#5

Duplicate Blue Sheet

COMPLETED 07/07/06 SH

DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

Project Number 1002196

DRB Application No.: **05DRB-01647 (P&F)** Project # **1002196**

Project Name: **LOS ANTEPASADOS**

Agent: Thompson Engineering Phone No.: 271-2199

Your request for (**SDP for SUB**), (**SDP for BP**), (**FINAL PLATS**), (**MASTER DEVELOP. PLAN**), was approved on 11/16/05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐ UTILITIES:
- ☒ CITY ENGINEER / AMAFCA: Correct the Drainage Easement OK BB
- ☐ PARKS / CIP:
- ☒ PLANNING (Last to sign): 15 day appeal period expired file
- ☑ **Planning must record this plat. Please submit the following items:**
  - -The original plat and a mylar copy for the County Clerk.
  - -Tax certificate from the County Treasurer.
  - -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
  - -Tax printout from the County Assessor.
- ☐ **3 copies of the approved site plan. Include all pages.**
- ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☒ **AGIS DXF File approval required.**
- ☐ **Copy of recorded plat for Planning.**

1 copy to Sherman

Cost
difference

Check out
mylars
stop close out

#5

Duplicate Blue Sheets

DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

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Project Number 1002196

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 16, 2005

5. Project # 1002196
05DRB-01646 Major-Vacation of Pub Right-of-Way
05DRB-01647 Minor-Prelim&Final Plat Approval

THOMPSON ENGINEERING CONSULTANTS agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 42-P1, **LOS ANTEPASADOS,** zoned SU-1 MH, located on SUNSET GARDENS SW, between CORREGIDOR ST SW and SANTA CLARA CEMETERY containing approximately 1 acre(s). [REF: 04DRB00873, 04DRB00875, 04DRB00877, 04DRB-01000, 05DRB-00610] (K-11)

At the November 16, 2005, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

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

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

CONDITIONS:

1. 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.

The preliminary and final plat was approved with final sign off delegated to City Engineer to correct the drainage easement and Planning for 15-day appeal period and the AGIS dxf file.

If you wish to appeal this decision, you must do so by December 1, 2005, in the manner described below.

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

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

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

Sheran Matson, AICP, DRB Chair

Cc:Dragonfly Development Inc., 12809 Donette Ct NE, 87112
Thompson Engineering Consultants Inc., P.O. Box 65760, 87193
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002196 AGENDA#: 5 DATE: 11.16.05

1. Name: Dave Thompson Address: _____ Zip: _____
2. Name: Fred Ambrogi Address: Westland Zip: _____
3. Name: WILLIAM KRAEMER Address: 200 LOMAS NW #1111 Zip: 87102
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 • 2006 ALBUQUERQUE Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002196 **AGENDA ITEM NO: 5**

SUBJECT:

Vacation - Approved
Final Plat - Delegated to Planning & CE
Preliminary Plat - Approved

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: November 16, 2005

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

WHITE RESERVE
SUNSET GARDENS
R-LT
R-1
99999
51/CEMETERY
99999
136A
CORREGIDOR
LOS VIEJOS
LOS ABUELOS
FOOTHILL
RIM
SU-1
MIGHTY VIEW MOBILE HOME PRIVATE PARK
99999

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 16, 2005

Project # 1002196
05DRB-01646 Major-Vacation of Pub Right-of-Way
05DRB-01647 Minor-Prelim&Final Plat Approval

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AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No objection to the requests.
Zoning Enforcement	Zone change required for homes.
Neighborhood Coordination	Letter sent to Crestview Bluff NA (R).
APS	No adverse comments.
Police Department	

A review of the following DRB 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: hundreds on roads to access lot, traffic control devices high control access egress. Burglaries- possible due to car on lot unattended. Lighting issues- adequate lighting needed for lots. Assault- possible assaults in lot, accidents in the parking lot- due to traffic and parking.

Fire Department	No adverse comments.
PNM Electric & Gas	Approves.

Comcast	No comments received.
QWEST	No comments received.
Environmental Health	No comments received.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.
City Engineer	The Hydrology section has no objection to the vacation request.
Transportation Development	No objection to the requests.
Parks & Recreation	Defer to Transportation.
Utilities Development	No objection to Vacation requests. No objection to Plat approval.

Planning Department

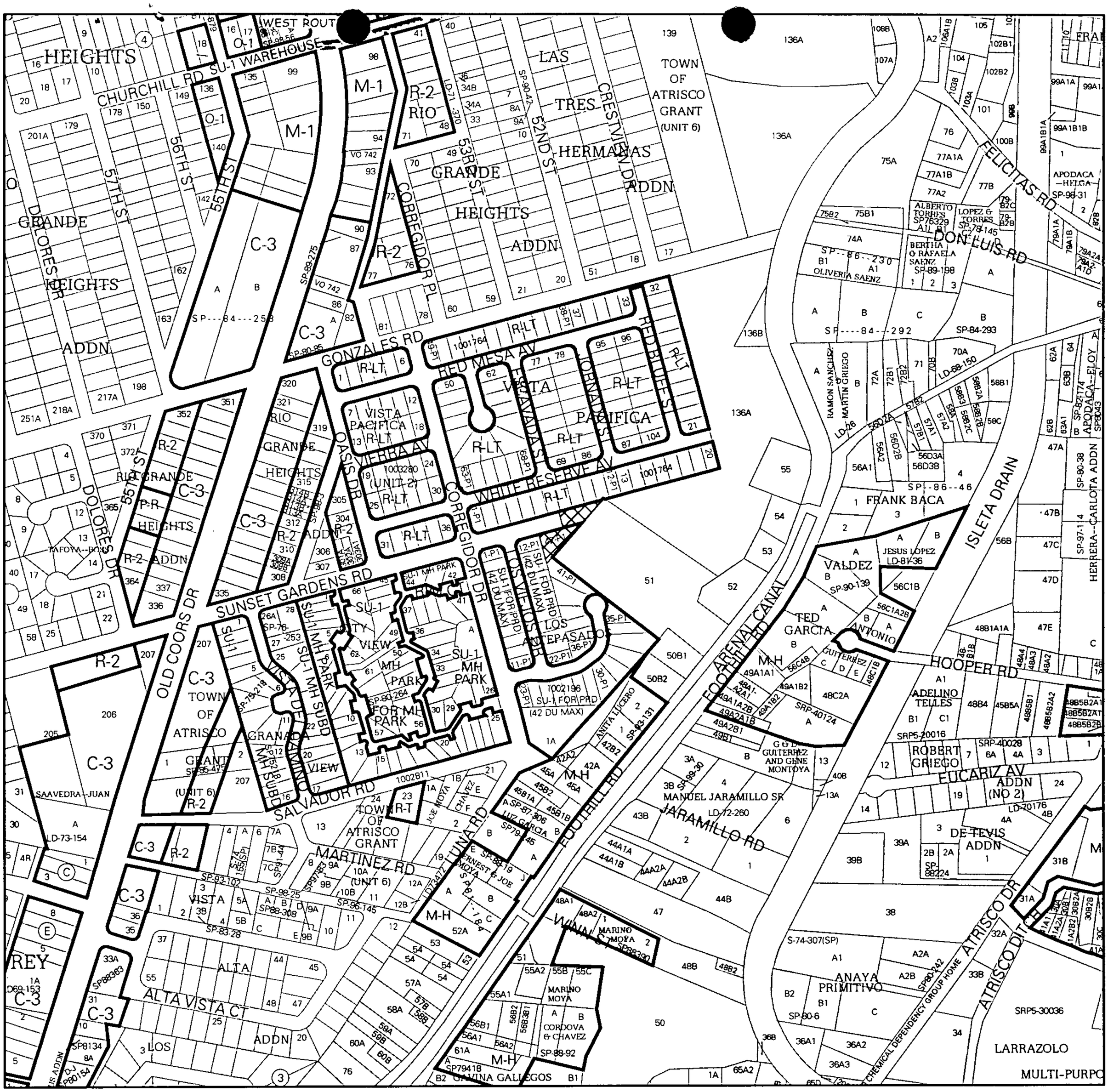
No objection to the requested vacation of Sunset Gardens, SW. Planning defers to the Traffic Engineer.

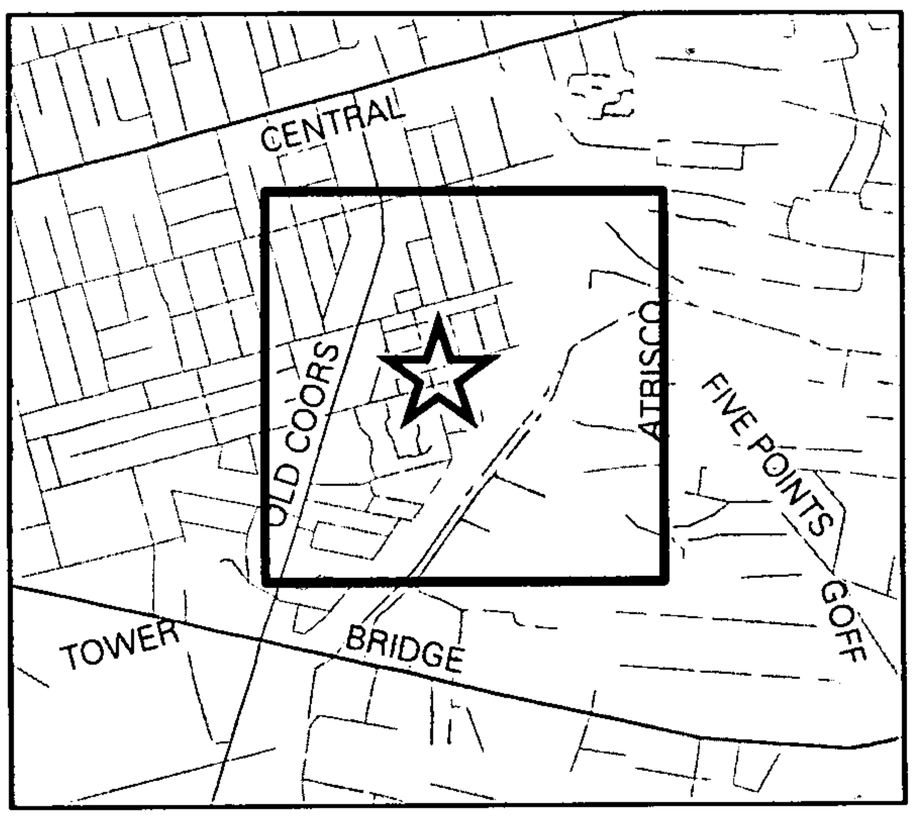
Impact Fee Administrator

Impact Fees are not applicable to the proposed vacation of right of way.

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

cc:Dragonfly Development Inc., 12809 Donette Ct NE, 87112
Thompson Engineering Consultants Inc., P.O. Box 65760, 87193





ZONING MAP

Note: Grey shading indicates County.

1 inch equals 500 feet

Project Number:
1002196

Hearing Date:
11/16/05

Zone Map Page:
K-11

Additional Case Numbers:
05DRB-00610
04DRB-01000 & 04DRB-00877
04DRB-00873 & 04DRB-00875

Project # 1002196
05DRB-01646 Major-Vacation of Pub Right-of-Way
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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.

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

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 31, 2005.

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 16, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1002556
05DRB-01636 Major-Vacation of Pub Right-of-Way

H BARKER ARCHITECTS agent(s) for CALABACILLAS GROUP request(s) the above action(s) for all or a portion of Lot(s) D, **PARADISE HEIGHTS, BLACK ARROYO DAM,** zoned C-2 community commercial zone, located on GOLF COURSE RD NW, between BENTON AVE NW and WESTSIDE BLVD NW containing approximately 8 acre(s). [REF: Z-98-19, Z-97-88] (A-12)

Project # 1004341
05DRB-01634 Major-Preliminary Plat Approval
05DRB-01635 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for DAVID & JENNIFER SOULE request(s) the above action(s) for all or a portion of Tract(s) 180, AIRPORT UNIT, LANDS OF ATRISCO GRANT (to be known as **MESA DEL RIO SUBDIVISION**) zoned R-2 residential zone, located on 76TH STREET NW, between FORTUNA RD NW and GLEN RIO RD NW containing approximately 6 acre(s). (L-9)

Project # 1004508
05DRB-01630 Major-Vacation of Pub Right-of-Way

RICHARD MABRY agent(s) for FOUR HILLS PRIVATE COMMUNITY request(s) the above action(s) for Parcel(s) 1, Unit(s) 1-5 and Parcel(s) 2, Unit(s) 1-5, **FOUR HILLS MOBILE HOME PARK,** zoned SU-1 special use zone, located on SINGING ARROW SE, between JUAN TABO SE and WESTERN SKIES SE. (L-22)

Project # 1002254
05DRB-01642 Major-SiteDev Plan Subd
05DRB-01643 Major-SiteDev Plan BldPermit

JEFF MORTENSEN & ASSOCIATES INC agent(s) for PALMER INVESTMENTS & CORTLAND WALKER CONSTRUCTION INC., request(s) the above action(s) for all or a portion of Tract(s) 2A, BUENA VISTA ESTATES, UNIT 1 (to be known as **BEEHIVE VILLAGE**) zoned SU-2 IP, located on SAN PEDRO DR NE, between WILSHIRE AVE NE and CORONA AVE NE containing approximately 3 acre(s). [REF: 02DRB-01502, 02DRB-01503] (C-18)

SEE PAGE 2 . . . .

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS
1706 * 2006
ALBUQUERQUE
Making History

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Planning Department

P.O. Box 1293

Albuquerque, NM 87103

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9408 RHONDA AV SW
ALBUQUERQUE NM 87121

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UNABLE TO FORWARD
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PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1002196
05DRB-01646 Major-Vacation of Pub Right-of-Way
05DRB-01647 Minor-Prelim&Final Plat Approval

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05DRB-01635 Minor-Temp Defer SDWK

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Project # 1002254
05DRB-01642 Major-SiteDev Plan Subd
05DRB-01643 Major-SiteDev Plan BldPermit

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SEE PAGE 2 . . . .

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS
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Making History

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Planning Department

P.O. Box 1293

Albuquerque, NM 87103

101205700701430406

LUCERO SERAFIN & HELEN
620 FOOTHILL RD SW
ALBUQUERQUE NM 87104

NO LONGER LIVES HERE!

87103+2802-20 C025

Project # 1002196
05DRB-01646 Major-Vacation of Pub Right-of-Way
05DRB-01647 Minor-Prelim&Final Plat Approval

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SEE PAGE 2 . . . .

CITY OF ALBUQUERQUE

FYI

THREE HUNDRED YEARS 1706 • 2006
ALBUQUERQUE
Making History

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

October 28, 2005

TO: Dolores Griego and Rick Jenkins, Crestview Bluff NA

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately one (1) acre(s): Major Vacation of Public Right-of-Way for Sunset Gardens Road SW and Major Preliminary and Final Plat for the Santa Clara Cemetery**

Proposed by: **Thompson Engineering and Consulting, Inc. at 271-2199**
Agent for: **Dragonfly Development, Inc.**

For property located: **On or near Sunset Gardens Road SW between Corrigador Street SW and Escarpment.**

The case number(s) assigned is: **05DRB- 01646 and 01647, Project # 1002196.**

City Planning accepted application for this request on **October 21, 2005**.

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

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m.** on **Wednesday, November 16, 2005** in the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

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

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

Sincerely,

Stephani I. Winklepleck

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

cc: Claire Senova, DRB Administrative Assistant

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

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: NOVEMBER 16, 2005
Zone Atlas Page: K-11-Z
Notification Radius: 100 Ft.

Project# 1002196
App#05DRB-01646
App#05DRB-01647

Cross Reference and Location: SUNSET GARDENS RD SW BETWEEN CORRIGADOR STREET SW AND ESCARPMENT

Applicant: DRAGONFLY DEVELOPMENT, INC
Address: 12809 DONETTE COURT NE
ALBUQUERQUE, NM 87112

Agent: THOMPSON ENGINEERING CONSULTANTS, INC.
PO BOX 65760
ALBUQUERQUE, NM 87193

Special Instructions:

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

Date Mailed: OCTOBER 28, 2005
Signature: YVONNE SAAVEDRA

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

Project# 1002196
Application# 05DRB-01646-01647

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
K-11	1011057	500-060	409-04	
	1012057	010-123	307-08	
		013-063	04	
		024-085	06	
	1011057	468-026	409-25	
		507-032	03	
		500-023	02	
	1011056	496-526	111-51	
	1012057	015-025	304-12	
		022-039	20	
		032-047	21	
		042-044	55	
		012-021	07	
		007-014	06	
		008-009	05	
	1012056	025-535	207-56	
	1011056	506-537	112-32	
	1011057	463-088	428-01	
		467-089	02	
		472-090	03	
		476-091	04	
		481-092	05	
		485-094	06	
		489-095	07	

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

Project# 1002196
Application# 05DRB-01646 01647

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
K-11	1011057	494-096	428-08	
		498-097	09	
		502-098	10	
		507-100	11	
		511-101	12	
		516-102	13	
		520-104	14	
		524-104	15	
	1012057	002-108	316-01	
		006-109	02	
		010-111	03	
		014-112	04	
		019-114	316-04	No Legal Description In Sonar or GIS

Yvonne C. Saavedra/APD/CABQ
10/28/2005 12:47 PM

To Yvonne C. Saavedra/APD/CABQ@COA
cc
bcc
Subject labels

----- Forwarded by Yvonne C. Saavedra/APD/CABQ on 10/28/2005 12:46 PM -----

mainframe@coa1mp3.cabq.gov
10/28/2005 12:45 PM

To
cc
Subject

```
1        R E C O R D S   W I T H   L A B E L S                    PAGE
1
01011057                 ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
010110575000604090 4     LEGAL: MAP  39 T R 51
LAND USE:
                         PROPERTY ADDR: 00000   FOOTHILL
                            OWNER NAME: WESTLAND DEVELOPMENT CO INC
                            OWNER ADDR: 00401   COORS                    BL NW
ALBUQUERQUE NM          87121
010120570101233070 8     LEGAL: TR 1 36A  EXC N'LY PORT MRGCD MAP #39  CONT
6.8300 A  LAND USE:
                         PROPERTY ADDR: 00000
                            OWNER NAME: MARQUEZ ANASTACIO JR & RITA M
                            OWNER ADDR: 00916   ALTA VISTA               CT SW
ALBUQUERQUE NM          87105
010120570130633070 4     LEGAL: TR52  53  MAP 39
LAND USE:
                         PROPERTY ADDR: 00000   FOOTHILL
                            OWNER NAME: CHAVEZ LORETTA C
                            OWNER ADDR: 02732   BARCELONA                PL SW
ALBUQUERQUE NM          87105
010120570240853070 6     LEGAL: MAP  39 T R 54
LAND USE:
                         PROPERTY ADDR: 00000   FOOTHILL
                            OWNER NAME: BENAVIDEZ CAROL & BLEA JOE
                            OWNER ADDR: 00601   FOOTHILL                 ST
ALBUQUERQUE NM          87105
010110574680264092 5     LEGAL: LT 1 -B ( REPLAT OF LT 1) NOW LTS 1A AND 1B OF
TOWN   LAND USE:
                         PROPERTY ADDR: 00000   N/A
                            OWNER NAME: A TROIKA CONSORTIUM INC
                            OWNER ADDR: 03801   WESTERFELD               DR NE
ALBUQUERQUE NM          87111
010110575070324090 3     LEGAL: MAP  39 T R 50B1 CONT 0.35 AC
LAND USE:
                         PROPERTY ADDR: 00000   FOOTHILL
                            OWNER NAME: LUCERO VALERIO
                            OWNER ADDR: 00617   FOOTHILL                 DR SW
ALBUQUERQUE NM          87105
```

01011057500023409 02 LEGAL: MAP 39 T R 50B2 CONT 0.355 AC
LAND USE:
PROPERTY ADDR: 00000 FOOTHILL
OWNER NAME: GALLEGOS MARY L
OWNER ADDR: 00613 FOOTHILL DR SW
ALBUQUERQUE NM 87105
01011056496526111 51 LEGAL: LOT 2 PL AT OF SURVEY OF LOTS 1 AND 2 LANDS OF
ANIT LAND USE:
PROPERTY ADDR: 00000 FOOTHILL
OWNER NAME: ROMERO STANLEY
OWNER ADDR: 00619 FOOTHILL DR SW
ALBUQUERQUE NM 87105
01012057015025304 12 LEGAL: MRGC D MA P #39 TRACT 49-A-1-A-1-B (AKA TR
49-A-1-A- LAND USE:
PROPERTY ADDR: 00000 FOOTHILL
OWNER NAME: MARTINEZ CANDA C & LAWRENCE
OWNER ADDR: 00614 FOOTHILL RD SW
ALBUQUERQUE NM 87105
01012057022039304 20 LEGAL: TR B AME NDED LAND DIVISION PLAT SUMMARY SUBD
LAND LAND USE:
PROPERTY ADDR: 00000 FOOTHILL
OWNER NAME: GARCIA RAMON B & MARY E
OWNER ADDR: 00610 FOOT HILL DR SW
ALBUQUERQUE NM 87105
01012057032047304 21 LEGAL: TR A AME NDED LAND DIVISION PLAT SUMMARY SUBD
LAND LAND USE:
PROPERTY ADDR: 00000 FOOTHILL
OWNER NAME: GARCIA RAMON JR & MILLICENT A
OWNER ADDR: 00608 FOOTHILL DR SW
ALBUQUERQUE NM 87105
01012057042044304 55 LEGAL: TRAC T B LANDS OF VALDEZ PLAT OF TRS A & B LANDS
OF LAND USE:
PROPERTY ADDR: 00000 FOOTHILL
OWNER NAME: VALDEZ EVANGELINE
OWNER ADDR: 00606 FOOTHILL RD SW
ALBUQUERQUE NM 87105
01012057012021304 07 LEGAL: MAP 39 T RACT 49 A 1 A 2 A 1
LAND USE:
PROPERTY ADDR: 00000 FOOTHILL
OWNER NAME: TORRES ALBERT M & THERESA
OWNER ADDR: 00618 FOOTHILL RD SW
ALBUQUERQUE NM 87105
01012057007014304 06 LEGAL: MRGC D MA P #39 TRACT 49A1A2B CONT 7402 SQ FT
LAND USE:
PROPERTY ADDR: 00000 FOOTHILL
OWNER NAME: LUCERO SERAFIN & HELEN
OWNER ADDR: 00620 FOOTHILL RD SW
ALBUQUERQUE NM 87104
01012057008009304 05 LEGAL: MRGC D MA P #39 TR 49 A2A1A CONT 0.1948 AC MORE
OR L LAND USE:
PROPERTY ADDR: 00000 FOOTHILL
OWNER NAME: GALLEGOS ILENE R
OWNER ADDR: 09408 RHONDA AV SW
ALBUQUERQUE NM 87121

01012056025535207 56 LEGAL: TRS 49-A 2B1, 49-B1, 49-A2B2, 49-B2, 49-A2A1B &
49- LAND USE:
PROPERTY ADDR: 00000 FOOTHILL
OWNER NAME: GARCIA LOUIS A ETUX
OWNER ADDR: 01218 BRIDGE BL SW
ALBUQUERQUE NM 87105
01011056506537112 32 LEGAL: LT 3 -A P LAT OF LOTS 3-A & 3-B LANDS OF THE
ESTATE LAND USE:
PROPERTY ADDR: 00000 FOOTHILL
OWNER NAME: BARELA LYDIA RITA
OWNER ADDR: 00650 FOOTHILL SW
ALBUQUERQUE NM 87105
01011057463088428 01 LEGAL: LT 1 P-1 PLAT OF VISTA PACIFICA SUBDIVISION
BEING LAND USE:
PROPERTY ADDR: 00000 WHITE RESERVE
OWNER NAME: VILLA LILIA
OWNER ADDR: 05324 WHITE RESERVE AV
ALBUQUERQUE NM 87121
01011057467089428 02 LEGAL: LT 2 P-1 PLAT OF VISTA PACIFICA SUBDIVISION
BEING LAND USE:
PROPERTY ADDR: 00000 WHITE RESERVE
OWNER NAME: ESCOBEDO ERNESTO
OWNER ADDR: 05320 WHITE RESERVE AV SW
ALBUQUERQUE NM 87105
01011057472090428 03 LEGAL: LT 3 P-1 PLAT OF VISTA PACIFICA SUBDIVISION
BEING LAND USE:
PROPERTY ADDR: 00000 WHITE RESERVE
OWNER NAME: GINS RANDAL & VIRGINIA TRUSTEE
OWNER ADDR: 00908 GREEN VALLEY RD NW
ALBUQUERQUE NM 87107
01011057476091428 04 LEGAL: LT 4 P-1 PLAT OF VISTA PACIFICA SUBDIVISION
BEING LAND USE:
PROPERTY ADDR: 00000 WHITE RESERVE
OWNER NAME: GRAJEDA ARTURO
OWNER ADDR: 05312 WHITE RESERVE AV NW
ALBUQUERQUE NM 87114
01011057481092428 05 LEGAL: LT 5 P-1 PLAT OF VISTA PACIFICA SUBDIVISION
BEING LAND USE:
PROPERTY ADDR: 00000 WHITE RESERVE
OWNER NAME: HOMESITE GROUP ONE LLC
OWNER ADDR: 08901 ADAMS NE
ALBUQUERQUE NM 87113
01011057485094428 06 LEGAL: LT 6 P-1 PLAT OF VISTA PACIFICA SUBDIVISION
BEING LAND USE:
PROPERTY ADDR: 00000 WHITE RESERVE
OWNER NAME: OCHOA OMAR & JACQULINE
OWNER ADDR: 05304 WHITE RESERVE AV SW
ALBUQUERQUE NM 87105
01011057489095428 07 LEGAL: LT 7 P-1 PLAT OF VISTA PACIFICA SUBDIVISION
BEING LAND USE:
PROPERTY ADDR: 00000 WHITE RESERVE
OWNER NAME: AGUIRRE JUAN & CRESENCIA DIAS
OWNER ADDR: 05300 WHITE RESERVE AV SW
ALBUQUERQUE NM 87105

101105749409642808 LEGAL: LT 8 P-1 PLAT OF VISTA PACIFICA SUBDIVISION
BEING LAND USE:
PROPERTY ADDR: 00000 WHITE RESERVE
OWNER NAME: GALLEGOS CATHERINE M
OWNER ADDR: 05209 RED MESA AV SW
ALBUQUERQUE NM 87105
010110574980974280 9 LEGAL: LT 9 P-1 PLAT OF VISTA PACIFICA SUBDIVISION
BEING LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: BROWN MILTON
OWNER ADDR: 05216 WHITE RESERVE AV SW
ALBUQUERQUE NM 87105
010110575020984281 0 LEGAL: LT 1 0 P- 1 PLAT OF VISTA PACIFICA SUBDIVISION
BEING LAND USE:
PROPERTY ADDR: 00000 WHITE RESERVE
OWNER NAME: GONZALEZ RICARDO P & DIANA VEL
OWNER ADDR: 05212 WHITE RESERVE AV SW
ALBUQUERQUE NM 87105
010110575071004281 1 LEGAL: LT 1 1 P- 1 PLAT OF VISTA PACIFICA SUBDIVISION
BEING LAND USE:
PROPERTY ADDR: 00000 WHITE RESERVE
OWNER NAME: RUELER ROB W
OWNER ADDR: 05209 RED MESA AV SW
ALBUQUERQUE NM 87105
010110575111014281 2 LEGAL: LT 1 2 P- 1 PLAT OF VISTA PACIFICA SUBDIVISION
BEING LAND USE:
PROPERTY ADDR: 00000 WHITE RESERVE
OWNER NAME: MORROW JONATHAN KELL
OWNER ADDR: 05204 WHITE RESERVE AV SW
ALBUQUERQUE NM 87105
010110575161024281 3 LEGAL: LT 1 3 PL AT OF VISTA PACIFICA SUBDIVISION BEING
A R LAND USE:
PROPERTY ADDR: 00000 WHITE RESERVE
OWNER NAME: DONGTSESHOLSTE NORBU Y
OWNER ADDR: 05200 WHITE RESERVE AV SW
ALBUQUERQUE NM 87105
010110575201044281 4 LEGAL: LT 1 4 PL AT OF VISTA PACIFICA SUBDIVISION BEING
A R LAND USE:
PROPERTY ADDR: 00000 WHITE RESERVE
OWNER NAME: LOVATO SLAVIO & MONICA
OWNER ADDR: 05124 WHITE RESESRVE AV SW
ALBUQUERQUE NM 87105
010110575241044281 5 LEGAL: LT 1 5 PL AT OF VISTA PACIFICA SUBDIVISION BEING
A R LAND USE:
PROPERTY ADDR: 00000 WHITE RESERVE
OWNER NAME: BESERRA ADAM M
OWNER ADDR: 05120 WHITE RESERVE AV SW
ALBUQUERQUE NM 87105
010120570021083160 1 LEGAL: LT 1 6 PL AT OF VISTA PACIFICA SUBDIVISION BEING
A R LAND USE:
PROPERTY ADDR: 00000 WHITE RESERVE
OWNER NAME: MEDINA NAOMI
OWNER ADDR: 05116 WHITE RESERVE AV SW
ALBUQUERQUE NM 87105

```
01012057006109316 02   LEGAL: LT 1 7 PL AT OF VISTA PACIFICA SUBDIVISION BEING
A R  LAND USE:
                       PROPERTY ADDR: 00000   WHITE RESERVE
                          OWNER NAME: GRIEGO VICKIE E
                          OWNER ADDR: 05112   WHITE RESERVE            AV SW
ALBUQUERQUE NM       87105
01012057010111316 03   LEGAL: LT 1 8 PL AT OF VISTA PACIFICA SUBDIVISION BEING
A R  LAND USE:
                       PROPERTY ADDR: 00000   WHITE RESERVE
                          OWNER NAME: PRICE BRYAN J & SHANNON E HAKE
                          OWNER ADDR: 05108   WHITE RESERVE            AV SW
ALBUQUERQUE NM       87105
01012057014112316 04   LEGAL: LT 1 9 PL AT OF VISTA PACIFICA SUBDIVISION BEING
A R  LAND USE:
                       PROPERTY ADDR: 00000   WHITE RESERVE
                          OWNER NAME: RODRIGUEZ JOEL
                          OWNER ADDR: 05104   WHITE RESERVE               SW
ALBUQUERQUE NM       87105
01012057019114316 04   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
 .
 QUIT
```

Project # 1002196

DRAGONFLY DEVELOPMENT, INC.
12809 DONETTE COURT NE
ALBUQUERQUE, NM 87112

Project # 1002196

THOMAS ENGINEERING CONSULTANTS
PO BOX 65760
ALBUQUERQUE, NM 87193

Project # 1002196
DOLORES GRIEGO
Crestview Bluff N.A.
540 53RD ST SW
ALBUQUERQUE, NM 87105

Project # 1002196
RICK JENKINS
Crestview Bluff N.A.
PO BOX 7335
ALBUQUERQUE, NM 87194

101105750006040904

WESTLAND DEVELOPMENT CO INC
401 COORS BL NW
ALBUQUERQUE NM 87121

101205701012330708

MARQUEZ ANASTACIO JR & RITA M
916 ALTA VISTA CT SW
ALBUQUERQUE NM 87105

101205701306330704

CHAVEZ LORETTA C
2732 BARCELONA PL SW
ALBUQUERQUE NM 87105

101205702408530706

BENAVIDEZ CAROL & BLEA JOE
601 FOOTHILL ST
ALBUQUERQUE NM 87105

101105746802640925

A TROIKA CONSORTIUM INC
3801 WESTERFELD DR NE
ALBUQUERQUE NM 87111

101105750703240903

LUCERO VALERIO
617 FOOTHILL DR SW
ALBUQUERQUE NM 87105

101105750002340902

GALLEGOS MARY L
613 FOOTHILL DR SW
ALBUQUERQUE NM 87105

101105649652611151

ROMERO STANLEY
619 FOOTHILL DR SW
ALBUQUERQUE NM 87105

101205701502530412

MARTINEZ CANDA C & LAWRENCE
614 FOOTHILL RD SW
ALBUQUERQUE NM 87105

101205702203930420

GARCIA RAMON B & MARY E
610 FOOT HILL DR SW
ALBUQUERQUE NM 87105

101205703204730421

GARCIA RAMON JR & MILLICENT A
608 FOOTHILL DR SW
ALBUQUERQUE NM 87105

101205704204430455

VALDEZ EVANGELINE
606 FOOTHILL RD SW
ALBUQUERQUE NM 87105

101205701202130407

TORRES ALBERT M & THERESA
618 FOOTHILL RD SW
ALBUQUERQUE NM 87105

101205700701430406

LUCERO SERAFIN & HELEN
620 FOOTHILL RD SW
ALBUQUERQUE NM 87104

101205700800930405

GALLEGOS ILENE R
9408 RHONDA AV SW
ALBUQUERQUE NM 87121

101205602553520756

GARCIA LOUIS A ETUX
1218 BRIDGE BL SW
ALBUQUERQUE NM 87105

101105650653711232

BARELA LYDIA RITA
650 FOOTHILL SW
ALBUQUERQUE NM 87105

101105746308842801

VILLA LILIA
5324 WHITE RESERVE AV
ALBUQUERQUE NM 87121

101105746708942802

ESCOBEDO ERNESTO
5320 WHITE RESERVE AV SW
ALBUQUERQUE NM 87105

101105747209042803

GINS RANDAL & VIRGINIA TRUSTE
908 GREEN VALLEY RD NW
ALBUQUERQUE NM 87107

101105747609142804

GRAJEDA ARTURO
5312 WHITE RESERVE AV NW
ALBUQUERQUE NM 87114

101105748109242805

HOMESITE GROUP ONE LLC
8901 ADAMS NE
ALBUQUERQUE NM 87113

101105748509442806

OCHOA OMAR & JACQULINE
5304 WHITE RESERVE AV SW
ALBUQUERQUE NM 87105

101105748909542807

AGUIRRE JUAN & CRESENCIA DIAS
5300 WHITE RESERVE AV SW
ALBUQUERQUE NM 87105

101105749409642808

GALLEGOS CATHERINE M
5209 RED MESA AV SW
ALBUQUERQUE NM 87105

101105749809742809

BROWN MILTON
5216 WHITE RESERVE AV SW
ALBUQUERQUE NM 87105

101105750209842810

GONZALEZ RICARDO P & DIANA VE
5212 WHITE RESERVE AV SW
ALBUQUERQUE NM 87105

101105750710042811

RUELER ROB W
5209 RED MESA AV SW
ALBUQUERQUE NM 87105

101105751110142812

MORROW JONATHAN KELL
5204 WHITE RESERVE AV SW
ALBUQUERQUE NM 87105

101105751610242813

DONGTSESHOLSTE NORBU Y
5200 WHITE RESERVE AV SW
ALBUQUERQUE NM 87105

101105752010442814

LOVATO SLAVIO & MONICA
5124 WHITE RESESRVE AV SW
ALBUQUERQUE NM 87105

101105752410442815

BESERRA ADAM M
5120 WHITE RESERVE AV SW
ALBUQUERQUE NM 87105

101205700210831601

MEDINA NAOMI
5116 WHITE RESERVE AV SW
ALBUQUERQUE NM 87105

101205700610931602

GRIEGO VICKIE E
5112 WHITE RESERVE AV SW
ALBUQUERQUE NM 87105

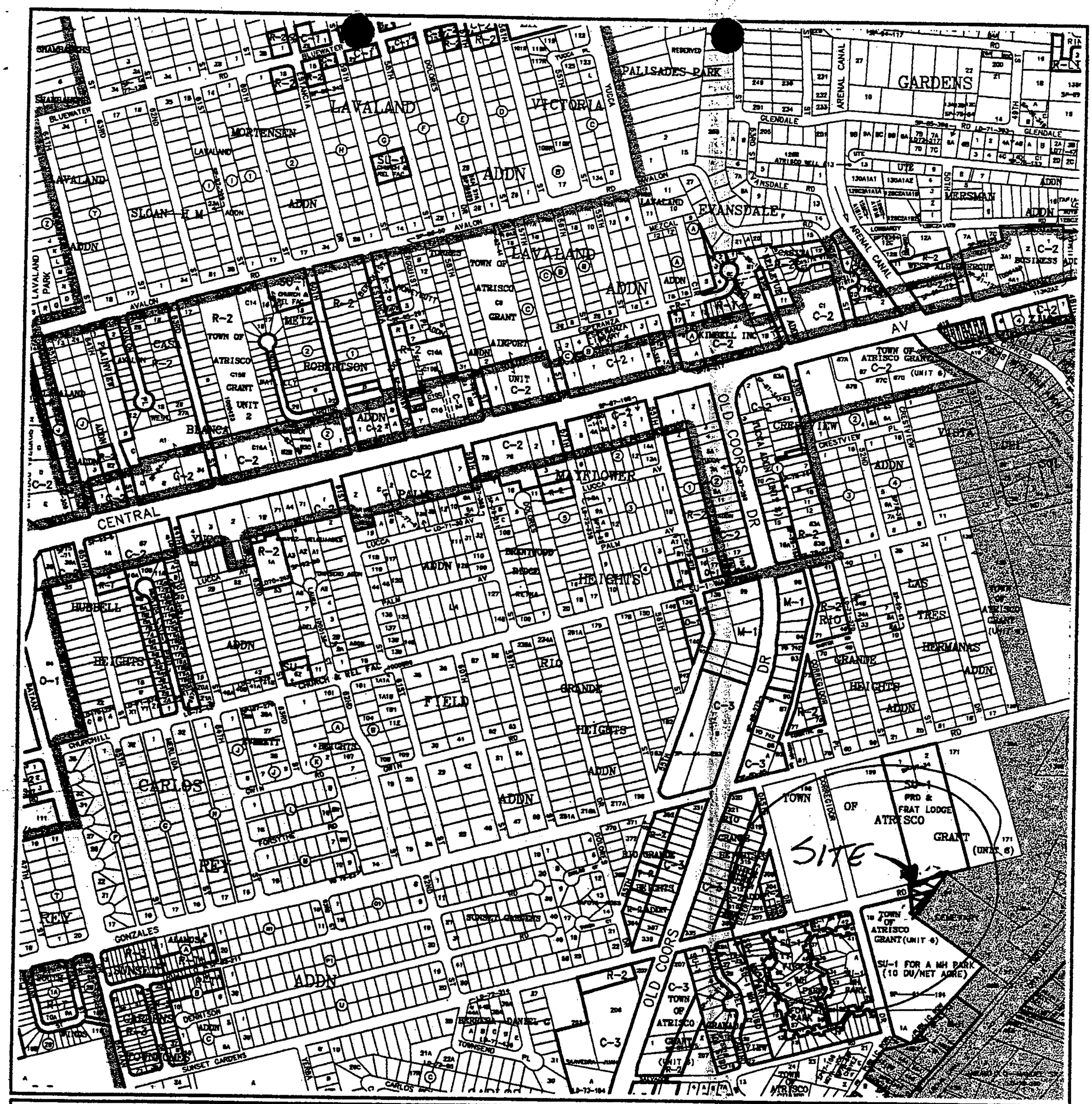
101205701011131603

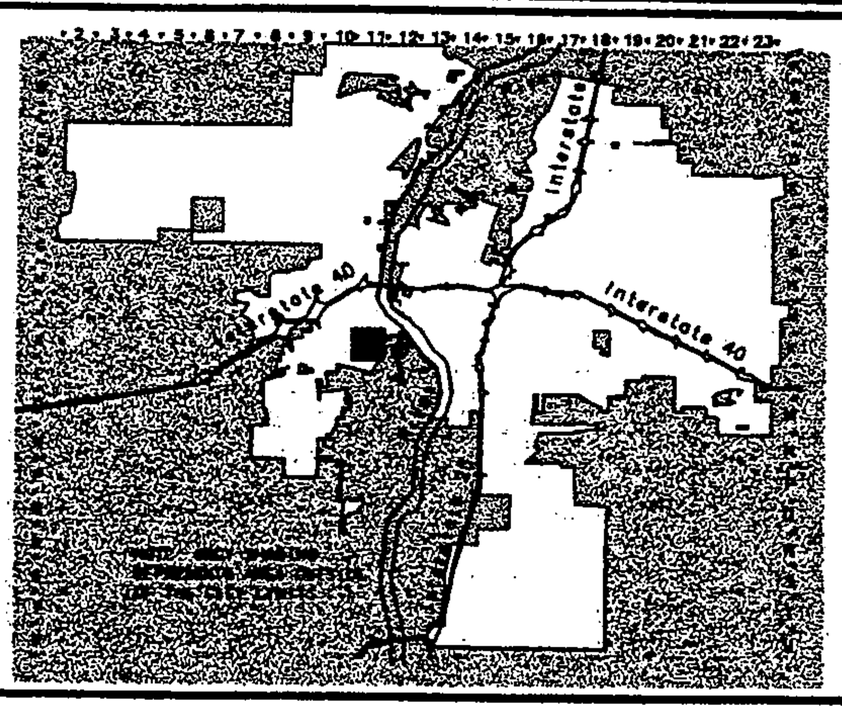
PRICE BRYAN J & SHANNON E HAK
5108 WHITE RESERVE AV SW
ALBUQUERQUE NM 87105

101205701411231604

RODRIGUEZ JOEL
5104 WHITE RESERVE SW
ALBUQUERQUE NM 87105

101205701911431604 NO LEGAL DESCRIPTION LISTED IN SONATA PROGRAM OR GIS





CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

K-11-Z

Map Amended through July 18, 2001

ALBUQUERQUE
Making History

City of Albuquerque

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

October 19, 2005

David Thompson
Thompson Engineering Consultants, Inc.
P.O. Box 65760 /87193
Phone: 271-2199 Fax: 830-9248

Dear David:

Thank you for your inquiry of **October 19, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOT 42-P1, LOS ANTEPASADOS SUBDIVISION, LOCATED ON SUNSET GARDENS ROAD SW BETWEEN CORRIGADOR DRIVE SW AND SANTA CLARA CEMETARY** zone map **K-11.**

CRESTVIEW BLUFF N.A. (CVB) "R"
***Dolores Griego** *e-mail:* DoloresGriego@aol.com
540 53rd St. SW/87105 831-3702 (h) 867-7546 (w)
Rick Jenkins *e-mail:* rickjenkins@att.net
P.O. Box 7335/87194 831-1112 (h) 280-0904 (w)

Council District: 3
County District: 2
Police Beat: 147/WS/Z-B
Zone Map #: K-11-12, L-11

See reverse side for additional Neighborhood Association Information: YES { } NO {X}
Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Herb Howell

OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

1 copy alre[illegible] delivered to Zoning.

COMPLETED 09/01/05

DRB CASE ACTION LOG (SITE PLAN SUBD.)

REVISED 2/5/04

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

Project Number 1002196

DRB Application No.: **04DRB-01000 (SPS)** Project # **1002196**

Project Name: **LOS ANTEPASADOS SUBD.**

Agent: Wayjohn Surveying Inc. Phone No.: 255-2052

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

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- [x] TRANSPORTATION: OFF STREET PARKING CRITERIA TO FOLLOW P1 DESIGNATION PER ZONING CODE

OK DG Resigned 01/30/05

- [ ] UTILITIES:

- [ ] CITY ENGINEER / AMAFCA:

- [ ] PARKS / CIP:

- [ ] PLANNING (Last to sign): (1) Revised design req'd per comments (2) New lot line not necessary (3) 3 copies well. design plat — see file (4) AEHD signature

OK Sym 6/30/05

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.

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

19

Complete 5-9-05 BL.

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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

DRB Application No.: **05DRB-00610 (FP)**	Project # **1002196**
Project Name: **LOS ANTEPASADOS UNIT 6**	
Agent: Wayjohn Surveying Inc.	Phone No.: 255-2052

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS) (MASTER DEVELOP. PLAN),** was approved on 4/20/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐ UTILITIES:
- ☐ CITY ENGINEER / AMAFCA:
- ☒ PARKS / CIP: Payment of park dedication fees. CS
- ☑ PLANNING (Last to sign): Environmental Signature
  maintenance and repair easements shown on final plat for zero lot lines.
  QWEST Signature
- ☒ **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.**
- Okay ☐ **AGIS DXF File approval required.**
- ☐ **Copy of recorded plat for Planning.**

Project Number 1002196

19

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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

DRB Application No.: **05DRB-00610 (FP)** Project # **1002196**

Project Name: **LOS ANTEPASADOS UNIT 6**

Agent: Wayjohn Surveying Inc. Phone No.: 255-2052

Your request for (**SDP for SUB**), (**SDP for BP**), (**FINAL PLATS**), (**MASTER DEVELOP. PLAN**), was approved on 4/20/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐ UTILITIES:
- ☐ CITY ENGINEER / AMAFCA:
- ☒ PARKS / CIP: Payment of park dedication fee.
- ☑ PLANNING (Last to sign): Environmental Signature
  maintenance and repair easements shown on final plat for zero lot lines.
  QWEST Signature

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

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

Okay

Project Number 1002196

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

April 20, 2005 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 11:55 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1000788**
05DRB-00508 Major-One Year SIA

WILSON & COMPANY agent(s) for LONGFORD AT PARADISE SKIES request(s) the above action(s) for Tract(s) AAAA-1-A, **PARADISE SKIES SUBDIVISION, UNITS 8 & 9**, zoned R-T, located on MCMAHON BLVD NW, between ROCKCLIFF BLVD NW and UNSER BLVD NW containing approximately 30 acre(s). [REF: 01DRB-00272, 01DRB-00273, 01DRB-00274, 01DRB-01293, 02DRB-00227] (A-10/A-11) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED. THIS WILL BE THE LAST EXTENSION.**

2. **Project # 1001674**
05DRB-00519 Major-One Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for SAPPHIRE DEVELOPMENT request(s) the above action(s) for Parcel H-12A, **RIVERVIEW SUBDIVISION,** zoned R-LT, located on ALL SAINTS NW, between COORS BLVD NW and EAGLE RANCH RD NW containing approximately 33 acre(s). (C-13) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1001871**
05DRB-00505 Major-One Year SIA

MARK GOODWIN & ASSOCIATES, PA agent(s) for RANDALL HOMES, LLC request(s) the above action(s) for all or a portion of Lot(s) 28 & 29, Block(s) 12, Tract(s) 1, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **DESERT HIGHLANDS @ LA CUEVA,** zoned R-D 3DU/AC, located on MODESTO AVE NE, between WYOMING BLVD NE and BARSTOW STREET NE containing approximately 2 acre(s). (C-19) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

4. **Project # 1000029**
05DRB-00509 Major-Vacation of Public Easements

BOHANNAN HUSTON INC. agent(s) for SAWMILL COMMUNITY LAND AND TRUST request(s) the above action(s) for Lot(s) C and B-1A-1, **DUKE CITY LUMBER ADDITION** AND LOT D-1-A OF **ARBOLERA DE VIDA** PHASE 2, zoned S-MI, S-DR, located on BELLAMAH ST NW, between 19TH ST NW and 18TH ST NW containing approximately 25 acre(s). [REF: 03DRB-01785, 03DRB-01786, 04DRB-01650, 04DRB-01651] (H-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1004071**
05DRB-00511 Major-Bulk Land Variance
05DRB-00512 Major-Vacation of Public Easements
05DRB-00513 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for ALBUQUERQUE PUBLIC SCHOOLS & NEW MEXICO STATE LAND OFFICE, request(s) the above action(s) for **GOVERNMENT LOTS** 1-4, SECTION 16, 11N, R2E AND THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 16, 11N, R2E, zoned RO-20, located on RAINBOW BLVD NW, between COMPASS DR NW and PETROGLYPH NATIONAL MONUMENT containing approximately 289 acre(s). *[Deferred from 4/20/05]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 5/11/05.**

6. **Project # 1004073**
05DRB-00514 Major-Preliminary Plat Approval
05DRB-00515 Major-Vacation of Public Easements
05DRB-00516 Minor-Subd Design (DPM) Variance
05DRB-00517 Minor-Sidewalk Waiver
05DRB-00518 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 5, **JUAN TABO HILLS, UNIT 1,** zoned R-D, located on JUAN TABO BLVD NE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 102 acre(s). *[Deferred from 4/20/05]* (M-21/M-22) **DEFERRED AT THE AGENT'S REQUEST TO 5/18/05.**

7. **Project # 1003236**
05DRB-00452 Major-Vacation of Public Easements
05DRB-00454 Major-Preliminary Plat Approval
05DRB-00453 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for all or a portion of Tract(s) A, VILLA DE LA CHAMISA, UNIT 1, (to be known as **VILLA DE LA CHAMISA, UNIT 2**, zoned SU-1 FOR PRD, located on CALLE CHAMISA NW, between VIVALDI TRAIL NW and BIG SAGE NW containing approximately 6 acre(s). [REF: 04DRB00801, 04DRB00802, 04DRB00799, 04DRB00800, 04DRB00804, 04DRB01739] *[Deferred from 4/13/05]* (B-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. WITH THE**

SIGNING OF THE INFRASTRUCTURE LIST DATED 4/20/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/7/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION OF FINAL PLAT: THE LOT NUMBERS NEED TO MATCH THE APPROVED SITE PLAN. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

8. **Project # 1000692**
05DRB-00407 Major-SiteDev Plan BldPermit

BDA ARCHITECTS agent(s) for SIVAD ENTERPRISES request(s) the above action(s) for all or a portion of Tract(s) A1A, Block(s) 1, **BEAR CANYON VILLAGE, UNIT 2,** zoned SU-1 FOR C-1, located on Burlison NE & Wyoming NE between San Antonio NE and Academy NE containing approximately 5 acre(s).*[Deferred from 4/6/05 & 4/20/05]* (E-19) **DEFERRED AT THE AGENT'S REQUEST TO 5/11/05.**

9. **Project # 1003470**
04DRB-01522 Major-Bulk Land Variance
04DRB-01523 Major-Preliminary Plat Approval
04DRB-01524 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for SPS LLC, SCOTT SCHIABOR request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, KASSUBA-MONTBEL LANDS, (to be known as **VISTA VIEJA SUBDIVISION**, zoned R-1 residential zone, located west of 81ST ST NW and southwest of ATRISCO NW between 81ST ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] *[Deferred from 11/3/04, 11/10/04, 12/1/04, 1/12/05 & 2/16/05 & 3/16/05 & 3/30/05 & 4/6/05]* (D-9) **BULK LAND VARIANCE WAS APPROVED. PRELIMINARY PLAT WAS DEFERRED TO 4/27/05. TEMPORARY DEFERRAL OF SIDEWALKS WAS DEFERRED TO 4/27/05.**

05DRB-00609 Minor-Prelim&Final Plat Approval

WILSON & COMPANY agent(s) for SPS LLC, SCOTT SCHIABOR request(s) the above action(s) for all or a portion of Tract(s) 1A, 1B, 2A and 2B, KASSUBA-MONTBEL LANDS, (to be known as **VISTA VIEJA SUBDIVISION,** zoned R-1 residential zone, located on 81ST ST NW, between ALBERICOQUE PL NW and SCENIC RD NW containing approximately 159 acre(s). [REF: 04DRB01522, 04DRB01523, 04DRB01524] (D-9) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

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

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

10. **Project # 1003872**
05DRB-00604 Minor-SiteDev Plan BldPermit/EPC

SITES SOUTHWEST agent(s) for CITY OF ALBUQUERQUE WATER UTILITY request(s) the above action(s) for all or a portion of Tract(s) B, **SUNPORT MUNICIPAL ADDITION,** zoned SU-1 GOLF COURSE AND RELATED FACILITIES, located on SAN JOAQUIN SE, between GIRARD SE and WELLESLEY SE containing approximately 2 acre(s). [REF: 05EPC-00023, ZA-77-219] **[Stephanie Shumsky, EPC Case Planner]** (L-16) **SITE PLAN FOR BUILDING PERMIT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR EPC CASE PLANNER'S INITIALS.**

11. **Project # 1004112**
05DRB-00603 Minor-SiteDev Plan BldPermit

ABQ ENGINEERING agent(s) for BRUCE BESSER request(s) the above action(s) for all or a portion of Lot(s) 1, **MERIDIAN BUSINESS PARK,** zoned IP, located on LOS VOLCANOS RD NW, between SILVER CREEK RD NW and GALLATIN PL NW. [REF: DRB-97-59, Z-92-57] *[Deferred from 4/20/05]* (K-10) **DEFERRED AT THE AGENT'S REQUEST TO 4/27/05.**

12. **Project # 1004090**
05DRB-00608 Minor-SiteDev Plan
BldPermit

JLS ARCHITECTS agent(s) for JIM HAKEEM request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 17, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned R-D residential and related uses zone, developing area, located on WYOMING NE and CORONA AVE NE containing approximately 2 acre(s). [REF: 05DRB00559] (C-19) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MINOR CORRECTIONS.**

13. **Project # 1003360**
05DRB-00623 Minor-SiteDev Plan
BldPermit/EPC

CHERRY/SEE ARCHITECTS agent(s) for CITY OF ALBUQUERQUE, COMMUNITY & FAMILY SERVICES request(s) the above action(s) for all or a portion of Tract(s) A, **JOHN ADAMS MULTIPURPOSE CENTER,** zoned SU-1 FOR CENTER/PARK, located on GLENRIO RD NW, between 56TH ST NW and LOMA HERMOSA DR NW containing approximately 4 acre(s). [REF: 04EPC00487, 04EPC00486] **[Russell Brito for Debbie Stover, EPC Case Planner]** (J-11) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MINOR COMMENTS AND TO PLANNING FOR EPC CASE PLANNER'S INITIALS.**

14. **Project # 1002371**
05DRB-00560 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST LLC agent(s) for HOFFMANTOWN WEST CHURCH request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) 1A1, ALBAN HILLS, UNIT 1, (to be known as **HOFFMANTOWN WEST CHURCH**) zoned SU-1 FOR R-2 WITH CHURCH RELATED USES, located on LA ORILLA

NW, between COORS BLVD NW and CORRALES DRAIN containing approximately 17 acre(s).[REF:02DRB01824, 03DRB02150] **[Elvira Lopez, EPC Case Planner]** *[Deferred from 4/13/05 & 4/20/05]* (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 4/27/05.**

15. **Project # 1000163**
05DRB-00554 Minor-SiteDev Plan BldPermit/EPC

SANDERS & ASSOCIATES ARCHITECTS agent(s) for DR. AND MRS. ERNESTO GARZA request(s) the above action(s) for all or a portion of Tract(s) E, **LA CUEVA VILLAGE,** zoned C-2 (SC), located on CARMEL AVE NE, between WYOMING BLVD NE and BARSTOW NE containing approximately 1 acre(s). [REF: 04EPC-01828] **[Elvira Lopez, EPC Case Planner]** *[Deferred from 4/13/05]* (C-19) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1001932**
05DRB-00523 Minor-SiteDev Plan BldPermit/EPC

CLAUDIO VIGIL ARCHITECTS agent(s) for PAUL HEDGES request(s) the above action(s) for all or a portion of Tract(s) C, WEST RIDGE, UNIT 1, (to be known as **GUARDIAN SELF STORAGE)** zoned SU-1 FOR C-1 AND IP USES, located at the southeast corner of OURAY RD NW and TWIN OAKS DR NW, containing approximately 4 acre(s). [REF: AX-80-18, Z-80-87, 04EPC01718] **[David Stallworth, EPC Case Planner]** *[Deferred from 4/6/05]* (G-10) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

17. **Project # 1003231**
05DRB-00588 Major-Final Plat Approval

WILSON & COMPANY agent(s) for LONGFORD @ ARROWWOOD, LLC request(s) the above action(s) for all or a portion of Tract(s) 30A-1, **LANDS OF SALAZAR/QUATRO/JSJ/HANNETT,** zoned RLT, located on 98TH STREET SW, between RIO BRAVO SW and BLAKE SW containing approximately 30 acre(s). [REF: 04DRB00263, 05DRB00483, 05DRB00484, 5DRB00485, 05DRB00389, 05DRB00390] (N-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1003471**
05DRB-00595 Minor-Final Plat Approval

SURV-TEK, INC agent(s) for CURB WEST, INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A, **SEVILLE SUBDIVISION,** zoned R-1, located on SEGOVIA NW east of KAYENTA NW and containing approximately 24 acre(s). [REF: 04DRB00826, 008A27, 04DRB01224, 01225, 04DRB01948, 01949, 05DRB00083, 00084] (A-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA'S SIGNATURE.**

19. **Project # 1002196**
05DRB-00610 Major-Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 1-B, TOWN OF ATRISCO GRANT, (to be known as **LOS ANTEPASADOS, UNIT 6)** zoned SU-1 FOR MH PARK, located on SUNSET GARDENS RD SW, between CORRIGEDOR SW and FOOTHILL SW containing approximately 6 acre(s). [REF: DRB-91-385, 02EPC01356, 03EPC02048, 04CC00130, 04DRB00873, 04DRB00875, 04DRB00877] (K-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU**

AND PLANNING FOR ENVIRONMENTAL HEALTH SIGNATURE, A NOTE ON THE PLAT: MAINTENANCE AND REPAIR EASEMENTS SHOWN ON FINAL PLAT FOR ZERO LOT LINES AND FOR QWEST SIGNATURES.

20. **Project # 1003762**
05DRB-00611 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for ALBUQUERQUE PUBLIC SCHOOLS REAL ESTATE OFFICE request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) K, **PANORAMA HEIGHTS,** zoned R-1 residential zone, located on CONSTITUTION AVE NE, between CHELWOOD PARK BLVD NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 04EPC01714, 05DRB00316] (J-22) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

21. **Project # 1004104**
05DRB-00592 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for KEN & PATRICIA MAESTAS request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, **MAESTAS SUBDIVISION,** zoned R-1, located on LOS POBLANOS LN NW, between GUADALUPE TR NW and SANDIA RD NW containing approximately 1 acre(s). [REF: Z-86-23,AX-86-3, DRB-86-623] (F-14) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

22. **Project # 1003694**
05DRB-00613 Minor-Prelim&Final Plat Approval
05DRB-00614 Minor-Subd Design (DPM) Variance

CHRISTOPHER CALOTT request(s) the above action(s) for all or a portion of Lot(s) BB, **ALVARADO GARDENS NO. 2,** zoned RA-2 W7, located on CAMPBELL RD NW, between GLENWOOD NW and TRELLIS DR NW containing approximately 1 acre(s). [REF: 04DRB01485] (G-12) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR AGIS DXF FILE. THE SUBDIVISION DESIGN VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**

23. **Project # 1002778**
05DRB-00606 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for VENTANA WEST LLC request(s) the above action(s) for all or a portion of Tract(s) D-1 & D-2, **VENTANA RANCH WEST,** zoned R-LT residential zone, located on VENTANA WEST PARKWAY NW, between VENTANA RIDGE RD NW and PASEO DEL NORTE BLVD NW containing approximately 4 acre(s). [REF: 04DRB00126, 00127, 00128, 03EPC01057, 01058] (B-8/B-9) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

24. **Project # 1002459**
05DRB-00616 Minor-Prelim&Final Plat Approval
05DRB-00615 Minor-Vacation of Private Easements

TIERRA WEST LLC agent(s) for QUAIL RIDGE LLC request(s) the above action(s) for all or a portion of Tract(s) 1, 3, 4, 5, **QUAIL RIDGE,** zoned C-2 (SC), located on COORS BLVD NW, between OURAY RD NW and QUAIL RD NW containing approximately 4 acre(s).[REF:03EPC00159,03EPC00160, 4AA00871] (H-11) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR A COPY OF THE APPROVED AA SHOWING NEW LOT LINES. THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

25. **Project # 1004061**
05DRB-00499 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for CONNIE & ZACK LOVELADY, CZ ENTERPRISES request(s) the above action(s) for all or a portion of Lot(s) 25, **ALVARADO GARDENS, UNIT 1,** zoned RA-2, located on MATTHEW AVE NW and MEADOW VIEW DR NW and containing approximately 1 acre(s). *[Deferred from 3/30/05 & 4/13/05]* (G-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

26. **Project # 1001409**
05DRB-00531 Minor-Prelim&Final Plat Approval

ADVANCED ENGINEERING & CONSULTING agent(s) for SAIFI TALEBREZA request(s) the above action(s) for all or a portion of Lot(s) 20-A, Block(s) 1, **CANDELIGHT FOOTHILLS, UNIT 1,** zoned R-1, located on LOMAS BLVD NE, between MONTE LARGO DR NE and SUMMIT HILLS DR NE containing approximately 2 acre(s). [REF: 01DRB01160, 01DRB01819, 02DRB01863, 03DRB02032, 04DRB01425] *[Deferred from 4/6/05 & 4/13/05]* (J-23) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/20/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/19/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION: NEED TO INCLUDE THE DESCRIPTION OF THE PUBLIC UTILITY EASEMENT (PUE). FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

27. **Project # 1003554**
05DRB-00530 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 1-8, Block(s) 9 and Lot(s) 2-9, Block(s) 8, SKYLINE HEIGHTS, (to be known as **CENTRAL PARK PLACE, PHASE 1)** zoned C-2, located on CENTRAL AVE SE, between CONCHAS ST SE and EUBANK BLVD SE containing approximately 4 acre(s). [REF: ZA-88-406, 04DRB01099, 04DRB01100] *[Deferred from 4/6/05]* (L-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/20/05 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

28. **Project # 1002247**
04DRB-00890 Minor-Final Plat Approval

BOHANNAN HUSTON, INC agent(s) for HUNT UPTOWN, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ALBUQUERQUE UPTOWN SITE, ST. PIUS X SUBDIVISION,** zoned SU-3 special center zone, located on INDIAN SCHOOL RD NE, between LOUISIANA BLVD NE and ESPANOLA ST NE containing approximately 18 acre(s). [REF: 1001164, 04DRB-00830] *(Deferred from 6/16/04)[Final Plat Indef Deferred 6/23/04 for SIA]* (H-19) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR RECORDING OF PAPER EASEMENT AND TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENTS WITH EXHIBIT AND AGIS DXF FILE.**

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

29. **Project # 1004110**
05DRB-00601 Minor-Sketch Plat or Plan

Alexander and Donette Garcia, request(s) the above action(s) for all or a portion of Tract(s) 108-D, **M.R.G.C.D. MAP 31,** zoned RA-2, located on RIO GRANDE BLVD NW, between ELFEGO RD NW and MANUEL TORRES LN **NW** containing approximately 1 acre(s). (F-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

30. Approval of the Development Review Board Minutes for Month April 6, 2005. **DRB MINUTES FOR APRIL 6, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:55 A.M.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
April 20, 2005
DRB Comments

ITEM # 19

PROJECT # 1002196 **APPLICATION # 05-00610/major plat**

Re: Los Antepesados, Unit 6

SIA is on file

Walls are on file and approved.

Condition of Final Plat:
"maintenance and repair easements shown on final plat for zero lot lines."

Agis dxf is on file.

One of Planning's comments at preliminary plat was that the property lies within the 1,000 foot boundary of the Atrisco Landfill. AEHD must sign the final plat before planning.

Andrew Garcia

Andrew Garcia, Planning Alternate
924-3895 Fax 924-3864 agarcia@cabq.gov

City of Albuquerque
Parks and Recreation Department

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

Development Review Board Comments

Project Number: 1002196
Application Number: 05DRB-00610

DRB Date: 4/20/2005
Item Number: 19

Subdivision: Los Antepasados, Unit 6
Tracts 1-B, Town of Atrisco Grant

Zoning: SU-1 for MH Park

Zone Page: K-11

New Lots (or units) : 42

Request for:

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

Parks and Recreation Comments:

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 42 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

Signed: CS

Christina Sandoval, (DMD) Phone: 768-3808

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 • 2006
ALBUQUERQUE
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002196 **AGENDA ITEM NO: 19**

SUBJECT:

Final Plat

ACTION REQUESTED:

SIGN-OFF

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: April 20, 2005

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

2196

DXF Electronic Approval Form

DRB Project Case #: 1002196

Subdivision Name: LOS ANTEPASADOS

Surveyor: THOMAS D JOHNSTON

Contact Person: THOMAS D JOHNSTON

Contact Information: 255-2052

DXF Received: 4/12/2005 Hard Copy Received: 4/12/2005

Coordinate System: Ground rotated to NMSP Grid

Approved 04-12-2005 Date

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

AGIS Use Only

Copied cov **2196** to agiscov on **4/12/2005** Contact person notified on **4/12/2005**

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 18, 2004

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

WAYJOHN SURVEYING INC. agent(s) for DRAGON FLY DEVELOPMENT INC. request(s) the above action(s) for all or a portion of Tract(s) 1-B, TOWN OF ATRISCO GRANT UNIT 6, **LOS ANTEPASADOS SUBDIVISION** zoned SU-1 PRD, for MH 10 du/net acre special use zone, located on SUNSET GARDENS RD SW, between CORREGIDOR PL SW and SANTA CLARA CEMETERY SW containing approximately 6 acre(s). [REF: DRB-91-385, 02EPC-01356, 03EPC-02048, 04CC-00130] *[Deferred from 6/30/04, 7/14/04 & Indefinitely Deferred on 7/21/04] (No new submittal)* (K-11)

At the August 18, 2004, Development Review Board meeting, with the signing of the infrastructure list dated 8/18/04 and approval of the grading plan engineer stamp dated 7/14/04 the preliminary plat was approved with the following condition of final plat:

The maintenance and repair easements shall be shown on the final plat for the zero lot line lots.

A sidewalk variance for waiver of sidewalks was approved as shown on Exhibit C in the Planning file. The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.

04DRB-01000 Minor-SiteDev Plan Subd/EPC

WAYJOHN SURVEYING INC agent(s) for DRAGON FLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 1-B, TOWN OF ATRISCO GRANT, UNIT 6, **LOS ANTEPASADOS SUBDIVISION** zoned SU-1 PRD, for special use zone, located on SUNSET GARDENS RD SW, between CORREGIDOR PL SW and SANTA CLARA CEMETARY SW containing approximately 6 acre(s). [REF: DRB-91-385, 02EPC01356, 03EPC02048, 04CC00130] **[Elvira Lopez, EPC Case Planner]** *[Deferred from 7/14/04 & Indefinitely Deferred on 7/21/04] (No new submittal)* (K-11)

The site plan for subdivision was approved with final signoff delegated to Transportation Development for off-street parking criteria to follow P1 designation per zoning code and Planning for revised design regs per comments, zero lot line note pertaining to maintenance & repair easements on the adjoining lots on site plan for subdivision, three (3) copies of wall design (see file) and AEHD signature.

If you wish to appeal this decision, you must do so by September 2, 2004 in the manner described below.

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

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

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

Sheran Matson

Sheran Matson, AICP, DRB Chair

Cc:Dragon Fly Development LLC, 12809 Donette Ct NE, 8112
Wayjohn Surveying Inc., 330 Louisiana Blvd NE, 87108
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002196 AGENDA#: 5 DATE: 8.18.04

1. Name: Tom Johnston Address: Wayzata Zip:
2. Name: Dave Thompson 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:

****
*** TX REPORT ***
****

TRANSMISSION OK

TX/RX NO	1574	
CONNECTION TEL		92552887
SUBADDRESS		
CONNECTION ID		
ST. TIME	06/11 13:32	
USAGE T	00'55	
PGS.	2	
RESULT	OK	

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
FAX FORM

TO: Thomas Johnston Wayjohn Surveying **FAX #** 255-2887

 # PAGES (INCLUDING COVER SHEET) 2

#1002196

FROM: Sheran Matson, DRB Chair FAX # 924-3864 PHONE # 924-3880

COMMENTS:

Since you are the listed agent, here are my comments. Please forward to anyone else involved who may need to know.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
FAX FORM

TO: Thomas Johnston Wayjohn Surveying **FAX #** 255-2887

 # PAGES (INCLUDING COVER SHEET) 2

#1002196

FROM: Sheran Matson, DRB Chair FAX # 924-3864 PHONE # 924-3880

COMMENTS:

Since you are the listed agent, here are my comments. Please forward to anyone else involved who may need to know.

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

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

The application had the wrong zoning. According to the EPC Notice of Decision, the actual zoning is now SU-1 for PRD (42 d/u max). The EPC stated that the SPBP should be submitted to DRB at a public hearing. The City Subdivision Ordinance states that property with zoning which requires a site plan approval (SU-1 is one of those) must have the site plan approved prior to the plat approval. Therefore, this platting request must be deferred at the agent's request to be heard either at the same hearing as the plat for a subsequent hearing after the site plan is approved.

In addition, the site plan is to be submitted within six months of the EPC decision. However, since the EPC decision was appealed and the City Council appeal decision was made on April 19, 2004, the six month clock starts from this April 19th date.

The neighborhood notification letters for the platting action had the wrong hearing date. Agent was notified on June 8, 2004 to send out a new letter with the correct date whatever that date ultimately is.

The site is within 1000' of a landfill. AEHD must be satisfied prior to Planning signing the plat or the site plan

The perimeter wall submittal is lacking some of the required submittal information plus the design is no longer acceptable based on the recently approved Zone Code amendments. When the revised wall design is submitted, please be sure there are 3 copies. Copies of the wall design submittal requirements & the Zone Code amendments are available from Planning.

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 • 2006
ALBUQUERQUE
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002196 **AGENDA ITEM NO: 5**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report dated 7-14-04 is on file for Preliminary Plat approval.

RESOLUTION: signed F.L.

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: August 18, 2004

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 18, 2004

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

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

[NO NEW SUBMITTAL]

04DRB-01000 Minor-SiteDev Plan Subd/EPC

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

[NO NEW SUBMITTAL]

AMAFCA	No comment.
COG	No adverse comments.
Transit	No new comments.
Zoning Enforcement	No comments received.
Neighborhood Coordination	NO NEW SUBMITTAL
APS	No comments received.

Police Department	NO NEW SUBMITTAL
Fire Department	
PNM Electric & Gas	Previously approved.
Comcast	No comments received
QWEST	No comments received
Environmental Health	Site is not within 1000 feet of a landfill. No comment.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.
City Engineer	

An approved drainage report is required for Preliminary Plat approval.

Transportation Development	Previous comments apply.
Parks & Recreation	NO NEW SUBMITTAL
Utilities Development	See comments of 7/14/04.
Planning Department	NO NEW SUBMITTAL

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

cc:Dragonfly Development Inc., Attn: Philip Lindburg, 12809 Donette Ct NE, 87112

Wayjohn Surveying Inc., 330 Louisiana Blvd NE, 87108

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

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

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

[NO NEW SUBMITTAL]

04DRB-01000 Minor-SiteDev Plan Subd/EPC

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

[NO NEW SUBMITTAL]

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays. Individuals with disabilities who need special assistance to participate at this meeting should contact Claire Senova, Planning Department, at 924-3946. Hearing Impaired users may contact her via the New Mexico Relay Network by calling toll-free: 1-800-659-8331..

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

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 2, 2004.

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, August 18, 2004,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000633
04DRB-01143 Major-SiteDev Plan BldPermit
04DRB-01142 Major-SiteDev Plan Subd

CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT LTD CO request(s) the above action(s) for all or a portion of Lot(s) A, JOURNAL CENTER, PHASE 2, UNIT 2, (to be known as **BRUNACINI @ JOURNAL CENTER**, zoned IP industrial park zone, located on RUTLEDGE RD NE, between NORTH DIVERSION CHANNEL and BARTLETT ST NE containing approximately 15 acre(s). [REF: DRB-95-268] (D-16)

Project # 1003080
04DRB-01146 Major-Preliminary Plat Approval
04DRB-01147 Minor-Sidewalk Waiver
04DRB-01149 Minor-Temp Defer SDWK
04DRB-01148 Minor-Subd Design (DPM) Variance

MARK GOODWIN & ASSOCIATES PA agent(s) for BROWN & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) A, **BERNARDO TRAILS, UNIT 4,** zoned R-T residential zone, located on the northeast corner of VISTA DEL NORTE DR NE and LAS LOMITAS DR NE and containing approximately 6 acre(s). [REF: 04DRB-00591, O3EPC-01851] (D-16)

Project # 1003568
04DRB-01131 Major-Vacation of Public Easements

RHOMBUS PA, INC. agent(s) for MIGUEL SHERMAN request(s) the above action(s) for all or a portion of Lot(s) 44, **SANDIA HILLS SUBDIVISION,** zoned SU-1 special neighborhood zone, for PRD, located on NARCISCO ST NE, east of LOMAS BLVD NE and south of MONTE VERDE DR NE containing approximately 1 acre(s). [REF: DRB-94-135, DRB-93-391, Z-81-46] (J-23)

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

ADVANCED ENGINEERING AND CONSULTING LLC, agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1A-2, **TOWN OF ALAMEDA GRANT,** zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING NW and CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, 04DRB-00596, Z-80-74, AX-85-20, Z-93-131, DRB-94-146, V-96-89] *[Deferred from 7/14/04 & Indefinitely deferred on 7/21/04]* (B-12)

[NO NEW SUBMITTAL]

SEE PAGE 2 . . .

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

July 21, 2004 9:00 a.m.

MEMBERS:

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

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

****

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

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

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

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

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

1.	**Project # 1001182** 04DRB-00982 Major-Two Year SIA	CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) C, **WESTRIDGE MOBILE HOME PARK, PHASE 2,** zoned SU-1 special use zone, MH & IP, located on BLUEWATER RD NW, between 94TH ST NW and 98TH ST. NW containing approximately 8 acre(s). [REF: 02DRB-00956] (K-9) **A TWO-YEAR SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

2. **Project # 1000419**
04DRB-00997 Major-Vacation of Public Easements
04DRB-00998 Minor-Vacation of Private Easements

BOHANNAN HUSTON INC agent(s) for FIRST FAMILY CHURCH request(s) the above action(s) for all or a portion of Tract(s) 1B-1-E, 1B-1-D & 1A-2, **RENAISSANCE CENTER,** zoned SU-1 FOR R-3 & C-1 USES, located on UNION WAY DR NE, between RENAISSANCE BLVD NE and MONTANO RD NE containing approximately 13 acre(s).[REF:04EPC00684,00685,03EPC00838,03DRB00590, 04DRB01419, 04DRB00207] (F-16) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1003133**
03DRB-02076 Minor-Prelim&Final Plat Approval
03DRB-02077 Minor-Vacation of Private Easements

CONSENSUS PLANNING INC. agent(s) for TRICOR SOUTHWEST CORP. request(s) the above action(s) for all or a portion of Lot(s) L-1, M, N & P, **FRANKLIN PLAZA,** zoned C-3/C-2 (SU), located on CENTRAL NE, between JUAN TABO NE and SKYLINE NE containing approximately 9 acre(s). [REF: Z-88-53] [Final Plat heard and approved on 4/21/04] (L-22) The applicant is requesting to void (vacate) these DRB actions. **THE PLAT APPROVAL AS WELL AS THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS VOIDED.**

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

ABQ ENGINEERING, INC. agent(s) for AMERI-CONTRACTORS, LLC request(s) the above action(s) for all or a portion of Tract(s) 5, LANDS OF UNIVERSITY OF NEW MEXICO, (to be known as **MARNA LYNN SUBDIVISION** zoned R-1, located on MARNA LYNN AVE NW, between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: 04DRB-00037] *[Deferred from 7/14/04]* (C-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/21/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/28/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: VACATION OF 20-FOOT ROADWAY EASEMENT ON LOT 1, APPLY FOR A SIDEWALK VARIANCE AND FEE SIMPLE LANGUAGE SHALL BE PLACED ON THE PLAT.**

5.	**Project # 1002176** 04DRB-00960Major-PreliminaryPlat Approval 04DRB-00962 Major-Vacation of Public Easements 04DRB-00969 Minor-Vacation of Private Easements 04DRB-00961 Minor-Temp Defer SDWK	SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT, request(s) the above action(s) for all or a portion of Tract(s) E-1, NORTH FOUR HILLS, **COVERED WAGON SUBDIVISION,** zoned SU-1, located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7acre(s). [REF:Z-98-113/Z98-54, 02DRB-01306, 04DRB-00526] *[Deferred from 7/14/04 & 7/21/04]* (L-23) **DEFERRED AT THE AGENT'S REQUEST TO 7/28/04.**
	04DRB-01071 Minor-SiteDev Plan BldPermit/EPC 04DRB-01072 Minor-SiteDev Plan Subd/EPC	BILL WADE, request(s) the above action(s) for all or a portion of Tract(s) E-1 and C, Block(s) 90C, Unit(s) 78, NORTH FOUR HILLS, **COVERED WAGON SUBDIVISION,** zoned SU-1, located on CENTRAL AVE SE between FOUR HILLS RD SE AND WATERFALL DR SE containing approximately 7 acre(s). [REF:04EPC-00162, 04DRB-000960, 00961, 00962, 00969, 02DRB-01306, 02DRB-00526] **[Debbie Stover, EPC Case Planner]** *[Deferred from 7/14/04 & 7/21/04]* (L-23) **DEFERRED AT THE AGENT'S REQUEST TO 7/28/04.**
6.	**Project # 1003226** 04DRB-00909 Major-Vacation of Public Easements 04DRB-00908 Minor-Prelim&Final Plat Approval	J C ENGINEERING agent(s) for SUJAY THAKUR request(s) the above action(s) for all or a portion of Tract(s) 9, **V. E. BARRETT SUBDIVISION,** zoned C-2 community commercial zone, located on BRIDGE ST SW, between UNSER BLVD SW and COORS BLVD SW containing approximately 6 acre(s). [REF: Z-71-125, Z-72-114, Z-72-210, 04DRB-00806, 04DRB-00117] *[Deferred from 7/14/04]* (K-10) **NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT. THE REQUEST WAS INDEFINITELY DEFERRED.**

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

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

04DRB-01000 Minor-SiteDev Plan Subd/EPC

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

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

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

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

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

9.	**Project # 1003548** 04DRB-01090 Minor-SiteDev Plan BldPermit	JIM MEDLEY, ARCHITECT, AIA agent(s) for TERRI ULIBARRI request(s) the above action(s) for all or a portion of Tract(s) A-1, **MARIPOSA SQUARE,** zoned R-D, located on LADERA DR NW, between 72nd ST NW and MIAMI NW containing approximately 2 acre(s). [REF: DRB-95-353, V-88-95] *[Deferred from 7/21/04]* (H-10) **DEFERRED AT THE BOARD'S REQUEST TO 7/28/04.**
10.	**Project # 1000635** 04DRB-01092 Minor-SiteDev Plan Subd/EPC 04DRB-01093 Minor-SiteDev Plan BldPermit	GEORGE RAINHART ARCHITECTS & ASSOCIATES agent(s) for DEBARTALO DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 33-1A, 38-2-A, 38-3-A, & 27B-B-1-1, **TAYLOR RANCH,** zoned SU-1 FOR C-1 PERMISSIVE & CON USE & FULL SVC LIQUOR, located on COORS BLVD NW, between COORS BLVD NW and MONTANO NW containing approximately 5 acre(s). [REF: Z-80-2, Z-80-5, Z-85-138-48, Z-96-124, DRB-98-106] **[Debbie Stover, EPC Case Planner]** *[Indef deferred 7/21/04]* (E-12) **INDEFINITELY DEFERRED ON A NO SHOW.**
11.	**Project # 1003550** 04DRB-01094 Minor-SiteDev Plan BldPermit	DORMAN / BREEN ARCHITECTS agent(s) for ALBUQUERQUE SIGN PRINT CO. request(s) the above action(s) for all or a portion of Lot(s) 2, Block(s) 30, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2 special neighborhood zone, IP, located on SIGNAL AVE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 1 acre(s). *[Indef deferred 7/21/04]* (C-18) **INDEFINITELY DEFERRED ON A NO SHOW.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ADJOURNED: 9:50 A.M.

Item deferred on a No Show

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002196 AGENDA#: 7 DATE: 7.21.04

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

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 * 2006 ALBUQUERQUE Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002196 **AGENDA ITEM NO: 7**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report dated 7-14-04 is on file for Preliminary Plat approval.

RESOLUTION:

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

indef

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: July 21, 2004

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

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

July 14, 2004 9:00 a.m.

MEMBERS:

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

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

****

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

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

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

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

Adjourned: 2:25 P.M.

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

1. **Project # 1000614**
04DRB-00913 Major-Two Year SIA

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

2.	**Project # 1000399** 04DRB-00957 Major-Vacation of Public Easements 04DRB-00952 Minor-Prelim&Final Plat Approval	SURVEYS SOUTHWEST, LTD agent(s) for V TAYLOR FLOYD, JR request(s) the above action(s) for all or a portion of Tract(s) A-1-B & A-1-C, **LOMAS CENTER,** zoned SU-1 special use zone, located on BROADWAY BLVD NE, between ROMA AVE NE and LOMAS BLVD NE containing approximately 1 acre(s). [REF: 04EPC00501, 00502, 00503, 00504, 04DRB00422, 00423] (J-14) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO PLANNING FOR THE 15-DAY APPEAL PERIOD.**
3.	**Project # 1002176** 04DRB-00960 Major-PreliminaryPlat Appr 04DRB-00962 Major-Vacation of Public Easements 04DRB-00969 Minor-Vacation of Private Easements 04DRB-00961 Minor-Temp Defer SDWK	SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT, request(s) the above action(s) for all or a portion of Tract(s) E-1, NORTH FOUR HILLS, **COVERED WAGON SUBDIVISION,** zoned SU-1, located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7acre(s). [REF:Z-98-113/Z98-54, 02DRB-01306, 04DRB-00526] *[Deferred from 7/14/04]* (L-23) **DEFERRED AT THE AGENT'S REQUEST TO 7/21/04.**
	04DRB-01071 Minor-SiteDev Plan BldPermit/EPC 04DRB-01072 Minor-SiteDev Plan Subd/EPC	BILL WADE, request(s) the above action(s) for all or a portion of Tract(s) E-1 and C, Block(s) 90C, Unit(s) 78, NORTH FOUR HILLS, **COVERED WAGON SUBDIVISION,** zoned SU-1, located on CENTRAL AVE SE between FOUR HILLS RD SE AND WATERFALL DR SE containing approximately 7 acre(s). [REF:04EPC-00162, 04DRB-000960, 00961, 00962, 00969, 02DRB-01306, 02DRB-00526] **[Debbie Stover, EPC Case Planner]** *[Deferred from 7/14/04]* (L-23) **DEFERRED AT THE AGENT'S REQUEST TO 7/21/04.**

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

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

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

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

04DRB-01061 Minor-SiteDev Plan Subd/EPC

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

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

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

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

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

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

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

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

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

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

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

04DRB-01000 Minor-SiteDev Plan Subd/EPC

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

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

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

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

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

12. **Project # 1002798**
04DRB-01008 Minor-SiteDev Plan Subd/EPC
04DRB-01009 Minor-Prelim&Final Plat Approval

ADVANCED ENGINEERING & CONSULTING agent(s) for WILLIAM HOLLER request(s) the above action(s) for all or a portion of Tract(s) A, RIMA ADDITION and Tract(s) A-1, LANDS OF CONRADO GARCIA, (to be known as **RANCHO DE CANDELARIA SUBDIVISION,** zoned SU-1 FOR PRD, located on CANDELARIA RD NW, between 12th ST NW and RIO GRANDE NW containing approximately 3 acre(s). [REF: 04DRB-00572, 04DRB-00777, 03DRB-01122, 03EPC-01673, 03EPC-01674, 04DRB-00777] **[Russell Brito, EPC Case Planner for Simon Shima]** (G-13) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/14/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/9/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

04DRB-01007 Major-Final Plat Approval

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MARK GOODWIN & ASSOC. agent(s) for WASHINGTON STREET INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 16, Tract(s) 1, NORTH ALBUQUERQUE ACRES, UNIT 3, **BENJAMIN PLACE,** zoned R-D residential and related uses zone, developing area, 3 DU/AC, located on GLENDALE AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2 acre(s). (B-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

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

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

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

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

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

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

ADJOURNED: 2:25 P.M.

The fact that the building adjacent to the north is connected to the proposed building does not change the regulations.

(B) *Area and Use Regulations.*

(1) Yards.

(a) All parts of required yards or open spaces must be open to the sky, except as follows:

1. Accessory buildings.

2. Open or lattice-enclosed fire escapes, fireproof outside stairways and balconies opening upon smoke towers which may project as much as ten feet into the rear yard.

3. Projections of skylights, sills, chimneys, belt courses, cornices, and ornamental features which may project as much as 24 inches into a required yard.

4. Evaporative coolers which may project as much as 48 inches into the required rear or side yards.

(b) Required yard or court area with any building or lot cannot be considered as providing a yard or court area for another building or lot.

(2) Accessory Structures.

(a) Unless approved under a Site Development Plan, an accessory building on a lot, the principal use of which is a house or town house, shall not be located in the required front-yard setback and shall not occupy over 25% of the side-plus-rear-yards. An accessory structure in any required yard shall not exceed either 18 feet in height, or any applicable height limitations imposed by division (A)(7) of this section, except if it is in a required side-yard setback on a corner, it shall not exceed the height of the fence allowed by (A)(4) of this section.

(b) On a corner lot, the rear yard of which abuts the front yard of a residentially-zoned lot, an accessory building shall comply with the same side-yard setback on the street side as the principal building.

(c) An accessory structure which is not covered by division (b) above has no required setback from a lot line.

(d) An accessory building that is 80 square feet in area or smaller and six feet in height, or smaller, must be at least five feet from another accessory building without living quarters on abutting lots and at least 10 feet from a dwelling or accessory living quarters on abutting lots.

(e) An accessory building that is larger in area or height than an accessory building as described in division (d) above must be at least five feet from any other accessory building without living quarters and at least 10 feet from any dwelling or accessory living quarters.

(f) No accessory building may extend across the width of the rear or side yard unless a passage of at least five feet is provided at some point along the width.

(g) An accessory building may be connected to the principal building with a roof, provided that at least two sides of the connecting structure are not enclosed with a material other than that necessary for roof supports. The roof shall be located at least as far from the side lot lines as is the principal building.

(h) Accessory swimming pools may occupy any part of the yard, provided they are not closer than five feet to a lot line or building and provided they are surrounded by a duly approved wall or fence at least six feet high. (But note division (A)(4) of this section).

(3) A use allowed in a zone shall not be carried on in a vehicle, including a trailer, unless such vehicle's use is specifically allowed in that zone. However, this does not limit vehicles' use for transportation and temporary storage.

('74 Code, § 7-14-40C; Am. Ord. 35-1995)

§ 14-16-3-4 NONCONFORMANCE REGULATIONS.

(A) *Nonconforming Building or Structure.*

(1) Removal Schedule for Buildings and Structures Which Did Not Violate Applicable Zoning Regulations When Erected.

(a) Buildings.

1. A building which is non-conforming as to use must be removed or converted to a conforming structure, or approved to maintain its nonconforming use as a status established building, in the following periods for types of buildings as defined in the 1959 edition of the city's Building Code, except as qualified by division 2. below:

a. Types I and II, 60 years;

b. Types III and IV, 50 years;

c. Type V, 48 years.

2. Adult amusement establishments, which constitute nonconforming uses must vacate their premises within two years after they become nonconforming. Adult bookstores, adult photo studios, and adult theaters which constitute nonconforming uses must vacate their premises within five years after they become nonconforming.

(b) A sign which on December 31, 1975 was legally nonconforming to the provisions of Commission Ordinance No. 2726, as amended, shall:

1. Be made to conform to this Zoning Code or be removed within five years after it became nonconforming; or

2. Conform to this Zoning Code by January 1, 1979, whichever is a longer time period.

(c) A sign which first became nonconforming through passage of this Zoning Code,

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002196 AGENDA#: 10 DATE: 7.14.04

1. Name: William Kuhemann Address: 200 Lomas NW #1111 Zip: 87102
2. Name: THOMAS JOHNSTON Address: 330 LOUISIANA NE Zip: 87108
3. Name: David Thompson Address: 4800 Tramway NE Zip: 87111
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 • 2006 ALBUQUERQUE Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002196 **AGENDA ITEM NO: 10**

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:

P.O. Box 1293

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

Albuquerque

ENGINEERING COMMENTS:

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

New Mexico 87103

www.cabq.gov

RESOLUTION:

7-21-04

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: July 13, 2004

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

June 30, 2004 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.
NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.
NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order: 9:00 A.M. Adjourned: 11:55 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1001090**
04DRB-00863 Major-Preliminary Plat Approval
04DRB-00864 Minor-Temp Defer SDWK
04DRB-00986 Minor-SiteDev Plan BldPermit/EPC
04DRB-00985 Minor-SiteDev Plan BldPermit/EPC

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for NEWMAN HOMES, INC request(s) the above action(s) for all or a portion of Lot(s) 29, 30, 31 &, 32, Block 4, NORTH ALBUQUERQUE ACRES UNIT 3, TRACT 3, **TIERRA MORENA SUBDIVISION,** zoned SU-2 FOR O-1 & R-T, located on SIGNAL AVE NE, between BARSTOW ST NE and VENTURA AVE NE containing approximately 4 acre(s). [REF: Z-98-87, 01128-00908, 01128-00909] **[Russell Brito, EPC Case Planner]** (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/30/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/18/04 THE PRELIMINARY PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

2. **Project # 1001438**
04DRB-00872 Major-Preliminary Plat Approval
04DRB-00878 Major-Vacation of Pub Right-of-Way
04DRB-00874 Minor-Sidewalk Waiver
04DRB-00876 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 349A-1, TOWN OF ATRISCO GRANT UNIT 8, (to be known as **KENSINGTON, UNIT 5,** zoned R-D residential and related uses zone, developing area, located on LADERA DR NW, between OURAY RD NW and ZARZAMORA AVE NW containing approximately 3 acre(s). [REF: 01EPC-01233, 01EPC01557, 01EPC01234, 01EPC01558, 03DRB00079, 04EPC 00149] (H-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/30/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/29/04 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

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

4. **Project # 1003235**
04DRB-00879 Major-Preliminary Plat Approval
04DRB-00880 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) C, MARIPOSA SQUARE, (to be known as **KENSINGTON, UNIT 6,** zoned R-D residential and related uses zone, developing area, located on 72ND ST NW, between LADERA DR NW and MIAMI RD NW containing approximately 3 acre(s). [REF: DRB94-419, 04EPC-00146, 04EPC-00147] (H-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/30/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/28/04 THE PRELIMINARY PLAT WAS APPROVED. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

5. **Project # 1003477**
04DRB-00853 Major-SiteDev Plan BldPermit

SHIVER CONSTRUCTION COMPANY agent(s) for AMERICAN GYPSUM COMPANY request(s) the above action(s) for all or a portion of Lot A, **LAND OF AMERICAN GYPSUM COMPANY,** zoned IP industrial park zone, located on PASEO DEL NORTE NE AND JEFFERSON NE, between TIBURON NE and PASEO DEL NORTE NE containing approximately 55 acre(s). [REF: AX-87-20, Z-87-113] (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

6. **Project # 1003483**
04DRB-00881 Major-SiteDev Plan BldPermit

SAM PATEL agent(s) for SANTOSH B. MODY request(s) the above action for all or a portion of Lots 17,18 & 19, Tract 4, Block 12, **NORTH ALBUQUERQUE ACRES UNIT B,** zoned SU-2 special neighborhood zone, IP, located on SIGNAL AVE NE, between I-25 NE and SAN PEDRO BLVD NE containing approximately 3 acre(s). [REF: ZA-95-414, DRB-98-273] *[Deferred from 6/30/04]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 7/28/04.**

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

TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 6C, 12A&B, **PARTITION OF BLACK RANCH,** zoned RA-1, located on COORS BLVD NW, between PASEO DEL NORTE NW and WESTSIDE DR NW containing approximately 68 acre(s). [REF: 03EPC-00300, 03EPC-00301, 04DRB-00217, 04DRB-00360] *[Deferred from 5/19 & 6/9/04 & 6/23/04 & 6/30/04]* (C-13) **DEFERRED AT THE AGENT'S REQUEST TO 7/14/04.**

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.

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

TIMOTHY M. OTT request(s) the above action(s) for all or a portion of Lot(s) 1, **JJ SUBDIVISION,** zoned SU-1 FOR C-1, located on SAN ANTONIO DR NE, between I-25 and SAN PEDRO NE containing approximately 3 acre(s). [REF:03EPC00147, 00148, 03DRB01899, 03DRB00893, 03DRB1654, 1655] **[Debbie Stover, EPC Case Planner]** *[Deferred from 6/30/04]* (E-18) **DEFERRED AT THE AGENT'S REQUEST TO 7/14/04.**

9. **Project # 1003220**
04DRB-00922 Minor-SiteDev Plan BldPermit/EPC

INNERCITY DEVELOPMENT CORP agent(s) for DESERT HILLS TREATMENT CENTER request(s) the above action(s) for all or a portion of Tract(s) 22-A, **CORONA DEL SOL,** zoned SU-1 PRD, located on SEQUOIA RD NW, between COORS RD NW and ALAMOGORDO RD NW containing approximately 3 acre(s). [REF: 04EPC00107] **[Makita Hill, EPC Case Planner]** *[Deferred from 6/23/04](*G-11) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

10. **Project # 1003239**
04DRB-00899 Minor-SiteDev Plan Subd/EPC
04DRB-00900 Minor-SiteDev Plan BldPermit
04DRB-00947 Minor-Prelim&Final Plat Approval

BRASHER & LORENZ, INC agent(s) for LEE SMITH request(s) the above action(s) for all or a portion of Tract(s) 264, **TOWN OF ATRISCO GRANT, AIRPORT UNIT,** zoned SU-1 FOR C-3 USES, located on HANOVER RD NW, between 64th STREET NW and COORS BLVD NW containing approximately 5 acre(s). [REF: 04EPC00164, 04EPC00165] **[Makita Hill, EPC Case Planner]** *(Deferred from 6/16/04 & 6/23/04)* (H-10 & J-10) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/30/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

11. **Project # 1002792**
04DRB-00896 Minor-SiteDev Plan Subd
04DRB-00897 Minor-SiteDev Plan BldPermit

GEORGE RAINHART ARCHITECTS & ASSOCIATES, agent(s) for TRUST OF ALBERT & MARY BLACK (JOHN BLACK), request(s) the above action(s) for all or a portion of Tract(s) 14A &14B, BLACK RANCH, (to be known as **COTTONWOOD CROSSING, PHASE II**, zoned SU-1 FOR C3 (Restaurant w/full service liquor) & SU-1 FOR 0-1, located on COORS BLVD NW, between SEVEN BAR LOOP NW and ALAMEDA BLVD NW containing approximately 10 acre(s). REF: 04DRB-00184, 03DRB-01945,03DRB-1946,03DRB-02884 ,03DRB017880,03EPC02037,03EPC02036, 03EPC02034, 0EPC02035, 3EPC01085, 03EPC01086, 0AA00222] **[Debbie Stover, EPC Case Planner]** *(Deferred from 6/16/04)* (B-14) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

04DRB-00943 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC, agent(s) for TRUST OF ALBERT & MARY BLACK, request(s) the above action(s) for all or a portion of Lot(s) 2-A, 2-B, 2-C and 2-D, **COTTONWOOD CROSSING, PHASE II**, zoned SU-1 for C-1 & Restaurant, located on COORS BLVD NW AND SEVEN BAR LOOP NW, containing approximately 6 acre(s). [REF: DRB-94-358, SRP5-98-37, DRB-90-361, DRB-98-61, 03EPC-01085, 03EPC-01086, 03DRB-01780, 03DRB-2084, 04DRB-00184, 04AA-00222, 04DRB-00278] (B-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE.**

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

12. **Project # 1003031**
04DRB-00980 Major-Final Plat Approval

BOHANNAN HUSTON, INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of **EL RANCHO GRANDE - UNIT 14,** zoned R-LT residential zone, located on GIBSON BLVD SW, between BLAKE RD SW and MESSINA DR SW containing approximately 23 acre(s).[REF: 03DRB01741, 03DRB01742, 03DRB01743, 01744/01745, 01746] (N-8) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PROPERTY MANAGEMENT'S SIGNATURE AND AGIS DXF FILE.**

13. **Project # 1000933**
04DRB-00979 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) 57, Tract(s) C, **TERRACITA SUBDIVISION,** zoned R-T residential zone, located on SOUTHERN BLVD SE, between TERRA BONITA WAY SE and TERRA BELLA LN SE containing approximately 1 acre(s). [REF: 03DRB01895] (L-21) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO CHECK FOR LISTING OF CURRENT ZONING UNDER SUBDIVISION DATA AND AGIS DXF FILE.**

14. **Project # 1002851**
04DRB-00973 Major-Final Plat Approval

ABQ ENGINEERING INC agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of east 1/2 of Tract(s) 4, ALVARADO GARDENS, (to be known as **LA PLAZA ACEQUIA I SUBDIVISION,** zoned R-2 residential zone, located on CANDELARIA RD NW, between DURANES LATERAL and RIO GRANDE BLVD NW containing approximately 2 acre(s). [REF: 03DRB1637, 03DRB01278] (G-12) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1003026**
04DRB-00972 Minor-Final Plat Approval

ABQ ENGINEERING INC agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, ALVARADO GARDENS, (to be known as **LA PLAZA ACEQUIA II SUBDIVISION,** zoned R-LT residential zone, located on CANDELARIA RD NW, between DURANES LATERAL and RIO GRANDE BLVD NW containing approximately 1 acre(s). [REF: 03DRB31712, 03DRB02099] [FinalPlat was Indef. Deferred on 12/31/03 for SIA] (G-12) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1003430**
04DRB-00721 Minor-Prelim&Final Plat Approval

ALDRICH LAND SURVEYING INC agent(s) for RONALD L. & JERI J. NASCI request(s) the above action(s) for all or a portion of Lot(s) 14A, Block(s) 3, Unit(s) 1, **CRYSTAL RIDGE,** zoned R-LT, located on BARRETT AVE NW, between LOREN AVE NW and LA CANADA DR NW containing approximately 1 acre(s). [*Deferred from 5/19/04 & 6/2/04* [REF: DRB 97-298, DRB 98-410] *(Deferred from 6/16/04)* (B-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR VACATION EXHIBIT AND FEE SIMPLE LANGUAGE ABOVE THE OWNER'S SIGNATURE ON THE PLAT**.

04DRB-00978 Minor-Vacation of Private Easements

ALDRICH LAND SURVEYING, INC. agent(s) for RONALD & JERI NASCI request(s) the above action(s) for all or a portion of Lot(s) 14-A, P-1, Block(s) 3, Unit(s) 1, **CRYSTAL RIDGE,** zoned R-LT residential zone, located on BARRETT AVE NW, between LOREN AVE. NW and LA CANADA DR. NW containing approximately 1 acre(s). [REF:04DRB-00721, DRB-97-298,S-97-88, DRB-98-410,SP-99-17] (B-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

RHOMBUS PA INC. agent(s) for JOSEPH P. MCGEE request(s) the above action(s) for all or a portion of Lot(s) 1-A, Block(s) 8, **FAIRGROUNDS ADDITION,** zoned C-3 heavy commercial zone, located on SAN PEDRO DR SE, between COCHITI RD SE and ACOMA RD SE containing approximately 1 acre(s). *(Deferred from 6/30/04)* (K-18) **DEFERRED AT THE AGENT'S REQUEST TO 7/14/04.**

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

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

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

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES, LTD request(s) the above action(s) for all or a portion of Lot(s) 25, 26 & 27, Tract(s) 3, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 9, (to be known as **OAKLAND HEIGHTS SUBDIVISION)** zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB-00821] *(Deferred from 6/16/04 & 6/23/04 & 6/30/04)* (C-20) **DEFERRED AT AGENT'S REQUEST TO 7/14/04.**

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

20. **Project # 1002779**
04DRB-00959 Minor-Sketch Plat or Plan

ADVANCED ENGINEERING & CONSULTING agent(s) for JAMES JARAMILLO request(s) the above action(s) for all or a portion of Tract(s) C, **LANDS OF POLO CHAVEZ** AND TRACT(S) A-1 & A-2, **SAN JOSE TRACT**, zoned A-1 COUNTY, located on AIRPORT DR SW, between DONA BARBARA AVE SW and EDWARDO RD SW containing approximately 9 acre(s). [REF: 03EPC02049, 03EPC01061] (M-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1003497**
04DRB-00936 Minor-Sketch Plat or Plan

GENE & DOROTHY DYER request(s) the above action(s) for all or a portion of Lot(s) 7-12, Block(s) 20, **FAIRGROUNDS ADDITION,** zoned C-3 heavy commercial zone, located on DOMINGO RD NE, between SAN PEDRO NE and CALIFORNIA ST NE containing approximately 1 acre(s). (K-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1003505**
04DRB-00956 Minor-Sketch Plat or Plan

ELLIOTT SURVEYING agent(s) for ALBUQUERQUE CHRISTIAN CHILDREN'S HOME request(s) the above action(s) for all or a portion of Tract(s) A & B, **ALBUQUERQUE CHRISTIAN CHILDREN'S HOME,** zoned SU-1, located on WINTER HAVEN RD NW, between MONTANO PLAZA DR NW and MONTANO RD NW containing approximately 6 acre(s). (E-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. Approval of the Development Review Board Minutes for June 9 and June 16, 2004. **THE MINUTES FOR JUNE 9 AND JUNE 16, 2004 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:55 A.M.

Deferred to 7/14/04

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: L002196 AGENDA#: 3 DATE: 6·30·04

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

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002196 **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 is required for Preliminary Plat approval.

RESOLUTION: 7-14-04

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 30, 2004

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 23, 2004

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

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

AMAFCA — No comment.

COG — No adverse comments.

Transit — Which sidewalks would be waived? No objection to the deferral of sidewalks or preliminary plat approval.

Zoning Enforcement — Reviewed, no comment.

Neighborhood Coordination

Letter sent to Crestview Bluff (R) Neighborhood Assn.

APS — No comments received.

Police Department

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

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

PNM Electric & Gas	Approves.
Comcast	No comments received
QWEST	No comments received
Environmental Health	Site is not within 1000 feet of a landfill. No comment.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.

City Engineer

An approved drainage report is required for Preliminary plat approval.

Transportation Development

All the streets are local streets. Infrastructure list should not include "Arterial" in descriptions. Is there an ADA ramp at the SW corner of Sunset and Corregidor? Provide x-section of Sunset. The infra. List should have the ½ street section unless a previous project has built the width. Sunset should also require a 6' sidewalk. Los Viejos should have sidewalk on both sides. ote that the sidewalk is being waived around the cul-de-sac.

Parks & Recreation

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 42 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit. No objection to the waiver or temporary deferral of sidewalks.

Utilities Development

Minor comments on infrastructure list, otherwise no objection to Preliminary Plat approval. No exhibit provided for Sidewalk Waiver and Deferral.

Planning Departm

The application had the wrong zoning. According to the EPC Notice of Decision, the actual zoning is now SU-1 for PRD (42 d/u max). The EPC stated that the ~~SPBP~~ SDP should be submitted to DRB at a public hearing. The City Subdivision Ordinance states that property with zoning which requires a site plan approval (SU-1 is one of those) must have the site plan approved prior to the plat approval. Therefore, this platting request must be deferred at the agent's request to be heard either at the same hearing as the plat for a subsequent hearing after the site plan is approved.

OK

In addition, the site plan is to be submitted within six months of the EPC decision. However, since the EPC decision was appealed and the City Council appeal decision was made on April 19, 2004, the six month clock starts from this April 19th date.

The neighborhood notification letters for the platting action had the wrong hearing date. Agent was notified on June 8, 2004 to send out a new letter with the correct date whatever that date ultimately is.

+2 Change on SDP

The site is within 1000' of a landfill. AEHD must be satisfied prior to Planning signing the plat or the site plan

The perimeter wall submittal is lacking some of the required submittal information plus the design is no longer acceptable based on the recently approved Zone Code amendments. When the revised wall design is submitted, please be sure there are 3 copies. Copies of the wall design submittal requirements & the Zone Code amendments are available from Planning.

No

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

cc:Dragonfly Development Inc., Attn: Philip Lindburg, 12809 Donette Ct NE, 87112

Wayjohn Surveying Inc., 330 Louisiana Blvd NE, 87108

Accessory bldgs to follow Zone Code 14-16-3-~~3~~(B)(2) (a-h)

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, June 30, 2004,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1001090 04DRB-00864 Minor-Temp Defer SDWK 04DRB-00863 Major-Preliminary Plat Approval	ADVANCED ENGINEERING & CONSULTING LLC agent(s) for NEWMAN HOMES, INC request(s) the above action(s) for all or a portion of Lot(s) 29, 30, 31 &, 32, Block 4, **NORTH ALBUQUERQUE ACRES UNIT 3 TRACT 3, TIERRA MORENA SUBDIVISION,** zoned SU-2 FOR O-1 & R-T, located on SIGNAL AVE NE, between BARSTOW ST NE and VENTURA AVE NE containing approximately 4 acre(s). [REF: Z98-87, 01128-00908, 01128-00909] (C-20)
Project # 1001438 04DRB-00872 Major-Preliminary Plat Approval 04DRB-00874 Minor-Sidewalk Waiver 04DRB-00878 Major-Vacation of Pub Right-of-Way 04DRB-00876 Minor-Temp Defer SDWK	MARK GOODWIN & ASSOCIATES, PA agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 349A-1, **TOWN OF ATRISCO GRANT UNIT 8,** zoned R-D residential and related uses zone, developing area, located on LADERA DR NW, between OURAY RD NW and ZARZAMORA AVE NW containing approximately 3 acre(s). [REF: 01EPC-01233, 01EPC01557, 01EPC01234, 01EPC01558, 03DRB00079, 04EPC 00149] (H-10)
Project # 1002196 04DRB-00875 Minor-Temp Defer SDWK 04DRB-00877 Minor-Sidewalk Waiver 04DRB-00873 Major-Preliminary Plat Approval	WAYJOHN SURVEYING INC. agent(s) for DRAGON FLY DEVELOPMENT INC. request(s) the above action(s) for all or a portion of Tract(s) 1-B, **TOWN OF ATRISCO GRANT UNIT 6, LOS ANTEPASADOS SUBDIVISION** zoned SU-1 for MH 10 du/net acre special use zone, located on SUNSET GARDENS RD SW, between CORREGIDOR PL SW and SANTA CLARA CEMETARY SW containing approximately 6 acre(s). [REF: DRB-91-385, 02EPC-01356, 03EPC-02048, 04CC-00130] (K-11)

SEE PAGE 2 . . . .

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Project # 1003235
04DRB-00879 Major-Preliminary Plat Approval
04DRB-00880 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) C, **MARIPOSA SQUARE,** zoned R-D residential and related uses zone, developing area, located on 72ND ST NW, between LADERA DR NW and MIAMI RD NW containing approximately 3 acre(s). [REF: DRB94-419, 04EPC-00146, 04EPC-00147] (H-10)

Project # 1003477
04DRB-00853 Major-SiteDev Plan BldPermit

SHIVER CONSTRUCTION COMPANY agent(s) for AMERICAN GYPSUM COMPANY request(s) the above action(s) for all or a portion of Lot A, **LAND OF AMERICAN GYPSUM COMPANY,** zoned IP industrial park zone, located on PASEO DEL NORTE NE AND JEFFERSON NE, between TIBURON NE and PASEO DEL NORTE NE containing approximately 55 acre(s). [REF: AX-87-20, Z-87-113] (D-17)

Project # 1003483
04DRB-00881 Major-SiteDev Plan BldPermit

SAM PATEL agent(s) for SANTOSH B. MODY request(s) the above action for all or a portion of Lots 17,18 & 19, Tract 4, Block 12, **NORTH ALBUQUERQUE ACRES UNIT B,** zoned SU-2 special neighborhood zone, IP, located on SIGNAL AVE NE, between I-25 NE and SAN PEDRO BLVD NE containing approximately 3 acre(s). [REF: ZA-95-414, DRB-98-273] (C-18)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays. Individuals with disabilities who need special assistance to participate at this meeting should contact Claire Senova, Planning Department, at 924-3946. Hearing Impaired users may contact her via the New Mexico Relay Network by calling toll-free: 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, June 14, 2004.

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: AUGUST 18, 2004
Zone Atlas Page: K-11-Z
Notification Radius: 100 Ft.

Project# 1002196
App# 04DRB-00873
App# 04DRB-00875
App# 04DRB-00877

Cross Reference and Location:

Applicant: DRAGONFLY DEVELOPMENT, INC.
ATTN: PHILIP LINDBURG
Address: 12809 DONETTE CT. NE
ALBUQUERQUE NM 87112

Agent: WAYJOHN SURVEYING, INC.
Address: 330 LOUISIANA BLVD NE
ALBUQUERQUE NM 87108

Special Instructions:

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

Date Mailed: JULY 30, 2004

Signature: KYLE TSETHLIKAI

PROPERTY OWNERSHIP / LEGAL LIST

App#_____
Proj#_____

Date:_____

Page 1 Of 1

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address			
K-11	1011057	468-026	409-25	✓ 1011057	434-033	402	67 ✓
		500-060	04	✓	429-031		66 ✓
		507-032	03	✓	421-025		62 ✓
		500-023	02	✓	422-021		61 ✓
		400-001	26	✓	423-017		60 ✓
		407-107	408-02	✓	425-014		59 ✓
		507-100	428-11	✓	432-020		58 ✓
		502-098	10	✓	426-011		57 ✓
		498-097	09	✓	425-007		56 ✓
		494-096	08	✓	437-008		55 ✓
		489-095	07	✓	433-007		54 ✓
		485-094	06	✓	430-001		53 ✓
		481-092	05	✓	412-020		47 ✓
		476-091	04	✓ 1012057	010-123	307	08 ✓
		472-090	03	✓ 1011056	470-516	111	52 ✓
		467-089	02	✓	444-528	117	34 ✓
		463-088	01	✓	439-526		33 ✓
		421-045	402-69	✓	436-525		32 ✓
		428-046	68	✓			

<mainframe@coa1mp3.cabq.gov>

07/27/2004 02:29 PM

To:
cc:
Subject:

```
1          R E C O R D S   W I T H   L A B E L S                          PAGE
1
01011057                 ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101105746802640925      LEGAL: LT 1 -B ( REPLAT OF LT 1) NOW LTS 1A AND 1B OF
TOWN   LAND USE:
                         PROPERTY ADDR: 00000   N/A
                            OWNER NAME: HUSSAIN TAFAZZUL & YASMEEN & G
                            OWNER ADDR: 07004   AVENIDA LA COSTA              NE
ALBUQUERQUE NM          87109
0101105750006040904      LEGAL: MAP  39 T R 51
LAND USE:
                         PROPERTY ADDR: 00000   FOOTHILL
                            OWNER NAME: WESTLAND DEVELOPMENT CO INC
                            OWNER ADDR: 00401   COORS                       BL NW
ALBUQUERQUE NM          87121
0101105750703240903      LEGAL: MAP  39 T R 50B1 CONT 0.35 AC
LAND USE:
                         PROPERTY ADDR: 00000   FOOTHILL
                            OWNER NAME: LUCERO VALERIO
                            OWNER ADDR: 00617   FOOTHILL                    DR SW
ALBUQUERQUE NM          87105
0101105750002340902      LEGAL: MAP  39 T R 50B2 CONT 0.355 AC
LAND USE:
                         PROPERTY ADDR: 00000   FOOTHILL
                            OWNER NAME: GALLEGOS EDDIE
                            OWNER ADDR: 00613   FOOTHILL                    DR SW
ALBUQUERQUE NM          87105
0101105747000140926      LEGAL: LT 1 -A ( REPLAT OF LT 1) NOW LTS 1A AND 1B OF
TOWN   LAND USE:
                         PROPERTY ADDR: 00000   N/A
                            OWNER NAME: CORDOVA CARLOS & FLORENCE
                            OWNER ADDR: 02857   RIO GRANDE                  BL NW
ALBUQUERQUE NM          87107
0101105740710740802      LEGAL: ATRI SCO  GRANT TR168 UNIT#6
LAND USE:
                         PROPERTY ADDR: 00000   GONZALES
                            OWNER NAME: SANCHEZ MANUEL T & MARTINEZ CL
                            OWNER ADDR: 00601   EDITH                       BL NE
ALBUQUERQUE NM          87102
0101105750710042811      LEGAL: LT 1 1 P- 1 PLAT OF VISTA PACIFICA SUBDIVISION
BEING  LAND USE:
                         PROPERTY ADDR: 00000
                            OWNER NAME: HOMESITE GROUP ONE LLC
                            OWNER ADDR: 08901   ADAMS                          NE
ALBUQUERQUE NM          87113
0101105750209842810      LEGAL: LT 1 0 P- 1 PLAT OF VISTA PACIFICA SUBDIVISION
BEING  LAND USE:
                         PROPERTY ADDR: 00000
                            OWNER NAME: HOMESITE GROUP ONE LLC
                            OWNER ADDR: 08901   ADAMS                          NE
ALBUQUERQUE NM          87113
0101105749809742809      LEGAL: LT 9  P-1  PLAT OF VISTA PACIFICA SUBDIVISION
```

BEING LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: STILLBROOKE HOMES INC
OWNER ADDR: 08901 ADAMS NE
ALBUQUERQUE NM 87113
0101105749409642808 LEGAL: LT 8 P-1 PLAT OF VISTA PACIFICA SUBDIVISION
BEING LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: HOMESITE GROUP ONE LLC
OWNER ADDR: 08901 ADAMS NE
ALBUQUERQUE NM 87113
0101105748909542807 LEGAL: LT 7 P-1 PLAT OF VISTA PACIFICA SUBDIVISION
BEING LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: HOMESITE GROUP ONE LLC
OWNER ADDR: 08901 ADAMS NE
ALBUQUERQUE NM 87113

0101105748509442806 LEGAL: LT 6 P-1 PLAT OF VISTA PACIFICA SUBDIVISION
BEING LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: HOMESITE GROUP ONE LLC
OWNER ADDR: 08901 ADAMS NE
ALBUQUERQUE NM 87113
0101105748109242805 LEGAL: LT 5 P-1 PLAT OF VISTA PACIFICA SUBDIVISION
BEING LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: HOMESITE GROUP ONE LLC
OWNER ADDR: 08901 ADAMS NE
ALBUQUERQUE NM 87113
0101105747609142804 LEGAL: LT 4 P-1 PLAT OF VISTA PACIFICA SUBDIVISION
BEING LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: HOMESITE GROUP ONE LLC
OWNER ADDR: 08901 ADAMS NE
ALBUQUERQUE NM 87113
0101105747209042803 LEGAL: LT 3 P-1 PLAT OF VISTA PACIFICA SUBDIVISION
BEING LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: HOMESITE GROUP ONE LLC
OWNER ADDR: 08901 ADAMS NE
ALBUQUERQUE NM 87113
0101105746708942802 LEGAL: LT 2 P-1 PLAT OF VISTA PACIFICA SUBDIVISION
BEING LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: HOMESITE GROUP ONE LLC
OWNER ADDR: 08901 ADAMS NE
ALBUQUERQUE NM 87113
0101105746308842801 LEGAL: LT 1 P-1 PLAT OF VISTA PACIFICA SUBDIVISION
BEING LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: HOMESITE GROUP ONE LLC
OWNER ADDR: 08901 ADAMS NE
ALBUQUERQUE NM 87113
0101105742104540269 LEGAL: 43 C ITY VIEW MOBILE HOME PARK REOL OF LTS 209 &
21 LAND USE:
PROPERTY ADDR: 00000 RIM
OWNER NAME: ALCANTAR JOSE & MARCELLA &
OWNER ADDR: 05407 RIM CT SW
ALBUQUERQUE NM 87105

0101105742804640268 LEGAL: 42 C ITY VIEW MOBILE HOME PARK REPL OF LTS 209 &
21 LAND USE:
PROPERTY ADDR: 00000 RIM
OWNER NAME: ALCANTOR JOSE & MARCELLA O &
OWNER ADDR: 05401 RIM CT SW
ALBUQUERQUE NM 87105
0101105743403340267 LEGAL: 41 C ITY VIEW MOBILE HOME PARK REPL OF LTS 209 &
21 LAND USE:
PROPERTY ADDR: 00000 RIM
OWNER NAME: LUJAN OLIVER M & EDWINA G
OWNER ADDR: 05008 VALLE DEL SOL NW
ALBUQUERQUE NM 87105
0101105742903140266 LEGAL: 40 C ITY VIEW MOBILE HOME PARK REPL OF LTS 209 &
21 LAND USE:
PROPERTY ADDR: 00000 KIM
OWNER NAME: MARTINEZ JIMMY & LOLA
OWNER ADDR: 05404 RIM CT SW
ALBUQUERQUE NM 87105
0101105742102540262 LEGAL: 36 C ITY VIEW MOBILE HOME PARK REPL OF LTS 209 &
21 LAND USE:
PROPERTY ADDR: 00000 RIM
OWNER NAME: CORDOVA ACORCINIO & AMELIA
OWNER ADDR: 00710 RIM DR SW
ALBUQUERQUE NM 87105
1 R E C O R D S W I T H L A B E L S PAGE
3
0101105742202140261 LEGAL: 35 C ITY VIEW MOBILE HOME PARK REPL OF LTS 209 &
21 LAND USE:
PROPERTY ADDR: 00000 RIM
OWNER NAME: MARTINEZ ALBERT A & MARY JANE
OWNER ADDR: 00728 72ND ST NW
ALBUQUERQUE NM 87121
0101105742301740260 LEGAL: 34 C ITY VIEW MOBILE HOME PARK REPL OF LTS 209 &
21 LAND USE:
PROPERTY ADDR: 00000 RIM
OWNER NAME: GALLEGOS PETE & DORA
OWNER ADDR: 00716 RIM DR SW
ALBUQUERQUE NM 87105
0101105742501440259 LEGAL: UN-N UMBE RED LOT SOUTH OF & ADJACENT TO LOT 34
CITY LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY VIEW LAND OWNERS ASSOC
OWNER ADDR: ~~00000~~ PO Box 12261
ALBUQUERQUE NM 87195
0101105743202040258 LEGAL: TRAC T A AKA PARK WITHIN CITY VIEW MOBILE HOME
PARK LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY VIEW LAND OWNERS ASSOC
OWNER ADDR: 00000
ALBUQUERQUE NM 87195
0101105742601140257 LEGAL: 33 C ITY VIEW MOBILE HOME PK REPL OF LTS 209 &
210 LAND USE:
PROPERTY ADDR: 00000 RIM
OWNER NAME: GARCIA MARIA Z
OWNER ADDR: 00729 BAGLEY
SOCORRO NM 87801
0101105742500740256 LEGAL: 32 C ITY VIEW MOBILE HOME PARK REPL OF LTS 209 &
21 LAND USE:
PROPERTY ADDR: 00000 RIM
OWNER NAME: CANSINO CARLOS & ROSE V
OWNER ADDR: 01306 SAN VENITO RD NW

ALBUQUERQUE NM 87104
0101105743700840255 LEGAL: 26 C ITY VIEW MOBILE HOME PARK REPL OF LTS 209 &
21 LAND USE:
PROPERTY ADDR: 00000 CITY VIEW
OWNER NAME: DOMINGUEZ GARCIA ANGEL
OWNER ADDR: 01072 DON FELIPE RD
BELEN NM 87002
0101105743300740254 LEGAL: 27 C ITY VIEW MOBILE HOME PARK REPL OF LTS 209 &
21 LAND USE:
PROPERTY ADDR: 00000 CITY VIEW
OWNER NAME: BACA GILBERT A ETUX
OWNER ADDR: 00820 CITY VIEW DR SW
ALBUQUERQUE NM 87105
0101105743000140253 LEGAL: 28 C ITY VIEW MOBILE HOME PARK REPL OF LTS 209 &
21 LAND USE:
PROPERTY ADDR: 00000 CITY VIEW
OWNER NAME: ARAGON ROBERT W ETUX
OWNER ADDR: 02824 ESTRELLA BRILLANTE NW
ALBUQUERQUE NM 87120
0101105741202040247 LEGAL: PRIV ATE STREETS WITHIN CITY VIEW MOBILE HOME
PARKL LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY VIEW LAND OWNERS ASSOC
OWNER ADDR: 00000
ALBUQUERQUE NM 87195
0101205701012330708 LEGAL: TR13 6A M AP 39 EXC SWLY POR CONT 6.83 AC
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: MARQUEZ ANASTACIO JR & RITA M
OWNER ADDR: 00916 ALTA VISTA CT SW
ALBUQUERQUE NM 87105
1 R E C O R D S W I T H L A B E L S PAGE
4
0101105649051611152 LEGAL: LOT 1 PL AT OF SURVEY OF LOTS 1 AND 2 LANDS OF
ANIT LAND USE:
PROPERTY ADDR: 00000 FOOTHILL
OWNER NAME: ROMERO ANITA
OWNER ADDR: 00625 FOOTHILL RD SW
ALBUQUERQUE NM 87105
0101105644452811734 LEGAL: 25 C ITY VIEW MOBILE HOME PARK REPL OF LTS 209 &
21 LAND USE:
PROPERTY ADDR: 00000 CITY VIEW
OWNER NAME: HERNANDEZ RAMIRO & MARIA
OWNER ADDR: 00823 CITY VIEW DR SW
ALBUQUERQUE NM 87105
0101105643952611733 LEGAL: 24 C ITY VIEW MOBILE HOME PARK REPL OF LOTS 209
& 2 LAND USE:
PROPERTY ADDR: 00000 CITY VIEW
OWNER NAME: MESKIMEN DELMAR & CHONG S
OWNER ADDR: 00821 CITY VIEW SW
ALBUQUERQUE NM 87105
0101105643652511732 LEGAL: 23 C ITY VIEW MOBILE HOME PARK REPL OF LTS 209 &
21 LAND USE:
PROPERTY ADDR: 00000 CITY VIEW
OWNER NAME: PADILLA EUGENE R OR MARY JANE
OWNER ADDR: 05313 PLANO CT NW
ALBUQUERQUE NM 87105
.
QUIT

"Attachment A"

Thomas D. Johnston, Wayjohn Surveying Inc.
Zone Map: K-11

CRESTVIEW BLUFF N.A. (R)
***Dolores Griego**
540 53rd St. SW/87105 831-3702 (h) 681-6147 (cell)
Rick Jenkins
208 Crestview Dr. SW/87105 280-0904 (h)

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

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

DRAGONFLY DEVELOPMENT INC
ATTN: PHILIP LINDBURG
12809 DONETTE CT. NE
ALBUQUERQUE NM 87112

RICK JENKINS
Crestview Bluff Neigh. Assoc.
208 CRESTVIEW DR SW
ALBUQUERQUE NM 87105

101105750703240903

LUCERO VALERIO
617 FOOTHILL DR SW
ALBUQUERQUE NM 87105

101105740710740802

SANCHEZ MANUEL T & MARTINEZ C
601 EDITH BL NE
ALBUQUERQUE NM 87102

101105742104540269

ALCANTAR JOSE & MARCELLA &
5407 RIM CT SW
ALBUQUERQUE NM 87105

101105742102540262

CORDOVA ACORCINIO & AMELIA
710 RIM DR SW
ALBUQUERQUE NM 87105

101105742501440259

CITY VIEW LAND OWNERS ASSOC
PO BOX 12261
ALBUQUERQUE NM 87195

101105743700840255

DOMINGUEZ GARCIA ANGEL
1072 DON FELIPE RD
BELEN NM 87002

101205701012330708

MARQUEZ ANASTACIO JR & RITA M
916 ALTA VISTA CT SW
ALBUQUERQUE NM 87105

101105643952611733

MESKIMEN DELMAR & CHONG S
821 CITY VIEW SW
ALBUQUERQUE NM 87105

WAYJOHN SURVEYING INC
330 LOUISIANA BLVD NE
ALBUQUERQUE NM 87108

101105746802640925

HUSSAIN TAFAZZUL & YASMEEN &
7004 AVENIDA LA COSTA NE
ALBUQUERQUE NM 87109

101105750002340902

GALLEGOS EDDIE
613 FOOTHILL DR SW
ALBUQUERQUE NM 87105

101105750710042811

HOMESITE GROUP ONE LLC
8901 ADAMS NE
ALBUQUERQUE NM 87113

101105743403340267

LUJAN OLIVER M & EDWINA G
5008 VALLE DEL SOL NW
ALBUQUERQUE NM 87105

101105742202140261

MARTINEZ ALBERT A & MARY JANE
728 72ND ST NW
ALBUQUERQUE NM 87121

101105742601140257

GARCIA MARIA Z
729 BAGLEY
SOCORRO NM 87801

101105743300740254

BACA GILBERT A ETUX
820 CITY VIEW DR SW
ALBUQUERQUE NM 87105

101105649051611152

ROMERO ANITA
625 FOOTHILL RD SW
ALBUQUERQUE NM 87105

101105643652511732

PADILLA EUGENE R OR MARY JANE
5313 PLANO CT NW
ALBUQUERQUE NM 87105

DOLORES GRIEGO
Crestview Bluff Neigh. Assoc.
540 53RD ST. SW
ALBUQUERQUE NM 87105

101105750006040904

WESTLAND DEVELOPMENT CO INC
401 COORS BL NW
ALBUQUERQUE NM 87121

101105747000140926

CORDOVA CARLOS & FLORENCE
2857 RIO GRANDE BL NW
ALBUQUERQUE NM 87107

101105749809742809

STILLBROOKE HOMES INC
8901 ADAMS NE
ALBUQUERQUE NM 87113

101105742903140266

MARTINEZ JIMMY & LOLA
5404 RIM CT SW
ALBUQUERQUE NM 87105

101105742301740260

GALLEGOS PETE & DORA
716 RIM DR SW
ALBUQUERQUE NM 87105

101105742500740256

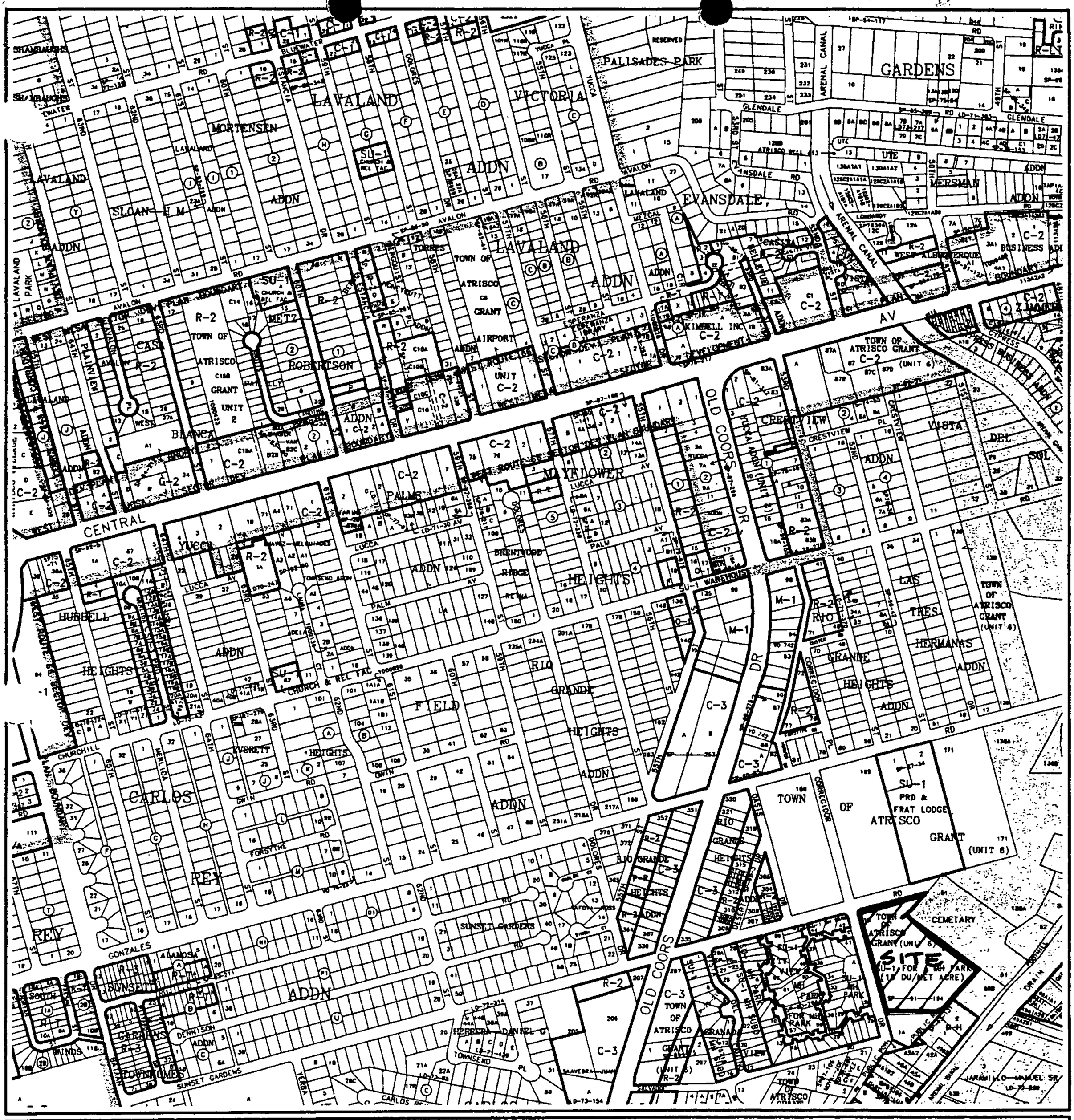
CANSINO CARLOS & ROSE V
1306 SAN VENITO RD NW
ALBUQUERQUE NM 87104

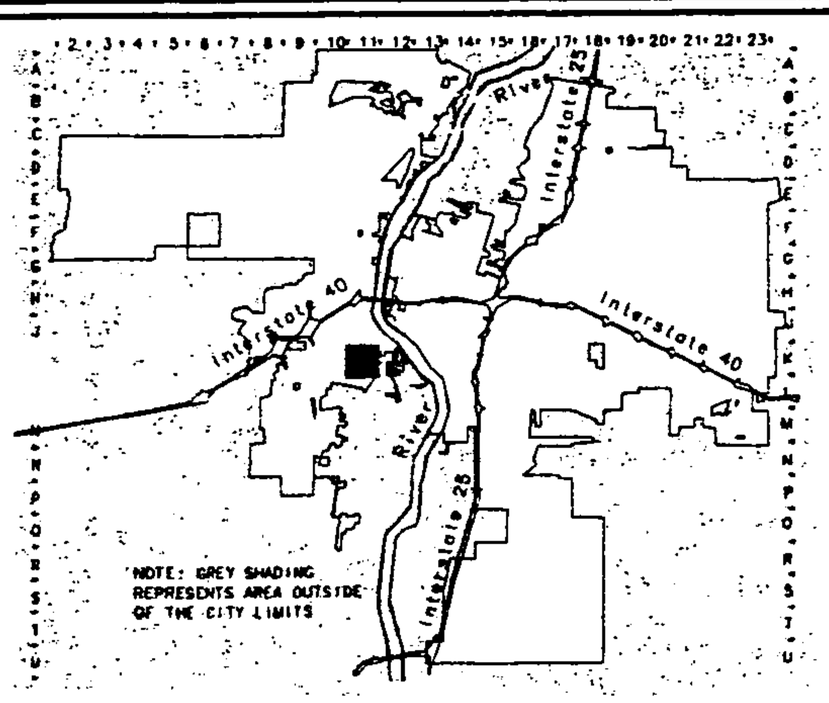
101105743000140253

ARAGON ROBERT W ETUX
2824 ESTRELLA BRILLANT NW
ALBUQUERQUE NM 87120

101105644452811734

HERNANDEZ RAMIRO & MARIA
823 CITY VIEW DR SW
ALBUQUERQUE NM 87105





CITY OF
Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

K-11-Z

Map Amended through April 03, 2002

451

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: JUNE 30, 2004
Zone Atlas Page: K-11-Z
Notification Radius: 100 Ft.

Project# 1002196
App# 04DRB-00873
App# 04DRB-00875
App# 04DRB-00877

Cross Reference and Location:

Applicant: DRAGONFLY DEVELOPMENT, INC
ATTN: PHILIP LINDBURG
Address: 12809 DONETTE CT. NE
ALBUQUERQUE NM 87112

Agent: WAYJOHN SURVEYING, INC
Address: 330 LOUISIANA BLVD NE
ALBUQUERQUE NM 87108

Special Instructions:

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

Date Mailed: JUNE 11, 2004

Signature: KYLE TSETHLIKAI

101205701012330708 LEGAL: TR13 6A M AP 39 EXC SWLY POR CONT 6.83 AC LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: MARQUEZ ANASTACIO JR & RITA M
OWNER ADDR: 00916 ALTA VISTA CT SW ALBUQUERQUE NM 87105

101105740710740802 LEGAL: ATRI SCO GRANT TR168 UNIT#6 LAND USE:
PROPERTY ADDR: 00000 GONZALES
OWNER NAME: SANCHEZ MANUEL T & MARTINEZ CL
OWNER ADDR: 00601 EDITH BL NE ALBUQUERQUE NM 87102

101105750710042811 LEGAL: LT 1 1 P- 1 PLAT OF VISTA PACIFICA SUBDIVISION BEING LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: HOMESITE GROUP ONE LLC
OWNER ADDR: 08901 ADAMS NE ALBUQUERQUE NM 87113

101105750209842810 LEGAL: LT 1 0 P- 1 PLAT OF VISTA PACIFICA SUBDIVISION BEING LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: HOMESITE GROUP ONE LLC
OWNER ADDR: 08901 ADAMS NE ALBUQUERQUE NM 87113

101105749809742809 LEGAL: LT 9 P-1 PLAT OF VISTA PACIFICA SUBDIVISION BEING LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: STILLBROOKE HOMES INC
OWNER ADDR: 08901 ADAMS NE ALBUQUERQUE NM 87113

101105749409642808 LEGAL: LT 8 P-1 PLAT OF VISTA PACIFICA SUBDIVISION BEING LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: HOMESITE GROUP ONE LLC
OWNER ADDR: 08901 ADAMS NE ALBUQUERQUE NM 87113

101105748909542807 LEGAL: LT 7 P-1 PLAT OF VISTA PACIFICA SUBDIVISION BEING LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: HOMESITE GROUP ONE LLC
OWNER ADDR: 08901 ADAMS NE ALBUQUERQUE NM 87113

101105748509442806 LEGAL: LT 6 P-1 PLAT OF VISTA PACIFICA SUBDIVISION BEING LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: HOMESITE GROUP ONE LLC
OWNER ADDR: 08901 ADAMS NE ALBUQUERQUE NM 87113

101105748109242805 LEGAL: LT 5 P-1 PLAT OF VISTA PACIFICA SUBDIVISION BEING LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: HOMESITE GROUP ONE LLC
OWNER ADDR: 08901 ADAMS NE ALBUQUERQUE NM 87113

101105747609142804 LEGAL: LT 4 P-1 PLAT OF VISTA PACIFICA SUBDIVISION BEING LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: HOMESITE GROUP ONE LLC
OWNER ADDR: 08901 ADAMS NE ALBUQUERQUE NM 87113

101105747209042803 LEGAL: LT 3 P-1 PLAT OF VISTA PACIFICA SUBDIVISION BEING LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: HOMESITE GROUP ONE LLC
OWNER ADDR: 08901 ADAMS NE ALBUQUERQUE NM 87113

101105750006040904 LEGAL: MAP 39 T R 51 LAND USE:
PROPERTY ADDR: 00000 FOOTHILL
OWNER NAME: WESTLAND DEVELOPMENT CO INC
OWNER ADDR: 00401 COORS BL NW ALBUQUERQUE NM 87121

101105746708942802 LEGAL: LT 2 P-1 PLAT OF VISTA PACIFICA SUBDIVISION BEING LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: HOMESITE GROUP ONE LLC
OWNER ADDR: 08901 ADAMS NE ALBUQUERQUE NM 87113

101105746308842801 LEGAL: LT 1 P-1 PLAT OF VISTA PACIFICA SUBDIVISION BEING LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: HOMESITE GROUP ONE LLC
OWNER ADDR: 08901 ADAMS NE ALBUQUERQUE NM 87113

101105746802640925 LEGAL: LT 1 -B (REPLAT OF LT 1) NOW LTS 1A AND 1B OF TOWN LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: HUSSAIN TAFAZZUL & YASMEEN & G
OWNER ADDR: 07004 AVENIDA LA COSTA NE ALBUQUERQUE NM 87109

101105742804640268 LEGAL: 42 C ITY VIEW MOBILE HOME PARK REPL OF LTS 209 & 21 LAND USE:
PROPERTY ADDR: 00000 RIM
OWNER NAME: ALCANTOR JOSE & MARCELLA O &
OWNER ADDR: 05401 RIM CT SW ALBUQUERQUE NM 87105

101105742104540269 LEGAL: 43 C ITY VIEW MOBILE HOME PARK REOL OF LTS 209 & 21 LAND USE:
PROPERTY ADDR: 00000 RIM
OWNER NAME: ALCANTAR JOSE & MARCELLA &
OWNER ADDR: 05407 RIM CT SW ALBUQUERQUE NM 87105

101105741202040247 LEGAL: PRIV ATE STREETS WITHIN CITY VIEW MOBILE HOME PARKL LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY VIEW LAND OWNERS ASSOC
OWNER ADDR: 00000 ALBUQUERQUE NM 87195

101105743403340267 LEGAL: 41 C ITY VIEW MOBILE HOME PARK REPL OF LTS 209 & 21 LAND USE:
PROPERTY ADDR: 00000 RIM
OWNER NAME: LUJAN OLIVER M & EDWINA G
OWNER ADDR: 05008 VALLE DEL SOL NW ALBUQUERQUE NM 87105

101105742903140266 LEGAL: 40 C ITY VIEW MOBILE HOME PARK REPL OF LTS 209 & 21 LAND USE:
PROPERTY ADDR: 00000 KIM
OWNER NAME: MARTINEZ JIMMY & LOLA
OWNER ADDR: 05404 RIM CT SW ALBUQUERQUE NM 87105

101105743202040258 LEGAL: TRAC T A AKA PARK WITHIN CITY VIEW MOBILE HOME PARK LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY VIEW LAND OWNERS ASSOC
OWNER ADDR: 00000 ALBUQUERQUE NM 87195

101105742102540262 LEGAL: 36 C ITY VIEW MOBILE HOME PARK REPL OF LTS 209 & 21 LAND USE:
PROPERTY ADDR: 00000 RIM
OWNER NAME: CORDOVA ACORCINIO & AMELIA
OWNER ADDR: 00710 RIM DR SW ALBUQUERQUE NM 87105

```
101105742202140261   LEGAL: 35 C ITY  VIEW MOBILE HOME PARK REPL OF LTS 209 & 21  LAND USE:
                     PROPERTY ADDR: 00000   RIM
                        OWNER NAME: MARTINEZ ALBERT A & MARY JANE
                        OWNER ADDR: 00728   72ND                    ST NW ALBUQUERQUE NM      87121

101105750703240903   LEGAL: MAP  39 T R 50B1 CONT 0.35 AC                       LAND USE:
                     PROPERTY ADDR: 00000   FOOTHILL
                        OWNER NAME: LUCERO VALERIO
                        OWNER ADDR: 00617   FOOTHILL                DR SW ALBUQUERQUE NM      87105

101105742301740260   LEGAL: 34 C ITY  VIEW MOBILE HOME PARK REPL OF LTS 209 & 21  LAND USE:
                     PROPERTY ADDR: 00000   RIM
                        OWNER NAME: GALLEGOS PETE & DORA
                        OWNER ADDR: 00716   RIM                     DR SW ALBUQUERQUE NM      87105

101105742501440259   LEGAL: UN-N UMBE RED LOT SOUTH OF & ADJACENT TO LOT 34 CITY  LAND USE:
                     PROPERTY ADDR: 00000   N/A
                        OWNER NAME: CITY VIEW LAND OWNERS ASSOC
                        OWNER ADDR: 00000                           ALBUQUERQUE NM            87195

101105743700840255   LEGAL: 26 C ITY  VIEW MOBILE HOME PARK REPL OF LTS 209 & 21  LAND USE:
                     PROPERTY ADDR: 00000   CITY VIEW
                        OWNER NAME: DOMINGUEZ GARCIA ANGEL
                        OWNER ADDR: 01072   DON FELIPE              RD    BELEN       NM      87002

101105742601140257   LEGAL: 33 C ITY  VIEW MOBILE HOME PK REPL OF LTS 209 & 210   LAND USE:
                     PROPERTY ADDR: 00000   RIM
                        OWNER NAME: GARCIA MARIA Z
                        OWNER ADDR: 00729   BAGLEY                  SOCORRO     NM      87801

101105743300740254   LEGAL: 27 C ITY  VIEW MOBILE HOME PARK REPL OF LTS 209 & 21  LAND USE:
                     PROPERTY ADDR: 00000   CITY VIEW
                        OWNER NAME: BACA GILBERT A ETUX
                        OWNER ADDR: 00820   CITY VIEW               DR SW ALBUQUERQUE NM      87105

101105750002340902   LEGAL: MAP  39 T R 50B2 CONT 0.355 AC                      LAND USE:
                     PROPERTY ADDR: 00000   FOOTHILL
                        OWNER NAME: GALLEGOS EDDIE
                        OWNER ADDR: 00613   FOOTHILL                DR SW ALBUQUERQUE NM      87105

101105742500740256   LEGAL: 32 C ITY  VIEW MOBILE HOME PARK REPL OF LTS 209 & 21  LAND USE:
                     PROPERTY ADDR: 00000   RIM
                        OWNER NAME: CANSINO CARLOS & ROSE V
                        OWNER ADDR: 01306   SAN VENITO              RD NW ALBUQUERQUE NM      87104

101105743000140253   LEGAL: 28 C ITY  VIEW MOBILE HOME PARK REPL OF LTS 209 & 21  LAND USE:
                     PROPERTY ADDR: 00000   CITY VIEW
                        OWNER NAME: ARAGON ROBERT W ETUX
                        OWNER ADDR: 02824   ESTRELLA BRILLANTE        NW ALBUQUERQUE NM      87120

101105649652611151   LEGAL: LOT  2 PL AT OF SURVEY OF LOTS 1 AND 2 LANDS OF ANIT  LAND USE:
                     PROPERTY ADDR: 00000   FOOTHILL
                        OWNER NAME: ROMERO STANLEY
                        OWNER ADDR: 00619   FOOTHILL                DR SW ALBUQUERQUE NM      87105
```



```
101105747000140926   LEGAL: LT 1 -A ( REPLAT OF LT 1) NOW LTS 1A AND 1B OF TOWN   LAND USE:
                     PROPERTY ADDR: 00000   N/A
                        OWNER NAME: CORDOVA CARLOS & FLORENCE
                        OWNER ADDR: 02857   RIO GRANDE              BL NW ALBUQUERQUE NM      87107

101105644452811734   LEGAL: 25 C ITY  VIEW MOBILE HOME PARK REPL OF LTS 209 & 21  LAND USE:
                     PROPERTY ADDR: 00000   CITY VIEW
                        OWNER NAME: HERNANDEZ RAMIRO & MARIA
                        OWNER ADDR: 00823   CITY VIEW               DR SW ALBUQUERQUE NM      87105

101105643952611733   LEGAL: 24 C ITY  VIEW MOBILE HOME PARK REPL OF LOTS 209 & 2  LAND USE:
                     PROPERTY ADDR: 00000   CITY VIEW
                        OWNER NAME: MESKIMEN DELMAR & CHONG S
                        OWNER ADDR: 00821   CITY VIEW                  SW ALBUQUERQUE NM      87105

101105649051611152   LEGAL: LOT  1 PL AT OF SURVEY OF LOTS 1 AND 2 LANDS OF ANIT  LAND USE:
                     PROPERTY ADDR: 00000   FOOTHILL
                        OWNER NAME: ROMERO ANITA
                        OWNER ADDR: 00625   FOOTHILL                RD SW ALBUQUERQUE NM      87105

101105643652511732   LEGAL: 23 C ITY  VIEW MOBILE HOME PARK REPL OF LTS 209 & 21  LAND USE:
                     PROPERTY ADDR: 00000   CITY VIEW
                        OWNER NAME: PADILLA EUGENE R OR MARY JANE
                        OWNER ADDR: 05313   PLANO                   CT NW ALBUQUERQUE NM      87105
```

"Attachment A"

Thomas D. Johnston, Wayjohn Surveying Inc.
Zone Map: K-11

CRESTVIEW BLUFF N.A. (R)
***Dolores Griego**
540 53rd St. SW/87105 831-3702 (h) 681-6147 (cell)
Rick Jenkins
208 Crestview Dr. SW/87105 280-0904 (h)

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

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

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.

June 2, 2004

Thomas D. Johnston
Wayjohn Surveying, Inc.
330 Louisiana Blvd. NE/87108
Phone: 255-2052/Fax: 255-2887

Dear Thomas:

Thank you for your inquiry of **June 2, 2004** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOT 1-B, TOWN OF ATRISCO GRANT, UNIT 6, LOCATED ON SUNSET GARDENS ROAD SW BETWEEN CORREGIDOR PLACE SW AND SANTA CABA CEMETARY,** zone map **K-11.**

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

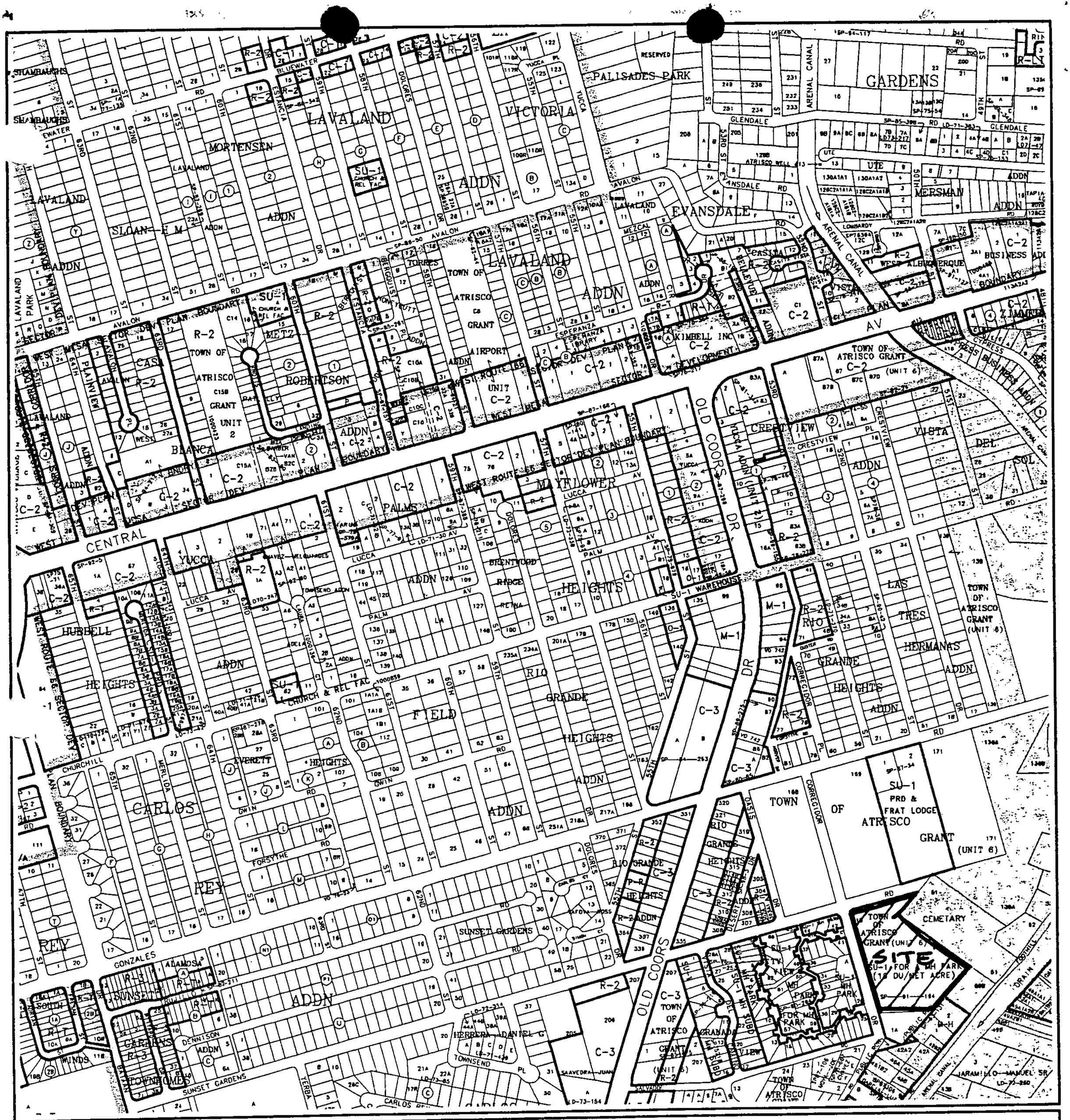
Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(03/09/04)



GRAPHIC SCALE IN FEET

250 0 750 1000

CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

© Copyright 2002

Zone Atlas Page

K-11-Z

Map Amended through April 03, 2002

THOMPSON Engineering Consultants, Inc.

June 2, 2004

Ms. Marcia Pincus
Environmental Health Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: LANDFILL GAS SURVEY FOR THE PROPOSED LOS ANTEPASADOS SUBDIVISION

Dear Ms. Pincus:

Enclosed please find two copies of the Landfill Gas Survey for the proposed Los Antepesados Subdivision for your review. The subdivision is located on the east side of Corregidor Drive and south of Sunset Gardens Road. It is proposed that the subdivision will have of 42 residential lots.

If you should have any questions, please call me at 271-2199.

Sincerely,

David B. Thompson, P.E.

4800 Juan Tabo NE, Suite C • Albuquerque, NM 87111• (505) 271-2199 • Fax (505) 237-8422

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

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

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

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: Dragonfly Development, Inc. PHONE: 291-0353
ADDRESS: 12809 Donette Court NE FAX: 293-3580
CITY: Albuquerque STATE NM ZIP87112 E-MAIL: ____
Proprietary interest in site: Developer
AGENT (if any): Thompson Engineering Consultants, Inc. PHONE: 271-2199
ADDRESS: P.O. Box 65760 FAX: 830-9248
CITY: Albuquerque STATE NM ZIP 87193 E-MAIL: tecnm@yahoo.com

DESCRIPTION OF REQUEST: Vacation of Public Right-of-Way and Minor Subdivision
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. Lot 42-P1 Block: ____ Unit: ____
Subdiv. / Addn. Los Antepasados
Current Zoning: SU-1/MH Proposed zoning: ____
Zone Atlas page(s): K-11 No. of **existing** lots: 1 No. of **proposed** lots: 2
Total area of site (acres): 0.1999 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? Yes
UPC No. 101105746802640925 MRGCD Map No. ____
LOCATION OF PROPERTY BY STREETS: On or Near: Sunset Gardens Road SW
Between: Corrigador Street SW and Escarpment Santa Clara Cemetery

CASE HISTORY: Corregidor
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): DRB 1002196
04-00873, 04-00875, 04-00877, 04-01000, 05-00610
Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: ____

SIGNATURE [signature] DATE 10-21-05
(Print) David B. Thompson ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03

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

Application case numbers	Action	S.F.	Fees
05DRB-____-01646	VRW	X	$ 300.00
05DRB-____-01647	P&F	S(3)	$ 285.00
____-____-____	CHF	____	$ 20.00
____-____-____	ADV	____	$ 75.00
____-____-____		____	$ ____
			Total $ 680.00

Hearing date 11/16/05

Sandy Handley 10/21/05
Planner signature / date

Project # 1002196

Current DRC
Project Number:

ORIGINAL

FIGURE 12

Date Submitted: 10/21/05
Date Site Plan Approved:
Date Preliminary Plat Approved:
Date Preliminary Plat Expires:
DRB Project No.: 1002196
DRB Application No.:

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

LOT 42-A-P1, TRACT 2, LOS ANTEPASADOS

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 42-P1, LOS ANTEPASADOS

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		18"	RCP STORM DRAIN	Sunset Gardens Road	East Lot Line of Lot 42-A	Cemetery Entrance	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

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

Street lights per City rquirements.

1

2

3

AGENT / OWNER

David B Thompson
NAME (print)

Thompson Engineering Consultants
FIRM

10-21-05
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

_____ - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 9-20-05)

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

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

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

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

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

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

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

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Design elevations & cross sections of perimeter walls **3 copies**
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ Copy of recorded SIA
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Any original and/or related file numbers are listed on the cover application
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

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

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

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

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

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

Amended preliminary plat approval expires after one year

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

David B Thompson
Applicant name (print)

10-21-05
Applicant signature / date

Form revised 8/04 & 1/05

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

Application case numbers
05DRB - - 01647
- -
- -

Sandy Handley 10/21/05
Planner signature / date

Project # 1002196

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE** **(Public Hearing Case)**

- ☐ Application for subdivision (Plat) on FORM S-3, including those submittal requirements. Variance and subdivision should be applied for simultaneously. (**24** copies)
- ☐ Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived
- ☐ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- ☐ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ☐ Sign Posting Agreement
- ☐ Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
- ☐ Any original and/or related file numbers are listed on the cover application

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

☒ **VACATION OF PUBLIC RIGHT-OF-WAY**

☐ **VACATION OF PUBLIC EASEMENT**

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

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

☐ **SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)**

☐ **SIDEWALK DESIGN VARIANCE**

☐ **SIDEWALK WAIVER**

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

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

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

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

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

☐ **VACATION OF PRIVATE EASEMENT**

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

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

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

David B. Thompson
Applicant name (print)

10-21-05
Applicant signature / date

Form revised April 2003

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

Application case numbers
05DRB-_____-01646
_____-_____
_____-_____-_____

Sandy Handley 10/21/05
Planner signature / date

Project # 1002196

THOMPSON Engineering Consultants, Inc.

October 21, 2005

Ms. Sheran Matson
Development Services
Planning Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: SUBMITTAL OF VACATION OF SUNSET GARDENS ROAD AND PRELIMINARY/FINAL PLAT FOR MINOR SUBDIVISION

Dear Ms. Matson:

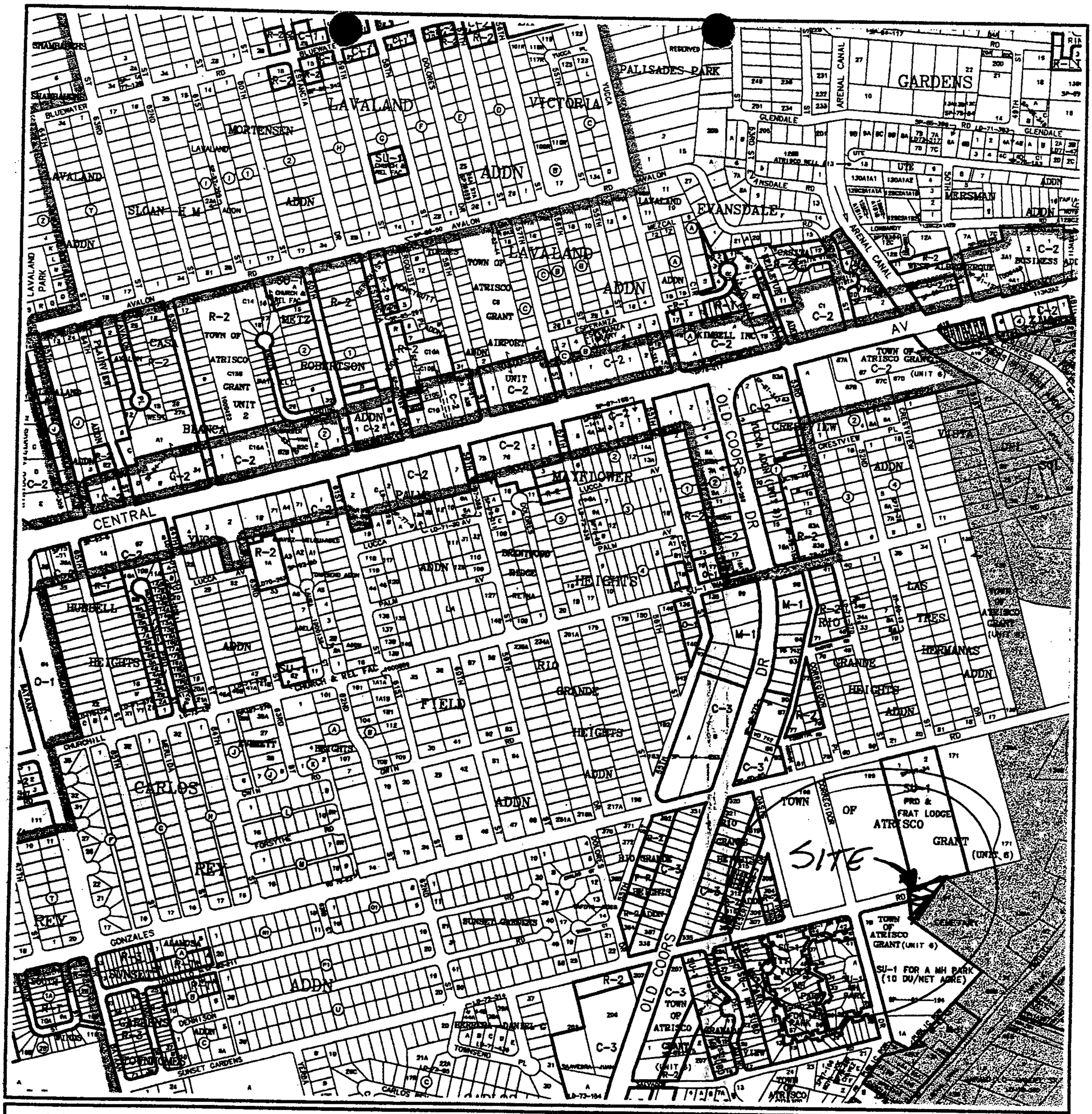
Enclosed please find an application and all required enclosures for Vacation of Sunset Gardens Road and Preliminary/Final Plat for Lot 42-P1 of Los Antepasados Subdivision. We are requesting that the eastern end on Sunset Gardens Road be vacated to provide a parking area for the Santa Clara Cemetery. Currently, Santa Clara Cemetery is accessed from Sunset Gardens Road at the end of a K-Turn and through an access easement on Lot 42-P1. This request includes vacating Sunset Gardens at the east end of Lot 42-A-P1 and creating Tract 2 to provide access for the cemetery. Tract 2 will have a blanket access easement and a public drainage easement for the installation of an 18" storm drain and storm inlets. Preliminary discussions with Mr. Wilfred Gallegos, Mr. Brad Bingham, and Mr. Roger Green were positive concerning this vacation action.

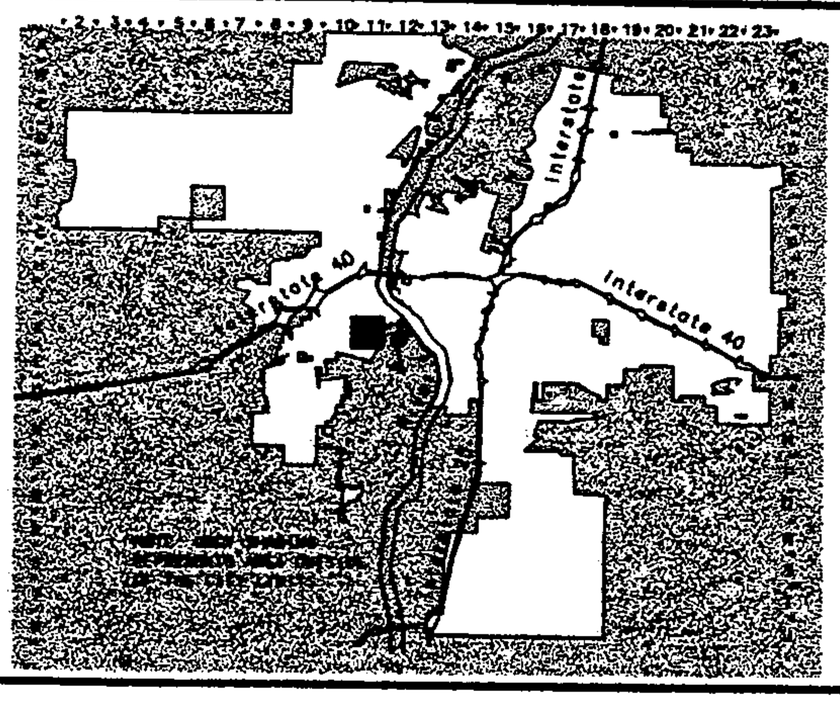
If you should have any questions, please call me at 271-2199.

Sincerely,

David B. Thompson, P.E.

P.O. Box 65760 • Albuquerque, NM 87193• (505) 271-2199 • Fax (505) 830-9248





CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

K-11-Z

Map Amended through July 18, 2001

ALBUQUERQUE
Making History

City of Albuquerque

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

October 19, 2005

David Thompson
Thompson Engineering Consultants, Inc.
P.O. Box 65760 /87193
Phone: 271-2199 Fax: 830-9248

Dear David:

Thank you for your inquiry of **October 19, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOT 42-P1, LOS ANTEPASADOS SUBDIVISION, LOCATED ON SUNSET GARDENS ROAD SW BETWEEN CORRIGADOR DRIVE SW AND SANTA CLARA CEMETARY** zone map **K-11.**

CRESTVIEW BLUFF N.A. (CVB) "R"
***Dolores Griego** *e-mail:* DoloresGriego@aol.com
540 53rd St. SW/87105 831-3702 (h) 867-7546 (w)
Rick Jenkins *e-mail:* rickjenkins@att.net
P.O. Box 7335/87194 831-1112 (h) 280-0904 (w)

Council District: 3
County District: 2
Police Beat: 147/WS/Z-B
Zone Map #: K-11-12, L-11

See reverse side for additional Neighborhood Association Information: YES { } NO {X}
Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Herb Howell

OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

****

(Below this line for ONC use only)

Date of Inquiry: **10-19-05** Time Entered: **11:40 am** ONC Rep. Initials: **HH**

DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second St. NW, **Fax – 924-3913** – will need the following information **BEFORE** neighborhood association information will be released to the applicant / developer on any project being presented to the Planning Department. If you have any questions, please feel free to contact our office at 924-3914. **Your request is for the following: Cell Tower [ ] Private Development [X] City Project [ ] -OR- Other [ ]** _____

(specify)

CONTACT NAME: David Thompson

COMPANY NAME: Thompson Engineering ~~Company~~ Consultants, Inc.

ADDRESS: P.O. Box 65760 Albuq, NM

ZIP CODE: 87193

PHONE: (505) 271-2199 CELL: (505) 459-6933

FAX: (505) 830-9248

NEIGHBORHOOD ASSOCIATION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS Lot 42-P1, Los Antepasados Subdivision

(LEGAL DESCRIPTION)

LOCATED ON Sunset Gardens Road SW

(STREET NAME OR OTHER IDENTIFYING LANDMARK)

BETWEEN Corrigador Drive SW AND

(STREET NAME OR OTHER IDENTIFYING LANDMARK)

Santa Clara Cemetary

(STREET NAME OR OTHER IDENTIFYING LANDMARK)

THE SITE IS LOCATED ON THE FOLLOWING ZONE ATLAS PAGE(S) (K-11).

PLEASE HATCH OUT ZONE MAP WHERE PROPERTY IS LOCATED

(ZONE MAP **MUST** BE PROVIDED WITH REQUEST)

developer/applicantinfosheet(02/04/04)

THOMPSON Engineering Consultants, Inc.

October 20, 2005

Mr. Rick Jenkins
Crestview Bluff Neighborhood Association
P.O. Box 7335
Albuquerque, NM 87194

RE: SUNSET GARDENS ROAD VACATION

Dear Mr. Jenkins:

We are writing to you on behalf of our client, Dragonfly Development, Inc. Our client seeks to the eastern most portion of Sunset Gardens Road east of Corrigador Drive. We are requesting the vacation to provide access to and a parking area for the Santa Clara Cemetery, which is located at the east end of Sunset Gardens Road. The vacation request is scheduled to be heard before the City of Albuquerque Development Review Board on Wednesday, November 16, 2005.

If you should have any questions please call me at 271-2199.

Sincerely,

David B. Thompson, PE

P.O. Box 65760 • Albuquerque, NM 87193 • (505) 271-2199 • Fax (505) 830-9248

THOMPSON Engineering Consultants, Inc.

October 20, 2005

Ms. Dolores Griego
Crestview Bluff Neighborhood Association
540 33rd Street SW
Albuquerque, NM 87105

RE: SUNSET GARDENS ROAD VACATION

Dear Ms. Griego:

We are writing to you on behalf of our client, Dragonfly Development, Inc. Our client seeks to the eastern most portion of Sunset Gardens Road east of Corrigador Drive. We are requesting the vacation to provide access to and a parking area for the Santa Clara Cemetery, which is located at the east end of Sunset Gardens Road. The vacation request is scheduled to be heard before the City of Albuquerque Development Review Board on Wednesday, November 16, 2005.

If you should have any questions please call me at 271-2199.

Sincerely,

David B. Thompson, PE

P.O. Box 65760 • Albuquerque, NM 87193 • (505) 271-2199 • Fax (505) 830-9248

7003 2260 0007 2297 4658

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ALBUQUERQUE, NM 87105

Postage	$ 0.37
Certified Fee	2.30
Return Reciept Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.42

UNIT ID: 0110
ALBUQUERQUE NM 87110
OCT 20 2005
Postmark Here
Clerk: KX5TTK
10/20/05

Sent To: Ms Dolores Griego
Street, Apt. No.; or PO Box No.: 540 33rd Street SW
City, State, ZIP+4: Albuquerque, NM 87105

PS Form 3800, June 2002 — See Reverse for Instructions

7003 2260 0007 2297 4641

U.S. Postal Service™
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OFFICIAL USE
ALBUQUERQUE, NM 87194

Postage	$ 0.37
Certified Fee	2.30
Return Reciept Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.42

UNIT ID: 0110
ALBUQUERQUE NM 87119
OCT 20 2005
Postmark Here
Clerk: KX5TTK
10/20/05

Sent To: Mr. Rick Jenkins
Street, Apt. No.; or PO Box No.: P.O. Box 7335
City, State, ZIP+4: Albuquerque, NM 87194

PS Form 3800, June 2002 — See Reverse for Instructions

UNITED STATES POSTAL SERVICE

***** WELCOME TO *****
UPTOWN STATION
ALBUQUERQUE, NM 87110-3801
10/20/05 12:16PM

Store	USPS	Trans	58
Wkstn	sys5003	Cashier	KX5TTK
Cashier's Name		ANTHONY	
Stock Unit Id		WINNIETO	
PO Phone Number		800-ASK-USPS	
USPS #		3401500110	

1. First Class 4.42
   Destination: 87194
   Weight: 0.50 oz.
   Postage Type: PVI
   Total Cost: 4.42
   Base Rate: 0.37
   SERVICES
   Certified Mail 2.30
   70032260000722974641
   Rtn Recpt (Green Card) 1.75
2. First Class 4.42
   Destination: 87105
   Weight: 0.50 oz.
   Postage Type: PVI
   Total Cost: 4.42
   Base Rate: 0.37
   SERVICES
   Certified Mail 2.30
   70032260000722974658
   Rtn Recpt (Green Card) 1.75

Subtotal	8.84
Total	8.84
Discover	8.84

<23-902810134-97>
Discover <1602870048>

ACCT. NUMBER	EXP	CLERK ID
XXXX XXXX XXXX 6404	02/07	10

AUTH 020824 CREDIT TRANS # 927

ALL SALES FINAL ON STAMPS AND POSTAGE.
REFUNDS FOR GUARANTEED SERVICES ONLY.

Number of Items Sold: 2

Holiday stamps are here !!!

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

PAID RECEIPT

APPLICANT NAME DRAGON FLY DEVELOPMENT, INC

AGENT THOMPSON ENGINEERING CONSULTANTS

ADDRESS P.O BOX 65766

PROJECT & APP # 1002196/05DRB 01646, 01647

PROJECT NAME LOS ANTEPASADOS

$ 20.00 441032/3424000 **Conflict Management Fee**

$ 585.00 441006/4983000 **DRB Actions**

$ 75.00 441006/4971000 **EPC/AA/LUCC Actions & All Appeals**

$ _____ 441018/4971000 **Public Notification**

$ _____ 441006/4983000 **DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY*****
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 680.00 **TOTAL AMOUNT DUE**

******NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an* additional charge.**

10/21/2005 1:11PM LOC: ANNX
RECEIPT# 00048519 WS# 006 TRANS# 0034
Account 441032 Fund 0110
Activity 3424000 TRSEJA
Trans Amt $20.00
J24 Misc

$20.00
Thank You

JOE R. HAHN
RENTAL ACCOUNT
4402 CANYON CT. NE
ALBUQUERQUE, NM 87111

95-648/1070
0100000324

2255

DATE 10-19-05

PAY TO THE ORDER OF City of Albuquerque $ 680.00

Six hundred eighty 00/100 DOLLARS

Security Features Included. Details on Back.

The Business & Professional Bank
2900 Louisiana Blvd. NE • (505) 872-1536
Albuquerque, NM 87110

MEMO Dragonfly

Joe R Hahn

⑆107006488⑆ 0100000324⑈ 2255

© DELUXE DUPLICATE DBK SAFETY PAPER

10/21/2005 1:11PM LOC: ANNX
RECEIPT# 00048520 WS# 006 TRANS# 0034
Account 441006 Fund 0110
Activity 4971000 TRSEJA
Trans Amt $680.00
J24 Misc

CK $680.00
CHANGE $0.00

Thank You

10/21/2005 1:11PM LOC: ANNX
RECEIPT# 00048519 WS# 006 TRANS# 0034
Account 441006 Fund 0110
Activity 4983000 TRSEJA
Trans Amt $585.00
J24 Misc

$585.00
Thank You

DUPLICATE
City of Albuquerque
Treasury Division

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of $3.75 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from NOV. 1ST 2005 To NOV. 16th 2005

5. REMOVAL

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

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

(Applicant or Agent) 10-21-05 (Date)

I issued 1 signs for this application, 10/21/05 (Date), Sandy Handley (Staff Member)

DRB PROJECT NUMBER: 1002196

Rev. 1/11/05

SUNSEET GARDENNS RD. RIGHT-OF-WAY
TO BE VACATED

EXISTING WALL

EXISTING DROP INLET
TO BE REMOVED

VISTA PACIFICA SUBDIVISION

PROPOSED DIRECTIONAL
HANDICAP RAMP
SEE COA STD DWG

PROPOSED 6" WL

PROPOSED
4' DIA MANHOLE

END OF PAVEMENT

EXISTING STORM DRAIN MH

PROPOSED 8" SAS

SUNSET GARDENS ROAD, S. W.

PROPOSED
1" WATER SERVICE

SANTA CLARA CEMETARY
TRACT 51, M.R.G.C.D. MAP

PROPOSED SAS SERVICE LINE

PROPOSED WL SERVICE LINE

PROPOSED DIRECTIONAL
HANDICAP RAMP
SEE COA STD DWG

42-P1

16' WIDE EXISTING ENTERANCE

12-P1

LOS ANTEPESADOS SUBDIVISION
CITY PROJECT #749381

13-P1

N

SCALE 1"=10'

EXHIBIT B
Date 11/16/05

AS BUILT INFORMATION	
CONTRACTOR	
WORK STAKED BY	DATE
INSPECTOR'S ACCEPTANCE	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

DESIGN
DESIGNED BY DBT DATE
DRAWN BY DM DATE
CHECKED BY DBT DATE

Thompson Engineering Consultants, Inc.
tecnm@yahoo.com
P.O. BOX 65760
ALBUQUERQUE, NM 87193
PHONE: (505) 271-2199
FAX: (505) 830-8425

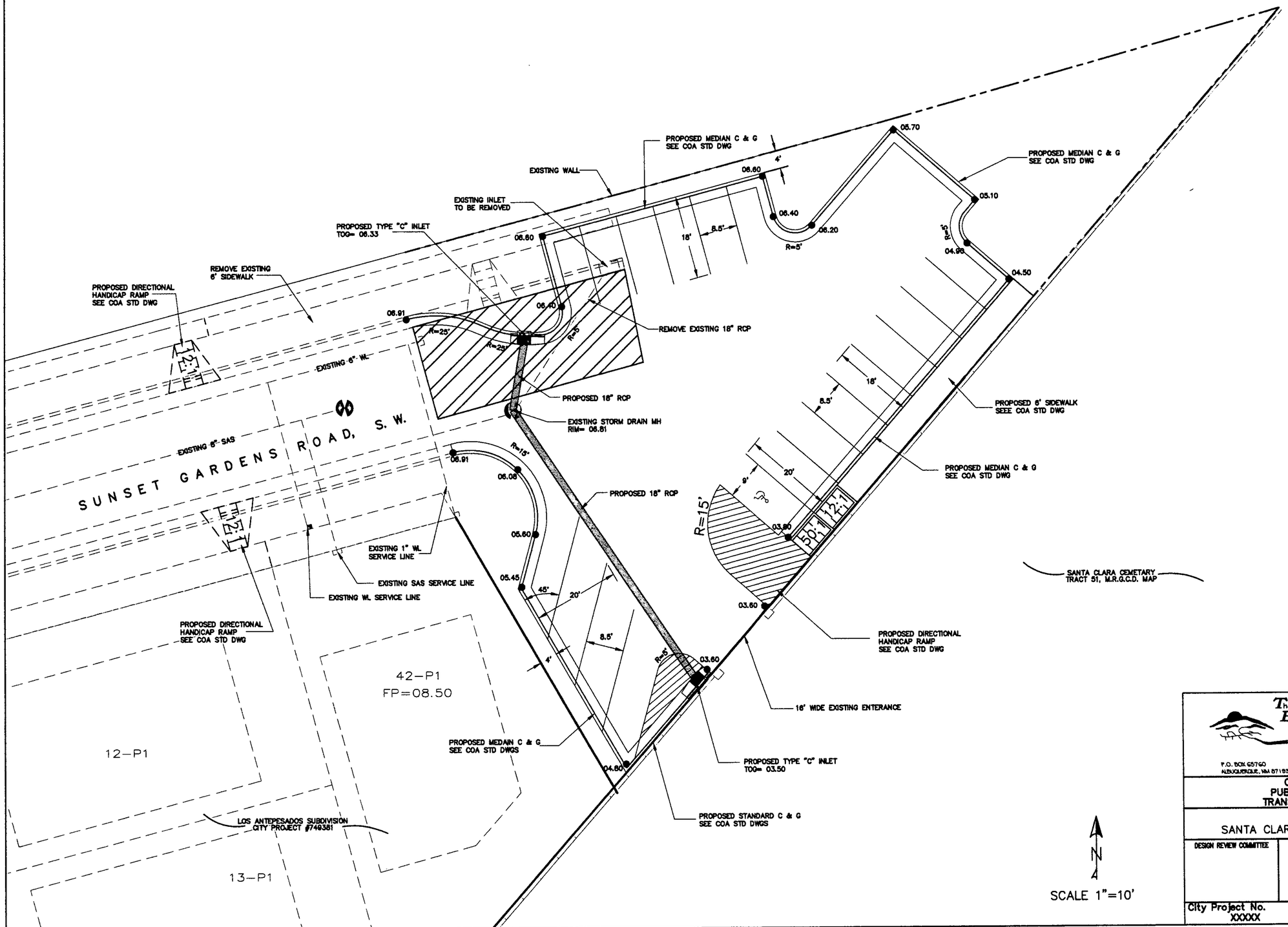
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

LOS ANTEPESADOS
SUNSET GARDENS RD R/W VACATED

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL		NO./DAY/YR.	NO./DAY/YR.

City Project No.	Zone Map No.	Sheet	Of
XXXXX	XXXXX	1	1

Z:\projects\lindborg-hahn\los antepesados\base_dwgs\VACTED.dwg 11/15/2005 11:36:29 AM MST



AS BUILT INFORMATION

CONTRACTOR

WORK STAKED BY — DATE

INSPECTOR'S ACCEPTANCE BY — DATE

FIELD VERIFICATION BY — DATE

DRAWINGS CORRECTED BY — DATE

MICRO-FILM INFORMATION

RECORDED BY — DATE

NO.

BENCH MARKS

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

DESIGN

DESIGNED BY DBT — DATE

DRAWN BY DM — DATE

CHECKED BY DBT — DATE

Thompson Engineering Consultants, Inc.
tecnm@yahoo.com
P.O. BOX 65760
ALBUQUERQUE, NM 87193
PHONE: (505) 271-2199
FAX: (505) 830-6425

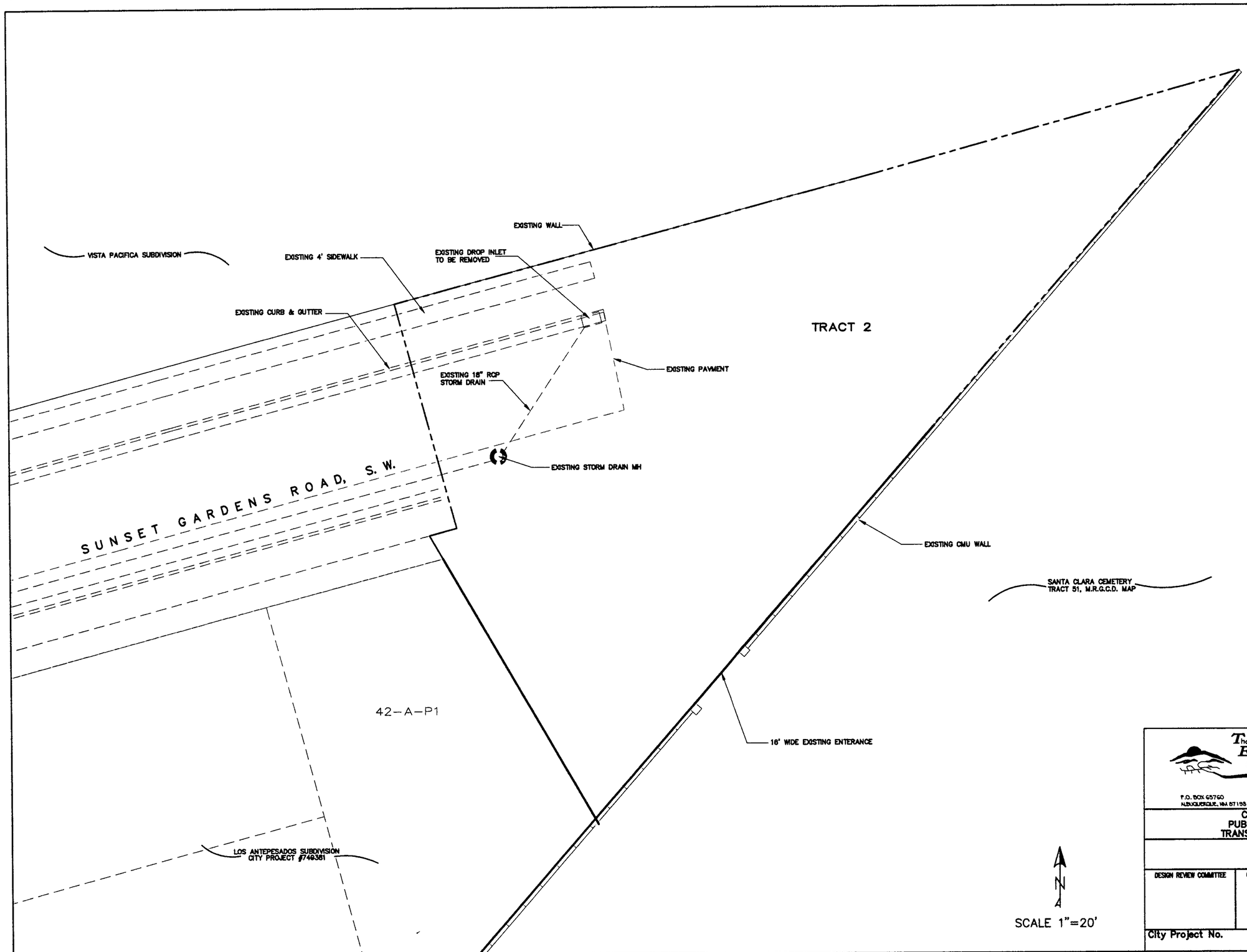
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

LOS ANTEPESADOS
SANTA CLARA CEMETARY PARKING LOT G&D

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL		MO./DAY/YR.	MO./DAY/YR.

City Project No.	Zone Map No.	Sheet	Of
XXXXX	XXXXX	1	1

Z:\projects\lindborg-hahn\los antepesados\base_dwgs\PARKING.dwg 11/15/2005 4:34:23 PM MST



Z:\PROJECTS\LINDBORG-HAHN\LOS ANTEPESADOS\BASE_DWGS\PARKING.DWG 8-23-05 9:43:44 am EST

AS BUILT INFORMATION

CONTRACTOR
WORK STAKED BY
INSPECTOR'S ACCEPTANCE BY
FIELD VERIFICATION BY
DRAWINGS CORRECTED BY
MICRO-FILM INFORMATION
RECORDED BY
NO.
DATE

BENCH MARKS

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

DESIGN

DESIGNED BY DBT DATE
DRAWN BY DM DATE
CHECKED BY DBT DATE

Thompson Engineering Consultants, Inc.
tecnm@yahoo.com
P.O. BOX 65760
ALBUQUERQUE, NM 87193
PHONE: (505) 271-2199
FAX: (505) 830-9425

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

LOS ANTEPESADOS
SITE SKETCH

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL		MO./DAY/YR.	MO./DAY/YR.

City Project No.	Zone Map No.	Sheet	Of
		1	1

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

Supplemental form

SUBDIVISION S

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

SITE DEVELOPMENT PLAN P

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

Supplemental form

ZONING Z

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

APPEAL / PROTEST of... A

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

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

APPLICANT INFORMATION:

NAME: DRAGONFLY DEVELOPMENT INC. (PHIL LINDEN) PHONE: 291-0353
ADDRESS: 12208 DONETTE CT NE FAX: 293-3580
CITY: ALBUQUERQUE STATE NM ZIP 87112 E-MAIL:
Proprietary interest in site: OWNER
AGENT (if any): WAYJOHN SURVEYING INC. PHONE: 255-2052
ADDRESS: 330 LOUISIANA BLVD NE FAX: 255-2887
CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: WAYJONSURV@AOL.COM
DESCRIPTION OF REQUEST: FINAL MAJOR SUBDIVISION 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. 1-B Block: ___ Unit: 6
Subdiv. / Addn. TOWN OF ATRISCO GRANT TBKA: LOS ANTEPASADOS
Current Zoning: SU-1 MH PARK Proposed zoning: ___
Zone Atlas page(s): K-11 No. of existing lots: 1 No. of proposed lots: 42
Total area of site (acres): 5.5956 Density if applicable: dwellings per gross acre: ___ dwellings per net acre: 10
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. 101105746802640925 MRGCD Map No. ___
LOCATION OF PROPERTY BY STREETS: On or Near: SUNSET GARDENS ROAD SW
Between: CORRIGEDOR and FOOTHILL

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1002196
DRB-91-385 02EPC-03556 03EPC-02048, 04CC-00130, 04DRB 00873, 00875, 00877

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

SIGNATURE [signature] DATE 4-12-05
(Print) THOMAS D. JOHNSTON ___ Applicant ✓ Agent

Form revised September 2001

FOR OFFICIAL USE ONLY

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

Application case numbers		Action	S.F.	Fees
05DRB	00610	FP	5(3)	$ 0
		CMF		$ 20.00
				$
				$
				$
				Total $ 20.00

Hearing date 4-20-05

[signature] 4-12-05
Planner signature / date

Project # 1002196

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

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

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

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

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

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

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

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

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

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

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

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

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

Amended preliminary plat approval expires after one year.

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

THOMAS D. JOHNSTON (AGENT)
Applicant name (print)

4.12.05
Applicant signature / date

Form revised MARCH 2003

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

Application case numbers
05DRB - - 00610
- -
- -

4-12-05
Planner signature / date

Project # 1002196

WAYJOHN SURVEYING INC

330 Louisiana Blvd., N.E.•Albuquerque, NM 87108•Phone: (505) 255-2052•Fax: (505) 255-2887

April 12, 2005

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

RE: Plat of Los Antepasados

Dear Ms. Matson:

I am submitting a final major subdivision plat to create forty-two residential lots. The subdivision improvements agreement is in place and it has been recorded.

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

Regards,

Thomas D. Johnston, PS
President, Wayjohn Surveying Inc.

No. of Lots: 42
Nearest Major Streets
Old Coors + Sunset Gardens

FIGURE 19
SIDEWALK DEFERRAL AGREEMENT
PROJECT NO. 7493.81

THIS AGREEMENT is made this 18th day of February, 2005 by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P.O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103 and Dragonfly Development, Inc. ("Developer"), whose address is 12809 Donette Court NE, Albuq, NM 87112 and whose telephone number is 291-0353, a (state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:) New Mexico Corporation; is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

WHEREAS, the Developer is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico, known as (existing legal description) Lot 1-B, Replat of Lot 1, Town of Atrisco Grant, Unit 6 (the "Subdivision"); and

WHEREAS, the Developer has submitted and the City has approved Developer's development plans and (state "preliminary" or "final":) Preliminary plat, to be identified as (state name of plat:) Los Antepasados; and

WHEREAS, Developer has requested and the City has determined that it is acceptable for the Developer to defer construction of the sidewalks within the Subdivision until after construction of other required infrastructure; and

WHEREAS, the Subdivision Ordinance requires all sidewalks to be completed within four (4) years after execution of the Agreement to Construct Subdivision Improvements; and

WHEREAS, the Developer must execute and deliver to the City an Agreement and an acceptable financial guaranty to provide funds for construction of the sidewalk improvements in case the Developer does not complete the construction as required.

THEREFORE, the City and the Developer agree:

1.A. Sidewalk Construction Deadline. Developer has obtained a sidewalk deferral, as shown in the attached Exhibit "A", which is a copy of the Development Review Board's decision regarding the deferral granted. Developer agrees to utilize the City's sidewalk permit process and complete the sidewalk to the satisfaction of the City by September 15, 2006 ("Sidewalk Construction Deadline").

B. Request for Extension. If this Sidewalk Deferral Agreement establishes a Sidewalk Construction Deadline which is less than four (4) years after execution of the Subdivision Improvements Agreement, the Developer may request an extension from the Project Review Section for an additional period of time, which shall not exceed a total of four years after execution of the Subdivision Improvements Agreement. The form of the Financial Guaranty extension and the amount must be approved by the City, but shall not exceed 125% of the City's estimate of the cost of construction at the time Developer requests an extension. If the Developer will need more than four (4) years after execution of the Subdivision Improvements Agreement to construct the sidewalks, the Developer must request and obtain an extension from the Development Review Board and submit the required documentation to the Design Review Section before expiration of the four (4) years.

2005025450
6221493
Page: 1 of 6
02/23/2005 10:46A
Mary Herrera Bern. Co. AGRE R 19.00 Bk-A92 Pg-5356

No. of Lots: 42
Nearest Major Streets
Old Coors & Sunset Gardens

FIGURE 12

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

7493.81

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 18th day of February, 2005, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Dragonfly Development, Inc ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico Corporation, whose address is 12809 Donette Court NE, Albuq, NM 87112 and whose telephone number is 291-0353, 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:] Lot 1-B, Replat of Lot 1, Town of Atrisco Grant, Unit 6, recorded on January 30, 1992 in the records of the Bernalillo County Clerk at Book 92C, pages 13 through 13 (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:] Dragonfly Development, Inc. ("Owner").

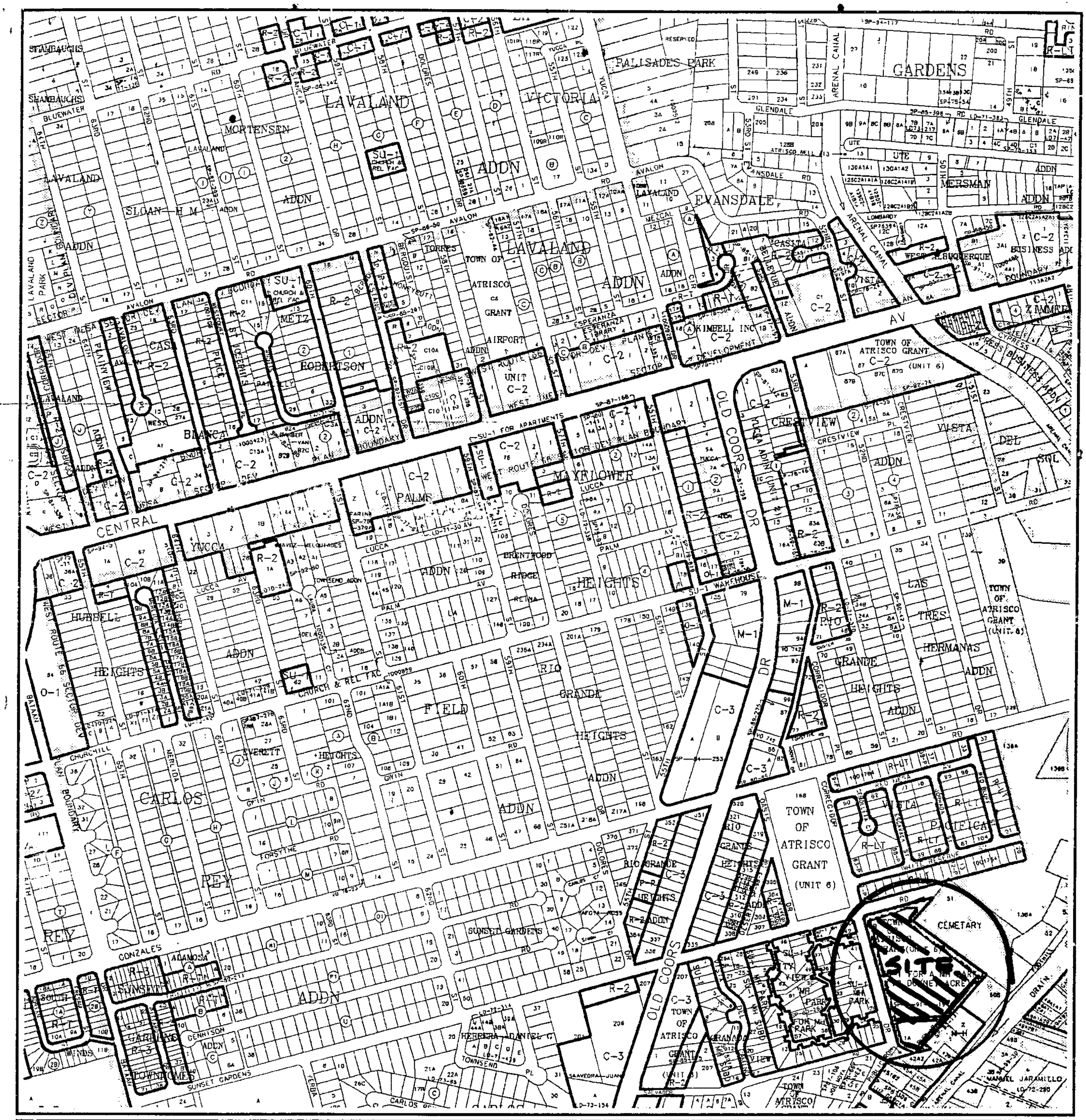
The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Los Antepasados describing Subdivider's Property.

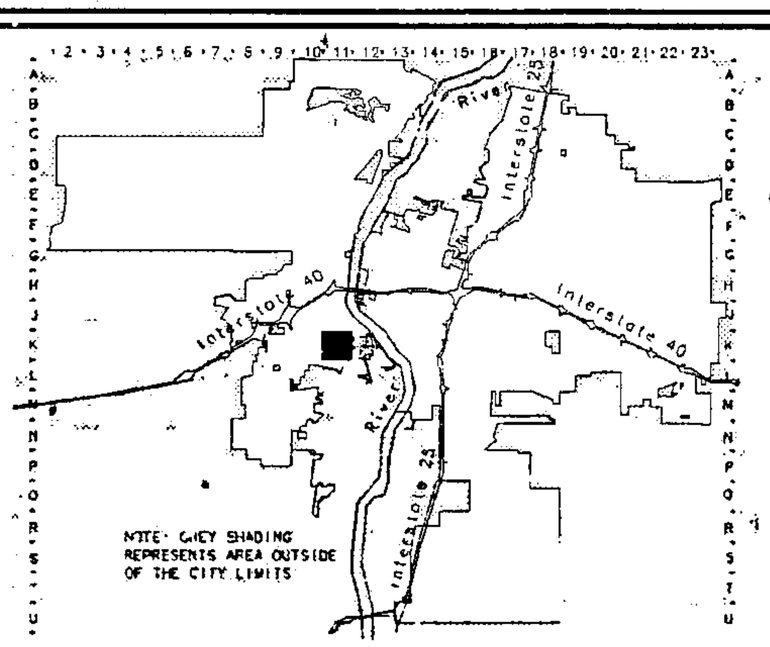
As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, 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 15th day of September, 2006 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 7493.81.

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

Mary Herrera Bern. Co. AGRE R 27.00
2005025451
6221494
Page: 1 of 10
02/23/2005 10:46A
Bk-A92 Pg-5357





CITY OF
Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

© Copyright 2003

Zone Atlas Page

K-11-Z

Map Amended through August 01, 2003

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

PAID RECEIPT

APPLICANT NAME Dragonfly Dev

AGENT WAYJOHN SURVEY

ADDRESS 330 LOUISIANA

PROJECT & APP # 1002196/05DRB 00610

PROJECT NAME LOS ANTEPASADOS

$ 20.00 441032/3424000 Conflict Management Fee

$ _____ 441006/4983000 DRB Actions

$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

$ _____ 441018/4971000 Public Notification

$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 20.00 TOTAL AMOUNT DUE

***NOTE: *If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an* additional charge.

11682

WAYJOHN SURVEYING, INC.
11108 HUME AVE. NE. 505-255-2052
ALBUQUERQUE, NM 87112

95-32-1070

DATE 4/12/2005

PAY TO THE ORDER OF CITY OF ALBUQUERQUE $ 20.00

TWENTY AND 00/100 DOLLARS

Security Features Included. Details on Back.

Bank of America.

ACH R/T 107000327

FOR PLAT SUBMITTAL

⑈011682⑈ ⑆107000327⑆ 00012338637⑈

City Of Albuquerque
Treasury Division
4/12/2005 10:51AM LOCC ANNEX
RECEIPT# 00040182 WS# 007 - TRANSACT 0027
Account 241073 Amt $20.00
Check Amt $20.00
CHANGE $0.00
Thank You

Current DRC
Project Number:_____

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

Date Submitted: 7-21-04
Date Site Plan Approved: 8/18/04
Date Preliminary Plat Approved: 8/18/04
Date Preliminary Plat Expires: 8/18/05
DRB Project No.: 1002196
DRB Application No.: 04-00873

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

LOS ANTEPESADOS SUBDIVISION
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 1-B, TOWN OF ATRISCO GRANT, UNIT 6
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. The 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 the 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
		Paving 24' wide	Residential Paving w/standard curb and gutter east side, asphalt curb west side, 4' sidewalk east side	Corregidor Place	North Subdivision Boundary	South Subdivision Boundary			
		8' wide	Residential Paving w/Standard curb and gutter, ~~4'~~ 6' sidewalk south side	Sunset Gardens Road	Corregidor Place	West Subdivision Boundary			
		26' wide	Residential Paving w/mountable curb and gutter, 4' sidewalk both sides*	Los Viejos Drive	Sunset Gardens Road	Los Abuelos Court			

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' wide	Residential Paving w/Standard curb and gutter, 4' sidewalk both sides*	Los Abuelos Court	Corregidor Place	Lot 24			
		28' wide	Residential Paving w/mountable curb and gutter, 4' sidewalk both sides*	Los Abuelos Court	Lot 24	Cul-de-Sac			
		4'-6' High	Perimeter Wall	Corregidor Place	North Subdivision Boundary	South Subdivision Boundary			
		Utilities							
		6"	Waterline	Sunset Gardens Road	Corregidor Place	Entrance to Santa Clara Cemetary			
		6"	Waterline	20' Public Waterline Easement	Los Viejos Drive	Los Abuelos Court			
		6"	Waterline	Los Viejos Drive	Sunset Gardens Road	Los Abuelos Court			
		6"	Waterline	Los Abuelos Court	Corregidor Place	Cul-de-Sac			
		8"	Sanitary Sewer Line	Corregidor Place	Salvador Road	Los Abuelos Court			
		8"	Sanitary Sewer Line	Los Abuelos Court	Corregidor Place	Cul-de-Sac			

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8"	Sanitary Sewer Line	Los Viejos Drive	Los Abuelos Court	Sunset Gardens Road			
		8"	Sanitary Sewer Line	Sunset Gardens Road	Los Viejos Drive	Entrance to Santa Clara Cemetary			
		Drainage							
		24"	RCP Storm Drain	Los Abuelos Court	Corregidor Place	Lot 24			

NOTES

1) Paving Items include Residential street lights per DPM
2) Paving Items include *Residential sidewalks to be deferred
3) Grading and Drainage Certification is required prior to release of Financial Guarantees
4) Waterlines include valves, fittings and services
5) Storm Drain includes catch basins, connector pipes, manholes and outlet structures
6) Sanitary Sewer Lines include manholes and services
7) Landscape Maintenance Agreement for Landscaping in the public right-of-way
8) Perimeter walls per DRB approved perimeter wall design
9) Wall & landscaping certification from registered engineer and/or registered landscape architect required prior to release of financial guarantees

ORIGINAL

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
David B. Thompson NAME (print)	8/18/04 DRB CHAIR Date	Christina Sandoval 8/18/04 PARKS & GENERAL SERVICES Date
Thompson Engineering Consultants, Inc. FIRM	8-18-04 TRANSPORTATION DEVELOPMENT Date	AMAFCA Date
8-18-08 SIGNATURE Date	8/18/04 UTILITY DEVELOPMENT Date	Date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION:_____	8/18/04 CITY ENGINEER Date	Date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: DRAGONFLY DEVELOPMENT INC (PHILLIP LINDBURG) PHONE: 291-0353
ADDRESS: 12809 DONETTE COURT NE FAX: 293-3580
CITY: ALBUQUERQUE STATE NM ZIP 87112 E-MAIL:
Proprietary interest in site: OWNER
AGENT (if any): WAYJOHN SURVEYING INC. PHONE: 255.2052
ADDRESS: 330 LOUISIANA BLVD NE FAX: 255.2887
CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: WAYJONSURV@AOL.COM

DESCRIPTION OF REQUEST: MAJOR SUBDIVISION PRELIMINARY PLAT, SITE PLAN W/WALLS, SIDEWALK DEFERRAL AND WAIVER

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

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

Lot or Tract No. 1-B TBKA2 Block: ____ Unit: 6
Subdiv. / Addn. TOWN OF ATRISCO GRANT LOS ANTEPASADOS S/D
Current Zoning: SU-1 FOR MH 10 DU/NET AC. Proposed zoning: SAME SU-1 for PRD
Zone Atlas page(s): K-11 No. of existing lots: 1 No. of proposed lots: 42
Total area of site (acres): 5.5956 Density if applicable: dwellings per gross acre: 7.5 dwellings per net acre: 9.3
Within city limits? ✓ Yes. No___, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? YES
UPC No. 101105746802640925 MRGCD Map No. ____
LOCATION OF PROPERTY BY STREETS: On or Near: SUNSET GARDENS ROAD SW
Between: CORREGIDOR PLACE SW and SANTA CLARA CEMETARY SW

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): DRB-91-385, 02EPC-01356, 03EPC-02048, 04CC-00130

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

SIGNATURE [signature] DATE ____
(Print) THOMAS D. JOHNSTON ___ Applicant ✓ Agent

Form revised September 2001

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
04DRB - ____ - 00873	PP	S(2)	$ 1480
____ - ____ - ____	Not. & Adv.	Fee	$ 75
____ - ____ - ____	Copy/mail	Fee	$ 20
04DRB - ____ - 00875	TCSW	✓	$ Ø
04DRB - ____ - 00877	SW	✓	$ Ø
		Total	$ 1575.00

Hearing date JUNE 30, '04

[signature] 6/04/04 Project # 1002196
Planner signature / date

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) 1480.00
- ✓ 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.

THOMAS D. JOHNSTON (AGENT)
Applicant name (print)

6.04.04
Applicant signature / date

Form revised September 2001

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

Application case numbers
04DRB - ____ - 00873
____ - ____ - ____
____ - ____ - ____

6/4/04
Planner signature / date

Project # 1002196

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

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

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

☐ **VACATION OF PUBLIC RIGHT-OF-WAY**

☐ **VACATION OF PUBLIC EASEMENT**

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

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

☐ **VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL**

☒ **SIDEWALK DESIGN VARIANCE**

☒ **SIDEWALK WAIVER**

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

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

☒ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

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

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

☐ **VACATION OF PRIVATE EASEMENT**

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

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

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

THOMAS D. JOHNSTON (AGENT)
Applicant name (print)

6.04.04
Applicant signature / date

Form revised December 2000

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

Application case numbers
04DRB - - 00876
04DRB - - 00877
- - -

B Gilbert 6/4/04
Planner signature / date

Project # 1002196

WAYJOHN SURVEYING INC

330 Louisiana Blvd., N.E.•Albuquerque, NM 87108•Phone: (505) 255-2052•Fax: (505) 255-2887

June 4th, 2004

Ms. Sheran Matson
Development Services
Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Dear Ms. Matson:

I am submitting a preliminary major subdivision plat on behalf of my client, Philip Lindborg, of Dragonfly Development Inc. My client seeks to create a 42 lot subdivision from Lot 1-B, Town of Atrisco Grant, Unit 6.
The location of the site is vacant land on Sunset Gardens Road, SW, between Corregidor Place, SW and the Santa Clara Cemetery.

This submittal will include a preliminary major subdivision plat, site plan, perimeter wall submittal, conceptual grading and drainage plan, and a utility plan. We are also submitting a request for sidewalk deferral and waiver, and an infrastructure list. I have also included a gas survey letter, since this site is within 1000 feet of an existing landfill. We are also requesting a vacation of a portion of a private access easement. I am in the process of acquiring a letter of approval from Westland, the beneficiary of the easement. I intend to submit the vacation request at the time of final plat approval. I have also included a lot table summary in this submittal for Ms. Sandoval of Parks and Recreation.

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number, or you may contact Mr. Philip Lindborg, at 291-0353.

Regards,

Thomas D. Johnston, PS

enc.

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

Tafazzul Hussain Etal
7004 Avenida La Costa NE
Albuq. NM 87109

Date: January 16, 2004

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1002196**
03EPC-02048 Zone Map Amendment

LEGAL DESCRIPTION: for all or a portion of Tract(s) 1-B, **Town of Atrisco Grant Unit 6**, a zone map amendment from SU-1 Mobile Home Park to SU-1 for PRD 42 dwellings maximum, located on CORRIGIDOR DR. SW, between SUNSET GARDENS RD. SW and SALVADOR RD. SW, containing approximately 6 acres. (K-11) Elvira Lopez, Staff Planner

On January 15, 2004 the Environmental Planning Commission voted to approve Project 1002196/03EPC 02048, a request for a zone map amendment from SU-1 Mobile Home Park (maximum of 10du/acre) to SU-1 for PRD (42 dwellings maximum), for Town of Atrisco Grant Unit 6, based on the following Findings:

FINDINGS:

1. This is a request for a zone map amendment from SU-1 Mobile Home Park (maximum of 10 du/acre) to SU-1 for PRD (42 dwelling units maximum) for an approximately 5-acre parcel of land located at the southeast corner of Sunset Gardens Road SW and Corregidor Drive SW known as Town of Atrisco Grant.

2. This is an amendment to an original request in which the applicant asked for a zone map amendment from SU-1 for Mobile Home (10 du/acre maximum) to RT for the subject property. Staff considered R-LT to be a more appropriate zoning designation than the original request considering the surrounding land uses, zoning and the intended residential development. The applicant amended their request to SU-1 for PRD (42 dwellings maximum) in an attempt to address staff and neighborhood concerns.

3. The applicant intends to build single-family detached homes with 42 lots that range in size from 3,600 a sq. ft. to 8,760 sq. ft. The average lot size is 4,450 sq. ft. Under such configurations, the proposed density is approximately 8 dwelling units per acre.

4. The proposed zoning for SU-1 for PRD (42 dwellings maximum) gives the Environmental Planning Commission site plan control for development of the subject property.

5. The applicant held a facilitated meeting on January 6, 2003 with the Crestview Bluff Neighborhood Association. The neighborhood had been concerned with the density allowed under RT zoning, but was supportive of the proposed development of 42 dwellings on the approximately 5-acre site. The applicant believes that the amended request for SU-1 for PRD will address the neighborhood concerns.

6. The amended request furthers land use policies of Established Urban Areas of the Comprehensive Plan. The intensity of the requested SU-1 for PRD (42 dwellings maximum) reflects neighborhood values (Comprehensive Plan, Policy 5.d), as well as, the intended gross densities (5 du/acre) in Established Urban Areas (Comprehensive Plan, Policy 5.a).

7. The amended request for SU-1 for PRD (42 dwellings maximum) furthers Policy 26.h of the Southwest Area Plan that calls for a maximum density of 9 dwelling units per acre for Residential Area 5, in which the subject property is located. This request constitutes a density of approximately 8 dwelling units per acre.

8. The justification for zone change meets the requirements of Resolution 270-1980 because this request is more advantageous to the community as articulated in the Comprehensive Plan and the Southwest Area Plan (Section 1.D). Approval of the request would assist in stabilizing the neighborhood, as this site is currently vacant and the subject of illegal dumping (Section 1.B). This request furthers policies in the Comprehensive Plan and Southwest Area Plan and would promote the health, safety, morals and general welfare of the City (Section 1.A and C).

9. This property is within a two hundred fifty (250) foot buffer zone of the Atrisco Landfill. Landfill gasses, consisting of methane and volatile organic compounds may migrate from the landfill to the subject site. An illegal dumpsite, located northeast of Atrisco Landfill and the subject property, also has the potential to generate landfill gas that could impact the subject property. The subject site is located within the one thousand (1,000) foot buffer zone of this illegal dumpsite.

10. On January 8, 2004, the applicant met with the Environmental Health Department to learn about the Interim Guidelines for Developments Within 1000 Feet of a Landfill. The applicant understands the need to conduct tests on the site to determine whether gases from both the Atrisco landfill and illegal dumpsite may be leaking onto the subject property or if trash exists on the site that could release methane gases in the future. This coordination and willingness to address these issues furthers Comprehensive Plan policies (Environmental Health and Heritage Conservation, Policies 1.i. 3.c, and 3.d).

11. The site development plan for subdivision should be reviewed and approved by the DRB as per the Zoning Code Section 14-16-2-22(A)(1) within six months.

CONDITION:

1. The applicant shall submit and get approval of a site development plan for subdivision by the Development Review Board, in conjunction with review and approval of design guidelines by EPC staff, within six months as per Section 14-16-2-22 (A)(1).

2. The developers of this site are required to follow the most current version of the "Interim Guidelines for Development within One Thousand Feet of a Landfill." A review of the site plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department, Environmental Services Division, Groundwater and Landfill Section.

3. The site plan for subdivision shall be heard by the DRB in an advertised public hearing.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **JANUARY 30, 2004** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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

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

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

Sincerely,

for Victor J. Chavez
Planning Director

VJC/EL/ac

cc: Garcia/Kramer & Assoc., 200 Lomas NW, Suite 1111, Albuq. NM 87102
Robert V. Cansino, 415 Charleston NE, Albuq. NM 87108
Marcia Pincus, Environmental Health Department

(Exhibit 42)

A motion was made by Vice-President E. Griego that this matter be Confirmed. The motion carried by the following vote:

For: 9 - Council Members: Cadigan, E. Griego, Gómez, O'Malley, Winter, Heinrich, Mayer, Loy and Cummins

R-04-43 Establishing a Task Force to Examine the Feasibility of Building a New Convention Center Hotel in Downtown Albuquerque (Griego)

(Exhibit 43)

A motion was made by Vice-President E. Griego that this matter be Passed. The motion carried by the following vote:

For: 9 - Council Members: Cadigan, E. Griego, Gómez, O'Malley, Winter, Heinrich, Mayer, Loy and Cummins

R-04-44 Condemnation - 3107 9th St NW (O'Malley, by request)

(Exhibit 44)

A motion was made by Vice-President E. Griego that this matter be Passed. The motion carried by the following vote:

For: 9 - Council Members: Cadigan, E. Griego, Gómez, O'Malley, Winter, Heinrich, Mayer, Loy and Cummins

R-04-47 Appropriation of Funds as Match to Corps of Engineers Water Resource Development Act Grant Funds for the Water and Wastewater Improvements at Double Eagle II Airport (Gomez, by request)

(Exhibit 45)

A motion was made by Vice-President E. Griego that this matter be Passed. The motion carried by the following vote:

For: 9 - Council Members: Cadigan, E. Griego, Gómez, O'Malley, Winter, Heinrich, Mayer, Loy and Cummins

PUBLIC HEARINGS - {Appeals, SAD Protest Hearings}

Councillor Cadigan swore in all interested parties concerning AC-04-7.

Robert Cansino Appeals the EPC's Approval of a Zone Map Amendment from SU-1 Mobile Home Park to SU-1 for PRD for Town of Atrisco Grant

A motion was made by Councillor O'Malley that this matter be Denied. The motion carried by the following vote:

For: 9 - Council Members: Cadigan, E. Griego, Gómez, O'Malley, Winter, Heinrich, Mayer, Loy and Cummins

THOMPSON Engineering Consultants, Inc.

June 2, 2004

Ms. Marcia Pincus
Environmental Health Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: LANDFILL GAS SURVEY FOR THE PROPOSED LOS ANTEPASADOS SUBDIVISION

Dear Ms. Pincus:

Enclosed please find two copies of the Landfill Gas Survey for the proposed Los Antepesados Subdivision for your review. The subdivision is located on the east side of Corregidor Drive and south of Sunset Gardens Road. It is proposed that the subdivision will have of 42 residential lots.

If you should have any questions, please call me at 271-2199.

Sincerely,

David B. Thompson, P.E.

4800 Juan Tabo NE, Suite C • Albuquerque, NM 87111• (505) 271-2199 • Fax (505) 237-8422

June 1, 2004

Ms. Sheran Matson
Development Services
Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: LETTER OF AUTHORIZATION FOR THE PROPOSED LOS ANTEPASADOS SUBDIVISION

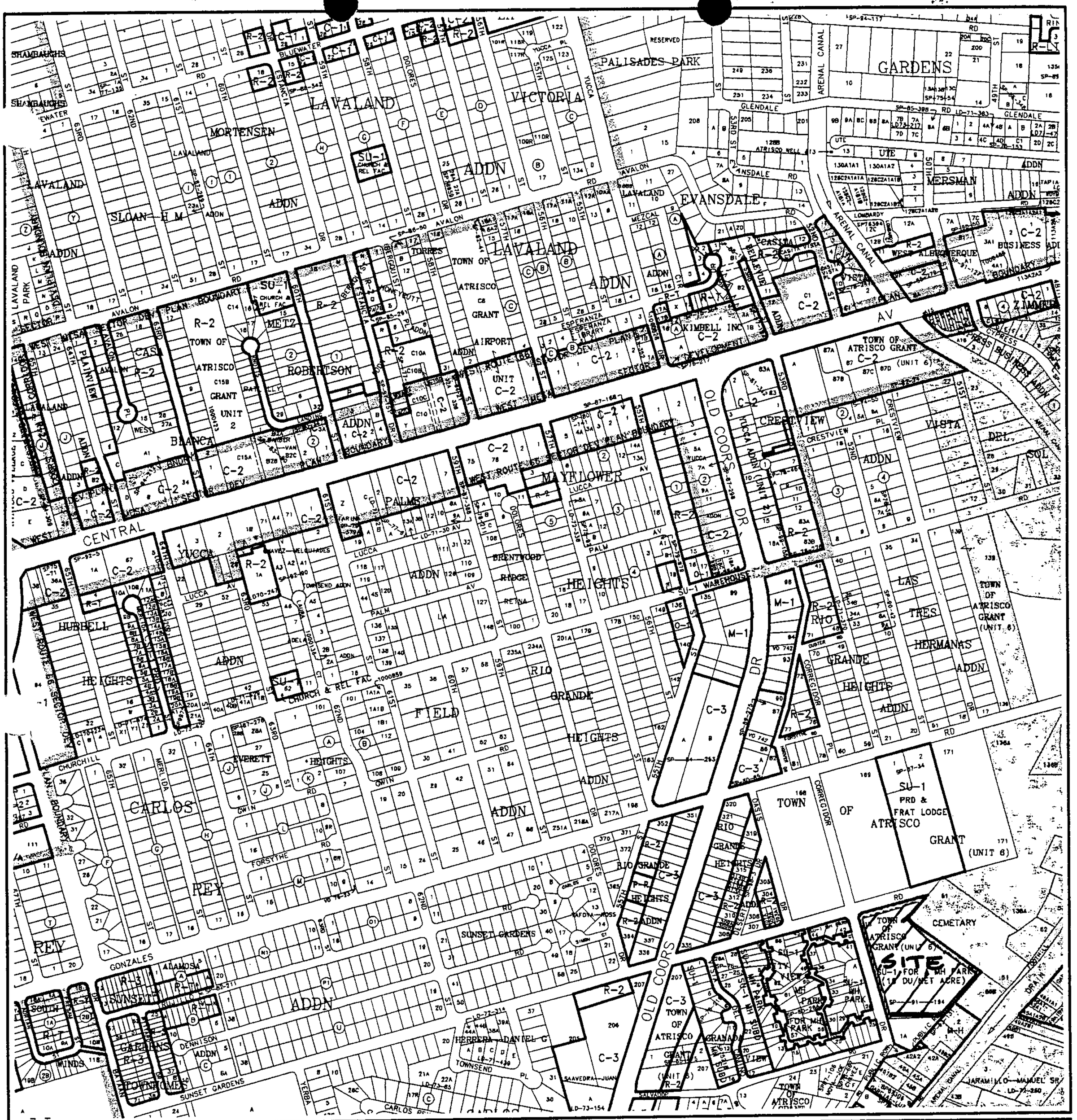
Dear Ms. Matson:

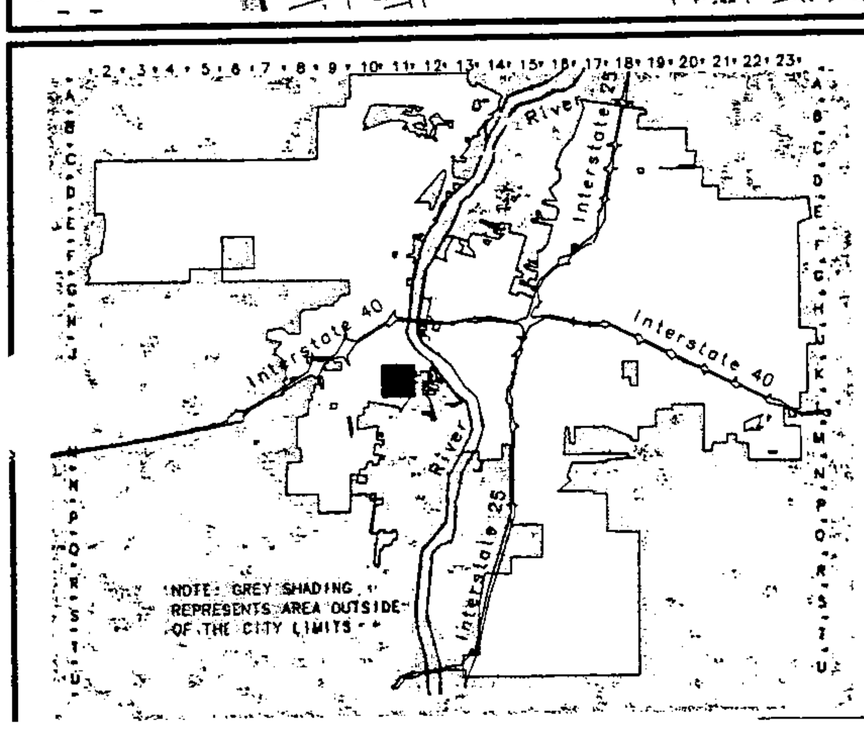
Please accept Wayjohn Surveying and Thompson Engineering Consultants as my agents for the above referenced subdivision. This letter of authorization is for all planning, platting and design issues regarding the Los Antepasados Subdivision.

Thank you for your attention concerning this matter. If you should have any questions, please call me at 450-4388.

Sincerely,

Philip L. Lindborg
President, Dragonfly Development, Inc.





CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2002

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

K-11-Z

Map Amended through April 03, 2002

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of $3.50 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from JUNE 15TH 04 To JUNE 30TH 04.

5. REMOVAL

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

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

(Applicant or Agent) 6/28/04 (Date)

I issued 2 signs for this application, 6/4/04 (Date), (Staff Member)

DRB PROJECT NUMBER: 1002196

Rev. 5/9/03

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

PAID RECEIPT

APPLICANT NAME DRAGONFLY DEV. INC..

AGENT WAYJOHN SURV.

ADDRESS 330 LOUISIANA BLVD.. NE.

PROJECT & APP # 1002196 / 04DRB-00873 PP

PROJECT NAME LOS ANTEPASADOS S/D

$ 20 **469099/4916000 Conflict Management Fee**

$ _____ **441006/4983000 DRB Actions**

$ 1480 **441006/4971000 EPC/AA/LUCC Actions & All Appeals**

$ 75 **441018/4971000 Public Notification**

$ _____ **441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY*****
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

1575.00

$ ~~1580~~ 1500 **TOTAL AMOUNT DUE**

******NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an* additional charge.**

City Of Albuquerque
Treasury Division

06/04/2004 11:57AM LOC: ANN
X
RECEIPT# 00023654 WS# 006 TRANS# 0031
Account 441006 Fund 0110
Activity 4971000 TRSEJA
Trans Amt $1,575.00
J24 Misc $1,480.00

Thank You

City Of Albuquerque
Treasury Division

06/04/2004 11:56AM LOC: ANN
X
RECEIPT# 00023653 WS# 006 TRANS# 0031
Account 469099 Fund 0110
Activity 4916000 TRSEJA
Trans Amt $1,575.00
J24 Misc $20.00

Thank You

City Of Albuquerque
Treasury Division

06/04/2004 11:57AM LOC: ANN
X
RECEIPT# 00023655 WS# 006 TRANS# 0031
Account 441018 Fund 0110
Activity 4971000 TRSEJA
Trans Amt $1,575.00
J24 Misc $75.00
CK $1,575.00
CHANGE $0.00

Thank You

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 Los Antepesados

AGIS MAP # K-11

LEGAL DESCRIPTION Lot 1-13, Town of Atrisco Grant, Unit 6

____ **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 March 23, 2004 [date].

5-12-04

~~Applicant~~ / Agent — Date

5/12/04

Hydrology Division Representative — Date

____ **WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on February 10, 2004 [date].

5-12-04

Applicant / Agent — Date

5/12/04

Utilities Division Representative — Date

DRB#____-_____

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

TO BE COMPLETED BY APPLICANT

APPLICANT: DRAGON FLY DEVELOPMENT **Date of request:** 6/04/04 **Zone atlas page(s):** K-11

CURRENT:

Zoning SU-1 MH 10DU/ACRE

Parcel Size (acres / sq.ft.) 5.5956 AC

Legal Description -

Lot or Tract # 1-B Block #

Subdivision Name TOWN OF ATRISCO GRANT U.6

REQUESTED CITY ACTION(S):

Annexation	[ ]	Sector Plan	[ ]	Site Development Plan:		Building Permit	[ ]
Comp. Plan		Zone Change	[ ]	a) Subdivision	[X]	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: [1]

# of units - 42

Building Size - 1300 (sq. ft.)

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

Applicant or Representative [signature] Date 6.4.04

(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRANSPORTATION DEVELOPMENT

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

Planning Dept., Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3994

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

Notes:

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

Tony Lopez 6-4-04

TRAFFIC ENGINEER DATE

ENVIRONMENTAL HEALTH

Per letter dated August 7, 2003 from the Director of the Environmental Health Department to the Director of the Planning Department, "all 5 CO monitors within Bernalillo County are yielding 8-hour average CO levels at less than 50% of the Federal CO standard ..." and "based on our review of the available scientific data, we do not foresee a circumstance where preparation of a detailed air quality study for a land use development will be warranted - regardless of the project size, location or traffic generated".

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

TIS - **SUBMITTED** ___/___/___ _____ _____

- **FINALIZED** ___/___/___ TRAFFIC ENGINEER DATE

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

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

June 2, 2004

Thomas D. Johnston
Wayjohn Surveying, Inc.
330 Louisiana Blvd. NE/87108
Phone: 255-2052/Fax: 255-2887

Dear Thomas:

Thank you for your inquiry of **June 2, 2004** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOT 1-B, TOWN OF ATRISCO GRANT, UNIT 6, LOCATED ON SUNSET GARDENS ROAD SW BETWEEN CORREGIDOR PLACE SW AND SANTA CABA CEMETARY,** zone map **K-11.**

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(03/09/04)

"Attachment A"

Thomas D. Johnston, Wayjohn Surveying Inc.
Zone Map: K-11

CRESTVIEW BLUFF N.A. (R)
***Dolores Griego**
540 53rd St. SW/87105 831-3702 (h) 681-6147 (cell)
Rick Jenkins
208 Crestview Dr. SW/87105 280-0904 (h)

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

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

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

RICK JENKINS
CRESTVIEW BLUFF
NEIGHBORHOOD ASSOC.
208 CRESTVIEW DR SW
ALBUQUERQUE NM 87105

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
(Transfer from service label)

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1540

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE
CERTIFIED MAIL™

7003 3110 0004 0546 9069
7003 3110 0004 0546 9069

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

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	$
Certified Fee	
Return Reciept Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

Sent To
RICK JENKINS / CRESTVIEW BLUFF NA
Street, Apt. No.; or PO Box No. 208 CRESTVIEW DR SW
City, State, ZIP+4
ALBUQUERQUE NM 87105

PS Form 3800, June 2002 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

DOLORES GRIEGO
CRESTVIEW BLUFF
NEIGHBORHOOD ASSOC.
540 53RD ST SW
ALBUQUERQUE NM 87105

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
(Transfer from service label)

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1540

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE
CERTIFIED MAIL™

7003 3110 0004 0546 9052
7003 3110 0004 0546 9052

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

For delivery information visit our website at www.usps.com

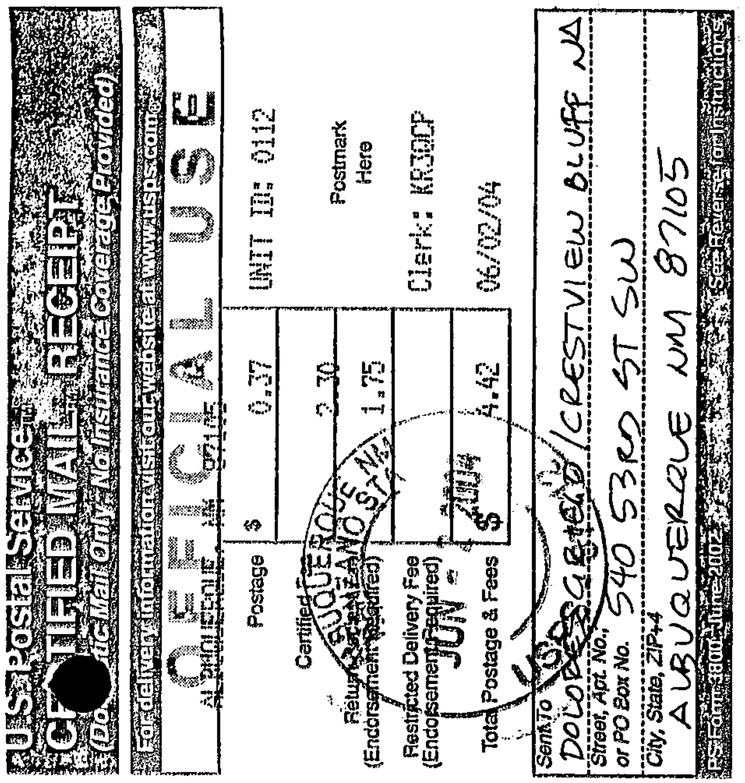
OFFICIAL USE

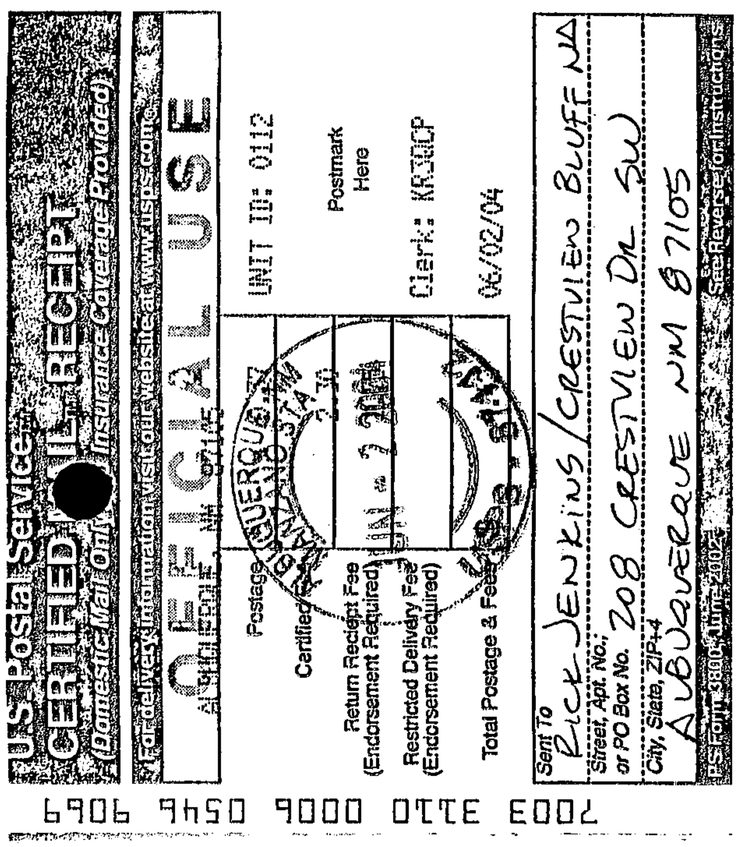
Postage	$
Certified Fee	
Return Reciept Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

Sent To
DOLORES GRIEGO / CRESTVIEW BLUFF NA
Street, Apt. No.; or PO Box No. 540 53RD ST SW
City, State, ZIP+4
ALBUQUERQUE NM 87105

PS Form 3800, June 2002 See Reverse for Instructions





UNITED STATES POSTAL SERVICE

***** WELCOME TO *****
MANZANO STATION
ALBUQUERQUE, NM 87112-9998
06/02/04 02:21PM

Store	USPS	Trans	107
Wkstn	sys5002	Cashier	KR3QCP
Cashier's Name		Loretta	
Stock Unit Id		WINLORETTA	
PO Phone Number		800-ASK-USPS	
USPS #		3401500112	

1. First Class 4.42
   - Destination: 87105
   - Weight: 0.90oz
   - Postage Type: PVI
   - Total Cost: 4.42
   - Base Rate: 0.37
   - SERVICES
   - Certified Mail 2.30
     - 70033110000605469052
   - Return Receipt 1.75
2. First Class 4.42
   - Destination: 87105
   - Weight: 0.90oz
   - Postage Type: PVI
   - Total Cost: 4.42
   - Base Rate: 0.37
   - SERVICES
   - Certified Mail 2.30
     - 70033110000605469069
   - Return Receipt 1.75

Subtotal	8.84
Total	8.84
Personal/Business Check	8.84

Number of Items Sold: 2

Thank You
Please come again!

WAYJOHN SURVEYING INC

330 Louisiana Blvd., N.E.•Albuquerque, NM 87108•Phone: (505) 255-2052•Fax: (505) 255-2887

June 2nd, 2004

Crestview Bluff Neighborhood Association
Dolores Griego
540 53rd Street, SW
Albuquerque, NM 87105

Dear Ms. Griego:

I am writing you on behalf of my client, Philip Lindborg. My client seeks to create a 42 lot subdivision from Lot 1-B, Town of Atrisco Grant, Unit 6.
The location of the site is vacant land on Sunset Gardens Road, SW, between Corregidor Place, SW and the Santa Clara Cemetery. This letter is a supplemental notification letter to include the type of submittal proposed.

This submittal will be a major subdivision. We are submitting a subdivision plat, a site plan for subdivision, a conceptual grading plan, a request for sidewalk deferral, and an infrastructure list. This submittal is scheduled for Friday, June 4, 2004. The meeting will be advertised and will be scheduled for July 7, 2004.

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number, or you may contact Mr. Philip Lindborg, at 291-0353.

Regards,

Thomas D. Johnston, PS

enc.

WAYJOHN SURVEYING INC

330 Louisiana Blvd., N.E.•Albuquerque, NM 87108•Phone: (505) 255-2052•Fax: (505) 255-2887

June 2nd, 2004

Crestview Bluff Neighborhood Association
Rick Jenkins
208 Crestview Drive, SW
Albuquerque, NM 87105

Dear Mr. Jenkins:

I am writing you on behalf of my client, Philip Lindborg. My client seeks to create a 42 lot subdivision from Lot 1-B, Town of Atrisco Grant, Unit 6.
The location of the site is vacant land on Sunset Gardens Road, SW, between Corregidor Place, SW and the Santa Clara Cemetery. This letter is a supplemental notification letter to include the type of submittal proposed.

This submittal will be a major subdivision. We are submitting a subdivision plat, a site plan for subdivision, a conceptual grading plan, a request for sidewalk deferral, and an infrastructure list. This submittal is scheduled for Friday, June 4, 2004. The meeting will be advertised and will be scheduled for July 7, 2004.

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number, or you may contact Mr. Philip Lindborg, at 291-0353.

Regards,

Thomas D. Johnston, PS

enc.

"James P. Joseph"
<jjoseph@intera.com>
06/25/04 03:33 PM

To: <SMatson@cabq.gov>
cc: <MPincus@cabq.gov>, "Stacy A. Sabol" <ssabol@intera.com>, "Joseph J. Tracy" <jtracy@intera.com>
Subject: DRB Agenda 6/30/04

Ms. Matson,

Please be advised that the following development on the 6/30/04 DRB agenda is partially within the landfill buffer zone of the Atrisco Landfill. I have drafted a memo that specifies that the development must be completed in accordance with the Interim Guidelines. The AEHD has received a landfill gas assessment for this project; however, it has not been approved by AEHD. The AEHD will not sign the Site Plan for Building Permit or the Site Plan until the AEHD has approved the landfill gas assessment.

3.	**Project # 1002196** 04DRB-00873 Major-Preliminary Plat Approval 04DRB-00877 Minor-Sidewalk Waiver 04DRB-00875 Minor-Temp Defer SDWK	WAYJOHN SURVEYING INC. agent(s) for DRAGON FLY DEVELOPMENT INC. request(s) the above action(s) for all or a portion of Tract(s) 1-B, **TOWN OF ATRISCO GRANT UNIT 6, LOS ANTEPASADOS SUBDIVISION** zoned SU-1 for MH 10 du/net acre special use zone, located on SUNSET GARDENS RD SW, between CORREGIDOR PL SW and SANTA CLARA CEMETERY SW containing approximately 6 acre(s). [REF: DRB-91-385, 02EPC-01356, 03EPC-02048, 04CC-00130] (K-11)

Have a good weekend.

Jim Joseph
INTERA Inc.
One Park Square
6501 Americas Parkway NE
Suite 820
Albuquerque, NM 87110
505.246.1600 x209

This email may contain confidential information or material protected by the attorney-client privilege. If you are not the intended

Intera Incorporated
One Park Square
6501 Americas Parkway NE
Suite 820
Albuquerque, NM 87110
Telephone: 505 246 1600
Fax: 505 246 2600

MEMORANDUM

DATE: June 25, 2004

TO: Sheran Matson, Planning Department – Design Review Board

COPY: Marcia A. Pincus, Environmental Health Department
Kevin Curran, Legal Department
Wayjohn Surveying Inc.

FROM: Jim Joseph, P.E., INTERA Inc.

SUBJECT: Tract 1B, Town of Atrisco Grant Unit 6, Los Antepasados Subdivision, Project No. 1002196 – 04DRB-00873

There is the potential for above named project to be impacted by the presence of landfill gas generated by a former City owned/operated landfill (Atrisco Landfill). The developers of this site are required to follow the most current version of the "Interim Guidelines for Development Within One Thousand Feet of a Landfill." A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department, Environmental Services Division, Groundwater and Landfill Section.

THOMPSON Engineering Consultants, Inc.

June 2, 2004

Ms. Marcia Pincus
Environmental Health Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: LANDFILL GAS SURVEY FOR THE PROPOSED LOS ANTEPASADOS SUBDIVISION

Dear Ms. Pincus:

Enclosed please find two copies of the Landfill Gas Survey for the proposed Los Antepesados Subdivision for your review. The subdivision is located on the east side of Corregidor Drive and south of Sunset Gardens Road. It is proposed that the subdivision will have of 42 residential lots.

If you should have any questions, please call me at 271-2199.

Sincerely,

David B. Thompson, P.E.

4800 Juan Tabo NE, Suite C • Albuquerque, NM 87111• (505) 271-2199 • Fax (505) 237-8422

THOMPSON Engineering Consultants, Inc.

July 23, 2004

Ms. Sheran Matson
Development Services
Planning Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: RE-ADVERTISEMENT FOR THE PROPOSED LOS ANTEPESADOS SUBDIVISION (DRB #1002196)

Dear Ms. Matson:

As agent for Dragonfly Development, Inc. we request that this Preliminary Plat, Site Development Plan, and Sidewalk Waiver and Deferral be re-advertised for hearing at the DRB on Wednesday, August 18, 2004. This case was indefinitely deferred at the DRB hearing on July 21, 2004.

If you should have any questions, please call me at 271-2199.

Sincerely,

David B. Thompson, P.E.

4800 Juan Tabo NE, Suite C • Albuquerque, NM 87111• (505) 271-2199 • Fax (505) 237-8422

7004 0750 0001 8186 1592

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Return Reciept Fee (Endorsement Required)	1.75	Postmark Here
Restricted Delivery Fee (Endorsement Required)		Clerk: DMHYQB
Total Postage & Fees	$ 4.42	07/22/04

JUL 22 2004

Sent To
CRESTVIEW BLUFF N.A. - DOLORES CRUZ

Street, Apt. No.; or PO Box No. 540 53RD ST SW

City, State, ZIP+4 ALBUQUERQUE NM 87105

PS Form 3800, June 2002 See Reverse for Instructio

7003 3110 0006 0546 5

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ALBUQUERQUE, NM 87105

Postage	$ 0.37	UNIT ID: 0110
Certified Fee	2.30	
Return Reciept Fee (Endorsement Required)	1.75	Postmark Here
Restricted Delivery Fee (Endorsement Required)		Clerk: DMHYQB
Total Postage & Fees	$ 4.42	07/22/04

JUL 22 2004

Sent To
CRESTVIEW BLUFF N.A. - [illegible] JENKINS

Street, Apt. No.; or PO Box No. 208 CRESTVIEW BLUFF SW

City, State, ZIP+4 ALBUQUERQUE NM 87105

PS Form 3800, June 2002 See Reverse for Instruc

WAYJOHN SURVEYING INC

330 Louisiana Blvd., N.E.•Albuquerque, NM 87108•Phone: (505) 255-2052•Fax: (505) 255-2887

July 21, 2004

Crestview Bluff Neighborhood Association
Dolores Griego
540 53rd Street, SW
Albuquerque, NM 87105

Dear Ms. Griego:

I am writing you on behalf of my client, Philip Lindborg. My client seeks to create a 42 lot subdivision from Lot 1-B, Town of Atrisco Grant, Unit 6.
The location of the site is vacant land on Sunset Gardens Road, SW, between Corregidor Place, SW and the Santa Clara Cemetery. This letter is a supplemental notification letter to include the status of the plat hearing process.

The subdivision action on this item was deferred from the June 30 meeting to July 14. The item was then deferred to July 21. We are requesting another hearing meeting on August 18, 2004.

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number, or you may contact Mr. Philip Lindborg, at 291-0353.

Regards,

Thomas D. Johnston, PS
President, Wayjohn Surveying Inc.

WAYJOHN SURVEYING INC

330 Louisiana Blvd., N.E.•Albuquerque, NM 87108•Phone: (505) 255-2052•Fax: (505) 255-2887

July 21, 2004

Crestview Bluff Neighborhood Association
Rick Jenkins
208 Crestview Drive, SW
Albuquerque, NM 87105

Dear Mr. Jenkins:

I am writing you on behalf of my client, Philip Lindborg. My client seeks to create a 42 lot subdivision from Lot 1-B, Town of Atrisco Grant, Unit 6.
The location of the site is vacant land on Sunset Gardens Road, SW, between Corregidor Place, SW and the Santa Clara Cemetery. This letter is a supplemental notification letter to include the status of the plat hearing process.

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Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number, or you may contact Mr. Philip Lindborg, at 291-0353.

Regards,

Thomas D. Johnston, PS
President, Wayjohn Surveying Inc.

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

PAID RECEIPT

APPLICANT NAME Dragon fly Development

AGENT Way John Survey

ADDRESS 330 Louisiana NE

PROJECT & APP # 10002196 / 04DRB 00875

PROJECT NAME Los Ante Pasa Dos S/D

$ _____ 441032/3424000 Conflict Management Fee

$ _____ 441006/4983000 DRB Actions

$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

$ 75.00 441018/4971000 Public Notification Hearing 8-18-04

$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 75.00 TOTAL AMOUNT DUE

****NOTE:** *If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an* **additional charge.**

THOMPSON ENGINEERING CONSULTANTS INC.
4800 JUAN TABO NE SUITE C
ALBUQUERQUE, NM 87111

2334

95-145/1070

PAY TO THE ORDER OF City of Albuquerque

DATE 7-23-04

Seventy Five & NO/100 DOLLARS $ 75.00

DUPLICATE
City of Albuquerque
Treasury Division

1ST FIRST STATE BANK
www.fsbnm.com

Security Features Included. Details on Back.

7/23/2004 08:21AM
RECEIPT# 00026760 WS# 008 TRANS# 0003
ACCOUNT 4410 AMT 0100
TRSUMY

FOR

⑈002334⑈ ⑆107001452⑆ 001505629⑈

Thank You

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of $3.50 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from 8-3-04 To 8-18-04

5. REMOVAL

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

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

(Applicant or Agent) 7-23-04 (Date)

I issued 2 signs for this application, 7-23-04 (Date), (Staff Member)

DRB PROJECT NUMBER: 10002196

Rev. 5/9/03

WAYJOHN SURVEYING INC

330 Louisiana Blvd., N.E.•Albuquerque, NM 87108•Phone: (505) 255-2052•Fax: (505) 255-2887

#3

June 28, 2004

Claire Senova
Planning Department
City of Albuquerque
600 2nd Street, NW
Albuquerque, NM 87103

Dear Ms. Senova:

I have submitted a preliminary plat request for Los Antepasados Subdivision, to be heard June 30, 2004. I would like to request a deferral on this case to July 14, 2004, so that the subdivision plat and site plan are heard concurrently.

The case numbers for Project No. 1002196 are as follows:

- 04DRB-00873 (Preliminary plat)
- 04DRB-00875 and 00877 (Deferral and waiver of sidewalk improvements)

If you have any questions regarding this issue, please feel free to contact me. Thank you very much for you assistance in this matter.

Regards,

Thomas D. Johnston, PS
President, Wayjohn Surveying Inc.

WAYJOHN SURVEYING INC

330 Louisiana Blvd., N.E.•Albuquerque, NM 87108•Phone: (505) 255-2052•Fax: (505) 255-2887

June 25th, 2004

Crestview Bluff Neighborhood Association
Dolores Griego
540 53rd Street, SW
Albuquerque, NM 87105

Dear Ms. Griego:

I am writing you on behalf of my client, Philip Lindborg. My client seeks to create a 42 lot subdivision from Lot 1-B, Town of Atrisco Grant, Unit 6.
The location of the site is vacant land on Sunset Gardens Road, SW, between Corregidor Place, SW and the Santa Clara Cemetery. This letter is a supplemental notification letter to include the type of submittal proposed.

The previous letter stated that the meeting will be held on July 7, 2004. The new scheduled meeting date is June 30, 2004.

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number, or you may contact Mr. Philip Lindborg, at 291-0353.

Regards,

Thomas D. Johnston, PS

enc.

UNITED STATES POSTAL SERVICE

***** WELCOME TO *****
HIGHLAND STATION
ALBUQUERQUE, NM 87108-9998
06/25/04 09:30AM

Store	USPS	Trans	31
Wkstn	sys5006	Cashier	KYYD5C
Cashier's Name		BRIAN	
Stock Unit Id		WINBRIAN	
PO Phone Number		505-346-0891	
USPS #		3401500108	

1. First Class		4.42
Destination:	87105	
Weight:	0.50oz	
Postage Type:	PVI	
Total Cost:	4.42	
Base Rate:	0.37	
SERVICES		
Certified Mail		2.30
70040750000181862117		
Return Receipt		1.75
2. First Class		4.42
Destination:	87105	
Weight:	0.50oz	
Postage Type:	PVI	
Total Cost:	4.42	
Base Rate:	0.37	
SERVICES		
Certified Mail		2.30
70040750000181862124		
Return Receipt		1.75
3. 37c Flag PSA/100		37.00
4. 2.30 Wash PSA Bk		2.30
5. 3.85 Jefrsn Memrl		77.00
20 @ 3.85		
Subtotal		125.14
Total		125.14

Personal/ Business Check 125.14

Order stamps at USPS.com/shop or call 1-800-Stamp24. Go to USPS.com/clicknship to print shipping labels with postage. For other information call 1-800-ASK-USPS.

Number of Items Sold: 24

Thank You
Please come again!

7004 0750 0001 8186 2124

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Return Reciept Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.42

UNIT ID: NM108
ALBUQUERQUE NM HIGHLAND STA
Postmark Here
JUN 25 2004
Clerk: KYYD5C
USPS
06/25/04

Sent To
CRESTVIEW BLUFF NA/DOLORES GRIEGO
Street, Apt. No.; or PO Box No. 540 58RD ST SW
City, State, ZIP+4
ALBUQUERQUE NM 87105

PS Form 3800, June 2002 See Reverse for Instructions

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Return Reciept Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.42

UNIT ID: NM108
ALBUQUERQUE NM HIGHLAND STA
Postmark Here
JUN 25 2004
Clerk: KYYD5C
USPS
06/25/04

Sent To
CRESTVIEW BLUFF NA/RICK JENKINS
Street, Apt. No.; or PO Box No. 208 CRESTVIEW DR SW
City, State, ZIP+4
ALBUQUERQUE NM 87105

PS Form 3800, June 2002 See Reverse for Instructions

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Certified Fee	
Return Reciept Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

Sent To
CRESTVIEW BLUFF NA/DOLORES GRIEGO
Street, Apt. No.; or PO Box No. 540 53RD ST SW
City, State, ZIP+4
ALBUQUERQUE NM 87105

PS Form 3800, June 2002 See Reverse for Instructions

7004 0750 0001 8186 2124

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE
CERTIFIED MAIL™

SENDER: COMPLETE THIS SECTION
- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
CRESTVIEW BLUFF NEIGHBORHOOD ASSOCIATION
DOLORES GRIEGO
540 53RD ST SW
ALBUQUERQUE NM 87105

COMPLETE THIS SECTION ON DELIVERY
A. Signature
X ☐ Agent ☐ Addressee
B. Received by (Printed Name) C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

7004 0750 0001 8186 2117

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OFFICIAL USE

Postage	$
Certified Fee	
Return Reciept Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

Sent To
CRESTVIEW BLUFF NA/RICK JENKINS
Street, Apt. No.; or PO Box No. 208 CRESTVIEW DR SW
City, State, ZIP+4
ALBUQUERQUE NM 87105

PS Form 3800, June 2002 See Reverse for Instructions

7004 0750 0001 8186 2117

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE
CERTIFIED MAIL™

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- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

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RICK JENKINS
208 CRESTVIEW DR SW
ALBUQUERQUE NM 87105

COMPLETE THIS SECTION ON DELIVERY
A. Signature
X ☐ Agent ☐ Addressee
B. Received by (Printed Name) C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
(Transfer from service label)

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

WAYJOHN SURVEYING INC

330 Louisiana Blvd., N.E.•Albuquerque, NM 87108•Phone: (505) 255-2052•Fax: (505) 255-2887

June 25th, 2004

Crestview Bluff Neighborhood Association
Rick Jenkins
208 Crestview Drive, SW
Albuquerque, NM 87105

Dear Mr. Jenkins:

I am writing you on behalf of my client, Philip Lindborg. My client seeks to create a 42 lot subdivision from Lot 1-B, Town of Atrisco Grant, Unit 6.
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Regards,

Thomas D. Johnston, PS

enc.

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

PAID RECEIPT

APPLICANT NAME Wayjohn Surveying

AGENT Pomo

ADDRESS

PROJECT & APP # 1002196

PROJECT NAME Los Anlepasadas

$ _____ 441032/3424000 Conflict Management Fee

$ 110.00 441006/4983000 DRB Actions

$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

$ _____ 441018/4971000 Public Notification

$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 110.00 TOTAL AMOUNT DUE

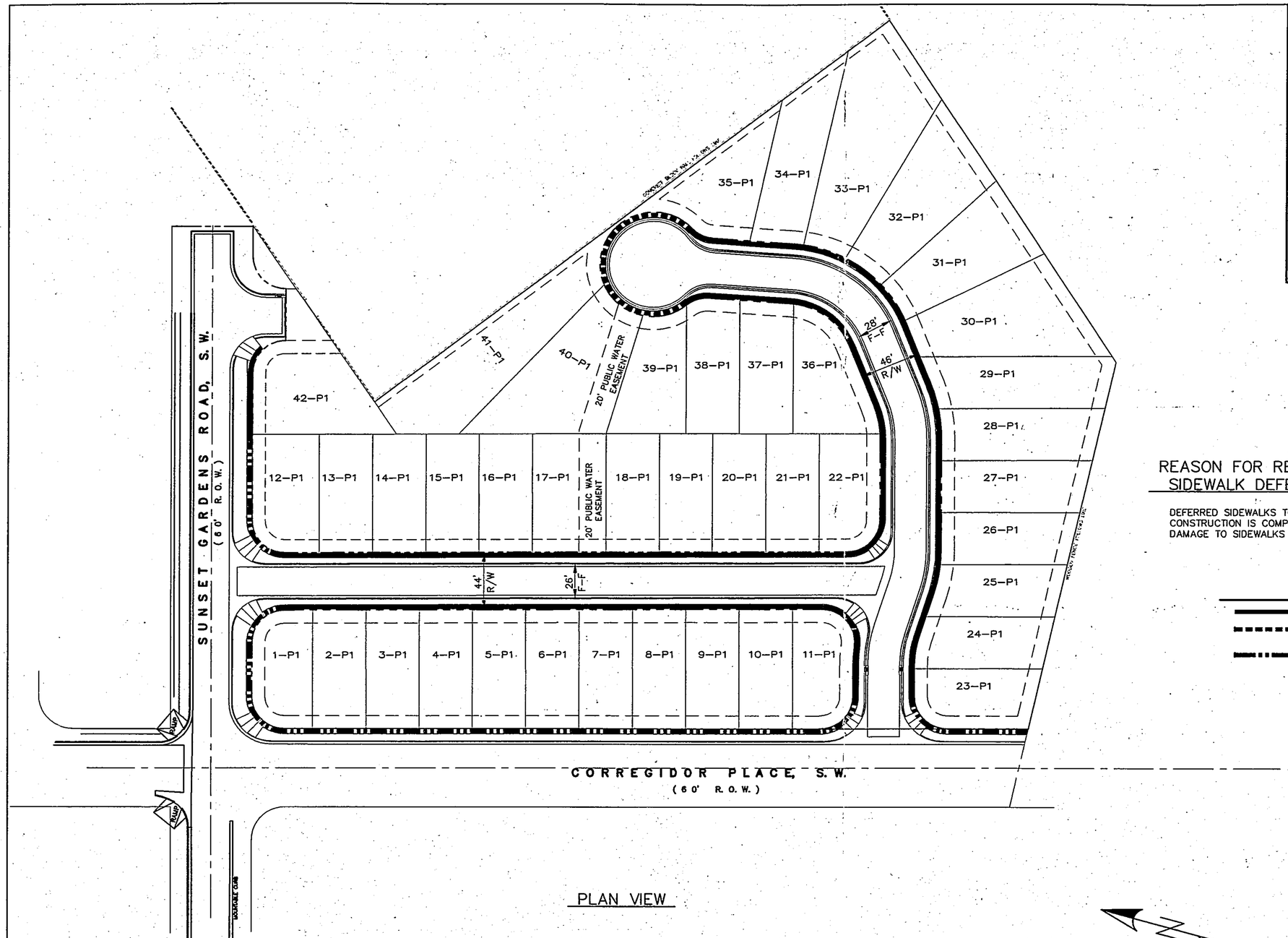
******NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an* additional charge.**

Counterreceipt.doc 6/21/04

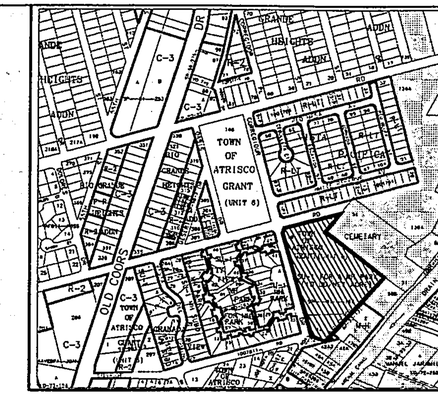
DUPLICATE
City Of Albuquerque
Treasury Division

06/29/2004 9:45AM LOC: ANX
RECEIPT# 00027880 WS# 007 TRANS# 0004
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt $110.00
J24 Misc $110.00
CK $110.00
CHANGE $0.00

Thank You



PLAN VIEW



VICINITY MAP K-11-Z

REASON FOR REQUEST/LOCATION OF REQUEST
SIDEWALK DEFERRAL AND WAIVER VARIANCE

DEFERRED SIDEWALKS TO BE BUILT ON A LOT-BY-LOT BASIS AS HOME CONSTRUCTION IS COMPLETED. THE DEFERRAL IS REQUESTED TO REDUCE DAMAGE TO SIDEWALKS DUE TO BUILDING CONSTRUCTION ACTIVITIES.

LEGEND

- DEFERRED SIDEWALKS
- WAIVED SIDEWALKS AROUND CUL-DE-SAC
- 4' SIDEWALKS TO BE BUILT WITH CORREGIDOR PL. AND SUNSET GARDENS RD. IMPROVEMENTS

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

EXHIBIT C
Date 6/30/04

Thompson Engineering Consultants, Inc.
tecnm@yahoo.com
4800 JUAN TABO NE. SUITE C PHONE: (505) 271-2199
ALBUQUERQUE, NEW MEXICO 87111 FAX: (505) 237-5422

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

SIDEWALK DEFERRAL AND WAIVER VARIANCE
LOS ANTEPESADOS

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL		MO./DAY/YR.	MO./DAY/YR.

City Project No.	Zone Map No.	Sheet	Of
—	K-11-Z	1	1

AS BUILT INFORMATION

CONTRACTOR		
WORKED BY		DATE
INSPECTOR'S ACCEPTANCE BY		DATE
FIELD VERIFICATION BY		DATE
DRAWING CORRECTED BY		DATE
MICRO-FILM INFORMATION		
RECORDED BY		DATE
NO.		BY

BENCH MARK

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

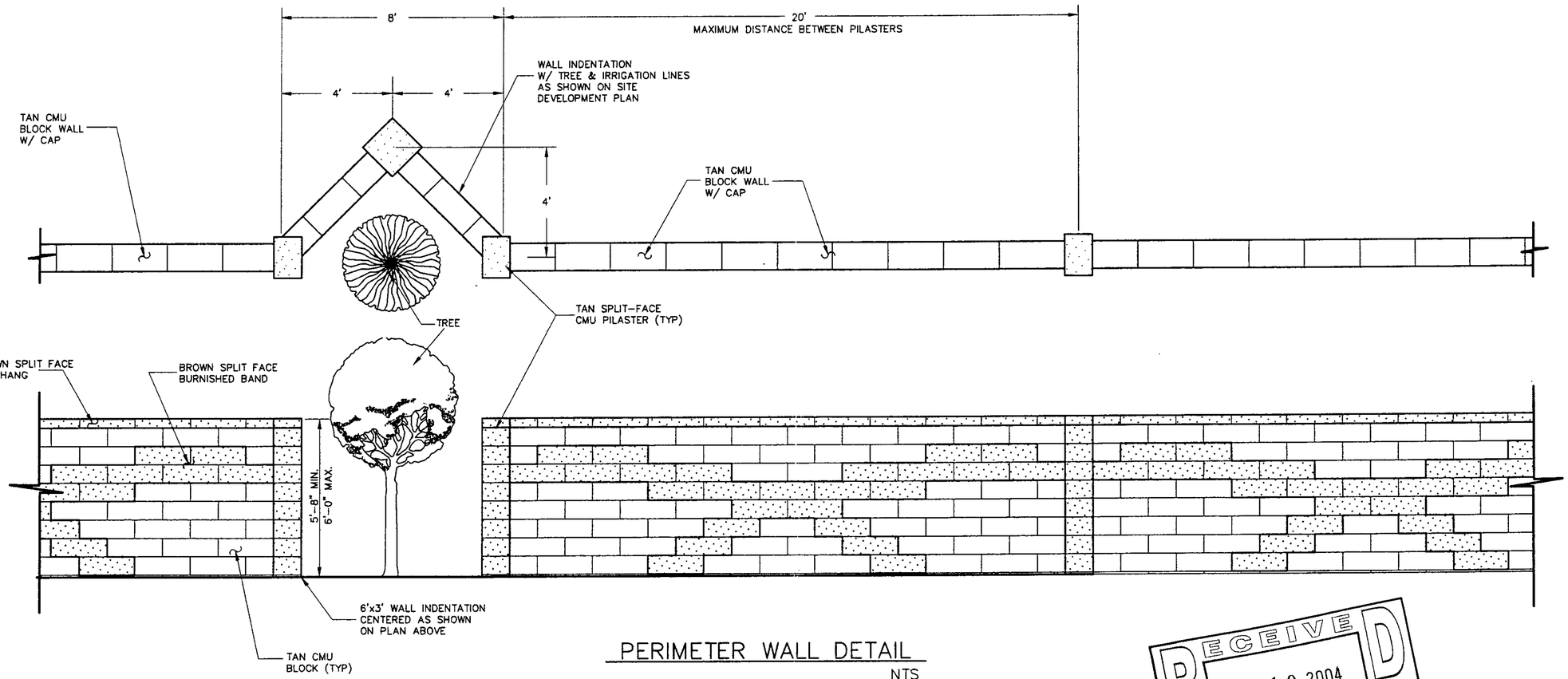
ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

DESIGN

		DATE
DESIGNED BY		DATE
DRAWN BY		DATE
CHECKED BY		DATE

DEFFERED-SW.dwg 6-3-04 8:53:39 am EST



PERIMETER WALL DETAIL

NTS

NOTES:

1. TREES SHALL BE CHOSEN FROM THE FOLLOWING:
   PURPLELEAF PLUM, NEW MEXICO OLIVE, GAMBLES'S OAK, TEXAS ASH
2. TREES SHALL BE DRIP IRRIGATED & MAINTAINED BY:
   OWNERS OF LOTS 2-P1, 4-P1, 8-P1 AND 10-P1 SHALL BE RESPONSIBLE FOR IRRIGATION & MAINTENANCE OF TREES LOCATED ON LOTS 2-P1, 4-P1, 8-P1 AND 10-P ADJACENT TO CORREGIDOR PL.
3. CONTRACTOR TO PROVIDE ENGINEERING DESIGN FOR REINFORCED WALL & WALL FOOTING BASED ON THE SITE GEOTECHNICAL REPORT.
4. MAXIMUM RETAINED HEIGHT FOR PERIMETER WALL IS 1'-6".

Perimeter Wall Approved

DRB Chair

7/20/04

Date

RECEIVED
JUL 19 2004
HYDROLOGY SECTION

SUBDIVISION NAME: LOS ANTEPESADOS
ZONE ATLAS PAGE: K-11
CLOSEST INTERSECTION: SUNSET GARDENS ROAD S.W. & CORREGIDOR PLACE S.W.
DRB PROJECT #: 1002196

AS BUILT INFORMATION
CONTRACTOR
WORK STAKED BY — DATE
INSPECTOR'S ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

DESIGN
DESIGNED BY — DATE
DRAWN BY — DATE
CHECKED BY — DATE

Thompson Engineering Consultants, Inc.
tecnm@yahoo.com
4800 JUAN TABO NE, SUITE C PHONE: (505) 271-2199
ALBUQUERQUE, NEW MEXICO 87111 FAX: (505) 237-5422

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

LOS ANTEPESADOS SUBDIVISION
PERIMETER WALL DETAIL

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL		MO./DAY/YR.	MO./DAY/YR.

City Project No.	Zone Map No.	Sheet	Of
	K-11-Z	2	2

Z:\PROJECTS\LINDBORG-HAHN\LOS ANTEPESADOS\WALL-DETAIL.DWG 7-19-04 1:38:52 pm EST

1002196

LOS ANTEPASADOS

SITE DEVELOPMENT PLAN FOR SUBDIVISION DESIGN REQUIREMENTS

This project is located on the Southwest Mesa overlooking the Rio Grande and the City of Albuquerque. The site design is intended to maximize the views of the river and City to the East while complimenting the newly developed and long existing elements of the Crestview neighborhood. Its location near the Westland Cemetery and historic landfills require special considerations. The only reason this property was given SU-1 for PRD rather than RT or RLT zoning was so it could be guaranteed that single family residences would be developed rather than townhouses (attached)

Maximum and minimum number of dwelling units: there shall be 42 single family detached dwelling units for an approximate density of 8 dwelling units per acre.

Maximum and minimum lot sizes: the lot sizes range from 3600 square feet to 8760 square feet, for an average lot size of 4450 square feet.

Maximum building height: ~~26 feet in all locations as controlled by the~~ R-1 zone.

Minimum building setbacks: Front yard setback shall be not less than 10 feet, except driveways shall not be less than 20 feet long. Rear yard setback shall be not less than 15 feet. Side yard setbacks shall be not less than 10 feet on the street side of corner lots and not less than 2.5 feet otherwise. There shall be a distance of not less than 5 feet between residential buildings, provided that the provisions of the Uniform Building Code (UBC) can be satisfied as to fire safety separation.

Architectural design standards: ~~There shall be~~ no specific architectural style required for individual dwellings. Acceptable styles include Territorial, Pueblo, Adobe Southwestern, Northern New Mexico or comparable styles. The dwellings may be single or two story subject to the height requirements set out herein. The permissible exterior wall materials shall include brick, wood, earth tone stucco or any combination thereof. The dwellings may have flat, shed or pitched roofs, with gravel, metal, tile or composite roof materials as appropriate. The color of each roof shall compliment the exterior color of the dwelling.

Placement of mechanical units: these units shall be located on the ground or, if roof mounted shielded from view from the public right of way.

Grading and drainage: A grading and drainage plan has been prepared and submitted for approval to the City in conjunction with the Subdivision of this property.

Landscape design standards: Landscaping in the front and street side yards shall be installed by the Builder of each unit and shall include at least one tree and low water use indigenous plants. Landscaping of the other areas of each lot and continued maintenance of the entire lot is the responsibility of the homeowner. See typical lot plan (sheet 1) for

landscaping. The landscaping of this project shall comply with Water Conservation Landscaping and Waste Water Ordinance, Street Tree Ordinance and Pollen Ordinance of the City of Albuquerque.

Off street parking: 2 standard off street parking spaces will be provided for each dwelling, in addition to garage space, if provided.

Site lighting and signage: No project site lighting is planned, but streetlights will be allowed if deemed appropriate by PNM. There will be a single project sign within the perimeter wall at the intersection of Corregidor Pl. and Sunset Gardens Rd. SW.(see detail on sheet 2)

Design of walls and fences visible from public right of way: The perimeter wall design meets the City's newly adopted wall standards and is shown on sheet 2 of this site plan for subdivision.

Pedestrian amenities: Public 4 foot sidewalks shall be provided on all public streets within or abutting the property, except on the bulb of the cul-de-sac on Los Abuelos.

Accessory buildings: ~~Lots less than 5000 square feet in size shall be limited to one accessory building per lot, maximum height of 10 feet, maximum of 100 square feet in size. Lots greater than 5000 square feet may have two accessory buildings, maximum height of 10 feet, maximum of 600 square feet in size (combined.)~~

Shall conform to § 14-16-3-4 (B)(2) (a-h) of Zone Code

Site Plan(s) for Building Permit: Individual site plans for building permit shall not be required except as may be required for building permit approval under the UBC.

14-16-3-3

#10

Elvira Lopez
07/02/04 04:39 PM

To: Sheran A. Matson/PLN/CABQ@COA, Russell D. Brito/PLN/CABQ@COA
cc: elopez@cabq.gov
Subject: Project 1002196

Hi Sheran,

These comments are for project 1002196, approval of a site plan for subdivision for an approximately 5 acre site located at the southeast corner of Sunset Gardents Road SW and Corregidor Drive SW. This case is scheduled for review by the DRB for July 14th.

I have worked with the applicant this week regarding the design standards as per the SU-1 for PRD zone designation. Attached are the most recent design standards submitted by the applicant to planning staff on July 2, 2004.

The applicant has met most of our conerns, except the regulation regarding side yard setbacks for lots that are not on a corner which states, "Side yard setbacks shall be not less than 10 feet on the street side of corner lots and not less than 2.5 feet otherwise". The 2.5 minimum side yard setback would limit property owners' abilit to access this area for maintenance. We would prefer that the side yard setback for lots that are not a corner lot to be at least 5 ft., but if you deem 2.5 ft. appropriate, we will concur with you. Most importantly, if allowed the 2.5 ft. setback, the applicant should approriately cite the provisions that will be followed in order to ensure fire safety separation. References to the Unifrom Building Code (UBC) should also be updated to reflect the new IBC.

Finally, planning staff requested that the applicant provide parameters for the treatment of accessory buildings in the subdivision. The applicant states that lots greater than 5000 square feet may have two accessory buildings that are a maximum of 600 square feet in size (combined). I have not had time to research the appropriateness of this standard. Please consider this particular standard and proceed as you deem appropriate.

If you have any other questions/conerns please contact Russell Brito, as I will be away on vacation for 2 weeks. Thanks.

Elvira

Elvira Lopez
Associate Planner
COA Planning Department
Development Review Division
(505) 924-3910

5

DRB CASE ACTION LOG (SITE PLAN SUBD.)

REVISED 2/5/04

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

DRB Application No.: **04DRB-01000 (SPS)** Project # **1002196**

Project Name: **LOS ANTEPASADOS SUBD.**

Agent: Wayjohn Surveying Inc. Phone No.: 255-2052

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

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- [x] TRANSPORTATION: EOF STREET PARKING CRITERIA TO FOLLOW P1 DESIGNATION PER ZONING CODE
- [ ] UTILITIES:
- [ ] CITY ENGINEER / AMAFCA:
- [ ] PARKS / CIP:
- [ ] PLANNING (Last to sign): (1) Revised design resp. per comments. (2) Zero lot line notes on site plan. (3) 3 copies well. (4) AEHD signature
- [ ] **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.
  - [x] **Include 3 copies of the approved site plan ~~along with the originals~~.**
  - [ ] **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - [ ] **Property Management's signature must be obtained prior to Planning Department's signature.**
  - [ ] **AGIS DXF File approval required.**
  - [ ] **Copy of recorded plat for Planning.**

Project Number 1002196

****
*** TX REPORT ***
****

TRANSMISSION OK

TX/RX NO	1999	
CONNECTION TEL		92378422
SUBADDRESS		
CONNECTION ID		
ST. TIME	08/17 11:33	
USAGE T	01'35	
PGS.	3	
RESULT	OK	

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
FAX FORM

TO: Dave Thompson **FAX #** ~~737-8422~~ 830-9248

 # PAGES (INCLUDING COVER SHEET) 3

FROM: Sheran Matson, DRB Chair FAX # 924-3864 PHONE # 924-3880

1002196 Los Anteposados

COMMENTS:

Planning's comments.

Memorandum

To: Sheran Matson

CC: Claire Senova

From: Elvira Lopez, Associate Planner

Date: 8/17/2004

Re: Project 1002196

On January 15, 2004 the Environmental Planning commission voted to approve Project 1002196/03EPC 02048, a request for a zone map amendment from SU-1 for Mobile Home Park (maximum of 10 du/acre) to SU-1 for PRD (42 dwellings maximum), for Town of Atrisco Grant Unit 6.

A condition of approval of the zone map amendment states, "The applicant shall submit and get approval of a site development plan for subdivision by the development Review Board, in conjunction with review and approval of design guidelines by EPC staff, within six months as per Section 14-16-2-22 (A) (1)." This condition indicates that the zone map amendment may not be approved until a site plan for subdivision has been approved.

I have reviewed the latest DRB submittal for Site Plan for subdivision and find that it meets most of the requirements of the SU-1 for PRD zone designation.

The site plan for subdivision states that "Side yard setbacks shall not be less than 10 feet on the street side of corner lots; otherwise there shall be no required side yard setback. There shall be a distance of not less than 5 feet between residential buildings provided that the provisions of the Uniform Building Code (UBC) can be satisfied as to fire safety separation. Lots adjoining zero lot line dwelling units shall be burdened with a 5-foot maintenance and repair easement."

- **Minimum Building Setback:** The 5-foot maintenance and repair easement must be reflected on both the site plan for subdivision and preliminary and final plats. This easement raises a concern about how a property owner, wishing to exercise an easement right, will coordinate with the adjoining property owner on whose property the easement exists. Without the

easement, however, property owners will have no opportunity to maintain building walls located along the zero lot line boundary.

- **Architectural Design Standards**: Remove the statement, "There shall be no specific architectural style required for individual dwellings". Also, the site plan shall specify the color of building and roof materials using the names of standard colors.

If the applicant's six-month deadline to obtain approval of a site plan for subdivision expires per condition #1 of 1002196/03EPC 02048), the applicant may wish to request an extension per Sections 14-16-2-22 (A) (1) and 14-16-4-1 (C) (10) of the Zoning Code.

Current DRC
Project Number:_____

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

Date Submitted: 5-14-04
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: 1002196
DRB Application No.: _____

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

LOS ANTEPESADOS SUBDIVISION
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 1-B, TOWN OF ATRISCO GRANT, UNIT 6
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. The 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 the 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
		Paving 24' wide	Arterial Paving w/standard curb and gutter east side, asphalt curb west side, 4' sidewalk east side	Corregidor Place	North Subdivision Boundary	South Subdivision Boundary			
		6' wide	Arterial Paving w/Standard curb and gutter, 4' sidewalk south side	Sunset Gardens Road	Corregidor Place	West Subdivision Boundary			
		26' wide	Residential Paving w/mountable curb and gutter, 4' sidewalk east side*	Los Viejos Drive	Sunset Gardens Road	Los Abuelos Court			

SITE PLAN SUBD

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' wide	Residential Paving w/Standard curb and gutter, 4' sidewalk both sides*	Los Abuelos Court	Corregidor Place	Lot 24			
		28' wide	Residential Paving w/mountable curb and gutter, 4' sidewalk both sides*	Los Abuelos Court	Lot 24	Cul-de-Sac			
		4'-6' High	Perimeter Wall	Corregidor Place	North Subdivision Boundary	South Subdivision Boundary			
		Utilities							
		6"	Waterline	Sunset Gardens Road	Corregidor Place	Los Viejos Drive			
		4"	Waterline	Sunset Gardens Road	Los Viejos Drive	Lot 42			
		6"	Waterline	Los Viejos Drive	Sunset Gardens Road	Los Abuelos Court			
		6"	Waterline	Los Abuelos Court	Corregidor Place	Cul-de-Sac			
		8"	Sanitary Sewer Line	Corregidor Place	Salvador Road	Los Abuelos Court			
		8"	Sanitary Sewer Line	Los Abuelos Court	Corregidor Place	Cul-de-Sac			

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8"	Sanitary Sewer Line	Los Viejos Drive	Los Abuelos Court	Sunset Gardens Road			
		8"	Sanitary Sewer Line	Sunset Gardens Road	Los Viejos Drive	Lot 42			
		Drainage							
		24"	RCP Storm Drain	Los Abuelos Court	Corregidor Place	Lot 24			

NOTES

1) Paving Items include Residential street lights per DPM
2) Paving Items include *Residential sidewalks to be deferred
3) Grading and Drainage Certification is required prior to release of Financial Guarantees
4) Waterlines include valves, fittings and services
5) Storm Drain includes catch basins, connector pipes, manholes and outlet structures
6) Sanitary Sewer Lines include manholes and services
7) Landscape Maintenance Agreement for Landscaping in the public right-of-way
8) Perimeter walls per DRB approved perimeter wall design
9) Wall & landscaping certification from registered engineer and/or registered landscape architect required prior to release of financial guarantees

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
David B. Thompson NAME (print)	DRB CHAIR Date	PARKS & GENERAL SERVICES Date
Thompson Engineering Consultants, Inc. FIRM	TRANSPORTATION DEVELOPMENT Date	AMAFCA Date
SIGNATURE 5-14-04 Date	UTILITY DEVELOPMENT Date	Date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION:_____	CITY ENGINEER Date	Date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Current DRC
Project Number:_____

Figure 12

INFRASTRUCTURE LIST

Date Submitted: 5-14-04
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: _____
DRB Application No.: _____

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

LOS ANTEPESADOS SUBDIVISION
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 1-B, TOWN OF ATRISCO GRANT, UNIT 6
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
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		4'-6' High	Perimeter Wall	Corregidor Place	North Subdivision Boundary	South Subdivision Boundary			
		Utilities							
		6"	Waterline	Sunset Gardens Road	Corregidor Place	Los Viejos Drive			
		4"	Waterline	Sunset Gardens Road	Los Viejos Drive	Lot 42			
		6"	Waterline	Los Viejos Drive	Sunset Gardens Road	Los Abuelos Court			
		6"	Waterline	Los Abuelos Court	Corregidor Place	Cul-de-Sac			
		8"	Sanitary Sewer Line	Corregidor Place	Salvador Road	Los Abuelos Court			
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8) Perimeter walls per DRB approved perimeter wall design
9) Wall & landscaping certification from registered engineer and/or registered landscape architect required prior to release of financial guarantees

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
David B. Thompson NAME (print)	DRB CHAIR Date	PARKS & GENERAL SERVICES Date
Thompson Engineering Consultants, Inc. FIRM	TRANSPORTATION DEVELOPMENT Date	AMAFCA Date
SIGNATURE 5-14-04 Date	UTILITY DEVELOPMENT Date	Date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION:_____	CITY ENGINEER Date	Date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S
- X Major Subdivision action
- ___ Minor Subdivision action
- ___ Vacation — V
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ___ for Subdivision Purposes
- ___ for Building Permit
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE — D
- ___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — Z
- ___ Annexation
  - ___ County Submittal
  - ___ EPC Submittal
- ___ Zone Map Amendment (Establish or Change Zoning)
- ___ Sector Plan **(Phase I, II, III)**
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)
- ___ Street Name Change (Local & Collector)

APPEAL / PROTEST of... — L A
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: DRAGONFLY DEVELOPMENT INC PHONE: 291-0353
ADDRESS: 12809 PONETTE CT NE FAX: 293-3580
CITY: ALBUQUERQUE STATE NM ZIP 87112 E-MAIL:
Proprietary interest in site: OWNER **List all owners:**
AGENT (if any): WAYJOHN SURVEYING INC. PHONE: 255-2052
ADDRESS: 330 LOUISIANA BLVD NE FAX: 255-2887
CITY: ABQ STATE NM ZIP 87108 E-MAIL: WAYJONSURV@AOL.COM

DESCRIPTION OF REQUEST: MAJOR SUBDIVISION, SITE DEV. PLAN

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

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

Lot or Tract No. 1-B Block: Unit: 6
Subdiv. / Addn. TOWN OF ATRISCO GRANT
Current Zoning: SU-1 PRD Proposed zoning: SAME
Zone Atlas page(s): K-11 No. of **existing** lots: 1 No. of **proposed** lots: 42
Total area of site (acres): 5.5956 Density if applicable: dwellings per gross acre: 7.5 dwellings per net acre: 9.3
Within city limits? ✓ Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? YES
UPC No. 101105746802640925 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: SUNSET GARDENS RD SW
Between CORREIGDOR PL SW and SANTA CLARA CEMETERY

CASE HISTORY: Elena Lopez EPC Case Planner
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): DRB-91-385
02EPC-01356 03EPC-02048, 04CC-00130, 04DRB 00873, 00875, 00877

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

SIGNATURE DATE 6/25/04
(Print) THOMAS D. JOHNSTON ___ Applicant ✓ Agent

FOR OFFICIAL USE ONLY Form revised 4/04

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

Application case numbers	Action	S.F.	Fees
04DRB - - 01000	SPS	P(3)	$ 0
	CONFL MGMT FEE		$ 20.00
			$
			$
			$
			Total $ 20.00

Hearing date 7-14-04

Planner signature / date 6/25/04

Project # 1002196

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

☐ SKETCH PLAN REVIEW AND COMMENT

__ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Any original and/or related file numbers are listed on the cover application

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

☒ SITE DEVELOPMENT PLAN FOR SUBDIVISION

✓ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the request
✓ Letter of authorization from the property owner if application is submitted by an agent
✓ Copy of the document delegating approval authority to the DRB
IN PKG ✓ Infrastructure List, if relevant to the site plan prev
SUBMITTED ✓ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
✓ Fee (see schedule) CNFL, MGMT. FEE
✓ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☐ SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

__ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6** copies.
__ Solid Waste Management Department signature on Site Plan
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist
__ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
__ Blue-line copy of Site Plan with Fire Marshal's stamp
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☐ AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

☐ AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

__ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

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

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

__ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
__ Infrastructure List, if relevant to the site plan
__ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
__ Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
__ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

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

THOMAS D. JOHNSTON AGENT
Applicant name (print)

6.25.07
Applicant signature / date

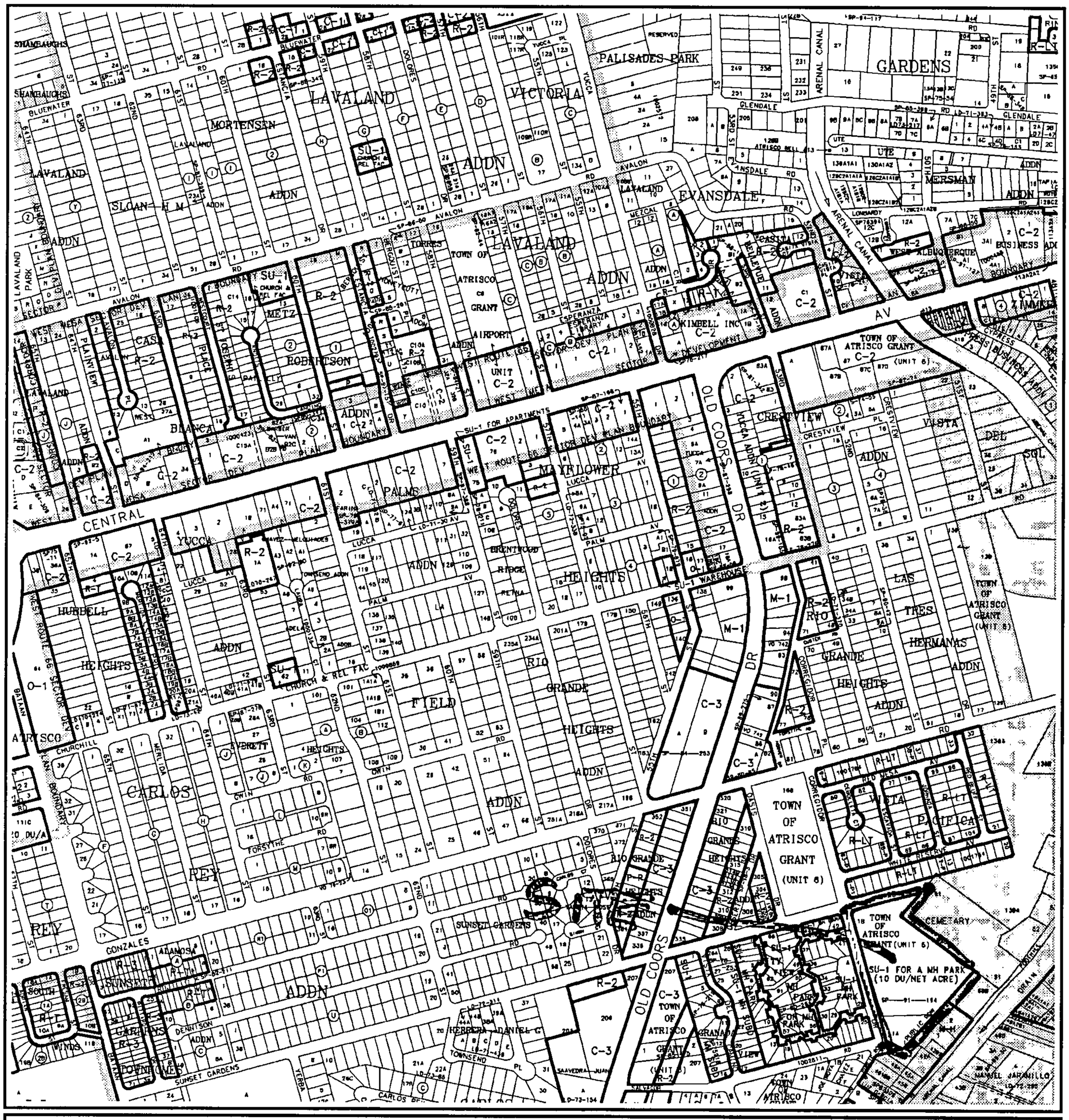
Form revised September 2001

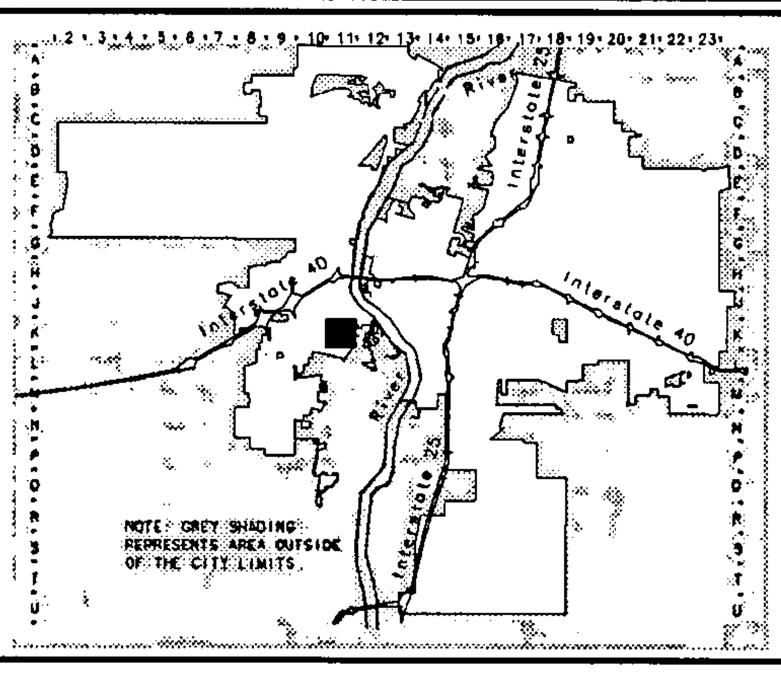
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
04DRB - ____ - 01000
____ - ____ - ____
____ - ____ - ____

B Herbert 6-25-07
Planner signature / date

Project # 1002196





CITY OF ALBUQUERQUE · NEW MEXICO · 1706

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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Zone Atlas Page

K-11-Z

Map Amended through June 02, 2004

WAYJOHN SURVEYING INC

330 Louisiana Blvd., N.E.•Albuquerque, NM 87108•Phone: (505) 255-2052•Fax: (505) 255-2887

June 25th, 2004

Ms. Sheran Matson
Development Services
Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Dear Ms. Matson:

I am submitting a preliminary major subdivision plat on behalf of my client, Philip Lindborg, of Dragonfly Development Inc. My client seeks to create a 42 lot subdivision from Lot 1-B, Town of Atrisco Grant, Unit 6.
The location of the site is vacant land on Sunset Gardens Road, SW, between Corregidor Place, SW and the Santa Clara Cemetery.

I am supplying a supplemental submittal for site plan and additional letters to neighborhood associations to update the information.

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number, or you may contact Mr. Philip Lindborg, at 291-0353.

Regards,

Thomas D. Johnston, PS

enc.

June 1, 2004

Ms. Sheran Matson
Development Services
Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: LETTER OF AUTHORIZATION FOR THE PROPOSED LOS ANTEPASADOS SUBDIVISION

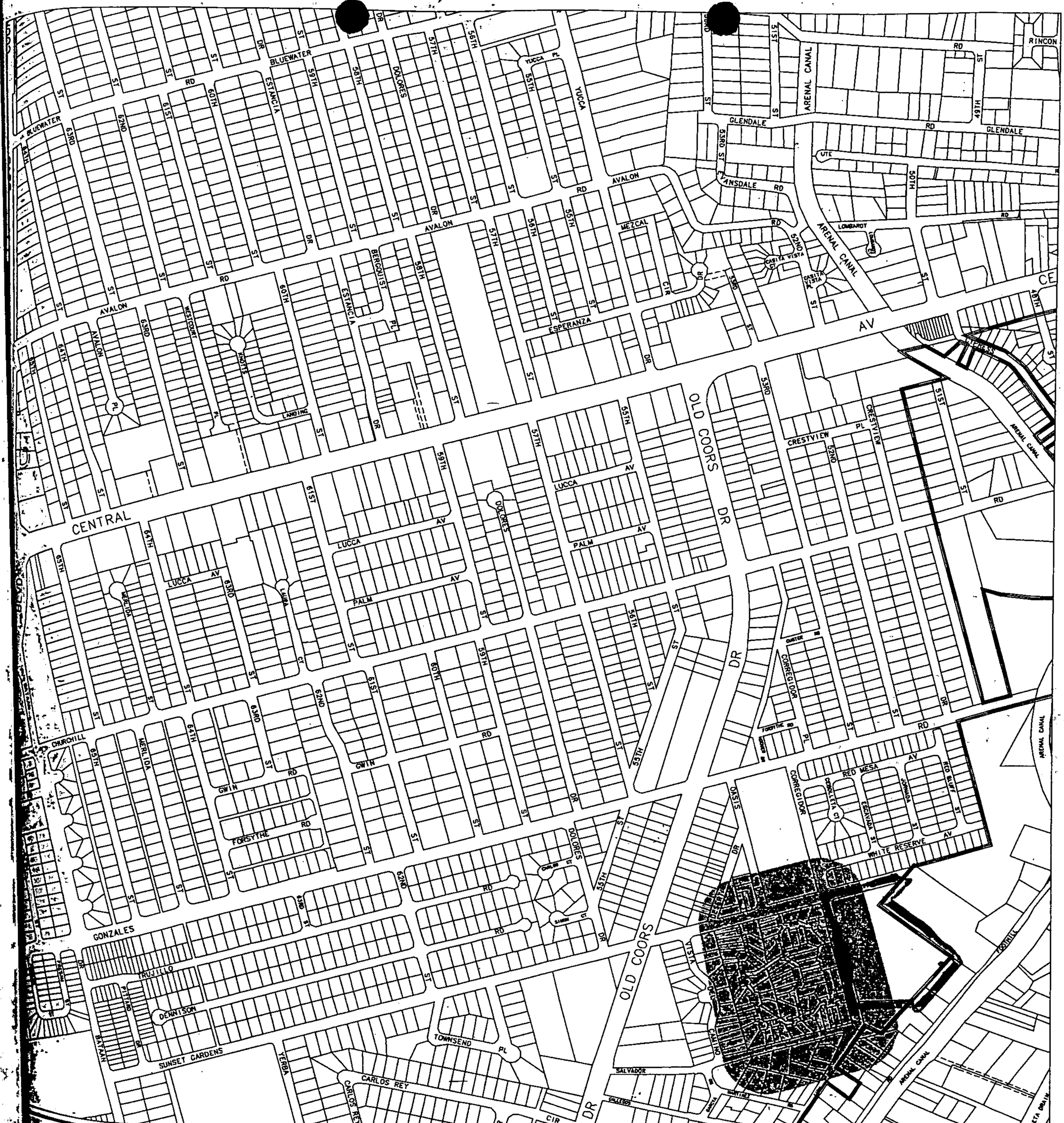
Dear Ms. Matson:

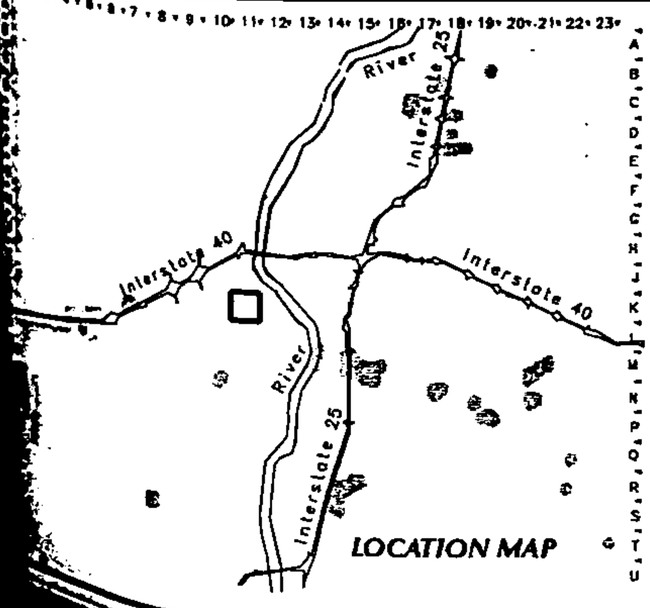
Please accept Wayjohn Surveying and Thompson Engineering Consultants as my agents for the above referenced subdivision. This letter of authorization is for all planning, platting and design issues regarding the Los Antepasados Subdivision.

Thank you for your attention concerning this matter. If you should have any questions, please call me at 450-4388.

Sincerely,

Philip L. Lindborg
President, Dragonfly Development, Inc.





CITY OF Albuquerque

AGIS Albuquerque Geographic Information System

PLANNING DEPARTMENT

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Scale is Approximately 1" = 750'

Source of data: City of Albuquerque Environmental Health Dept

Municipal Limits

Special LANDFILL Map

K-11

August 22, 2003

SITE DEVELOPMENT PLAN FOR SUBDIVISION CHECKLIST

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission (EPC). Since development proposals vary in type and scale, there may be application requirements that are not included here and others that may not be necessary. Nonetheless, it is the applicant's responsibility to provide a complete submittal. The EPC will not consider incomplete submittals. Incomplete submittals run the risk of not being scheduled for hearing until they are made complete. Site development plans should ordinarily be composed of the following plan sheets:

1. **Site Plan** (required)
2. **Design requirements for future site development plans for building permit** (optional, but STRONGLY recommended)

The following checklist describes the minimum information necessary for each sheet. Most of the site plan requirements for *Sheet #1* are taken from the definition for "SITE DEVELOPMENT PLAN" as outlined in the Zoning Code (§ 14-16-1-1 et. seq.). **The Applicant shall include and check off all items shown on the site plan or write in "n/a" if not applicable.**

Accompanying Material

✓ A. Fee payment
✓ B. Complete application
✓ C. Written Summary of Request
N/A D. 8-1/2" x 11" reductions

SHEET # 1 – SITE PLAN (Required)

✓ 1. Scale: at least 1" = 100'
✓ 2. Bar Scale
✓ 3. North Arrow
✓ 4. Scaled Vicinity Map
✓ 5. The Site (property lines)
✓ 6. Proposed Use(s)
✓ 7. Pedestrian Ingress and Egress (Access)
✓ 8. Vehicular Ingress and Egress (Access)
✓ 9. Any Internal Circulation Requirements
✓ 10. For each lot:
  - ✓ a. Maximum Building Height
  - ✓ b. Minimum Building Setback
  - ✓ c. Maximum Total Dwelling Units and / or
  - ✓ d. Nonresidential Uses' Maximum Floor Area Ratio (F.A.R.)

SHEET #2 – DESIGN REQUIREMENTS FOR FUTURE SITE DEVELOPMENT PLANS FOR BUILDING PERMIT (Optional, but STRONGLY recommended)

___ 1. Overall Design Theme and Land Use Concept
___ 2. Off-Street Parking Requirements and Design (Automobile and Bicycle)
___ 3. Street Design
___ 4. Transit Facilities (benches, shelters, pedestrian connections, etc.)
___ 5. Landscape Design Requirements (plant list, buffer areas, locations, amounts, etc.)
___ 6. Architectural Design Requirements (façade elements, massing, colors, materials, etc.)
___ 7. Signage Design Requirements (face area, colors, materials, maximum height, etc.)
___ 8. Lighting Design Requirements (type, locations, colors materials, maximum height, etc.)
___ 9. Pedestrian Amenities (walkways, plazas, shade structures, etc.)

DAVE THOMPSON 237 8422

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

Tafazzul Hussain Etal
7004 Avenida La Costa NE
Albuq. NM 87109

Date: January 16, 2004

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1002196**
03EPC-02048 Zone Map Amendment

LEGAL DESCRIPTION: for all or a portion of Tract(s) 1-B, **Town of Atrisco Grant Unit 6**, a zone map amendment from SU-1 Mobile Home Park to SU-1 for PRD 42 dwellings maximum, located on CORRIGIDOR DR. SW, between SUNSET GARDENS RD. SW and SALVADOR RD. SW, containing approximately 6 acres. (K-11) Elvira Lopez, Staff Planner 924-3860

On January 15, 2004 the Environmental Planning Commission voted to approve Project 1002196/03EPC 02048, a request for a zone map amendment from SU-1 Mobile Home Park (maximum of 10du/acre) to SU-1 for PRD (42 dwellings maximum), for Town of Atrisco Grant Unit 6, based on the following Findings:

FINDINGS:

1. This is a request for a zone map amendment from SU-1 Mobile Home Park (maximum of 10 du/acre) to SU-1 for PRD (42 dwelling units maximum) for an approximately 5-acre parcel of land located at the southeast corner of Sunset Gardens Road SW and Corregidor Drive SW known as Town of Atrisco Grant.

2. This is an amendment to an original request in which the applicant asked for a zone map amendment from SU-1 for Mobile Home (10 du/acre maximum) to RT for the subject property. Staff considered R-LT to be a more appropriate zoning designation than the original request considering the surrounding land uses, zoning and the intended residential development. The applicant amended their request to SU-1 for PRD (42 dwellings maximum) in an attempt to address staff and neighborhood concerns.

3. The applicant intends to build single-family detached homes with 42 lots that range in size from 3,600 a sq. ft. to 8,760 sq. ft. The average lot size is 4,450 sq. ft. Under such configurations, the proposed density is approximately 8 dwelling units per acre.

4. The proposed zoning for SU-1 for PRD (42 dwellings maximum) gives the Environmental Planning Commission site plan control for development of the subject property.

5. The applicant held a facilitated meeting on January 6, 2003 with the Crestview Bluff Neighborhood Association. The neighborhood had been concerned with the density allowed under RT zoning, but was supportive of the proposed development of 42 dwellings on the approximately 5-acre site. The applicant believes that the amended request for SU-1 for PRD will address the neighborhood concerns.

6. The amended request furthers land use policies of Established Urban Areas of the Comprehensive Plan.. The intensity of the requested SU-1 for PRD (42 dwellings maximum) reflects neighborhood values (Comprehensive Plan, Policy 5.d), as well as, the intended gross densities (5 du/acre) in Established Urban Areas (Comprehensive Plan, Policy 5.a).

7. The amended request for SU-1 for PRD (42 dwellings maximum) furthers Policy 26.h of the Southwest Area Plan that calls for a maximum density of 9 dwelling units per acre for Residential Area 5, in which the subject property is located. This request constitutes a density of approximately 8 dwelling units per acre.

8. The justification for zone change meets the requirements of Resolution 270-1980 because this request is more advantageous to the community as articulated in the Comprehensive Plan and the Southwest Area Plan (Section 1.D). Approval of the request would assist in stabilizing the neighborhood, as this site is currently vacant and the subject of illegal dumping (Section 1.B). This request furthers policies in the Comprehensive Plan and Southwest Area Plan and would promote the health, safety, morals and general welfare of the City (Section 1.A and C).

9. This property is within a two hundred fifty (250) foot buffer zone of the Atrisco Landfill. Landfill gasses, consisting of methane and volatile organic compounds may migrate from the landfill to the subject site. An illegal dumpsite, located northeast of Atrisco Landfill and the subject property, also has the potential to generate landfill gas that could impact the subject property. The subject site is located within the one thousand (1,000) foot buffer zone of this illegal dumpsite.

10. On January 8, 2004, the applicant met with the Environmental Health Department to learn about the Interim Guidelines for Developments Within 1000 Feet of a Landfill. The applicant understands the need to conduct tests on the site to determine whether gases from both the Atrisco landfill and illegal dumpsite may be leaking onto the subject property or if trash exists on the site that could release methane gases in the future. This coordination and willingness to address these issues furthers Comprehensive Plan policies (Environmental Health and Heritage Conservation, Policies 1.i. 3.c, and 3.d).

11. The site development plan for subdivision should be reviewed and approved by the DRB as per the Zoning Code Section 14-16-2-22(A)(1) within six months.

CONDITION:

1. The applicant shall submit and get approval of a site development plan for subdivision by the Development Review Board, in conjunction with review and approval of design guidelines by EPC staff, within six months as per Section 14-16-2-22 (A)(1).

2. The developers of this site are required to follow the most current version of the "Interim Guidelines for Development within One Thousand Feet of a Landfill." A review of the site plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department, Environmental Services Division, Groundwater and Landfill Section.

3. The site plan for subdivision shall be heard by the DRB in an advertised public hearing.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **JANUARY 30, 2004** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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

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

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

Sincerely,

for Victor J. Chavez
Planning Director

VJC/EL/ac

cc: Garcia/Kramer & Assoc., 200 Lomas NW, Suite 1111, Albuq. NM 87102
Robert V. Cansino, 415 Charleston NE, Albuq. NM 87108
Marcia Pincus, Environmental Health Department

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

PAID RECEIPT

APPLICANT NAME DRAGONFLY DEV. INC.

AGENT WAYJOHN SURV. INC

ADDRESS 330 LOUISIANA BLVD. NE 87108

PROJECT & APP # 1002196 / 04DRB-01000

PROJECT NAME

$ 20.00 **441032/3424000 Conflict Management Fee**

$ _____ **441006/4983000 DRB Actions**

$ _____ **441006/4971000 EPC/AA/LUCC Actions & All Appeals**

$ _____ **441018/4971000 Public Notification**

$ _____ **441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY*****
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 20.00 **TOTAL AMOUNT DUE**

******NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an* additional charge.**

11163

WAYJOHN SURVEYING, INC.
11108 HUME AVE. NE. 505-255-2052
ALBUQUERQUE, NM 87112

95-32-1070

DATE 6/25/04

PAY TO THE ORDER OF CITY OF ALBUQUERQUE $ 20.00

TWENTY AND 00/100 DOLLARS

DUPLICATE
City Of Albuq
Treasury Division

BANK OF AMERICA
01111 NM

FOR DRB SUBMITTAL

⑈011163⑈ ⑆107000327⑆ 00012338637 7⑈

06/25/2004 11:59 LOC: ANN
MP
441032 Fund 0110
Activity 3424000
Trans Amt $20.00
J24 Misc $20.00
CK $20.00
CHANGE $0.00