT'S REQUEST TO 3/5/03.**

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

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

THERE ARE NO SITE DEVELOPMENT PLANS THIS WEEK...

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

10. **Project # 1001516**
03DRB-00218 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD. agent(s) for MARIE COLEMAN request(s) the above action(s) for all or a portion of Tract(s) 210, 211 and Tracts 212, 215-A & 215-B, MRGCD MAP 38, **LANDS OF COLEMAN AND SANZARI**, zoned H-1, located on CHURCH ST NW, between ROMERO ST NW and SAN FELIPE ST NW containing approximately 1 acre(s). (J-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR A CROSS DRAINAGE EASEMENT.**

11. **Project # 1001916**
03DRB-00230 Minor-Final Plat Approval

BOHANNAN HUSTON INC. agent(s) for SIVAGE THOMAS HOMES, INC., request(s) the above action(s) for all or a portion of Tract(s) Y1A1A2, Ventana Ranch, (to be known as **PINON POINTE @ VENTANA RANCH, UNIT 4**, zoned R-LT, located on IRVING BLVD NW WEST OF RAINBOW BLVD NW containing approximately 9 acre(s). [REF: 02-00651] (B-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

12. **Project # 1002183**
03DRB-00227 Major-Final Plat Approval
03DRB-00305 Street Name Change

MARK GOODWIN & ASSOCIATES, PA agent(s) for D. R. HORTON request(s) the above action(s) for all or a portion of Lot(s) 16, Tract(s) S, **EAGLE SPRINGS SUBDIVISION – UNIT 2**, and Tract 2, Lot(s) 18-19, Block(s) 4, Unit 3, NORTH ALBUQUERQUE ACRES, zoned RD-7 DU/AC, located on SIGNAL AVE NW, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 4 acre(s). [REF: 02DRB01317, 02DRB01570/01572/01573] C-19) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION AND OPEN SPACE NOTE AND PLANNING FOR SIGNATURE FROM EAGLE SPRINGS HOMEOWNERS ASSOCIATION. THE STREET NAME CHANGE WAS APPROVED TO CHANGE STREET FROM WILLOW SPRINGS CT NE TO WILLOW SPRINGS RD NE.**

13. **Project # 1002033**
03DRB-00201 Minor-Vacation of Private Easements
03DRB-00203 Minor-Prelim&Final Plat Approval

HARRIS SURVEYING INC agent(s) for BEALHEN CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 2A-18A, **SANDIA GLOW SUBDIVISION**, zoned R-D, located on SANDIA GLOW CT NE, between CORONADO AVE NE and KOVAK RD NE containing approximately 3 acre(s). [REF: 02DRB-01655, 02DRB-00935, V-97-138, S-99-39, SD-89-2] [DEFERRED FROM 2/19/03] (D-21) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR UTILITY COMPANY SIGNATURES.**

NO ACTION IS TAKEN ON THESE CASES:

IF APPLICANT IS NOT PRESENT, COMMENTS WILL BE FORWARDED

14. **Project # 1002478**
03DRB-00232 Minor-Sketch Plat or Plan

RAYMOND LEE DENNIS, PE agent(s) for JOHN KUSIANOVICH, request(s) the above action(s) for all or a portion of Tract(s) T-4, **VISTA DEL NORTE**, zoned M-2, located adjacent to EL PUEBLO RD NE between JEFFERSON ST NE AND EDITH ST NE containing approximately 23 acre(s). [REF: S-99-130] (D-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1002479**
03DRB-00233 Minor-Sketch Plat or Plan

FRED ARFMAN agent(s) for JAY REMBE request(s) the above action(s) for all or a portion of Lot(s) 6, **RIVERSIDE PLAZA**, zoned SU-1 for PRD/8 du's ac, located on WINTERHAVEN RD NW, between MONTANO RD NW and LA ORILLA RD NW containing approximately 6 acre(s). (E-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project # 1002480**
03DRB-00234 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES, PA agent(s) for C & W LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) A-I, **ARROWOOD RANCH DEVELOPMENT**, (to be known as **ANDERSON HILLS WEST SUBDIVISION**) zoned RLT, R-2, located on DENNIS CHAVEZ BLVD SW, between COORS BLVD SW and 98TH ST SW containing approximately 208 acre(s). [REF: 1001979, Z-99-58] (P-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1002483**
03DRB-00242 Minor-Sketch Plat or Plan

ROHDE MAY KELLER MCNAMARA ARCHITECTURE, agent(s) for CITY OF ALBUQUERQUE FIRE DEPARTMENT, request(s) the above action(s) for all or a portion of Lot(s) 3, Block(s) 3, **LOMA VERDE**, zoned P-R, located on CENTRAL AVE NE, between GROVE ST NE and CHARLESTON ST NE containing approximately 3 acre(s). [REF: Z-79-144](K-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Approval of the Development Review Board minutes for February 12, 2003. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

Other Matters: NONE

ADJOURNED: 12:35 P.M.



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

特
特
特
特

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002183

AGENDA ITEM NO: 12

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: February 26, 2003



DRB CASE ACTION LOG

REVISED 1/16/2003

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

DRB Application No: 03-00227 (FP)	Project # 1002183
Project Name: EAGLE SPRINGS SUBD. UNIT 2	EPC Application No.:
Agent: MARK GOODWIN & ASSOCIATES	Phone No 828-2200

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 2/26/03 by the DRB with delegation of signature(s) to the following departments
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION _____

UTILITIES _____

CITY ENGINEER / AMAFCA _____

PARKS / CIP: C.I.L. payment for park fees, open space note

PLANNING (Last to sign): Eagle Springs HOA must sign plat
 See comments dated _____
 EPC comments (name) _____
 Planning must record this plat. Please submit the following items:

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

Include 3 copies of the approved site plan along with the originals.
 County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.

Property Management's signature must be obtained prior to Planning Department's signature.

Copy of recorded plat AND a DXF File for Planning.

Project Number 1002183



City of Albuquerque
Parks and Recreation Department
PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

Project Number: 1002183
Application Number: 03DRB-00227

DRB Date: 2/26/03
Item Number: 12

Subdivision: Eagle Springs Subdivision, Unit 2
Lots 16, Tract S, and Tract 2, Lots 18-19, Block 4, Unit 3
NAA

Zoning: RD

Zone Page: C-19

New Lots (or units) : 21

Request for:

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

Parks and Recreation Comments:


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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 21 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.

The following open space note needs to be added to the plat:

All open space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8 (A) (1).

Signed: 

Christina Sandoval, (PRD)

Phone: 768-5328



OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION

11-7-02

3. **Project # 1002183**

02DRB-01569 Major-SiteDev Plan Subd
02DRB-01570 Major-Preliminary Plat Approval
02DRB-01572 Minor-Temp Defer SDWK
02DRB-01573 Major-Vacation of Public Easements

MARK GOODWIN & ASSOCIATES PA, agent(s) for D. R. HORTON request(s) the above action(s) for all or a portion of Tract S, **EAGLE SPRINGS SUBDIVISION, UNIT 2**, and Tract 2, Lot(s) 18 & 19, Block(s) 4, Unit 3, NORTH ALBUQUERQUE ACRES, zoned R-D residential and related uses zone, developing area, 7 DU/AC, located on the north side of SIGNAL AVE NE, between ALAMEDA BLVD NE and WILSHIRE AVE NE containing approximately 4 acre(s). [REF: 02DRB-01317 Sketch] (C-19)

At the November 6, 2002, Development Review Board meeting, the Vacation was approved as shown on Exhibit B in the Planning file, subject to the Findings and Conditions of the Subdivision Ordinance as follows:

FINDINGS:

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

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.
2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.
3. Affected utility companies shall acknowledge the vacation by their signatures on the replat.



OFFICIAL NOTICE
PAGE TWO

The Site Development Plan for Subdivision was approved with final sign off delegated to City Engineer for the SIA and Planning for detailed information required by the Sector Plan.

With the signing of the infrastructure list dated 11/6/02 and approval of the grading plan engineer stamp dated 10/10/02 the preliminary plat was approved.

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

If you wish to appeal this decision, you must do so by November 21, 2002 in the manner described below.

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

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

Roger Green
Acting, DRB Chair

Cc: D.R. Horton, 4400 Alameda NE, Suite B, 87113
Mark Goodwin & Associates PA, 8916 Adams St NE, 87199
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg.
Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002183 AGENDA#: 3 DATE: 11.6.02

1. Name: Deane Hager MAA Address: _____ Zip: _____

2. Name: RP Balasman 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: _____

3



ALBUQUERQUE
NEW MEXICO

DRB CASE ACTION LOG

REVISED 8/20/2002

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

DRB Application No.: 02-01569 (SPS)
Project Name: **EAGLE SPRINGS SUBDIVISION**
Agent: Mark Goodwin & Associates

Project # **1002183**
EPC Application No.:
Phone No.: 828-2200

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

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____
 SIA, OPEN SPACE NOTE

PARKS / CIP: _____

PLANNING (Last to sign): **SDP require ments via LaCusua SDP**
 See comments dated _____
 EPC comments (name) _____
 Planning must record this plat. Please submit the following items:
-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
-Tax printout from the County Assessor.
 Include 3 copies of the approved site plan along with the originals.
 County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
 Property Management's signature must be obtained prior to Planning Department's signature.

Project Number

1002183

11/6/02 - PM

Left message for Diane
Walzer - Mark Goodwin about
requirement of SDP for Subdiv.
only in La Cueva Sect. Plan
area. Told her to call me
& I would tell her the
requirements she needed
to meet to satisfy LCSP.

Watson



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: 1002183

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:

An approved drainage report dated 10-10-02 is on file for Preliminary Plat approval.
 Minor comment on infrastructure list.
 The Hydrology Section has no objection to the vacation request.

RESOLUTION:

signed I.L.

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

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: November 6, 2002



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORD. DIV.

DEVELOPMENT REVIEW BOARD
November 6, 2002
Project # 1002183

Project # 1002183

02DRB-01569 Major-SiteDev Plan Subd
02DRB-01570 Major-Preliminary Plat Approval
02DRB-01572 Minor-Temp Defer SDWK
02DRB-01573 Major-Vacation of Public Easements

MARK GOODWIN & ASSOCIATES PA, agent(s) for D. R. HORTON request(s) the above action(s) for all or a portion of Tract S, **EAGLE SPRINGS SUBDIVISION, UNIT 2**, and Tract 2, Lot(s) 18 & 19, Block(s) 4, Unit 3, NORTH ALBUQUERQUE ACRES, zoned R-D residential and related uses zone, developing area, 7 DU/AC, located on the north side of SIGNAL AVE NE, between ALAMEDA BLVD NE and WILSHIRE AVE NE containing approximately 4 acre(s). [REF: 02DRB-01317 Sketch] (C-19)

AMAFCA No comment.

COG Consistent with established transportation plans and policies.

Transit No comments received.

Zoning Enforcement Reviewed, no comment.

Neighborhood Coord. Letter sent to North Domingo Baca (R) Neighborhood Assn.

APS This development is located on Signal NE between Alameda NE and Wilshire NE. The development will affect E.G. Ross elementary school, Desert Ridge middle school, and La Cueva High School. The above Elementary, Middle, and High Schools are operating close to capacity. The APS facilities in the area continue to be expanded and upgraded. All planned additions to existing educational facilities are contingent upon taxpayer approval. As schools become overcrowded, boundary changes, alternative schedules, transportation to less crowded schools, and/or combinations of the above strategies may be employed to relieve schools with large numbers of students.

Police Department

A review of following case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. Traffic volume, traffic control devices, lighting issues, maintenance of landscaping, need for a neighborhood association.

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

PNM Gas Approves.

PNM Electric No objection to 5' vacation of Signal Rd NE.

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 plan is required for Preliminary Plat approval. No objection to vacation requests. Until accepted by the City, some of the road and drainage improvements of Eagle Springs, Unit 1 will need to be on your Infrastructure List

Transportation Development

- Show all right-of-way widths and pavements widths, along with a cross section on the site plan for subdivision.
- Has the right-of-way for Signal, adjacent to lots 17 thru 19 been dedicated?
- Comments on the infrastructure list.
- No objection to the sidewalk deferral.
- No objection to the vacation of the easement for roadway purposes and refer to the agencies having interest in the vacation of the other easements for comments on those action

Parks & Recreation

No Objection to the Site Plan, Temp. Deferral of Sidewalks, or vacation of Public Easements. This request will be subject to the following requirements of the City Park Dedication and Development Ordinance:

Parks & Recreation

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 20 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.

The R-D zone requires 2,400 square feet of open space for each dwelling unit. With submittal of the Preliminary Plat/Site Development Plan, provide an Open Space Calculation Table showing the lot number, lot size, building & driveway area, provided open space, remaining open space requirement (this table can be separate from the plat itself). Provide a dimensioned Typical Lot Plan, which shows a typical lot with the building footprint and driveway (this should be on the Site Development Plan rather than the plat). Include one of the following notes on the Preliminary and Final Plats indicating how the total remaining open space requirement will be met:

All open space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8 (A) (1).

Total remaining open space requirements are met via a cash payment to the City of Albuquerque per the provisions of Section 14-16-3-8 (A) (2).

Total remaining open space requirements are met via the provision of detached open space per the provisions of Section 14-16-3-8 (A) (3).

*Note: This option is only applicable to land covered by a Sector Development Plan.

Utilities Development

No objection to Vacation request. Minor comments on Infrastructure List. No objection to Site Plan approval. No objection to Sidewalk Deferral.

Planning Department

1. No objection to the preliminary plat.
2. No objection to the temporary sidewalk deferral.

Planning Department

3. No objection to the vacation of public easement. Defer to Public Works Dept.
4. The setbacks and building heights are acceptable on the site development plan for subdivision.
5. Why do the perimeter walls range in height from 4' to 8'? Are there breaks for pedestrian access other than at roadway intersections? The La Cueva Sector Development Plan discourages long expanses of unbroken walls. These breaks connect neighborhoods and provide easier access to City bus stops.

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

cc:D.R. Horton, 4400 Alameda NE, Suite B, 87113

Mark Goodwin & Associates PA, 8916 Adams NE, 87199



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, November 6, 2002, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1000990

02DRB-01541 Major-Two Year SIA

ISAACSON & ARFMAN PA agent(s) for CHAPIN P & SANDRA L CARNES request(s) the above action(s) for all or a portion of Tract(s) C, **LANDS OF LEO CHAVEZ, BLAKE ROAD MOBILE HOME SUBDIVISION**, zoned MH residential zone, located on or near the NE QUADRANT OF WENDELL RD SW and BLAKE RD SW, containing approximately 10 acre(s). [REF: DRB-97-199, S-99-57, Z-87-21, AX-87-4, DRB-98-70, 01411-01212] (N-10)

Project # 1000570

02DRB-01567 Major-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES PA, agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion OF PARCEL A OF **PARKWAY, UNIT 7 AND TRACT A OF PAINTED SKY, UNIT 1 AND TRACT 94 OF TOWN OF ATRISCO GRANT**, (to be known as **PARKWAY UNIT 10**), zoned R-D residential and related uses zone, developing area, located west of UNSER BLVD NW, between GAVIN RD NW and VINEMONT PL NW. [REF: DRB-95-94, S-98-5, Z-99-8, AX-99-2, 00410-0162, 00410-00931, 00410-00933] (J-9)

~~Project # 1002183~~

~~02DRB-01569 Major-SiteDev Plan Subd~~
02DRB-01570 Major-Preliminary Plat Approval
02DRB-01572 Minor-Temp Defer SDWK
02DRB-01573 Major-Vacation of Public Easements

MARK GOODWIN & ASSOCIATES PA, agent(s) for D. R. HORTON request(s) the above action(s) for all or a portion of Tract S, **EAGLE SPRINGS SUBDIVISION, UNIT 2**, and Tract 2, Lot(s) 18 & 19, Block(s) 4, Unit 3, **NORTH ALBUQUERQUE ACRES**, zoned R-D residential and related uses zone, developing area, 7 DU/AC, located on the north side of SIGNAL AVE NE, between ALAMEDA BLVD NE and WILSHIRE AVE NE containing approximately 4 acre(s). [REF: 02DRB-01317 Sketch] (C-19)

SEE PAGE 2.....



PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE
PAGE 2

Project # 1001825

02DRB-01557 Major-Vacation of Pub
Right-of-Way

PRECISION SURVEYS INC. agent(s) for YOUTH DEVELOPMENT INC., request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) NA, **FRANCISCO ARMIJO Y OTERO ADDITION**, zoned SU-3, and located on ROMA AVE NW, between LOMAS BLVD NW and MARQUETTE AVE NW. [REF: 02400-00448, V-86-121] (J-14)

Project # 1002221

02DRB-01563 Major-Preliminary Plat
Approval
02DRB-01564 Major-Vacation of Public
Easements
02DRB-01565 Minor-Sidewalk Waiver
02DRB-01566 Minor-Temp Defer of SW

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) J, **VITTORIA SUBDIVISION @ VENTANA RANCH**, zoned R-2, located north of PASEO DEL NORTE NW, east of UNIVERSE BLVD NW and south of PARADISE BLVD NW containing approximately 21 acre(s). (B-10)

Project # 1002276

02DRB-01568 Major-Vacation of Pub
Right-of-Way

SURVEYS SOUTHWEST, LTD agent(s) for EDWIN & MONA LESTER request(s) the above action(s) for all or a portion of Lot(s) 15 & 16, Block 1, **SUNRISE TERRACE WEST, UNIT 1**, zoned R-D residential and related uses zone, developing area, located on 114TH ST SW, between SHIRE ST. SW and ANDALUSIAN AVE SW containing approximately 1 acre(s). [REF: Z-95-65] (L-8)

Project # 1002277

02DRB-01571 Major-SiteDev Plan
BldPermit

DORMAN/BREEN ARCHITECTS agent(s) for CHAPMAN COMPANIES request(s) the above action(s) for all or a portion of Lot(s) 3 & 4, **JOURNAL CENTER 2**, zoned IP, located on WOLCOTT AVE NE, between WASHINGTON ST NE and HANCOCK CT NE containing approximately 2 acre(s). [REF: 1000633, D 95-268, Z-79-80] (D-17)

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


Janet Stephens, Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 21, 2002.

265

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

Meeting Date: Nov. 4, 2002

Zone Atlas Page: C-19-E

Notification Radius: 100 Ft.

App#	<u>02DRB-01570</u>
Proj#	<u>1002183</u>
Other#	<u>02DRB-01572</u>
	<u>02DRB-01573</u>
	<u>02DRB-01569</u>

Cross Reference and Location: _____

Applicant: D.R. Horton ✓

Address: 4460 Alameda NE, Ste # B, 87113

Agent: Mark Goodman & Associates, P.A. ✓

Address: 8916 Adams NE, 87199

SPECIAL INSTRUCTIONS

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

Date Mailed: 10/18/02

Signature: [Handwritten Signature]

RECORDS WITH ELS

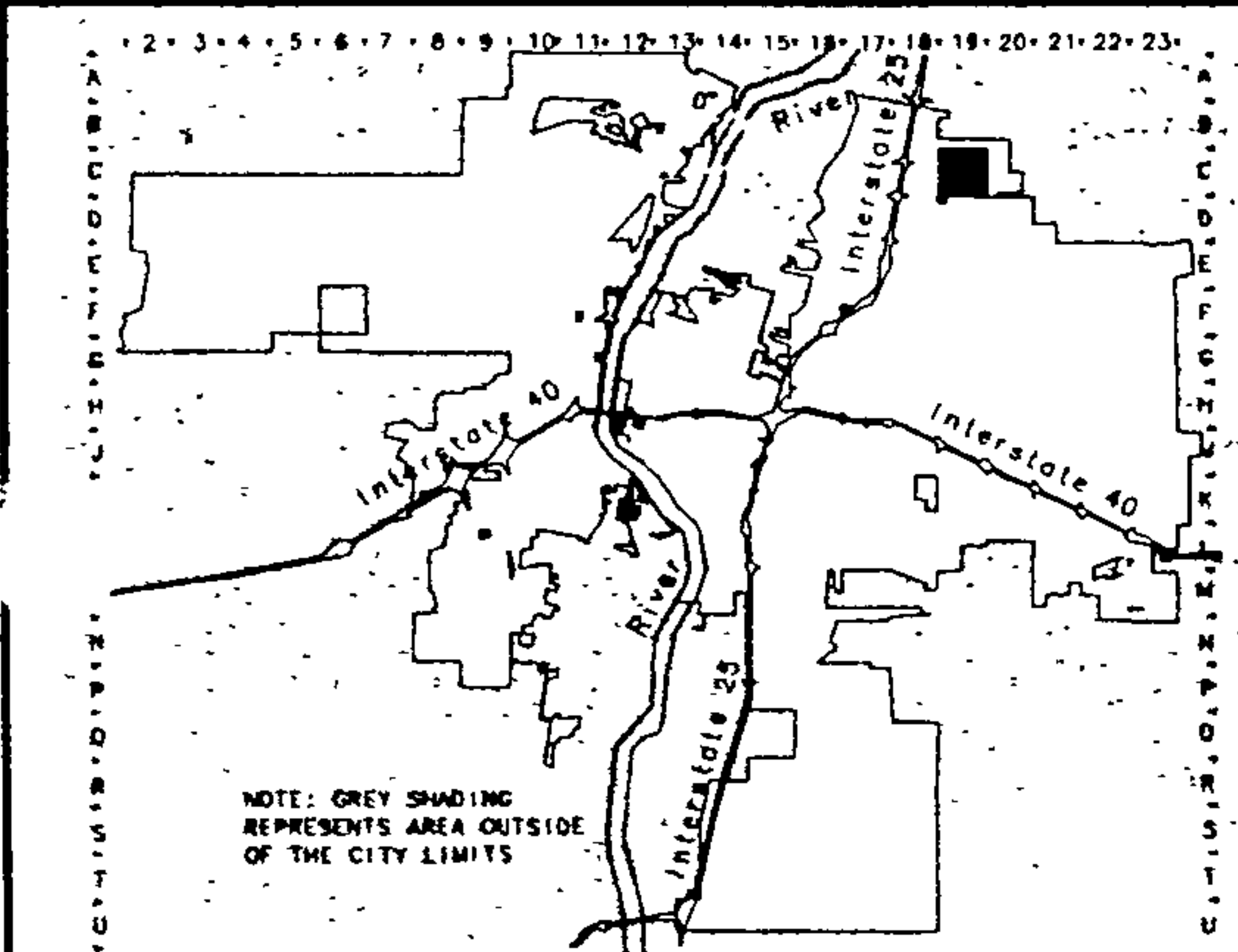
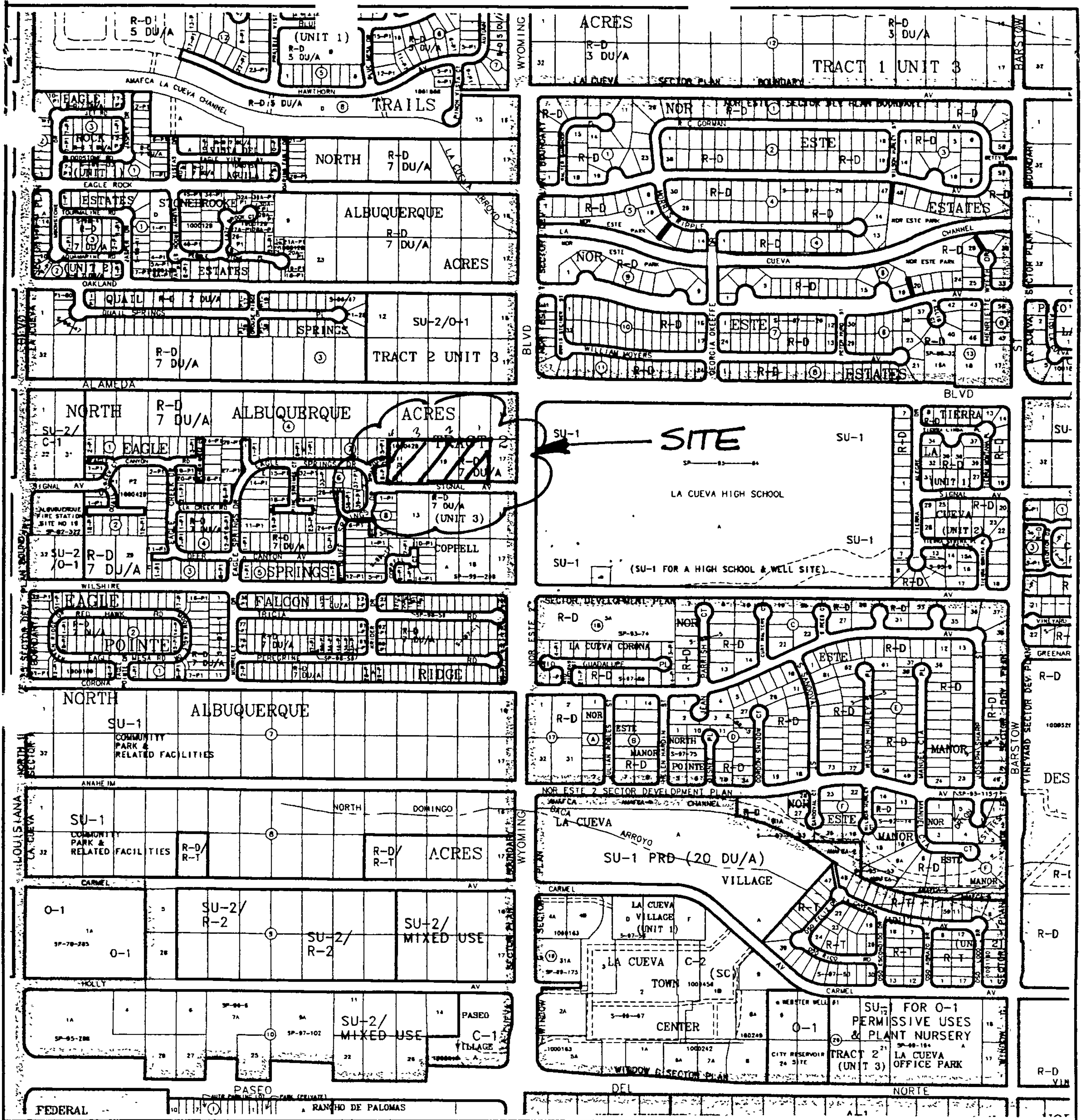
PAGE 1

101906417235620222CA	LEGAL: LT 1 1 BL K 4 TR 2 UNIT 3 NORTH ALBUQUERQUE ACRES CO PROPERTY ADDR: 00000 OWNER NAME: PUBLIC SERVICE CO OF N M OWNER ADDR: 00000	LAND USE: ALBUQUERQUE	NM 87158
101906418935620221CA	LEGAL: LT 1 2 BL K 4 TR 2 UNIT 3 NORTH ALBUQUERQUE ACRES CO PROPERTY ADDR: 00000 OWNER NAME: PUBLIC SERVICE CO OF N M OWNER ADDR: 00000	LAND USE: ALBUQUERQUE	NM 87158
101906420535620220	LEGAL: * 01 3 00 4NORTH ALBUQ ACRES UN 3 TR2 PROPERTY ADDR: 00000 7500 ALAMEDA BLV NE OWNER NAME: KNAUBER MRS LEO V OWNER ADDR: 07912 CHARGER	LAND USE: TR NE ALBUQUERQUE	NM 87109
101906422135620219	LEGAL: * 01 4 00 4NORTH ALBUQ ACRES UN 3 TR2 PROPERTY ADDR: 00000 7520 ALAMEDA BLV NE OWNER NAME: KNAUBER MRS LEO V OWNER ADDR: 07912 CHARGER	LAND USE: TR NE ALBUQUERQUE	NM 87109
101906423835520218	LEGAL: * 01 5 00 4NORTH ALBUQ ACRES UN 3 TR2 PROPERTY ADDR: 00000 7550 ALAMEDA BLVD NE OWNER NAME: SLICK STEVEN G & JOAN F OWNER ADDR: 11035 MENAUL	LAND USE: BL NE ALBUQUERQUE	NM 87112
101906425335520217	LEGAL: * 01 6 00 4NORTH ALBUQ ACRES UN 3 TR2 PROPERTY ADDR: 00000 7570 ALAMEDA BLVD NE OWNER NAME: SLICK STEVEN G & JOAN F OWNER ADDR: 11035 MENAUL	LAND USE: BL NE ALBUQUERQUE	NM 87112
101906417233220211	LEGAL: * 02 2 00 4NORTH ALBUQ ACRES UN 3 TR2 PROPERTY ADDR: 00000 7401 SIGNAL AVE NE OWNER NAME: D R HORTON INC ATTN: ROBERT C OWNER ADDR: 04400 ALAMEDA	LAND USE: BL NE ALBUQUERQUE	NM 87113
101906418933120212	LEGAL: * 02 1 00 4NORTH ALBUQ ACRES UN 3 TR2 PROPERTY ADDR: 00000 7421 SIGNAL AVE NE OWNER NAME: D R HORTON INC ATTN: ROBERT C OWNER ADDR: 04400 ALAMEDA	LAND USE: BL NE ALBUQUERQUE	NM 87113
101906420533120213	LEGAL: * 02 0 00 4NORTH ALBUQ ACRES UN 3 TR2 PROPERTY ADDR: 00000 7501 SIGNAL AVE NE OWNER NAME: DR HORTON INC ATTN: ROBERT C P OWNER ADDR: 04400 ALAMEDA	LAND USE: BL NE ALBUQUERQUE	NM 87113
101906422133220214	LEGAL: * 01 9 00 4NORTH ALBUQ ACRES UN 3 TR2 PROPERTY ADDR: 00000 7521 SIGNAL AVE NE OWNER NAME: DR HORTON INC OWNER ADDR: 04400 ALAMEDA	LAND USE: NE ALBUQUERQUE	NM 87113
101906423833220215	LEGAL: * 01 8 00 4NORTH ALBUQ ACRES UN 3 TR2 PROPERTY ADDR: 00000 7551 SIGNAL AVE NE OWNER NAME: POHL COSME & MYRNA LIVING TRUS OWNER ADDR: 05958 CARLOS REY	LAND USE: CI SW ALBUQUERQUE	NM 87121

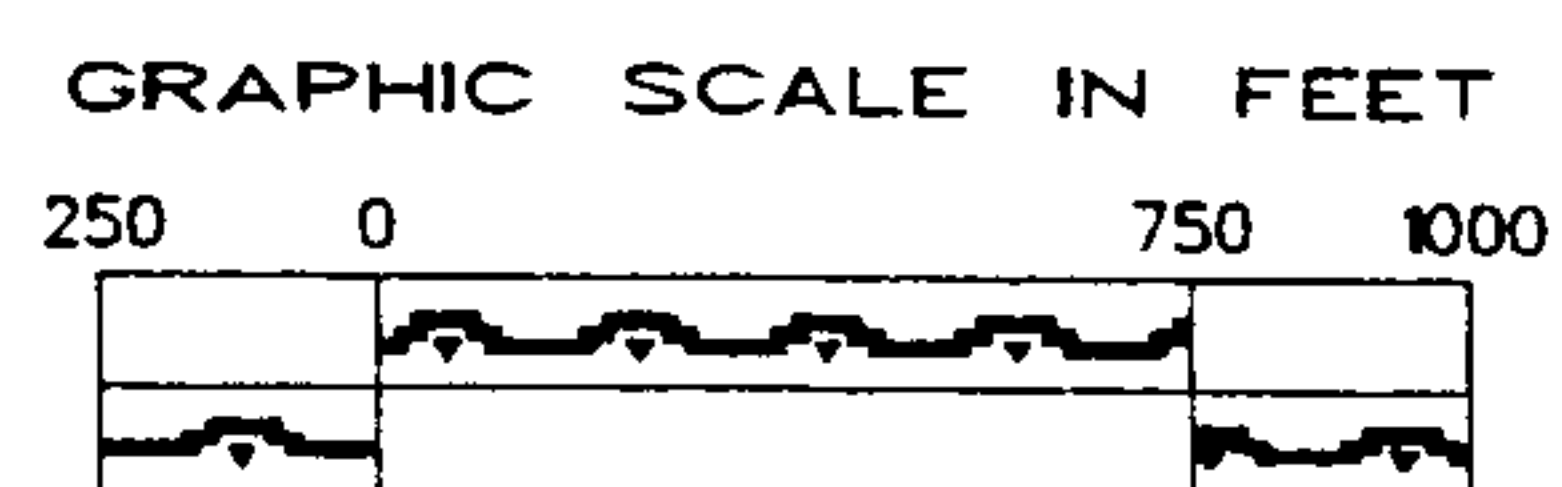
RECORDS WITH LABELS

PAGE 2

101906425333220216	LEGAL: * 01 7 00 4NORTH ALBUQ ACRES UN 3 TR2 PROPERTY ADDR: 00000 7571 SIGNAL AVE NE OWNER NAME: LONZ THOMAS F & F MAUREEN OWNER ADDR: 01008 CHARLESTON	LAND USE: NE ALBUQUERQUE	NM 87110
101906417230220122	LEGAL: * 01 1 00 5NORTH ALBUQ ACRES UN 3 TR2 PROPERTY ADDR: 00000 7400 SIGNAL AVE NE OWNER NAME: D R HORTON INC OWNER ADDR: 04400 ALAMEDA	LAND USE: BL NW ALBUQUERQUE	NM 87113
101906418930220121	LEGAL: *001 2000 5TRACT 2 UNIT 3 NORTH ALBUQUERQUE ACRES PROPERTY ADDR: 00000 7420 SIGNAL AVE NE OWNER NAME: DR HORTON INC OWNER ADDR: 04400 ALAMEDA	LAND USE: BL NE ALBUQUERQUE	NM 87113
101906420630220120	LEGAL: * 01 3 00 5NORTH ALBUQUERQUE ACRES TRACT 2 UNIT 3 PROPERTY ADDR: 00000 7500 SIGNAL AVE NE OWNER NAME: GILBERT RAYMOND H III & BARBA OWNER ADDR: 10035 LOS CANSADOS	LAND USE: NW ALBUQUERQUE	NM 87114
101906422230120119	LEGAL: * 01 4 00 5NORTH ALBUQUERQUE ACRES TRACT 2 UNIT 3 PROPERTY ADDR: 00000 7520 SIGNAL AVE NE OWNER NAME: GILBERT RAYMOND H III & BARBA OWNER ADDR: 10035 LOS CANSADOS	LAND USE: NW ALBUQUERQUE	NM 87114
101906423830120118	LEGAL: * 01 5 00 5NORTH ALBUQUERQUE ACRES TRACT 2 UNIT 3 PROPERTY ADDR: 00000 7550 SIGNAL AVE NE OWNER NAME: GILBERT RAYMOND H III & BARBAR OWNER ADDR: 10035 LOS CANSADOS	LAND USE: NW ALBUQUERQUE	NM 87114
101906425230120117	LEGAL: * 01 6 00 5NORTH ALBUQUERQUE ACRES TRACT 2 UNIT 3 PROPERTY ADDR: 00000 7570 SIGNAL AVE NE OWNER NAME: GILBERT RAYMOND H III & BARBAR OWNER ADDR: 10035 LOS CANSADOS	LAND USE: NW ALBUQUERQUE	NM 87114



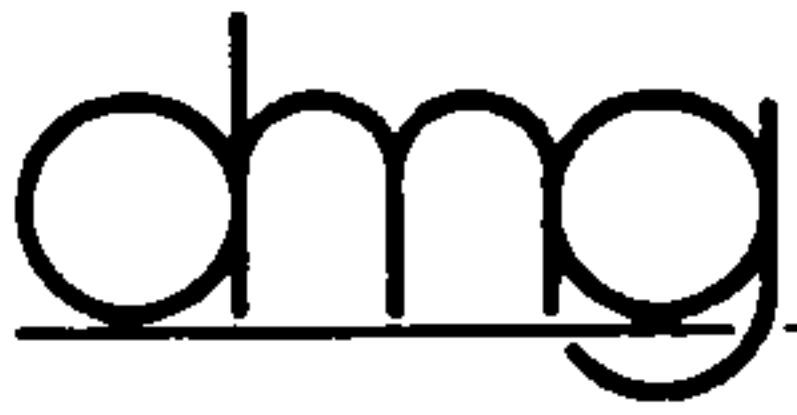
CITY OF
Albuquerque
A G I S
Albuquerque Geographic Information System
PLANNING DEPARTMENT
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Zone Atlas Page

C-19-Z

Map Amended through April 03, 2002



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539
e-mail: dmgs@swcp.com

October 11, 2002

Ms. Janet Stephens
DRB Chair
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

**Re: Request Approval of Preliminary Plat and Site Plan for Subdivision,
Temporary deferral of sidewalk construction,
Vacation of public easements
Eagle Springs Unit 2 (Project No. 1002183)**

Dear Ms. Stephens;

On behalf of my clients, DR Horton Custom Homes, I am requesting the following approvals at the DRB hearing:

1. Preliminary plat and site plan for subdivision approval for a 20 lot residential subdivision.
2. Temporary deferral of construction of interior sidewalks. The sidewalks shall be constructed in conjunction with construction of each individual lot at a later time.
3. Vacation of 15' temporary drainage easement that bisected the property in a north-south direction as this easement will not be necessary upon development of this project. Vacation of a 20' public waterline easement that will be relocated west to a more appropriate location within the project. Vacation of 5' of the existing northerly 30' roadway easement that will match the existing dedicated right-of-way to the west in Eagle Springs.
4. The use of retaining walls within the site have been minimized.

Please call me if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

Diane Hoelzer, PE
Senior Engineer

DLH/dlh

f:\eagle springs exp\drb_itr.wpd

A City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

#12

SUBDIVISION

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

X STREET NAME CHANGE
SITE DEVELOPMENT PLAN

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

Supplemental form

S

V

P

L

Supplemental form

ZONING

- Annexation & Zone Establishment
- Sector Plan
- Zone Change
- Text Amendment

APPEAL / PROTEST of...

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

Z

A

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: D.R. Horton
 ADDRESS: 4400 Alameda NE, Suite B
 CITY: Albuquerque
 Proprietary interest in site: Owner
 AGENT (if any): Mark Goodwin & Associates, PA
 ADDRESS: 8916 Adams NE
 CITY: Albuquerque

STATE NM ZIP 87113
 STATE NM ZIP 87199

PHONE: 797-4245
 FAX:
 E-MAIL:
 PHONE: 828-2200
 FAX: 797-9539
 E-MAIL: dmg@swcp.com

DESCRIPTION OF REQUEST: Final Plat approval and street name change (EAGLE SPRINGS UNIT 2)

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 S & Lot 16 Eagle Sprgs Subd & Tract 2, Lot 18&19 Block: 4 Unit: 3
TR 5 & 16-PI EAGLE SPRINGS BIK 7 (18 + 19 NABQA BIK 4 TR 2 - U3)
 Subdiv. / Addn. North Albuquerque Acres
 Current Zoning: RD-7 DU/AC Proposed zoning: no change
 Zone Atlas page(s): C-19 No. of existing lots: 2 No. of proposed lots: 21
 Total area of site (acres): 3.3122 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. 101906420533120213, 101906422133220214, 101906423833220215 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Signal Ave.
 Between: Louisiana and Wyoming

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 02DRB-01317, DRB1002183, 02DRB 01570, 02DRB-01572, 02DRB-01573, 02DRB-01569, 1000827, 1000428, Z-87-94-1

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 9/4/02

SIGNATURE Diane Hoelzer DATE 2-18-03
 (Print) Diane Hoelzer, PE Applicant Agent

FOR OFFICIAL USE ONLY

Form revised September 2001

INTERNAL ROUTING

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

Application case numbers

03DRB - 00227 Action EPA.
03DRB - 00305 STREET NAME CHANGE
 Hearing date FEB, 26th 03

S.F. Fees

5(3) \$ 0
53 \$ 240⁰⁰
 Total \$ 240⁰⁰

Joe McSorley
2/14/03
 Planner signature / date

Project # 1002183

one

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

SKETCH PLAT REVIEW AND COMMENT

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 - 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.
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 - Letter briefly describing, explaining, and justifying the request
 - Any original and/or related file numbers are listed on the cover application
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MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

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- 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.

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MAJOR SUBDIVISION FINAL PLAT APPROVAL

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- SIA financial guaranty verification
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
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MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

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AMENDMENT TO PRELIMINARY PLAT (with minor changes)

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

Diane Hoelzer

Diane Hoelzer

Applicant name (print)

2-18-03

Applicant signature / date



Form revised September 2001

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

Application case numbers

03DRB - 00227

03DRB - 00305

B. Benkert 2-14-03

Planner signature / date

Project # 1002183

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

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Change Street Name to Desert Willow Ct to Desert Willow

MAJOR SUBDIVISION FINAL PLAT APPROVAL

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- 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

IN PLACE

DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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- Fee (see schedule)
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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.

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R.P. Bohannon

R.P. Bohannon

Applicant name (print)

2/26/03

Applicant signature / date



Form revised September 2001

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

Application case numbers
 03DRB- 00227
 03DRB- 00305

JM 2/26/03

Planner signature / date

Project # 1002183



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

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

APPLICANT INFORMATION:

NAME: <u>D.R. Horton</u>	PHONE: <u>797-4245</u>
ADDRESS: <u>4400 Alameda NE, Suite B</u>	FAX:
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87113</u>	E-MAIL:
Proprietary interest in site: <u>Owner</u>	
AGENT (if any): <u>Mark Goodwin & Associates, PA</u>	PHONE: <u>828-2200</u>
ADDRESS: <u>8916 Adams NE</u>	FAX: <u>797-9539</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87199</u>	E-MAIL: <u>dmg@swcp.com</u>

DESCRIPTION OF REQUEST: Final Plat approval and street name change (EAGLE SPRINGS UNIT 2)

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 S & Lot 16 Eagle Sprgs Subd & Tract 2, Lot 18&19 Block: 4 Unit: 3

Subdiv. / Addn. North Albuquerque Acres

Current Zoning: RD-7 DU/AC Proposed zoning: no change

Zone Atlas page(s): C-19 No. of existing lots: 2 No. of proposed lots: 21

Total area of site (acres): 3.3122 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. 101906420533120213, 101906422133220214, 101906423833220215 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Signal Ave.

Between: Louisiana and Wyoming

CASE HISTORY:

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Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 9/4/02

SIGNATURE Diane Hoelzer DATE 2-18-03

(Print) Diane Hoelzer, PE Applicant Agent

FOR OFFICIAL USE ONLY

Form revised September 2001

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>03DRB - 00227</u>	<u>E.P.A.</u>	<u>5(3)</u>	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>FEB, 26th 03</u>			Total \$ <u>0</u>

Robert 2/14/03
Planner signature / date

Project # 1002183

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

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Diane Hoelzer
Diane Hoelzer

Applicant name (print)

2-18-03

Applicant signature / date



Form revised September 2001

- Checklists complete
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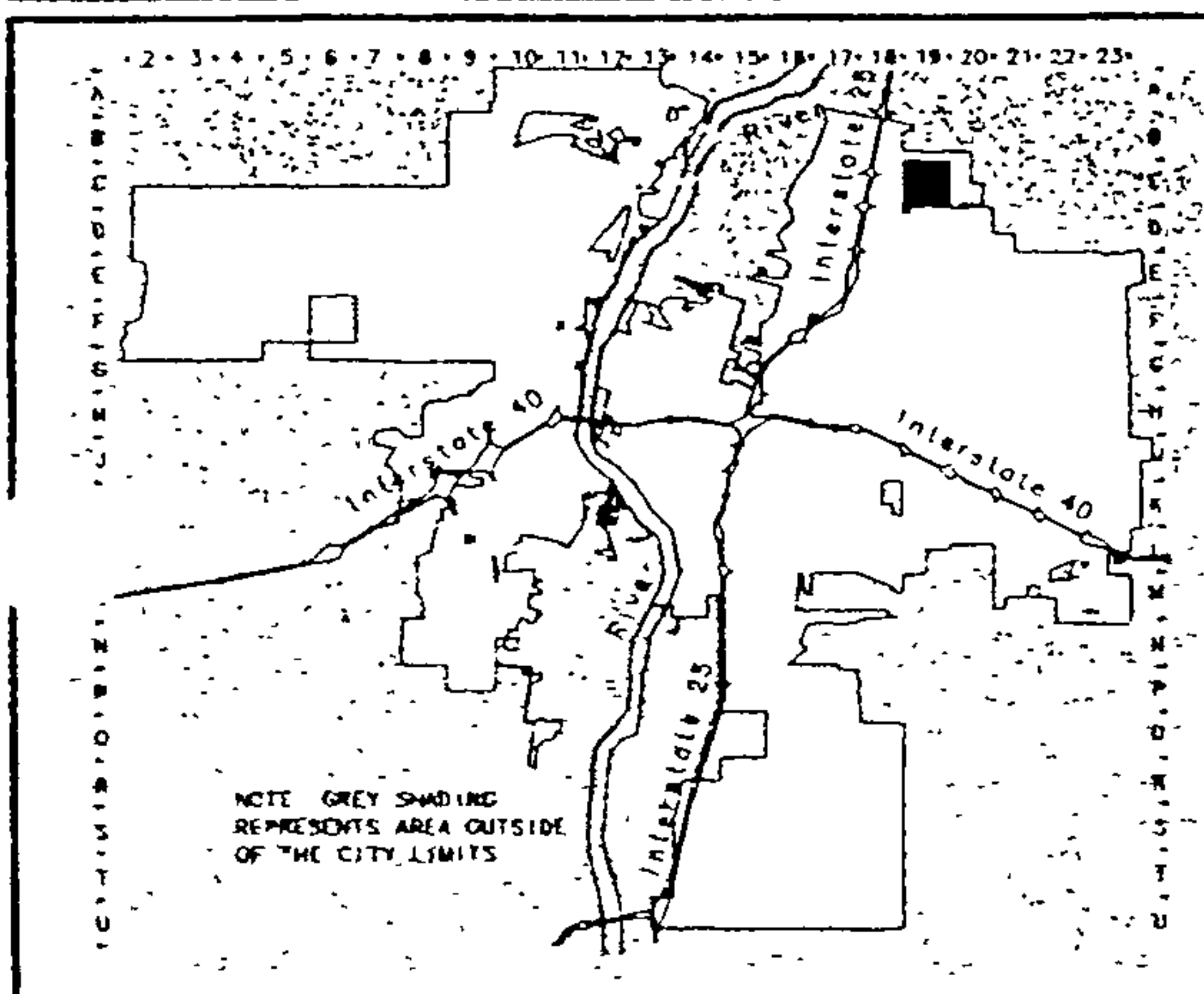
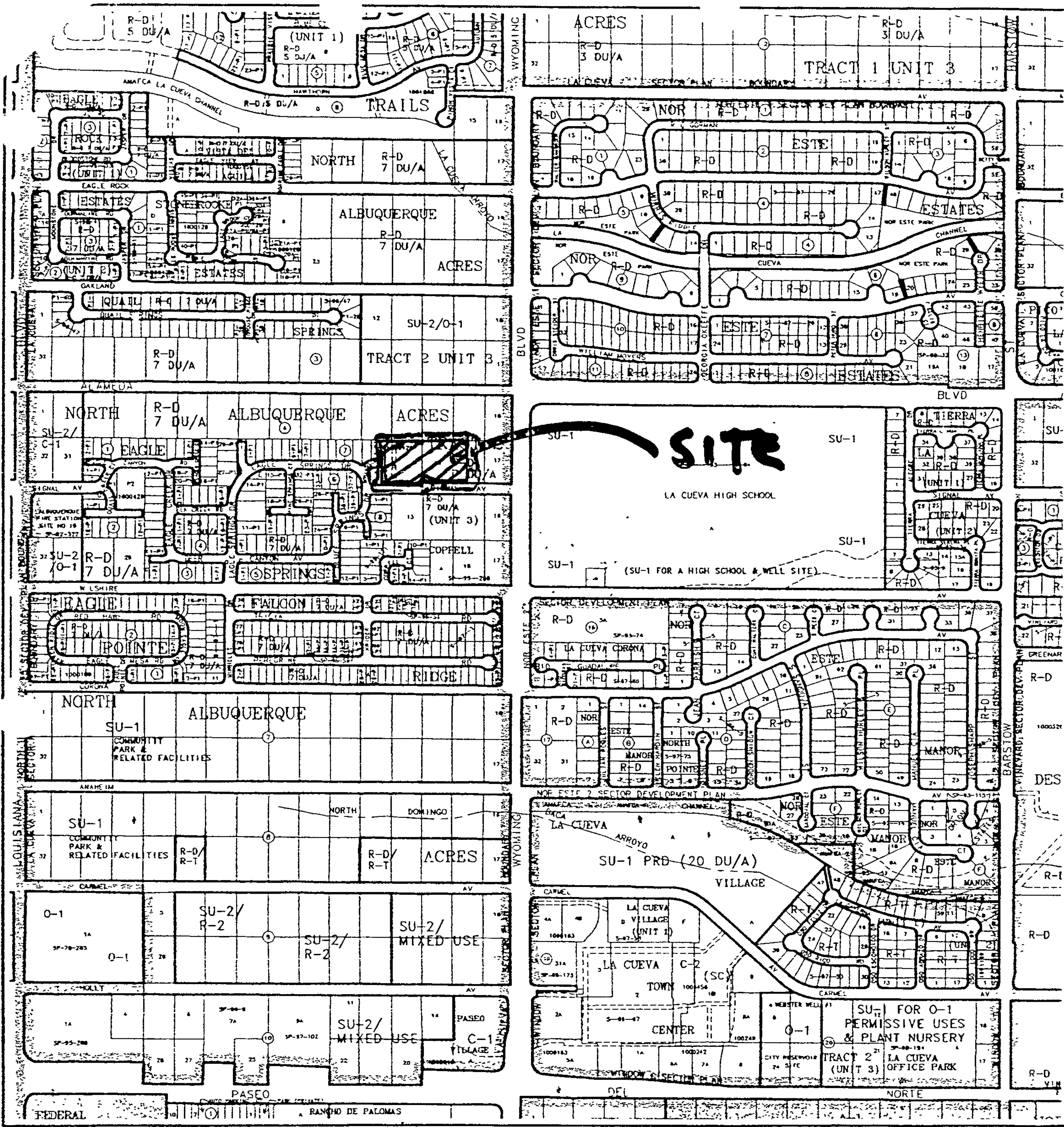
Application case numbers

03DRB - 00227

Planner signature / date

Bob Bennett 2-14-03

Project # 1002183

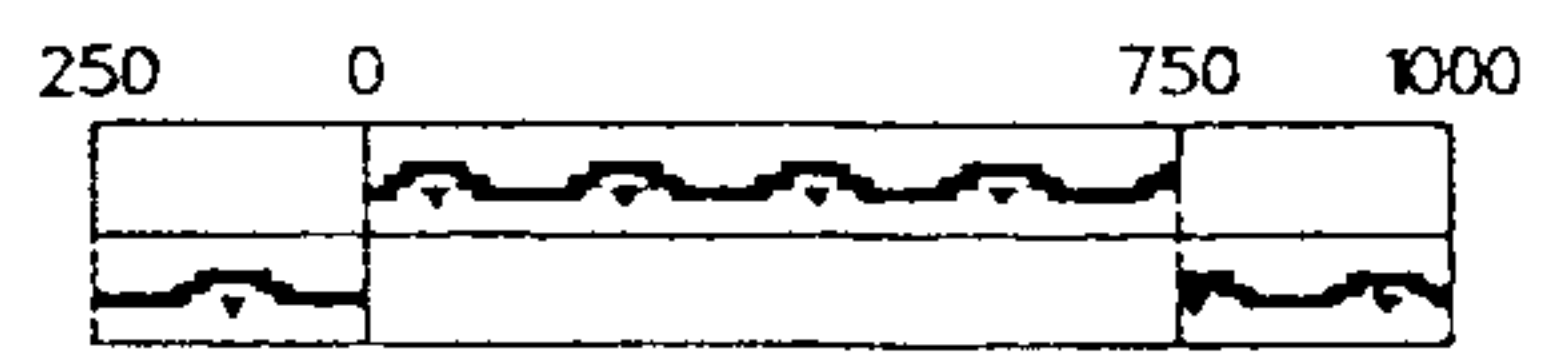


CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2002

GRAPHIC SCALE IN FEET



Zone Atlas Page

C-19-Z

Map Amended through April 03, 2002

No. of Lots: _____
Nearest Major Streets _____

FIGURE 12

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

Eagle Springs, Unit 2

CPN 662782

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 28th day of January, 2003, 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 _____
D.R. Horton, Inc.

("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] _____
Delaware corporation, whose address is 4400 Alameda NE #B, Albuq NM 87113
and whose telephone number is 797-4245, 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:] Lots 18-19, Block 4, Tract 1, Unit 3 NAA *, recorded on 9/10/1931 in the records of the Bernalillo County Clerk at Book D1, pages 20 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:] _____
D.R. Horton, Inc. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as EAGLE SPRINGS, Unit 2 describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 6th day of November, 2004 ("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. 662782.

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

* and Tract "S", Eagle Springs Subdivision, filed in Bernalillo County clerk's office 3/11/02. Bk 2002. pg 82.



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

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

DUPLICATE
 City of Albuquerque
 Treasury Division

03/03/2003 11:26AM LOC: ANN
 RECEIPT# 00004261 WSH 006 TRANSH 0013
 ACCOUNT 441006 Fund 0110 TRSKDM
 Activity 4983000 \$240.00
 Trans Amt \$240.00
 J24 Misc CK \$0.00
 CHANGE

PAID RECEIPT

APPLICANT NAME

D R HORTON

AGENT

MARK GOODWIN

ADDRESS

PROJECT NO.

1002183

APPLICATION NO.

03DRB - 00305

\$ 240.- 441006 / 4983000 (DRB Cases)
 \$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)
 \$ _____ 441018 / 4971000 (Notification)

\$ 240.- Total amount due

D.R. HORTON, INC.
 PERMIT SOUTHWEST
 1901 ASCENSION BLVD., SUITE 100
 ARLINGTON, TX 76006
 (817) 856-8200

DATE	INVOICE	AMOUNT
2/27	100924	240

16-66/1220

100924

PAY Two hundred forty dollars + 00/100
 DATE 2/27/03 TO THE ORDER OF City of Albuquerque DESCRIPTION Application fee ACCT. NO. 9985 CHECK NO. 100924 DOLLARS

CHECK AMOUNT

\$ 240.-

Street name change for
Desert Willow Rd

BANK OF AMERICA, N.T. & S.A.
 3233 PARK CENTER DRIVE, 2ND FLOOR
 COSTA MESA, CA 92626

Diana W. Lewis

⑈ 100924 ⑈ ⑆ 2200066 ⑆ ⑆ 426 ⑆ 03035 ⑈

FEATURED MICROPRINT BORDERS COLORED BRICK PATTERN WATERMARK & CARBON STRIP ON REVERSE SIDE MISSING FEATURE INDICATES A COPY

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Clair

Date Submitted November 6, 2002

Date Site Plan Approved 11-11-02

Date Preliminary Plat Approved 11-06-02

Date Preliminary Plat Expires 11-06-03

DRB Project No 1002183

DRB Application No 02 DEB01570

3

Eagle Springs Unit 2

PROPOSED NAME OF PLAT AND SITE DEVELOPMENT PLAN

Lot 18 and 19, Block 4, Tract 2, Unit 3, N.A.A. and Tract S, Eagle Springs Subdivision

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' PVMT	Res Pvmt C & G (north side)	Signal Avenue	Existing Pvmt Lot 16	East Prop Line Lot 12	/	/	/
		4'	Sidewalk (north side) <i>(W. Prop L. to E. Prop. L.)</i>						
		26' FF	Res Pvmt C & G	Willow Springs Road	West Prop Line Lot 1	Desert Dawn Drive	/	/	/
		(*4'	Sidewalk (both sides)						
		26' FF	Res Pvmt C & G	Desert Dawn Drive	Signal Avenue	Lot 9	/	/	/
		(*4'	Sidewalk (both side) Sdwb - east side only Lot 9 & 10						
			Street lights per DPM				/	/	/
SANITARY SEWER									
		8"	SAS	Willow Springs Road	Ex MH (Lot 15)	Desert Dawn Drive	/	/	/
		8"	SAS	Desert Dawn Drive	<i>North Prop. Lot 9 Line</i>	Lot 12	/	/	/
		8" (* *)	SAS	Signal Avenue	West PL Lot 20	East P L Lot 12	/	/	/

* CRIG / AL

Eagle Springs Unit 2 DRB Project # 1002183

SIA Sequence #	COA DRC Project #	Size	Type of Improvement PAVEMENT WATERLINE	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		6"	WL	Willow Springs Road	WL Easemt Lot 2 / Lot 19	Desert Dawn Dr	/	/	/
		6"	WL	Desert Dawn Drive	Signal Avenue	North PL Lot 9	/	/	/
		6"	WL	^{15'} / _{20'} WL Easemt (Lot 2)	North Prop Line	Willow Springs Rd	/	/	/
		6"	WL	^{15'} / _{20'} WL Easemt.(Lot 19)	Willow Springs Rd	Signal Avenue	/	/	/
		8" (* *)	WL	Signal Avenue	20'WL Esmt (Lot 19)	Ex 10" WL Wyoming	/	/	/

NOTES

- 1 (*) Sidewalk to be deferred
- 2 (**) These items may be financially guaranteed & built with the Desert Ridge @ La Cueva (DRB # 1001935)
- 3 Grading and Drainage certification per DPM as shown on grading plan for release of SIA and Financial Guarantees ~~(to include the Park Site located on Tract A)~~

AGENT / OWNER

Diane Hoelzer, PE

NAME (print)

Mark Goodwin & Associates

FIRM

Diane Hoelzer

SIGNATURE date

TIME ALLOWED TO CONSTRUCT WITHOUT A DRB
THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: 11-06-04

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Sheran Matson 11/6/02
DRB CHAIR - date
Christina Sandoval 11/6/02
PARKS & GENERAL SERVICES - date
Planning 11-06-02
TRANSPORTATION DEVELOPMENT - date
Royce Hae 11/6/02
UTILITY DEVELOPMENT - date
Bradley Byham 11/6/02
CITY ENGINEER - date
AMAFCA - date
- date
- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

A City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: <u>D.R. Horton</u>	PHONE: <u>797-4245</u>
ADDRESS: <u>4400 Alameda NE, Suite B</u>	FAX:
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87113</u>	E-MAIL:
Proprietary interest in site: <u>Owner</u>	
AGENT (if any): <u>Mark Goodwin & Associates, PA</u>	PHONE: <u>828-2200</u>
ADDRESS: <u>8916 Adams NE</u>	FAX: <u>797-9539</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87199</u>	E-MAIL: <u>dmg@swcp.com</u>

DESCRIPTION OF REQUEST: Approval of Preliminary plat, Site plan, Temp. sdwk deferral, Vacation of public easements-EAGLE SPRINGS UNIT 2
 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 S, Eagle Springs Subdivision & Tract 2, Lot 18&19 Block: 4 Unit: 3
 Subdiv. / Addn. North Albuquerque Acres
 Current Zoning: RD-7 DU/AC Proposed zoning: no change
 Zone Atlas page(s): C-19 No. of existing lots: 2 No. of proposed lots: 20
 Total area of site (acres): 3.1954 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. 101906420533120213, 101906422133220214, 101906423833220215 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Signal Ave. NE (North side)
 Between: Alameda BLVD NE and Whilshire AV, NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): DRB1002183 **SKETCH**
02DRB-01317
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE Diane Hoelzer DATE 10-11-02
 (Print) Diane Hoelzer, PE Applicant Agent

FOR OFFICIAL USE ONLY

Form revised September 2001

INTERNAL ROUTING

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

Application case numbers	Action	S.F.	Fees
<u>02DRB - 01570</u>	<u>PPA</u>	<u>S(2)</u>	<u>\$ 1035</u>
<u>02DRB - 01572</u>	<u>TDSW</u>	<u>V</u>	<u>\$ 0</u>
<u>02DRB - 01573</u>	<u>VPE (3)</u>	<u>V</u>	<u>\$ 135</u>
<u>02DRB - 01569</u>	<u>SDP4SD</u>	<u>P(2)</u>	<u>\$ 385</u>
	<u>NOTIFICATION FEE</u>		<u>\$ 75</u>
			<u>Total</u>
			<u>\$1650.00</u>

Hearing date Nov 6th 2002

Project # 1002183

10/11/02 B. Borkert
 Planner signature / date

FORM P(2): SITE PLAN REVIEW - D.R.B. PUBLIC HEARING

SITE DEVELOPMENT PLAN FOR SUBDIVISION

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
- 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
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- 6 copies of the Infrastructure List, if relevant to the site plan
- 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development) *on SP copies*
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
- Fee (see schedule) *\$385*
- Any original and/or related file numbers are listed on the cover application

D. R. B. hearings are approximately ONE MONTH after the 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) **24** copies for DRB public hearings
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24** copies for DRB public hearings
- 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
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Building Permit Checklist
- 6 copies of the Infrastructure List, if relevant to the site plan
- 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
- 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

D. R. B. hearings are approximately ONE MONTH after the 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) **24** copies for DRB public hearings
- DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
- DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24** copies for DRB public hearings
- 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
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- 6 copies of the Infrastructure List, if relevant to the site plan
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

D. R. B. hearings are approximately ONE MONTH after the filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

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

Diane Hoelzer
 Applicant name (print)
Diane Hoelzer
 Applicant signature / date
10-11-02



Form revised September 2001

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

Application case numbers
02DRB - - - - - 01569
 - - - - -
 - - - - -

Bydenbert 10/11/02
 Planner signature / date
Project # 1002183

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
- Proposed Infrastructure List.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule B1055)
- Any original and/or related file numbers are listed on the cover application

Preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)

MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)

MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)

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

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

Amended preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

(Temporary sidewalk deferral uses FORM-V)

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

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

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

Diane Hoelzer
Applicant name (print)
Diane Hoelzer 10-11-02
Applicant signature / date



Form revised September 2001

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

Application case numbers
02DRB - 01570

Rosterbert 10/11/02
Planner signature / date
Project # 1002183

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24** copies. (Not required for dedicated and City owned public right-of-way.)
- Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **24** copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule) **(3) 45x3 @ 135.00**
- Any original and/or related file numbers are listed on the cover application

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

VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

- Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the variance or waiver
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

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

VACATION OF PRIVATE EASEMENT

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

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

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

Diane Hodzer
Diane Hodzer
 Applicant name (print)
 Applicant signature / date



Form revised September 2001

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

Application case numbers
02DRB - 01572
02DRB - 01573
 - - -

Paden Kent 10/11/02
 Planner signature / date
Project # 1002193



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539
e-mail: dmgs@swcp.com

October 11, 2002

Ms. Janet Stephens
DRB Chair
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

**Re: Request Approval of Preliminary Plat and Site Plan for Subdivision,
Temporary deferral of sidewalk construction,
Vacation of public easements
Eagle Springs Unit 2 (Project No. 1002183)**

Dear Ms. Stephens;

On behalf of my clients, DR Horton Custom Homes, I am requesting the following approvals at the DRB hearing:

1. Preliminary plat and site plan for subdivision approval for a 20 lot residential subdivision.
2. Temporary deferral of construction of interior sidewalks. The sidewalks shall be constructed in conjunction with construction of each individual lot at a later time.
- ✓ 3. Vacation of 15' temporary drainage easement that bisected the property in a north-south direction as this easement will not be necessary upon development of this project. Vacation of a 20' public waterline easement that will be relocated west to a more appropriate location within the project. Vacation of 5' of the existing northerly 30' roadway easement that will match the existing dedicated right-of-way to the west in Eagle Springs.
4. The use of retaining walls within the site have been minimized

Please call me if you have any questions.

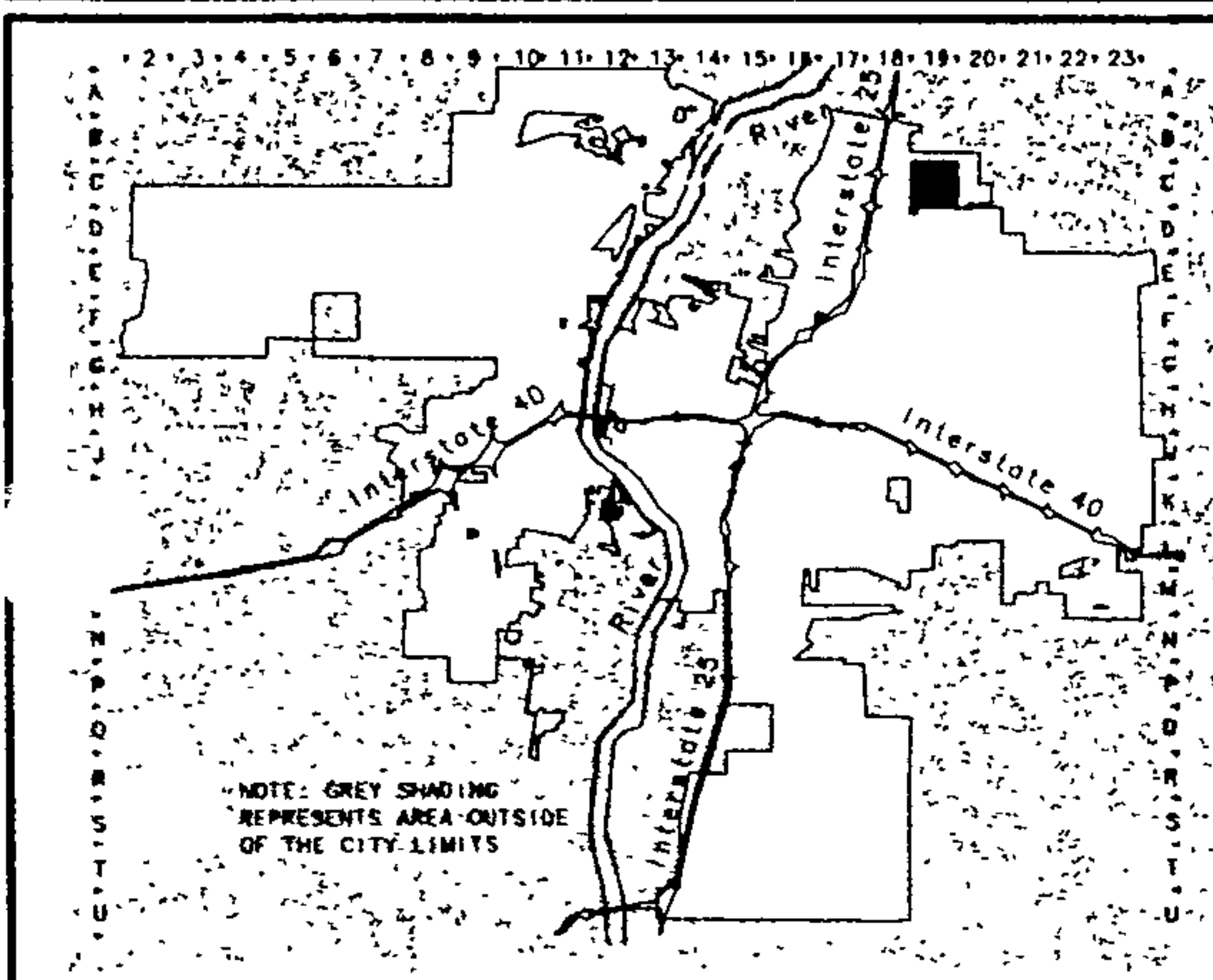
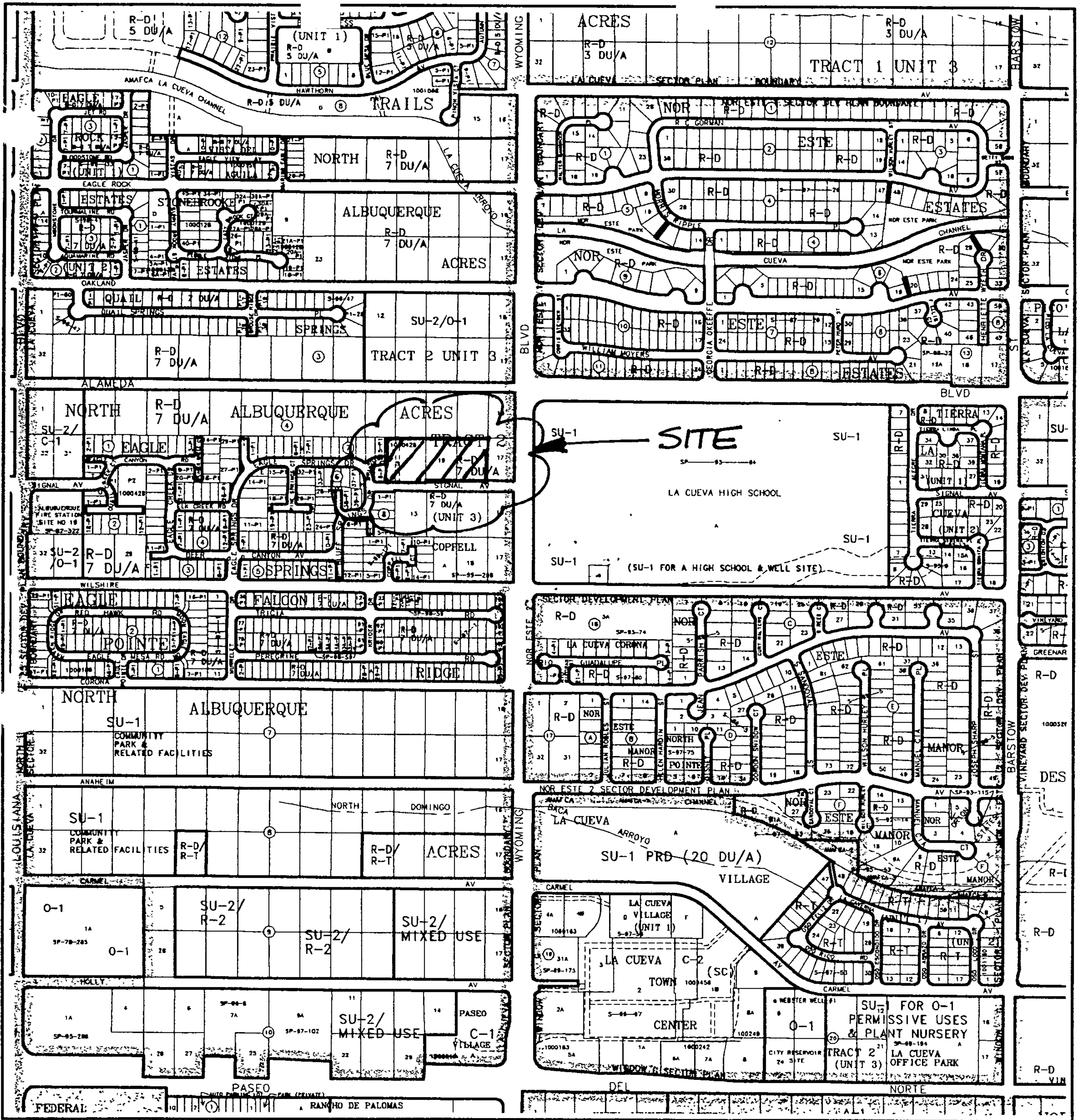
Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

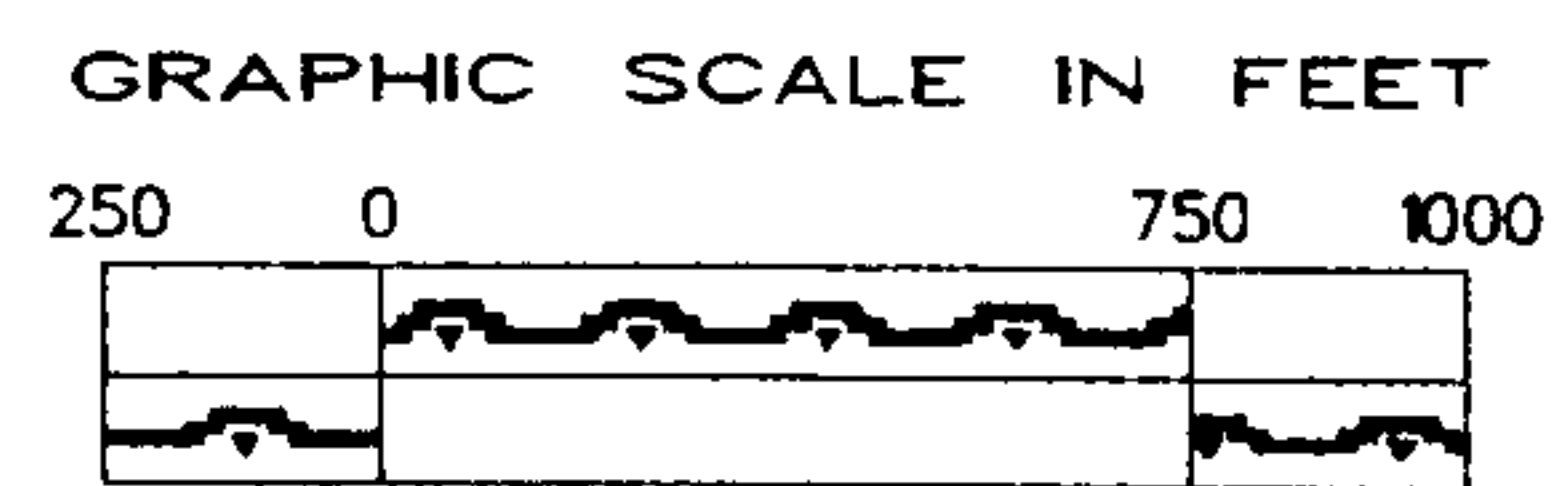
Diane Hoelzer, PE
Senior Engineer

DLH/dlh

f:\eagle springs exp\drb_itr.wpd



CITY OF
Albuquerque
Geographic Information System
PLANNING DEPARTMENT
© Copyright 2002



Zone Atlas Page

C-19-Z

Map Amended through April 03, 2002

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: Eagle Springs Unit 2
AGIS MAP #: C-19
LEGAL DESCRIPTION: Lot 18 and 19, block 4, Tract 2, Unit 3, N.A.A. and Tract S Eagle Springs
Subdivision

X

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 10/10/02 [date].

Diane Hoelzer
Applicant / Agent Diane Hoelzer, PE

10/10/02
Date

JM
Hydrology Division Representative

10/10/02
Date

X

WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on _____ [date].

Diane Hoelzer
Applicant / Agent Diane Hoelzer, PE

10/10/02
Date

JM
Utility Division Representative

10/10/02
Date

DRB# _____ - _____

CITY OF ALBUQUERQUE

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

APPLICANT: D. R. Horton

Date of Request: 10-11-02 Zone Atlas Page(s): C19

Legal Description -see attached

Current Zoning: RD-7 DU/AC

Lot or Tract # Tract S, Eagle Springs,

Lot 18 & 19, Block 4 Tract 2 Unit 3 N.A.A

Parcel Size (acres/sq.ft.) _____

Subdivision Name Eagle Springs Unit 2 Subdivision

REQUESTED CITY ACTION(S):

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

PROPOSED DEVELOPMENT:

No Construction/Development ()
New Construction (X)
Expansion of Existing Development ()

GENERAL DESCRIPTION OF ACTION:

of Units - 20 New Lots (residential)
Building Size - _____ (sq.ft.)

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

Applicant or Representative: Diane Holzer Date: 10-11-02
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: Yes () No (X) Borderline ()

Public Works Dept. Transportation Development Div. 3rd Floor/Rm. 304 City/County Bldg. 768-2680

Thresholds Met? Yes () No (X) Mitigating reasons for not requiring TIS: Previously studied: ()

Notes:

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

Tony J. J. 10-11-02
TRAFFIC ENGINEER DATE

AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED: Yes () No (X) Borderline ()

Environmental Health Dept. Air Quality Div. 3rd Floor/Rm. 3023 City/County Bldg. 768-2600

Thresholds Met? Yes () No (X) Mitigating reasons for not requiring AQIA: Previously studied: ()

Notes:

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

checked for EHD 10/11/02
ENVIRONMENTAL HEALTH P.J. HERBERT. DATE

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

TIS - SUBMITTED _____ / _____ / _____
- FINALIZED _____ / _____ / _____ TRAFFIC ENGINEER DATE

AQIA - SUBMITTED _____ / _____ / _____
- FINALIZED _____ / _____ / _____ N/A ENVIRONMENTAL HEALTH DATE

"Attachment A"

**Bernadette Mares, Mark Goodwin and Associates, PA
Zone Map: C-19**

NORTH DOMINGO BACA N.A. (R)

***Jeff Peterson**

7205 Percgrine Rd. NE/87113 797-3477 (h) 880-9670 (w)

Tracey Bowen

8616 Coppell Ct. NE/87113 797-1549 (h)

The association listed below is a "recognized" association **and doesn't need to be "officially" notified of the project**, but as a common courtesy you are welcomed to let them know, since this project is on Zone Map C-19, which their association boundaries are located.

NOR ESTE N.A. (R)

***Jay Rowland**

7729 R.C. Gorman NE/87122 797-0853 (h)

Joe Yardumian

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

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

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

(below this line for OCNC use only)

Date of Inquiry: 10/10/02 Time Entered: 11:40 am OCNC Rep. Initials: SW



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

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

October 10, 2002

Bernadette Mares
Mark Goodwin and Associates, PA
P.O. Box 90606/87199
Phone: 828-2200/Fax: 797-9539

Dear Bernadette:

Thank you for your inquiry of **October 10, 2002** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOT 18 AND 19, BLOCK 4, TRACT 2, UNIT 3 NORTH ALBUQUERQUE ACRES AND TRACT 5, EAGLE SPRINGS SUBDIVISION** zone map #C-19.

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

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

Sincerely,

Stephani Winklepleck

Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(01/30/02)



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539
e-mail: dmgs@swcp.com

October 10, 2002

Mr. Jay Rowland
Nor Este Neighborhood Association
7729 R. C. Gorman Ave. NE
Albuquerque, NM 87112-0853

Mr. Joe Yardumian
Nor Este Neighborhood Association
7801 R. C. Gorman NE
Albuquerque, NM 87122-2748

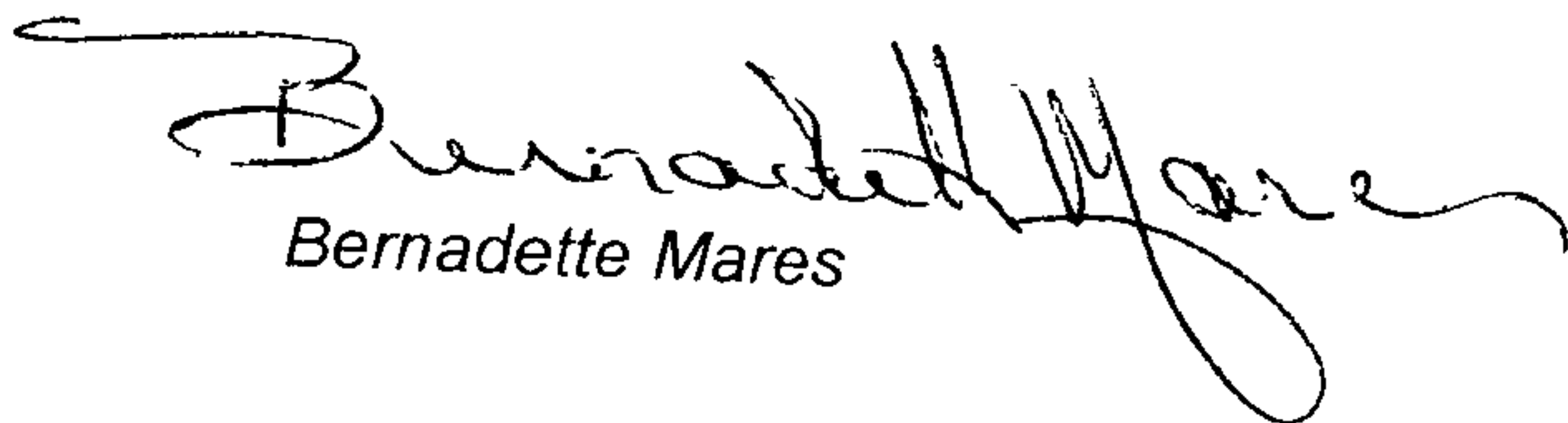
Re: Eagle Springs Unit 2

Dear Mr. Rowland and Mr Yardumian:

Enclosed please find a copy of the DRB application for the referenced project. The anticipated date to be heard at DRB is November 4, 2002. Please contact Diane Hoelzer, of our office if you have any questions or concerns.

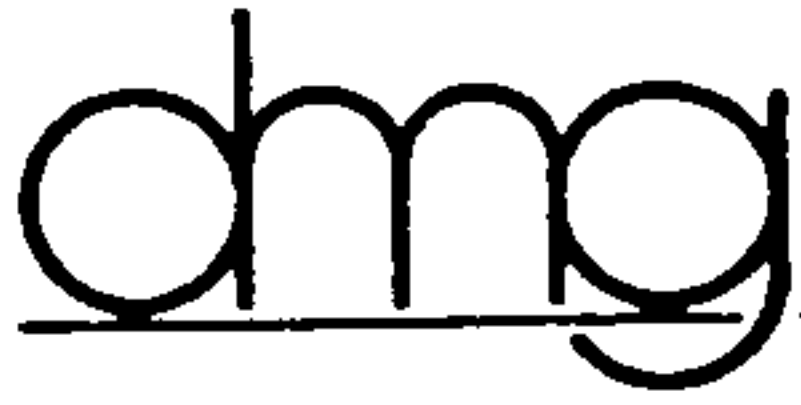
Sincerely,

MARK GOODWIN & ASSOCIATES, PA


Bernadette Mares

/sr

Enclosure



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539
e-mail: dmgs@swcp.com

October 10, 2002

Mr. Jeff Peterson
North Domingo Baca Neighborhood Association
7205 Peregrine Rd.
Albuquerque, NM 87113

Ms. Tracey Bowen
North Domingo Baca
8616 Coppell Ct. NE
Albuquerque, NM 87113

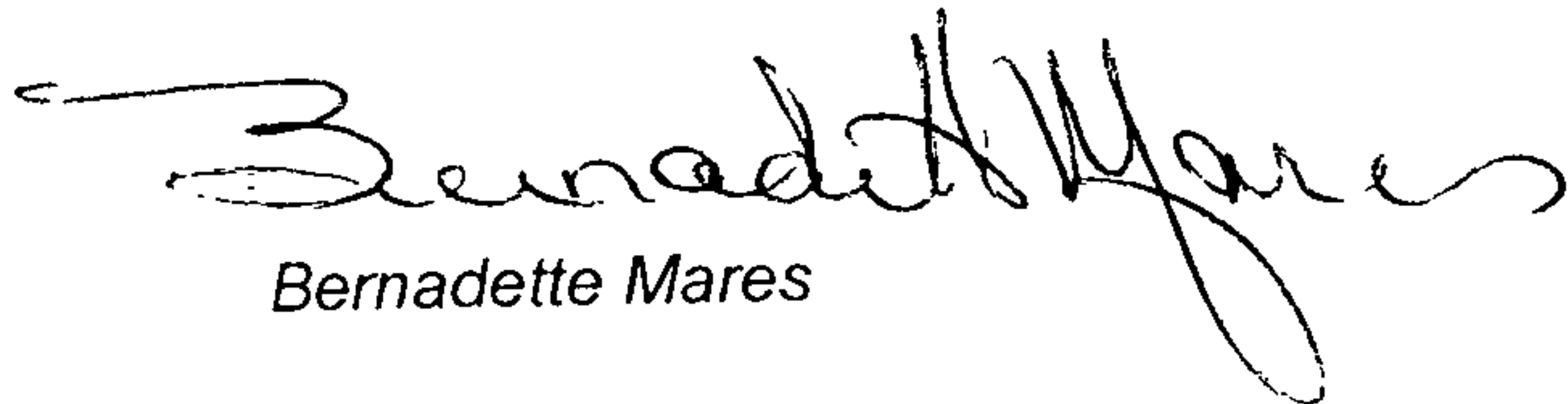
Re: Eagle Springs Unit 2

Dear Mr. Peterson and Ms. Bowen:

Enclosed please find a copy of the DRB application for the referenced project. The anticipated date to be heard at DRB is November 4, 2002. Please contact Diane Hoelzer, of our office if you have any questions or concerns.

Sincerely,

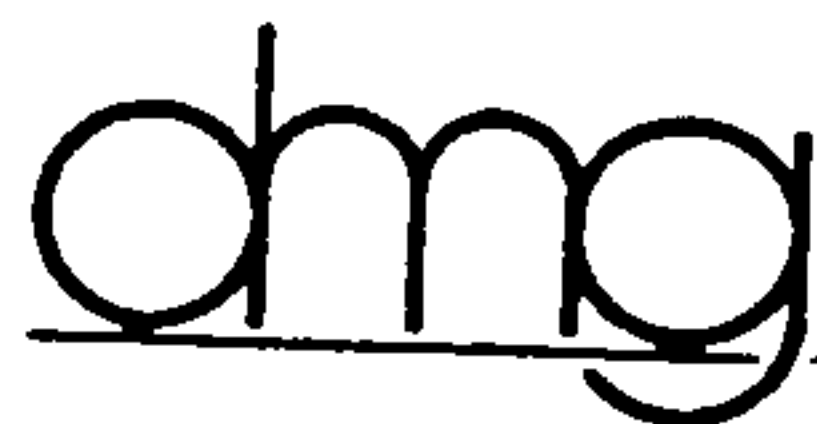
MARK GOODWIN & ASSOCIATES, PA



Bernadette Mares

/sr

Enclosure



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539
e-mail: dmgs@swcp.com

October 10, 2002

Mr. Jeff Peterson
North Domingo Baca Neighborhood Association
7205 Peregrine Rd.
Albuquerque, NM 87113

Ms. Tracey Bowen
North Domingo Baca
8616 Coppell Ct. NE
Albuquerque, NM 87113

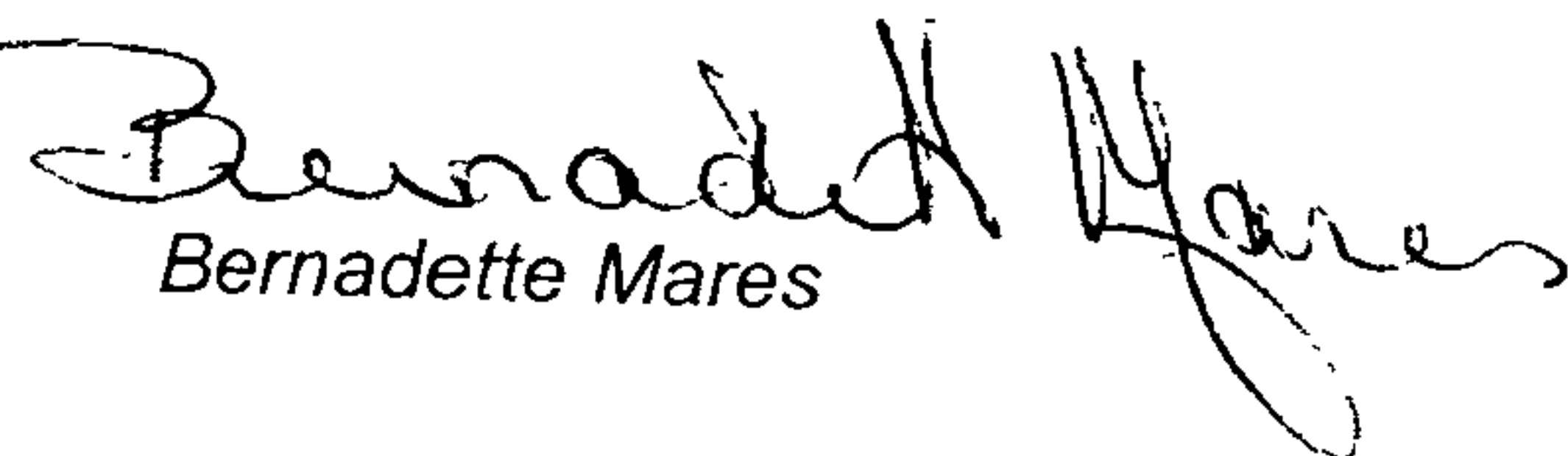
Re: Eagle Springs Unit 2

Dear Mr. Peterson and Ms. Bowen:

Enclosed please find a copy of the DRB application for the referenced project. The anticipated date to be heard at DRB is November 4, 2002. Please contact Diane Hoelzer, of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA


Bernadette Mares

/sr

Enclosure



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October 10, 2002

Mr. Jay Rowland
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7729 R. C. Gorman Ave. NE
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Nor Este Neighborhood Association
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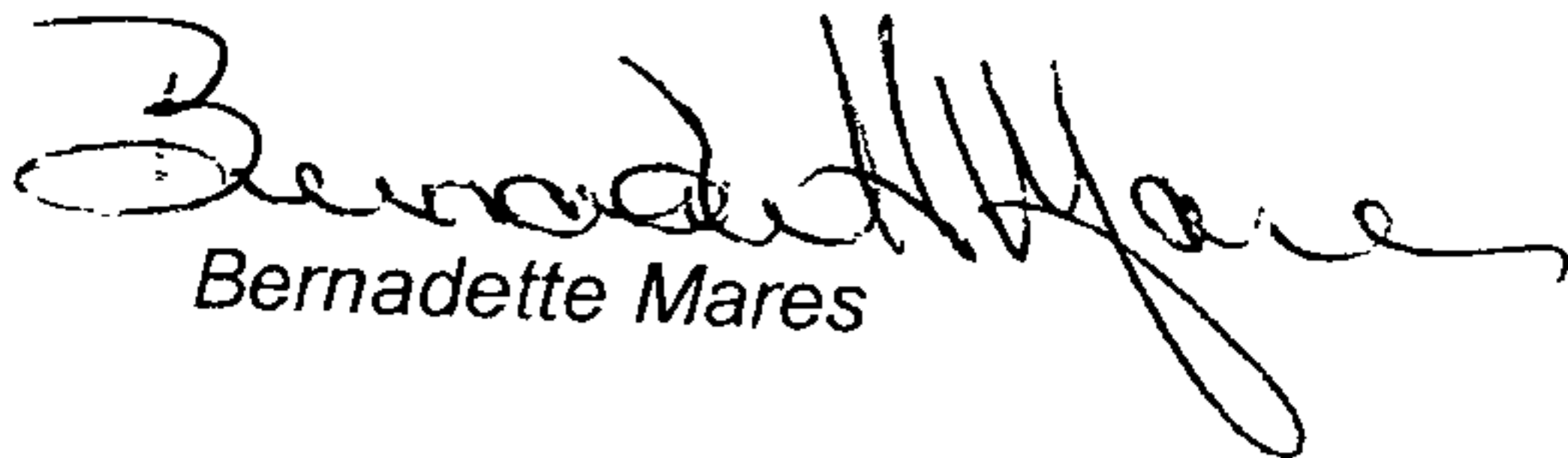
Re: Eagle Springs Unit 2

Dear Mr. Rowland and Mr Yardumian:

Enclosed please find a copy of the DRB application for the referenced project. The anticipated date to be heard at DRB is November 4, 2002. Please contact Diane Hoelzer, of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA


Bernadette Mares

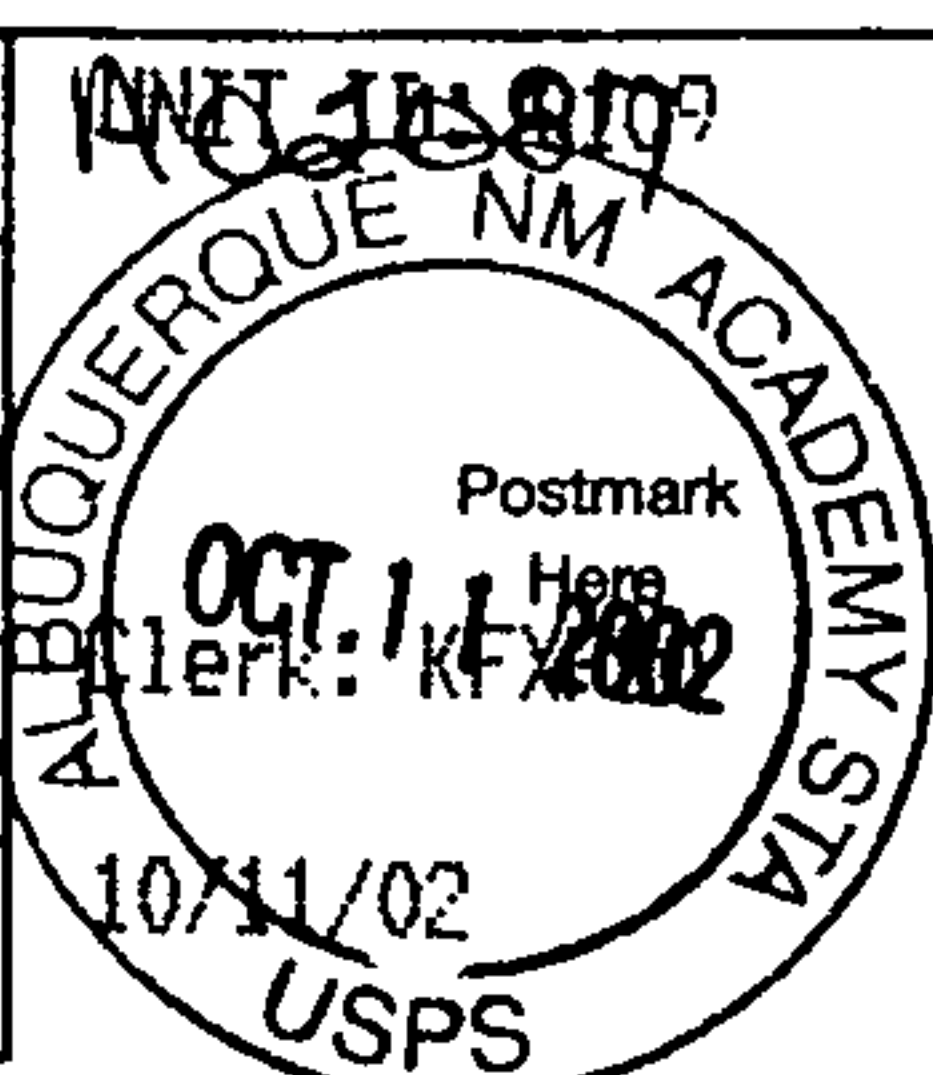
/sr

Enclosure

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

OFFICIAL USE
 ALBUQUERQUE, NM 87122-2748

Postage	\$ 0.83
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.88



Sent To: Joe Yardumian
 Street, Apt. No.; or PO Box No.: 7801 R.C. Gorman NE
 City, State, ZIP+4: Albuquerque NM 87122

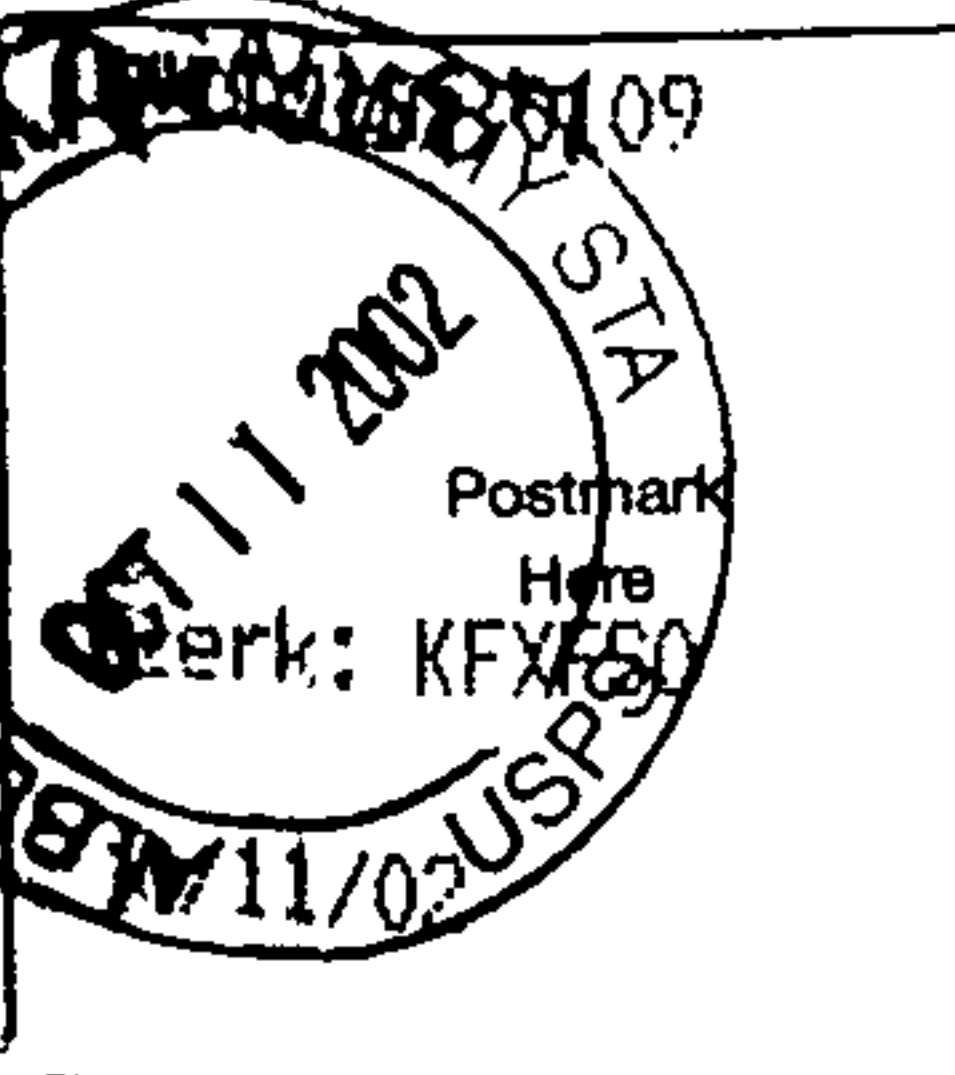
PS Form 3800, January 2001 See Reverse for Instructions

7001 1940 0000 3622 9053

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

OFFICIAL USE
 ALBUQUERQUE, NM 87113

Postage	\$ 0.83
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.88



Sent To: Tracey Bowen
 Street, Apt. No.; or PO Box No.: 8616 Caprell Ct NE
 City, State, ZIP+4: Albuquerque NM 87113

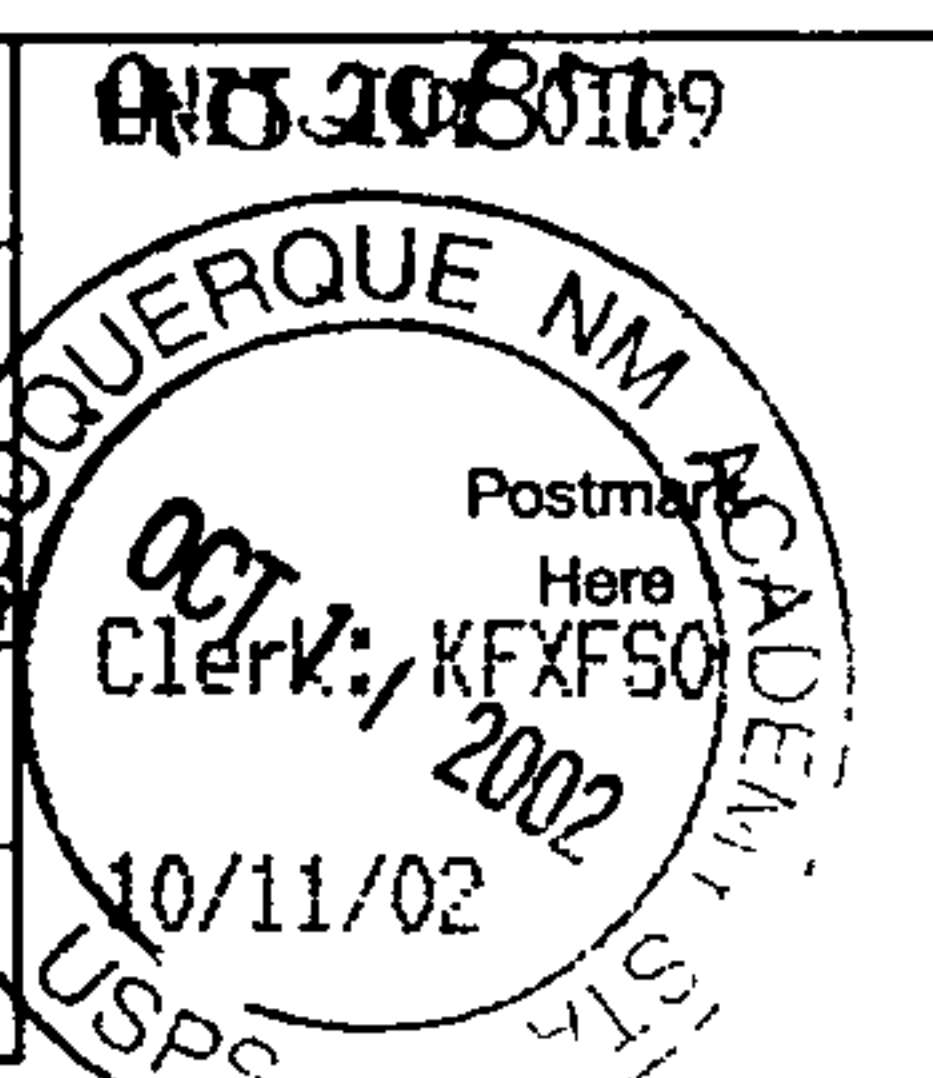
PS Form 3800, January 2001 See Reverse for Instructions

7001 1940 0000 3622 9039

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

OFFICIAL USE
 ALBUQUERQUE, NM 87122-0853

Postage	\$ 0.83
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.88



Sent To: Say Rowland
 Street, Apt. No.; or PO Box No.: 7729 R.C. Gorman NE
 City, State, ZIP+4: Albuquerque NM 87112

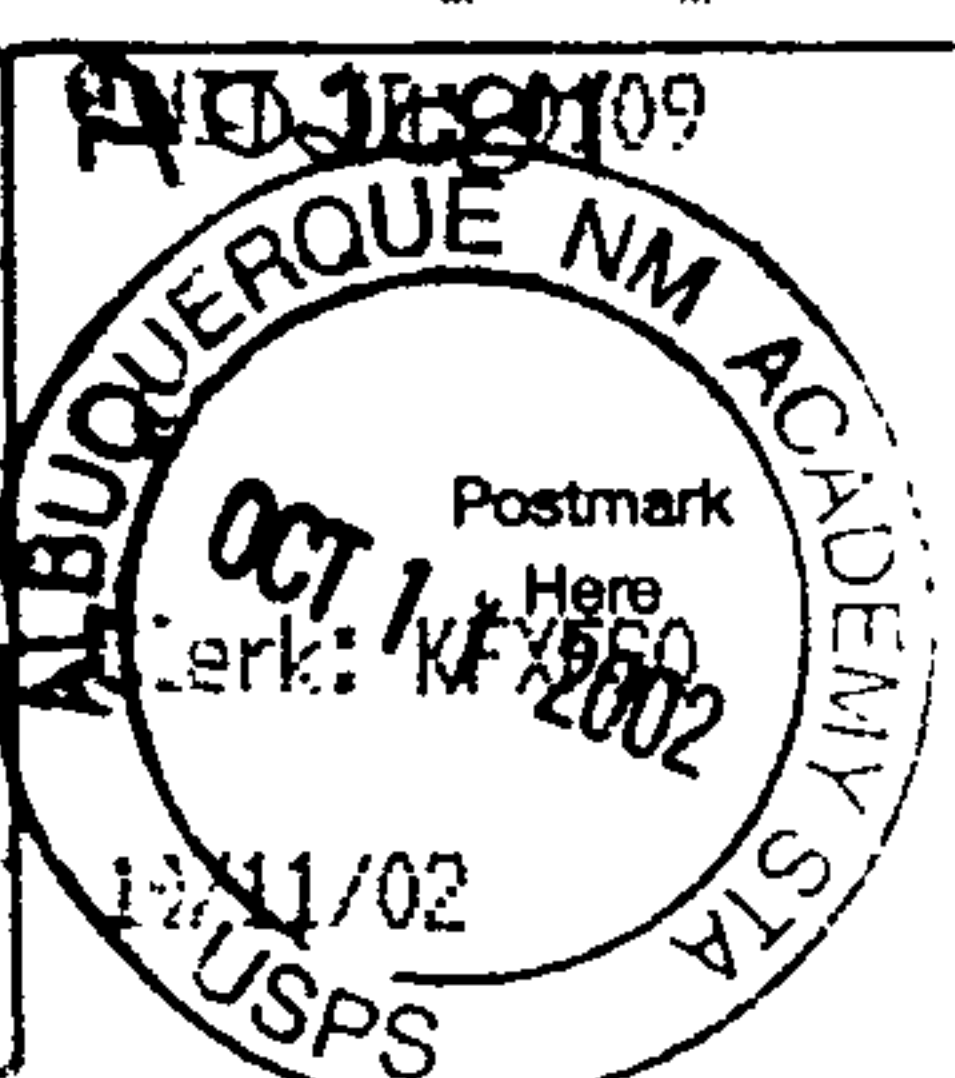
PS Form 3800, January 2001 See Reverse for Instructions

7001 1940 0000 3622 9046

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

OFFICIAL USE
 ALBUQUERQUE, NM 87113

Postage	\$ 0.83
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.88



Sent To: Jay Peterson
 Street, Apt. No.; or PO Box No.: 7205 Beregaine Rd NE
 City, State, ZIP+4: Albuquerque NM 87113

PS Form 3800, January 2001 See Reverse for Instructions

7001 1940 0000 3622 9022

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

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

PAID RECEIPT

APPLICANT NAME D.R. HORTON
AGENT MARK GOODWIN & ASSOC PA
ADDRESS 8916 Adams St. NE.
PROJECT NO. 1002183
APPLICATION NO. 02DRB-01369-70 & 72 & 73

\$ 1575 441006 / 4983000 (DRB Cases)
\$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)
\$ 75⁰⁰ 441018 / 4971000 (Notification)

\$ 1650⁰⁰ **Total amount due**

D. MARK GOODWIN AND ASSOCIATES, P.A.
P.O. BOX 90606
ALBUQUERQUE, NM 87199
(505) 828-2200

3751
95-681/1070

DATE 10.11.02

PAY TO THE ORDER OF City of Albuquerque \$ 45⁰⁰

forty five dollars 00/100 DOLLARS

BANK OF THE WEST

D.R. HORTON, INC.
PERMIT SOUTHWEST
1901 ASCENSION BLVD., SUITE 100
ARLINGTON, TX 76006
(817) 856-8200

DATE	INVOICE	AMOUNT
10/10	100830	1605 -

16-66/1220
100830

PAY One thousand six hundred five + 00/100 DOLLARS

DATE	TO THE ORDER OF	DESCRIPTION	ACCT. NO.	CHECK NO.	AMOUNT
10/10/02	City of Albuquerque	FOR	9985	100830	\$ 1605.00

Submittal fees

BANK OF AMERICA, N.T. & S.A.
3233 PARK CENTER DRIVE, 2ND FLOOR
COSTA MESA, CA 92626

Diana W. Lewis

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from October 22nd 02 To Nov. 6th 2002.

5. REMOVAL

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

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

Monique DeSto (MGA) 10/11/02
(Applicant or Agent) (Date)

I issued 2 signs for this application, 10/11/02, Bobert
(Date) (Staff Member)

FAX Transmittal

To: Roger Green, PE
DRB Chair / Utilities Development Manager
City of Albuquerque PWD
Fax (505) 924-3864

From: R. P. Bohannon
D. R. Horton, Inc.
Tel (505) 797-4245
Fax (505) 797-9881

Concur
Roger Green
11/8/02

Date: November 8, 2002

Re: Eagle Springs Unit 2
COA Project No. 1002183

Pages: 1 total, including this cover sheet

Message:

Roger:

As we discussed this morning, Glen Haikin has requested that we make two corrections in the existing plat of Eagle Springs. He would like to change the lot and block number for Existing Lot #16 Block #7 so that it can be numbered sequentially with the new block to the east. He would also like to re-plat Lots #14, 15, and 16 of Block 7 so that the street name can be changed to Willow Springs Road instead of Willow Springs Court.

D. R. Horton still owns these three lots, so we can still make changes relatively easily. As we agreed, we will make these changes by adding the three existing lots in Eagle Springs to the Final Plat for Eagle Springs Unit 2. We will change the street name and the lot and block designation.

Thanks,

RP

LOT 12
NORTH ALBUQUERQUE ACRES
TRACT 2, UNIT 3, BLK. 4
(9-10-31, D1-20)

LOT 13
NORTH ALBUQUERQUE ACRES
TRACT 2, UNIT 3, BLK. 4
(9-10-31, D1-20)

LOT 14
NORTH ALBUQUERQUE ACRES
TRACT 2, UNIT 3, BLK. 4
(9-10-31, D1-20)

LOT 15
NORTH ALBUQUERQUE ACRES
TRACT 2, UNIT 3, BLK. 4
(9-10-31, D1-20)

EAGLE SPRINGS
(03-11-02, 2002-82)

EAGLE SPRINGS
UNIT 2

LOT 17
NORTH ALBUQUERQUE ACRES
TRACT 2, UNIT 3, BLK. 4
(9-10-31, D1-20)

LEGEND

WYOMING BLVD. N.E.

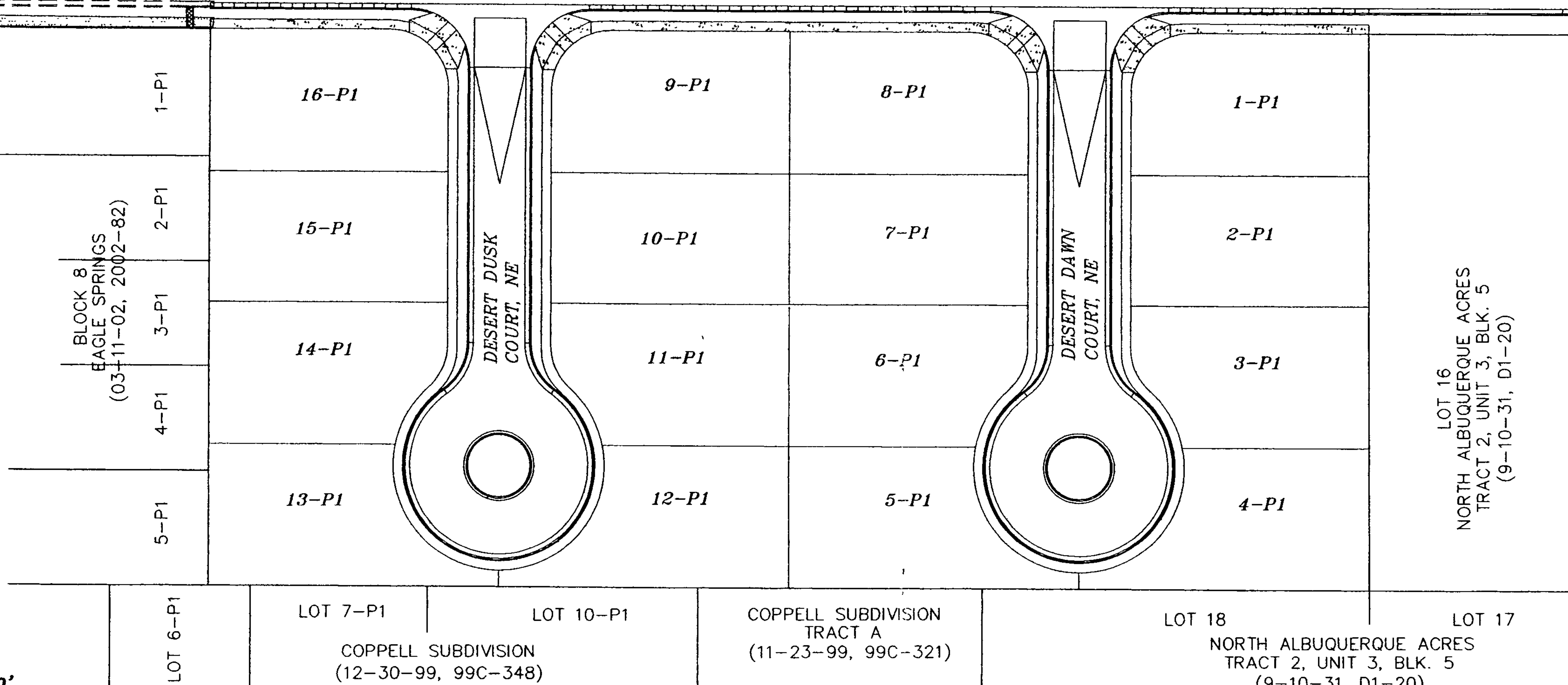
LOT 16
NORTH ALBUQUERQUE ACRES
TRACT 2, UNIT 3, BLK. 5
(9-10-31, D1-20)

**SIDEWALK DEFERRAL
EXHIBIT**

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Date 11/6/2002
S.M. G. 2
SCALE: 1" = 60'

BLOCK 8
EAGLE SPRINGS
(03-11-02, 2002-82)

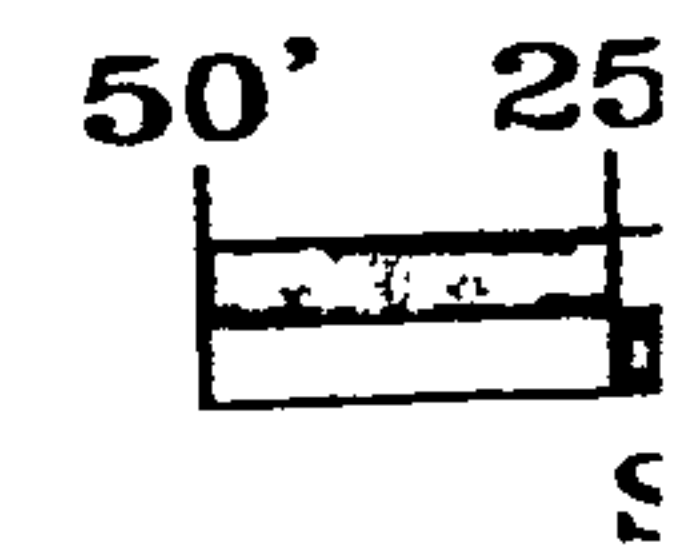
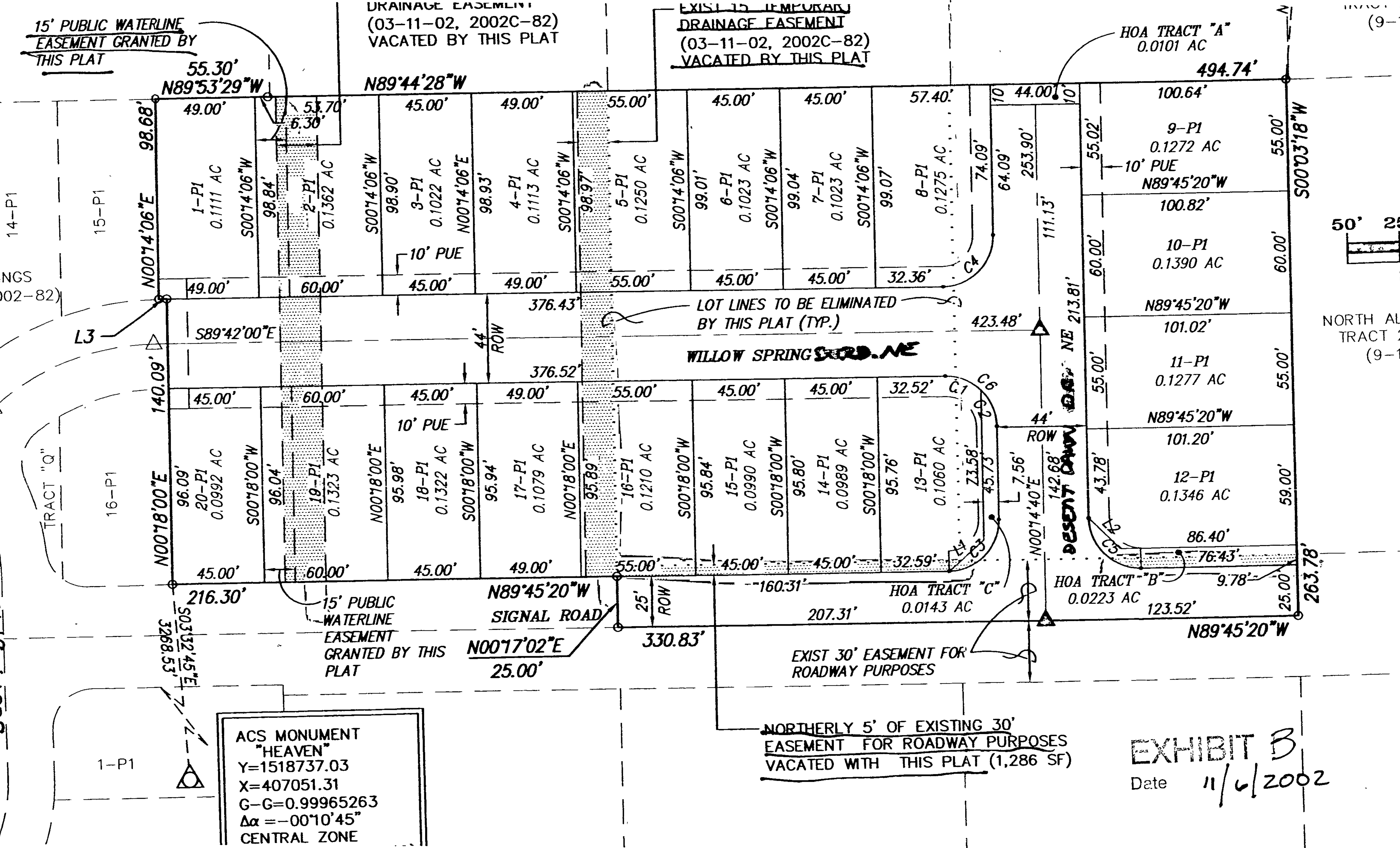


15' PUBLIC WATERLINE EASEMENT GRANTED BY THIS PLAT

DRAINAGE EASEMENT (03-11-02, 2002C-82) VACATED BY THIS PLAT

EXISTING TEMPORARY DRAINAGE EASEMENT (03-11-02, 2002C-82) VACATED BY THIS PLAT

HOA TRACT "A" 0.0101 AC



NORTH ALI TRACT 2 (9-1)

ACS MONUMENT "HEAVEN"
 Y=1518737.03
 X=407051.31
 G-G=0.99965263
 Δα = -00°10'45"
 CENTRAL ZONE

NORTHERLY 5' OF EXISTING 30' EASEMENT FOR ROADWAY PURPOSES VACATED WITH THIS PLAT (1,286 SF)

EXHIBIT B
 Date 11/6/2002

LOT 12
NORTH ALBUQUERQUE ACRES
TRACT 2, UNIT 3, BLK. 4
(9-10-31, D1-20)

LOT 13
NORTH ALBUQUERQUE ACRES
TRACT 2, UNIT 3, BLK. 4
(9-10-31, D1-20)

LOT 14
NORTH ALBUQUERQUE ACRES
TRACT 2, UNIT 3, BLK. 4
(9-10-31, D1-20)

LOT 15
NORTH ALBUQUERQUE ACRES
TRACT 2, UNIT 3, BLK. 4
(9-10-31, D1-20)

EAGLE SPRINGS
(03-11-02, 2002-82)

14-P1
15-P1
1-P1
2-P1
3-P1
4-P1
5-P1
6-P1
7-P1
8-P1

TRACT "Q"

16-P1
20-P1
19-P1
18-P1
17-P1
16-P1
15-P1
14-P1
13-P1

TRACT "C"

TRACT "A"

9-P1
10-P1
11-P1
12-P1

TRACT "B"

DESERT DAWN DR NE

SIGNAL AVENUE N.E.

BLUFF SPRINGS DR N.E.

BLOCK 8
EAGLE SPRINGS
(03-11-02, 2002-82)

5-P1
4-P1
3-P1
2-P1
1-P1
13-P1
14-P1
15-P1
16-P1
9-P1
10-P1
11-P1
12-P1
8-P1
7-P1
6-P1
5-P1
1-P1
2-P1
3-P1
4-P1

DESERT DUSK COURT, NE

DESERT DAWN COURT, NE

LOT 16
NORTH ALBUQUERQUE ACRES
TRACT 2, UNIT 3, BLK. 5
(9-10-31, D1-20)

LOT 17
NORTH ALBUQUERQUE ACRES
TRACT 2, UNIT 3, BLK. 4
(9-10-31, D1-20)

LOT 6-P1
LOT 7-P1
LOT 10-P1

COPPELL SUBDIVISION
(12-30-99, 99C-348)

COPPELL SUBDIVISION
TRACT A
(11-23-99, 99C-321)

LOT 18
NORTH ALBUQUERQUE ACRES
TRACT 2, UNIT 3, BLK. 5
(9-10-31, D1-20)

LOT 17



SCALE: 1" = 60'

LEGEND

WYOMING BLVD. N.E.

**SIDEWALK DEFERRAL
EXHIBIT**

dmj MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

A02205 142052020004000001 PLAN(S) (SHEET 1) 10-10-02 (VER)

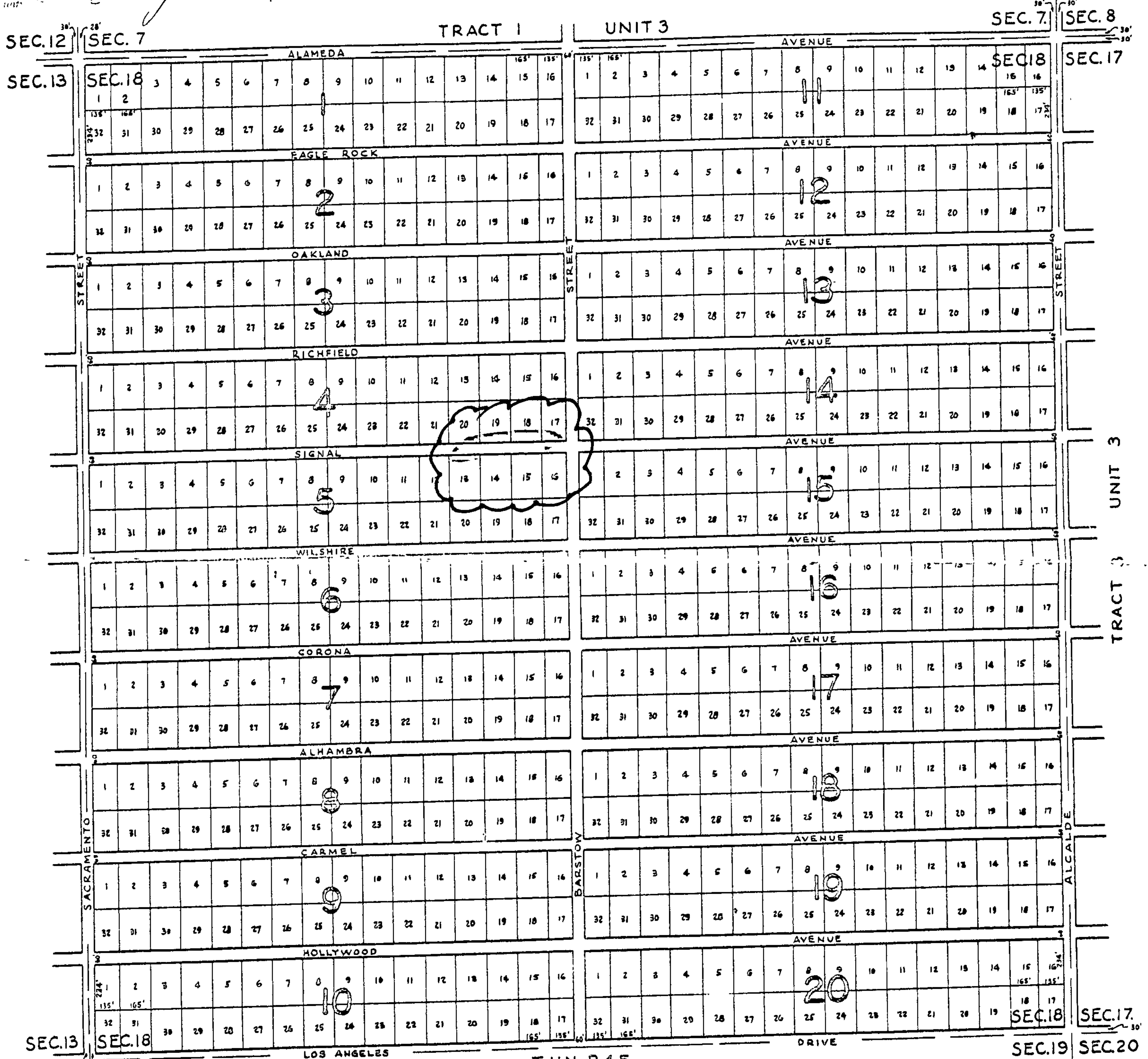
TRACT 2 UNIT 3 NORTH ALBUQUERQUE ACRES ALBUQUERQUE BERNALILLO COUNTY NEW MEXICO

10 September 1931
Louise M. Welty

SCALE: 1 INCH = 400 FEET

EACH LOT INCLUDING TO CENTER OF ADJOINING STREET IS ONE ACRE.

Filed for record on the 10 day of September 1931 at 1:30 P.M. in Book 10 Vol. 1 of Public Records of Bernalillo County, New Mexico by *W. Will Rogers* Deputy Clerk



SEC. 12 SEC. 7 TRACT 1 UNIT 3 SEC. 7 SEC. 8
SEC. 13 SEC. 18 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 SEC. 18 SEC. 17
ALAMEDA AVENUE
EAGLE ROCK AVENUE
OAKLAND AVENUE
RICHFIELD AVENUE
SIGNAL AVENUE
WILSHIRE AVENUE
CORONA AVENUE
ALHAMBRA AVENUE
CARMEL AVENUE
HOLLYWOOD AVENUE
LOS ANGELES DRIVE
T. 11 N. R. 4 E.
N. M. P. M.
SEC. 19 SEC. 20

The above and foregoing subdivision of that certain tract of land in School District No. 3, Bernalillo County, New Mexico within the Elena Gallegos Grant being all of Section 18, Township 11 North, Range 4 East, N.M.P.M. (as defined by projection of existing public survey lines). Surveyed, platted and subdivided as hereon shown, comprising Blocks 1 to 20 inclusive of Tract 2 Unit 3, North Albuquerque Acres, is with the free consent and in accordance with the desire of the undersigned owner and proprietor thereof.

MORINS REALTY COMPANY, INC. Owner and proprietor.
by *S/ M. Morins, President.*

ATTEST: *S/ J. W. Doney, Secretary.*

State of California)
County of Los Angeles)
On this 4th day of Sept., 1931, before me, a Notary Public in and for said county, personally appeared M. Morins and J. W. Doney, both to me personally known, who being duly sworn by me according to law, did say that they are President and Secretary, respectively of the Morins Realty Company, Inc., and that the seal affixed to the foregoing instrument is the Corporate Seal of said corporation and that said instrument was signed and said seal affixed thereto in behalf of said corporation by authority of its Board of Directors, and said M. Morins did acknowledge said instrument to be the free act and deed of said corporation.

In witness whereof I have hereunto set my hand and seal the day and date last above written.
S/ Louise M. Welty - Notary Public

My commission expires April 30, 1932.
I, G. E. EYER, County Surveyor of Bernalillo County New Mexico, hereby certify that I have examined the plat of Tract 2, Unit 3, North Albuquerque Acres, upon which this certificate appears and have approved the same this 2nd day of Sept., 1931.

S/ G. E. Eyer, County Surveyor.

Alhambra Avenue to Anandim Avenue
Hollywood Avenue to Holly Avenue
Alameda Street to Louisiana Street



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: 1002183

AGENDA ITEM NO: 17

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 plan is required for Preliminary Plat approval.
 An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED discussed 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



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002183

Item No. 17

Zone Atlas C-19

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
<input type="checkbox"/>	The standard street improvements are required on an infrastructure list.
<input type="checkbox"/>	The streets need to meet the requirements of the DPM.
<input type="checkbox"/>	P-1 designations appear to be needed.

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



City of Albuquerque
Parks and Recreation Department
PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence
Development Review Board Comments

Project Number: 1002183
Application Number: 02DRB-01317

DRB Date: 9/4/02
Item Number: 17

Subdivision: Eagle Springs Subdivision
Tract S Eagle Springs Subdivision and Lot 19, Block 4,
North Albuquerque Acres

Zoning: RD

Zone Page: C-19
New Lots (or units) : 20

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

Parks and Recreation Comments:

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 20 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.

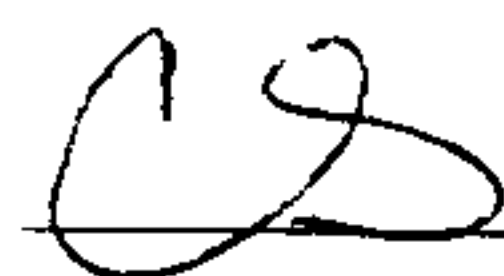
The R-D zone requires 2,400 square feet of open space for each dwelling unit. With submittal of the Preliminary Plat/Site Development Plan, provide an Open Space Calculation Table showing the lot number, lot size, building & driveway area, provided open space, remaining open space requirement (this table can be separate from the plat itself). Provide a dimensioned Typical Lot Plan, which shows a typical lot with the building footprint and driveway (this should be on the Site Development Plan rather than the plat). Include one of the following notes on the Preliminary and Final Plats indicating how the total remaining open space requirement will be met:

All open space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8 (A) (1).

Total remaining open space requirements are met via a cash payment to the City of Albuquerque per the provisions of Section 14-16-3-8 (A) (2).

Total remaining open space requirements are met via the provision of detached open space per the provisions of Section 14-16-3-8 (A) (3). *Note: This option is only applicable to land covered by a Sector Development Plan.

Signed:



Christina Sandoval, (PRD)

Phone: 768-5328



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

SKETCH

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: <u>D R. Horton</u>	PHONE: <u>797-4245</u>
ADDRESS: <u>4400 Alameda NE, Suite B</u>	FAX:
CITY: <u>Albuquerque</u>	E-MAIL:
STATE <u>NM</u>	ZIP <u>87113</u>
Proprietary interest in site: <u>Owner</u>	
AGENT (if any): <u>Mark Goodwin & Associates, PA</u>	PHONE: <u>828-2200</u>
ADDRESS: <u>8916 Adams NE</u>	FAX: <u>797-9539</u>
CITY: <u>Albuquerque</u>	E-MAIL: <u>dmg@swcp.com</u>
STATE <u>NM</u>	ZIP <u>87199</u>

DESCRIPTION OF REQUEST: Sketch Plat

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

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

Lot or Tract No. Tract "S" Eagle Springs Subdivision & Lot 19, Block: 4 Unit: _____

Subdiv. / Addn. North Albuquerque Acres

Current Zoning: RD-7 DU/A Proposed zoning: n/a

Zone Atlas page(s): C-19 No. of existing lots: 2 No. of proposed lots: _____

Total area of site (acres): 2.9662 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. 101906420533120213, 101906422133220214, 101906423833220215 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Signal Ave. (WEST. OF WYOMING)
Between: Alameda BLVD NE and Whilshire AV. NE.

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1000827, 1000428
Z-87-94-1

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

SIGNATURE Mark Goodwin DATE _____
(Print) Mark Goodwin, PE Applicant Agent

FOR OFFICIAL USE ONLY

Form revised September 2001

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>022RB</u> - <u>01317</u>	<u>Sketch</u>	<u>913</u>	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>SEPT. 4TH 2002</u>			Total \$ <u>0</u>

Mark Goodwin 8/23/02
Planner signature / date

Project # 1002183

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.**

VACANT LAND

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.

MARK GOODWIN
Applicant name (print)
By Susan Rosinski 8/23/02
Applicant signature / date



Form revised September 2001

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

Application case numbers
021213 - 01317

Rosenberg 8/23/02
Planner signature / date
Project # 1002183



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539
e-mail: dmgs@swcp.com

August 23, 2002

Janet Stephens
DRB Chair
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Tract "S" Eagle Springs Subdivision & Lot 19 Block 4, North Albuquerque Acres

Dear Ms. Stephens:

The purpose of this submittal is to obtain sketch plat comments from the DRB on the above referenced project. The developer intends to build typical single family residential homes in accordance with the existence RD/7DUA zoning.

Please contact me with any questions or concerns.

Sincerely

MARK GOODWIN & ASSOCIATES, PA

for Mark Goodwin, PE
President

DMG/bm

attachments



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539
e-mail: dmgs@swcp.com

August 22, 2002

Mr. Roger Green
Utility Development
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87199

**Re: Tract S Eagle Springs Subdivision and Lot 19, Block 4, North Albuquerque Acres Tract 2,
Unit 3**

Dear Mr. Green:

On behalf of the owners, we hereby request a Water and Sewer Availability Statement for 20 lots on Tract 2,
Unit 3, North Albuquerque, Acres (see sketch plat).

Please contact our office if you have any questions.

Sincerely,

MARK GOODWIN AND ASSOCIATES, P.A.

Mark Goodwin, PE
President

JDH/bm

Attachment