

5



# DRB CASE ACTION LOG

REVISED 1/16/2003

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

DRB Application No.:03-00182 (P&F)	Project # 1002245
Project Name: 4 Hills Village SC & Apt. Comp.	EPC Application No.:
Agent: Surveys Southwest Ltd	Phone No.: 948-0303

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (SECTOR DEVELOP. PLAN), was approved on 8/5/03 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

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

CITY ENGINEER / AMAFCA: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

PLANNING (Last to sign): DXF File & Hardcopy

See comments dated \_\_\_\_\_  
 EPC comments (name) \_\_\_\_\_

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

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

Property Management's signature must be obtained prior to Planning Department's signature.  
 Copy of recorded plat AND a DXF File for Planning.

Project Number 1002245

APPLICATION NO. 03-00182	PROJECT NO. 1002245
PROJECT NAME FOUR HILLS VILLAGE SC & APT COMPLEX	
EPC APPLICATION NO.	
APPLICANT / AGENT SURVEYS SOUTHWEST	PHONE NO. 998-0303
ZONE ATLAS PAGE L-22-Z	
<b>ONE STOP COMMENT FORM LOG</b>	

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

<b>UTILITY DEV (505) 924-3989</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

<b>HYDROLOGY DEV (505) 924-3986</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

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

<b>PLANNING (505) 924-3858</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>AM</i>	DATE <i>3/25/03</i>	DATE
COMMENTS:		
<i>DXF file approved by AGIS on 3/25/03</i>		

(Return form with plat / site plan)



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

3-6-2003

### 5. **Project # 1002245**

03DRB-00181 Major-Vacation of Public Easements

03DRB-00182 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD. agent(s) for MARK ADDY request(s) the above action(s) for all or a portion of Tract(s) A-1, **4 HILLS VILLAGE SHOPPING CENTER & APARTMENT COMPLEX**, zoned SU-1 special use zone, PDA, RES. & COMM., located on CENTRAL AVE SE, between DORADO PL SE and TRAMWAY BLVD SE containing approximately 1 acre(s). [REF: ZA-80-52, ZA-82-70, 02DRB-01464, 02DRB-01907] (L-22)

At the March 5, 2003, Development Review Board meeting, the Vacation was approved as shown on Exhibit B in the Planning file, subject to the Findings and Conditions of the Subdivision Ordinance as follows:

#### FINDINGS:

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

#### CONDITIONS:

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

The preliminary plat was approved with final sign off delegated to Planning for the DXF file.

If you wish to appeal this decision, you must do so by March 20, 2003, in the manner described below.



## OFFICIAL NOTICE OF DECISION


### PAGE TWO

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

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

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

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

  
Sheran Matson, AICP, DRB Chair

cc: Mark Addy, 11690 Grooms Road, Cincinnati, OH 45242  
Surveys Southwest Ltd., 333 Lomas Blvd NE, 87102  
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg.  
File

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002245 AGENDA#: 5 DATE: 3.5.03

1. Name: Don Honey Address: Sursey SW 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: \_\_\_\_\_

5



# DRB CASE ACTION LOG

REVISED 1/16/2003

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

DRB Application No.: 03-00132 (P&F)  
Project Name: 4 Hills Village SC & Apt. Comp.  
Agent: Surveys Southwest Ltd

Project # 1002245  
EPC Application No.:  
Phone No. 948-0303

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (SECTOR DEVELOP. PLAN), was approved on 3/5/05 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

- TRANSPORTATION: \_\_\_\_\_  
 \_\_\_\_\_  
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 \_\_\_\_\_
- UTILITIES: \_\_\_\_\_  
 \_\_\_\_\_  
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- CITY ENGINEER / AMAFCA: \_\_\_\_\_  
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- PARKS / CIP: \_\_\_\_\_  
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 \_\_\_\_\_

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

Project Number 1002245



**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: 1002245

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:

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: March 5, 2003



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

March 5, 2003

**Project # 1002245**

03DRB-00181 Major-Vacation of Public Easements  
03DRB-00182 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD. agent(s) for MARK ADDY request(s) the above action(s) for all or a portion of Tract(s) A-1, **4 HILLS VILLAGE SHOPPING CENTER & APARTMENT COMPLEX**, zoned SU-1 special use zone, PDA, RES. & COMM., located on CENTRAL AVE SE, between DORADO PL SE and TRAMWAY BLVD SE containing approximately 1 acre(s). [REF: ZA-80-52, ZA-82-70, 02DRB-01464, 02DRB-01907] (L-22)

AMAFCA No adverse comments.

COG Consistent with established transportation plans and policies.

Transit No comments received.

Zoning Enforcement Reviewed, no comment.

Neighborhood Coord. Letter sent to Singing Arrow (R) Neighborhood Assn.

APS comments received.

Police Department

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

Fire Department No adverse comments.

PNM Gas Approves.

PNM Electric PNM approves the vacation of the 20' alley easement.

Comcast No comments received.

QWEST No comments received.



Environmental Health      Site is not within 1000 feet of a landfill. No comment.

M.R.G.C.D.      No comments received.

Open Space Division      No adverse comments.

City Engineer

No objection to the vacation request. No adverse comments on the plat.

Transportation Development

A copy of V-79-31 is needed. Refer to the agencies having interest in the easement(s) for comments on the vacation request. Dedication of right-of-way is needed on Central, 10 ft from the face of the curb.

Parks & Recreation      Defer to Utilities.

Utilities Development      No objection to Vacation request. No objection to Plat approval.

Planning Department      No objection. Defer to Transportation Development.

Applicant may file this plat. Be sure to provide a recorded copy of the plat to Planning to close out the file.

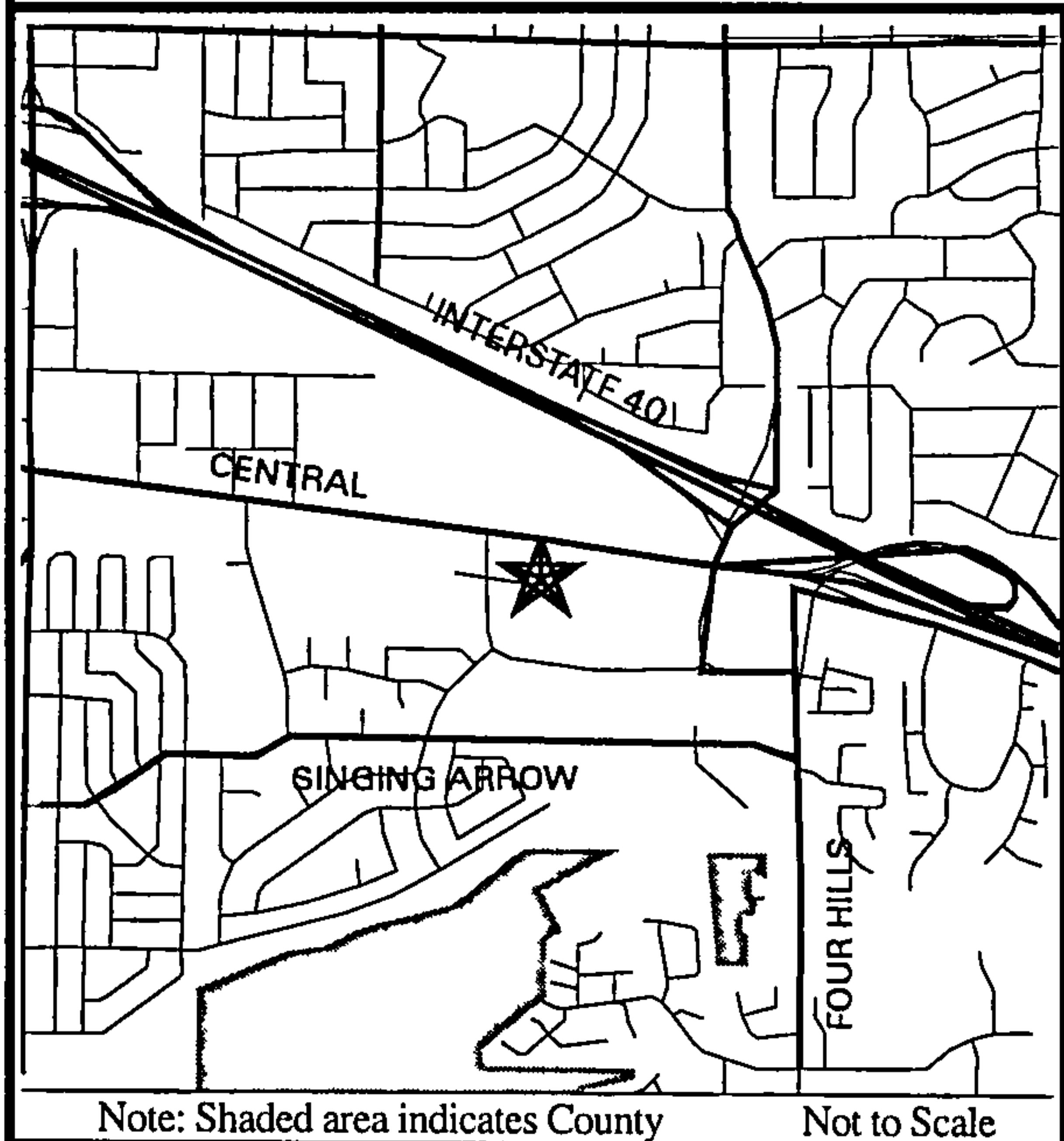
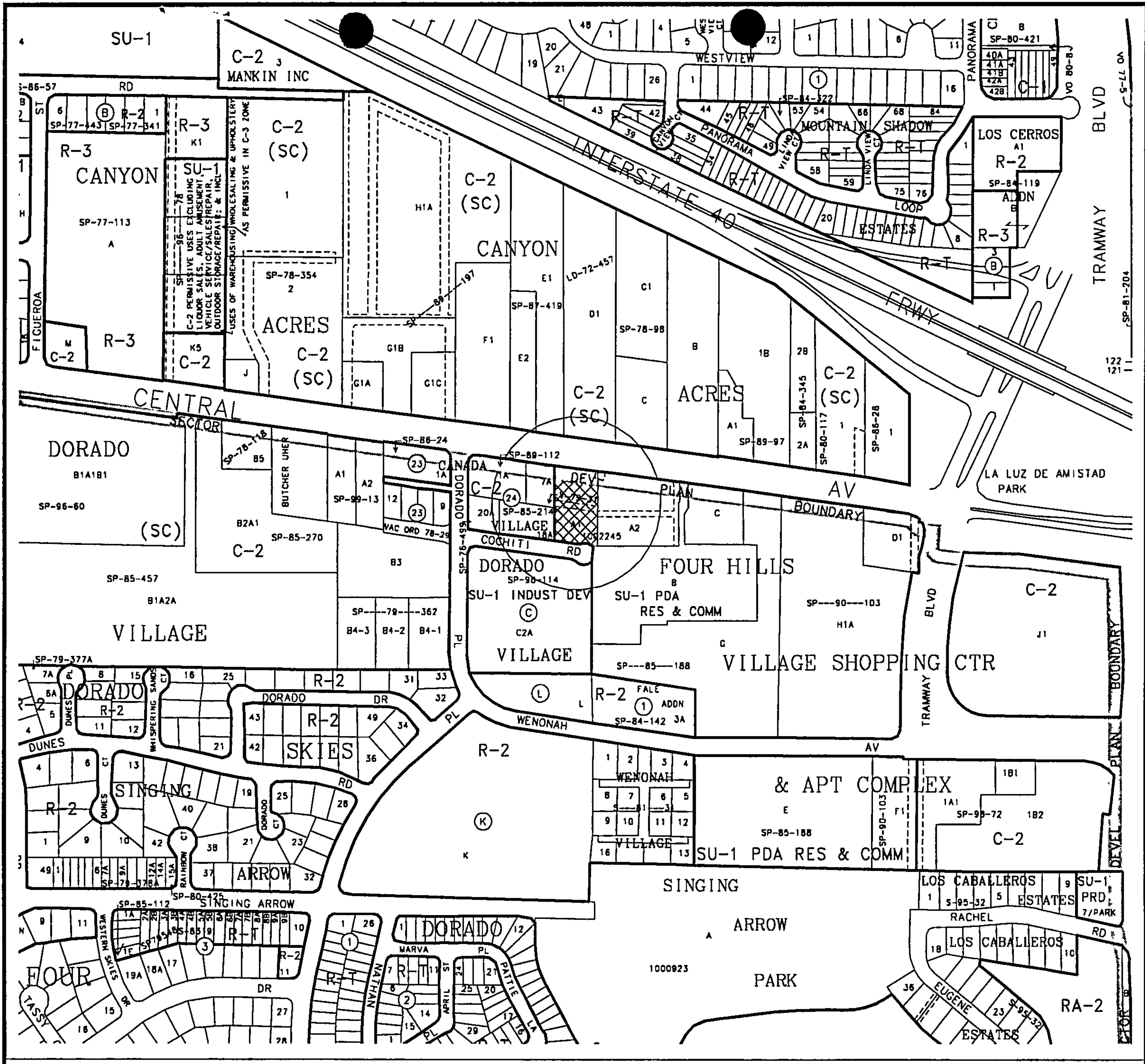
Please provide a digital dxf file showing easement, parcel and right of way lines in New Mexico State Plane Feet, NAD 1927 or 1983 for AGIS purposes. The information may be emailed to [jmcsorley@cabq.gov](mailto:jmcsorley@cabq.gov) if provided on a disk.

Be sure to put the Project # & Application # on the plat as well as the purpose of the platting action.

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

cc:Mark Addy, 11690 Grooms Rd, Cincinnati, OH 45242

Surveys Southwest Ltd., 333 Lomas Blvd NE, 87102



### ZONING MAP



Scale 1" = 501'

PROJECT NO.  
1002245

HEARING DATE  
3-5-03

MAP NO.  
L-22

ADDITIONAL CASE NUMBER(S)  
03DRB-00181  
03DRB-00182

Note: Shaded area indicates County Not to Scale



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

**Project # 1001226**

03DRB-00173 Major-Vacation of Public Easements  
03DRB-00174 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) C-1-A, **BERNARDO TRAILS UNIT 3 SUBDIVISION**, zoned R-2, located on BRIDLE WOOD RD NW, between LAS LOMITAS DR NW and AMAFCA NORTH DIVERSION CHANNEL containing approximately 1 acre(s). [REF: 01410 00605/01440 00606/607/0700] (D-16)

**Project # 1002245**

03DRB-00181 Major-Vacation of Public Easements  
03DRB-00182 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD. agent(s) for MARK ADDY request(s) the above action(s) for all or a portion of Tract(s) A-1, **4 HILLS VILLAGE SHOPPING CENTER & APARTMENT COMPLEX**, zoned SU-1 special use zone, PDA, RES. & COMM., located on CENTRAL AVE SE, between DORADO PL SE and TRAMWAY BLVD SE containing approximately 1 acre(s). [REF: ZA-80-52, ZA-82-70, 02DRB-01464, 02DRB-01907] (L-22)

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, Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, FEBRUARY 17, 2003.**



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, March 5, 2003**, beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1000376**

03DRB-00188 Major-Two Year SIA

TIERRA WEST LLC agent(s) for BUILDERS INVESTment COMPANY OF NM request(s) the above action(s) for all or a portion of Lot(s) 1-117, UNIT 1 AND Lots 1-35 UNIT 2, **PARADISE SKIES, UNITS 1 & 2**, zoned R-T residential zone, located SOUTH & WEST OF BANDELIER DR NW, between MC MAHON BLVD NW and UNSER BLVD NW containing approximately 29 acre(s). [REF:03DRB-00113, 00410-00391,00410-00908,02400-00034,DRB-94-107](A-11)

**Project # 1000122**

03DRB-00184 Major-Vacation of Public Easements

03DRB-00185 Minor-Vacation of Private Easements

03DRB-00186 Minor-Extension of Preliminary Plat

KIM R. KEMPER agent(s) for HIGH LONESOME RANCH request(s) the above action(s) for all or a portion of Tract(s) 1A & 1C, **EDEN LANDS**, zoned RA-1 residential and agricultural zone, semi-urban area & SU-1, located on GABALDON RD NW, between MOUNTAIN RD NW and I-40 NW containing approximately 21 acre(s). [REF: 00DRB-00104, 01DRB-00097, 02DRB-00142 & 143, SV-99-7, DRB-98-146, Z-98-70] (H-12)

**Project # 1000809**

03DRB-00169 Major-Vacation of Pub Right-of-Way

ALBUQUERQUE SURVEYING CO., INC agent(s) for JOHN SANCHEZ request(s) the above action(s) for **SUNSET FARM SUBDIVISION (UNITS 1 & 2)**, zoned R-1, located on SUNSET RD SW, between CENTRAL AVE SW and GONZALES RD SW containing approximately 4 acre(s). [REF: 00DRB-01295, 00DRB-01296, 00DRB-01297, 01DRB-01254, 01DRB-01255] (K-12)

**SEE PAGE 2...**

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

Meeting Date: May 5, 2003

Zone Atlas Page: L-22-2

Notification Radius: 100 Ft.

App#	<u>13 DEB-0181</u>
Proj#	<u>102245</u>
Other#	<u>13 DEB-0182</u>

Cross Reference and Location: \_\_\_\_\_

Applicant: Mark Addy ✓

Address: 11690 Brooms Rd, Cincinnati, OH 45242

Agent: Surveys Southwest, Ltd ✓

Address: 333 Lomas Blvd NE, 87102

SPECIAL INSTRUCTIONS

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

Date Mailed: 2/13/03

Signature: K. Seshika



1022056 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

102205640738910420 LEGAL: TR A OF FOUR HILLS VILLAGE SHOPPING CENTER & APART LAND USE:  
PROPERTY ADDR: 00000 13110 CENTRAL  
OWNER NAME: SWI REAL ESTATE LIMITED PTNRS  
OWNER ADDR: 00600 LAS COLINAS BL IRVING TX 75039

102205637740010615 LEGAL: LOT 7A B LK 24 PLAT OF LTS 1A & 7A BLK 24 FIRST UNI LAND USE:  
PROPERTY ADDR: 00000 13028 CENTRAL AVE  
OWNER NAME: WESTLAND CORPORATION C/O O D M  
OWNER ADDR: 02400 CANDELARIA RD NE ALBUQUERQUE NM 87107

102205637238410604 LEGAL: LT 1 8-A CORRECTED LT 18-A BLK 24 CANADA VILLAGE BE LAND USE:  
PROPERTY ADDR: 00000 12999 COCHITI  
OWNER NAME: SILVA LOUIS A  
OWNER ADDR: 12999 COCHITI RD SE ALBUQUERQUE NM 87123

102205635438910602 LEGAL: SUMM ARY PLAT COMBINING THE W1/2 OF LOT 20 & LOT 21 LAND USE:  
PROPERTY ADDR: 00000 206 DORADO SE  
OWNER NAME: FOUR HILLS MINI STORAGE LLC  
OWNER ADDR: 05553 S PEORIA TULSA OK 74105

102205636240110614 LEGAL: LOT 1A B LK 24 PLAT OF LTS 1A & 7A BLK 24 FIRST UNI LAND USE:  
PROPERTY ADDR: 00000 13020 CENTRAL AVE  
OWNER NAME: DAVIS ROBERT E & MARY M  
OWNER ADDR: 01114 PENNSYLVANIA NE ALBUQUERQUE NM 87110

102205637735710307 LEGAL: LT C -2A PLAT OF LOT C-2A, DORADO VILLAGE CONT 4.14 LAND USE:  
PROPERTY ADDR: 00000 200 DORADO PL SE  
OWNER NAME: CITY OF ALBUQUERQUE CVI LASER  
OWNER ADDR: 00000 ALBUQUERQUE NM 87103

102205642236210419 LEGAL: TR B OF FOUR HILLS VILLAGE SHOPPING CENTER & APART LAND USE:  
PROPERTY ADDR: 00000 13120 CENTRAL AVE SE  
OWNER NAME: PS-TWO REAL ESTATE LTD C/O J E  
OWNER ADDR: 00600 LAS COLINAS BL IRVING TX 75039

102205653838710407 LEGAL: TR C OF FOUR HILLS VILLAGE SHOPPING CENTER & APART LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: SWI REAL ESTATE LIMITED PTNS C  
OWNER ADDR: 00600 LAS COLINAS BL IRVING TX 75039

102205636044310716 LEGAL: TRAC T F1 PLAT OF TRS F1, G1A, G1B, G1C & H1A CANYO LAND USE:

PROPERTY ADDR: 00000 12999 CENTRAL AVE NE  
OWNER NAME: SRAYIL & SIAN LLC  
OWNER ADDR: 12999 CENTRAL AV NE ALBUQUERQUE NM 87123

102205637343610717 LEGAL: TR E -2 ( A REPL OF TR E) CANYON ACRES CONT 1.000 AC LAND USE:  
PROPERTY ADDR: 00000 130001 CENTRAL  
OWNER NAME: FINE HOTELS LIMITED PTNSHP % H  
OWNER ADDR: 13031 CENTRAL AV NE ALBUQUERQUE NM 87123

102205637745810718 LEGAL: TR E -1 ( A REPL OF TR E) CANYON ACRES CONT 2.8768 A LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: FINE HOTELS LIMITED PTNSHP % H  
OWNER ADDR: 13031 CENTRAL AV NE ALBUQUERQUE NM 87123



102205639846110720 LEGAL: TRAC T D- 1 SOUTH PORTION OF CANYON ACRES SUBDIVISIO LAND USE:  
PROPERTY ADDR: 00000 13031 CENTRAL NE  
OWNER NAME: FINE HOTELS LIMITED PTNSHP % M  
OWNER ADDR: 13031 CENTRAL AV NE ALBUQUERQUE NM 87123

102205641643010722 LEGAL: CANY ON A CRES S300FT TR C LAND USE:  
PROPERTY ADDR: 00000 13041 CENTRAL AVE NE  
OWNER NAME: MARTINEZ HAROLD A ETUX  
OWNER ADDR: 13041 CENTRAL AV NE ALBUQUERQUE NM 87123

102205643345010726 LEGAL: TR B S P ORT CANYON AC SUB LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: MARTINEZ HAROLD A & HELEN J  
OWNER ADDR: 13041 CENTRAL AV NE ALBUQUERQUE NM 87123



# 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: February 4, 2003

TO CONTACT NAME: Sarah Amato  
 COMPANY/AGENCY: Summit Southwest Ltd  
 ADDRESS/ZIP: 333 Lomas Blvd. NE 87102  
 PHONE/FAX #: 998-0303 / 998-0306

Thank you for your inquiry of 2-4-03 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at  tract A-1, Sun Hill Village Shopping Center & Apartment Complex.  
 zone map page(s) L-22

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

Singing Arrow  
 Neighborhood Association  
 Contacts: Marilyn Hoto  
528 Eugene SE / 87123  
275-5469 (h)  
Rachel Keynott  
PO Box 50162 / 87181-0162  
203-5459 (h)

Neighborhood Association  
 Contacts: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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,

Dalana R Curmma  
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

# *Surveys Southwest, LTD*

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

February 4, 2003

DEVELOPMENT REVIEW BOARD MEMBERS  
PLAZA DEL SOL  
600 SECOND STREET NW  
ALBUQUERQUE, NM 87102

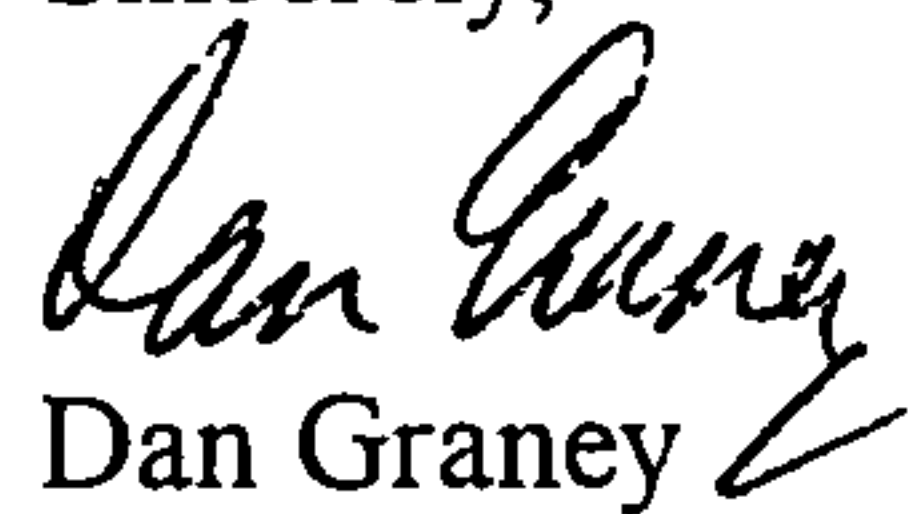
REF: TRACT A-1-A, FOUR HILLS VILLAGE SHOPPING CENTER AND APARTMENT  
COMPLEX

Dear Board Members:

Surveys Southwest, LTD is requesting ~~to~~ vacate the public easements retained in the alley vacated by V-79-31 and portion of adjacent 5' utility easement for the above referenced property.

If you have any questions please feel free to contact me.

Sincerely,



Dan Graney  
President

A PRELIM/FINAL  
PLAT

Proj# 1002245

MARK ADDY  
11690 GROOMS ROAD  
CINCINNATI OH 45242

RACHEL KEYNOTT  
Singing Arrow Neigh. Assoc.  
P O BOX 50162  
ALBUQUERQUE NM 87181-0162

102205637238410604

SILVA LOUIS A  
12999 COCHITI RD SE  
ALBUQUERQUE NM 87123

102205642236210419

PS-TWO REAL ESTATE LTD C/O J  
600 LAS COLINAS BL  
IRVING TX 75039

102205641643010722

MARTINEZ HAROLD A ETUX  
13041 CENTRAL AV NE  
ALBUQUERQUE NM 87123

Proj# 1002245

SURVEYS SOUTHWEST, LTD  
333 LOMAS BLVD NE  
ALBUQUERQUE NM 87102

102205640738910420

SWI REAL ESTATE LIMITED PTNRS  
600 LAS COLINAS BL  
IRVING TX 75039

102205635438910602

FOUR HILLS MINI STORAGE LLC  
5553 S PEORIA  
TULSA OK 74105

102205636044310716

SRAYIL & SIAN LLC  
12999 CENTRAL AV NE  
ALBUQUERQUE NM 87123

MARILYN FLORO  
Singing Arrow Neigh. Assoc.  
528 EUGENE SE  
ALBUQUERQUE NM 87123

102205637740010615

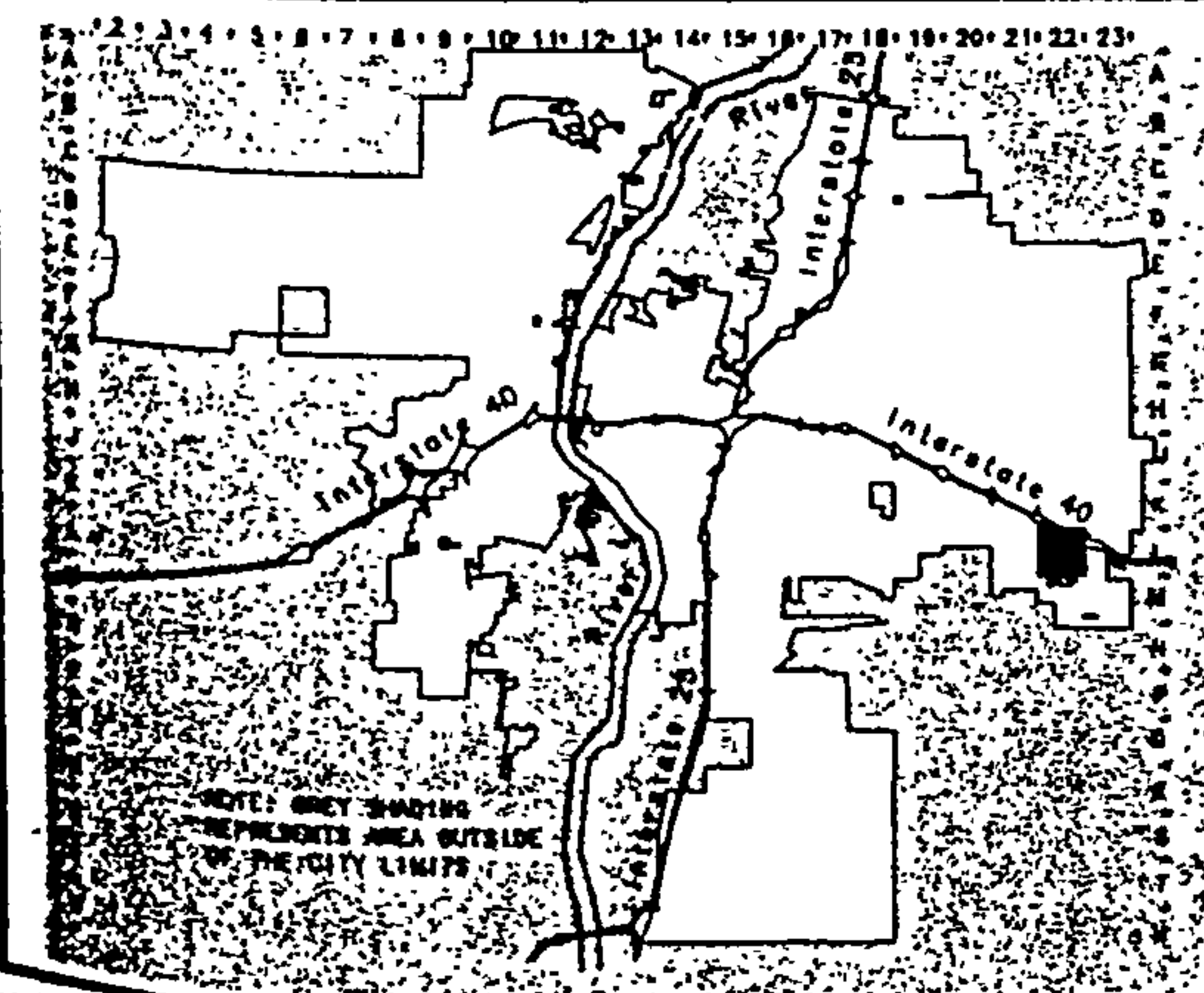
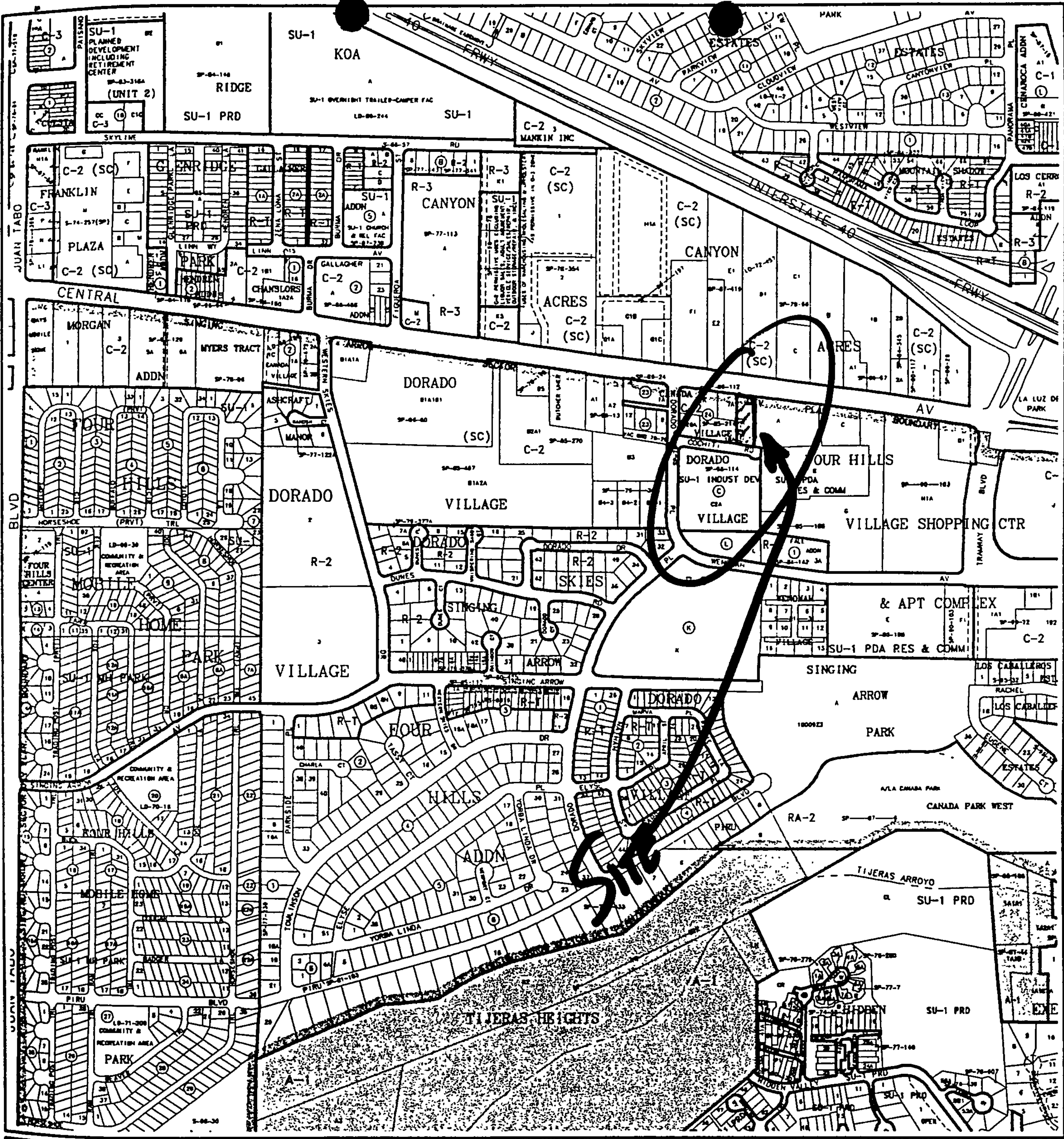
WESTLAND CORPORATION C/O O D  
2400 CANDELARIA RD NE  
ALBUQUERQUE NM 87107

102205636240110614

DAVIS ROBERT E & MARY M  
1114 PENNSYLVANIA NE  
ALBUQUERQUE NM 87110

102205637343610717

FINE HOTELS LIMITED PTNSHP  
13031 CENTRAL AV NE  
ALBUQUERQUE NM 87123



CITY OF  
Albuquerque  
A G I S  
PLANNING DEPARTMENT  
Copyright 2001



Zone Atlas Page

L-22-Z

Map Amended through July 18, 2001

FORM V: SUBDIVISION VARIANCE & VACATIONS

BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for dedicated and City owned public right-of-way)
  - Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 24 copies
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Fee (see schedule) 45<sup>00</sup> + 75<sup>00</sup> Ad. Fee
  - 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.
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EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

Dan Graney Applicant name (print)  
Dan Graney Applicant signature / date  
 2-04-03



Form revised September 2001

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

Application case numbers  
 OSDRB -                      - 00181  
 -                      -                       
 -                      -                     

Robert 2/05/03  
 Planner signature / date  
 Project # 100 2245

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1002245 Subdivision Name 4 Hills Village Shopping Ctr & Apts

Surveyor Gary Gritsko Company Surveys SW

Contact person Sarah Phone # 998-0303 email \_\_\_\_\_

Patricia M. Axt \_\_\_\_\_ 3-25-03  
Approved \*Not Approved Date

DXF RECEIVED 3-24-03 DATE  
 HARD-COPY RECEIVED 3-25-03 DATE  
 DISCLOSURE STATEMENT

Ground Coordinates rotated to grid

**\*Not Approved for one or more of the following reasons:**

**File Format and naming**

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

**Coordinate System**

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

**Content**

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

**Comments:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I copied cov 2245 to lagiscov on 3-25-03  
& notified Sarah@surveysSW on 3-25-03

# City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

Supplemental form S

SUBDIVISION

Major Subdivision action

Minor Subdivision action

Vacation **PUBLIC EASEMENTS**

Variance (Non-Zoning)

SITE DEVELOPMENT PLAN P

for Subdivision Purposes

for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC) L

Supplemental form Z

ZONING

Annexation & Zone Establishment

Sector Plan

Zone Change

Text Amendment

APPEAL / PROTEST of... A

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

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

APPLICANT INFORMATION:

NAME MARK ADDI PHONE: 513-554-1110

ADDRESS 1690 GROOMS ROAD FAX: \_\_\_\_\_

CITY CINCINNATI STATE OH ZIP 45242 E-MAIL: \_\_\_\_\_

Proprietary interest in site OWNER

AGENT (if any) SURVELLS SOUTHWEST, LTD PHONE: 998-0303

ADDRESS 333 LOMAS BLVD NE FAX: 998-0306

CITY ALBU STATE NM ZIP 87102 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: VACATE PUBLIC UTILITY EASEMENTS RETAINED IN THE ALLEY VACATED BY V-79-31 & MINOR, PRELIM/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 TRACT A-1 Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv / Addn FOUR HILLS VILLAGE SHOPPING CENTER & APARTMENT COMPLEX

Current Zoning S.A. ~~RES~~ SUH/PDA, RES & COMM Proposed zoning: \_\_\_\_\_

Zone Atlas page(s) L-22-Z No. of existing lots: 1 No. of proposed lots: 1

Total area of site (acres) 0.8970 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_

Within city limits?  Yes  No, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO

UPC No 1-022-056-407-389-10420 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: CENTRAL AVE SE

Between DORADO PLACE SE and TRAMWAY BLVD SE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB., AX, Z., V., S., etc.): ZA 80-52

ZA 82-70 / 02DRB 01464 / 02DRB 01907 PROJ # 1002245

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

SIGNATURE Dan Grady DATE 2-04-03

(Print: Dan Grady) \_\_\_\_\_ Applicant  Agent

FOR OFFICIAL USE ONLY

Form revised September 2001

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03DRB - 00181</u>	<u>VPE</u>	<u>V</u>	<u>\$ 45</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>03DRB - 00182</u>	<u>NOTIFICATION</u>	<u>KEE</u>	<u>\$ 75</u>
<input checked="" type="checkbox"/> All case #s are assigned		<u>P&amp;F</u>		<u>\$ 215</u>
<input checked="" type="checkbox"/> AGIS copy has been sent				<u>\$</u>
<input checked="" type="checkbox"/> Case history #s are listed				<u>\$</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				<u>\$</u>
<input type="checkbox"/> FHDP density bonus				<u>\$</u>
<input type="checkbox"/> FHDP fee rebate				<u>\$</u>
	Hearing date <u>MARCH 05, 03</u>			Total <u>\$ 335.00</u>

B. Herbert 2/05/03  
Planner signature / date

Project # 1002245



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

SKETCH PLAT REVIEW AND COMMENT

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
  - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

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

**Extensions are not reviewed through internal routing.**

Extension of preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL

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

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule) \$145+70 or \$215.00
- Any original and/or related file numbers are listed on the cover application

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

Amended preliminary plat approval expires after one year.

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

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

Dan Graney  
Applicant name (print)  
Dan Graney  
Applicant signature / date  
2-04-03



Form revised September 2001

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

Application case numbers  
03DRB - 00182

Robert 2/05/03  
Planner signature / date  
Project # 1002245

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

**BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS**

- Application for subdivision (Plat) on FORM S, including those submittal requirements. Variance and subdivision should be applied for simultaneously.
  - Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived
  - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
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**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
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- 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) *45<sup>00</sup> + 75<sup>00</sup> Ad. Fee*
- 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)
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**EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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*Dan Graney*  
*Dan Graney*

Applicant name (print)

*2-04-03*

Applicant signature / date



Form revised September 2001

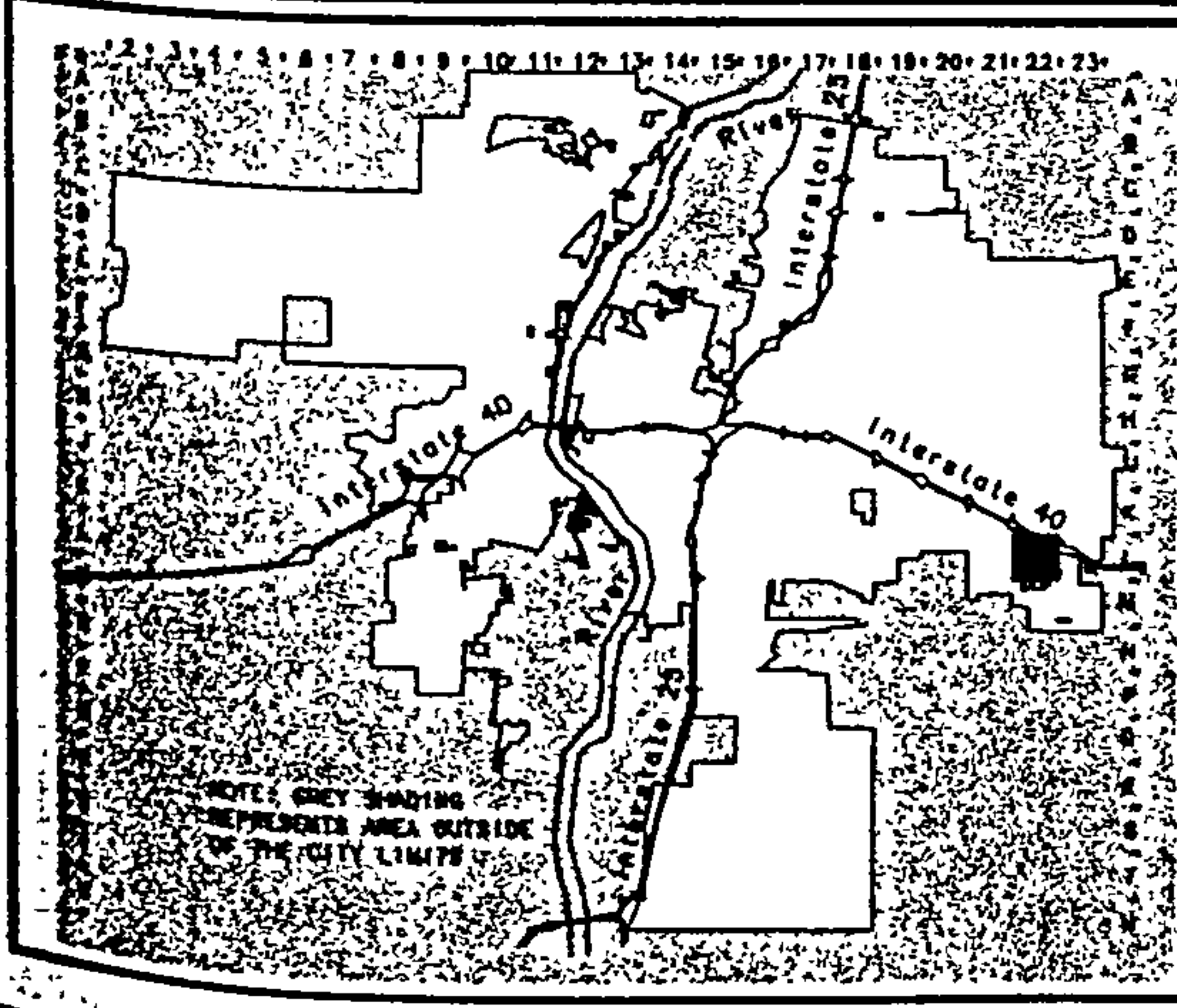
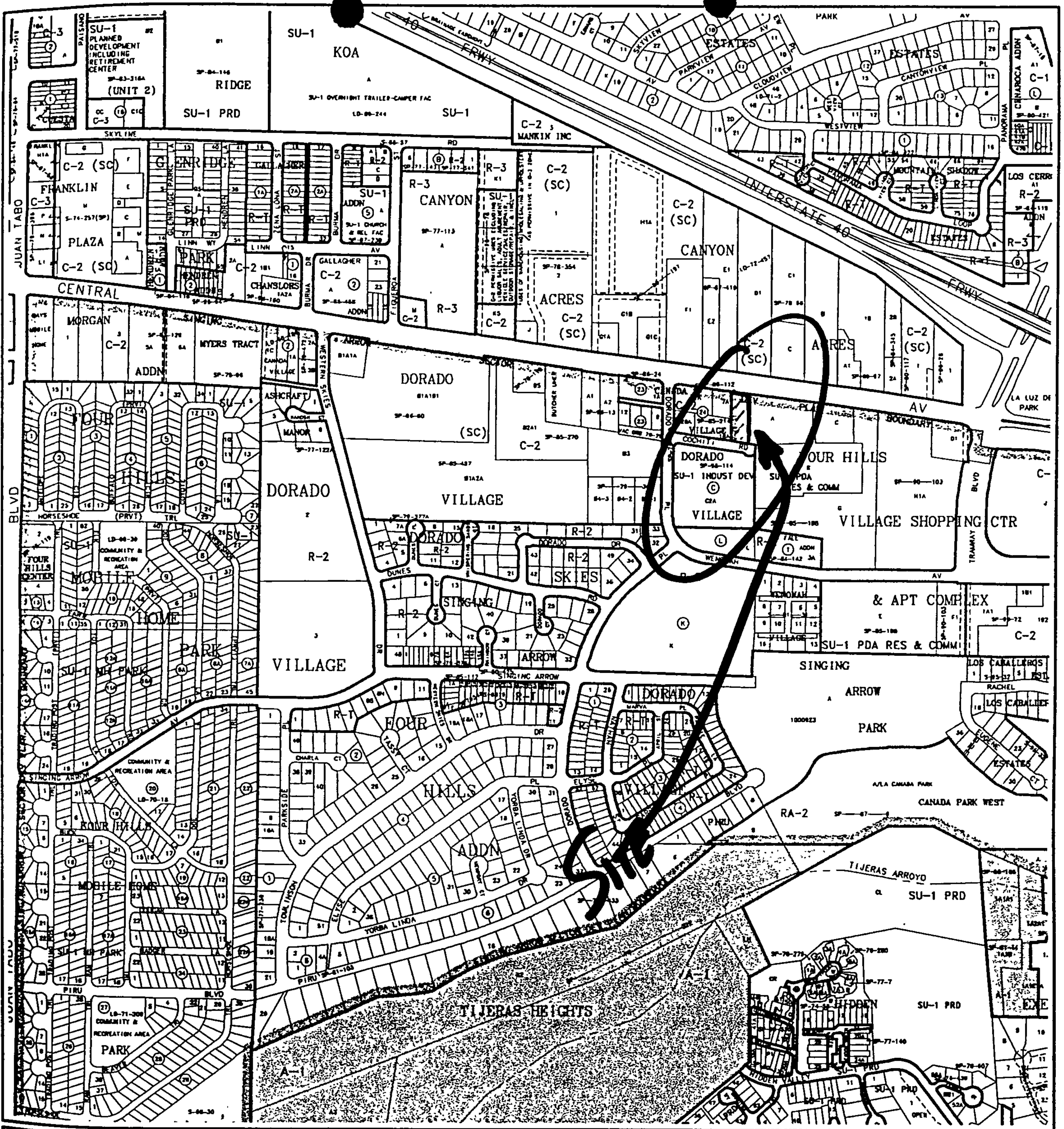
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- Case #s assigned
- Related #s listed

Application case numbers

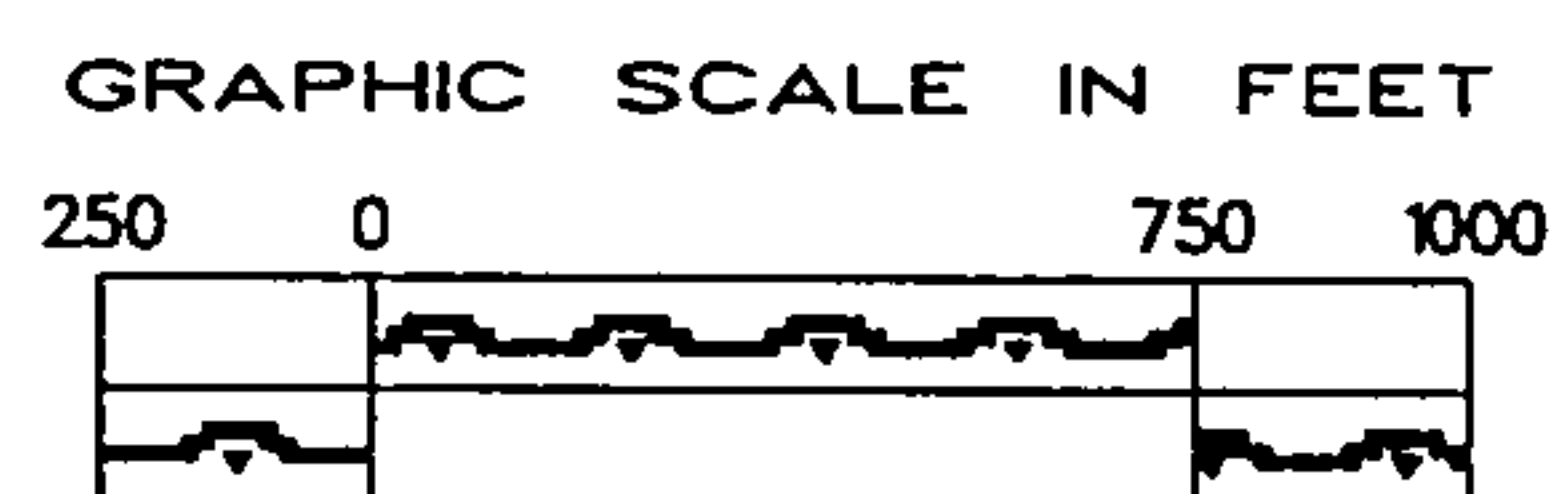
*OSDRB - -00181*

*Robert 2/05/03*  
 Planner signature / date

**Project #** *100 2245*



CITY OF  
Albuquerque  
Albuquerque Geographic Information System  
PLANNING DEPARTMENT  
© Copyright 2001



Zone Atlas Page

**L-22-Z**

Map Amended through July 18, 2001

# Surveys Southwest, LTD

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

February 4, 2003

DEVELOPMENT REVIEW BOARD MEMBERS  
PLAZA DEL SOL  
600 SECOND STREET NW  
ALBUQUERQUE, NM 87102

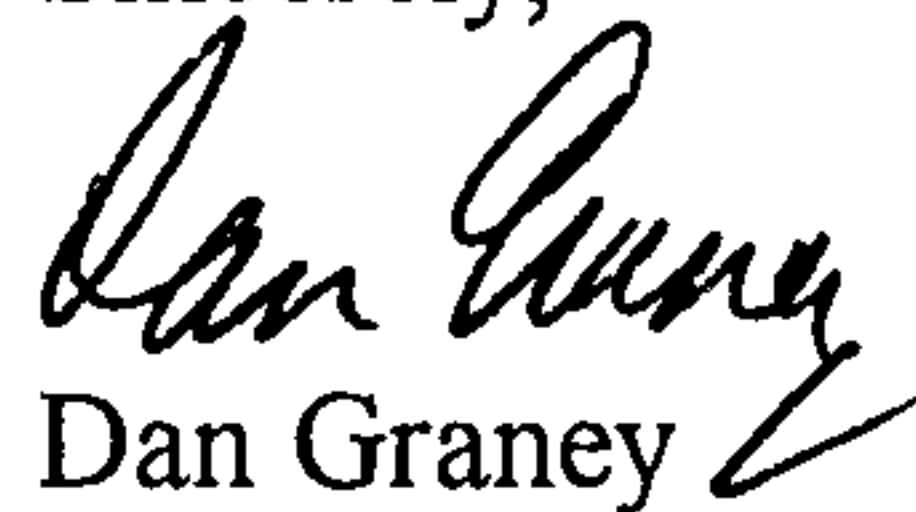
REF: TRACT A-1-A, FOUR HILLS VILLAGE SHOPPING CENTER AND APARTMENT  
COMPLEX

Dear Board Members:

Surveys Southwest, LTD is requesting ~~to~~ vacate the public easements retained in the alley vacated by V-79-31 and portion of adjacent 5' utility easement for the above referenced property.

If you have any questions please feel free to contact me.

Sincerely,



Dan Graney  
President

A PRELIM/FINAL  
PLAT



# 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: February 4, 2003

TO CONTACT NAME: Sarah Amato  
 COMPANY/AGENCY: Surreys Southwest Ltd  
 ADDRESS/ZIP: 333 Lomas Blvd. NE 87102  
 PHONE/FAX #: 998-0303 / 998-0306

Thank you for your inquiry of 2-4-03 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at  tract A-1, Sun Hills Village Shopping Center & Apartment Complex.  
 zone map page(s) L-22

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

Singing Arrow  
 Neighborhood Association  
 Contacts: Marilyn Hoto  
528 Eugene SE / 87123  
275-5469 (h)  
Rachel Keynott  
PO BOX 50162 / 87181-0162  
203-5459 (h)

Neighborhood Association  
 Contacts: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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,

Dalana S. Curran  
 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: 2-4-03 Time Entered: 1:30pm OCNC Rep. Initials: OC

# Surveys Southwest, LTD

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

February 4, 2003

RACHEL KEYNOTT  
SINGING ARROW NEIGHBORHOOD ASSOCIATION  
P.O. BOX 50162  
ALBUQUERQUE, NM 87181-0162

REF: TRACT A-1-A, FOUR HILLS VILLAGE SHOPPING CENTER AND APARTMENT  
COMPLEX


Dear Rachel:

Enclosed please find a copy of the plat and Zone Atlas page L-22-Z for the above referenced property. This is a proposed subdivision within the Singing Arrow Neighborhood Association.

Surveys Southwest, LTD will be submitting the above referenced plat as a vacation and final plat submittal to DRB (City of Albuquerque Development Review Board) to vacate public utility easements retained in the alley vacated by V-79-31.

If you have any questions please feel free to contact me.

Sincerely,

  
Dan Graney  
President

U.S. Postal Service	
CERTIFIED MAIL RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
9522 4922 2264 2258	
7099 3400 0016 2258	
9700 004E 6602	
Postage	\$ .83
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.88
Postmark Here 2/04/03	
Recipient's Name (Please Print Clearly) (to be completed by mailer)	
RACHEL KEYNOTT	
Street, Apt. No.; or PO Box No.	
P.O. BOX 50162	
City, State, ZIP	
ALBU, N. MEX 87181-0162	
PS Form 3800, February 2000	
See Reverse for Instructions	

# Surveys Southwest, LTD

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

February 4, 2003

MARILYN FLORO  
SINGING ARROW NEIGHBORHOOD ASSOCIATION  
528 EUGENE SE  
ALBUQUERQUE, NM 87123

REF: TRACT A-1-A, FOUR HILLS VILLAGE SHOPPING CENTER AND APARTMENT  
COMPLEX

Dear Marilyn:

Enclosed please find a copy of the plat and Zone Atlas page L-22-Z for the above referenced property. This is a proposed subdivision within the Singing Arrow Neighborhood Association

Surveys Southwest, LTD will be submitting the above referenced plat as a vacation and final plat submittal to DRB (City of Albuquerque Development Review Board) to vacate public utility easements retained in the alley vacated by V-79-31.

If you have any questions please feel free to contact me.

Sincerely,



Dan Graney  
President

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CERTIFIED MAIL RECEIPT	
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Postage	\$ .83
Certified Fee	
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	1.75
Total Postage & Fees	\$ 4.88
Postmark Here: 2/04/03	
Recipient's Name (Please Print Clearly) (to be completed by mailer)	
MARILYN FLORO	
Street, Apt. No., or PO Box No.	
528 EUGENE SE	
City, State, ZIP+4	
ALBU, N. MEX 87123	

7099 3400 0016 2264 2241

PS Form 3800, February 2000 See Reverse for Instructions



ENTRAL AVENUE SE  
100' PUBLICLY DEDICATED RIGHT-OF-WAY

7x7' MST&T ESMT.  
DOC #85-57401, 7-16-1985  
(BK. MISC. 250-A, PG. 40)

10' UNDERGROUND PNM  
& MST&T Co. ESMT.  
FILED 9-23-1986  
(BK. MISC. 397-A, PG. 883)

15'x161.15' PRIVATE SANITARY  
SEWER & WATER LINE ESMT  
DOC #86-84107, 9-4-1986  
(BK. MISC. 391-A, PG. 123)  
NOW MEASURES 15'x157.77' PER  
PLAT FILED 1-16-2003 (2003, 9)

LOT 7-A, BLOCK 24  
CANADA VILLAGE  
(4/24/89, C39-15)

LOT 18-A, BLOCK 24  
CANADA VILLAGE  
(5/22/85, C27-60)

COMMON PRIVATE ACCESS ESMT  
(2003C, 9)  
SEE NOTE #11 SHEET 1

TRACT A-1-A  
0.8970 Acs.

20' VACATED ALLEY (V-79-31)  
PUBLIC/PRIVATE UTILITY EASEMENTS RETAINED  
(DOC #80-59688 & #80-60329)  
PNM WAIVER & RELEASE OF EASEMENT  
(DOC #84-27172)  
ALL EASEMENTS TO BE VACATED BY THIS PLAT

TRACT A-2  
FOUR HILLS VILLAGE SHOPPING  
CENTER & APARTMENT  
COMPLEX  
FILED 1-16-2003 (2003C, 9)

10' PNM & MST&T UNDERGROUND ESMT.  
DOC #88-13348, 2-16-1986  
(BK. MISC. 589A, PG. 407)  
EASEMENT TO REMAIN

5' UTILITY ESMT.  
CANADA VILLAGE, 1ST UNIT  
(BK. D1, PG. 101)  
TO BE VACATED BY THIS PLAT

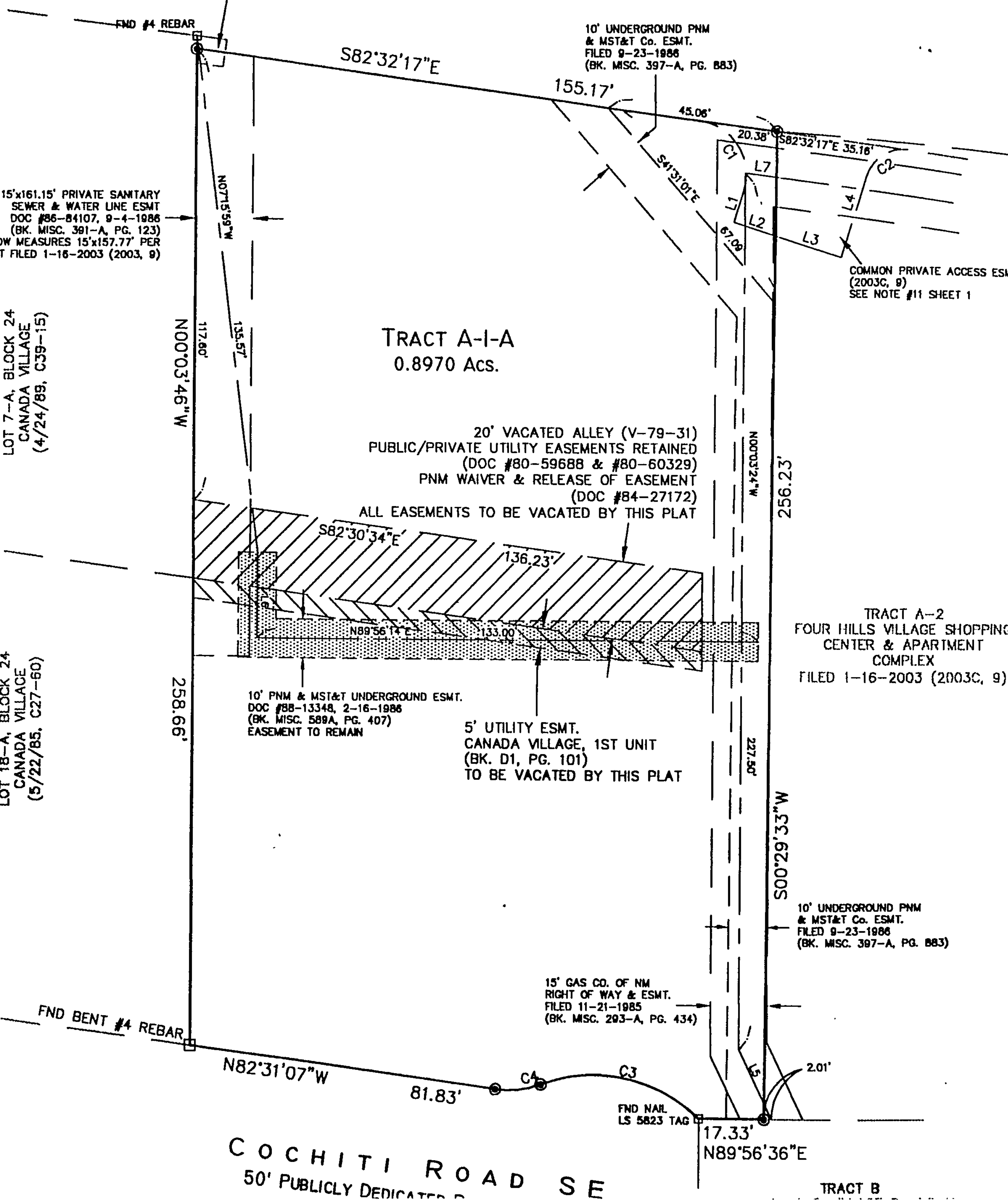
10' UNDERGROUND PNM  
& MST&T Co. ESMT.  
FILED 9-23-1986  
(BK. MISC. 397-A, PG. 883)

15' GAS CO. OF NM  
RIGHT OF WAY & ESMT.  
FILED 11-21-1985  
(BK. MISC. 293-A, PG. 434)

FND NAR.  
LS 5823 TAG

COCHITI ROAD SE  
50' PUBLICLY DEDICATED

TRACT B



5 82125

# FOUR HILLS VILLAGE

## SHOPPING CENTER AND APARTMENT COMPLEX

CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

JANUARY, 1985

State of New Mexico } SS  
County of Bernalillo }  
This instrument was filed for record

APR 26 1985

Recorded in Vol. C27  
of records of said County in 22243  
..... Deputy Clerk

DORADO PLACE S.E.

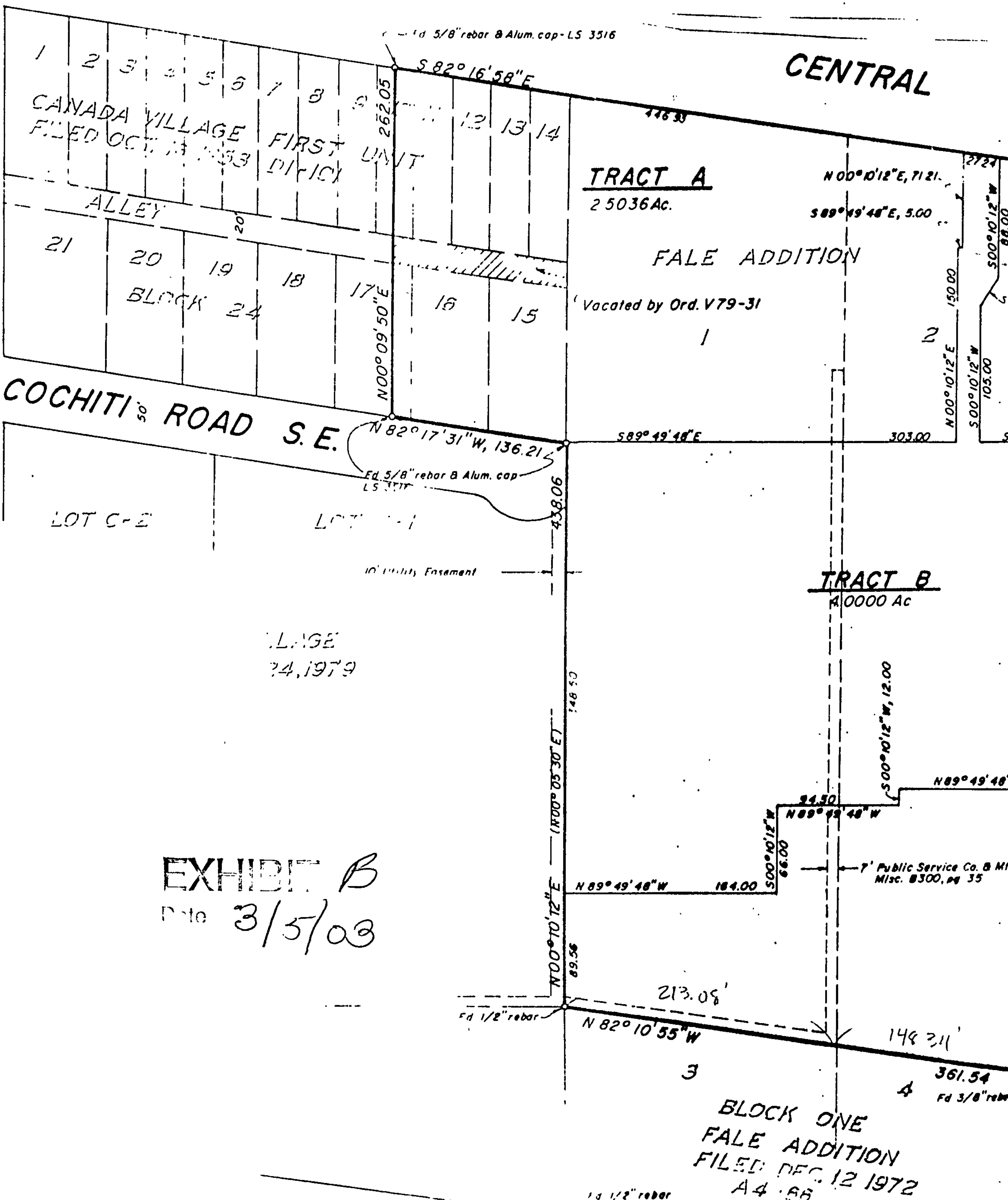


EXHIBIT B  
Date 3/5/03

BLOCK ONE  
FALE ADDITION  
FILED DEC. 12 1972  
A4 55

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 & 4<sup>TH</sup> 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** MARK AVOY  
**AGENT** SURVEY SW LTD.  
**ADDRESS** 333 LOMAS BLVD. NE 87102  
**PROJECT NO.** 1002245  
**APPLICATION NO.** D3DRB-00181 & 182

\$ 260 441006 / 4983000 (DRB Cases)  
\$ \_\_\_\_\_ 441006 / 4971000 (EPC & AA / LUCC / Appeals)  
\$ 75 441018 / 4971000 (Notification)  

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\$ 335<sup>00</sup> **Total amount due**

<b>SIERRA-SURF CONNECTION, INC.</b> 768 N. MAIN ST. BISHOP, CA 93514	<b>Union Bank</b> Bishop, 362 North Main Street Bishop, CA 93514-2741	6870 16-49/1220
TO THE ORDER OF <u>CITY OF ALBUQUERQUE</u> City Of Albuquerque Treasury Division		<u>1-29</u> 19 <u>2003</u>
PAY <u>THREE HUNDRED THIRTY FIVE + 00/100</u> DOLLARS \$ <u>335.00</u>		
02/05/2003 9:46AM LOC: ANNX RECEIPT# 00003737 WSH 008 TRANSH 0006 Account 441006 Fund 0110 Activity 4983000 TRSDMM	02/05/2003 9:47AM LOC: ANNX RECEIPT# 00003738 WSH 008 TRANSH 0006 Account 441018 Fund 0110 Activity 4971000 TRSDMM	
Trans Amt \$335.00 J24 Misc \$260.00 counterreceipt.doc Thank You	Trans Amt \$335.00 J24 Misc \$75.00 CK 10/28/02 \$335.00 CHANGE \$0.00 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 a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staple are best for attaching signs to a post or backing; the sign tears out less easily.

### 4. TIME

Signs must be posted from Feb 18<sup>th</sup> '03 To MARCH '05, '03

### 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.

Sarah Amato 2/05/03  
(Applicant or Agent) (Date)

I issued 2 signs for this application, 2/05/03, Pat Lambert  
(Date) (Staff Member)

80 59688

Pl. Map No. L-22

V-79-31

435

September 21, 1979

CORRECTED ENVIRONMENTAL PLANNING COMMISSION LAND CONTROLS BOARD RESOLUTION

VACATING THE EAST/WEST ALLEY IN BLOCK 24, UNIT 1, CANADA VILLAGE, ADJACENT TO LOTS 7 THRU 14 ON THE NORTH AND LOTS 15 THRU 18 ON THE SOUTH.

WHEREAS, there has heretofore been dedicated and conveyed to the City of Albuquerque, New Mexico a certain easement for street purposes, more particularly described below; and

WHEREAS, a portion of said right of way is not needed for public use except for easements reserved in Section 2 hereof;

NOW THEREFORE, BE IT ENACTED BY THE ENVIRONMENTAL PLANNING COMMISSION LAND CONTROLS BOARD OF THE CITY OF ALBUQUERQUE UNDER ARTICLE XI, CHAPTER 7 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO 1974, BEING ORDINANCE NO. 97-1977, AS AMENDED.

SECTION 1. Vacating of the east/west alley in block 24, Unit 1, Canada Village, adjacent to lots 7 thru 14 on the north and lots 15 thru 18 on the south as shown on the plat of Canada Village, First Unit, as filed in the office of the County Clerk of Bernalillo County, New Mexico on October 16, 1953 is hereby closed and vacated subject to easements reserved in Section 2 hereof.

SECTION 2. The City hereby reserves the full width of the vacated right of way as an easement for public utilities, whether municipally or privately owned, which are necessary for public use and benefit at the present time or in the future.

SECTION 3. Immediately upon the filing of this resolution in the office of the County Clerk of Bernalillo County, New Mexico the land above-described shall be effectively vacated, and the City of Albuquerque by this resolution disclaims from such date any further interest therein except for easements reserved in Section 2 hereof.

ADOPTED AT A PUBLIC HEARING BY THE ENVIRONMENTAL PLANNING COMMISSION LAND CONTROLS BOARD, CITY OF ALBUQUERQUE, NEW MEXICO ON SEPTEMBER 21, 1979.

APPROVED:

*Gene Mares*

Gene Mares, Principal Planner  
City of Albuquerque, New Mexico

Subscribed and sworn to before me this 1<sup>st</sup> day of October, 1980 by Gene Mares, Principal Planner, City of Albuquerque, New Mexico.

My Commission Expires: 11/15/81

Notary Public *Paul D. Lane*

# CENTRAL AVENUE S.E.

10' UNDERGROUND PNM & MST&T Co. ESMT. 9-23-1986 [#20] (BK. MISC. 397-A, PG. 883)

100' PUBLICLY DEDICATED RIGHT-OF-WAY

P.O.B. NW COR. TRACT A FND. #4 REBAR

1.15' PRIVATE SANITARY R & WATER LINE ESMT. #86-84107, 9-4-1986 391-A, PG. 123) [#19]

7x7' MST&T ESMT. DOC #85-57401, 7-16-1985 (BK. MISC. 250-A, PG. 40) [#17]

UTILITY ESMT. FILED 10-18-1953 101) [#24] NOTE #10

N00°09'50"E

POR. TRACT A 0.9205 ACS.

FND. #4 REBAR

N82°17'31"W

COCHITI ROAD S.E.

50' PUBLICLY DEDICATED RIGHT-OF-WAY

262.05'

5320

5323

1 STORY COMMERCIAL BUILDING  
HGT. = 19.1'  
F.F. = 5324.34

155.20'

259.54'

S00°29'33"W

15' GAS CO. OF NM RIGHT OF WAY & ESMT. FILED 11-21-1985 [#18] (BK. MISC. 293-A, PG. 434)

10' PNM & MST&T UNDERGROUND ESMT. DOC #88-13348, 2-16-1986 (BK. MISC. 589A, PG. 407) [#21]

EAST POR. TRACT A  
FOUR HILLS VILLAGE SHOPPING CENTER & APARTMENT COMPLEX  
(4/26/85, C27-22)

9 PARKING SPACES

7 PARKING SPACES

7 PARKING SPACES

8 PARKING SPACES

8 PARKING SPACES

SIDEWALK

CONC. DRAIN

CONC.

17-17-85, 100-100

N82°17'31"W

136.21'

N89°49'48"W

9 PARKING SPACES

7 PARKING SPACES

7 PARKING SPACES

8 PARKING SPACES

8 PARKING SPACES

SIDEWALK

CONC. DRAIN

CONC.

17-17-85, 100-100

N82°17'31"W

136.21'

N89°49'48"W



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002245

Item No. 13

Zone Atlas L-22

DATE ON AGENDA 10-09-02

INFRASTRUCTURE REQUIRED (?)YES ( )NO

CROSS REFERENCE: \_\_\_\_\_  
\_\_\_\_\_

### TYPE OF APPROVAL REQUESTED:

- SKETCH PLAT ( ) PRELIMINARY PLAT ( ) FINAL PLAT
- ( ) SITE PLAN REVIEW AND COMMENT ( ) SITE PLAN FOR SUBDIVISION
- ( ) SITE PLAN FOR BUILDING PERMIT

No.	Comment
-----	---------

- 10 ft from the face of the curb on Central needs to be dedicated as right-of-way, if appropriate.
- Cross-access easements are needed.
- Are there easements on the east side of the property for access?
- A cul-de-sac right-of-way dedication for Cochiti is needed.

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

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**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: 1002245**

**AGENDA ITEM NO: 13**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

May need cross-lot drainage easement.

**RESOLUTION:**

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

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

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

FOR:

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

**DATE:** October 9, 2002





CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
*Development Review Board Comments*

**Meeting Date:** October 9, 2002

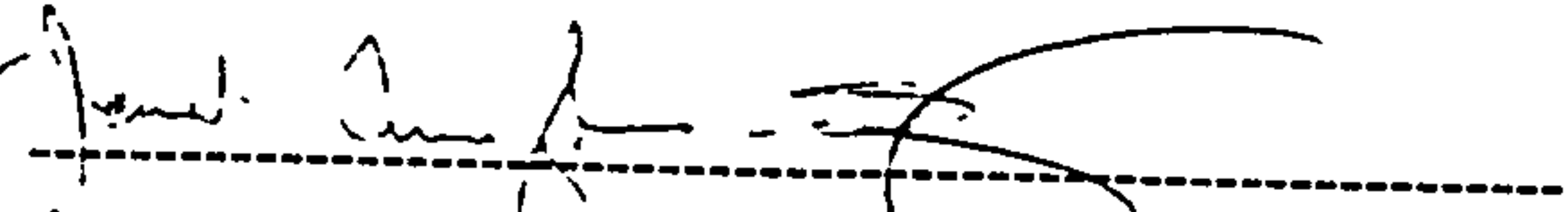
**Agenda Item:** 13

**Project #:** 100225

**Application #:** 02DRB-01464

**Subject:** Four Hills Village

- 
1. According to AGIS, the zoning is SU-1. Has an amendment to the site development plan for subdivision been approved by the EPC? If so, please provide verification.
  2. Minor platting actions may be submitted for review at a regularly scheduled DRB hearing or routed internally. The deadline for the meeting agenda is every Tuesday at noon. Cases are heard the following week on Wednesday. The applicant/agent must attend. If routed internally, applications may be submitted weekdays, between 8:00 a.m. and 4 p.m. The agent is contacted when/if issues arise during the review and when the plat may be picked up for recording.

  
-----  
Janet Cunningham-Stephens, DRB Chair  
Planning Manager, Land Development Coordination  
Tel: 505-924-3880 FAX: 505-924-3864

# City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

Supplemental form **S**      Supplemental form **Z**

**SUBDIVISION**      **ZONING**

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

**SITE DEVELOPMENT PLAN**      **APPEAL / PROTEST of...**

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

Annexation & Zone Establishment  
 Sector Plan  
 Zone Change  
 Text Amendment

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

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

**APPLICANT INFORMATION:**

NAME: MARK ADDY      PHONE: 513-554-1110

ADDRESS: 11690 GROOMS ROAD      FAX: \_\_\_\_\_

CITY: CINCINNATI      STATE: OH      ZIP: 45242      E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNER

AGENT (if any): SURVELLS SOUTHWEST, LTD      PHONE: 998-0303

ADDRESS: 333 LOMAS BLVD NE      FAX: 998-0306

CITY: ALBUQUERQUE      STATE: NM      ZIP: 87102      E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: DIVIDE ONE EXISTING TRACT INTO TWO NEW TRACTS OF LAND. (PRELIM / FINAL)

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

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

Lot or Tract No: TRACT A      Block: \_\_\_\_\_      Unit: \_\_\_\_\_

Subdiv / Addn: FOUR HILLS VILLAGE SHOPPING CENTER & APARTMENT COMPLEX

Current Zoning: L-2/SU-19 RES & COMM      Proposed Zoning: \_\_\_\_\_

Zone Atlas Page(s): L-22-2      No. of existing lots: 1      No. of proposed lots: 2

Total area of site (acres): 2.5036      Density if applicable: dwellings per gross acre: \_\_\_\_\_      dwellings per net acre: \_\_\_\_\_

Within city limits?  Yes    No \_\_\_\_\_, but site is within 5 miles of the city limits (DRB jurisdiction.)      Within 1000FT of a landfill? NO

UPC No: 1-022-056-407-389-10420      MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: CENTRAL AVE SE

Between DORADO PLACE SE and TRAMWAY BLYD SE.

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): ZA 80-52  
ZA 82-70 / 02DRB 01464 / PROJ # 1002245

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

SIGNATURE: Dan Oraney      DATE: 12-17-02

(Print): Dan Oraney       Applicant     Agent

**FOR OFFICIAL USE ONLY**

Form revised September 2001

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>02DRB - 01907</u>	<u>P4F</u>	<u>5(3)</u>	<u>\$ 285.00</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"/> FHDP density bonus	_____	_____	_____	Total
<input type="checkbox"/> FHDP fee rebate	_____	_____	_____	<u>\$ 285.00</u>

Hearing date: JAN. 08, 2003

Robert 12/17/02  
 Planner signature / date

Project # 1002245

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

SKETCH PLAT REVIEW AND COMMENT

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
  - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL

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

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule) \$28500
- Any original and/or related file numbers are listed on the cover application

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

Amended preliminary plat approval expires after one year.

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

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

Dan Graney  
 Applicant name (print)  
Dan Graney  
 Applicant signature / date  
12-17-02

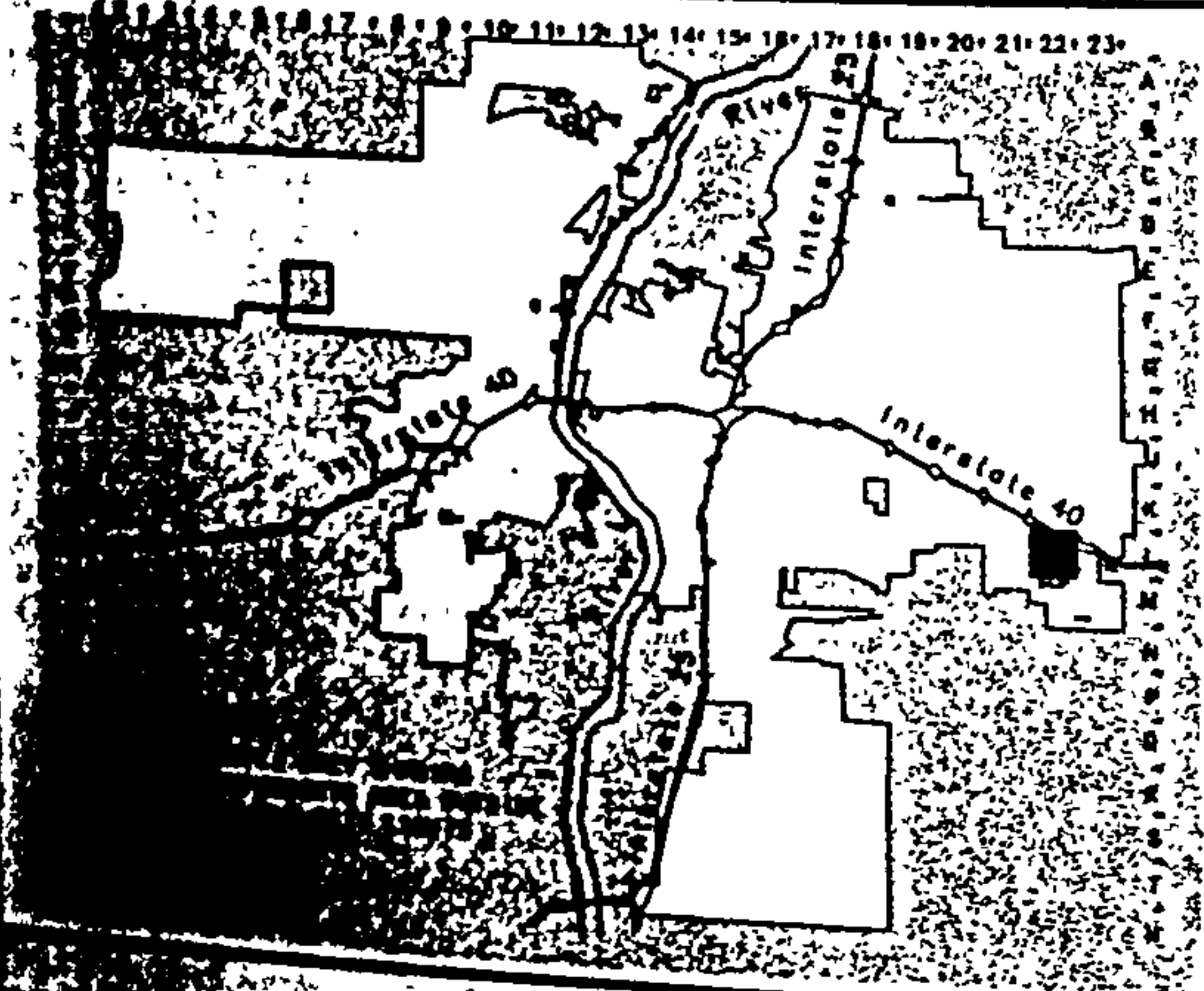
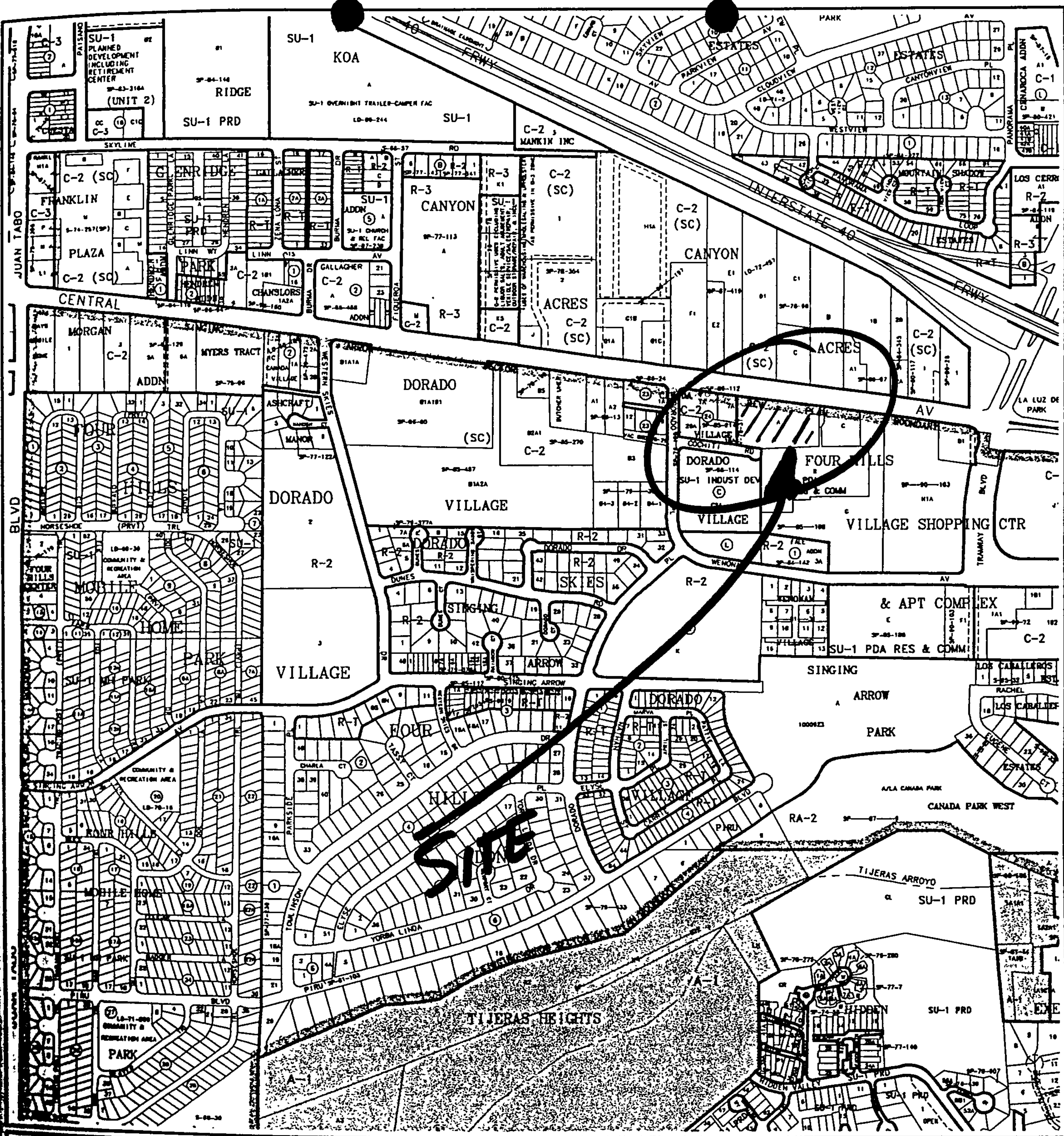


Form revised September 2001

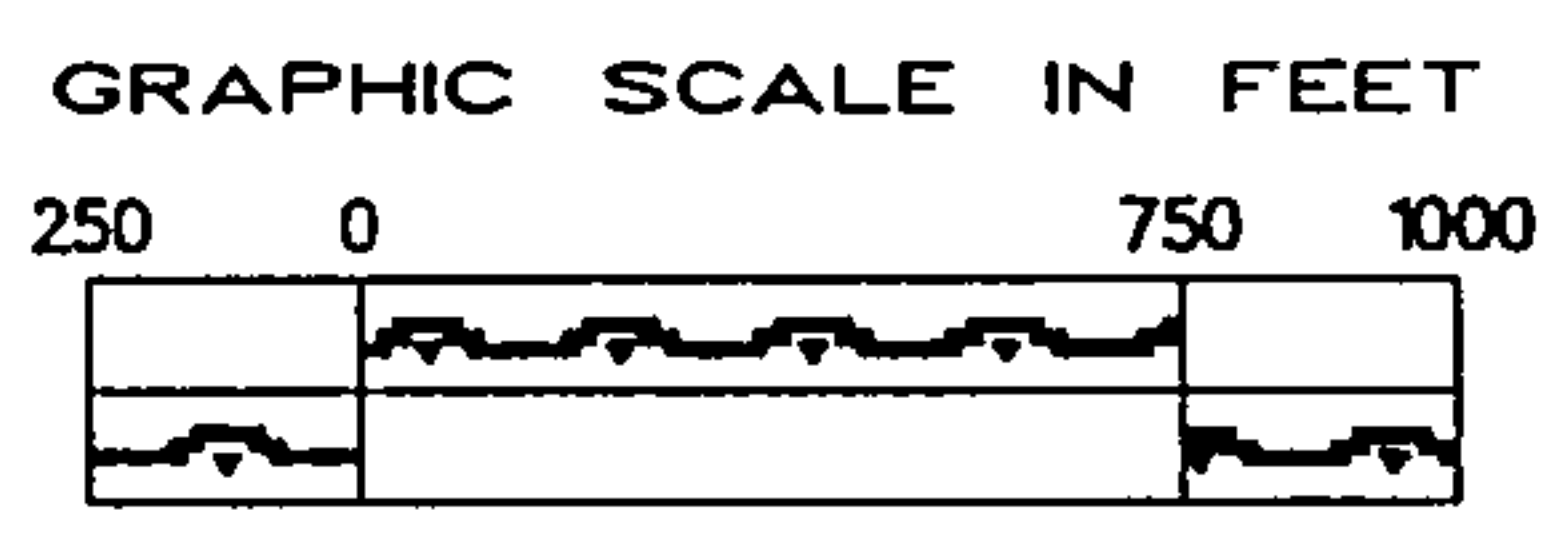
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
02DRB - 01907

[Signature] 12/17/02  
 Planner signature / date  
 Project # 1002245



CITY OF  
Albuquerque  
A Geographic Information System  
PLANNING DEPARTMENT  
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**Zone Atlas Page**

**L-22-Z**

Map Amended through July 18, 2001

# *Surveys Southwest, LTD*

---

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

December 17, 2002

DEVELOPMENT REVIEW BOARD MEMBERS  
PLAZA DEL SOL  
600 SECOND STREET NW  
ALBUQUERQUE, NM 87102


REF: TRACTS A-1 & A-2, FOUR HILLS VILLAGE SHOPPING CENTER AND  
APARTMENT COMPLEX

Dear Board Members:

Surveys Southwest, LTD is requesting to divide One (1) existing tract into Two (2) new tracts of land for the above referenced property.

If you have any questions please feel free to contact me.

Sincerely,

  
Dan Graney  
President

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 & 4<sup>TH</sup> Floor West - 600 2nd St NW 87102  
Front Counter Main Number (505) 924-3858 or 924-3895  
Main Fax (505) 924-3864

\*\*\*DUPLICATE\*\*\*  
City Of Albuquerque  
Treasury Division

12/17/2002 11:07AM LOC: ANN

RECEIPT# 00001762 WSH 006 TRANSH 0011  
Account 441006 Fund 0110 TRSKDM  
Activity 4983000 \$285.00  
Trans Amt \$285.00  
J24 Misc CK \$285.00  
CHANGE \$0.00

### PAID RECEIPT

**APPLICANT NAME** MARK ADDY

**AGENT** SURVEYS SW, LTD

**ADDRESS** 333 LOMAS BLVD NE 87102

**PROJECT NO.** 1002245

**APPLICATION NO.** 02DRB-01907

\$ 285<sup>00</sup> 441006 / 4983000 (DRB Cases)  
\$ \_\_\_\_\_ 441006 / 4971000 (EPC & AA / LUCC / Appeals)  
\$ \_\_\_\_\_ 441018 / 4971000 (Notification)

---

\$ 285<sup>00</sup> **Total amount due**

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

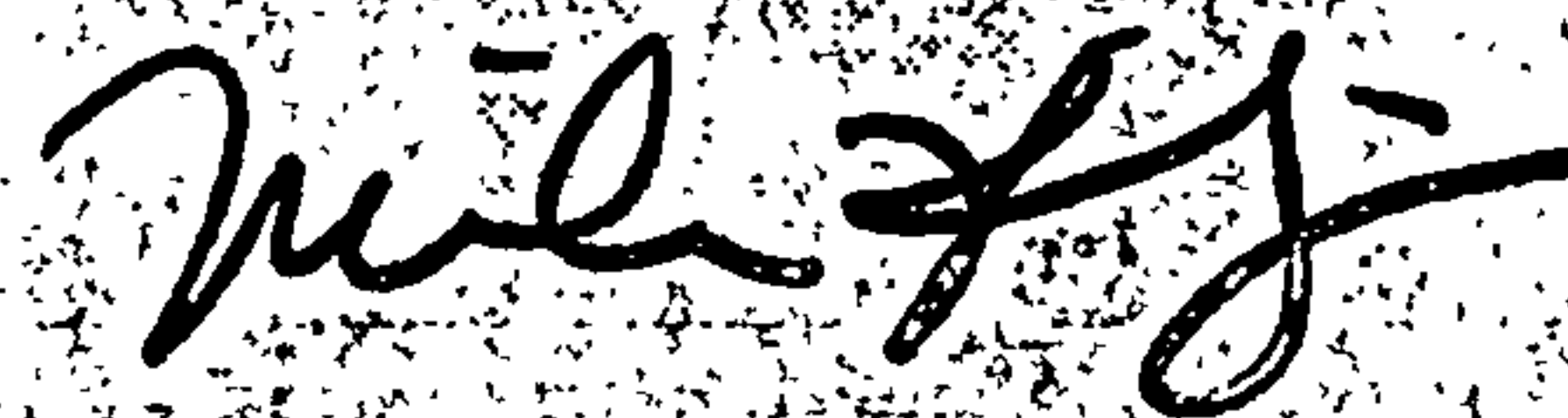
Phillips Edison & Co. Shopping Center  
Opportunity Fund, LLC  
11690 Grooms Road  
Cincinnati, OH 45242

US Bank, N.A.  
Control Disbursement  
Cincinnati, OH

DATE: December 10, 2002 CHECK NO: 2743 AMOUNT: \$285.00

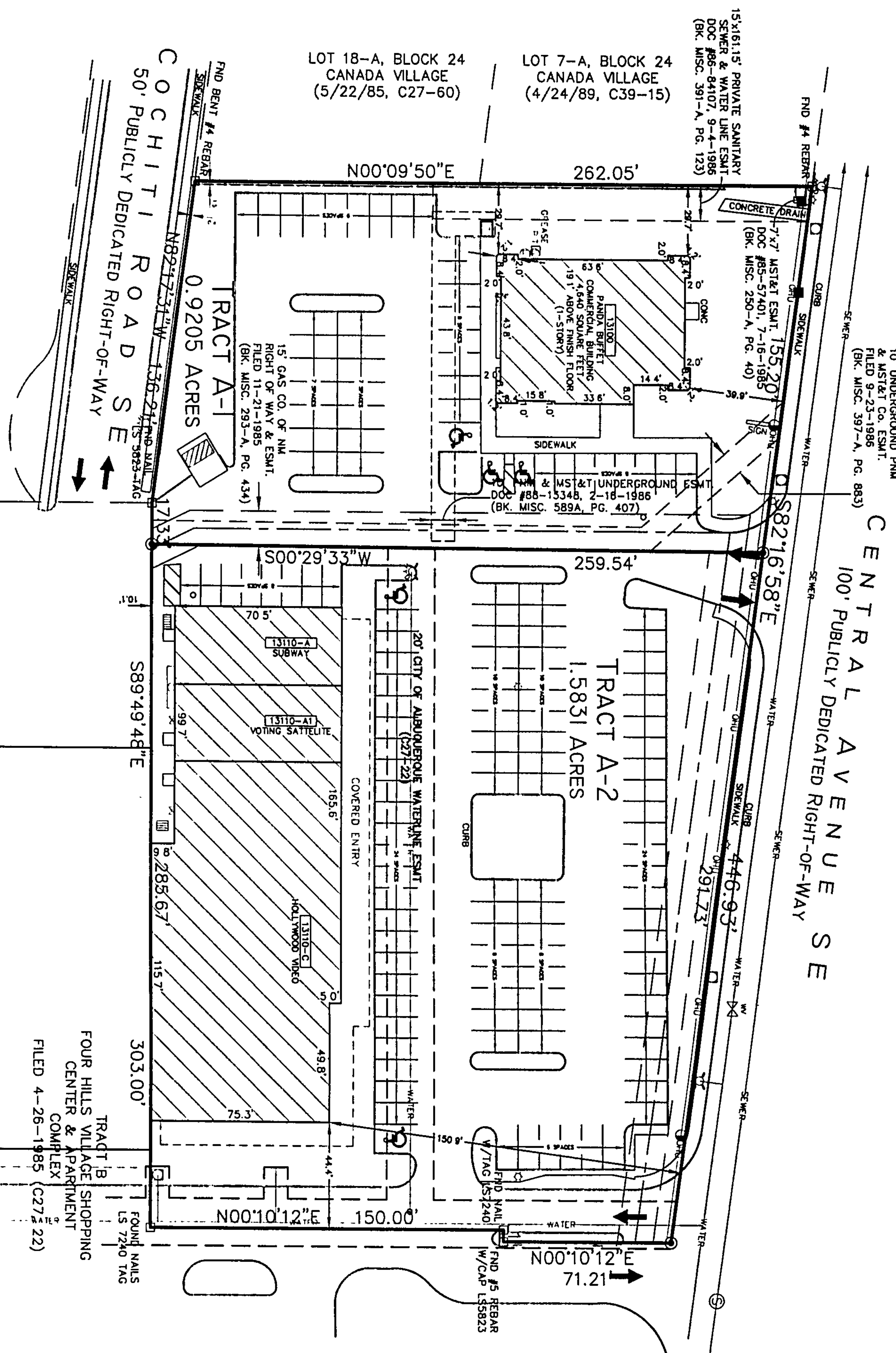
Pay: \*\*\*\*\*Two hundred eighty-five dollars and no cents\*\*\*\*\*

PAY TO THE ORDER OF City of Albuquerque  
P.O. Box 1313  
Albuquerque, NM 87103



THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK—HOLD AT AN ANGLE TO VIEW

⑈0002743⑈ ⑈042205038⑈ 000821647252⑈



LOT 18-A, BLOCK 24  
CANADA VILLAGE  
(5/22/85, C27-60)

LOT 7-A, BLOCK 24  
CANADA VILLAGE  
(4/24/89, C39-15)

15'x161.15' PRIVATE SANITARY  
SEWER & WATER LINE ESMT  
DOC #86-84107, 9-4-1986  
(BK. MISC. 391-A, PG. 123)

7'x7' MST&T ESMT  
DOC #85-57401, 7-16-1985  
(BK. MISC. 250-A, PG. 40)

15' GAS CO. OF NM.  
RIGHT OF WAY & ESMT.  
FILED 11-21-1985  
(BK. MISC. 293-A, PG. 434)

10' UNDERGROUND PNM  
& MST&T Co. ESMT.  
FILED 9-23-1986  
(BK. MISC. 397-A, PG. 883)

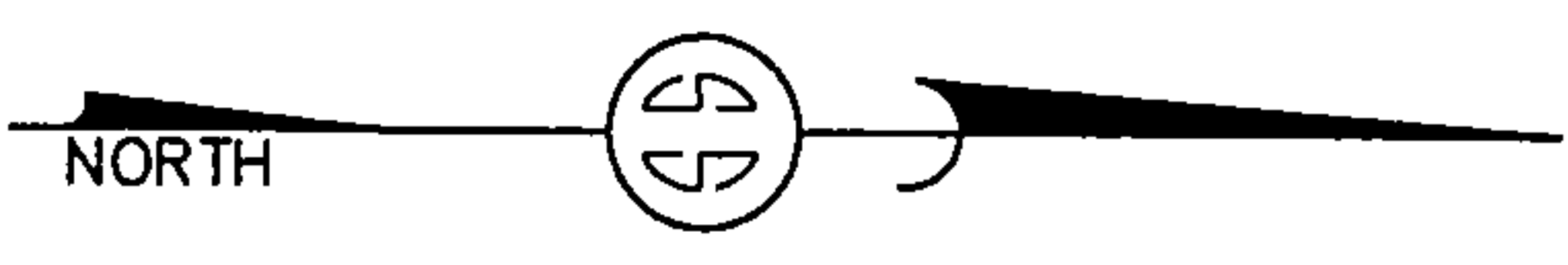
TRACT A-2  
1.5831 ACRES

TRACT A-1  
0.9205 ACRES

CENTRAL AVENUE SE  
100' PUBLICLY DEDICATED RIGHT-OF-WAY

COCHITI ROAD SE  
50' PUBLICLY DEDICATED RIGHT-OF-WAY

TRACT B  
FOUR HILLS VILLAGE SHOPPING  
CENTER & APARTMENT  
COMPLEX  
FILED 4-26-1985 (C27-22)



24



Completed, 1-13-03

# DRB CASE ACTION LOG

REVISED 8/20/2002

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

DRB Application No.:02-01907	Project #1002245
Project Name:FOUR HILLS VILLAGE SHP CTR.	EPC Application No.:
Agent:Surveys Southwest Ltd.	Phone No.: 998-0309

Your request for (SDP for SUB), (SDP for BP), **FINAL PLATS**, (MASTER DEVELOP. PLAN), was approved on 1/8/03 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

Project Number 1002245

- TRANSPORTATION:
  - Access easement on EAST side of Property line
  - 
  - 
  -
- UTILITIES:
  - 
  - 
  - 
  -
- CITY ENGINEER / AMAFCA:
  - 
  - 
  - 
  -
- PARKS / CIP:
  - 
  - 
  - 
  -
- PLANNING (Last to sign):
  - See comments dated \_\_\_\_\_
  - EPC comments (name) \_\_\_\_\_
  - Planning must record this plat. Please submit the following items:
    - The original plat and a mylar copy for the County Clerk.
    - Tax certificate from the County Treasurer.
    - Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
    - Tax printout from the County Assessor.
  - Include 3 copies of the approved site plan along with the originals.
  - County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
  - Property Management's signature must be obtained prior to Planning Department's signature.



COMPLETED.. 1-15-03  
BA

APPLICATION NO. 02DRB .01907	PROJECT NO. 100 2245
PROJECT NAME 4 Hills Village	
EPC APPLICATION NO.	
APPLICANT / AGENT Surveys SW	PHONE NO. 998-0309
ZONE ATLAS PAGE L-22	

## ONE STOP COMMENT FORM LOG

<b>TRANSPORTATION DEV (505) 924-3990</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED RD	DATE 1-14-03	DATE
COMMENTS:		

<b>UTILITY DEV (505) 924-3989</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

<b>HYDROLOGY DEV (505) 924-3986</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

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

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

(Return form with plat / site plan)



**City of Albuquerque**  
**CITY OF ALBUQUERQUE**  
 P.O. BOX 1299 ALBUQUERQUE, NEW MEXICO 87103  
**PUBLIC WORKS DEPARTMENT**  
**DEVELOPMENT SERVICE**  
**HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1002245**

**AGENDA ITEM NO: 24**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

No adverse comments.

**RESOLUTION:**

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

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

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

FOR:

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

**DATE:** January 8, 2003

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
Development Review Board Comments**

**Meeting Date:** January 8, 2003

**Agenda Item:** 24

**Application #**02DRB-01907

**Project#**1002245

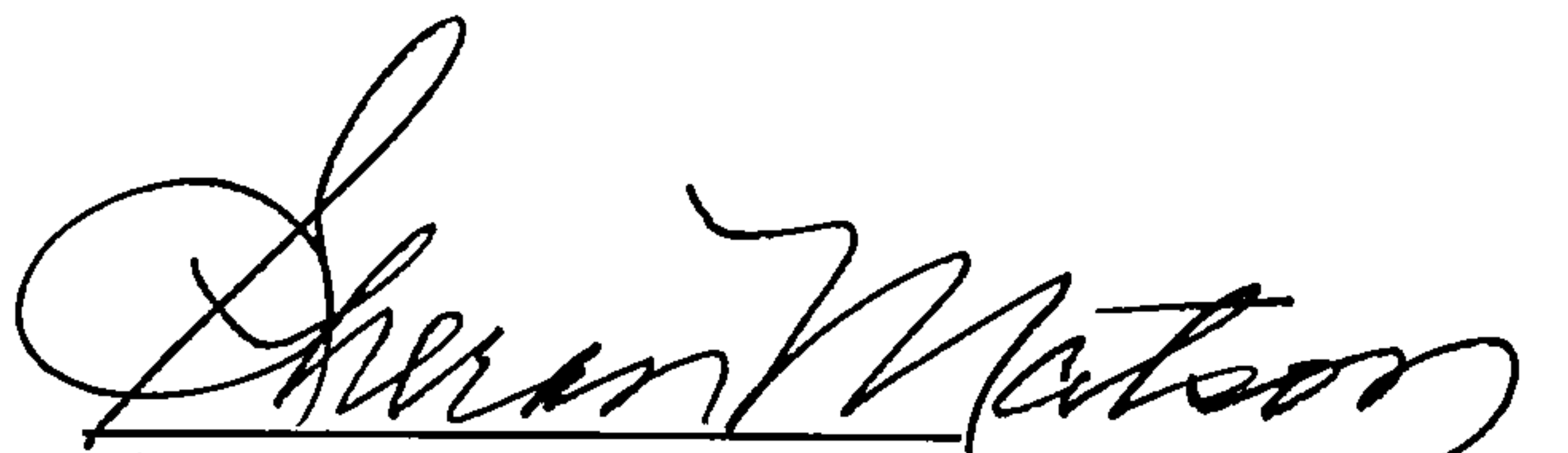
**Subject:** Four Hills Village Shopping Center & Apt. Complex

No objection to the preliminary plat

Minor plats may be recorded by the applicant. However, Planning requires a copy of the recorded plat to close out the file.

**Be sure the Project # and DRB Application # is on the final plat.**

Please provide a digital dxf file showing easement, parcel and right of way lines in New Mexico State Plane Feet, NAD 1927 or 1983 for AGIS purposes. The information may be emailed to [jmcsorley@cabq.gov](mailto:jmcsorley@cabq.gov) or provided on a disk.



Sheran Matson, DRB Planning Representative  
Phone: 505 924-3880 Fax: 505-924-3864

**Subject:** [Fwd: FW: Four Hills Shopping Center --Approx. Location 13100 Central SE]  
**Date:** Wed, 08 Jan 2003 08:09:01 -0700  
**From:** DANGRANEY <dmgraney@swsurvey.com>  
**To:** pberry@swsurvey.com

---

**Subject:** FW: Four Hills Shopping Center --Approx. Location 13100 Central SE  
**Date:** Wed, 18 Dec 2002 16:58:51 -0700  
**From:** Schlegel Lewis Architects <gdi@mac.com>  
**To:** Dan Graney <dmgraney@swsurvey.com>

Dear Dan-

Please find attached correspondence with Cynthia Borrego regarding Carl's Jr. This is the only written correspondence that we have. Please let us know if this will suffice.

Jim Lewis.

-----  
From: CArchuleta@cabq.gov  
Date: Mon, 25 Nov 2002 16:17:29 -0700  
To: gdi@mac.com, EConcini@cabq.gov  
Cc: vjchavez@cabq.gov  
Subject: Four Hills Shopping Center --Approx. Location 13100 Central SE

David,  
I spoke with Ellen Concini, City Zoning Enforcement Officer, regarding this property location and your zoning question regarding as to whether or not you could apply for a drive-thru at the proposed Carl's Jr. Restaurant at the above referenced address. Ms. Concini indicated to me that the underline zoning at this location was and still is interpreted as C-2. According to the City Zoning Code a drive-thru facility is allowed in a C-2 Zone, and therefore an Administrative Amendment is allowable. Should you have further questions regarding your application process please call or e-mail me at 924-3335, or you may contact Ms. Concini.

Thank you.

Cynthia Borrego

24



# DRB CASE ACTION LOG

REVISED 8/20/2002

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

DRB Application No.:02-01907	Project #1002245
Project Name:FOUR HILLS VILLAGE SHP CTR.	EPC Application No.:
Agent: Surveys Southwest Ltd.	Phone No.: <b>998-0309</b>

Your request for (SDP for SUB), (SDP for BP), **FINAL PLATS**, (MASTER DEVELOP. PLAN), was approved on 1/8/09 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

- TRANSPORTATION:
  - Access easement on EAST SIDE of Property Lines
  - 
  - 
  -
- UTILITIES:
  - 
  - 
  - 
  -
- CITY ENGINEER / AMAFCA:
  - 
  - 
  - 
  -
- PARKS / CIP:
  - 
  - 
  - 
  -
- PLANNING (Last to sign):
  - See comments dated \_\_\_\_\_
  - EPC comments (name) \_\_\_\_\_
  - Planning must record this plat. Please submit the following items:
    - The original plat and a mylar copy for the County Clerk.
    - Tax certificate from the County Treasurer.
    - Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
    - Tax printout from the County Assessor.
  - Include 3 copies of the approved site plan along with the originals.
  - County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
  - Property Management's signature must be obtained prior to Planning Department's signature.

Project Number

1002245



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

January 8, 2003 9:00 a.m.

**MEMBERS:**

Roger Green, Acting DRB Chair  
Claire Senova, Administrative Assistant

Richard Dourte, Transportation Development  
Brad Bingham, Alternate City Engineer

Sheran Matson, Planning  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

- A. Call to Order: 9:00 A.M. ADJOURNED: 1 P.M.
- B. Changes and/or Additions to the Agenda
- C. Announcements

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

1. **Project # 1000196**  
02DRB-01850 Major-Two Year SIA  
TIERRA WEST LLC agent(s) for BEN RUIZ request(s) the above action(s) for all or a portion of Lot(s) C1B, **CORONADO SAVINGS & LOAN**, zoned SU-1 special use zone, for C-1 uses, located on COORS BLVD NW, between SEQUOIA RD NW and REDLANDS RD NW containing approximately 2 acre(s). [REF: 00450-00641, 02DRB-00845] (G-11) **A 6-MONTH EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1000269**  
02DRB-01878 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST 93-2 NM request(s) the above action(s) for all or a portion of Tract(s) 5B2C1A1, **RENAISSANCE CENTER**, zoned SU-1 for C-2, located on CULTURE DR NE, between MONTANO RD NE and MERCANTILE AVE NE containing approximately 1 acre(s). [REF: DRB 96-242, 00460-00802, 00440-01433, 00420-01434, 00420-01435] (F-16) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1000950**  
02DRB-01875 Major-Two Year SIA

DINESH C. KHOLWADWALA request(s) the above action(s) for all or a portion of Lot(s) 4A1, **MENAU DEVELOPMENT**, zoned M-1 light manufacturing zone, located on MENAU BLVD NE, between UNIVERSITY BLVD NE and PRINCETON DR NE containing approximately 3 acre(s). [REF: 00410-01688, DRB-99-107, V-99-41, Z-98-21] (H-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/8/03 A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

4. **Project # 1000131**  
02DRB-01897 Major – Two Year SIA  
02DRB-01898 Minor – Ext. SIA Temp  
Deferral of Sdwks

MARK GOODWIN & ASSOCIATES, PA agent(s) for BROADWAY DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Sections 28, 29, 32, 33 - T10R3, **BROADWAY INDUSTRIAL CENTER, UNIT 3**, zoned SU-2 MH, located on SAN JOSE AVE SE BETWEEN BROADWAY BLVD SE AND I-25 containing approximately 60 acre(s). [REF: DRB-99-8, 02DRB-00400, 02DRB-00402, 01DRB-01559, 01DRB-01791] (M-14) **A TWO YEAR EXTENSION OF THE SIA WAS APPROVED. THE EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALKS WAS WITHDRAWN. THE INFRASTRUCTURE LIST WILL BE REVISED TO REMOVE ANY OUTSTANDING SIDEWALK IMPROVEMENTS.**

5. **Project # 1000408**  
02DRB-01855 Major-Preliminary Plat  
Approval  
02DRB-01856 Minor-Sidewalk Variance  
02DRB-01857 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA, agent(s) for C & W LAND DEVELOPMENT ENTERPRISE INC. request(s) the above action(s) for all or a portion of Tract(s) 490 & 91, **SAGE POINTE SUBDIVISION**, TOWN OF ATRISCO GRANT #7, zoned R-D residential and related uses zone, developing area, 14 DU/AC, located on the SOUTH SIDE OF SAGE RD SW, between 82ND ST SW and 86TH ST SW containing approximately 10 acre(s). [REF: DRB-99-21, 00440-00438 XPP, 01440-00353 XPP, 02DRB-00365 XPP, 02DRB-00492 AMPP] (M-9) **DEFERRED AT THE AGENT'S REQUEST TO 1/15/03.**

6. **Project # 1001866**  
02DRB-01848 Major-Preliminary Plat  
Approval  
02DRB-01849 Minor – Temp Defer  
SDWK

MARK GOODWIN & ASSOCIATES, PA, agent(s) for NORTH VALLEY DEVELOPMENT LTD., LLC, request(s) the above action(s) for all or a portion of Lot(s) 16 & 17, ALVARADO ADDITION, **CAMPBELL FARM SUBDIVISION**, zoned RA-2 residential and agricultural zone, located on CAMPBELL RD NW BETWEEN RIO GRANDE BLVD NW AND THE GRIEGOS DRAIN, containing approximately 5 acre(s). [REF: 02500-00540 (SK)] (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 1/22/03.**



7. **Project # 1001993**  
02DRB-01841 Major-Vacation of Pub  
Right-of-Way  
02DRB-01842 Minor-Prelim&Final  
Plat Approval

JEFF MORTENSEN & ASSOC., INC. agent(s) for CITY OF ALBUQUERQUE & SHIRLEY LESLIE request(s) the above action(s) for all or a portion of Lot(s) F & G, **ACADEMY PLACE SUBDIVISION**, zoned R-2 residential zone & C-1, located on the SOUTH SIDE OF OSUNA RD NE, between JUAN TABO BLVD NE and MORRIS ST NE containing approximately 4 acre(s). [REF: 02DRB-01545 SK, 02EPC-00825 ZMA, 02EPC-00824 SDP, 02EPC-00844 SDP] (F-21) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT DELEGATED TO PLANNING TO RECORD.**

02DRB-01960 Minor-SiteDev Plan  
BldPermit/EPC

SITES SOUTHWEST agent(s) for CITY OF ALBUQUERQUE, PUBLIC WORKS request(s) the above action(s) for all or a portion of Tract(s) F1, **ACADEMY PLACE SUBDIVISION**, zoned R-1 residential zone, located on the southside of OSUNA RD NE, between JUAN TABO BLVD NE and MORRIS ST NE containing approximately 2 acre(s). [REF: 01EPC-00824 SDP, 02EPC-00825 ZMA, 02DRB-01841 & 2] [Debbie Stover, EPC Case Planner] (F-21) **WITH THE SIGNING OF THE INFRASTRUCRE LIST DATED 1/8/03 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATTED TO CITY ENGINEER FOR SIA.**

8. **Project # 1002250**  
02DRB-01882 Major-Bulk Land Variance  
02DRB-01886 Minor-Prelim&Final Plat  
Approval  
02DRB-01887 Major-Vacation of Public  
Easements

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A-1, **VENTANA RANCH**, zoned SU-1 for RT, located on UNIVERSE BLVD NW, between IRVING BLVD NW and VENTANA RD NW containing approximately 23 acre(s). [REF: 02EPC-01480, DRB-99-54] (B-10) THE BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

02DRB-01890 Minor-Amnd SiteDev Plan  
Subd/EPC  
02DRB-01891 Minor-SiteDev Plan  
BldPermit/EPC

CONSENSUS PLANNING INC agent(s) for SANDIA PROPERTIES LTD CO request(s) the above action(s) for all or a portion of Tract (s) A1 and A2, **VENTANA RANCH**, zoned SU-1 for R2 & SU-1 for Church/R2, located on UNIVERSE BLVD NW, between VENTANA RD NW and IRVING BLVD NW containing approximately 28 acre(s). [REF: Z-94-105, Z-98-111, DRB-99-54/S-99-17, 02EPC-01480, 02EPC-01481] [Makita Hill, EPC Case Planner] (B-10) THE AMENDED SITE DEVELOPMENT PLAN WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/8/03 THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA.

9. **Project # 1001932**  
02DRB-01810 Major-Vacation of Public Easements

MARK GOODWIN & ASSOCIATES, PA, agent(s) for K B HOME NEW MEXICO request(s) the above action(s) for all or a portion of Lot(s) 5A1A, B1, A1, 393, 392, and 391, **WEST RIDGE SUBDIVISION**, zoned SU-1/RD, located on UNSER BLVD NW, between OLD OURAY RD NW and NEW OURAY RD NW containing approximately 38 acre(s). **[SHOWN AS PROJECT # 1002368 IN ERROR]** (G-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

- 02DRB-01578 Major-Preliminary Plat Approval  
02DRB-01579 Major-Vacation of Pub Right-of-Way  
02DRB-01580 Major-Vacation of Public Easements  
02DRB-01581 Major- SiteDev Plan Subd  
02DRB-01583 Minor-Sidewalk Waiver  
02DRB-01584 Minor-Temp Deferral of SW Construction

MARK GOODWIN & ASSOCIATES, agent(s) for K B HOME NEW MEXICO, request(s) the above action(s) for all or a portion of Tract(s) 5A1A & A1B, VOLCANO BUSINESS PARK, PHASE 1, Tract(s) A1 & B1, EL RANCHO ATRISCO, PHASE II, Tract(s) 391-393, LANDS OF PLAINS ELECTRIC COOP INC., AND A PORTION OF VACATED OLD OURAY RD NW, (to be known as **WEST RIDGE SUBDIVISION**, zoned SU-1 special use zone, IP, C-1 & PUB. UTIL., located on the east side of UNSER BLVD NW, between OLD OURAY RD NW and NEW OURAY RD NW containing approximately 38 acre(s). [REF: 02DRB-00690 SK PL] [DEFERRED FROM 11/13/02, 12/4/02 & 12/18/02] (DEFERRED FROM 12/18/02) (G-9/10, H-9/10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/8/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/2/03 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION. 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. TEMPORARY DEFERRED OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONTAGE AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

10. **Project # 1002375**  
02DRB-01852 Major-Vacation of Pub Right-of-Way

JOSE L. PADILLA request(s) the above action(s) for all or a portion of Lot(s) 1-5 & E-H, Block(s) 3A **PALISADES ADDITION**, zoned C-1, located on BLUEWATER RD NW, between YUCCA NW and PLANO NW containing approximately 2 acre(s). (J-11) **DEFERRED AT THE AGENT'S REQUEST TO 2/5/03.**

11. **Project # 1002384**  
02DRB-01895 Major-SiteDev Plan  
BldPermit

CONSENSUS PLANNING agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1 (to be known as **RANCHO ENCANTADO SUR**) COORS VILLAGE, zoned SU-3 special center zone, located on WESTERN TRAIL NW, between ATRISCO DR NW and COORS BLVD NW containing approximately 11 acre(s). [REF: 01138-01744, Z-95-94, Z-99-84, DRB-95-195, DRB-96-361] (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 1/15/03.**

02DRB-01896 Major-SiteDev Plan  
BldPermit

CONSENSUS PLANNING agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1 (to be known as **RANCHO ENCANTADO NORTE**) COORS VILLAGE, zoned SU-3, located on WESTERN TRAIL NW, between ATRISCO DR NW and COORS BLVD NW containing approximately 17 acre(s). [REF: 01138-01744, Z-95-94, Z-99-84, DRB-95-195, DRB-96-361] (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 1/15/03.**

02DRB-01879 Major-Preliminary Plat  
Approval  
02DRB-01880 Major-Vacation of Pub  
Right-of-Way  
02DRB-01883 Major-Vacation of Public  
Easements  
02DRB-01884 Minor-Sidewalk Waiver  
02DRB-01885 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1 and 4, **RANCHO ENCANTADO NORTE, RANCHO ENCANTADO SUR AND CONDOMINIUM SUBDIVISIONS**, zoned SU-3 special center zone, located on the southside of WESTERN TR NW, between ATRISCO DR NW and COORS BLVD NW containing approximately 17 acre(s). [REF: 02EPC-01165, 02EPC-01170, 02EPC-01161] (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 1/15/03.**

02DRB-01892 Minor-SiteDev Plan  
Subd/EPC  
02DRB-01893 Minor-SiteDev Plan  
BldPermit/EPC

CONSENSUS PLANNING agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 4B, **COORS VILLAGE**, zoned SU-3 special center zone, located on the southside of WESTERN TR NW, between ATRISCO DR NW and COORS BLVD NW [REF: 02DRB-01879, 02EPC-01170, 01138-01744, DBB-96-361, DRB-95-195, Z-99-84] [**Juanita Vigil, EPC Case Planner**] (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 1/15/03.**

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

TIERRA WEST, LLC agent(s) for PAUL SLONE request(s) the above action(s) for all or a portion of Lot(s) 24, Block(s) 2, **PUEBLO ALTO ADDITION**, zoned C-2 community commercial zone, located south of MARBLE AVE NE, between MANZANO ST NE and TRUMAN ST NE. [REF:DRB-99-193,1001686,02500-00489] [DEFERRED FROM 11/13/02 & 12/4/02] (J-17) **DEFERRED AT THE AGENT'S REQUEST TO 2/13/03.**

13. **Project # 1002351**  
02DRB-01758 Major-Preliminary Plat  
Approval  
02DRB-01759 Minor-Temp Defer SDWK

SURV-TEK, INC. agent(s) for CURB WEST, INC & WESTFORK LIMITED request(s) the above action(s) for all or a portion of Tract(s) 1-B-1-C and Tracts 1-B-1-D, 1-B-1-E, 1-B-1-F, 1-B-1-G, **SEVILLE SUBDIVISION**, zoned R-LT, located on KAYENTA BLVD NW, between IRVING BLVD NW and UNIVERSE BLVD NW containing approximately 48 acre(s). [REF: 1001306, 02-01250, 02-01381] [DEFERRED FROM 12/18/02] (A-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/8/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/6/03 THE PRELIMINARY PLAT IS APPROVED. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONTAGE AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS 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.**

14. **Project # 1002338**  
02DRB-01905 Minor-SiteDev Plan  
BldPermit
- JOHN E. MECHENBIER request(s) the above action(s) for all or a portion of Lot(s) 27, 28 and 29, Block(s) 3, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned IP industrial park zone, located on VENICE AVE NE, between WEST I-25 FRONTAGE RD NE and SAN MATEO BLVD NE containing approximately 3 acre(s). [REF: 02DRB-01709] (B-18) **WITH THE SIGNING OF THE INFRASTURE LIST DATED 1/8/03 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVE DWITH FINAL ISGN OFF DELEGATED TO CITYENGINEER FOR SIA AND PLANNING.**
15. **Project # 1001984**  
02DRB-01963 Minor-SiteDev Plan  
Subd/EPC  
02DRB-01964 Minor-SiteDev Plan  
BldPermit/EPC
- BPLW ARCHITECTS & ENGINEERS INC. agent(s) for RICH FORD request(s) the above action(s) for all or a portion of Lot(s) A and A and B, Tract(s) B-1 of A & B, **HYDER & MAISEL SUBDIVISION**, zoned C-2 and P, located on LOMAS BLVD NE, between WYOMING BLVD NE and I-40 NE containing approximately 18 acre(s). [REF: 02EPC-00826, 02EPC-00827, 02EPC-00828] [**Juanita Vigil, EPC Case Planner**] (J-20) **INDEFINITELY DEFERERD AT THE AGENT'S REQUEST TO BE HEARD WITH THE PLAT.**

16. **Project # 1000651**  
02DRB-01946 Minor-Prelim&Final  
Plat Approval  
02DRB-01947 Minor-SiteDev Plan  
Subd/EPC

TIERRA WEST LLC agent(s) for TIJERAS PLACE LLC - SERIES B request(s) the above action(s) for all or a portion of Tract(s) A29A, **TOWN OF ATRISCO GRANT NE**, zoned SU-1 FOR PDA & C-1 USES & OFFICES, located on the southside of REDLANDS RD NW, between COORS BLVD NW and CORONA DR NW, containing approximately 4 acre(s). [REF: 02EPC-00311] [Debbie Stover, EPC Case Planner] (G-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LSIT DATED 1/8/03 THE PRELIMINARY PLAT WAS APPROVED. THE SITE PLAN FOR SUBDIVISION WSA APPROVED WITH FINAL SIGN OFF DELETED TO CITY ENGINEER FOR SIA. FINAL PLAT WAS INTENTIONALLY DEFERRED FOR FRONT COUNTER ROUTING.**

17. **Project # 1002371**  
02DRB-01824 Minor-SiteDev Plan  
BldPermit/EPC  
02DRB-01825 Minor-Prelim&Final  
Plat Approval

TIERRA WEST LLC agent(s) for SENECA INVESTMENT COMPANY request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) 1A, 1B & 1C, **ALBAN HILLS UNIT 1, (to be known as STONELEIGH ON THE BOSQUE APARTMENTS)** zoned SU-1/R-2, located on COORS BLVD NW, between LA ORILLA RD NW and CORRALES MAIN CANAL containing approximately 18 acre(s). [REF: Z-98-30, DRB-98-113, DRB-98-375] [Russell Brito, EPC Case Planner] [Deferred from 12/11/02 AND 1/8/03] (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 2/5/03.**

18. **Project # 1000060**  
02DRB-01453 Minor-SiteDev Plan  
BldPermit/EPC

BOHANNAN HUSTON, INC. agent(s) for JOHN Q. HAMMONS INDUSTRIES request(s) the above action(s) for all or a portion of Tract(s) B & C, **GATEWAY SUBDIVISION**, zoned SU-2/C-3, located on LOMAS BLVD. NE, between INTERSTATE 25 and WOODWARD PL NE containing approximately 20 acre(s). [REF: 00128 00904] [Russell Brito, EPC Case Planner] [DEFERRED FROM 11/27/02] (J-15) **DEFERRED AT THE AGENT'S REQUEST TO 1/22/03.**

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

19. **Project # 1000147**  
02DRB-01961 Minor-Final Plat  
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for C & W LAND DEVELOPMENT ENTERPRISE INC., request(s) the above a action(s) for all or a portion of Tract(s) A, Unit 1, **WHISPERING POINTE SUBDIVISION, UNIT 2**, zoned R-D residential and related uses zone, developing area, 9DU/AC, located on the southside of SUNSET GARDENS RD SW, between 82ND ST SW and UNSER BLVD SW containing approximately 16 acre(s). [REF: DRB-97-497, Z-97-78, 01DRB-00128 FP, 00DRB-00077 XT PP, 01DRB-00005 XT PP, 01DRB-00039 AmPP][Deferred from 1/8/03] (L-10) **DEFERRED AT THE AGENT'S REUEST TO 1/29/03.**



20. **Project # 1000150**  
02DRB-01877 Minor-Extension of  
Preliminary Plat
- WESTLAND DEVELOPMENT CO., INC., request(s) the above action(s) for **THE CROSSING (UNIT 2)**, zoned R-D residential and related uses zone, developing area, located 1/2 MILE WEST OF UNSER BLVD NW, between LADERA DR NW and 98TH ST NW containing approximately 30 acre(s). [REF: 01500-01852, 01440-00106] (H-9) **A ONE-YEAR EXTENSION TO THE DPRELIMANRY PATL WAS APPROVED TO JANUARY 8, 2004.**
21. **Project # 1000941**  
02DRB-01901 Minor-Ext of SIA for  
Temp Defer SDWK
- COMMUNITY SCIENCES CORP. agent(s) for PARADISE BLUFF, LLC request(s) the above action(s) for all or a portion of Lot(s) 17, 23, 32-34, 61-70, 83 and 84, Block A and Lot(s) 11, 12, 14-18, 20 and 21, Block D, **PARADISE BLUFF, UNIT 1**, zoned SU-1 special use zone, PRD, located on the southside of PARADISE BLVD NW, between JUSTIN DR NW and LILIENTHAL AVE NW containing approximately 6 acre(s). [REF: 01DRB-01150, 00DRB-01656, DRB-94-594, SU-94-61, V-94-128] (B-11) **A TWO-YEAR EXTENSION TO THE FOUR YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
22. **Project # 1001068**  
02DRB-01888 Minor-Final Plat  
Approval
- MARK GOODWIN & ASSOCIATES, PA agent(s) for MESA VERDE DEVELOPMENT CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A, **DESERT RIDGE TRAILS**, zoned R-D residential and related uses zone, developing area, located on VISTAS DR NE, between EAGLE ROCK AVE NE and the LA CUEVA CHANNEL containing approximately 2 acre(s). [REF: 02DRB-01280 PP, 02DRB-01281 Am.SPS] (C-19) **DELEGATED OFF THE AGENDA 1/7/03.**

23. **Project # 1001534**  
02DRB-01931 Minor-Prelim&Final  
Plat Approval

CLARK CONSULTING ENGINEERS agent(s) for LLAVE CONSTRUCTION, INC. request(s) the above action(s) for all or a portion of Tract(s) A, **VINEYARD ESTATES, UNIT 4**, zoned RD residential zone, located on the eastside of VENTURA ST NE, between ANAHEIM AVE NE and CARMEL AVE NE containing approximately 2 acre(s). [REF: 01DRB-01446] (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 1/29/03.**

24. **Project # 1002245**  
02DRB-01907 Minor-Prelim&Final  
Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for MARK ADDY request(s) the above action(s) for all or a portion of Tract(s) A, **FOUR HILLS VILLAGE SHOPPING CENTER & APARTMENT COMPLEX**, zoned SU-1 special use zone, PDA, Res & Comm., located on CENTRAL AVE SE, between DORADO PL SE and TRAMWAY BLVD SE containing approximately 3 acre(s). [REF: ZA-80-52, ZA-82-70, 02DRB-01464] (L-22) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT.**

25. **Project # 1002276**  
02DRB-01957 Minor-Prelim&Final  
Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for EDWIN & MONA LESTER request(s) the above action(s) for all or a portion of Lot(s) 15 and 16, Unit 1, **SUNRISE TERRACE WEST**, zoned R-D residential and related uses zone, developing area, located on SHIRE ST SW, between TOWER RD SW and 114TH ST SW containing approximately 1 acre(s). [REF: 02DRB-01568] (L-8) **DELEGATED OFF THE AGENDA 1/7/03.**

26. **Project # 1002339**  
02DRB-01958 Minor-Prelim&Final  
Plat Approval

WAYJOHN SURVEYING INC agent(s) for JAY REMBE request(s) the above action(s) for all or a portion of Lot(s) 10A, **ALVARADO GARDENS - UNIT 2**, zoned RA-2 residential and agricultural zone, located on CAMPBELL RD NW, between RIO GRANDE BLVD NW and TRELIS NW containing approximately 2 acre(s). [REF: 02DRB-01711] (G-12) **DEFERRED AT THE AGENT'S REQUEST TO 1/15/03.**

**NO ACTION IS TAKEN ON THESE CASES:**

**IF APPLICANT IS NOT PRESENT, COMMENTS WILL BE FORWARDED**

27. **Project # 1002400**  
02DRB-01935 Minor-Sketch Plat or  
Plan

ABQ. ENGINEERING, INC. agent(s) for JAY REMBE request(s) the above action(s) for all or a portion of Lot(s) 4, 5 & 6, Block(s) 18, MONKBRIDGE ADDITION, **LOS CANDELARIAS SUBDIVISION**, zoned SU-2 special neighborhood zone, R-T, located on the northside of CANDELARIA RD NW, between OTRA VEZ CT. NW and CUERVO CT NW containing approximately 5 acre(s). [REF: ZA-86-17, BA-874, Z-905 ] (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

28. Approval of the Development Review Board Minutes for December 11 and December 18, 2002. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

Adjourned: 1 P.M.

# City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

Supplemental form S

SUBDIVISION

Major Subdivision action

Minor Subdivision action **SKETCH**

Vacation V

Variance (Non-Zoning)

SITE DEVELOPMENT PLAN P

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC) L

Supplemental form Z

ZONING

Annexation & Zone Establishment

Sector Plan

Zone Change

Text Amendment

APPEAL / PROTEST of... A

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

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

APPLICANT INFORMATION:

NAME SIERRA-SURF CONNECTION / BRETT WILES PHONE: 760-873-7234

ADDRESS 119 MACIVER SUITE A FAX: \_\_\_\_\_

CITY BISHOP STATE CA ZIP 93514 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNER

AGENT (if any): SURVEYS SOUTHWEST, LTD PHONE: 998-0303

ADDRESS 333 LOMAS BLVD NE FAX: 998-0306

CITY ALBU STATE NM ZIP 87102 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: DIVIDE ONE EXISTING TRACT INTO TWO NEW TRACTS OF LAND & TO PROVIDE ACCESS TO SAID TRACTS

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

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

Lot or Tract No. TRACT A Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv / Addn. FOUR HILLS VILLAGE SHOPPING CENTER & APARTMENT COMPLEX

Current Zoning C-2 - SU-1 PDA RES + Com. Proposed zoning: \_\_\_\_\_

Zone Atlas page(s): L-22-Z No. of existing lots: 1 No. of proposed lots: 2

Total area of site (acres) 2.5036 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_

Within city limits?  Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO

UPC No: 1-022-056-407-389-10420 MRGCD Map No. ✓

LOCATION OF PROPERTY BY STREETS: On or Near: CENTRAL AVE SE

Between DORADO PLACE and TRAMWAY BLYD

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB., AX, Z, V, S, etc.): ZA 80-52  
ZA 82-70

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

SIGNATURE [Signature] DATE 9-6-02

(Print): Dan Graney \_\_\_\_\_ Applicant  Agent

FOR OFFICIAL USE ONLY

Form revised September 2001

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>02003-01464</u>	<u>SK</u>	<u>5(3)</u>	<u>\$ 2</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 checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>Oct. 9, 2002</u>				Total <u>\$ 2</u>

[Signature] 9/25/02 Project # 1002245  
Planner signature / date

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

SKETCH PLAT REVIEW AND COMMENT

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

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

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

**Extensions are not reviewed through internal routing.**

Extension of preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL

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

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

Amended preliminary plat approval expires after one year.

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

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

*Don Braney* Applicant name (print)  
*Don Braney* Applicant signature / date  
9-6-02



Form revised September 2001

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

Application case numbers  
0202B - 01464  
 - -  
 - -

*Paul Carden* 9/25/02  
 Planner signature / date  
 Project # 1002245

# *Surveys Southwest, LTD*

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

September 9, 2002

DEVELOPMENT REVIEW BOARD MEMBERS  
PLAZA DEL SOL  
600 SECOND STREET NW  
ALBUQUERQUE, NM 87102

REF: TRACTS A-1 & A-2, FOUR HILLS VILLAGE SHOPPING CENTER AND  
APARTMENT COMPLEX

Dear Board Members:

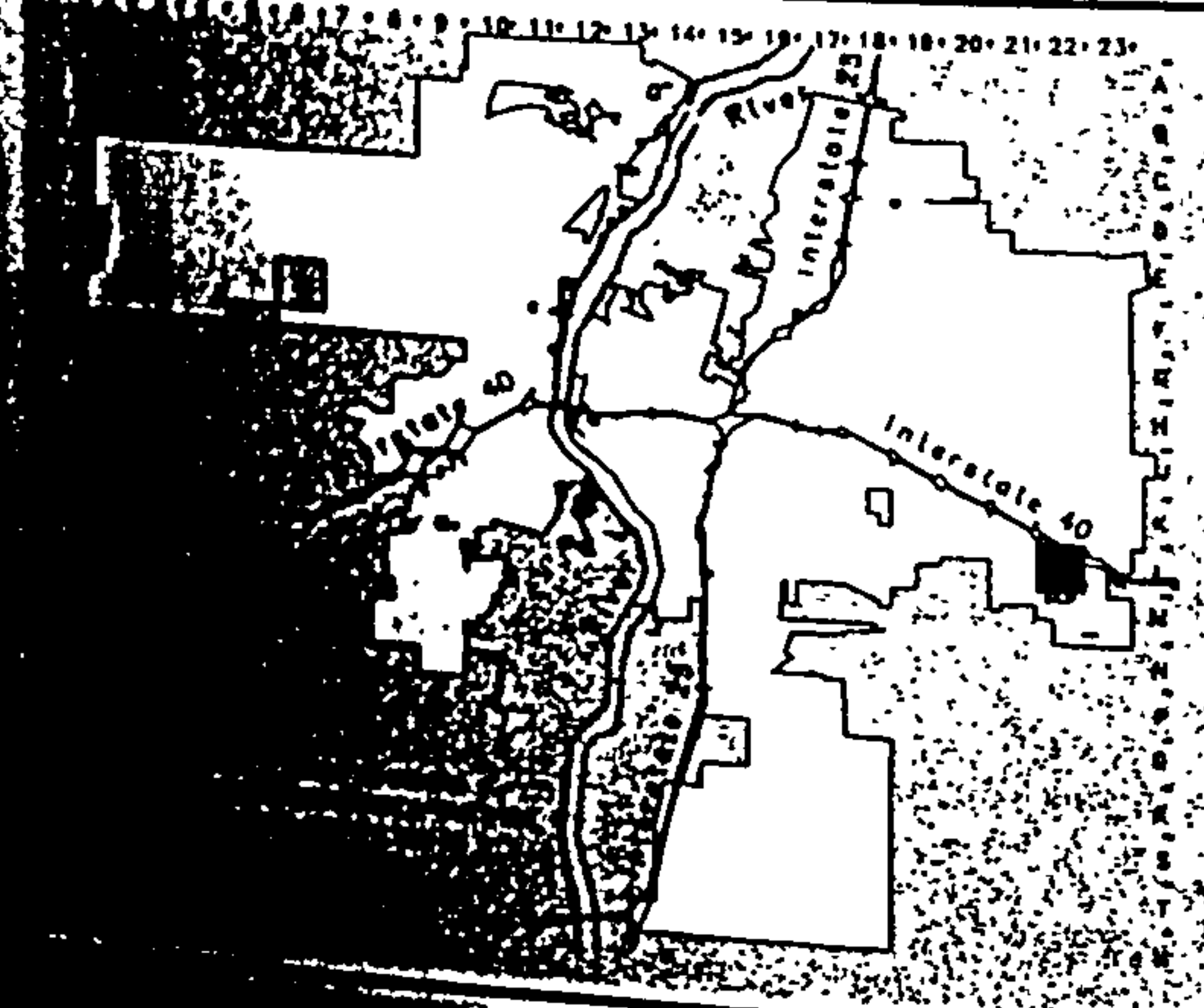
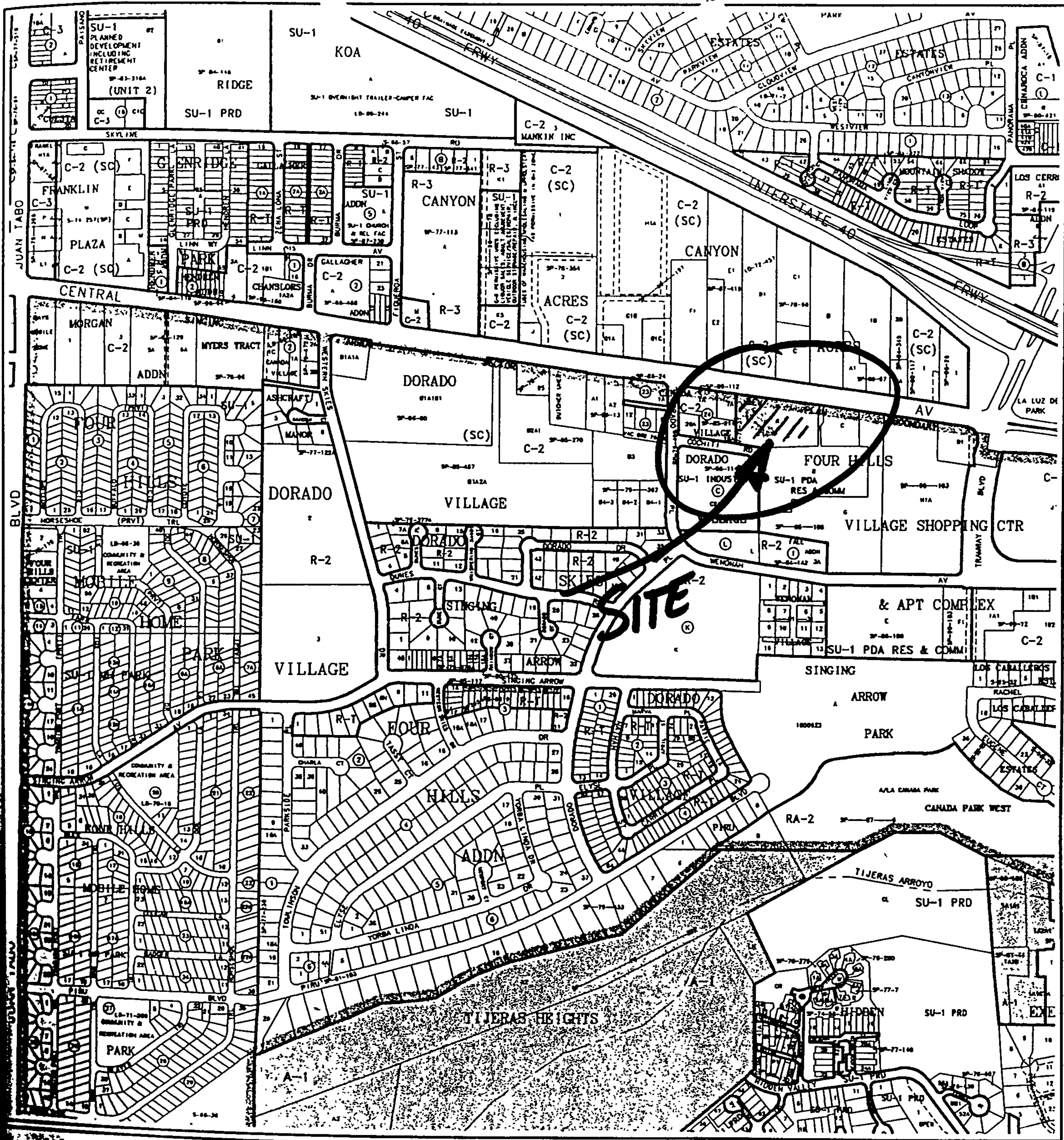
Surveys Southwest, LTD is requesting a sketch plat review for comments to divide One (1) existing tract into Two (2) new tract of land and to provide access to said tracts for the above referenced property.

If you have any questions please feel free to contact me.

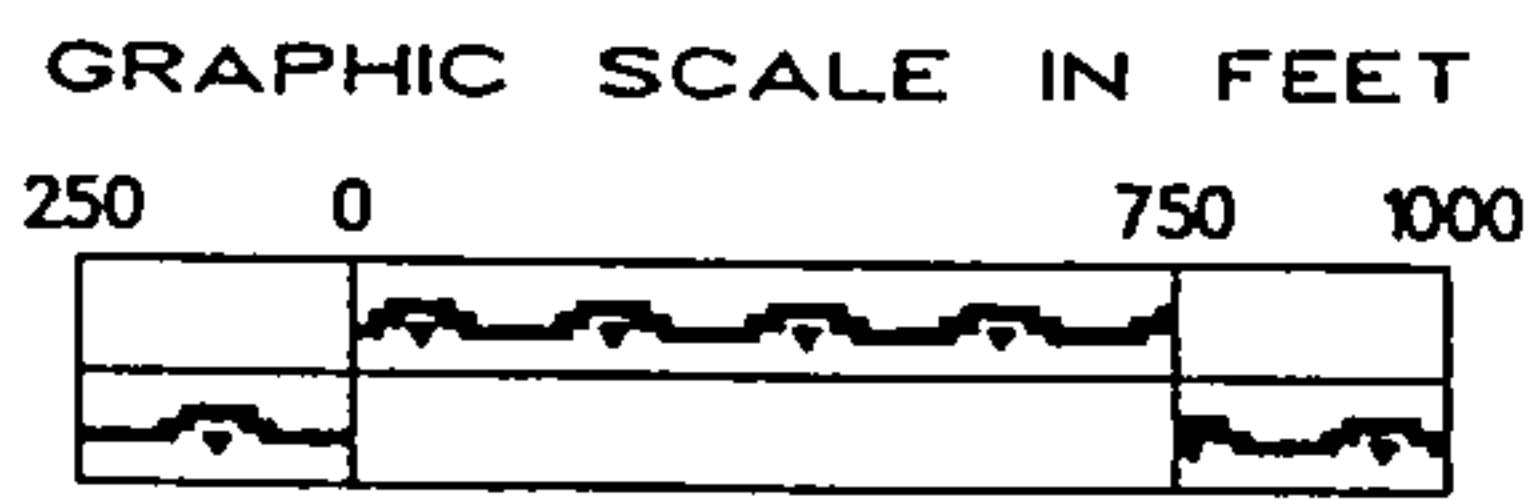
Sincerely,



Dan Graney  
President



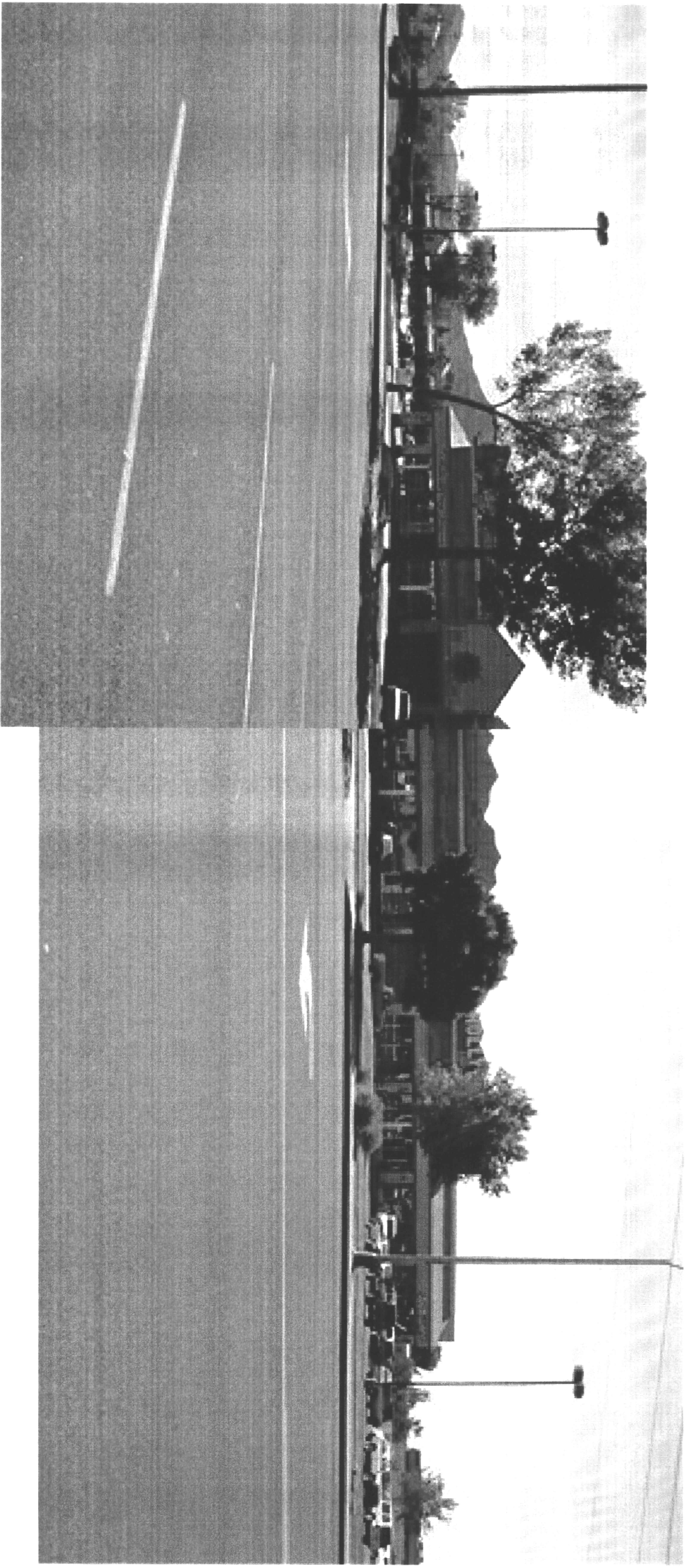
CITY OF  
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PLANNING DEPARTMENT  
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Zone Atlas Page

**L-22-Z**

Map Amended through July 18, 2001



#13 DRB Oct 9'2002 # 1002245

Looking South