



#6

DRB CASE ACTION LOG (Preliminary/Final)

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

DRB Application No.: 11DRB-70229 Project # 1002254
Project Name: _____
Agent: RIO GRANDE ENGINEERING Phone No.: _____

Your request was approved on 8-24-11 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

TRANSPORTATION: - Exhibit w/ dimensions, R.O.W if needed

ABCWUA: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): Floodplain Note; Exhibit showing no encroachment for PAF - dx

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

3. **Project# 1003272**
11DRB-70074 MAJOR – SITE
DEVELOPMENT PLAN FOR
BUILDING PERMIT
- DAC ENTERPRISES, INC agent(s) for LEGACY HOSPITALITY request(s) the referenced/ above action(s) for all or a portion of Lot(s) 4-A-1-A, **ALBUQUERQUE WEST Unit(s) 2**, zoned SU-1 PDA & C-3, located on HIGH ASSETS WAY NW bewteen ALL SAINTS RD NW and EAGLE RANCH RD NW, south of PASEO DEL NORTE NW containing approximately 1.5401 acre(s). (C-13) [Deferred from 4/27/11, 5/11/11, 6/1/11, 6/8/11, 6/15/1, 7/13/11, 7/27/11, 8/10/11] **DEFERRED TO 9/31/11 AT THE AGENTS' REQUEST.**
4. **Project# 1008830**
11DRB-70143 MAJOR - – SITE
DEVELOPMENT PLAN FOR
BUILDING PERMIT
- GARCIA/ KRAEMER & ASSOC. agent(s) for S.M. QURAIISHI/ AFRA CONSTRUCTION request(s) the referneded/ above action for Tract 3E, **TOWN OF ATRISCO GRANT, ROW 2, UNIT A**, zoned SU-1 FOR C-2 USES AND CAMP GROUND, located on the north side of VOLCANO RD NW between 98TH ST NW and 102ND ST NW containing approximately 5.3103 acre(s). (K-8, K-9) [Deferred from 6/29/11, 7/20/11, 8/3/11, 8/10/11] **DEFERRED TO 9/14/11 AT THE AGENTS' REQUEST.**
5. **Project# 1008265**
10DRB-70109 MAJOR – SITE
DEVLOPMENT PLAN FOR BUILDING
PERMIT
- CLAUDIO VIGIL ARCHITIECTS agent(s) for BRUNACINI DEVELOPMENT LLC request(s) the referenced/ above action(s) for all or a portion of Lots A-2-A and A-3-A, **JOURNAL CENTER PHASE 2, UNIT 2** zoned IP, located north of RUTLEDGE RD NE and west of SNAPROLL ST NE containing approximately 5.41 acre(s). (D-16, D-17) [Deferred from 5/5/10, 6/2/10, 8/25/10, 11/17/10, 2/23/11, 5/4/11] **DEFERRED TO 11/16/11 AT THE AGENTS' REQUEST.**

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

6. **Project# 1002254**
11DRB-70229 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- RIO GRANDE ENGINEERING agent(s) for SAN PEDRO BEEHIVE request(s) the above action(s) for all or a portion of located on SAN PEDRO NE BETWEEN CORONA AVE NE AND WILSHIRE AVE NE containing approximately 2.53 acre(s). **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR DIMENSIONAL EXHIBIT AND RIGHT-OF-WAY IF REQUIRED AND TO PLANNING FOR FLOODPLAN NOTE; EXHIBIT SHOWING NO ENCROACHMENT AND AGIS DXF.**

#8



2005.003 4

Completed 6/1/06
OS

DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

DRB Application No.: 06DRB-00686 (P&F)
Project Name: BEEHIVE VILLAGE
Agent: Jeff Mortensen & Associates

Project # 1002254
Phone No: 345-4250

Project Number 1002254

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/24/06 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): AGIS DXF
JAM 05/25/06

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



DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

DRB Application No.: 06DRB-00686 (P&F)
Project Name: BEEHIVE VILLAGE
Agent: Jeff Mortensen & Associates

Project # 1002254
Phone No: 345-4250

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/24/06 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): AGIS ~~OK~~ OK

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

Project Number 1002254



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 24, 2006

- 8. Project # 1002254**
06DRB-00686 Minor-Prelim&Final Plat Approval
06DRB-00685 Minor-Vacation of Private Easements

JEFF MORTENSEN & ASSOCIATES INC agent(s) for PALMER INVESTMENTS & CORTLAND WALKER CONSTRUCTION INC., request(s) the above action(s) for all or a portion of Tract(s) A & B, **BEEHIVE VILLAGE**, zoned SU-2 IP, located on SAN PEDRO DR NE, between WILSHIRE AVE NE and CORONA AVE NE containing approximately 3 acre(s). [REF: 02DRB-01502, 02DRB-01503, 05AA-01720, 05DRB-01642, 05DRB-01643, 05AA-01850, 06DRB-00084] (C-18)

At the May 24, 2006, Development Review Board meeting, the preliminary and final plat was approved with final sign off delegated to Planning for the AGIS dxf file.

The vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

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

CONDITIONS:

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

Sheran Matson, AICP, DRB Chair

Cc: Jeff Mortensen & Associates Inc., 6010-B Midway park Blvd NE, 87109
Palmer Investments & Cortland Walker Construction Inc., (CWC), 1500 Barrett Drive, Meridian, ID 83642-3728
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

Handwritten marks: a large '8' and several 'X' marks.

2254

DXF Electronic Approval Form

DRB Project Case #: 1002254

Subdivision Name: BEEHIVE VILLAGE TRS A1 & B1

Surveyor: CHARLES G CALA JR

Contact Person: TIMOTHY TESSENDORF

Contact Information: 345-4250

DXF Received: 5/24/2006

Hard Copy Received: 5/24/2006

Coordinate System: NMSP Grid (NAD 27)


Approved

05-24-2006
Date

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

AGIS Use Only
Copied fc 2254 to agiscov on 5/24/2006 Contact person notified on 5/24/2006

2. **Project # 1002949**
06DRB-00595 Major-Two Year SIA

JAMES F CRABTREE request(s) the above action(s) for all or a portion of Block(s) 10, Lot(s) 1-A, 1-B, 1-C, 1-D & 1-E, **PETROGLYPH PARK, UNIT 3**, zoned O-1 office and institution zone, located on UNSER BLVD NW, between SANTO DOMINGO ST NW and MOJAVE NW containing approximately 1 acre(s). [REF:04DRB-00774] (E-10) **A TWO-YEAR SIA WAS APPROVED. THIS WILL BE THE LAST EXTENSION.**

3. **Project # 1002632**
06DRB-00599 Major-Preliminary Plat Approval
06DRB-00601 Major-Vacation of Pub Right-of-Way
06DRB-00602 Major-Vacation of Public Easements
06DRB-00603 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 4, 5 & 6 (to be known as **SUNDANCE ESTATES, UNIT 1**) zoned R-LT, located on PARADISE BLVD NW, between LYONS BLVD NW and PROPOSED UNSER ALIGNMENT containing approximately 36 acre(s). [REF: 03EPC-00690, 03DRB-01306, 04DRB-00760, 04DRB-01761] (B-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/24/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/8/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: MRCOG ACCESS, TRACT 5 ACCESS AND UNSER EASEMENT. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALK ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

06DRB-00585 Minor-Final Plat Approval

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 4-6, **SUNDANCE ESTATES, UNIT 1**, zoned R-LT residential zone, located on PARADISE BLVD NW, between LYONS BLVD NW and PROPOSED UNSER ALIGNMENT, containing approximately 36 acre(s). [REF: 03EPC00690, 03DRB01306, 04DRB00760, 04DRB00761, 04DRB01761] [*Deferred from 5/3/06 & 5/24/06*] (B-11) **THE FINAL PLAT WAS DEFERRED FOR THE SIA AND THE 15-DAY APPEAL PERIOD TO 6/14/06.**

4. **Project # 1004354**
06DRB-00392 Major-Vacation of Pub
Right-of-Way

TIERRA WEST LLC agent(s) for PETE DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 22-26 and a portion of Lot(s) 27, Tract(s) O, Block(s) 9, **ORIGINAL TOWNSITE OF WESTLAND**, zoned SU-2 FOR C-2, IP, located on 98TH ST NW, between VOLCANO RD NW and CENTRAL AVE NW containing approximately 9 acre(s). [REF: ZA-88-3701, ZA-90-276, ZA-96-227, ZA-87-308, 05DRB-01229, 05EPC-01234] *[Deferred from 4/19/06 & 5/3/06]* (K-9) **WITHDRAWN AT THE AGENT'S REQUEST.**

5. **Project # 1003859**
06DRB-00533 Major-Vacation of Pub
Right-of-Way
06DRB-00534 Major-Vacation of Public
Easements

PRECISION SURVEYS INC agent(s) for SILVERLEAF VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) 4 & 6, **NORTH ANDALUCIA AT LA LUZ**, zoned SU-1, O-1, C-2, PRD, located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 64 acre(s). [REF: 05DRB-00869, 05DRB-01010, 05DRB-00994] *[Deferred from 5/10/06]* (E-12/ F-12) **WITHDRAWN AT THE AGENT'S REQUEST.**

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

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

THERE ARE NO SITE PLANS THIS WEEK...

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

6. **Project # 1003655**
06DRB-00684 Minor-Extension of
Preliminary Plat

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15, 16, 17 and a portion of 18, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as LA VISTA @ DESERT RIDGE TRAILS)** zoned RD, located on WYOMING BLVD NE, between EAGLE ROCK NE and MODESTO NE containing approximately 3 acre(s). [REF: 04DRB-01373, 05DRB-01833] (C-19) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

7. **Project # 1004320**
06DRB-00682 Minor-Prelim&Final Plat
Approval

JACKS HIGH COUNTRY INC agent(s) for INSPIRATION RESEARCH EXCHANGE LLC request(s) the above action(s) for all or a portion of Tract(s) E-2, **SANDIA SCIENCE AND TECHNOLOGY PARK**, zoned IP, located on INNOVATION PKWY SE, between GIBSON AVE SE and RESEARCH AVE SE containing approximately 4 acre(s). [Deferred from 5/24/06] (M-21) **DEFERRED AT THE AGENT'S REQUEST TO 5/31/06.**

8. **Project # 1002254**
06DRB-00686 Minor-Prelim&Final Plat
Approval
06DRB-00685 Minor-Vacation of Private
Easements

JEFF MORTENSEN & ASSOCIATES INC agent(s) for PALMER INVESTMENTS & CORTLAND WALKER CONSTRUCTION INC., request(s) the above action(s) for all or a portion of Tract(s) A & B, **BEEHIVE VILLAGE**, zoned SU-2 IP, located on SAN PEDRO DR NE, between WILSHIRE AVE NE and CORONA AVE NE containing approximately 3 acre(s). [REF: 02DRB-01502, 02DRB-01503, 05AA-01720, 05DRB-01642, 05DRB-01643, 05AA-01850, 06DRB-00084] (C-18) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

9. **Project # 1004901**
06DRB-00689 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING agent(s) for RIVERA INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) A-1, Block(s) 29, **HUNING CASTLE ADDITION** (to be known as **HUNING CASTLE TOWNHOMES**) zoned R-3, located on ALCALDE PLACE SW, between LEAD AVE SW and COAL AVE SW containing approximately 1 acre(s). (K-13) **INDEFINITELY DEFERRED FOR GRADING AND DRAINAGE PLAN AND INFRASTRUCTURE LIST AT THE AGENT'S REQUEST.**

10. **Project # 1001789**
05DRB-01718 Minor-Final Plat Approval

PRECISION SURVEYS INC agent(s) for DASKALOS NOB HILL request(s) the above action(s) for all or a portion of Block(s) 6, Tract(s) 17-28, **MONTE VISTA**, zoned CCR, located on CENTRAL AVE NE, between TULANE NE and WELLESLEY NE containing approximately 1 acre(s). [Deferred from 11/16/05 & Indef deferred for SIA, Deferred from 5/17/06 & 5/24/06] (K-16) **DEFERRED AT THE AGENT'S REQUEST TO 5/31/06.**

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

11. **Project # 1000057**
06DRB-00688 Minor-Sketch Plat or Plan

NCA ARCHITECTS agent(s) for BRADBURY & STAMM PASEO LTD CO request(s) the above action(s) for all or a portion of Block(s) C-17, Tract(s) F-2, **LANDS OF SPRINGER CORPORATION**, zoned SU-2 M1, located on PASEO DEL NORTE NE, between WASHINGTON ST NE and EDITH BLVD NE containing approximately 5 acre(s). [REF: 00DRB-00313] (C-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

12. **Project # 1000122**
06DRB-00687 Minor-Sketch Plat or Plan

ABQ ENGINEERING agent(s) for INTERSTATE DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 1A & 1C, EDEN, (to be known as **HIGH LONESOME RANCH**) zoned RA-1, O-1, located on GABALDON RD NW, between I-40 NW and SPUR CT NW containing approximately 21 acre(s). (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

- 13. Project # 1004900**
06DRB-00683 Minor-Sketch Plat or Plan

DANNY DONALD request(s) the above action(s) for all or a portion of Lot(s) AR, **CARLOS REY SUBDIVISION**, zoned R-1, located on BRIDGE ST SW, between CARLOS REY DR SW and COORS SW containing approximately 1 acre(s). (L-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

- 14. Approval of the Development Review Board Minutes for April 26, May 3 and May 10, 2006. THE DEVELOPMENT REVIEW BOARD MINUTES FOR APRIL 26, MAY 3 AND MAY 10, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:05 A.M.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
May 24, 2006
DRB Comments**

ITEM # 8

PROJECT # 1002254 APPLICATION # 06-00686

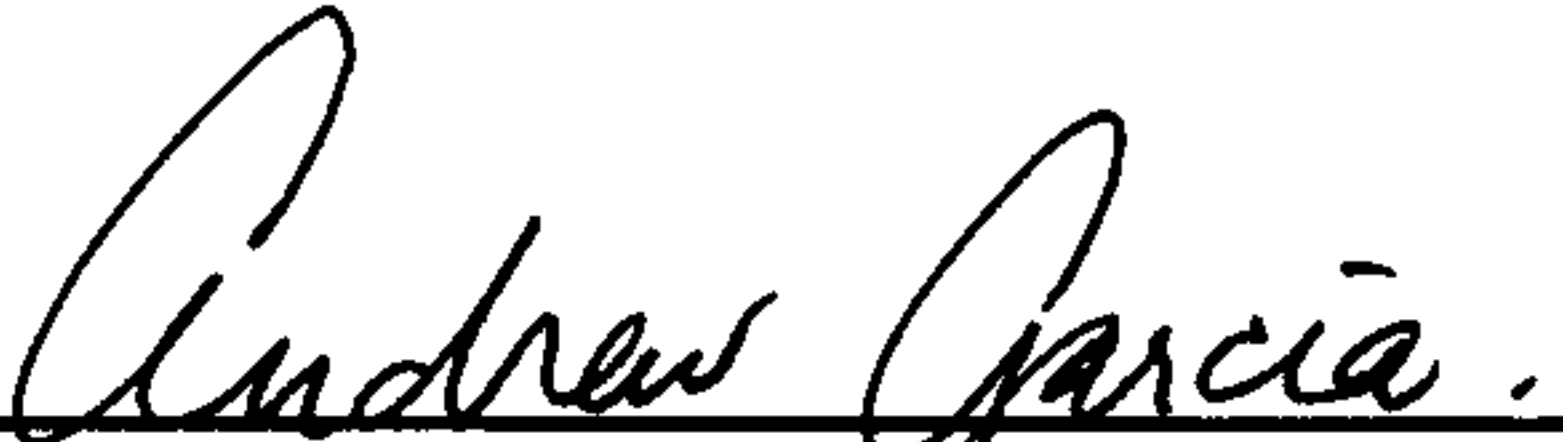
RE: Tract A & B, Beehive Village/p&f

Has anything changed from the preliminary plat?

AGIS dxf is not on file as of 5/22/06.

Planning will take delegation for the AGIS dxf approval and to record the plat.

Planning has no objection to the vacation request.



Andrew Garcia, Planning Alternate
924-3858 Fax 924-3864 agarcia@cabq.gov



8
1002254



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002254

AGENDA ITEM NO: 8

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

New Mexico 87103

RESOLUTION:

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

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: May 24, 2006

#12



Completed
2/9/06

DRB CASE ACTION LOG (PREL & FINAL PLAT)

REVISED 9/28/05

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

DRB Application No.: 06DRB-00084 (P&F)
Project Name: BEEHIVE VILLAGE
Agent: Jeff Mortensen & Associates

Project # 1002254
Phone No.: 345-4254

Project Number

1002254

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 2-1-06 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

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

— OKAY



DRB CASE ACTION LOG (PREL & FINAL PLAT)

REVISED 9/28/05

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

DRB Application No.: 06DRB-00084 (P&F)

Project # 1002254

Project Name: BEEHIVE VILLAGE

Agent: Jeff Mortensen & Associates

Phone No.: 345-4254

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 7-1-06 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

- _____
- _____
- _____

UTILITIES: _____

- _____
- _____

CITY ENGINEER / AMAFCA: _____

- _____
- _____

PARKS / CIP: _____

- _____
- _____

PLANNING (Last to sign): _____

- _____
- _____

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

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

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

— OKAY

Project Number

1002254



10
11
12
13

**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

February 1, 2006

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 10:55 A.M.

B. Changes and/or Additions to the Agenda:

C. New or Old Business:

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

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

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

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

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

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

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

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

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

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

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

5. Project # 1001176

06DRB-00103 Minor-SiteDev Plan Subd
06DRB-00107 Minor-Amnd SiteDev Plan
Subd

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

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

6. Project # 1004660

06DRB-00099 Minor-SiteDev Plan
BldPermit

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

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

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

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

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

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

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

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

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

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

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

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

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

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

13. **Project # 1002176**
06DRB-00092 Major-Final Plat Approval
- SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT request(s) the above action(s) for all or a PORTION OF LAND IN SW 1/4 - NW 1/4 SECTION R4E TOGETHER W/ TRACT E-1, **NORTH FOUR HILLS**, zoned SU-1, located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7 acre(s). (L-23) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
14. **Project # 1004246**
06DRB-00091 Minor-Prelim&Final Plat Approval
- SURVEYS SOUTHWEST LTD agent(s) for JASON DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 7-10 & 23-26, Block(s) 35, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 - IP, located on HOLLY AVE NE and PASEO DEL NORTE NE and containing approximately 6 acre(s). *[Deferred from 2/1/06]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/8/06.**
15. **Project # 1004505**
06DRB-00096 Minor-Prelim&Final Plat Approval
- SURVEYS SOUTHWEST LTD agent(s) for JONI MILLER ZYDECO request(s) the above action(s) for all or a portion of Lot(s) 1 THRU 8 and EAST 1/2 OF Lot(s) 9, Block(s) N, **ATLANTIC & PACIFIC ADDITION**, zoned SU-2 special neighborhood zone, located on COAL AVE SW, between 4TH ST SW and 5TH ST SW containing approximately 1 acre(s). [REF: 05DRB-01622] (K-14) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR APPROVAL OF DESIGN ELEVATIONS AND CROSS SECTIONS OF PERIMETER WALLS BY THE DRB CHAIR.**

16. **Project # 1003198**
06DRB-00093 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for FULLER HOMES INC request(s) the above action(s) for all or a portion of Tract(s) A & B, LANDS OF HECTOR ROJO and Tract(s) 355 & 356, TOWN OF ATRSICO GRANT, (to be known as **AUTUMN VIEW SUBDIVISION**, zoned RD, R-1, located on TOWER RD SW, between COORS BLVD SW and STINSON RD SW containing approximately 15 acre(s). (L-10) **FINAL PLAT WAS DEFERRED AT THE BOARD'S REQUEST FOR INTERPRETATION OF R-2005-177 OF THE WESTSIDE STRATEGIC PLAN TO 2/8/06.**

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

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

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

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

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

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

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

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

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

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

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

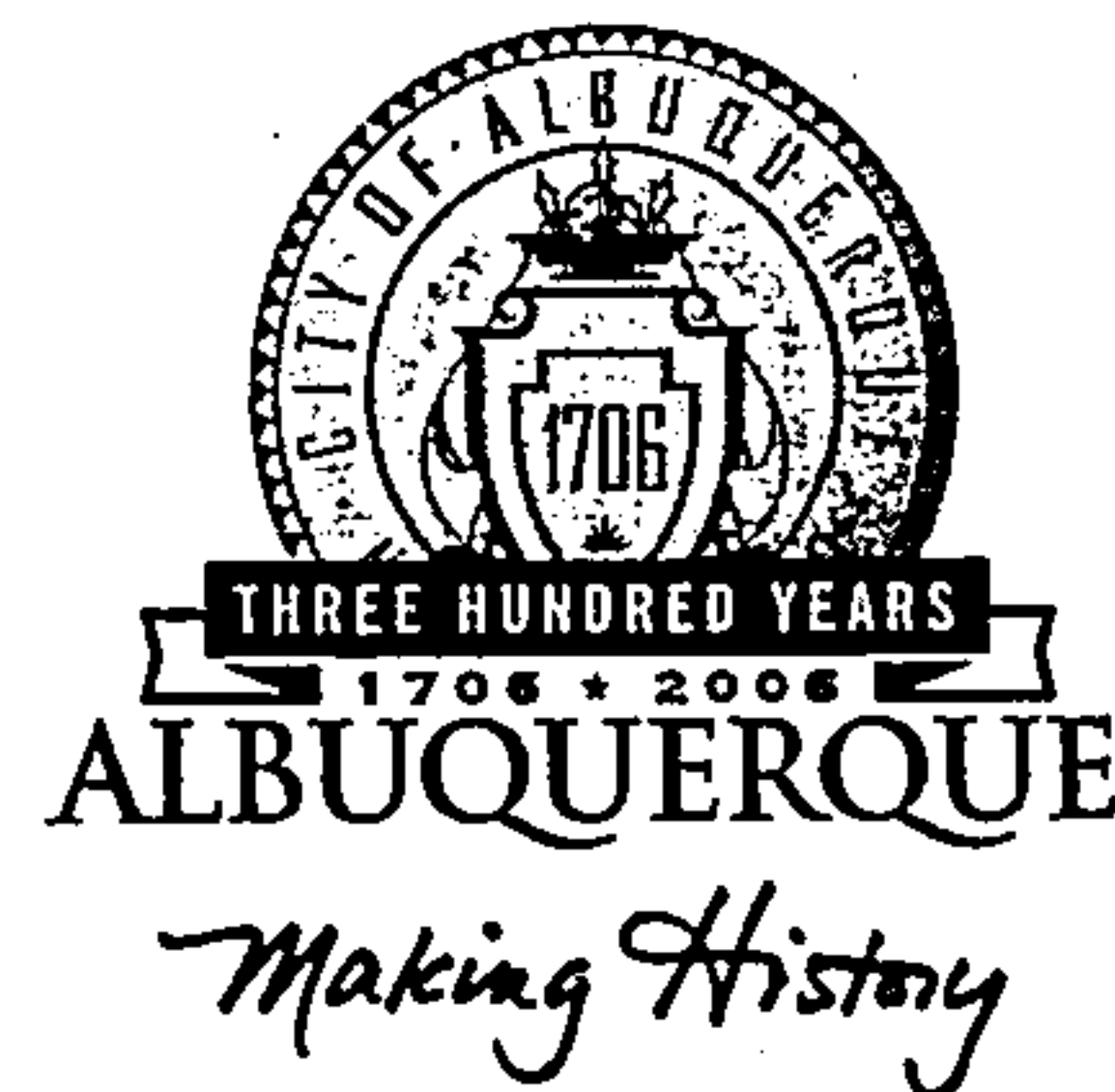
22. Approval of the Development Review Board Minutes for January 25, 2006. **THE DRB MINUTES FOR JANUARY 25, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:55 A.M.



== == == ==

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002254

AGENDA ITEM NO: 12

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

New Mexico 87103

RESOLUTION:

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

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: February 1, 2006

2254

DXF Electronic Approval Form

DRB Project Case #: 1002254

Subdivision Name: BEEHIVE VILLAGE TRS A & B

Surveyor: CHARLES G CALA JR

Contact Person: DEBIE TRUJILLO

Contact Information:

DXF Received: 1/17/2006

Hard Copy Received: 1/17/2006

Coordinate System: Ground rotated to NMSP Grid


Approved

1/17/06
Date

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

AGIS Use Only
Copied fc 2254 to agiscov on 1/17/2006 Contact person notified on 1/17/2006

DRB AA

Approved 1/12/05 A.G.

APPLICATION NO. 05AA-01850	PROJECT NO. 1002254
PROJECT NAME BUENA VISTA ESTATES Unit 1	
EPC APPLICATION NO.	
APPLICANT / AGENT DEBBIE	PHONE NO. 345-4250
ZONE ATLAS PAGE	
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR), (AA)	
ONE STOP COMMENT FORM LOG	

DRB

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED BJB	DATE 12/21/05	DATE
COMMENTS:		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED WJB	DATE 12/21/05	DATE
COMMENTS:		

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED NSF	DATE 12/14/05	DATE
COMMENTS:		

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

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED ABG	DATE 12/21/05	DATE
COMMENTS:		

Revised 3/3/04

(Return form with plat / site plan)



COMPLETED 11/28/05 ~~SA~~ DRB CASE ACTION LOG (SITE PLAN B.P.)

REVISED 9/28/05

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

DRB Application No.: 05DRB-01643 (SBP)

Project # 1002254

Project Name: BEEHIVE VILLAGE

Agent: Jeff Mortensen & Associates

Phone No.: 345-4250

Your request for (SDP for SUB) (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 11/23/05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

- UTILITIES: _____
- _____
- _____
- _____

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

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

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

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

Project Number

1002254



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

REVISED 9/28/05

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

DRB Application No.: **05DRB-01643 (SBP)**

Project # **1002254**

Project Name: **BEEHIVE VILLAGE**

Agent: **Jeff Mortensen & Associates**

Phone No.: **345-4250**

Your request for **(SDP for SUB)** (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 11/23/09 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

- _____
- _____
- _____
- _____

UTILITIES: _____

- _____
- _____
- _____

CITY ENGINEER / AMAFCA: _____

- _____
- _____
- _____

PARKS / CIP: _____

- _____
- _____
- _____

PLANNING (Last to sign): _____

- _____
- _____
- _____

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

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

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

- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**
- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.**

Project Number

1002254



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 23, 2005

6. Project # 1002254
05DRB-01643 Major-SiteDev Plan BldPermit

JEFF MORTENSEN & ASSOCIATES INC agent(s) for PALMER INVESTMENTS & CORTLAND WALKER CONSTRUCTION INC., request(s) the above action(s) for all or a portion of Tract(s) 2A, BUENA VISTA ESTATES, UNIT 1 (to be known as **BEEHIVE VILLAGE**) zoned SU-2 IP, located on SAN PEDRO DR NE, between WILSHIRE AVE NE and CORONA AVE NE containing approximately 3 acre(s). [REF: 02DRB-01502, 02DRB-01503] [*Deferred from 11/16/05*] (C-18)

At the November 23, 2005, Development Review Board meeting, the site plan for building permit was approved and signed off by the Board.

If you wish to appeal this decision, you must do so by December 8, 2005, in the manner described below.

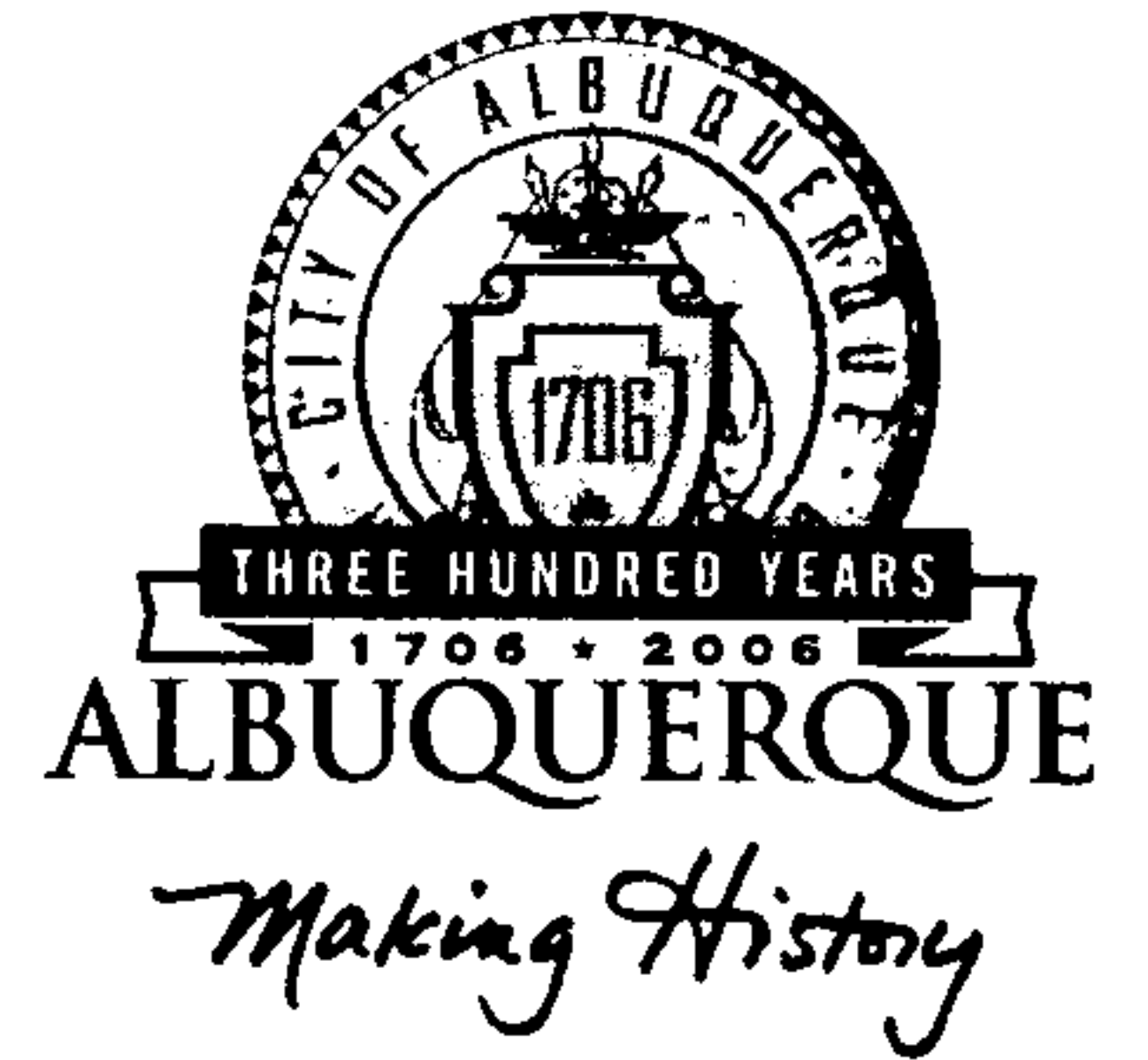
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued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

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


Sheran Matson, AICP, DRB Chair

Cc:Palmer Investments & Cortland Walker Construction, 1500 Barrett Drive,
Meridian, ID 83642-3728
Jeff Mortensen & Associates, Inc., 6010-B Midway Park Blvd NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002254

AGENDA ITEM NO: 6

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

New Mexico 87103

RESOLUTION:

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

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: November 23, 2005

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002254 AGENDA#: 6 DATE: 11.23.05

1. Name: Debie Inyell Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



any substantial property right is abridged against the will of the owner of the right. These are the requirements for vacation of a public right of way as listed in the City's Subdivision Ordinance, Section 14-14-7-2.

If the vacation is approved by DRB, applicant has one year from the approval date to record a replat showing the vacation. Failure to do so means the vacation must be re-applied for at DRB.

Project # 1002254

~~05DRB-01642 Major-SiteDev Plan Subd~~

05DRB-01643 Major-SiteDev Plan BldPermit

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

✓ Both site plans have the wrong signature block. Please pickup the revised version at the One Stop Shop Front Counter.

✓ Some of the required information listed on the checklist for SPSs is missing and "NA" is marked beside the items on the checklist. Since the SPS is not a requirement for the North I25 Sector Plan, Planning suggests the agent either withdraw the SPS application in writing or revise it to meet all the requirements. Also, the proposed uses for the buildings are not listed on the SPS.

SPBP:

✓ The perimeter wall will need design approval on the 3 sides where it faces public streets. The elevations required may appear on Sheet A-1. The Zone Code, Section 14-16-3-19, has the design requirements.

✓ The property lines need bold lines to clearly identify the boundaries on the site plan & landscape plan sheets.

For future site plan submittals, please follow the page order specified on the top of the checklist in putting the SPBP together. It is easier to review site plans if the pages are in order.

Landscape Plan:

✓ 3" minimum Santa Fe Brown gravel should be specified.

✓ What color is the compacted crusher fine?

The Blue Carpet Junipers should be removed. If they are a spreading version, Creeping Rosemary is a better substitute,

✓ Some of the plants in the Plant Legend are missing their water usage symbol.

✓ Please check to see if your client will consider fescue grass or a native mix that uses less water than bluegrass. Fescue has a wider grass blade but is otherwise soft & attractive.

North I25 requires that all parking spaces be no more than 50 feet from a tree. One or two additional trees are needed in the South parking lot to meet this requirement.

✓ Overall, the landscape plan is very nice.

✓ The Parking Calculations on the site plan sheet should also include the # of handicapped spaces required & provided.

✓ What type of gate is planned for the refuse enclosure? This should also have an elevation drawing.

✓ The monument sign meets IP sign standards.

✓ Left Elevation on page A-2 :
The type of siding and color must be identified. Is it not brick?

✓ To make the buildings cooler in summer and conserve energy, a lighter roof shingle should be considered.

✓ Please be sure Solid Waste signs the SPBP original before Planning does.

Additional Comments on Landscape Plan:

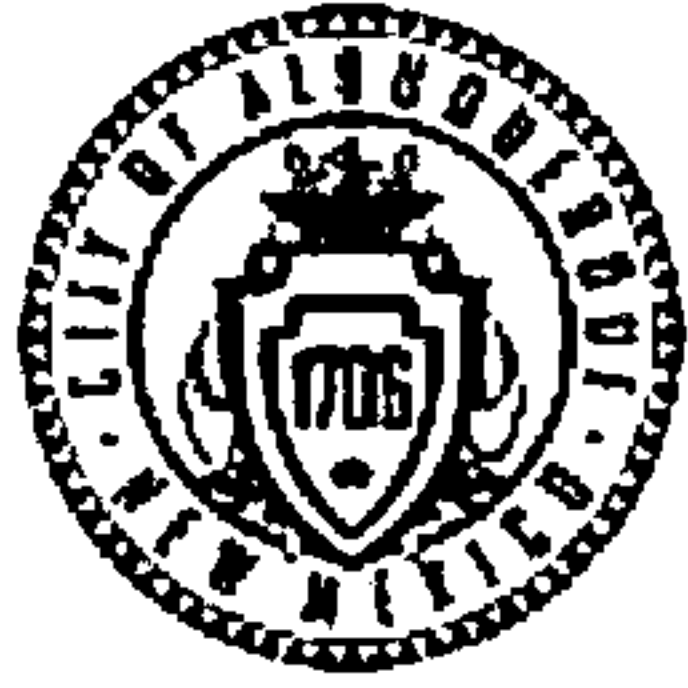
Section 14-16-3-10(E)(4) of the Zone Code requires a landscape strip at least 10' wide where a nonresidential zone abuts a residential zone (as this proposed development does on the east side). The strip is to consist primarily of trees at least 8 feet high at time of planting and at least 25 feet high at maturity.

*Called
Traeme
11/18
8:30*

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

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

- (c) Rear — Six feet. The landscape buffer may be relocated if the lot line is within a common access easement.
- (4) **Special Buffer Landscaping/Screening Requirements.** Where a nonresidential zone is developed after April 2, 1990 for a nonresidential purpose and the site abuts a residential zone, special buffer landscaping is required to minimize noise and sight impact of the non-residential activities in the residential area:
- (a) The standard buffer landscaping shall be a landscaping strip at least ten feet wide where located along the residential/nonresidential boundary. The required landscaped setbacks specified in division (3) above may be utilized for this purpose;
 - (b) The buffer landscaping shall consist primarily of trees, which trees shall be at least eight feet high at time of planting and capable of reaching a height at maturity of at least 25 feet. Spacing of the trees shall be equal to 75% of the mature canopy diameter of the trees;
 - (c) Where parking or vehicle circulation areas are adjacent to the landscaping strip, a minimum six foot high opaque wall or fence shall also be required to visually screen the parking or circulation area from the adjacent residential zone; chain link fence with slats shall not constitute acceptable screening;
 - (d) This division (4) requirement does not apply to lots which were entirely developed as of January 1, 1976.
- (5) **Special Screening Requirements for Certain Uses.** In addition to the above requirements in division (4), an additional screening requirement applies where a principal business is:
- (a) A mobile home sales lot; or
 - (b) Outdoor vehicle storage where the vehicles are typically not moved for one week or more: if the site is so developed after April 2, 1990, and abuts a residential zone or is separated only by public right-of-way from a residential zone, a minimum eight foot high opaque wall or fence shall be required to visually screen the parking or display area from the adjacent residential zone; chain link fence with slats shall not constitute acceptable screening.
- (F) **Plant Sizes.** Except as otherwise specified in this section, the minimum acceptable sizes of plants or amounts of seed, at the time of planting, are as follows:
- (1) Trees. Two inches in caliper measured six inches above grade, or 10 - 12 feet in height;
 - (2) Shrubs and low-growing evergreens: one gallon;
 - (3) Ground cover and turf: adequate to provide general ground coverage within one growing season after planting.
- (G) **Special Landscaping Standards.**
- (1) **Off-Street Parking Area Landscaping.** Trees are required in and around off-street parking areas to provide shade and relieve the adverse visual impact of large expanses of pavement and parked cars. Quantity and distribution of trees shall be as follows:



Sheran A.
Matson/PLN/CABQ
10/31/2005 01:21 PM

To dtrujillo@jmainc.org
cc
bcc Sheran A. Matson/PLN/CABQ
Subject 1002254/Beehive Village

Hi Debie

I am looking at your submittal for this project. I noticed at the EPC pre-app. meeting, Russell, etc told you guys to submit a SPS & a SPBP to DRB. Actually, because this site is within the North I25 Sector Plan boundaries, only a SPBP with a landscaping plan is required. Also, these site plans are heard at unadvertised hearings of DRB. Since the sector plan was approved at least 2 public hearings...EPC & City Council, the site plans do not have to go to public hearing.

Also, I noticed on the pre-app summary, you guys were requested to notify the Pleasant View MH Park as a courtesy. Did you do so? If so, a copy of that notification should appear in the Planning file...this is to JMAs advantage in case any questions are asked.

I will review both site plans since you submitted them...the above is for future reference.

Call me if you have questions.

I will fax or e-mail you a copy of my comments when I am done with my review.

Sheran

*Refer to
11/23/05*

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002254 AGENDA#: 4 DATE: 11.16.05

1. Name: _____ Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

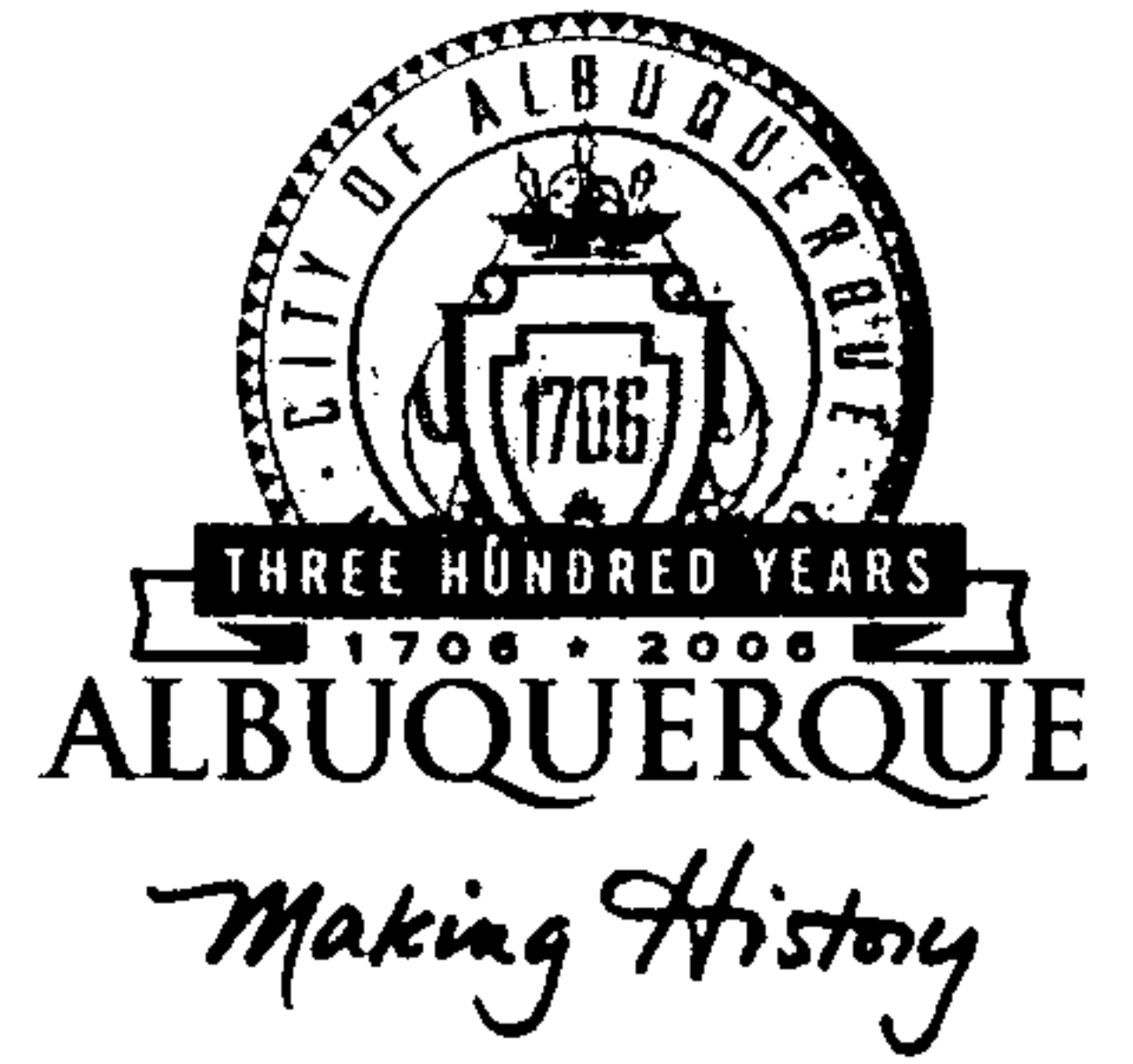
11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002254

AGENDA ITEM NO: 4

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

New Mexico 87103

RESOLUTION:

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

to 11-23-05

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: November 16, 2005



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 16, 2005

Project # 1002254

05DRB-01642 Major-SiteDev Plan Subd

05DRB-01643 Major-SiteDev Plan BldPermit

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

AMAFCA

No adverse comments.

COG San Pedro Dr is identified for on-street bike lanes on the Long Range Bikeway System as having on-street bike lanes. Coordination with DMD should occur to include this improvement as appropriate.

Transit The Site Plan should provide a sidewalk connection to Wilshire Avenue, similar to the sidewalk connecting to Corona.

Zoning Enforcement

No adverse comments.

Neighborhood Coordination

No Association(s).

APS

No adverse comments.

Police Department

A review of the following DRB case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. Burglaries-tenant property is at higher risk and if medication are kept on the property lighting issues- should illuminate all walkways, pedestrian and vehicular entrances and common areas, maintenance of landscaping - should be low level when mature and should not conflict with lighting in around the property, adequate security- steps should be taken to secure tenants and any medications stored on the property.

Fire Department

Fire hydrant requirements will be calculated when plans are submitted for permit.

PNM Electric & Gas

Approves.

Comcast

No comments received.

QWEST

No comments received.

Environmental Health

No comments received.

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments.

City Engineer

No adverse comments.

Transportation Development

San Pedro is a collector which requires 80' r/w plus bike lanes. (6' sidewalk is required) Corona and Wilshire are major locals and require 6' sidewalks. Are the street improvements in place? Where is the plat? Infrastructure list? The drive pads should be 30' wide.

Parks & Recreation

No adverse comments.

Utilities Development

Site Plans need to show a private sanitary sewer service easement across Tract 2-A-2 for the benefit of Tract 2-A-1. Private FH shown should be relocated as a public hydrant to Wilshire. Comments on Utility Plan. Meter for Tract 2-A-1 must be 2" if tap is 2".

Planning Department

Both site plans have the wrong signature block. Please pickup the revised version at the One Stop Shop Front Counter.

Some of the required information listed on the checklist for SPSs is missing and "NA" is marked beside the items on the checklist. Since the SPS is not a requirement for the North I25 Sector Plan, Planning suggests the agent either withdraw the SPS application in writing or revise it to meet all the requirements. Also, the proposed uses for the buildings are not listed on the SPS.

SPBP:

The perimeter wall will need design approval on the 3 sides where it faces public streets. The elevations required may appear on Sheet A-1. The Zone Code, Section 14-16-3-19, has the design requirements.

The property lines need bold lines to clearly identify the boundaries on the site plan & landscape plan sheets.

For future site plan submittals, please follow the page order specified on the top of the checklist in putting the SPBP together. It is easier to review site plans if the pages are in order.

Landscape Plan:

3" minimum Santa Fe Brown gravel should be specified.

What color is the compacted crusher fine?

The Blue Carpet Junipers should be removed. If they are a spreading version, Creeping Rosemary is a better substitute,

Some of the plants in the Plant Legend are missing their water usage symbol.

Please check to see if your client will consider fescue grass or a native mix that uses less water than bluegrass. Fescue has a wider grass blade but is otherwise soft & attractive.

North I25 requires that all parking spaces be no more than 50 feet from a tree. One or two additional trees are needed in the South parking lot to meet this requirement.

Overall, the landscape plan is very nice.

The Parking Calculations on the site plan sheet should also include the # of handicapped spaces required & provided.

What type of gate is planned for the refuse enclosure? This should also have an elevation drawing.

The monument sign meets IP sign standards.

Left Elevation on page A-2 :

The type of siding and color must be identified. Is it not brick?

Planning Department

To make the buildings cooler in summer and conserve energy, a lighter roof shingle should be considered.

Please be sure Solid Waste signs the SPBP original before Planning does.

Additional Comments on Landscape Plan:

Section 14-16-3-10(E)(4) of the Zone Code requires a landscape strip at least 10' wide where a nonresidential zone abuts a residential zone (as this proposed development does on the east side). The strip is to consist primarily of trees at least 8 feet high at time of planting and at least 25 feet high at maturity.

Impact Fee Administrator

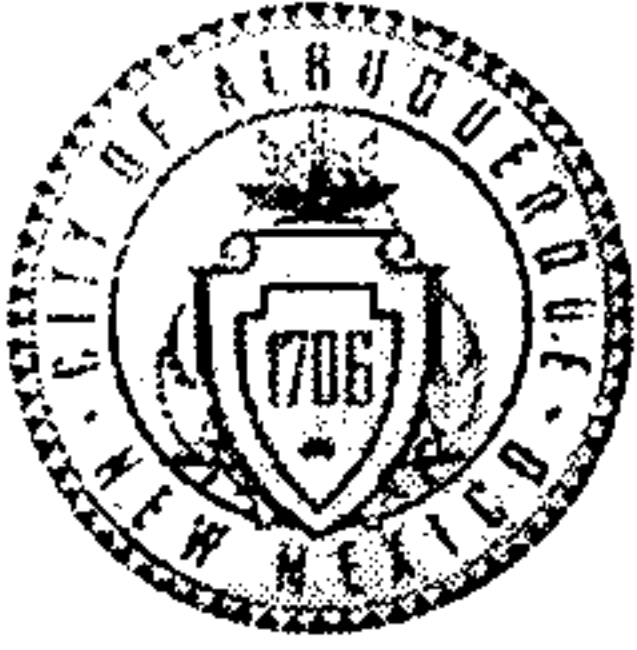
Construction of two rehab/respiratory facilities and four 15 bed assisted Living Homes (Nursing Homes) in the Beehive Village will be subject to impact fees. Using 6911sf of heated area for the two respiratory buildings, 15 beds for the Nursing Homes and 1.9 acres for the impervious acreage the estimated impact fees are as follows.

1. Roadway Facilities for the Far NE Heights are approximately \$200.00/Bed And \$13,165/SF for the Rehab/Respiratory Facilities.
2. Public Safety Facilities for the Eastside are approximately \$4341.60
3. Drainage Facilities for Far NE are approximately \$19,395.20
4. Parks, Recs., Trails and Open Space have no fees for commercial properties.

Impact Fees are to be paid at the time of issuance of building permits; however, the total Impact Fees may be paid at a rate of 34% if building permits are obtained by December 30, 2005, and 67% if permits are obtained by December 29, 2006.

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

cc:Palmer Investments c/o Cortland Walker Construction Inc., (CWC) 1500 Barrett Dr, Meridian, ID 83642-3728
Jeff Mortensen & Associates Inc., 6010-B Midway Park Blvd NE, 87109



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

NOVEMBER 16, 2005

9:00 A.M.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 12:20 P.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1002556**
05DRB-01636 Major-Vacation of Pub
Right-of-Way
H BARKER ARCHITECTS agent(s) for CALABACILLAS GROUP request(s) the above action(s) for all or a portion of Lot(s) D, **PARADISE HEIGHTS, BLACK ARROYO DAM**, zoned C-2 community commercial zone, located on GOLF COURSE RD NW, between BENTON AVE NW and WESTSIDE BLVD NW containing approximately 8 acre(s). [REF: Z-98-19, Z-97-88] [Deferred from 11/16/05] (A-12) **DEFERRED AT THE AGENT'S REQUEST TO 11/30/05.**

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

RIO GRANDE ENGINEERING agent(s) for DAVID & JENNIFER SOULE request(s) the above action(s) for all or a portion of Tract(s) 180, AIRPORT UNIT, LANDS OF ATRISCO GRANT (to be known as **MESA DEL RIO SUBDIVISION**) zoned R-2 residential zone, located on 76TH STREET NW, between FORTUNA RD NW and GLEN RIO RD NW containing approximately 6 acre(s). *[Deferred from 11/16/05]* (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 11/30/05.**

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

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

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

JEFF MORTENSEN & ASSOCIATES INC agent(s) for PALMER INVESTMENTS & CORTLAND WALKER CONSTRUCTION INC., request(s) the above action(s) for all or a portion of Tract(s) 2A, BUENA VISTA ESTATES, UNIT 1 (to be known as **BEEHIVE VILLAGE**) zoned SU-2 IP, located on SAN PEDRO DR NE, between WILSHIRE AVE NE and CORONA AVE NE containing approximately 3 acre(s). [REF: 02DRB-01502, 02DRB-01503] *[Deferred from 11/16/05]* (C-18) **SITE PLAN FOR SUBDIVISION WAS WITHDRAWN AT THE AGENT'S REQUEST. THE SITE PLAN FOR BUILDING PERMIT WAS DEFERRED AT THE AGENT'S REQUEST TO 11/23/05.**

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

THOMPSON ENGINEERING CONSULTANTS agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 42-P1, **LOS ANTEPASADOS**, zoned SU-1 MH, located on SUNSET GARDENS SW, between CORREGIDOR ST SW and SANTA CLARA CEMETERY containing approximately 1 acre(s). [REF: 04DRB00873, 04DRB00875, 04DRB00877, 04DRB-01000, 05DRB-00610] (K-11) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER TO CORRECT THE DRAINAGE EASEMENT AND PLANNING FOR 15-DAY APPEAL PERIOD AND THE AGIS DXF FILE.**

6. **Project # 1004462**
05DRB-01525 Major-Vacation of Public
Easements
05DRB-01524 Major-Preliminary Plat
Approval
05DRB-01526 Minor-Sidewalk Waiver
05DRB-01527 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for REPLAT OF Tract(s) A, ANDALUCIA AT LA LUZ, (to be known as **ANDALUCIA @ LA LUZ, UNIT 3**) zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 13 acre(s). [REF: 05EPC-01115, 05EPC-01117] [*Deferred from 10/26/06 & 11/2/05 & 11/9/05 & 11/16/05*] (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 11/23/05.**

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

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

7. **Project # 1001623**
05DRB-01709 Minor-SiteDev Plan
Subd/EPC
05DRB-01710 Minor-SiteDev Plan
BldPermit/EPC
05DRB-01708 Minor-Prelim&Final Plat
Approval
- MARTIN GRUMMER agent(s) for CONSTANTINE NELLOS request(s) the above action(s) for all or a portion of Tract(s) G-2A, SEVEN BAR RANCH, (to be known as **QUARTERS PLAZA OFFICE BUILDING**) zoned SU-1, located on ELLISON DR NW, between STATE HIGHWAY 528 NW and COORS BLVD NW containing approximately 7 acre(s). [REF: 01EPC-01743, 02DRB-00353] **[Russell Brito for Debbie Stover, EPC Case Planner]** *[Deferred from 11/16/05]* (A-14) **DEFERRED AT THE AGENT'S REQUEST TO 11/30/05.**
8. **Project # 1002513**
05DRB-01715 Minor-Amnd SiteDev Plan
BldPermit
- DEKKER/ PERICH/ SABATINI agent(s) for SANDIA FOUNDATION request(s) the above action(s) for all or a portion of Tract(s) A-1 & A-2, **TRIANGLE REALTY CO**, zoned C-3, located on SAN MATEO BLVD NE, between OSUNA NE and I-25 NE containing approximately 9 acre(s). [REF: V-86-148, 03EPC00318, 03DRB00739, 05EPC01390] **[Catalina Lehner, EPC Case Planner]** (E-17) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**
9. **Project # 1004365**
05DRB-01717 Minor-SiteDev Plan
BldPermit/EPC
- TIERRA WEST LLC agent(s) for KEVIN DAVIS request(s) the above action(s) for all or a portion of Tract(s) 6A, **DAIRY QUEEN @ BOSQUE PLAZA**, zoned C-1 SC, located on BOSQUE PLAZA LANE NW, between COORS BLVD NW and LA ORILLA NW containing approximately 1 acre(s). [REF: 02DRB-01925, 05DRB-01042] **[Catalina Lehner, EPC Case Planner]** (E-12) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

10. **Project # 1003991**
05DRB-01716 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST LLC agent(s) for FRONTERA DEVELOPMENT INC. request(s) the above action(s) for all or a portion of Tract(s) A-1, Lot(s) 4, TOWN OF ATRISCO GRANT, UNIT 7 (to be known as **RETAIL SHOPS @ SAGE MARKET PLACE**) zoned SU-1 FOR C-1 with Drive-Up Pharmacy, R-LT & C-1 (SC), located on SNOW VISTA BLVD SW, between SAGE RD SW and REBA AVE SW containing approximately 14 acre(s). [REF: Z-79-154, 05EPC00364, 05EPC00365, 05EPC00366, 05EPC00367, 05DRB01293, 05DRB01294] [**Stephanie Shumsky, EPC Case Planner**] (M-9) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENTS, CLOSURE AGREEMENT AND LAYOUT OF PARKING STALLS AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

11. **Project # 1000551**
05DRB-01544 Minor-SiteDev Plan
BldPermit/EPC

DAC ENTERPRISE INC agent(s) for MOHAMED KASSAM request(s) the above action(s) for all or a portion of Tract(s) A2A & A2B, PARK SQUARE ADDITION, (to be known as **UPTOWN HOTEL**) zoned SU-3, located on AMERICAS PARKWAY NE, between I-40 and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: Z-95-70, DRB-98-176, 04EPC-00690] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 10/12/05 & 10/26/05 & 11/9/05 & 11/16/05*] (J-18) **DEFERRED AT THE AGENT'S REQUEST TO 11/30/05.**

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

12. **Project # 1001789**
05DRB-01718 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC agent(s) for DASKALOS NOB HILL request(s) the above action(s) for all or a portion of Block(s) 6, Tract(s) 17-28, **MONTE VISTA**, zoned CCR, located on CENTRAL AVE NE, between TULANE NE and WELLESLEY NE containing approximately 1 acre(s). [*Deferred from 11/16/05*] (K-16) **DEFERRED AT THE AGENT'S REQUEST TO 11/23/05.**

13. **Project # 1003238**
05DRB-01719 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for EVERGREEN DURANES LTD., CO., LLC request(s) the above action(s) for Lot(s) 12-A-P1, 13-A-P-1, 18-A-P1 thru 27-A-P1, **FLORAL MEADOWS**, zoned R-LT, located on INTERSTATE 40 NW, between RIO GRANDE BLVD NW and MONTOYA STREET NW containing approximately 2 acre(s). [REF: Z-71-118, 04EPC-00156, 04EPC-00157, 04DRB-00661, 04DRB-0227, 05DRB-01489] (H-12) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

14. **Project # 1004322**
05DRB-01712 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for AL CARABAJAL & MICHELLE LESICKA request(s) the above action(s) for the north 87 feet of Lot(s) 24 & the north half of Lot(s) 21, **LOS HERMANOS ADDITION**, zoned R-1 residential zone, located on LOS HERMANAS ST NW, between CARLTON ST NW and BELLROSE AVE NW containing approximately 2 acre(s). [REF: 05DRB 01143] (G-15) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1003475**
05DRB-01656 Minor-Final Plat Approval

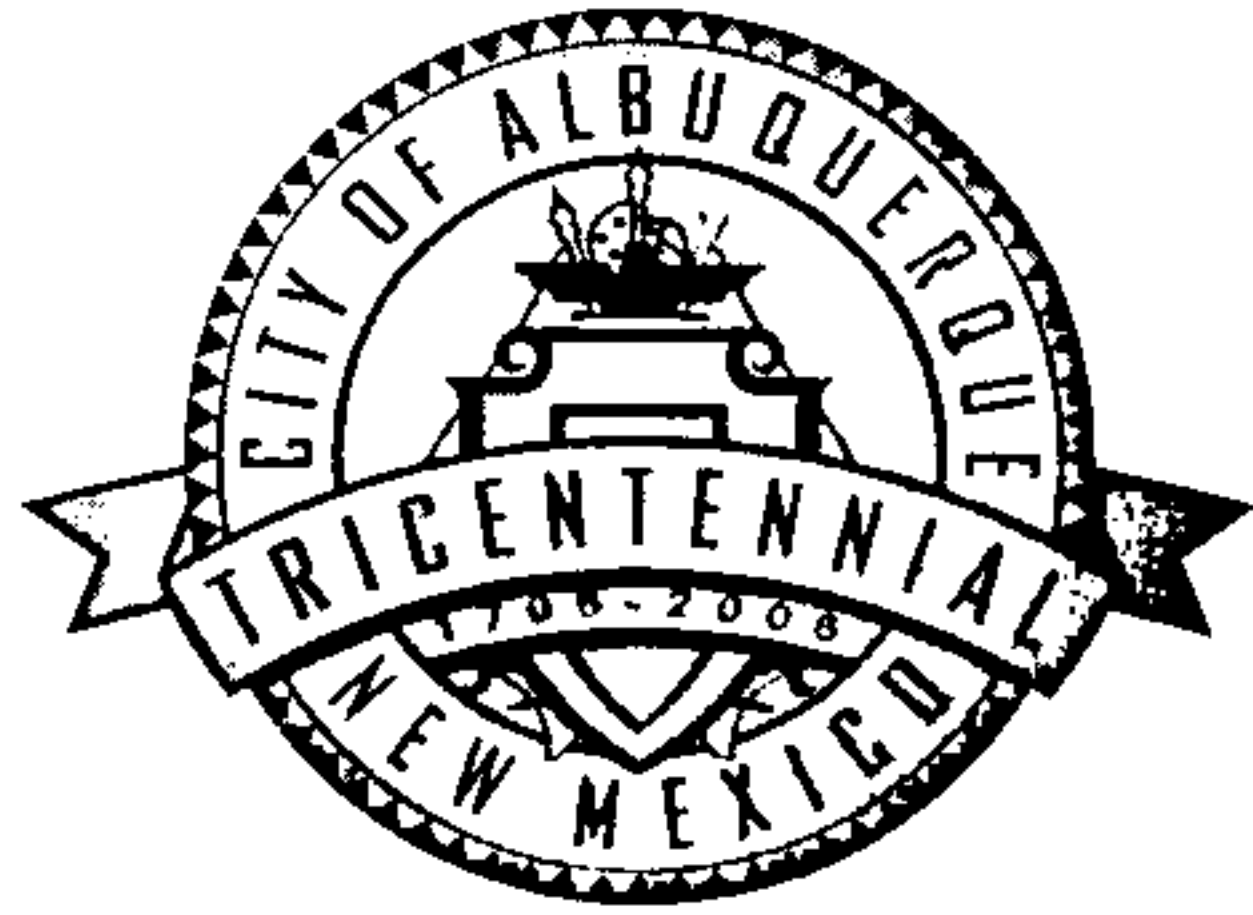
WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for all or a portion of Tract(s) 1, **SUNDANCE ESTATES (to be known as PARADISE VIEW SUBDIVISION)** zoned R-LT residential zone, located on PARADISE BLVD NW, between JAMES MONROE MID-SCHOOL and ST JUDE CATHOLIC CHURCH containing approximately 23 acre(s). [REF: 04DRB01694, 04DRB01695, 04DRB01696] [*Deferred from 11/2/05 for SIA*] [*Deferred from 11/9/05*] (B-1011) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR MISCELLANEOUS COMMENTS AND TO PLANNING FOR COPY OF FILED SIA AND TO RECORD.**

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

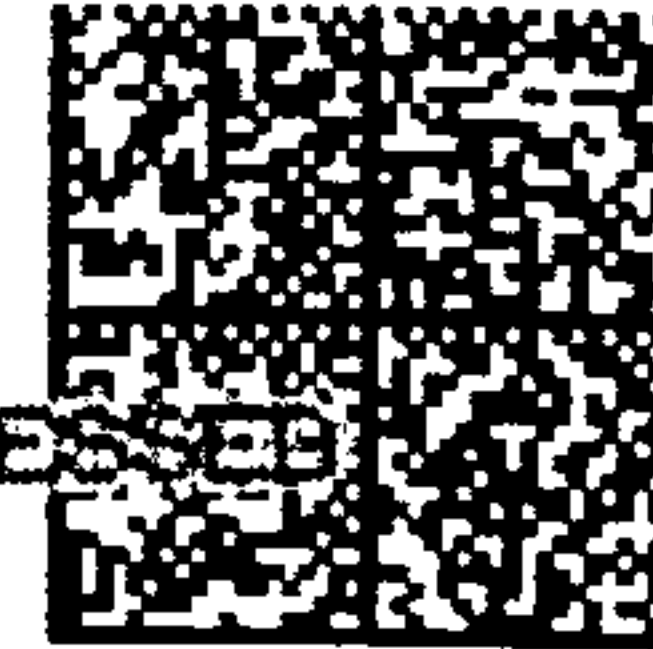
16. **Project # 1004535**
05DRB-01703 Minor-Sketch Plat or Plan
- LA RESOLANA ARCHITECTS agent(s) for EXPLORABILITIES request(s) the above action(s) for all or a portion of Block(s) 39, Lot(s) 45 thru 52, **VALLEY VIEW ADDITION**, zoned C-1, C-2, located on COPPER AVE NE, between JACKSON ST NE and MANZANO ST NE containing approximately 1 acre(s). (K-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
17. **Project # 1004540**
05DRB-01713 Minor-Sketch Plat or Plan
- WILSON & CO agent(s) for MESA VERDE & LONGFORD HOMES request(s) the above action(s) for all or a portion of Lot(s) 1, 4, 5, 6 & 19, Block(s) 5, UNIT 25, VOLCANO CLIFFS AND TRACT D OF VISTA VIEJA, UNIT 2, (to be known as **BOCA NEGRA DAM, LOTS 1-3**) zoned R-1, located on 81ST ST NW, between COMPASS DR NW and UNSER BLVD NW containing approximately 25 acre(s). (D-9/D-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
18. **Project # 1004541**
05DRB-01714 Minor-Sketch Plat or Plan
- SURV-TEK INC agent(s) for CORE REALTY HOLDINGS LLC request(s) the above action(s) for all or a portion of Tract(s) B-9J-1A, **SEVEN BAR RANCH**, zoned SU-1 FOR R-2 USES, located on NM 528 NW, between COORS BLVD NW and CIBOLA LOOP NW containing approximately 37 acre(s). [REF: DRB-94-532, Z-94-96, AA-97-35] (A-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
19. Approval of the Development Review Board Minutes for November 2, 2005. **THE DRB MINUTES FOR NOVEMBER 2, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:20 P.M.

CITY OF ALBUQUERQUE



Planning Department



RTS - NOT DELIVERABLE AS ADDRESSED

02 1A \$ 00.37⁰
0004329277 OCT 28 2005
MAILED FROM ZIP CODE 87102

DRB

NDAN

1A

Apt #

?

101806425222731009

SAN PEDRO CORONA LTD CO
7709 BROADWAY
SAN ANTONIO TX 78209

78209+3257-99 C051

P O Box 1293 Albuquerque New Mexico 87103

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, November 16, 2005, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1002556

05DRB-01636 Major-Vacation of Pub Right-of-Way

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

Project # 1004341

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

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

Project # 1004508

05DRB-01630 Major-Vacation of Pub Right-of-Way

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

Project # 1002254

05DRB-01642 Major-SiteDev Plan Subd
05DRB-01643 Major-SiteDev Plan BldPermit

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

SEE PAGE 2



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

PAGE 2

Project # 1002196

05DRB-01646 Major-Vacation of Pub Right-of-Way

05DRB-01647 Minor-Prelim&Final Plat Approval

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

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.


for Sheran Matson, AICP, DRB Chair
Development Review Board

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

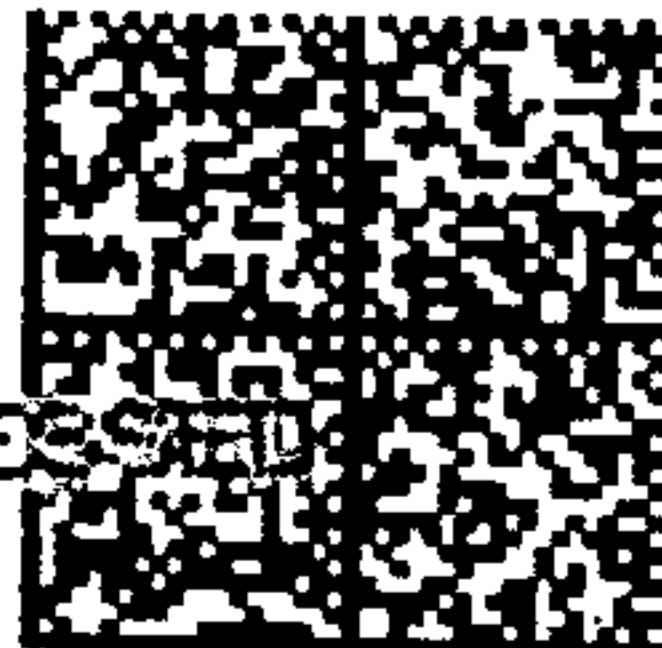
CITY OF ALBUQUERQUE



Planning Department

DRB

RTS - NOT DELIVERABLE AS ADDRESSED



02 1A \$ 00.37⁰
0004329277 OCT 28 2005
MAILED FROM ZIP CODE 87102

NPA

IX

101806422922731007

SAN PEDRO CORONA LTD CO
7709 BROADWAY
SAN ANTONIO TX 78209

*Apt #
?*

78209+3257-99 C051



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

PAGE 2

Project # 1002196

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

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

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

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

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



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, November 16, 2005**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1002556

05DRB-01636 Major-Vacation of Pub Right-of-Way

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

Project # 1004341

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

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

Project # 1004508

05DRB-01630 Major-Vacation of Pub Right-of-Way

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

Project # 1002254

05DRB-01642 Major-SiteDev Plan Subd
05DRB-01643 Major-SiteDev Plan BldPermit

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

SEE PAGE 2



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

PAGE 2

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

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

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.


for Sheran Matson, AICP, DRB Chair
Development Review Board

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



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, November 16, 2005, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1002556

05DRB-01636 Major-Vacation of Pub Right-of-Way

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

Project # 1004341

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

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

Project # 1004508

05DRB-01630 Major-Vacation of Pub Right-of-Way

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

Project # 1002254

05DRB-01642 Major-SiteDev Plan Subd
05DRB-01643 Major-SiteDev Plan BldPermit

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

SEE PAGE 2

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

Meeting Date: NOVEMBER 16, 2005
Zone Atlas Page: C-18-Z
Notification Radius: 100 Ft.

Project# 1002254
App#05DRB-01642
App#05DRB-01643

Cross Reference and Location: 8500 SAN PEDRO DRIVE NE / BETWEEN
WILSHIRE AVE NE AND CORONA AVE NE

Applicant: PALMER INVESTMENTS & CORTLAND WALKER CONST. INC.
(CWC)
Address: C/O CWC***1500 BARRETT DR
MERIDIAN, ID 83642-3728

Agent: JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD, NE
ALBUQUERQUE, NM 87109

Special Instructions:

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

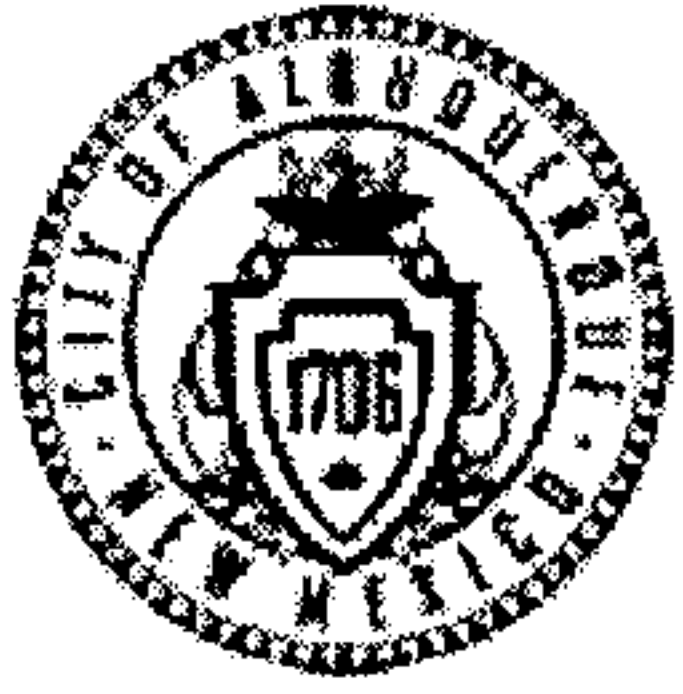
Date Mailed: OCTOBER 28, 2005
Signature: YVONNE SAAVEDRA

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

Project# 1002254
Application# OSDRB-01642-01643

PAGE 1 OF 2

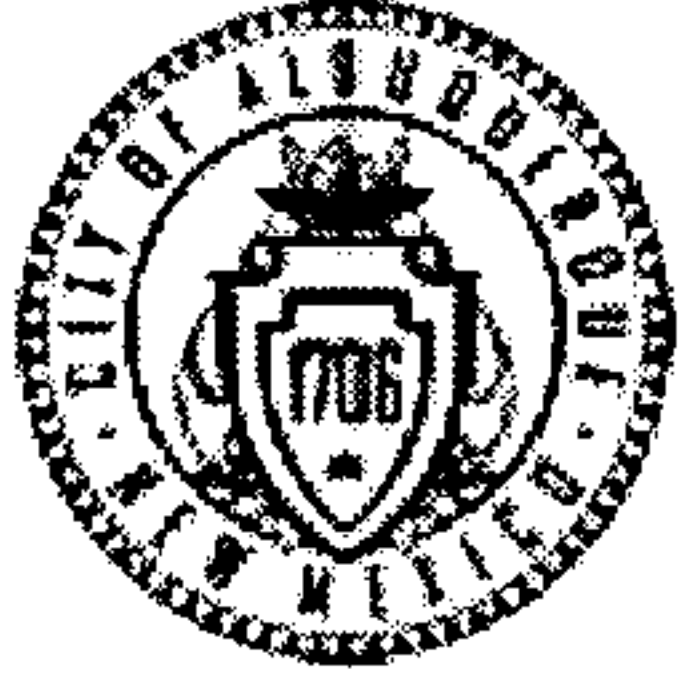
Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
C-18	1018064	279-257	405-01	✓
		252-249	310-10	✓
		252-227	09	✓
		238-249	11	✓
		229-227	07	✓
		228-204	311-27	✓
		240-204	28	✓
		252-204	25	✓
		258-204	24	✓
		238-192	11	✓
		243-198	29	✓
		252-198	22	✓
		258-198	23	✓
		296-185	404-01	✓
		302-205	405-02	✓
		302-213	03	✓
		302-218	04	✓
		302-224	05	✓
		302-231	06	✓
		301-237	07	✓
		305-244	08	✓
		313-243	09	✓
		317-229	413-49	✓
		317-223	50	✓



Yvonne C.
Saavedra/APD/CABQ
10/28/2005 10:35 AM

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

----- Forwarded by Yvonne C. Saavedra/APD/CABQ on 10/28/2005 10:34 AM -----



mainframe@coa1mp3.ca
bq.gov
10/28/2005 10:33 AM

To
cc
Subject

1	R E C O R D S	W I T H	L A B E L S	PAGE
1				
01018064		***	THIS UPC CODE HAS NO MASTER RECORD ON FILE	
0101806427925740501		LEGAL:	TR 2 -A R EPLAT FOR TRACT 2-A UNIT 1 BUENA VISTA	
EST LAND USE:				
		PROPERTY ADDR:	00000 CORONA	
		OWNER NAME:	PALMER FREDERICK W & ROSEMARY	
		OWNER ADDR:	01901 NORTH ALLUMBAUGH ST	
BOISE ID		83704		
0101806425224931010		LEGAL:	016 014N ORTH ALBUQUERQUE ACRES TRACT A UNIT B	
LAND USE:				
		PROPERTY ADDR:	00000 WILSHIRE	
		OWNER NAME:	FINCHAM LOWELL & BETH	
		OWNER ADDR:	00014 CALLE DE CERRITO	
PLACITAS NM		87043		
0101806425222731009		LEGAL:	017 014N ORTH ALBUQUERQUE ACRES TRACT A UNIT B	
LAND USE:				
		PROPERTY ADDR:	00000 WILSHIRE	
		OWNER NAME:	SAN PEDRO CORONA LTD CO	
		OWNER ADDR:	07709 BROADWAY	
SAN ANTONIO TX		78209		
0101806423824931011		LEGAL:	015 014N ORTH ALBUQUERQUE ACRES TRACT A UNIT B	
LAND USE:				
		PROPERTY ADDR:	00000 WILSHIRE	
		OWNER NAME:	FINCHAM LOWELL & BETH	
		OWNER ADDR:	00014 CALLE DE CERRITO	
PLACITAS NM		87043		
0101806422922731007		LEGAL:	LOT 19-A BLOCK 14 PLAT OF LOT 19-A BLOCK 14	
TRACT LAND USE:				
		PROPERTY ADDR:	00000 CORONA	
		OWNER NAME:	SAN PEDRO CORONA LTD CO	
		OWNER ADDR:	07709 BROADWAY	
SAN ANTONIO TX		78209		
0101806422820431127		LEGAL:	LOT B-1 BLK 1 REDIVISION PLAT SHOWING PORTION	
OF B LAND USE:				
		PROPERTY ADDR:	00000 CORONA	
		OWNER NAME:	GUSTAFSON ALBERT A & MAXINE	
		OWNER ADDR:	06222 CORONA	NE
ALBUQUERQUE NM		87113		

0101806424020431128 BL LAND USE: LEGAL: C 00 1VUE -MOR ADD COMP PORTIONS LTS 14 & 15 & 18
PROPERTY ADDR: 00000 CORONA
OWNER NAME: GUSTAFSON ALBERT ETUX
OWNER ADDR: 06222 CORONA AV NE
87113

ALBUQUERQUE NM
0101806425220431125 ALBUQ LAND USE: LEGAL: 16A REPL AT OF LT 16 BLK 15 TR A UNIT B NORTH
PROPERTY ADDR: 00000 CORONA
OWNER NAME: FURROW DARLENE L
OWNER ADDR: 06306 CORONA NE
87113

ALBUQUERQUE NM
0101806425820431124 ALBUQ LAND USE: LEGAL: 16B REPL AT OF LT 16 BLK 15 TR A UNIT B NORTH
PROPERTY ADDR: 00000 CORONA
OWNER NAME: SANDOVAL JOHN A JR ETUX
OWNER ADDR: 06304 CORONA NE
87113

ALBUQUERQUE NM
0101806423819231111 ALBUQUERQUE LAND USE: LEGAL: PORT ION LT 15 BLK 15 TR A UNIT B NORTH
PROPERTY ADDR: 00000 KARLSON
OWNER NAME: GUSTAFSON ALBERT ETUX
OWNER ADDR: 06222 CORONA AV NE
87113

ALBUQUERQUE NM
0101806424319831129 BLK LAND USE: LEGAL: D 00 1VUE - MOR ADDN COMP ORTIN LTS 14 & 15 & 18
PROPERTY ADDR: 00000 KARLSON
OWNER NAME: FULLINGTON JOHN ROBERT AND
OWNER ADDR: PO BOX 91752
87113

ALBUQUERQUE NM
0101806425219831122 ALBUQ LAND USE: LEGAL: 16D REPL AT OF LT 16 BLK 15 TR A UNIT B NORTH
PROPERTY ADDR: 00000 KARLSON
OWNER NAME: DURAN BRONSON & MARGARET GARCI
OWNER ADDR: PO BOX 94327
87199

ALBUQUERQUE NM
0101806425819831123 ALBUQ LAND USE: LEGAL: 16C REPL AT OF LT 16 BLK 15 TR A UNIT B NORTH
PROPERTY ADDR: 00000 KARLSON
OWNER NAME: THOMAS DAN
OWNER ADDR: 01824 KENTUCKY NE
87110

ALBUQUERQUE NM
0101806429618540401 BL LAND USE: LEGAL: TRAC T A COMPRISED OF LOTS 1 THRU 4 & 29 THRU 32
PROPERTY ADDR: 00000 ANAHEIM
OWNER NAME: SIMBA INC
OWNER ADDR: 03812 CARLISLE BL NE
87107

ALBUQUERQUE NM
0101806430220540502 II LAND USE: LEGAL: LT 1 -P1 BLK 3 PLAT FOR BUENA VISTA ESTATES UNIT
PROPERTY ADDR: 00000 RANCHO DEL CERRO
OWNER NAME: CARMAN ROGER L & CARMENZA
OWNER ADDR: 08501 RANCHO DEL CERRO DR NE
87113

ALBUQUERQUE NM
87113

101806424319831129

LEGAL: * D 001VUE-MOR ADDITON COMPORTIN LOTS 14 & 15 A
PROPERTY ADDR: 6229 KARLSON DR NE

OWNERS NAME: FULLINGTON JOHN ROBERT AND
OWNERS ADDR: PO BOX 91752
ALBUQUERQUE, NM 87199

101806425219831122

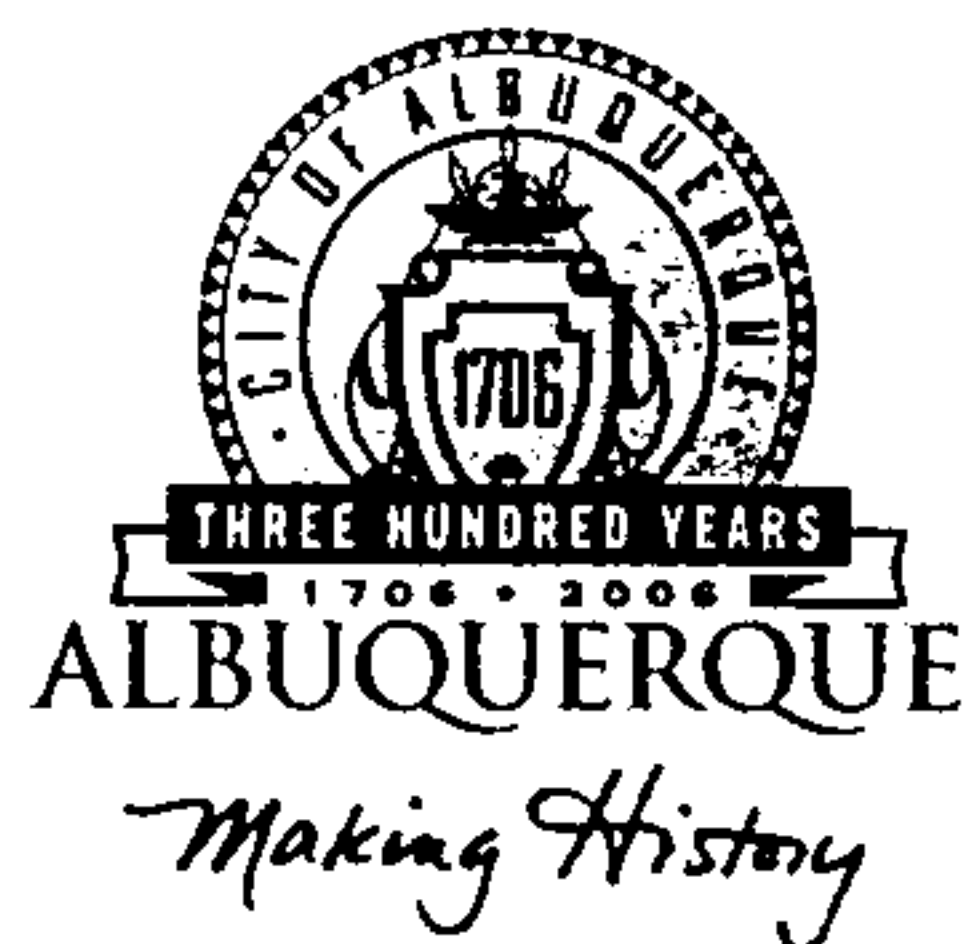
LEGAL: * 16D REPLAT OF LOT 16 BLK 15 TRACT UNIT B NORTH C RES
PROPERTY ADDR: 6303 KARLSON DR NE

OWNERS NAME: DURAN BRONSON & MARGARET GARC
OWNERS ADDR: PO BOX 94327
ALBUQUERQUE, NM 87199

101806425227920208

LEGAL: * 017 013 TRACT UNIT B NORTH ALB ACRES
PROPERTY ADDR; WILSHIRE AVE NE

OWNERS NAME: COMCAST CABLEVISION OF NM
OWNERS ADDR: PO BOX 173838
DENVER, CO 80217



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

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

October 14, 2005

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on **October 14, 2005:**

Contact Name: DEBIE LeBLANC TRUJILLO

Company or Agency: JEFF MORTENSEN AND ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE/87109
PHONE: 345-4250/FAX: 345-4254
E-mail: dtrujillo@jmainc.org

contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at **TRACT 2A, BUENA VISTA ESTATES, UNIT 1, LOCATED ON SAN PEDRO DRIVE NE BETWEEN WILSHIRE AVENUE NE AND CORONA AVENUE NE** zone map C-18.

Our records indicate that as of October 14, 2005, there were no Recognized Neighborhood Associations in this area.

If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

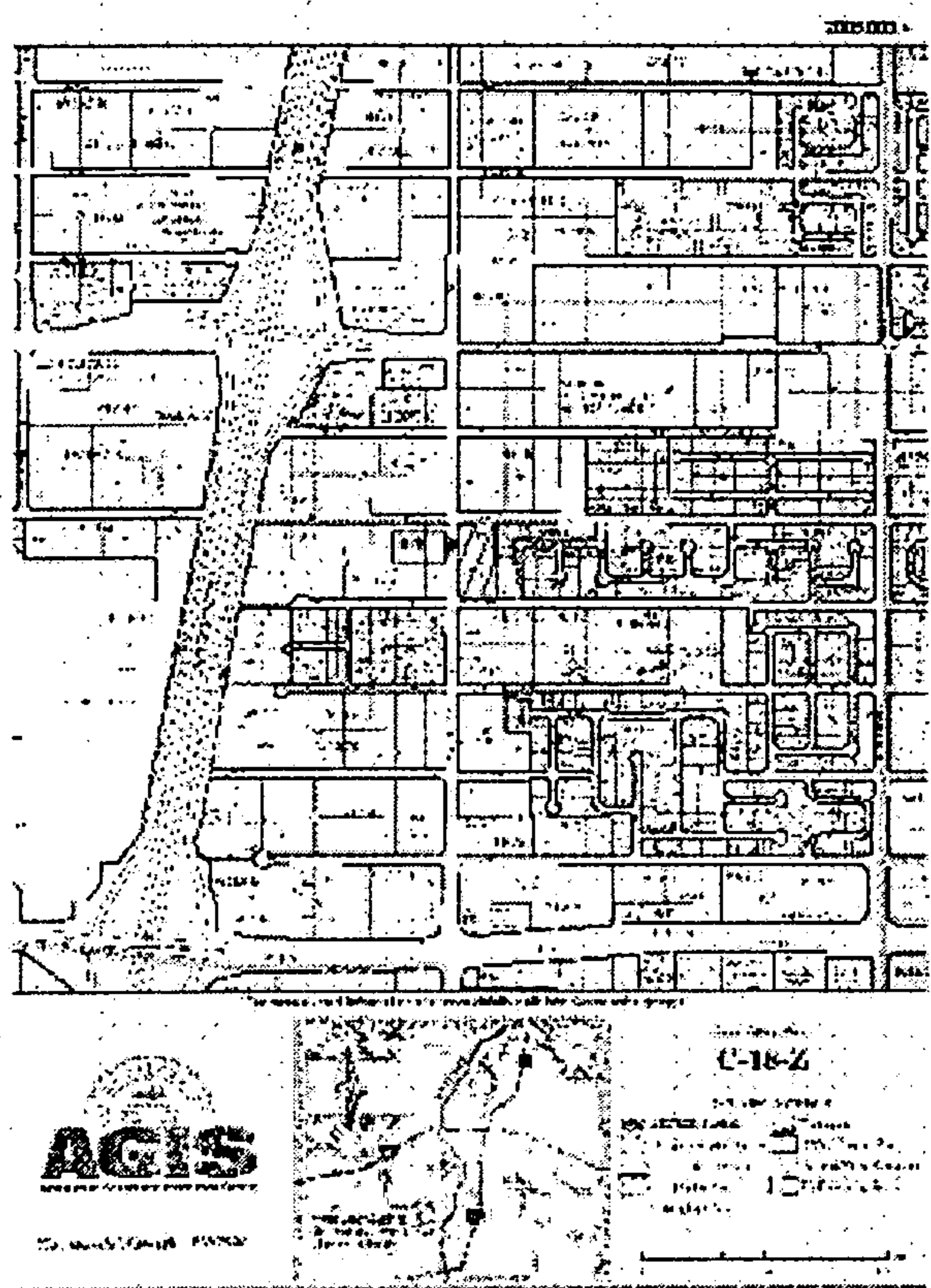
Stephani Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

planningnrnaform(10/08/04)

Debie Trujillo

From: Debie Trujillo
Sent: Friday, October 14, 2005 8:52 AM
To: 'SWinklepleck@cabq.gov'
Subject: Request for Neighborhood Association Info.

Stephani,
Good morning and welcome back. I hope this finds you doing well.
I need to know if I have any neighborhood associations I need to notify on the following project. I am attaching my zone atlas both ways (as an attachment and as part of the message) so I hope you can see it.



Legal Description: Tract 2A, Buena Vista Estates, Unit 1
Located on San Pedro Drive NE between Wilshire Avenue NE and Corona Avenue NE

If there is anything else you need please do not hesitate to contact me.
Have a great weekend.

Debie

10/20/2005

Project # 1002254

PALMER INVESTMENTS & CORTLAND WALKER
C/O CWC***1500 BARRETT DR
MERIDIAN, ID 83642-3728

101806425224931010

FINCHAM LOWELL & BETH
14 CALLE DE CERRITO
PLACITAS NM 87043

101806422922731007

SAN PEDRO CORONA LTD CO
7709 BROADWAY
SAN ANTONIO TX 78209

101806425220431125

FURROW DARLENE L
6306 CORONA NE
ALBUQUERQUE NM 87113

101806424319831129

FULLINGTON JOHN ROBERT AND
PO BOX 91752
ALBUQUERQUE, NM 87199

101806429618540401

SIMBA INC
3812 CARLISLE BL NE
ALBUQUERQUE NM 87107

101806430221840504

MORENO DAVID & CARMEN V MARQU
8509 RANCHO DEL CERRO NE
ALBUQUERQUE NM 87113

101806430123740507

PICOU STEVEN L & TAMARA K
8519 RANCHO DEL CARRO DR NE
ALBUQUERQUE NM 87113

101806431722941349

LOVE SARAH S
8516 RANCHO DEL CERRO DR NE
ALBUQUERQUE NM 87113

101806430327910603

BUZZARD ROBERT A &
401 LIVE OAK LP NE
ALBUQUERQUE NM 87122

Project # 1002254

JEFF MORTENSEN & ASSOCIATES INC.
6010-B MIDWAY PARK BLVD. NE
ALBUQUERQUE, NM 87109

101806425222731009

SAN PEDRO CORONA LTD CO
7709 BROADWAY
SAN ANTONIO TX 78209

101806422820431127

GUSTAFSON ALBERT A & MAXINE
6222 CORONA NE
ALBUQUERQUE NM 87113

101806425820431124

SANDOVAL JOHN A JR ETUX
6304 CORONA NE
ALBUQUERQUE NM 87113

101806425219831122

DURAN BRONSON & MARGARET GARC
PO BOX 94327
ALBUQUERQUE, NM 87199

101806430220540502

CARMAN ROGER L & CARMENZA
8501 RANCHO DEL CERRO DR NE
ALBUQUERQUE NM 87113

101806430222440505

DUONG ANNA M & TRAN TAI
8511 RANCHO DEL CERRO DR NE
ALBUQUERQUE NM 87113

101806430524440508

FREUND MAURICE E & JUDITH A
6101 RANCHO DEL REY RD NE
ALBUQUERQUE NM 87113

101806431722341350

FACULJAK PAUL & DEBRA A RVT
7620 VENICE AV NE
ALBUQUERQUE NM 87122

101806428827910602

BARLOW SCOTT
8600 SAN PEDRO DR NE
ALBUQUERQUE NM 87113

101806427925740501

PALMER FREDERICK W & ROSEMARY
1901 NORTH ALLUMBAUGH ST
BOISE ID 83704

101806423824931011

FINCHAM LOWELL & BETH
14 CALLE DE CERRITO
PLACITAS NM 87043

101806424020431128

GUSTAFSON ALBERT ETUX
6222 CORONA AV NE
ALBUQUERQUE NM 87113

101806423819231111

GUSTAFSON ALBERT ETUX
6222 CORONA AV NE
ALBUQUERQUE NM 87113

101806425819831123

THOMAS DAN
1824 KENTUCKY NE
ALBUQUERQUE NM 87110

101806430221340503

PATEL DASHRATHBHAI S & ANJANA
8505 RANCHO DEL CERRO NE
ALBUQUERQUE NM 87113

101806430223140506

FACULJAK PAUL F & DEBRA A TRU
7620 VENICE AV NE
ALBUQUERQUE NM 87122

101806431324340509

TRAN PHONG T & KIM-OANH T PHA
6105 RANCHO DEL REY RD NE
ALBUQUERQUE NM 87113

101806431721741351

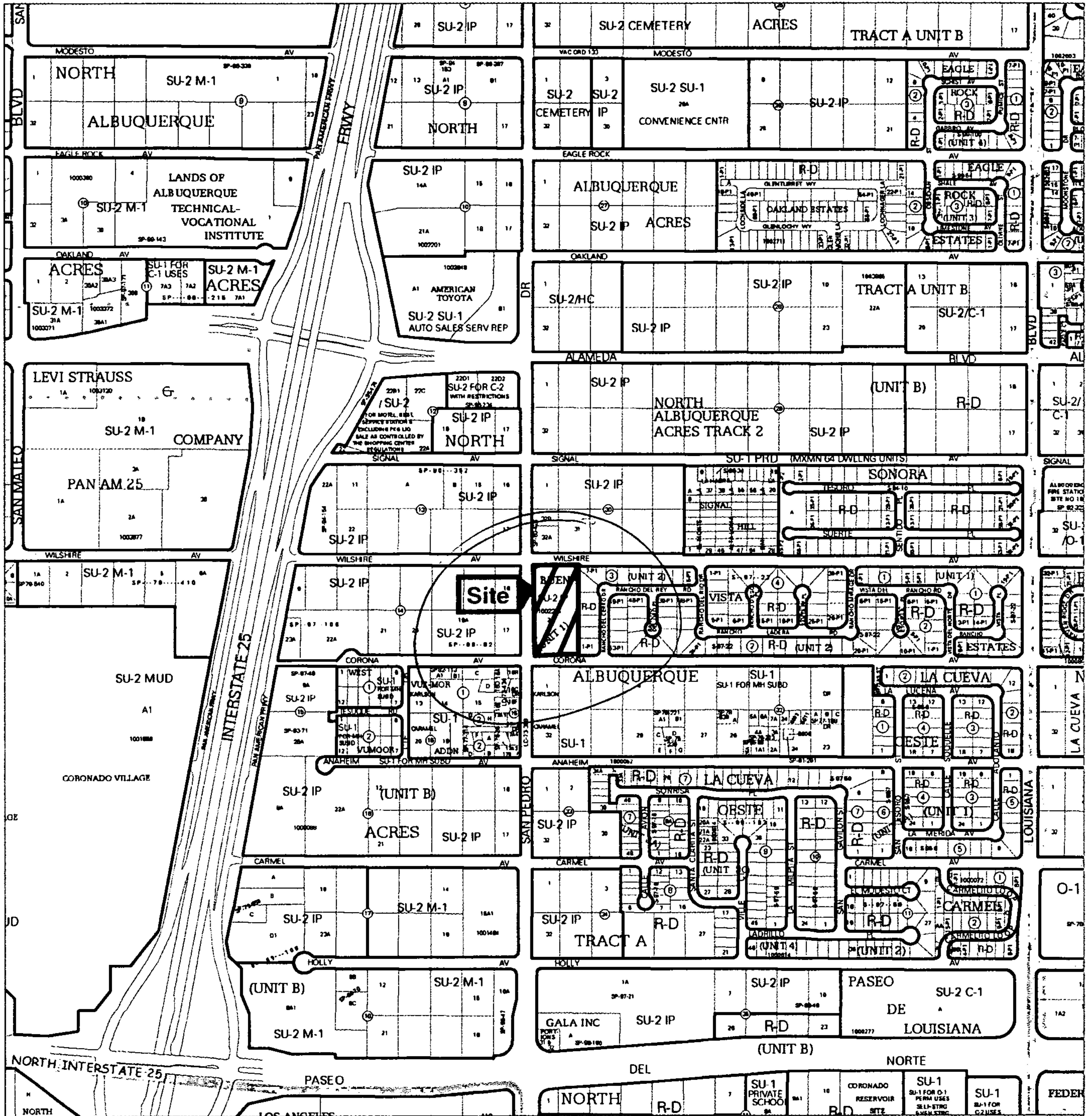
BAREFOOT ANGELA T
8508 RANCHO DEL CERRO DR NE
ALBUQUERQUE NM 87113

101806425227920208

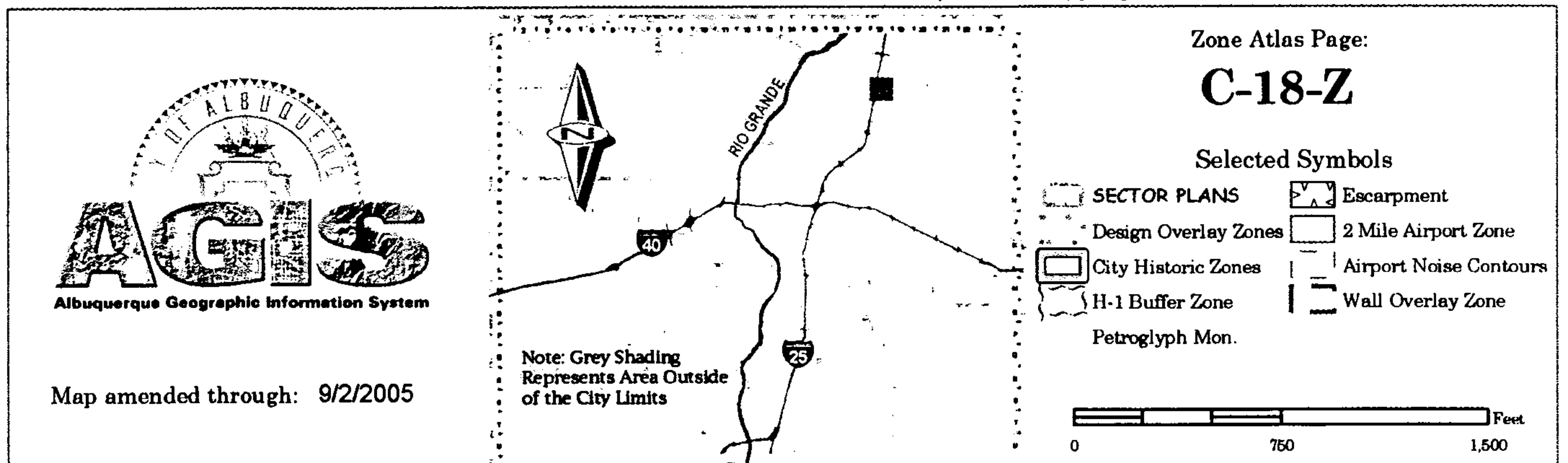
COMCAST CABLEVISION OF NM
PO BOX 173838
DENVER, CO 80217

101806423827920207

DOUGHERTY ALTON D ETUX
2501 PUNTA DE VISTA NE
ALBUQUERQUE NM 87112



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





ENGINEERS & SURVEYORS

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE
ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250
F: 505.345.4254
ESTABLISHED 1977

2005.003.4
October 20, 2005

Sheran Matson, AICP
Planning Manager, DRB Chair
Planning Department
Development & Building Services Division
City of Albuquerque
600 2nd Street, NW
Albuquerque, NM 87103

Re: Request for Site Development Plan for Subdivision
and Site Development Plan for Building Permit
Tract 2A, Buena Vista Estates Unit 1
To Be Known as Beehive Village

Dear Ms. Matson:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Form P(2) along with related fees
- Twenty-Four (24) copies of Site Development Plan for Subdivision
- City of Albuquerque Zone Atlas C-18 (with site highlighted)
- Letter of Authorization from Property Owner
- Document Delegating Approval Authority to DRB (Copy of minutes from PRT dated March 29, 2005)
- Office of Community & Neighborhood Coordination Inquiry Response (**No recognized Neighborhood Associations**)
- Completed Site Plan for Subdivision Checklist
- TIS/AQIA Traffic Impact Study form
- Twenty-Four (24) copies of Site Development Plan for Building Permit
- Completed Site Plan for Building Permit Checklist
- Copy of Solid Waste Management Department signature on original Site Plan for Building Permit
- Copy of Fire Marshal's stamp on original Site Plan for Building Permit
- Reduced size sets (8 1/2 X 11) of Site Development Plan for Subdivision and Site Development for Building Permit

On behalf of our clients, Palmer Investments/Frederick W. and Rosemary Palmer along with Cortland Walker Construction (CWC), we are requesting approval of Site Development Plan for Subdivision and Site Development Plan for Building Permit for the proposed Tracts 2-A-1 and 2-A-2, Buena Vista Estates, Unit 1 to be known as Beehive Village.

The Beehive Village will lie between Wilshire Ave NE. and Corona Ave NE, adjacent to San Pedro Drive NE. They are planning to build two rehab/respiratory facilities on the Wilshire side, and four 15 bed assisted Living homes on the Corona side. The project will be constructed in phases. The site will have a colored

PRINCIPALS	JEFFREY G. MORTENSEN, P.E.	JUAN M. CALA	CHARLES G. CALA, JR., P.S.
GRADY E. BARRENS	J. GRAEME MEANS, P.E.	RICHARD C. WHITE	JOSEPH M. SOLOMON, JR., P.S.



Complete #6

DRB CASE ACTION LOG (Preliminary/Final)

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

DRB Application No.: 11DRB-70229 Project #: 1002251

Project Name: _____

Agent: RIO GRANDE ENGINEERING Phone No.: _____

Your request was approved on 8-24-11 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

TRANSPORTATION: OK - Exhibit w/ dimensions, Road is needed

ABCWUA: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): OK Floodplain Note; Exhibit showing no encroachment for PAF

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

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). **RECORDED DATE:** _____
- Tax printout from the County Assessor.
- 3 copies of the approved site plan. Include all pages.
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- ~~AGIS DXF File approval required.~~
- Copy of recorded plat for Planning.

[Handwritten signature and scribbles]



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

APPLICATION INFORMATION:

Professional/Agent (if any): Rio Grande Engineering PHONE: 321-9094
 ADDRESS: PO Box 67305 FAX: 321-872-0991
 CITY: Alb STATE NM ZIP 87122 E-MAIL: jav.jc@riograndeengineering.com

APPLICANT: San Pedro Beehive PHONE: -
 ADDRESS: 6401 Coronan Ave NE FAX: -
 CITY: Alb STATE NM ZIP 87113 E-MAIL: -

Proprietary interest in site: Owner List all owners: Sole

DESCRIPTION OF REQUEST: Split - Lot Consolidation of 2 Lots into 1

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

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

Lot or Tract No. A1-B1 Beehive Village Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Beehive Village
 Existing Zoning: SU-2 for NC Proposed zoning: SU-2 MRGCD Map No. _____
 Zone Atlas page(s): C-18 UPC Code: 101806428124440501/101806428122240517

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1002254

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 2 No. of proposed lots: 1 Total site area (acres): 2.53
 LOCATION OF PROPERTY BY STREETS: On or Near: San Pedro NE
 Between: Coronan Ave NE and Wilshire Ave NE

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE [Signature] DATE 8/15/11
 (Print Name) David Sale Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 6/2011

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>11DRB 70229</u>	<u>PBE</u>	_____	<u>\$ 215.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<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 type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>August 24 2011</u>				Total <u>\$ 235.00</u>

[Signature]
 Staff signature & Date 8-16-11

Project # 1002254

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

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

SKETCH PLAT REVIEW AND COMMENT (DRB22) Your attendance is required.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08) Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**

MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12) Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) Your attendance is required.

- NA* 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- NA* Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- NA* Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- NA* Zone Atlas map with the entire property(ies) clearly outlined
- NA* Letter briefly describing, explaining, and justifying the request
- NA* Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- NA* Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- NA* Fee (see schedule)
- NA* List any original and/or related file numbers on the cover application
- NA* Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) Your attendance is required.

- 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**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

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

David Salk
 Applicant name (print)
DS 8/15/11
 Applicant signature / date



Form revised October 2007

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

Application case numbers
 11DRB-70224

Yem 8-16-11
 Planner signature / date
 Project # 1002754

RIO GRANDE ENGINEERING OF NEW MEXICO, LLC

August 16, 2011

Jack Cloud
Chair- DRB
Planning Department
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

**RE: Replat- lot consolidation
Tracts A1 & B1 Beehive Village
Prj#1002254
Albuquerque, New Mexico**

Dear Sir:

Rio Grande Engineering, on behalf of the Owner of Tracts A1 and B1, Beehive village, requests approval of the enclosed preliminary/final plat. The existing and proposed use of the site is an assisted living facility. The site was designed to be constructed in phases. Due to minor changes in the building configurations, the existing lot line needs to be eliminated. All of the required infrastructure is in place.

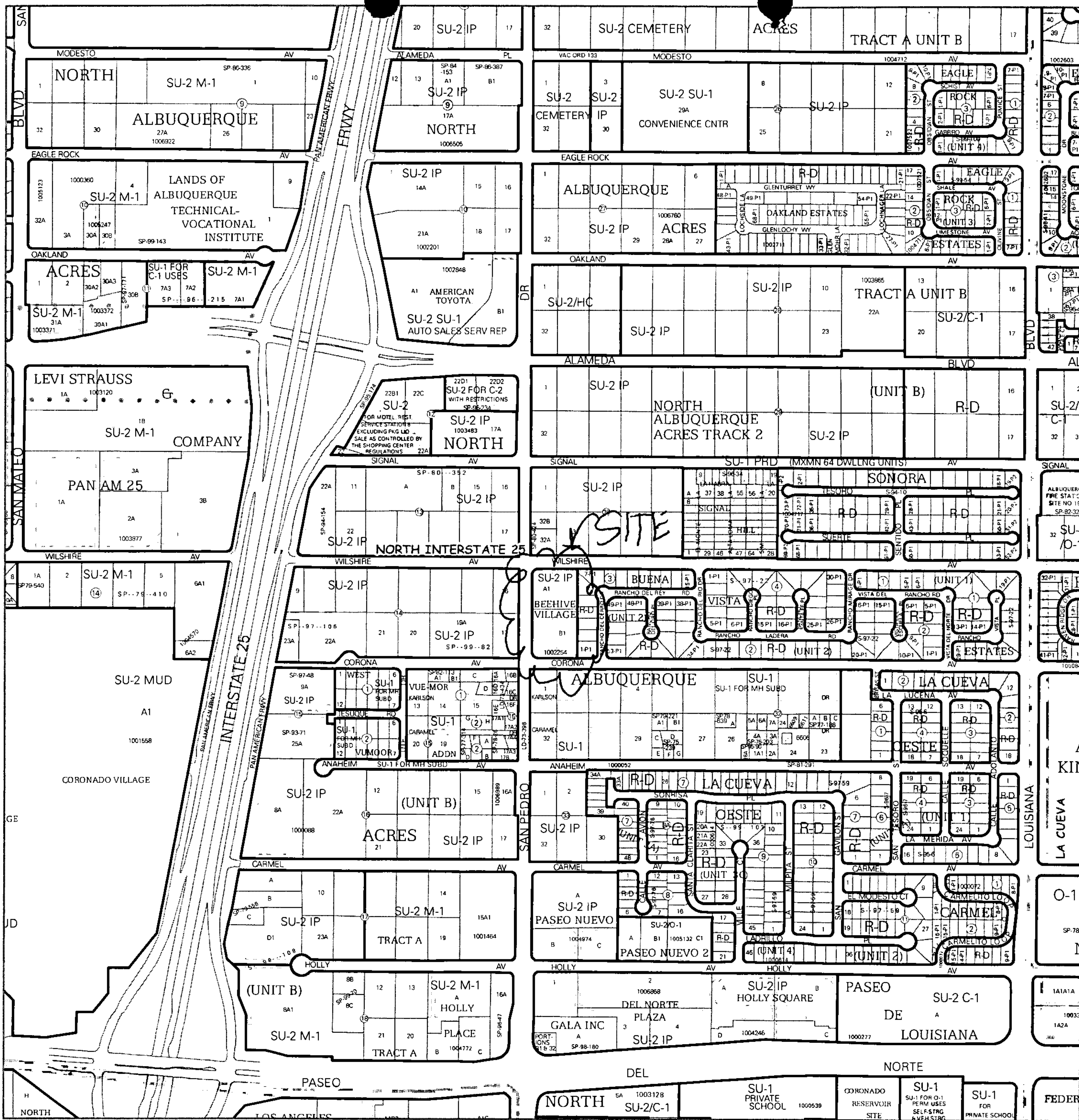
. Should you have any questions regarding this submittal, feel free to contact me.

Sincerely,

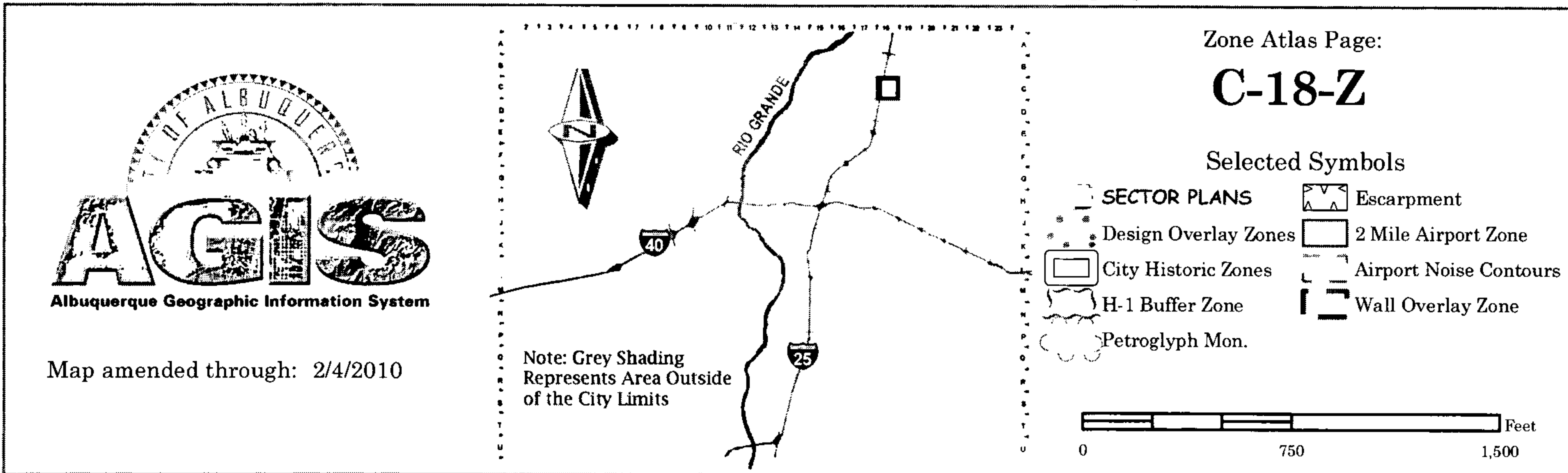


David Soule, PE

Enclosures



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



DRB
AA

APPLICATION NO. 07AA-10077	PROJECT NO. 1002254
PROJECT NAME <i>Beehive Village</i>	
EPC APPLICATION NO.	
APPLICANT / AGENT <i>High Mesa Consulting Group</i>	PHONE NO. 345-4250
ZONE ATLAS PAGE	
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR), (AA)	
ONE STOP COMMENT FORM LOG	

~~HYDROLOGY DEV (505) 924-3986~~

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

~~UTILITY DEV (505) 924-3989~~

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

~~TRANSPORTATION DEV (505) 924-3990~~

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

~~PARKS AND REC (505) 768-5328~~

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

PLANNING (505) 924-3858

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>Am</i>	DATE <i>9/20/07</i>	DATE
COMMENTS:		

Revised 3/3/04

(Return form with plat / site plan)

DRB
AA

APPLICATION NO. 07AA-10077	PROJECT NO. 1002254
PROJECT NAME Beehive Village	
APPLICANT / AGENT High Mesa Consulting Group	PHONE NO. 345-4250
ZONE ATLAS PAGE C-18	DATE SUBMITTED 9-18-07

ONE STOP CASE TRACKING LOG

(This tracking log is for DRB Delegation Actions / Over the Counter Routing)
(rev. 7/03)

TYPE OF APPROVAL	TRANSP DEV	UTILITY DEV	PARKS & REC	HYD DEV (City Engr)	PLANNING	
					CASE PLANNER	DRB CHAIR
SDP-Building Permit / SDP-Subdivision	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____
Administrative Amendments (AA's)	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____		F: _____ D: _____ F: _____ D: _____ A: _____	F: 9/17/07 D: _____ F: _____ D: _____ A: 9/22/07	
Minor Plat / Major Final Plat	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____		F: _____ D: _____ F: _____ D: _____ A: _____
Vacation-Private Easement	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____		F: _____ D: _____ F: _____ D: _____ A: _____

Project Number 1002254

First Review- Total City Days	
Second Review- Total City Days	
Third Review- Total City Days	
Subtotal	
Total Number of Developer Days (from back of form)	
Total Days	

*Business Days
**Pulled by Agent (P)

F = forwarded
D = disapproved
A = approved

PLANS RELEASED TO APPLICANT OR AGENT TO CORRECT REJECTS

Called Applicant: _____	First Review	Developer Days: _____
Date Released: _____	Date Returned: _____	
Print Name: _____		
Signed: _____		

Called Applicant: _____	Second Review	Developer Days: _____
Date Released: _____	Date Returned: _____	
Print Name: _____		
Signed: _____		

Called Applicant: _____	Third Review	Developer Days: _____
Date Released: _____	Date Returned: _____	
Print Name: _____		
Signed: _____		

Called Applicant: _____	Fourth Review	Developer Days: _____
Date Released: _____	Date Returned: _____	
Print Name: _____		
Signed: _____		

2005.003.4(LAA5)

A City of Albuquerque



DEVELOPMENT PLAN REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: Palmer Investments & Cortland Walker Construction, Inc. (CWC) PHONE: (208)888-1851
 ADDRESS: c/o CWC ---- 1500 Barrett Drive FAX: _____
 CITY: Meridian STATE ID ZIP 83642-3728 E-MAIL: _____
 Proprietary interest in site: Owners
 AGENT (if any): High Mesa Consulting Group PHONE: 505-345-4250
 ADDRESS: 6010-B Midway Park Blvd. NE FAX: 505-345-4254
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: dtujillo@highmesacg.com

DESCRIPTION OF REQUEST: AMENDMENT to Site Development Plan for Building Permit ---- BEEHIVE VILLAGE ----

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. Tracts A-1 and B-1 Block: _____ Unit: _____
 Subdiv. / Addn. Beehive Village
 Current Zoning: SU-2 IP Proposed zoning: n/a
 Zone Atlas page(s): C-18 No. of existing lots: 2 No. of proposed lots: 2
 Total area of site (acres): +/- 2.53 Density if applicable: dwellings per gross acre: n/a dwellings per net acre: n/a
 Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? No
 UPC No. 101806427025740501 101806428124440501 101806428122240517 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 8500 San Pedro Drive NE
 Between: Wilshire Avenue NE and Corona Avenue NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): DRB Project No. 1002254, 07AA-00082, 06AA-00758, 06DRB-00084, 00685 & 00686, 05AA-01702 & 01850, 05DRB-01642 & 01643, 02DRB-01502, 02DRB-01503

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: March 29, 2005

SIGNATURE Debie LeBlanc Trujillo DATE Sept. 14, 2007
 (Print) Debie LeBlanc Trujillo for High Mesa Consulting Group Applicant Agent

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

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07AA - - 10077</u>	<u>AA</u>	<u>P(4)</u>	<u>\$ 45.⁰⁰</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 checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date _____	_____	_____	<u>\$ 45.⁰⁰</u>

Andrew Jones 9-18-07
Planner signature / date

Project # 1002254

FORM P(4): SITE PLAN REVIEW – ADMINISTRATIVE APPROVAL OR AMENDMENT

SITE DEVELOPMENT PLAN - BUILDING PERMIT IN THE DOWNTOWN SU-3 ZONE (AA01)

- Copy of the pre-application meeting findings (A pre-application meeting is required for Downtown 2010 projects.)
- Site plan and related drawings (folded to fit into an 8.5" x 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Notifying letter and certified mail receipts to owners of adjacent properties if required by pre-application meeting
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- Solid Waste Management Department signature on Site Plan if relevant
- Blue-line copy of Site Plan with Fire Marshal's stamp
- Copy of the LUCC approval if the site is in an historic overlay zone
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

~~AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT~~ (AA02)

~~AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION~~ (AA03)

CONCEALED OR SITE DEVELOPMENT PLAN CONTROLLED WIRELESS TELECOM FACILITY (AA04)

NOTE: The requirements specified below apply to the previous 3 plan types, unless otherwise noted.

- Proposed Site Plan, with changes circled and noted if amended (folded to fit into an 8.5" x 14" pocket) 5 copies
- Copy of approved Site Plan being amended if applicable (folded to fit into an 8.5" x 14" pocket) 1 copy
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of EPC or DRB Notice of Decision (not required for WTF)
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

NOTE: The next two items are also required if the square footage change is 2% or more of any building's gross floor area

- Notifying letter & certified mail receipts addressed to owners of adjacent properties
- Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

NOTE: Only for wireless telecommunications facilities that are concealed and/or subject to site development plan review, the following materials are required for application submittal in addition to all those listed above:

- Co-location evidence as described in Zoning Code §14-16-3-17(A)(5)
- Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
- Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
- Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
- Distance to nearest existing free standing tower, and its owner's name, if the proposed facility is also a tower
- Registered Engineer's stamp on the Site Development Plans
- Office of Community & Neighborhood Coordination inquiry response as above based on ¼ mile radius

PLEASE NOTE: If you are applying for approval of a telecom site to be located on City of Albuquerque property, there are several additional requirements. Contact Debbie Stover at 924-3940 for details.

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

HIGH MESA CONSULTING GROUP

DEBIE LEBLANC TRUJILLO

Applicant name (print)

Debie LeBlanc Trujillo

Applicant signature / date



Form revised June 04, October 2004

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

Application case numbers	
07AP	- 10077
	-
	-

Andrew Gull 9-18-07
Planner signature / date

Project # 1002254

September 15, 2007

Sheran Matson, AICP
Planning Manager, DRB Chair
Planning Department
Development & Building Services Division
City of Albuquerque
600 2nd Street, NW
Albuquerque, NM 87103

Re: Request for Amendment to Site Development Plan for Building Permit
Tracts A-1 and B-1, Beehive Village
DRB Project No. 1002254

Dear Ms. Matson,

As the owners, of Tracts A-1 and B-1, Beehive Village, we hereby authorize High Mesa Consulting Group to submit an Administrative Amendment to Site Development Plan for building permit on Tracts A-1 and B-1, Beehive Village. The purpose of this request is to revise the building layout and to correct the building square footage.

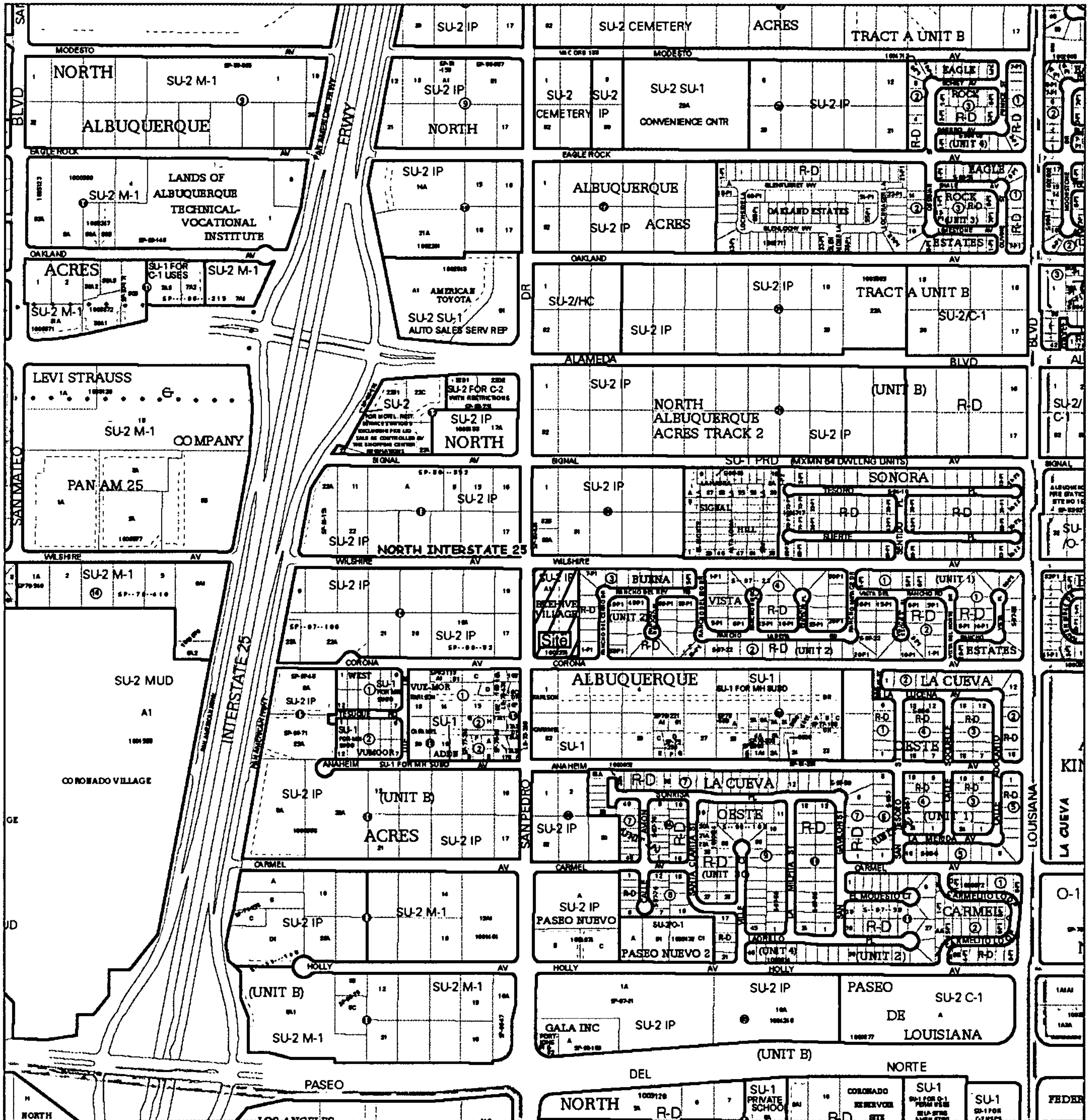
Sincerely,

Palmer Investments



Frederick W. Palmer


Rosemary Palmer



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

AGIS
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-18-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

Map amended through: 9/6/2007



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 23, 2005

6. Project # 1002254
05DRB-01643 Major-SiteDev Plan BldPermit

JEFF MORTENSEN & ASSOCIATES INC agent(s) for PALMER INVESTMENTS & CORTLAND WALKER CONSTRUCTION INC., request(s) the above action(s) for all or a portion of Tract(s) 2A, BUENA VISTA ESTATES, UNIT 1 (to be known as **BEEHIVE VILLAGE**) zoned SU-2 IP, located on SAN PEDRO DR NE, between WILSHIRE AVE NE and CORONA AVE NE containing approximately 3 acre(s). [REF: 02DRB-01502, 02DRB-01503] [*Deferred from 11/16/05*] (C-18)

At the November 23, 2005, Development Review Board meeting, the site plan for building permit was approved and signed off by the Board.

If you wish to appeal this decision, you must do so by December 8, 2005, in the manner described below.

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

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


Sheran Matson, AICP, DRB Chair

Cc:Palmer Investments & Cortland Walker Construction, 1500 Barrett Drive,
Meridian, ID 83642-3728

Jeff Mortensen & Associates, Inc., 6010-B Midway Park Blvd NE, 87109

Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.

File

HIGH MESA Consulting Group

FORMERLY JEFF MORTENSEN AND ASSOCIATES, INC.

2005.003.4

September 18, 2007

Sheran Matson, AICP
Planning Manager, DRB Chair
Planning Department Development & Building Services Division
City of Albuquerque
600 2nd Street, NW
Albuquerque, NM 87103

Re: Request for Amendment to Site Development Plan for Building Permit
Tracts A-1 and B-1, Beehive Village
DRB Project No. 1002254

Dear Ms. Matson:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Form P(4) along with related fees
- Five (5) copies of the Amended Site Development Plan for Building Permit (Sheet C-1 only)
- Mylar of the Amended Site Development Plan for Building Permit for signature (Sheet C-1 only)
- One (1) copy of the Previously Approved Site Development Plan for Building Permit
- City of Albuquerque Zone Atlas C-18 (with site highlighted)
- Letter of Authorization from Property Owner
- Copy of Notice of Decision

On behalf of our clients, Palmer Investments/Frederick W. and Rosemary Palmer along with Cortland Walker Construction (CWC), we are requesting an Amendment to the Site Development Plan for Building Permit. The purpose of this request is to revise the building layout and to correct the buildings square footage.

If you have questions regarding this information, or if we can be of further assistance on this project, please do not hesitate to call.

Sincerely,

HIGH MESA CONSULTING GROUP



Debie LeBlanc Trujillo

DLT
Enclosures

xc: Frederick W. and Rosemary Palmer – Palmer Investments w/enc.
Nick Foutz – CWC w/enc.

Principals: Jeffrey G. Mortensen, P.E. • Charles G. Cala, Jr., P.S. • Juan M. Cala
Joseph M. Solomon, Jr., P.S. • J. Graeme Means, P.E. • Richard C. White • Grady E. Barrens

DRBAA

APPLICATION NO. 07AA 00082	PROJECT NO. 1002254
PROJECT NAME <i>Buen Beehive Village</i>	
EPC APPLICATION NO.	
APPLICANT / AGENT <i>Jeff Mortensen</i>	PHONE NO. 345-4250
ZONE ATLAS PAGE <i>C-18</i>	
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR), (AA)	
ONE STOP COMMENT FORM LOG	

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

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

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

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

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>SAM</i>	DATE <i>1/26/07</i>	DATE
COMMENTS:		
<i>/</i>		

Revised 3/3/04

(Return form with plat / site plan)

DRB AA

APPLICATION NO. <u>07AA00082</u>	PROJECT NO. <u>1002254</u>
PROJECT NAME <u>Beehive Village</u>	
APPLICANT / AGENT <u>Jeff Montemurro</u>	PHONE NO. <u>345-4250</u>
ZONE ATLAS PAGE <u>C-18</u>	DATE SUBMITTED

ONE STOP CASE TRACKING LOG

(This tracking log is for DRB Delegation Actions / Over the Counter Routing)
(rev. 7/03)

TYPE OF APPROVAL	TRANSP DEV	UTILITY DEV	PARKS & REC	HYD DEV (City Engr)	PLANNING	
					CASE PLANNER	DRB CHAIR
SDP-Building Permit / SDP-Subdivision	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____
Administrative Amendments (AA's)	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____		F: _____ D: _____ F: _____ D: _____ A: _____	F: <u>01/25/07</u> D: _____ F: _____ D: _____ A: <u>01/26/07</u>	
Minor Plat / Major Final Plat	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____		F: _____ D: _____ F: _____ D: _____ A: _____
Vacation-Private Easement	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____		F: _____ D: _____ F: _____ D: _____ A: _____

Project Number 1002254

First Review- Total City Days	
Second Review- Total City Days	
Third Review- Total City Days	
Subtotal	
Total Number of Developer Days (from back of form)	
Total Days	

*Business Days
**Pulled by Agent (P)

F = forwarded
D = disapproved
A = approved

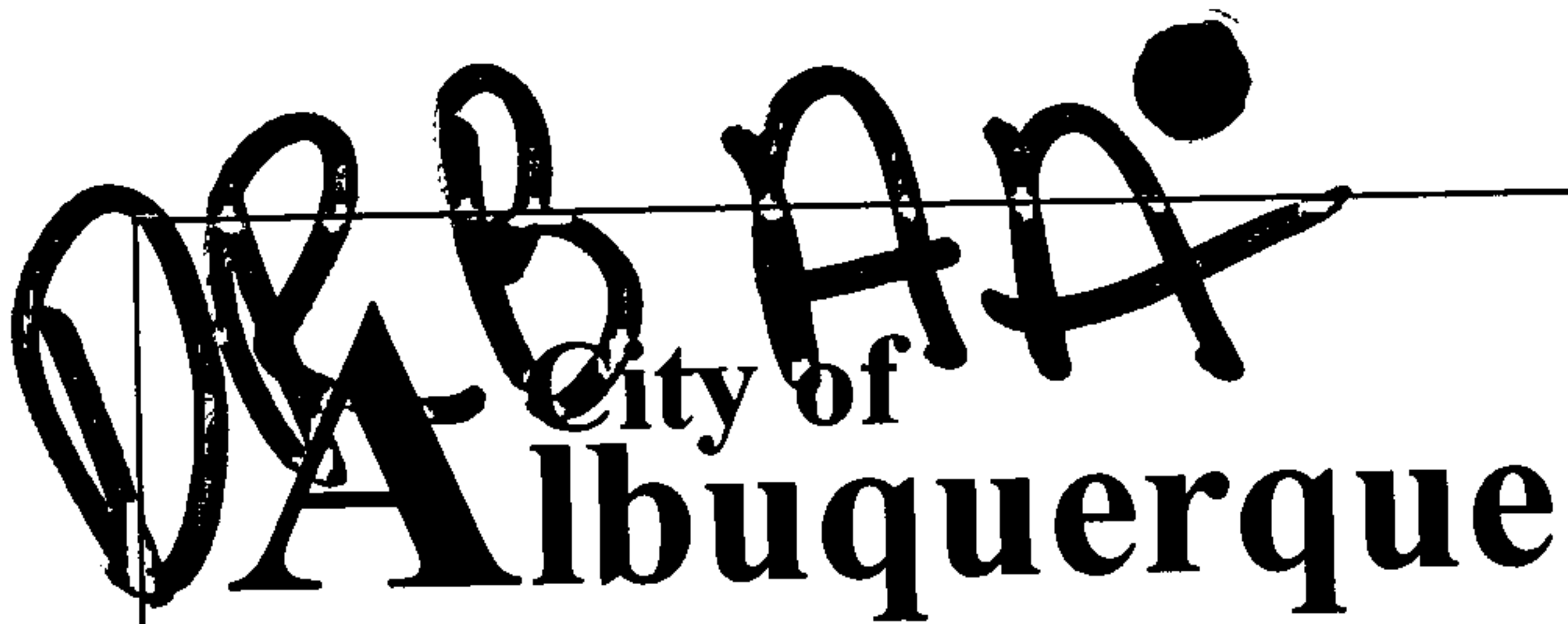
PLANS RELEASED TO APPLICANT OR AGENT TO CORRECT REJECTS

Called Applicant: _____	First Review	Developer Days: _____
Date Released: _____	Date Returned: _____	
Print Name: _____		
Signed: _____		

Called Applicant: _____	Second Review	Developer Days: _____
Date Released: _____	Date Returned: _____	
Print Name: _____		
Signed: _____		

Called Applicant: _____	Third Review	Developer Days: _____
Date Released: _____	Date Returned: _____	
Print Name: _____		
Signed: _____		

Called Applicant: _____	Fourth Review	Developer Days: _____
Date Released: _____	Date Returned: _____	
Print Name: _____		
Signed: _____		



DEVELOPMENT PLAN REVIEW APPLICATION

2005.003.4

- SUBDIVISION: Major Subdivision action, Minor Subdivision action, Vacation, Variance (Non-Zoning)
Supplemental form S, V, P, L
ZONING: Annexation & Zone Establishment, Sector Plan (Phase I, II, III), Amendment to Sector, Area, Facility or Comprehensive Plan, Zone Change, Text Amendment
APPEAL / PROTEST of...: Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal

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

APPLICANT INFORMATION:

NAME: Palmer Investments & Cortland Walker Construction, Inc. (CWC)
ADDRESS: c/o CWC --- 1500 Barrett Drive
CITY: Meridian
STATE ID ZIP83642-3728
PHONE: (208)888-1851
FAX:
E-MAIL:
Proprietary interest in site: Owners
AGENT (if any): Jeff Mortensen & Associates, Inc.
ADDRESS: 6010-B Midway Park Blvd. NE
CITY: Albuquerque
STATE NM ZIP 87109
PHONE: 505-345-4250
FAX: 505-345-4254
E-MAIL: dtujillo@jmainc.org

DESCRIPTION OF REQUEST: AMENDMENT to Site Development Plan for Building Permit --- BEEHIVE VILLAGE ---
Is the applicant seeking incentives pursuant to the Family Housing Development Program? [] Yes. [X] No.

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

Lot or Tract No. Tract 2A
Subdiv. / Addn. Buena Vista Estates Unit 1
Current Zoning: SU-2 IP
Zone Atlas page(s): C-18
Total area of site (acres): +/- 2.53
Density if applicable: dwellings per gross acre: n/a
Within city limits? [X] Yes. No [], but site is within 5 miles of the city limits (DRB jurisdiction.)
UPC No. 101806427925740501
LOCATION OF PROPERTY BY STREETS: On or Near: 8500 San Pedro Drive NE
Between: Wilshire Avenue NE and Corona Avenue NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): DRB Project No. 1002254, 06AA-00758, 06DRB-00084, 00685 & 00686, 05AA-01702 & 01850, 05DRB-01642 & 01643, 02DRB-01502, 02DRB-01503

Check-off if project was previously reviewed by Sketch Plat/Plan [], or Pre-application Review Team [X]. Date of review: March 29, 2005

SIGNATURE: [Signature] DATE: January 25, 2007
(Print) Debie LeBlanc Trujillo for Jeff Mortensen & Associates, Inc.
[] Applicant [X] Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

Table with columns: INTERNAL ROUTING, Application case numbers, Action, S.F., Fees. Includes checkboxes for routing steps and a table of case numbers with associated fees.

DRB AA

Planner signature / date: [Signature] 01-25-07

Project # 1002254

FORM P(4): SITE PLAN REVIEW – ADMINISTRATIVE APPROVAL OR AMENDMENT

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT IN THE DOWNTOWN SU-3 ZONE

- Copy of the pre-application meeting findings (A pre-application meeting is required for Downtown 2010 projects.)
- Site plan and related drawings (folded to fit into an 8.5" x 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Notifying letter and certified mail receipts to owners of adjacent properties if required by pre-application meeting
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- Solid Waste Management Department signature on Site Plan if relevant
- Blue-line copy of Site Plan with Fire Marshal's stamp
- Copy of the LUCC approval if the site is in an historic overlay zone
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

CONCEALED OR SITE DEVELOPMENT PLAN CONTROLLED WIRELESS TELECOM FACILITY

NOTE: The requirements specified below apply to the previous 3 plan types, unless otherwise noted.

- Proposed Site Plan, with changes circled and noted if amended (folded to fit into an 8.5" x 14" pocket) 5 copies.
- Copy of approved Site Plan being amended if applicable (folded to fit into an 8.5" x 14" pocket) 1 copy
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of EPC or DRB Notice of Decision (not required for WTF)
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

NOTE: The next two items are also required if the square footage change is 2% or more of any building's gross floor area

- Notifying letter & certified mail receipts addressed to owners of adjacent properties
- Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

NOTE: Only for wireless telecommunications facilities that are concealed and/or subject to site development plan review, the following materials are required for application submittal in addition to all those listed above:

- Co-location evidence as described in Zoning Code §14-16-3-17(A)(5)
- Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
- Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
- Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
- Distance to nearest existing free standing tower, and its owner's name, if the proposed facility is also a tower
- Registered Engineer's stamp on the Site Development Plans
- Office of Community & Neighborhood Coordination inquiry response as above based on 1/4 mile radius

PLEASE NOTE; If you are applying for approval of a telecom site to be located on City of Albuquerque property, there are several additional requirements. Contact Debbie Stover at 924-3940 for details.

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

JEFF MORTENSEN & ASSOC, INC.

DEBIE LEBLANC TRUJILLO

Applicant name (print)

Debie LeBlanc Trujillo 01-25-07

Applicant signature / date



Form revised June 04, October 2004

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

Application case numbers

07AA - - 00082

Joseph M. Lopez 01-25-07

Planner signature / date

Project # 1002254

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

PAID RECEIPT

APPLICANT NAME _____

AGENT _____

ADDRESS _____

PROJECT & APP # _____

PROJECT NAME _____

Jeff Mortensen & Assoc

100 2254 - 107AA00082

Beehive Village

\$ _____ 441032/3424000 Conflict Management Fee

\$ _____ 441006/4983000 DRB Actions

\$ 45.00 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ _____ 441018/4971000 Public Notification

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

\$ 45.00 TOTAL AMOUNT DUE

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

City Of Albuquerque
Treasury Division

1/25/2007 1:41PM LOC: ANNX
RECEIPT# 00072357 WS# 006 TRANS# 0013
Account 441006 Fund 0110
Activity 4971000 TRSCCS
Trans Amt \$45.00
J24 Misc \$45.00
MC \$45.00
CHANGE \$0.00



ENGINEERS & SURVEYORS

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE
ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250
F: 505.345.4254
ESTABLISHED 1977

2005.003.4
January 25, 2007

Sheran Matson, AICP
Planning Manager, DRB Chair
Planning Department Development & Building Services Division
City of Albuquerque
600 2nd Street, NW
Albuquerque, NM 87103

Re: Request for Amendment to Site Development Plan for Building Permit
Beehive Village
DRB Project No. 1002254

Dear Ms. Matson:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Form P(4) along with related fees
- Five (5) copies of the Amended Site Development Plan for Building Permit (Sheets A-1, A-2 and C-1)
- Mylar of the Amended Site Development Plan for Building Permit for signature
- One (1) copy of the Previously Approved Site Development Plan for Building Permit
- City of Albuquerque Zone Atlas C-18 (with site highlighted)
- Letter of Authorization from Property Owner
- Copy of Notice of Decision

On behalf of our clients, Palmer Investments/Frederick W. and Rosemary Palmer along with Cortland Walker Construction (CWC), we are requesting an Amendment to the Site Development Plan for Building Permit for the Beehive Village. The purpose of this request is to amend the perimeter wall design / elevation to a 2' average / 3' maximum split fact tan CMU with a 3' average height wrought iron fencing, with the pilasters at 20' maximum spacing. We would also like to revise the Site Development Plan for Building Permit to the original elevation design which is shown on the revised sheet A-2.

If I can be of further assistance to you, please do not hesitate to call.

Sincerely,

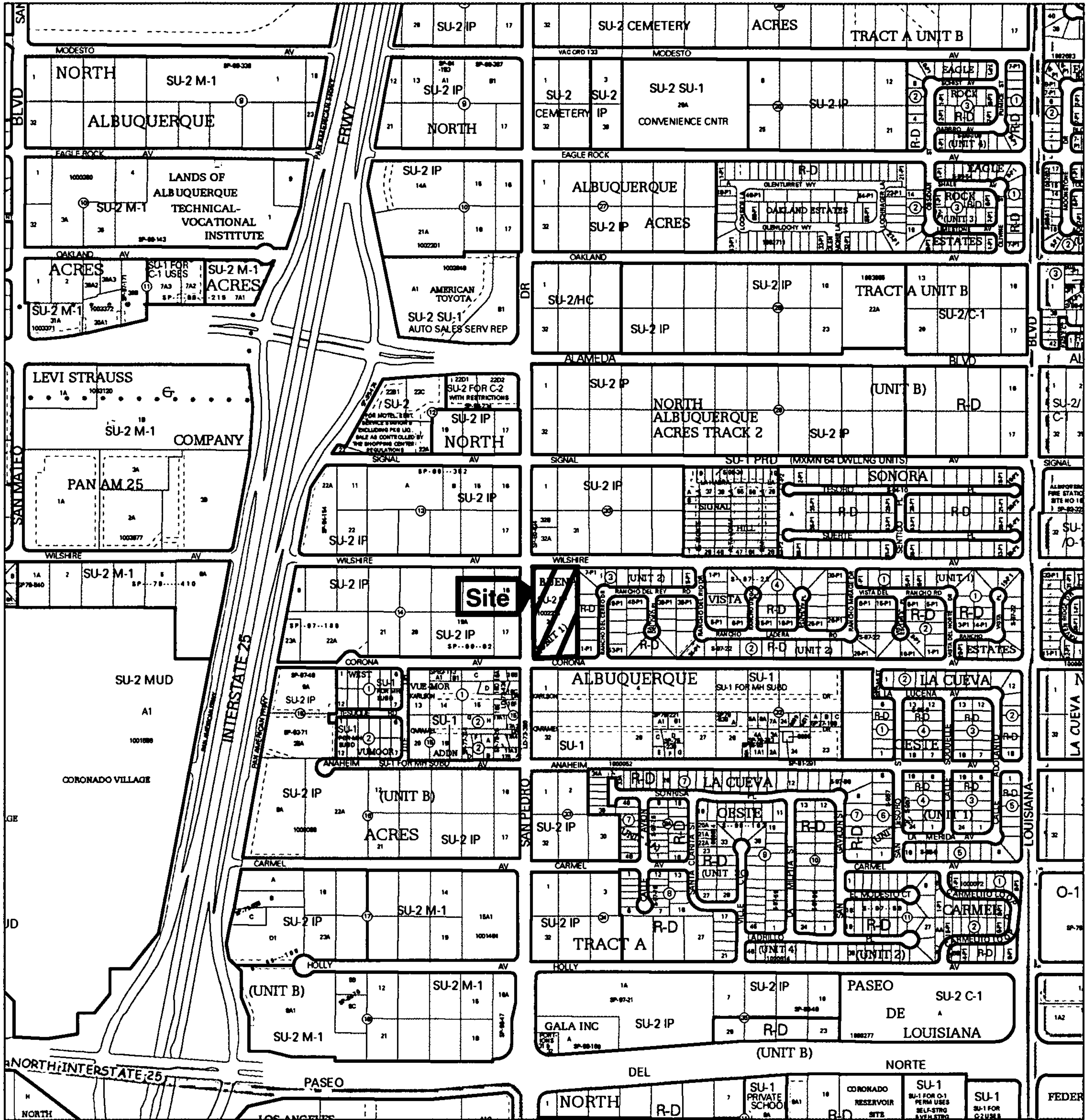
JEFF MORTENSEN & ASSOCIATES, INC.


Debie LeBlanc Trujillo

DLT
Enclosures

xc: Frederick W. and Rosemary Palmer – Palmer Investments w/enc.
Cortland Walker – CWC w/enc.

PRINCIPALS	JEFFREY G. MORTENSEN, P.E.	JUAN M. CALA	CHARLES G. CALA, JR., P.S.
GRADY E. BARRENS	J. GRAEME MEANS, P.E.	RICHARD C. WHITE	JOSEPH M. SOLOMON, JR., P.S.



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

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-18-Z

Selected Symbols

Map amended through: 9/2/2005

0 750 1,500 Feet

January 17, 2007

Sheran Matson, AICP
Planning Manager, DRB Chair
Planning Department
Development & Building Services Division
City of Albuquerque
600 2nd Street, NW
Albuquerque, NM 87103

Re: Request for Administrative Amendment to Site Development Plan for Building Permit
Tracts A and B, Beehive Village
DRB Project No. 1002254

Dear Ms. Matson,

As the owners, of Tracts A and B, Beehive Village, we hereby authorize the request of an Amendment to the Site Development Plan for Building Permit for the Beehive Village. The purpose of this request is to amend the perimeter wall design / elevation to a 2' average / 3' maximum split face tan CMU with a 3' average height wrought iron fencing, with the pilasters at 20' maximum spacing. We would also like to revise the Site Development Plan for Building Permit to the original elevation design which is shown on the revised sheet A-2.

Sincerely,

Palmer Investments



Frederick W. Palmer



Rosemary Palmer



2005.003.4

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 23, 2005

6. Project # 1002254
05DRB-01643 Major-SiteDev Plan BldPermit

JEFF MORTENSEN & ASSOCIATES INC agent(s) for PALMER INVESTMENTS & CORTLAND WALKER CONSTRUCTION INC., request(s) the above action(s) for all or a portion of Tract(s) 2A, BUENA VISTA ESTATES, UNIT 1 (to be known as **BEEHIVE VILLAGE**) zoned SU-2 IP, located on SAN PEDRO DR NE, between WILSHIRE AVE NE and CORONA AVE NE containing approximately 3 acre(s). [REF: 02DRB-01502, 02DRB-01503] [*Deferred from 11/16/05*] (C-18)

At the November 23, 2005, Development Review Board meeting, the site plan for building permit was approved and signed off by the Board.

If you wish to appeal this decision, you must do so by December 8, 2005, in the manner described below.

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

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


Sheran Matson, AICP, DRB Chair

Cc:Palmer Investments & Cortland Walker Construction, 1500 Barrett Drive,
Meridian, ID 83642-3728
Jeff Mortensen & Associates, Inc., 6010-B Midway Park Blvd NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

A City of Albuquerque



DEVELOPMENT PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

Supplemental form

S

V

P

L

Supplemental form

ZONING

Z

- Annexation & Zone Establishment
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Zone Change
- Text Amendment

APPEAL / PROTEST of...

A

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

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

APPLICANT INFORMATION:

NAME: Palmer Investments & Cortland Walker Construction, Inc. (CWC)

ADDRESS: c/o CWC ---- 1500 Barrett Drive

CITY: Meridian

STATE ID

ZIP 83642-3728

PHONE: (208)888-1851

FAX: _____

E-MAIL: _____

Proprietary interest in site: Owners

AGENT (if any): Jeff Mortensen & Associates, Inc.

ADDRESS: 6010-B Midway Park Blvd. NE

CITY: Albuquerque

STATE NM

ZIP 87109

PHONE: 505-345-4250

FAX: 505-345-4254

E-MAIL: dtrujillo@jmainc.org

DESCRIPTION OF REQUEST: Vacate PRIVATE vehicular access easement and grant PRIVATE access easement for BEEHIVE VILLAGE

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. Tracts A and B

Block: _____

Unit: _____

Subdiv. / Addn. Beehive Village

Current Zoning: SU-2 IP

Proposed zoning: n/a

Zone Atlas page(s): C-18

No. of existing lots: 2

No. of proposed lots: n/a

Total area of site (acres): +/- 2.53

Density if applicable: dwellings per gross acre: n/a

dwellings per net acre: n/a

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

Within 1000FT of a landfill? No

UPC No. 101806427925740501

MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: 8500 San Pedro Drive NE

Between: Wilshire Avenue NE

and Corona Avenue NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): DRB Project No. 1002254, 02DRB-01502, 02DRB-01503, 05AA-01720, 05DRB-01642&01643, 05AA-01850, 06DRB-00084

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: March 29, 2005

SIGNATURE

Debie LeBlanc Trujillo

DATE May 11, 2006

(Print) Debie LeBlanc Trujillo for Jeff Mortensen & Associates, Inc.

Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

INTERNAL ROUTING

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

Application case numbers

06DRB - - 20685

06DRB - - 00486

Action

UPRE

P&F

CMS

S.F.

✓

SL3

Fees

\$ 45.00

\$ 285.00

\$ 20.00

\$

\$

Total

\$ 350.00

Hearing date 5-24-06

Vin Sais 5/16/06

Planner signature / date

Project #

1002254

BULK LAND VARIANCE

(PUBLIC HEARING CASE)

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

DRB Public hearings are approximately ONE MONTH after the filing deadline. 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. (not to exceed 8.5" by 14") **24 copies**
- ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ___ Letter briefly describing, explaining, and justifying the request
- ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ___ Sign Posting Agreement
- ___ Fee (see schedule)
- ___ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

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

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

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

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

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

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

VACATION OF PRIVATE EASEMENT

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

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

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

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

JEFF MORTENSEN & ASSOC, INC.

DEBIE LEBLANC TRUJILLO

Albie Leblanc Trujillo
Applicant name (print) 05-12-06
Applicant signature / date



Form revised 4/03, 10/03 and JUNE 2005

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

Application case numbers
 06DRB - - - - - 00485
 - - - - -
 - - - - -

KE SLS 5/16/06
 Planner signature / date
 Project # 100 2254

2005.003.6

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

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

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

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

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

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

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

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

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

- ___ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- UScant n/a* ___ 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
- n/a* ___ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- n/a* ___ **Signed** Pre-Annexation Agreement if Annexation required.
- ✓* ___ Fee (see schedule)
- ✓* ___ Any original and/or related file numbers are listed on the cover application

n/a ___ Infrastructure list if required (**verify with DRB Engineer**) **NO INTERNAL ROUTING**

7c3 ___ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

AMENDMENT TO PRELIMINARY PLAT (with minor changes) **Your attendance is required.**

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

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

JEFF MORTENSEN & ASSOC, INC.
DEBIE LEBLANC TRUJILLO
 _____ Applicant name (print)
Debie LeBlanc Trujillo 05/12/04
 _____ Applicant signature / date

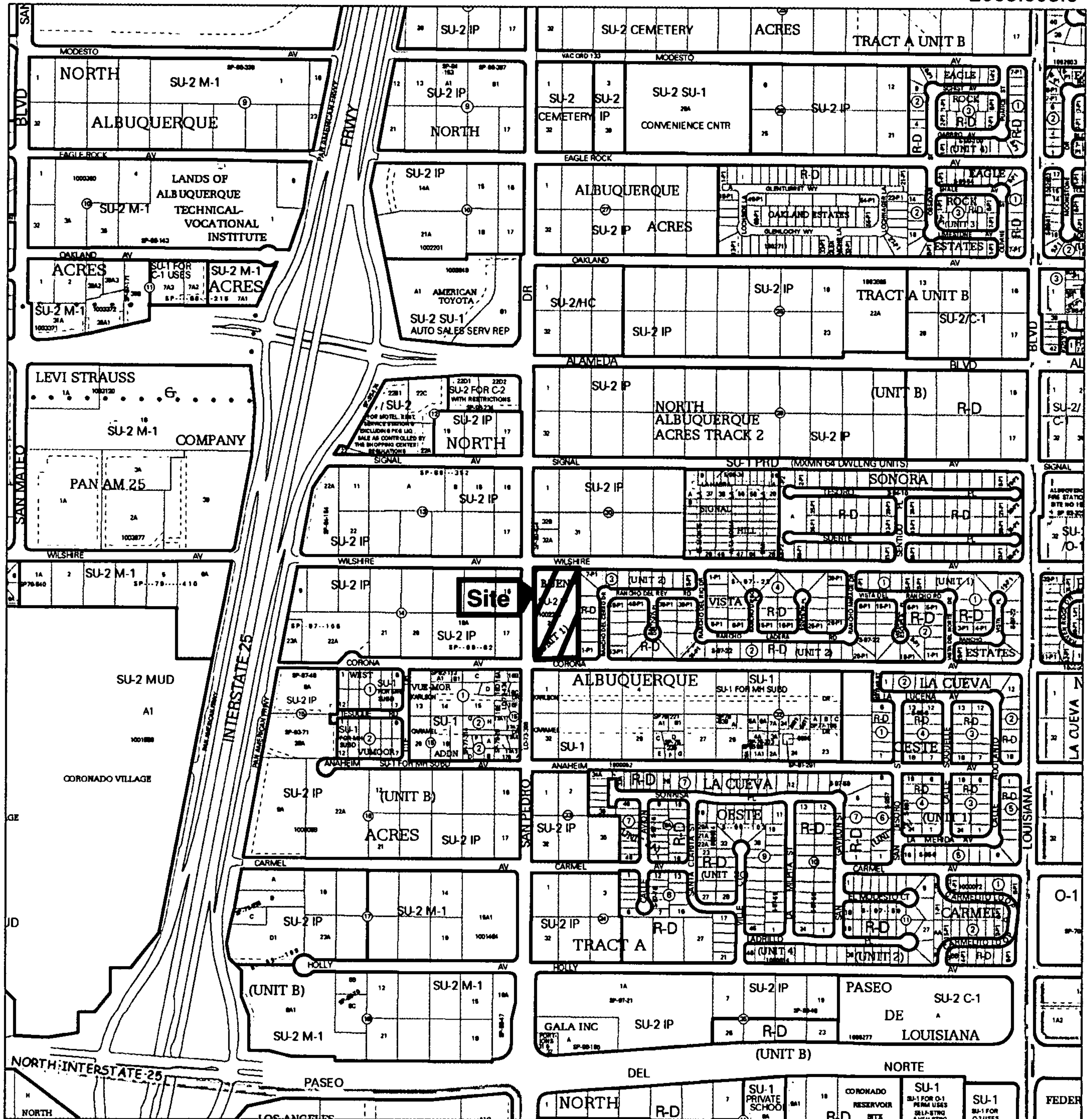


Form revised 11/04

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

Application case numbers
06DRB - _____ - *00686*
 _____ - _____ - _____
 _____ - _____ - _____

Ki Sis 5/12/04
 _____ Planner signature / date
Project # 1002254



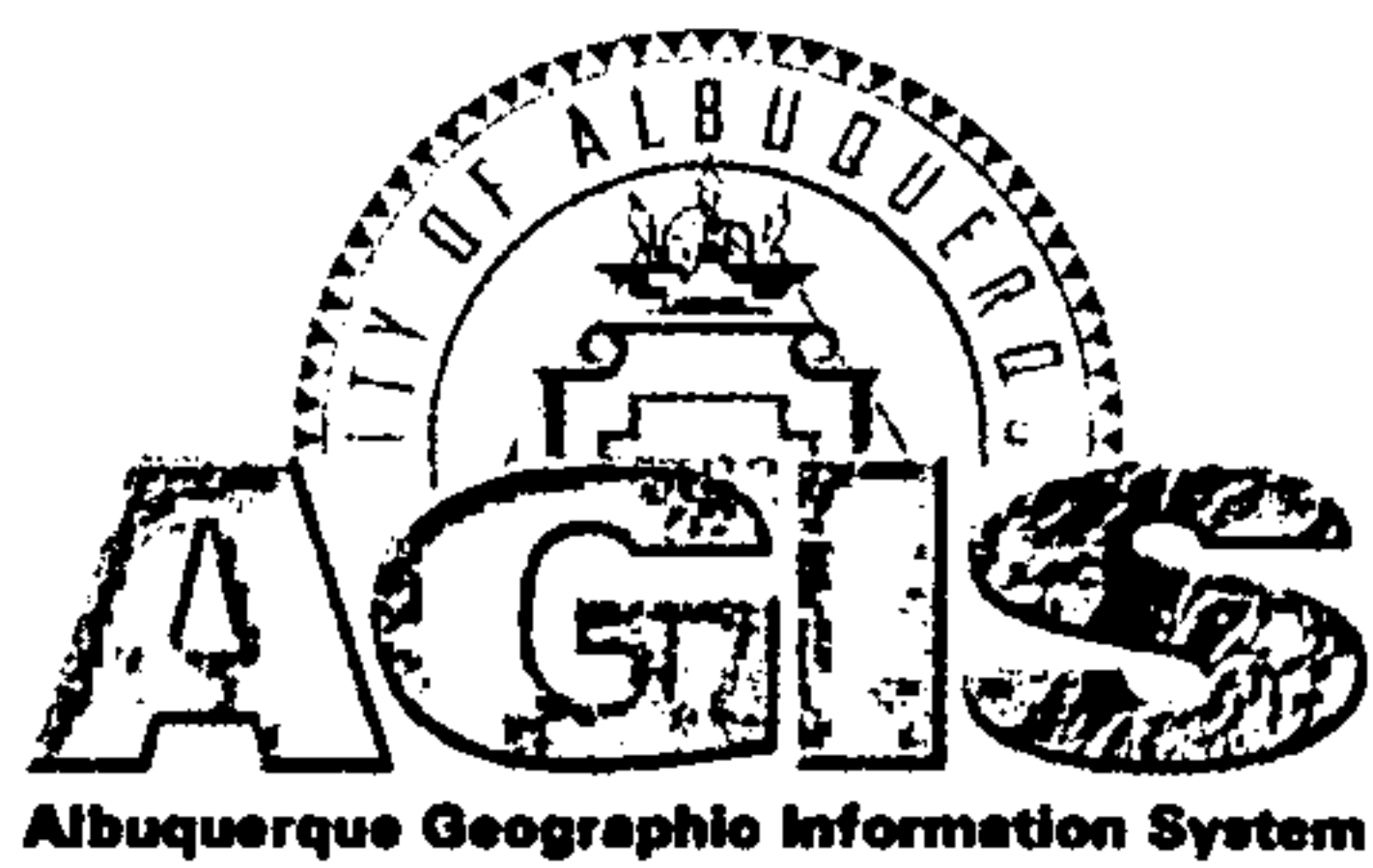
For more current information and more details visit: <http://www.cabq.gov/gis>

Zone Atlas Page:

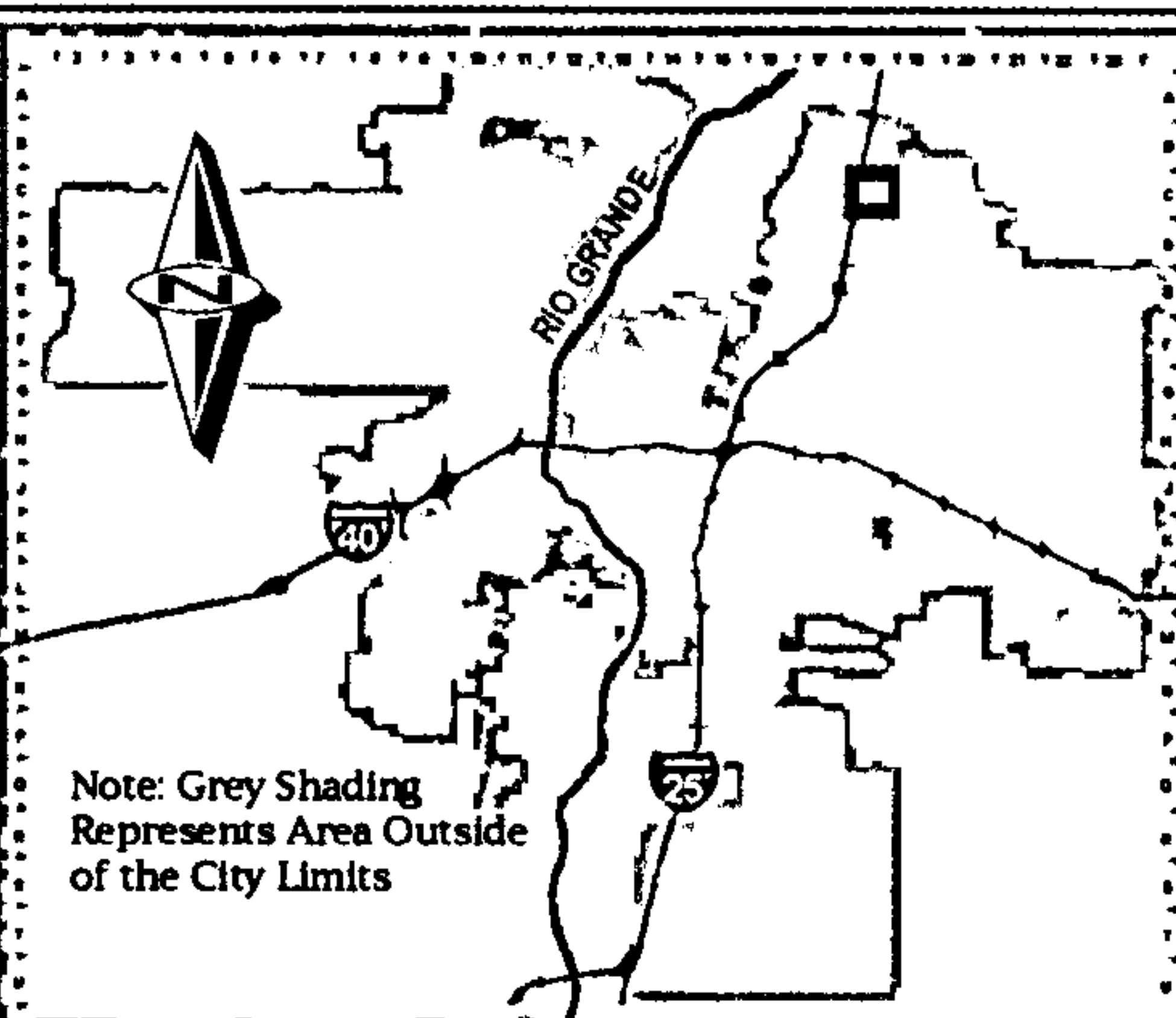
C-18-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone



Map amended through: 9/2/2005



Note: Grey Shading Represents Area Outside of the City Limits





ENGINEERS & SURVEYORS

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE
ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250
F: 505.345.4254
ESTABLISHED 1977

2005.003.6
May 15, 2006

Sheran Matson, AICP
Planning Manager, DRB Chair
Planning Department
Development & Building Services Division
City of Albuquerque
600 2nd Street, NW
Albuquerque, NM 87103

Re: Request for Vacation of Private Vehicular Access Easement and Preliminary / Final Plat Approval
Tracts A and B, Beehive Village
DRB Project No. 1002254

Dear Ms. Matson:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Forms S(3) and V, along with related fees
- Six copies of the Preliminary / Final Plat including Vacation Request
- Six copies of the Original plat which created the private vehicular access easement
- City of Albuquerque Zone Atlas C-18 (with site highlighted)
- Letter of Authorization from Grantor and the Beneficiary (Owner is both)

On behalf of our clients, Palmer Investments Frederick W. and Rosemary Palmer along with Cortland Walker Construction (CWC), we are requesting the vacation of the private vehicular access easement that was granted on the recorded plat of Tracts A and B, Beehive Village, recorded on February 8, 2006 in Book 2006C, Page 45. We will be granting a private cross access easements for proposed Tracts A-1 and B-1, Beehive Village, which will eliminate the need for the original easement.

Please schedule this matter for the next appropriate DRB Hearing. If I can be of further assistance to you, please do not hesitate to call.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

Debie LeBlanc Trujillo

DLT
Enclosures

xc: Frederick W. and Rosemary Palmer – Palmer Investments w/enc.
Cortland Walker – CWC w/enc.

PRINCIPALS	JEFFREY G. MORTENSEN, P.E.	JUAN M. CALA	CHARLES G. CALA, JR., P.S.
GRADY E. BARRENS	J. GRAEME MEANS, P.E.	RICHARD C. WHITE	JOSEPH M. SOLOMON, JR., P.S.

May 12, 2006

Sheran Matson, AICP
Planning Manager, DRB Chair
Planning Department
Development & Building Services Division
City of Albuquerque
600 2nd Street, NW
Albuquerque, NM 87103

Re: Request for Vacation of Private Vehicular Access Easement
Tracts A and B, Beehive Village
DRB Project No. 1002254

Dear Ms. Matson,

As the owners, of Tracts A and B, Beehive Village, we hereby authorize the vacation of the private vehicular access easement that was granted on the recorded plat of Tracts A and B, Beehive Village, recorded on February 8, 2006 in Book 2006C, Page 45. We will be granting a private cross access easements for proposed Tracts A-1 and B-1, Beehive Village, which will make the original easement unnecessary.

Sincerely,

Palmer Investments



Frederick W. Palmer



Rosemary Palmer

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

PAID RECEIPT

APPLICANT NAME PALME INVESTMENTS.
 AGENT JEFF MORTENSEN & ASSOC.
 ADDRESS _____
 PROJECT & APP # 100 2254 - 06DRB - 00685, 00686.
 PROJECT NAME BEEHIVE VILLAGE

\$ 20.⁰⁰ 441032/3424000 Conflict Management Fee
 \$ 330.⁰⁰ 441006/4983000 DRB Actions
 \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
 \$ _____ 441018/4971000 Public Notification
 \$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 () Major/Minor Subdivision () Site Development Plan () Bldg Permit
 () Letter of Map Revision () Conditional Letter of Map Revision
 () Traffic Impact Study
 \$ 350.⁰⁰ TOTAL AMOUNT DUE

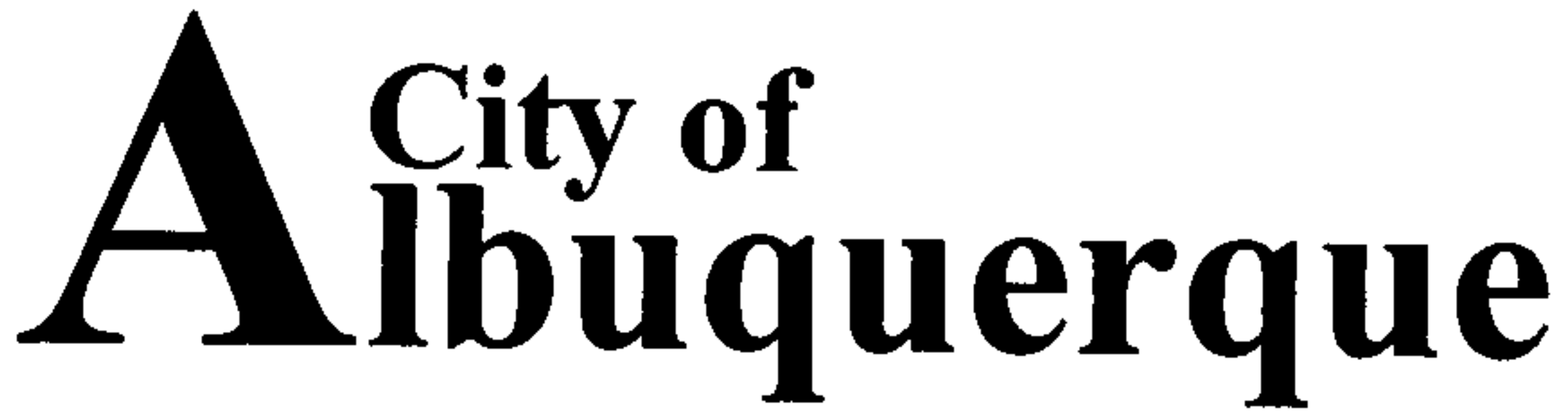
*****NOTE:** If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

City Of Albuquerque
Treasury Division

City Of Albuquerque
Treasury Division

5/16/2006 11:04AM LOC: ANNX
 RECEIPT# 00060640 WSH 006 TRANSH 0022
 Account 441006 Fund 0110
 Counterreceipt.doc: 6/21/04 TRSCXS
 Trans Amt \$350.00
 J24 Misc
 \$330.00
 LK \$350.00
 CHANGE \$0.00
 Thank You

5/16/2006 11:03AM LOC: ANNX
 RECEIPT# 00060639 WSH 006 TRANSH 0022
 Account 441032 Fund 0110
 Activity 3424000 TRSCXS
 Trans Amt \$350.00
 J24 Misc
 \$20.00
 Thank You



DEVELOPMENT PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

Supplemental form

S

V

P

L

Supplemental form

ZONING

Z

- Annexation & Zone Establishment
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Zone Change
- Text Amendment

APPEAL / PROTEST of...

A

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

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

APPLICANT INFORMATION:

NAME: Frederick W. and Rosemary Palmer
 ADDRESS: c/o CWC --- 1500 Barrett Drive
 CITY: Meridian
 Proprietary interest in site: Owners
 AGENT (if any): Jeff Mortensen & Associates, Inc.
 ADDRESS: 6010-B Midway Park Blvd. NE
 CITY: Albuquerque

STATE ID ZIP 83642-3728
 STATE NM ZIP 87109

PHONE: (208)321-8483
 FAX: _____
 E-MAIL: _____
 PHONE: 505-345-4250
 FAX: 505-345-4254
 E-MAIL: dtrujillo@jmainc.org

DESCRIPTION OF REQUEST: To create two tracts from the existing one. To be known as BEEHIVE VILLAGE

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 2A Block: _____ Unit: _____

Subdiv. / Addn. Buena Vista Estates Unit 1

Current Zoning: SU-2 IP Proposed zoning: n/a

Zone Atlas page(s): C-18 No. of existing lots: 1 No. of proposed lots: 2

Total area of site (acres): +/- 2.53 Density if applicable: dwelling per gross acre: n/a dwelling per net acre: n/a

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. 101806427925740501 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: 8500 San Pedro Drive NE
Between: Wilshire Avenue NE and Corona Avenue NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): DRB Project No. 1002254, 02DRB-01502, 02DRB-01503, 05AA-01702, 05DRB-01643, 05AA-01850

Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team . Date of review: March 29, 2005

SIGNATURE Debie LeBlanc Trujillo DATE January 17, 2005

(Print) Debie LeBlanc Trujillo for Jeff Mortensen & Associates, Inc. Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

INTERNAL ROUTING

- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill

Application case numbers

06DRB - 000 84 P/F
 _____ CMF

Action

S.F.

5/3

Fees

\$ _____
 \$ 20.00
 \$ _____
 \$ _____
 \$ _____

Total

\$ _____

Hearing date 2/1/06

[Signature] 1/20/06
 Planner signature / date

Project # 1002254

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

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

JEFF MORTENSEN & ASSOC., INC.

DEBBIE LEBLANC TRILLIO

Debbie LeBlanc Trillio

Applicant name (print)

Applicant signature / date



Form revised 11/04

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

Application case numbers
06DRB - 00084

Planner signature / date

Project # 1002254



JEFF MORTENSEN & ASSOCIATES, INC.
 6010-B MIDWAY PARK BLVD. NE
 ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250
 F: 505.345.4254
 ESTABLISHED 1977

2005.003.3
 January 19, 2006

Sheran Matson, AICP
 Planning Manager, DRB Chair
 Planning Department
 Development & Building Services Division
 City of Albuquerque
 600 2nd Street, NW
 Albuquerque, NM 87103

Re: Request for Final Plat Approval
 DRB Project Number 1002254
 Tracts A and B, Beehive Village

Dear Ms. Matson:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Form S(3) along with related fees
- Six (6) copies of the Final Plat
- City of Albuquerque Zone Atlas C-18 (with site highlighted)
- Copy of approval from AGIS for DXF

On behalf of our clients, Frederick W. and Rosemary Palmer, we are requesting final plat approval for Tracts A and B, Beehive Village. As you may recall, the Site Plan for Building Permit was approved in November 2005 and the subsequent Administrative Amendment was approved in December 2005 for proposed Tracts A and B, Beehive Village.

Please schedule this matter for the next appropriate DRB Hearing. If I can be of further assistance to you, please do not hesitate to call.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

Debie LeBlanc Trujillo
 Debie LeBlanc Trujillo

DLT
 Enclosures

xc: Frederick W. and Rosemary Palmer – Palmer Investments w/enc.
 Cortland Walker – CWC w/enc.

PRINCIPALS	JEFFREY G. MORTENSEN, P.E.	JUAN M. CALA	CHARLES G. CALA, JR., P.S.
GRADY E. BARRENS	J. GRAEME MEANS, P.E.	RICHARD C. WHITE	JOSEPH M. SOLOMON, JR., P.S.

Debie Trujillo

From: TGolden@cabq.gov
Sent: Tuesday, January 17, 2006 1:35 PM
To: Timothy N. Tessoroff
Cc: Debie Trujillo
Subject: Re: DRB 1002254 Beehive Village

This DXF / PDF has been approved. I will be taking our approval down to Sheran shortly ...

Tom Golden
GIS Analyst, AGIS
Planning Department
(505) 924-3816

"Timothy N. Tessoroff"
<TTessoroff@jmainc.org>

01/17/2006 09:54 AM

To <TGolden@cabq.gov>

cc "Debie Trujillo" <DTrujillo@jmainc.org>

Subject DRB 1002254 Beehive Village

Lots A & B, Beehive Village

New Mexico State Plane Coordinates – NAD 27

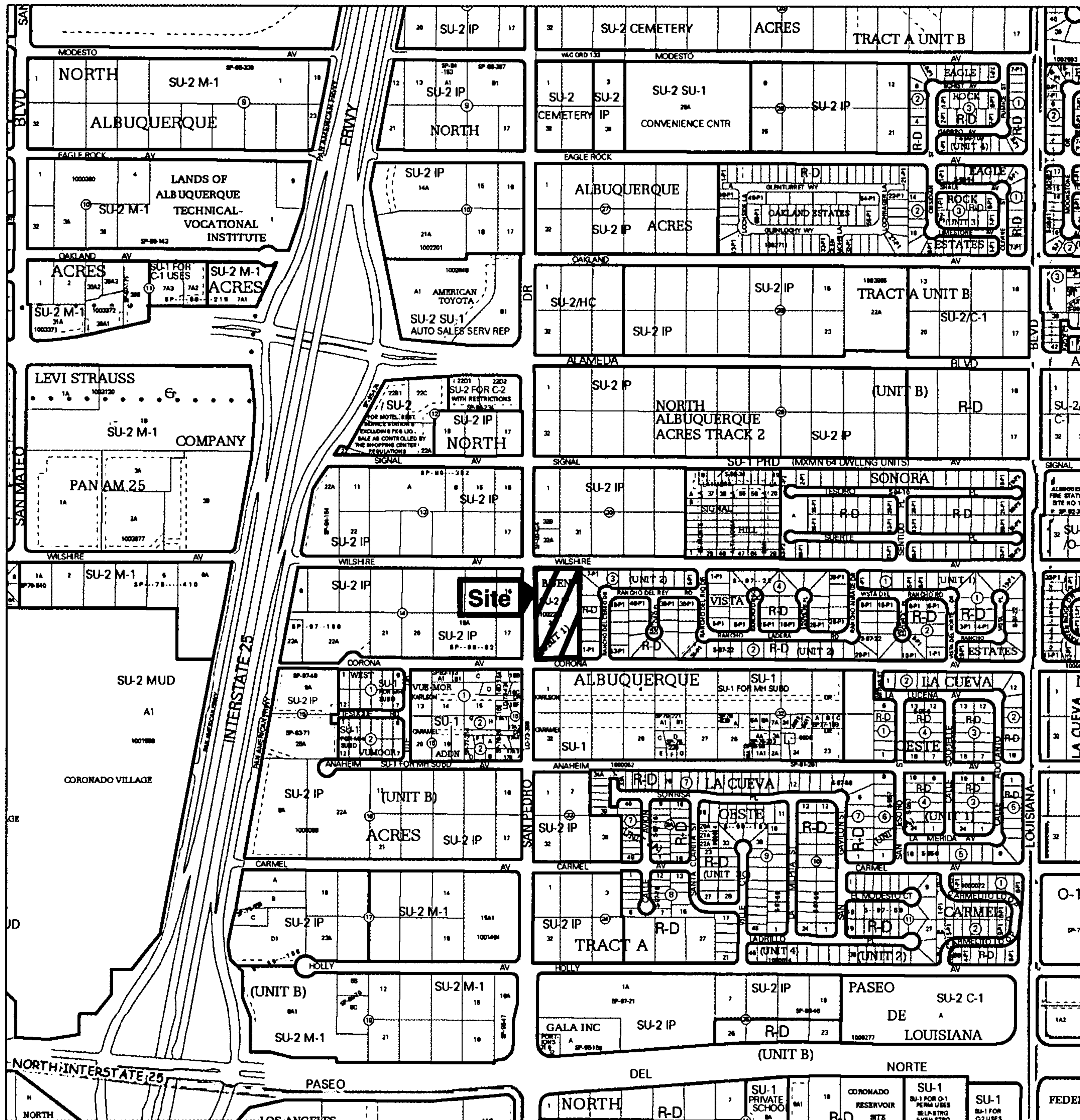
Grid Bearings (9-C18)

Ground Distance

Tom,

I also attached pdf files of the three sheets for your review. Question does Debie T. still need to bring you a hard copy of the plat?

1/17/2006



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

AGIS
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-18-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

Map amended through: 9/2/2005

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

PAID RECEIPT

APPLICANT NAME FREDRICK PALMER
AGENT JEFF MORTENSEN & Assoc.
ADDRESS _____
PROJECT & APP # 106 2254 / 00084
PROJECT NAME BUENA VISTA Unit 1

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

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

DUPLICATE
City Of Albuquerque
Treasury Division

1/20/2006 10:41AM LOC: ANNX
RECEIPT# 00056653 WSH# 007 TRANSH# 0016
Account 441032 Fund 0110
Activity 3424000 TRSKAL
Trans Amt \$20.00
J24 Misc \$20.00
MC \$20.00
CHANGE \$0.00

PLAT OF
TRACTS A and B
BEEHIVE VILLAGE
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 JANUARY, 2006

2006010421
 845599
 Page: 2 of 3
 02/08/2006 18:47R
 Bk-2066C Pg-45
 Mary Herrera Bern. Co. PLRT R 17.00

COUNTY CLERK FILING DATA

KEYED NOTES

EXISTING EASEMENTS

- ① 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 97C-257

NEW EASEMENTS

- ② PRIVATE VEHICULAR ACCESS EASEMENT GRANTED BY THIS PLAT TO SERVE TRACT B, MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER.
- ③ 8' PRIVATE SANITARY SEWER EASEMENT GRANTED BY THIS PLAT SERVING TRACT B, MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER.

MONUMENTS

- Ⓐ SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- Ⓑ SET CHISELED "+" ON SIDEWALK
- Ⓒ FOUND C.O.A. CENTERLINE MONUMENT

BOUNDARY TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	30.00'	47.06'	42.38'	N 44°48'22" W	89°52'34"
(C1)				N 44°48'38" W	
C2	30.00'	47.18'	42.47'	N 45°11'23" E	90°06'58"
(C2)				N 45°11'08" E	

EASEMENT TABLES

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
EC1	15.00'	16.56'	15.73'	N 31°29'44" W	63°15'23"
EC2	45.00'	240.73'	40.50'	S 89°52'02" E	306°30'45"
EC3	15.00'	16.56'	15.73'	S 31°45'39" W	63°15'23"

EL1	S 45°00'00" E	25.51'
EL2	S 15°29'11" E	102.35'
EL3	S 00°07'58" W	94.91'
EL4	S 44°52'02" E	49.49'
EL5	S 45°07'58" W	26.90'
EL6	S 00°07'58" W	19.02'
EL7	S 00°07'58" W	35.00'
EL8	N 00°07'58" E	1.42'
EL9	S 00°07'58" W	1.42'

Notes:

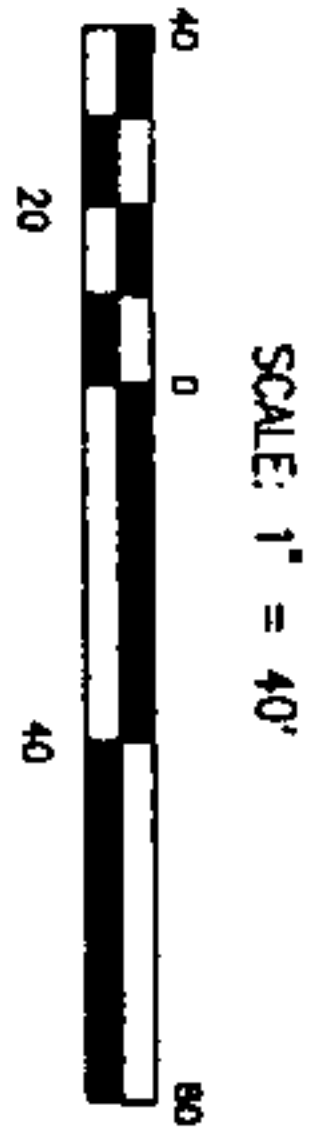
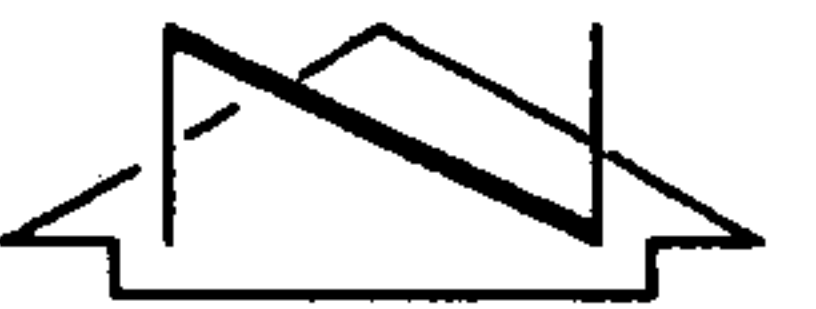
1. A boundary survey was performed in March, 2005. Property corners were found or set as indicated.
2. All distances are ground distances.
3. Site located within projected Section 13, Township 11 North, Range 4 East, N.M.P.M. (Elena Gallegos Grant).
4. Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone. These bearings are positioned from A.C.S. Control Station "9-C18".
5. Recard bearings and distances are shown in parenthesis.
6. The following documents and instruments were used for the performance and preparation of this survey:
 - a. Plat of Buena Vista Estates, Unit I, filed 11-14-2002, Book 2002C, Page 363, Records of Bernalillo County, New Mexico.
 - b. Plat of Buena Vista Estates, Unit I, filed 08-21-1997, Book 97C, Page 257, Records of Bernalillo County, New Mexico.
 - c. Plat of Buena Vista Estates, Unit II, filed 10-22-1997, Book 97C, Page 314, Records of Bernalillo County, New Mexico.
 - d. Plat of North Albuquerque Acres, Tract A, Unit B, filed 12-15-1980, Book C17, Page 162, Records of Bernalillo County, New Mexico.
 - e. Plat of North Albuquerque Acres, Tract A, Unit B, filed 04-24-1936, Book D, Page 130, Records of Bernalillo County, New Mexico.
 - f. Policy of Title Insurance File No. 246B54ME prepared by Land America Albuquerque Title dated February 11, 2005.
7. The property surveyed hereon is subject to an Agreement to Construct Subdivision Improvements, filed July 30, 1997, Book 97-20, Page 7057, Document No. 97077952, records of Bernalillo County, New Mexico.
8. The property surveyed hereon is subject to an Agreement and Covenant Subdivision Improvements, filed October 28, 1997, Book 97-29, Page 8654, Document No. 97112856, records of Bernalillo County, New Mexico.
9. The property surveyed hereon is subject to Reservations contained in Patent from United States of America, Book 80, Page 353, records of Bernalillo County, New Mexico.
10. The property surveyed hereon lies within Zone X (unshaded). More particularly described as "areas determined to be outside the 0.2% annual chance floodplain". Reference is made to Federal Emergency Management Agency Letter of Map Revision (LOMR) case number 03-06-2543P, effective date December 16, 2003.
11. No private street mileage created by this plat.
12. Gross subdivision acreage = 2.5304 acres ±.
13. The purpose of this plat is to:
 - a. Grant the necessary private sanitary sewer systems and private vehicular access easements as shown.
 - b. Create 2 (two) residential lots from Tract 2-A, Buena Vista Estates, Unit 1.

EXHIBIT B

Date 5/24/06

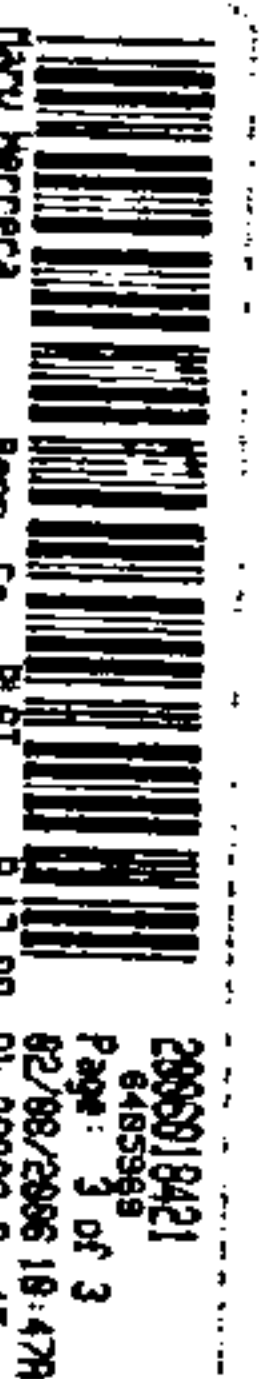


JEFF MORTENSEN & ASSOCIATES, INC.
 6010-B MIDWAY PARK BLVD. N.E.
 ALBUQUERQUE NEW MEXICO 87109
 ENGINEERS SURVEYORS (505) 345-4250
 JOB #2005.003.3 50033PLATA.dwg



PLAT OF
TRACTS A and B
BEEHIVE VILLAGE
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 JANUARY, 2006

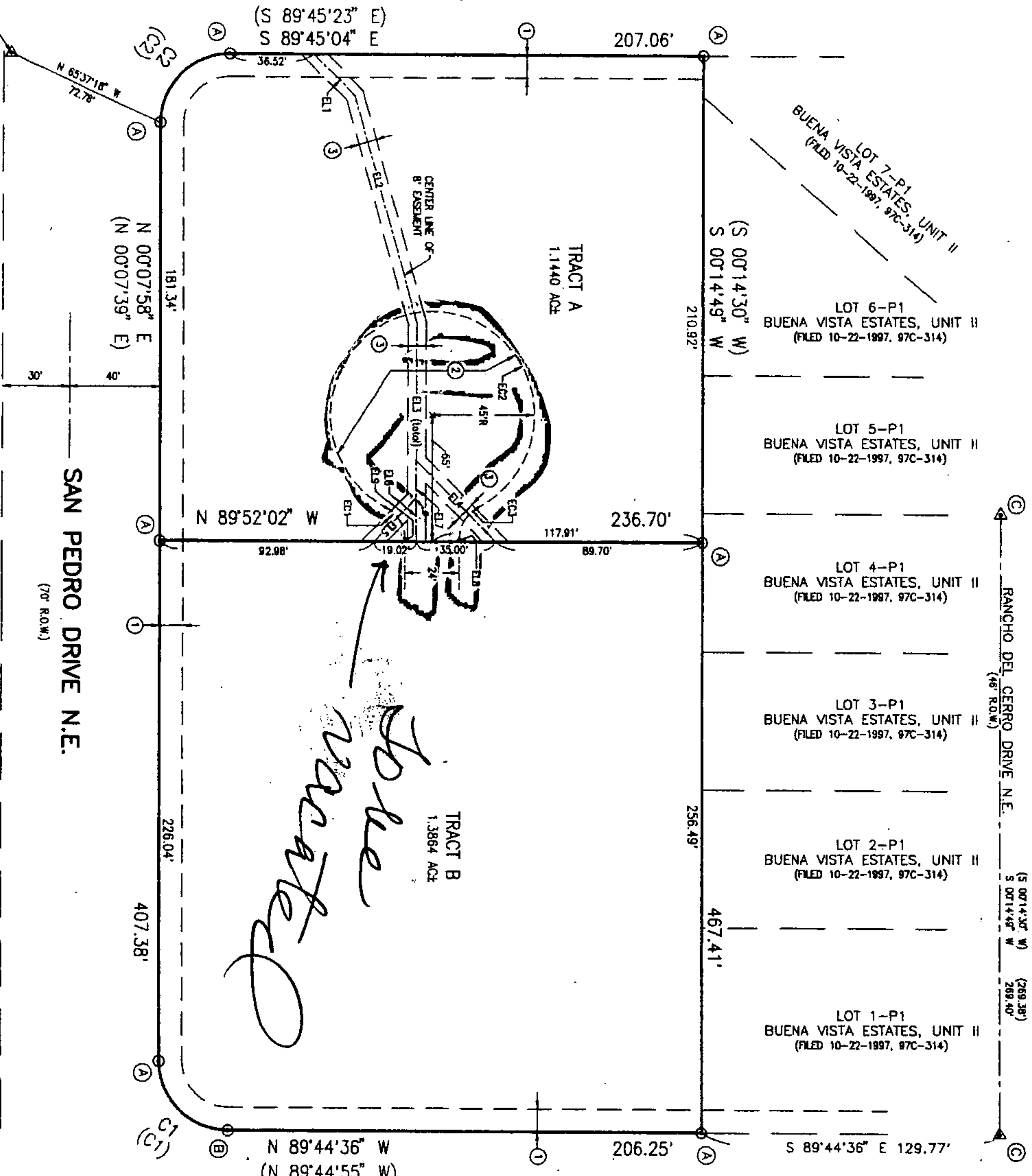
COUNTY CLERK FILING DATA



NEW MEXICO CENTRAL ZONE-NAD 1927
 A.C.S. STA. 9-C18
 X=402,255.61
 Y=1,521,436.09
 COMBINED FACTOR=0.9998608
 BEHN ALPHA=0.01119
 ELEVATION=5229.79 (MSRD 29)

LOT 32-A, BLOCK 30
 NORTH ALBUQUERQUE ACRES
 TRACT A, UNIT B
 (FILED 12-15-1980, C17-162)

WILSHIRE AVENUE N.E.
 (60' R.O.W.)

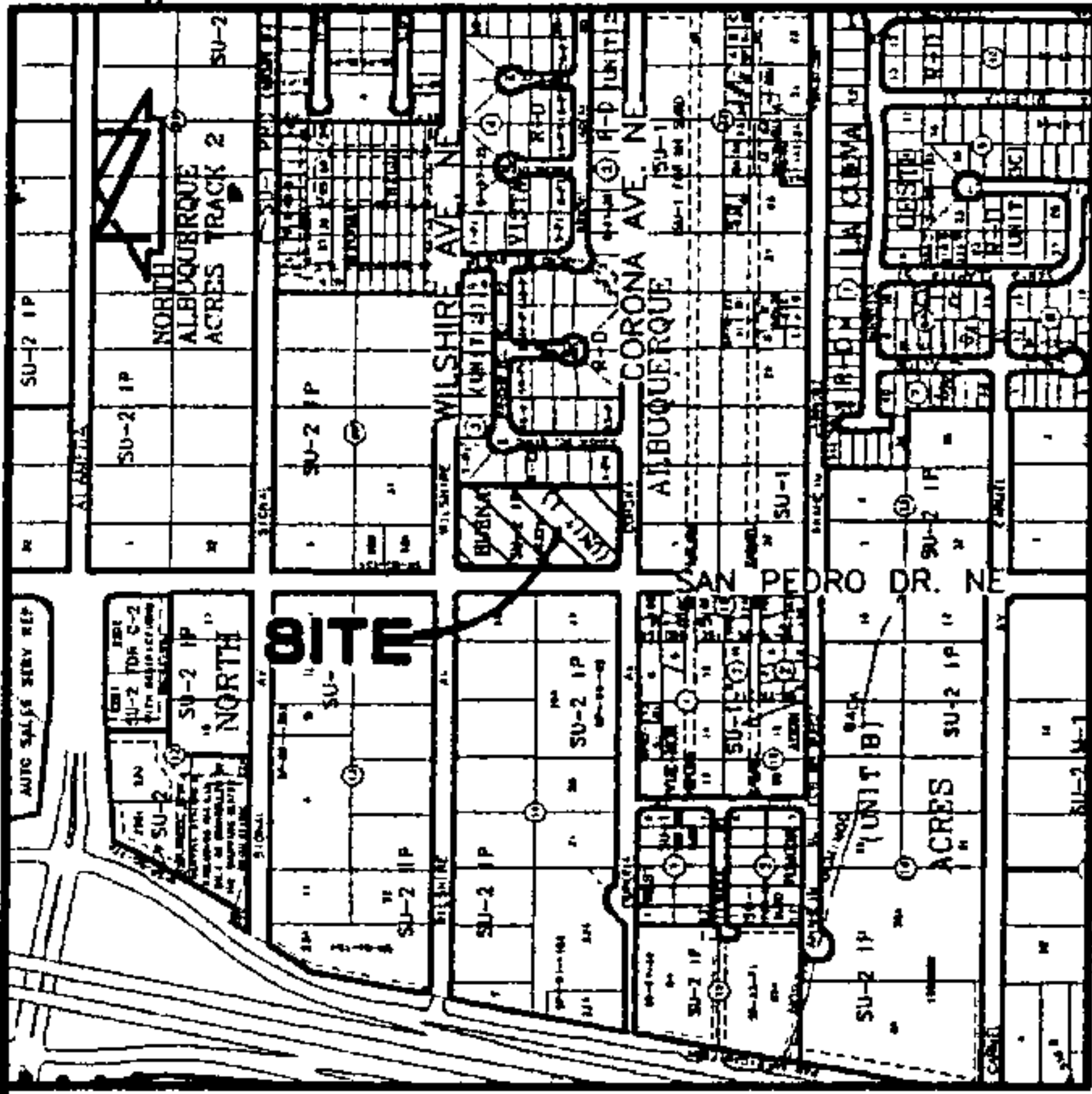


CORONA AVENUE N.E.
 (60' R.O.W.)

LOT 1, BLOCK 32
 NORTH ALBUQUERQUE ACRES
 TRACT A, UNIT B
 (FILED 04-24-1936, D-130)



JEFF MORTENSEN & ASSOCIATES, INC.
 6010-B MIDWAY PARK BLVD. N.E.
 ALBUQUERQUE, NEW MEXICO 87109
 ENGINEERS SURVEYORS (505) 345-4250
 JOB #2005.003.3 50033PLATA.dwg



VICINITY MAP
SCALE: 1" = 750'
C-18

PLAT OF
TRACTS A and B
BEEHIVE VILLAGE
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2006

FREDERICK W. PALMER
ROSEMARY PALMER
OWNER

PROJECTED
SEC. 13, T. 11 N. R. 4 E. N.M.P.M.
LOCATION

BEEHIVE VILLAGE
SUBDIVISION



COUNTY CLERK FILING DATA

LEGAL DESCRIPTION

Tract 2-A, Buena Vista Estates, Unit 1, Albuquerque, New Mexico, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on November 14, 2002, Book 2002C, Page 363.

DRB PROJECT NUMBER 1002254
Application number 06-DRB 00084

APPROVALS:

<u>Andrew Garcia</u>	2-1-06
DRB CHAIRPERSON, PLANNING DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO	DATE
<u>William J. Baker</u>	2/1/06
WATER UTILITY DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO	DATE
<u>RLS DRS</u>	2-1-06
CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO	DATE
<u>RLS DRS</u>	2-1-06
A.M.A.F.C.A.	DATE
<u>WHSY</u>	2-1-06
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO	DATE
<u>Christina Sandoval</u>	2/1/06
PARKS AND RECREATION DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO	DATE
<u>JB Hunt</u>	1-18-06
CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO	DATE

DEDICATION AND FREE CONSENT

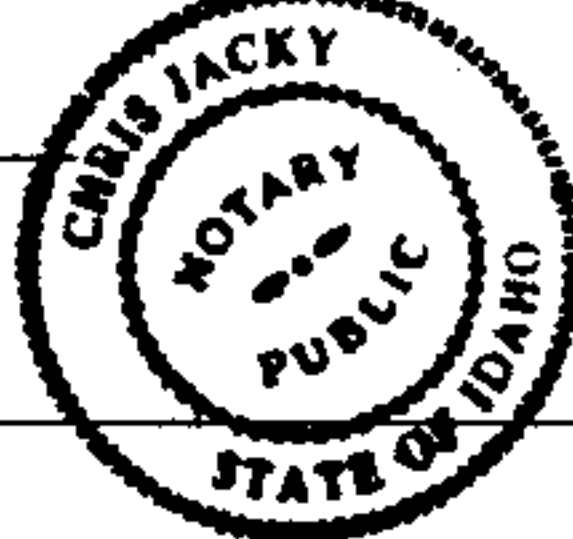
The subdivision hereon is with the free consent and in accordance with the desires of the undersigned owners and does hereby grant the easements as shown, including the rights of ingress and egress and the right to trim interfering trees. We hereby warrant that We hold complete and indefeasible title in fee simple to the land subdivided hereon.

Frederick W. Palmer 16 Jan 2006
Frederick W. Palmer, Husband Date

ACKNOWLEDGEMENT

STATE OF IDAHO)
COUNTY OF ADA) SS

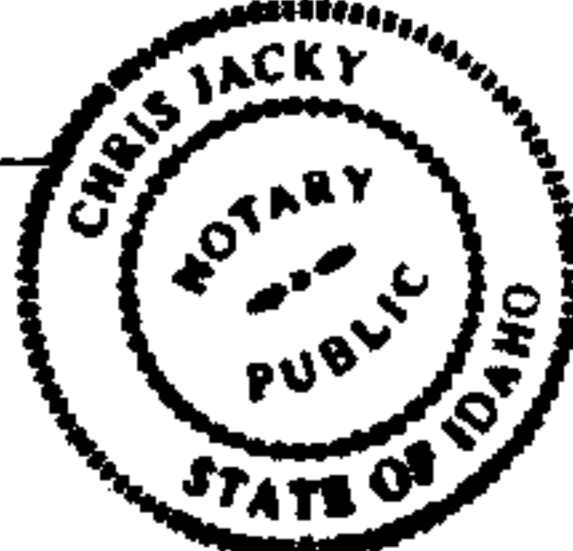
This instrument was acknowledged before me on this 16 day of Jan, 2006, by Frederick W. Palmer, Husband.

Chris Jacky
Notary Public
649-10-30-09

Rosemary Palmer 16 Jan 2006
Rosemary Palmer, Wife Date

ACKNOWLEDGEMENT

STATE OF IDAHO)
COUNTY OF ADA) SS

This instrument was acknowledged before me on this 16 day of JAN, 2006, by Rosemary Palmer, Wife.

Chris Jacky
Notary Public
649-10-30-09


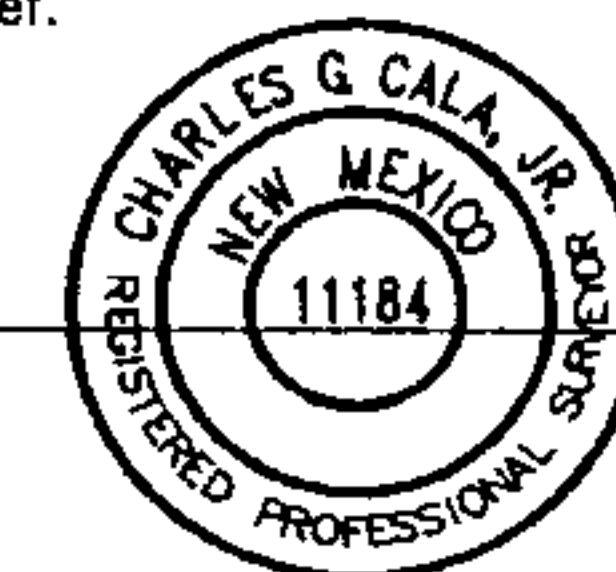
Le copies of the plat that created the private vehicular access esmt. to be vacated

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
PAID ON UPC # 101806427925740501
PROPERTY OWNER OF RECORD
Frederick W. + Rosemary Palmer
ALBUQUERQUE CITY TREASURER'S OFFICE
F. Juarez 2/8/06

SURVEYORS CERTIFICATION

I, Charles G. Cala, Jr., New Mexico Professional Surveyor No. 11184, do hereby certify; that this Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that the survey shows all easements made known to me by this owner, utility companies, or other parties expressing an interest; that this survey complies with the minimum requirements for Monumentation and Surveys of the Albuquerque Subdivision Ordinance; that this survey meets the Minimum Standards for Surveying in New Mexico, and that it is true and correct to the best of my knowledge and belief.

Charles G. Cala, Jr.
Charles G. Cala, Jr., NMPS #1184



1-13-2006
Date



JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE.
ALBUQUERQUE NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345-4250
JOB #2005.003.3 50033PLATA.dwg

DRB-AX

City of Albuquerque



DEVELOPMENT PLAN REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: Palmer Investments & Cortland Walker Construction, Inc. (CWC) PHONE: (208)888-1851
 ADDRESS: c/o CWC ---- 1500 Barrett Drive FAX: _____
 CITY: Meridian STATE ID ZIP 83642-3728 E-MAIL: _____
 Proprietary interest in site: Owners
 AGENT (if any): Jeff Mortensen & Associates, Inc. PHONE: 505-345-4250
 ADDRESS: 6010-B Midway Park Blvd. NE FAX: 505-345-4254
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: dtrujillo@jmainc.org

DESCRIPTION OF REQUEST: AMENDMENT to Site Development Plan for Building Permit ---- BEEHIVE VILLAGE ----

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 2A Block: _____ Unit: _____
 Subdiv. / Addn. Buena Vista Estates Unit 1
 Current Zoning: SU-2 IP Proposed zoning: n/a
 Zone Atlas page(s): C-18 No. of **existing** lots: 1 No. of **proposed** lots: 2
 Total area of site (acres): +/- 2.53 Density if applicable: dwellings per gross acre: n/a dwellings per net acre: n/a
 Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? No
 UPC No. 101806427925740501 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 8500 San Pedro Drive NE
 Between: Wilshire Avenue NE and Corona Avenue NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): DRB Project No. 1002254, 05DRB-01643, 02DRB-01502, 02DRB-01503

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: March 29, 2005

SIGNATURE Debie LeBlanc Trujillo DATE December 8, 2005
 (Print) Debie LeBlanc Trujillo for Jeff Mortensen & Associates, Inc. Applicant Agent

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

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05 AA - 01850</u>	<u>ASBP</u>	<u>7(4)</u>	<u>\$ 45.00</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 checked="" type="checkbox"/> F.H.D.P. density bonus	Hearing date _____			Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				<u>\$ 45.00</u>
<u>KL DLS</u> <u>12/9/05</u>				
Planner signature / date				
		Project # <u>1002254</u>		

FORM P(4): SITE PLAN REVIEW – ADMINISTRATIVE APPROVAL OR AMENDMENT

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT IN THE DOWNTOWN SU-3 ZONE

- Copy of the pre-application meeting findings (A pre-application meeting is required for Downtown 2010 projects.)
- Site plan and related drawings (folded to fit into an 8.5" x 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Notifying letter and certified mail receipts to owners of adjacent properties if required by pre-application meeting
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- Solid Waste Management Department signature on Site Plan if relevant
- Blue-line copy of Site Plan with Fire Marshal's stamp
- Copy of the LUCC approval if the site is in an historic overlay zone
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

CONCEALED OR SITE DEVELOPMENT PLAN CONTROLLED WIRELESS TELECOM FACILITY

NOTE: The requirements specified below apply to the previous 3 plan types, unless otherwise noted.

- Proposed Site Plan, with changes circled and noted if amended (folded to fit into an 8.5" x 14" pocket) 5 copies
- Copy of approved Site Plan being amended if applicable (folded to fit into an 8.5" x 14" pocket) 1 copy
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of EPC or DRB Notice of Decision (not required for WTF)
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

NOTE: The next two items are also required if the square footage change is 2% or more of any building's gross floor area

- Notifying letter & certified mail receipts addressed to owners of adjacent properties
- Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

NOTE: Only for wireless telecommunications facilities that are concealed and/or subject to site development plan review, the following materials are required for application submittal in addition to all those listed above:

- Co-location evidence as described in Zoning Code §14-16-3-17(A)(5)
- Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
- Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
- Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
- Distance to nearest existing free standing tower, and its owner's name, if the proposed facility is also a tower
- Registered Engineer's stamp on the Site Development Plans
- Office of Community & Neighborhood Coordination inquiry response as above based on ¼ mile radius

PLEASE NOTE; If you are applying for approval of a telecom site to be located on City of Albuquerque property, there are several additional requirements. Contact Debbie Stover at 924-3940 for details.

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

JEFF MORTENSEN & ASSOC. INC.

DEBIE LEBLANC TRUJILLO

Applicant name (print)

Debie LeBlanc Trujillo 12-09-05

Applicant signature / date



Form revised June 04, October 2004

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

Application case numbers

05AA - - 01850

_____-_____-_____
_____-_____-_____

[Signature]

Planner signature / date

Project # 1002254



JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE
ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250
F: 505.345.4254
ESTABLISHED 1977

2005.003.4

December 9, 2005

Sheran Matson, AICP
Planning Manager, DRB Chair
Planning Department
Development & Building Services Division
City of Albuquerque
600 2nd Street, NW
Albuquerque, NM 87103

Re: Request for Amendment to Site Development Plan for Building Permit
Beehive Village
DRB Project No. 1002254

Dear Ms. Matson:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Form P(4) along with related fees
- Five (5) copies of the Amended Site Development Plan for Building Permit (Sheets C-1 and A-1)
- One (1) copy of the Approved Site Development Plan for Building Permit
- City of Albuquerque Zone Atlas C-18 (with site highlighted)
- Letter of Authorization from Property Owner
- Copy of Notice of Decision

On behalf of our clients, Palmer Investments/Frederick W. and Rosemary Palmer along with Cortland Walker Construction (CWC), we are requesting an Amendment to the Site Development Plan for Building Permit for the Beehive Village. The purpose of this request is to re-locate the sign from behind the wall to the corners of the walls on Wilshire Avenue, NE and Corona Avenue, NE which connect to San Pedro Drive, NE. The corners of the walls will need to be adjusted to accommodate the Beehive Village signs.

If I can be of further assistance to you, please do not hesitate to call.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

Debie LeBlanc Trujillo

DLT

Enclosures

xc: Frederick W. and Rosemary Palmer – Palmer Investments w/enc.
Cortland Walker – CWC w/enc.

PRINCIPALS	JEFFREY G. MORTENSEN, P.E.	JUAN M. CALA	CHARLES G. CALA, JR., P.S.
GRADY E. BARRENS	J. GRAEME MEANS, P.E.	RICHARD C. WHITE	JOSEPH M. SOLOMON, JR., P.S.



2005.003.4

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 23, 2005

6. Project # 1002254
05DRB-01643 Major-SiteDev Plan BldPermit

JEFF MORTENSEN & ASSOCIATES INC agent(s) for PALMER INVESTMENTS & CORTLAND WALKER CONSTRUCTION INC., request(s) the above action(s) for all or a portion of Tract(s) 2A, BUENA VISTA ESTATES, UNIT 1 (to be known as **BEEHIVE VILLAGE**) zoned SU-2 IP, located on SAN PEDRO DR NE, between WILSHIRE AVE NE and CORONA AVE NE containing approximately 3 acre(s). [REF: 02DRB-01502, 02DRB-01503] [*Deferred from 11/16/05*] (C-18)

At the November 23, 2005, Development Review Board meeting, the site plan for building permit was approved and signed off by the Board.

If you wish to appeal this decision, you must do so by December 8, 2005, in the manner described below.

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

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



Sheran Matson, AICP, DRB Chair

Cc:Palmer Investments & Cortland Walker Construction, 1500 Barrett Drive,
Meridian, ID 83642-3728
Jeff Mortensen & Associates, Inc., 6010-B Midway Park Blvd NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

1901 N. Allumbaugh St.
Boise, ID 83704

October 17, 2005

City of Albuquerque, NM

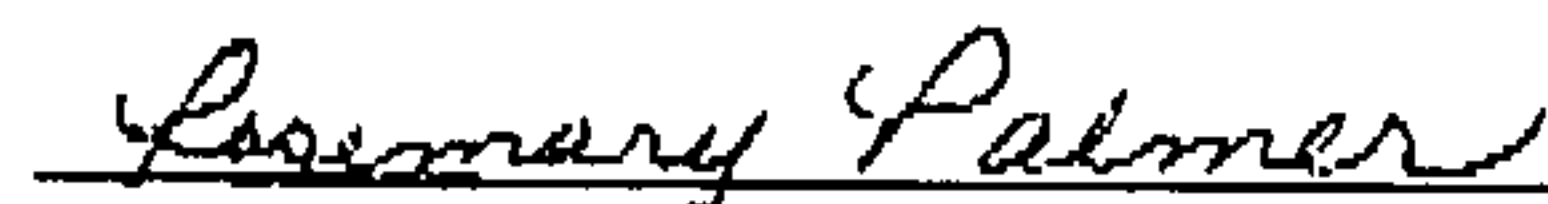
To Whom It May Concern:

Palmer Investments/Frederick W. & Rosemary Palmer grant CWC/Cortland Walker Construction & Jeff Mortensen & Associates the right to subdivide and develop property owned by us located on San Pedro between Corona Ave. & Wilshire Avenue in Albuquerque, New Mexico. We give them permission to do development as per their submitted specifications.

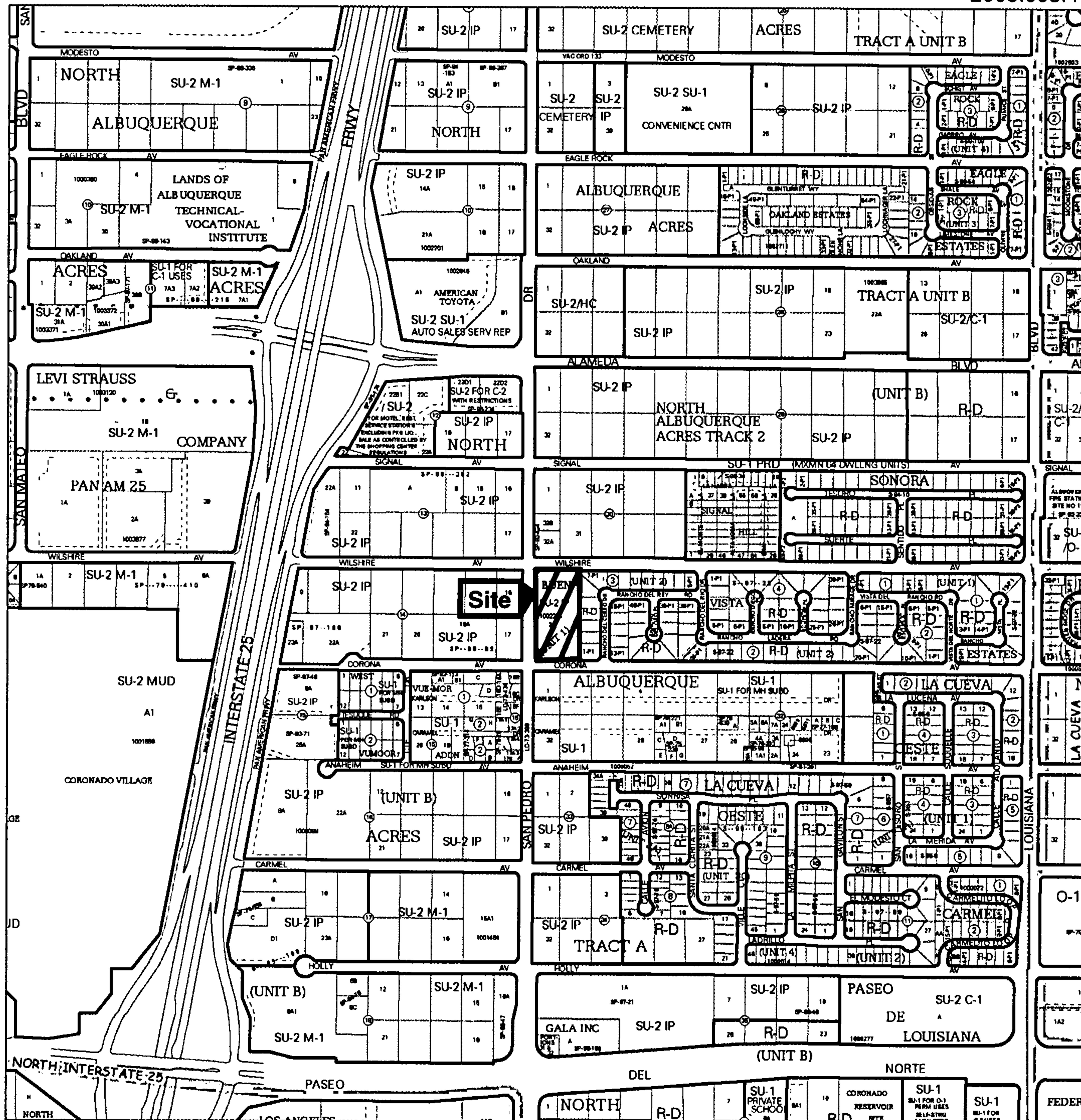
Sincerely,



Frederick W. Palmer



Rosemary Palmer



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

AGIS
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-18-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

Map amended through: 9/2/2005

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

PAID RECEIPT

APPLICANT NAME Palmer Homes
AGENT LEFF MORTENSEN & ASSOC
ADDRESS 6010-B
PROJECT & APP # 1002254 / 05AA-01850
PROJECT NAME Buena Vista Estates #1

\$ _____ 441032/3424000 Conflict Management Fee
\$ _____ 441006/4983000 DRB Actions
\$ 45.00 441006/4971000 EPC/AA/UCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 45.00 TOTAL AMOUNT DUE

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

City Of Albuquerque
Treasury Division

12/9/2005 11:22AM LOC: ANNX
RECEIPT# 00054405 WSH 007 TRANS# 0027
Account 441006 Fund 0110
Activity 4971000 TRSKAL
Trans Amt \$45.00
J24 Misc \$45.00
MC \$45.00
CHANGE \$0.00

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

PAID RECEIPT

APPLICANT NAME JEFF MORTENSEN & ASSOC. INC
AGENT DEBIE LEBLANC TRUJILLO
ADDRESS 6010-B MIDWAY PARK BLVD. NE
PROJECT & APP # 1002254/05PRB01643
PROJECT NAME TR. 2A, BUENA VISTA ESTATES, UNIT 1

\$ 441032/3424000 Conflict Management Fee
\$ 110.00 441006/4983000 DRB Actions DEFERRAL
\$ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ 441018/4971000 Public Notification
\$ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 110.00 TOTAL AMOUNT DUE

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

JEFF MORTENSEN & ASSOCIATES
6010-B MIDWAY PARK BLVD. NE
ALBUQUERQUE, NM 87109-5830

16499
95-681/1070
DATE 11/15/05

PAY TO THE ORDER OF **CITY OF ALBUQUERQUE** \$ 110.00

THE SUN **100 DOLLARS**

BANK OF WEST Manzano Office 1-800-488-2265

FOR 2005-063-4-C of A-DRB Approval fee

016499 1070068 31 277036657

[Signature]



JEFF MORTENSEN & ASSOCIATES, INC.
 6010-B MIDWAY PARK BLVD. NE
 ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250
 F: 505.345.4254
 ESTABLISHED 1977

2005.003.4
 November 2, 2005

Sheran Matson, AICP
 Planning Manager, DRB Chair
 Planning Department
 Development & Building Services Division
 City of Albuquerque
 600 2nd Street, NW
 Albuquerque, NM 87103

Via Facsimile and Regular Mail

Re: Request for One Week Deferral
 DRB Project # 1002254
 05DRB-01643 Major – Site Development Plan for Building Permit
 Tract 2A, Buena Vista Estates Unit 1
 To Be Known as Beehive Village

Dear Ms. Matson:

On behalf of our clients, Palmer Investments/Frederick W. and Rosemary Palmer along with Cortland Walker Construction (CWC), we are requesting a one week deferral for the above described project. We need to address the comments received on Monday the 14th of November and would like to reschedule our hearing for Wednesday the 23rd of November. Attached herewith is a check in the amount of \$110.00 for the deferral fee.

If you should have any questions or if I can be of further assistance to you, please do not hesitate to call.

Sincerely,


JEFF MORTENSEN & ASSOCIATES, INC.


 Debie LeBlanc Trujillo

DLT
 Enclosures

xc: Frederick W. and Rosemary Palmer – Palmer Investments w/enc.
 Cortland Walker – CWC w/enc.

PRINCIPALS	JEFFREY G. MORTENSEN, P.E.	JUAN M. CALA	CHARLES G. CALA, JR., P.S.
GRADY E. BARRENS	J. GRAEME MEANS, P.E.	RICHARD C. WHITE	JOSEPH M. SOLOMON, JR., P.S.

 ENGINEERS & SURVEYORS	JEFF MORTENSEN & ASSOCIATES, INC. 6010-B MIDWAY PARK BLVD. NE ALBUQUERQUE NEW MEXICO 87109	P: 505.345.4250 F: 505.345.4254 ESTABLISHED 1977

2005.003.4
 November 2, 2005

Sheran Matson, AICP
 Planning Manager, DRB Chair
 Planning Department
 Development & Building Services Division
 City of Albuquerque
 600 2nd Street, NW
 Albuquerque, NM 87103

Via Facsimile and Regular Mail

Re: Request for One Week Deferral
 DRB Project # 1002254
 05DRB-01643 Major - Site Development Plan for Building Permit
 Tract 2A, Buena Vista Estates Unit 1
 To Be Known as Beehive Village

Dear Ms. Matson:

On behalf of our clients, Palmer Investments/Frederick W. and Rosemary Palmer along with Cortland Walker Construction (CWC), we are requesting a one week deferral for the above described project. We need to address the comments received on Monday the 14th of November and would like to reschedule our hearing for Wednesday the 23rd of November. Attached herewith is a check in the amount of \$110.00 for the deferral fee.

If you should have any questions or if I can be of further assistance to you, please do not hesitate to call.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.


 Debie LeBlatt Trujillo

DLT
 Enclosures

xc: Frederick W. and Rosemary Palmer - Palmer Investments w/enc.
 Cortland Walker - CWC w/enc.

PRINCIPALS	JEFFREY G. MORTENSEN, P.E.	JUAN M. CALA	CHARLES G. CALA, JR., P.S.
GRADY E. DARRENS	J. GRAEME MEANS, P.E.	RICHARD C. WHITE	JOSEPH M. SOLOMON, JR., P.S.

JEFF MORTENSEN & ASSOCIATES
6010-B MIDWAY PARK BLVD. NE
ALBUQUERQUE, NM 87109-5630

16499

95-681/1070

PAY TO THE ORDER OF

CITY OF ALBUQUERQUE

DATE 11/15/05

\$ 110.00

THE SUM IN DOLLARS

DOLLARS

SECURITY CHECKS



Manzano Office
BANKWEST 1-800-488-2265

FOR DEPOSIT ONLY
CITY OF ALBUQUERQUE

⑆016499⑆ ⑆107006813⑆

2770386531

[Handwritten Signature]

NP

95-681/1070



ENGINEERS & SURVEYORS

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE
ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250
F: 505.345.4254
ESTABLISHED 1977

2005.003.4
November 2, 2005

Sheran Matson, AICP
Planning Manager, DRB Chair
Planning Department
Development & Building Services Division
City of Albuquerque
600 2nd Street, NW
Albuquerque, NM 87103

Via Facsimile and Regular Mail

Re: DRB Project # 1002254
05DRB-01642 Major – Site Development Plan for Subdivision
Request for Site Development Plan for Subdivision
Tract 2A, Buena Vista Estates Unit 1
To Be Known as Beehive Village

Dear Ms. Matson:

On behalf of our clients, Palmer Investments/Frederick W. and Rosemary Palmer along with Cortland Walker Construction (CWC), we are withdrawing the Site Development Plan for Subdivision as suggested per your written comments received on November 1, 2005.

If you should have any questions or if I can be of further assistance to you, please do not hesitate to call.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.


Debie LeBlanc Trujillo

DLT
Enclosures

cc: Frederick W. and Rosemary Palmer – Palmer Investments w/enc.
Cortland Walker – CWC w/enc.

PRINCIPALS	JEFFREY G. MORTENSEN, P.E.	JUAN M. CALA	CHARLES G. CALA, JR., P.S.
GRADY E. BARRENS	J. GRAEME MEANS, P.E.	RICHARD C. WHITE	JOSEPH M. SOLOMON, JR., P.S.

1. AGENCY REPRESENTATIVES PRESENT AT MEETING

Planning: Russell Brito Others Stephani Winkle, Jack, ONK
 Transportation: Tony Loyd Others _____
 Utilities: Others Jack Basya, Zoning
 Others: Elizabeth Pincus, Dev. Rvw.; Catalina Lehner, Dev. Rvw.

2. TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY

- | | | |
|--|---------------------------------------|--|
| <input type="checkbox"/> Zone Map Amendment: | <input type="checkbox"/> EPC Approval | <input type="checkbox"/> City Council Approval |
| <input type="checkbox"/> Sector Dev. Plan Amendment: | <input type="checkbox"/> EPC Approval | <input type="checkbox"/> City Council Approval |
| <input checked="" type="checkbox"/> Site Dev. Plan for Subdivision: | <input type="checkbox"/> EPC Approval | <input checked="" type="checkbox"/> DRB Approval |
| <input checked="" type="checkbox"/> Site Dev. Plan for Bldg Permit: | <input type="checkbox"/> EPC Approval | <input checked="" type="checkbox"/> DRB Approval |
| <input type="checkbox"/> Annexation: [EPC Review with City Council Approval] | | |
| <input type="checkbox"/> OTHER | | |

3. SUMMARY OF PRT DISCUSSION

- SU-2/IP zoned property in No I-25 Sector Div. Plan
- Site plan and landscaping plan required for approval by Planning Director (DRB)
- Section VI - design standards in No. I-25 SDP
- Parking as required by Zoning Code (§14-16-3-1)
 -nursing home: one space for each two beds
- T.I.S. (Traffic Impact Study) Form must be completed and signed by Traffic Engineer
- Pleasant View Mobile Home Park (courtesy notification)
- Setbacks: as per IP zone
 - front: 20 ft.; side: 10 ft.; rear: 10 ft.

4. SIGN & DATE TO VERIFY ATTENDANCE & RECEIPT OF THIS SUMMARY.

[PRT DISCUSSIONS ARE INFORMATIONAL & NON-BINDING]

Russell Brito 29 Mar '05
 PRT CHAIRMAN / DATE

[Signature]
 APPLICANT OR AGENT / DATE

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

Applicant or Agent Signature / Date

[Handwritten Signature] 10/13/2005

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. **Site Plan** (including utilities and easements)
2. **Landscaping Plan**
3. **Preliminary Grading Plan** (A separate Grading Plan sheet is required for a sites 1 acre or more.)
4. **Building and Structure Elevations**
5. **Conceptual Utility Plan**

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.**

Accompanying Material

- A. 8-1/2" x 11" reduction for each plan sheet.
- B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 - SITE PLAN

A. General Information

- 1. Date of drawing and/or last revision
- 2. Scale: 1.0 acre or less 1" = 10'
1.0 - 5.0 acres 1" = 20'
Over 5 acres 1" = 50'
Over 20 acres 1" = 100' *[Other scales as approved by staff]*
- 3. Bar scale
- 4. North arrow
- 5. Scaled vicinity map
- 6. Property lines (clearly identify)
- 7. Existing and proposed easements (identify each)
- 8. Phases of development including location and square footages of structures, circulation, parking and landscaping

B. Proposed Development

1. Structural

- A. Location of existing and proposed structures
- B. Square footage of each structure and building footprint (if different from total square footage)
- C. Proposed use of each structure
- D. Temporary structures, signs and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions thereof
- N/A G. Loading facilities NONE PROVIDED
- H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, including location.

2. Parking and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. Location and typical dimensions, including handicapped spaces
 - 2. Calculations: spaces required: 48 provided: 50
 Handicapped spaces required: 3 provided: 6
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 3
 provided: 4
 - N/A 2. Other bicycle facilities, if applicable NONE PROVIDED
- C. Vehicular Circulation (Refer to Chapter 23 of DPM)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
 - 3. Location and description of amenities, including patios, benches, tables, etc.
(Shows on sheet 1?)

3. Streets and Circulation

- A. Locate and identify adjacent public and private streets and alleys.
 - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
 - N/A 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions NO TURN LANES
 - N/A 3. Location of traffic signs and signals related to the functioning of the proposal NO SIGNS
 - N/A 4. Identify existing and proposed medians and median cuts NO MEDIANS OR SIGNALS
- B. Identify Alternate transportation facilities within site or adjacent to site
 - 1. Bikeways and bike-related facilities (Bike Racks)
 - 2. Pedestrian trails and linkages (Internal paths)
 - N/A 3. Bus facilities, including routes, bays and shelters existing or required NO BUS ROUTES

- 4. Utilities** - ON CONCEPTUAL UTILITY PLAN
- 1. Property lines
 - 2. Building Footprint
 - 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
 - 4. Fire hydrant locations, existing and proposed.
 - 5. Distribution lines
 - 6. Existing and proposed water, sewer, storm drainage facilities (public and/or private).

SHEET #2 - LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff.

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
 - N/A C. Ponding areas either for drainage or landscaping/recreational use NO PONDING
- 7. Identify type, location and size of plantings (common and/or botanical names).
 - N/A A. Existing, indicating whether it is to preserved or removed. NO EXISTING PLANTINGS
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system
- 9. Planting Beds, indicating square footage of each bed
- 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for Maintenance (statement)
- 12. Method for meeting Water Conservation...Ordinance, see article 6-1-1-1.
- 13. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 14. Landscaped area provided; square footage and percent (specify clearly on plan)

SHEET #3 - PRELIMINARY GRADING PLAN -

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1.

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

- 5. Existing and proposed easements
- 6. Building footprints
- 7. Location and detail of Retaining walls

B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations and/or contour lines (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- N/A 3. Identify ponding areas, erosion and sediment control facilities. NONE PROPOSED
- N/A 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- A. Scale (minimum of 1/8" or as approved by Planning Staff).
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 - 1. Identify facade orientation
 - 2. Dimensions of facade elements, including overall height and width
 - 3. Location, material and colors of windows, doors and framing
 - 4. Materials and "common name" colors of all building elements and structures
- N/A E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff. - NOT SINGLE FAMILY RESIDENTIAL

B. Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.

Applicants should make sure that the submitted site development plan drawings are accurate and complete, and that items specified in this checklist have been clearly indicated on the plan drawings as required.

2005.023.4

A City of Albuquerque



DEVELOPMENT PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

Supplemental form

S

V

P

L

Supplemental form

ZONING

Z

- Annexation & Zone Establishment
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Zone Change
- Text Amendment

APPEAL / PROTEST of...

A

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

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

APPLICANT INFORMATION:

NAME: Palmer Investments & Cortland Walker Construction, Inc. (CWC)

PHONE: (208)888-1851

ADDRESS: c/o CWC --- 1500 Barrett Drive

FAX: _____

CITY: Meridian

STATE ID

ZIP 83642-3728

E-MAIL: _____

Proprietary interest in site: Owners

AGENT (if any): Jeff Mortensen & Associates, Inc.

PHONE: 505-345-4250

ADDRESS: 6010-B Midway Park Blvd. NE

FAX: 505-345-4254

CITY: Albuquerque

STATE NM

ZIP 87109

E-MAIL: dtrujillo@jmainc.org

DESCRIPTION OF REQUEST: Site Development Plan for Subdivision and Site Development Plan for Building Permit

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

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

Lot or Tract No. Tract 2A

Block: _____

Unit: _____

Subdiv. / Addn. Buena Vista Estates Unit 1

TBK = BEEHIVE VILLAGE

Current Zoning: SU-2 IP

Proposed zoning: n/a

Zone Atlas page(s): C-18

No. of existing lots: 1

No. of proposed lots: 2

Total area of site (acres): +/- 2.53

Density if applicable: dwellings per gross acre: n/a

dwellings per net acre: n/a

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

Within 1000FT of a landfill? No

UPC No. 101806427925740501

MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: 8500 San Pedro Drive NE

Between: Wilshire Avenue NE

and Corona Avenue NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): DRB Project No. 1002254, 02DRB-01502, 02DRB-01503

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: March 29, 2005

SIGNATURE Debie LeBlanc Trujillo

DATE October 21, 2005

(Print) Debie LeBlanc Trujillo for Jeff Mortensen & Associates, Inc.

Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

INTERNAL ROUTING

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

Application case numbers

W/D 05DRB-01642

05DRB-01643

Action

SPS

SBP

CAF

ADV

S.F.

P(2)

P(2)

Fees

\$ 385.00

\$ 385.00

\$ 20.00

\$ 75.00

Total

\$ 865.00

Hearing date 11/16/05

Sandy Handley 10/21/05
Planner signature / date

Project # 1002254

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Subdivision Checklist
 - ~~11~~ 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- D. R. B. hearings are approximately ONE MONTH after the filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24** copies for DRB public hearings
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist
 - ~~11~~ 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - Copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- D. R. B. hearings are approximately ONE MONTH after the filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
 - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24** copies for DRB public hearings
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- D. R. B. hearings are approximately ONE MONTH after the filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

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

JEFF MORTENSEN & ASSOC., INC

DEBIE LEBLANC TRUJILLO

Applicant name (print)

Debie LeBlanc Trujillo 10-19-05

Applicant signature / date



Form revised JUNE 2005

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

Application case numbers

05DRB- _____ -01642

05DRB- _____ -01643

_____ - _____ - _____

Sandy Handley 10/21/05

Planner signature / date

Project # 1002254



ENGINEERS & SURVEYORS

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE
ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250
F: 505.345.4254
ESTABLISHED 1977

2005.003.4
October 20, 2005

Sheran Matson, AICP
Planning Manager, DRB Chair
Planning Department
Development & Building Services Division
City of Albuquerque
600 2nd Street, NW
Albuquerque, NM 87103

Re: Request for Site Development Plan for Subdivision
and Site Development Plan for Building Permit
Tract 2A, Buena Vista Estates Unit 1
To Be Known as Beehive Village

Dear Ms. Matson:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Form P(2) along with related fees
- Twenty-Four (24) copies of Site Development Plan for Subdivision
- City of Albuquerque Zone Atlas C-18 (with site highlighted)
- Letter of Authorization from Property Owner
- Document Delegating Approval Authority to DRB (Copy of minutes from PRT dated March 29, 2005)
- Office of Community & Neighborhood Coordination Inquiry Response (**No recognized Neighborhood Associations**)
- Completed Site Plan for Subdivision Checklist
- TIS/AQIA Traffic Impact Study form
- Twenty-Four (24) copies of Site Development Plan for Building Permit
- Completed Site Plan for Building Permit Checklist
- Copy of Solid Waste Management Department signature on original Site Plan for Building Permit
- Copy of Fire Marshal's stamp on original Site Plan for Building Permit
- Reduced size sets (8 1/2 X 11) of Site Development Plan for Subdivision and Site Development for Building Permit

On behalf of our clients, Palmer Investments/Frederick W. and Rosemary Palmer along with Cortland Walker Construction (CWC), we are requesting approval of Site Development Plan for Subdivision and Site Development Plan for Building Permit for the proposed Tracts 2-A-1 and 2-A-2, Buena Vista Estates, Unit 1 to be known as Beehive Village.

The Beehive Village will lie between Wilshire Ave NE. and Corona Ave NE, adjacent to San Pedro Drive NE. They are planning to build two rehab/respiratory facilities on the Wilshire side, and four 15 bed assisted Living homes on the Corona side. The project will be constructed in phases. The site will have a colored

PRINCIPALS	JEFFREY G. MORTENSEN, P.E.	JUAN M. CALA	CHARLES G. CALA, JR., P.S.
GRADY E. BARRENS	J. GRAEME MEANS, P.E.	RICHARD C. WHITE	JOSEPH M. SOLOMON, JR., P.S.

Sheran Matson
October 20, 2005
Page 2

split face perimeter wall around the exterior. There will be extensive onsite landscaping and a sitting and walking area between the rehab and assisted living homes. The proposed architecture, colored split face wall, and on-site landscaping and amenities will create a residential feel for the site which will complement the nearby residential subdivisions.

Please schedule this matter for the next appropriate DRB Hearing. If I can be of further assistance to you, please do not hesitate to call.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.


Debie LeBlanc Trujillo

DLT
Enclosures

xc: Frederick W. and Rosemary Palmer – Palmer Investments w/enc.
Cortland Walker – CWC w/enc.

1901 N. Allumbaugh St.
Boise, ID 83704

October 17, 2005

City of Albuquerque, NM

To Whom It May Concern:

Palmer Investments/Frederick W. & Rosemary Palmer grant CWC/Cortland Walker Construction & Jeff Mortensen & Associates the right to subdivide and develop property owned by us located on San Pedro between Corona Ave. & Wilshire Avenue in Albuquerque, New Mexico. We give them permission to do development as per their submitted specifications.

Sincerely,



Frederick W. Palmer



Rosemary Palmer

CITY OF ALBUQUERQUE

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

APPLICANT: Palmer Invest & CWC DATE OF REQUEST: 10/20/05 ZONE ATLAS PAGE(S): C-18

CURRENT: ZONING SU-2 IP PARCEL SIZE (AC/SQ. FT.) 1-2.53 ac
LEGAL DESCRIPTION: LOT OR TRACT # TR 2A BLOCK # -
SUBDIVISION NAME BUENA VISTA ESTATES, UNIT 1
PROPOSED - TR'S 2A1 & 2-A-2 BUENA VISTA EST. 4.1

REQUESTED CITY ACTION(S):
ANNEXATION [] SECTOR PLAN [] SITE DEVELOPMENT PLAN:
COMP. PLAN [] ZONE CHANGE [] A) SUBDIVISION BUILDING PERMIT
AMENDMENT [] CONDITIONAL USE [] B) BUILD'G PURPOSES [] ACCESS PERMIT []
C) AMENDMENT [] OTHER []

PROPOSED DEVELOPMENT: NO CONSTRUCTION/DEVELOPMENT # OF UNITS: 90 units - 6 buildings
NEW CONSTRUCTION [] BUILDING SIZE: 6640 (4) (sq. ft.)
EXPANSION OF EXISTING DEVELOPMENT [] 6911 (2)

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

APPLICANT OR REPRESENTATIVE Debio Leblanc Tujillo - JMA DATE 10-20-05
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO BORDERLINE []

THRESHOLDS MET? YES [] NO MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: []
Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

Tony Syd
TRAFFIC ENGINEER DATE 10-20-05

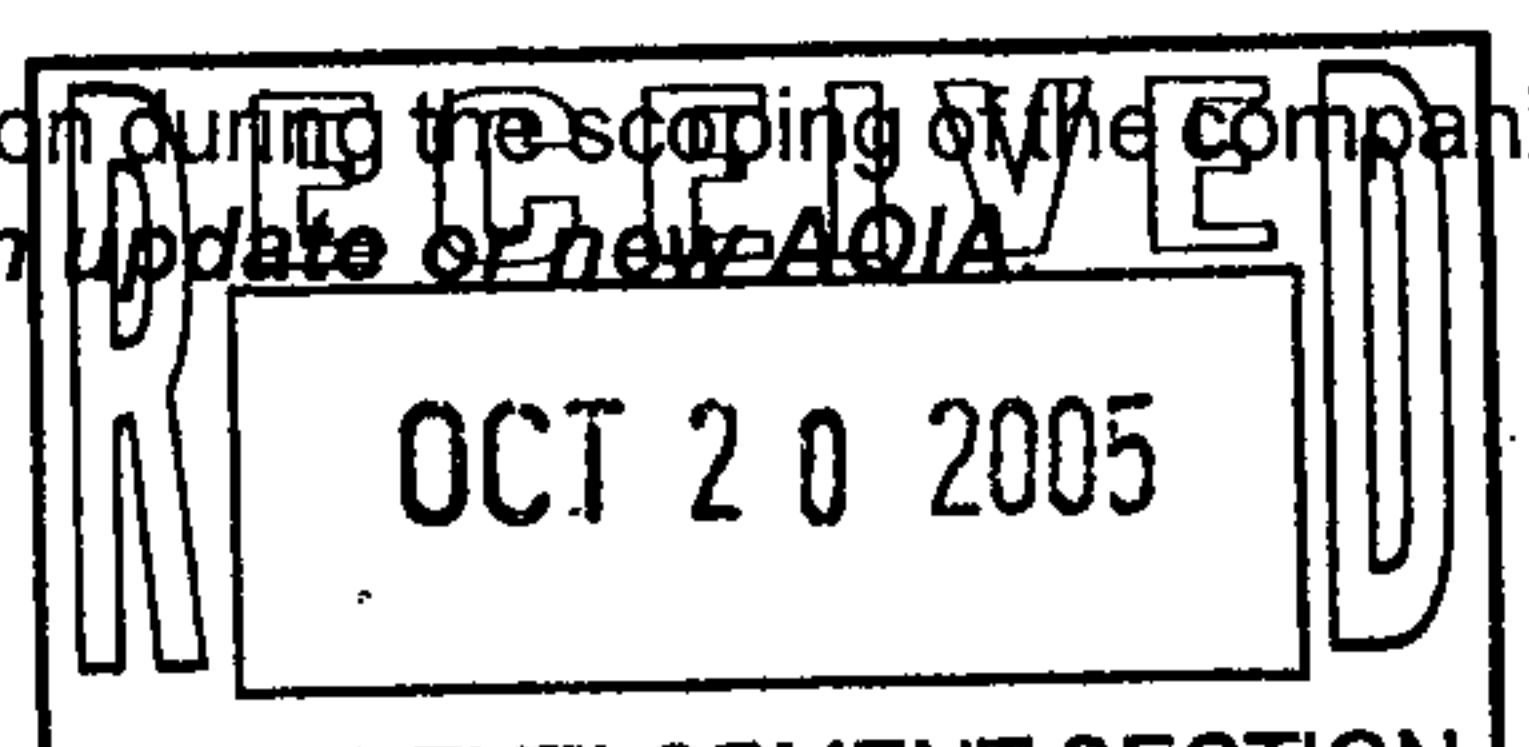
Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. An AQIA is not required, if a TIS is not required by the City or an associated TIS shows all signalized intersections functioning at Level of Service (LOS) C or better. An AQIA will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES [] NO

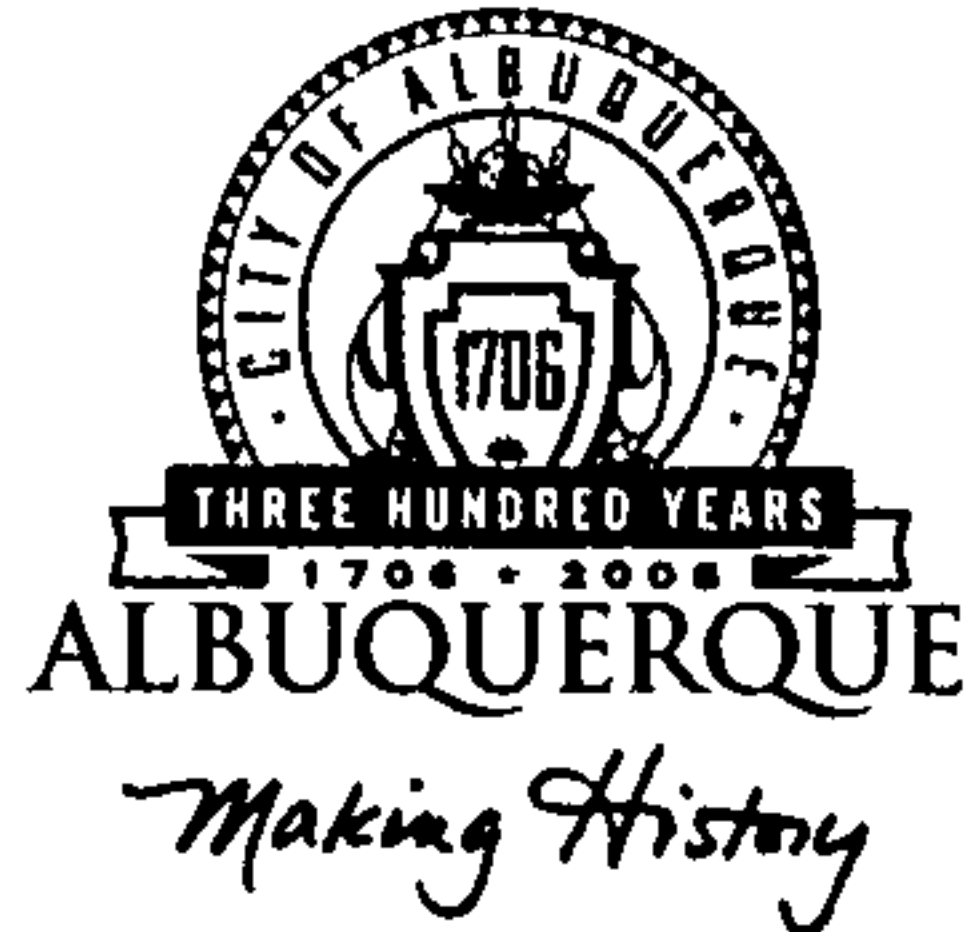
Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion TIS. **Any subsequent changes to the development proposal identified above may require an update or new AQIA.**

Debio Leblanc Tujillo
APPLICANT DATE 10-20-05
JMA



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

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



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

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

October 14, 2005

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on **October 14, 2005:**

Contact Name: DEBIE LeBLANC TRUJILLO

Company or Agency: JEFF MORTENSEN AND ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE/87109
PHONE: 345-4250/FAX: 345-4254
E-mail: dttrujillo@jmainc.org

contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at **TRACT 2A, BUENA VISTA ESTATES, UNIT 1, LOCATED ON SAN PEDRO DRIVE NE BETWEEN WILSHIRE AVENUE NE AND CORONA AVENUE NE** zone map C-18.

Our records indicate that as of October 14, 2005, there were no Recognized Neighborhood Associations in this area.

If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

planningnrnaform(10/08/04)

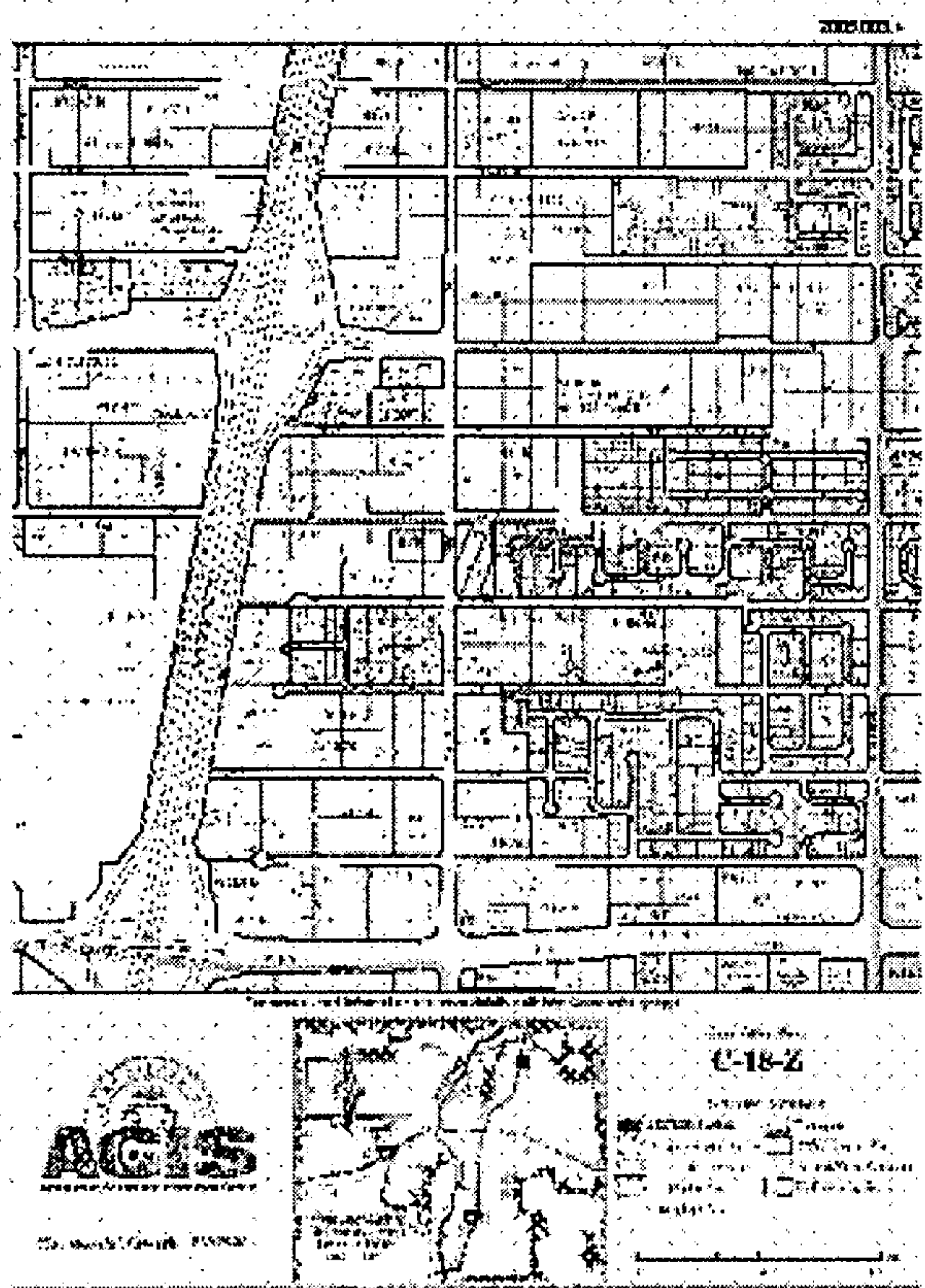
Debie Trujillo

From: Debie Trujillo
Sent: Friday, October 14, 2005 8:52 AM
To: 'SWinklepleck@cabq.gov'
Subject: Request for Neighborhood Association Info.

Stephani,

Good morning and welcome back. I hope this finds you doing well.

I need to know if I have any neighborhood associations I need to notify on the following project. I am attaching my zone atlas both ways (as an attachment and as part of the message) so I hope you can see it.



Legal Description: Tract 2A, Buena Vista Estates, Unit 1

Located on San Pedro Drive NE between Wilshire Avenue NE and Corona Avenue NE

If there is anything else you need please do not hesitate to contact me.
Have a great weekend.

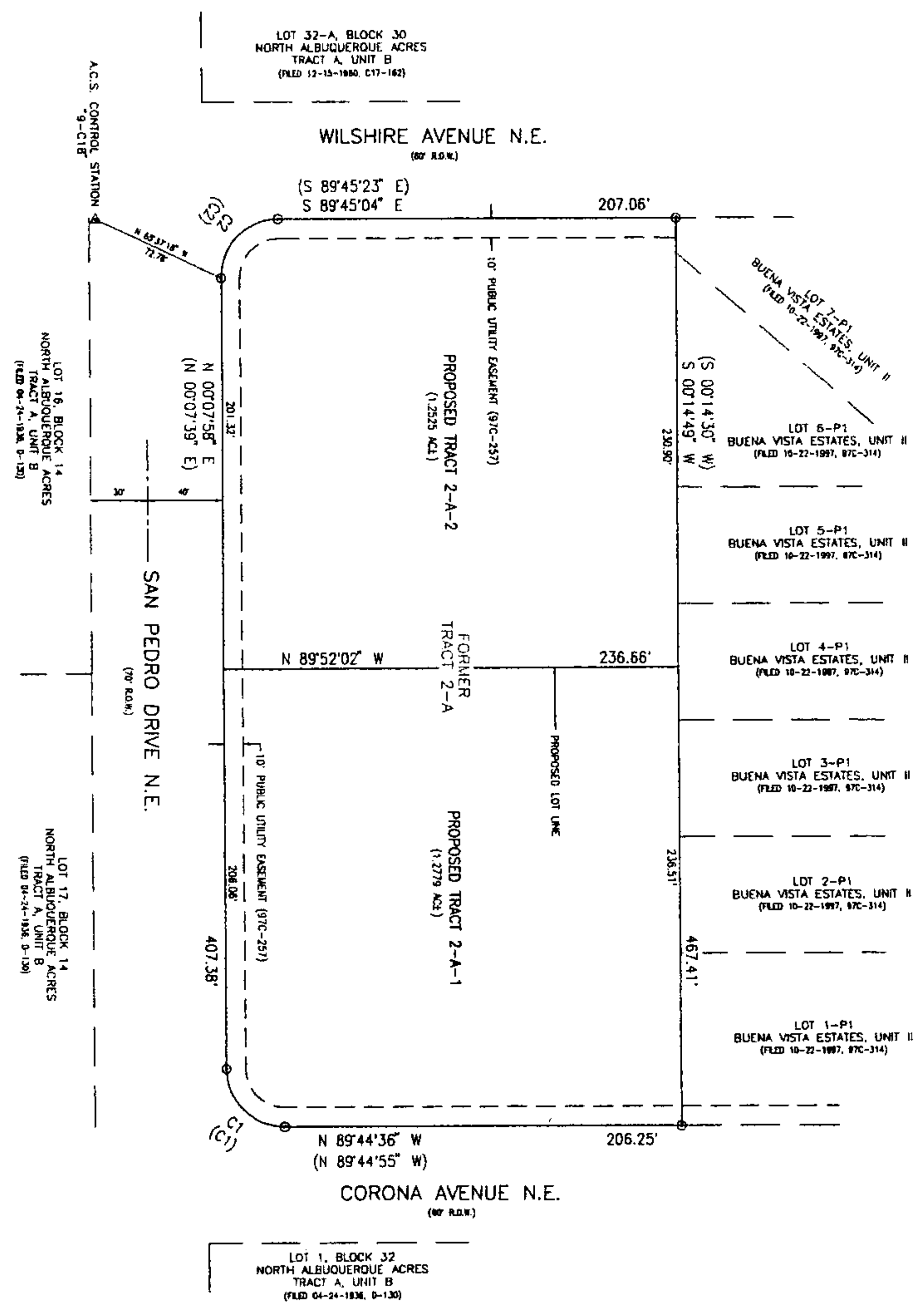
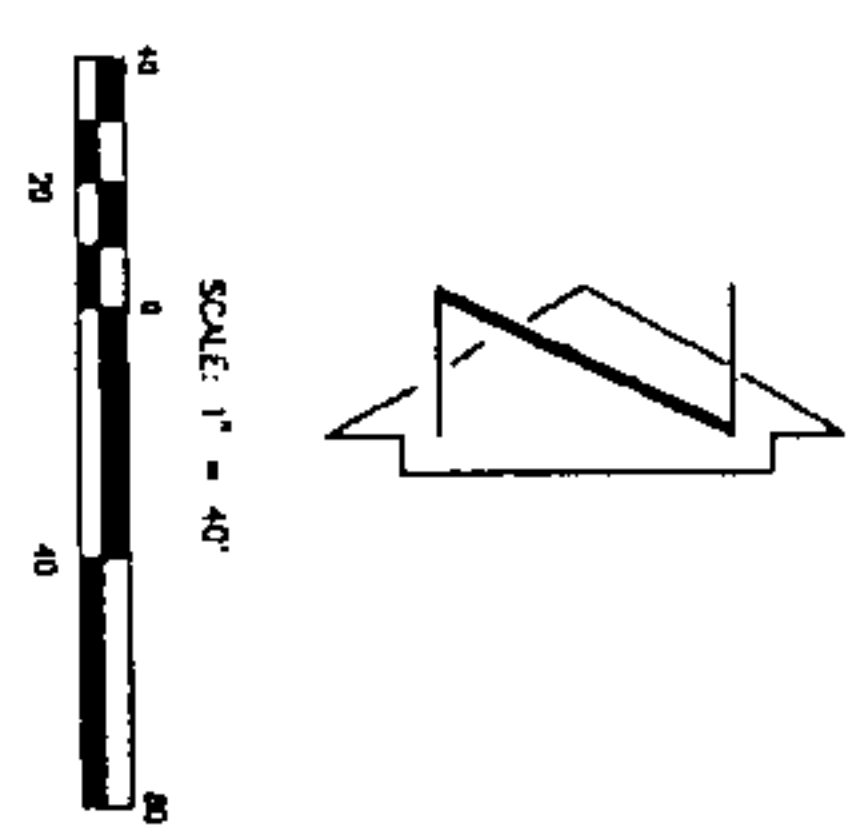
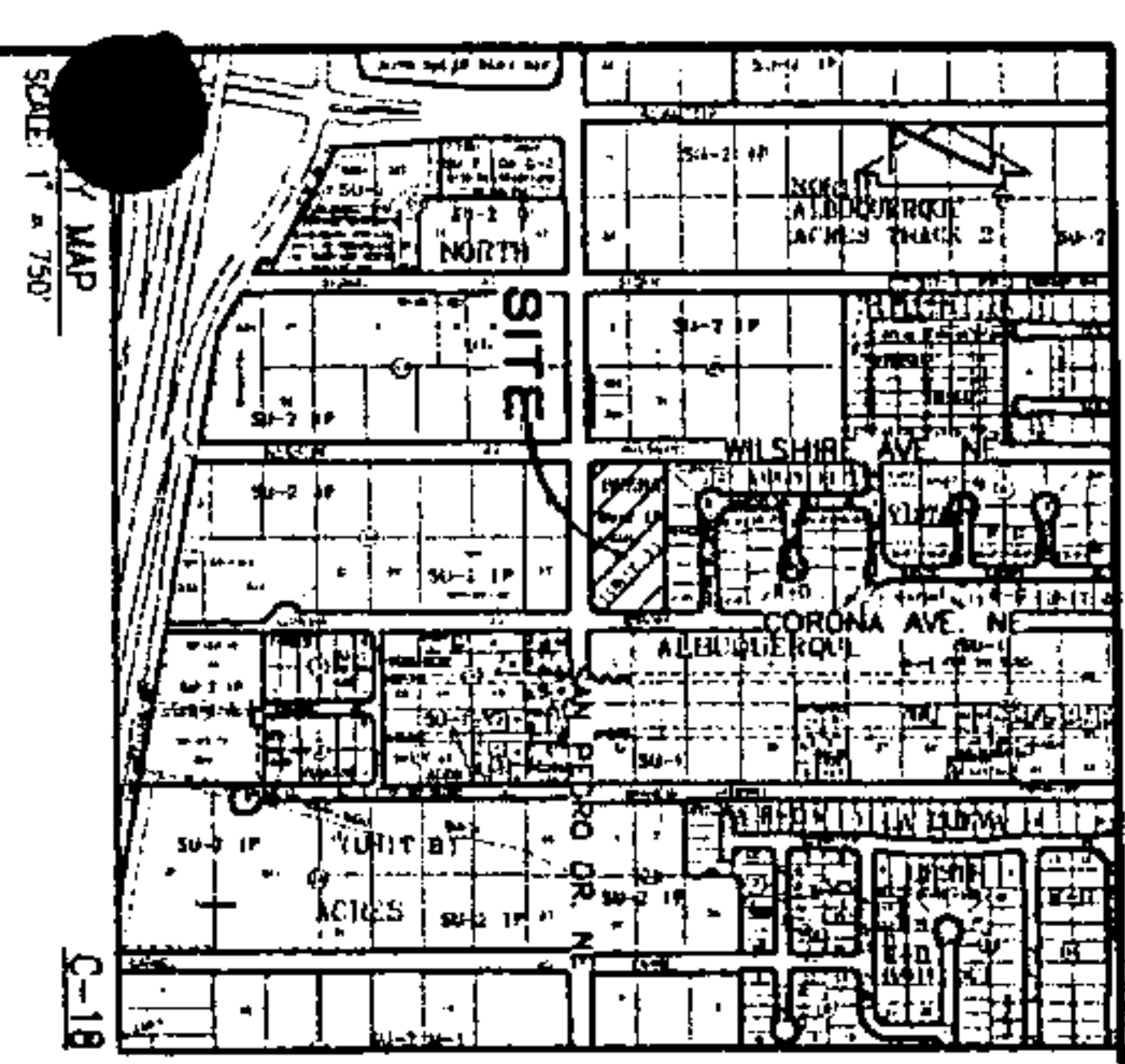
Debie

Debie LeBlanc Trujillo
Jeff Mortensen & Associates, Inc.
6010-B Midway Park Blvd. NE
Albuquerque, NM 87109
Ph: 345-4250
Fax: 345-4254
Cell: 220-7157
dtrujillo@jmainc.org



**SITE PLAN FOR SUBDIVISION
SAN PEDRO BEEHIVE,
ALBUQUERQUE, N.M.**

THE PURPOSE OF THIS SITE PLAN IS TO DEMONSTRATE: THE PROPOSED SUBDIVISION OF EXISTING TRACT 2-A INTO TRACTS 2-A-1 AND 2-A-2



BOUNDARY TABLE

CURVE	POINTS	LENGTH	CHORD	BEARING	DELTA
(C1)	30.00'	47.05'	4.23'	N 44°48'27" W	89°52'34"
(C2)	30.00'	47.18'	4.24'	N 45°11'23" E	90°08'58"
(C3)	30.00'	47.18'	4.24'	N 45°11'08" E	90°08'58"

LEGAL DESCRIPTION
TRACT 2-A, BUENA VISTA ESTATES, UNIT I, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESCRIBED ON THE PLAN FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 14, 2001, BOOK 2002, PAGE 383.

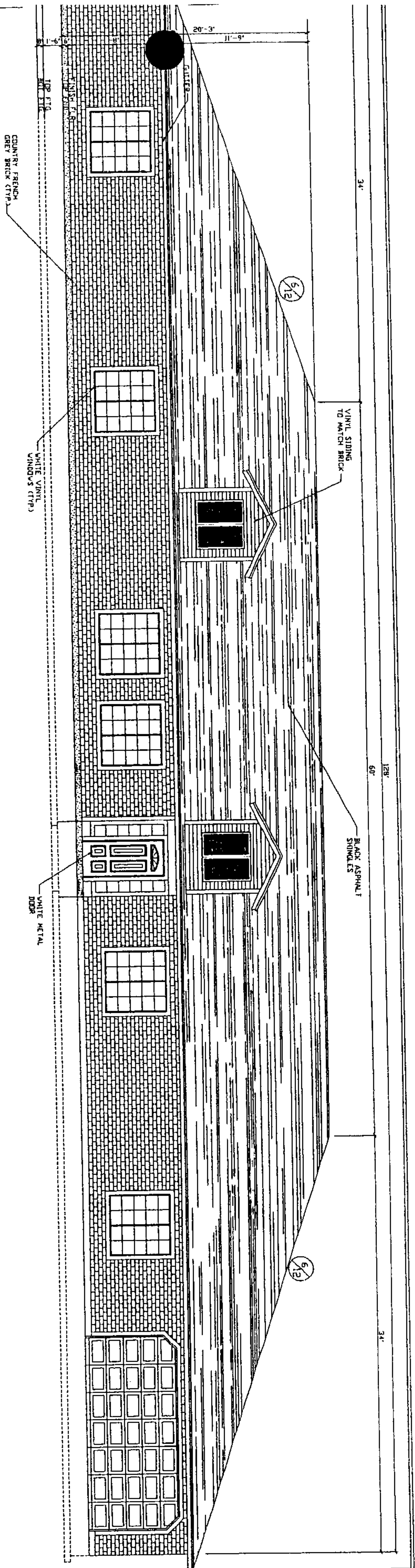
DRB APPROVAL:

PROJECT #	APPLICATION #
PLANNING DIRECTOR, CITY OF ALBUQUERQUE	DATE
TRANSPORTATION DEVELOPMENT, CITY OF ALBUQUERQUE	DATE
CITY ENGINEER, CITY OF ALBUQUERQUE	DATE
WATER UTILITY DEPARTMENT, CITY OF ALBUQUERQUE	DATE
PARKS AND RECREATION, CITY OF ALBUQUERQUE	DATE
SOLID WASTE DEPARTMENT, CITY OF ALBUQUERQUE	DATE

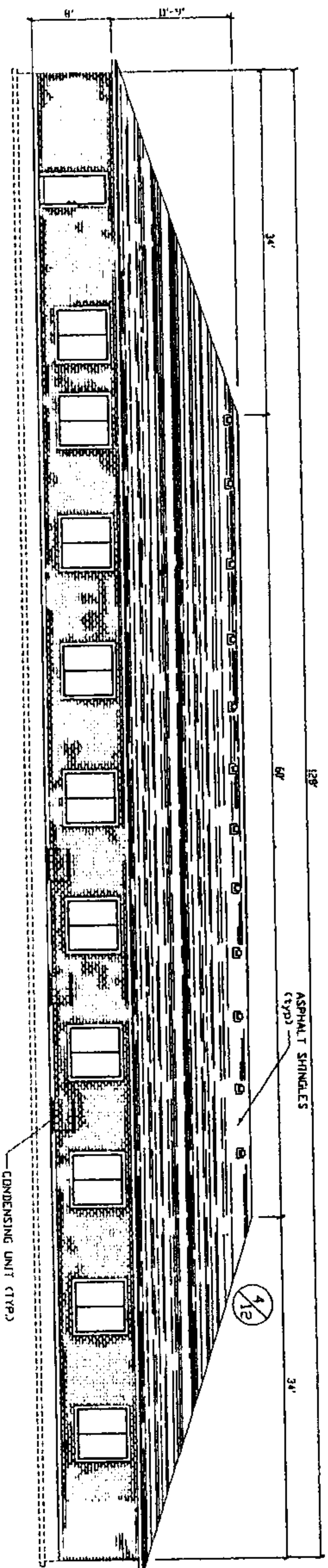
- NOTES:**
- THIS IS NOT A BOUNDARY SURVEY. APPROPRIATE PROPERTY RECORDS ARE SHOWN HEREON FOR ORIENTATION PURPOSES ONLY. BOUNDARY SURVEYS SHOULD BE CONDUCTED BY THIS OFFICE IN MARCH 2005. BOUNDARY DATA SHOWN HEREON IS BASED UPON THAT SURVEY.
 - TRACTS 2-A-1 AND 2-A-2 WILL REQUIRE PRIVATE SANITARY SEWER EASEMENTS TO BE SPECIFICALLY DEFINED BY THE FORTHCOMING PLANNING DESIGN.
 - SETBACKS AND BUILDING HEIGHTS SHALL BE PER P ZONING UNLESS OTHERWISE INDICATED ON THE SITE PLAN FOR BUILDING PERMIT.

REVISIONS	DATE	BY	APPROVED BY

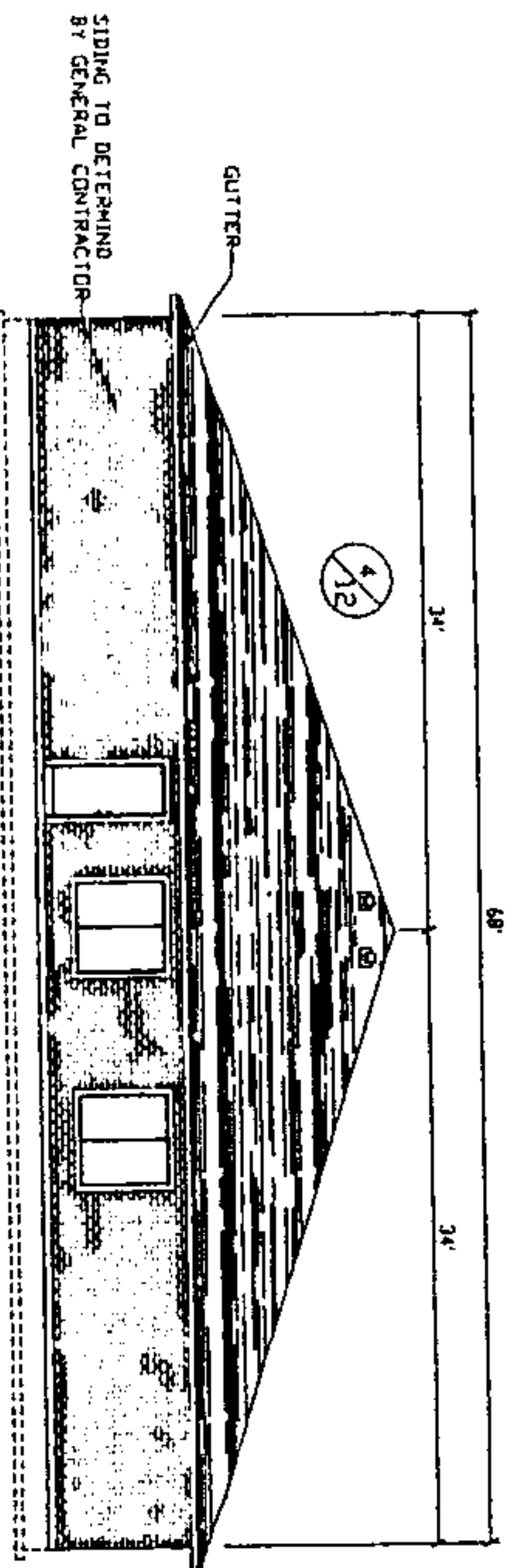
2005.003.4
09-2005
SHEET 1 OF 1



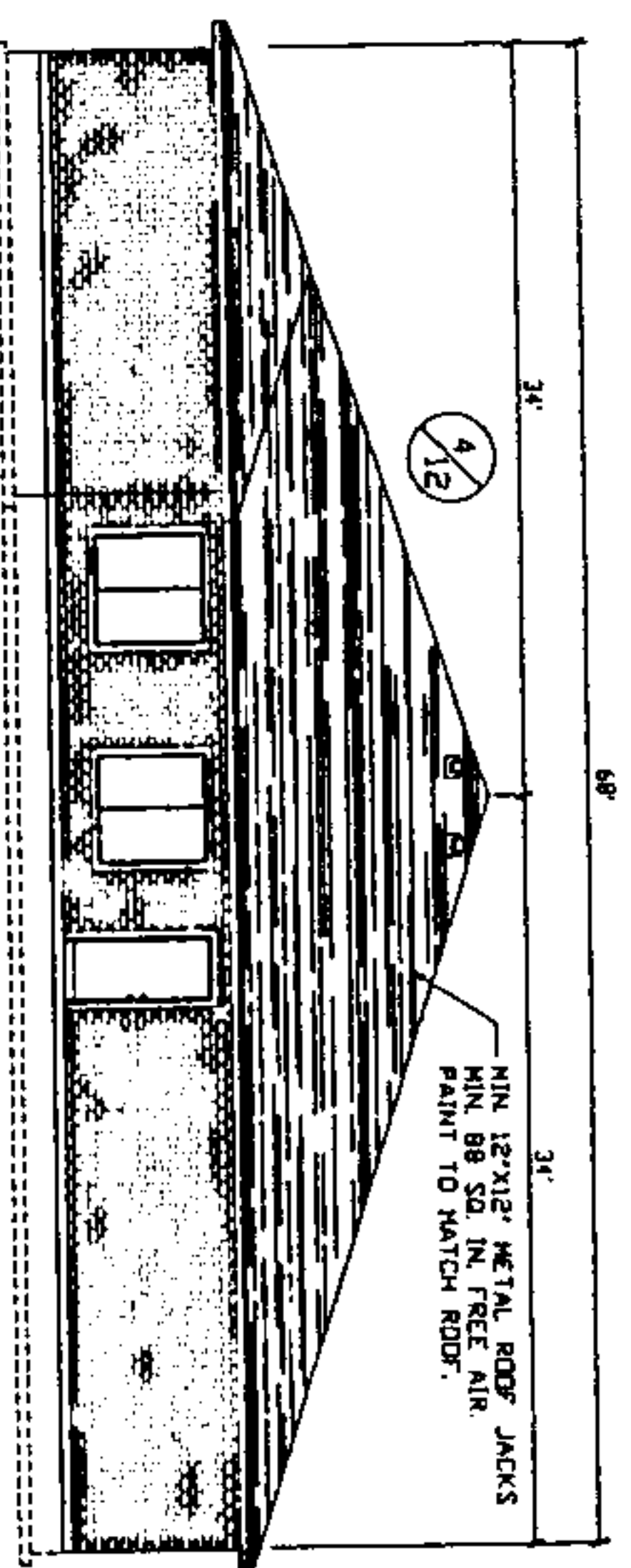
FRONT ELEVATION
 SCALE: 1/8" = 1'-0"
 0 2 4 6 8 10 12
 1" = 3'



BACK ELEVATION
 SCALE: 1/8" = 1'-0"
 0 2 4 6 8 10 12
 1" = 3'



LEFT ELEVATION
 SCALE: 1/8" = 1'-0"
 0 2 4 6 8 10 12
 1" = 3'



RIGHT ELEVATION
 SCALE: 1/8" = 1'-0"
 0 2 4 6 8 10 12
 1" = 3'

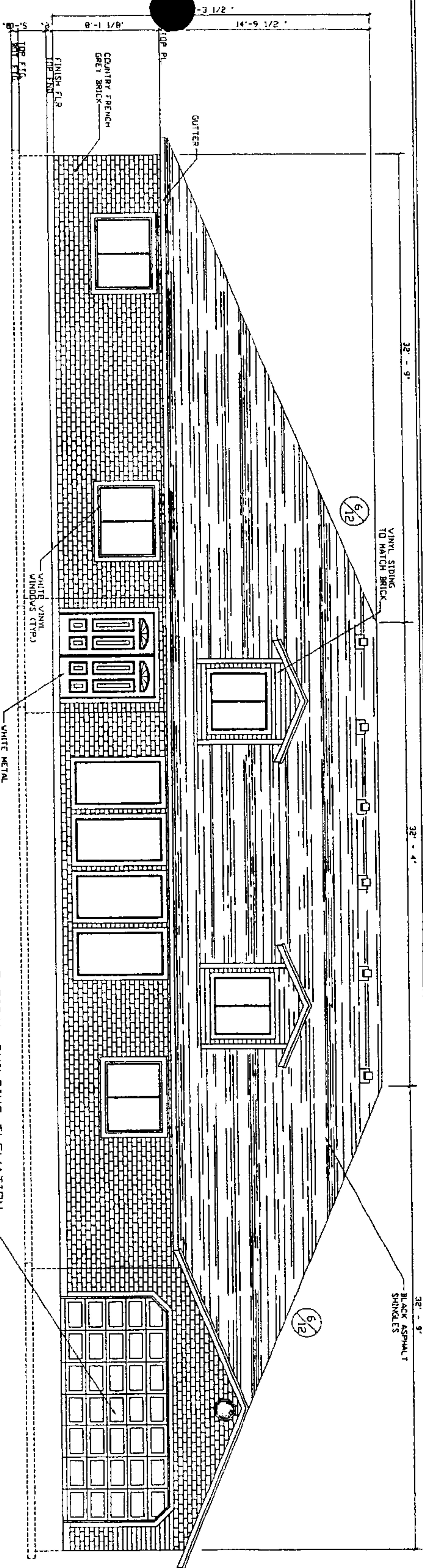
SAN PEDRO NEW MEXICO FOR CONSTRUCTION
 PAGE TITLE
ELEVATIONS BUILDING A AND B



ENGINEERING PHONE (208) 889-7145
 1500 V. BARRETT DR. PHONE (208) 888-8888
 MERIDIAN, ID. 83642 E-MAIL horteng@earthlink.net

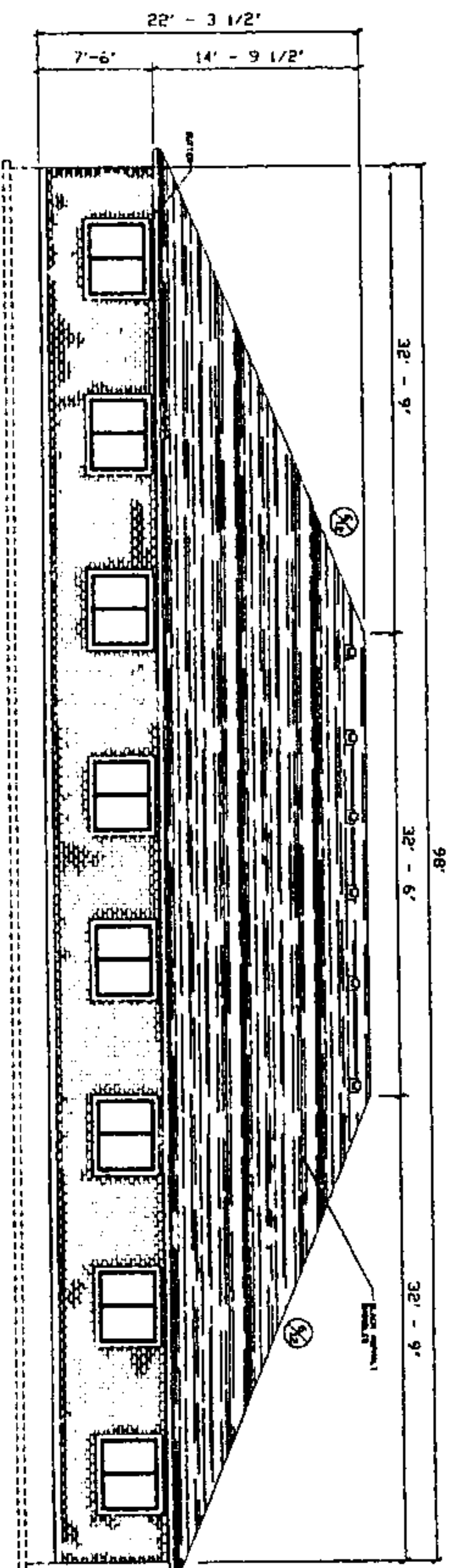
A-2
 SHEET

DATE: JAN 14, 2005
 DRAWN BY: A.J.K.R.

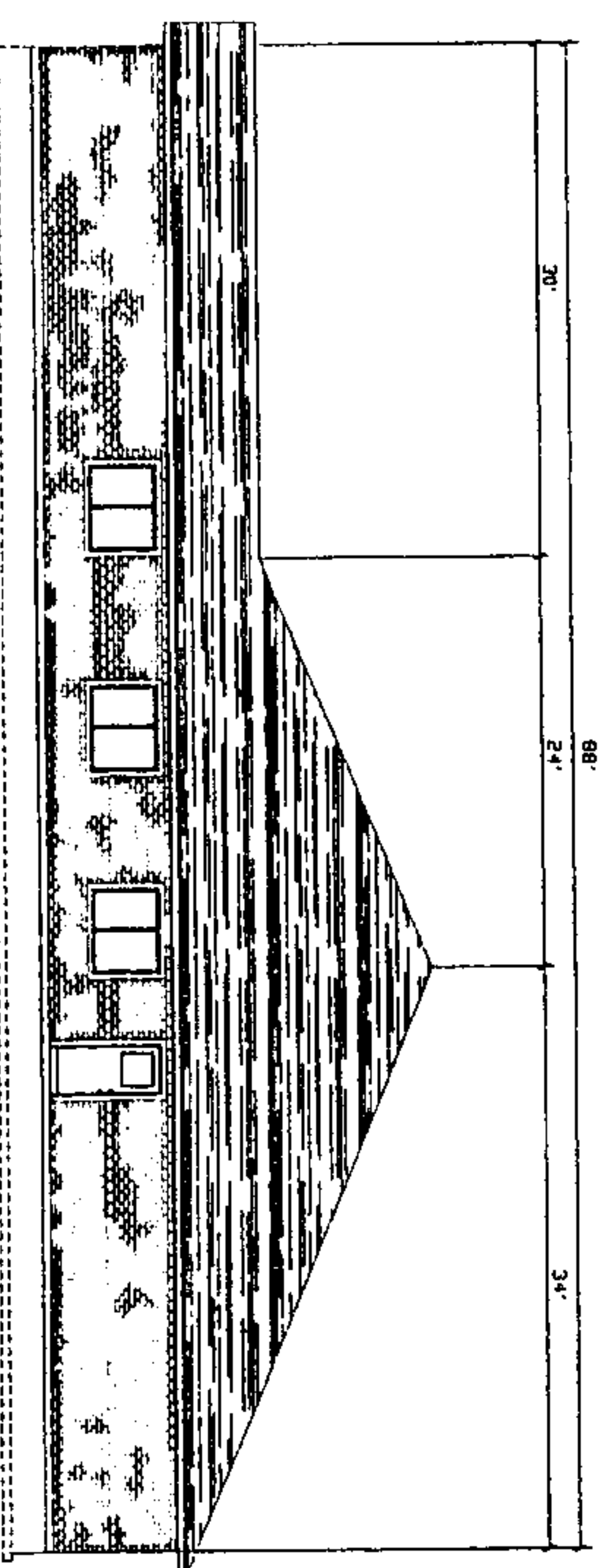


NOTE: THIS IS A TYPICAL BUILDING ELEVATION
LOCATION OF GARAGE WILL VARY.

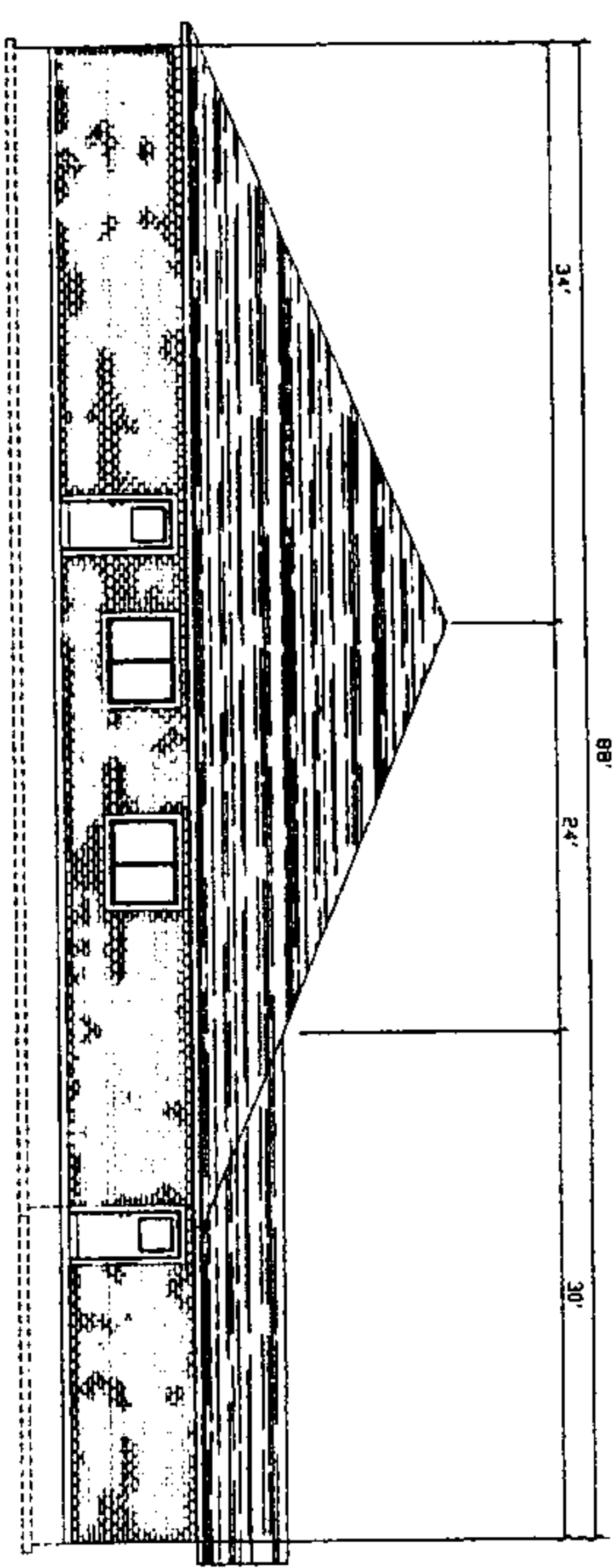
FRONT ELEVATION
SCALE: 1/4" = 1'-0"
0 2 4 6 8 10 12
A



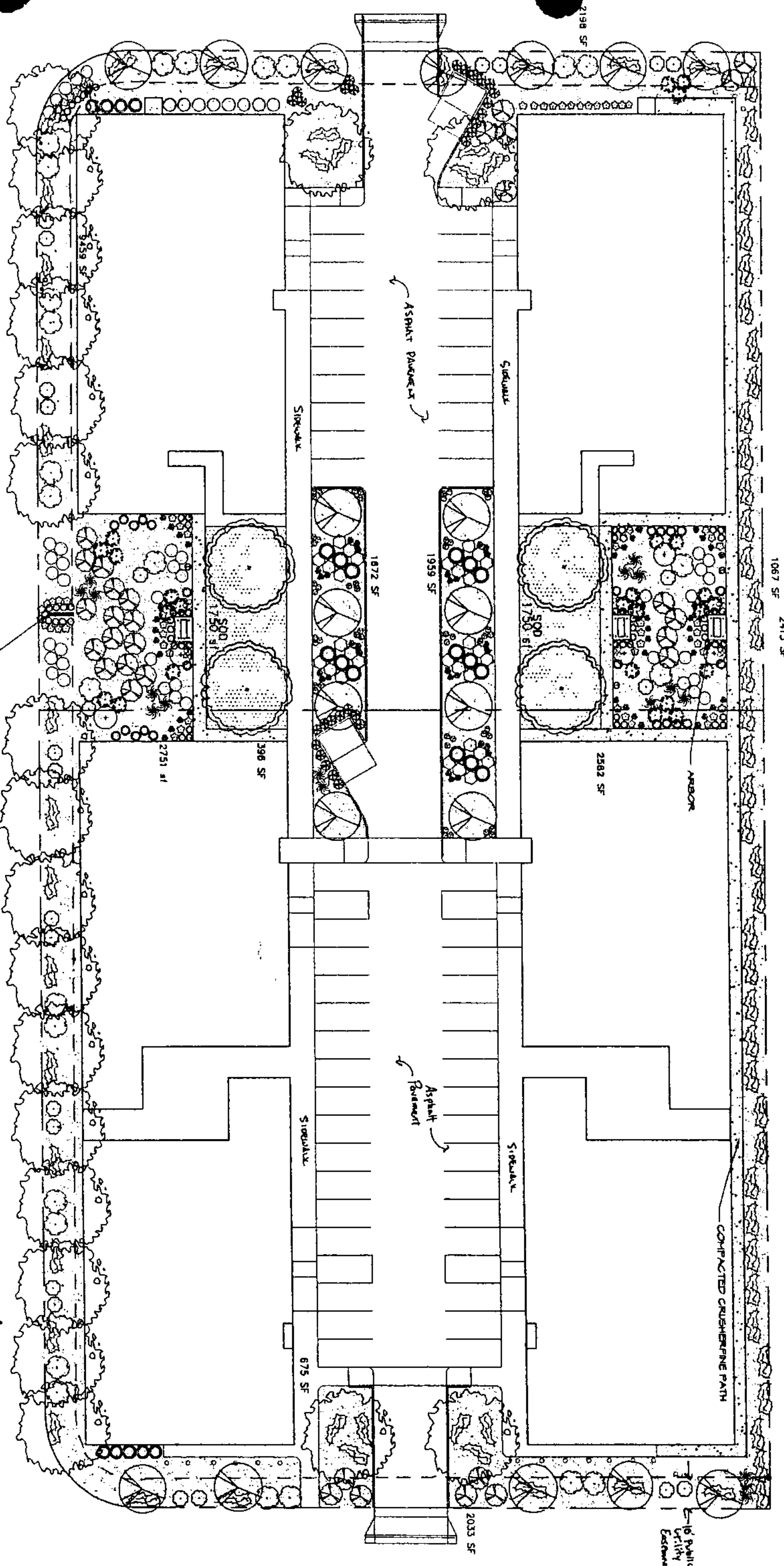
BACK ELEVATION
SCALE: 1/8" = 1'-0"
0 2 4 6 8 10 12
B



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"
0 2 4 6 8 10 12
C

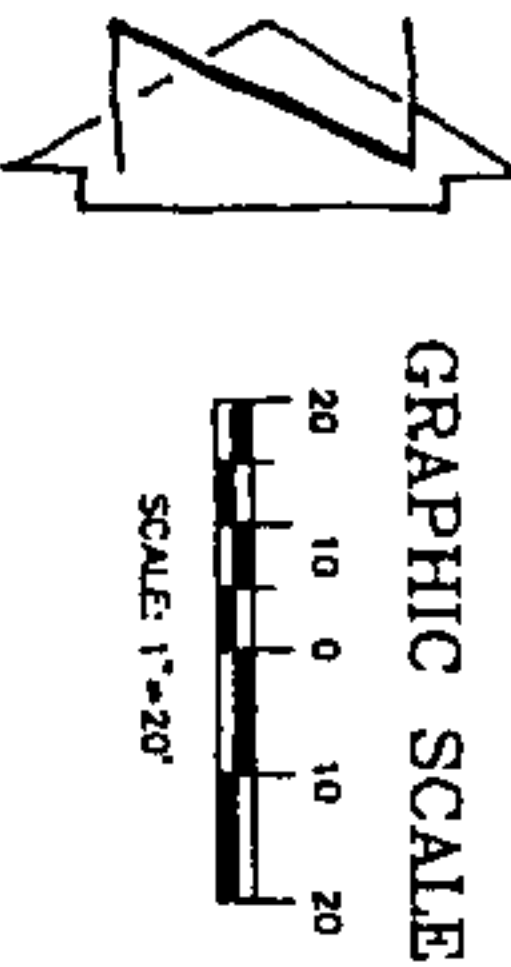


LEFT ELEVATION
SCALE: 1/8" = 1'-0"
0 2 4 6 8 10 12
D



PLANT LEGEND

- SHAWNEE OAK (1) 4
Quercus triacanthos
2' Cal.
- BUTTERFLY BUSH (M) 26
Buddleia davidii
5' Gal.
- FLOWER CARPET RED
GROUNDCOVER ROSE
ROSE spp. 20x1
5' Gal.
- GREEN SPINE BLOOMING (M) 24
Erythronium spp.
5' Gal.
- RED TIP PHLOX (M) 24
Erythronium spp.
5' Gal.
- LAVENDER (M) 61
Lavandula angustifolia
1' Gal.
- HALL'S HONEYBUCKLE (M) 31
Lonicera japonica
1' Gal.
- UNPAVED-GROUNDCOVER
COLUMBINE (M) 51
Columbine spp.
1' Gal.
- THREADED COREOPSIS (M) 64
Coreopsis verticillata
1' Gal.
- CRIMSON FIGHT BARRBERY (M) 47
Berberis thunbergii
1' Gal.
- BLUE CARPET JUNIPER (M) 70
Juniperus horizontalis
5' Gal.
- SHAWNEE OAK (1) 4
Quercus triacanthos
2' Cal.
- STYCAMORE (M) 20
Platanus spp.
2' Cal.
- FLOWERING PEAR (M) 20
Pyrus calleryana
2' Cal.
- MUSKOGEE GRAPE VITICLE (1) 5
Lagerflorae indica
15' Gal.
- HIGH PINE 15
Juniperus spp.
5' Gal.
- COMMON LILAC (M) 25
Syringa vulgaris
5' Gal.
- BUTTERFLY BUSH (M) 26
Buddleia davidii
5' Gal.
- FLOWER CARPET RED
GROUNDCOVER ROSE
ROSE spp. 20x1
5' Gal.
- GREEN SPINE BLOOMING (M) 24
Erythronium spp.
5' Gal.
- RED TIP PHLOX (M) 24
Erythronium spp.
5' Gal.
- LAVENDER (M) 61
Lavandula angustifolia
1' Gal.
- HALL'S HONEYBUCKLE (M) 31
Lonicera japonica
1' Gal.
- UNPAVED-GROUNDCOVER
COLUMBINE (M) 51
Columbine spp.
1' Gal.
- THREADED COREOPSIS (M) 64
Coreopsis verticillata
1' Gal.
- CRIMSON FIGHT BARRBERY (M) 47
Berberis thunbergii
1' Gal.
- BLUE CARPET JUNIPER (M) 70
Juniperus horizontalis
5' Gal.



LANDSCAPE CALCULATIONS

TOTAL LOT AREA	110206	square feet
TOTAL BUILDINGS AREA	45478	square feet
NET LOT AREA	64727	square feet
LANDSCAPE REQUIREMENT	1936	square feet
TOTAL LANDSCAPE REQUIREMENT	4634	square feet
TOTAL BED PROVIDED	24224	square feet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	19111	square feet
TOTAL GROUNDCOVER PROVIDED	20935	square feet
TOTAL SOD AREA	3500 (20%)	square feet
TOTAL LANDSCAPE PROVIDED	27739	square feet

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City of Albuquerque Water Conservation Landscaping and Water Needs Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water usage provisions of the Water Conservation Landscaping and Water Needs Ordinance.

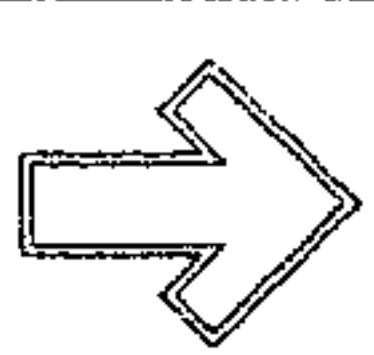
Water management is the sole responsibility of the Property Owner. All landscaping will be in accordance with the City of Albuquerque zoning Code, Ordinance, Tree Ordinance, Foliage Ordinance and Water Conservation Landscaping and Water Needs Ordinance. In general, water conservation, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.
Sodded areas shall be installed in accordance with the City of Albuquerque zoning Code, Ordinance, Tree Ordinance, Foliage Ordinance and Water Conservation Landscaping and Water Needs Ordinance. Sodded areas shall be installed in accordance with the City of Albuquerque zoning Code, Ordinance, Tree Ordinance, Foliage Ordinance and Water Conservation Landscaping and Water Needs Ordinance.

REGULATION NOTES:
Irrigation shall be a complete underground system with Trees to receive (B) 1/2 GPH Drip Emitters and Shrubs to receive (2) 1/2 GPH Drip Emitters. Drip and Subirrigation systems to be tied to 1/2" polypropylene with flush caps at each end.
Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.
Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.
Location of controller to be field determined and power source for controller to be provided by others.
Irrigation maintenance shall be the responsibility of the Property Owner.
Water and Power source shall be the responsibility of the Developer/Builder.

STREET TREE REQUIREMENTS
Street trees required under the City of Albuquerque Street Tree Ordinance are as follows:
Name of Street: San Pedro Blvd.
Required # 16 Provided # 16

Street trees required under the City of Albuquerque Street Tree Ordinance are as follows:
Name of Street: San Pedro Blvd.
Required # 16 Provided # 16



Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
cm@hiltoplandscaping.com



JAMES DE FLOW
LANDSCAPE ARCHITECT
NO. 7507

BeeHive Village
Albuquerque, NM
LANDSCAPE PLAN

All other sheets contained herein require the property of The Hilltop Landscape Architects and Contractors and are protected by copyright laws. This is to be used only for the project for which it is designed and no other use without the written consent of The Hilltop Landscape Architects and Contractors.



DRAWN BY: *dy*
REVISION: 2
DATE: 9-14-05
SHEET: 1 of 1

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

PAID RECEIPT

APPLICANT NAME PALMER INVESTMENTS & CORLAND WALKER CONST.
 AGENT JEFF MORTENSEN & ASSOC.
 ADDRESS 6010-B MIDWAY PARK BLVD NE
 PROJECT & APP # 1002254/05 DRB 01642, 01643
 PROJECT NAME BEEHIVE VILLAGE

ALBUQUERQUE
 RECEIPT# 00048496
 ACCOUNT 441006
 ACTIVITY 4983000
 TRANS AMT \$865.00
 J24 Misc \$77.00
 TRSEJA
 LOC: ANN
 10/21/05 1:12AM
 006 TRANSH 0015
 UND 0110
 THANK YOU

- \$ 20.00 441032/3424000 Conflict Management Fee
- \$ 770.00 441006/4983000 DRB Actions
- \$ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
- \$ 75.00 441018/4971000 Public Notification
- \$ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 () Major/Minor Subdivision () Site Development Plan () Bldg Permit
 () Letter of Map Revision () Conditional Letter of Map Revision
 () Traffic Impact Study
- \$ 865.00 TOTAL AMOUNT DUE

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

CHANGE
 CK
 J24 Misc
 TRANS A
 ACTIVITY
 ACCOUNT
 RECEIPT#
 X
 10/21/20

JEFF MORTENSEN & ASSOCIATES 16486
 6010-B MIDWAY PARK BLVD NE
 ALBUQUERQUE, NM 87109-5830
 DATE 10/21/05 95-681/1070

PAY TO THE ORDER OF CITY OF ALBUQUERQUE \$ 865.00
Eight hundred and sixty five 00/100 DOLLARS

Jeff Mortensen
 Manzano Office
 BANKWEST 1-800-488-2265

FOR 2005-003-4-DRB-5DPS & 50PBP Charles Delaney

016486 1070068131 277036653

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from NOV. 1, 2005 to NOV. 16, 2005

5. REMOVAL


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

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

Debra Lebrun Tujillo 10-21-05
(Applicant or Agent) JMA (Date)

I issued 3 signs for this application, 10/21/05, Sandy Handley
(Date) (Staff Member)

DRB PROJECT NUMBER: 1002254

 JMA ENGINEERS & SURVEYORS	JEFF MORTENSEN & ASSOCIATES, INC. 6010-B MIDWAY PARK BLVD. NE ALBUQUERQUE NEW MEXICO 87109	P: 505.345.4250 F: 505.345.4254 ESTABLISHED 1977

2005.003.4
 November 2, 2005

Sheran Matson, AICP
 Planning Manager, DRB Chair
 Planning Department
 Development & Building Services Division
 City of Albuquerque
 600 2nd Street, NW
 Albuquerque, NM 87103

Via Facsimile and Regular Mail

Re: DRB Project # 1002254
 05DRB-01642 Major - Site Development Plan for Subdivision
 Request for Site Development Plan for Subdivision
 Tract 2A, Buena Vista Estates Unit 1
 To Be Known as Beehive Village

Dear Ms. Matson:

On behalf of our clients, Palmer Investments/Frederick W. and Rosemary Palmer along with Cortland Walker Construction (CWC), we are withdrawing the Site Development Plan for Subdivision as suggested per your written comments received on November 1, 2005.

If you should have any questions or if I can be of further assistance to you, please do not hesitate to call.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.


 Debie LeBlanc Trujillo

DLT
 Enclosures

xc: Frederick W. and Rosemary Palmer - Palmer Investments w/enc.
 Cortland Walker - CWC w/enc.

PRINCIPALS	JEFFREY G. MORTENSEN, P.E.	JUAN M. GALA	CHARLES G. GALA, JR., P.S.
GRADY E. BARRENS	J. GRAEME MEANS, P.E.	RICHARD C. WHITE	JOSEPH M. SOLOMON, JR., P.S.



ENGINEERS & SURVEYORS

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE
ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250
F: 505.345.4254
ESTABLISHED 1977

2005.003.4
November 2, 2005

#6

Hand Delivery

Sheran Matson, AICP
Planning Manager, DRB Chair
Planning Department
Development & Building Services Division
City of Albuquerque
600 2nd Street, NW
Albuquerque, NM 87103

Re: DRB Project # 1002254
05DRB - 01643 Major - Site Development Plan for Building Permit
Tract 2A, Buena Vista Estates Unit 1
To Be Known as Beehive Village

Dear Ms. Matson:

Transmitted herewith are five (5) sets of the revised Site Development Plan for Building Permit that address the Transportation, Utility and Planning Departments comments we received earlier this week. Please disperse these to the Development Review Board members. We are still planning to be heard on Wednesday the 23rd of November.

If you should have any questions or if I can be of further assistance to you, please do not hesitate to call.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.


Debie LeBlanc Trujillo

DLT
Enclosures

PRINCIPALS	JEFFREY G. MORTENSEN, P.E.	JUAN M. CALA	CHARLES G. CALA, JR., P.S.
GRADY E. BARRENS	J. GRAEME MEANS, P.E.	RICHARD C. WHITE	JOSEPH M. SOLOMON, JR., P.S.



ENGINEERS & SURVEYORS

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE
ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250
F: 505.345.4254
ESTABLISHED 1977

2005.003.4

November 1, 2005

Mr. Albert Gustafson
Pleasantview Neighborhood Association
6222 Corona Avenue, NE
Albuquerque, New Mexico 87113

Re: Tract 2A, Buena Vista Estates Unit 1
To Be Known as Beehive Village

Dear Mr. Gustafson;

Transmitted are the following items associated with the subject request:

- One copy of the Site Development Plan for Subdivision
- One copy of the Site Development Plan for Building Permit

On behalf of our clients, Palmer Investments/Frederick W. and Rosemary Palmer along with Cortland Walker Construction (CWC), we are requesting approval of Site Development Plan for Subdivision and Site Development Plan for Building Permit for the proposed Tracts 2-A-1 and 2-A-2, Buena Vista Estates, Unit 1 to be known as Beehive Village.

The Beehive Village will lie between Wilshire Ave NE. and Corona Ave NE, adjacent to San Pedro Drive NE. They are planning to build a nursing home with two rehab/respiratory facilities on the Wilshire side, and four 15 bed assisted Living homes on the Corona side. The project will be constructed in phases. The site will have a colored split face perimeter wall around the exterior. There will be extensive onsite landscaping and a sitting and walking area between the rehab and assisted living homes. The proposed architecture, colored split face wall, and on-site landscaping and amenities will create a residential feel for the site which will complement the nearby residential subdivisions.

PRINCIPALS	JEFFREY G. MORTENSEN, P.E.	JUAN M. CALA	CHARLES G. CALA, JR., P.S.
GRADY E. BARRENS	J. GRAEME MEANS, P.E.	RICHARD C. WHITE	JOSEPH M. SOLOMON, JR., P.S.

Page 2

Mr. Gustafson

November 1, 2005

We also wanted to let you know that I spoke with the City of Albuquerque's Neighborhood Program Coordinator to see why your Neighborhood Association was not on the response request we sent for notification of the surrounding Neighborhoods. Ms.

Stephani Winklepleck stated that your Association is a Home Owners Association not a Recognized Neighborhood Association. We have included a copy of the City of Albuquerque Code of Ordinance with the criteria for recognition of neighborhood associations. We have also included Ms. Winklepleck's contact information.

If I can be of further assistance to you, please do not hesitate to call.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.


Debie LeBlanc Trujillo

DLT

Enclosures

xc: Sheran Matson – City of Albuquerque Planning Department
Frederick W. and Rosemary Palmer – Palmer Investments
Cortland Walker – CWC

**SITE DEVELOPMENT PLAN
FOR SUBDIVISION CHECKLIST**

Revised 10/20/04

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission (EPC). Since development proposals vary in type and scale, there may be application requirements that are not included here and others that may not be necessary. Nonetheless, it is the applicant's responsibility to provide a complete submittal. The EPC will not consider incomplete submittals. Incomplete submittals run the risk of not being scheduled for hearing until they are made complete. Site development plans should ordinarily be composed of the following plan sheets:

1. **Site Plan** (required)
2. **Conceptual Utility Plan** (required)
3. **Design requirements for future site development plans for building permit** (optional, but STRONGLY recommended)

The following checklist describes the minimum information necessary for each sheet. Most of the site plan requirements for *Sheet #1* are taken from the definition for "SITE DEVELOPMENT PLAN" as outlined in the Zoning Code (§ 14-16-1-1 et. seq.). **The Applicant shall include and check off all items shown on the site plan or write in "n/a" if not applicable.**

Accompanying Material

- A. Fee payment
- B. Complete application
- C. Written Summary of Request
- D. 8-1/2" x 11" reductions

SHEET # 1 – SITE PLAN (Required)

- 1. Scale: at least 1" = 100'
- 2. Bar Scale
- 3. North Arrow
- 4. Scaled Vicinity Map
- 5. The Site (property lines)
- 6. Proposed Use(s)
- N/A 7. Pedestrian Ingress and Egress (Access)
- N/A 8. Vehicular Ingress and Egress (Access)
- N/A 9. Any Internal Circulation Requirements
- N/A 10. For each lot:
 - ___ a. Maximum Building Height
 - ___ b. Minimum Building Setback
 - ___ c. Maximum Total Dwelling Units and / or
 - ___ d. Nonresidential Uses' Maximum Floor Area Ratio (F.A.R.)

*See Concurrent
Site Plan for Building
Permit*

**SHEET #2 – DESIGN REQUIREMENTS FOR FUTURE SITE DEVELOPMENT
PLANS FOR BUILDING PERMIT (Optional, but STRONGLY**

- recommended)
N/A — SITE PLAN FOR BUILDING PERMIT IS SIMULTANEOUS SUBMITTAL
- ___ 1. Overall Design Theme and Land Use Concept
 - ___ 2. Off-Street Parking Requirements and Design (Automobile and Bicycle)
 - ___ 3. Street Design
 - ___ 4. Transit Facilities (benches, shelters, pedestrian connections, etc.)
 - ___ 5. Landscape Design Requirements (plant list, buffer areas, locations, amounts, etc.)
 - ___ 6. Architectural Design Requirements (façade elements, massing, colors, materials, etc.)
 - ___ 7. Signage Design Requirements (face area, colors, materials, maximum height, etc.)
 - ___ 8. Lighting Design Requirements (type, locations, colors materials, maximum height, etc.)
 - ___ 9. Pedestrian Amenities (walkways, plazas, shade structures, etc.)

4



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.: 02-01503 (P&F)
Project Name: **BUENA VISTA ESTATES**
Agent: Mark Goodwin & Associates PA

Project # **1002254**
EPC Application No.:
Phone No.: 828-2200

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

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: Lead for Corrada signature
 Certification of grading plan (SUB)

PARKS / CIP: _____

PLANNING (Last to sign): [Signature]
 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 1002254

PROJECT NO.	1002254	APPLICATION NO.	02 - 01503
PROJECT NAME	Buena Vista Estates		
EPC APPLICATION NO.			
APPLICANT / AGENT	Mark Goodwin + Assoc	PHONE NO.	828 - 2200
ZONE ATLAS PAGE			
ONE STOP COMMENT FORM LOG			

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

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

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED BLB	DATE 11/12/02	DATE
COMMENTS:		

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

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED Jam	DATE 11/12/02	DATE
COMMENTS:		
Fill in Vacation application #		

(Return form with plat / site plan)



OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION

10-31-02

4. Project # 1002254

02DRB-01502 Major-Vacation of Private Easements
02DRB-01503 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for SUNSET WEST request(s) the above action(s) for all or a portion of Tract(s) 2-A, **BUENA VISTA ESTATES**, zoned SU-2 IP, located on SAN PEDRO DR NE, between CORONA AVE NE and WILSHIRE AVE NE containing approximately 3 acre(s). [REF:AA-97-104] [Listed on the Agenda as Public Easements in error] (C-18)

At the October 30, 2002, Development Review Board meeting, the Vacation of Private Easements was approved as shown on Exhibit B in the Planning file, subject to the Findings and Conditions of the Subdivision Ordinance as follows:

FINDINGS:

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

CONDITIONS:

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

The Preliminary and Final plat were approved with final sign off delegated to City Engineer and AMAFCA.



OFFICIAL NOTICE PAGE TWO

If you wish to appeal this decision, you must do so by November 14, 2002 in the manner described below.

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

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

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

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.)

Roger Green
Acting, DRB Chair

Cc: Sunset West, P.O. Box 7400, 87119

Mark Goodwin & Associates PA, 8916 Adams NE, 87199

Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg.

Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.

File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002254 AGENDA#: 4 DATE: 10.30.02

1. Name: Amy Driscoll Address: MAA Stutz 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: _____

4



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.: 02-01503 (P&F)
Project Name: **BUENA VISTA ESTATES**
Agent: Mark Goodwin & Associates PA

Project # **1002254**
EPC Application No.:
Phone No.: 828-2200

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

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: Look for Amago signature
 Certification of grading plan

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

1002254



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: 1002254

AGENDA ITEM NO: 4

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.
Prior to Final Plat signoff by City Engineer, a certified grading plan will be required.

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: October 30, 2002



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORD. DIV.

DEVELOPMENT REVIEW BOARD
October 30, 2002
Project # 1002254

Project # 1002254

02DRB-01502 Major-Vacation of Public Easements
02DRB-01503 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for SUNSET WEST request(s) the above action(s) for all or a portion of Tract(s) 2-A, **BUENA VISTA ESTATES**, zoned SU-2 IP, located on SAN PEDRO DR NE, between CORONA AVE NE and WILSHIRE AVE NE containing approximately 3 acre(s).[REF:AA-97-104] (C-18)

AMAFCA No objection to requested actions. The storm drain in Corona Avenue has been accepted by AMAFCA and inspected by the City.

COG Consistent with established transportation plans and policies.

Transit No comments received.

Zoning Enforcement Reviewed, no comment.

Neighborhood Coord. No Association.

APS No comments received.

Police Department

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

Fire Department

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

PNM Gas

Approves.

PNM Electric

No objection, Ruben Phillips already signed plats in 97 and 02.

Comcast

No comments received.

QWEST

No comments received.

Environmental Health

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

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments.

City Engineer

Hydrology section has no objection to the vacation request. Prior to Final Plat signoff by City Engineer, certification of the improvements is required.

Transportation Development

Refer to Hydrology for comments on the vacation action. What is the status of the street improvements adjacent to this site?

Parks & Recreation

Defer to Hydrology.

Utilities Development

Defer to Hydrology.

Planning Department

1. No objection to the vacation of the public easement. Defer to Hydrology and other entities having an interest in the drainage easement.
2. Include the Project # and Application # on the plat.
3. Property Management's signature is not required on this particular plat and may be marked "n/a".
4. Add the zoning classification to the Subdivision Data.
- ~~5.~~ Planning signs last. All other City agency and utility company signatures must be obtained prior to requesting final sign-off by Planning.
6. Planning must record all major subdivision plats and those that complete vacations. Appropriate fees (checks payable to Bernalillo County), a tax printout from the County Assessor's Office, a tax certification from the County Treasurer's Office and two mylars must be provided. A recorded mylar will be returned to the applicant/agent.

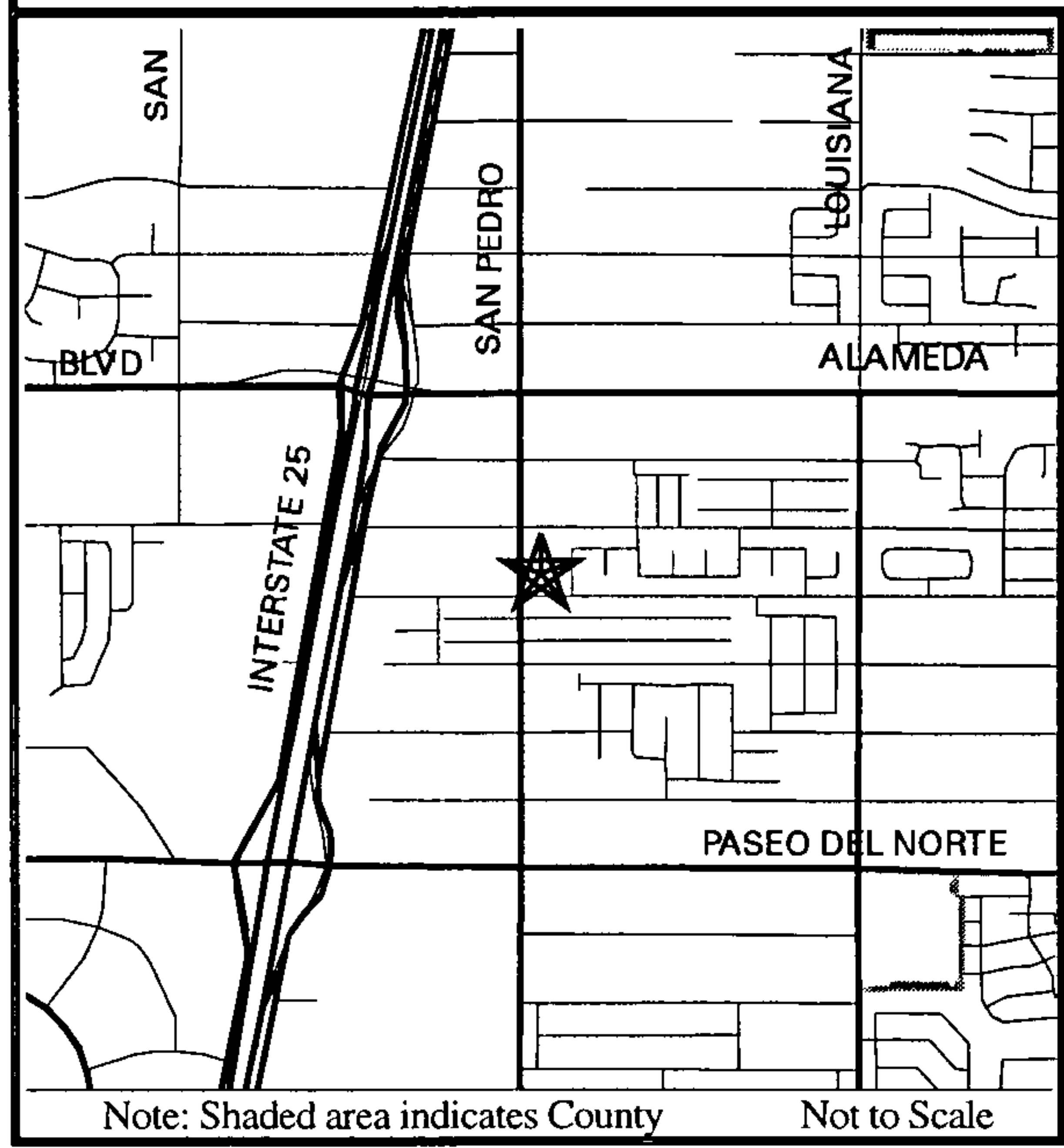
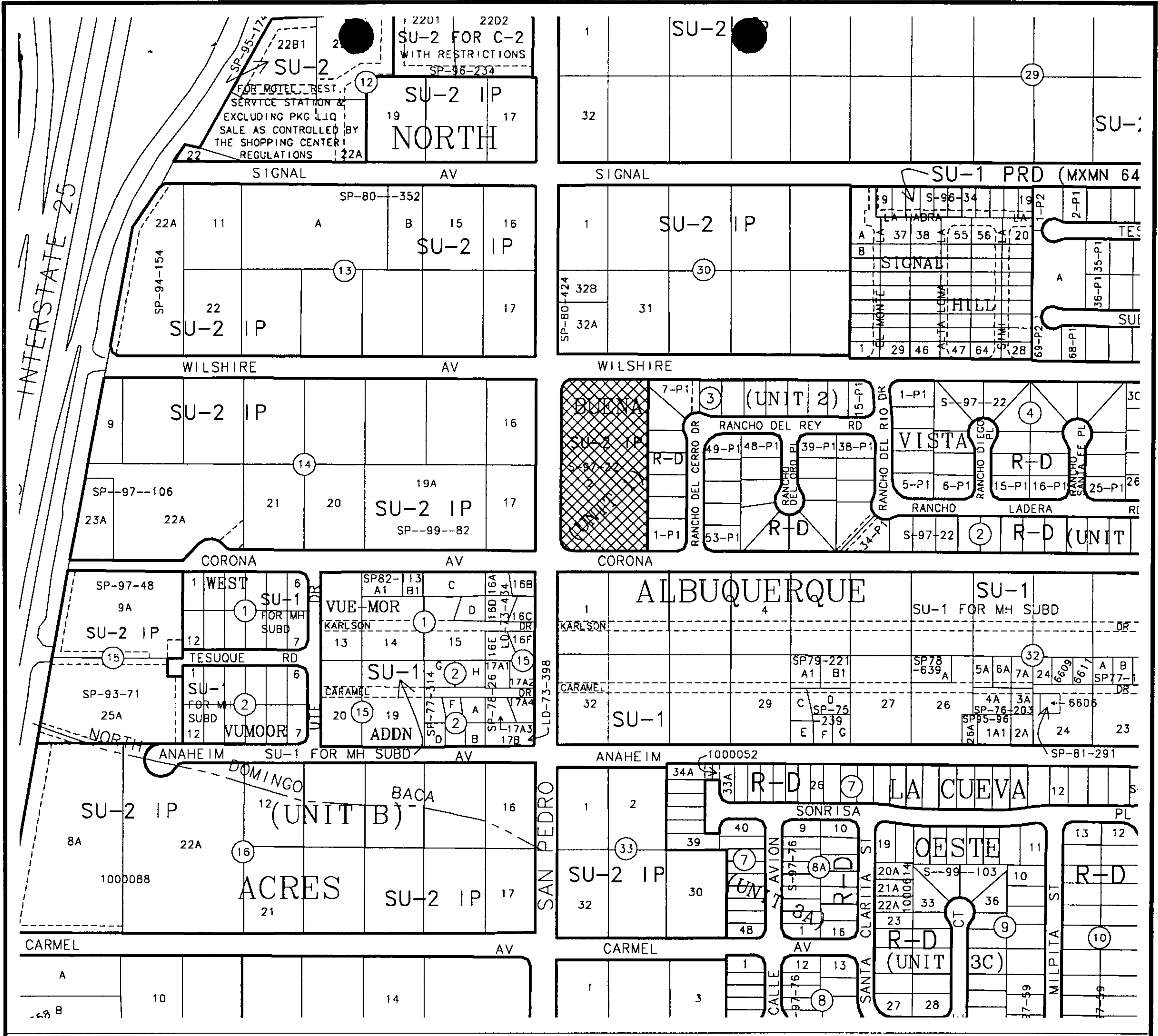
Planning Department

7. Please provide a digital dxf file showing easement, parcel and right-of-way lines in New Mexico State Plane Feet, NAD 1927 or 1983. This information may be emailed to jmcsorley@cabq.gov provided on a disk.

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

cc:Sunset West, P.O. Box 7400, Albuquerque, NM 87119

Mark Goodwin & Associates PA, 8916 Adams NE, 87199



Note: Shaded area indicates County Not to Scale

ZONING MAP



Scale 1" = 391'

PROJECT NO.
1002254

HEARING DATE
10-30-02

MAP NO.
C-18

ADDITIONAL CASE NUMBER(S)
02DRB-01502
02DRB-01503



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, October 30, 2002**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000419

02DRB-01532 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) 1B-1, **RENAISSANCE CENTER**, zoned SU-1 special use zone for SU-1 for R-3, & C-1 uses..., located on RENAISSANCE BLVD NE, between MONTANO RD NE and UNION WAY RD NE containing approximately 11 acre(s). [REF: DRB-97-479, 00110-00460, 00128-00461, 00450-01380, 00450-01381, 00440-01419] (F-16)

Project # 1000060

02DRB-01534 Major-Vacation of Public Easements

BOHANNAN HUSTON, INC. agent(s) for SANDIA FOUNDATION request(s) the above action(s) for all or a portion of Tract(s) D, **GATEWAY SUBDIVISION**, zoned SU-2 special neighborhood zone, C-3, located on the WEST SIDE OF WOODWARD PL NE, between MOUNTAIN RD NE and LOMAS BLVD. NE containing approximately 25 acre(s). [REF:1000622, 00410-01670] (J-15)

Project # 1000508

02DRB-01526 Major-Vacation of Public Right-of-Way
02DRB-01527 Major-Vacation of Public Easements
02DRB-01528 Minor-Prelim&Final Plat Approval
02DRB-01529 Minor-Vacation of Private Easements

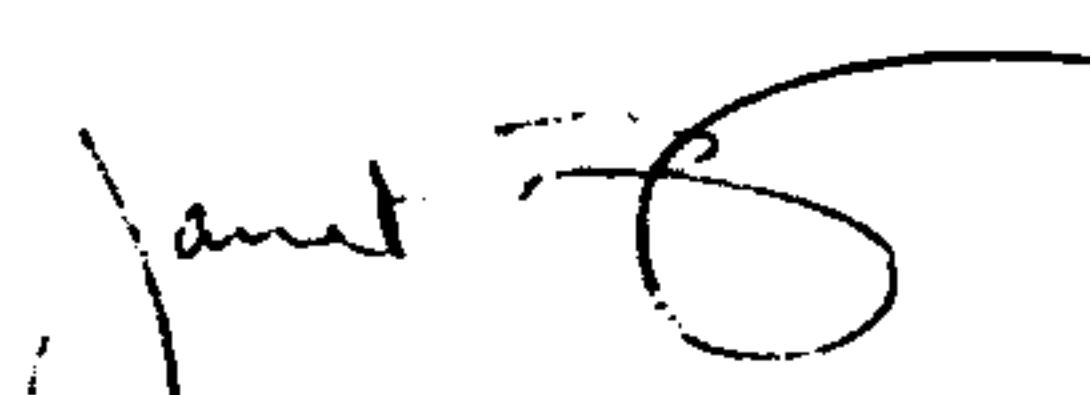
TIERRA WEST LLC agent(s) for WALMART STORES INC request(s) the above action(s) for all or a portion of Tract(s) B1A and Lot 1A, **LENKURT PROPERTIES and TOWNE PARK PLAZA**, zoned SU-1 special use zone for C-1 & SU-1 IP, located on EUBANK BLVD NE, between I-40 EAST and CHICO RD NE containing approximately 18 acre(s). [REF: Z-98-114, DRB-90-289, 00128-01182, 01183, 01450-00630, 01420-00632, 01420-00631] (K-21)

~~**Project # 1002254**~~

~~02DRB-01502 Major-Vacation of Public Easements
02DRB-01503 Minor-Prelim&Final Plat Approval~~

MARK GOODWIN & ASSOCIATES, PA agent(s) for SUNSET WEST request(s) the above action(s) for all or a portion of Tract(s) 2-A, **BUENA VISTA ESTATES**, zoned SU-2 IP, located on SAN PEDRO DR NE, between CORONA AVE NE and WILSHIRE AVE NE containing approximately 3 acre(s). [REF:AA-97-104] (C-18)

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


Janet Stephens, Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 14, 2002.

132

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

Meeting Date: Oct. 30, 2002

Zone Atlas Page: C-18-E

Notification Radius: 100 Ft.

App#	<u>02DRB-01502</u>
Proj#	<u>1002254</u>
Other#	<u>02DRB-01503</u>

Cross Reference and Location: _____

Applicant: Sunset West ✓

Address: P.O. Box 760, Albuq, NM 87119

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

Address: 8916 Adams NE, 82199

SPECIAL INSTRUCTIONS

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

Date Mailed: 10/11/02

Signature: [Handwritten Signature]

RECORDS WITH LABELS

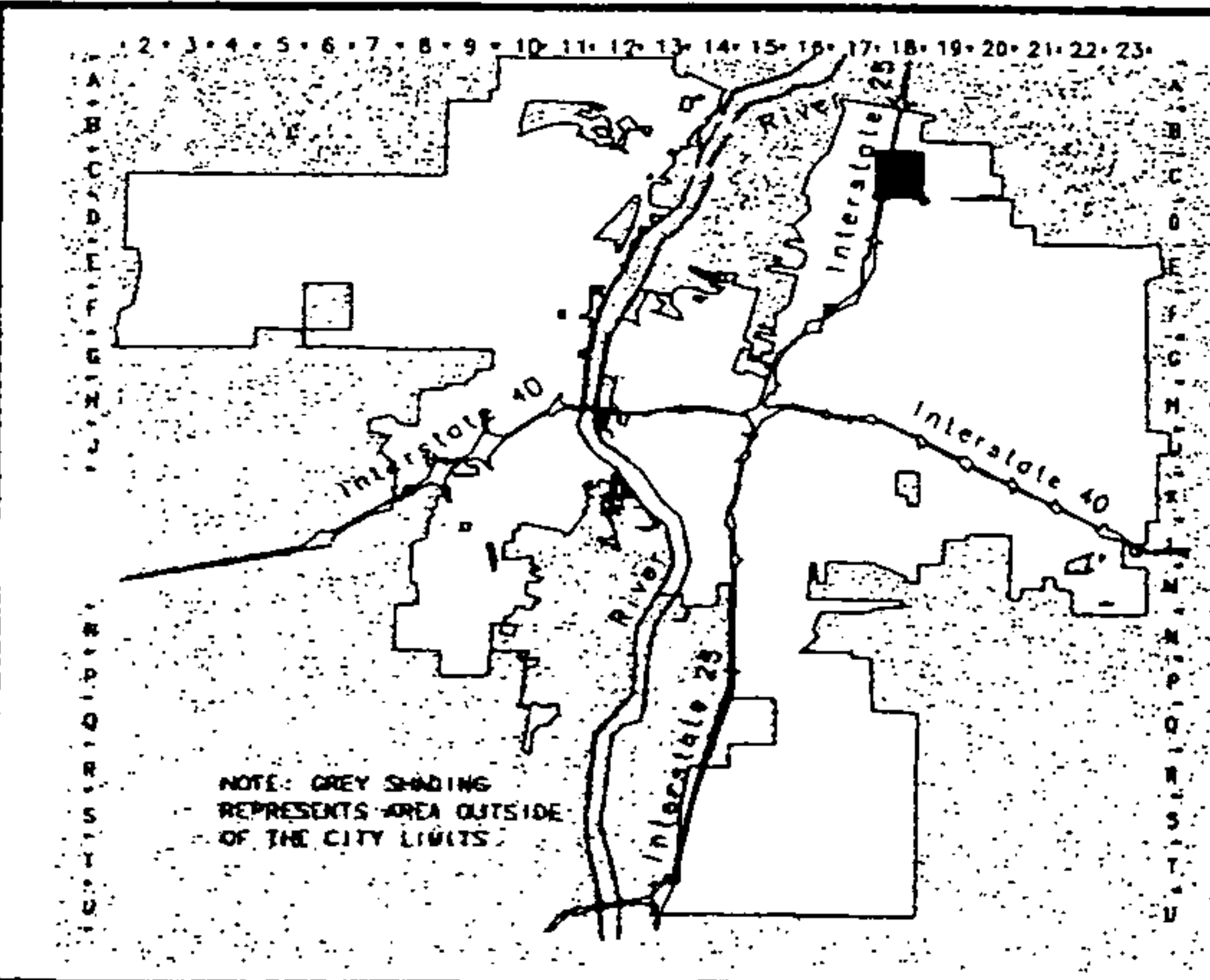
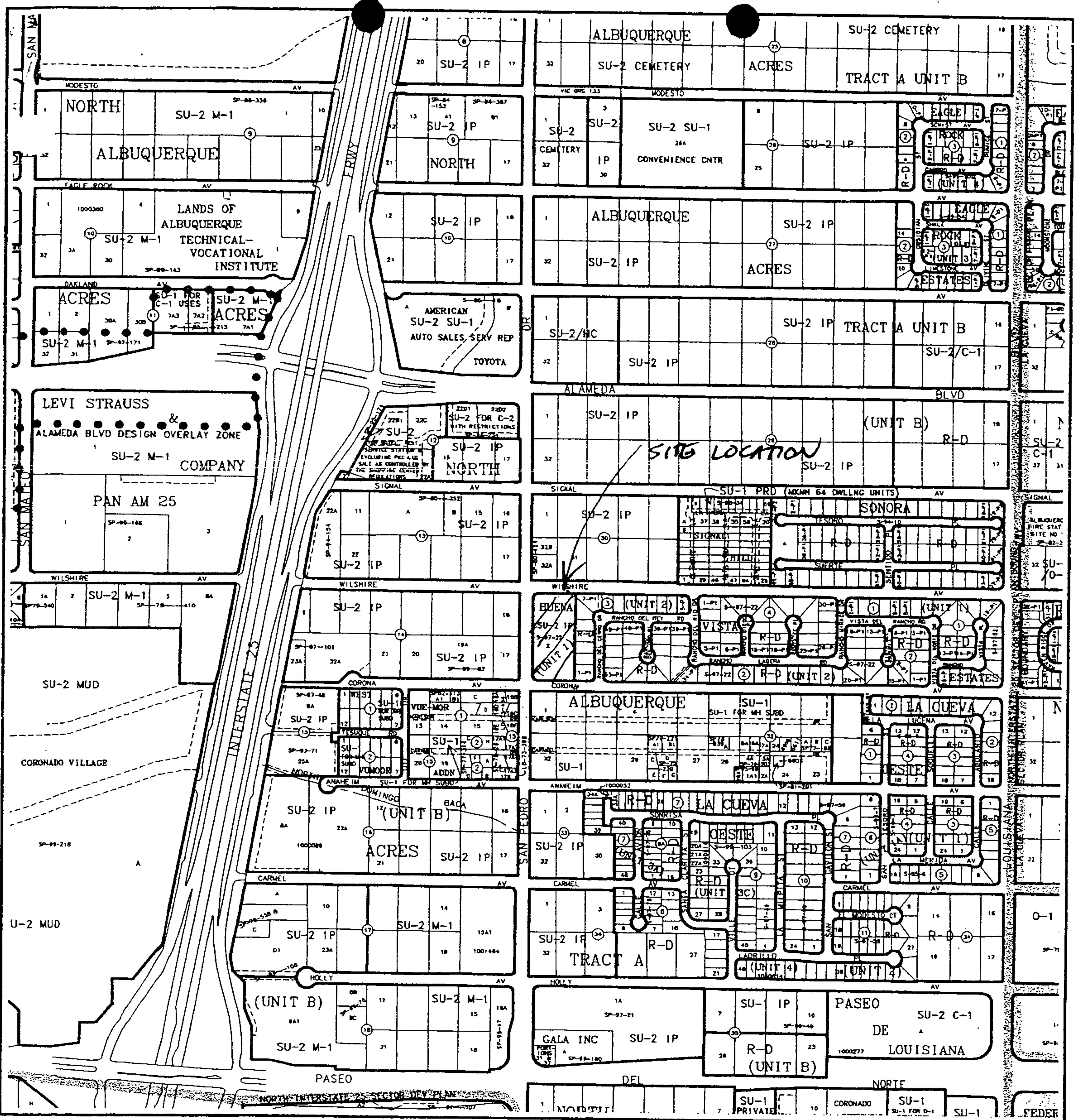
PAGE 1

101806425227920208	LEGAL: * 01 7 01 3TRA UNIT B N ALBU AC PROPERTY ADDR: 00000 WILSHIRE AVE NE OWNER NAME: COMCAST CABLEVISION OF NM OWNER ADDR: 04611 MONTBEL	LAND USE: PL NE ALBUQUERQUE	NM 87107
101806428827910602	LEGAL: * 03 1 03 OTRACT A UNIT B NORTH ALBUQUERQUE ACRES CD PROPERTY ADDR: 00000 6205 WILSHIRE AVE NE OWNER NAME: BARLOW SCOTT OWNER ADDR: 08600 SAN PEDRO	LAND USE: DR NE ALBUQUERQUE	NM 87113
101806430327910603	LEGAL: * 03 0 03 OTRACT A UNIT B NORTH ALBUQUERQUE ACRES CD PROPERTY ADDR: 00000 WILSHIRE AVE NE OWNER NAME: BUZZARD ROBERT A & BONNIE K OWNER ADDR: 00401 LIVE OAK	LAND USE: LP NE ALBUQUERQUE	NM 87122
101806427327610601	LEGAL: * 32 A 30 LT 32A BLK 30 SUMMARY PLAT LTS 32-A & 32- PROPERTY ADDR: 00000 8600 SAN PEDRO NE OWNER NAME: BARLOW SCOTT OWNER ADDR: 08600 SAN PEDRO	LAND USE: DR NE ALBUQUERQUE	NM 87113
101806425224931010	LEGAL: * 01 6 01 4NORTH ALBUQUERQUE ACRES TRACT A UNIT B PROPERTY ADDR: 00000 WILSHIRE AVE NE OWNER NAME: FINCHAM LOWELL & BETH OWNER ADDR: 09125 WILSHIRE	LAND USE: NE ALBUQUERQUE	NM 87122
101806428522340501	LEGAL: TRA CT 2 PLAT FOR BUENA VISTA ESTATES UNIT 1 CONT PROPERTY ADDR: 00000 CORONA AVE NE OWNER NAME: SUNSET WEST OWNER ADDR: 00000	LAND USE: ALBUQUERQUE	NM 87194
101806430524440508	LEGAL: LT 7 -P1 BLK 3 PLAT FOR BUENA VISTA ESTATES UNIT II PROPERTY ADDR: 00000 6101 RANCHO DEL CERRO DR OWNER NAME: FREUND MAURICE E & JUDITH A OWNER ADDR: 06101 RANCHO DEL REY	LAND USE: RD NE ALBUQUERQUE	NM 87113
101806430123740507	LEGAL: LT 6 -P1 BLK 3 PLAT FOR BUENA VISTA ESTATES UNIT II PROPERTY ADDR: 00000 8519 RANCHO DEL CERRO DR OWNER NAME: PICOU STEVEN L & TAMARA K OWNER ADDR: 08519 RANCHO DEL CARRO	LAND USE: DR NE ALBUQUERQUE	NM 87113
101806430223140506	LEGAL: LT 5 -P1 BLK 3 PLAT FOR BUENA VISTA ESTATES UNIT II PROPERTY ADDR: 00000 8515 RANCHO DEL CERRO DR OWNER NAME: MADRID ALFRED M & MARY S OWNER ADDR: 06800 WELTON	LAND USE: DR NE ALBUQUERQUE	NM 87109
101806430222440505	LEGAL: LT 4 -P1 BLK 3 PLAT FOR BUENA VISTA ESTATES UNIT II PROPERTY ADDR: 00000 8511 RANCHO DEL CERRO DR OWNER NAME: DUONG ANNA M OWNER ADDR: 08511 RANCHO DEL CERRO	LAND USE: DR NE ALBUQUERQUE	NM 87113
101806425222731009	LEGAL: * 01 7 01 4NORTH ALBUQUERQUE ACRES TRACT A UNIT B PROPERTY ADDR: 00000 WILSHIRE AVE NE OWNER NAME: SAN PEDRO CORONA LTD CO NM LIM OWNER ADDR: 09406 CORONA	LAND USE: NE ALBUQUERQUE	NM 87122

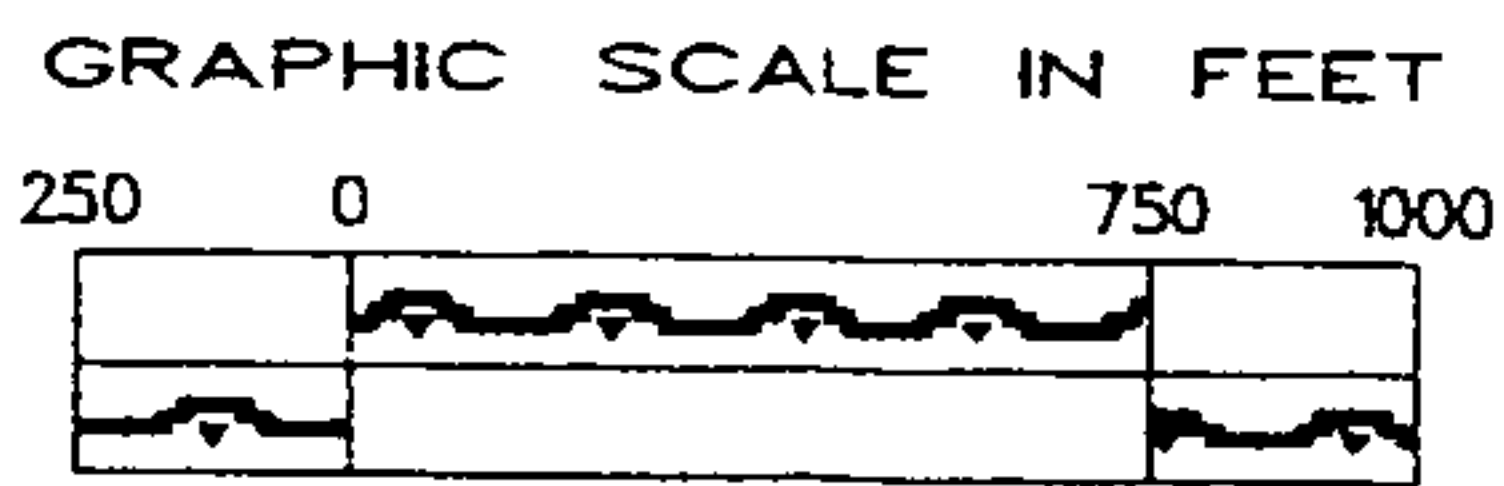
RECORDS WITH LABELS

PAGE 2

101806430221840504	LEGAL: LT 3 -P1 BLK 3 PLAT FOR BUENA VISTA ESTATES UNIT II PROPERTY ADDR: 00000 8509 RANCHO DEL CERRO DR OWNER NAME: WILKINS LOYD J III & SHERRY L OWNER ADDR: 08509 RANCHO DEL CERRO	LAND USE: DR NE ALBUQUERQUE	NM 87113
101806430221340503	LEGAL: LT 2 -P1 BLK 3 PLAT FOR BUENA VISTA ESTATES UNIT II PROPERTY ADDR: 00000 8505 RANCHO DEL CERRO DR OWNER NAME: PATEL DASHRATHBHAI S & ANJANA OWNER ADDR: 08505 RANCHO DEL CERRO	LAND USE: NE ALBUQUERQUE	NM 87113
101806430220540502	LEGAL: LT 1 -P1 BLK 3 PLAT FOR BUENA VISTA ESTATES UNIT II PROPERTY ADDR: 00000 8501 RANCHO DEL CERRO DR OWNER NAME: CARMAN ROGER L & CARMENZA OWNER ADDR: 08501 RANCHO DEL CERRO	LAND USE: DR NE ALBUQUERQUE	NM 87113
101806425820431124	LEGAL: *16B REP LAT OF LT 16 BLK 15 TR A UNIT B NORTH ALBU PROPERTY ADDR: 00000 6308 CORONA NE OWNER NAME: SANDOVAL JOHN A JR ETUX OWNER ADDR: 06304 CORONA	LAND USE: NE ALBUQUERQUE	NM 87113
101806425220431125	LEGAL: *16A REP LAT OF LT 16 BLK 15 TR A UNIT B NORTH ALBU PROPERTY ADDR: 00000 6306 CORONA NE OWNER NAME: FURROW DARLENE L OWNER ADDR: 06306 CORONA	LAND USE: NE ALBUQUERQUE	NM 87113
101806429618540401	LEGAL: TRAC T A COMPRISED OF LOTS 1 THRU 4 & 29 THRU 32 BL PROPERTY ADDR: 00000 6389 ANAHEIM NE OWNER NAME: SIMBA INC OWNER ADDR: 06400 CAMEL	LAND USE: AV NE ALBUQUERQUE	NM 87113
101806425219831122	LEGAL: *16D REP LAT OF LT 16 BLK 15 TR A UNIT B NORTH ALBU PROPERTY ADDR: 00000 6303 KARLSON DR NE OWNER NAME: KLEBER RONALD G ETUX OWNER ADDR: 06303 KARLSON	LAND USE: DR NE ALBUQUERQUE	NM 87113
101806425819831123	LEGAL: *16C REP LAT OF LT 16 BLK 15 TR A UNIT B NORTH ALBU PROPERTY ADDR: 00000 6305 KARLSON DR NE OWNER NAME: THOMAS DAN OWNER ADDR: 01824 KENTUCKY	LAND USE: NE ALBUQUERQUE	NM 87110



CITY OF
Albuquerque
A G I S
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2002



Zone Atlas Page

C-18-Z

Map Amended through April 03, 2002

A City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

Supplemental form

S

V

P

L

Supplemental form

ZONING

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

APPEAL / PROTEST of...

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

Z

A

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

APPLICANT INFORMATION:

NAME: Sunset West
ADDRESS: P.O. Box 7400

CITY: Albuquerque

Proprietary interest in site: Owner

AGENT (if any): Mark Goodwin & Associates, PA

ADDRESS: 8916 Adams NE

CITY: Albuquerque

STATE NM ZIP 87119

STATE NM ZIP 87199

PHONE: 797-7057

FAX:

E-MAIL:

PHONE: 828-2200

FAX: 797-9539

E-MAIL: dmg@swcp.com

DESCRIPTION OF REQUEST: Buena Vista Pond Reclamation: Minor Subdivision, Preliminary & Final Plat Approval and Public Easement Vacation
Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

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

Lot or Tract No. Tract 2-A

Block: _____

Unit: 1

Subdiv. / Addn. Buena Vista Estates

Current Zoning: SU-2 IP

Proposed zoning: same

Zone Atlas page(s): C-18

No. of existing lots: 1

No. of proposed lots: 1

Total area of site (acres): 2.53

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. 101806428522340501

MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: San Pedro Dr.

Between: Corona Ave.

and Wilshire Ave

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 9-97-22, AA-97-104

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

SIGNATURE

9/30/02

DATE

(Print) Amy L. Driscoll, PE

Applicant Agent

FOR OFFICIAL USE ONLY

Form revised September 2001

INTERNAL ROUTING

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

Application case numbers

02DRB - 01502
02DRB - 01503

Action

VPE
P+7

S.F.

✓

Fees

\$ 45.00
\$ 215.00

\$ _____

\$ _____

\$ 75.00

Total

\$ 335.00

Hearing date Oct. 30, 2002

Paul Cordova 9/30/02
Planner signature / date

Project # 1002254

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24** copies. (Not required for dedicated and City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **24** copies
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

VACATION OF PRIVATE EASEMENT

- The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
 - Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the vacation
 - Letter of authorization from the grantors and the beneficiaries
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

Amy L. Driscoll, PE

[Handwritten Signature]
 Applicant name (print)
 Applicant signature / date



Form revised September 2001

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

Application case numbers
 020003 - 01502

[Handwritten Signature] 9/30/02
 Planner signature / date

Project # 1002254

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.

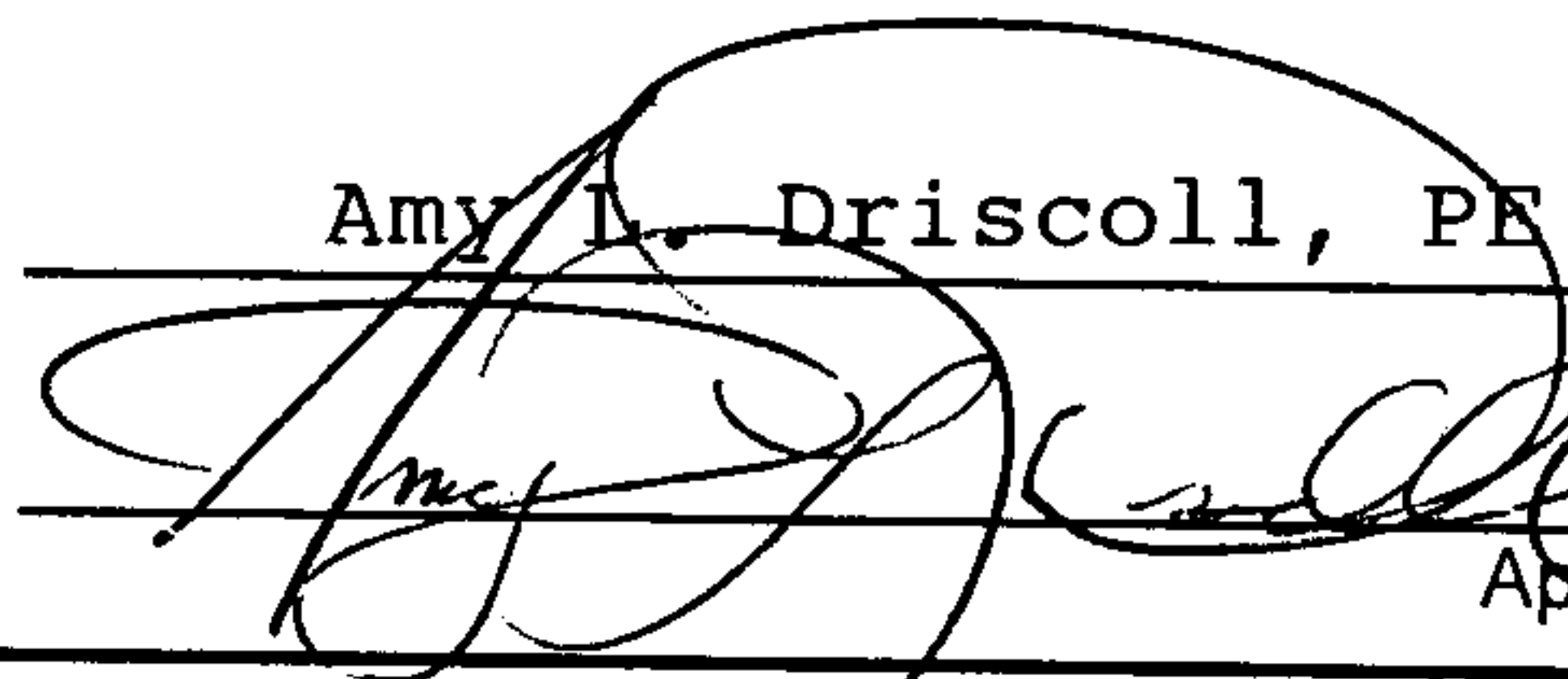
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 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.

Amy L. Driscoll, PE

 Applicant name (print)


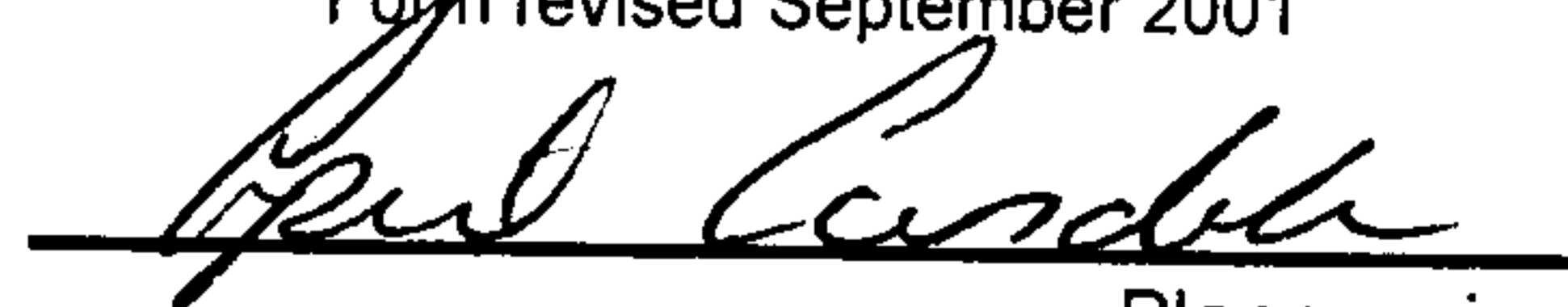
 Applicant signature / date
 9/30/02



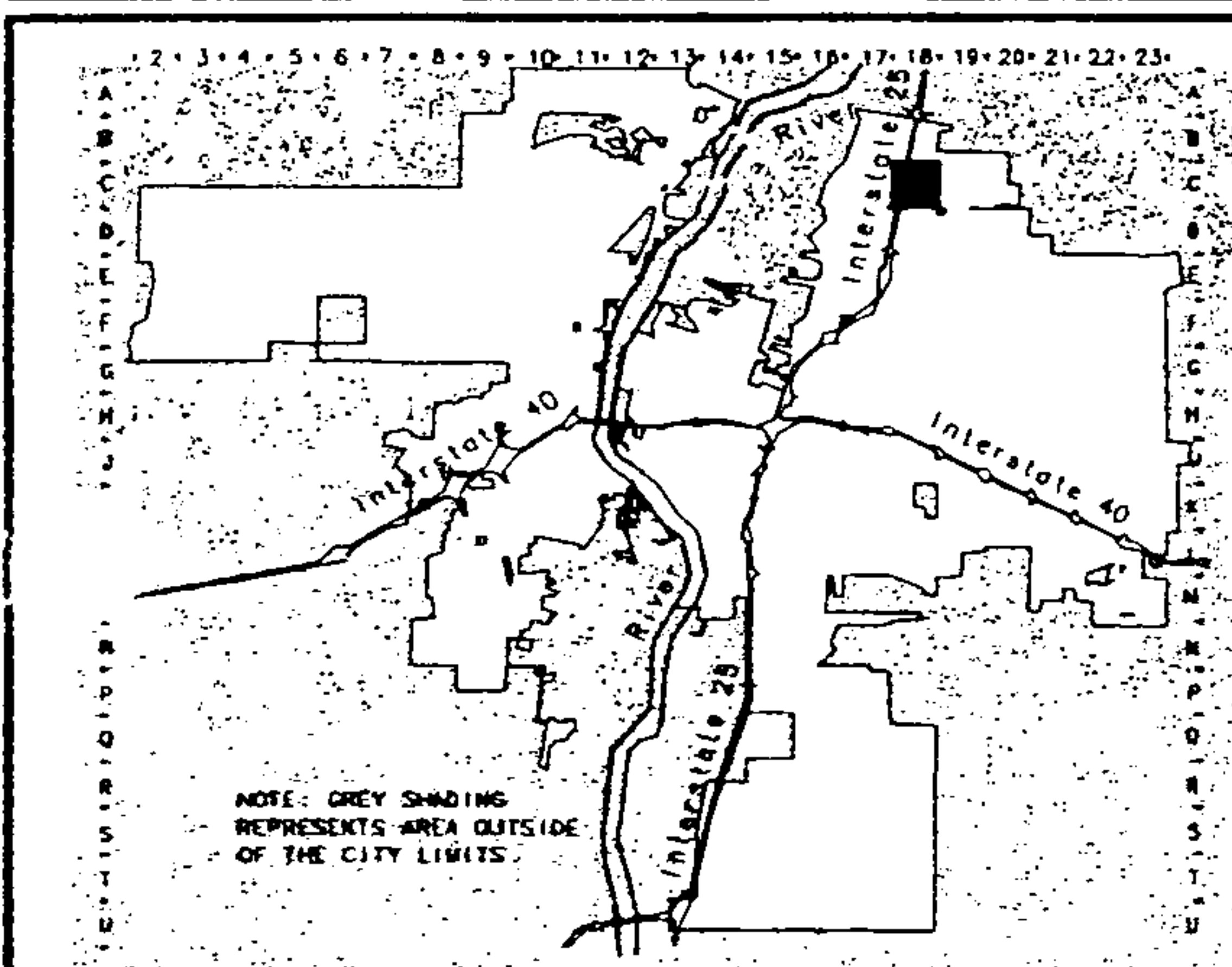
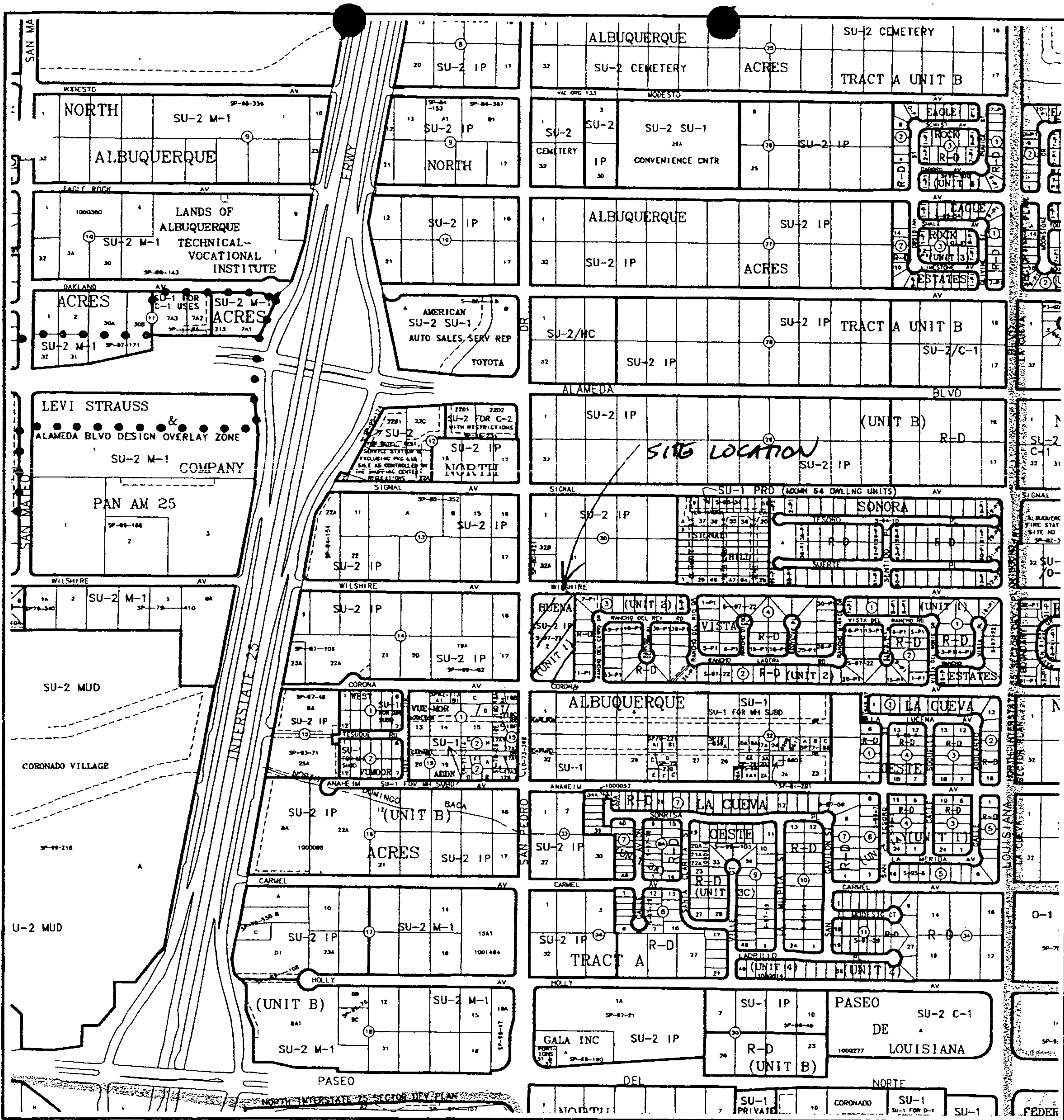
Form revised September 2001

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

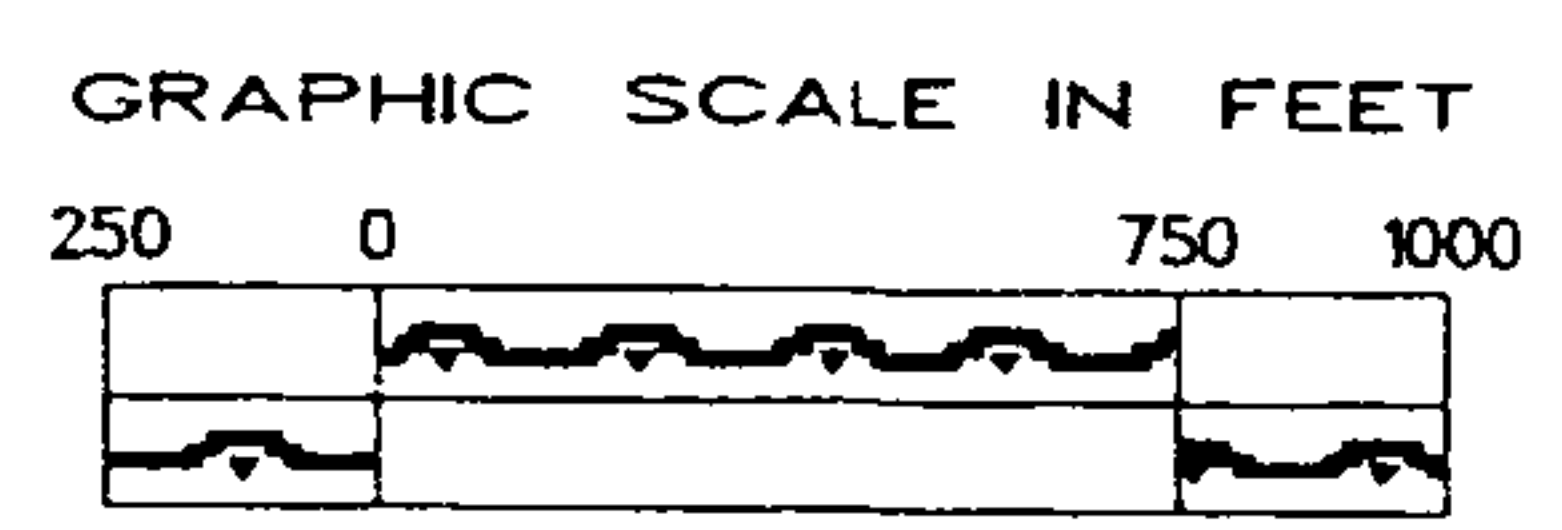
Application case numbers
 02DRB - _____ - 01503
 _____ - _____ - _____
 _____ - _____ - _____



 Planner signature / date
 9/30/02
Project # 1002254



CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2002



Zone Atlas Page
C-18-Z
Map Amended through April 03, 2002



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

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

September 29, 2002

Ms. Janet Stephens, Chair
Development Review Board
City of Albuquerque
600 2nd Street SW
Albuquerque, NM 87103

Re: DRB Submittal, Buena Vista Pond Reclamation

Dear Ms. Stephens:

On behalf of the applicant, Sunset West, I am requesting a Vacation of a Public Drainage Easement and Minor Subdivision Preliminary and Final Plat Approval for a 2.53 acre tract as shown on the attached vicinity map.

The temporary retention pond for Buena Vista Subdivision was to be removed when the Corona Storm Drain was installed. The storm drain has been installed. The site has received Grading and Drainage approval to fill in the pond. There are no plans to build any structures on the site at this time.

Please contact me if I can be of further assistance.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.


Amy L. Driscoll, PE
Project Engineer

f:\BuenaVista Pond\drb



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: September 26, 2002

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on September 26, 2002
(date)

TO CONTACT NAME: Bernadette Mares
COMPANY/AGENCY: Mark Woodman & Assoc
ADDRESS/ZIP: PO Box 90606 87199
PHONE/FAX #: 828-2200 / 797-9539

Contacted the Office of Community and Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at Tract 2, Unit 1,
Buena Vista Estates
zone map page(s) C78.

Our records indicate that as of 9-26-02
(date) there were **no Recognized**

Neighborhood Associations in this area.

If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalaina R. Carmona

OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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 Oct 15 To Oct. 30, 2002

5. REMOVAL

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

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

Manique De... Mark Goodwin Assoc. 9/30/02
(Applicant or Agent) (Date)

I issued 3 signs for this application, 9/30/02, Paul ...
(Date) (Staff Member)