

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

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

Site Plans: It is the responsibility of the applicant/agent/developer/owner to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the applicant/agent/developer/owner to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of the building permit plansets.

Project #: 1002701 Application #: 14DRB-70070
 Project Name: North Alb Acres
 Agent: Rmkm Architecture Phone #:

Your request was approved on 3-19-14 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

TRANSPORTATION:

ABCWUA:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): - add'l landscaping, revise parking
 Off Zoning Enforcement table

PLATS:

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.
- County Treasurer's signature must be obtained prior to the recording of the plat with 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.

ALL SITE PLANS:

3 copies of the approved site plan. Include all pages.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002201 AGENDA#: 1 DATE: 10/12/05

1. Name: Ron Bohanna Address: Selma West Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

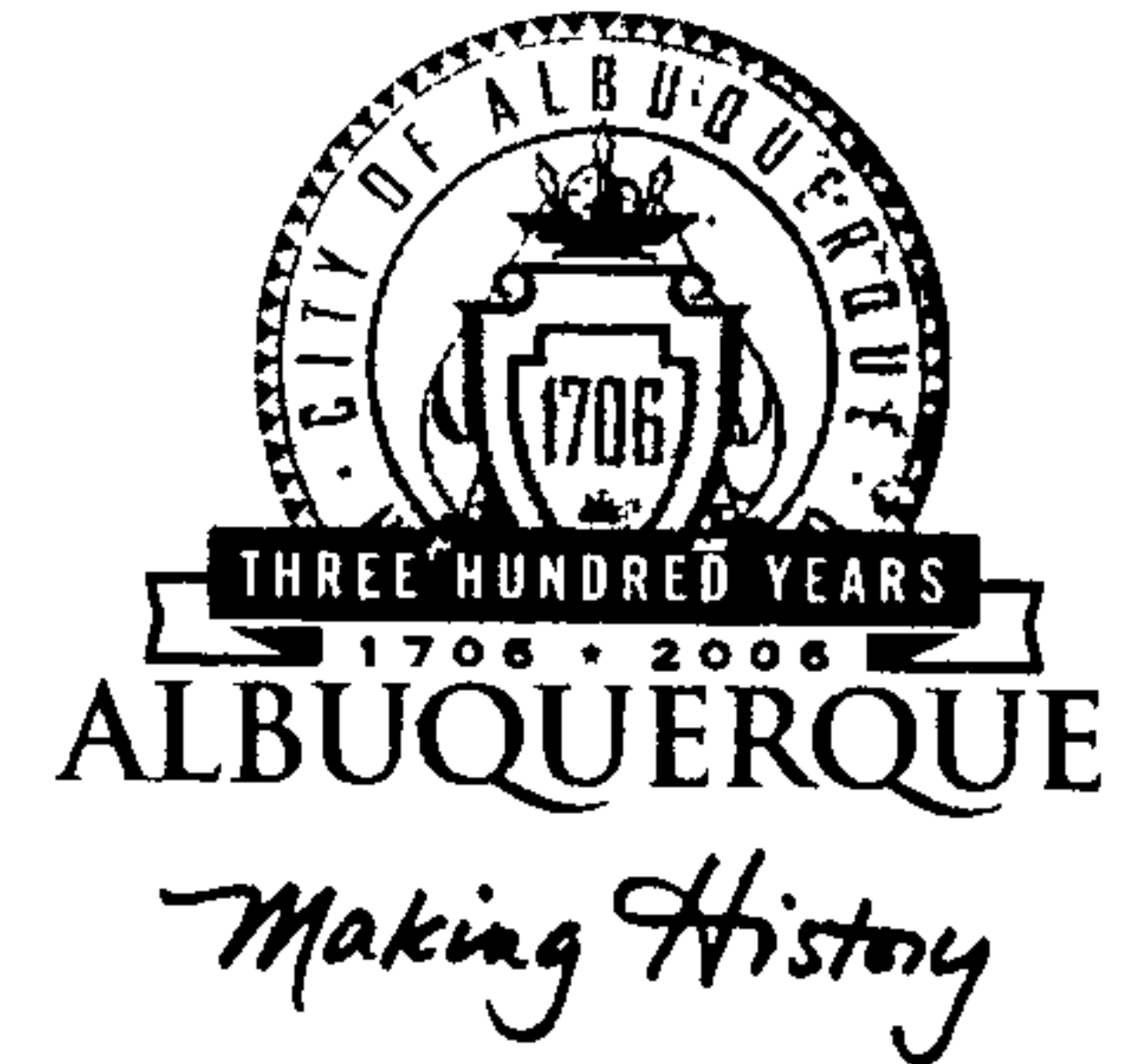
11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002201

AGENDA ITEM NO: 1

SUBJECT:

SIA Extension

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

The Hydrology Section has no objection to the extension request.

Albuquerque

RESOLUTION:

New Mexico 87103

APPROVED ^{6 mo} X; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: October 12, 2005



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 12, 2005

Project # 1002201
05DRB-01471 Major-Two Year SIA

TIERRA WEST LLC agent(s) for OMEGA AUTOMOTIVE REAL ESTATE LTD request(s) the above action(s) for all or a portion of Lot(s) 14-A & 21-A Block(s) 10, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B**, zoned SU-2 IP WITH CONDITIONAL USES, located on PAN AMERICAN FREEWAY NE, between EAGLE ROCK NE and OAKLAND NE containing approximately 6 acre(s). [REF: 02DRB-01367, 03DRB-01382] (C-18)

AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No objection to the request.
Zoning Enforcement	No adverse comments.
Neighborhood Coordination	

Letters sent to Nor Este NA (R) and Wildflower Area NA (R).

APS

The request for a six month subdivision improvement agreement extension for North Albuquerque Acres, Tract A, Unit B, will have *no adverse impacts* to the APS district.

Police Department	No CPTED or crime prevention comments at this time.
Fire Department	No comments received.
PNM Electric & Gas	No adverse comments.
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 extension request.

Transportation Development

No objection to request.

Parks & Recreation

No objection.

Utilities Development

No objection to Extension request.

Planning Department

No objection to the requested six month extension. Planning defers to Hydrology, Water Utilities & Transportation Development.

Impact Fee Administrator

No comment on requested extension of SIA.

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

cc:Omega Automotive Real Estate Ltd., 1800 E. Airport Fwy, Irving, TX 75063

Tierra West LLC, 8509 Jefferson NE, 87113

F Y I

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

September 24, 2005

TO: Leilani McGranahan and Joe Yardumian, Nor Este NA
Larry T. Caudill and Rick Treadwell, Wildflower Area 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 six (6) acre(s): Major Six Month Extension for a Subdivision Improvement Agreement for Premier Motor care to complete the punch list items and processing the close out package.**

Proposed by: Tierra West, LLC at 858-3100
Agent for: Omega Automotive Real Estate, LTD.

For property located: On or near Pan American Freeway NE between Eagle Rock NE and Oakland NE.

The case number(s) assigned is: 05DRB- 01471, Project # 1002201.

City Planning accepted application for this request on September 16, 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, October 12, 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 J. Winklepleck

Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

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



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, October 12, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1002201
05DRB-01471 Major-Two Year SIA

TIERRA WEST LLC agent(s) for OMEGA AUTOMOTIVE REAL ESTATE LTD request(s) the above action(s) for all or a portion of Lot(s) 14-A & 21-A Block(s) 10, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B**, zoned SU-2 IP WITH CONDITIONAL USES, located on PAN AMERICAN FREEWAY NE, between EAGLE ROCK NE and OAKLAND NE containing approximately 6 acre(s). [REF: 02DRB-01367, 03DRB-01382] (C-18)

Project # 1004428
05DRB-01460 Major-Bulk Land Variance
05DRB-01461 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3, **WESTLAND SOUTH**, zoned SF RLT, located on DENNIS CHAVEZ BLVD SW, between COORS BLVD SW and 118TH ST SW containing approximately 99 acre(s). [REF: 1003530, 04EPC01029, 04EPC01030, 04EPC01274] (P-9)

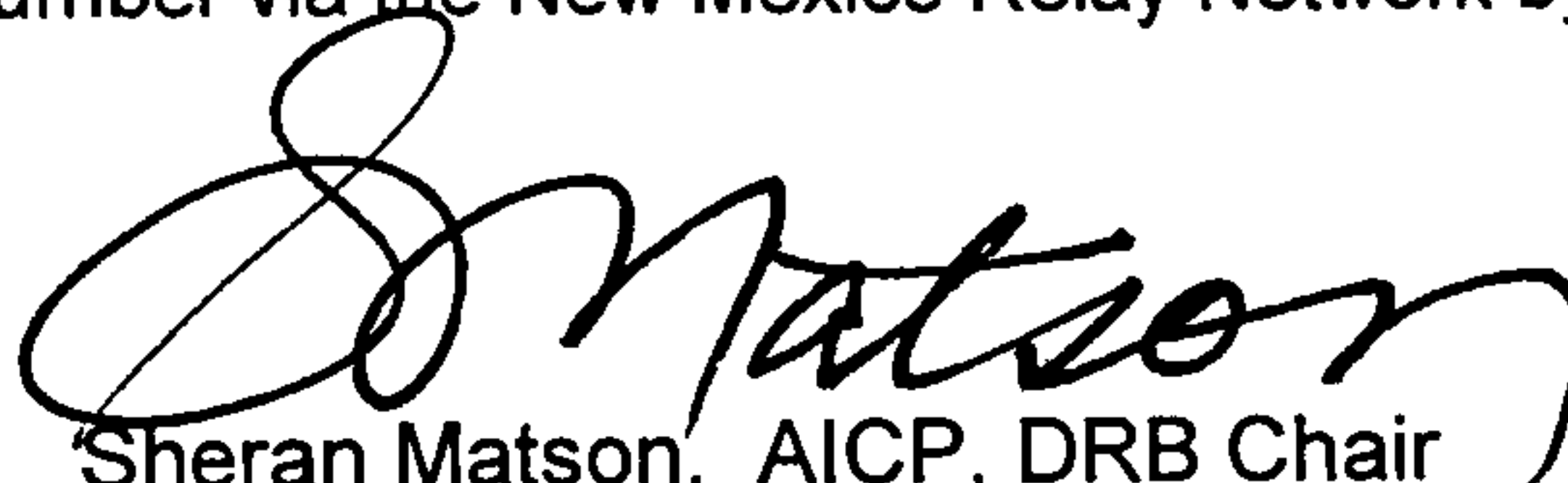
Project # 1004272
05DRB-01447 Major-Vacation of Public Easements

ISAACSON & ARFMAN agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16D, A PORTION OF TRACT 16D OF BULK LAND TRACT FOR EL RANCHO GRANDE and Tract(s) 16-A, 16-B, 16-C, 16-D, 16-E & 16-F, (to be known as **EL RANCHO GRANDE UNIT 17**) zoned R-D, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 3 acre(s). [REF: 05DRB-01033, 05DRB-01038, 05DRB-01039, 05DRB-01084](N-8)

Project # 1001788
05DRB-01455 Major-Vacation of Public Easements
05DRB-01456 Minor-Prelim&Final Plat Approval

DAVID OR EVELYN MARTINEZ agent(s) for DR LAURA NATHANSON request(s) the above action(s) for Lot(s) 6-A & 6-B, **QUARTER HORSE ACRES SUBDIVISION**, zoned R-1, located on SPUR CT NW, between GABALDON NW and MONTOYA NW containing approximately 1 acre(s). [REF: 02DRB00384, 02DRB00875] (H-12)

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


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 26, 2005.

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

Meeting Date: OCTOBER 12, 2005
Zone Atlas Page: C-18-Z
Notification Radius: 100 Ft.

Project# 1002201
App# 05DRB-01471

Cross Reference and Location: PAN AMERICAN FREEWAY NE BETWEEN
EAGLE ROCK NE AND OAKLAND NE

Applicant: OMEGA AUTOMOTIVE REAL ESTATE LTD
Address: 1800 E AIRPORT FWY
IRVING, TX 75063

Agent: TIERRA WEST
8509 JEFFERSON NE
ALBUQUERQUE, NM 87113

Special Instructions:

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

Date Mailed: SEPTEMBER 23, 2005

Signature: YVONNE SAAVEDRA

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

Project# 1002201
Application# 05DRB-01471

PAGE 1 OF 2

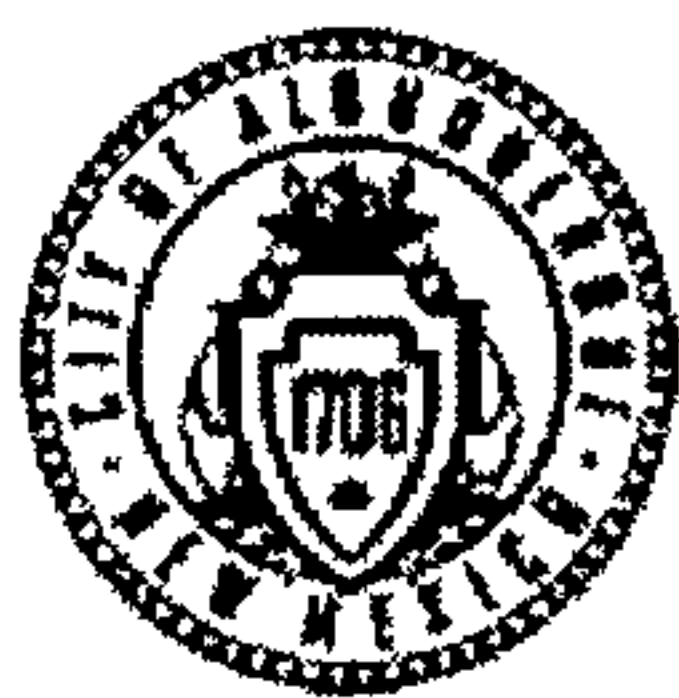
Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
C-18	1018064	210-455	208-10	✓ Dup
		212-435	03	✓ Dup ²
		219-399	206-05	✓ Dup
		251-387	10	✓ Dup ²
		273-383	103-01	✓ Dup
		273-405	32	✓ Dup ²
		288-405	31	✓ Dup ²
		288-383	02	✓ Dup ²
		238-436	208-06	✓ Dup
		252-436	07	✓ Dup ²
		238-458	09	✓ Dup ²
		252-458	08	✓ Dup ²
		273-436	117-12	✓ Dup
		272-458	01	✓ Dup ²
		287-458	02	✓ Dup ²
		287-436	11	✓ Dup ²
		288-354	102-31	✓ Dup
		273-354	32	✓ Dup ²
		245-353	204-08	✓
		228-351	09	✓
		211-350	11	✓
		191-348	12	✓
		078-335	203-17	✓ Dup
		022-352	18	✓ Dup ²

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

Project# 1002201
Application# 05-DRB-01471

PAGE 2 OF 2

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
C-18	1018064	076-408	205-14	✓
		091-408	13	✓
		112-408	12	✓
		090-436	207-04	✓ Dup
		145-457	11	✓
		058-458	16	✓ Dup ²
		058-490	209-04	✓ Dup
		073-490	05	✓ Dup ²
		090-490	06	✓ Dup ²
		105-490	07	✓ Dup ²
		122-490	08	✓ Dup ²
		140-490	09	✓ Dup ²
		152-490	10	✓ Dup ²
		107-512	16	✓
		195-512	210-11	✓
		205-512	09	✓
		220-512	13	✓
		245-512	08	✓
	1018065	350-026	401-01	✓
	1018064	191-348	204-12	✓
		211-350	11	✓
		228-351	09	✓
		245-353	08	✓



mainframe@coa1mp3.ca
bq.gov
09/19/2005 03:27 PM

To
cc
bcc
Subject

1 R E C O R D S W I T H L A B E L S PAGE
1
01018064 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101806421045520810 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101806421243520803 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101806421939920605 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101806425138720610 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101806427338310301 LEGAL: 032 028T RACT A UNIT B NORTH ALBUQUERQUE ACRES
LAND USE:
PROPERTY ADDR: 00000 ALAMEDA
OWNER NAME: NEW GIBSON INVESTMENTS INC
OWNER ADDR: 13215 VELMA CT NE
ALBUQUERQUE NM 87109
0101806427340510332 LEGAL: 001 028T RACT A UNIT B NORTH ALBUQUERQUE ACRES
LAND USE:
PROPERTY ADDR: 00000 OAKLAND
OWNER NAME: NEW GIBSON INVESTMENTS INC
OWNER ADDR: 13215 VELMA CT NE
ALBUQUERQUE NM 87109
0101806428840510331 LEGAL: 002 028T RACT A UNIT B NORTH ALBUQUERQUE ACRES
LAND USE:
PROPERTY ADDR: 00000 OAKLAND
OWNER NAME: NEW GIBSON INVESTMENTS INC
OWNER ADDR: 13215 VELMA CT NE
ALBUQUERQUE NM 87109
0101806428838310302 LEGAL: 031 028T RACT A UNIT B NORTH ALBUQUERQUE ACRES
LAND USE:
PROPERTY ADDR: 00000 ALAMEDA
OWNER NAME: NEW GIBSON INVESTMENTS INC
OWNER ADDR: 13215 VELMA CT NE
ALBUQUERQUE NM 87109
0101806423843620806 LEGAL: 018 010N O ALBU AC TR A UNIT B
LAND USE:
PROPERTY ADDR: 00000 OAKLAND
OWNER NAME: LOUCKS RICHARD A
OWNER ADDR: 09320 SAN PEDRO DR NE
ALBUQUERQUE NM 87114
0101806425243620807 LEGAL: 017 010N O ALBU AC TR A UNIT B
LAND USE:
PROPERTY ADDR: 00000 SAN PEDRO
OWNER NAME: LOUCKS RICHARD A
OWNER ADDR: 09320 SAN PEDRO DR NE
ALBUQUERQUE NM 87114
0101806423845820809 LEGAL: 015 010N O ALBU AC TR A UNIT B
LAND USE:
PROPERTY ADDR: 00000 SAN PEDRO
OWNER NAME: LOUCKS RICHARD A
OWNER ADDR: 09320 SAN PEDRO DR NE
ALBUQUERQUE NM 87114

0101806425245820808 LEGAL: 016 010N O ALBU AC TR A UNIT B
LAND USE: PROPERTY ADDR: 00000 SAN PEDRO
 OWNER NAME: LOUCKS RICHARD A
 OWNER ADDR: 09320 SAN PEDRO DR NE

ALBUQUERQUE NM 87114
0101806427343611712 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101806427245811701 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101806428745811702 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101806428743611711 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101806428835410231 LEGAL: 002 029T RA UB N ALBU AC
LAND USE: PROPERTY ADDR: 00000 ALAMEDA
 OWNER NAME: MOYER LAND LTD CO
 OWNER ADDR: PO BOX 9304

ALBUQUERQUE NM 87119
0101806427335410232 LEGAL: 001 029T RA UB N ALBU AC
LAND USE: PROPERTY ADDR: 00000 ALAMEDA
 OWNER NAME: MOYER LAND LTD CO
 OWNER ADDR: PO BOX 9304 AMF

ALBUQUERQUE NM 87119
0101806424535320408 LEGAL: LT 2 2-D- 2 BLK 12 PLAT OF LTS 22-D-1 & 22-D-2
BLK 1 LAND USE: PROPERTY ADDR: 00000 ALAMEDA & SAN PEDRO
 OWNER NAME: MOSER PROPERTIES LLC
 OWNER ADDR: 10000 RIO GRANDE BLVD NW

ALBUQUERQUE NM 87114
0101806422835120409 LEGAL: LT 2 2 D- 1 BLK 12 PLAT OF LOTS 22 D-1 & D-2 BLK
12 LAND USE: PROPERTY ADDR: 00000 ALAMEDA
 OWNER NAME: KAMEYAB IMPORTS INC
 OWNER ADDR: 11409 FAIRINGTON NE

ALBUQUERQUE NM 87111
0101806421135020411 LEGAL: LT 2 2C B LK 12 CORRECTED PLAT FOR LTS 22A, 22B,
22C LAND USE: PROPERTY ADDR: 00000 ALAMEDA
 OWNER NAME: PRP INC
 OWNER ADDR: 03200 BROADWAY BL SE

ALBUQUERQUE NM 87105
0101806419134820412 LEGAL: LT 2 2B-1 BLK 12 PLAT FOR LT 22B-1 BLK 12 TR A
UNIT LAND USE: PROPERTY ADDR: 00000 ALAMEDA
 OWNER NAME: ALAMEDA GRANDE PARTNERSHIP
 OWNER ADDR: 03535 PRINCETON AV NE

ALBUQUERQUE NM 87107
0101806407333520317 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101806402235220318 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101806407640820514 LEGAL: LT 7 A3 B LK 11 PLAT OF LTS 7A1 THRU 7A3 BLK 11
TR A LAND USE: PROPERTY ADDR: 00000 ALAMEDA
 OWNER NAME: LEASE PLAN N AMERICA INC &
 OWNER ADDR: PO BOX 52085

PHOENIX AZ 85072

0101806409140820513 LEGAL: LT 7 A2 B LK 11 PLAT OF LTS 7A1 THRU 7A3 BLK 11
TR A LAND USE:
PROPERTY ADDR: 00000 ALAMEDA
OWNER NAME: SIERRA-SURF CONNECTION INC
OWNER ADDR: 00119 MAC IVER
BISHOP CA 93514
0101806411240820512 LEGAL: LT 7 A1 B LK 11 PLAT OF LTS 7A1 THRU 7A3 BLK 11
TR A LAND USE:
PROPERTY ADDR: 00000 ALAMEDA
OWNER NAME: KASSAM MOHAMED A &
OWNER ADDR: 13215 VELMA CT NE
ALBUQUERQUE NM 87112
0101806409043620704 LEGAL: TRAC T 1 BLK 10 PLAT OF TRACT 1 LANDS OF
ALBUQUERQU LAND USE:
PROPERTY ADDR: 00000 EAGLE ROCK
OWNER NAME: ALBUQUERQUE TECHNICAL
OWNER ADDR: 00525 BUENA VISTA DR SE
ALBUQUERQUE NM 87106
0101806414545720711 LEGAL: LT 9 & P OR OF LT 10 BLK 10 TR A UNIT B NORTH
ALBUQ LAND USE:
PROPERTY ADDR: 00000 PAN AMERICAN FWY
OWNER NAME: PEPPLA LAUREN H & MARY L W
OWNER ADDR: PO BOX 1535
CEDAR CREST NM 87008
0101806405845820716 LEGAL: 004 010T R A U B N ALBU AC
LAND USE:
PROPERTY ADDR: 00000 EAGLE ROCK
OWNER NAME: ALBUQUERQUE TECHNICAL
OWNER ADDR: 00525 BUENA VISTA DR SE
ALBUQUERQUE NM 87106
0101806405849020904 LEGAL: 029 009T RACT A UNIT B NORTH ALBUQUERQUE ACRES
LAND USE:
PROPERTY ADDR: 00000 EAGLE ROCK
OWNER NAME: EAGLE ROCK INC
OWNER ADDR: 10012 SAN BERNADINO NE
ALBUQUERQUE NM 87122
0101806407349020905 LEGAL: 028 009T RACT A UNIT B NORTH ALBUQUERQUE ACRES
LAND USE:
PROPERTY ADDR: 00000 EAGLE ROCK
OWNER NAME: EAGLE ROCK INC
OWNER ADDR: 10012 SANBERNADINO NE
ALBUQUERQUE NM 87122
0101806409049020906 LEGAL: 027 009T RACT A UNIT B NORTH ALBUQUERQUE ACRES
LAND USE:
PROPERTY ADDR: 00000 EAGLE ROCK
OWNER NAME: EAGLE ROCK INC
OWNER ADDR: 10012 SAN BERNADINO NE
ALBUQUERQUE NM 87122
0101806410549020907 LEGAL: 026 009T RACT A UNIT B NORTH ALBUQUERQUE ACRES
LAND USE:
PROPERTY ADDR: 00000 EAGLE ROCK
OWNER NAME: EAGLE ROCK ING
OWNER ADDR: 10012 SAN BERNADINO NE
ALBUQUERQUE NM 87122

PAGE 5

0101806419134820412 LEGAL: LT 2 2B-1 BLK 12 PLAT FOR LT 22B-1 BLK 12 TR A
UNIT LAND USE:

PROPERTY ADDR: 00000 ALAMEDA
OWNER NAME: ALAMEDA GRANDE PARTNERSHIP
OWNER ADDR: 03535 PRINCETON AV NE
87107

ALBUQUERQUE NM
0101806421135020411 LEGAL: LT 2 2C B LK 12 CORRECTED PLAT FOR LTS 22A, 22B,
22C LAND USE:

PROPERTY ADDR: 00000 ALAMEDA
OWNER NAME: PRP INC
OWNER ADDR: 03200 BROADWAY BL SE
87105

ALBUQUERQUE NM
0101806422835120409 LEGAL: LT 2 2 D- 1 BLK 12 PLAT OF LOTS 22 D-1 & D-2 BLK
12 LAND USE:

PROPERTY ADDR: 00000 ALAMEDA
OWNER NAME: KAMEYAB IMPORTS INC
OWNER ADDR: 11409 FAIRINGTON NE
87105

ALBUQUERQUE NM
0101806424535320408 LEGAL: LT 2 2-D- 2 BLK 12 PLAT OF LTS 22-D-1 & 22-D-2
BLK 1 LAND USE:

PROPERTY ADDR: 00000 ALAMEDA & SAN PEDRO
OWNER NAME: CIRCLE K PROPERTIES INC
OWNER ADDR: 10000 RIO GRANDE NW
87111

ALBUQUERQUE NM 87114

QUIT

101806421045520810 LEGAL: LOT 14-A BLK 10 PLAT OF LOTS 14-A AND 21-A BL UNIT B NORTH
ALBUQUERQUE
PROPERTY ADDR: 3909 SAN PEDRO AVE NE

OWNERS NAME: OMEGA AUTOMOTIVE REAL ESATE L
OWNERS ADDR: 10100 N CENTRAL EXPRESSWAY 600
DALLAS, TX 75231

101806421243520803 LEGAL: LOT 21-A BLK 10 PLAT OF LOTS 14-A AND 21-A BL UNIT B NORTH
ALBUQUERQUE
PROPERTY ADDR: 5601 OAKLAND AVE NE

OWNERS NAME: OMEGA AUTOMOTIVE REAL ESTATE
OWNERS ADDR: 10100 N CENTRAL EXPRESSWAY 600
DALLAS, TX 75231

101806421939920605 LEGAL: TRACT A-1 PLAT OF TRACTS A-1 AND B-1 AMERICAN TRACT 91 AC
PROPERTY ADDR: 5995 ALAMEDA BLVD NE

OWNERS NAME: MILLER LAWRENCE HA & KAREN G
OWNERS ADDR: 5995 ALAMEDA BLVD NE
ALBUQUERQUE, NM 87113

101806425138720610 LEGAL: TRACT B-1 PLAT OF TRACTS A-1 AND B-1 AMERICAN TRACT 55 AC
PROPERTY ADDR: 3000 ALAMEDA BLVD NE

OWNERS NAME: MILLER LAWRENCE H & KAREN G
OWNERS ADDR: 5995 ALAMEDA BLVD NE
ALBUQUERQUE, NM 87113

101806427343611712 LEGAL: LOT 32 BLK 27 TRACT A UNIT B NORTH ALBUQUERQUE 252
PROPERTY ADDR: OAKLAND AVE NE

OWNERS NAME: CORONADO AUTO SALVAGE INC
OWNERS ADDR: 9320 SAN PEDRO DR NE
ALBUQUERQUE, NM 87114

101806427245811701 LEGAL: LOT 1 BLK 27 TRACT A UNIT B NORTH ALBUQUERQUE
PROPERTY ADDR: 9320 SAN PEDRO NE

OWNERS NAME: BAUER & LOUCKS ENTERPRISES LLC
OWNERS ADDR: 9320 SAN PEDRO DR NE
ALBUQUERQUE, NM 87113

101806428745811702 LEGAL: LOT 2 BLK 27 TRACT A UNIT B NORTH ALBUQUERQUE 64 ACRES
PROPERTY ADDR: EAGLE ROCK AVE NE

OWNERS NAME: BAUER & LOUCKS ENTERPRISES LLC
OWNERS ADDR: 9320 SAN PEDRO DR NE
ALBUQUERQUE, NM 87113

101806428743611711 LEGAL: LOT 31 BLK 27 TRACT A UNIT B NORTH ALBUQUERQUE 864 ACRES
PROPERTY ADDR: OAKLAND AVE NE

OWNERS NAME: CORONADO AUTO SALVAGE INC
OWNERS ADDR: 9320 SAN PEDRO DR NE
ALBUQUERQUE, NM 87114

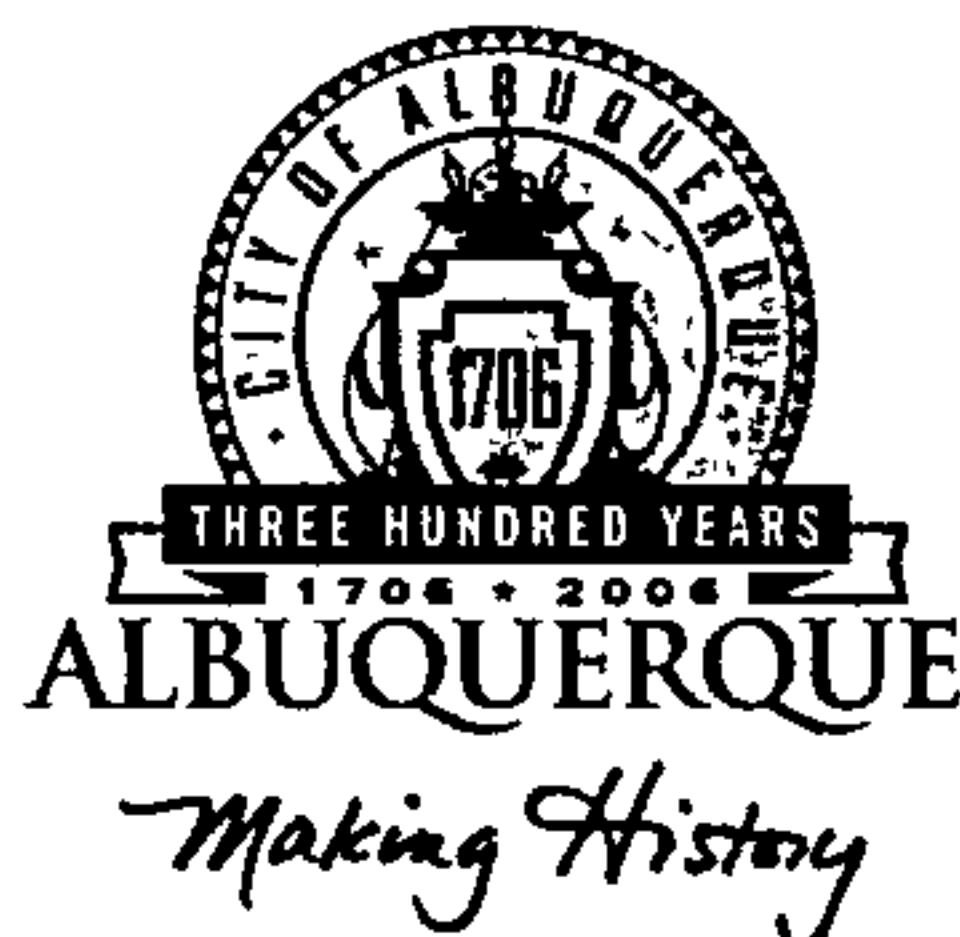
101806407333520317 LEGAL: TRACT 1-B PLAT OF TRACTS 1-A 1-B LEVI STRAUSS OF TRACT 1
LEVI STRAUSS
PROPERTY ADDR: 8725 PAN AMERICAN FWY

OWNERS NAME: COMMERCIAL NET LEASE REALTY
OWNERS ADDR: 450 SOUTH ORAGE AVE 900
ORLANDO, FL 32801

101806402235220318

LEGAL: TRACT 1-A PLAT OF TRACTS 1-A & 1-B LEVI STRAUSS OF TRACT 1
LEVI STRAUSS
PROPERTY ADDR: N/A

OWNERS NAME: COMMERCIAL NET LEASE REALTY
OWNERS ADDR: 450 SOUTH ORAGE AVE 900
ORLANDO, FL 32801



City of Albuquerque

September 15, 2005

Karen Kline
Tierra West LLC
Phone: 858-3100 xt. 220

Dear Karen:

Thank you for your inquiry of **September 15, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACTS 14-A & 21-A, BLOCK 10, NORTH ALBUQUERQUE ACRES, TRACT A UNIT B, LOCATED ON PAN AMERICAN FREEWAY BETWEEN EAGLE ROCK AND OAKLAND AVENUE** zone map C-18.

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

NOR ESTE N.A. (NRE) "R"

***Leilani McGranahan** e-mail: hthomp4337@aol.com
7600 Rio Guadalupe NE/87122 293-5209 (h)
Joe Yardumian e-mail: jjyard@sandia.net
7801 R.C. Gorman Ave. NE/87122-2748 797-1851 (h)
Website: www.noreste.org

Council District: 4
County District: 4
Police Beat: 434/NE
Zone Map #: B-C-18-19, D-19

WILDFLOWER AREA N.A. (WFA) "R"

***Larry T. Caudill** e-mail: lcaudill@flash.net
4915 Watercress NE/87113 857-0596 (h)
Rick Treadwell e-mail: ricktreadwell@comcast.net
5004 Watercress NE/87113 821-6369 (h)

Council District: 2
County District: 1
Police Beat: 244,245/VA
Zone Map: A-17, B-17-18, C-16-18

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

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

Sincerely,

Dalaina Carmona

OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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.

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

OFFICIAL NOTICE OF DECISION
FEBRUARY 19, 2004
PROJECT #1002848
PAGE 4 OF 4

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/DS/ac

cc: Tierra West LLC, 8509 Jefferson NE, Albuquerque, NM 87113
Paul Greenwald, Nor Este NA, 7700 Rio Guadalupe NE, Albuquerque, NM 87122
Joe Yardumian, Nor Este NA, 7801 RC Gorman Ave. NE, Albuquerque, NM 87122
Larry Caudill, Wildflower NA, 4915 Watercress NE, Albuquerque, NM 87113
Roberta Hurst, Wildflower NA, 8812 Desert Willow Ct. NE, Albuquerque, NM 87113

Project # 1002201

OMEGA AUTOMOTIVE REAL ESTATE
1800 E AIRPORT FWY
IRVING, TX 75063

LEILANI MCGRANAHAN
Nor Este N.A.
7600 RIO GUADALUPE NE
ALBUQUERQUE, NM 87122

JOE YARDUMIAN
Nor Este N.A.
7801 R.C. GORMAN AVE NE
ALBUQUERQUE, NM 87122

LARRY T CAUDILL
Wildflower Area N.A.
4915 WATERCREST NE
ALBUQUERQUE, NM 87113

RICK TREADWELL
Wildflower Area N.A.
5004 WATERCREST NE
ALBUQUERQUE, NM 87113

101806427338310301

NEW GIBSON INVESTMENTS INC
13215 VELMA CT NE
ALBUQUERQUE NM 87109

101806423843620806

LOUCKS RICHARD A
9320 SAN PEDRO DR NE
ALBUQUERQUE NM 87114

101806428835410231

MOYER LAND LTD CO
PO BOX 9304 AMF
ALBUQUERQUE, NM 87119

101806424535320408

MOSER PROPERTIES LLC
PO BOX 10000 RIO GRANDE BLVD NW
ALBUQUERQUE, NM 87114

101806422835120409

KAMEYAB IMPORTS INC
11409 FAIRINGTON NE
ALBUQUERQUE NM 87111

101806421135020411

PRP INC
3200 BROADWAY BL SE
ALBUQUERQUE NM 87105

101806419134820412

ALAMEDA GRANDE PARTNERSHIP
3535 PRINCETON AV NE
ALBUQUERQUE NM 87107

101806407640820514

LEASE PLAN N AMERICA INC &
PO BOX 52085
PHOENIX, AZ 85072

101806409140820513

SIERRA-SURF CONNECTION INC
119 MAC IVER
BISHOP CA 93514

101806411240820512

KASSAM MOHAMED A &
13215 VELMA CT NE
ALBUQUERQUE NM 87112

101806409043620704

ALBUQUERQUE TECHNICAL
525 BUENA VISTA DR SE
ALBUQUERQUE NM 87106

101806414545720711

PEPPLE LAUREN H & MARY L W
PO BOX 1535
CEDAR CREST, NM 87008

101806405845820716

ALBUQUERQUE TECHNICAL
525 BUENA VISTA DR SE
ALBUQUERQUE NM 87106

101806405849020904

EAGLE ROCK INC
10012 SAN BERNADINO NE
ALBUQUERQUE, NM 87122

101806410751220916

FIRST WESTERN HOLDING CORP
PO BOX 25255
ALBUQUERQUE, NM 87125

101806419551221011

DAL SANTO JOHN & HELEN
1200 WASHINGTON NE
ALBUQUERQUE NM 87110

101806420551221009

WIRTH JOHN C J JR &
5604 ALAMEDA BL NE
ALBUQUERQUE NM 87113

101806422051221013

WIRTH JOHN C J JR & BILLIE J
5604 ALAMEDA BL NE
ALBUQUERQUE NM 87113

101806424551221008

PEARCY LARRY & KATHERINE
PO BOX 2959
CORRALES, NM 87048

101806535002640101

STRONG THORNE MORTUARY INC
PMB 6126 250 'H' ST
BLAINE, WA 98230

101806419134820412

ALAMEDA GRANDE PARTNERSHIP
3535 PRINCETON AV NE
ALBUQUERQUE NM 87107

101806421135020411

PRP INC
3200 BROADWAY BL SE
ALBUQUERQUE NM 87105

101806422835120409

KAMEYAB IMPORTS INC
11409 FAIRINGTON NE
ALBUQUERQUE NM 87111

101806424535320408

CIRCLE K PROPERTIES INC
10000 RIO GRANDE NE
ALBUQUERQUE, NM 87114

101806421045520810

OMEGA AUTOMOTIVE REAL ESTATE
10100 N CENTRAL EXPRESSWAY 600
DALLAS, TX 75231

101806421939920605

MILLER LAWRENCE H & KAREN G
5995 ALAMEDA BLVD NE
ALBUQUERQUE, NM 87113

101806427343611712

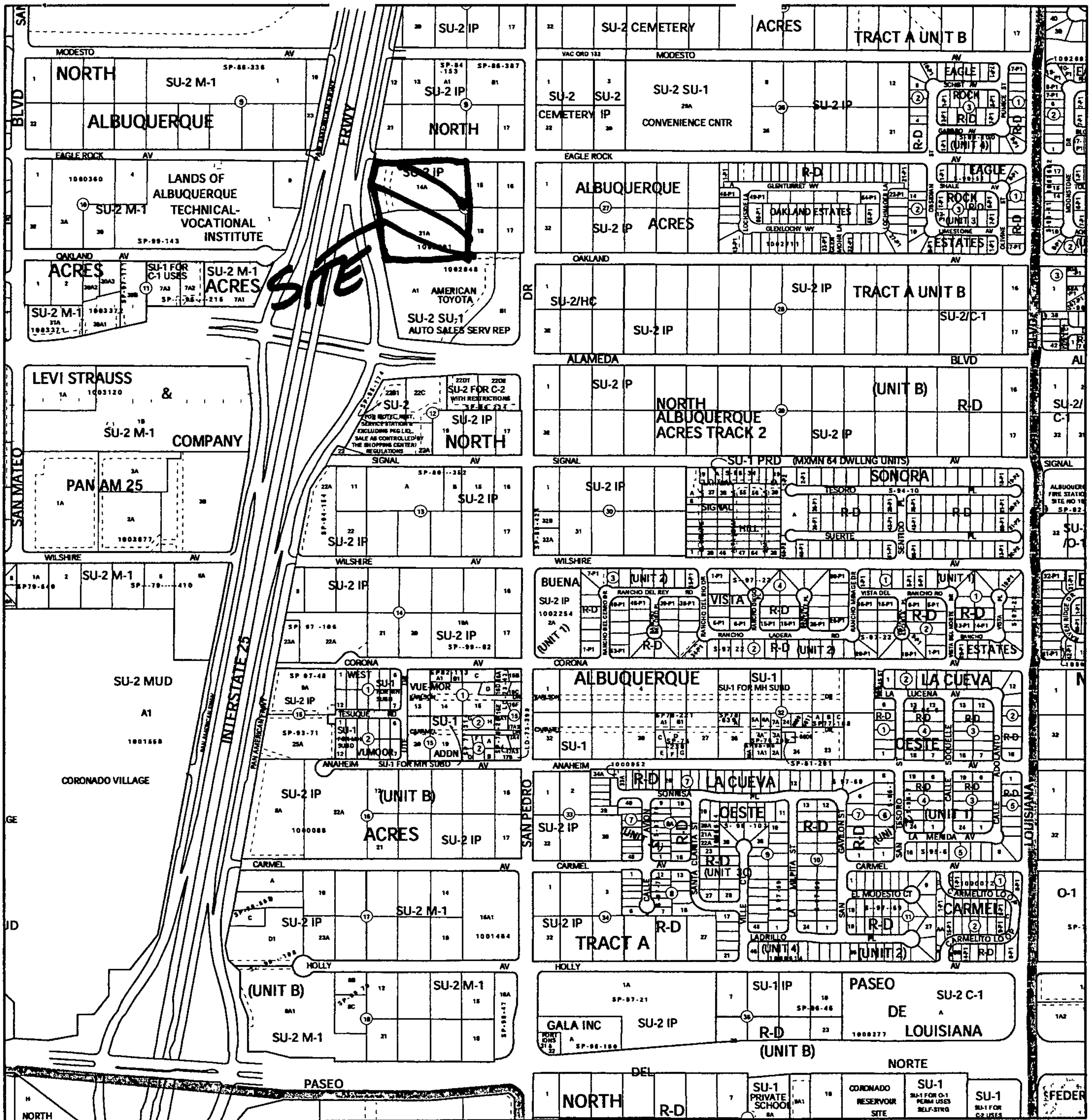
CORONADO AUTO SALVAGE INC
9320 SAN PEDRO DR NE
ALBUQUERQUE, NM 87114

101806427245811701

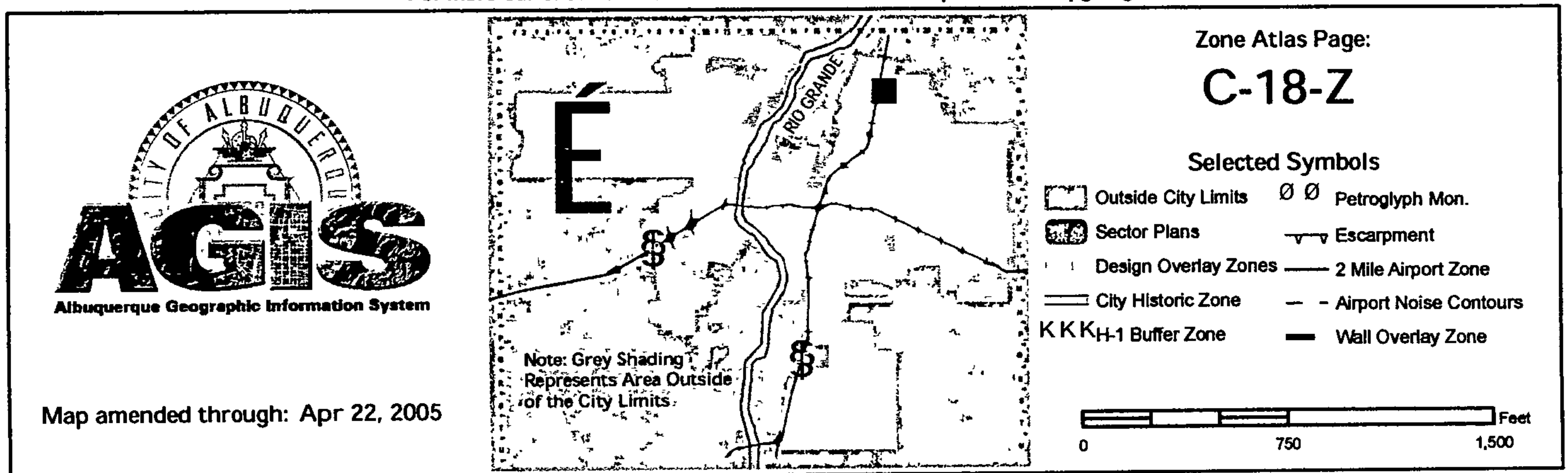
BAUER & LOUCKS ENTERPRISES LLC
9320 SAN PEDRO DR NE
ALBUQUERQUE, NM 87113

101806407333520317

COMMERCIAL NET LEASE REALTY
450 SOUTH ORANGE AVE 900
ORLANDO, FL 32801



For more current information and more details visit: <http://www.cabq.gov/gis>



TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

September 15, 2005

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

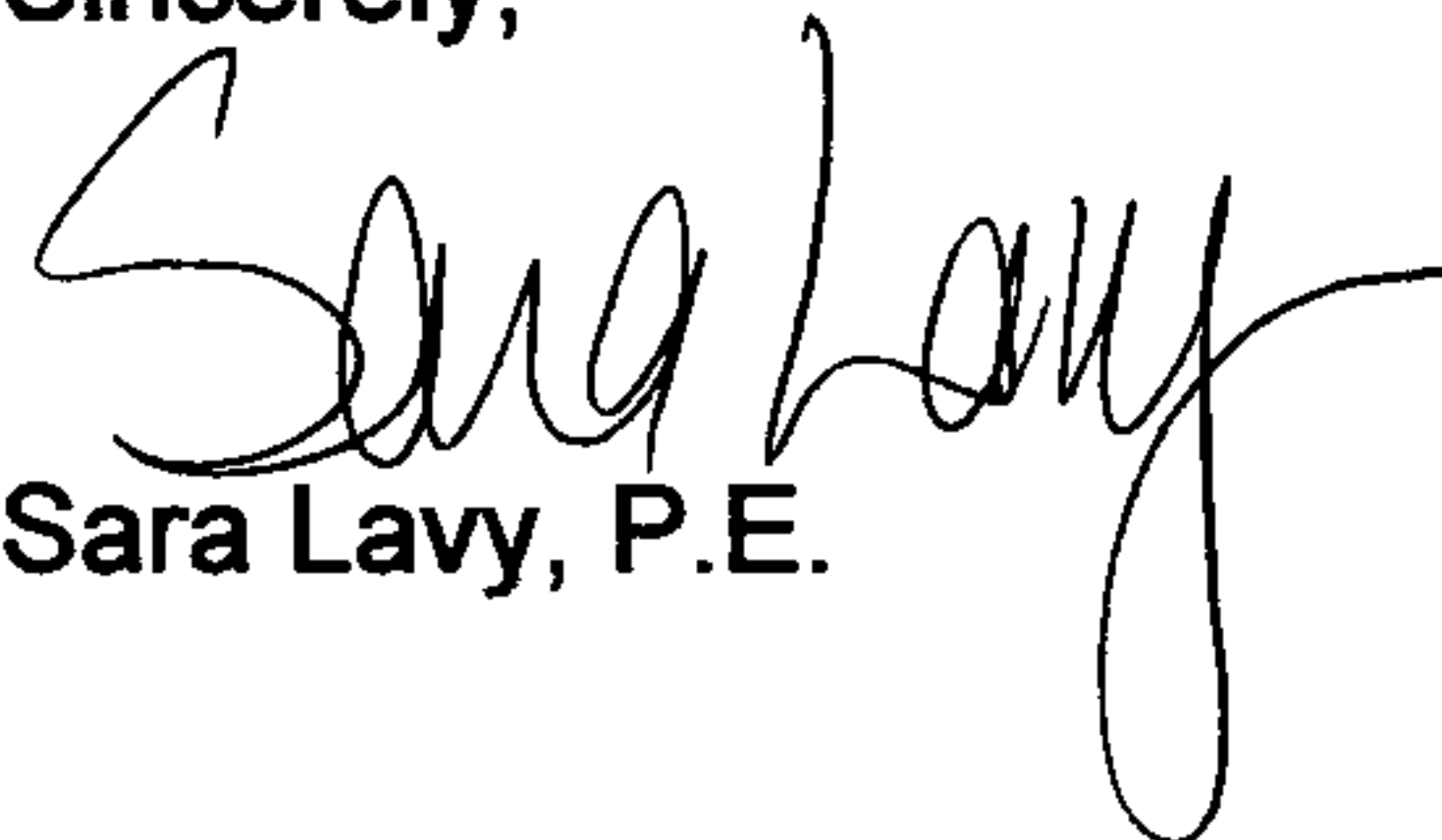
RE: Six Month Extension of Subdivision Improvement Agreements for Premier Motorcars; Project #1002201, Zone Atlas Page C-18

Dear Ms. Matson:

Tierra West LLC, on behalf of Omega Automotive Real Estate Ltd., requests approval of a Six Month Extension of Subdivision Improvement Agreements for Premier Motorcars. The site is located on Pan American Freeway NE between Eagle Rock Avenue NE and Oakland Avenue NE. We request this approval in order to complete the punch list items and to allow for the processing of the close out package through the city.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,



Sara Lavy, P.E.

Enclosure/s

cc: Larry Freeman
D. Scott Craigmile
Leilani McGranahan, Nor Este N.A.
Joe Yardumian, Nor Este N.A.
Larry T. Caudill, Wildflower Area N.A.
Rick Treadwell, Wildflower Area N.A.

JN: 22082
SCL/kk



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, October 12, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1002201
05DRB-01471 Major-Two Year SIA

TIERRA WEST LLC agent(s) for OMEGA AUTOMOTIVE REAL ESTATE LTD request(s) the above action(s) for all or a portion of Lot(s) 14-A & 21-A Block(s) 10, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B**, zoned SU-2 IP WITH CONDITIONAL USES, located on PAN AMERICAN FREEWAY NE, between EAGLE ROCK NE and OAKLAND NE containing approximately 6 acre(s). [REF: 02DRB-01367, 03DRB-01382] (C-18)

Project # 1004428
05DRB-01460 Major-Bulk Land Variance
05DRB-01461 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3, **WESTLAND SOUTH**, zoned SF RLT, located on DENNIS CHAVEZ BLVD SW, between COORS BLVD SW and 118TH ST SW containing approximately 99 acre(s). [REF: 1003530, 04EPC01029, 04EPC01030, 04EPC01274] (P-9)

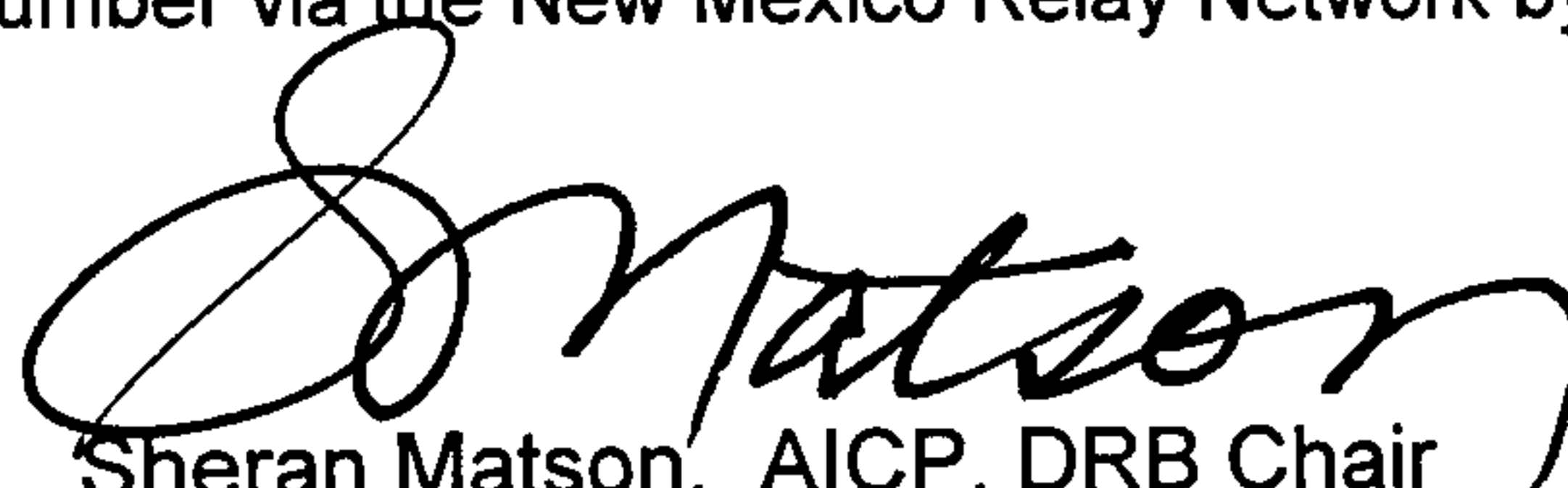
Project # 1004272
05DRB-01447 Major-Vacation of Public Easements

ISAACSON & ARFMAN agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16D, A PORTION OF TRACT 16D OF BULK LAND TRACT FOR EL RANCHO GRANDE and Tract(s) 16-A, 16-B, 16-C, 16-D, 16-E & 16-F, (to be known as **EL RANCHO GRANDE UNIT 17**) zoned R-D, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 3 acre(s). [REF: 05DRB-01033, 05DRB-01038, 05DRB-01039, 05DRB-01084](N-8)

Project # 1001788
05DRB-01455 Major-Vacation of Public Easements
05DRB-01456 Minor-Prelim&Final Plat Approval

DAVID OR EVELYN MARTINEZ agent(s) for DR LAURA NATHANSON request(s) the above action(s) for Lot(s) 6-A & 6-B, **QUARTER HORSE ACRES SUBDIVISION**, zoned R-1, located on SPUR CT NW, between GABALDON NW and MONTOYA NW containing approximately 1 acre(s). [REF: 02DRB00384, 02DRB00875] (H-12)

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


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 26, 2005.

APPLICATION NO. 03-01150	PROJECT NO. 1002201
PROJECT NAME Premier Motorcar	
EPC APPLICATION NO.	
APPLICANT / AGENT TIERRA WEST, LLC	PHONE NO. 858-3100 Sara
ZONE ATLAS PAGE C-18	
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR), (AA)	
ONE STOP COMMENT FORM LOG	

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED BLB	DATE 4/1/04	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		
Please provide approval of dxf file from AGIS		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED MB	DATE 4/6/04	DATE
COMMENTS:		

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

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

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		
/		

Revised 3/3/04

(Return form with plat / site plan)



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, October 12, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1002201
05DRB-01471 Major-Two Year SIA

TIERRA WEST LLC agent(s) for OMEGA AUTOMOTIVE REAL ESTATE LTD request(s) the above action(s) for all or a portion of Lot(s) 14-A & 21-A Block(s) 10, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B**, zoned SU-2 IP WITH CONDITIONAL USES, located on PAN AMERICAN FREEWAY NE, between EAGLE ROCK NE and OAKLAND NE containing approximately 6 acre(s). [REF: 02DRB-01367, 03DRB-01382] (C-18)

Project # 1004428
05DRB-01460 Major-Bulk Land Variance
05DRB-01461 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3, **WESTLAND SOUTH**, zoned SF RLT, located on DENNIS CHAVEZ BLVD SW, between COORS BLVD SW and 118TH ST SW containing approximately 99 acre(s). [REF: 1003530, 04EPC01029, 04EPC01030, 04EPC01274] (P-9)

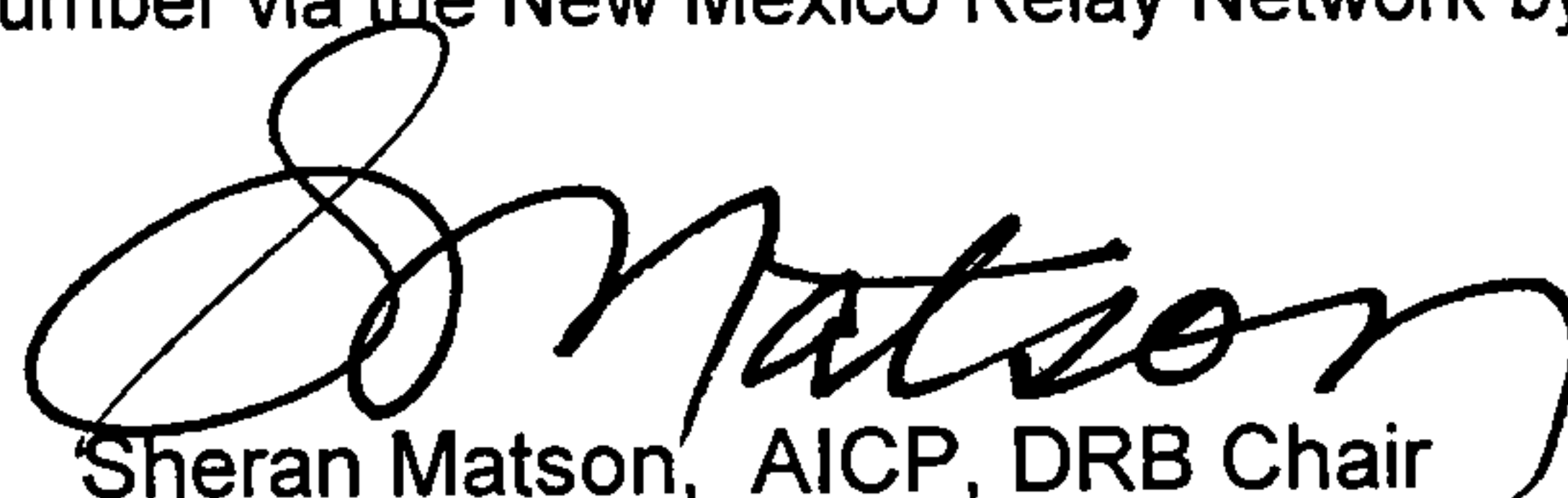
Project # 1004272
05DRB-01447 Major-Vacation of Public Easements

ISAACSON & ARFMAN agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16D, A PORTION OF TRACT 16D OF BULK LAND TRACT FOR EL RANCHO GRANDE and Tract(s) 16-A, 16-B, 16-C, 16-D, 16-E & 16-F, (to be known as **EL RANCHO GRANDE UNIT 17**) zoned R-D, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 3 acre(s). [REF: 05DRB-01033, 05DRB-01038, 05DRB-01039, 05DRB-01084](N-8)

Project # 1001788
05DRB-01455 Major-Vacation of Public Easements
05DRB-01456 Minor-Prelim&Final Plat Approval

DAVID OR EVELYN MARTINEZ agent(s) for DR LAURA NATHANSON request(s) the above action(s) for Lot(s) 6-A & 6-B, **QUARTER HORSE ACRES SUBDIVISION**, zoned R-1, located on SPUR CT NW, between GABALDON NW and MONTOYA NW containing approximately 1 acre(s). [REF: 02DRB00384, 02DRB00875] (H-12)

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


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 26, 2005.

4-26-04 Completed ✓ LES

#12



DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No. <u>03.01150</u>	Project # <u>1002201</u>
Project Name: <u>Remer Maloveras</u>	EPC Application No.: <u> </u>
Agent: <u> </u>	Phone No.: <u>858-3100</u>

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10-8-03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____
 add Private Sanitary Sewer Easement & Private Access
 add 30' public waterline Easement to
 Vacated Oakland.

CITY ENGINEER / AMAFCA: _____
 Cross-street for esmt (OK) signed 4-6-04.
 DXF not yet 4-07-04 [initials]

PARKS / CIP: _____

PLANNING (Last to sign): _____
 Planning must record this plat. Please submit the following items:
 -The original plat and a mylar copy for the County Clerk.
 -Tax certificate from the County Treasurer.
 -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 -Tax printout from the County Assessor.
 Include 3 copies of the approved site plan along with the originals.
 County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
 Property Management's signature must be obtained prior to Planning Department's signature.
 Copy of final plat AND a DXF File for AGIS is required.
 Copy of recorded plat for Planning.

Project Number 1002201

2201

AGIS ELECTRONIC PLAT APPROVAL FORM

DRB Project Case # 1002201

Subdivision Name Preliminary - North Alb. Acres, 14A & 21A, BLK 10, TR A
Surveyor Larry Medrano Unit B

Company/Agent Precision Surveys/Tierra West

Contact Person Karen Kline Phone # 858-3100 email _____

DXF Received Date: 4/19/04

Hard-Copy Date: 4/16/04

Coordinate system: NMSP Grid (NAD 83) NMSP Grid (NAD 27) Ground rotated to NMSP Grid Other

Patricia M. Opt

4/23/04

Approved

Date

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

AGIS Use Only		Contact person	
Copied cov <u>2201</u> to agiscov.	Date: <u>4/23/04</u>	Notified on: <u>4/23/04</u>	<i>left message on main phone</i>



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 12, 2005

1. Project # 1002201
05DRB-01471 Major-6-Month SIA

TIERRA WEST LLC agent(s) for OMEGA AUTOMOTIVE REAL ESTATE LTD request(s) the above action(s) for all or a portion of Lot(s) 14-A & 21-A Block(s) 10, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B**, zoned SU-2 IP WITH CONDITIONAL USES, located on PAN AMERICAN FREEWAY NE, between EAGLE ROCK NE and OAKLAND NE containing approximately 6 acre(s). [REF: 02DRB-01367, 03DRB-01382] (C-18)

At the October 12, 2005, Development Review Board meeting, a 6-month extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by October 27, 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).


Sheran Matson, AICP, DRB Chair

Cc: Omega Automotive Real Estate Ltd., 1800 E Airport Fwy., Irving, TX 75063
Tierra West LLC, 8509 Jefferson NE, 87113
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



OFFICIAL NOTICE OF DECISION
PAGE 2

Project #1002201

03DRB-01150 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for OMEGA AUTOMOTIVE REAL ESTATE LTD request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 14, 19, 20, 21, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, **PREMIER MOTORCARS**, zoned SU-2 IP, located on OAKLAND AVE NE, between PAN AMERICAN FWY NE and SAN PEDRO DR NE containing approximately 6 acre(s). [REF: 02DRB-01367 (Vac), 03ZHE-00655] [Listed as Project #1002613 in error] [*Deferred from 7/23/03, 8/13/03, 8/27/03, 9/10/03, 9/24/03, 10/1/03*] (C-18)

At the October 8, 2003, Development Review Board meeting, the preliminary plat was approved with final sign off delegated to City Engineer for cross-lot drainage easements and Utility Development to add private sanitary sewer easements for private access and to add a 30-foot public waterline easement to vacated Oakland.

If you wish to appeal this decision, you must do so by October 23, 2003, in the manner described below.

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

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

Please note that 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.)



OFFICIAL NOTICE OF DECISION
PAGE 3

Project #1002201

03DRB-01382 Minor-SiteDev Plan BldPermit

TIERRA WEST, LLC agent(s) for OMEGA AUTOMOTIVE, REAL ESTATE LTD. request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 14, 19, 20, 21, Block(s) 10, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, **PREMIER MOTORCARS**, zoned SU-2 special neighborhood zone, IP, located on OAKLAND AVE NE, between PAN AMERICAN FWY NE and SAN PEDRO DR NE containing approximately 6 acre(s). [REF: 02DRB-01367 (VRW) 03ZHE-00655] [*Deferred from 8/27/03, 9/10/03, 9/24/03, 10/1/03*] (C-18)

At the October 8, 2003, Development Review Board meeting, the site plan for building permit was approved with final sign off delegated to City Engineer for SIA.

If you wish to appeal this decision, you must do so by October 23, 2003, in the manner described below.

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

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


Sheran Matson, AICP, DRB Chair

Cc: Omega Automotive Real Estate Ltd., 1800 E. Airport Fwy, Irving, TX 75063
Tierra West LLC, 8509 Jefferson NE, 87113
P.J. Development Commercial Construction, P.O. Box 14903, 87191
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

1



part 3

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

REVISED 3/20/2003

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

DRB Application No.: 03-01382 (SBP)
Project Name: PREMIER MOTORCARS
Agent: Tierra West LLC

Project # 1002201
EPC Application No.: _____
Phone No.: 858-3100

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

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____
 SIA

PARKS / CIP: _____

PLANNING (Last to sign): _____
 Planning must record this plat. Please submit the following items:
-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
-Tax printout from the County Assessor.
 Include 3 copies of the approved site plan along with the originals.
 County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
 Property Management's signature must be obtained prior to Planning Department's signature.
 Copy of final plat AND a DXF File for AGIS is required.
 Copy of recorded plat for Planning.

Project Number 1002201

N
N



DRB CASE ACTION LOG

REVISED 3/20/2003

(SITE PLAN B.P.)

Part 3

Completed
BA 3/31/04

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.: 03-01382 (SBP)
Project Name: PREMIER MOTORCARS
Agent: Tierra West LLC

Project # 1002201
EPC Application No.: _____
Phone No.: 858-3106

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

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFGA
 SIA *OK* _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

- Planning must record this plat. Please submit the following items:**
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 - Tax printout from the County Assessor.
- Include 3 copies of the approved site plan along with the originals.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**
- Copy of final plat AND a DXF File for AGIS is required.**
- Copy of recorded plat for Planning.**

Project Number 100 2201



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

October 8, 2003

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:05 a.m.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

Adjourned: 1:20 p.m.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000131**
03DRB-01513 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES, agent(s) for BROADWAY DEVELOPMENT CORPORATION, request(s) the above action(s) for all or a portion of various parcels comprising, **BROADWAY INDUSTRIAL PARK - UNIT 1**, zoned SU-2 HM, located on SAN JOSE AVE SE, between BROADWAY BLVD SE and I-25 SE containing approximately 61 acre(s). [REF: 01DRB-01559] (M-14) **A TWO-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

2. **Project # 1002855**
03DRB-01511 Major-Vacation of Pub
Right-of-Way

JOHN A. MYERS, ESQ. agent(s) for ETG PROPERTIES, LLC request(s) the above action(s) for all or a portion of **EAST END ADDITION**, located on VERMONT ST NE, between LOMAS BLVD NE and MARBLE AVE NE containing approximately 1 acre(s). [REF: Z-98-115 A& B, 03EPC-00979 &981, 02EPC-01676 & 77 (J-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH TWO ADDITIONAL CONDITIONS.**

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

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

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

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

5. **Project # 1002962**
03DRB-01527 Major-Bulk Land Variance
03DRB-01528 Minor-Prelim&Final Plat Approval
03DRB-01529 Major-Vacation of Public Easements
03DRB-01530 Major-SiteDev Plan Subd
- BOHANNAN HUSTON INC & DENISH-KLINE ASSOCIATES, agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 4 (to be known as **TRACT 4, BLACK RANCH**, zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 100 acre(s). [REF: 03DRB-01432 (SK), 03DRB-01429 (SK)] *[Deferred from 10/8/03]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/22/03.**
6. **Project # 1002957**
03DRB-01524 Major-Vacation of Public Easements
03DRB-01525 Minor-Prelim&Final Plat Approval
- JEFF MORTENSEN & ASSOCIATES, INC agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or a portion of Tract(s) 26A-1, **TAYLOR RANCH**, zoned R-T, located on TAYLOR RANCH DR NW, between MONTANO RD NW and HOMESTEAD CIRCLE NW containing approximately 14 acre(s). [REF: DRB-91-133] (D-11) **THE VACATION OF THE PUBLIC WATER LINE EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO CHECK FOR REMOVAL OF VACATION (1) ON SHEETS 2 OF 3 OF THE PLAT AND TO PLANNING FOR AGIS DXF FILE.**
7. **Project # 1002960**
03DRB-01537 Major-Preliminary Plat Approval
03DRB-01538 Major-Vacation of Pub Right-of-Way
03DRB-01539 Major-Vacation of Public Easements
03DRB-01540 Minor-Temp Defer SDWK
03DRB-01541 Minor-Sidewalk Waiver
- MARK GOODWIN & ASSOCIATES, agent(s) for WESTLAND DEVELOPMENT CO., INC request(s) the above action(s) for all or a portion of Tract(s) J-2-A (to be known as **SUNDORO SOUTH, UNITS 1, 2 & 3**) WESTLAND NORTH SUBDIVISION, zoned SU-2 / R-LT, located on 98TH ST NW, between I-40 NW and LADERA DR NW containing approximately 35 acre(s). *[Deferred from 10/8/03]* (J-8) **DEFERRED AT THE AGENT'S REQUEST TO 10/22/03.**

8. **Project # 1002934**
03DRB-01445 Major-Vacation of Pub
Right-of-Way

DE LA TORRE ARCHITECTS, agent(s) for FOURTH STREET & MENAUL INC., request(s) the above action(s) for all or a portion of Block(s) O, Tract(s) 1A, **WALGREEN ADDITION**, zoned C-2 (SC), containing approximately 11 acre(s). *[Deferred from 9/24/03 & 10/8/03]* (H-14) **DEFERRED AT THE AGENT'S REQUEST TO 10/15/03.**

9. **Project # 1002645**
03DRB-01440 Major-Preliminary Plat
Approval
03DRB-01441 Minor-Temp Defer
SDWK

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Tract(s) 1-1-A (to be known as **SEVILLE UNIT 8**, zoned R-LT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and KAYENTA PL NW containing approximately 27 acre(s). [REF: 03DRB-00741] *[Deferred from 10/1/03]* (A-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/8/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/3/03 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION OF FINAL PLAT: SUBMITTAL OF CROSS SECTIONS OF PERIMETER WALLS AND THEIR APPROVAL BY PLANNING. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

1002201
25.00

FOR DRB FILE

WWD
SIA

No. Of Lots 2

Nearest Major Streets EAGLE ROCK AVENUE NE

FIGURE 12
SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B)

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 16th day of March, 2004, 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 OMEGA AUTOMOTIVE REAL ESTATE LTD PARTNERS ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] A LIMITED PARTNERSHIP, whose address is 1800 E AIRPORT FWY, IRVING TX 75063 and whose telephone number is () _____, 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 [describe:] LOTS 12, 13, 14, 19, 20, & 21, BLOCK 10, TRACT A UNIT B NORTH ALBUQUERQUE ACRES, recorded on APRIL 24, 1936 in the records of the Bernalillo County Clerk at Book D, Folio 130A (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:] OMEGA AUTOMOTIVE REAL ESTATE LTD. ("Owner").

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

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 8TH day of OCTOBER, 2005 ("Construction Completion Deadline"), at no cost to the City. The improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 7245.81.

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 the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

2004034594
6848883
Page: 1 of 6
03/16/2004 02:50P
Bk-R74 Pg-4493
Bern. Co. AGRE R 19.00

2004037344
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Page: 1 of 9
03/22/2004 02:15P
Bk-R74 Pg-7234
Mary Herrera
Bern. Co. AGRE R 25.00

10. **Project # 1002864**
03DRB-01487 Major-Preliminary Plat
Approval
03DRB-01488 Major-Vacation of Public
Easements
03DRB-01490 Minor-Temp Defer SDWK
03DRB-01491 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) B, Ventana Ranch, Lands of Massachusetts General Hospital (to be known as **CANTA CIELO SUBDIVISION**) zoned R-LT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 20 acre(s). [REF:03DRB-01302] [*Deferred from 10/1/03*] (A-9/A-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/8/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/4/03 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: SUBMITTAL OF CROSS SECTIONS OF PERIMETER WALLS AND THEIR APPROVAL BY PLANNING. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

11. **Project # 1002948**
03DRB-01485 Major-Preliminary Plat
Approval
03DRB-01486 Minor-Sidewalk Waiver
03DRB-01497 Minor-Temp Defer SDWK

ISAACSON AND ARFMAN, P.A. agent(s) for MS DEV ONE, LLC request(s) the above action(s) for all or a portion of Tract(s) A-1, Lot(s) 1 & 2, Tract(s) 171a1b2, **LANDS OF JACK CULLY**, zoned RA-2 residential and agricultural zone, located on ADOBE RD NW, between MONTANO RD NW and GUADALUPE TR NW containing approximately 6 acre(s). [*Deferred from 10/1/03*] (F-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/8/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/5/03 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: AN ADEQUATE EASEMENT FOR THE LATERAL SHALL BE PROVIDED AND M.R.G.C.D. SHALL SIGN THE PLAT. 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.**

12. **Project #1002201**
03DRB-01270 Major-Preliminary Plat
Approval

TIERRA WEST LLC agent(s) for P J DEVELOPMENT COMMERCIAL CONSTRUCTION, request(s) the above action(s) for all or a portion of Tract(s) A & B, **AMERICAN TOYOTA**, zoned SU-2 special neighborhood zone, SU-1 AUTO SALES, located on ALAMEDA BLVD NE, between PAN AMERICAN FWY. NE and SAN PEDRO DR NE containing approximately 7 acre(s). [REF: Z-86-8, DRB-95-74, 02DRB-01367 (VRW) 02DRB-01270 (PP)] [Deferred from 8/20/03, 8/27/03, 9/10/03, 9/24/03, 10-1/03] (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/8/03 THE PRELIMINARY PLAT WAS APPROVED.**

Project #1002201
03DRB-01150 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for OMEGA AUTOMOTIVE REAL ESTATE LTD request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 14, 19, 20, 21, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, **PREMIER MOTORCARS**, zoned SU-2 IP, located on OAKLAND AVE NE, between PAN AMERICAN FWY NE and SAN PEDRO DR NE containing approximately 6 acre(s). [REF: 02DRB-01367 (Vac), 03ZHE-00655] [Listed as Project #1002613 in error] [Deferred from 7/23/03, 8/13/03, 8/27/03, 9/10/03, 9/24/03, 10/1/03] (C-18) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR CROSS LOT DRAINAGE EASEMENTS AND UTILITY DEVELOPMENT TO ADD PRIVATE SANITARY SEWER EASEMENTS FOR PRIVATE ACCESS AND TO ADD A 30-FOOT PUBLIC WATERLINE EASEMENT TO VACATED OAKLAND.**

Project #1002201
03DRB-01382-Minor-SiteDev.Plan
BldPermit

TIERRA WEST, LLC agent(s) for OMEGA AUTOMOTIVE, REAL ESTATE LTD. request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 14, 19, 20, 21, Block(s) 10, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, **PREMIER MOTORCARS**, zoned SU-2 special neighborhood zone, IP, located on OAKLAND AVE NE, between PAN AMERICAN FWY NE and SAN PEDRO DR NE containing approximately 6 acre(s). [REF: 02DRB-01367 (VRW) 03ZHE-00655] [Deferred from 8/27/03, 9/10/03, 9/24/03, 10/1/03] (C-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA.**

13. **Project # 1002949**
03DRB-01492 Minor-Preliminary Plat Approval
03DRB-01493 Major-Vacation of Pub Right-of-Way
03DRB-01494 Minor-Sidewalk Waiver
03DRB-01496 Minor-Temp Defer SDWK

ISAACSON AND ARFMAN, P.A. agent(s) for JAMES CRABTREE request(s) the above action(s) for all or a portion of Tract(s) 1, Block(s) 10A, Unit(s) 3, VOLCANO CLIFFS SUBDIVISION, (to be known as **PETROGLYPH PARK**) zoned O-1 office and institution zone, located on SANTO DOMINGO NW, between UNSER BLVD NW and PIMA AVE NW containing approximately 2 acre(s). *[Deferred from 10/1/03 & 10/8/03]* (E-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/22/03.**

14. **Project # 1001523**
03DRB-01361 Major-Vacation of Public Easements
03DRB-01360 Major-Preliminary Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for UNSER - 98TH ST PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 2, **LADERA INDUSTRIAL CENTER**, zoned SU-1 for light industrial, located on UNSER BLVD NW, between 98th ST NW and LADERA DR NW containing approximately 120 acre(s). [REF: AX-81-810, Z-81-49, 01EPC-01405, 02DRB-00518] *[Deferred from 9/10/03, 9/17/03, 9/24/03, 10-1-03]* (H-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/8/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/21/02 THE PRELIMINARY PLAT WAS APPROVED.**

- Project # 1001523**
03DRB-01458 Minor-SiteDev Plan Subd/EPC

MARK GOODWIN & ASSOCIATES, PA agent(s) for UNSER - 98TH ST PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 2, **LADERA INDUSTRIAL CENTER**, zoned SU-1 for light industrial, located on UNSER BLVD NW, between 98th ST NW and LADERA DR NW containing approximately 120 acre(s). [REF: AX-81-810, Z-81-49, 01EPC-01405, 02DRB-00518] *[Deferred from 9/10/03, 9/17/03, 9/24/03, 10/1/03]* [RUSSELL BRITO, EPC CASE PLANNER] (H-10) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PERIMETER WALL SUBMITTAL.**

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.

15. **Project # 1002197**
03DRB-01648 Minor-SiteDev Plan
BldPermit/EPC
- MOLZEN CORBIN & ASSOCIATES agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT - WATER UTILITY DIVISION, request(s) the above action(s) for SEC. 28 T11N R2E , **WEST MESA OPEN SPACE**, zoned RO-20, located on ATRISCO NW and 81ST ST NW BETWEEN DOUBLE EAGLE AIRPORT AND I-40 WEST. **[CHRIS HYER, EPC CASE PLANNER] (E-9) THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
16. **Project # 1002455**
03DRB-01654 Minor-SiteDev Plan
Subd/EPC
03DRB-01655 Minor-Sketch Plat or
Plan
- TIMOTHY M. OTT agent(s) for JOE COTRUZZOLA request(s) the above action(s) for all or a portion of Lot(s) A3B, **J GROUP ADDITION**, zoned SU-1, C-1, located on SAN ANTONIO NE, between I-25 and SAN PEDRO NE containing approximately 10 acre(s). **[DEBBIE STOVER, EPC CASE PLANNER] [Deferred from 10/8/03] (E-18) THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE GIVEN. DEFERRED AT THE AGENT'S REQUEST TO 10/22/03.**

17. **Project # 1001104**
03DRB-00289 Minor- Final Plat
Approval

RHOMBUS PA agent(s) for TOR & RAQUEL RASMUSSEN request(s) the above action(s) for all or a portion of Lot(s) 31 and 32, Block(s) 2, Tract(s) 3, Unit 3, NORTH ALBUQUERQUE ACRES (to be known as **OAKLAND MEADOWS SUBDIVISION**) zoned R-D, located on BARSTOW ST NE, between OAKLAND AVE NE and the NORTHEAST CORNER OF THE INTERSECTION, containing approximately 2 acre(s). [REF: 01DRB-00312] [Deferred from 3/5/03, 3/26/03 & 4/9/03, the final plat was indefinitely deferred on 4/16/03] (C-20) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMENDMENTS TO THE SITE PLAN.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS

18. **Project # 1000162**
03DRB-01636 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD. agent(s) for TIM WHITE - DESERT CREEK APARTMENTS request(s) the above action(s) for all or a portion of Tract(s) A, **LUECKING PARK COMPLEX**, zoned R-3, located on BRYN MAWR AVE NE, between AMAFCA NORTH DIVERSION and I-25 FRONTAGE ROAD containing approximately 16 acre(s). [REF: 1000162, 01DRB-01697, 00440-00097, 01460-00821, 03DRB-00823] (G-16) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ACCESS TO BOTH LOTS OF ADJOINING PARCEL AND UPDATES AND TO PLANNING FOR PNM ELECTRIC'S SIGNATURE AND FOR A TRAIL EASEMENT ON SOUTH END OF PROPERTY.**

19. **Project # 1000621**
03DRB-01649 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON, INC. agent(s) for JOHN Q. HAMMONS REVOCABLE TRUST request(s) the above action(s) for all or a portion of Tract(s) B & C, **GATEWAY SUBDIVISION**, zoned SU-2 special neighborhood zone, C-3, located on WOODWARD PL NE, between INTERSTATE 25 and LOMAS BLVD NE containing approximately 10 acre(s). [REF: DRB-97-466, 00DRB-00849 SK, 03DRB-01353] (J-15) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR 35-FOOT BY 35-FOOT WATER METER EASEMENT AND PLANNING FOR AGIS DXF FILE.**

20. **Project # 1001991**
03DRB-01650 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC. agent(s) for GEORGE EK request(s) the above action(s) for all or a portion of Lot(s) 9, Block(s) B, **DAVIDSON ADDITION**, zoned R-2, located on CANDELARIA ROAD NW, between 4th ST NW and 7th ST NW containing approximately 1 acre(s). [REF: Listed under Project #1002135 in error. Correct Project # is #1001991, 02ZHE 01209/01210/01211] (G-14) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

- 21. **Project # 1002315**
03DRB-01651 Minor-Final Plat
Approval

BOHANNAN HUSTON, INC. agent(s) for HIGH DESERT INVESTMENT CORP. request(s) the above action(s) for all or a portion of Tract(s) 13-B, **WILDERNESS VILLAGE & WILDERNESS COMPOUND @ HIGH DESERT**, zoned SU-2 HD/R-R, located on CITY OF ALBUQUERQUE OPEN SPACE, containing approximately 34 acre(s). (F-23) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO COORDINATE WITH FINAL CONSTRUCTION PLANS AND ACCESS LANGUAGE FOR SANITARY SEWER AND PLANNING FOR PERIMETER WALLS SUBMITTAL AND AGIS DXF FILE.**

- 22. **Project # 1002635**
03DRB-01652 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON, INC. agent(s) for CANDELARIA & TRAMWAY SW, LTD. PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A (REPLAT OF TRACT 1) **LANDS OF CANDELARIA & AND TRAMWAY SW**, zoned SU-1 special use zone, Neighborhood Commercial, located on TRAMWAY BLVD NE AND CANDELARIA RD NE and containing approximately 3 acre(s). [REF: 03EPC-00702 ZMA, 03EPC-00703 SPS, 03EPC-0704 SBP] (H-22) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/8/03 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

- 23. **Project # 1002992**
03DRB-01623 Minor-Subd Design
(DPM) Variance

TIERRA WEST, LLC agent(s) for SOUTHWEST CONTRACTORS INC. request(s) the above action(s) for all or a portion of Lot(s) 1-3, Block(s) 5, **ORIGINAL TOWNSITE OF WESTLAND**, zoned C-2 community commercial zone, located on 86TH ST SW, between BRIDGE BLVD SW and CENTRAL AVE SW. [Deferred from 10/8/03] (K-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/15/03.**

24. **Project # 1003006**
03DRB-01653 Minor-Prelim&Final Plat
Approval

ALBUQUERQUE SURVEYING COMPANY, INC.
agent(s) for RICHARD & NASHAUN GALLEGOS
request(s) the above action(s) for all or a portion of
Lot(s) 17 & 18, Block(s) 3, **BELMONT PLACE**
ADDITION, zoned R-1, located on 5th ST NW,
between BELLROSE AVE NW and GRIEGOS RD
NW containing approximately 1 acre(s). [REF: ZA-93-
227] (G-14) **INDEFINITELY DEFERRED AT THE**
AGENT'S REQUEST.

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

THERE ARE NO SKETCH PLAT THIS WEEK

25. Approval of the Development Review Board Minutes September 24, 2003. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 1:20 P.M.



DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No. <u>03.01150</u>	Project # <u>1002201</u>
Project Name: <u>Remer Malcom</u>	EPC Application No.:
Agent: <u>James Albert</u>	Phone No.:

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10-8-03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES:
 add Private Sanitary Sewer Easement & Private Access
 add 30' public water line Easement to
 Vacated Oakland.

CITY ENGINEER / AMAFCA:
 cross-lot drn esmt
 dxF

PARKS / CIP: _____

PLANNING (Last to sign):
 Planning must record this plat. Please submit the following items:
 -The original plat and a mylar copy for the County Clerk.
 -Tax certificate from the County Treasurer.
 -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 -Tax printout from the County Assessor.
 Include 3 copies of the approved site plan along with the originals.
 County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
 Property Management's signature must be obtained prior to Planning Department's signature.
 Copy of final plat AND a DXF File for AGIS is required.
 Copy of recorded plat for Planning.

Project Number 1002201



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

October 1, 2003

9:00 a.m.

MEMBERS:

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

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. 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: 12:25 P.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1002645**
03DRB-01440 Major-Preliminary Plat Approval
03DRB-01441 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Tract(s) 1□1-A (to be known as **SEVILLE UNIT 8**, zoned R-LT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and KAYENTA PL NW containing approximately 27 acre(s). [REF: 03DRB-00741] [Deferred from 10/1/03](A-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/8/03.**

2. **Project # 1002864**
03DRB-01487 Major-Preliminary Plat Approval
03DRB-01488 Major-Vacation of Public Easements
03DRB-01490 Minor-Temp Defer SDWK
03DRB-01491 Minor-Sidewalk Waiver
- BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) B, Ventana Ranch, Lands of Massachusetts General Hospital (to be known as **CANTA CIELO SUBDIVISION**) zoned R-LT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 20 acre(s). [REF:03DRB-01302] [Deferred from 10/1/03] (A-9/A-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/8/03.**
3. **Project # 1002948**
03DRB-01485 Major-Preliminary Plat Approval
03DRB-01486 Minor-Sidewalk Waiver
03DRB-01497 Minor-Temp Defer SDWK
- ISAACSON AND ARFMAN, P.A. agent(s) for MS DEV ONE, LLC request(s) the above action(s) for all or a portion of Tract(s) A-1, Lot(s) 1 & 2, Tract(s) 171a1b2, **LANDS OF JACK CULLY**, zoned RA-2 residential and agricultural zone, located on ADOBE RD NW, between MONTANO RD NW and GUADALUPE TR NW containing approximately 6 acre(s). [Deferred from 10/1/03] (F-14) **DEFERRED AT THE AGENT'S REQUEST TO 10/8/03.**
4. **Project # 1002949**
03DRB-01492 Minor-Preliminary Plat Approval
03DRB-01493 Major-Vacation of Pub Right-of-Way
03DRB-01494 Minor-Sidewalk Waiver
03DRB-01496 Minor-Temp Defer SDWK
- ISAACSON AND ARFMAN, P.A. agent(s) for JAMES CRABTREE request(s) the above action(s) for all or a portion of Tract(s) 1, Block(s) 10A, Unit(s) 3, **VOLCANO CLIFFS SUBDIVISION**, (to be known as **PETROGLYPH PARK**) zoned O-1 office and institution zone, located on SANTO DOMINGO NW, between UNSER BLVD NW and PIMA AVE NW containing approximately 2 acre(s). [Deferred from 10/1/03] (E-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/8/03.**

5. **Project #1002201**
03DRB-01270 Major-Preliminary Plat
Approval

TIERRA WEST LLC agent(s) for P J DEVELOPMENT COMMERCIAL CONSTRUCTION, request(s) the above action(s) for all or a portion of Tract(s) A & B, **AMERICAN TOYOTA**, zoned SU-2 special neighborhood zone, SU-1 AUTO SALES, located on ALAMEDA BLVD NE, between PAN AMERICAN FWY. NE and SAN PEDRO DR NE containing approximately 7 acre(s). [REF: Z-86-8, DRB-95-74, 02DRB-01367 (VRW) 02DRB-01270 (PP)] [*Deferred from 8/20/03, 8/27/03, 9/10/03, 9/24/03, 10-1/03*] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 10/8/03.**

Project #1002201
03DRB-01150 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for OMEGA AUTOMOTIVE REAL ESTATE LTD request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 14, 19, 20, 21, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, **PREMIER MOTORCARS**, zoned SU-2 IP, located on OAKLAND AVE NE, between PAN AMERICAN FWY NE and SAN PEDRO DR NE containing approximately 6 acre(s). [REF: 02DRB-01367 (Vac), 03ZHE-00655] [Listed as Project #1002613 in error] [*Deferred from 7/23/03, 8/13/03, 8/27/03, 9/10/03, 9/24/03, 10/1/03*] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 10/8/03.**

Project #1002201
03DRB-01382 Minor-SiteDev Plan
BldPermit

TIERRA WEST, LLC agent(s) for OMEGA AUTOMOTIVE, REAL ESTATE LTD. request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 14, 19, 20, 21, Block(s) 10, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, **PREMIER MOTORCARS**, zoned SU-2 special neighborhood zone, IP, located on OAKLAND AVE NE, between PAN AMERICAN FWY NE and SAN PEDRO DR NE containing approximately 6 acre(s). [REF: 02DRB-01367 (VRW) 03ZHE-00655] [*Deferred from 8/27/03, 9/10/03, 9/24/03, 10/1/03*] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 10/8/03.**

6. **Project # 1001523**
03DRB-01361 Major-Vacation of Public Easements
03DRB-01360 Major-Preliminary Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for UNSER - 98TH ST PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 2, **LADERA INDUSTRIAL CENTER**, zoned SU-1 for light industrial, located on UNSER BLVD NW, between 98th ST NW and LADERA DR NW containing approximately 120 acre(s). [REF: AX-81-810, Z-81-49, 01EPC-01405, 02DRB-00518] [Deferred from 9/10/03, 9/17/03, 9/24/03, 10-1-03] (H-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/8/03.**

- Project # 1001523**
03DRB-01458 Minor-SiteDev Plan Subd/EPC

MARK GOODWIN & ASSOCIATES, PA agent(s) for UNSER - 98TH ST PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 2, **LADERA INDUSTRIAL CENTER**, zoned SU-1 for light industrial, located on UNSER BLVD NW, between 98th ST NW and LADERA DR NW containing approximately 120 acre(s). [REF: AX-81-810, Z-81-49, 01EPC-01405, 02DRB-00518] [Deferred from 9/10/03, 9/17/03, 9/24/03, 10/1/03] [RUSSELL BRITO, EPC CASE PLANNER] (H-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/8/03.**

7. **Project # 1002935**
03DRB-01447 Major-Bulk Land Variance
03DRB-01449 Major-Vacation of Pub Right-of-Way
03DRB-01450 Major-Preliminary Plat Approval
03DRB-01451 Minor-SiteDev Plan Subd
03DRB-01452 Minor-Temp Defer SDWK
03DRB-01453 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC., agent(s) for WESTLAND DEVELOPMENT CO., INC, request(s) the above action(s) for all or a portion of Tract(s) A, PARKWAY SUBDIVISION AND PARCEL 1 OF WESTLAND NORTH, (to be known as **SUNDORO UNITS 1, 2, 3 & 4**) zoned SU-2/R-LT AND R-D, containing approximately 55 acre(s). [REF: 03DRB-00736 (SK) [Deferred from 9/24/03]. (J-9/8 & H-9) **BULK LAND VARIANCE WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/1/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/17/03 THE PRELIMINARY PLAT WAS APPROVED. THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE 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.

8. **Project # 1002716**
03DRB-01549 Minor-SiteDev Plan
Subd/EPC
03DRB-01550 Minor-SiteDev Plan
BldPermit/EPC

CLAUDIO VIGIL ARCHITECTS agent(s) for GEORGE BRUNACINI CONSTRUCTION CO request(s) the above action(s) for all or a portion of Block(s) 22, Tract(s) X-1-B, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT A**, zoned SU-1 for O-1 incidental uses & Bank, located on WYOMING BLVD NE, between PASEO DEL NORTE NE and DOMINGO BACA DRAINAGE ROW NE containing approximately 3 acre(s). [REF: 03EPC-00936 (SPS), 03EPC-00922 (SBP) *[Deferred from 9/24/03]* **[CARMEN MARRONE, EPC CASE PLANNER]** (D-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/1/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/20/03 THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR SITE PLAN UTILITY LAYOUT (WATER - SEWER - FIRE LANE) MUST MATCH PLAT EASEMENTS AND TO CITY ENGINEER FOR SIA. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/1/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/20/03 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR SITE PLAN UTILITY LAYOUT (WATER - SEWER - FIRE LANE) MUST MATCH PLAT EASEMENTS AND TO CITY ENGINEER FOR SIA.**

- Project # 1002716**
03DRB-01588 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST, LTD. agent(s) for ANGELO BRUNACINI request(s) the above action(s) for all or a portion of Block(s) 22, Tract(s) X-1-B, **NORTH ALBUQUERQUE ACRES, UNIT A, TRACT A**, zoned SU-1 special use zone, NURSING HOME, located on WYOMING BLVD NE, between PASEO DEL NORTE NE and DOMINGO BACA DRAINAGE ROW containing approximately 3 acre(s). [REF: 03DRB-01549 & 50, DRB-99-4, Z-98-121, DRB-97-367] (D-19) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR M TO B OF PRIVATE EASEMENT, DEDICATION OF PUBLIC ACCESS AS RIGHT-OF-WAY AND DOCUMENT THE SITE PLAN ON THE PRIVATE ACCESS NOTE AND UTILITIES DEVELOPMENT, PLAT MUST MATCH SITE PLAN FOR UTILITY EASEMENTS AND PROPER DEDICATION MAINTENANCE STATEMENT.**

9. **Project # 1002964**
03DRB-01548 Minor-SiteDev Plan
BldPermit

MULLEN HELLER ARCHITECTURE agent(s) for AVALON INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 21, **RICHFIELD PARK**, zoned IP, located on ADAMS NE, containing approximately 2 acre(s). [REF: Z-82-66, DRB-94-339] *[Deferred from 9/24/03]* (C-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

10. **Project # 1002200**
03DRB-01603 Minor-Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for HIGH DESERT INVESTMENT request(s) the above action(s) for all or a portion of Tract(s) 15D-1B-C1 (to be known as **MOUNTAIN HIGHLANDS - UNIT 2 @ HIGH DESERT**, HIGH DESERT MOUNTAIN HIGHLANDS, zoned SU-2 - HD / R-1, located on SIMMS PARK RD NE, between IMPERATA ST NE and CIBOLA NATIONAL FOREST NE containing approximately 49 acre(s). [REF: 02DRB-01361, 1000512] (E-23/E-24) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DXF FILE AND AMAFCA SIGNATURE.**

11. **Project # 1001082**
03DRB-01571 Minor-Final Plat
Approval

MARK GOODWIN & ASSOCIATES, agent(s) for KB HOMES OF NM request(s) the above action(s) for all or a portion of Block(s) 9, Tract(s) F, **PARK HILL - UNIT 2**, zoned RT, located on MILKY WAY NW, between MCMAHON NW and BLACK ARROYO BLVD NW containing approximately 2 acre(s). [REF: 01DRB-00698, 01DRB-00699, 01DRB-00700] (A-11) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

12. **Project # 1001376**
03DRB-01602 Minor-Final Plat
Approval

MARK GOODWIN & ASSOCIATES, agent(s) for MESA VERDE DEVELOPMENT CORP. request(s) the above action(s) for all or a portion of Lot(s) 8-24 & 9-23, Block(s) 3 & 4, Tract(s) 1 (to be known as **DESERT RIDGE TRAILS NORTH, NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, 4 DU/AC, located on FLORENCE AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 33 acre(s). [REF: 02DRB-01965 PP, 02DRB-01966 VRW, 03DRB-00874 APP] (B-19) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project # 1001465**
03DRB-01584 Minor-Ext of SIA for
Temp Defer SDWK

ISAACSON AND ARFMAN P.A. agent(s) for LOS POBLANOS DEVELOPMENT request(s) the above action(s) for **THE MEADOWS AT RIO GRANDE**, zoned SU-1 PRD, located on RIO GRANDE BLVD NW, between DON FERNANDO RD NW and DON QUIXOTE DR NW containing approximately 10 acre(s). [REF: 1001465, DRB-92-209, S-92-33] (G-12/H-12) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

14. **Project # 1001731**
03DRB-01609 Minor-Extension of Preliminary Plat
03DRB-01611 Minor-Ext of SIA for Temp Defer SDWK
03DRB-01612 Minor-Sidewalk Waiver

LARRY READ & ASSOCIATES, INC. agent(s) for SAHAR DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 23, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **SAHAR SUBDIVISION**) zoned R-D residential and related uses zone, developing area, 7 DU/AC, located on NORTH SIDE OF OAKLAND AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 1 acre(s). [REF: 02DRB-01423 PPA, 02DRB-01424 TDSC, 02DRB-01806 SW] (C-19) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THE EXTENSION OF SIA FOR TEMPORARY DEFERRAL OF SIDEWALKS AND THE SIDEWALK WAIVER WERE WITHDRAWN.**

15. **Project # 1002022**
03DRB-01604 Minor-Amnd Prelim Plat Approval

BOHANNAN HUSTON, INC. agent(s) for TIM S. MCNANEY request(s) the above action(s) for all or a portion of Tract(s) 8 & 9, TOWN OF ATRISCO GRANT, UNIT 2, (to be known as **VISTA WEST**, zoned R-D residential and related uses zone, developing area, 9 DU/AC, located WEST OF UNSER BLVD SW, between EUCARIZ SW and TOWER SW containing approximately 10 acre(s). [REF: 03DRB-01293, 03DRB-01294] (L-10) **THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

16. **Project # 1002092**
03DRB-01601 Minor-Extension of
Preliminary Plat

BOHANNAN HUSTON INC agent(s) for OXBOW NORTH VENTURE LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, **OXBOW NORTH @ OXBOW**, zoned SU-3 special center zone, located on NAMASTE RD NW AND COORS BLVD NW containing approximately 40 acre(s). [REF: 02DRB-01371] (F-11) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

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

17. **Project # 1001331**
03DRB-01600 Minor-Sketch Plat or
Plan

DANIEL D SHOATS request(s) the above action(s) for all or a portion of Lot(s) 1A, **BACA & CHAVEZ**, zoned R-1, located on GRIEGOS RD NW, between RIO GRANDE BLVD NW and 12TH ST NW containing approximately 1 acre(s). [REF: 01EPC-00901, 01CC-01259] (F-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. **Project # 1002565**
03DRB-01606 Minor-Sketch Plat or
Plan

MARK GOODWIN & ASSOCIATES agent(s) for LOS GRIEGOS DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 161A, 161B1, 161B2, 162A, 162B, 163A, 166A, 166B, 167A - MRGCD Map 31 (to be known as **VILLA DE LA CAPILLA**) zoned RA-2, located on GRIEGOS RD NW, between SAN ISIDRO NW and GRIEGOS DRAIN NW containing approximately 5 acre(s). [REF: 03EPC-00505, 03EPC-00506, 03EPC-00509] (F-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1002984**
03DRB-01608 Minor-Sketch Plat or
Plan

WILSON & COMPANY agent(s) for VOLCANO CLIFFS PROPERTY OWNERS ASSOCIATION, request(s) the above action(s) for Portions of **UNIT(S) 2 AND 5, VOLCANO CLIFFS SUBDIVISION**, zoned R-1 residential zone, located on 81ST ST NW, between VICTORIA DR NW and CLIFF RD NW containing approximately 2 acre(s). (E-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. **Project # 1002984**
03DRB-01610 Minor-Sketch Plat or
Plan

WILSON & COMPANY agent(s) for VOLCANO CLIFFS PROPERTY OWNERS ASSOCIATION, request(s) the above action(s) for **LOT 8 BLOCK 7, UNIT 2 AND LOTS 9, 10, 17 AND 18 OF BLOCK 7, UNIT 5, VOLCANO CLIFFS SUBDIVISION**, zoned R-1 residential zone, located on SHIPROCK CT NW, between KIBO DR NW and RIMROCK DR NW containing approximately 2 acre(s). (E-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. Approval of the Development Review Board Minutes for September 17, 2003. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 12:25 P.M.



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002201

AGENDA ITEM NO: 5

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

See DRB minutes/speed memo dated 9-24-03.

RESOLUTION:

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: October 1, 2003

Refer 10/8/03

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002201 AGENDA#: 5 DATE: 10.1.03

1. Name: _____ Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

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12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

September 24, 2003

9:00 a.m.

MEMBERS:

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

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

A. Call to Order: 9:00 A.M.

Adjourned: 10:55 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1002322**
03DRB-00420 Major - Preliminary Plat Plat Approval and Major - Final Plat Approval

MULE BARN ENTERPRISE agent(s) for ACME REAL ESTATE FUND LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 23, **ORIG. SITE OF WESTLAND**, zoned SU-2 special neighborhood zone- IP, located on the westside of 90th ST SW, between CENTRAL AVE SW and SUNSET GARDENS RD SW containing approximately 9 acre(s). [REF: 02DRB-01666 SK, 03DRB-00420 PP, 03DRB-00349 PUFF] **[NO NEW SUBMITTAL] (L-9) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/24/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/22/03 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

2. **Project # 1002933**
03DRB-01443 Major-Vacation of Public Easements
03DRB-01446 Minor- Preliminary & Final Plat Approval
03DRB-01444 Minor-Sidewalk Waiver

JEFF MORTENSEN & ASSOCIATES INC., agent(s) for HOECH REAL ESTATE CORPORATION, request(s) the above action(s) for all or a portion of Block(s) 18, Lot(s) 28, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3 (to be known as **VINYARD ESTATES, UNIT IV-B**, zoned RD (5 DU/A), containing approximately 2 acre(s). (C-20) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/24/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/28/03 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAN WAS INDEFINITELY DEFERRED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

4

3. **Project # 1002934**
03DRB-01445 Major-Vacation of Pub Right-of-Way

DE LA TORRE ARCHITECTS, agent(s) for FOURTH STREET & MENAUL INC., request(s) the above action(s) for all or a portion of Block(s) O, Tract(s) 1A, **WALGREEN ADDITION**, zoned C-2 (SC), containing approximately 11 acre(s). *[Deferred from 9/24/03]* (H-14) **DEFERRED AT THE AGENT'S REQUEST TO 10/8/03.**

4. **Project # 1002935**
03DRB-01447 Major-Bulk Land Variance
03DRB-01449 Major-Vacation of Pub Right-of-Way
03DRB-01450 Major-Preliminary Plat Approval
03DRB-01451 Minor-SiteDev Plan Subd
03DRB-01452 Minor-Temp Defer SDWK
03DRB-01453 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC., agent(s) for WESTLAND DEVELOPMENT CO., INC, request(s) the above action(s) for all or a portion of Tract(s) A, PARKWAY SUBDIVISION AND PARCEL 1 OF WESTLAND NORTH, (to be known as **SUNDORO UNITS 1, 2, 3 & 4**) zoned SU-2/R-LT AND R-D, containing approximately 55 acre(s). [REF: 03DRB-00736 (SK) *[Deferred from 9/24/03]*. (J-9/8 & H-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/1/03.**

5. **Project #1002201**
03DRB-01270 Major-Preliminary Plat
Approval
- Project #1002201**
03DRB-01150 Minor-Prelim&Final Plat
Approval
- Project #1002201**
03DRB-01382 Minor-SiteDev Plan BldPermit

TIERRA WEST LLC agent(s) for P J DEVELOPMENT COMMERCIAL CONSTRUCTION, request(s) the above action(s) for all or a portion of Tract(s) A & B, **AMERICAN TOYOTA**, zoned SU-2 special neighborhood zone, SU-1 AUTO SALES, located on ALAMEDA BLVD NE, between PAN AMERICAN FWY. NE and SAN PEDRO DR NE containing approximately 7 acre(s). [REF: Z-86-8, DRB-95-74, 02DRB-01367 (VRW) 02DRB-01270 (PP)] [*Deferred from 8/20/03, 8/27/03, 9/10/03, 9/24/03*] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 10/1/03.**

TIERRA WEST LLC agent(s) for OMEGA AUTOMOTIVE REAL ESTATE LTD request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 14, 19, 20, 21, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, **PREMIER MOTORCARS**, zoned SU-2 IP, located on OAKLAND AVE NE, between PAN AMERICAN FWY NE and SAN PEDRO DR NE containing approximately 6 acre(s). [REF: 02DRB-01367 (Vac), 03ZHE-00655] [Listed as Project #1002613 in error] [*Deferred from 7/23/03, 8/13/03, 8/27/03, 9/10/03, 9/24/03*] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 10/1/03.**

TIERRA WEST, LLC agent(s) for OMEGA AUTOMOTIVE, REAL ESTATE LTD. request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 14, 19, 20, 21, Block(s) 10, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, **PREMIER MOTORCARS**, zoned SU-2 special neighborhood zone, IP, located on OAKLAND AVE NE, between PAN AMERICAN FWY NE and SAN PEDRO DR NE containing approximately 6 acre(s). [REF: 02DRB-01367 (VRW) 03ZHE-00655] [*Deferred from 8/27/03, 9/10/03, 9/24/03*] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 10/1/03.**

6. **Project # 1001523**
03DRB-01361 Major-Vacation of Public Easements
03DRB-01360 Major-Preliminary Plat Approval
03DRB-01362 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for UNSER - 98TH ST PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 2, **LADERA INDUSTRIAL CENTER**, zoned SU-1 for light industrial, located on UNSER BLVD NW, between 98th ST NW and LADERA DR NW containing approximately 120 acre(s). [REF: AX-81-810, Z-81-49, 01EPC-01405, 02DRB-00518] [Deferred from 9/10/03, 9/17/03, 9/24/03] (H-10) **THE TEMPORARY DEFERRAL OF SIDEWALKS WAS WITHDRAWN. DEFERRED AT THE AGENT'S REQUEST TO 10/1/03.**

- Project # 1001523**
03DRB-01458 Minor-SiteDev Plan Subd/EPC

MARK GOODWIN & ASSOCIATES, PA agent(s) for UNSER - 98TH ST PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 2, **LADERA INDUSTRIAL CENTER**, zoned SU-1 for light industrial, located on UNSER BLVD NW, between 98th ST NW and LADERA DR NW containing approximately 120 acre(s). [REF: AX-81-810, Z-81-49, 01EPC-01405, 02DRB-00518] [Deferred from 9/10/03, 9/17/03, 9/24/03] [RUSSELL BRITO, EPC CASE PLANNER] (H-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/1/03.**

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

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

7. **Project # 1002716**
03DRB-01549 Minor-SiteDev Plan Subd/EPC
03DRB-01550 Minor-SiteDev Plan BldPermit/EPC

CLAUDIO VIGIL ARCHITECTS agent(s) for GEORGE BRUNACINI CONSTRUCTION CO request(s) the above action(s) for all or a portion of Block(s) 22, Tract(s) X-1-B, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT A**, zoned SU-1 for O-1 incidental uses & Bank, located on WYOMING BLVD NE, between PASEO DEL NORTE NE and DOMINGO BACA DRAINAGE ROW NE containing approximately 3 acre(s). [REF: 03EPC-00936 (SPS), 03EPC-00922 (SBP)] [Deferred from 9/24/03] [CARMEN MARRONE, EPC CASE PLANNER] (D-19) **DEFERRED AT THE AGENT'S REQUEST TO 10/1/03.**

8. **Project # 1002964**
03DRB-01548 Minor-SiteDev Plan BldPermit
- MULLEN HELLER ARCHITECTURE agent(s) for AVALON INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 21, **RICHFIELD PARK**, zoned IP, located on ADAMS NE, containing approximately 2 acre(s). [REF: Z-82-66, DRB-94-339] [*Deferred from 9/24/03*] (C-17) **DEFERRED AT THE AGENT'S REQUEST TO 10/1/03.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS

9. **Project # 1002593**
03DRB-01546 Minor-Final Plat Approval
- BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LTD. PARTNERSHIP request(s) the above action(s) for **VISTA DE ARENAL, UNIT II**, TRACT 29C, VENTANA RANCH, zoned R-LT residential zone, located on LAS VENTANAS RD NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 7 acre(s). [REF: 03DRB-01376 (PP)] (B-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
10. **Project # 1002738**
03DRB-01519 Minor-Prelim&Final Plat Approval
- SURVEYS SOUTHWEST agent(s) for FRANCES MUNOZ request(s) the above action(s) for all or a portion of Lot(s) 1-3, Block(s) M, **EASTERN ADDITION**, zoned SU-2 special neighborhood zone, NCR, located on DAN AV SE, between JOHN ST. SE and BROADWAY BLVD. SE containing approximately 1 acre(s). [REF: 03DRB-00980 SK, Z-76-81] (L-14) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

11. **Project # 1002743**
03DRB-01544 Minor-Prelim&Final Plat
Approval

BORDENAVE DESIGNS agent(s) for OVENWEST CORP. request(s) the above action(s) for all or a portion of Lot(s) ALL, LA LUZ DEL OESTE, zoned SU-1 special use zone, PRD, located on SOUTH SIDE OF DELLYNE AVE NW, between COORS BLVD NW and VISTA DE LUZ NW containing approximately 16 acre(s). [REF: Z-77-28-1, 03DRB-00989 SK] (F-11) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR: LABEL NEW EASEMENTS "GRANTED BY THIS PLAT", ADD PUBLIC WATERLINE EASEMENT ON TRACT N AND CHECK FOR AGIS DXF FILE, AND TRANSPORTATION DEVELOPMENT FOR: NOTE BENEFICIARIES ON THE PLAT, DOCUMENT THE HOMEOWNER'S ASSOCIATION RULES ETC.**

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

12. **Project # 1001087**
03DRB-01547 Minor-Sketch Plat or Plan

STEVE HALE. agent(s) for HALE & SUN CONSTRUCTION INC. request(s) the above action(s) for all or a portion of Lot(s) 2 & 3 W.1/3, **MAJOR ACRES SUBDIVISION**, zoned SU-2 special neighborhood zone, R-T, located on 12TH ST & MAJOR ST NW, between MATTHEW AVE NW and CANDELARIA RD NW containing approximately 7 acre(s). [REF: (1002231) 02ZHE-01435, (1001087) 01DRB- 00268 SK, 01DRB-01891 SECTOR PLAN] (B-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. Approval of the Development Review Board Minutes for September 10, 2003. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 10:55 A.M.

Refer to 10/1/05

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002201 AGENDA#: 5 DATE: 9.24.03

1. Name: _____ Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

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13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



City of Albuquerque
CITY OF ALBUQUERQUE
 P.O. BOX 1295 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002201

AGENDA ITEM NO: 5

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments on Am. Toyota plat.
 No adverse comments Premier site plan.
 An approved drainage report dated 9-5-03 is on file for Premier Preliminary Plat approval .
 Crosslot drainage easement needed for Final Plat.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED X¹⁰⁻¹⁻⁰³; 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: September 24, 2003



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

September 10, 2003

9:00 a.m.

MEMBERS:

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

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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A. Call to Order: 9:00 A.M.

Adjourned: 10:55 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000610**
03DRB-01359 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES, PA, agent(s) for DOS PIEDRAS, LLC, request(s) the above action(s) for all or a portion of Tract(s) 33-a-1-C-1, **TOWN OF ATRISCO GRANT, UNIT 8**, zoned SU-2 for C-2, located on 57th Street NW, between Ouray Rd NW and Miami Rd NW, containing approximately 3 acre(s). [REF: 02DRB-01101, DRB-98-3, DRB-94-87, DRB-94-185, Z-94-53 (H-11) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1001106**
03DRB-01358 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES, PA, agent(s) for WESTCOR PROPERTIES, LLC, request(s) the above action(s) for all or a portion of Lot(s) 1-34, **ST. JOSEPH'S PLACE ADDITION**, zoned R-2, located on West Court Pl NW, between Avalon Rd NW and Central Ave NW, containing approximately 4 acre(s). (K-11) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1000621**
03DRB-01353 Major-Vacation of
Public Easements

BOHANNAN HUSTON, INC. agent(s) for JOHN Q. HAMMONS REVOCABLE TRUST, request(s) the above action(s) for all or a portion of Tract(s) C, **GATEWAY SUBDIVISION**, zoned SU-2 special neighborhood zone, C-3, located on WOODWARD PL NE, between INTERSTATE-25 and LOMAS BLVD NE containing approximately 10 acre(s). [REF: DRB-97-466, 00DRB-00849 SK] (J-15) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1001523**
03DRB-01361 Major-Vacation of
Public Easements
03DRB-01360 Major-Preliminary Plat
Approval
03DRB-01362 Minor-Temp Defer
SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for UNSER - 98TH ST PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 2, **LADERA INDUSTRIAL CENTER**, zoned SU-1 for light industrial, located on UNSER BLVD NW, between 98th ST NW and LADERA DR NW containing approximately 120 acre(s). [REF: AX-81-810, Z-81-49, 01EPC-01405, 02DRB-00518] [*Deferred from 9/10/03*] (H-10) **DEFERRED AT THE AGENT'S REQUEST TO 9/17/03.**

- Project # 1001523**
03DRB-01458 Minor-SiteDev Plan
Subd/EPC

MARK GOODWIN & ASSOCIATES, PA agent(s) for UNSER - 98TH ST PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 2, **LADERA INDUSTRIAL CENTER**, zoned SU-1 for light industrial, located on UNSER BLVD NW, between 98th ST NW and LADERA DR NW containing approximately 120 acre(s). [REF: AX-81-810, Z-81-49, 01EPC-01405, 02DRB-00518] [*Deferred from 9/10/03*] [**RUSSELL BRITO, EPC CASE PLANNER**] (H-10) **DEFERRED AT THE AGENT'S REQUEST TO 9/17/03.**

5. **Project # 1002883**
03DRB-01350 Major-Vacation of
Public Easements

MOLZEN-CORBIN & ASSOCIATES, agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPT. request(s) the above action(s) for all or a portion of Lot(s) A-1, Block(s) 11, Unit(s) A, **KNOB HEIGHTS**, zoned R-3 residential zone, located on the west side of WELLESLEY DR SE, between ANDERSON AVE SE and ROSS AVE SE [REF:ZA-79-261, ZA-88-15](L-16) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

6. **Project # 1002885**
03DRB-01355 Major-Vacation of Pub
Right-of-Way
03DRB-01354 Minor-Sketch Plat or
Plan
03DRB-01356 Major-Vacation of
Public Easements

JEFF MORTENSEN & ASSOCIATES INC., agent(s) for DESERT RIDGE DEVELOPMENT LLC, request(s) the above action(s) for all or a portion of Lot(s) 10-24, Block(s) 18 and Lot(s) 7-10 and 12-15, Block(s) 20, Unit(s) 3, (NORTH ALBUQUERQUE ACRES, TRACT 3) **OCOTILLO SUBDIVISION**, zoned RD, (4 DU/A), located on HOLBROOK ST NE, CARMEL AVE NE and HOLLY AVE NE, between ANAHEIM AVE NE and PASEO DEL NORTE NE, containing approximately 24 acre(s). [REF: 02EPC-01353] *[Deferred from 9/10/03]* (C-21) **DEFERRED AT THE AGENT'S REQUEST TO 9/17/03.**

7. **Project # 1001306**
03DRB-01179 Major-Preliminary Plat
Approval
03DRB-01182 Minor-Temp Defer
SDWK

SURV-TEK agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A and 1-B-1-F, **SEVILLE, UNIT 7**, zoned R-LT, located on KAYENTA BLVD NW, between RIO SEGURA NW and PARSONS BLVD NW containing approximately 17 acre(s). *[Deferred from 8/13/03, 8/20/03, 8/27/03 and 9/3/03]* (A-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/10/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/3/03 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: CROSS SECTIONS AND DESIGN ELEVATIONS SHOWING BUILDING MATERIALS AND COLORS OF PERIMETER WALLS ARE REQUIRED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALK ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

8. **Project #1002201**
03DRB-01270 Major-Preliminary Plat
Approval

TIERRA WEST LLC agent(s) for P J DEVELOPMENT COMMERCIAL CONSTRUCTION, request(s) the above action(s) for all or a portion of Tract(s) A & B, **AMERICAN TOYOTA**, zoned SU-2 special neighborhood zone, SU-1 AUTO SALES, located on ALAMEDA BLVD NE, between PAN AMERICAN FWY. NE and SAN PEDRO DR NE containing approximately 7 acre(s). [REF: Z-86-8, DRB-95-74, 02DRB-01367 (VRW) 02DRB-01270(P.P.)] ~~[Deferred from 8/20/03, 8/27/03, 9/10/03] (C-18) DEFERRED AT THE AGENT'S REQUEST TO 9/24/03.~~

Project #1002201
03DRB-01150 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for OMEGA AUTOMOTIVE REAL ESTATE LTD request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 14, 19, 20, 21, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, **PREMIER MOTORCARS**, zoned SU-2 IP, located on OAKLAND AVE NE, between PAN AMERICAN FWY NE and SAN PEDRO DR NE containing approximately 6 acre(s). [REF: 02DRB-01367 (Vac), 03ZHE-00655] [Listed as Project #1002613 in error] ~~[Deferred from 7/23/03, 8/13/03, 8/27/03 and 9/10/03] (C-18) DEFERRED AT THE AGENT'S REQUEST TO 9/24/03.~~

Project #1002201
03DRB-01382 Minor-SiteDev Plan
BldPermit

TIERRA WEST, LLC agent(s) for OMEGA AUTOMOTIVE, REAL ESTATE LTD. request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 14, 19, 20, 21, Block(s) 10, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, **PREMIER MOTORCARS**, zoned SU-2 special neighborhood zone, IP, located on OAKLAND AVE NE, between PAN AMERICAN FWY NE and SAN PEDRO DR NE containing approximately 6 acre(s). [REF: 02DRB-01367 (VRW) 03ZHE-00655] ~~[Deferred from 8/27/03 and 9/10/03] (C-18) DEFERRED AT THE AGENT'S REQUEST TO 9/24/03.~~

9. **Project # 1001939**
03DRB-00753 Major-Vacation of
Public Easements
03DRB-00752 Major-Preliminary Plat
Approval
03DRB-00788 Minor-Temp Defer
SDWK

WILSON & COMPANY INC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) A1B, **The Crossing** - Unit 2A, Tract A, **CIELO OESTE**, zoned R-D, located on GUNNISON PL NW, between UNSER BLVD NW and 98TH ST NW containing approximately 15 acre(s). [REF: 1000150, 1000207, 1000515, 1001939] [*Deferred from 6/4/03, 6/18/03 AND 6/25/03 and 10/29/03*] (H-9) **DEFERRED AT AGENT'S REQUEST TO 10/29/03.**

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

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

10. **Project # 1002786**
03DRB-01075 Minor-SiteDev Plan
BldPermit

JIM MILLER - MILLER & ASSOCIATES, agent(s) for FIDELITY TRUST CO. request(s) the above action(s) for all or a portion of Lot(s) 1-3, Block(s) 5, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned IP industrial park zone, located on SAN MATEO BLVD NE, between SAN DIEGO AVE NE and BEVERLY HILLS AVE NE containing approximately 3 acre(s). [REF: 01ZHE-01832] [*Deferred from 7/9/03, 8/6/03 and 8/27/03*] (B-18). **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR ENVIRONMENTAL HEALTH DEPARTMENT SIGNATURE. THE INFRASTRUCTURE LIST DATED 9/10/03 WAS APPROVED.**

- 03DRB-01457 Minor-Sketch Plat or
Plan

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for FIDELITY TRUST CO request(s) the above action(s) for all or a portion of Lot(s) 1-3, Block(s) 5, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B**, zoned SU-2, IP, located on BEVERLY HILLS AVE NW, between SAN MATEO BLVD NE and I-25 FRONTAGE RD NE containing approximately 3 acre(s). [REF: 03DRB-01075] (B-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS

THERE ARE NO MINOR PLATS THIS WEEK

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

THERE ARE NO SKETCH PLATS THIS WEEK

11. Other Matters: **PROJECT #1002377/03DRB-00418 Temp Deferral of Construction of Sidewalks. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

ADJOURNED: 10:55 A.M.



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002201

AGENDA ITEM NO: 8

SUBJECT:

- | | | |
|-------------------------|--------------------------|------------------------------|
| (01) Sketch Plat/Plan | (05) Site Plan for Subd | (10) Sector Dev Plan |
| (02) Bulk Land Variance | (06) Site Plan for BP | (11) Grading Plan |
| (03) Sidewalk Variance | (07) Vacation | (12) SIA Extension |
| (03a) Sidewalk Deferral | (08) Final Plat | (13) Master 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.
 An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION:

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: September 10, 2003

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002201 AGENDA#: 8 DATE: 9.10.03

1. Name: Sandra Perry Address: Jessie West 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: _____



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

August 27, 2003

9:00 a.m.

MEMBERS:

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

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. 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: 11:20 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1001276**
03DRB-01287 Major-Two Year SIA

DEAN & TRICIA ABBOTT request(s) the above action(s) for all or a portion of Lot(s) A-1, Block(s) B, **ALBUQUERQUE WEST**, zoned SU-1 special use zone/ PDA / C-3, located on PARADISE BLVD NW, between GOLF COURSE RD NW and EAGLE RANCH RD NW containing approximately 1 acre(s). [REF: 01DRB-01062, 01EPC-00744, Z-83-89] (C-12) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1001043**

03DRB-01288 Major-Bulk Land
Variance

03DRB-01289 Major-Vacation of
Public Easements

03DRB-01290 Major-Vacation of
Public Easements

BOHANNAN HUSTON INC agent(s) for MCMAHON EQUITIES LTD CO request(s) the above action(s) for all or a portion of Tract(s) 35A, 35B, 36, 2A, DD and 5A, **STONEBRIDGE POINTE**, zoned R-1, located on MCMAHON BLVD NW and BANDELIER DR NW, between DOVER ST NW and STONEBRIDGE DR NW containing approximately 21 acre(s). [REF: 01DRB-01200 / 01DRB-01201, 01DRB-01202, 01DRB-01037 / 01DRB-00153] (A-12) **THE BULK LAND VARIANCE WAS APPROVED. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

03DRB-01377 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for MCMAHON EQUITIES LTD CO request(s) the above action(s) for all or a portion of Tract(s) 35A, 35B, 36, 2A, DD and 5A, **STONEBRIDGE POINTE** zoned SU-1 for R-2, O-1, & C-1 Uses, located on MCMAHON BLVD NW between DOVER ST NW and STONEBRIDGE DR NW containing approximately 21 acre(s). [REF: 03DRB-01288, 01289 and 01290](A-12) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO CONFIRM THAT THE PLAT IS CONSISTENT WITH THE TRANSPORTATION PLANNING AGREEMENT AS AMENDED AND PLANNING FOR THE AGIS DXF FILE.**

3. **Project # 1002050**
03DRB-01059 Major – Preliminary Plat
Approval
03DRB-01060 Minor-Temp Defer
SDWK

MARK GOODWIN & ASSOCIATES, PA, agent(s) for MEL FAMIE LLC, request(s) the above action(s) for all or a portion of Tract(s) B-2, **LAS MARCADAS SUBDIVISION**, zoned R-LT, located on GOLF COURSE RD NW, between MARNA LYNN AVE NW and JILL PATRICIA ST NW containing approximately 7 acre(s). [REF: V-89-95, 03EPC-00146, 03DRB-00573] [*Deferred from 7/30/03 & 8/13/03*] (C-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/27/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/21/03 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT OR WORK ORDER: THE GRADING PLAN SHALL BE REVISED TO BETTER REFLECT TRANSPORTATION'S COMMENTS ON SENECA DRIVE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

4. **Project # 1002856**
03DRB-01194 Major-Preliminary Plat Approval
03DRB-01195 Major-Vacation of Public Easements
03DRB-01196 Major-Vacation of Public Easements
03DRB-01197 Minor-Sidewalk Waiver
03DRB-01198 Minor-Temp Defer SWK

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Lot(s) C-F, Tract(s) 1 & 11-14, ARROWOOD RANCH DEVELOPMENT, **THE MEADOWS @ ANDERSON HILLS, UNITS 1, 2 AND 3**, zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between DENNIS CHAVEZ BLVD SW and UNSER BLVD SW containing approximately 107 acre(s). [REF: SD-78-4-1, Z-99-58, SPR-95-2-2] *[Deferred from 8/13/03]* (P-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/27/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/22/03 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT APPROVAL: THE AGENT WILL BE REQUIRED TO PROVIDE A CUL-DE-SAC AT THE EASTERN TERMINUS OF CROCUS AND SAFFRON. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

5. **Project # 1002857**
03DRB-01200 Major-Preliminary Plat Approval
03DRB-01201 Major-Vacation of Public Easements
03DRB-01202 Major-Vacation of Public Easements
03DRB-01203 Major-Vacation of Public Easements
03DRB-01204 Minor-Sidewalk Waiver
03DRB-01205 Minor-Temp Defer SWK

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A - B ARROWOOD RANCH DEVELOPMENT, **THE HIGHLANDS @ ANDERSON HILLS, UNITS 1, 2 AND 3**, zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between DENNIS CHAVEZ BLVD SW and UNSER BLVD SW containing approximately 62 acre(s). [REF: SD-87-4-1, Z-99-58, SPR-95-2-2] *[Deferred from 8/13/03]* (P-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/27/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/22/03 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT APPROVAL: THE AGENT WILL BE REQUIRED TO PROVIDE A CUL-DE-SAC AT THE EASTERN TERMINUS OF RIO LARGO. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

6. **Project # 1002858**
03DRB-01206 Major-Preliminary Plat
Approval
03DRB-01209 Major-Vacation of Public
Easements
03DRB-01207 Minor-Temp Defer SDWK
03DRB-01208 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) G-1, ARROWOOD RANCH DEVELOPMENT, **THE MESA @ ANDERSON HILLS, UNITS 1, 2 AND 3**, zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between DENNIS CHAVEZ BLVD SW and UNSER BLVD SW containing approximately 43 acre(s). [REF: SD-87-4-1, Z-99-58, SPR-95-2-2] *[Deferred from 8/13/03]* (P-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/27/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/22/03 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT APPROVAL: 56-FEET OF RIGHT-OF-WAY SHALL BE PROVIDED ADJACENT TO THE PARK WHERE A 36-FOOT STREET IS CONSTRUCTED OR ADEQUATE PUBLIC SIDEWALK EASEMENTS SHALL BE PROVIDED WITHIN TRACT F. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

7. **Project #1002201**
03DRB-01270 Major-Preliminary Plat
Approval

TIERRA WEST LLC agent(s) for P J DEVELOPMENT COMMERCIAL CONSTRUCTION, request(s) the above action(s) for all or a portion of Tract(s) A & B, **AMERICAN TOYOTA**, zoned SU-2 special neighborhood zone, SU-1 AUTO SALES, located on ALAMEDA BLVD NE, between PAN AMERICAN FWY. NE and SAN PEDRO DR NE containing approximately 7 acre(s). [REF: Z-86-8, DRB-95-74, 02DRB-01367 (VRW) 02DRB-01270 (PP)] *[Deferred from 8/20/03 and 8/27/03]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 9/10/03.**

Project #1002201
03DRB-01150 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for OMEGA AUTOMOTIVE REAL ESTATE LTD request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 14, 19, 20, 21, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, **PREMIER MOTORCARS**, zoned SU-2 IP, located on OAKLAND AVE NE, between PAN AMERICAN FWY NE and SAN PEDRO DR NE containing approximately 6 acre(s). [REF: 02DRB-01367 (Vac), 03ZHE-00655] [Listed as Project #1002613 in error] *[Deferred from 7/23/03, 8/13/03 and 8/27/03]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 9/10/03.**

Project #1002201
03DRB-01382-Minor-SiteDev.Plan
BidPermit

TIERRA WEST, LLC agent(s) for OMEGA AUTOMOTIVE, REAL ESTATE LTD. request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 14, 19, 20, 21, Block(s) 10, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, **PREMIER MOTORCARS**, zoned SU-2 special neighborhood zone, IP, located on OAKLAND AVE NE, between PAN AMERICAN FWY NE and SAN PEDRO DR NE containing approximately 6 acre(s). [REF: 02DRB-01367 (VRW) 03ZHE-00655] *[Deferred from 8/27/03]*(C-18) **DEFERRED AT THE AGENT'S REQUEST TO 9/10/03.**

8. **Project # 1001306**
03DRB-01179 Major-Preliminary Plat
Approval
03DRB-01182 Minor-Temp Defer
SDWK

SURV-TEK agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A and 1-B-1-F, **SEVILLE, UNIT 7**, zoned R-LT, located on KAYENTA BLVD NW, between RIO SEGURA NW and PARSONS BLVD NW containing approximately 17 acre(s). [*Deferred from 8/13/03, 8/20/03 and 8/27/03*] (A-10) **DEFERRED AT THE AGENT'S REQUEST TO 9/3/03.**

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

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

9. **Project # 1000080**
03DRB-01352 Minor-SiteDev Plan
BldPermit/EPC

RHOMBUS P.A., INC. agent(s) for ALBUQUERQUE NORTH CONGREGATION OF JEHOVAH'S WITNESSES, request(s) the above action(s) for all or a portion of Lot(s) 15-A-1, **NEW HARWOOD ADDITION**, zoned SU-1 special use zone, for Church & Related Fac., located on SAN CLEMENTE DR NE, between 4TH ST NW and HARWOOD LATERAL containing approximately 1 acre(s). [REF: 02EPC-01473] [**CYNTHIA BORREGO, EPC CASE PLANNER**] (G-14) **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

10. **Project # 1001335**
03DRB-01305 Minor-SiteDev Plan
BldPermit/EPC

CLAUDIO VIGIL ARCHITECTS agent(s) for SANTONIO PARTNERS LLC request(s) the above action(s) for all or a portion of Lot(s) 3A, 4A, 5A, AND 6A, Block(s) 2, **SANDIA RESEARCH PARK**, zoned SU-1 for IP, located on DEVELOPMENT RD SE, between BRITT SE and EUBANK BLVD SE containing approximately 4 acre(s). [REF: 03EPC-00920, Z-86-64-2] **[MAKITA HILL, EPC CASE PLANNER] (M-21) SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO CALL OUT PEDESTRIAN SIDEWALK IN PARKING LOT, EXISTING WATER SERVICE SIZE AND THAT REQUIRED FOR BUILDING, REMOVAL OF SOUTHEAST EXISTING METER BOX AND SHUT OFF OF CORP. STOP AT WATER MAIN AND TRANSPORTATION DEVELOPMENT TO VERIFY OFFSITE MITIGATION REQUIREMENTS AND 50-FOOT OFFSET OF DRIVE PADS.**

03DRB-01380 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for HEEL INC request(s) the above action(s) for all or a portion of Lot(s) 3, 4, 5 and 6, **SANDIA RESEARCH PARK**, zoned SU-1 IP uses, located on DEVELOPMENT RD SE, between BRITT SE and EUBANK SE containing approximately 4 acre(s). [REF: Z-86-64-2, 03EPC-00920] (M-21) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

11. **Project # 1002786**
03DRB-01075 Minor-SiteDev Plan
BldPermit

JIM MILLER - MILLER & ASSOCIATES, agent(s) for FIDELITY TRUST CO. request(s) the above action(s) for all or a portion of Lot(s) 1-3, Block(s) 5, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned IP industrial park zone, located on SAN MATEO BLVD NE, between SAN DIEGO AVE NE and BEVERLY HILLS AVE NE containing approximately 3 acre(s). [REF: 01ZHE-01832] *[Deferred from 7/9/03, 8/6/03 and 8/27/03]* (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 9/10/03.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS

12. **Project # 1002384**
03DRB-01369 Minor-Final Plat
Approval
- BOHANNAN HUSTON INC agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 4, COORS VILLAGE (to be known as **RANCHO ENCANTADO DEL SUR**), zoned SU-3, located on COORS BLVD NW, between ATRISCO BLVD NW and MILNE RD NW containing approximately 20 acre(s). [REF: 02DRB-01879] (F-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**
13. **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] (J-20) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
14. **Project # 1002642**
03DRB-01343 Minor-Prelim&Final Plat
Approval
- WILSON & COMPANY, INC. agent(s) for CITY OF ALBUQUERQUE, PUBLIC WORKS DEPARTMENT, request(s) the above action(s) for all or a portion of Tract(s) B-1, **TOWER WEST SUBDIVISION**, zoned SU-1 special use zone, for C-1 & R-2 uses, located on the south side of TOWER RD SW, between 98th ST SW and 97th ST SW containing approximately 2 acre(s). [REF: 03DRB-00730][*Deferred from 8/20/03*] (L-9) **DELEGATED OFF THE AGENDA 8/26/03.**

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

15. **Project # 1000057**
03DRB-01365 Minor-Sketch Plat or
Plan
- FORSTBAUER SURVEYING LLC agent(s) for
BRADBURY & STAMM PASEO LTD request(s) the
above action(s) for all or a portion of Tract(s) F1,
LANDS OF **SPRINGER CORPORATION**, zoned SU-
2 for M-1, located on PASEO DEL NORTE NE,
between WASHINGTON ST NE and EDITH BLVD NE
containing approximately 7 acre(s). [REF: AX-77-29,
DRB-96-433, 00DRB-00313, 99DRB-00056] (C-16)
**THE ABOVE REQUEST WAS REVIEWED AND
COMMENTS WERE GIVEN.**
16. Approval of the Development Review Board Minutes for August 13, 2003. **MINUTES WERE
APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 11:20 A.M.

Refer 9/10/03

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002201 AGENDA#: 7 DATE: 8.27.03

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: _____

8/22/03

3:50pm

Spelled & left message on
Don Bhamon's voice mail.
I said if we don't have
the building elevation sheet
by Monday, the site plan
would be removed from
the agenda as an incomplete
application.

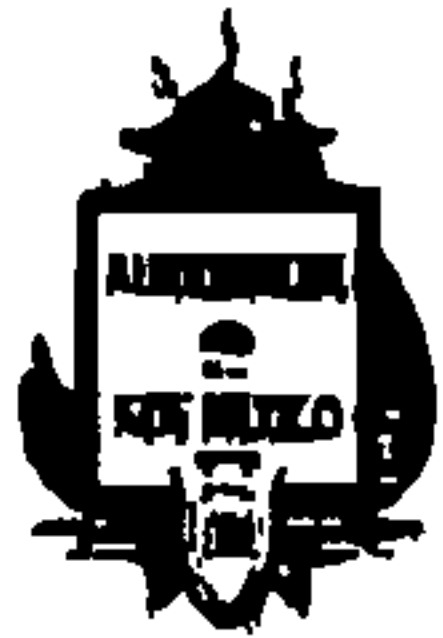
Since the plat must follow
the site plan, this kills
the platting action as well.

J. Matson

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 4693
CONNECTION TEL 98581118
SUBADDRESS
CONNECTION ID
ST. TIME 08/22 16:10
USAGE T 00'36
PGS. 2
RESULT OK



**DEVELOPMENT REVIEW BOARD
FAX FORM**

TO: Ron Bohannon

FAX NUMBER: 858-1118 # PAGES 1 attached

SENT BY: Sheran Matson, DRB Chair DATE: 8/22/03

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: 100 2201 APPLICATION NO. 03-001382

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
August 27, 2003 Comments**

ITEM # 7

PROJECT # 1002201 APPLICATION # 03DRB-001382

RE: Premier Motorcars/ SDP for BP

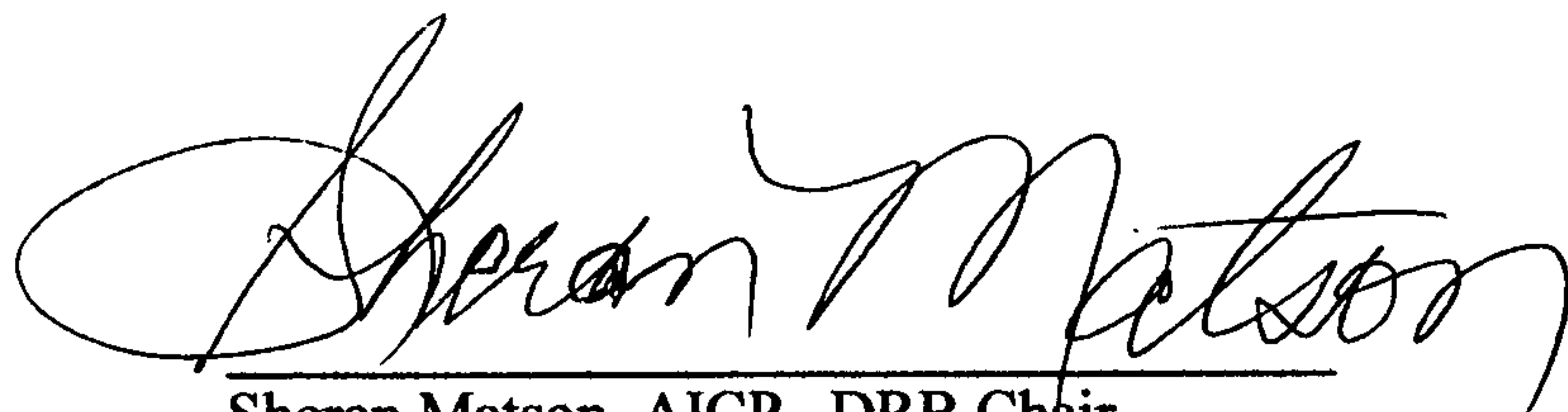
✓ The site plan sheet should be labeled "Site Development Plan for Building Permit".

✓✗ The sheet showing building elevations must be part of this site plan per DPM requirements, Chapter 3. DRB cannot accept the application until the sheet is submitted.

Defer to Transportation on the parking space sizes & configuration. Some of the spaces do not appear to meet minimum Zone Code standards.

The North I-25 Sector Plan site plan requirements include buffer landscaping at least 6 feet wide along the side & rear property lines of industrial development. The northeast section of the rear property line does not have a landscape buffer. The landscape buffer on the south end also appears to be short the required 6' width. Please put notes on the landscape plan to ensure the wording is there for the required widths of side & rear yard buffers. The 15% landscaping requirement is not met. Planning cannot approve the site plan without meeting this requirement.

Also, no parking space may be more than 50' from a tree. With no landscaping in the northeast corner, many spaces are more than 50' from a tree.



Sheran Matson, AICP DRB Chair
924-3880 Fax 924-3864

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
August 27, 2003 Comments**

ITEM # 7

PROJECT # 1002201 APPLICATION # 03DRB-001382

RE: Premier Motorcars/ SDP for BP

The site plan sheet should be labeled "Site Development Plan for Building Permit".

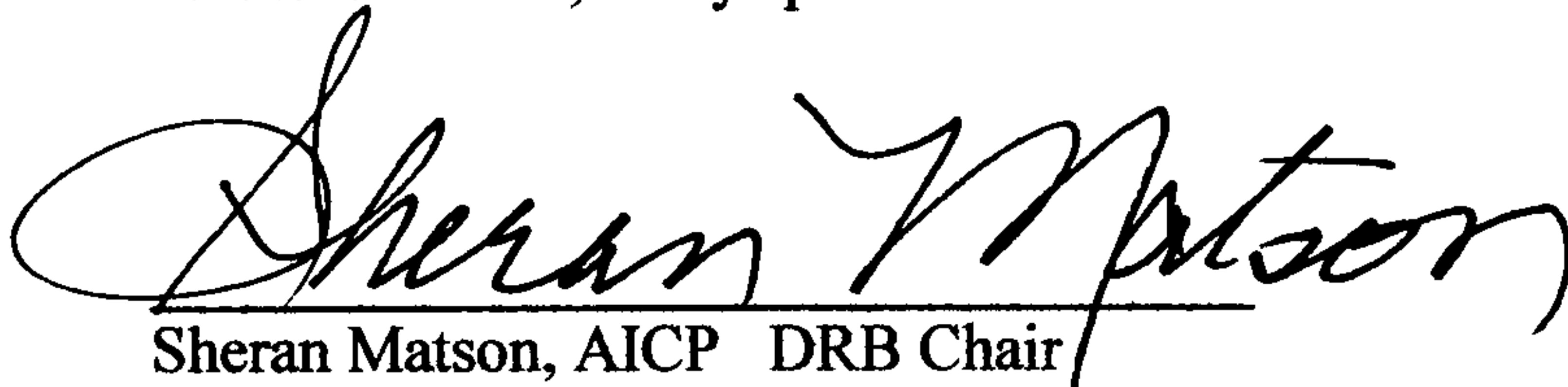
The sheet showing building elevations must be part of this site plan per DPM requirements, Chapter 3. DRB cannot accept the application until the sheet is submitted.

**The Elevations sheet was submitted. However, IP zoning allows only one wall sign per façade. Both buildings have more than one wall sign.

Defer to Transportation on the parking space sizes & configuration. Some of the spaces do not appear to meet minimum Zone Code standards.

The North I-25 Sector Plan site plan requirements include buffer landscaping at least 6 feet wide along the side & rear property lines of industrial development. The northeast section of the rear property line does not have a landscape buffer. The landscape buffer on the south end also appears to be short the required 6' width. Please put notes on the landscape plan to ensure the wording is there for the required widths of side & rear yard buffers. The 15% landscaping requirement is not met. Planning cannot approve the site plan without meeting this requirement.

Also, no parking space may be more than 50' from a tree. With no landscaping in the northeast corner, many spaces are more than 50' from a tree.



Sheran Matson, AICP DRB Chair
924-3880 Fax 924-3864



City of Albuquerque
CITY OF ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002201

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 conceptual grading and drainage plan is required for Preliminary Plat/site plan sign-off by the City Engineer / AMAFCA.

RESOLUTION:

9-10-03

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

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: August 27, 2003

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
August 13, 2003 Comments**

Item # 17

Project # 1002201

Application # 03DRB-01150

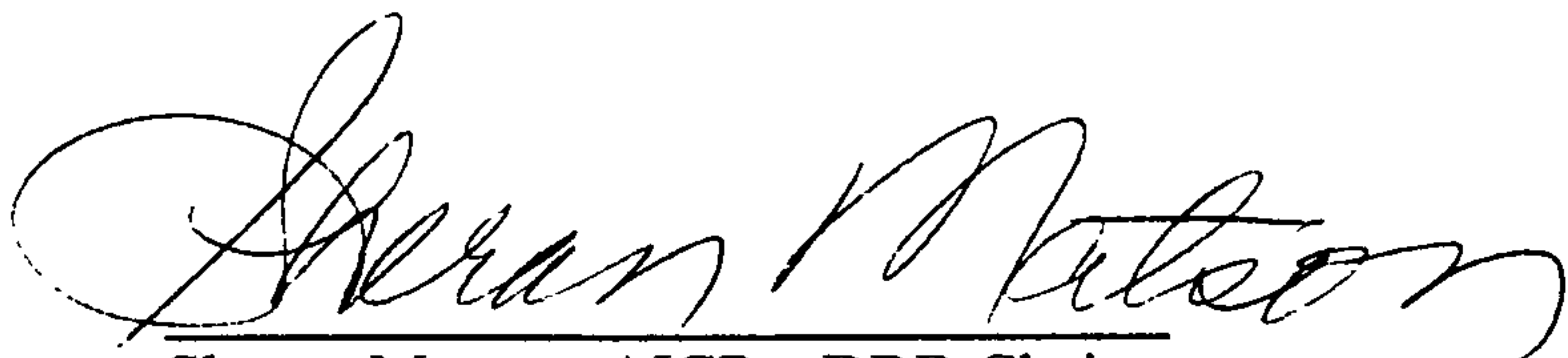
RE: Premier Motorcars

The plat has to be deferred until a site development plan for subdivision and a landscaping plan is submitted per the requirements of the North I25 Sector Plan.

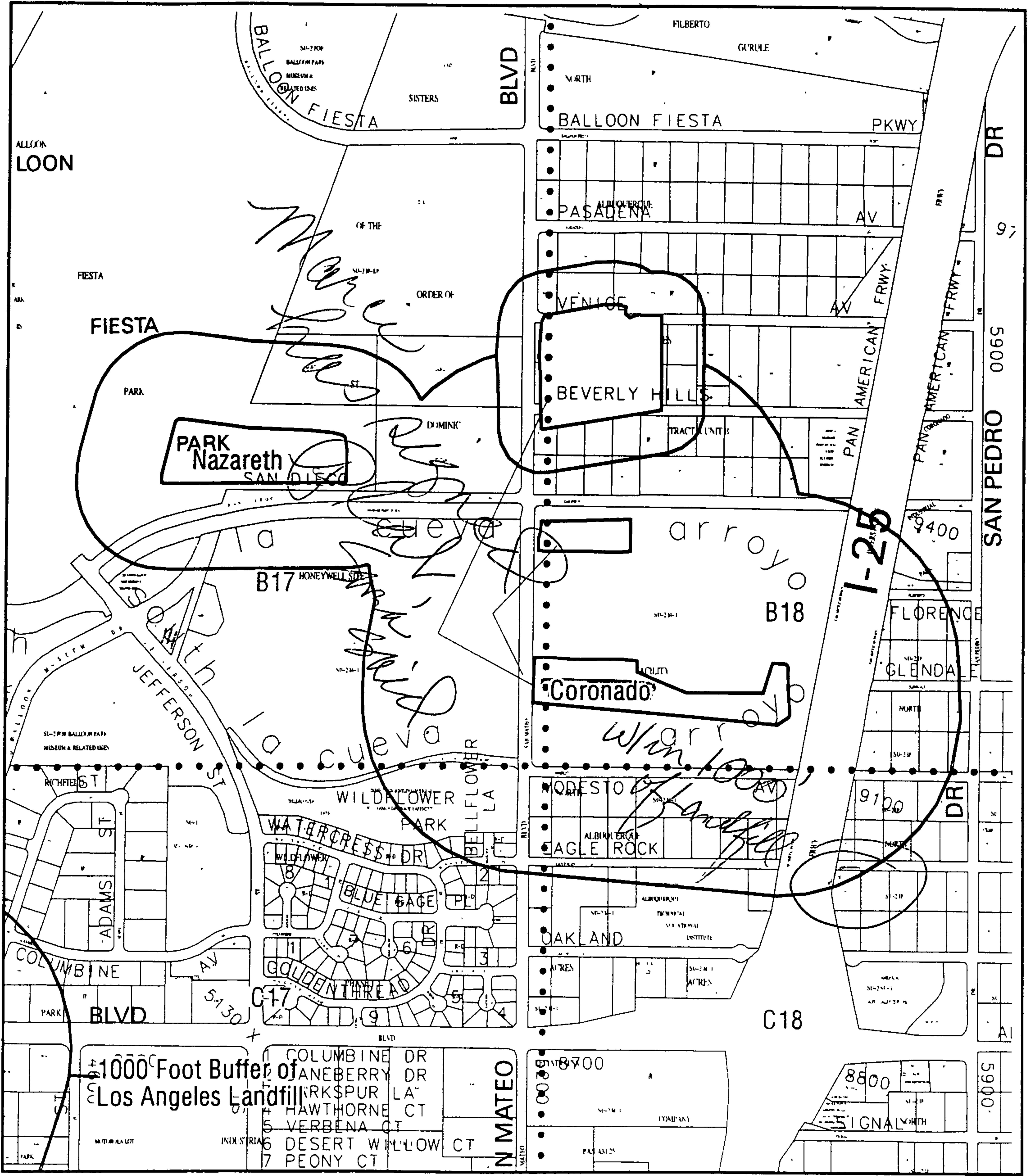
Applicant will pay the deferral fee as the application is incomplete without the site plan.

Also, see Planning's July 23, 2003 comments.

Lot 12 on the site lies within 1000' of the Coronado Landfill. Signoff or a letter from AEHD is required before Planning will sign the plat or site plan.



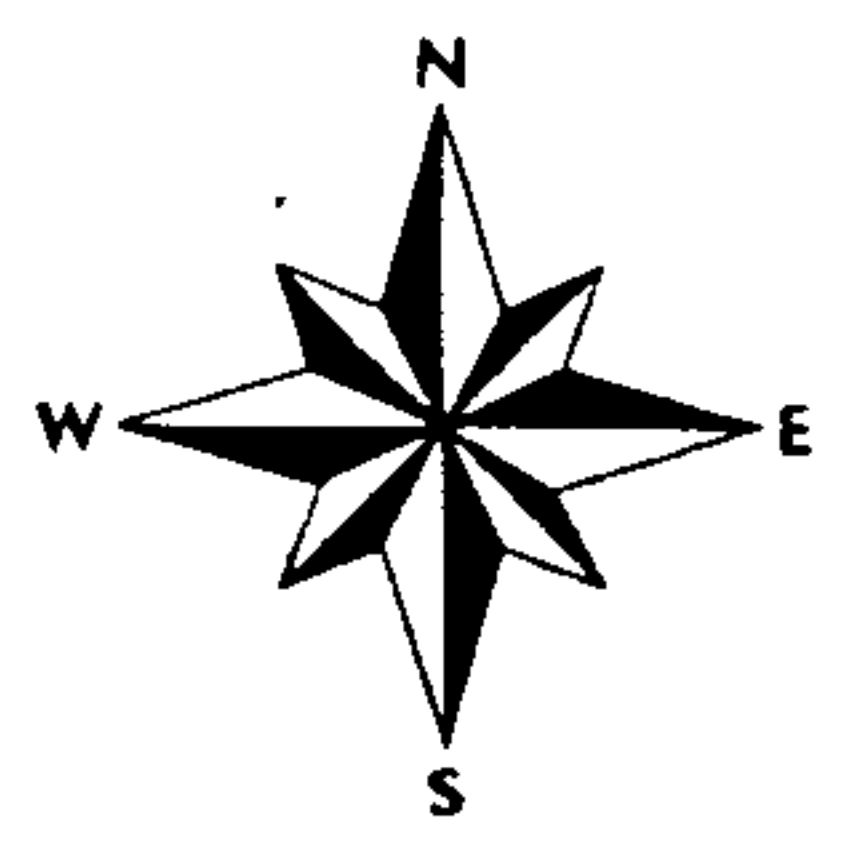
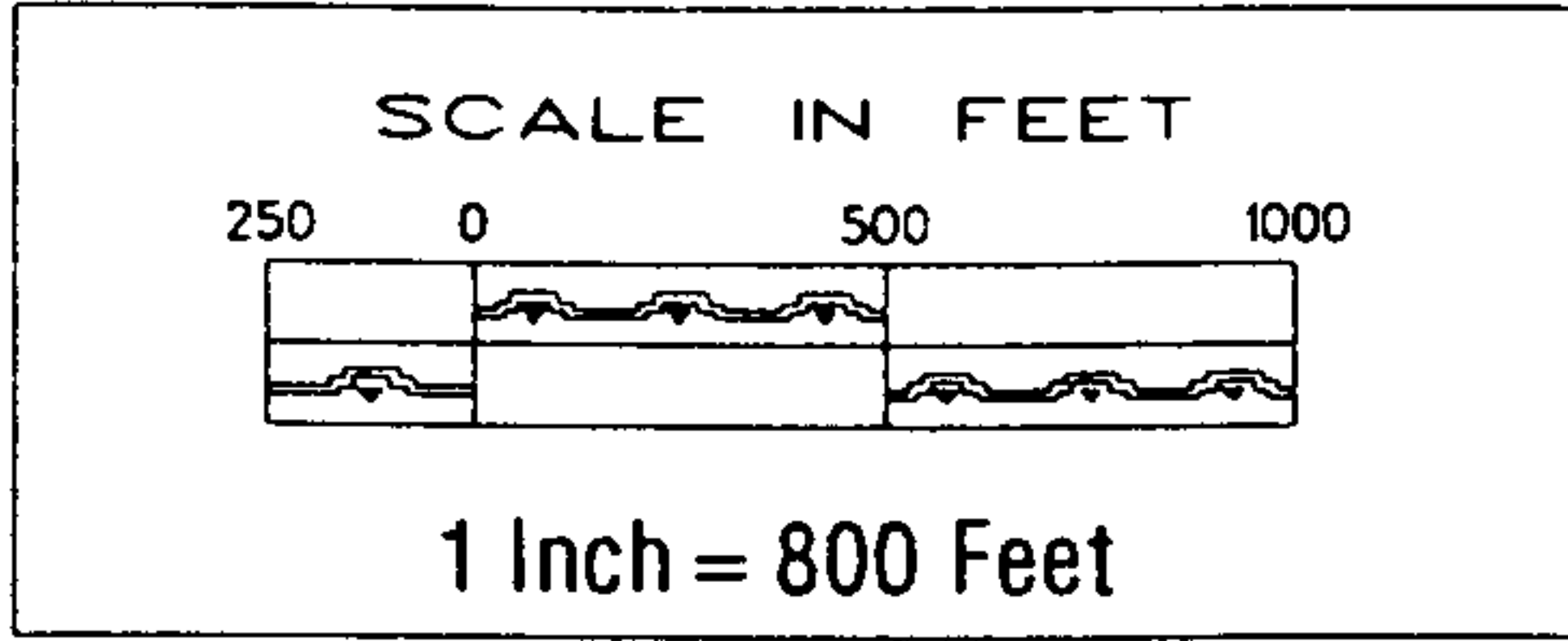
Sheran Matson, AICP DRB Chair
924-3880 Fax 924-3864



Coronado and Nazareth Landfills

February 2003

- Zone Atlas Pages
- - - - - Municipal Limits
- ▭ Landfill





**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

August 13, 2003

9:00 a.m.

MEMBERS:

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

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

A. Call to Order: 9:00 A.M.

Adjourned: 12:28 P.M.

B. Changes and/or Additions to the Agenda: Carmen Marrone sat in for Planning. Roger Green was Acting Chair.

C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000363**
03DRB-01184 Major-Vacation of Pub
Right-of-Way
03DRB-01185 Major-Vacation of
Public Easements

BOHANNAN HUSTON INC agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for Tract(s) G-2-A, **BALLOON FIESTA PARK**, zoned SU-2 special neighborhood zone, located on BALLOON MUSEUM DR NE, between ALAMEDA BLVD NE and JEFFERSON ST NE containing approximately 7 acre(s). **(B-17) THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

2. **Project # 1001306**
03DRB-01179 Major-Preliminary Plat
Approval
03DRB-01182 Minor-Temp Defer SDWK
- SURV-TEK agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A and 1-B-1-F, **SEVILLE, UNIT 7**, zoned R-LT, located on KAYENTA BLVD NW, between RIO SEGURA NW and PARSONS BLVD NW containing approximately 17 acre(s). [Deferred from 8/13/03] (A-10) **DEFERRED AT THE AGENT'S REQUEST TO 8/20/03.**
3. **Project # 1002593**
03DRB-01186 Major-Preliminary Plat
Approval
03DRB-01188 Minor- Temp Defer SDWK
- BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 29C, **VISTA DE ARENAL UNIT 2 @ VENTANA RANCH**, zoned R-LT residential zone, located on LAS VENTANAS RD NW, between IRVING BLVD NW and RAINBOW BLVD NW containing approximately 7 acre(s). [REF: 1001101 - 02DRB-01009, 1002593 - 03DRB-00624, 03DRB-01158] (B-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/13/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/7/03 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.**
4. **Project # 1002821**
03DRB-01189 Major-Preliminary Plat
Approval
03DRB-01191 Major-Vacation of Pub
Right-of-Way
03DRB-01192 Minor-Temp Defer SDWK
- RAY HENSLEY agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 14, 15, & 16, Block(s) 14, **NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 2**, (to be known as **TALEA COURT SUBDIVISION**) zoned R-D, located on CORONADO NE, between EUBANK NE and HOLBROOK NE containing approximately 3 acre(s). [REF: SD-89-1, AX-92-114, Z-89-114] (D-21) **THE ABOVE REQUEST WAS DEFERRED AT THE AGENT'S REQUEST 8/20/03.**

5. **Project # 1002819**
03DRB-01180 Major-Bulk Land Variance
03DRB-01183 Minor-Prelim&Final Plat
Approval

ALDRICH LAND SURVEYING, INC. agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) 1, **SALAZAR-DAVIS TRACTS AND Tract(s) E-5-A AND E-6-A, ALBUQUERQUE SOUTH, UNIT 3**, zoned C-2 community commercial zone & SU-1 (R-2 & R-T), located on SNOW VISTA CHANNEL SW, between DE ANZA DR SW and BLAKE RD SW containing approximately 37 acre(s). [REF: SP-86-111, 02DRB-00608 (west of Proj. area)] (M-9/N-9) **THE BULK LAND VARIANCE WAS APPROVED. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA AND 15-DAY APPEAL PERIOD.**

6. **Project # 1002822**
03DRB-01190 Major-Bulk Land Variance
03DRB-01193 Minor-Prelim&Final Plat
Approval

ALDRICH LAND SURVEYING, INC. agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) A, **EL RANCHO GRANDE, UNIT 5A, PARCEL 5, TRACT 12-B AND TRACT 12-C, EL RANCHO GRANDE**, zoned SU-1 special use (MIXED USE) zone, located on GIBSON BLVD SW, between SNOW VISTA CHANNEL, SW and BARBADOS AVE SW containing approximately 27 acre(s). [REF: 01EPC-00422, 01EPC-01443, 01EPC-01443, 02DRB-01395, PRJ. # 1000152](M-9/N-9) **THE BULK LAND VARIANCE WAS APPROVED. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA AND 15-DAY APPEAL PERIOD.**

7. **Project # 1002050**
03DRB-01059 Major – Preliminary Plat
Approval
03DRB-01060 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA, agent(s) for MEL FAMIE LLC, request(s) the above action(s) for all or a portion of Tract(s) B-2, **LAS MARCADAS SUBDIVISION**, zoned R-LT, located on GOLF COURSE RD NW, between MARNA LYNN AVE NW and JILL PATRICIA ST NW containing approximately 7 acre(s). [REF: V-89-95, 03EPC-00146, 03DRB-00573] [*Deferred from 7/30/03 & 8/13/03*] (C-12) **DEFERRED AT THE AGENT'S REQUEST TO 8/27/03**

8. **Project # 1002856**
03DRB-01194 Major-Preliminary Plat Approval
03DRB-01195 Major-Vacation of Public Easements
03DRB-01196 Major-Vacation of Public Easements
03DRB-01197 Minor-Sidewalk Waiver
03DRB-01198 Minor-Temp Defer SWK

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Lot(s) C-F, Tract(s) 1 & 11-14, ARROWOOD RANCH DEVELOPMENT, **THE MEADOWS @ ANDERSON HILLS, UNITS 1, 2 AND 3**, zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between DENNIS CHAVEZ BLVD SW and UNSER BLVD SW containing approximately 107 acre(s). [REF: SD-78-4-1, Z-99-58, SPR-95-2-2] *[Deferred from 8/13/03]* (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/27/03.**

9. **Project # 1002857**
03DRB-01200 Major-Preliminary Plat Approval
03DRB-01201 Major-Vacation of Public Easements
03DRB-01202 Major-Vacation of Public Easements
03DRB-01203 Major-Vac Pub R/W
03DRB-01204 Minor-Sidewalk Waiver
03DRB-01205 Minor-Temp Defer SWK

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A - B ARROWOOD RANCH DEVELOPMENT, **THE HIGHLANDS @ ANDERSON HILLS, UNITS 1, 2 AND 3**, zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between DENNIS CHAVEZ BLVD SW and UNSER BLVD SW containing approximately 62 acre(s). [REF: SD-87-4-1, Z-99-58, SPR-95-2-2] *[Deferred from 8/13/03]* (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/27/03.**

10. **Project # 1002858**
03DRB-01206 Major-Preliminary Plat Approval
03DRB-01209 Major-Vacation of Public Easements
03DRB-01207 Minor-Temp Defer SDWK
03DRB-01208 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) G-1, ARROWOOD RANCH DEVELOPMENT, **THE MESA @ ANDERSON HILLS, UNITS 1, 2 AND 3**, zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between DENNIS CHAVEZ BLVD SW and UNSER BLVD SW containing approximately 43 acre(s). [REF: SD-87-4-1, Z-99-58, SPR-95-2-2] *[Deferred from 8/13/03]* (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/27/03.**

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

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

THERE ARE NO SITE PLANS THIS WEEK

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

11. **Project # 1002865**
03DRB-01304 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC., agent(s) for TIBURON INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Lot(s) 10-A, 10-B, 15-A and 15-B, **JOURNAL CENTER, PHASE 2, UNIT 2**, zoned IP industrial park zone, located on BARTLETT ST NE, between RUTLEDGE RD NE and MASTHEAD ST NE containing approximately 3 acre(s). [REF: DRB-95-268, 1000633, 02DRB-01598, 01440-00277] (D-17) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CORRECTION OF NOTE 4 AND THE AGIS DXF FILE.**

12. **Project # 1002859**
03DRB-01296 Minor-Prelim&Final Plat Approval
- PHILIP W. TURNER, P. S., agent(s) for JOHN & MARY BLAIR, request(s) the above action(s) for all or a portion of Lot(s) 8, 9, 10 and 11, Block(s) 3, **ANDERSON ADDITION**, zoned M-1, located on 3RD ST NW, between CONSTITUTION NW and ASPEN NW containing approximately 1 acre(s). [REF: DRB-99-278] (J-14) **INDEFINITELY DEFERRED FOR FRONT COUNTER ROUTING FOR TRANSPORTATION ISSUES.**
13. **Project # 1000658**
03DRB-01303 Minor-Final Plat Approval
- MARK GOODWIN & ASSOCIATES, PA, agent(s) for OTONO PARTNERS LLC request(s) the above action(s) for all or a portion of Lot(s) F-1-A, LOOP INDUSTRIAL DISTRICT - UNIT 1, (to be known as **OTONO PLAZA**) zoned SU-1, M-1, located on ALAMEDA BLVD NE, between JEFFERSON NE and SAN MATEO NE containing approximately 5 acre(s).(C-17) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR EASEMENT CORRECTIONS AND TO PLANNING FOR AGIS DXF FILE.**
14. **Project # 1000610**
03DRB-00984 Minor- Final Plat Approval
- CONSENSUS PLANNING, agent(s) for WEST MESA MINI STORAGE, request(s) the above action(s) for all or a portion of Tract(s) 334/SLY, **TOWN OF ATRISCO GRANT, UNIT 8**, zoned SU-1 special use zone, OFFICE, located on the NORTHWEST CORNER OF MIAMI ST NW AND 57TH ST NW containing approximately 6 acre(s). [REF: 03EPC-00312, 03EPC-00314, 03EPC-00315] [MAKITA HILL, EPC CASE PLANNER] [*Deferred from 6/25/03, 7/9/03 & 7/16/03 & 7/23/03. The final plat was Indefinitely deferred on a no show 7/23/03 & 7/30/03*] (H-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD. A CONDITION OF FINAL PLAT APPROVAL IS THAT THE CITY WILL RECORD THIS PLAT CONCURRENTLY WITH ITEM 15, PROJECT**

15. **Project # 1002862**
03DRB-01300 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC. agent(s) for DAPHNE L CALABAZA & CARLOS F ANGULO request(s) the above action(s) for all or a portion of Lot(s) 34-P1 and 35-P1, **CHAMISA COVE SUBDIVISION**, zoned RD, 10DU/Ac, located on FORESTAL CT NW, between MAIDENGRASS RD NW and POTENTILLA CT NW containing approximately 1 acre(s). [REF: DRB 1000610] (H-11) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING TO RECORD. A CONDITION OF FINAL PLAT APPROVAL IS THAT THE CITY WILL RECORD THIS PLAT CONCURRENTLY WITH ITEM #14 PROJECT #1000610.**

16. **Project # 1002849**
03DRB-01272 Minor-Prelim&Final Plat
Approval

JASON BUCKNER request(s) the above action(s) for all or a portion of Tract(s) A & B, **VAN CLEAVE ACRES**, zoned RA-2 residential and agricultural zone, located on VAN CLEAVE RD NW, between SAN YSIDRO RD NW and GRANDE RD NW containing approximately 2 acre(s). *[Deferred from 8/6/03]* (G-13) **THIS REQUEST TO BE ROUTED THROUGH THE FRONT COUNTER AT THE BOARD'S REQUEST.**

17. **Project # 1002201**
03DRB-01150 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for OMEGA AUTOMOTIVE REAL ESTATE LTD request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 14, 19, 20, 21, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, **PREMIER MOTORCARS**, zoned SU-2 IP, located on OAKLAND AVE NE, between PAN AMERICAN FWY NE and SAN PEDRO DR NE containing approximately 6 acre(s). [REF: 02DRB-01367 (Vac), 03ZHE-00655] [Listed as Project #1002613 in error] *[Deferred from 7/23/03 and 8/13/03]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 8/27/03.**

18. **Project # 1000501**
03DRB-00546 Minor-Prelim&Final Plat
Approval

BRASHER & LORENZ INC agent(s) for NEW MEXICO VIETNAMESE BUDDHIST ASSOCIATION request(s) the above action(s) for all or a portion of Lot(s) 5, 6, 17 and 18, Tract(s) A, Block(s) 8, **CASAS SERENAS SUBDIVISION**, zoned SU-1 for Church, located on PENNSYLVANIA SE, between BELL AVE SE and TRUMBELL AVE SE containing approximately 1 acre(s). [Deferred from 4/16/03].*[Was Indefinitely Deferred on 4/30/03 & 8/13/03.]* (L-19) **INDEFINITELY DEFERRED ON A NO SHOW.**

19. **Project # 1001374**
03DRB-00740 Minor- Final Plat Approval

TIERRA WEST LLC agent(s) for RIDGEFIELD WEST LLC request(s) the above action(s) for all or a portion of Block(s) 31, Tract(s) 21A1, NORTH ALBUQUERQUE ACRES, (to be known as **HERITAGE HILLS NORTH, UNIT 3**) zoned R-LT residential zone, located on PALOMAR AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). [REF: DRB-98-130, 03DRB-00667 (VPE) 03DRB-00666 (VRW)] *[The Final Plat was Indefinitely Deferred on 5/21/03]* (D-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

20. **Project # 1002861**
03DRB-01299 Minor-Sketch Plat or Plan

CHRISTOPHER CALOTT request(s) the above action(s) for all or a portion of Lot(s) 13, 14, 15 and 16, Block(s) 46 and Lot 16 / Blk 14 wn company's Original Townsite), NM TOWN COMPANY'S ORIGINAL TOWNSITE, (to be known as **SILVER AVENUE LIVE-WORK LOFTS**) zoned SU-3, located on SILVER AVE SW, between 8TH ST SW and 9TH ST SW containing approximately 1 acre(s). (K-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS**

21. **Project # 1002864**
03DRB-01302 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC. agent(s) for LAS VENTANAS LTD. PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) B, **LANDS OF MASSACHUSETTS GENERAL HOSPITAL**, zoned R-LT residential zone, located on NO. OF IRVING BLVD NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 20 acre(s).[REF:AX-99-9, Z-99-98](A-9/A-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1002632**
03DRB-01306 Minor-Sketch Plat or Plan

TIERRA WEST LLC, agent(s) for BUILDERS INVESTMENT CO. OF NM, request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **PARAGON RESOURCES INC.**, zoned SU-1 special use zone, IP USES, located on the south side of PARADISE BLVD NW, between UNIVERSE BLVD NW and LYON BLVD NW containing approximately 103 acre(s). [REF:DRB-93-401, Z-94-58, AX-85-20, Z-85-84, Z-85-144, 03EPC-00690 (B-11)] **THE ABOVE REQUEST WAS REVIEWED AND**

23. Approval of the Development Review Board Minutes for July 30, 2003. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 12:28 P.M.



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

Refer 8/20

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002201

AGENDA ITEM NO: 17

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

Comments on plat.
 An approved infrastructure list is required for Preliminary Plat approval.
 An executed Subdivision Improvements Agreement with financial guarantees is required for Final Plat sign-off.

RESOLUTION:

8/20/03

APPROVED ____; DENIED ____; DEFERRED X; COMMENTS PROVIDED ____; WITHDRAWN
 SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)
 DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)
 FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: August 13, 2003

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
August 13, 2003 Comments**

Item # 17

Project # 1002201

Application # 03DRB-01150

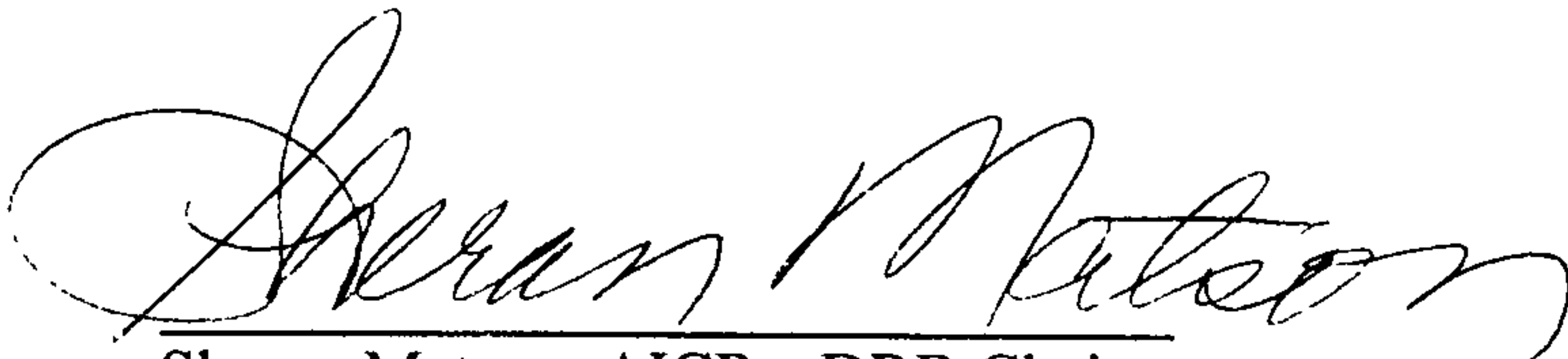
RE: Premier Motorcars

The plat has to be deferred until a site development plan for subdivision and a landscaping plan is submitted per the requirements of the North I25 Sector Plan.

Applicant will pay the deferral fee as the application is incomplete without the site plan.

Also, see Planning's July 23, 2003 comments.

Lot 12 on the site lies within 1000' of the Coronado Landfill. Signoff or a letter from AEHD is required before Planning will sign the plat or site plan.



Sheran Matson, AICP DRB Chair
924-3880 Fax 924-3864



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002201

AGENDA ITEM NO: 17

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

Comments on plat.
 An approved infrastructure list is required for Preliminary Plat approval.
 An executed Subdivision Improvements Agreement with financial guarantees is required for Final Plat sign-off.

RESOLUTION:

8/20/03

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

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: August 13, 2003



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

July 23, 2003

9:00 a.m.

MEMBERS:

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

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. 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: 11:25 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 # 1000400**
03DRB-01033 Major-Two Year SIA

LEROY ORTIZ agent(s) for ST PETER & PAUL CHURCH request(s) the above action(s) for all or a portion of Tract(s) 336, **TOWN OF ATRISCO GRANT - UNIT 8**, zoned SU-1 - Church, located on OURAY NW, between COORS NW and LADERA NW containing approximately 5 acre(s). [REF: 01DRB-00995] (H-11) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED. THE EXISTING CONSTRUCTION COMPLETION DEADLINE DATE OF 7/25/03 AS IDENTIFIED IN THE MOST RECENT SIA WAS APPROVED TO 7/25/05.**

2. **Project # 1002322**
03DRB-01050 Major-SiteDev Plan Subd

MULE BARN ENTERPRISES, agent(s) for ACME REAL ESTATE FUND, LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 23, **ORIGINAL TOWNSITE OF WESTLAND**, zoned SU-2 special neighborhood zone, IP, located on Sunset Gardens SW between 90th St SW and 94th St SW containing approximately 8 acre(s). [REF: 02DRB-01666, 03DRB-00420, 03DRB-00349] (L-9) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR SOLID WASTE MANAGEMENT SIGNATURE.**

3. **Project # 1002771**
03DRB-01036 Major-Vacation of Pub
Right-of-Way

ADELE HUNDLEY, agent(s) for GERTRUDE ZACHARY request(s) the above action(s) for all or a portion of Lot(s) 19-24 and 13-18, Block(s) 36, **NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE**, zoned SU-3 and located on 2nd St SW between Coal Ave SW and Lead Ave SW. (K-14) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1002777**
03DRB-01056 Major-Vacation of Public
Easements

KAREN MARCOTTE agent(s) for MATTHEW MEADOW NEIGHBORHOOD ASSOCIATION, request(s) the above action(s) for all or a portion of Lot(s) 1 and 40, **MATTHEW MEADOWS SUBDIVISION**, zoned RA-2 residential and agricultural zone, located on N. OF LUA'S LANE NW, between 12th ST NW and SAN ISIDRO NW [REF: V-93-54, V-79-37, DRB-93-249, DRB-96-466]. [Deferred from 7/23/03] (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 7/30/03.**

5. **Project # 1002731**
03DRB-00966 Major-Vacation of Pub
Right-of-Way
03DRB-00967 Minor-Sketch Plat or
Plan

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 SÜ-2 special neighborhood zone, S-R (Sawmill), located on 6TH ST NW, between BELLAMAH AVE NW and KINLEY AVE NW containing approximately 1 acre(s). [Deferred from 7/9/03] (J-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

6. **Project # 1002342**
03DRB-00883 Major-Preliminary Plat
Approval
03DRB-00884 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for MEL FAMIE, LLC request(s) the above action(s) for all or a portion of Lot(s) 1-3, CLYDE LELAND SUBDIVISION, (to be known as **PETROGLYPH GARDENS SUBDIVISION**) zoned R-T residential zone, located on the EAST SIDE OF ATRISCO DR NW, between LEGENDS AVE NW and WESTERN TRAIL NW containing approximately 3 acre(s). [REF: Z-85-38-5C2, 02DRB-01720 SK] [Deferred from 6/25/03 & 7/23/03] (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 7/30/03.**

7. **Project # 1000570**
02DRB-01567 Major-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES PA, agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion OF PARCEL A OF PARKWAY, UNIT 7 AND TRACT A OF PAINTED SKY, UNIT 1 AND TRACT 94 OF TOWN OF ATRISCO GRANT, (to be known as PARKWAY UNIT 10), zoned R-D residential and related uses zone, developing area, located west of UNSER BLVD NW, between GAVIN RD NW and VINEMONT PL NW. [REF: DRB-95-94, S-98-5, Z-99-8, AX-99-2, 00410-0162, 00410-00931, 00410-00933] [Deferred from 3/19/03 & 7/23/03] (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/15/03.**

Project # 1000570
02DRB-01019 Major-Preliminary Plat
Approval
02DRB-01020 Major-Vacation of Public
Easements
02DRB-01021 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Parcel A, Parkway, Unit 7, Tract A, Painted Sky, Unit 1 and Tract 95, Town of Atrisco Grant (to be known as PARKWAY, UNIT 10) zoned R-LT residential zone, located WEST OF UNSER BLVD NW, between GAVIN RD NW and VINEMONT PL NW, containing approximately 13 acre(s). [REF: 00410-00162, 00410-00931, 00410-00933, Z-99-8, AX-99-2, DRB-95-94, S-98-5, S-98-62] [DEFERRED FROM 10/30/02] [Deferred from 11/6/02, 1/29/03, 3/19/03, 7/23/03] (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/15/03.**

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

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

8. **Project # 1000593**
03DRB-01079 Minor-SiteDev Plan
BldPermit/EPC

ROHDE MAY KELLER MCNAMARA ARCHITECTURE, agent(s) for CITY OF ALBUQUERQUE FIRE DEPARTMENT, request(s) the above action(s) for all or a portion of Lot(s) B9D1, **SEVEN BAR RANCH ADDITION**, zoned SU-1 Town Center, located on COORS BLVD BYPASS NW, between CIBOLA LOOP NW and ELLISON DR NW containing approximately 2 acre(s). [REF: 03EPC-00497, 03EPC-00551] [DEBBIE STOVER, EPC CASE PLANNER] [Was Indefinitely Deferred on a no show](A-13) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR FIRE MARSHAL CALCS FOR FLOW REQUIREMENTS AND TRANSPORTATION DEVELOPMENT FOR ACCESS EASEMENT FROM PROPERTY TO NORTH OF THIS SITE.**

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

9. **Project # 1000610**
03DRB-00984 Minor- Final Plat Approval

CONSENSUS PLANNING, agent(s) for WEST MESA MINI STORAGE, request(s) the above action(s) for all or a portion of Tract(s) 334/SLY, **TOWN OF ATRISCO GRANT, UNIT 8**, zoned SU-1 special use zone, OFFICE, located on the NORTHWEST CORNER OF MIAMI ST NW AND 57TH ST NW containing approximately 6 acre(s). [REF: 03EPC-00312, 03EPC-00314, 03EPC-00315] [MAKITA HILL, EPC CASE PLANNER] [*Deferred from 6/25/03, 7/9/03 & 7/16/03 WITH THE SIGNING OF THE AMENDED INFRASTRUCTURE LIST DATED 7/16/03 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS DEFERRED TO 7/23/03.*] (H-11) **INDEFINITELY DEFERRED ON A NO SHOW.**

10. **Project # 1002315**
03DRB-01167 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON INC. agent(s) for HIGH DESERT INVESTMENT CORP request(s) the above action(s) for all or a portion of Lot(s) 1-27 , **WILDERNESS ESTATES @ HIGH DESERT**, zoned SU-2 HD R-R, located on HIGH DESERT PL NE, between HIGH DESERT PL NE and SOUTH OF SPAIN RD NE containing approximately 38 acre(s). [REF: 03DRB-00539] (F-23) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR A RECORDED DOCUMENT GUARANTEEING ACCESS TO SAS MANHOLE ON LOT 9A AND TO PLANNING FOR DXF FILE.**

11. **Project # 1001413**
03DRB-01160 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) Y-1A-1A-3, VENTANA RANCH, **PINON POINTE - UNIT 5**, zoned R-LT, located on LAS VENTANAS RD NW, between IRVING BLVD NW and RAINBOW BLVD NW containing approximately 17 acre(s). [REF: 03DRB-00591] [Deferred from 7/23/03] (B-9) **DEFERRED AT THE AGENT'S REQUEST TO 7/30/03.**

12. **Project # 1002379**
03DRB-01159 Minor-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for LONGFORD @ PARADISE SKIES, LP request(s) the above action(s) for all or a portion of Lot(s) 1-26 & 35-42, **PARADISE SKIES, UNIT 10**, zoned R-1 residential zone, located on ROCKCLIFF DR NW, between BROOKLINE DR NW and ARDMORE AVE NW containing approximately 8 acre(s). [REF: 03DRB-00269 PP] (A-10) **THE FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project # 1000724**
03DRB-01156 Minor-Extension of
Preliminary Plat

MARK GOODWIN & ASSOCIATES PA, agent(s) for GSR GROUP, LLC request(s) the above action(s) for all or a portion of Tract(s) A, Unit(s) 1, **RAYO DEL SOL SUBDIVISION**, zoned R-LT residential zone, located on the SOUTH. SIDE OF ARENAL RD SW, between COORS BLVD SW and UNSER BLVD SW containing approximately 9 acre(s). [REF: 02DRB-01268, Z-97-57, DRB-97-87] (M-10) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THIS APPROVAL INCLUDES THE EXTENSION OF THE INFRASTRUCTURE LIST DATED 9/3/97.**

14. **Project # 1001267**
03DRB-01165 Minor-Final Plat Approval
03DRB-01164 Minor-Sidewalk Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for KB HOMES OF NM request(s) the above action(s) for all or a portion of Tract(s) 46-48, TOWN OF ATRISCO GRANT, UNIT 2, (to be known as **DESERT PINE, UNIT 4**) zoned R-D residential and related uses zone, developing area, 9 DU/AC, located west of 86TH ST SW, between EUCARIZ AVE SW and SUNSET GARDENS RD SW containing approximately 16 acre(s). [REF: 01DRB-01009, 01EPC-00728, 01EPC-0725, Z-93-125, AX-93-12] (L-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SAD ROLL ADJUSTMENT OR RECEIPT OF PAYMENT. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

15. **Project # 1002502**
03DRB-01039 Minor- Final Plat Approval

MICHAEL RENFRO request(s) the above action(s) for all or a portion of Tract(s) 338-A-1-B-1, **MRGCD MAP 38**, zoned R1, located on HERRERA NW, between ATRISCO NW and 47th ST NW containing approximately 2 acre(s). [REF: 03DRB-00293-SK] (Preliminary Plat was approved 7/9/03, Final Plat was indefinitely deferred) (J-12) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR MAINTENANCE AND BENEFICIARY LANGUAGE FOR A 10-FOOT PRIVATE EASEMENT AT THE NORTH SIDE OF TRACT B AND TO ADD TO FREE CONSENT STATEMENT THE DEDICATION LANGUAGE FOR RIGHT-OF-WAY IN FEE SIMPLE AND PLANNING FOR THE DXF FILE.**

03DRB-01161 Minor-Sidewalk Waiver

MICHAEL RENFRO request(s) the above action(s) for all or a portion of Tract(s) A - D, **HERRERA GARDENS**, zoned R-1, located on HERRERA NW, between ATRISCO NW and 47th ST NW containing approximately 2 acre(s). [REF: 03DRB-00293-SK] (J-12) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE FOR INTERNAL ACCESS EASEMENT.**

16. **Project # 1002201**
03DRB-01150 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for OMEGA AUTOMOTIVE REAL ESTATE LTD request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 14, 19, 20, 21, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, **PREMIER MOTORCARS**, zoned SU-2 IP, located on OAKLAND AVE NE, between PAN AMERICAN FWY NE and SAN PEDRO DR NE containing approximately 6 acre(s). [REF: 02DRB-01367 (Vac), 03ZHE-00655] [Listed as Project #1002613 in error] [Deferred from 7/23/03] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 8/13/03.**

17. **Project # 1002808**
03DRB-01151 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST, LTD agent(s) for FELLOWSHIP MISSIONARY BAPTIST CHURCH request(s) the above action(s) for all or a portion of Lot(s) 8 & 9, Block(s) 2, **CLIFFORD WEST BUSINESS PARK, UNIT 1**, zoned IP industrial park zone, located on OLIVER ROSS DR NW, between BLUEWATER RD NW and SAUL BELL RD NW containing approximately 2 acre(s). [REF: (1000918 / 00DRB-01648), DRB-97-130, S-95-46] (K-9) **THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1002811**
03DRB-01154 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for JOE & CATRE MOYA request(s) the above action(s) for all or a portion of Lot(s) 1, **LANDS OF JOE MOYA**, zoned R-1 residential zone, located on SANDOVAL RD SW, between OLD COORS DR SW and ARENAL CANAL containing approximately 1 acre(s). (L-11) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR ENVIRONMENTAL HEALTH SIGNATURE AND CASH-IN-LIEU AND TO TRANSPORTATION DEVELOPMENT TO DEDICATE RIGHT-OF-WAY TO FACE OF WALL AND A NEW DXF FILE.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

19. **Project # 1002644**
03DRB-01137 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Parcel 1, **WESTLAND NORTH**, and Tract(s) A, **PARKWAY SUBDIVISION**, zoned R-LT & R-D, located on LADERA BLVD NW AND GAVIN RD NW, between 98TH ST NW and UNSER BLVD NW containing approximately 55 acre(s). [REF: 03DRB-00736] (J-8/J-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. **Project # 1002593**
03DRB-01158 Minor-Sketch Plat or Plan
- BOHANNAN HUSTON INC, agent(s) for LAS VENTANAS LTD PARTNERSHIP. request(s) the above action(s) for all or a portion of Tract(s) 29C, VENTANA RANCH, **VISTA DE ARENAL, UNIT 2**, zoned R-LT residential zone, located north of LAS VENTANAS RD NW, between IRVING BLVD NW and RAINBOW BLVD NW containing approximately 7 acre(s). [REF: (1001101) 02DRB-01009, 03DRB-00624] (B-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
21. **Project # 1002813**
03DRB-01162 Minor-Sketch Plat or Plan
- MARK GOODWIN & ASSOCIATES, PA agent(s) for WESTLAND DEVELOPMENT CO. request(s) the above action(s) for all or a portion of Tract(s) J2A, WESTLAND NORTH, **SUNDORO SOUTH**, zoned SU-2 special neighborhood zone, R-LT, located on 98TH ST NW, between I-25, NW and LADERA DR NW containing approximately 34 acre(s). [REF: 1000570 / 00DRB-00752] (J-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
22. Approval of the Development Review Board Minutes for July 9, 2003. **THE MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 11: 25 A.M.



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002201

AGENDA ITEM NO: 16

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage plan is required for Preliminary Plat approval.

RESOLUTION:

8-13-03

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

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: July 23, 2003

F copy
Jm
M

**DEVELOPMENT REVIEW BOARD (DRB)
CITY OF ALBUQUERQUE**

REVIEW COMMENTS

By the

UTILITY DEVELOPMENT SECTION (WATER & SEWER)

**DEVELOPMENT & BUILDING SERVICES DIVISION
PUBLIC WORKS DEPARTMENT**

**PHONE 924-3989 Roger Green
PHONE 924-3988 Nancy Musinski**

D.R.B. CASE NO.: 1002613 DATE: 7/23/03 ITEM NO.: 16
ZONE ATLAS PAGE: C-18 LOCATION: Oakland between I-25 + San Pedro
REQUEST FOR: Prelim + Final Plat

COMMENTS:

1. No obj. to Preliminary Plat - provided that west end of Lot 18 can sewer to ex. MH at Oakland/San Pedro.
2. Final Plat must meet conditions of Oakland vacation approval, see DRB #1002201.
3. Per availability letter to Tierra West dated 12/06/02, exist public F#1 #38 in Oakland must be removed or converted to private. ← additional final plat condition.

SIGNED: Nancy Musinski

DATE: 7/23/03

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
July 23, 2003 Comments**

Agenda Item: 16

Project: 1002201 Application: 03DRB-01150

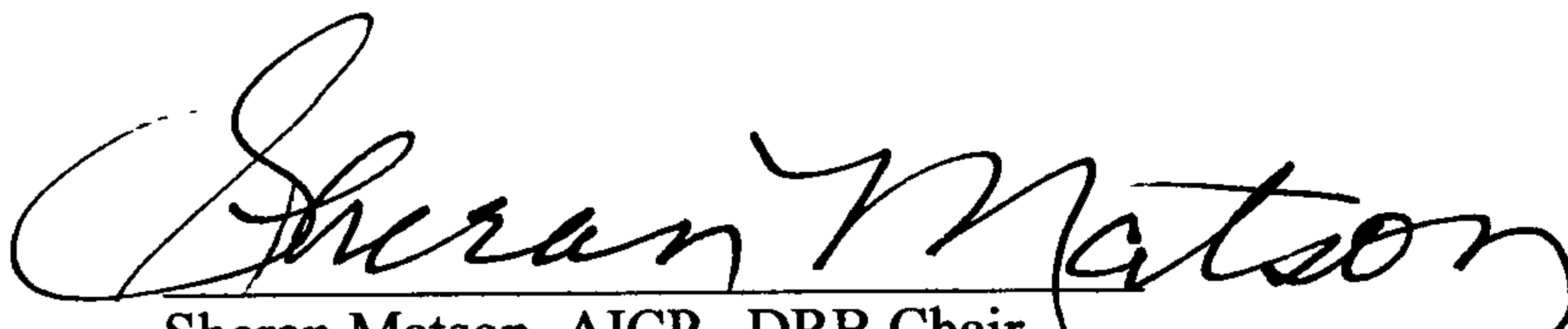
RE: Premier Motorcars

The vacation shown on the plat submitted does not appear to match the vacation exhibit submitted last year when the vacation of Oakland Avenue was approved by DRB.

AGIS dxf approval is required before Planning can sign the final plat.

Planning will file the final plat as it vacates City right of way. Contact Claire at 924-3946 for details on what is required.

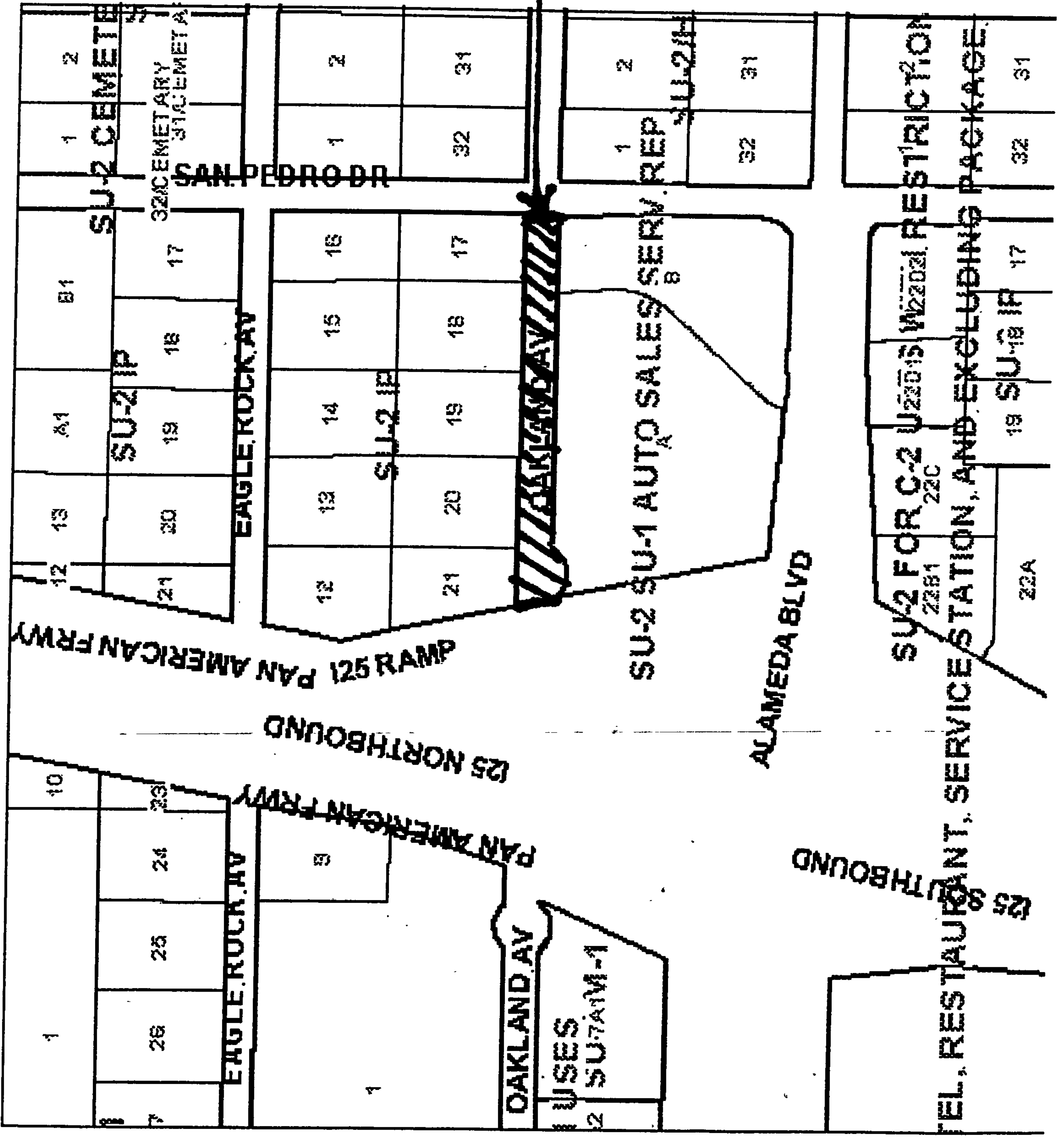
The North I-25 Sector Plan requires a site development plan for subdivision & a landscaping plan which is technically required to be approved at the same time as this plat or prior to its approval (per the Subdivision Ordinance).



Sheran Matson, AICP DRB Chair
924-3880 Fax 924-3864

VACATION EXHIBIT "B"

EXHIBIT "B"
Date 9/25/62





OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION

9-25-02

6. Project # 1002201
02DRB-01367 Major-Vacation of Pub Right-of-Way

TIERRA WEST LLC agent(s) for OMEGA AUTOMOTIVE REAL ESTATE LTD request(s) the above action(s) for all or a portion of Tract(s) A, Unit B, **NORTH ALBUQUERQUE ACRES**, zoned SU-2 for IP, located on OAKLAND AVE NE, between PAN AMERICAN FRWY NE and SAN PEDRO DR NE. (C-18)

At the September 25, 2002, Development Review Board meeting, the Vacation was approved as shown on Exhibit B in the Planning file, subject to the Findings and Conditions of the Subdivision Ordinance as follows:

FINDINGS:

1. The replat of the consolidated lots will require standard improvements to San Pedro Drive as it pertains to their frontage.
2. The public welfare is in no way served by retaining the rights-of-way and/or easements.
3. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. A lot consolidation is required so that there is adequate access provided to those lots other than vacated Oakland Avenue.
2. Vacated Oakland Avenue must be retained as a public waterline easement.
3. Final disposition shall be through the City Real Estate Office.
4. 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.
5. Affected utility companies shall acknowledge the vacation by their signatures on the replat.



**OFFICIAL NOTICE
PAGE TWO**

If you wish to appeal this decision, you must do so by October 10, 2002 in the manner described below.

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

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

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


Janet Stephens
DRB Chair

cc: Omega Automotive Real Estate Ltd., 1800 E. Airport Fwy., Irving, TX 75063
Tierra West LLC, 8509 Jefferson NE, 87113
Loren Hines, Property Management, Legal Dept./4th Flr, City/County Bldg.
Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.
File



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORD. DIV.

DEVELOPMENT REVIEW BOARD
September 25, 2002
Project # 1002201

Project # 1002201

02DRB-01367 Major-Vacation of Pub Right-of-Way

TIERRA WEST LLC agent(s) for OMEGA AUTOMOTIVE REAL ESTATE LTD request(s) the above action(s) for all or a portion of Tract(s) A, Unit B, **NORTH ALBUQUERQUE ACRES**, zoned SU-2 for IP, located on OAKLAND AVE NE, between PAN AMERICAN FRWY NE and SAN PEDRO DR NE. (C-18)

AMAFCA No adverse comments.

COG No adverse comments.

Transit No adverse comments.

Zoning Enforcement Reviewed, no comment.

Neighborhood Coord. Letters sent to Alameda Heights (R) and Wildflower Area (R) Neighborhood Assns.

APS No adverse comments.

Police Department

A review of following case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. No adverse comments.

Fire Department No adverse comments.

PNM Gas

PNM Gas Services objects to Project #1002201 because there is approximately 250 feet of 2" gas main within Oakland NE, running west from San Pedro NE.

PNM Electric No objection to vacation of street. Reserve easements for electric and gas facilities.

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 Hydrology has no objection to the vacation request

Transportation Development

Transportation development has no objection to the vacation request.

Parks & Recreation No objection.

Utilities Development

1. There is an existing public water line within the roadway. Vacation would land lock existing parcels. Approval of Vacation request would require consolidation of the north side lots and retention of a public waterline easement.

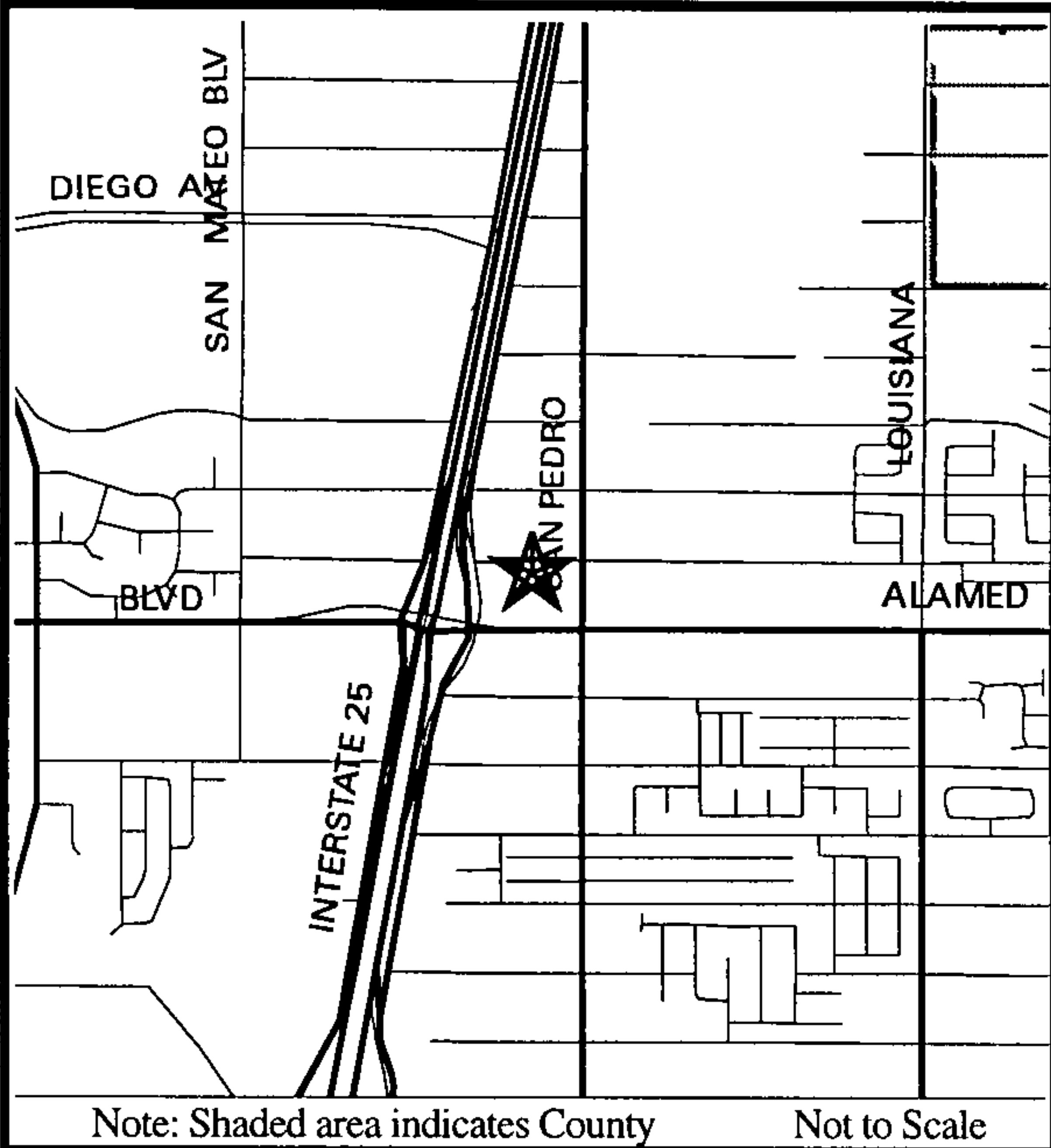
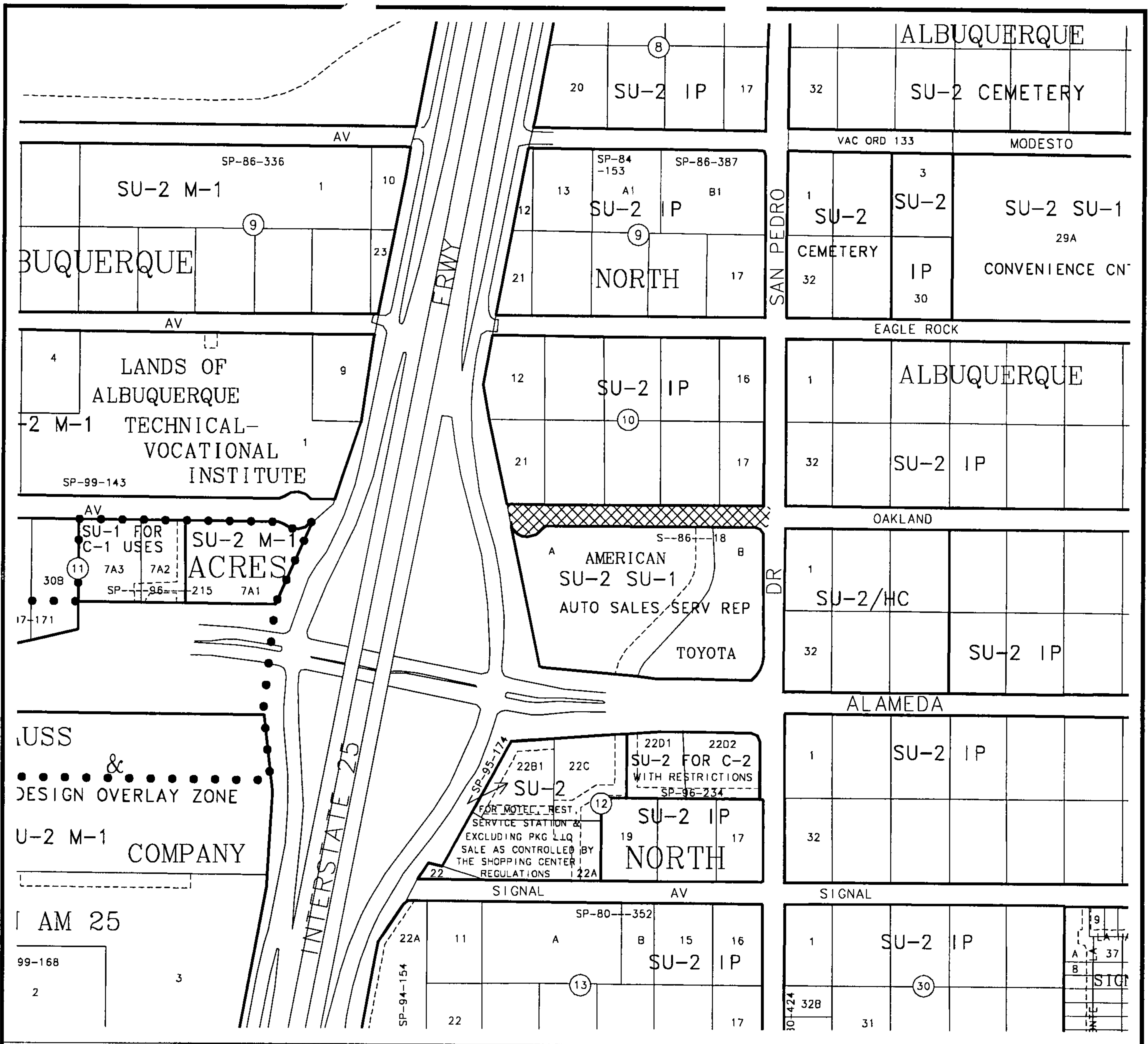
Planning Department

1. No objection to the proposed vacation of public right-of-way. Defer to Transportation Development.
2. A plat incorporating the vacated public right-of-way into the adjacent properties must be approved by the DRB and recorded at the County Clerk's Office within one year or the vacation will expire.
3. Payment for the vacated right-of-way may be required. Contact City Real Property at 768-3310 for further information.
4. Real Property's signature is required on all plats that vacate public right-of-way or dedicate parkland.

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


cc:Omega Automotive Real Estate Ltd., 1800 East Airport Freeway, Irving, TX 75063

Tierra West LLC, 8509 Jefferson NE, 87113



ZONING MAP

Note: Shaded area indicates County Not to Scale



Scale 1" = 405'

PROJECT NO. 1002201
HEARING DATE 9-25-02
MAP NO. C-18
ADDITIONAL CASE NUMBER(S) 02DRB-01367

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002201 AGENDA#: 6 DATE: 9.25.02

1. Name: Jenna West 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
CITY OF ALBUQUERQUE
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002201

AGENDA ITEM NO: 6

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: September 25, 2002



**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, September 25, 2002**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000503

02DRB-01364 Major-Two Year SIA

ISAACSON & ARFMAN agent(s) for BOYHAHN LLC request(s) the above action(s) for all or a portion of Lot(s) ALL, Block(s) A, B, C, D, **VISTA DEL AGUILA SUBDIVISION - UNIT 2**, zoned S-D for 7 DU/Ac, located on EAGLE ROCK AVE NE, between WYOMING NE and LOUISIANA NE containing approximately 4 acre(s). [REF: DRB-99-338, 00410-00607, 02-01267] (C-19)

Project # 1001463

02DRB-01365 Major-Preliminary Plat

Approval

02DRB-01366 Minor-Temp Defer SDWK

CLARK CONSULTING ENGINEERS agent(s) for LLAVE CONSTRUCTION INC. request(s) the above action(s) for all or a portion of Lot(s) 1-5, Block 19, Unit 3, North Albuquerque Acres, Tract 3, **VENTURA VILLAGE SUBDIVISION**, zoned SU-2 RT, located on CARMEL NE, between VENTURA NE and HOLBROOK NE containing approximately 5 acre(s). (C-20)

Project # 1002092

02DRB-01371 Major-Preliminary Plat

Approval

02DRB-01372 Major-Vacation of Pub
Right-of-Way

02DRB-01373 Major-Vacation of Public
Easements

02DRB-01374 Major-SiteDev Plan Subd

02DRB-01375 Major-SiteDev Plan

BldPermit

02DRB-01376 Minor-Temp Defer SDWK

02DRB-01377 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC agent(s) for OXBOW NORTH LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, **OXBOW NORTH SUBDIVISION**, ARCHDIOCESE OF SANTA FE, zoned SU-3, located EAST OF COORS BLVD NW, SOUTH OF NAMASTE DR and NORTH OF ST. PIUS X HIGH SCHOOL containing approximately 40 acre(s). (F-11)

SEE PAGE 2....



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

Project # 1002191

02DRB-01338 Major-Vacation of Pub
Right-of-Way

JOE R. GRIEGO agent(s) for ESTOLANO GRIEGO request(s) the above action(s) for, **MRGCD MAP 37**, zoned SU-2 NRC, located on MAGGIES ALLEY NE, between GRANITE NE and ARNO NE containing approximately 1 acre(s). (J-14)

Project # 1002200

02DRB-01361 Major-Preliminary Plat
Approval
02DRB-01362 Minor-Sidewalk Waiver

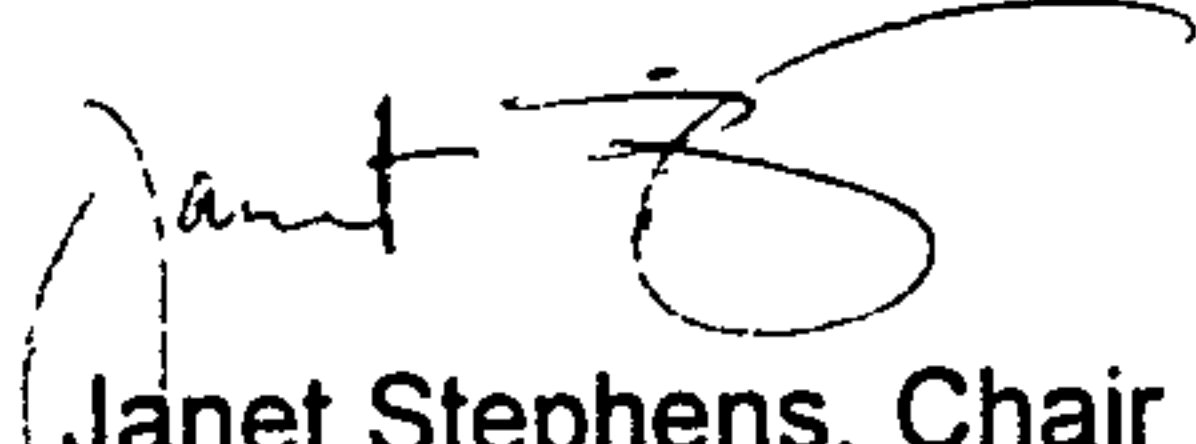
BOHANNAN HUSTON INC. agent(s) for HIGH DESERT INVESTMENT CORP. request(s) the above action(s) for all or a portion of Tract(s) 15D-1B-1C, **MOUNTAIN HIGHLANDS AT HIGH DESERT SUBDIVISION**, zoned SU-2/HD/R-1, located on SIMMS PARK RD NE, between IMPERATA ST NE and CIBOLA NATIONAL FOREST containing approximately 49 acre(s). [REF: 1000512] (E-23)

~~**Project # 1002201**~~

02DRB-01367 Major-Vacation of Pub
Right-of-Way

TIERRA WEST LLC agent(s) for OMEGA AUTOMOTIVE REAL ESTATE LTD request(s) the above action(s) for all or a portion of Tract(s) A, Unit B, **NORTH ALBUQUERQUE ACRES**, zoned SU-2 for IP, located on OAKLAND AVE NE, between PAN AMERICAN FRWY NE and SAN PEDRO DR NE. (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 hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.


Janet Stephens, Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 9, 2002.

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

Meeting Date: 9-25-02

Zone Atlas Page: C-18-E

Notification Radius: 100 Ft.

App#	<u>02DRB-01367</u>
Proj#	<u>1002201</u>
Other#	

Cross Reference and Location: _____

Applicant: Omega Automotive Real Estate, Ltd ✓

Address: 1800 E. Airport Fwy, Irving, TX 75063

Agent: Tierra West, LLC ✓

Address: 8509 Jefferson NE, 87113

SPECIAL INSTRUCTIONS

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

Date Mailed: 9-6-02

Signature: [Handwritten Signature]

101806409043620704	LEGAL: TRACT 1 BLK 10 PLAT OF TRACT 1 LANDS OF ALBUQUERQU PROPERTY ADDR: 00000 5600 EAGLE ROCK AVE NE OWNER NAME: ALBUQUERQUE TECHNICAL VOCATION OWNER ADDR: 00525 BUENA VISTA	SE ALBUQUERQUE	NM 87106
101806419043620803	LEGAL: *21 10 EXCEPT PORTION OUT TO R/W TRACT A UNIT B NO PROPERTY ADDR: 00000 5601 OAKLAND AVE NE OWNER NAME: BAUER THOMAS C ETAL OWNER ADDR: 09320 SAN PEDRO	DR NE ALBUQUERQUE	NM 87113
101806420343620804	LEGAL: * 02 0 01 OND ALBU AC TR A UNIT B PROPERTY ADDR: 00000 OAKLAND AVE NE OWNER NAME: BAUER THOMAS C ETAL OWNER ADDR: 09320 SAN PEDRO	DR NE ALBUQUERQUE	NM 87113
101806422143620805	LEGAL: * 01 9 01 OND ALBU AC TR A UNIT B PROPERTY ADDR: 00000 OAKLAND AVE NE OWNER NAME: BAUER THOMAS C ETAL OWNER ADDR: 09320 SAN PEDRO	DR NE ALBUQUERQUE	NM 87113
101806423843620806	LEGAL: * 01 8 01 OND ALBU AC TR A UNIT B PROPERTY ADDR: 00000 3000 OAKLAND AVE NE OWNER NAME: LOUCKS RICHARD A OWNER ADDR: 09320 SAN PEDRO	DR NE ALBUQUERQUE	NM 87114
101806425243620807	LEGAL: * 01 7 01 OND ALBU AC TR A UNIT B PROPERTY ADDR: 00000 3909 SAN PEDRO NE OWNER NAME: LOUCKS RICHARD A OWNER ADDR: 09320 SAN PEDRO	DR NE ALBUQUERQUE	NM 87114
101806427343610401	LEGAL: *003 2002 7TRACT A UNIT B NORTH ALBUQUERQUE ACRES PROPERTY ADDR: 00000 OAKLAND AVE NE OWNER NAME: CORONADO AUTO SALVAGE INC OWNER ADDR: 09320 SAN PEDRO	DR NE ALBUQUERQUE	NM 87114
101806422439520605	LEGAL: TR A & P OR OF TR B AMERICAN TOYOTA CONT 4.7715 AC PROPERTY ADDR: 00000 5995 ALAMEDA BLVD NE OWNER NAME: MILLER LAWRENCE H ETUX OWNER ADDR: 05995 ALAMEDA	BL NE ALBUQUERQUE	NM 87113
101806425239520610	LEGAL: ELY POR OF TR B AMERICAN TOYOTA CONT 1.4307 AC +/- PROPERTY ADDR: 00000 3000 ALAMEDA BLVD OWNER NAME: MILLER LAWRENCE H & KAREN G OWNER ADDR: 05995 ALAMEDA	BL NE ALBUQUERQUE	NM 87113
101806411240820512	LEGAL: LT 7 A1 B LK 11 PLAT OF LTS 7A1 THRU 7A3 BLK 11 TR A PROPERTY ADDR: 00000 5601 ALAMEDA NE OWNER NAME: KASSAM MOHAMED A & SHAMSHID ET OWNER ADDR: 13215 VELMA	CT NE ALBUQUERQUE	NM 87112
101806427340510332	LEGAL: * 00 1 02 8TRACT A UNIT B NORTH ALBUQUERQUE ACRES PROPERTY ADDR: 00000 OAKLAND AVE NE OWNER NAME: SCHUMACHER KARA LEE OWNER ADDR: 06600 MOSSMAN	PL NE ALBUQUERQUE	NM 87110



City of Albuquerque

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

Date: August 29, 2002

TO CONTACT NAME: Karen Kline
 COMPANY/AGENCY: Sierra West, LLC
 ADDRESS/ZIP: 8509 Gifferson NE 87113
 PHONE/FAX #: 858-3100 / 858-1118

I thank you for your inquiry of 8-29-02 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at lots 17-21, Blk 10, North Albuquerque Acres, tract A, unit B zone map page(s) C-18.

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

Alameda Heights
 Neighborhood Association
 Contacts: Jason Young
5850 Eubank NE # B49
858-0660 (h) 87111
Sina Martinez
9015 Moonstone Dr NE
856-0926 (h) 87113

Wildflower Area
 Neighborhood Association
 Contacts: Larry J. Candill
4915 Watercress NE
857-0596 (h) 87113
Rick Dreadwell
5004 Watercress NE
821-6369 (h) 87113

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

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,
Dalaina S. Carmora
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

Attention: Both contacts per neighborhood association need to be notified.

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

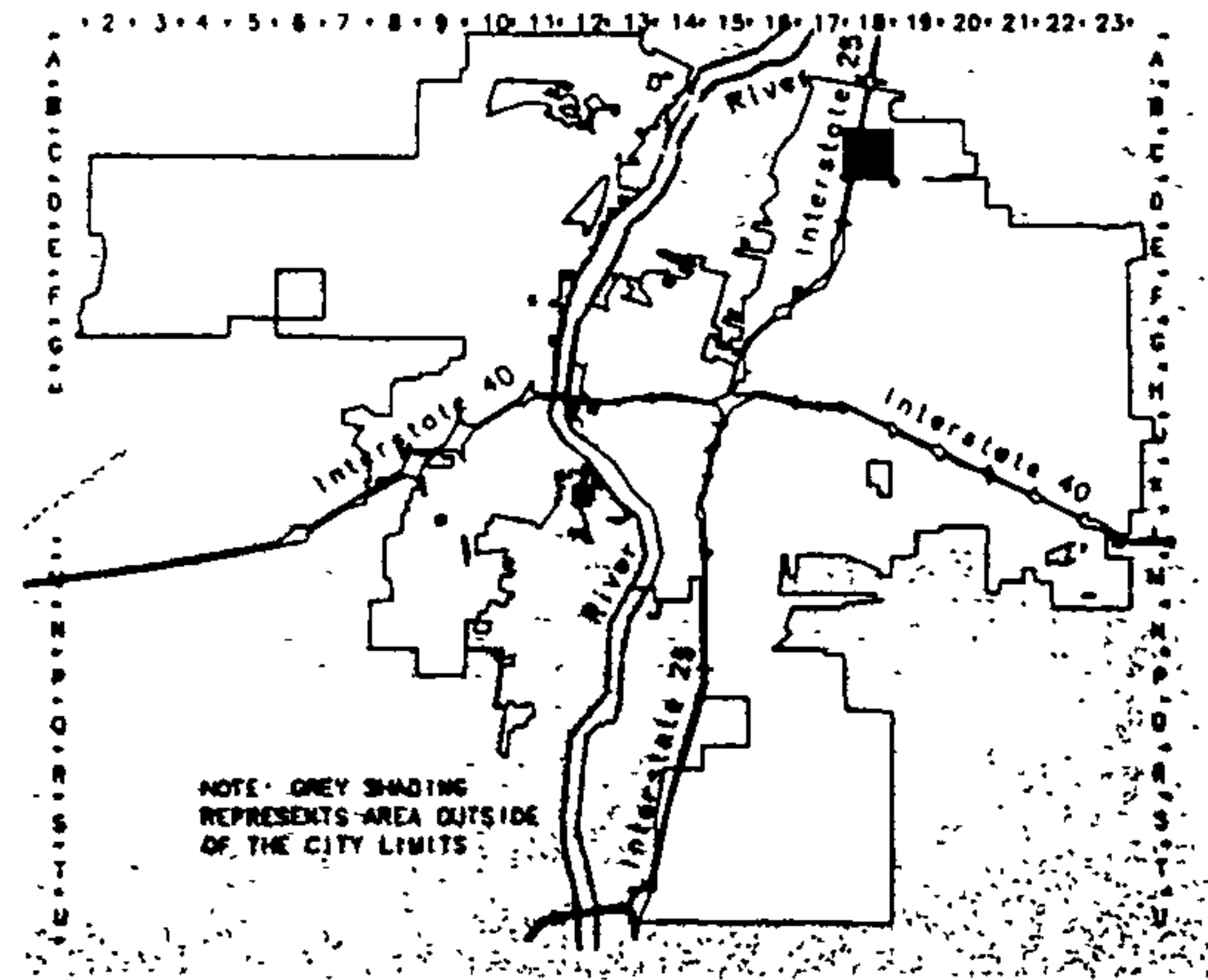
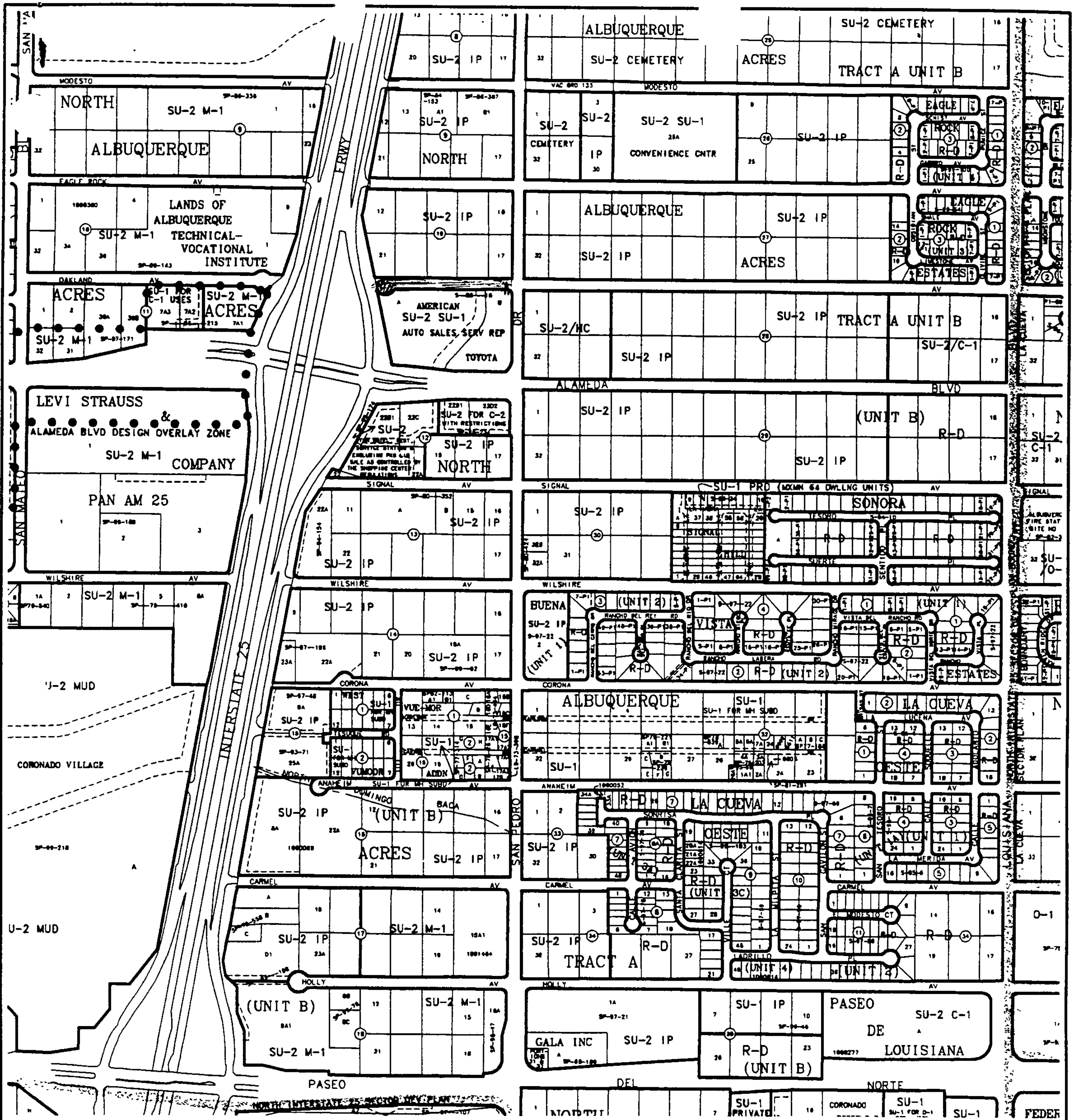
Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

(below this line for OCNC use only)

Date of Inquiry: 8-29-02 Time Entered: 11:00 am OCNC Rep. Initials: DC



CITY OF Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2002



Zone Atlas Page

C-18-Z

Map Amended through April 03, 2002

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
August 30, 2002 118

e-mail: twdms@aol.com
1-800-245-3102

Ms. Janet Cunningham-Stephens, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87130

**RE: Vacation of Public Right-of-Way of Oakland Avenue NE
Zone Atlas Page C-18**

Dear Janet:

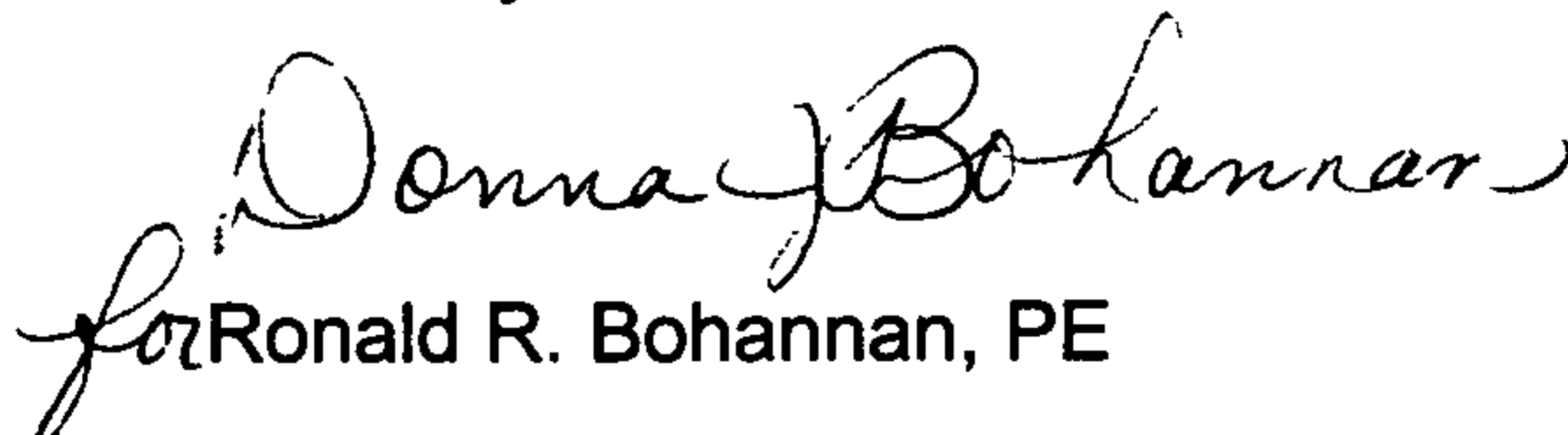
Tierra West LLC, on behalf of Omega Automotive Real Estate LTD., requests the Vacation of Public Right-of-Way on Oakland Avenue NE from San Pedro Drive NE to I-25 Frontage Road. Located north of Alameda, the request is to vacate the right-of-way behind American Toyota. Currently, the right-of-way is a deteriorated roadway that is not being utilized. By vacating this public right-of-way it will allow the existing businesses on both sides of the street to utilize the property as private property for their businesses.

We contacted all of the affected landowners who provided verbal consent to vacate the road. We will secure written approval prior to the hearing.

The approval of the vacation for this roadway does not violate any City of Albuquerque ordinances or policies, or any property owner's rights. The lots fronting on this street, Lots 17 through 21, will need to be eliminated and combined with the adjoining lots. Lots 12 through 16 will have access from Eagle Rock Avenue and will not be landlocked.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,


for Ronald R. Bohannon, PE

Enclosure/s

cc: D. Scott Craigmile
Jason Young, Alameda Heights N.A.
Gina Martinez, Alameda Heights N.A.
Larry T. Caudill, Wildflower Area N.A.
Rick Treadwell, Wildflower Area N. A.

JN: 220082
RRB/kk




Intera Incorporated
One Park Square
6501 Americas Parkway NE
Suite 820
Albuquerque, NM 87110
Telephone: 505 246 1600
Fax: 505 246 2600

MEMORANDUM

DATE: October 10, 2005

TO: Sheran Matson, Planning Department (DRB)

COPY: Marcia A. Pincus, Environmental Health Department
Kevin Curran, Legal Department
Tierra West LLC

FROM: Jim Joseph, P.E., INTERA Inc. 

SUBJECT: Project #.1002201; North Albuquerque Acres, Tract A, Unit B on Pan American Freeway NE, between Eagle Rock NE and Oakland NE (October 12, 2005 DRB Agenda Item – 05DRB-01471 Major-Two Year SIA)

There is the potential for above named project to be impacted by the presence of landfill gas generated by a former private landfill (Oakland Estates Landfill) and a former city owned/operated landfill (Coronado Landfill). The developers of this site are required to follow the most current version of the "City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones." 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.

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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: OMEGA AUTOMOTIVE REAL ESTATE LTD PHONE: _____
 ADDRESS: 1800 E AIRPORT FWY FAX: _____
 CITY: IRVING STATE TX ZIP 75063 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: OMEGA AUTOMOTIVE REAL ESTATE LTD
 AGENT (if any): TIERRA WEST LLC PHONE: 505.858.3100
 ADDRESS: 8509 JEFFERSON NE FAX: 505.858.1118
 CITY: ABQ STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

DESCRIPTION OF REQUEST: SIX MONTH SUBDIVISION IMPROVEMENT AGREEMENT EXTENSION

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 14-A & 21-A Block: 10 Unit: _____
 Subdiv. / Addn. N. ABQ. ACRES, TRACT A, UNIT B
 Current Zoning: CU-2 IP W/CONDITIONAL USE Proposed zoning: SAME
 Zone Atlas page(s): C18 No. of existing lots: 2 No. of proposed lots: 2
 Total area of site (acres): 5.43 Density if applicable: dwellings per gross acre: _____ Dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 101806421045520810 & 101806421243520803 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: PAN AMERICAN FREEWAY NE
 Between: EAGLE ROCK NE and Oakland NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): PROJ# 1002201
02DRB-01367/03DRB-01382

Check-off if project was previously reviewed by Sketch Plat/Plan ?, or Pre-application Review Team ?. Date of review: 9/16/05

SIGNATURE _____ DATE 9/16/05

(Print) SARA LAVY, P.E. 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
05DRB - 01471

 Hearing date 10/12/05

Action	S.F.	Fees
<u>SIA</u>	<u>5(2)</u>	\$ <u>50.00</u>
<u>CMF</u>		\$ <u>20.00</u>
<u>ADV</u>		\$ <u>75.00</u>
		\$ _____
		\$ _____
		\$ _____
		\$ _____
		Total
		\$ <u>145.00</u>

Kim Sims 9/16/05

Project # **1002201**

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Signed** Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)

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. KK
- Previous SIA extension notice, if one has been issued. If not applicable, please initial. KK
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Any original and/or related file numbers are listed on the cover application
- Fee (see schedule)

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

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

SARA LAVY, P.E.

Sara Lavy Applicant name (print)
9/16/05 Applicant signature / date

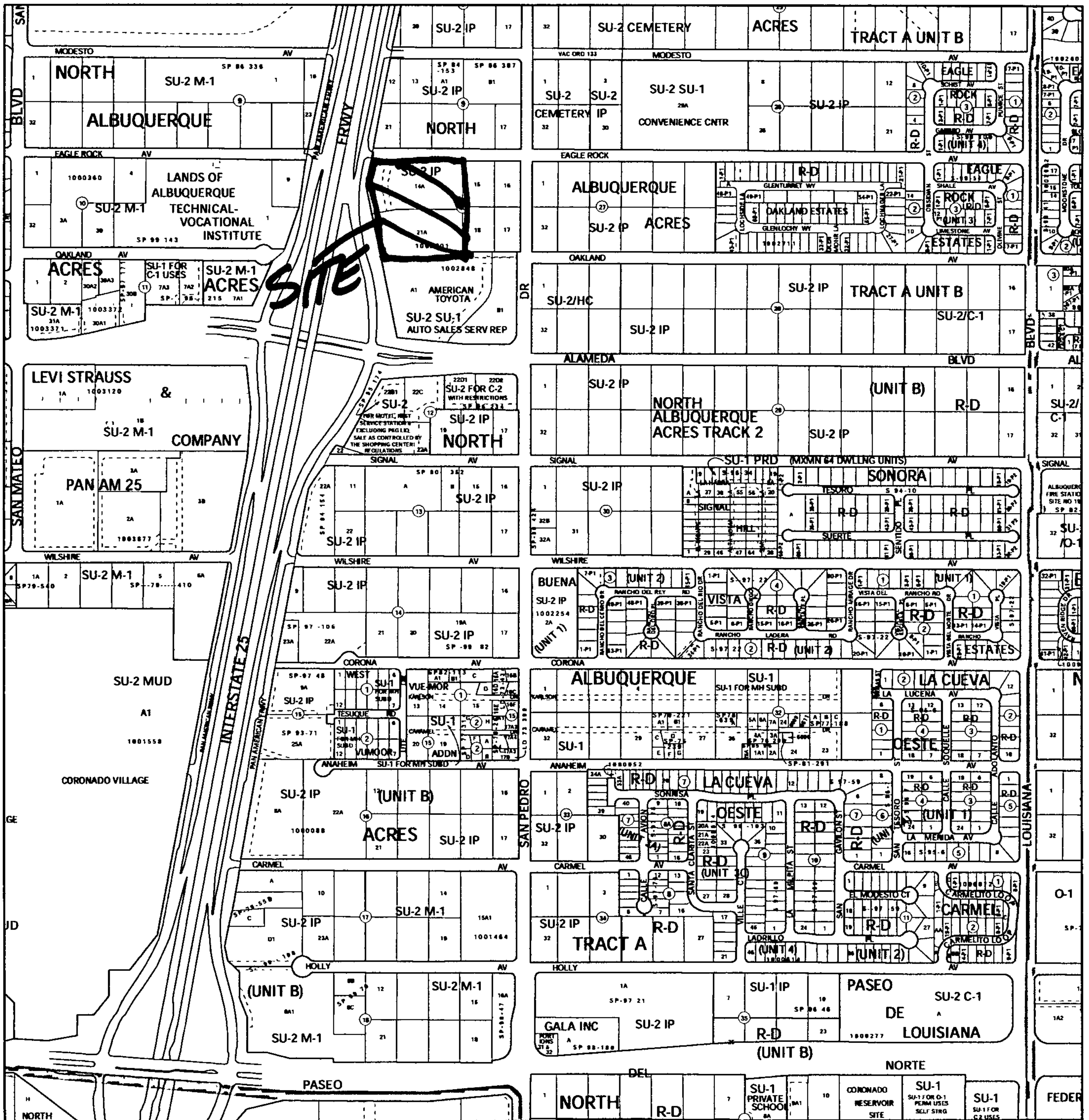


- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
05DRB-01471

Form revised 11/04
Kim Sims 9/16/05
 Planner signature / date

Project # 1002201



For more current information and more details visit: <http://www.cabq.gov/gis>

AGIS
Albuquerque Geographic Information System

Map amended through: Apr 22, 2005

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-18-Z

Selected Symbols

Outside City Limits	Petroglyph Mon.
Sector Plans	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zone	Airport Noise Contours
K K K H-1 Buffer Zone	Wall Overlay Zone

0 750 1,500 Feet

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

September 15, 2005

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

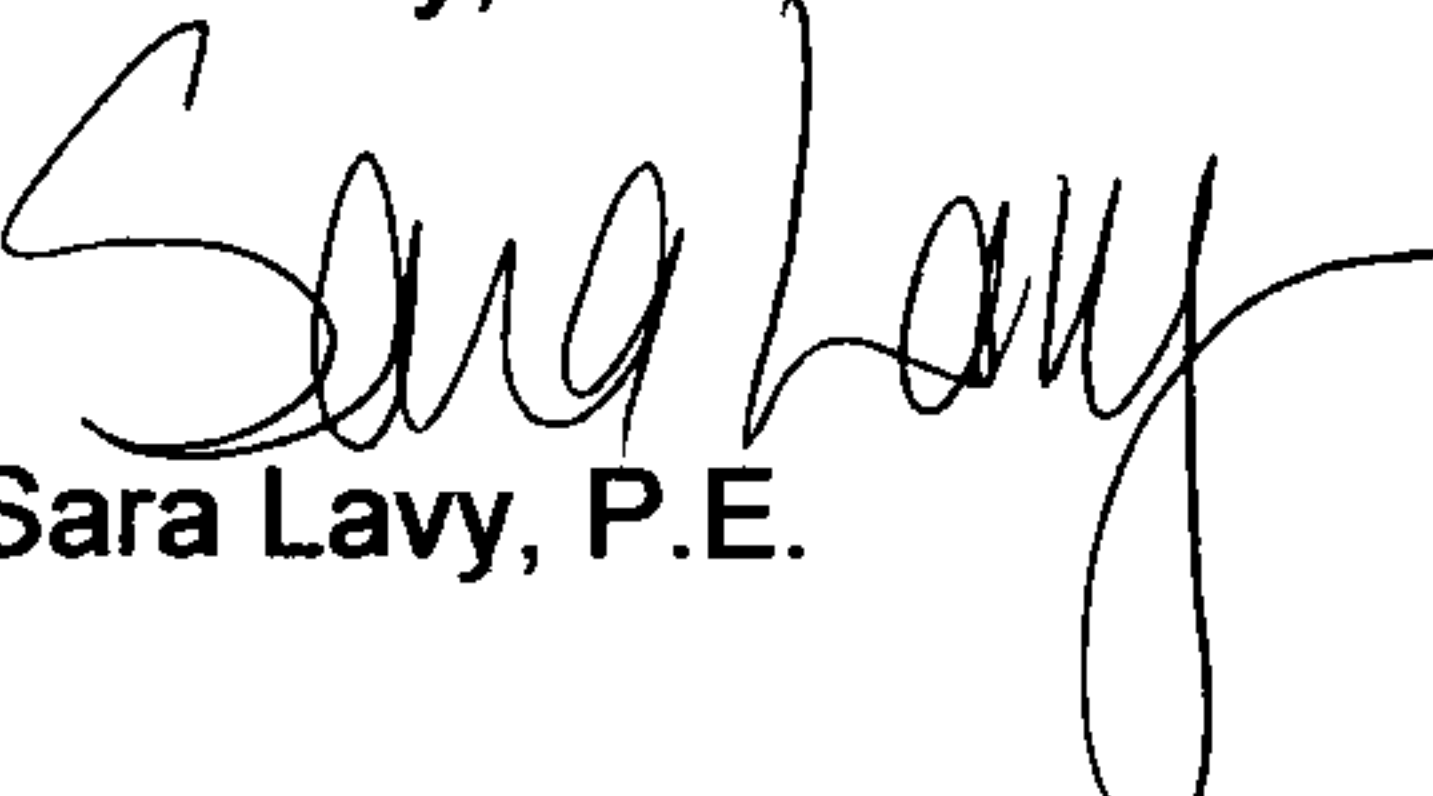
RE: Six Month Extension of Subdivision Improvement Agreements for Premier Motorcars; Project #1002201, Zone Atlas Page C-18

Dear Ms. Matson:

Tierra West LLC, on behalf of Omega Automotive Real Estate Ltd., requests approval of a Six Month Extension of Subdivision Improvement Agreements for Premier Motorcars. The site is located on Pan American Freeway NE between Eagle Rock Avenue NE and Oakland Avenue NE. We request this approval in order to complete the punch list items and to allow for the processing of the close out package through the city.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,

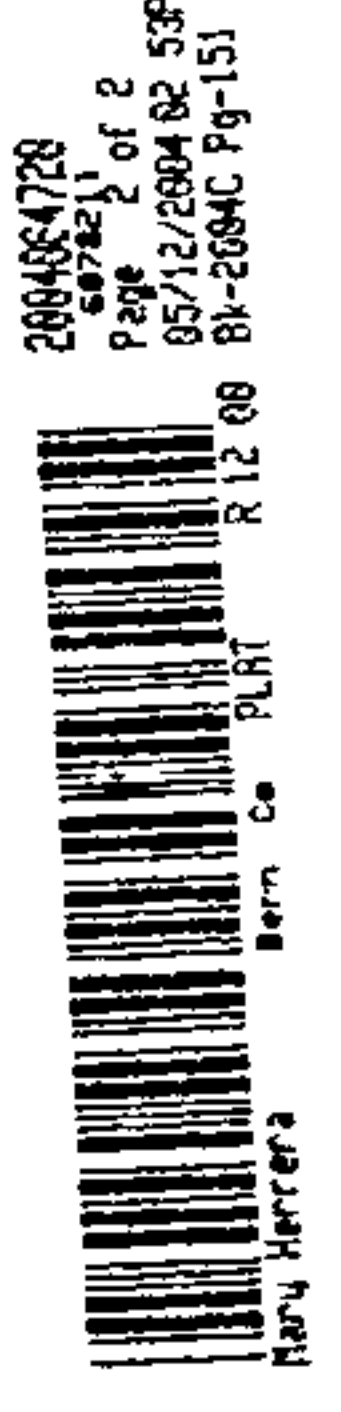

Sara Lavy, P.E.

Enclosure/s

cc: Larry Freeman
D. Scott Craigmile
✓ Leilani McGranahan, Nor Este N.A.
✓ Joe Yardumian, Nor Este N.A.
✓ Larry T. Caudill, Wildflower Area N.A.
✓ Rick Treadwell, Wildflower Area N.A.

JN: 22082
SCL/kk

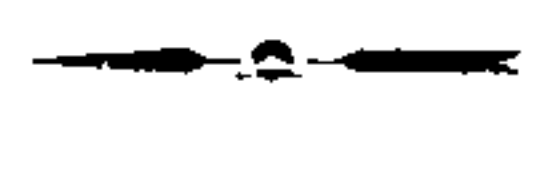
Plat of
Lots 14-A and 21-A, Block 10, Tract A, Unit B
North Albuquerque Acres
 Albuquerque, Bernalillo County, New Mexico
 August 2003



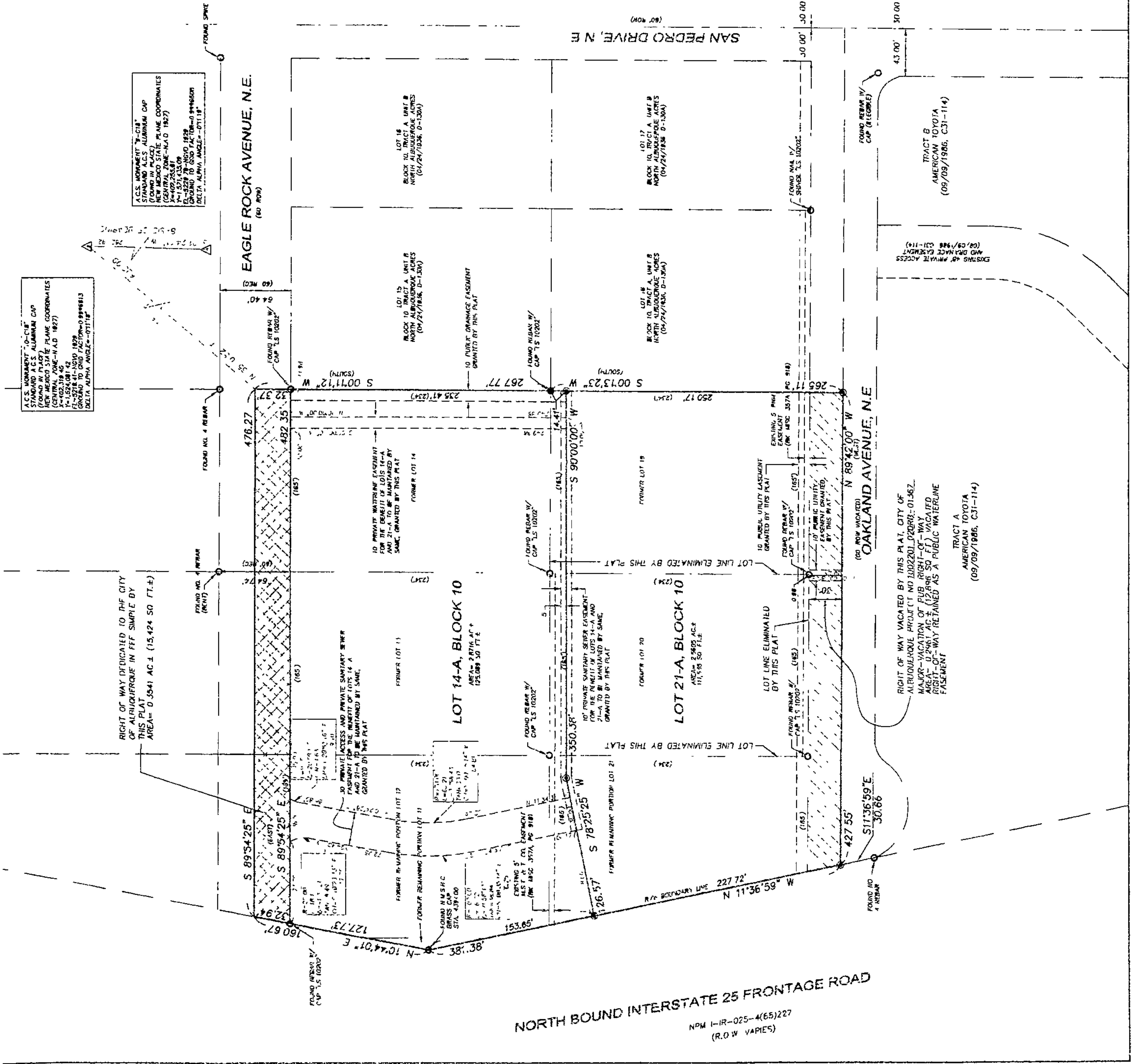
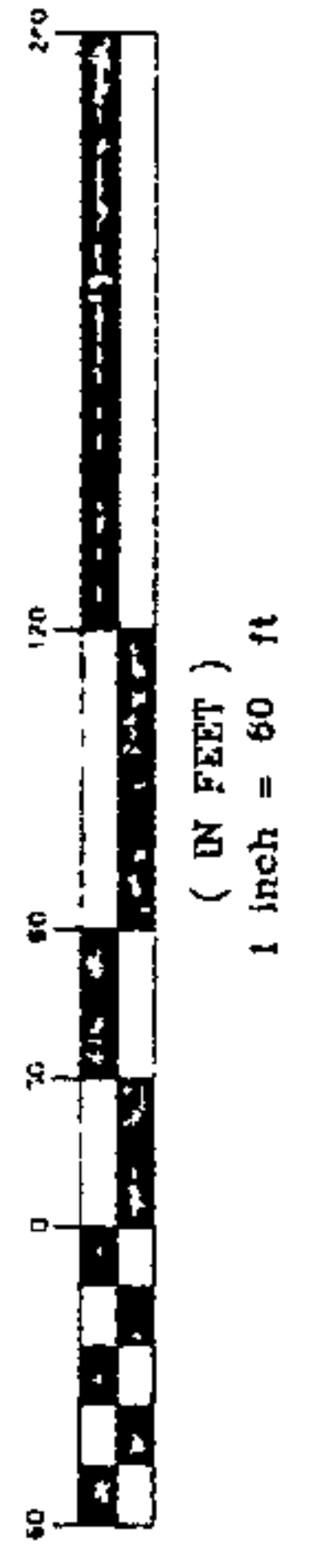
NOTE A PRIVATE CROSS LOT DRAINAGE EASEMENT FOR THE BENEFIT OF TRACTS 14-A, 21-A, 17 AND 18, BLOCK 10 GRANTED BY THIS PLAT, SAID EASEMENT TO BE MAINTAINED BY THE OWNERS OF EACH INACT LOT FOR THE BENEFIT OF ALL TRACTS

Legend

- N 90°00'00" E MEASURED BEARING AND DISTANCES MATCH REAR BEARINGS AND DISTANCES AT DESCRIBED
- FOUND AND USED MONUMENT
- EPOCH'S REBAR #/CAP TS 11993 SET THIS SURVEY UNLESS OTHERWISE NOTED



GRAPHIC SCALE



PRECISION SURVEYS, INC.

1414-D JEFFERSON ST., N.E. PHONE 505.856.5700
 ALBUQUERQUE, NEW MEXICO 87113 FAX 505.856.7900

Project No.



OFFICIAL NOTICE OF DECISION
PAGE 2

Project #1002201

03DRB-01150 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for OMEGA AUTOMOTIVE REAL ESTATE LTD request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 14, 19, 20, 21, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, **PREMIER MOTORCARS**, zoned SU-2 IP, located on OAKLAND AVE NE, between PAN AMERICAN FWY NE and SAN PEDRO DR NE containing approximately 6 acre(s). [REF: 02DRB-01367 (Vac), 03ZHE-00655] [Listed as Project #1002613 in error] [*Deferred from 7/23/03, 8/13/03, 8/27/03, 9/10/03, 9/24/03, 10/1/03*] (C-18)

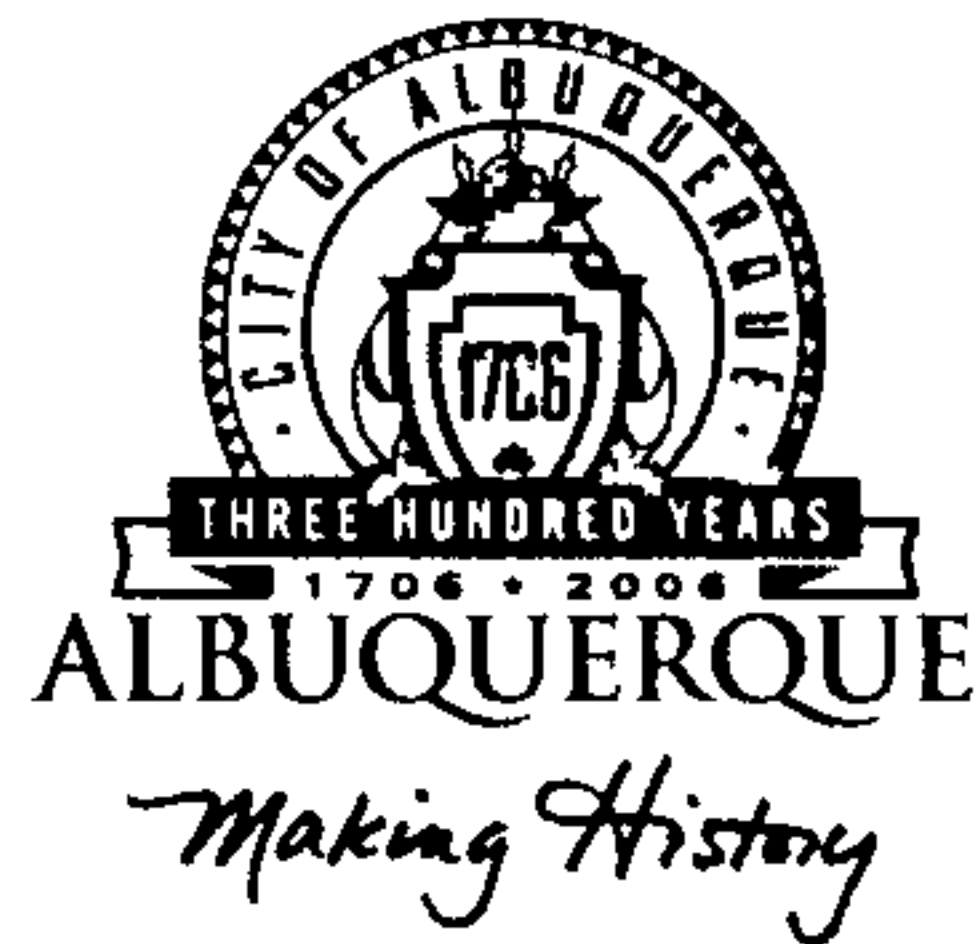
At the October 8, 2003, Development Review Board meeting, the preliminary plat was approved with final sign off delegated to City Engineer for cross-lot drainage easements and Utility Development to add private sanitary sewer easements for private access and to add a 30-foot public waterline easement to vacated Oakland.

If you wish to appeal this decision, you must do so by October 23, 2003, in the manner described below.

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

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

Please note that 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.)



City of Albuquerque

September 15, 2005

Karen Kline
Tierra West LLC
Phone: 858-3100 xt. 220

Dear Karen:

Thank you for your inquiry of **September 15, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACTS 14-A & 21-A, BLOCK 10, NORTH ALBUQUERQUE ACRES, TRACT A UNIT B, LOCATED ON PAN AMERICAN FREEWAY BETWEEN EAGLE ROCK AND OAKLAND AVENUE** zone map C-18.

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

NOR ESTE N.A. (NRE) "R"

***Leilani McGranahan** e-mail: hthomp4337@aol.com
7600 Rio Guadalupe NE/87122 293-5209 (h)
Joe Yardumian e-mail: jjyard@sandia.net
7801 R.C. Gorman Ave. NE/87122-2748 797-1851 (h)
Website: www.noreste.org

Council District: 4
County District: 4
Police Beat: 434/NE
Zone Map #: B-C-18-19, D-19

WILDFLOWER AREA N.A. (WFA) "R"

***Larry T. Caudill** e-mail: lcaudill@flash.net
4915 Watercress NE/87113 857-0596 (h)
Rick Treadwell e-mail: ricktreadwell@comcast.net
5004 Watercress NE/87113 821-6369 (h)

Council District: 2
County District: 1
Police Beat: 244,245/VA
Zone Map: A-17, B-17-18, C-16-18

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

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

Sincerely,

Dalaina Carmona

OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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.

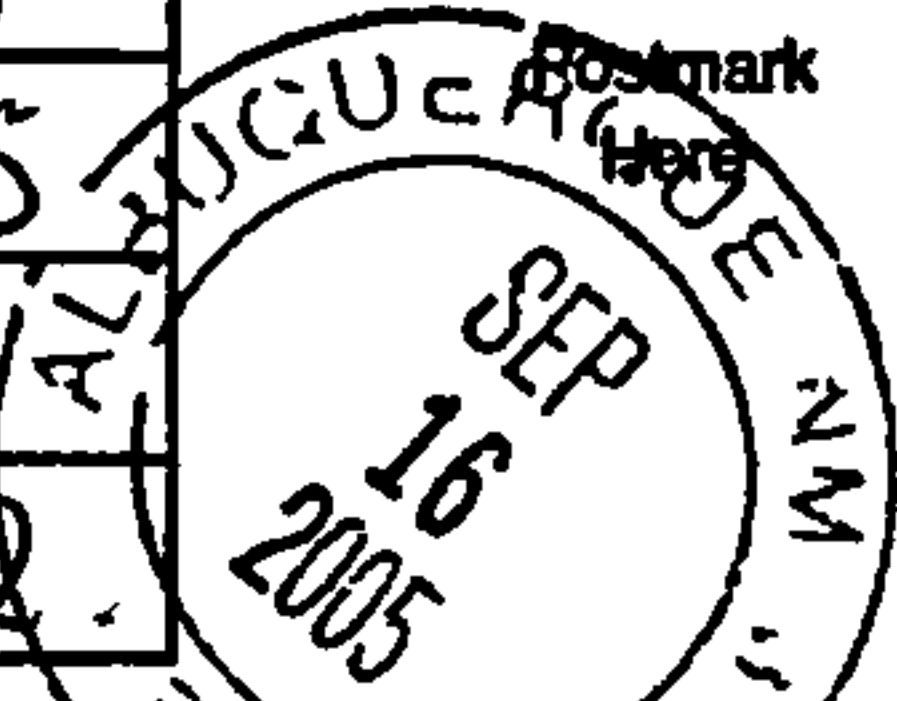
LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.

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	\$.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42



Sent To **RICK TREADWELL**
 Street, Apt. No.; or PO Box No. **5004 WATERCRESS NE**
 City, State, ZIP+4 **ABQ NM 87113**

PS Form 3800, June 2002 See Reverse for Instructions

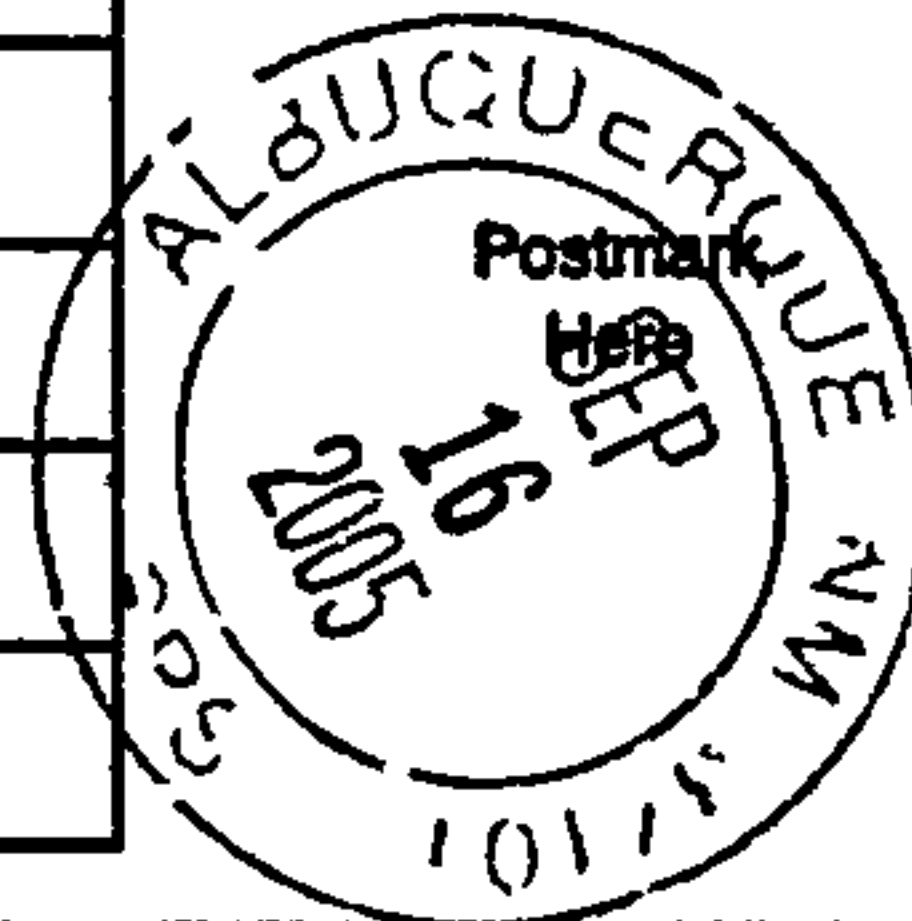
7005 1160 0000 09TT 5002

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OFFICIAL USE

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



Sent To **Leland McGranahan**
 Street, Apt. No.; or PO Box No. **7600 Rio Guadalupe NE**
 City, State, ZIP+4 **ABQ NM 87122**

PS Form 3800, June 2002 See Reverse for Instructions

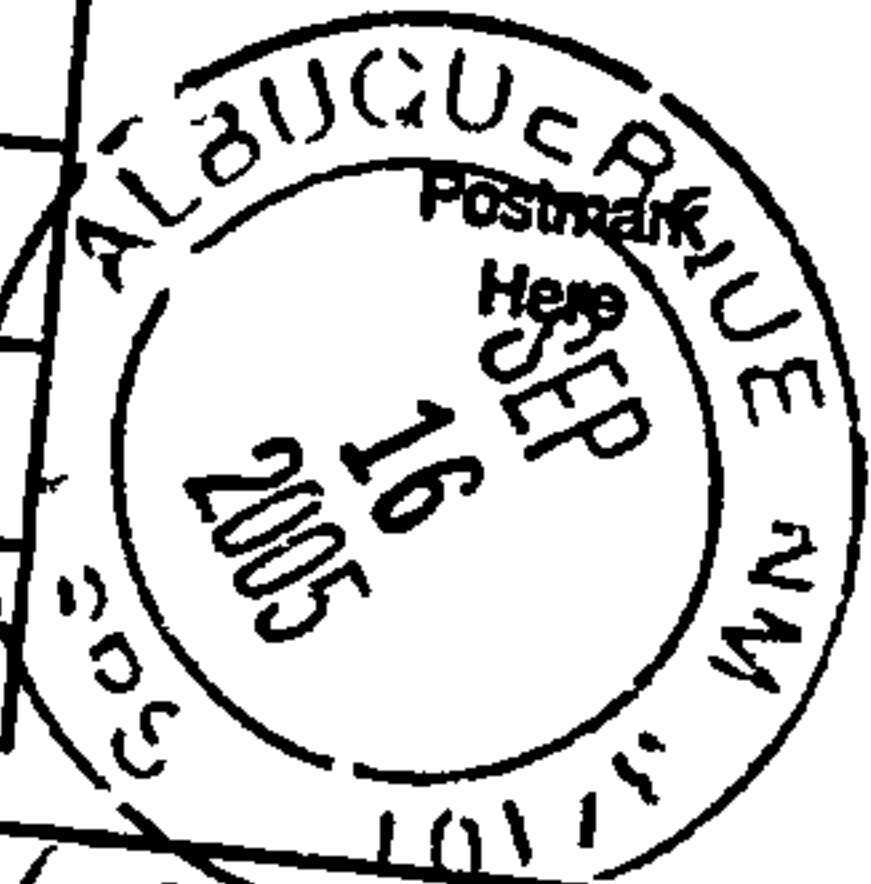
7005 1160 0000 09TT 5002

U.S. Postal Service™
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Postage	\$.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42

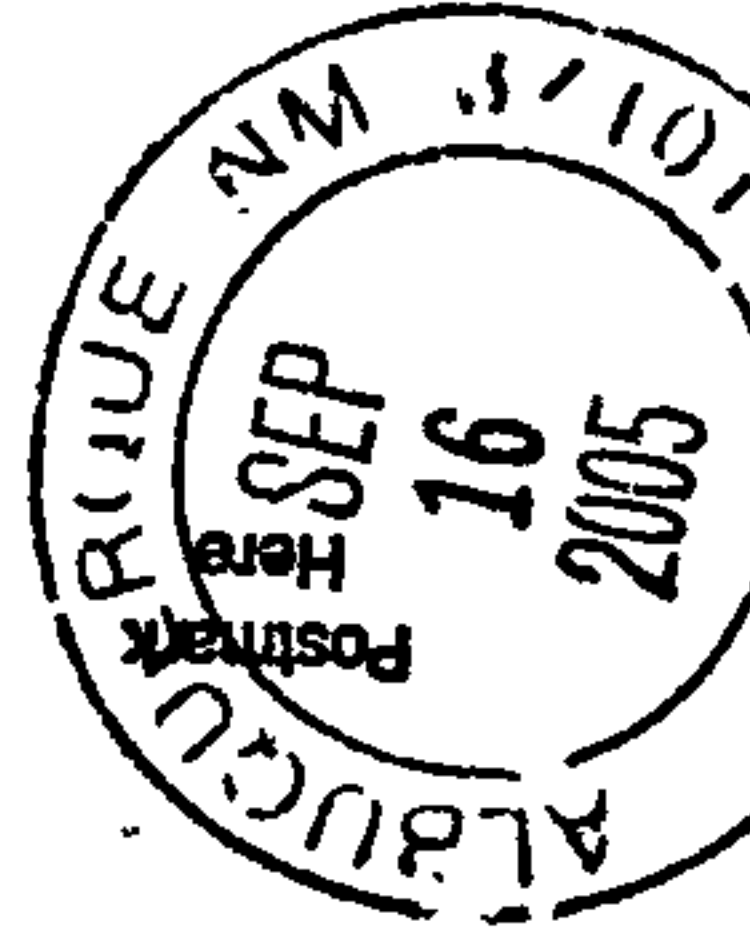


Sent To **Harry E Caudill**
 Street, Apt. No.; or PO Box No. **4915 WATERCRESS NE**
 City, State, ZIP+4 **ABQ NM 87113**

PS Form 3800, June 2002 See Reverse for Instructions

7005 1160 0000 09TT 5002

PS Form 3800 June 2002 See Reverse for Instructions
 Sent To **Joe Vandenberg**
 Street, Apt. No.; or PO Box No. **7801 E. GARDEN AVENUE**
 City, State, ZIP+4 **ABQ NM 87122**



Postage	\$.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42

OFFICIAL USE
 For delivery information visit our website at www.usps.com
 (Domestic Mail Only; No Insurance Coverage Provided)
CERTIFIED MAIL™ RECEIPT
 U.S. Postal Service™

7005 1160 0000 1000 3116

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

PAID RECEIPT

APPLICANT NAME OMEGA Automotive REAL ESTATE
 AGENT TIERRA West
 ADDRESS 8509 Jefferson
 PROJECT & APP # 100 22 01 / 05DRB - 01A 71
 PROJECT NAME Ⓢ Premier Automotive

9/16/2005 11:21AM LOC: ANNX
 RECEIPT# 00049463 WSH 007 TRANS# 0012
 ACCOUNT 441018 FUND 0110 TRSEJA
 ACTIVITY 4971000
 TRANS AMT \$145.00
 J24 MISC \$75.00
 CK CHANGE \$145.00
 \$0.00
 Thank You

- \$ 20.00 441032/3424000 Conflict Management Fee
- \$ 50.00 441006/4983000 DRB Actions
- \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
- \$ 75.00 441018/4971000 Public Notification
- \$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 () Major/Minor Subdivision () Site Development Plan () Bldg Permit
 () Letter of Map Revision () Conditional Letter of Map Revision
 () Traffic Impact Study
- \$ 145.00 TOTAL AMOUNT DUE

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

TIERRA WEST LLC
 8509 JEFFERSON NE
 ALBUQUERQUE, NM 87113
 (505) 858-3100

PAY TO THE ORDER OF City of Albuquerque DATE 9/15/05 2167
One Hundred & Forty Five and \$ 145.00
City of Albuquerque DOLLARS

HIGH DESERT STATE BANK
 Member FDIC
 8110 Ventura NE
 Albuquerque, NM 87122

FOR 22082 SIA Extension DRB 9/16/2005 11:20AM LOC: ANNX
 RECEIPT# 00049461 WSH 007 TRANS# 0012
 ACCOUNT 441018 FUND 10
Donna Bohannon MP
 2018131111 \$145.00

Thank You

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or 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 09.27.05 To 10.12.05.

5. REMOVAL

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

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

Karen Klein (Applicant or Agent), 9/16/05 (Date)

I issued 2 signs for this application, 9/16/05 (Date), Ki Sis (Staff Member)

ORIGINAL

INFRASTRUCTURE LIST

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

Premier Motorcars

PROPOSED NAME OF PLANNING OR SITE DEVELOPMENT PLAN

Lots 12-14, 19-21 Block 10 North Albuquerque Acres Tract A Unit B

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<i>Public Improvements</i>									
		24' F-E	Permanent Paving, Curb and Gutter (South Side) 4' Sidewalk (South Side)	Eagle Rock Avenue	I-25 Frontage Road	East Property Line	/	/	/
		2	New Fire Hydrants	Eagle Rock Avenue			/	/	/
		2	1-1/2" Domestic Service	Eagle Rock Avenue			/	/	/
		1	Remove Existing Public Fire Hydrant	Oakland Avenue			/	/	/
		1	Install New Private 8" Fire Line	Oakland Avenue			/	/	/
		60"	RCP Storm Drain	Eagle Rock Avenue	I-25 Frontage Road	East Property Line	/	/	/
		4'	Concrete Channel	10' Public Easement along East Property Line	240' South of Eagle Rock	Eagle Rock Avenue	/	/	/
			Catch Basins and RCP connections included with Storm Sewer				/	/	/

1
2
3
4
5

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Ronald P. Bohannen
NAME (print)

Sheran Watson 10/8/03
DRB CHAIR - date

Christina Santoral 10/8/03
PARKS & GENERAL SERVICES - date

Tierra West LLC
FIRM

[Signature] 10/8/03
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

[Signature]
SIGNATURE - date

Roger A. Dean 10/8/03
UTILITY DEVELOPMENT - date

- date

MAXIMUM TIME ALLOWED TO CONSTRUCT
THE IMPROVEMENTS WITHOUT A DRB

Brad J. Bisher 10/8/03
CITY ENGINEER - date

- date

EXTENSION: _____

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

TIERRA-NEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

September 30, 2003

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

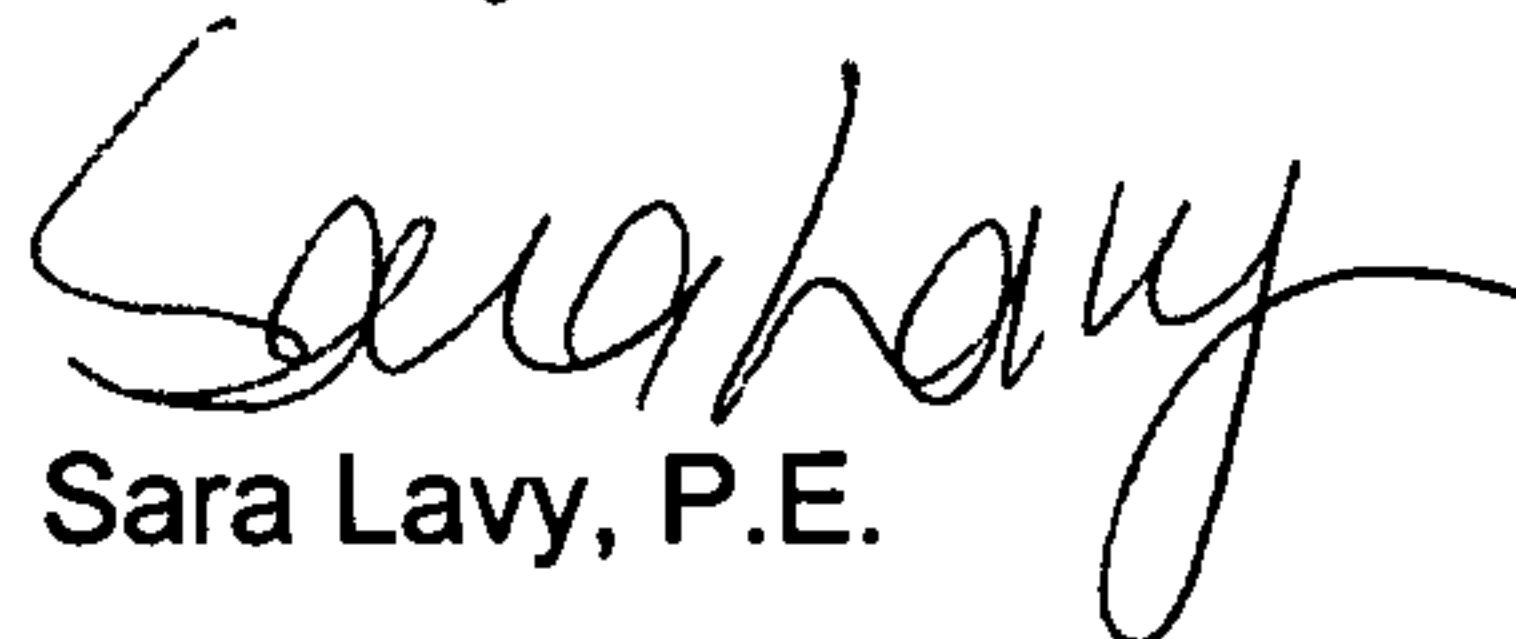
**RE: Request for Deferral
Project #: 1002201
Zone Atlas Page D-20**

Dear Ms. Matson:

Tierra West LLC, on behalf of Omega Automotive Real Estate Ltd., requests a one-week deferral to October 8, 2003 for all three actions under project #1002201. We are addressing the DRB member's comments.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,



Sara Lavy, P.E.

cc: Scott Craigmile

JN: 220082
scl



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

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

PAID RECEIPT

APPLICANT NAME Omega Auto
AGENT TW
ADDRESS _____
PROJECT NO. 1002201
APPLICATION NO. _____

\$ 110.- 441006 / 4983000 (DRB Cases)
\$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)
\$ _____ 441018 / 4971000 (Notification)
\$ 110.- Total amount due

TIERRA WEST LLC 8509 JEFFERSON NE ALBUQUERQUE, NM 87113 (505) 858-3100		1405
		95-677/1070
DATE <u>10.1.03</u>		
PAY TO THE ORDER OF <u>City of Albuquerque</u>		\$ <u>110⁰⁰</u>
<u>One hundred ten & no/100</u>		DOLLARS
 HIGH DESERT STATE BANK Member FDIC 8110 Ventura NE Albuquerque, NM 87122		
FOR _____	<u>Donna J. Bohannon</u> MP	
⑈001405⑈ ⑆107006677⑆0100201813⑈		City Of Albuquerque Treasury Division

10/01/2003 11:56AM LOC: AN.I
X
RECEIPT# 00013431 WS# 007 TRAN# 0024
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt \$110.00
J24 Misc \$110.00
C: 10/28/02 \$110.00
CHANGE \$0.00

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twilc@tierrawestllc.com
1-800-245-3102

September 30, 2003

#5

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

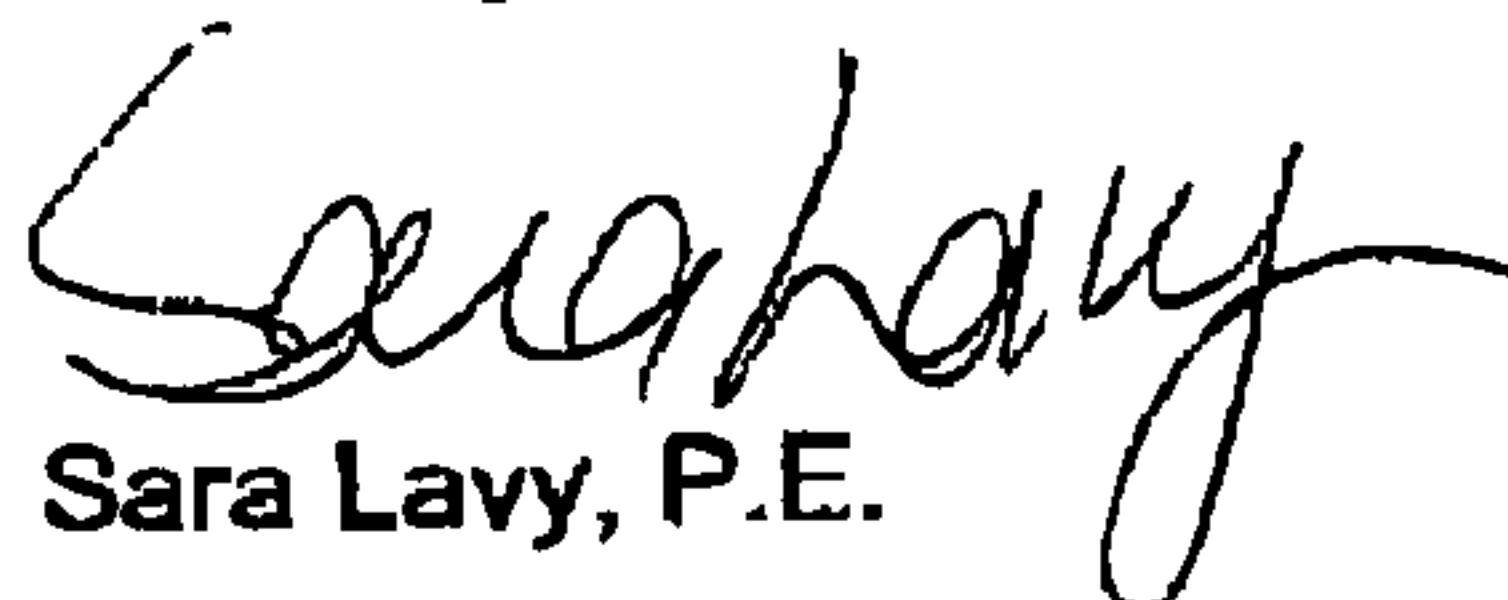
**RE: Request for Deferral
Project #: 1002201
Zone Atlas Page D-20**

Dear Ms. Matson:

Tierra West LLC, on behalf of Omega Automotive Real Estate Ltd., requests a one-week deferral to October 8, 2003 for all three actions under project #1002201. We are addressing the DRB member's comments.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,



Sara Lavy, P.E.

cc: Scott Craigmile

JN: 220082

scl

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

Phone: 505-858-3100
Fax: 505-858-1118

FACSIMILE TRANSMITTAL

To: Clair Senova

FAX: 924-3864

From: Sara Lavy

Subject: Premier Motorcars

JN: 220082

TOTAL OF (2) PAGES

Date: 9-30-03

Deferral Letter

IF YOU DO NOT RECEIVE ALL PAGES OF THIS TRANSMITTAL, OR IF MATERIAL IS NOT LEGIBLE, PLEASE CONTACT OUR OFFICE FROM 8:00 AM TO 5:00 PM, MST, MONDAY THROUGH FRIDAY. THANK YOU.

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

September 23, 2003

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

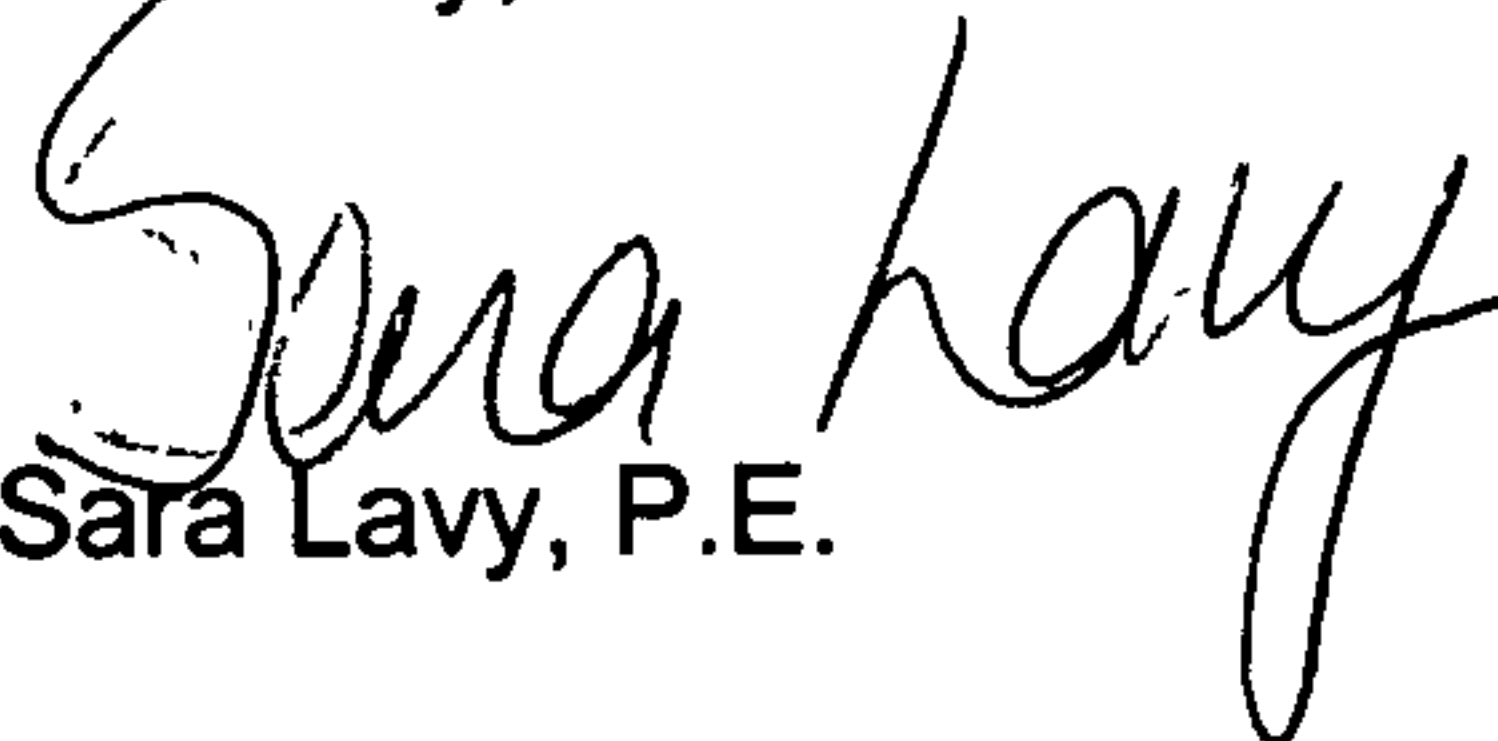
**RE: Request for Deferral
Project #: 1002201
Zone Atlas Page D-20**

Dear Ms. Matson:

Tierra West LLC, on behalf of Omega Automotive Real Estate Ltd., requests a one-week deferral to October 1, 2003 for all three actions under project #1002201. We are revising the plats to address the DRB's comments.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,


Sara Lavy, P.E.

cc: Scott Craigmile

JN: 220082
scl

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

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

PAID RECEIPT

APPLICANT NAME

P.J. Dev. Comm. Const.

AGENT

Tierra West.. LLC.

ADDRESS

8509 JEFFERSON ST. NE.

PROJECT NO.

1002201

APPLICATION NO.

03DRB 01382 03DRB-01270
03DRB 01150

\$ 110 441006 / 4983000 (DRB Cases)

\$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)

\$ _____ 441018 / 4971000 (Notification)

\$ 110⁰⁰ Total amount due

TIERRA WEST LLC

8509 JEFFERSON NE
ALBUQUERQUE, NM 87113
(505) 858-3100

1396

95-677/1070

DATE 9.24.03

PAY TO THE ORDER OF City of Albuquerque

One hundred ten & no/100

\$ 110⁰⁰

DOLLARS

 HIGH DESERT STATE BANK
Member FDIC
8110 Ventura NE
Albuquerque, NM 87122

DUPLICATE
City Of Albuquerque
Treasury Division

Donna J. Bohannon MP

⑈001396⑈ ⑆107006677⑆010020 08/24/03 1:26PM LOC: ANNX

RECEIPT# 00014935 WS# 008 TRANSH 0014
Account 441006 Fund 0110
Activity 4983000 TRSDMM
Trans Amt \$110.00
J24 Misc \$110.00
CK \$110.00
CHANGE \$0.00

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

September 23, 2003

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

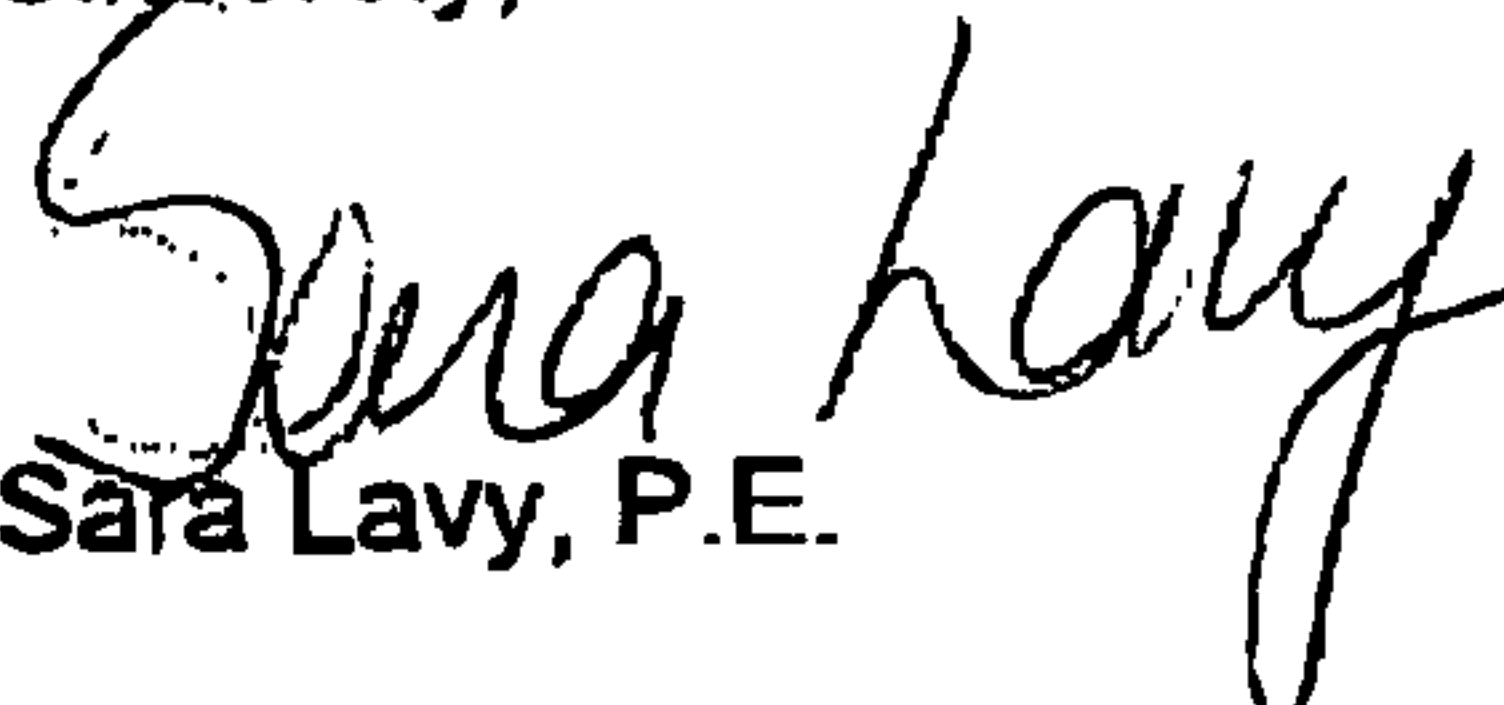
**RE: Request for Deferral
Project #: 1002201
Zone Atlas Page D-20**

Dear Ms. Matson:

Tierra West LLC, on behalf of Omega Automotive Real Estate Ltd., requests a one-week deferral to October 1, 2003 for all three actions under project #1002201. We are revising the plats to address the DRB's comments.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,


Sara Lavy, P.E.

cc: Scott Craigmile

JN: 220082
sci

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

Phone: 505-858-3100
Fax: 505-858-1118

FACSIMILE TRANSMITTAL

To: Claire Senova

FAX: 924-3864

From: Sara Lavy

Subject: Premier Auto
Project #102201

JN: 220082

TOTAL OF (2) PAGES

Date: 9-23-03

Deferral Letter.

Current DRC

FIGURE 12

Date Submitted: _____

Project Number: _____

Date Site Plan Approved: _____

INFRASTRUCTURE LIST

Date Preliminary Plat Approved: _____

EXHIBIT "A"

Date Preliminary Plat Expires: _____

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DRB Project No.: 1 1002201

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

DRB Application No.: _____

ORIGINAL

Premier Motorcars

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 12-14, 19-21 Block 10 North Albuquerque Acres Tract A Unit B

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cost Engineer
<i>Public Improvements</i>									
<input type="text"/>	<input type="text"/>	24" F-E	Permanent Paving, Curb and Gutter (South Side) 4' Sidewalk (South Side)	Eagle Rock Avenue	I-25 Frontage Road	East Property Line	/	/	/
<input type="text"/>	<input type="text"/>	60"	RCP Storm Drain	Eagle Rock Avenue	I-25 Frontage Road	East Property Line	/	/	/
<input type="text"/>	<input type="text"/>		Catch Basins and RCP connections included with Storm Sewer				/	/	/
<input type="text"/>	<input type="text"/>		Certified Grading and Drainage with Private Walls and Private Drainage (Non-work order item) Required for SIA/Financial Guarantee Release.				/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

NOTES

1 _____

2 _____

3 _____

4 _____

5 _____

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Ronald R. Bohannon

DRB CHAIR - date

PARKS & GENERAL SERVICES - date

Terra West LLC

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

SIGNATURE - 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	DRB CHAIR	USER DEPARTMENT	AGENT / OWNER

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

August 26, 2003

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

RE: Request for Deferral
Project #: 1002201
Zone Atlas Page D-20

ITEM # 8-27-03
7 184

03DRB-01150 P&FP
03DRB-01382 SDP/BP

Dear Ms. Matson:

Tierra West LLC, on behalf of Omega Automotive Real Estate Ltd., requests a two-week deferral to September 10, 2003 for all three actions under project #1002201. We are completing the drainage report and addressing the DRB's comments.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,


Sara Lavy, P.E.

Enclosure/s

Cc: Scott Craigmile

JN: 220082
scl

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

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

PAID RECEIPT

APPLICANT NAME OMEGA AUTOMOTIVE REAL EST. LTD
AGENT TIERRA WEST LLC
ADDRESS 8509 JEFFERSON ST. NE
PROJECT NO. 1002201
APPLICATION NO. 03DRB-01150
03DRB-01382

\$ 110⁰⁰ 441006 / 4983000 (DRB Cases)
\$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)
\$ _____ 441018 / 4971000 (Notification)

\$ 110⁰⁰ Total amount due

1361
95-677/1070

TIERRA WEST LLC
8509 JEFFERSON NE
ALBUQUERQUE, NM 87113
(505) 858-3100

DATE 8.27.03

PAY TO THE ORDER OF City of Albuquerque \$ 110⁰⁰
One hundred ten & no/100 DOLLARS

HIGH DESERT STATE BANK
Member FDIC
8110 Ventura NE
Albuquerque, NM 87122

FOR _____
08/27/2003

TIP CITY
City of Albuquerque
DIVISION

001361 1070066770100201813

RECEIPT# 00011406 WSH 007 TRANS# 0009
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt \$110.00
J24 Misc 10/28/02 \$110.00
CK \$110.00
CHANGE \$0.00

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

SKETCH PLAN REVIEW AND COMMENT

- ___ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR SUBDIVISION

- ___ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Copy of the document delegating approval authority to the DRB
 - ___ Infrastructure List, if relevant to the site plan
 - ___ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - ___ Fee (see schedule)
 - ___ Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - ~~N/A~~ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
 - Solid Waste Management Department signature on Site Plan ~~ON ORIG FILE~~
 - 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
 - ~~N/A~~ Copy of the document delegating approval authority to the DRB ~~N-125 SECTOR DEV. PLAN.~~
 - 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 ~~ON ORIG FILE~~
 - Fee (see schedule) ~~638.50~~
 - 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.**

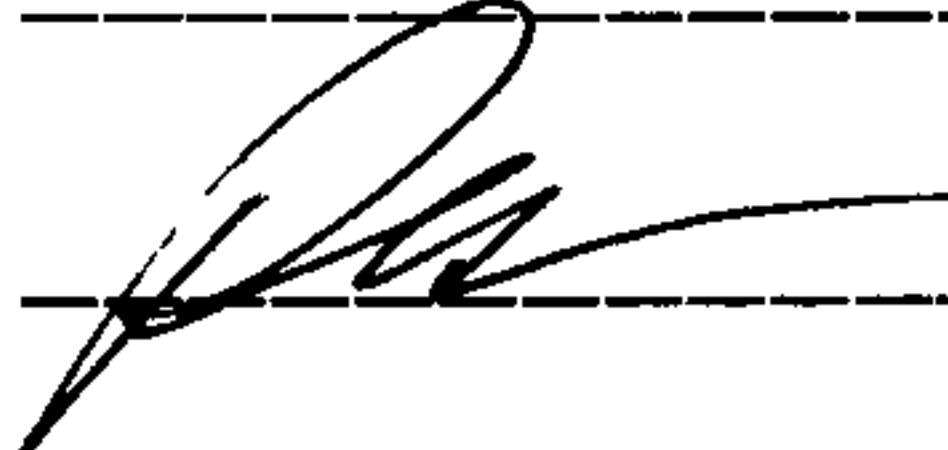
D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION

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.

RONALD R. BOHANNAN, P.E.



Applicant name (print)

8/11/03
Applicant signature / date



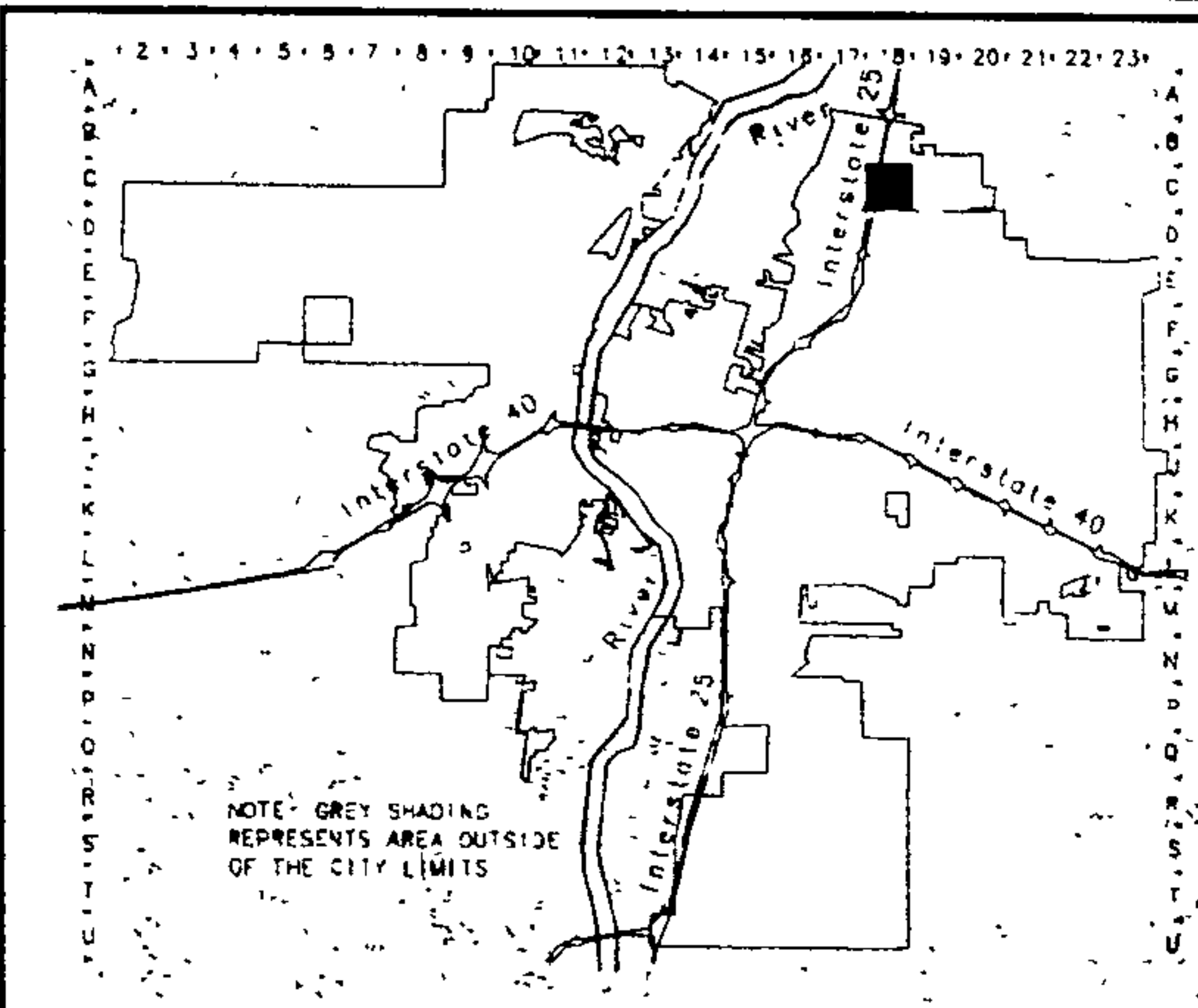
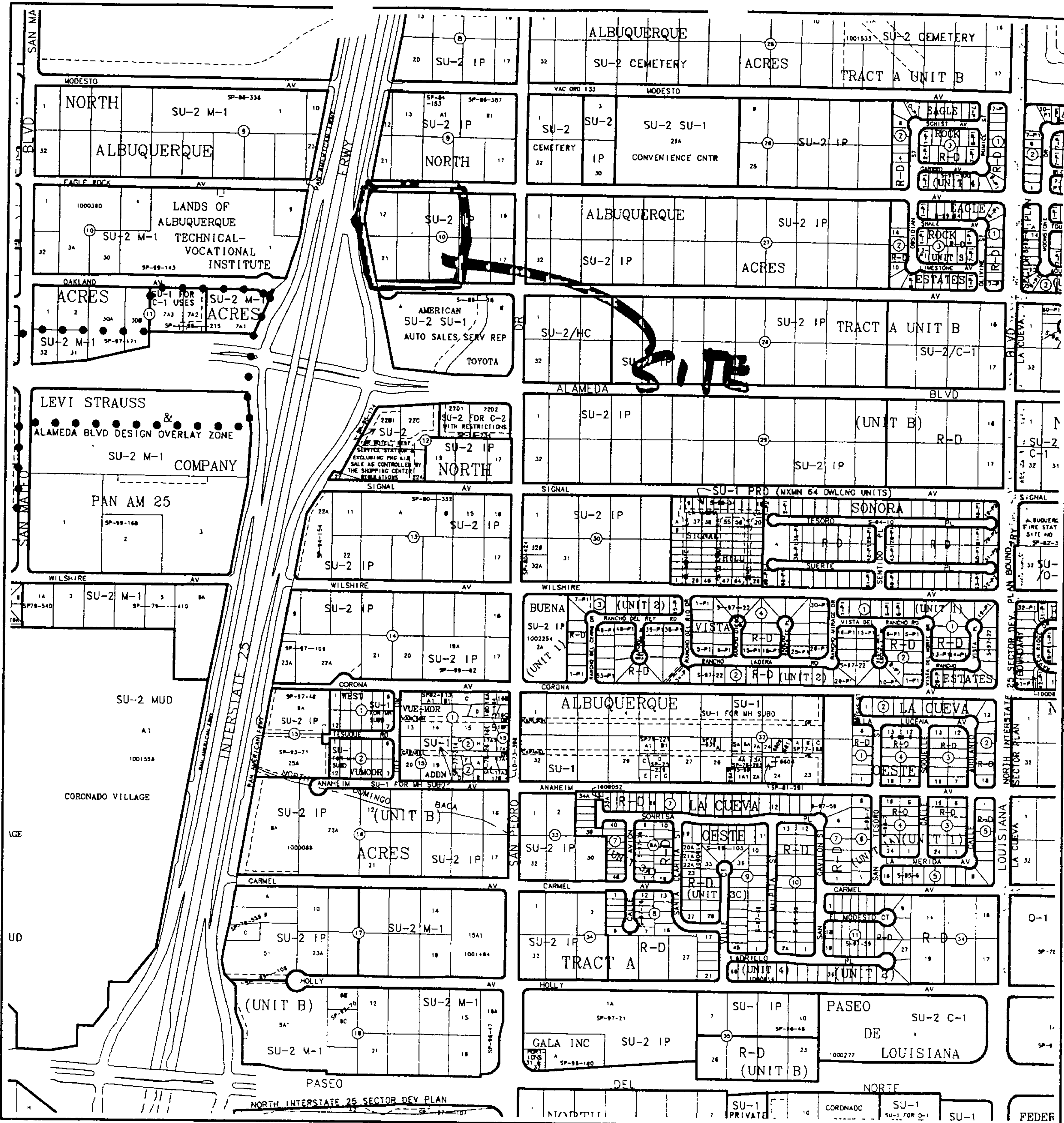
Form revised September 2001

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

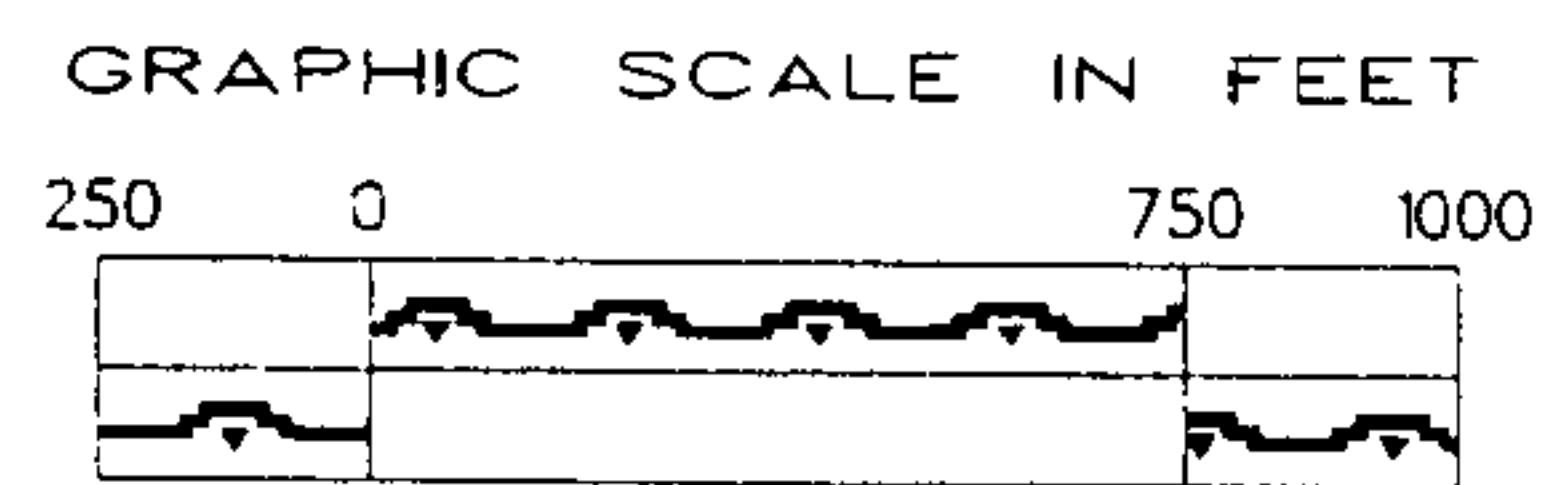
Application case numbers
03DRB- - 01382

Bohannan 8/19/03
Planner signature / date

Project # 1002201



CITY OF
Albuquerque
A buquerque G eographic I nformation S ystem
PLANNING DEPARTMENT
© Copyright 2003



Zone Atlas Page

C-18-Z

Map Amended through January 21, 2003

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

August 11, 2003

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

**RE: Request for Site Plan for Building Permit
Lots 12, 13, 14, 19, 20, 21 North Albuquerque Acres, Tract A, Unit B
Zone Atlas Page C-18**

Dear Ms Matson:

Tierra West LLC, on behalf of Omega Automotive Real Estate LTD, requests Site Plan for Building Permit Approval for the above referenced property. This property consists of 7.63 ± acres and is bounded on the north by Eagle Rock Avenue NE, on the south by Oakland Avenue NE, on the west by Pan American Freeway (Northbound I-25), and on the east by San Pedro Drive NE. The site is shown highlighted on the attached Zone Atlas page, C-18. The current zoning is SU-2 IP and the site lies within the North I-25 Sector Plan requirements. The zoning was approved by the Zoning Hearing Examiner on May 20, 2003, for a conditional use for Auto Sales Service and Repair based upon similar uses established in the area and the North I-25 Sector Plan.

The site consists of two car dealerships – Mercedes Benz and Porsche. We are re-platting the property to combine the six existing lots into two lots. The platting action will also incorporate half of the vacated right-of-way of Oakland into the site. We reviewed the site plan and believe the plan meets the conditions of the North I-25 Sector Plan.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,



Ronald R. Bohannon, PE

Enclosure/s

cc: D. Scott Craigmile
Jerry Freeman, Jr.

JN: 220082
RRB/scl

February 17, 2003

City of Albuquerque
Planning Department
PO Box 1293
Albuquerque, NM 87103

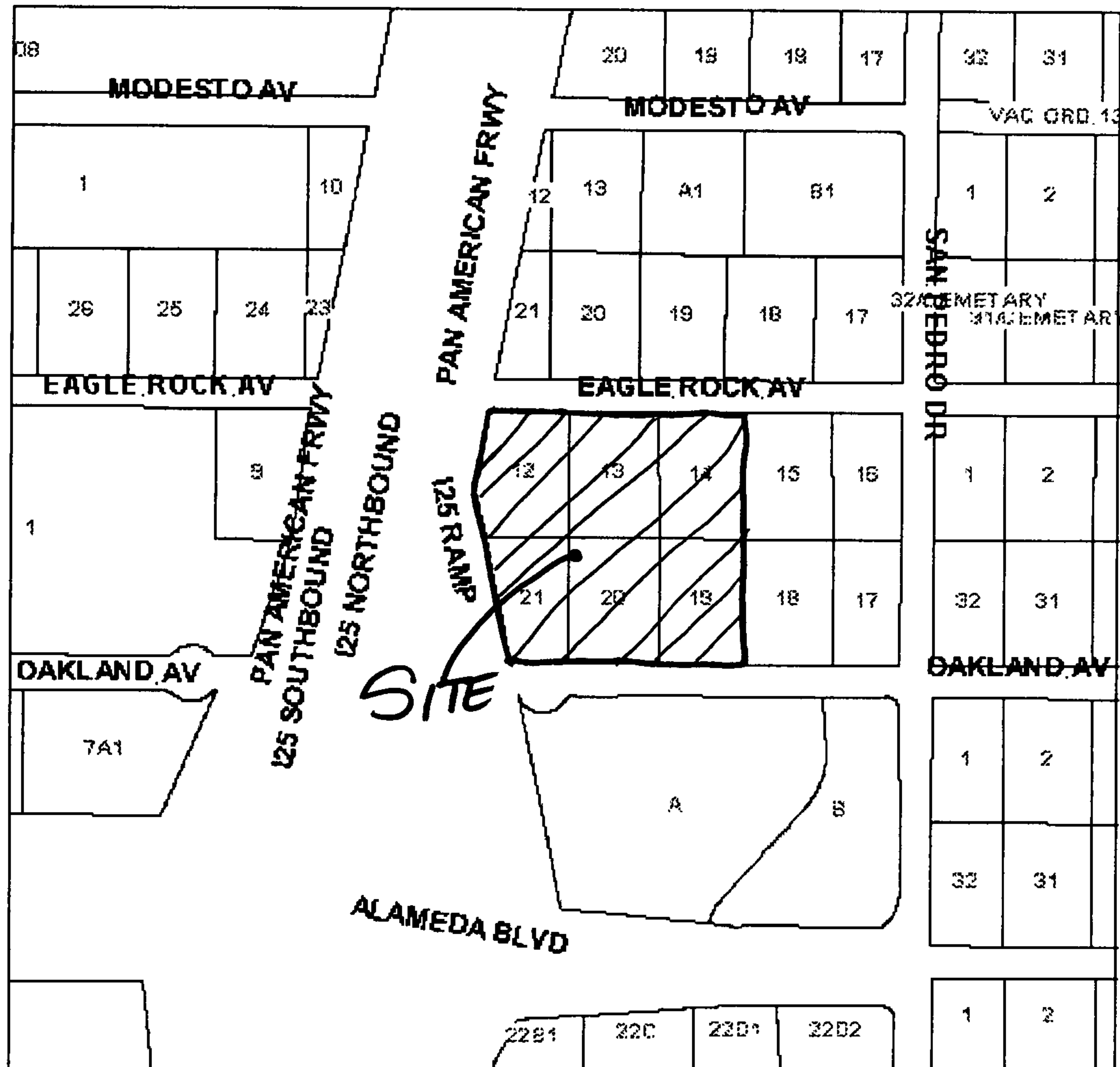
Re: TRACTS 12, 13, 14, 19, 20, & 21, N. ABQ ACRES TRACT A UNIT B
(PROJECT NAME: PREMIER MOTORCARS)
ALBUQUERQUE, NEW MEXICO

To Whom It May Concern:

As the Owner/Developer, I hereby grant Ronald R. Bohannan and Tierra West, LLC to act as agent on behalf of PREMIER MOTORCARS on matters pertaining to the EPC Submittal, DRB Submittal and any Replatting of TRACTS 12, 13, 14, 19, 20, & 21, N. ABQ ACRES TRACT A UNIT B project.

Scott Craigmile Owner
(Name & Title)

February 17, 2003
(Date)



Zoning: SU-2 IP
 Lot/Block/Subd: 12 , 10 , N ABQ ACRES TR A UNIT B
 ZoneMap Page: C18
 Jurisdiction: CITY
 UPC #: 101806418945820812

Zoning: SU-2 IP
 Lot/Block/Subd: 13 , 10 , N ABQ ACRES TR A UNIT B
 ZoneMap Page: C18
 Jurisdiction: CITY
 UPC #: 101806420345820811

Zoning: SU-2 IP
 Lot/Block/Subd: 14 , 10 , N ABQ ACRES TR A UNIT B
 ZoneMap Page: C18
 Jurisdiction: CITY
 UPC #: 101806422145820810

Zoning: SU-2 IP
Lot/Block/Subd: 19 , 10 , N ABQ ACRES TR A UNIT B
ZoneMap Page: C18
Jurisdiction: CITY
UPC #: 101806422143620805

Zoning: SU-2 IP
Lot/Block/Subd: 20 , 10 , N ABQ ACRES TR A UNIT B
ZoneMap Page: C18
Jurisdiction: CITY
UPC #: 101806420343620804

Zoning: SU-2 IP
Lot/Block/Subd: 21 , 10 , N ABQ ACRES TR A UNIT B
ZoneMap Page: C18
Jurisdiction: CITY
UPC #: 101806419043620803



CITY OF ALBUQUERQUE
OFFICE OF THE ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

JW 220082
ZHE file incoming
cc: Tony Lucas
Scott Craig md
OK

OMEGA AUTOMOTIVE REAL ESTATE LTD. request(s) a special exception to Section 14.16. 2. 23. Reference North I-25 Sector Plan, SU-2/I-P: a **CONDITIONAL USE** to allow automobile sales and repair in a SU-2/I-P zone on all or a portion of Lot(s) 12-14 & 19-21, Block(s) 10, North Albuquerque Acres, Unit B, zoned SU-2/I-P and located at 8900 PAN AMERICAN FREEWAY NE (C-18)

Special Exception No: **03ZHE - 00655**
Hearing Date: 05-20-03
Closing of Public Record: 05-20-03
Date of Decision: 06-04-03

STATEMENT OF FACTS: The applicant requests a conditional use to allow automobile sales and repair in a SU-2/I-P zone. Ron Bohannon represented the applicant, Omega Automotive Real Estate LTD.. Mr. Bohannon testified that his client would like to establish an auto sales, service and repair at this location. This parcel is currently vacant. The surrounding area has developed into a light industrial district with similar types of auto businesses. Mr. Bohannon indicated that all auto repairs will be done inside a building and will not have a negative impact on the community. The yellow sign was posted. There was no opposition to this request at the hearing, nor is there any opposition noted in the file.

Based on all of the testimony and a review of the entire file, it is determined there is substantial evidence to make the following findings and conclusions:

FINDINGS AND CONCLUSIONS: I find that this request complies with Section 14.16. 4. 2. (C). 1., for the granting of a conditional use upon a finding that the proposed use will not cause injury to the neighborhood, adjacent property or the community, nor will it be damaged by surrounding structures. For reasons stated above, this request is approved.

DECISION: Approved.

If you wish to appeal this decision, you may do so by 5:00 p.m., on Thursday, June 19, 2003 in the manner described below:

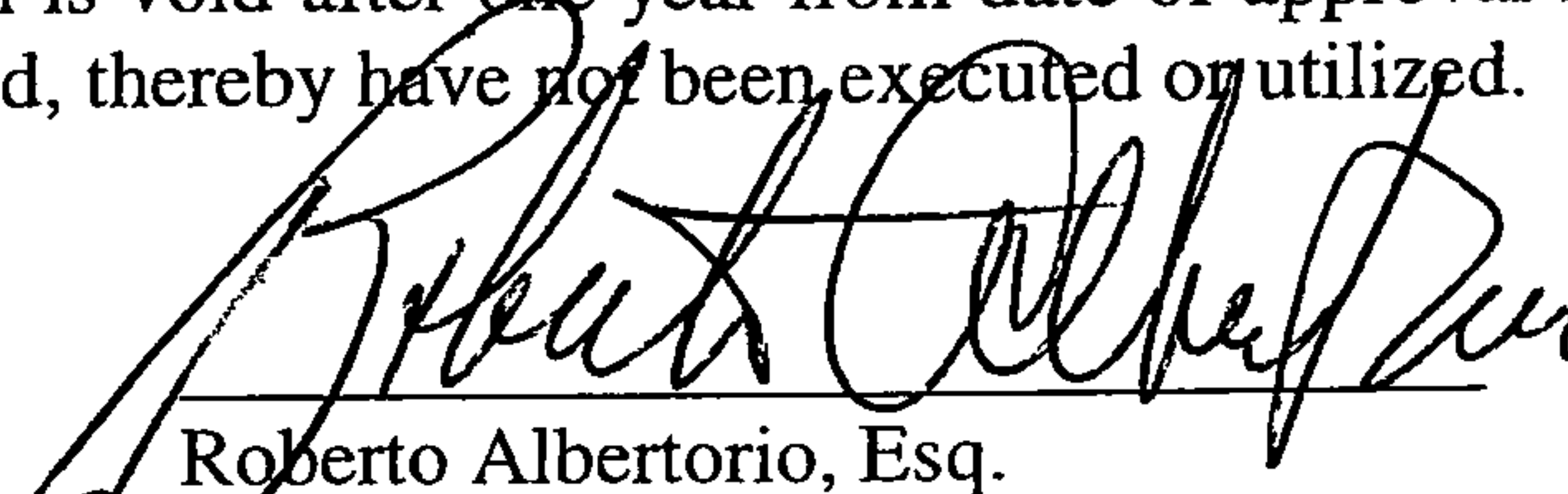
Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$55.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B)., of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.



Roberto Albertorio, Esq.
Zoning Hearing Examiner

cc: Zoning Enforcement (2)
ZHE File
Omega Automotive Real Estate LTD, 1800 E. Airport Fwy. Irving, TX, 75063
Ron Bohannon, 8509 Jefferson NE, 87113

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT 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. Since development proposals vary in type and scale, there may be application requirements that are not included here. Nonetheless, it is the applicants responsibility to provide a complete submittal. Incomplete submittals will be rejected. Site development plans submitted will ordinarily be composed of the following plan sheets:

1. **Site Plan (including utilities and easements)**
2. **Landscaping Plan**
3. **Grading Plan**
4. **Building and Structure Elevations**

Submitted plans shall be organized in the above manner. The following checklist describes the minimum information necessary for element. **The Applicant shall check off all items shown on the site plan or label as NA, if not applicable.**

Accompanying Material - Fee payment

- A. Complete application with summary.
- B. 8 1/2" x 11" reductions

SHEET #1 - SITE PLAN

A. General Information

- 1. Scale Under 1.0 acre 1" = 10'
 1.0 - 5.0 acres 1" = 20'
 Over 5 acres 1" = 50'
 Over 20 acres 1" = 100'
 Other scales as approved by staff
- 2. Bar Scale
- 3. North Arrow
- 4. Scaled Vicinity Map
- 5. Existing structures on site and on sites adjacent to the proposal that may impact, or may be impacted by the project.
- 6. Property lines
- 7. Existing and proposed easements (identify each)
- 8. Sheet Index

B. Proposed Development

1. Structural

- A. Location of existing and proposed structures on the property and on adjacent properties, including privacy and retaining walls (distinguish between proposed and existing structures).
- B. Square footage of each structure
- C. Proposed use of each structure
- D. Temporary structures, signs and other improvements
- E. Wall(s), fence(s), and screening: height, length, color and materials. Show cross-sections for retaining walls.

- F. Dimensions of all principal site elements
- G. Loading facilities
- H. Site lighting (height, type, and intensity)

2. Non-Structural and Parking

- A. Parking design with spaces numbered per aisle.
 - 1. Location
 - 2. Arrangements
 - 3. Dimensions and curve radii
 - 4. Turning spaces
 - 5. Drives
 - 6. Aisles
 - 7. Ingress
 - 8. Egress
 - 9. Number of spaces required:
 - 10. Handicapped parking, spaces required:
- B. Bicycle racks, spaces required:
- C. Elevation drawing of refuse container and enclosure, if applicable.

C. Street and Circulation

- 1. Identification and location of public and private streets and alleys with proper name, existing and proposed width dimensions.
- 2. Curve radii
- 3. Right-of-Way width
- 4. Pavement width (flow line to flow line) including medians and median cuts.
- 5. Sidewalk widths and locations, existing and proposed.
- NA 6. Rail spurs, if applicable
- 7. Location of traffic signs and signals related to the functioning of the proposal.
- 8. Bikeways
- 9. Bus facilities, including bays and shelters where required.
- 10. Curb cut size and type.
- 11. Provisions for non-auto transportation, including transit and bicycle related improvements and pedestrian linkage.

D. Utilities

- 1. Fire hydrant locations, existing and proposed.
- 2. Distribution lines
- 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- 4. Existing water, sewer, storm drainage facilities (public and/or private).
- 5. Proposed water, sewer, storm drainage facilities (public and/or private)

E. Phasing

- NA 1. Proposed phasing of improvements and provision for interim facilities. Information on future phasing should be included. If applicable, indicate location and square footage.

SHEET #2 - LANDSCAPING PLAN

If appropriate, landscaping maybe shown on sheet #1 with the approval of Planning staff. See article 6-1-1-1et.al., the Water Conservation Landscaping and Water Waste Ordinance for specific restrictions, regulations, standards, and requirements

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavements, sidewalks, slope pavings, curb, and gutters, etc.).
 - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.).
 - C. Ponding areas either for drainage or landscaping/recreational use.
- 7. Identify nature, location and size of shrubbery and trees (common and/or botanical names).
 - A. Existing, indicating whether it is to preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- 8. Irrigation System
- 9. Planting Beds
- 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for maintenance (Statement)
- 12. Statement of Water Waste, etc.
- 13. Landscaped area requirement; square footage and percent:
- 14. Landscaped area provided; square footage and percent:

SHEET #3 - GRADING PLAN

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Existing topography and structural improvements within at least 25 feet beyond property boundaries (more may be required).
- 5. Property Lines
- 6. Existing and proposed easements
- 7. Proposed contours and/or spot elevations
- 8. Retaining walls

B. Proposal

- 1. Grading submittals, ponding areas, erosion and sediment control facilities:
 - A. Conceptual grading and drainage plan
 - B. Drainage plan (maybe required for other submittals)
 - C. Drainage Report (maybe required for other submittals)

- A. Cross Sections
Provide cross section for all perimeter property lines at the point of the

greatest grade change: Where the grade change is greater than 4 feet, provide one additional cross section in each direction within no more than 100 feet of the reference point.

B. Spot Elevation
Provide spot elevations existing and proposed within 20 feet of both sides of the property line, not to exceed intervals of 100 feet.

C. Grade Changes
Identify grade change on the site greater than 2 feet with shading or a single cross-hatch. Identify grade changes greater than 4 feet with darker shading or a double cross-hatch.

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- 1. Scale (minimum of 1/8" or as approved by Planning Staff).
- 2. Bar Scale
- 3. Facade orientation (elevation of all sides of the buildings)
- 4. Dimensions, to scale including overall height and width, and dimensions of major facade elements.
- 5. Location, material and colors of windows, doors and framing.
- 6. Materials and colors of all building elements and structures.

B. Signage

- 1. Elevations
- 2. Location
- 3. Height and width
- 4. Sign face area - dimensions and square footage
- 5. Lighting
- 6. Materials and Colors for sign face and structural elements.

C. Additional information, including, renderings and perspective drawings may be submitted.

- A. Samples
 - 1. Presentation Models
 - 2. Photos

August 21, 2003

City of Albuquerque
Planning Department
PO Box 1293
Albuquerque, NM 87103

Re: TRACT 12, 13, 14, 19, 20 & 21, N. ABQ ACRES TRACT A UNIT B
(PROJECT NAME: PREMIER MOTOR CARS)
ALBUQUERQUE, NEW MEXICO

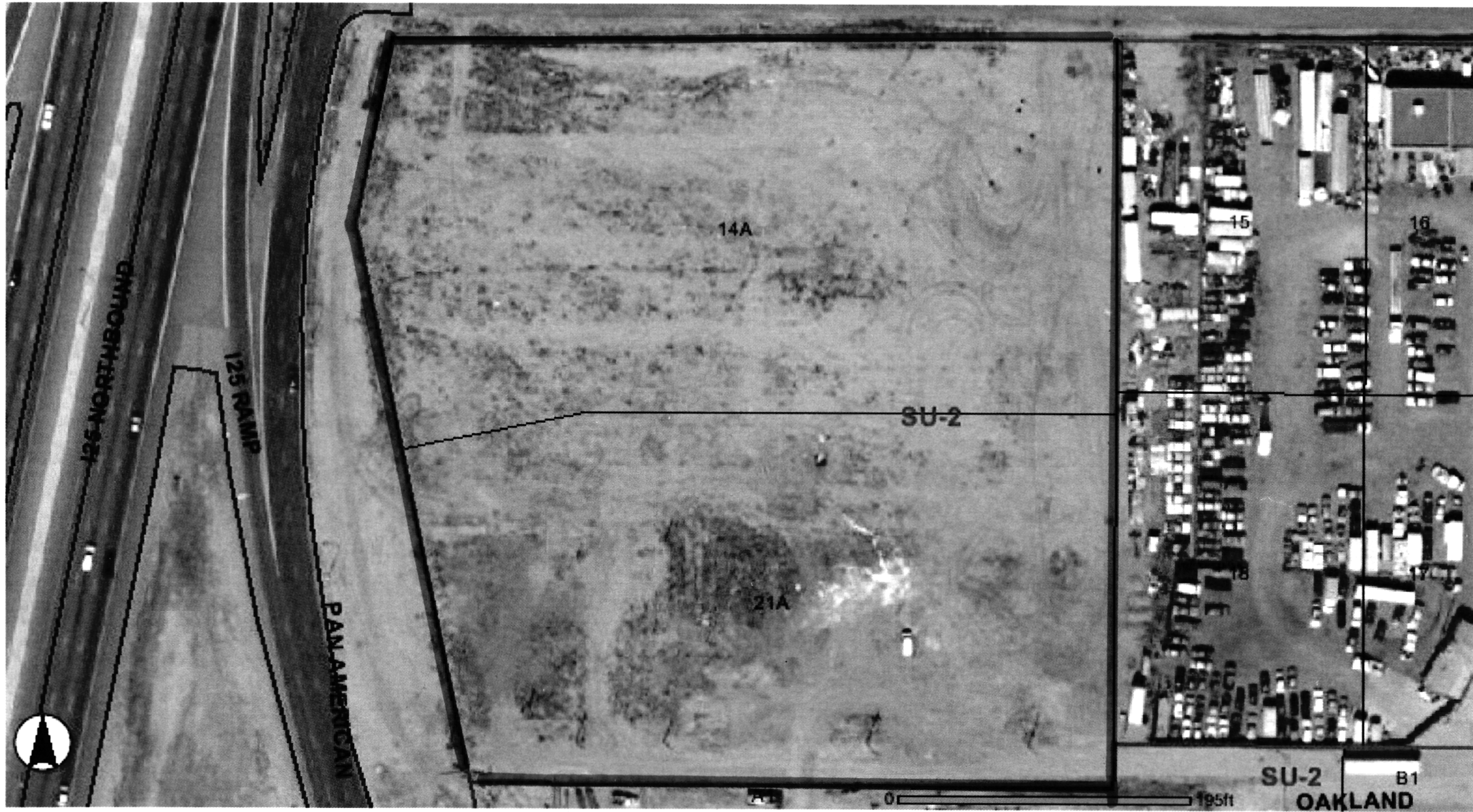
To Whom It May Concern:

As the Owner/Developer, I hereby grant Ronald R. Bohannon and Tierra West, LLC to act as agent on behalf of OMEGA AUTOMOTIVE REAL ESTATE LTD. on matters pertaining to the EPC Submittal, DRB Submittal, Administrative Amendments and any Re-platting of TRACT 12, 13, 14, 19, 20 & 21, N. ABQ ACRES TRACT A UNIT B project.

Jersey Freeman Jr., PRESIDENT
(Print Name & Title)

[Signature]
(Sign Name & Title)

August 21, 2003
(Date)



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



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

PAID RECEIPT

APPLICANT NAME OMEGA AUTO REAL EST. LTD.
AGENT TIERRA WEST, LLL
ADDRESS 8509 JEFFERSON ST. NW
PROJECT NO. 1002201
APPLICATION NO. 030RB - 01382

\$ 385⁰⁰ 441006 / 4983000 (DRB Cases)
\$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)
\$ _____ 441018 / 4971000 (Notification)

\$ 385⁰⁰ **Total amount due**

TIERRA WEST LLC 8509 JEFFERSON NE ALBUQUERQUE, NM 87113 (505) 858-3100		1353
		95-677/1070
DATE <u>8.19.03</u>		
PAY TO THE ORDER OF <u>City of Albuquerque</u>	\$ <u>385⁰⁰</u>	
<u>Three hundred eighty five & ^{no}/₁₀₀</u>	DOLLARS	
 HIGH DESERT STATE BANK Member FDIC 8110 Ventura NE Albuquerque, NM 87122	***DUPLICATE*** <u>Donna J. Bohannon</u> City of Albuquerque Treasury Division	
FOR _____	MP	
⑈001353⑈ ⑆107006677⑆0100201813⑈		

X
RECEIPT# 00013673 WS# 008 TRANS# 0010
Account 441006 Fund 0110
Activity 4983000 TRSDHM
Trans Amt \$385.00
J24 Misc \$385.00
OK 10/28/02 \$385.00
CHANGE 30.00

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

August 13, 2003

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

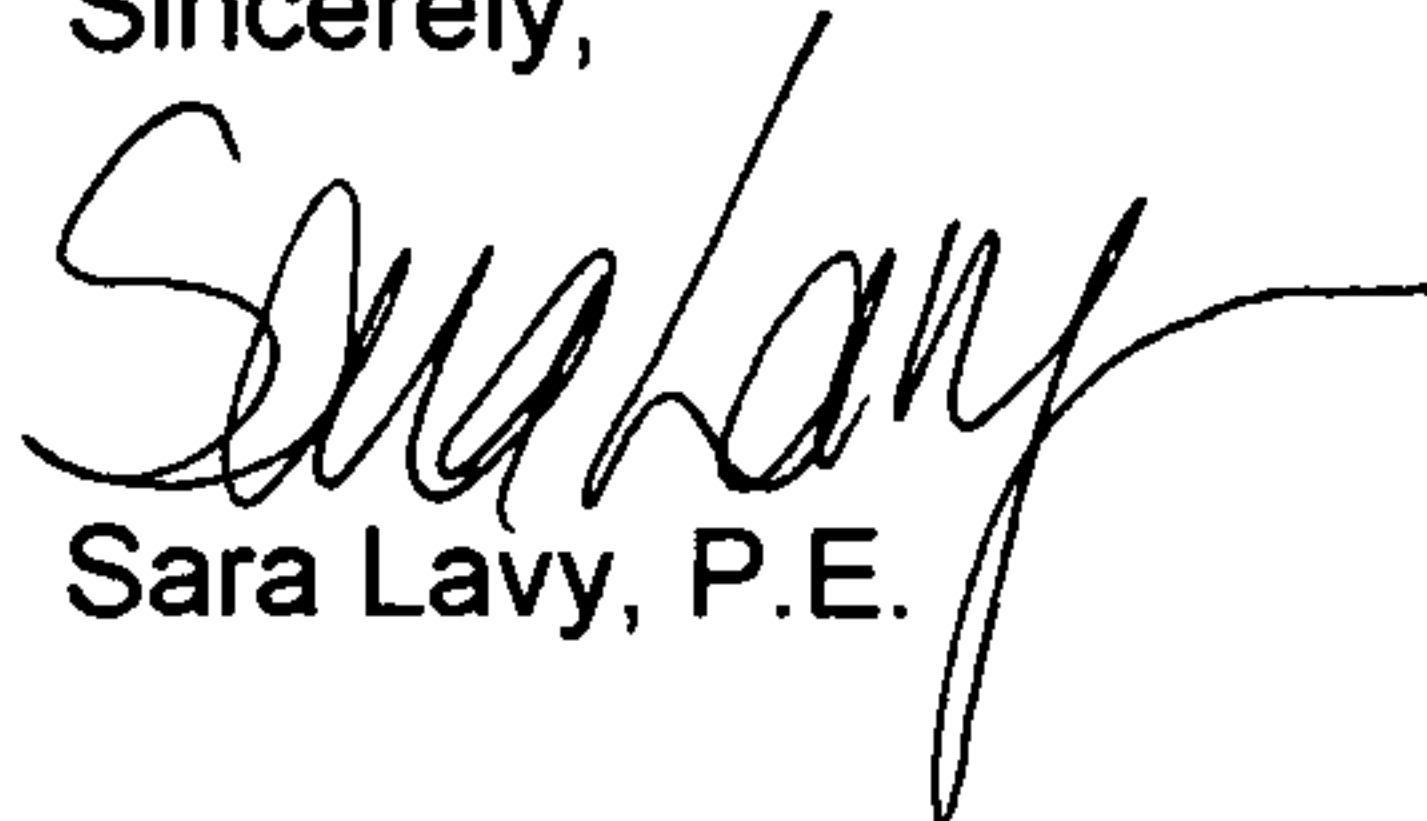
**RE: Request for Deferral
Project #: 1002201
Zone Atlas Page D-20**

Dear Ms. Matson:

Tierra West LLC, on behalf of Omega Automotive Real Estate Ltd., requests a two week deferral to August 27, 2003. This will allow the plat and site plan to be heard on the same agenda.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,



Sara Lavy, P.E.

Enclosure/s

Cc: Scott Craigmile

JN: 220082
SCL/kk

PAID RECEIPT

APPLICANT NAME

OMEGA AUTOMOTIVE RE. LTD.

AGENT

TIERRA WEST

ADDRESS

8509 JEFFERSON ST., N.E.

PROJECT NO.

1002201

APPLICATION NO.

03-01150

\$ 50⁰⁰ 441006 / 4983000 (DRB Cases)

\$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)

\$ _____ 441018 / 4971000 (Notification)

\$ 50⁰⁰ **Total amount due**

DUPLICATE
City Of Albuquerque
Treasury D10/28/02:n

counterreceipt.doc

08/14/2003 10:13AM LOC: ANN
X
RECEIPT# 00013530 WSH# 008 TRANS# 0001
Account 441006 Fund 0110
Activity 4983000 TRSLM
Trans Amt \$50.00
J24 Misc \$50.00
CK \$50.00
CHANGE \$0.00

Current DRC
Project Number: _____

FIGURE 12

INFRASTRUCTURE LIST

EXHIBIT "A"

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

Date Submitted: _____
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: 1002643-1002201
DRB Application No.: _____

ORIGINAL

Premier Motorcars

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 12-14, 19-21 Block 10 North Albuquerque Acres Tract/A Unit B

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 view 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 ed financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<i>Public Improvements</i>									
<input type="text"/>	<input type="text"/>	24' F-E	Permanent Paving, Curb and Gutter (South Side) 4' Sidewalk (South Side)	Eagle Rock Avenue	I-25 Frontage Road	East Property Line	/	/	/
<input type="text"/>	<input type="text"/>	60"	RCP Storm Drain	Eagle Rock Avenue	I-25 Frontage Road	East Property Line	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>		Catch Basins and RCP connections included with Storm Sewer				/	/	/
<input type="text"/>	<input type="text"/>		Certified Grading and Drainage with Private Walls and Private Drainage (Non- work order item) Required for SIA/Financial Guarantee Release.				/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

NOTES

1
2
3
4
5

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Ronald R. Bohannon

NAME (print)

Tierra West LLC

FIRM

[Signature]

SIGNATURE - date

DRB CHAIR - date

PARKS & GENERAL SERVICES - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

_____ - date

MAXIMUM TIME ALLOWED TO CONSTRUCT
THE IMPROVEMENTS WITHOUT A DRB

CITY ENGINEER - date

_____ - date

EXTENSION: _____

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



DEVELOPMENT PLAN REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: OMEGA AUTOMOTIVE REAL ESTATE LTD PHONE: _____

ADDRESS: 1800 E AIRPORT FWY FAX: _____

CITY: IRVING STATE TX ZIP 75063 E-MAIL: _____

Proprietary interest in site: OWNER

AGENT (if any): TIERRA WEST LLC PHONE: 858-3100

ADDRESS: 8509 JEFFERSON NE FAX: 858-1118

CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

DESCRIPTION OF REQUEST: PRELIMINARY/FINAL PLAT

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

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

Lot or Tract No. LOTS 12, 13, 14, 19, 20, 21 Block: _____ Unit: _____

Subdiv. / Addn. N. ABQ. ACRES, TRACT A, UNIT B

Current Zoning: SU-2 IP Proposed zoning: CONDITIONAL USE FOR AUTO SALES SERVICE

Zone Atlas page(s): C-18 No. of **existing** lots: 6 No. of **proposed** lots: 1

Total area of site (acres): 5.43 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. 101806418945820812 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: OAKLAND AVE NE

Between: PAN AMERICAN FWY NE and SAN PEDRO DRIVE NE

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.):
1002201, 02DRB-01367, 1002613, 03ZHE-00655

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

SIGNATURE _____ DATE 7/10/03

(Print) RONALD R. BOHANNAN, P.E. Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03 DRB - 01150</u>	<u>P/F</u>	<u>S3</u>	\$ <u>215.-</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$ <u>215.-</u>
	Hearing date <u>July 23, 2003</u>	<u>1002201</u>		
	<u>7/10/03</u>	<u>1002613</u>		<u>7/24/03</u>
	Planner signature / date	Project #		

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
Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
Any original and/or related file numbers are listed on the cover application

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.

Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.

Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)

Letter briefly describing, explaining, and justifying the request

Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.

Property owner's and City Surveyor's signatures on the Mylar drawing

Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer

Fee (see schedule) 145 + 70 x 1 = 215

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.

RONALD R. BOHAMMAN P.E.

[Signature]

Applicant name (print)

6/14/03

Applicant signature / date



Form revised MARCH 2003

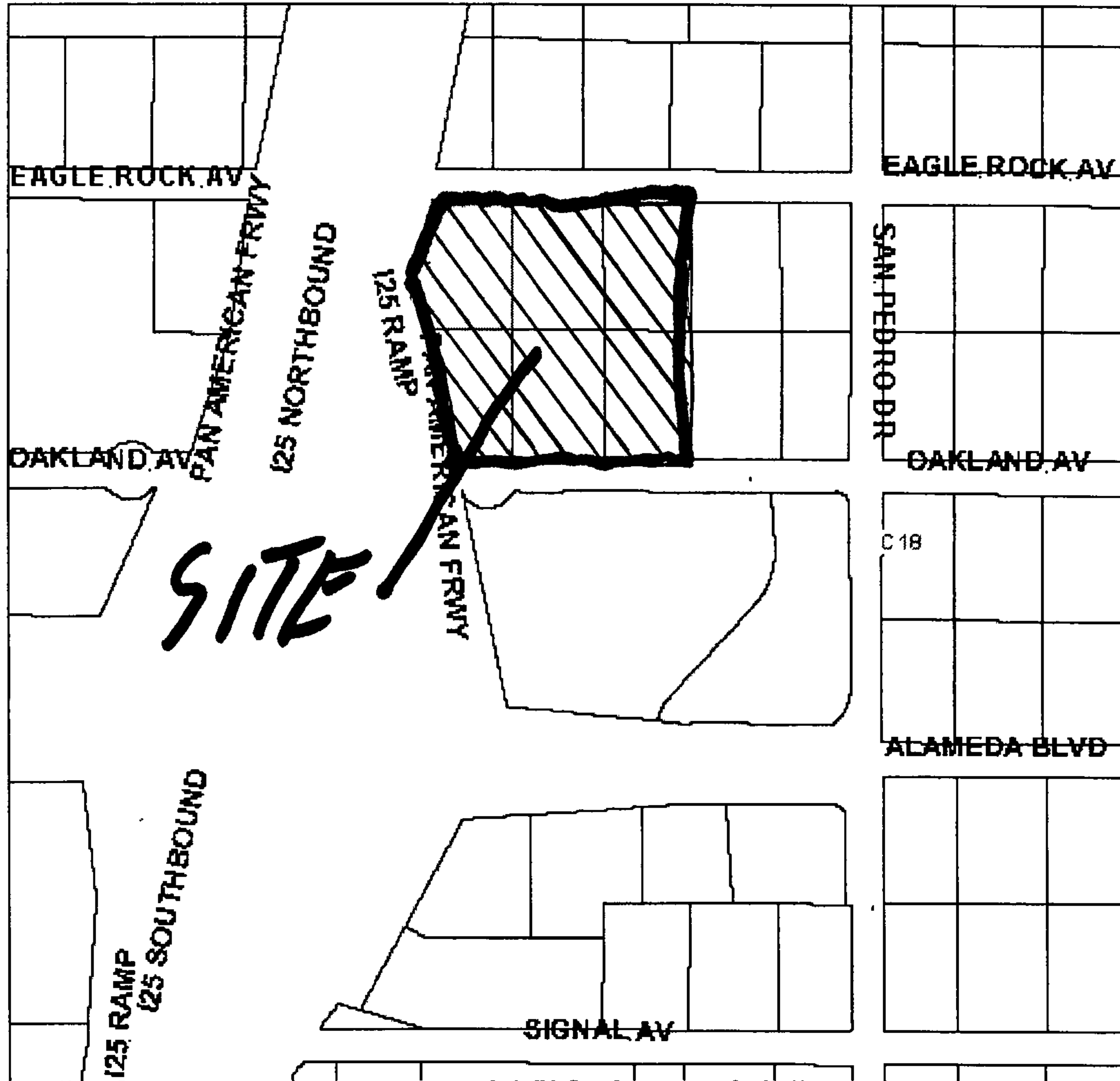
- Checklists complete
Fees collected
Case #s assigned
Related #s listed

Application case numbers
03DRB - 01150

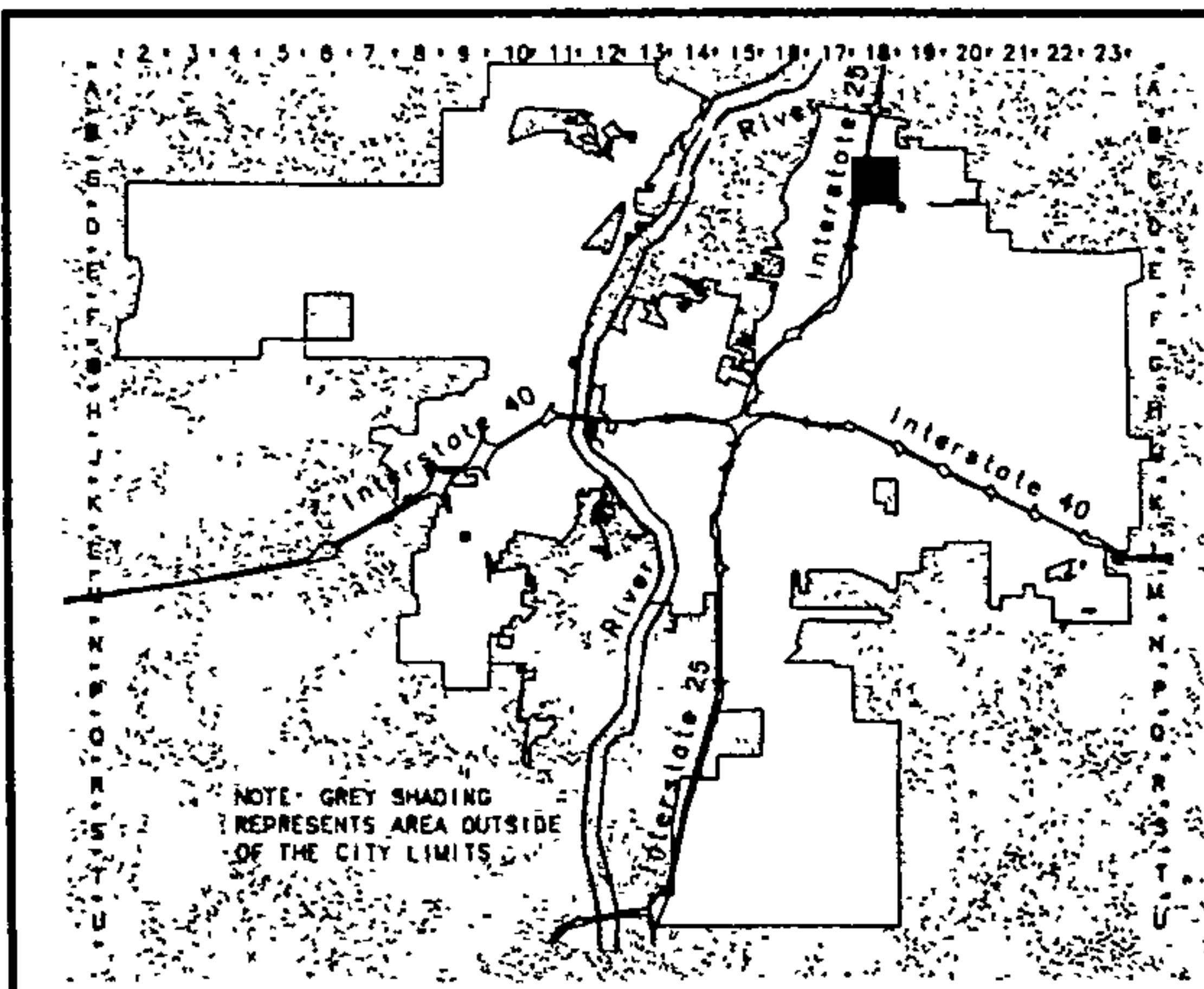
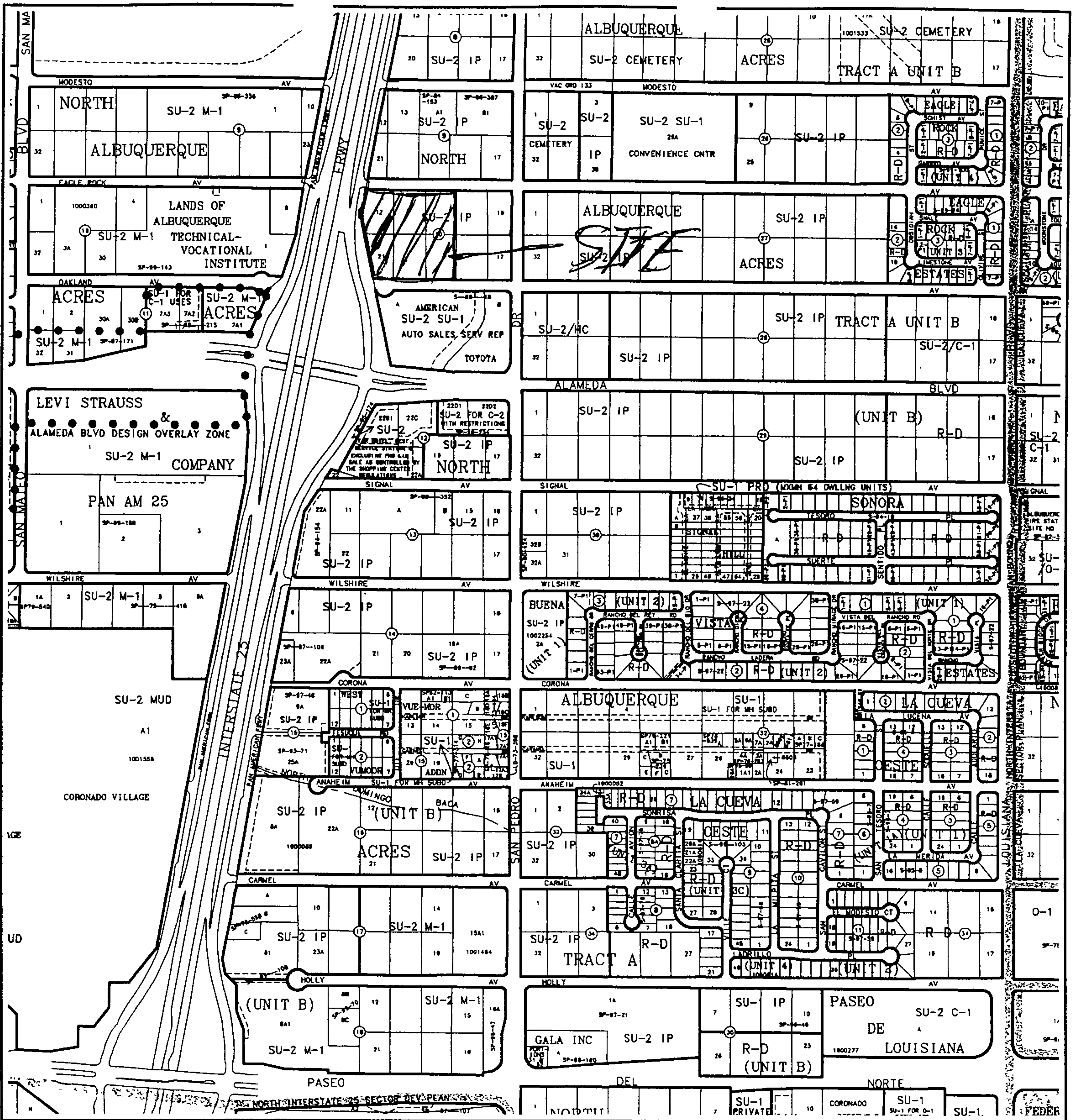
Planner signature / date
JM 7/10/03

Project # 1002613

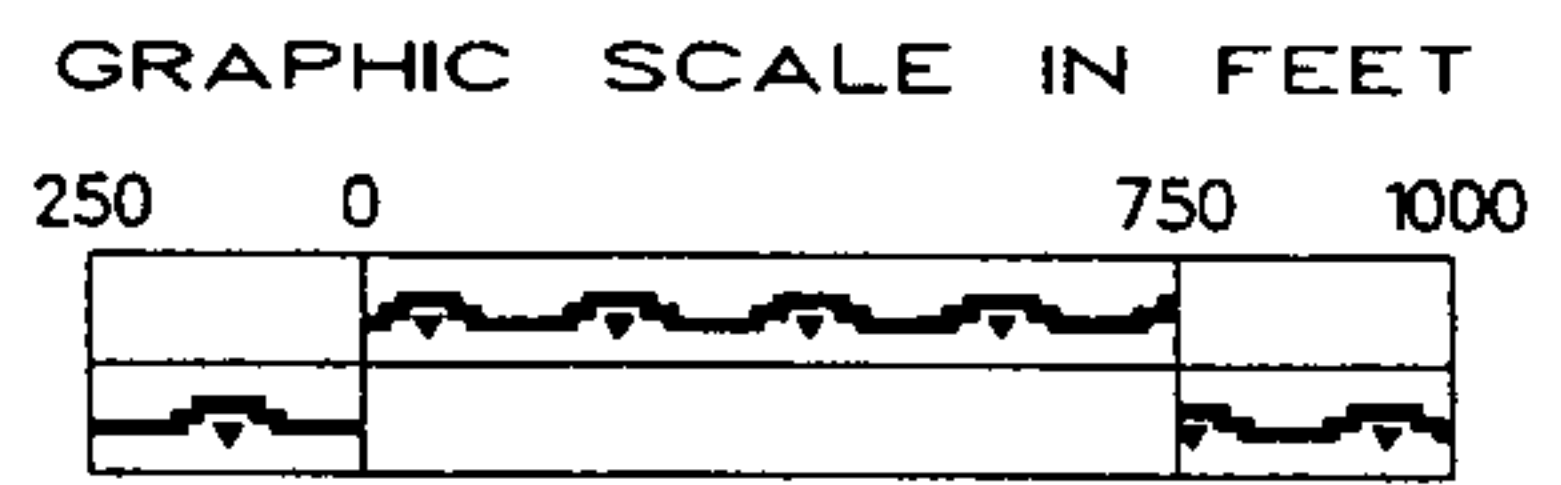
1002201



Selected Address: 9320 PAN AMERICAN FRWY NE
Zoning: SU-2 IP
Lot/Block/Subd: 12 , 10 , N ABQ ACRES TR A UNIT B
ZoneMap Page: C18
UPC #: 101806418945820812



CITY OF
Albuquerque
Geographic Information System
PLANNING DEPARTMENT
© Copyright 2003



Zone Atlas Page

C-18-Z

Map Amended through January 21, 2003

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

July 10, 2003

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

RE: Request for Preliminary/Final Plat Approval
DRB Project #~~1002613~~ 1002201
Zone Atlas Page D-20

Dear Ms. Matson:

Tierra West, LLC on behalf of Omega Automotive Real Estate Ltd, is requesting preliminary/final plat approval from DRB. The Premier Auto site is located between Eagle Rock and Oakland Avenues east of the I-25 East Frontage Road. The site currently consists of 6 lots that are being re-platted into one lot. Offsite infrastructure will include half the paving on Eagle Rock and the storm sewer extensions in Eagle Rock. I included the infrastructure list for your review.

Should you have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, PE

Enclosure/s

cc: Scott Craigmile

JN: 220082
scl/RRB

220082 2282 prelim-final plat submittal 052303 doc

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

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

PAID RECEIPT

APPLICANT NAME

OMEGA AUTO

AGENT

Tierra West

ADDRESS

PROJECT NO.

100 ~~2613~~ 2201

APPLICATION NO.

\$ 215.- 441006 / 4983000 (DRB Cases)

\$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)

\$ _____ 441018 / 4971000 (Notification)

\$ 215.- **Total amount due**

TIERRA WEST LLC
8509 JEFFERSON NE
ALBUQUERQUE, NM 87113
(505) 858-3100

1300

95-677/1070

DATE 7.10.03

PAY TO THE ORDER OF

City of Albuquerque

\$ 215.00

Two Hundred Fifteen

DOLLARS



HIGH DESERT STATE BANK
Member FDIC
8110 Ventura NE
Albuquerque, NM 87122

FOR 220082 PRELIMINARY/FINAL PLAT

Donna J Bohannon MP

⑈001300⑈ ⑆107006677⑆0100201813⑈

DUPLICATE
City Of Albuquerque

Treasury Division

07/10/2003 4:19PM LOC: ANNX
RECEIPT# 00012218 WSH 008 TRANS# 0029
Account 441006 Fund 0110
Activity 4983000 TRSDMM
Trans Amt \$215.00
J24 Misc \$215.00
CK 10/28/02 \$215.00
CHANGE \$0.00

AMERICAN TOYOTA

JAMET

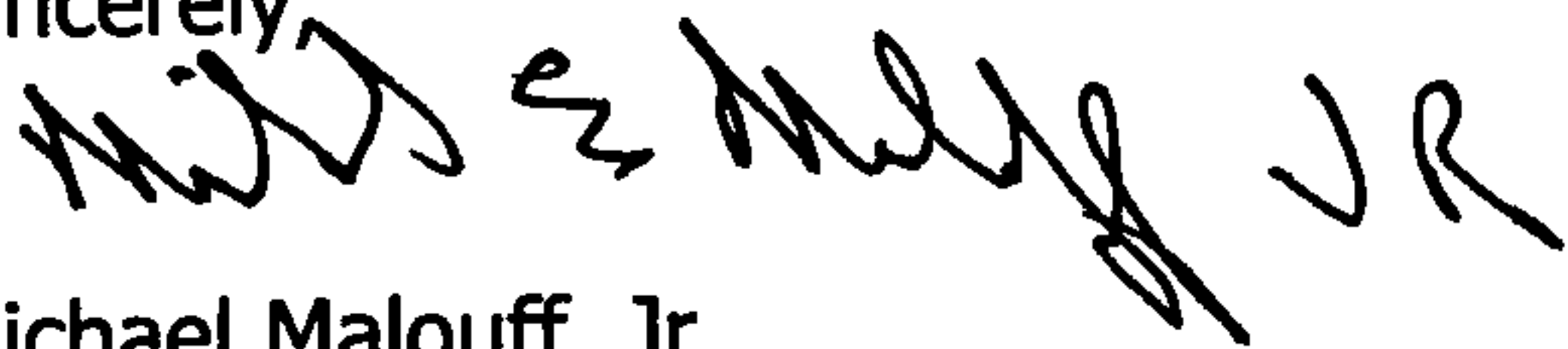
TO: Development Review Board

DATE: September 18, 2002

SUBJECT: Project # 1002201 02DRB-01367 Major-Vacation of Pub Right-of-Way

With reference to the above subject, as an adjacent landowner, we support the actions for all or a portion of Tract(s) A, Unit B, North Albuquerque Acres, zoned SU-2 for IP, located on Oakland Ave NE, between Pan American Frwy NE and Sand Pedro Dr. NE (C-18).

Sincerely,



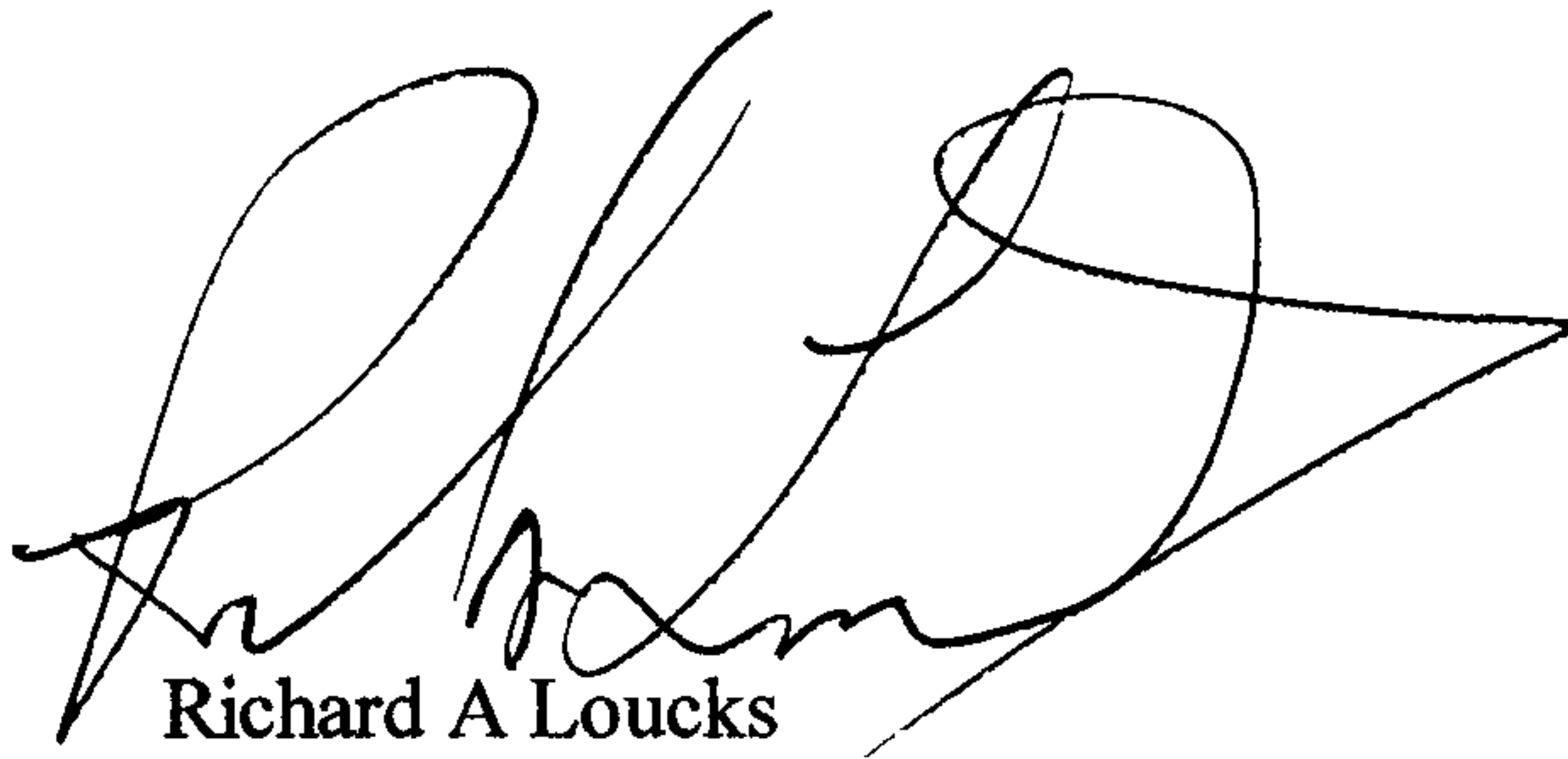
Michael Malouff, Jr.
General Manager

B & L Enterprises
9320 San Pedro Blvd NE
Albuquerque, New Mexico 87113

ATTN:
Development Review Board
City of Albuquerque

Ref: 1002201

As an adjacent property owner, we support the vacation of the Public Right Of Way for all of or a portion of tract(s) A, Unit B, NORTH ALBUQUERQUE ACRES.

A handwritten signature in black ink, appearing to read 'Richard A Loucks', written in a cursive style.

Richard A Loucks
Owner.

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: OMEGA AUTOMOTIVE REAL ESTATE LTD PHONE: _____

ADDRESS: 1800 E. AIRPORT FWY FAX: _____

CITY: IRVING STATE TX ZIP 75063 E-MAIL: _____

Proprietary interest in site: OWNER

AGENT (if any): TIERRA WEST LLC PHONE: 858-3100

ADDRESS: 8509 JEFFERSON NE FAX: 858-1118

CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

DESCRIPTION OF REQUEST: VACATION OF PUBLIC RIGHT-OF-WAY

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. _____ Block: _____ Unit: _____

Subdiv. / Addn. N. ABQ. ACRES TRACT A UNIT B

Current Zoning: SU-2 IP Proposed zoning: SAME

Zone Atlas page(s): C-18 No. of existing lots: 5 No. of proposed lots: 5

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

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

UPC No. _____ MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: OAKLAND AVE NE

Between: PAN AMERICAN FWY NE and SAN PEDRO DRIVE NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): _____

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

SIGNATURE [Signature] DATE 8/28/02

(Print) RONALD R. BOHANNAN, PE Applicant Agent

FOR OFFICIAL USE ONLY

pdf Form revised Sept. 2001

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>02DRB- 01367</u>	<u>VRW</u>	<u>✓</u>	<u>\$ 300.-</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	<u>Notice</u>	_____	<u>\$ 75.-</u>
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>SEPT 25 2002</u>	_____	_____	<u>\$ 375.-</u>

[Signature] 8/30/02
Planher signature / date

Project # 100 2201

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

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

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.

RONALD R. BOHANNAN, PE



Applicant name (print)

8/28/02

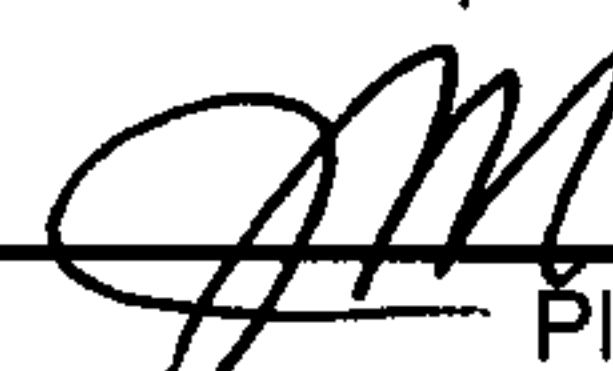
Applicant signature / date



.pdf Form revised Sept. 2001

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

Application case numbers
 02DRB - 01367

 8/30/02
 Planner signature / date

Project # 1002201

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
August 30, 2002

e-mail: twdms@aol.com
1-800-245-3102

Ms. Janet Cunningham-Stephens, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87130

**RE: Vacation of Public Right-of-Way of Oakland Avenue NE
Zone Atlas Page C-18**

Dear Janet:

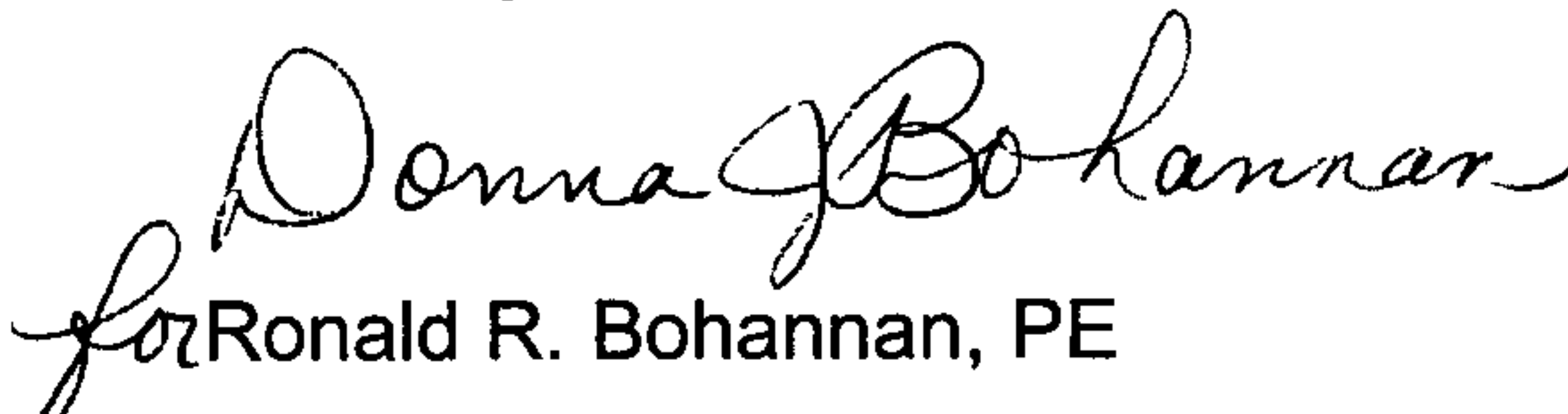
Tierra West LLC, on behalf of Omega Automotive Real Estate LTD., requests the Vacation of Public Right-of-Way on Oakland Avenue NE from San Pedro Drive NE to I-25 Frontage Road. Located north of Alameda, the request is to vacate the right-of-way behind American Toyota. Currently, the right-of-way is a deteriorated roadway that is not being utilized. By vacating this public right-of-way it will allow the existing businesses on both sides of the street to utilize the property as private property for their businesses.

We contacted all of the affected landowners who provided verbal consent to vacate the road. We will secure written approval prior to the hearing.

The approval of the vacation for this roadway does not violate any City of Albuquerque ordinances or policies, or any property owner's rights. The lots fronting on this street, Lots 17 through 21, will need to be eliminated and combined with the adjoining lots. Lots 12 through 16 will have access from Eagle Rock Avenue and will not be landlocked.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

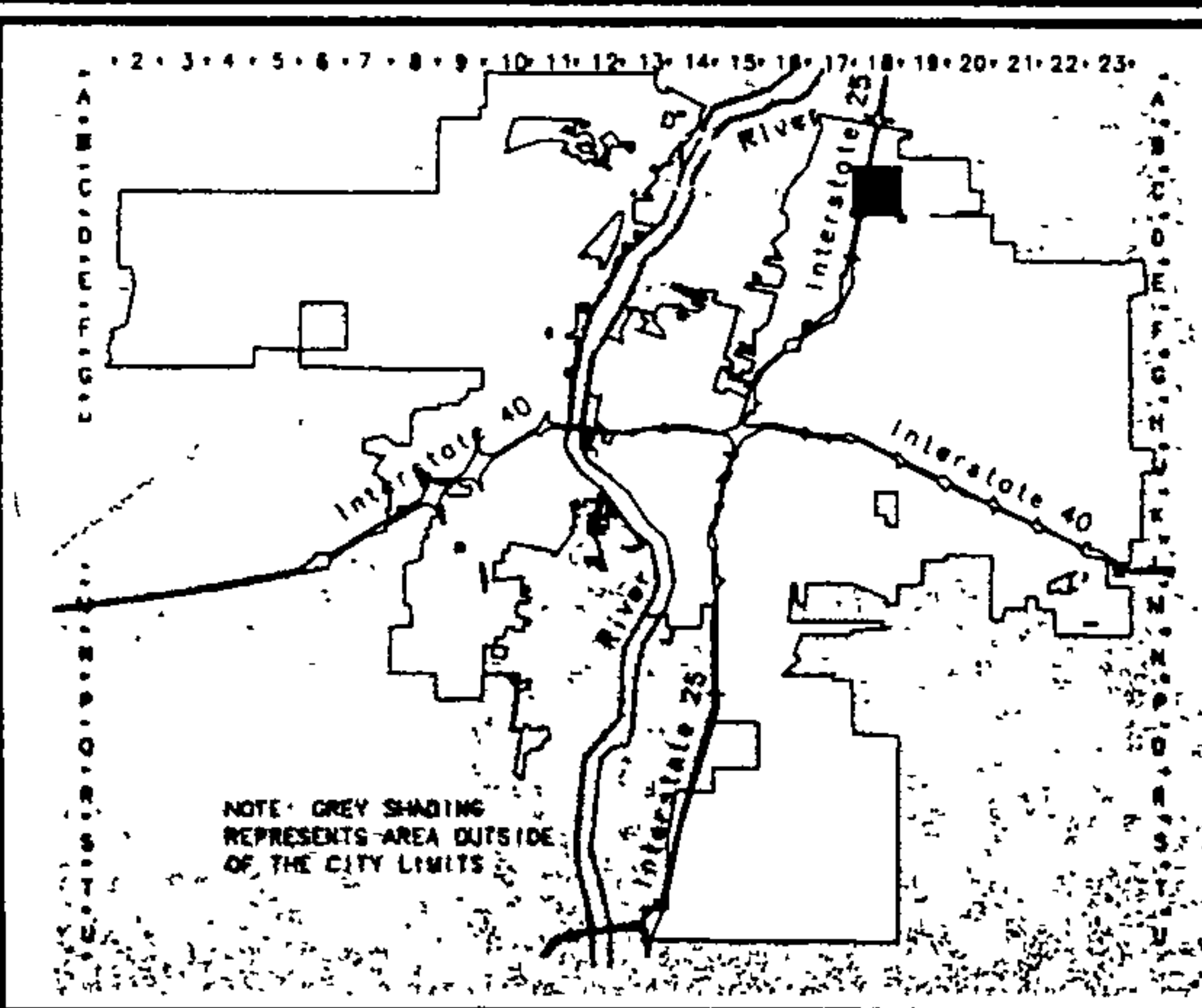
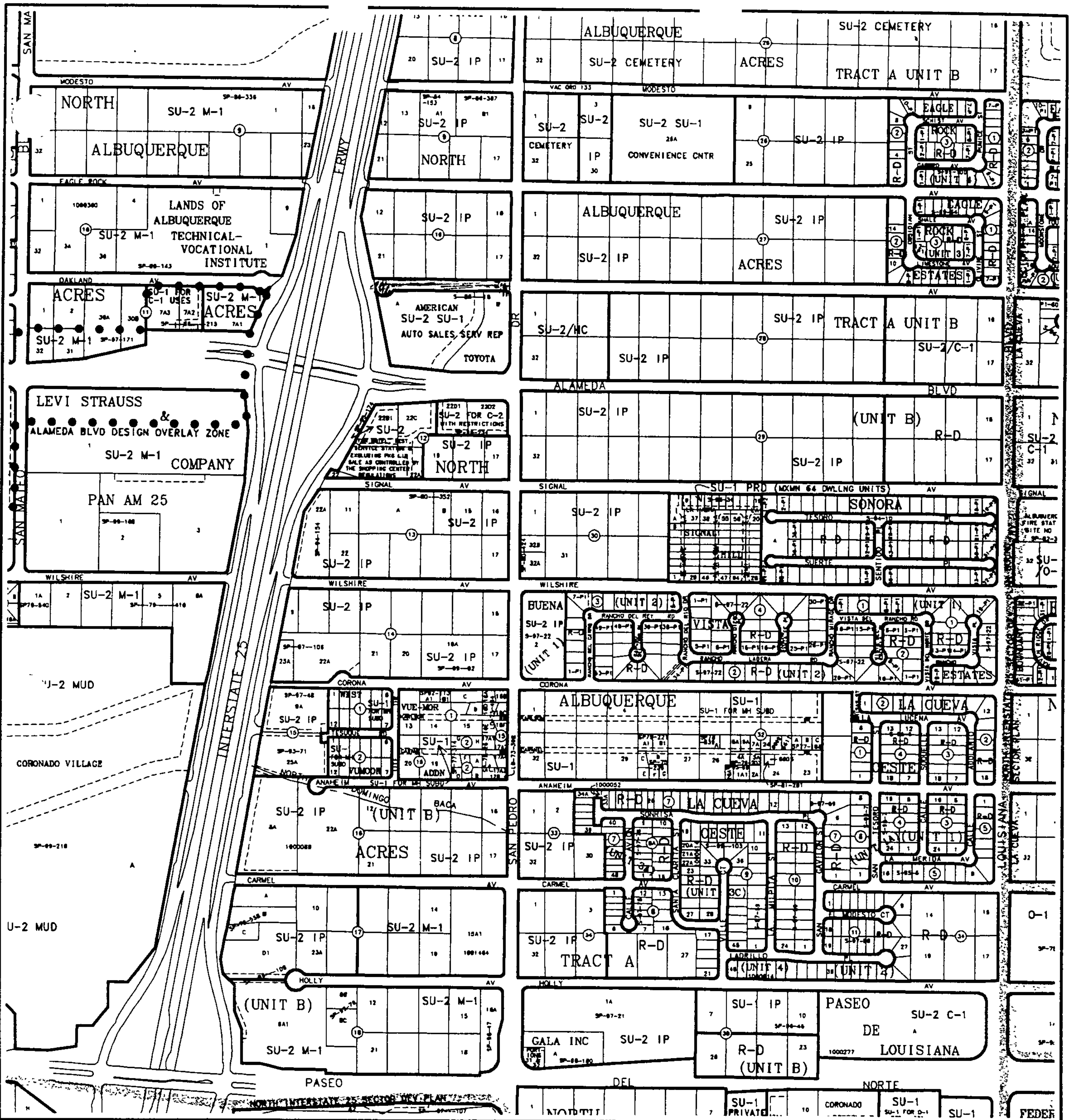
Sincerely,


for Ronald R. Bohannon, PE

Enclosure/s

cc: D. Scott Craigmile
Jason Young, Alameda Heights N.A.
Gina Martinez, Alameda Heights N.A.
Larry T. Caudill, Wildflower Area N.A.
Rick Treadwell, Wildflower Area N. A.

JN: 220082
RRB/kk



CITY OF Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2002

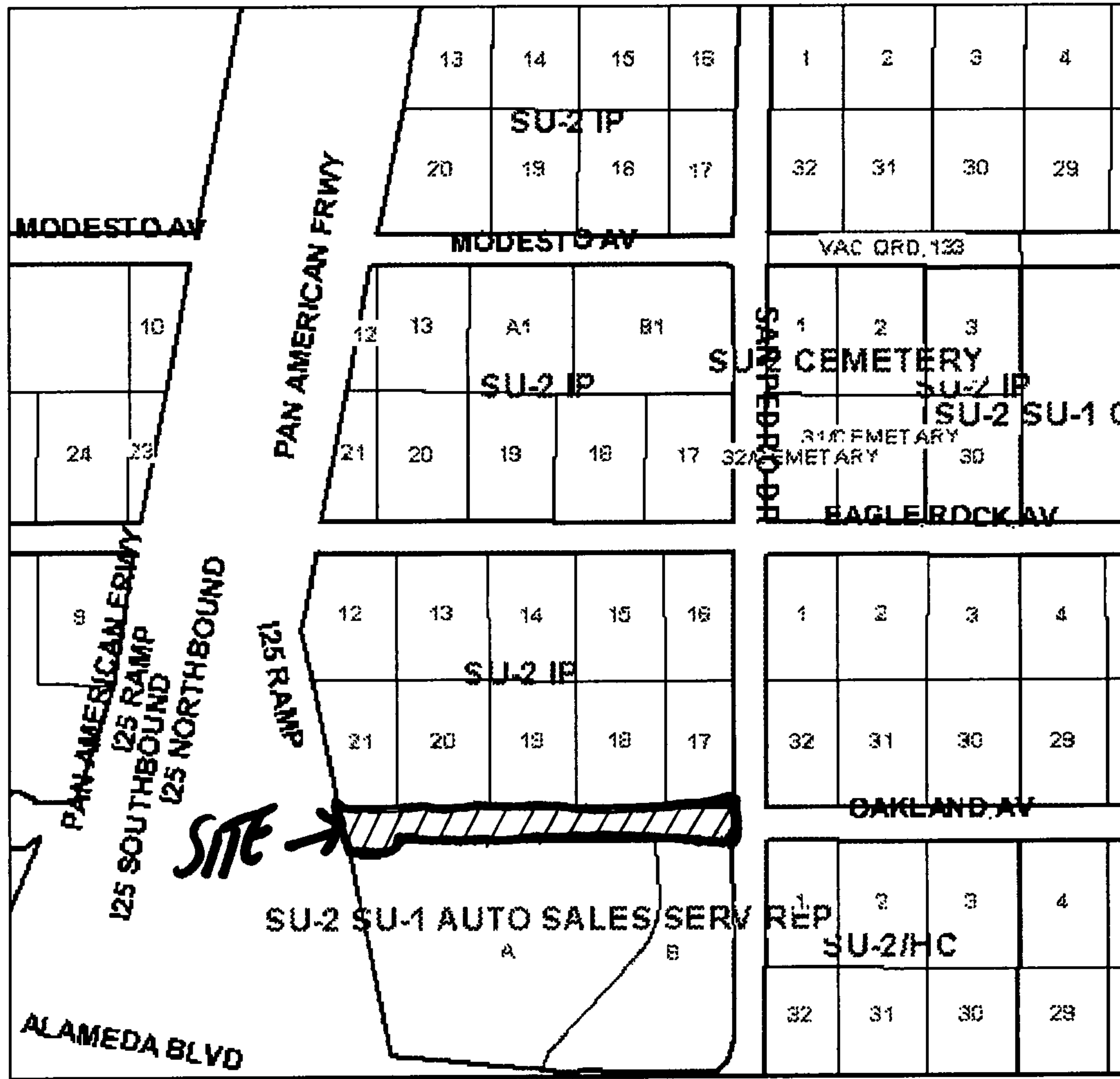
GRAPHIC SCALE IN FEET



Zone Atlas Page

C-18-Z

Map Amended through April 03, 2002

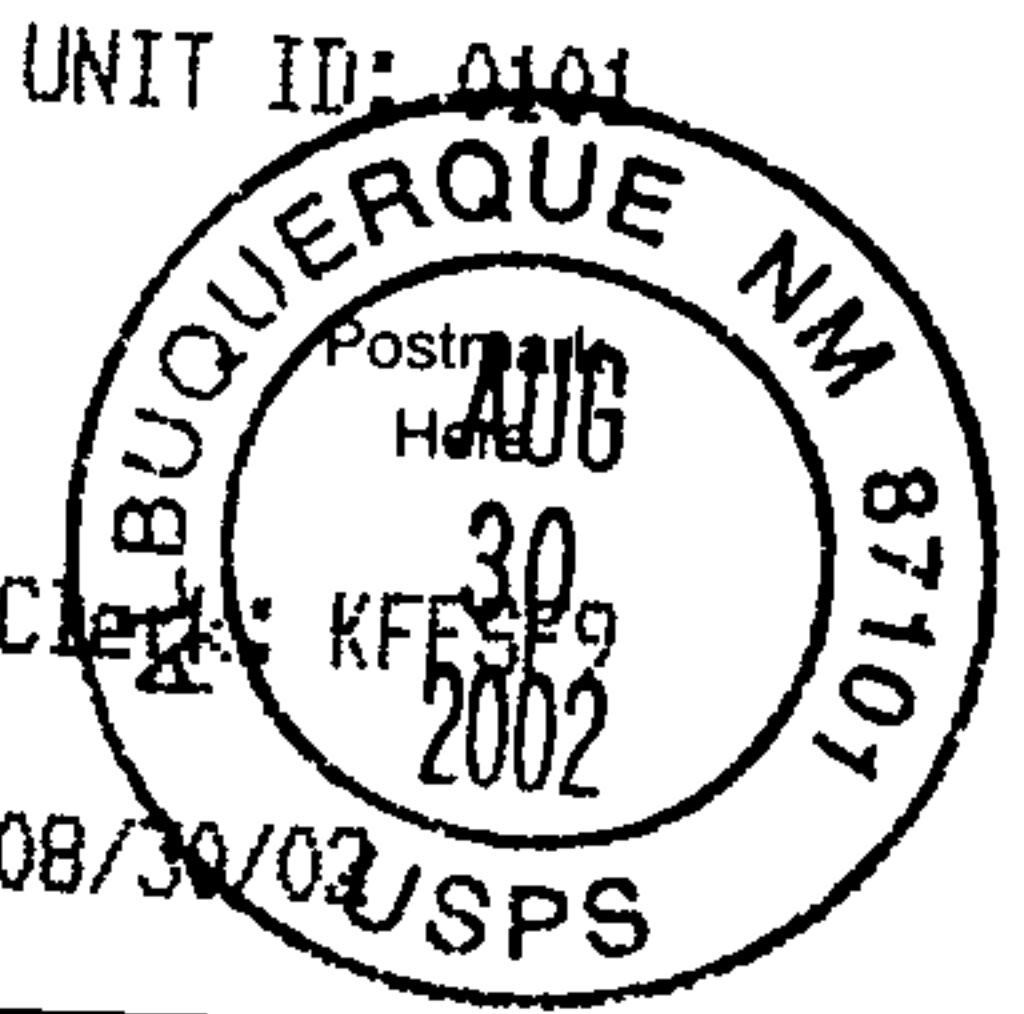


ZONE ATLAS PAGE C-18
 ZONING: SU-2 IP

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

OFFICIAL USE
 CHACON, NM 87713

Postage	\$ 0.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.65



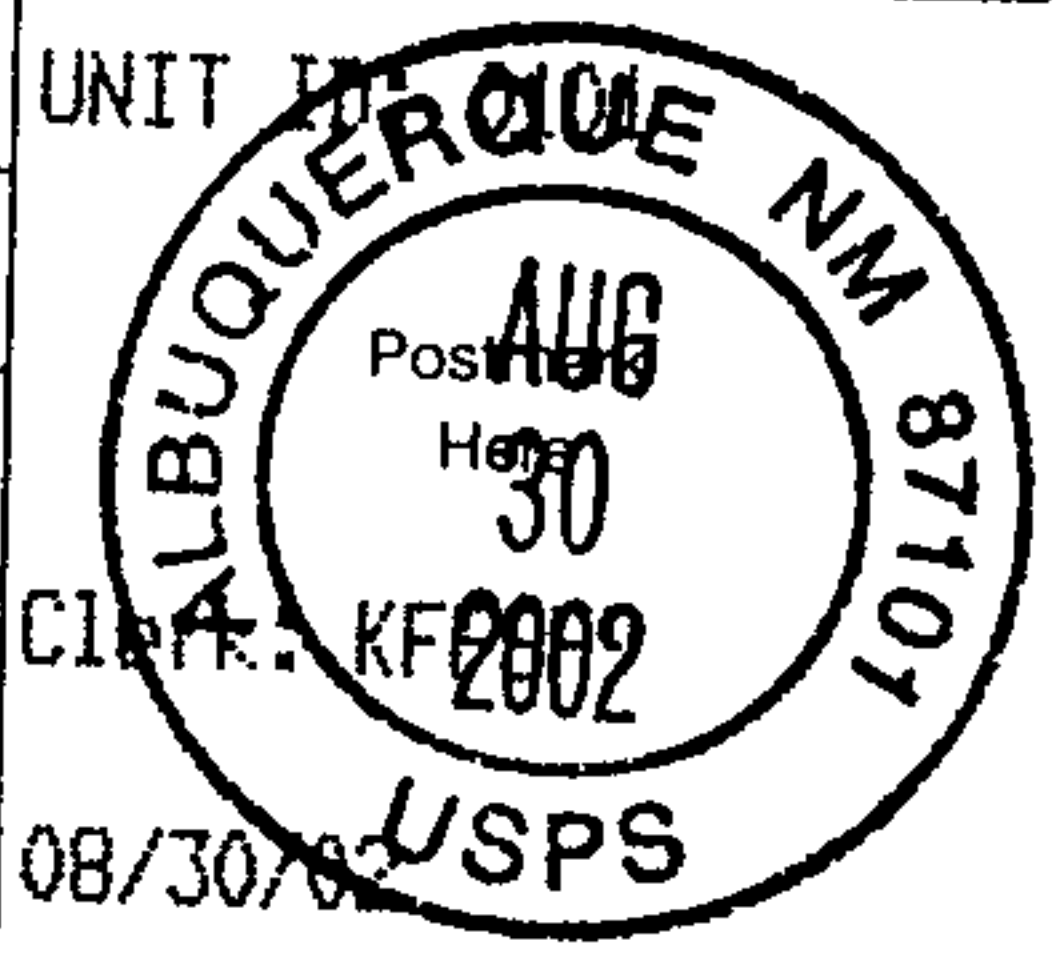
Sent To Gina Martinez
 Street, Apt. No. or PO Box No. 9015 Moonstone Dr. NE
 City, State, ZIP+4 Albuquerque, NM 87113
 PS Form 3800, January 2001 See Reverse for Instructions

7001 2510 0009 0789 4164

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

OFFICIAL USE
 ALBUQUERQUE, NM 87111

Postage	\$ 0.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.65



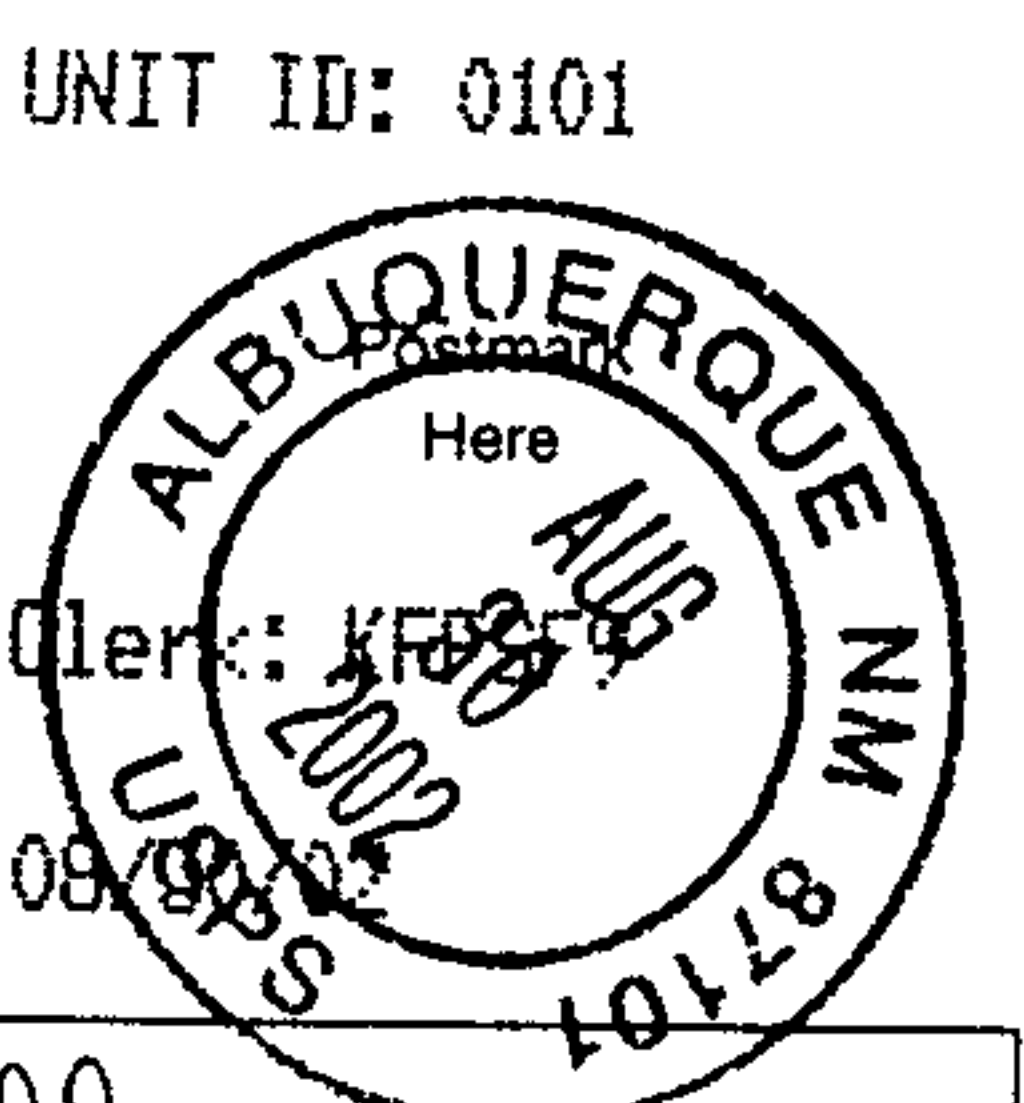
Sent To Jason Young
 Street, Apt. No. or PO Box No. 5850 Eubank NE #B49
 City, State, ZIP+4 Albuquerque, NM 87111
 PS Form 3800, January 2001 See Reverse for Instructions

7001 2510 0009 0789 4171

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

OFFICIAL USE
 ALBUQUERQUE, NM 87113

Postage	\$ 0.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.65



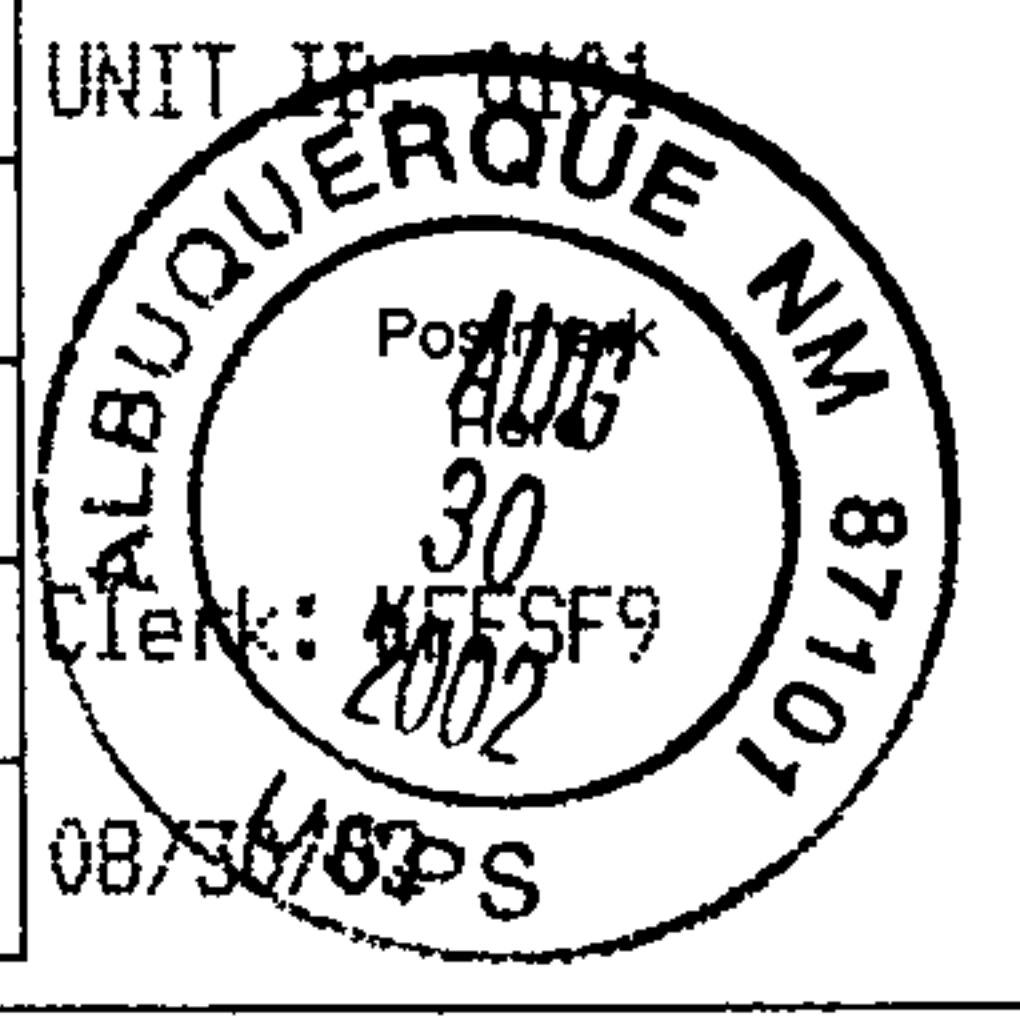
Sent To Rick Treadwell
 Street, Apt. No. or PO Box No. 5004 Watercress NE
 City, State, ZIP+4 Albuquerque, NM 87113
 PS Form 3800, January 2001 See Reverse for Instructions

7001 2510 0009 0789 4140

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

OFFICIAL USE
 ALBUQUERQUE, NM 87113

Postage	\$ 0.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.65



Sent To Larry Caudill
 Street, Apt. No. or PO Box No. 4915 Watercress NE
 City, State, ZIP+4 Albuquerque, NM 87113
 PS Form 3800, January 2001 See Reverse for Instructions

7001 2510 0009 0789 4157



City of Albuquerque

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

Date: August 29, 2002

TO CONTACT NAME: Karen Kline
 COMPANY/AGENCY: Sierra West, LLC
 ADDRESS/ZIP: 8509 Quiperson NE 87113
 PHONE/FAX #: 858-3100 / 858-1118

Thank you for your inquiry of 8-29-02 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at lots 17-21, Blk 10, North Albuquerque Acres, tract A, unit B zone map page(s) C-18.

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

Alameda Heights
 Neighborhood Association
 Contacts: Jason Young
5850 Eubank NE # B49
858-0660 (h) 87111
Dina Martinez
9015 Moonstone Dr NE
856-0926 (h) 87113

Wildflower Area
 Neighborhood Association
 Contacts: Larry J. Caudill
4915 Watercress NE
857-0596 (h) 87113
Rick Dreadwell
5004 Watercress NE
821-6369 (h) 87113

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

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913

Sincerely,
Dalaina S. Carmora
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

Attention: Both contacts per neighborhood association need to be notified.

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

(below this line for OCNC use only)

Date of Inquiry: 8-29-02 Time Entered: 11:00 am OCNC Rep. Initials: DC

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

Phone: 505-858-3100
Fax: 505-858-1118

FACSIMILE TRANSMITTAL

To: OFFICE OF NEIGHBORHOOD COORDINATION FAX: 924-3913
TOTAL OF (2) PAGES

From: KAREN KLINE

Subject: HOMEOWNERS ASSOCIATION INFORMATION JN: 220082

Date: August 29, 2002

**PLEASE FORWARD INFORMATION ON ALL RECOGNIZED AND UNRECOGNIZED
HOMEOWNER ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS:
LOTS 17-21, BLK 10, N. ALBUQUERQUE ACRES TRACT A, UNIT B**

LEGAL DESCRIPTION

LOCATED ON OAKLAND AVE NE
STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN PAN AMERICAN FWY NE AND SAN PEDRO DR NE
STREET NAME OR OTHER IDENTIFYING LANDMARK STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS SHEET:

(C-18).
ZONE ATLAS #

PLEASE CALL IF YOU HAVE ANY QUESTIONS.

SHOULD YOU HAVE ANY QUESTIONS REGARDING THIS TRANSMITTAL OR
ANY OTHER ITEMS PERTAINING TO THIS PROJECT, PLEASE DO NOT HESITATE
TO CONTACT OUR OFFICE.

IF YOU DO NOT RECEIVE ALL PAGES OF THIS TRANSMITTAL, OR IF MATERIAL IS NOT LEGIBLE,
PLEASE CONTACT OUR OFFICE FROM 8:00 AM TO 5:00 PM, MST, MONDAY THROUGH FRIDAY.
THANK YOU.

C NEIGHBORHOOD-NOTIF.WPD

TRANSMISSION VERIFICATION REPORT

TIME : 08/29/2002 07:30
NAME : TIERRA WEST
FAX : 505-858-1118
TEL : 505-858-3100

DATE, TIME	08/29 07:29
FAX NO. /NAME	9243913
DURATION	00:00:38
PAGE(S)	02
RESULT	OK
MODE	STANDARD ECM

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

Phone: 505-858-3100
Fax: 505-858-1118

FACSIMILE TRANSMITTAL

To: OFFICE OF NEIGHBORHOOD COORDINATION FAX: 924-3913
TOTAL OF (2) PAGES

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LOCATED ON OAKLAND AVE NE
LEGAL DESCRIPTION
STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN PAN AMERICAN FWY NE **AND** SAN PEDRO DR NE
STREET NAME OR OTHER IDENTIFYING LANDMARK STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS SHEET:

(C-18)

ZONE ATLAS #

PLEASE CALL IF YOU HAVE ANY QUESTIONS.

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs 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 SEPT 10 2002 To SEPT 25, 2002.

5. REMOVAL

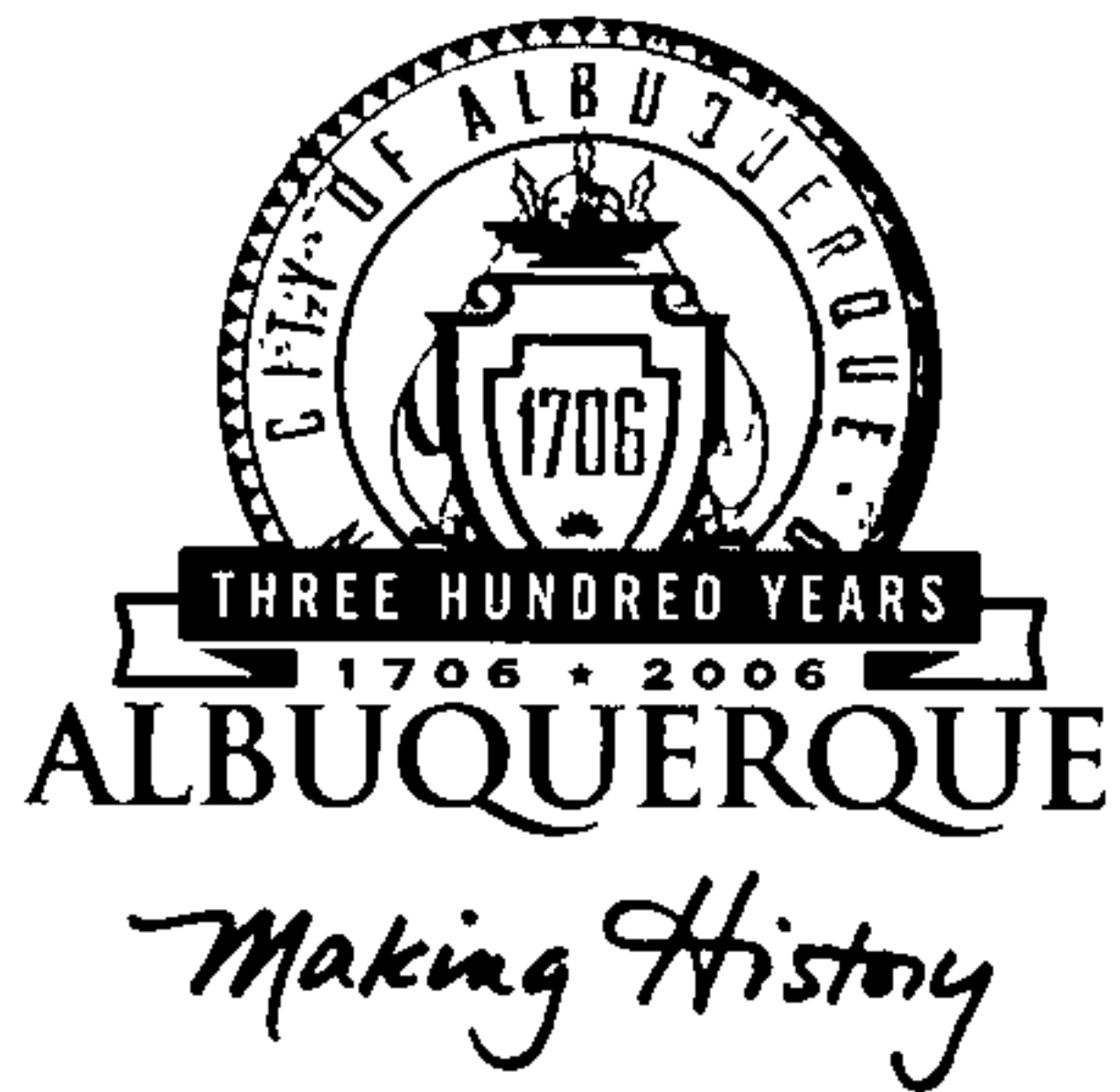
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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

Jamie Jife, 8/30/02
(Applicant or Agent) (Date)

I issued 1 signs for this application, 8/30/02, JMA
(Date) (Staff Member)

02 DRB - 01367



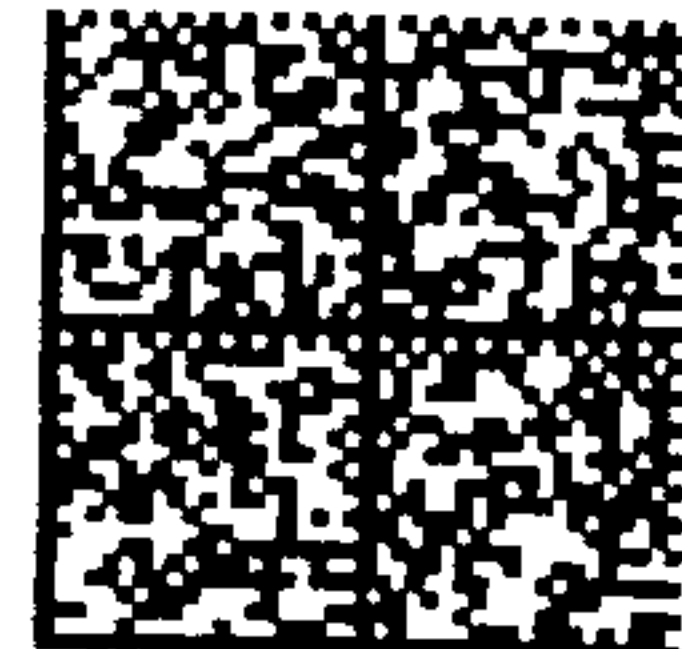
Planning Department

P.O. Box 1293

Albuquerque, NM 87103

CITY OF ALBUQUERQUE

TO SENDER
ATTEMPTED
NOT KNOWN



02 1A \$ 00.37
0004329277 SEP 23 2005
MAILED FROM ZIP CODE 87102

*207
25*

RD

*Wrong address
refer to Sender*

[Handwritten signature]

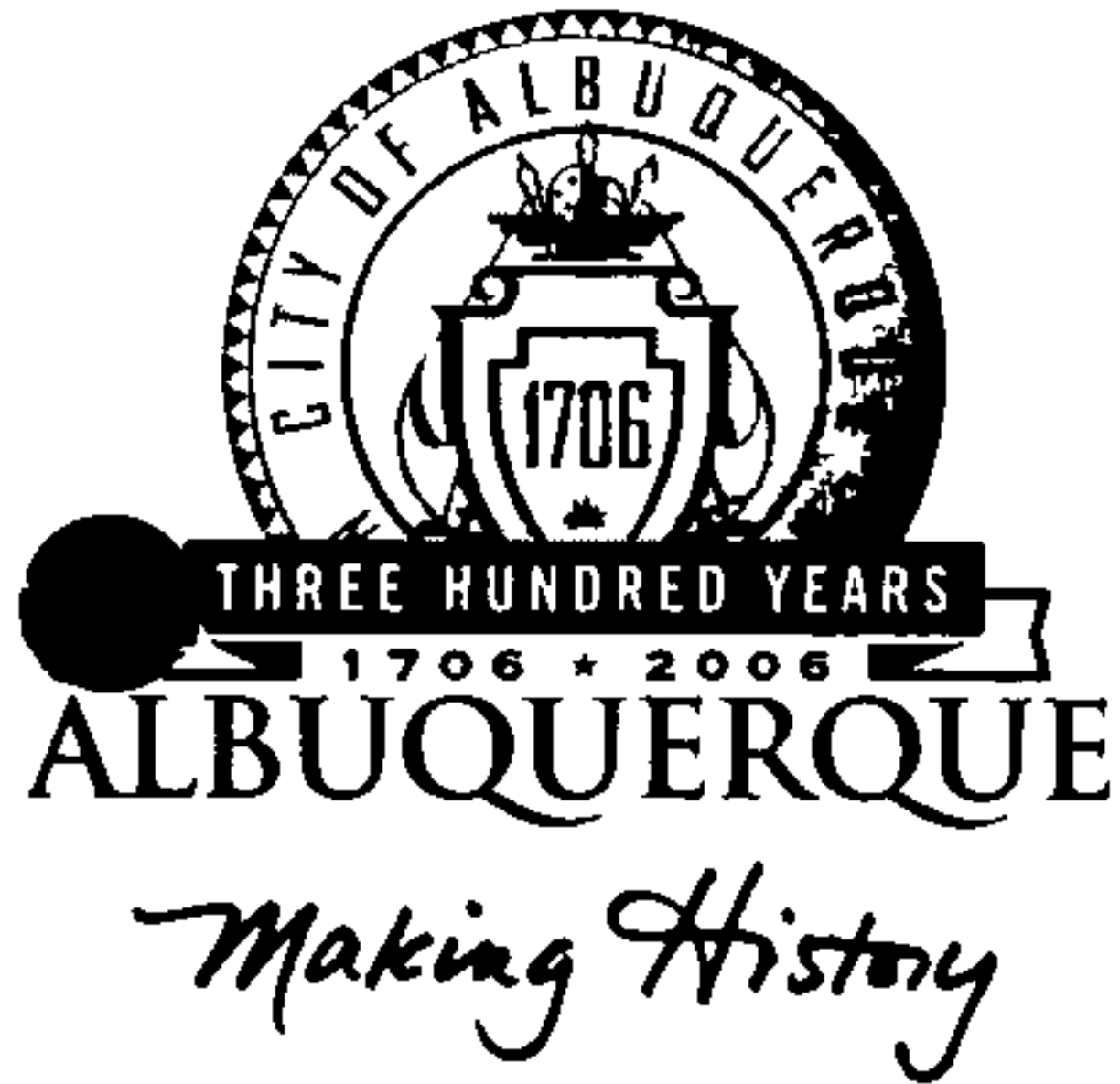
101806424535320408

CIRCLE K PROPERTIES INC
~~10000 RIO GRANDE NE~~
ALBUQUERQUE, NM 87114

~~10000 Rio Grande~~

87114+1942-00 R023

CITY OF ALBUQUERQUE



Planning Department

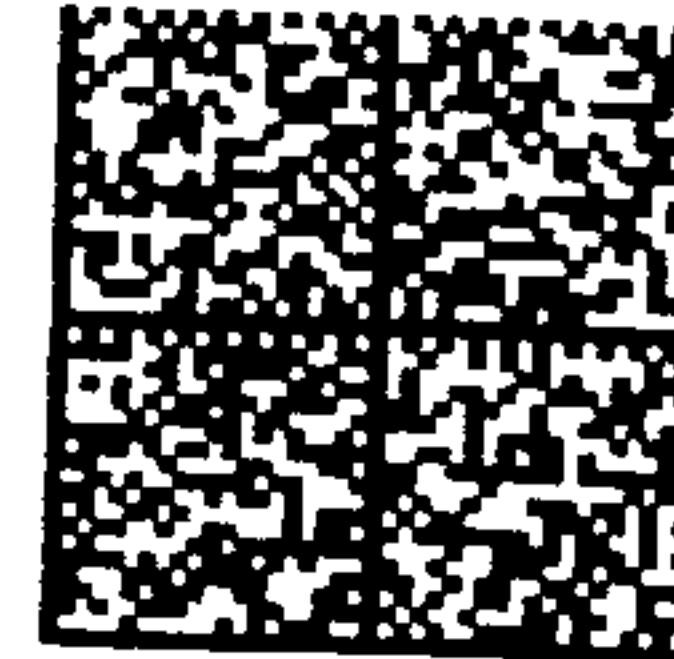
P.O. Box 1293

Albuquerque, NM 87103

D K B



- Not Deliverable As Addressed
Unable To Forward
- Insufficient Address
- Moved, Left No Address
- Unclaimed Refused
- Attempted - Not Known
- No Such Street Number
- Vacant Illegible
- No Mail Receptacle
- Box Closed - No Order
- Returned For Better Address
- Postage Due _____



02 1A
0004329277
MAILED FROM ZIP CODE 87102

\$ 00.37⁰

SEP 23 2005

101806410751220916

FIRST WESTERN HOLDING CORP
PO BOX 25255
ALBUQUERQUE, NM 87125