

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1002315

AGENDA ITEM NO: 5

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

REV/CMT: () APPROVAL: (X) SIGN-OFF: () EXTN: () AMEND: ()

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

505-924-3986

DATE: AUGUST 15, 2007

0

**CITY OF ALBUQUERQUE
Planning Department
August 15, 2007
DRB COMMENTS**

ITEM # 5

PROJECT # 1002315

APPLICATION # 07-70175

RE: Wilderness@ High Desert/minor plat

The vacation action was approved on August 16th of last year. Applicant is within the one year approval time period per the Subdivision Ordinance, Section 14-14-7-2(E)(3)(b)(1).

Planning has no objection to the platting application.

Be sure Planning receives a copy of the recorded plat.

Add Section 14-14-4-7(B) of the Subdivision Ordinance to the plat. Planning will take delegation for this & AGIS dxf approval.



Sheran Matson, AICP

DRB Chair

924-3880 smatson@cabq.gov

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
October 10, 2007
DRB Comments

ITEM # 9

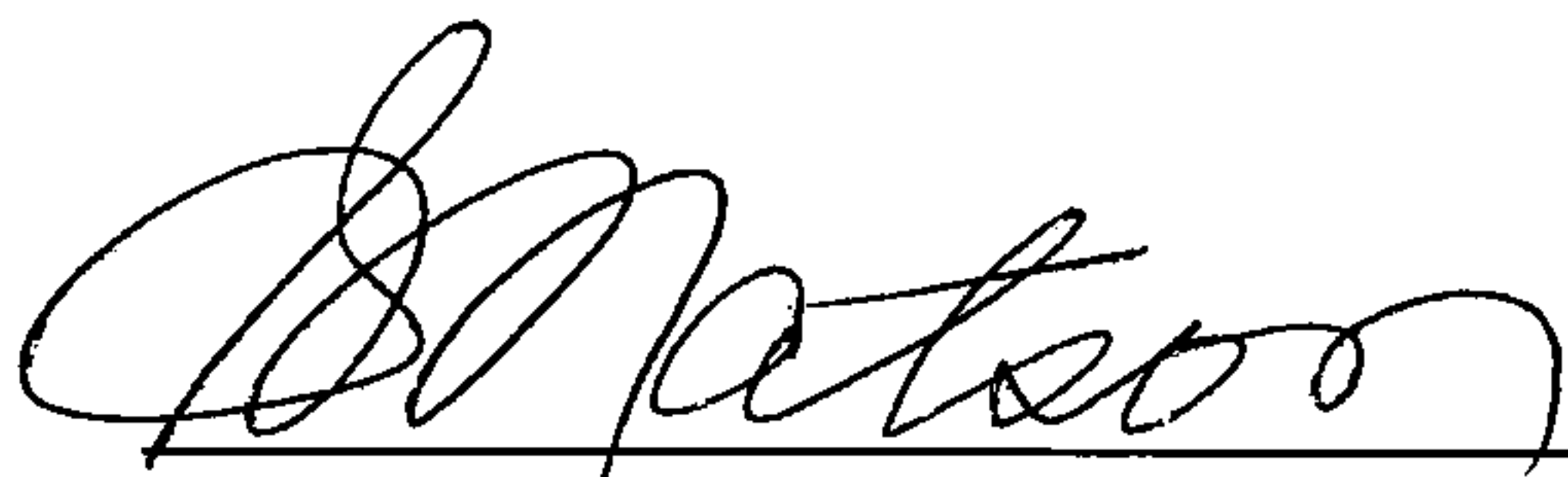
PROJECT # 1002315

APPLICATION # 07-70284

RE: Lot 33, Widerness @ High Desert/minor plat

The vacation reference number listed on the plat should include the application number as well as the project number. The application number is 07DRB-70216.

Planning will take delegation for this change to the plat as well as to record the plat.



Sheran Matson, AICP

DRB Chair

924-3880 smatson@cabq.gov

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1002315

AGENDA ITEM NO: 2

SUBJECT:

Vacation of Public Easement

ACTION REQUESTED:

REV/CMT: () APPROVAL: (X) SIGN-OFF: () EXTN: () AMEND: ()

ENGINEERING COMMENTS:

Hydrology would have no objection to vacating a portion of the easement if it is not needed for drainage. It is up to the applicant's engineer to verify this.
Provide a trench prism.

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Albuquerque

New Mexico 87103

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RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: SEPTEMBER 19, 2007
505-924-3986

0

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

03/24/2009 Issued By: PLNSDH

Permit Number: 2009 070 122 **Category Code 910**

Application Number: 09DRB-70122, Ext Of Sia For Temp Defr Sdwk Const

Address:

Location Description: FOORHILLS TRAIL NE BETWEEN WILDERNESS NE AND HIGH DESERT PL NE

Project Number: 1002315

Applicant
Mesa Verde Development

8300 Jefferson Ne
Albuquerque NM 87122
828-8800

Agent / Contact
Bohannon Huston Inc
Kevin Patton
7500 Jefferson Ne
Albuquerque NM 87109

kpatton@bhinc.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$50.00
TOTAL:		\$70.00

City Of Albuquerque
Treasury Division

3/24/2009 11:33AM LOC: ANNX
WSH 006 TRANSN 0019
RECEIPT# 00104479-00104479
PERMIT# 2009070122 TRSEMG
Trans Amt \$70.00
Conflict Manag. Fee \$20.00
DRB Actions \$50.00
CA \$70.00
CHANGE \$0.00

Thank You

#9

Complete 10/12/07
YS



DRB CASE ACTION LOG (PREL & FINAL)

REVISED 10/08/07

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.: 07DRB-70284

Project #1002315

Project Name: WILDERNESS SUBDIVISION AT HIGH DESERT Unit 2

Agent: JACKS HIGH COUNTRY INC

Phone No.: 898-3707

Your request was approved on 10/10/07 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): DRB Application no. on plat
- record
- AGIS dxf
- _____
- _____

- 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.**

#9



DRB CASE ACTION LOG (PREL & FINAL)

REVISED 10/08/07

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

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 - AGIS DXF File approval required.**
 - Copy of recorded plat for Planning.**

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
October 10, 2007
DRB Comments**

ITEM # 9


PROJECT # 1002315

APPLICATION # 07-70284

RE: Lot 33, Widerness @ High Desert/minor plat

The vacation reference number listed on the plat should include the application number as well as the project number. The application number is 07DRB-70216.

Planning will take delegation for this change to the plat as well as to record the plat.



Sheran Matson, AICP

DRB Chair

924-3880 smatson@cabq.gov

CITY OF ALBUQUERQUE



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

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ENGINEERING COMMENTS:

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RESOLUTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

505-924-3986

DATE: OCTOBER 10, 2007

0



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

October 10, 2007 9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Angela Gomez, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA
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 ANGELA GOMEZ, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

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

- A. Call to Order 9:00 A.M. Adjourned: 11:30
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

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

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

1. **Project# 1004071**
07DRB-70245 BULK LAND VARIANCE
07DRB-70246 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

HIGH MESA CONSULTING GROUP agent(s) for ALBUQUERQUE PUBLIC SCHOOLS & NEW MEXICO STATE LAND OFFICE request(s) the above action(s) for all or a portion of Tract(s) C, **ANCIENT MESA**, zoned SU-1, SU-2 FOR SCHOOL AND SU-1, SU-2 FOR OPEN SPACE, located on RAINBOW RD NW BETWEEN WOODMONT AVE NW AND ROSA PARKS RD NW containing approximately 143.32 acre(s). [REF: 05DRB-00511, 00512 AND 00513, 07DRB-00367] (C-9) **THE BULK LAND VARIANCE WAS APPROVED FOR TRACT C-2 ONLY. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/10/07, THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. CONDITIONS OF FINAL PLAT: (1) REALIGNMENT OF RAINBOW TO CONFORM TO VHSDP; (2) EXECUTION OF DEVELOPMENT AGREEMENT WITH THE ABCWUA.**

2. **Project# 1004540**
07DRB-70256 VACATION OF PUBLIC
EASEMENT
07DRB-70257 VACATION OF PUBLIC
RIGHT-OF-WAY

WILSON AND COMPANY INC agent(s) for KB HOME NEW MEXICO/LONGFORD HOMES INC request(s) the above action(s) for all or a portion of Lot(s) 19, Block(s) 2 Unit 14, Lot(s) 4, 5 & 6, Block(s) 2, Lot(s) 1, Block(s) 5, Unit 25, **VOLCANO CLIFFS** & Tract(s) D, **VISTA VIEJA, Unit 2**, zoned SU-2, SU-1 FOR PARK, located on ATRISCO DR NW BETWEEN UNSER BLVD NW AND SCENIC RD NW containing approximately 23.7 acre(s). (D-9 & D-10) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A)(1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. CONDITION OF FINAL PLAT: PROVIDE RIGHT OF WAY PER VHSDP.**

3. **Project# 1006833**
07DRB-70254 MAJOR - SDP FOR
SUBDIVISION
07DRB-70255 MAJOR - SDP FOR
BUILDING PERMIT

GEORGE RAINHART ARCHITECTS agent(s) for WEBER AND COMPANY request(s) the above action(s) for all or a portion of Tract(s) S2A2, S2A1 & S1A, **ATRISCO BUSINESS ADDITION (to be known as UNSER TOWNE CROSSING)** zoned IP, located on LOS VOLCANES NW BETWEEN UNSER BLVD NW AND GALATIN NW containing approximately 53 acre(s). (J-9 & J-10) **DEFERRED AT THE AGENT'S REQUEST TO 11/14/07.**

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

4. **Project# 1006801**
07DRB-70240 MINOR - SDP FOR
BUILDING PERMIT

CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT COMPANY, LTD request(s) the above action(s) for all or a portion of Tract(s) C, **BRUNACINI AT ATRISCO BUSINESS PARK**, zoned IP, located on LOS VOLCANES RD NW BETWEEN UNSER BLVD NW AND COORS BLVD NW containing approximately 22.5074 acre(s). (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/24/07.**

5. **Project# 1004873**
07DRB-70283 EPC APPROVED SDP
FOR BUILD PERMIT

DENISH & KLINE ASSOCIATES agent(s) for FOREST CITY COVINGTON NM, LLC request(s) the above action(s) for all or a portion of Tract(s) 23 & 24, **INNOVATION PARK**, zoned PC, located on STRYKER RD SE AND UNIVERSITY BLVD NORTHBOUND AND UNIVERSITY BLVD SOUTHBOUND containing 4.5 acre(s) (R-16, R-17) **DEFERRED AT THE AGENT'S REQUEST TO 10/17/07.**

6. **Project# 1000771**
07DRB-70281 EPC APPROVED SDP
FOR BUILD PERMIT

DEKKER PERICH SABATINI agent(s) for H R RENTAL PROPERTIES INC request(s) the above action(s) for all or a portion of Tract(s) C, **COTTONWOOD POINTE SUBDIVISION to be known as Eagle Vista Apartments**, zoned SU-1 FOR R-2, C-2 AND IP, located on EAGLE RANCH RD NW AND IRVING BLVD NW containing approximately 6.76 acre(s). (B-13) **DEFERRED AT THE AGENT'S REQUEST TO 10/17/07.**

7. **Project# 1005410**
07DRB-70292 MINOR - SDP FOR
BUILDING PERMIT

MECHENBIER CONSTRUCTION INC. request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, **RICHFIELD PARK SUBDIVISION**, zoned IP, located on ALAMEDA BLVD NE BETWEEN JEFFERSON NE AND WASHINGTON NE containing approximately 2 acre(s). (C-
DEFERRED AT THE AGENT'S REQUEST TOMMR 10/24/07.

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

8. **Project# 1002565**
07DRB-70293 EXT OF SIA FOR TEMP
DEFR SDWK CONST
07DRB-70294 SIDEWALK WAIVER
- RONALD BROWN agent(s) for LOS GRIEGOS DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of **VILLA DE LA CAPILLA SUBDIVISION**, zoned SU-1/ PRD, located on GRIEGOS RD NW BETWEEN RIO GRANDE BLVD NW AND SAN ISIDRO NW (F-13) **TWO-YEAR EXTENSION OF THE SIA WAS APPROVED. THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
9. ~~Project# 1002315~~
~~07DRB-70284-MINOR-PRELIMINARY/~~
FINAL PLAT APPROVAL
- JACKS HIGH COUNTRY INC agent(s) for KEYSTONE HOMES request(s) the above action(s) for all or a portion of Lot(s) 33, **WILDERNESS SUBDIVISION AT HIGH DESERT Unit(s) 2**, zoned SU-2 HD-R-R, located on ALOLA GRANDE PL NE BETWEEN WILDLANDS PL NE AND HIGH DESERT PL NE containing approximately 0.4385 acre(s). (F-23) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD, FOR AGIS DFX AND TO INDICATE APPLICATION NUMBER ON THE PLAT.**
10. **Project# 1003597**
07DRB-70285 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- ABQ ENGINEERING INC agent(s) for RON NELSON request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) 1-D-1-A & 1-E-1-A, **ALBAN HILLS**, zoned SU-1 FOR C-2, located on COORS NW BETWEEN LA ORILLA NW AND BRIAN MEADOWS PL NW containing approximately 4.95 acre(s). (D-12) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE SOLAR COLLECTOR LANGUAGE AND TO RECORD.**
11. **Project # 1000469**
06DRB-01416 Minor-Extension of
Preliminary Plat
- ABQ ENGINEERING INC agent(s) for UNSER WEST TENANCY - JACK CLIFFORD request(s) the above action(s) for all or a portion of **Tract(s) L-1-C, ATRISCO BUSINESS PARK**, zoned IP, located on UNSER NW, between BLUEWATER NW and LOS VOLCANES NW containing approximately 2 acre(s). [REF: 05DRB-01556] (K-10) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

12. **Project# 1004414**
07DRB-70286 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for PHILLIP SHEETS request(s) the above action(s) for all or a portion of Lot(s) 1, **GIBSON TRACT A**, zoned R-2, located on SAN CLEMENTE AVE NW BETWEEN 4TH ST NW AND SAN LORENZO NW containing approximately 0.1784 acre(s). (G-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR CROSS ACCESS NOTE.**

13. **Project# 1006855**
07DRB-70291 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for DEBORAH LARNTZ request(s) the above action(s) for all or a portion of Lot(s) E 140' OF LOT 1 & E 140' OF THE N 30' OF LOT 2, Block(s) 17, **MONKBRIDGE ADDITION**, zoned C-3, located on VERANDA RD NW 4TH ST NW AND CANDELARIA NW containing approximately 0.2571 acre(s). (G-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR 20 FOOT RADIUS.**

14. **Project# 1006733**
07DRB-70288 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
07DRB-70290 SIDEWALK WAIVER

SURVEYS SOUTHWEST LTD agent(s) for STEPHAN TAYS request(s) the above action(s) for all or a portion of Tract(s) 242, **OLD TOWN GARDENS ADDITION**, zoned R-1, located on MOUNTAIN RD NW BETWEEN RIO GRANDE BLVD NW AND CONSUELO LANE NW containing approximately 0.72 acre(s). (J-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH NO DELEGATION. SIDEWALK WAIVER WAS DENIED.**

15. **Project# 1005539**
07DRB-70279 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

WILSON AND COMPANY INC agent(s) for MGMe DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 5, **VOLCANO CLIFFS SUBDIVISION, Unit(s) 26, (to be known as Tierra Buena Estates)**, zoned SU-2 SRL, located on KIMMICK DR NW BETWEEN ROSA PARKS RD NW AND VALIENTE RD NW containing approximately 3.62 acre(s). (C-11) **DEFERRED AT THE AGENT'S REQUEST TO 10/17/07.**

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

16. **Project# 1006845**
07DRB-70280 SKETCH PLAT REVIEW
AND COMMENT
- RICHARD LOVATO, NMOC agent(s) for CARLOS MATA request(s) the above action(s) for all or a portion of Tract(s) 3, **GARDEN ACRES ADDITION**, zoned R-1, located on GRIEGOS RD NW BETWEEN GUADALUPE TRAIL NW AND GRANDE DR NW containing approximately 0.75 acre(s). [REF: DRB99-272] (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
17. **Project# 1006853**
07DRB-70287 SKETCH PLAT REVIEW
AND COMMENT
- WAYJOHN SURVEYING INC agent(s) for DON DEAN request(s) the above action(s) for all or a portion of Lot(s) 5-8, Block(s) 54, **RAYNOLD'S ADDITION**, zoned SU-2 FOR R-1, located on IRON AVE SW BETWEEN 12TH ST SW AND 11TH ST SW containing approximately 0.3265 acre(s). (K-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
18. **Project# 1006854**
07DRB-70289 SKETCH PLAT REVIEW
AND COMMENT
- BOHANNAN HUSTON INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 1-4, 0S-1& 2, **THE TRAILS Unit(s) 4**, zoned SU-1 FOR OPEN SPACE & SU-2 - SRLL, SRSL, TC, UC & UR, containing approximately 35.11 acre(s). (C-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

Approval of the Development Review Board Minutes for September 15, 2007 were approved.

ADJOURNED: 11:30



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

SEPTEMBER 19, 2007

2. Project# 1002315
07DRB-70216 VACATION OF PUBLIC EASEMENT

JACK'S HIGH COUNTRY INC agent(s) for KEYSTONE HOMES request(s) the above action(s) for all or a portion of Lot(s) 33, **WILDERNESS AT HIGH DESERT, UNIT 2**, zoned SU-2 HD/RR, located on ALOLA GRANDE PL NE BETWEEN WILDLANDS PL NE AND HIGH DESERT PL NE containing approximately 0.4385 acre(s). (F-23)

At the September 19, 2007, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B)(1)(3) of the Subdivision Ordinance.

(A)(1) The 3-foot public storm and sanitary easment vacation request was filed by the owners of a majority of the rear footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the 3-foot public storm and sanitary easment.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. 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.



OFFICIAL NOTICE OF DECISION

PAGE 2

If you wish to appeal this decision, you must do so by October 4, 2007, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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

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

Sheran Matson, AICP, DRB Chair

Cc: Jacks High Country, 8953 2ND NW, 87114
Keystone Homes, 5610 San Francisco NE, 87114
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1002315 AGENDA# 2 DATE: 9/19/07

1. Name: JACK SPILMAN ^{AGENT} 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: _____
15. Name: _____ Address: _____ Zip: _____
16. Name: _____ Address: _____ Zip: _____
17. 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: 1002315

AGENDA ITEM NO: 2

SUBJECT:

Vacation of Public Easement

ACTION REQUESTED:

REV/CMT: () APPROVAL: (X) SIGN-OFF: () EXTN: () AMEND: ()

ENGINEERING COMMENTS:

Hydrology would have no objection to vacating a portion of the easement if it is not needed for drainage. It is up to the applicant's engineer to verify this.
Provide a trench prism.

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Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: SEPTEMBER 19, 2007
505-924-3986

0



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

September 19, 2007

2. Project# 1002315
 07DRB-70216 VACATION OF PUBLIC EASEMENT

JACK'S HIGH COUNTRY INC agent(s) for KEYSTONE HOMES request(s) the above action(s) for all or a portion of Lot(s) 33, **WILDERNESS AT HIGH DESERT, UNIT 2**, zoned SU-2 HD/RR, located on ALOLA GRANDE PL NE BETWEEN WILDLANDS PL NE AND HIGH DESERT PL NE containing approximately 0.4385 acre(s). (F-23)

AMAFCA No adverse comments.

COG MPO staff has no comment on this project.

Transit No comments received.

Zoning Enforcement No adverse comments.

Neighborhood Coordination Letter(s) sent to:
 Courtesy Notify Only – High Desert Residential Owners Assoc.

APS **Wilderness at High Desert Unit 2**, Lot 33, is located on Alola Grande PI NE between Wildlands PI NE and High Desert PI NE. The owner of the above property requests a vacation of public easements. The property is assigned to Georgia O’Keeffe Elementary School, Eisenhower Middle School, and Eldorado High School and will have minimal impacts to these schools.

Loc No	School	2007-08 Projections	2006-07 Capacity	Space Available
328	G. O’Keeffe	581	613	32
480	Eisenhower	930	1,020	90
515	Eldorado	2,025	2,200	175

Police Department No crime prevention or CPTED comments concerning proposed vacation of Public Easement at this time.

Fire Department No adverse comments.

PNM Electric & Gas No adverse comments.

Comcast No comments received.

QWEST No comments received.

Environmental Health No comments received.

M.R.G.C.D.

No adverse comments.

Open Space Division

Open Space has no adverse comments.

City Engineer

Hydrology would have no objection to vacating a portion of the easement if it is not needed for drainage. It is up to the applicant's engineer to verify this.

Transportation Development

Defer to Utilities and Hydrology.

Parks & Recreation

Defer to Utilities and Hydrology.

ABCWUA

No objection to vacation request.

Planning Department

No objection to the requested vacation. Applicant has one year to record the plat incorporating the vacation to complete the action.

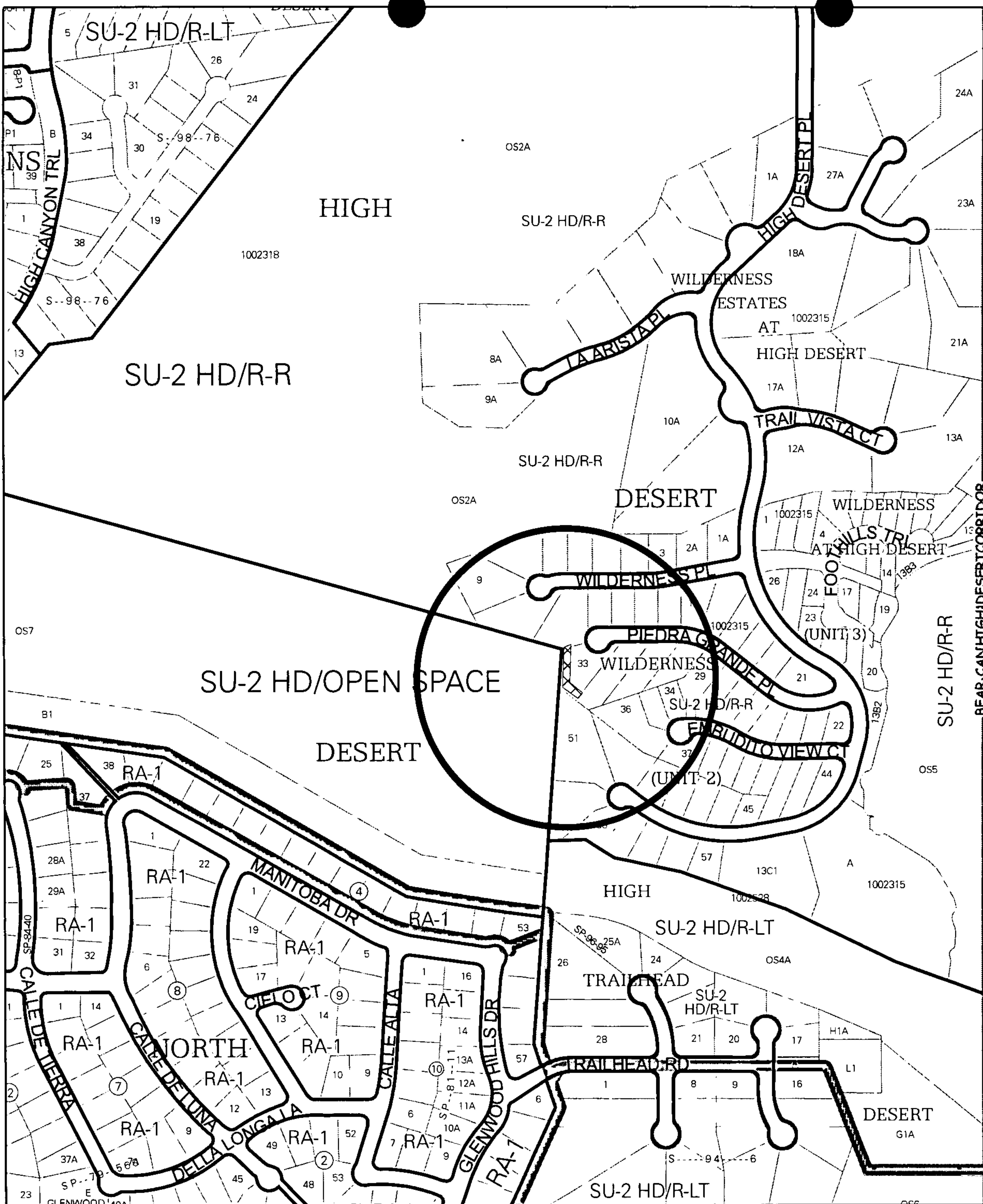
Impact Fee Administrator

No comment on the proposed vacation of the public sanitary sewer and storm drain easements.

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

Cc: Jacks High Country, 8953 2ND NW, 87114

Keystone Homes, 5610 San Francisco NE, 87114



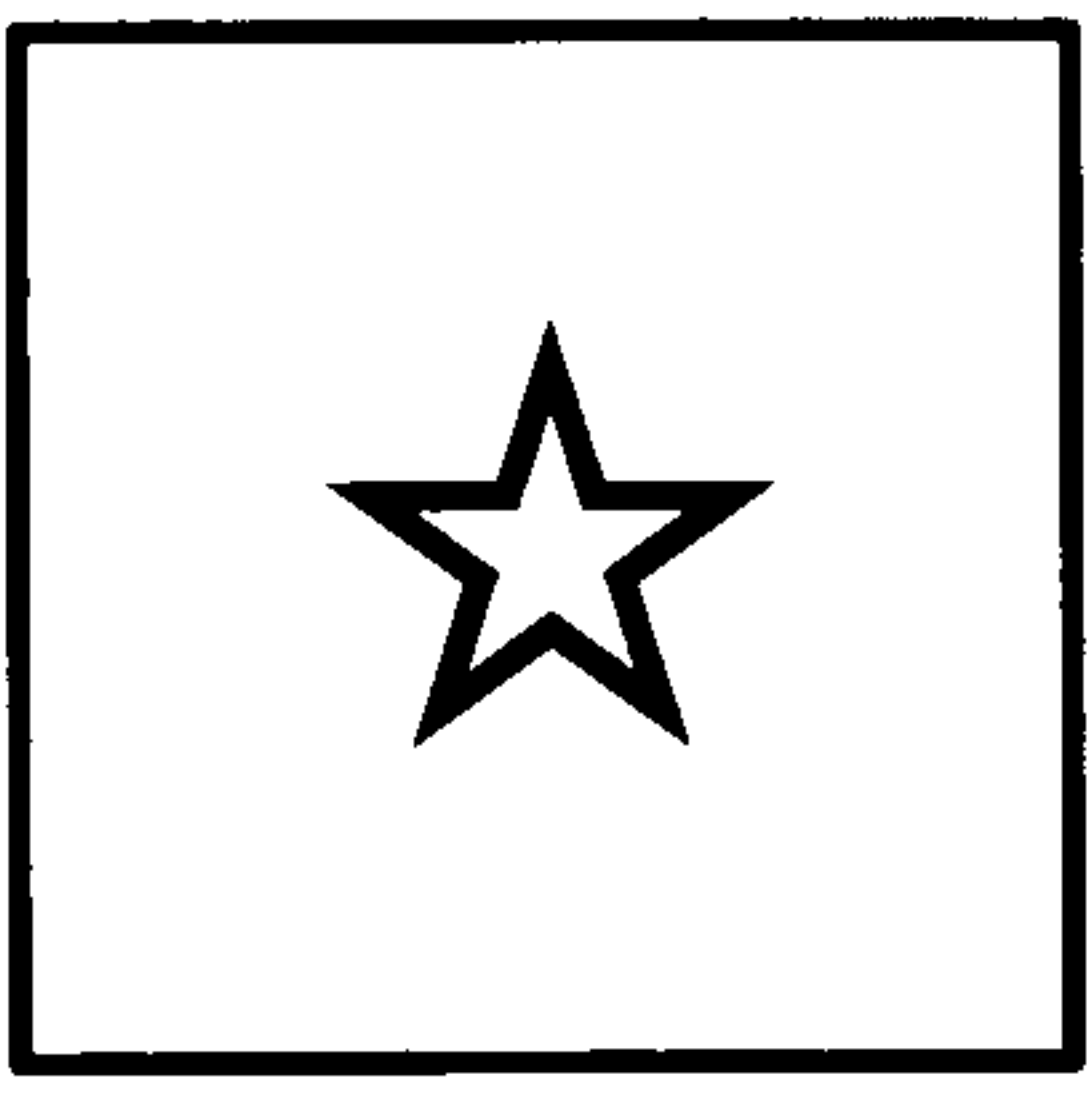
US GOVT LAND

ZONING MAP

Note: Grey shading indicates County.



1 inch equals 500 feet
 Project Number:
 1002315
 Hearing Date:
 9/19/2007
 Zone Map Page:
 F-23
 Additional Case Numbers:
 07drb-70216



TRAMWAY

MONTGOMERY

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

Meeting Date: September 19, 2007
Zone Atlas Page: F-23
Notification Radius: 100 Ft.

Project# 1002315
App#07DRB-70216

**Cross Reference and Location: ALOLA GRANDE PL NE BETWEEN
WILDLANDS PL NE AND HIGH DESERT PL NE**

Applicant: JACKS HIGH COUNTRY INC
8953 2ND NW
ALBUQUERQUE, NM 87114

Agent: KEYSTONE HOMES
5610 SAN FRANCISCO NE
ALBUQUERQUE, NM 87114

Special Instructions:

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

Date Mailed: AUGUST 31, 2007
Signature: ERIN TREMLIN



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

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

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

APPLICANT INFORMATION:

Professional/Agent (if any): Jacks High Country Inc. PHONE: 898-3707
 ADDRESS: 8753 2nd NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: _____

APPLICANT: KeyStone Homes PHONE: 898-3707
 ADDRESS: 5610 San Francisco NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: _____
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: Propose to vacate a 3 foot strip of a public sanitary sewer on storm drain easement, due to new construction being placed in the easement. We have conferred with City of Albu.
 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. 33 Block: _____ Unit: 2
 Subdiv/Addn/TBKA: Wilderness subdivision at high desert, Bern County N.M.
 Existing Zoning: SU-2 HD/R-2 Proposed zoning: _____
 Zone Atlas page(s): F-23-2 UPC Code: 102306139631710142 MRGCD Map No _____

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): .4385
 LOCATION OF PROPERTY BY STREETS: On or Near: Alola Grande PL NE
 Between: Wildlands Pl NE and High Desert Pl N.E.
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE Jack A. Spilman DATE Aug 27 07
 (Print) Jack Spilman Applicant: Agent:

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
<u>07DR43</u> - <u>70216</u>	<u>VPE</u>	<u>✓</u>	\$ <u>45.⁰⁰</u>
_____	<u>Adv</u>	_____	\$ <u>75.⁰⁰</u>
_____	<u>CMF</u>	_____	\$ <u>50.⁰⁰</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>September 19 2007</u>	_____	_____	Total
_____	_____	_____	\$ <u>140.⁰²</u>

Andrew J. [Signature] 8/24/07
 Planner signature / date

Project # 1002315

Form revised 4/07

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)
 - Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
 - Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all 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)
 - List any original and/or related file numbers on the cover application
- DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC EASEMENT (DRB27)**
 - VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
 - The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
(Not required for City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - 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)
 - List any original and/or related file numbers 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 30 DAYS after the filing deadline. Your attendance is required.

- SIDEWALK VARIANCE (DRB20)**
 - SIDEWALK WAIVER (DRB21)**
 - Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the variance or waiver
 - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
 - Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the variance
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
 - EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
 - Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the deferral or extension
 - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- VACATION OF PRIVATE EASEMENT (DRB26)**
 - VACATION OF RECORDED PLAT (DRB29)**
 - The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 - Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 - Letter of authorization from the grantors and the beneficiaries (private easement only)
 - Fee (see schedule)
 - List any original and/or related file numbers 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.

Jack Spilman
Applicant name (print)

Jack A. Spilman Aug 2007
Applicant signature / date



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

Application case numbers

07DRB - 70216

Form revised 4/07

Andrew Grice 8/24/07
Planner signature / date

Project # 1002315

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROPERTY CLASS	TAX DISTRICT	LEGAL
1	10230614 06316101 41	VOGT ANDREW R & JANET	13404 PIEDRA GRANDE PL NE	ALBUQUERQUE	NM	87111	V	A1A	LT 32 UNIT 2 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 - WILDERNESS SUBDIVISION AT HIGH DESERT A REPLAT OF TRACT 13-B HIGH DESERT CONT .4529 AC
2	10230614 16316101 40	CRAIG CORPORATION	PO BOX 94030	ALBUQUERQUE	NM	87109	V	A1A	LT 31 UNIT 2 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 - WILDERNESS SUBDIVISION AT HIGH DESERT A REPLAT OF TRACT 13-B HIGH DESERT CONT .4017 AC
3	10230612 09349201 36	CITY OF ALBUQUERQUE REAL ESTATE OFFICE	PO BOX 1293	ALBUQUERQUE	NM	87103 12 93	V	A1A	OS-7 PLAT OF HIGH DESERT CONT 6 1.6483 AC M/L
4	10230613 92333101 20	DOCKERTY ROBERT C & PATRICIA R	13401 PIEDRA GRANDE PL NE	ALBUQUERQUE	NM	87111	R	A1A	LT 11 UNIT 2 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 - WILDERNESS SUBDIVISION AT HIGH DESERT A REPLAT OF TRACT 13-B HIGH DESERT CONT .5550 AC
5	10230614 02336101 21	KING JAY & SALAZAR-KING BARBARA J	13405 PIEDRA GRANDE PL NE	ALBUQUERQUE	NM	87111	R	A1A	LT 12 UNIT 2 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 - WILDERNESS SUBDIVISION AT HIGH DESERT A REPLAT OF TRACT 13-B HIGH DESERT CONT .2214 AC
6	10230613 96317101 42	CRAIG CORPORATION	PO BOX 94030	ALBUQUERQUE	NM	87199	V	A1A	LT 33 UNIT 2 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 - WILDERNESS SUBDIVISION AT HIGH DESERT A REPLAT OF TRACT 13-B HIGH DESERT CONT .4385 AC
7	10230614 14298101 45	QUICK KARL E & NORMA J	13401 EMBUDITO VIEW CT NE	ALBUQUERQUE	NM	87111	V	A1A	LT 36 UNIT 2 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 - WILDERNESS SUBDIVISION AT HIGH DESERT A REPLAT OF TRACT 13-B HIGH DESERT CONT .5636 AC
8	10230613 95292101 60	CIDDIO C J	PO BOX 94341	ALBUQUERQUE	NM	87199	V	A1A	LT 51 UNIT 2 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 - WILDERNESS SUBDIVISION AT HIGH DESERT A REPLAT OF TRACT 13-B HIGH DESERT CONT .9172 AC
9	10230614 27318101 39	CRAIG CORPORATION	5610 SAN FRANCISCO NE	ALBUQUERQUE	NM	87109	V	A1A	LT 30 UNIT 2 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 - WILDERNESS SUBDIVISION AT HIGH DESERT A REPLAT OF TRACT 13-B HIGH DESERT CONT .3015 AC
10	10230614 25337101 24	LARA ARMANDA & SOCORRO V	13415 PIEDRA GRANDE PL NE	ALBUQUERQUE	NM	87111	V	A1A	LT 15 UNIT 2 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 - WILDERNESS SUBDIVISION AT

									HIGH DESERT A REPLAT OF TRACT 13-B HIGH DESERT CONT .2311 AC
1 1	10230613 77334101 19	CONNORS CONSTRUCTION INC	PO BOX 90042	ALBUQUERQUE	NM	8719 9	V	A1A	LT 10 UNIT 2 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 - WILDERNESS SUBDIVISION AT HIGH DESERT A REPLAT OF TRACT 13-B HIGH DESERT CONT .5681 AC
1 2	10230614 10287101 59	STEIDER TIMOTHY D & AMY L	5105 HIGH DESERT PL NE	ALBUQUERQUE	NM	8712 2	R	A1A	LT 50 UNIT 2 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 - WILDERNESS SUBDIVISION AT HIGH DESERT A REPLAT OF TRACT 13-B HIGH DESERT CONT .4895 AC
1 3	10230614 17337101 23	LIFE INVESTMENTS LLC	8300 CARMEL AVE NE 401	ALBUQUERQUE	NM	8712 2	V	A1A	LT 14 UNIT 2 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 - WILDERNESS SUBDIVISION AT HIGH DESERT A REPLAT OF TRACT 13-B HIGH DESERT CONT .2195 AC
1 4	10230614 10337101 22	OTT ANDREW B & BEVERLY B	13409 PIEDRA GRANDE PL NE	ALBUQUERQUE	NM	8711 1	R	A1A	LT 13 UNIT 2 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 - WILDERNESS SUBDIVISION AT HIGH DESERT A REPLAT OF TRACT 13-B HIGH DESERT CONT .2187 AC
1 5	10230614 20303101 44	DEL BELLO DAVID W	13405 EMBUDITO VIEW CT NE	ALBUQUERQUE	NM	8711 1	V	A1A	LT 35 UNIT 2 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 - WILDERNESS SUBDIVISION AT HIGH DESERT A REPLAT OF TRACT 13-B HIGH DESERT CONT .1971 AC
1 6	10230614 26306101 43	GREENHOOD DEBRA E & JAY A	13409 EMBUDITO VIEW CT NE	ALBUQUERQUE	NM	8711 1	V	A1A	LT 34 UNIT 2 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 - WILDERNESS SUBDIVISION AT HIGH DESERT A REPLAT OF TRACT 13-B HIGH DESERT CONT .1784 AC

Or Current Resident
CIDDIO C J
PO BOX 94341
ALBUQUERQUE, NM 87199

Or Current Resident
CONNORS CONSTRUCTION INC
PO BOX 90042
ALBUQUERQUE, NM 87199

Or Current Resident
CRAIG CORPORATION
PO BOX 94030
ALBUQUERQUE, NM 87109

Or Current Resident
DEL BELLO DAVID W
13405 EMBUDITO VIEW CT NE
ALBUQUERQUE, NM 87111

Or Current Resident
DOCKERTY ROBERT C & PATRICIA R
13401 PIEDRA GRANDE PL NE
ALBUQUERQUE, NM 87111

Or Current Resident
GREENHOOD DEBRA E & JAY A
13409 EMBUDITO VIEW CT NE
ALBUQUERQUE, NM 87111

Or Current Resident
KING JAY & SALAZAR-KING
BARBARA J
13405 PIEDRA GRANDE PL NE
ALBUQUERQUE, NM 87111

Or Current Resident
LARA ARMAND A & SOCORRO V
13415 PIEDRA GRANDE PL NE
ALBUQUERQUE, NM 87111

Or Current Resident
LIFE INVESTMENTS LLC
8300 CARMEL AVE NE 401
ALBUQUERQUE, NM 87122

Or Current Resident
OTT ANDREW B & BEVERLY B
13409 PIEDRA GRANDE PL NE
ALBUQUERQUE, NM 87111


Or Current Resident
QUICK KARL E & NORA J
13401 EMBUDITO VIEW CT NE
ALBUQUERQUE, NM 87111

Or Current Resident
STEIDER TIMOTHY D & AMY L
5105 HIGH DESERT PL NE
ALBUQUERQUE, NM 87122

Or Current Resident
VOGT ANDREW R & JANET
13404 PIEDRA GRANDE PL NE
ALBUQUERQUE, NM 87111

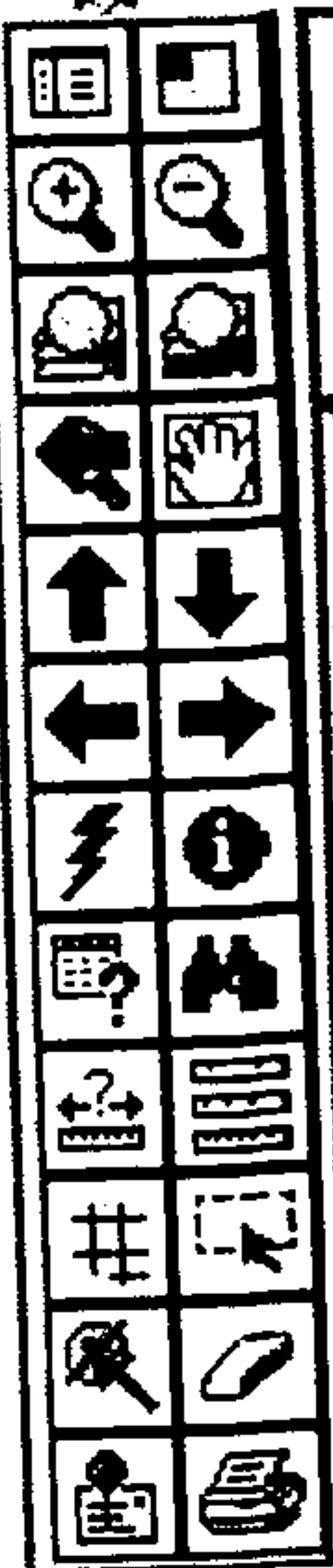
Project# 1002315
JACKS HIGH COUNTRY INC
8953 2ND NW
ALBUQUERQUE, NM 87114

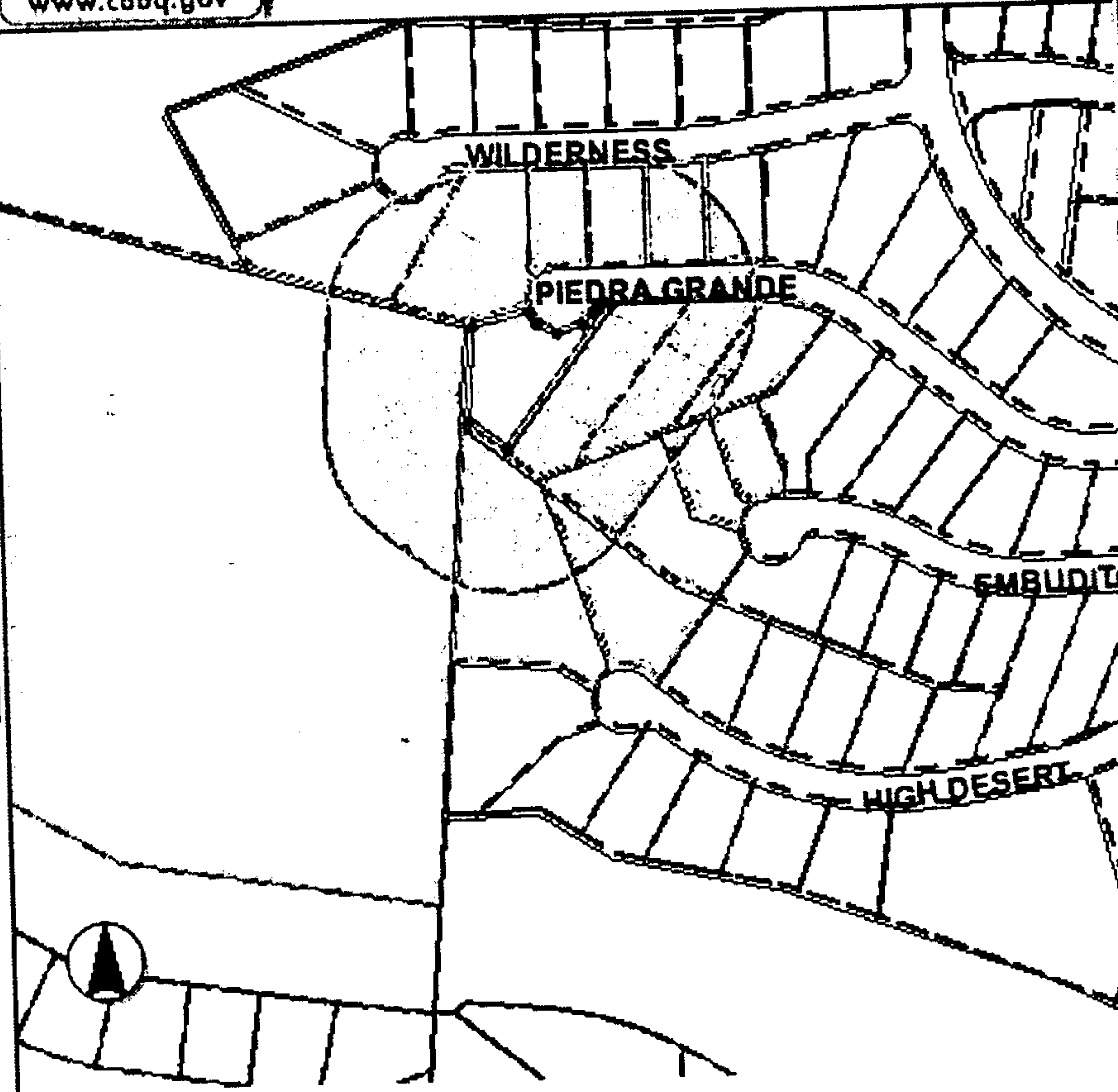
Project# 1002315
KEYSTONE HOMES
5610 SAN FRANCISCO NE
ALBUQUERQUE, NM 87114



CITY OF ALBUQUERQUE
www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE





LAYERS

- STREETS
- BASEMAP
- PARCELS
- LOT NUMBERS
- METRO ADDRESS
- ZONING
- OWNERSHIP
- 2FT CONTOUR
- ADDRESS POINTS
- LANDUSE
- INFRASTRUCTURE
- TRANSIT/SUNTRAN
- BOUNDARIES
 - MUNICIPAL LIMITS
 - ZONE GRID
 - NEIGHBORHOODS
 - METRO DEV AREA
 - DASZ
 - DESIGN OVERLAY
 - POLICE BEATS
 - COUNCIL
 - PARKS
 - PETROGLYPH MNT
 - BOSQUE SECTORS
 - OPENSOURCE
 - COMP PLAN
 - AREA PLANS
 - SECTOR PLANS
 - SENATE DISTRICT
 - REP. DISTRICTS
 - PLANNING AREAS
 - HISTORIC ZONES
 - CORRIDORS
 - ZIPCODES
 - POVERTY POCKET
- SITES
- ENVIRONMENT
- APS
- TRAFFIC ENG.
- AIR PHOTO
 - 2006 AIR PHOTO
 - 2004 AIR PHOTO
 - 2002 AIR PHOTO
 - 1999 AIR PHOTO

OWNERSHIP

Rec	UPC CODE	OWNER	OW
1	102306140631610141	VOGT ANDREW R & JANET	13404 PI

Pan

[SEARCH](#)
[CONTACT](#)

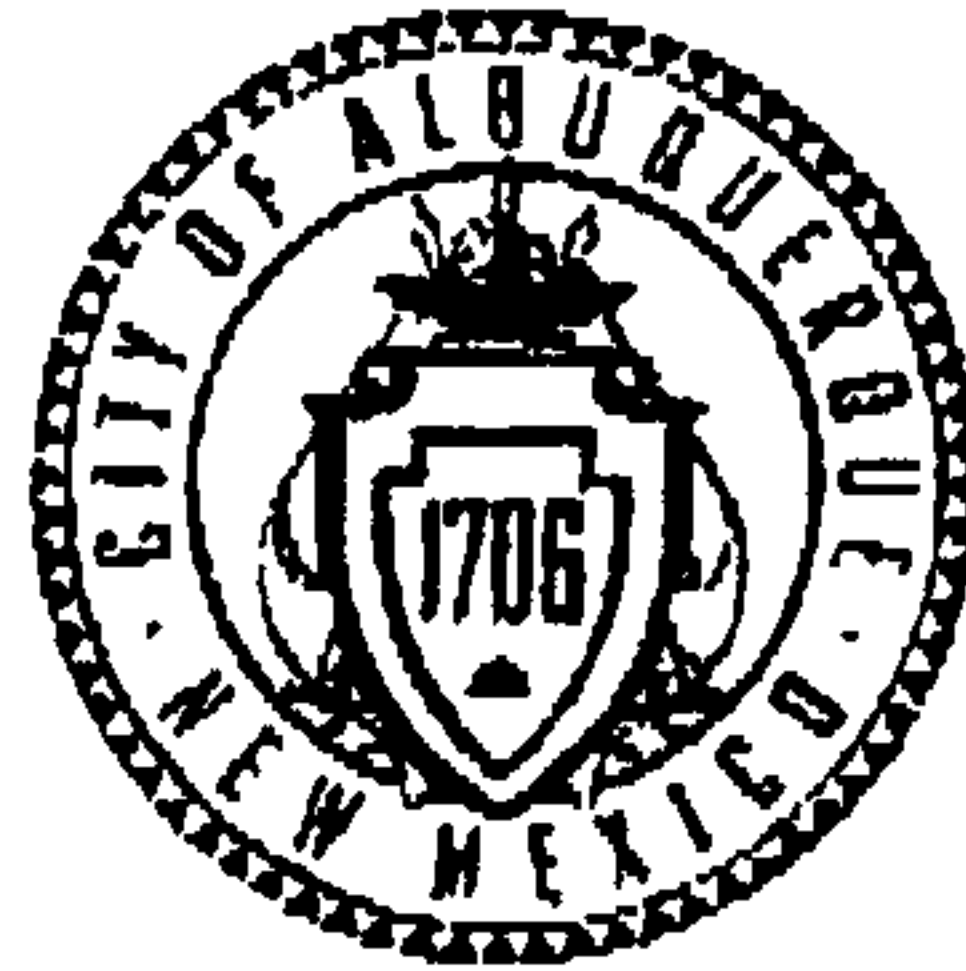
[REFRESH](#)

[HELP](#)

[INDEX PAGE](#)

Refresh Map

Auto Refresh



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: 23 August 2007

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

This letter will serve to notify you that on 23 August 2007
(date)

TO CONTACT NAME: Jack Spilman
COMPANY/AGENCY: Jack's High Country, INC.
ADDRESS/ZIP: 8953 2nd New, Albuquerque, NM 87114
PHONE/FAX #: (505) 898-3707 / (505) 890-0645

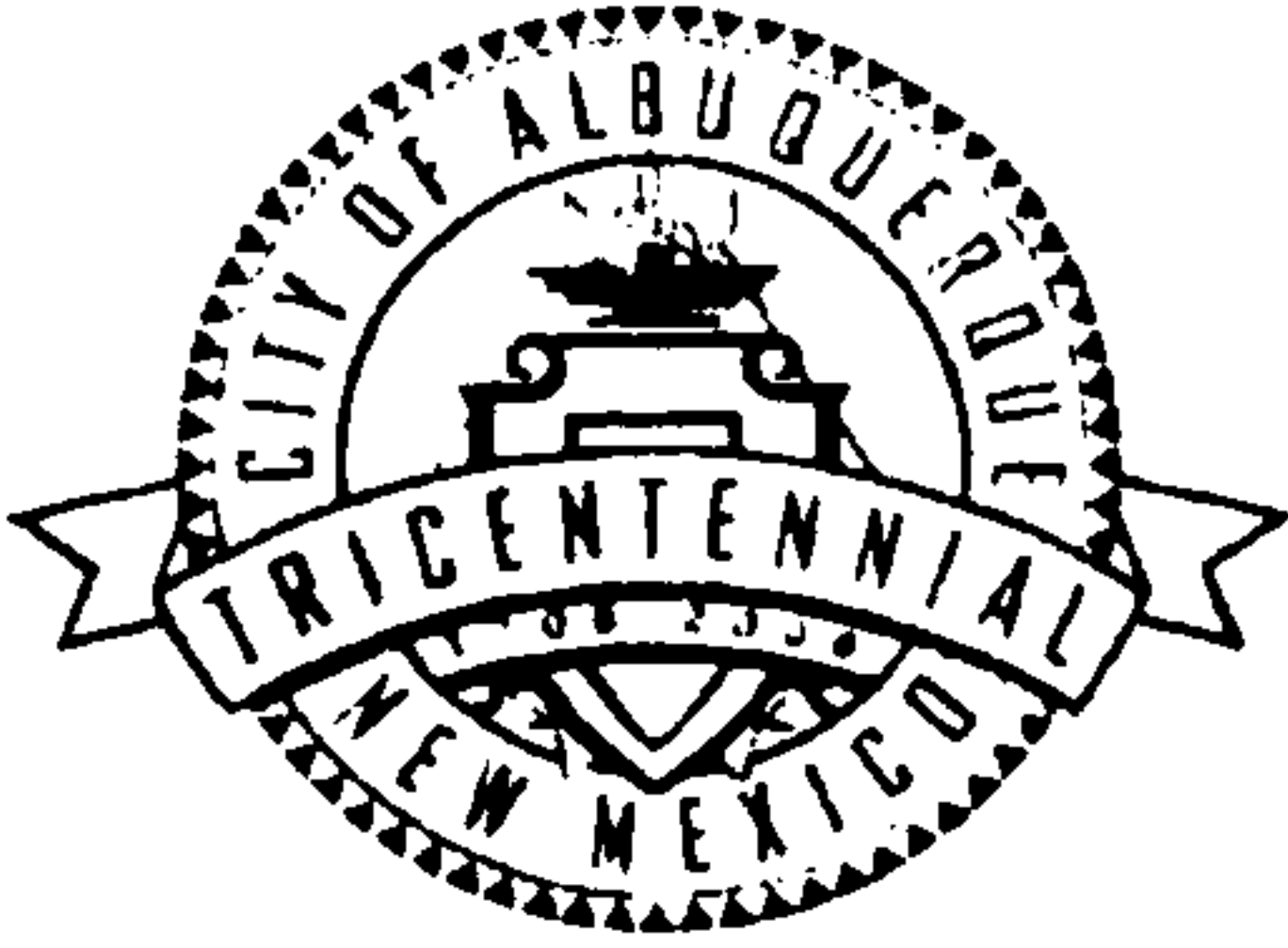
Contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at Lot 33 Unit 2, Wilderness Subdivision at High Desert, Bernalillo County, NM August 2007, located on Aloha Grande Pl, NE zone map page(s) 7-237. Wildlands Place, NE and High Desert Place, NE

Our records indicate that as of 23 August 2007, there were **no Recognized Neighborhood Associations** in this area.
(date)

If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Stephan Dunkle
OFFICE OF NEIGHBORHOOD COORDINATION



DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: (505) 924-3913 – will need the following information **BEFORE** neighborhood association information will be released to the applicant/agent on any project being presented to the Planning Department of the City of Albuquerque. If you have any questions, please feel free to contact our office at (505) 924-3914. Your Developer Inquiry is for the following:

Cell Tower & Type: Free-Standing Tower -OR- Concealed Tower

Private Development (i.e., EPC, DRB, LUCC, Liquor Submittal)

City Project

CONTACT NAME: Jack Spilman

COMPANY NAME: Jack's High Country Inc

ADDRESS/ZIP: 8953 2nd N.W. Albuquerque, N.M. 87114

PHONE: 505-898-3707 FAX: (505) 890-0645

LEGAL DESCRIPTION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD ASSOCIATION IN THE AREA OF THE PROPERTY DESCRIBED BELOW:

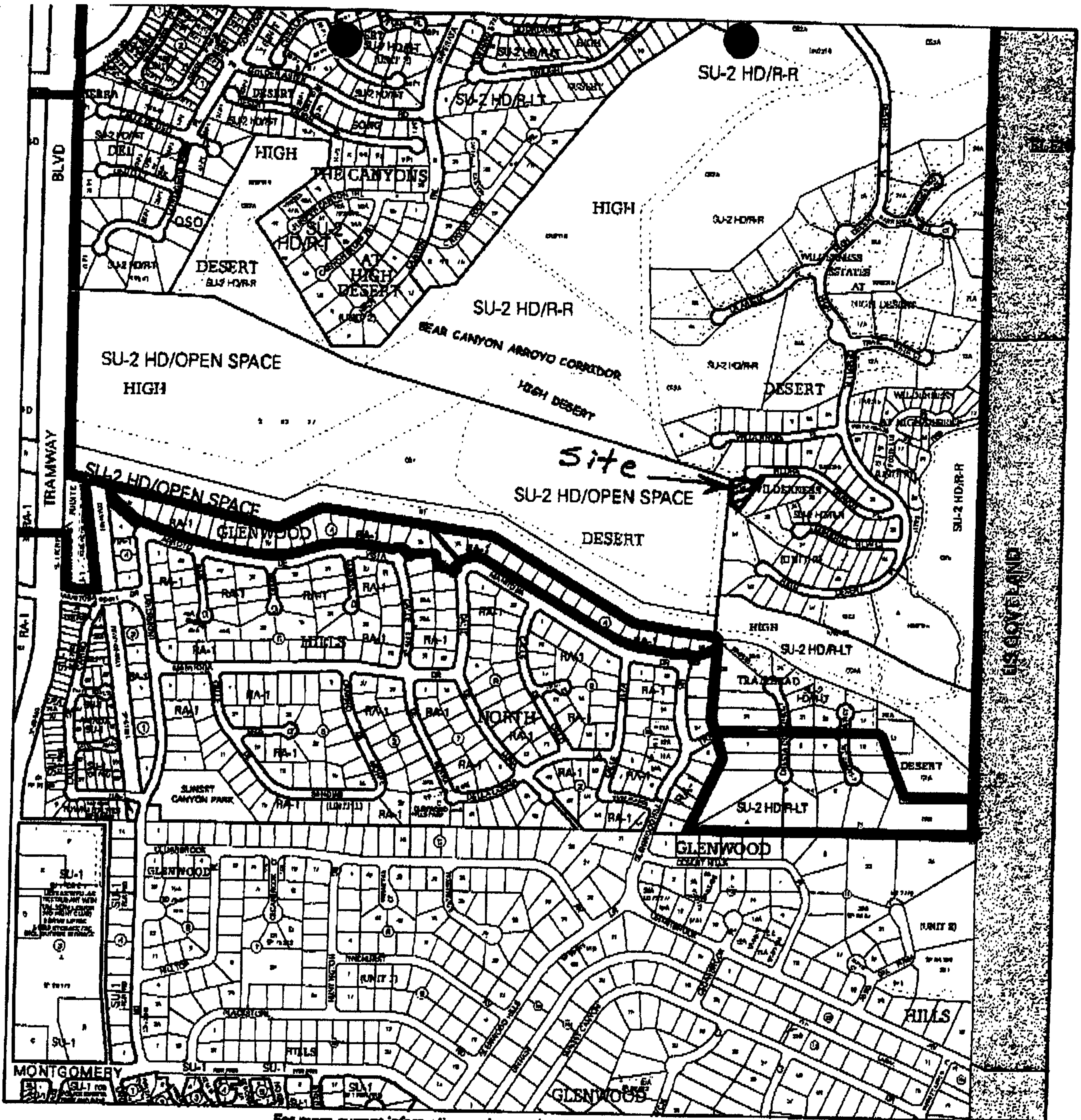
lot 33 Unit 2, Wilderness Subdivision at High Desert, Bernalillo County, New Mexico August 2007

LOCATED ON Aloha Grande Pl NE
STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN Wildlands Place^{NE} and High Desert Place NE AND
STREET NAME OR OTHER IDENTIFYING LANDMARK

STREET NAME OR OTHER IDENTIFYING LANDMARK

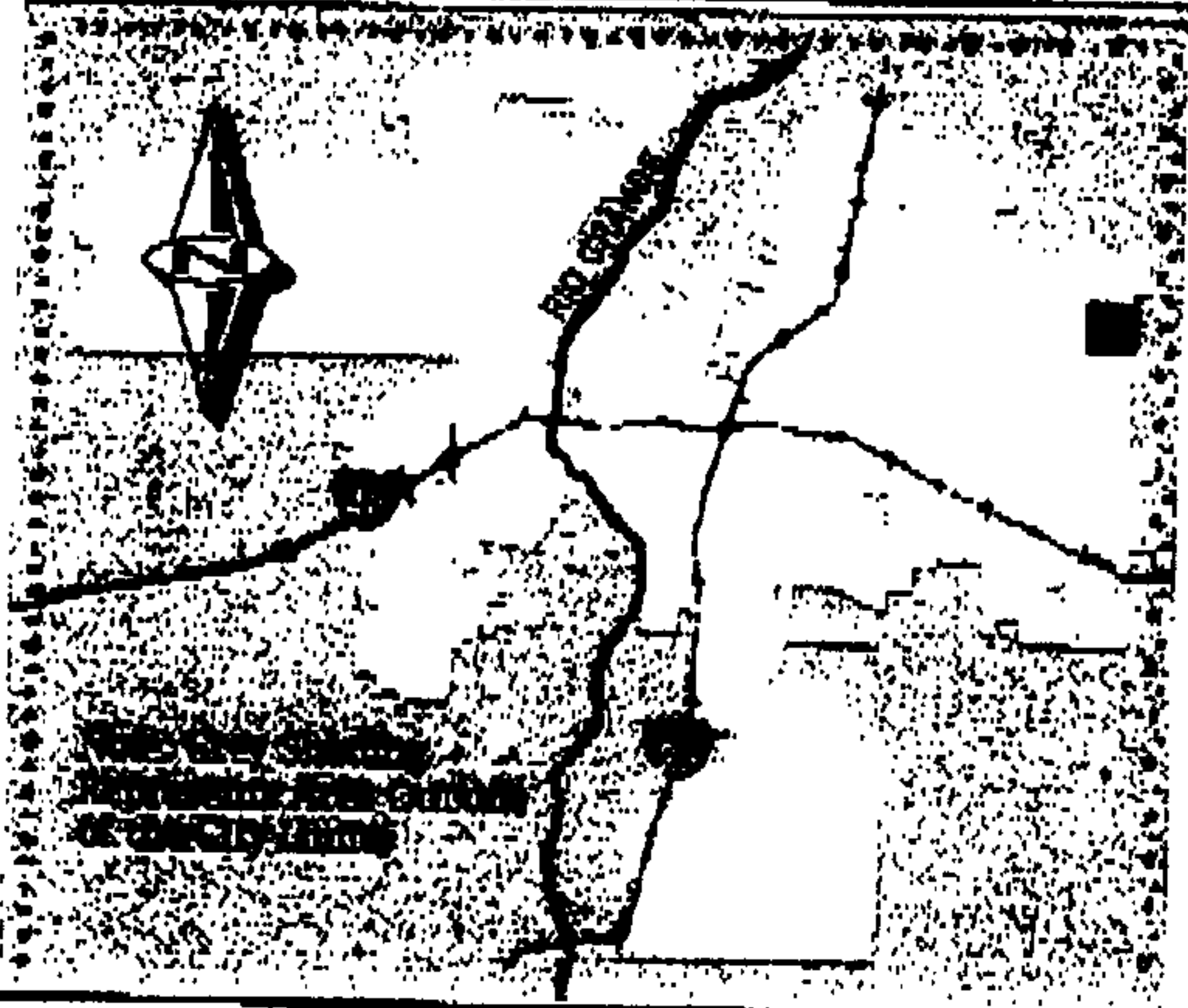
THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (F-23²³).
(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)
(Zone Map **MUST** be provided with request)



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



Map amended through: 2/18/2007



Zone Atlas Page:

F-23-Z

Selected Symbols

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



Jack's High Country, Inc.
8953 Second Street, N.W.
Albuquerque, New Mexico 87114

TO: CITY OF ALBUQUERQUE, DEVELOPMENT REVIEW BOARD

REFERENCE: LOT 33, UNIT 2, WILDERNESS SUBDIVISION AT HIGH DESERT,
BERNALILLO COUNTY, NEW MEXICO

SUBJECT; VACATION OF PUBLIC SANITARY SEWER AND STORM DRAIN EASEMENT

DEAR;

HARRIS SURVEYING INC. ALONG WITH JACK'S HIGH COUNTRY ARE PROPOSING TO
VACATE A 3 FOOT STRIP OF THE PUBLIC SANITARY SEWER AND STORM DRAIN
EASEMENT DUE TO NEW CONSTRUCTION BEING PLACED IN THE EASEMENT. WE HAVE
MET WITH THE CITY OF ALBUQUERQUE AND THE 3 FEET IS AT THEIR DIRECTION.
IF THERE ARE ANY QUESTIONS, PLEASE CONTACT JACK SPILMAN AT 898-3707 OR TONY
HARRIS AT 889-8056

THANK YOU



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, September 19, 2007, beginning at 9:00 a.m. for the purpose of considering the following:

Project# 1002315

07DRB-70216 VACATION OF PUBLIC EASEMENT

JACK'S HIGH COUNTRY INC agent(s) for KEYSTONE HOMES request(s) the above action(s) for all or a portion of Lot(s) 33, **WILDERNESS AT HIGH DESERT, UNIT 2**, zoned SU-2 HD/RR, located on ALOLA GRANDE PL NE BETWEEN WILDLANDS PL NE AND HIGH DESERT PL NE containing approximately 0.4385 acre(s). (F-23)

Project# 1003747

07DRB-70217 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Lot(s) 1-A, 1-B, 1-C, 4-A & 5-A, **WYOMING MALL, WAL-MART**, zoned C-2 (SC), located on WYOMING BLVD NE BETWEEN MENAUL BLVD NE AND NORTHEASTERN ST NE containing approximately 23.1 acre(s). (H-20)

Project# 1006780

07DRB-70215 MAJOR - SDP FOR BUILDING PERMIT

GARLAN BRYAN ARCHITECT agent(s) for MATT PADILLA request(s) the above action(s) for all or a portion of Lot(s) 5, **JOURNAL CENTER PHASE 2, UNIT 1, L'IL SQUIRRELS PRESCHOOL**, zoned IP, located on HANCOCK CT NE BETWEEN WILCOTT AVE NE AND HAWKINS NE containing approximately 0.5016 acre(s). (D-17)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 3, 2007.



OFFICIAL NOTICE OF DECISION


CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 21, 2007

11. Project # 1002315
07DRB-00168 Minor-Ext of SIA for Temp Defer SDWK

BOHANNAN HOUSTON INC agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 13B, **WILDERNESS VILLAGE AT HIGH DESERT**, zoned SU-2 HD/R-R, located on FOOTHILLS TRAIL NE, between WILDERNESS TRAIL NE and HIGH DESERT PLACE NE containing approximately 73 acre(s). [REF:03DRB01651] (F-23)

At the February 21, 2007, Development Review Board meeting, a two-year extension to the four-year agreement for the deferral of sidewalks was approved.



Sheran Matson, AICP, DRB Chair

Cc: Bohannan Huston Inc., 7500 Jefferson NE, 87109
Mesa Verde Development, 8300 Carmel Ave NE, 87122
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
February 21, 2007
DRB Comments**

ITEM # 11

PROJECT # 1002315

APPLICATION # 07DRB-00168

RE: Wilderness Village at High Desert/ext sia

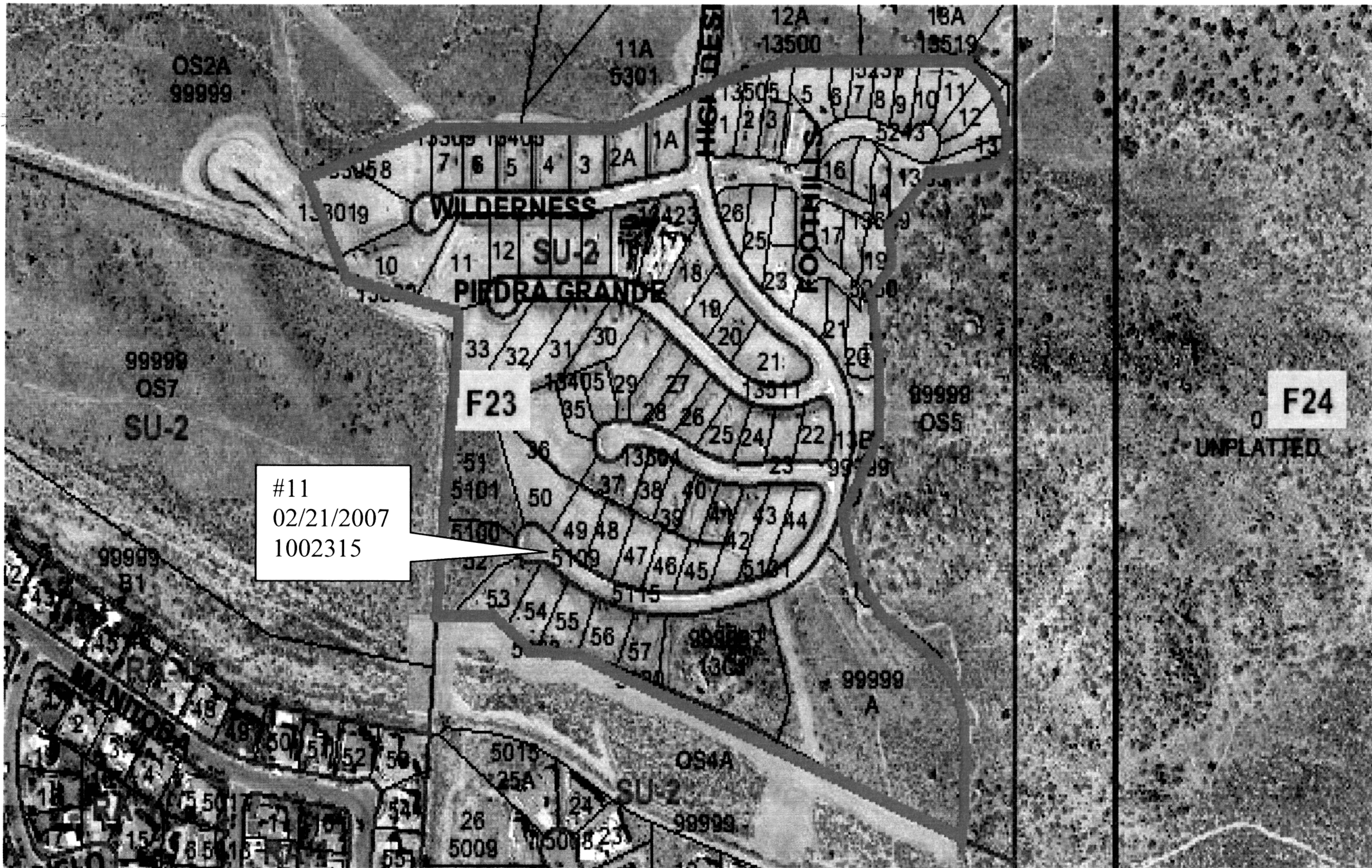
No objection to the requested SIA extension for two years.



Sheran Matson, AICP

DRB Chair

924-3880 fax 924-3864 smatson@cabq.gov





OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 1, 2004

3. Project # 1002315
04DRB-01723 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 13B, **WILDERNESS COMPOUND @ HIGH DESERT**, zoned SU-2 HD/R-R, located on FOOTHILLS TRAIL NE, between WILDERNESS TR NE and HIGH DESERT PLACE NE containing approximately 34 acre(s). [REF: 03DRB01651] (F-23)

At the December 1, 2004, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

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

CONDITIONS:

1. 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.

If you wish to appeal this decision, you must do so by December 16, 2004 in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning 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.



OFFICIAL NOTICE OF DECISION
PAGE 2

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

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

Sheran Matson, AICP, DRB Chair

Cc: Mesa Verde Development, 8300 Carmel Ave NE, 87122
Bohannon Huston Inc., 7500 Jefferson St NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002315 AGENDA#: 3 DATE: 12-1-04

1. Name: Kevin Patton 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: _____

F Y I

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

March 28, 2005

TO: Jack Eichorn and Kym Dicome, High Desert Resident Owners NA

*This letter is a **COURTESY NOTIFICATION** from the City of Albuquerque pertaining to a request for: Requests the following for approximately seventy-three (73) acre(s): Major Two Year Subdivision Improvement Agreement for the Wilderness at High Desert, Unit 3.*

Proposed by: Bohannan Huston, Inc. at 823-1000

Agent for: Mesa Verde Development

For property located: On or near Foothills Trail NE between Wilderness Trail NE and High Desert Place NE.

The case number(s) assigned is: 05DRB-00477, Project # ~~1002315~~.

City Planning accepted application for this request on March 18, 2005.

The owner, applicant, and/or agent **WAS NOT** required notifying you of the proposed action by *certified mail, return receipt requested*.

Please be advised that this application is scheduled for a hearing before the Development Review Board at 9 a.m. on Wednesday, April 13, 2005 at the Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.

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

If you have any questions, please call Stephani Winklepleck at 924-3902 or by e-mail at swinklepleck@cabq.gov.

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck

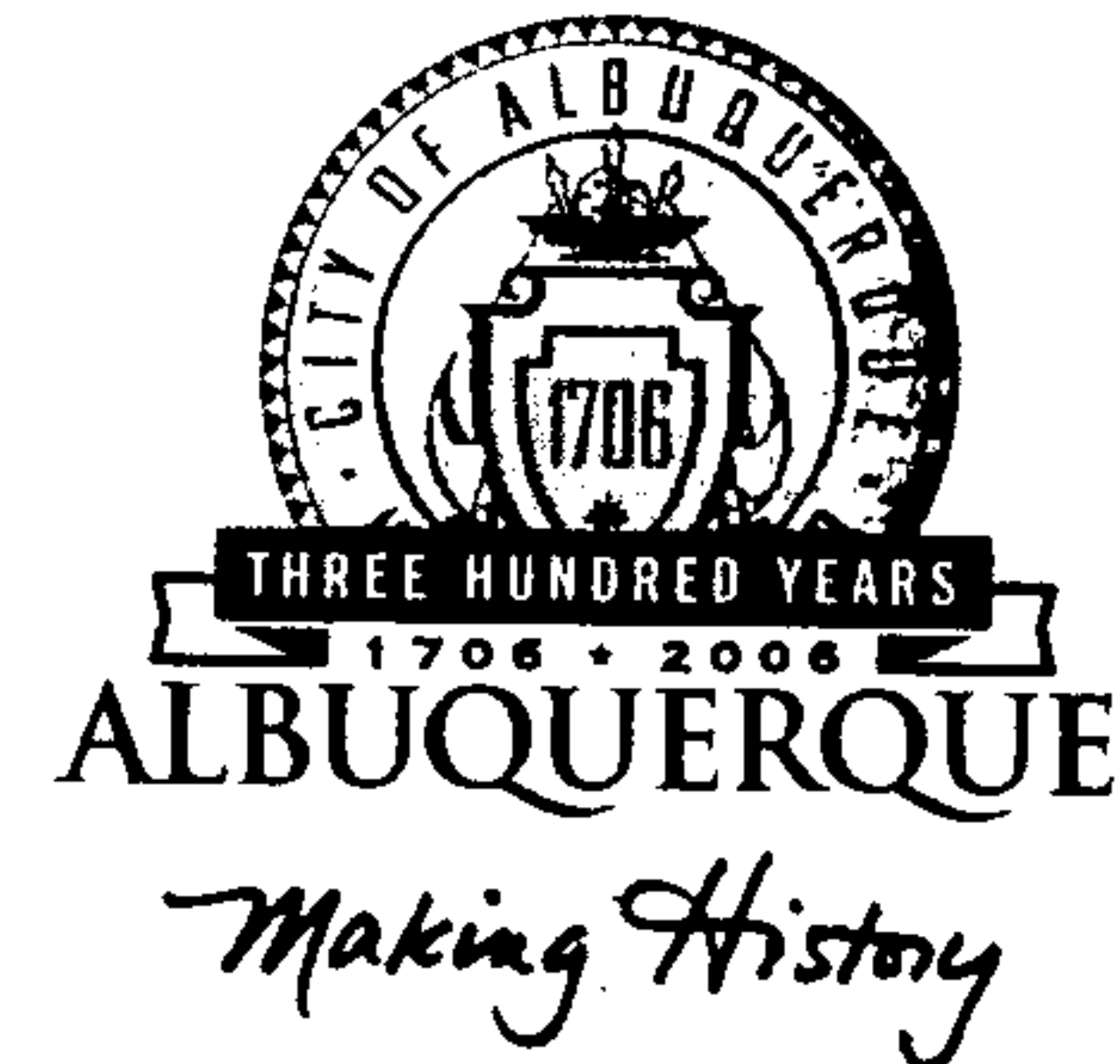
Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

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

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002315

AGENDA ITEM NO: 3

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

The Hydrology Section has no objection to the vacation request.

New Mexico 87103

RESOLUTION:

www.cabq.gov

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: December 1, 2004



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 1, 2004

Project # 1002315
04DRB-01723 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 13B, **WILDERNESS VILLAGE @ HIGH DESERT**, zoned SU-2 HD/R-R, located on FOOTHILLS TRAIL NE, between WILDERNESS TR NE and HIGH DESERT PLACE NE containing approximately 34 acre(s). [REF: 03DRB01651] (F-23)

AMAFCA	No adverse comments.
COG	
Transit	No objections.
Zoning Enforcement	No comments received.
Neighborhood Coordination	
Letter sent to High Desert Residents Owners Neighborhood Assn.	
APS	No comments received.
Police Department	No comments received.
Fire Department	No adverse comments.
PNM Electric & Gas	
PNM maintains underground facilities in area requested for vacation, PNM will require this easement to maintain these facilities. Vacation: Not okay.	
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 The Hydrology section has no objection to the vacation request.

Transportation Development Defer to agencies affected by the request.

Parks & Recreation Defer to the affected utilities.

Utilities Development No objection to Vacation request.

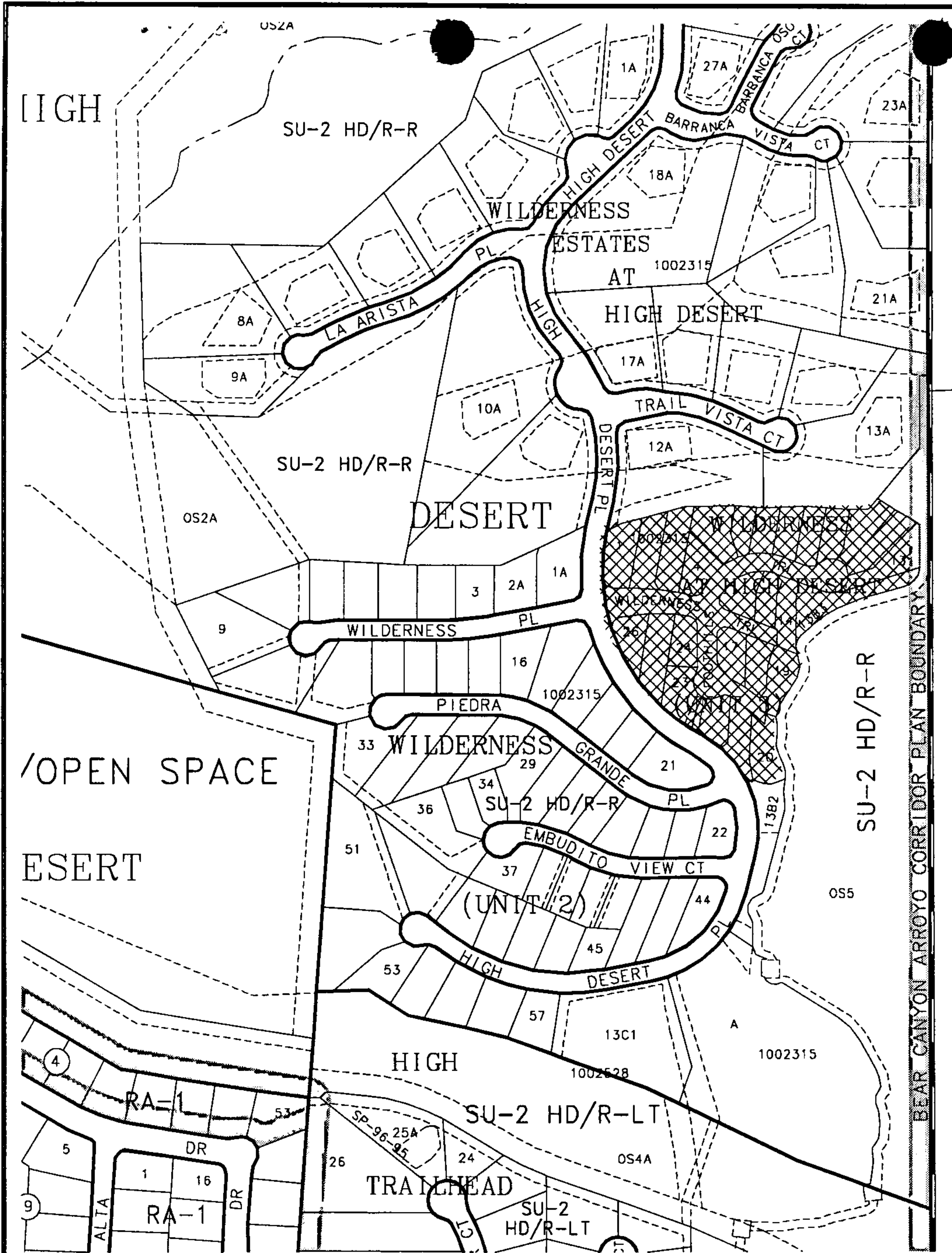
Planning Department

Planning has no objection provided the public utilities affected agree with the vacation. Applicant has one year to file a plat to complete the vacation action.

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

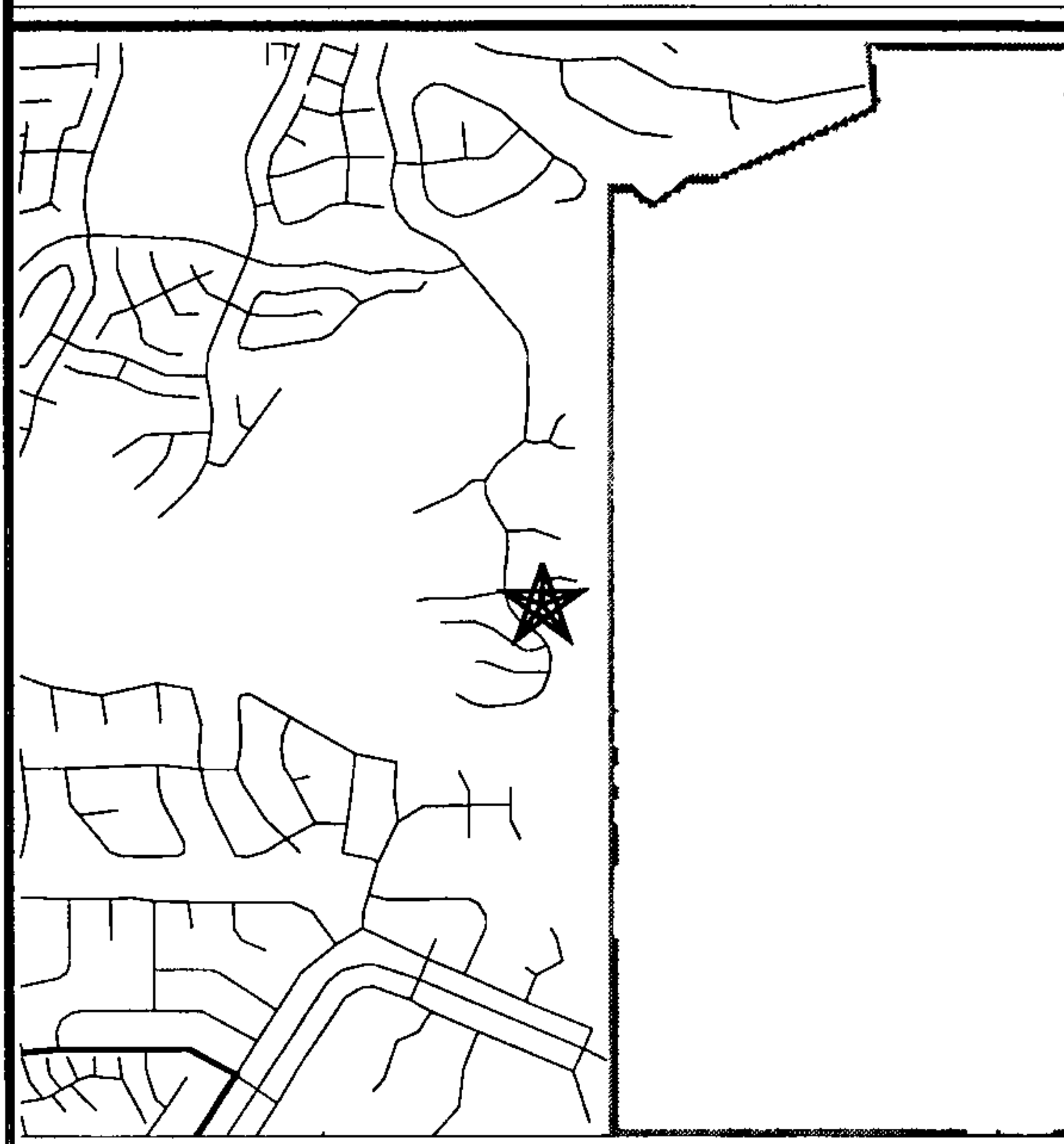
cc: Mesa Verde Development, 8300 Carmel Ave NE, 87122

Bohannon Huston Inc., 7500 Jefferson St NE, 87109

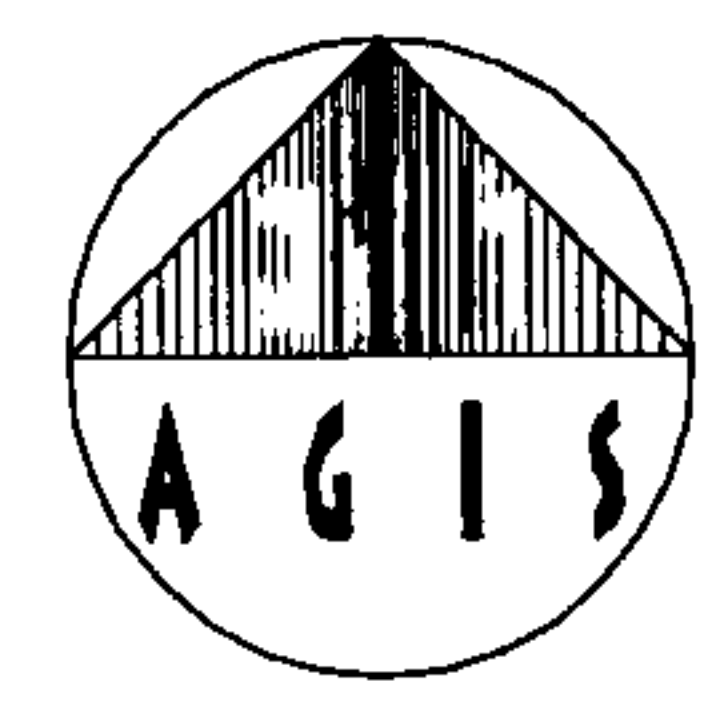


A2

1000513



ZONING MAP



Scale 1"=406'

PROJECT NO. 1002315
HEARING DATE 12-1-04
MAP NO. F-23
ADDITIONAL CASE NUMBER(S) 04DRB-01723

Note: Shaded area indicates County Not to Scale



**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, December 1, 2004**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000464

04DRB-01729 Major-Preliminary Plat Approval

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST INC request(s) the above action(s) for all or a portion of Tract(s) H6A1A, **RIVERVIEW SUBDIVISION**, zoned SU-1 IP, located on GOLF COURSE RD NW, between PASEO DEL NORTE NW and SHELLY ROSE RD NW containing approximately 7 acre(s). [REF: Z-99-11, Z-99-17, 04DRB01226, 04AA01474] (C-12)

Project # 1001445

04DRB-01681 Major-Bulk Land Variance

SURV-TEK INC agent(s) for DAVE GARDUNO AND LORETTA ROMERO request(s) the above action(s) for all or a portion of Tract(s) 13, **BLACK RANCH**, zoned SU-1 FOR C-1 AND SU-1 FOR O-1, located on COORS BLVD NW, between 7-BAR LOOP ROAD NW and ALAMEDA BLVD NW containing approximately 6 acre(s). [REF: 03EPC01029, 01EPC01244, 02EPC00991, 03EPC00351, 03EPC00864] (B-14)

Project # 1002315

04DRB-01723 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 13B, **WILDERNESS VILLAGE @ HIGH DESERT**, zoned SU-2 HD/R-R, located on FOOTHILLS TRAIL NE, between WILDERNESS TR NE and HIGH DESERT PLACE NE containing approximately 34 acre(s). [REF: 03DRB01651] (F-23)

Project # 1002702

04DRB-01664 Major-Vacation of Public Easements

04DRB-01686 Minor-Prelim&Final Plat Approval

ALAN J VINCIONI Request(s) the above action(s) for all or a portion of Tract(s) 1, HUNING HIGHLANDS ADDITION (to be known as **IRON PROPERTIES**) zoned M-1 light manufacturing zone, located on BROADWAY SE AND IRON SE between COAL SE and HAZELDINE SE containing approximately 8 acre(s). [REF: 03DRB00886] (K-14)

Project # 1002779

04DRB-01730 Major-Preliminary Plat Approval

04DRB-01731 Major-Vacation of Public Easements

04DRB-01732 Minor-Temp Defer SDWK

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for SANHIL DEVELOPMENT LTD CO request(s) the above action(s) for all or a portion of Tract(s) C, A-1 & A-2, LANDS OF POLO CHAVEZ and SAN JOSE TRACTS, (to be known as **CIELO LINDO SUBDIVISION**) zoned R-1 residential zone, located on AIRPORT DR SW, between DONA BARBARA AVE SW and EDUARDO RD SW containing approximately 9 acre(s). [REF: 04DRB00959, 03EPC02049, 03EPC01061] (M-11)

SEE PAGE 2 . . .



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

PAGE 2

Project # 1003039

04DRB-01675 Major-Preliminary Plat Approval
04DRB-01676 Major-Vacation of Pub Right-of-Way
04DRB-01677 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for DAVID SOULE request(s) the above action(s) for all or a portion of Lot(s) 1, 2, & 3, Block(s) 16, Tract(s) 3, NORTH ALBUQUERQUE ACRES UNIT 3, (to be known as **WILSHIRE ESTATES**) zoned RD, located on WILSHIRE BLVD NE, between VENTURA BLVD NE and HOLBROOK BLVD NE containing approximately 3 acre(s). [REF: 04DRB01077] (C-20)

Project # 1003475

04DRB-01694 Major-Vacation of Pub Right-of-Way
04DRB-01695 Major-Preliminary Plat Approval
04DRB-01696 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for unplatted lands and all or a portion of Tract(s) 2, PARAGON RESOURCES, (to be known as **PARADISE VIEW SUBDIVISION**) zoned SU-1 PRD, located on PARADISE BLVD NW, between CONEFLOWER NW and LYON NW containing approximately 22 acre(s). [REF: 04DRB00842] (B-10)

Project # 1003522

04DRB-01725 Major-Preliminary Plat Approval
04DRB-01726 Major-SiteDev Plan Subd
04DRB-01727 Minor-Subd Design (DPM) Variance
04DRB-01728 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for ALPHA EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 89 and 6, Tract(s) B2, LANDS OF JANE BATTEN, ESTATE OF EMILIANO N GUTIERREZ (to be known as **SYDNEY PLACE**), zoned RA-2, located on CANDELARIA RD NW, between INDIAN FARM LN NW and LA PLAZA DR NW containing approximately 5 acre(s). [REF: 04DRB 01002] (G-13)

Project # 1003606

04DRB-01689 Major-Vacation of Pub Right-of-Way
04DRB-01690 Major-Preliminary Plat Approval
04DRB-01691 Minor-Sidewalk Waiver
04DRB-01692 Minor-Temp Defer SDWK
04DRB-01693 Minor-Vacation of Private Easements

MARK GOODWIN & ASSOCIATES PA agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Lot(s) J09-26, J09-27, 19W, 12B, Tract(s) L and B, Unit(s) A, TOWN OF ATRISCO GRANT, WESTLAND NORTH SUBDIVISION, PAINTED SKY UNIT 1, SUNDORO SOUTH UNIT 1, **SUNDORO SOUTH UNIT 5**, zoned SU-2 RLT, located on LADERA DR NW, between 94TH ST NW and 90TH ST NW containing approximately 22 acre(s). (J-9)

Project # 1003752

04DRB-01679 Major-Vacation of Public Easements

SURV-TEK INC agent(s) for WELLS FARGO BANK request(s) the above action(s) for all or a portion of Tract(s) F, **MENAU DEVELOPMENT AREA**, zoned C-3, located on MENAU BLVD NE, between PRINCETON NE and VASSAR NE containing approximately 2 acre(s). (H-16)

SEE PAGE 3 . . .



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

PAGE 3

Project # 1003757
04DRB-01688 Major-Vacation of Pub
Right-of-Way

ISAACSON & ARFMAN PA agent(s) for DEAN FOODS, DBA CREAMLAND DAIRIES request(s) the above action(s) for **ALVARADO ADDITION**, located on HAINES NW, between 2ND ST NW and 3RD ST NW containing approximately 1 acre(s). [REF: V-89-87, DRB 89-490] (H-14)

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

A handwritten signature in black ink, appearing to read "S. Matson", written in a cursive style.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 15, 2004.

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

Meeting Date: DECEMBER 1, 2004
Zone Atlas Page: F-23-Z
Notification Radius: 100 Ft.

Project# 1002315
App# 04DRB-01723

Cross Reference and Location:

Applicant: MESA VERDE DEVELOPMENT
Address: 8300 CARMEL AVE. NE
ALBUQUERQUE NM 87122

Agent: BOHANNAN HUSTON, INC.
Address: 7500 JEFFERSON ST. NE
ALBUQUERQUE NM 87109

Special Instructions:

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

Date Mailed: NOVEMBER 12, 2004

Signature: KYLE TSEHLIKAI

102306145636210169 LT 1 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR: 13501 WILDERNESS TRAIL NE

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306146336410170 LT 2 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR: 13505 WILDERNESS TRAIL NE

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306146936410171 LT 3 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR: 13507 WILDERNESS TRAIL NE

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306147535910172 LT 4 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR: WILDERNESS TRAIL NE

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306147836810173 LT 5 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR: 5227 FOOTHILLS TRAIL NE

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306148536910174 LT 6 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR: 5231 FOOTHILLS TRAIL NE

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306149036810175 LT 7 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR: 5235 FOOTHILLS TRAIL NE

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306149636810176 LT 8 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR: 5239 FOOTHILLS TRAIL NE

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306150136710177 LT 9 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR: 5243 FOOTHILLS TRAIL NE

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306150636710178 LT 10 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR: 5247 FOOTHILLS TRAIL NE

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306151336810179 LT 11 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR: 5251 FOOTHILLS TRAIL NE

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306151836510180 LT 12 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR: 5255 FOOTHILLS TRAIL NE

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306152036010181 LT 13 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR: 5259 FOOTHILLS TRAIL NE

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306150935210182 LT 13-B-3 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR:

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306149534810183 LT 14 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR:

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306149135210184 LT 15 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR:

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306148535310185 LT 16 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR:

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306148333910186 LT 17 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR:

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306148933710187 LT 18 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR:

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306149433410188 LT 19 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR:

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306149031710189 LT 20 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR: 5201 FOOTHILLS TRAIL NE

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306148532010190 LT 21 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR: 5205 FOOTHILLS TRAIL NE

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306147932410191 LT 22 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR: 5209 FOOTHILLS TRAIL NE

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306147133010192 LT 23 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR: 5215 FOOTHILLS TRAIL NE

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306147234210193 LT 24 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR:

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306146534010194 LT 25 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR: 13504 WILDERNESS TRAIL NE

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306146034310195 LT 26 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR: 13500 WILDERNESS TRAIL NE

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306147834810196 LT 13-B-1 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR:

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306149029410168 LT 13-B-2 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR:

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306151130210103 OS-5 PLAT OF HIGH DESERT CONT 9.4594 AC M/L O R 412,051 SQ FT M/L
PROPERTY ADDR:

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE NM 87103

102306151538810302 LT 13-A PLAT OF LOTS 1-A THRU 27-A WILDERNESS ESTATES AT HIGH
DESERT A REPLAT OF LOT
PROPERTY ADDR:

OWNERS NAME: HIGH DESERT INVESTMENT CORP.
OWNERS ADDR: 13000 ACADEMY RD NE
ALBUQUERQUE NM 87111

102306147438510301 LT 12-A PLAT OF LOTS 1-A THRU 27-A WILDERNESS ESTATES AT HIGH
DESERT A REPLAT OF LOT
PROPERTY ADDR:

OWNERS NAME: MORIN KIRK & WEXLER-MORIN SAMA
OWNERS ADDR: 13243 MORNING MIST NE
ALBUQUERQUE NM 87111

102306143337710402 LT 11-A PLAT OF LOTS 1-A THRU 27-A WILDERNESS ESTATES AT HIGH
DESERT A REPLAT OF LOT
PROPERTY ADDR:

OWNERS NAME: HGIH DESERT INVESTMENTS CORP.
OWNERS ADDR: 13000 ACADEMY RD NE
ALBUQUERQUE NM 87111

102306144235910110 LT 1 UNIT 2 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR: 13423 WILDERNESS PL NE

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306143235510111 LT 2 UNIT 2 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR: 13419 WILDERNESS PL. NE

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306143333810125 LT 16 UNIT 2 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR:

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306144233710126 LT 17 UNIT 2 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR:

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306144833110127 LT 18 UNIT 2 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR: 13501 PIEDRA GRANDE PL. NE

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306145332510128 LT 19 UNIT 2 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR: 13505 PIEDRA GRNADE PL. NE

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306145831910129 LT 20 UNIT 2 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR: 13509 PIEDRA GRANDE PL. NE

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306146831410130 LT 21 UNIT 2 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR: 13511 PIEDRA GRANDE PL. NE

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306147929810131 LT 22 UNIT 2 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR:

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102306147129810132 LT 23 UNIT 2 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 -
WILDERNESS SUBDIVISION
PROPERTY ADDR:

OWNERS NAME: MESA VERDE DEVELOPMENT
OWNERS ADDR: PO BOX 91417
ALBUQUERQUE NM 87199

102406128632810143 T11N R4E SEC 36 EXCEPT PORTION OUT TO TRACT A CONT 437.39 AC M/L
PROPERTY ADDR:

OWNERS NAME: UNITED STATES OF AMERICA
OWNER ADDR: 333 BROADWAY BLVD SE
ALBUQUERQUE NM 87102



**Planning Department
Office of Neighborhood Coordination
Albuquerque, New Mexico**

Please Note: The information listed in this letter is valid for one (1) month. If you have not 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: October 12, 2004

Planning Department
Plaza Del Sol Building
600 2nd St. NW
Second Floor (924-3860)

This letter will serve to notify you that on October 12, 2004

**CONTACT NAME: Stephanie Stratton
COMPANY / AGENCY: Bohannon ^ Huston
ADDRESS / ZIP: 7500 Jefferson St. NE / 87109
PHONE / FAX: 823-1000 Fax: 798-7988**

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: **Wilderness Compound Unit 3 @ High Desert Zone Map Page(s): F-23-Z**

Our records indicate that as of 10/12/04 there were no **Recognized Neighborhood Associations** in this area.

As a common courtesy you may notify the surrounding "Unrecognized NA(s) for your project:

High Desert Resident Owners' NA
Jack Eichorn
13000 Academy Rd. NE / 87111
823-9360
Kym Dicome
13000 Academy Rd. Ne / 87111
823-9360

If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,


Office of Neighborhood Coordination

planing.nonrecognized.na.form(7/04)

Project# 1002315

MESA VERDE DEVELOPMENT
8300 CARMEL AVE NE
ALBUQUERQUE NM 87122

KYM DICOME

High Desert Resident Owners' N. A.
13000 ACADEMY RD NE
ALBUQUERQUE NM 87111

102306147438510301

Morin Kirk & Wexler-Morin Susan
13243 Morning Mist NE
Albuquerque NM 87111

BOHANNAN HUSTON, INC.
7500 JEFFERSON ST. NE
ALBUQUERQUE NM 87109

102306145636210169

MESA VERDE DEVELOPMENT
PO BOX 91417
ALBUQUERQUE NM 87199

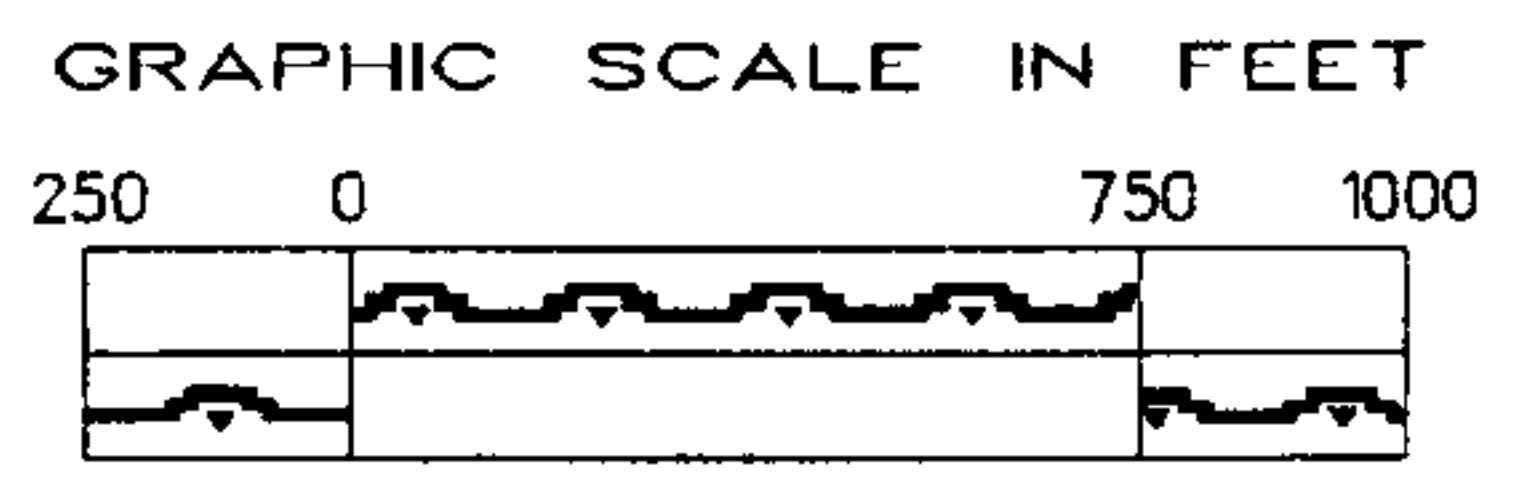
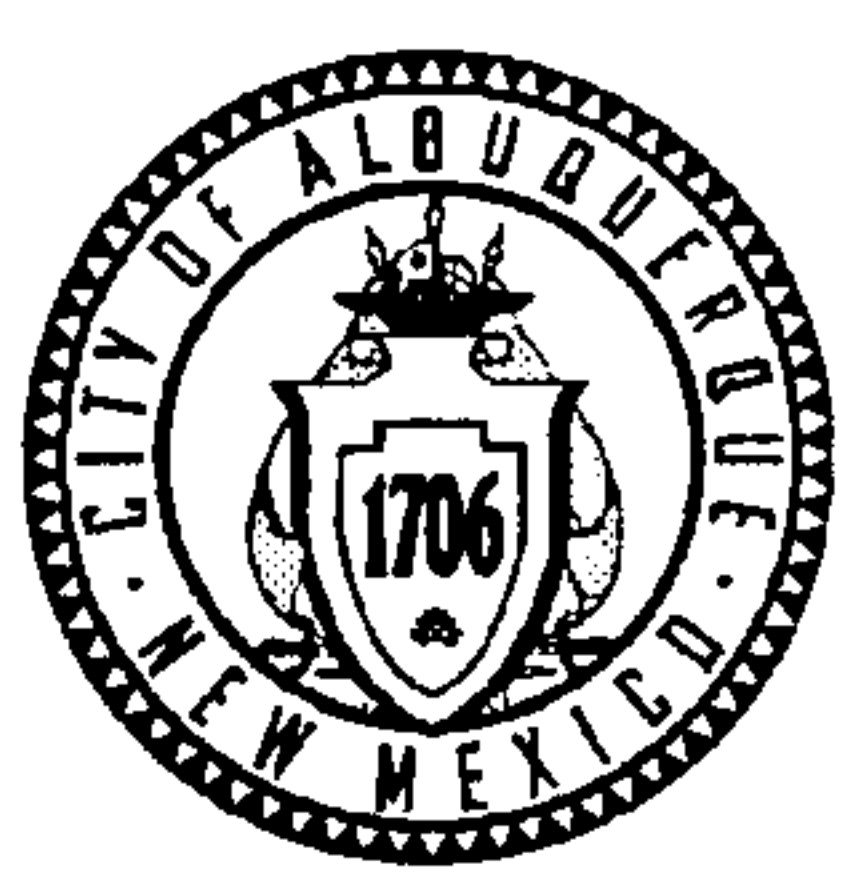
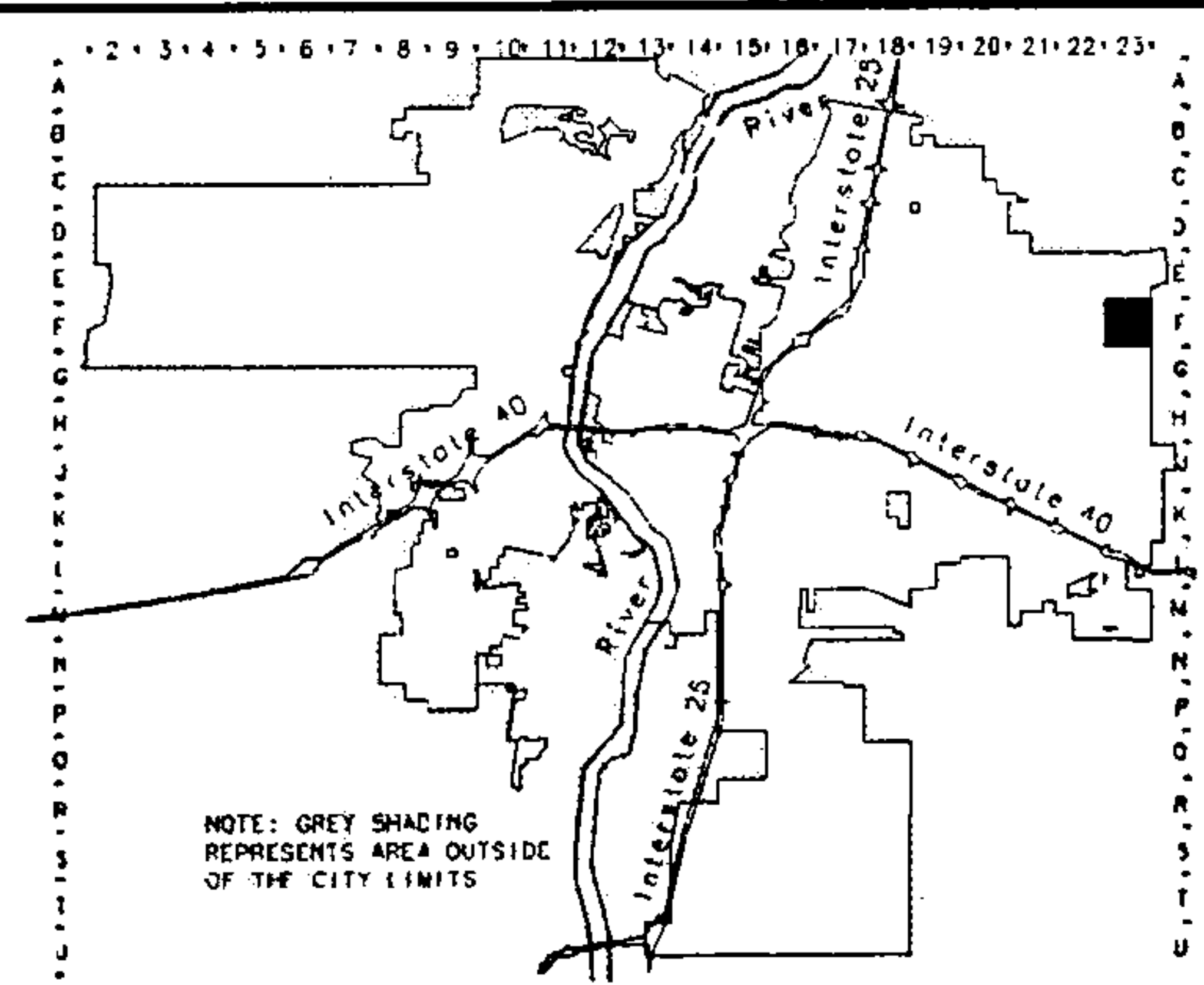
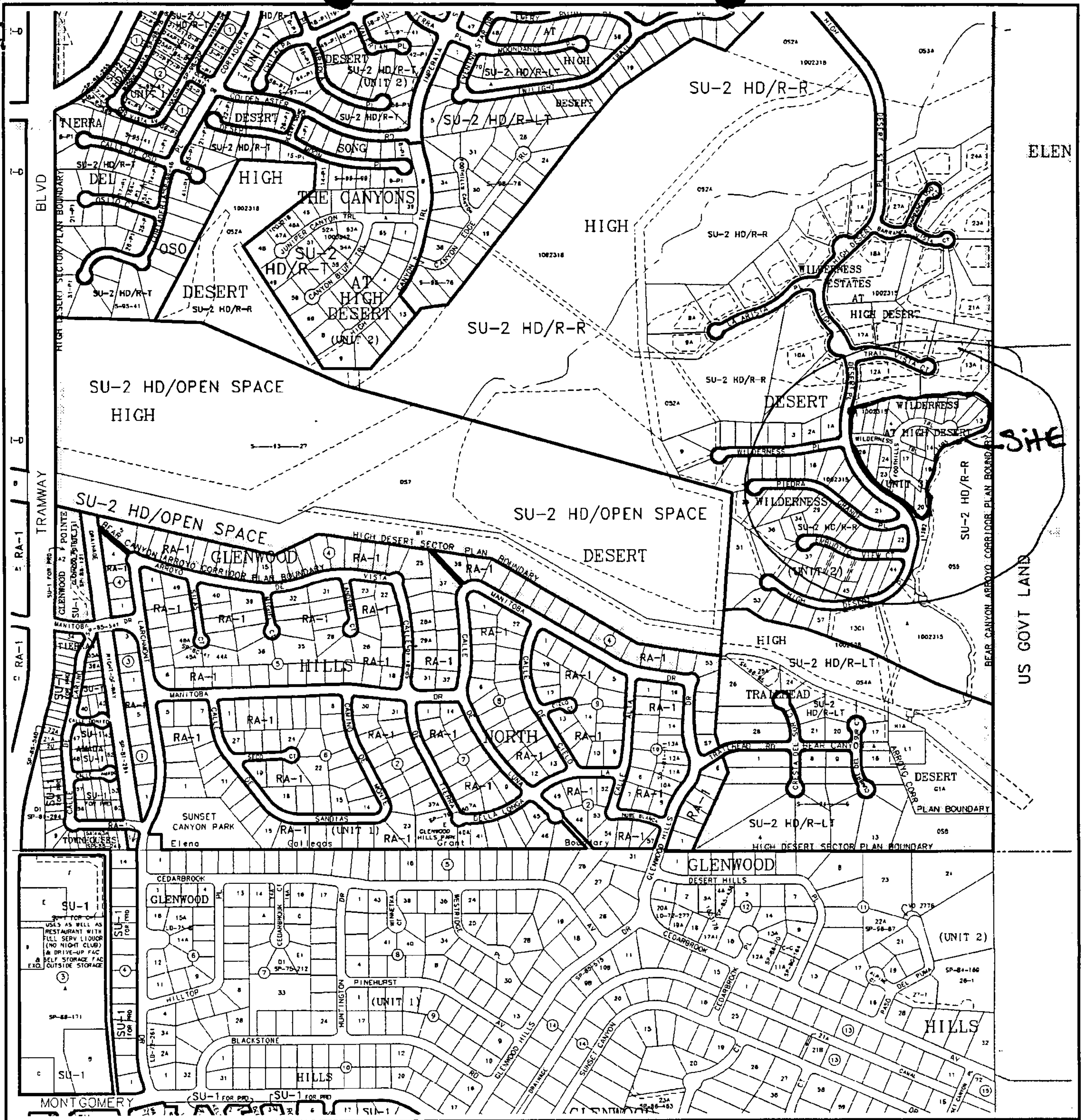
102306128632810143

UNITED STATES OF AMERICA
333 BROADWAY BLVD SE
ALBUQUERQUE NM 87102

JACK EICHORN
High Desert Resident Owners' N. A.
13000 ACADEMY RD NE
ALBUQUERQUE NM 87111

102306151538810302

HIGH DESERT INVESTMENT CORP
13000 ACADEMY RD NE
ALBUQUERQUE NM 87111



A G I S
 Albuquerque Geographic Information System
 PLANNING DEPARTMENT
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Zone Atlas Page
F-23-Z
 Map Amended through September 01, 2004

October 28, 2004

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Vacation of Public Easements
Wilderness Village at High Desert DRB# 1002315

Dear Sheran:

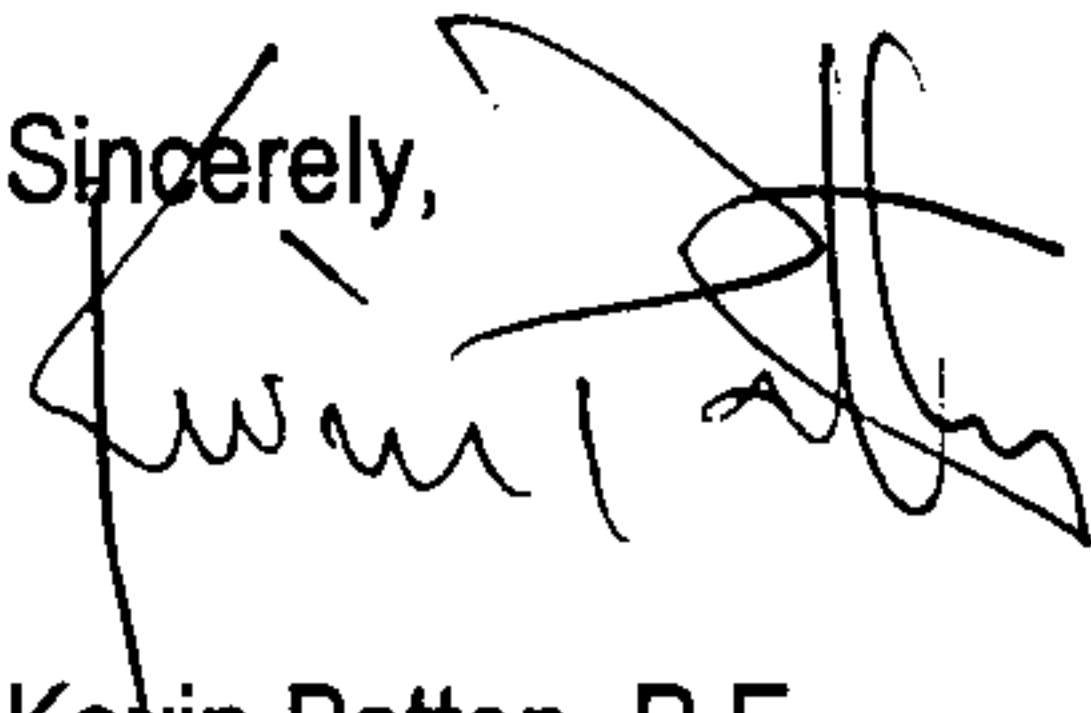
Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications
- Twenty-four (24) copies of the Location of Request for the vacation of easements (Exhibit "A")
- Letter from the Office of Neighborhood Coordination and related data,
- Zone Atlas Map showing the location of the property, and
- Fee in the amount of \$ 185.00

The Public Utility Easements across these lots are not required. Therefore our client has requested that they be vacated.

Please place this item on the DRB Agenda to be heard on December 1, 2004. If you have any questions or require further information, please contact me.

Sincerely,



Kevin Patton, P.E.
Vice President
Community Development and Planning Group



DRB CASE ACTION LOG (PRELIMINARY & FINAL)

REVISED 2/5/04

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

DRB Application No.: **04DRB-00713 (P&F)**

Project # **1002315**

Project Name: **High Desert Wilderness Sub**

Agent: **Bohannan Huston**

Phone No.: **823-1000**

Your request for (SDP for SUB), (SDP for BR), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/19/04 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.
- Include 3 copies of the approved site plan along with the originals.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**
- AGIS DXF File approval required.** *OK*
- Copy of recorded plat for Planning.**

Project Number

1002315



DRB CASE ACTION LOG (PRELIMINARY & FINAL)

REVISED 2/5/04

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

DRB Application No.: 04DRB-00713 (P&F)
Project Name: High Desert Wilderness Sub
Agent: Bohannan Huston

Project # 1002315
Phone No.: 823-1000

Your request for (SDP for SUB), (SDP for BR), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/19/04 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.
- Include 3 copies of the approved site plan along with the originals.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**
- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.**

Project Number

1002315

AGIS ELECTRONIC APPROVAL FORM

DRB Project Case #: 1002315

Subdivision Name: Wilderness at High Desert Unit 2 - Lots 1A & 2A

Surveyor: A. Dwain Weaver

Company/Agent: Bohannon Huston

Contact Person: Stephanie Stratton E-mail: _____

Phone: _____ Fax: _____

DXF Received Date: 5/19/2004

Hard-Copy Date: 5/19/2004

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

Stephanie Stratton
Approved

5/20/04
Date

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

1st plat missing bearing and distance from TIE to POB

AGIS Use Only

Copied cov2315 to agiscov on 5/20/2004. Contact person notified on 5/20/2004



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

May 19, 2004

9:00 A.M.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000262**
04DRB-00628 Major-Two Year SIA
BOHANNAN HUSTON, INC. agent(s) for COSTCO WHOLESALE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A-1, **COSTCO DEVELOPMENT**, zoned SU-1, located on EUBANK BLVD SE, between SOUTHERN BLVD SE and CENTRAL AVE SE containing approximately 18 acre(s). [REF: 02DRB-00599] (L-21)
A 2-YEAR EXTENSION OF THE SIA WAS APPROVED.

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

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

3. **Project # 1003277**
04DRB-00629 Major-Vacation of Pub
Right-of-Way
04DRB-00630 Major-Vacation of Public
Easements
04DRB-00631 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 11, 12, 13, Block(s) 20, Unit(s) 3, Tract(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **DESERT RIDGE OFFICE PARK**, zoned SU-2 / MIXED USE, located on HOLLY AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 4 acre(s). [REF: 04EPC-00290, 04EPC-00291, AX-94-1] (C-20)

THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR REAL PROPERTY SIGNATURE.

- 04DRB-00677 Minor-SiteDev Plan
Subd/EPC
04DRB-00679 Minor-SiteDev Plan
BldPermit/EPC

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 11, 12, 13, Block(s) 20, Tract(s) 3, Unit 3, NORTH ALBUQUERQUE ACRES, **DESERT RIDGE OFFICE PARK** zoned SU-2 / MIXED USE, located on HOLLY AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 3 acre(s). [REF: 04EPC-00290, 04EPC-00291, AX-94-1] [Carmen Marrone, EPC Case Planner] (C-20)

THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5-19-04, THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR SIA.

4. **Project # 1002739**
04DRB-00641 Major-Preliminary Plat Approval
04DRB-00642 Major-Vacation of Pub Right-of-Way
04DRB-00645 Major-Vacation of Public Easements
04DRB-00646 Minor-Sidewalk Waiver
04DRB-00647 Minor-Subd Design (DPM) Variance
04DRB-00648 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HEIGHTS LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, Parcel(s) 2-D and A, LANDS OF RIO BRAVO PARTNERS, ROSNER TRACTS, (to be known as **ANDERSON HEIGHTS**, zoned R-D residential and related uses zone, Developing Area, located on 118th ST SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 249 acre(s). [REF: 03DRB-00983, 04DRB-00179] (Deferred from 5/19/04) (N-8/P-8) **DEFERRED AT THE AGENT'S REQUEST TO 6-2-04.**

5. **Project # 1003403**
04DRB-00632 Major-Preliminary Plat Approval
04DRB-00633 Major-Vacation of Public Easements
04DRB-00634 Minor-Sidewalk Waiver
04DRB-00635 Minor-Temp Defer SDWK

ISAACSON & ARFMAN, P.A. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) F, THE TRAILS (to be known as **THE RESERVE AT THE TRAILS**, zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and TOWN OF ALAMEDA GRANT SOUTH BOUNDARY containing approximately 18 acre(s). [REF: 1002962, 03DRB-01528] (Deferred from 5/19/04) (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/2/04.**

6. **Project # 1002051**
03DRB-02009 Major-Vacation of Public Easements
03DRB-02008 Major-Preliminary Plat
03DRB-02011 Minor-Temp Defer SDWK
03DRB-02010 Minor-Vacation of Private Easements

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) these action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE UNIT 2**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: 02DRB-00963] [Deferred from 1/14/04 & 1/28/04 & 2/4/04 & 2/25/04 & 3/17/04 & 4/7/04, 4/28/04, 5/19/04] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 6-9-04.**

7. **Project # 1003231**
04DRB-00261 Major-Preliminary Plat
Approval
04DRB-00263 Minor-Temp Defer
SDWK

WILSON & COMPANY INC agent(s) for LONGFORD @ ARROWWOOD LLC request(s) these action(s) for all or a portion of Tract(s) 29A & 30A1, LANDS OF SALAZAR/QUATRO/SJ HANNETT, (to be known as **LONGFORD @ ARROWWOOD SUBDIVISION**) zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 59 acre(s). [REF: 02DRB-01621, 01622, 04DRB-00137] [Deferred from 3/24/04, 4/7/04, 4/28/04 & 5/19/04] (N-9)
DEFERRED AT THE AGENT'S REQUEST TO 6-9-04.

8. **Project # 1002798**
04DRB-00592 Major-Vacation of Pub
Right-of-Way
04DRB-00593 Minor-Vacation of
Private Easements

MARQUEZ SURVEYING agent(s) for WILLIAM HOLLER request(s) these action(s) for all or a portion of Tract(s) A, **RIMA ADDITION** and Tract(s) A, **CONRADO GARCIA ADDITION**, zoned SU-1, PRD located on CANDELARIA NW, between SAN ISIDRO NW and AVENIDA ENTRADA NW containing approximately 3 acre(s). [REF: 03EPC-01673, 03EPC-01674] [Deferred from 5-12-04] (G-13)
THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

9. **Project # 1003087**
04DRB-00553 Major-Bulk Land Variance
04DRB-00554 Major-Vacation of Public
Easements
04DRB-00555 Major-Vacation of Public
Easements
04DRB-00556 Major-Preliminary Plat
Approval
04DRB-00557 Minor-Sidewalk Waiver
04DRB-00558 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO., INC request(s) these action(s) for all or a portion of Tract(s) A, WESTLAND NORTH, **WATERSHED SUBDIVISION**, zoned SU-2 FOR PDA RESIDENTIAL RESORT, located on TIERRA PINTADA ST NW AND 98TH ST NW and containing approximately 531 acre(s). [REF: 03DRB-01869] [Deferred from 5/5/04, 5-12-04, 5/19/04] (H-7, 8 & 9 & J-7 & 8)
DEFERRED AT THE AGENT'S REQUEST TO 5-26-04.

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

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

10. **Project # 1003428**
04DRB-00716 Minor-SiteDev Plan
BldPermit
- JOHN K. KLEE agent(s) for INTERSTATE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 54, **ALAMEDA BUSINESS PARK**, zoned SU-2 IP-EP, located on PASEO ALAMEDA NE and VISTA ALAMEDA NE, containing approximately 1 acre(s). [REF: DRB-98-223, 1000624 (Master Plan)] [Deferred from 5/19/04] (C-16)
DEFERRED AT THE AGENT'S REQUEST TO 5-26-04.

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

11. **Project # 1002423**
04DRB-00702 Minor-Extension of
Preliminary Plat
- BOHANNAN HUSTON, INC. agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) A-1, Rosner Tract, **EL RANCHO GRANDE, UNIT 11**, zoned R-LT, located on CARTAGENA AVE SW and MESSINA DR SW containing approximately 19 acre(s). [REF: 03DRB-00843] (N-8) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THIS INCLUDES APPROVAL OF THE INFRASTRUCTURE LISTED DATED 6/25/03.**
12. **Project # 1001932**
04DRB-00681 Minor-Prelim&Final Plat
Approval
- MARK GOODWIN & ASSOCIATES, PA agent(s) for KB HOME NEW MEXICO, INC. request(s) the above action(s) for all or a portion of Lot(s) 51, Block(s) 2, **WEST RIDGE SUBDIVISION**, zoned SU-1 special use zone / RD, located on AUSTIN AVE NW, between BURKETT AVE. NW and ANGEL DR. NW containing approximately 1 acre(s). [REF: 02DRB-00690, 02DRB-01578, 01579, 01580 & 01581, 03DRB-00220, 03DRB-00353] (H-9/H-10)
THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED-OFF BY THE BOARD.

13. **Project # 1002805**
04DRB-00712 Minor-Prelim&Final Plat
Approval

WILSON & CO INC agent(s) for MOUNTAIN RUN PARTNERS LTD request(s) the above action(s) for all or a portion of Tract(s) D, **ST. ANTHONY'S ORPHANAGE**, zoned C-2 (SC), located on 12TH ST NW, between INDIAN SCHOOL RD NW and I-40 containing approximately 14 acre(s). [REF: 04DRB-00138, Z-72-221, Z-72-221-1, ZA-84-456, ZA-90-226] (H-13) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN-OFF DELEGATED TO UTILITIES DEVELOPMENT FOR AGIS DXF FILE, RELABEL 20-FOOT EASEMENT AS PUBLIC SANITARY SEWER EASEMENT, ADD BLANKET EASEMENT FOR WATER, SEWER, FIRE LINE EASEMENTS AND TRANSPORTATION DEVELOPMENT FOR RADIUS AT INDIAN SCHOOL AND 12TH STREET (30-FOOT). NEED TURNOUTS.**

14. **Project # 1002315**
04DRB-00713 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 1-A & 2-A UNIT 2, **WILDERNESS SUBDIVISION @ HIGH DESERT**, zoned SU-2 special neighborhood zone, HD/R-R, located on WILDERNESS PL NE, between HIGH DESERT PL NE and WILDERNESS TRAIL NE containing approximately 1 acre(s). [REF: 03DRB-00539, 03DRB-01651] (F-23) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN-OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

15. **Project # 1003430**
04DRB-00721 Minor-Prelim&Final Plat
Approval
- ALDRICH LAND SURVEYING INC agent(s) for RONALD L. & JERI J. NASCI request(s) the above action(s) for all or a portion of Lot(s) 14A, Block(s) 3, **CRYSTAL RIDGE, UNIT 1**, zoned R-LT, located on BARRETT AVE NW, between LOREN AVE NW and LA CANADA DR NW containing approximately 1 acre(s). [REF: DRB-97-298, DRB-98-410] (Deferred from 5-19-04) (B-13)
DEFERRED AT THE AGENT'S REQUEST TO 6-2-04.
16. **Project # 1003111**
04DRB-00715 Major-Final Plat
Approval
- ISAACSON & ARFMAN, PA agent(s) for WINDMILL MANOR PLACE, LLC request(s) the above action(s) for all or a portion of Tract(s) B, **WINDMILL MANOR**, zoned SU-1 PRD, located on DELLYNE AVE NW, between MARIPOSA DR NW and VALLE VISTA DR NW containing approximately 4 acre(s). [REF: 04DRB-00377, Z-95-79, Z-98-57, DRB-96-355, 03DRB-01986, 03DRB-01987, 01988, 01989] (Deferred from 5-19-04) (E-11)
DEFERRED AT THE AGENT'S REQUEST TO 5-26-04.
17. **Project # 1002928**
04DRB-00718 Major-Final Plat
Approval
- ALDRICH LAND SURVEYING agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) D, **TAOS @ THE TRAILS**, zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW south of PASEO DEL NORTE NW containing approximately 20 acre(s). [Ref: 03DRB-01532, 01534, 01536, 01429] (Deferred from 5-19-04) (C-9)
DEFERRED AT THE AGENT'S REQUEST TO 6-2-04.

18. **Project # 1002929**
04DRB-00719 Major-Final Plat
Approval

ALDRICH LAND SURVEYING agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) C, **SANTA FE @ THE TRAILS**, zoned R-D, located on RAINBOW BLVD NW south of PASEO DEL NORTE NW, containing approximately 17 acre(s). [Ref: 03DRB-01531, 01533, 01535, 01432] (Deferred from 5-19-04) (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 6-2-04.**

19. **Project # 1002455**
03DRB-01899 Minor-Final Plat
Approval

TIMOTHY M. OTT agent(s) for JOE COTRUZZOLA request(s) the above action(s) for all or a portion of Lot(s) A3B, **J. GROUP ADDITION**, zoned SU -1, C-1, located on SAN ANTONIO RD NE, between I-25 and SAN PEDRO NE containing approximately 10 acre(s). [REF: Z-93-3, DRB-96-452, 03DRB-01654, 03DRB-01655] (Final Plat was indefinitely deferred 11-12-03) (E-18)

THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR SIA AND UTILITIES DEVELOPMENT FOR AGIS DXF FILE, FOR REMOVAL OF PUBLIC UTILITY FROM 25-FOOT EASEMENT ALONG SAN ANTONIO AND DEDICATE ELSEWHERE.

20. **Project # 1000325**
04DRB-00640 Minor-Ext of SIA for
Temp Defer SDWK

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES INC request(s) this action for all or a portion of Lot(s) 1-68, **SPANISH SUN**, zoned SU-1 PRD 15 DU/AC, located on SAN MATEO AVE NE, between MONTGOMERY BLVD NE and DOUGLAS MACARTHUR RD NE. [REF: Z-84-82, Z-84-82-1, Z-84-82-2, Z-84-82-3, Z-78-1651, DRB-99-219] [Deferred from 5/5/04] (G-17)

A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.

21. **Project # 1003291**
04DRB-00528 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for JOSEPH & KATHLEEN COWHAM request(s) the above action(s) for all or a portion of Tract(s) 14, M.R.G.C.D. MAP 35, **LANDS OF COWHAM-BOWEN**, zoned R-LT residential zone, located on RIO GRANDE BLVD NW, between CONTRERAS PL NW and MATTHEW AVE NW containing approximately 2 acre(s). [REF: 04DRB-00322] [*Deferred from 4/14/04*] [*Indefinitely deferred on 4-21-04*] (Deferred from 5-19-04) (H-13) **DEFERRED AT THE AGENT'S REQUEST TO 5-26-04.**

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

22. **Project # 1002520**
04DRB-00705 Minor-Sketch Plat or Plan

RIO GRANDE ENGINEERING, agent(s) for SCACCIA, LLC request(s) the above action(s) for all or a portion of Lot(s) 15 & 16, Block(s) 4, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, TRACT 2, (to be known as **VILLA DE LA CUEVA**) zoned R-D residential and related uses zone, developing area, 7 DU / AC, located on ALAMEDA BLVD NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [REF: 03DRB-00356, Z-87-94] (C-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1003429**
04DRB-00717 Minor-Sketch Plat or Plan

ISAACSON & ARFMAN, PA, agent(s) for CURB, INC., request(s) the above action(s) for all or a portion of Lot(s) 1, RIO BRAVO PARTNERS, **EL RANCHO GRANDE, UNIT 16**, zoned R-1, located on GIBSON BLVD SW between DELGADO DR SW and BLAKE RD SW containing approximately 120 acre(s). [Ref: DRB-95-440] (N-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. Approval of the Development Review Board Minutes for May 5, 2004. **THE MAY 5, 2004 DEVELOPMENT REVIEW BOARD MINUTES WERE APPROVED.**

ADJOURNED: 11:25 A.M.

**CITY OF ALUBQUERQUE
PLANNING DEPARTMENT
Development Review Board
May 19, 2004
Comments**

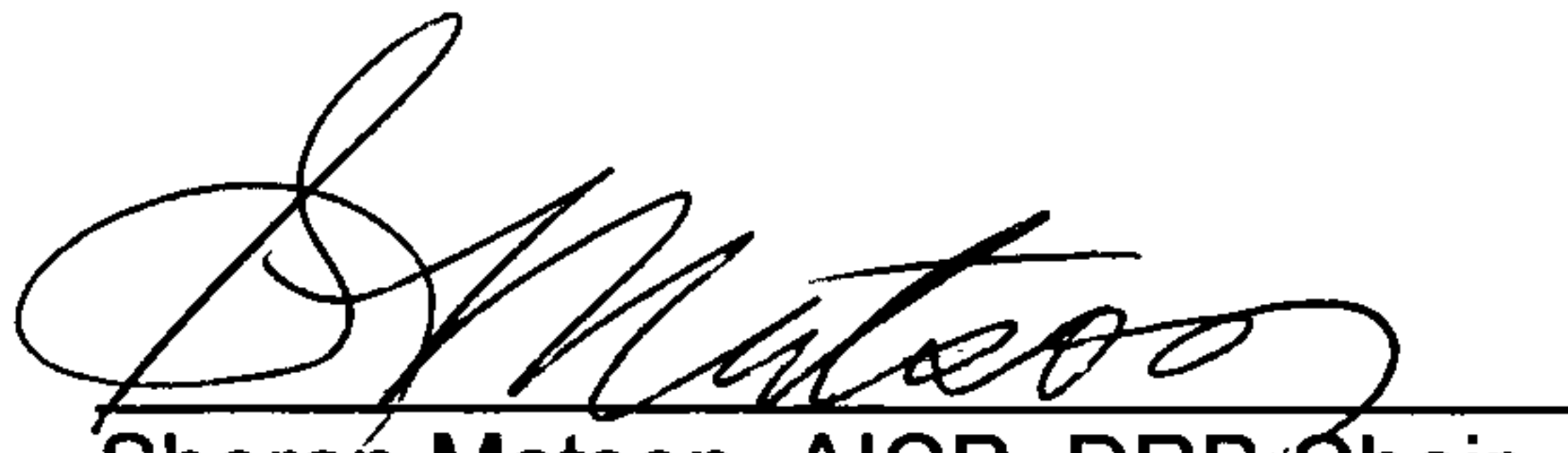
ITEM # 14

PROJECT # 1002315

APPLICATION # 04-00713

RE: Wilderness Subdivision@High Desert/ minor plat

Planning has no objection if applicant will add the zoning to the "Subdivision Data" listed on the plat.



Sheran Matson, AICP DRB Chair
924-3880 fax 924-3864 smatson@cabq.gov

City of Albuquerque
Development Review Board
Hydrology Section

Speed Memo

Project no. 1002315

Agenda Item no. 14

Subject:

1. pro/Final plat
- 2.
- 3.
- 4.
- 5.
- 6.

Comments:

no objection

Resolution:

delay to plan.

Signed: Bradley L Bingham
City Engineer/ AMAFCA Designee

Date: 5/19/04

CITY OF ALBUQUERQUE



Planning Department

DRB

RETURN
TO
SENDER
INSUFFICIENT ADDRESS

Or Current Resident
GREENHOOD DEBRA E & JAY A
13409 EMBUDITO VIEW CT NE
ALBUQUERQUE, NM 87111

Handwritten notes and scribbles, including a circled '44' and a signature.

IA ●

P O Box 1293 Albuquerque New Mexico 87103

|||||



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, September 19, 2007, beginning at 9:00 a.m. for the purpose of considering the following:

Project# 1002315

07DRB-70216 VACATION OF PUBLIC
EASEMENT

JACK'S HIGH COUNTRY INC agent(s) for KEYSTONE HOMES request(s) the above action(s) for all or a portion of Lot(s) 33, **WILDERNESS AT HIGH DESERT, UNIT 2**, zoned SU-2 HD/RR, located on ALOLA GRANDE PL NE BETWEEN WILDLANDS PL NE AND HIGH DESERT PL NE containing approximately 0.4385 acre(s). (F-23)

Project# 1003747

07DRB-70217 MAJOR - 2YR SUBD IMP
AGMT (2YR SIA)

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Lot(s) 1-A, 1-B, 1-C, 4-A & 5-A, **WYOMING MALL, WAL-MART**, zoned C-2 (SC), located on WYOMING BLVD NE BETWEEN MENAUL BLVD NE AND NORTHEASTERN ST NE containing approximately 23.1 acre(s). (H-20)

Project# 1006780

07DRB-70215 MAJOR - SDP FOR
BUILDING PERMIT

GARLAN BRYAN ARCHITECT agent(s) for MATT PADILLA request(s) the above action(s) for all or a portion of Lot(s) 5, **JOURNAL CENTER PHASE 2, UNIT 1, L'IL SQUIRRELS PRESCHOOL**, zoned IP, located on HANCOCK CT NE BETWEEN WILCOTT AVE NE AND HAWKINS NE containing approximately 0.5016 acre(s). (D-17)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 3, 2007.

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

10/01/2007 Issued By: PLNSDH

Permit Number: 2007 070 284 **Category Code 910**

Application Number: 07DRB-70284, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: ALOLA GRANDE PL NE BETWEEN WLDLANDS PL NW AND HIGH DESERT PL NE

Project Number: 1002315

Applicant
Keystone Homes

5810 San Francisco Ne
Albuquerque, NM 87109

Agent / Contact
Jacks High Country Inc

8953 2nd St Nw
Albuquerque, NM 87114

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$215.00
TOTAL:		\$235.00

City Of Albuquerque
Treasury Division

10/1/2007 3:09PM LOC: ANNX
 WSH 007 TRANS# 0067
 RECEIPT# 00038700-00080700
 PERMIT# 2007070284 TRSMER
 Trans Amt \$235.00
 Conflict Mgmt. Fee \$20.00
 DRB Actions \$215.00
 VI \$235.00
 CHANGE \$0.00

Thank You

LEGAL DESCRIPTION

LOT NUMBERED THIRTY-THREE (33) OF THE PLAT OF LOT 2, WILDERNESS SUBDIVISION AT HIGH DESERT, A REPLAT OF TRACT 13-B, HIGH DESERT, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, DECEMBER 11, 2003, IN PLAT BOOK 2003C FOLIO 373

E

'56
7.3

4 D
3
13

Jack's High Country, Inc.
8953 Second Street, N.W.
Albuquerque, New Mexico 87114

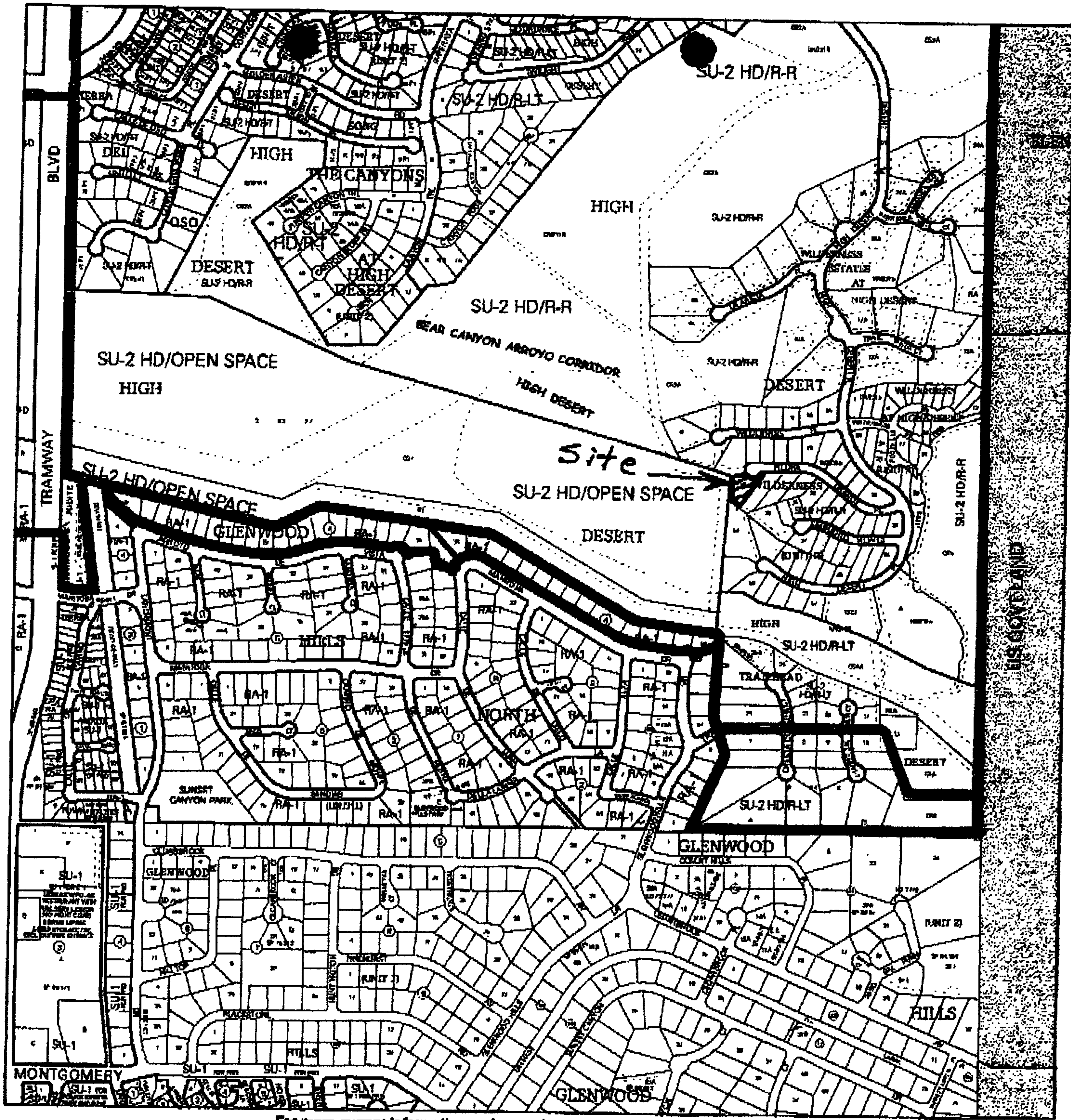
TO; City of Albuquerque, Development Review Board

RE; Lot numbered thirty-three (33) of the Plat of Unit 2, Wilderness Subdivision at High Desert, a Replat of Tract 13-B, High Desert, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the Plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, December 11, 2003, in Plat Book 2003C Folio 373


SUBJECT: The purpose of this plat is to vacate a 3 foot wide section of public storm and sanitary sewer easement and grant any easements as shown.

OCTOBER 1, 2007

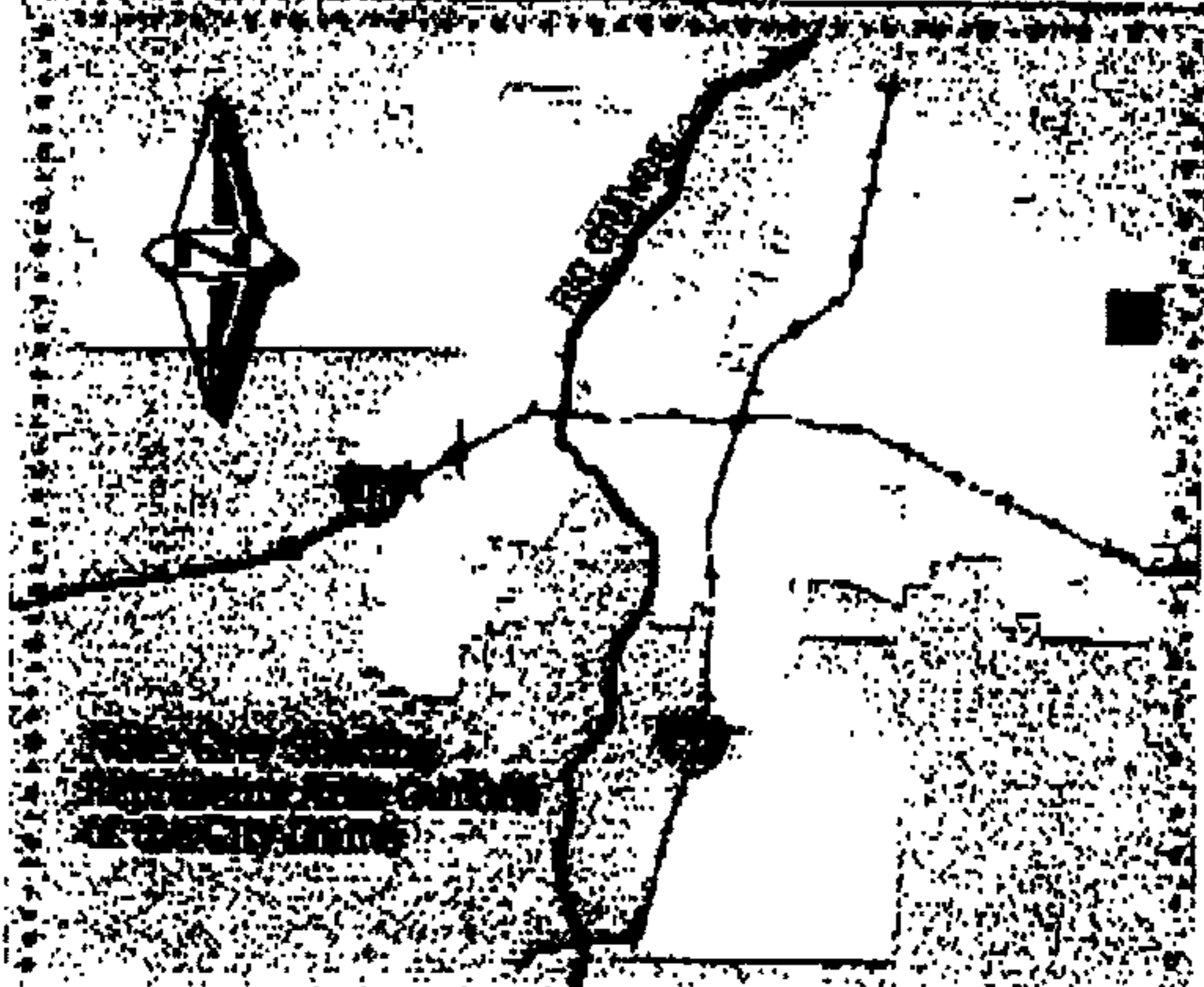
KEYSTONE HOMES



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













Map amended through: 2/18/2007



Zone Atlas Page:
F-23-Z

Selected Symbols

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



City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

Professional/Agent (if any): Jacks High Country Inc (Jack Spilman Pres.) PHONE: 898-3707
 ADDRESS: 8953 2nd NW FAX: _____
 CITY: Albuquerque STATE: NM ZIP: 87114 E-MAIL: _____

APPLICANT: Keystone Homes PHONE: _____
 ADDRESS: 5610 San Francisco NE FAX: _____
 CITY: Albuquerque STATE: NM ZIP: 87109 E-MAIL: _____

Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: Propose Preliminary Final Plat
and sanitary sewer easement, and grant any easements as shown for final plat

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. 33 Block: _____ Unit: 2
 Subdiv/Addn/TBKA: Wilderness Sub-division at High Desert, Bern County NM
 Existing Zoning: SU-2 HD-R-R Proposed zoning: _____
 Zone Atlas page(s): F-23-2 UPC Code: 102306139631710142 MRGCD Map No _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
App # 70216 project # 1002315

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 0.4385

LOCATION OF PROPERTY BY STREETS: On or Near: Alola Grande Pl NE
 Between: Wildlands Pl NE and High Desert Pl N.E

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

SIGNATURE Jack A. Spilman DATE Oct 1 07
 (Print) Jack Spilman Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
<u>07DRB-70284</u>	<u>P&F</u>	<u>5(3)</u>	<u>\$ 215.00</u>
_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>10/10/07</u>			Total <u>\$ 235.00</u>

Sandy Handley 10/01/07
 Planner signature / date

Project # 1002315

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.**

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- 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**
- 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
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- 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.

Jack Spillman
Applicant name (print)

Jack A. Spillman 10-1-07
Applicant signature / date



Form revised 4/07

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

Application case numbers
07DRB-7028A
 -
 -

Sandy Handley 10/01/07
 Planner signature / date

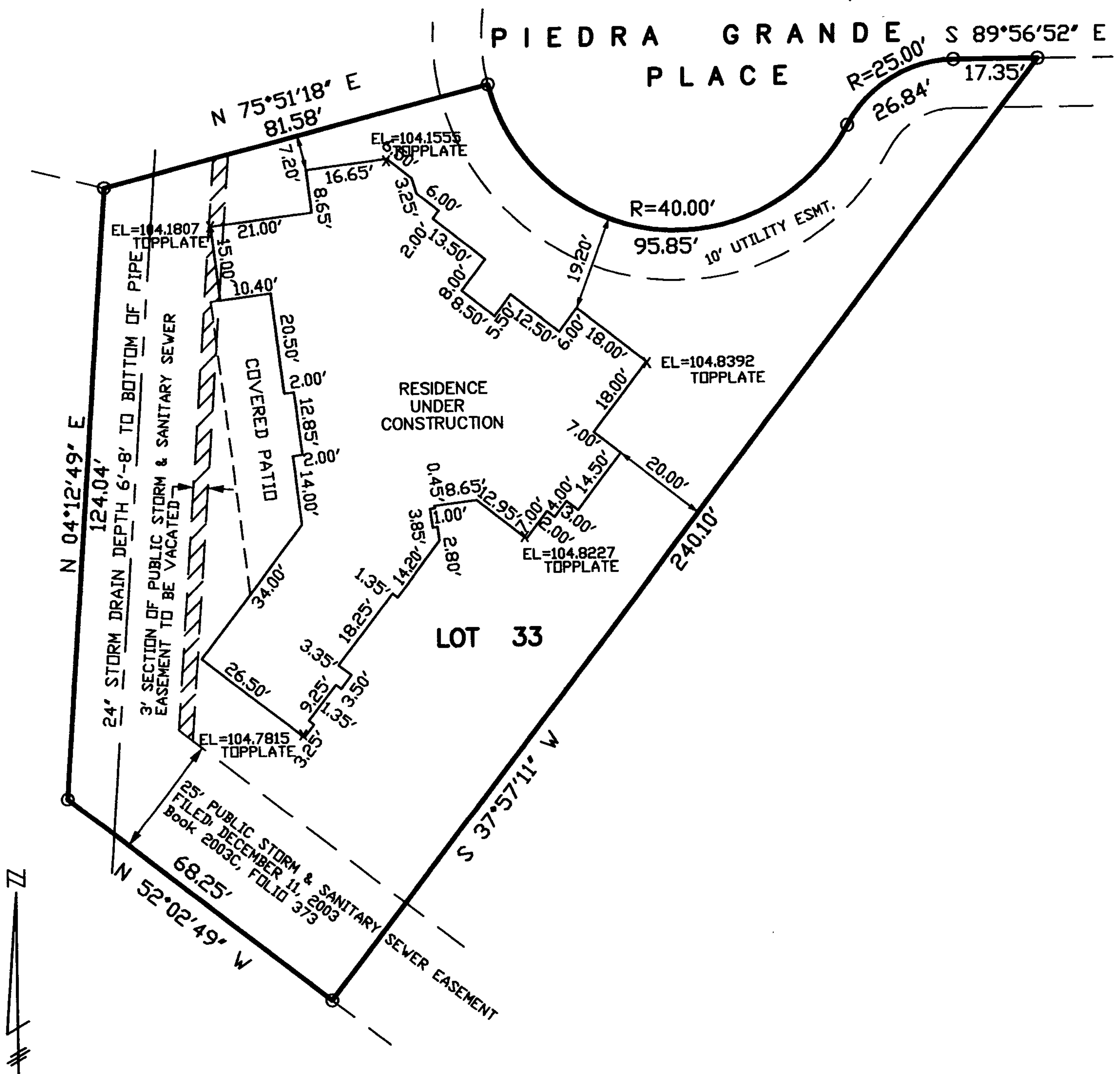
Project # 1002315

EXHIBIT SHOWING
 3' SECTION OF
 PUBLIC STORM AND SANITARY SEWER EASEMENT
 TO BE VACATED
 WITHIN
 LOT 33, UNIT 2
 WILDERNESS SUBDIVISION AT HIGH DESERT
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST, 2007

LEGAL DESCRIPTION:

This is not a survey for use by a property owner for ANY purpose.

⊕ MONUMENT
 x EL=100.0011



Scale: 1" = 30'
 Order No.: 07-1025
 Field Book: Page:
 Ordered By:

Anthony L. Harris, N.M.P.S.#11463 HARRIS SURVEYING, INC.
 2412-D Monroe Street, NE • Albuquerque, New Mexico 87110
 Telephone (505) 889-8056 • FAX (505) 889-8645

The property shown hereon is _____ within the
 100 year flood plain. Zone"_____", FIRM Panel
 # _____ Dated: _____

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

08/24/2007 Issued By: PLNABG

Permit Number: 2007 070 216 **Category Code 910**

Application Number: 07DRB-70216, Vacation Of Public Easement

Address:

Location Description: ALOLA GRANDE PL NE BETWEEN WLDLANDS AND HIGH DESERT PL NE

Project Number: 1002315

Applicant
Keystone Homes

5610 San Francisco Ne
Albuquerque, NM 87114
898-3707

Agent / Contact
Jack'S High Country

8953 2nd St Nw
Albuquerque, NM 87114
898-3707

Application Fees

441018/4971000	Public Notification	\$75.00
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$45.00
TOTAL:		\$140.00

City Of Albuquerque
Treasury Division

8/24/2007 10:34AM LOC: ANN
JSN 007 TRANS# 0016
RECEIPT# 00067067-00087067
PERMIT# 2007070216 TRSMSP
Trans Amt. \$140.00
AFN Fee \$75.00
Conflict Manag. Fee \$20.00
DRB Actions \$45.00

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- ___ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- ___ Annexation
- ___ County Submittal
- ___ EPC Submittal
- ___ Zone Map Amendment (Establish or Change Zoning)
- ___ Sector Plan (Phase I, II, III)
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)
- ___ Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

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

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

APPLICANT INFORMATION:

Professional/Agent (if any): Jacks High Country Inc. PHONE: 898-3707
 ADDRESS: 8953 2nd NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: _____

APPLICANT: KeyStone Homes PHONE: 898-3707
 ADDRESS: 5610 San Francisco NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: _____
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: Propose To vacate a 3 foot Strip of a public sanitary sewer on storm drain easement, due to new construction being placed in the easement. We have conferred with C. Ryd of H&B

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

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

Lot or Tract No. 33 Block: _____ Unit: 2
 Subdiv/Addn/TBKA: Wilderness subdivision at high desert, Bern County N.M.
 Existing Zoning: SU-2 Hd/R-2 Proposed zoning: _____
 Zone Atlas page(s): F-23-2 UPC Code: 102306139631710142 MRGCD Map No _____

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

CASE INFORMATION:
 Within city limits? X Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): .4385
 LOCATION OF PROPERTY BY STREETS: On or Near: Alola Grande PL NE
 Between: Wildlands Pl NE and High Desert Pl N.E.

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

SIGNATURE Jack A. Spilman DATE Aug 29 07
 (Print) Jack Spilman Applicant: Agent: X

FOR OFFICIAL USE ONLY

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07DRB - 70216</u>	<u>VPE</u>	<u>✓</u>	\$ <u>45.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>Adv</u>	_____	\$ <u>75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>	_____	\$ <u>50.00</u>
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input 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>September 19 2007</u>				Total
				\$ <u>140.00</u>

Andrew J. [Signature] 8/24/07 Project # 1002315
 Planner signature / date

Form revised 4/07

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
 - Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
 - Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all 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)
 - List any original and/or related file numbers on the cover application

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.
- VACATION OF PUBLIC EASEMENT (DRB27)**
- VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
 - The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
(Not required for City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - 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)
 - List any original and/or related file numbers 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 30 DAYS after the filing deadline. Your attendance is required.
- SIDEWALK VARIANCE (DRB20)**
- SIDEWALK WAIVER (DRB21)**
 - Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the variance or waiver
 - List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.
- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
 - Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the variance
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.
- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
- EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
 - Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the deferral or extension
 - List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.
- VACATION OF PRIVATE EASEMENT (DRB26)**
- VACATION OF RECORDED PLAT (DRB29)**
 - The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 - Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 - Letter of authorization from the grantors and the beneficiaries (private easement only)
 - Fee (see schedule)
 - List any original and/or related file numbers 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.

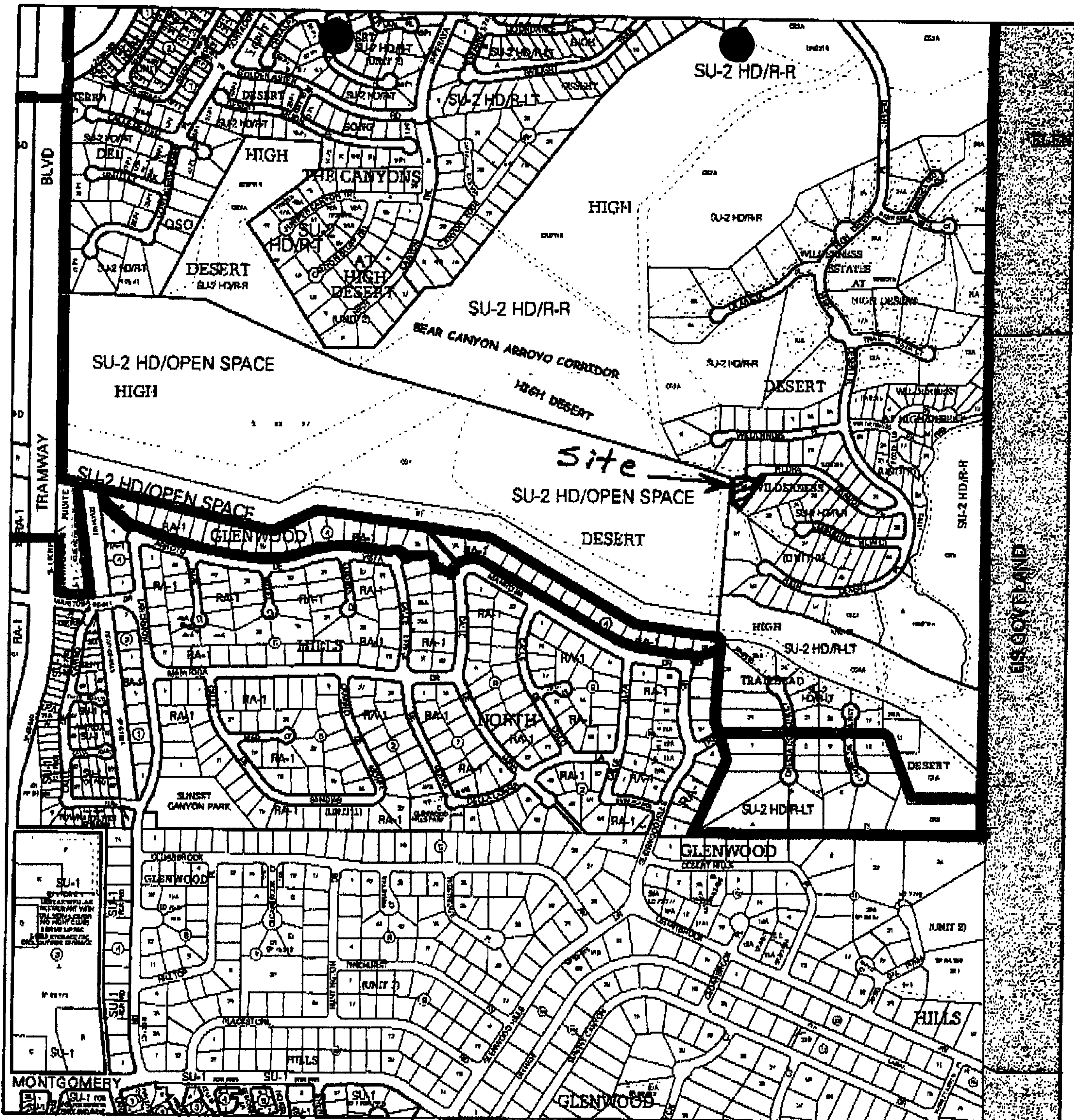
Jack Spilman
Applicant name (print)
Jack A. Spilman Aug 2007
Applicant signature / date




Form revised 4/07

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 070RB - _____ - 70216
 _____ - _____ - _____
 _____ - _____ - _____

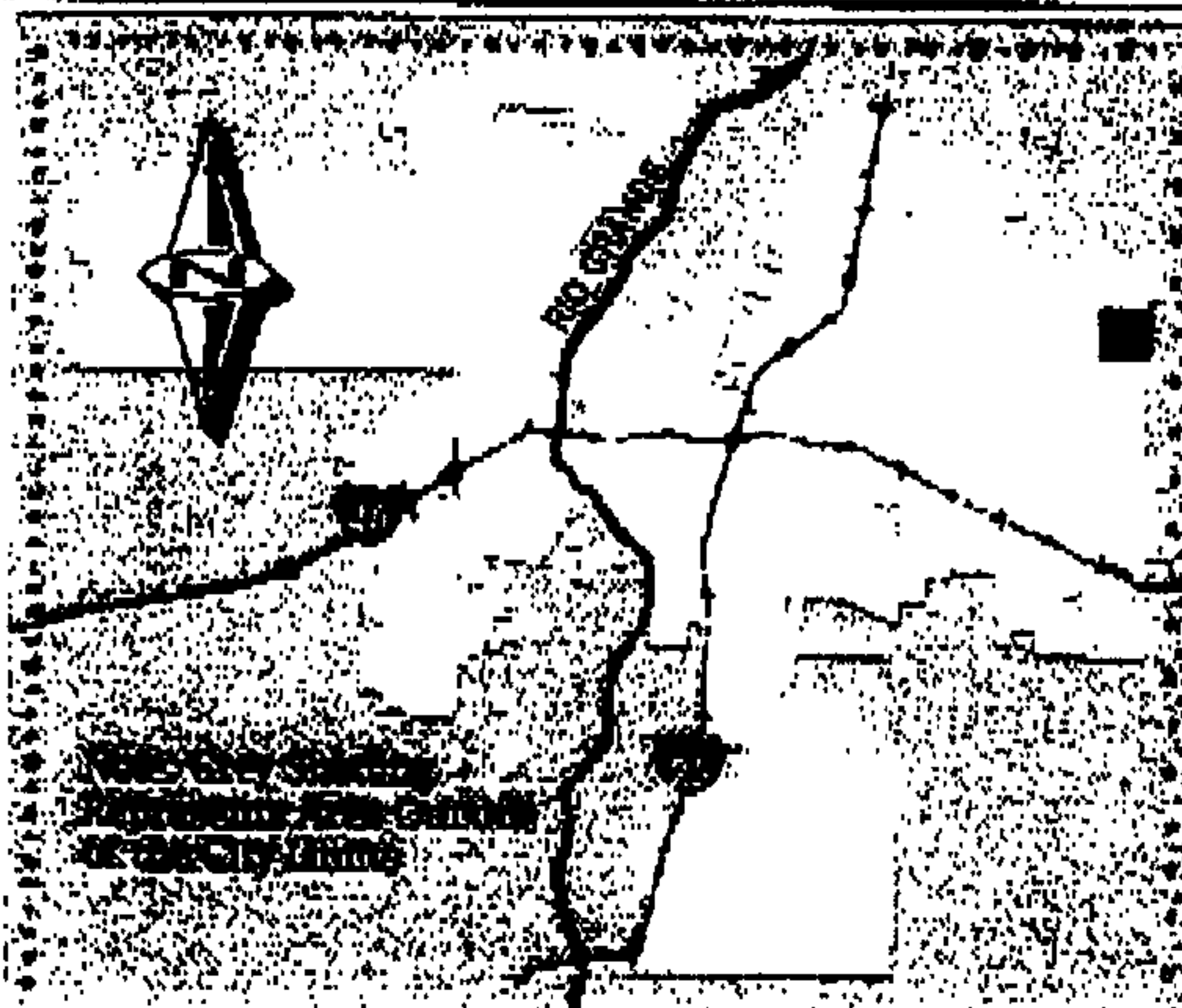
Andrew Smith 8/24/07
Planner signature / date
 Project # 1002315



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




Map amended through: 2/18/2007



Zone Atlas Page:
F-23-Z

Selected Symbols

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



Jack's High Country, Inc.
8953 Second Street, N.W.
Albuquerque, New Mexico 87114

TO: CITY OF ALBUQUERQUE, DEVELOPMENT REVIEW BOARD

REFERENCE: LOT 33, UNIT 2, WILDERNESS SUBDIVISION AT HIGH DESERT,
BERNALILLO COUNTY, NEW MEXICO

SUBJECT; VACATION OF PUBLIC SANITARY SEWER AND STORM DRAIN EASEMENT

DEAR;

HARRIS SURVEYING INC. ALONG WITH JACK'S HIGH COUNTRY ARE PROPOSING TO
VACATE A 3 FOOT STRIP OF THE PUBLIC SANITARY SEWER AND STORM DRAIN
EASEMENT DUE TO NEW CONSTRUCTION BEING PLACED IN THE EASEMENT. WE HAVE
MET WITH THE CITY OF ALBUQUERQUE AND THE 3 FEET IS AT THEIR DIRECTION.
IF THERE ARE ANY QUESTIONS, PLEASE CONTACT JACK SPILMAN AT 898-3707 OR TONY
HARRIS AT 889-8056

THANK YOU



DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: (505) 924-3913 – will need the following information **BEFORE** neighborhood association information will be released to the applicant/agent on any project being presented to the Planning Department of the City of Albuquerque. If you have any questions, please feel free to contact our office at (505) 924-3914. **Your Developer Inquiry is for the following:**

Cell Tower & Type: Free-Standing Tower -OR- Concealed Tower

Private Development (i.e., EPC, DRB, LUCC, Liquor Submittal)

City Project

CONTACT NAME: Jack Spilman

COMPANY NAME: Jack's High Country Inc

ADDRESS/ZIP: 8953 2nd N.W. Albuquerque, N.M. 87114

PHONE: 505-898-3707 FAX: (505) 890-0645

LEGAL DESCRIPTION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD ASSOCIATION IN THE AREA OF THE PROPERTY DESCRIBED BELOW:

lot 33 Unit 2, Wilderness Subdivision at High Desert, Bernalillo County, New Mexico August 2007

LEGAL DESCRIPTION

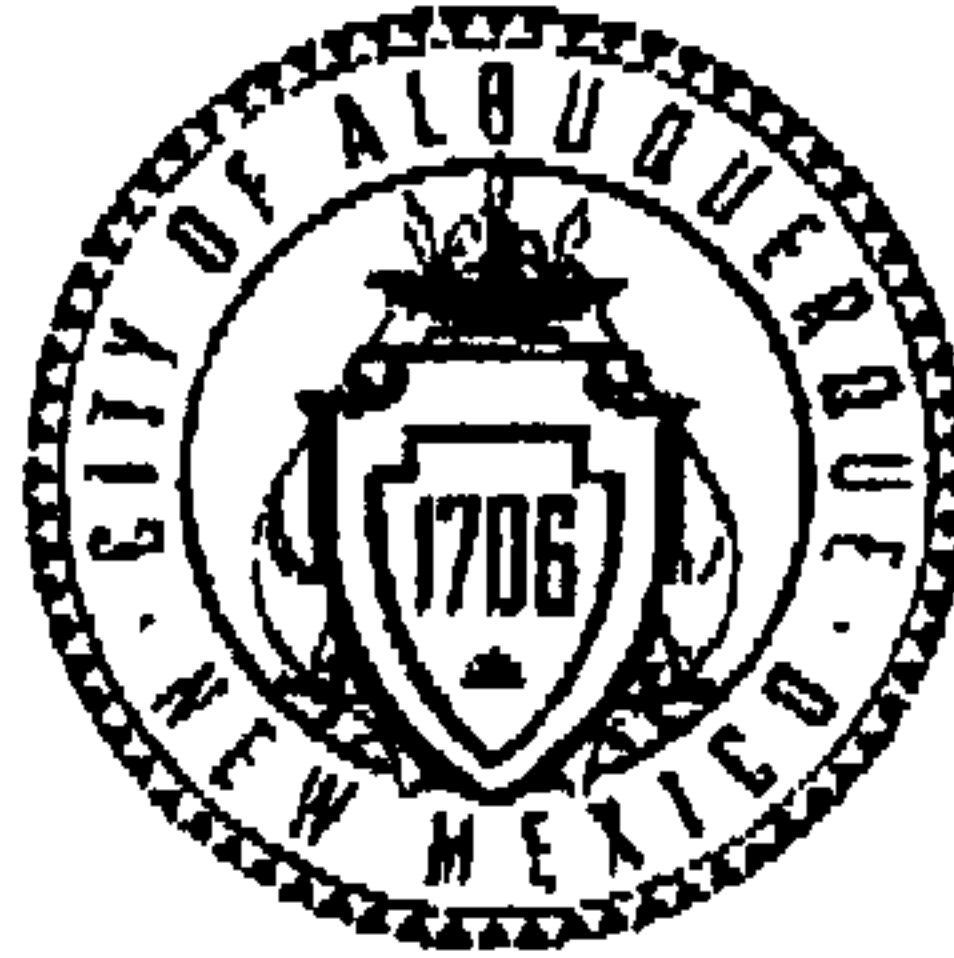
LOCATED ON

Aloha Grande Pl NE
STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN Wildlands Place^{NE} and High Desert Place NE AND
STREET NAME OR OTHER IDENTIFYING LANDMARK

STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (F-23).
(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)
(Zone Map **MUST** be provided with request)



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: 23 August 2007

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

This letter will serve to notify you that on 23 August 2007
(date)

TO CONTACT NAME: Jack Spilman
COMPANY/AGENCY: Jack's High Country, INC.
ADDRESS/ZIP: 8953 2nd St. NW, Albuquerque, NM 87114
PHONE/FAX #: (505) 898-3707 / (505) 890-0645

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 Lot 33 Unit 2, Wilderness Subdivision at High Desert, Bernalillo County, NM August 2007 located on Aloha Grande Pl. NE.
zone map page(s) 7-23 Z. Wildlands Place, NE and High Desert Place, NE

Our records indicate that as of 23 August 2007, there were **no Recognized**
(date)

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,

Stephan Dunkleblech
OFFICE OF NEIGHBORHOOD COORDINATION

06/26/2005 07:39

5058900605

JACKSHIGHCOUNTRY

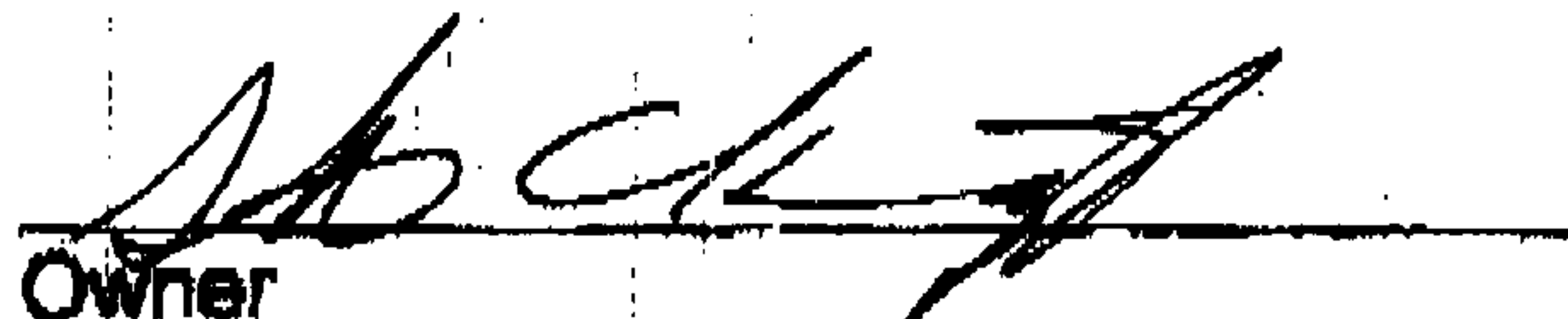
PAGE 01/01

LETTER OF AUTHORIZATION

Subject Property:

I, the undersigned owner of subject property, hereby designate JACK'S HIGH COUNTRY, INC. to be my authorized representative agent for the processing and recording of planning, zoning or appeals actions on this property.

Owner



Date

8-21-07

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 September 4, 2007 To September 19, 2007

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.

Jack A. Spilman
(Applicant or Agent)

Aug 24 07
(Date)

I issued 1 signs for this application,

8-24-07
(Date)

Andrew [Signature]
(Staff Member)

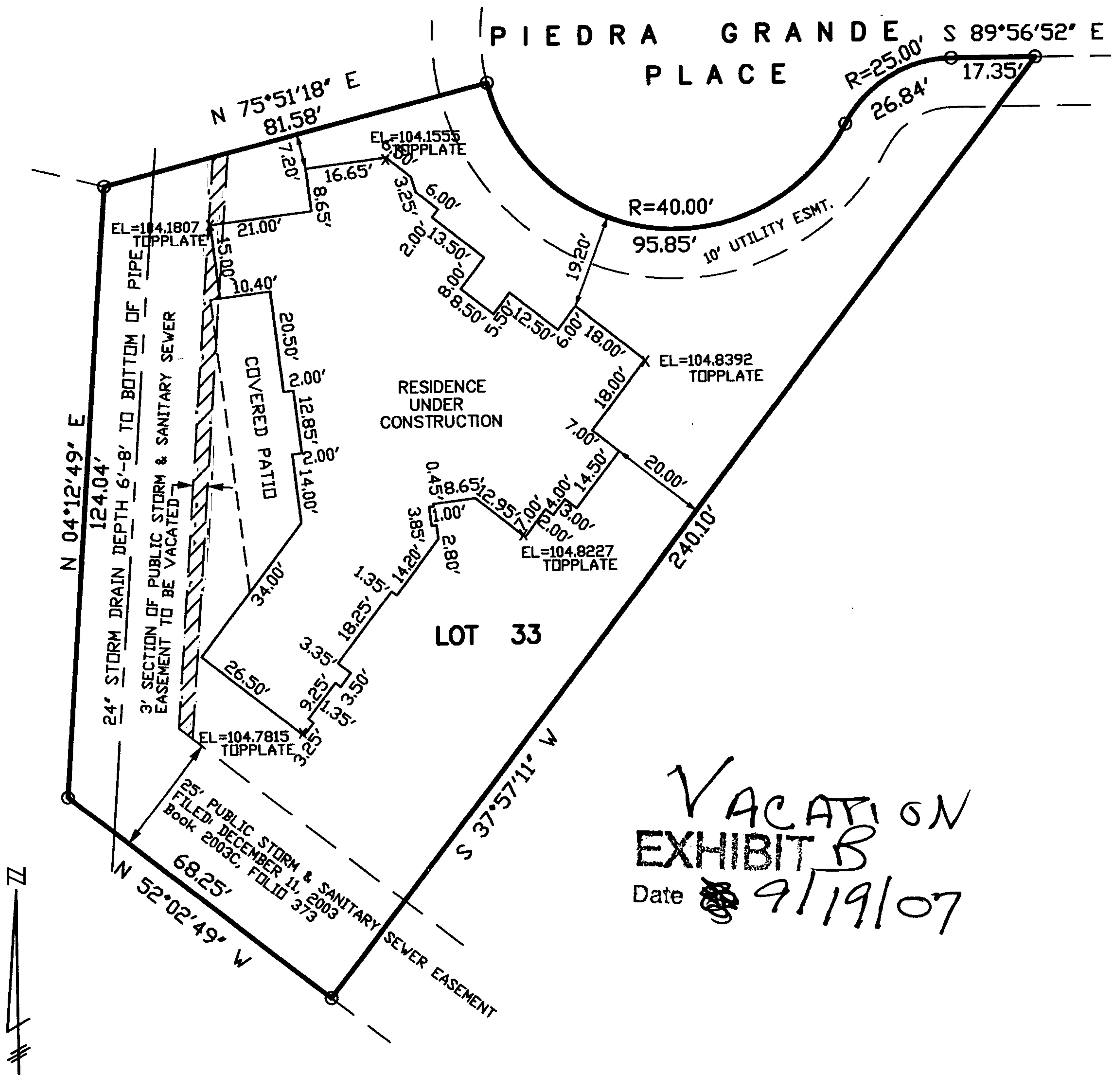
DRB PROJECT NUMBER: 1002315

EXHIBIT SHOWING
 3' SECTION OF
 PUBLIC STORM AND SANITARY SEWER EASEMENT
 TO BE VACATED
 WITHIN
 LOT 33, UNIT 2
 WILDERNESS SUBDIVISION AT HIGH DESERT
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST, 2007

LEGAL DESCRIPTION:

This is not a survey for use by a property owner for ANY purpose.

☉ MONUMENT
 x EL=100.0011



VACATION
 EXHIBIT B
 Date 9/19/07

Scale: 1" = 30'
 Order No.: 07-1025
 Field Book: _____ Page: _____
 Ordered By: _____

Anthony L. Harris, N.M.P.S.#11463 HARRIS SURVEYING, INC.
 2412-D Monroe Street, NE • Albuquerque, New Mexico 87110
 Telephone (505) 889-8056 • FAX (505) 889-8645

The property shown hereon is _____ within the
 100 year flood plain. Zone"_____", FIRM Panel
 # _____ Dated: _____



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 & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment

APPEAL / PROTEST of...

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

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: MESA VERDE DEVELOPMENT
 ADDRESS: 8300 CARMEL AVE. NE
 CITY: ALBUQUERQUE
 Proprietary interest in site: OWNER
 AGENT (if any): BOHANNAN HUSTON INC.
 ADDRESS: 7500 JEFFERSON NE
 CITY: ALBUQUERQUE

STATE NM ZIP 87122

STATE NM ZIP 87109

PHONE: 828-9900

FAX: 875-1723

E-MAIL: _____

PHONE: 823-1000

FAX: 798-7988

E-MAIL: _____

DESCRIPTION OF REQUEST: EXTENSION OF SIA FOR TEMP. DEFERRAL OF SIDEWALKS

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. 13 Sam Block: _____ Unit: _____

Subdiv. / Addn. WILDERNESS VILLAGE AT HIGH DESERT

Current Zoning: SU-2 HD/ R-R

Proposed zoning: _____

Zone Atlas page(s): F23

No. of existing lots: _____

No. of proposed lots: _____

Total area of site (acres): 73

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. MULTIPLE 102306136634410118

MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: FOOTHILLS TRAIL NE

Between: WILDERNESS TRAIL NE and HIGH DESERT PLACE 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# 1002315
04DRB-01723, 00713

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

SIGNATURE

Kevin Patton

DATE 2/13/2007

(Print) KEVIN PATTON

Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 10/03

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

07DRB - -00/68

_____ - _____

_____ - _____

_____ - _____

_____ - _____

_____ - _____

Hearing date 02-21-2007

Action

ESIA

CMT

S.F.

Fees

\$ 50.00

\$ 20.00

\$ _____

\$ _____

\$ _____

Total

\$ 70.00

Kevin Patton 2-13-07
 Planner signature / date

Project # 1002315

FORM V: SUBDIVISION VARIANCES & VACATIONS

- 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 DPM)**
- SIDEWALK DESIGN VARIANCE**
- SIDEWALK WAIVER**

- ___ Scale drawing showing the proposed variance or waiver (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 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**
- ___ 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**
- ___ 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.**

- VACATION OF RECORDED PLAT**

- ___ **6 copies** of the recorded plat to be vacated.
- ___ **6 copies** of documents justifying the vacation.
- ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ___ Letter describing, explaining, and justifying the vacation
- ___ Any original and/or related file numbers are listed on the cover application
- ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

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.

Stephanie Winton
 Applicant name (print)
Stephanie Winton 2-13-07
 Applicant signature / date



Form revised 4/03, 10/03 and APRIL 2006

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

Application case numbers
07DRB- -00168
 - - -
 - - -

Jack Miller 2-13-07
 Planner signature / date
 Project # 100 2315

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

February 13, 2007

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Extension of the Subdivisions Improvement Agreement for Temporary Deferral of Sidewalk
The Wilderness at High Desert DRB# 1002315 City# 7037.81

Dear Sheran:

Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications
- Zone atlas page
- Letter briefly describing, explaining, and justifying the extension
- Fee in the amount of \$70.00
- 6 copies of the exhibit showing the sidewalk being deferred

We are requesting a 2 year extension for Wilderness sidewalk deferral. There are still a number of lots vacant within the subdivision.

Please place this item on the DRB Agenda to be heard on February 21, 2007. If you have any questions or require further information, please contact me.

Sincerely,

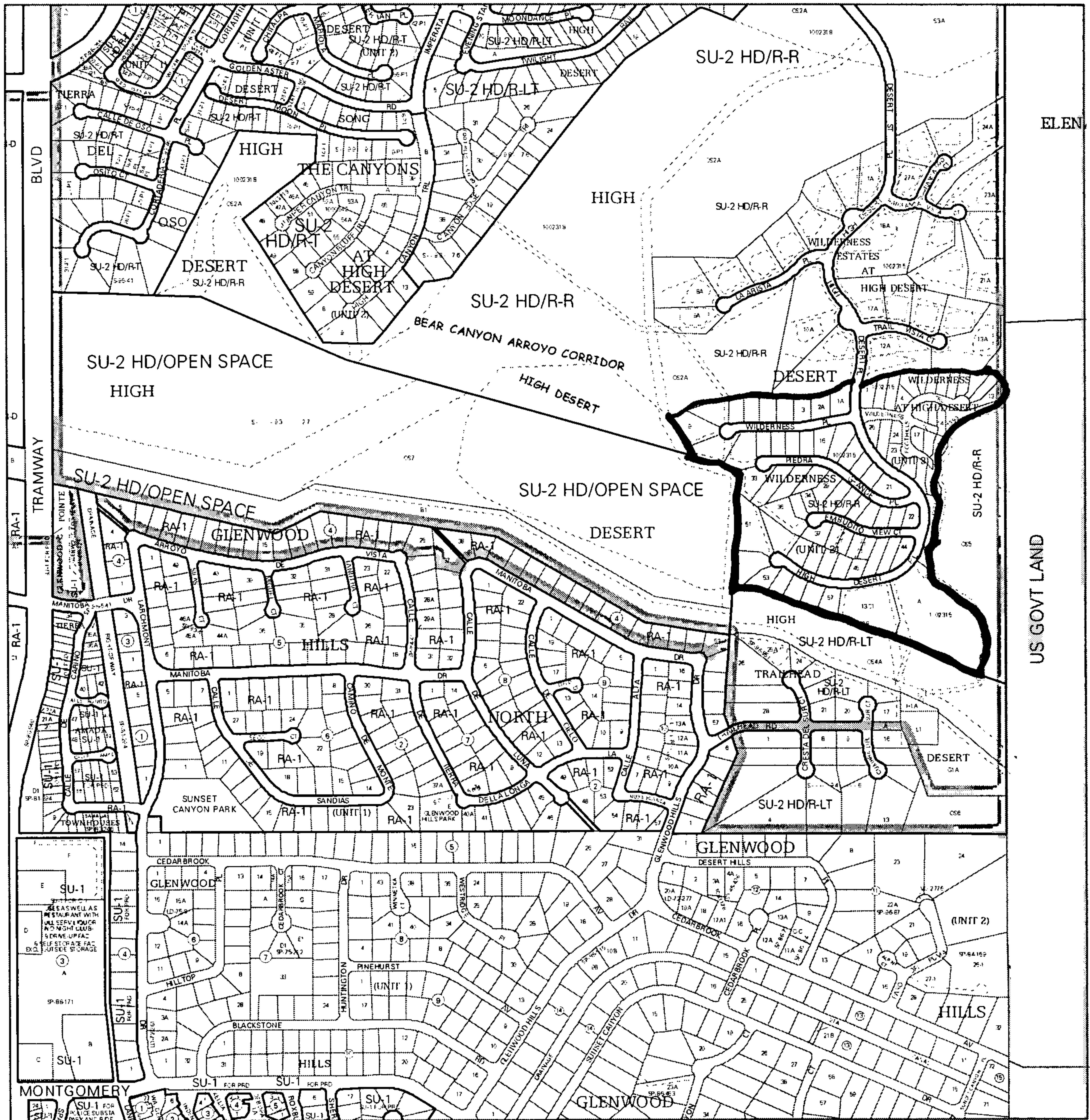


Kevin Patton, P.E.
Senior Vice President
Community Development and Planning Group

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲



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

Albuquerque Geographic Information System

Map amended through: 1/9/2007

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
F-23-Z

Selected Symbols

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

0 750 1,500 Feet

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

PAID RECEIPT

APPLICANT NAME Mesa Verde Development
 AGENT Bohannon Huston Inc.
 ADDRESS 7500 Jefferson NE
 PROJECT & APP # 1002315/07DRB 00168
 PROJECT NAME Wilderness Village at High Desert

\$ 20.00 441032/3424000 Conflict Management Fee
 \$ 50.00 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
 \$ 70.00 **TOTAL AMOUNT DUE**

THIS CHECK IS DELIVERED FOR PAYMENT ON THE FOLLOWING ACCOUNTS.		MESA VERDE DEVELOPMENT OPERATING ACCOUNT P.O. BOX 91417 ALBUQUERQUE, NM 87199 95-660-1070		4172
DATE	AMOUNT			DATE <u>2-12-07</u>
<u>WILDERNESS-EXTEND SIDEWALKS</u>		PAY TO THE ORDER OF <u>City of Albuquerque</u> \$ <u>70.00</u> <u>Seventy Dollars Even</u>		
TOTAL OF INVOICES		BANK OF ALBUQUERQUE Albuquerque, New Mexico www.bankofalbuquerque.com		
LESS % DISCOUNT		***DUPLICATE*** City of Albuquerque Treasury Division City of Albuquerque Treasury Division		
LESS FREIGHT		**DUPLICATE** City of Albuquerque Treasury Division		
LESS		MICR LINE: ⑆004172⑆ ⑆107006606⑆ 7827209140⑆		
TOTAL DEDUCTIONS		2/13/2007 RECEIPT# 00076003 WSH 007 TRANSH 0011 Counterreceipt.doc 6/21/04 Account 441032 Fund 0110 Activity 3424000 TRSMSP Trans Amt \$70.00 J24 Misc \$20.00		
AMOUNT OF CHECK		RECEIPT# 00076004 WSH 007 TRANSH 0011 Account 441006 Fund 0110 Activity 4983000 TRSMSP Trans Amt \$70.00 J24 Misc \$50.00 CK \$70.00 CHANGE \$0.00		

2/13/2007
 RECEIPT# 00076003 WSH 007 TRANSH 0011
 Counterreceipt.doc 6/21/04
 Account 441032 Fund 0110
 Activity 3424000 TRSMSP
 Trans Amt \$70.00
 J24 Misc \$20.00
 Thank You

RECEIPT# 00076004 WSH 007 TRANSH 0011
 Account 441006 Fund 0110
 Activity 4983000 TRSMSP
 Trans Amt \$70.00
 J24 Misc \$50.00
 CK \$70.00
 CHANGE \$0.00
 Thank You

Exhibit "A"

**PRELIMINARY PLAT
OF THE WILDERNESS
AT HIGH DESERT**
(TRACTS 13, OS-2 & OS-3)
ALBUQUERQUE, NEW MEXICO
OCTOBER, 2002

- LEGEND**
- BOUNDARY LINE
 - PROPERTY LINE
 - PROPOSED SIDEWALK
 - SIDEWALK TO BE WAIVED
 - SIDEWALK TO BE DEFERRED
 - SIDEWALK TO BE WAIVED AND DEFERRED

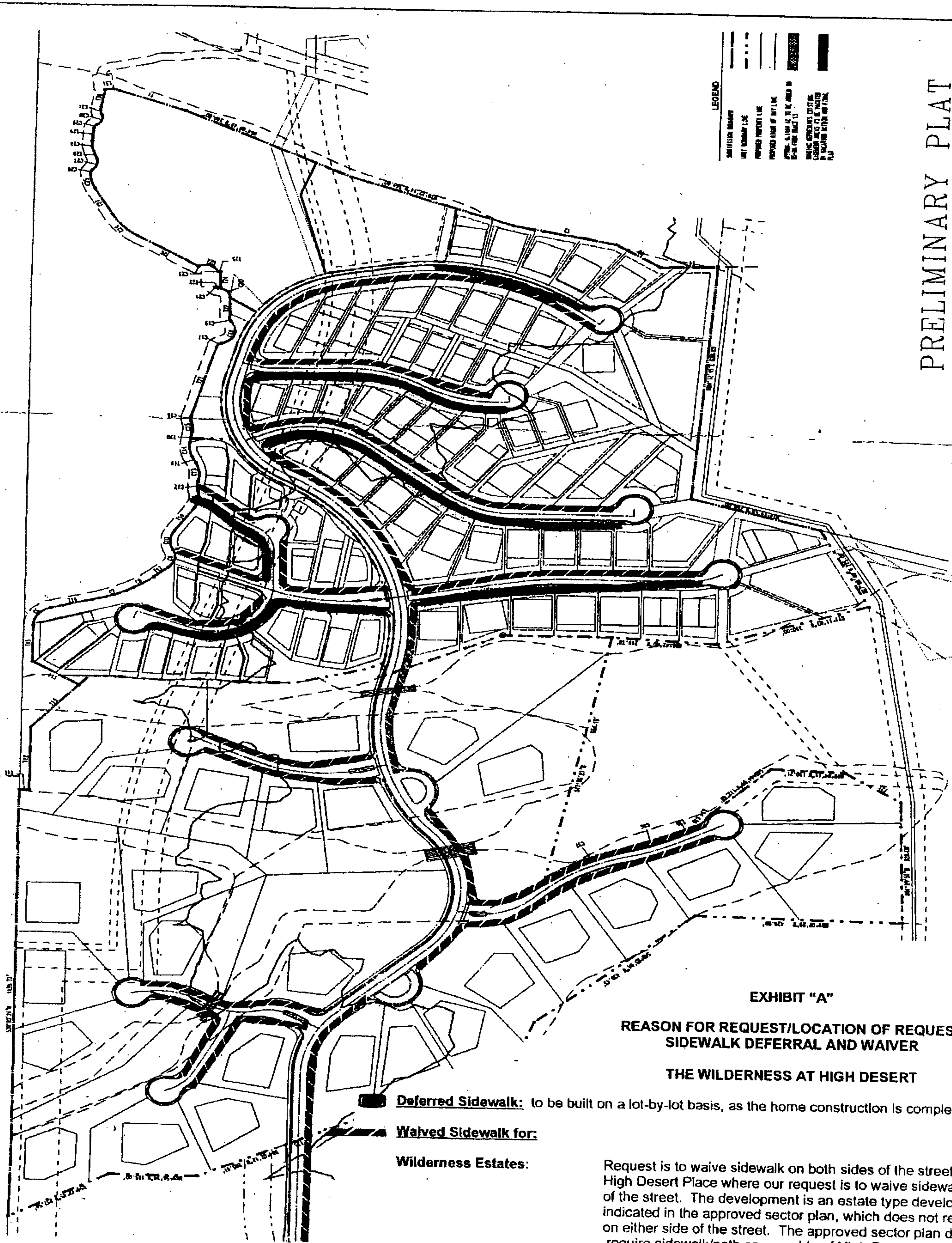


EXHIBIT "A"

**REASON FOR REQUEST/LOCATION OF REQUEST
SIDEWALK DEFERRAL AND WAIVER**

THE WILDERNESS AT HIGH DESERT

Deferred Sidewalk: to be built on a lot-by-lot basis, as the home construction is complete

**Waived Sidewalk for:
Wilderness Estates:**

Request is to waive sidewalk on both sides of the street except for High Desert Place where our request is to waive sidewalk on one side of the street. The development is an estate type development as indicated in the approved sector plan, which does not require sidewalk on either side of the street. The approved sector plan does however require sidewalk/path on one side of High Desert Place.

Wilderness Village:

Request is to waive sidewalk on one side of the street. A significant portion of each of the streets have duel frontage and retaining walls on one side, therefore it is only necessary to provide sidewalk on one side of the street.

Wilderness Compound:

Request is to waive sidewalk on one side of the street. A significant portion of each of the streets have duel frontage and retaining walls on one side, therefore it is only necessary to provide sidewalk on one side of the street.

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 & PLANNING

Z

- Annexation
 - County Submittal
 - EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment

APPEAL / PROTEST of...

A

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

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

APPLICANT INFORMATION:

NAME: MESA VERDE DEVELOPMENT
 ADDRESS: 8300 CARMEL AVE. NE
 CITY: ALBUQUERQUE STATE NM ZIP 87122
 Proprietary interest in site: OWNER
 AGENT (if any): BOHANNAN HUSTON INC.
 ADDRESS: 7500 JEFFERSON NE
 CITY: ALBUQUERQUE STATE NM ZIP 87109

PHONE: 828-9900
 FAX: 875-1723
 E-MAIL: _____
 PHONE: 823-1000
 FAX: 798-7988
 E-MAIL: _____

DESCRIPTION OF REQUEST: VACATION OF PUBLIC EASEMENTS

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. 13B Block: _____ Unit: 2
 Subdiv. / Addn. WILDERNESS VILLAGE @ High Desert (Wilderness Compound)
 Current Zoning: SU-2 HD/ R-R Proposed zoning: _____
 Zone Atlas page(s): F23 No. of existing lots: _____ No. of proposed lots: _____
 Total area of site (acres): 33.2774 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. 1023061485-35310185 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: FOOTHILLS TRAIL NE
 Between: WILDERNESS TRAIL NE and HIGH DESERT PLACE 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# 1002315

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

SIGNATURE: Stephanie Snodden DATE 11-4-04
 (Print) KEVIN PATTON Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 10/03

INTERNAL ROUTING

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

Application case numbers	Action	S.F.	Fees
<u>04DRB - 01723</u>	<u>VPE</u>		\$ <u>90.00</u>
		<u>CMF</u>	\$ <u>20.00</u>
		<u>ADV</u>	\$ <u>75.00</u>
			\$ _____
			\$ _____
			\$ _____
			\$ _____
Hearing date <u>12-1-04</u>			Total \$ <u>185.00</u>

Kevin Patton 11/4/04
 Planner/signature / date

Project # 1002315

FORM V: SUBDIVISION VARIANCES & VACATIONS

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. (folded to fit into an 8.5" by 14" pocket) 24 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

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

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

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

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

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

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

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

VACATION OF PRIVATE EASEMENT

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

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

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

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

KEVIN PATTON

Applicant name (print)

Stephanie Stratton

11-4-04

Applicant signature / date

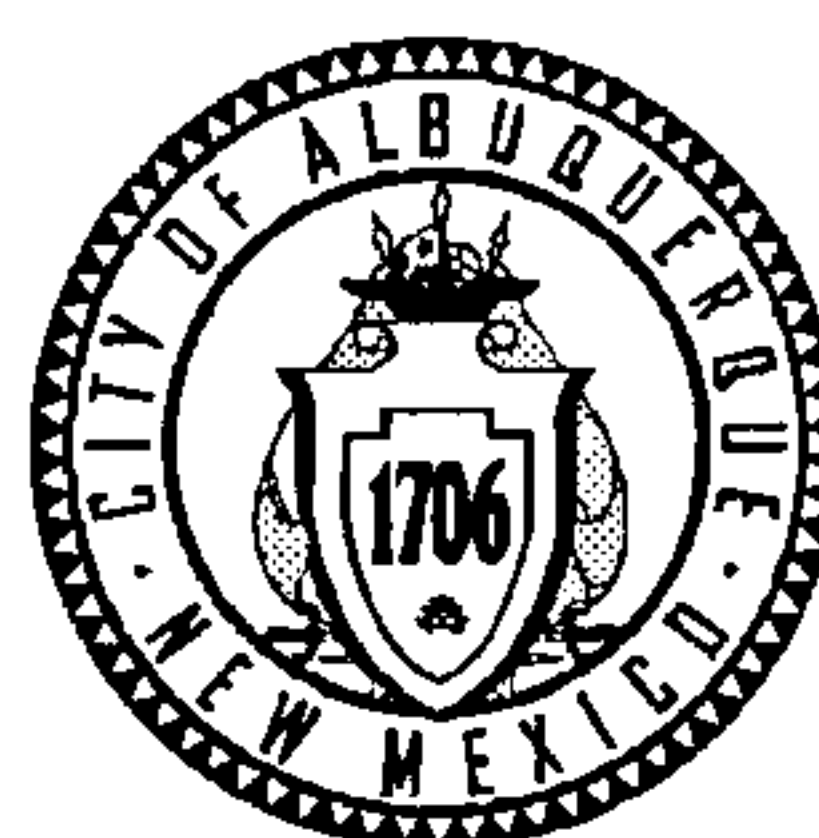
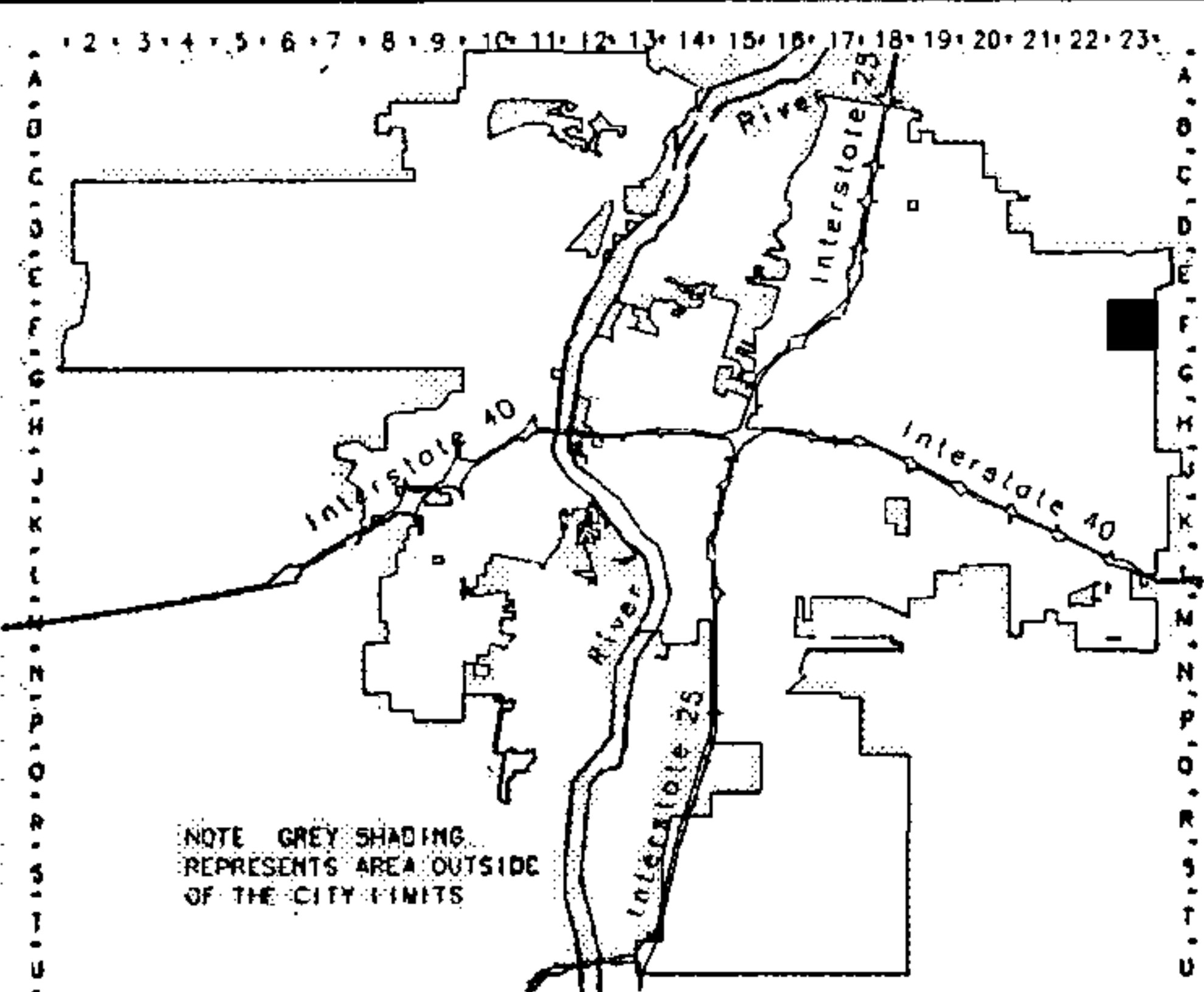
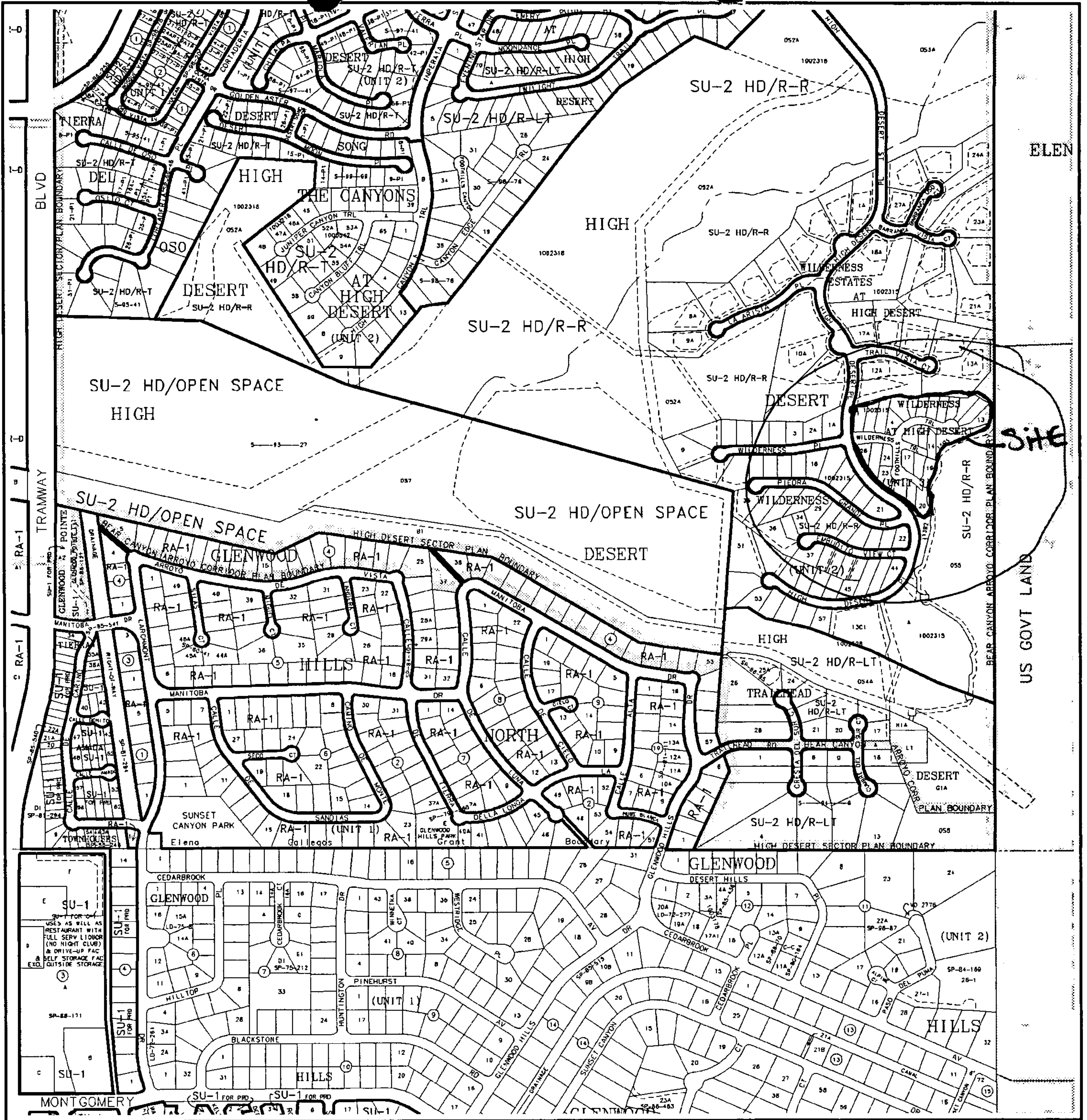


Form revised 4/03 and October 2003

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

Application case numbers
 04DRB-01723

Clare Senora 11/4/04
 Planner signature / date
 Project # 1002315



Zone Atlas Page

F-23-Z

Map Amended through September 01, 2004

Abuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT

© Copyright 2004



**Planning Department
Office of Neighborhood Coordination
Albuquerque, New Mexico**

Please Note: The information listed in this letter is valid for one (1) month. If you have not 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: October 12, 2004

Planning Department
Plaza Del Sol Building
600 2nd St. NW
Second Floor (924-3860)

This letter will serve to notify you that on October 12, 2004

CONTACT NAME: Stephanie Stratton
COMPANY / AGENCY: Bohannon ^ Huston
ADDRESS / ZIP: 7500 Jefferson St. NE / 87109
PHONE / FAX: 823-1000 Fax: 798-7988

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: **Wilderness Compound Unit 3 @ High Desert Zone Map Page(s): F-23-Z**

Our records indicate that as of 10/12/04 there were no **Recognized Neighborhood Associations** in this area.

As a common courtesy you may notify the surrounding "Unrecognized NA(s) for your project:

High Desert Resident Owners' NA
Jack Eichorn
13000 Academy Rd. NE / 87111
823-9360
Kym Dicome
13000 Academy Rd. Ne / 87111
823-9360

If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,



Office of Neighborhood Coordination

planing.nonrecognized.na.form(7/04)

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

October 28, 2004

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Vacation of Public Easements
Wilderness Village at High Desert DRB# 1002315

Dear Sheran:

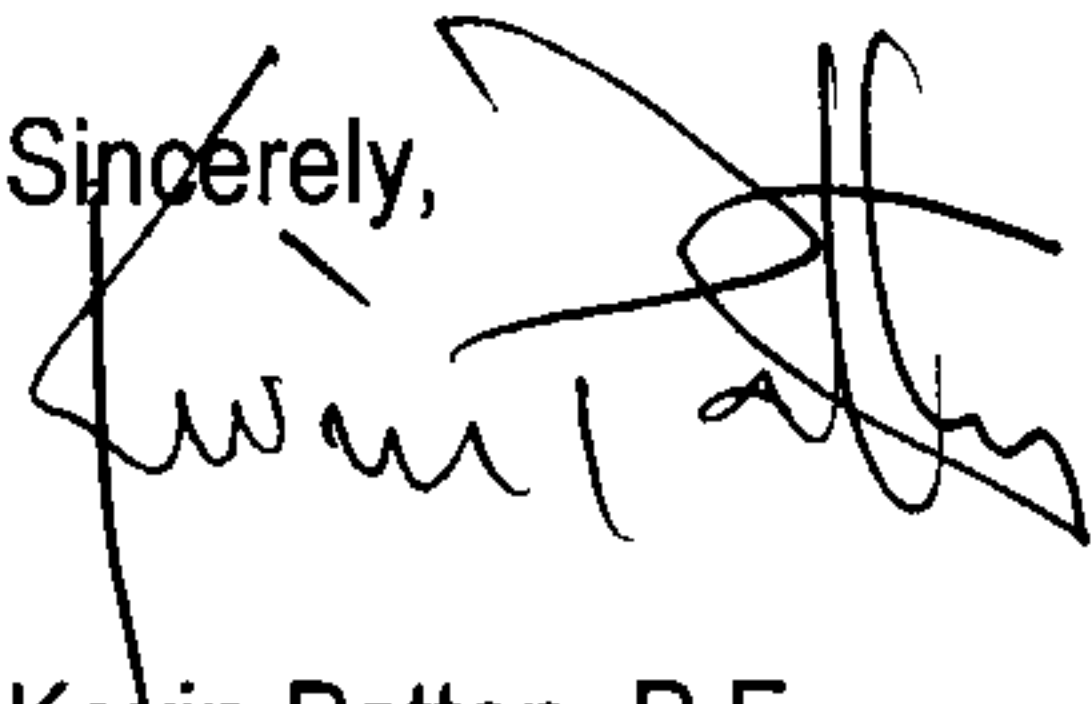
Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications
- Twenty-four (24) copies of the Location of Request for the vacation of easements (Exhibit "A")
- Letter from the Office of Neighborhood Coordination and related data,
- Zone Atlas Map showing the location of the property, and
- Fee in the amount of \$ 185.00

The Public Utility Easements across these lots are not required. Therefore our client has requested that they be vacated.

Please place this item on the DRB Agenda to be heard on December 1, 2004. If you have any questions or require further information, please contact me.

Sincerely,



Kevin Patton, P.E.
Vice President
Community Development and Planning Group

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.50 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from 11-16-04 To 12-1-04

5. REMOVAL

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

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

Stephanie Stratton
(Applicant or Agent)

11-4-04
(Date)

I issued 2 signs for this application,

11/4/04
(Date)

Clare Senora
(Staff Member)

DRB PROJECT NUMBER: 1002315

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

PAID RECEIPT

APPLICANT NAME

Mesa Verde Development

AGENT

Bohanna Austin

ADDRESS

PROJECT & APP #

1002315 / 04DRB 01723

PROJECT NAME

Wilderness Village

\$ 20.00 441032/3424000 Conflict Management Fee

\$ 90.00 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

\$ 185.00 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

DUPLICATE
City Of Albuquerque
Treasury Division

11/4/2004 2:59PM LOC: ANNX
RECEIPT# 00031311 WSH# 008 TRANS# 0043
Counterreceipt.doc: 6/21/04 Fund 0000
Activity 4971000 TRSKAL
Trans Amt \$185.00
J24 Misc \$75.00
CK \$185.00
CHANGE \$0.00

Thank You

11/4/2004 2:59PM LOC: ANNX
RECEIPT# 00031310 WSH# 008 TRANS# 0043
Account 441006 Fund 0000
Activity 4983000 TRSKAL
Trans Amt \$185.00
J24 Misc \$90.00

Thank You

DUPLICATE
City Of Albuquerque
Treasury Division

11/4/2004 2:59PM LOC: ANNX
RECEIPT# 00031309 WSH# 008 TRANS# 0043
Account 441032 Fund 0000
Activity 3424000 TRSKAL
Trans Amt \$185.00
J24 Misc \$20.00

Thank You

UNIT 2 - WILDERNESS COMPOUND

LEGEND

EXISTING EASEMENT AND/OR PUBLIC R/W TO BE VACATED WITH THE FINAL PLAT



⬡ Keyed Note Table

- 1 SHADED AREA DESIGNATES EXISTING 10' PUBLIC UTILITY EASEMENT FILED: DECEMBER 11, 2003 (BK-2003, PG. 373) TO BE VACATED BY VACATION AND FINAL PLAT

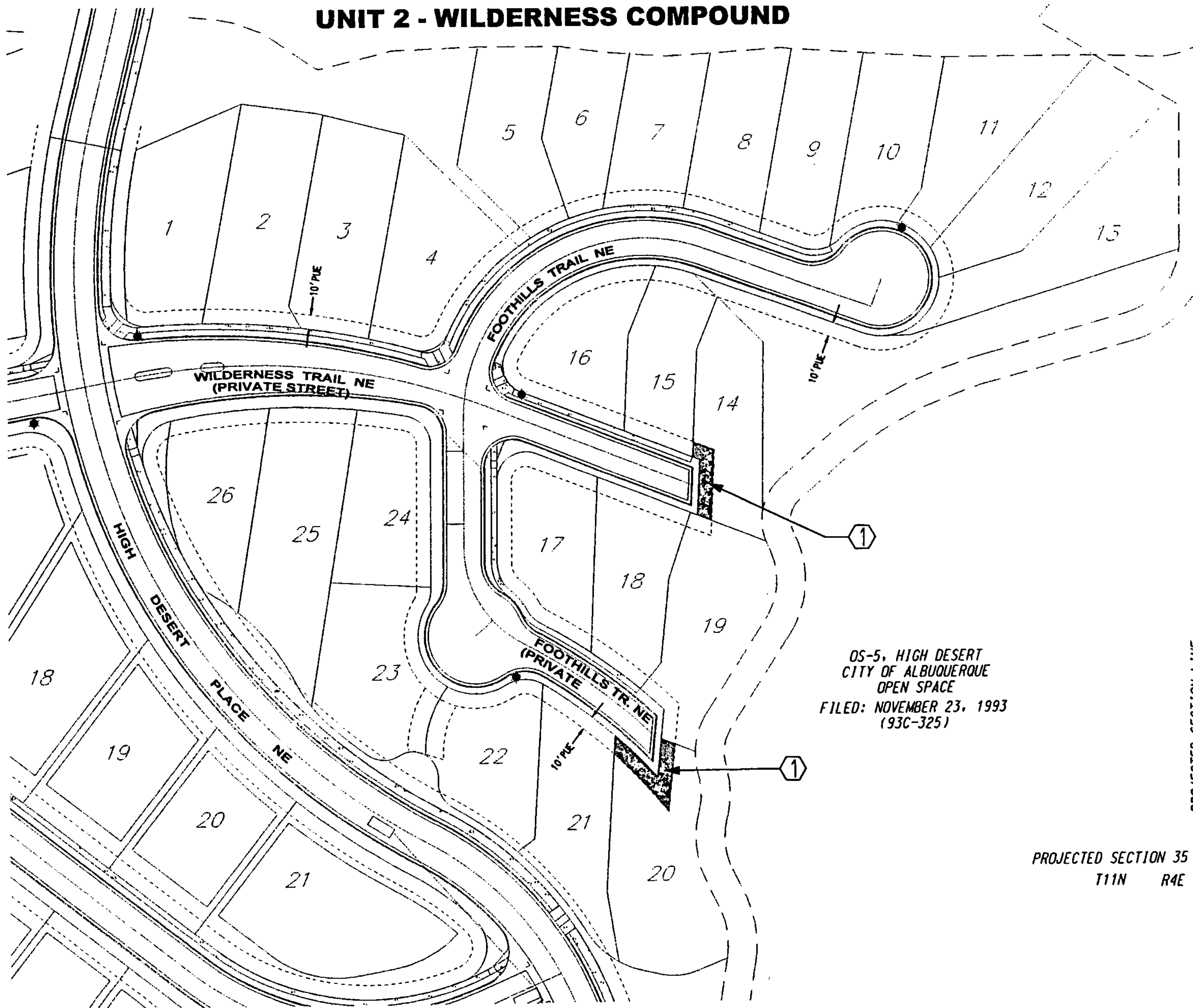


EXHIBIT "A" UNIT 2 - WILDERNESS COMPOUND AT HIGH DESERT VACATION EXHIBIT 10/28/04

Bohannon  **Huston**

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335
www.bhinc.com
voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CLIENT/COURIER TRANSMITTAL

To: Sheran Matson
Plaza Del Sol

Requested by: Stephanie Stratton

Date: 11/24/04

Time Due: This A.M.
 This P.M.
 Rush _____
 By Tomorrow

Phone: 924-3880

Job No.: DRB#1002315

Job Name: Wilderness Compound at HD

DELIVERY VIA

- Courier Federal Express
 Mail UPS
 Other

PICK UP

Item: _____

<u>ITEM NO.</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>
1	1	Revised vacation exhibit

COMMENTS / INSTRUCTIONS

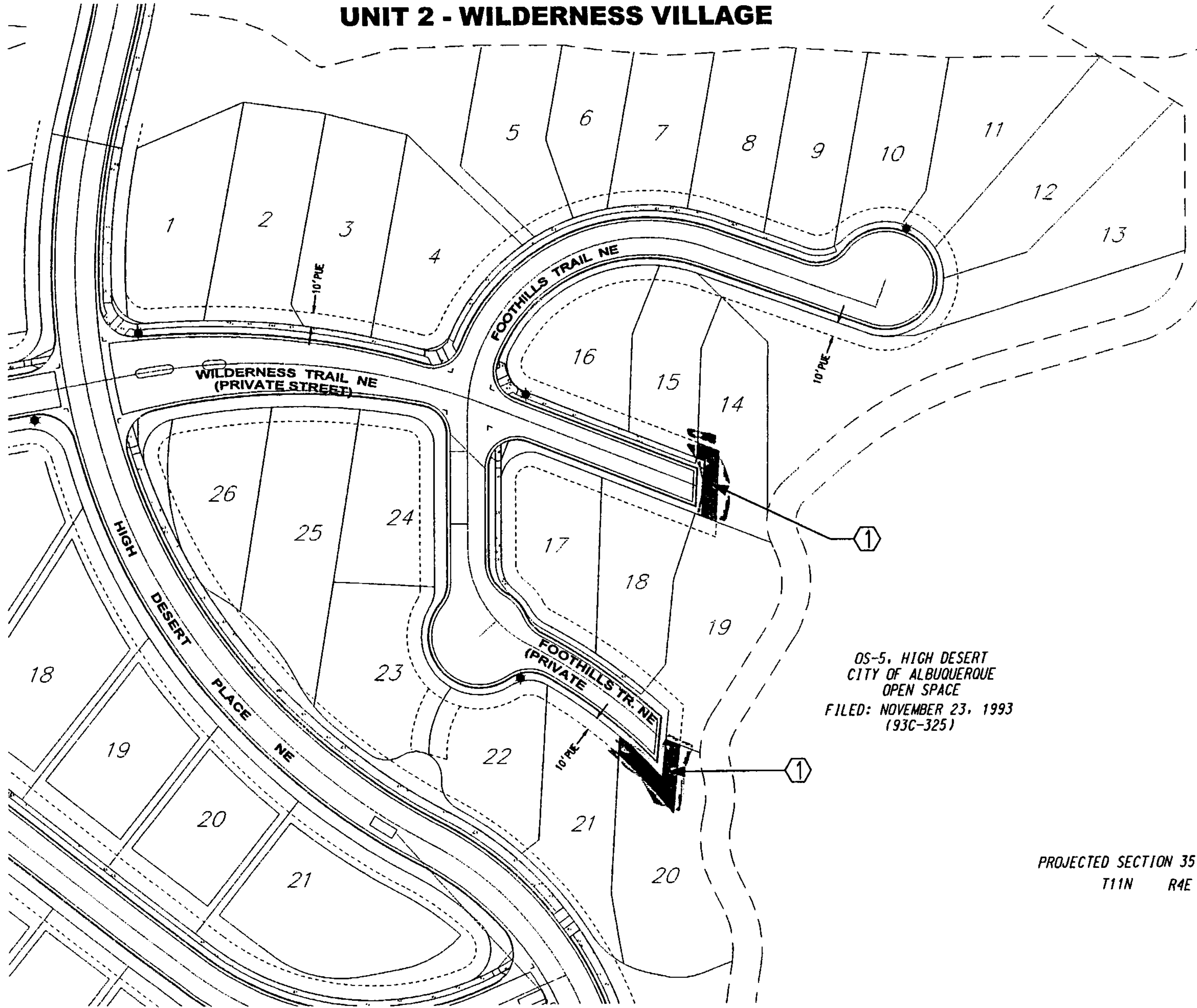
REC'D BY: _____ DATE: _____ TIME: _____

ENGINEERING ▲

SPATIAL DATA ▲

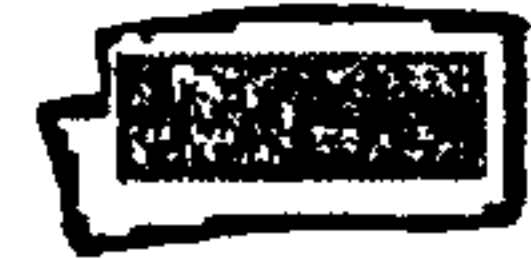
ADVANCED TECHNOLOGIES ▲

UNIT 2 - WILDERNESS VILLAGE



LEGEND

EXISTING EASEMENT AND/OR PUBLIC R/W TO BE VACATED WITH THE FINAL PLAT



Keyed Note Table

- 1 SHADED AREA DESIGNATES EXISTING 10' PUBLIC UTILITY EASEMENT FILED: DECEMBER 11, 2003 (BK-2003, PG.373) TO BE VACATED BY VACATION AND FINAL PLAT

OS-5, HIGH DESERT CITY OF ALBUQUERQUE OPEN SPACE FILED: NOVEMBER 23, 1993 (93C-325)

PROJECTED SECTION 35
T11N R4E

PROJECTED SECTION 36

EXHIBIT B
Date 12/1/04

**EXHIBIT "A"
UNIT 2 - WILDERNESS VILLAGE
AT HIGH DESERT
VACATION EXHIBIT
10/28/04**

Bohannon & Huston INC.

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

Major Subdivision action

Minor Subdivision action

Vacation **V**

Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC) **L**

Supplemental form

ZONING & PLANNING **Z**

Annexation

County Submittal

EPC Submittal

Zone Map Amendment (Establish or Change Zoning)

Sector Plan (Phase I, II, III)

Amendment to Sector, Area, Facility or Comprehensive Plan

Text Amendment (Zoning Code/Sub Regs)

APPEAL / PROTEST of... **A**

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

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

APPLICANT INFORMATION:

NAME: Mesa Verde Development PHONE: 828-9900

ADDRESS: 8300 Carmel Rd NE FAX: _____

CITY: Albuquerque STATE NM ZIP _____ E-MAIL: _____

Proprietary interest in site: owner List all owners:

AGENT (if any): Behannan Huston, Inc. PHONE: 823-1000

ADDRESS: 7500 Jefferson NE FAX: 798-7988

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____

DESCRIPTION OF REQUEST: Preliminary / Final plat (MINOR)

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

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

Lot or Tract No. lots 1-A & 2-A Block: _____ Unit: 2

Subdiv. / Addn. Wilderness Subdivision at High Desert

Current Zoning: SU-2 HD/R-R Proposed zoning: _____

Zone Atlas page(s): F-23 No. of existing lots: 2 No. of proposed lots: 2

Total area of site (acres): 0.6460 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

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

UPC No. 10230644031510104 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Wilderness Pl. NE

Between: High Desert Pl. NE and Wilderness Trail 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# 1002315

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

SIGNATURE [Signature] DATE 5-11-04

(Print) Kevin Patton _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04DRB - 00713</u>	<u>PF</u>	<u>93</u>	<u>\$ 285⁰⁰</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	<u>com Pl. Mgmt. Fee</u>	_____	<u>\$ 20</u>
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>5/19/04</u>	_____	_____	<u>\$ 305⁰⁰</u>
<u>[Signature]</u>	Project # <u>1002315</u>	_____	_____	_____
Planner signature / date	_____	_____	_____	_____

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
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing
 - SIA financial guaranty verification
 - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
 - Any original and/or related file numbers are listed on the cover application
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

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

KEVIN PATTON

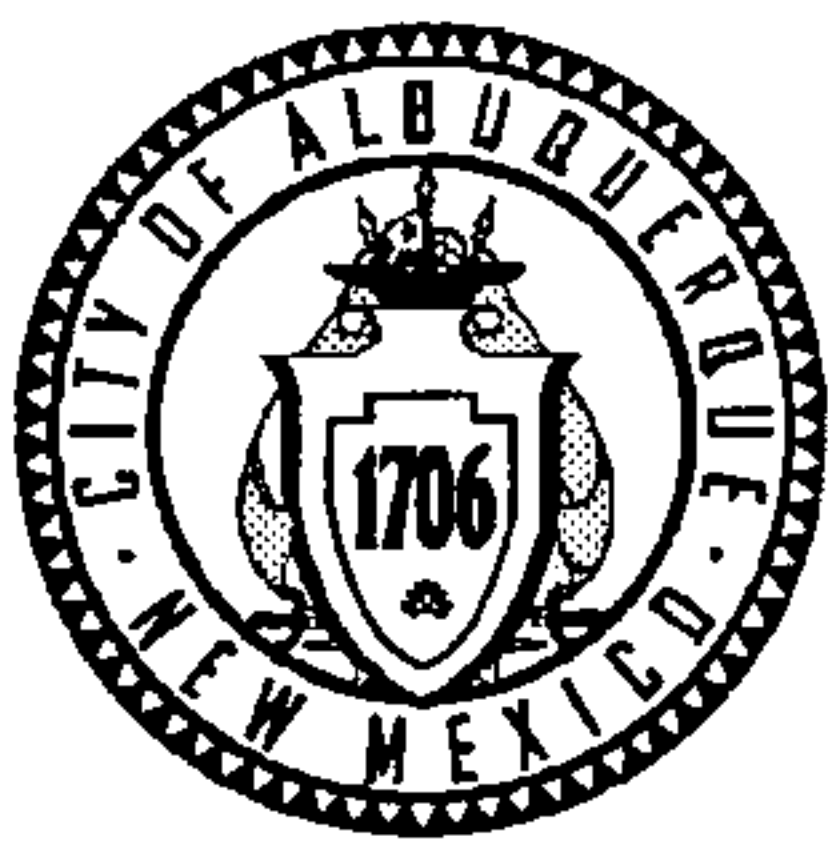
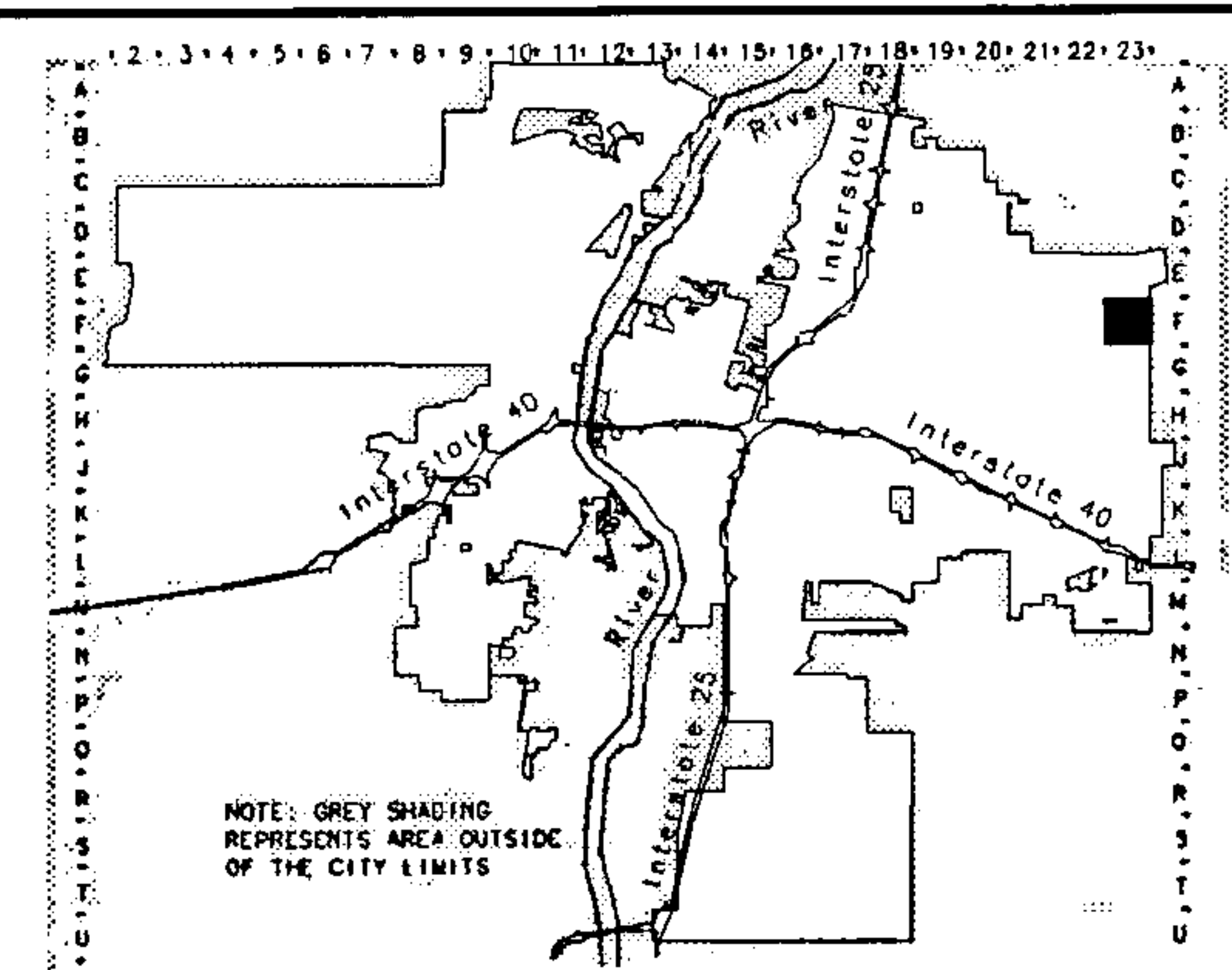
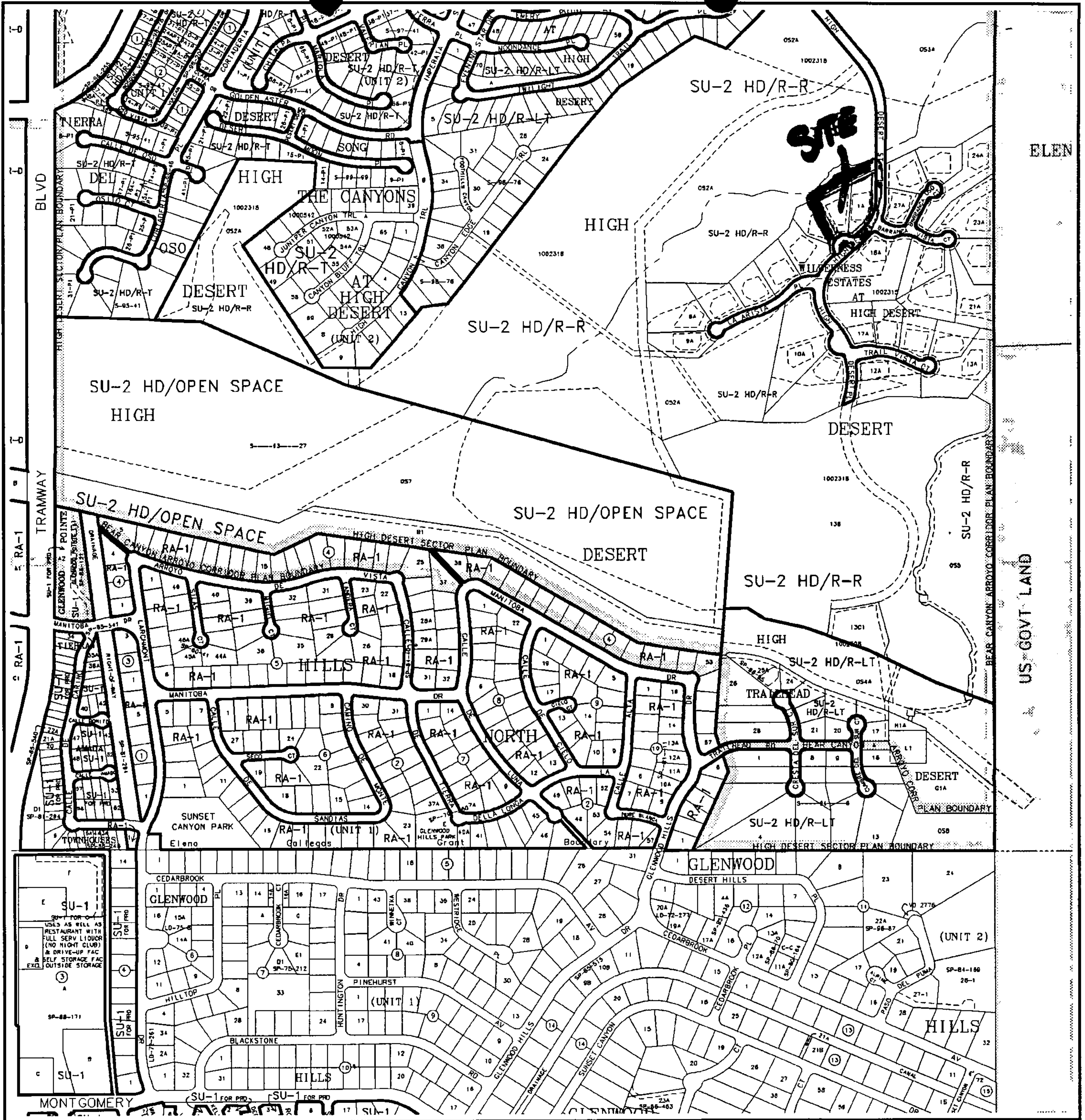
 Applicant name (print)
5-11-04
 Applicant signature / date



Form revised 3/03, 8/03 and 11/03

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
04DRB-00713

Bodenberg 5/17/04
 Planner signature / date
Project # 100.2315



Abuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT

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Zone Atlas Page

F-23-Z

Map Amended through September 02, 2003

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May 11, 2004

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

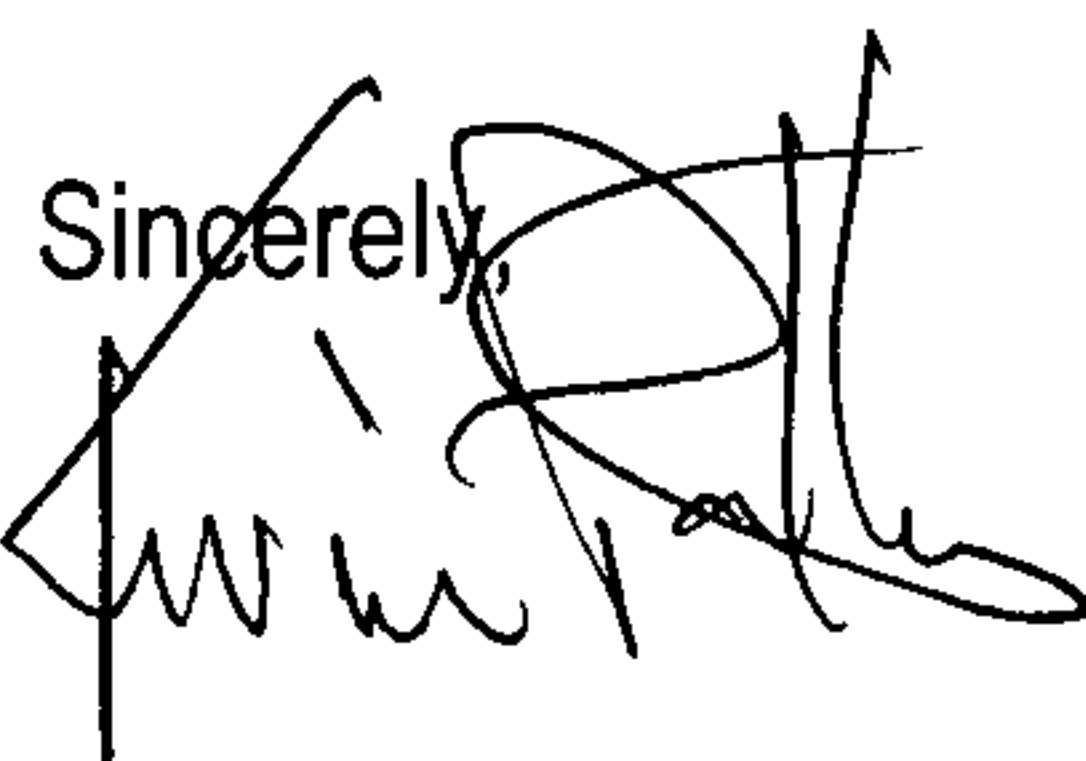
Re: Preliminary/Final Plat Approval; Lots 1-A & 2-A Wilderness Subdivision at High Desert
DRB# 1002315

Dear Sheran:

Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications
- Fee on the amount of \$ 305.00
- Six (6) copies of the Preliminary/Final Plat, and
- Zone Atlas Map showing the location of the property

We are requesting to increase the lot width on Lot 1 by five feet therefore reducing the lot width on Lot 2 by five feet. The approved grading plan will require the proposed side yard retaining wall be relocated to the new lot line between lots 1 and 2. The revised retaining wall will be reflected on the grading and drainage certification for the Wilderness Village. Please place this item on the DRB Agenda to be heard on May 19, 2004. If you have any questions or require additional information, please contact me.

Sincerely,


Kevin Patton, P.E.
Vice President
Community Development and Planning Group

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

Current DRC Project No. _____

Date Submitted: October 25, 2002
 Date Site Plan for Blug Permit App: N/A
 Date Site Plan for Sub. Approved: N/A

Date Preliminary Plat Approved: 12/04/02
 Date Preliminary Plat Expires: 12/04/03

DRB Project No. 1002315
02DRB-01650

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

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

THE WILDERNESS SUBDIVISION AT HIGH DESERT
 (TRACTS 13A & 13B, HIGH DESERT)

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC ROADWAY IMPROVEMENTS - Wilderness Estates, Village or Compound (UNITS 1, 2 or 3)									
		32' F - F	RESIDENTIAL PAVING W/ PCC DEP OR STD CURB & GUTTER & 6' WIDE ACC PATH ON EAST SIDE ONLY*	HIGH DESERT PLACE	MICHIAL EMERY BEAR CANYON TRAILHEAD PARKING ENTRANCE	N. BOUNDARY OF UNITS 2 & 3	/	/	/
THE DEVELOPER IS RESPONSIBLE FOR THE NECESSARY BRIDGE CROSSING AND THE CHANNEL IMPROVEMENTS UNDER THE HIGH DESERT STREET BRIDGE AS APPROVED BY AMAFCA AND THE CITY OF ALBUQUERQUE.									
THE DEVELOPER IS RESPONSIBLE FOR (4) FOUR FORTY-EIGHT INCH RCP CULVERT CROSSINGS UNDER HIGH DESERT PLACE BETWEEN LA ARISTA PLACE AND TRAIL VISTA COURT AS WELL AS TWO FORTY-EIGHT INCH RCP CULVERT CROSSINGS UNDER HIGH DESERT PL BTWN TRAIL VISTA CT & UNITS 2/3. THE CROSSINGS SHALL HAVE FLARED END SECTIONS & NEC. EROSION CONTROL AT OUTLET.									
STREET LIGHTS AS PER THE APPROVED SECTOR PLAN									
PUBLIC SANITARY SEWER IMPROVEMENTS - Wilderness Estates, Village or Compound (UNITS 1, 2 or 3)									
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PUBLIC EASEMENT W/IN TRACT OS-2A	EXISTING 8" SAS W/IN PUBLIC EASEMENT AT THE CANYONS SUBD.	WEST BOUNDARY OF UNITS 1 & 2	/	/	/
PUBLIC WATERLINE IMPROVEMENTS - Wilderness Estates, Village or Compound (UNITS 1, 2 or 3)									
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PUBLIC EASEMENT W/IN TRACT OS-4	EXISTING 10" WL W/IN PUBLIC EASEMENT AT THE TRAILHEAD SUBD.	TRACT 13-B	/	/	/
NOTE: EXACT WATERLINE SIZES AND PRV LOCATION TO BE DETERMINED AT DRC.									
PUBLIC STORM DRAIN IMPROVEMENTS - Wilderness Estates, Village or Compound (UNITS 1, 2 or 3)									
							/	/	/
THE DEVELOPER IS RESPONSIBLE FOR THE NECESSARY BANK STABILIZATION ALONG THE NORTH BOUNDARY OF UNIT 1 UP AND DOWN STREAM OF THE HIGH DESERT PLACE BRIDGE (BEAR CANYON ARROYO) AS APPROVED BY AMAFCA AND THE COA									
THE DEVELOPER IS RESPONSIBLE FOR TWO GRADE CONTROL STRUCTURES WITHIN TRACT OS-4 AND THE NECESSARY BANK STABILIZATION ALONG THE SOUTH BOUNDARY OF UNIT 2 AND TRACT 13-B AS APPROVED BY AMAFCA AND THE COA THE BANK STABILIZATION SHALL INCLUDE A TRAIL ALONG THE SOUTH BOUNDARY OF UNIT 2 AND TRACTS 13-A AND 13-B.									

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crst Engineer
THE WILDERNESS ESTATES - UNIT 1									
PUBLIC ROADWAY IMPROVEMENTS - UNIT 1									
		20' F - F (IN) 22' F-F (OUT) 10' MEDIAN	RESIDENTIAL PAVING W/ PCC ROLL, OR MOD DEP OR ESTATE & MED CURB & GUTTER; NO SIDEWALK	BARRANCA VISTA COURT	HIGH DESERT PLACE	70 LF EAST OF HIGH DESERT STREET	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ MOD DEP OR ESTATE CURB & GUTTER; 3 - 36" CULVERT XING & NEC EROSION CONTROL & NO SIDEWALK	BARRANCA VISTA COURT	70 LF EAST OF HIGH DESERT STREET	EAST CUL-DE-SAC TERMINUS	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ MOD DEP OR ESTATE CURB & GUTTER; NO SIDEWALK	BARRANCA OSO COURT	BARRANCA VISTA COURT	EAST CUL-DE-SAC TERMINUS	/	/	/
		20' F - F (IN) 22' F-F (OUT) 10' MEDIAN	RESIDENTIAL PAVING W/ PCC ROLL, OR MOD DEP OR ESTATE & MED CURB & GUTTER; NO SIDEWALK	LA ARISTA PLACE	HIGH DESERT PLACE	50 LF WEST OF HIGH DESERT STREET	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ MOD DEP OR ESTATE CURB & GUTTER; NO SIDEWALK	LA ARISTA PLACE	50 LF WEST OF HIGH DESERT STREET	WEST CUL-DE-SAC TERMINUS	/	/	/
		20' F - F (IN) 22' F-F (OUT) 10' MEDIAN	RESIDENTIAL PAVING W/ PCC ROLL, OR MOD DEP OR ESTATE & MED CURB & GUTTER; NO SIDEWALK	TRAIL VISTA COURT	HIGH DESERT PLACE	70 LF EAST OF HIGH DESERT STREET	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ MOD DEP OR ESTATE CURB & GUTTER; NO SIDEWALK	TRAIL VISTA COURT	70 LF EAST OF HIGH DESERT STREET	EAST CUL-DE-SAC TERMINUS	/	/	/
		20' F - F	RESIDENTIAL PAVING W/ PCC ROLL, OR MOD DEP OR ESTATE & MED CURB & GUTTER; NO SIDEWALK	HIGH DESERT PLACE KNUCKLES	ALONG THE FRONTAGE OF LOTS 1 - 4 AND 10 - 11.		/	/	/

PUBLIC SANITARY SEWER IMPROVEMENTS - UNIT 1									
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	HIGH DESERT PLACE	BARRANCA VISTA COURT	TRAIL VISTA COURT	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BARRANCA VISTA COURT	HIGH DESERT PLACE	EAST CUL-DE-SAC TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BARRANCA OSO COURT	BARRANCA VISTA COURT	EAST CUL-DE-SAC TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	LA ARISTA PLACE	HIGH DESERT PLACE	WEST CUL-DE-SAC TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PUBLIC EASEMENT ON LOT 9; UNIT 1	LA ARISTA PLACE	PUBLIC EASEMENT ON TRACT OS-2A	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TRAIL VISTA COURT	HIGH DESERT PLACE	EAST CUL-DE-SAC TERMINUS	/	/	/

ORIGINAL

SIA Sequence #
COA DRC Project #
THE WILDERNESS ESTATES - UNIT 1

Size	Type of Improvement	Location	From	To
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	HIGH DESERT PLACE	BARRANCA VISTA COURT	LA ARISTA PLACE
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	HIGH DESERT PLACE	LA ARISTA PLACE	UNIT 2 / 3 BOUNDARY
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BARRANCA VISTA COURT	HIGH DESERT PLACE	EAST CUL-DE-SAC TERMINUS
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BARRANCA OSO COURT	BARRANCA VISTA COURT	EAST CUL-DE-SAC TERMINUS
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S, RJ'S	LA ARISTA PLACE	HIGH DESERT PLACE	PUBLIC EASEMENT ON LOT 9; UNIT 1
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S, RJ'S & REQ'D PRV	PUBLIC EASEMENT ON LOT 9; UNIT 1	LA ARISTA PLACE	EXIST. 16" TRANS. LINE IN TRACT OS-2A
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TRAIL VISTA COURT	HIGH DESERT PLACE	EAST CUL-DE-SAC TERMINUS

NOTE: EXACT WATERLINE SIZES AND PRV LOCATION TO BE DETERMINED AT DRC.

PUBLIC STORM DRAIN IMPROVEMENTS, UNIT 1

SIA Sequence #
COA DRC Project #

18" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	HIGH DESERT PLACE	LOW POINT IN HIGH DESERT PLACE BETWEEN LA ARISTA PL AND TRAIL VISTA CT.
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THE WILDERNESS VILLAGE - UNIT 2

PUBLIC ROADWAY IMPROVEMENTS - UNIT 2

SIA Sequence #
COA DRC Project #

32' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 6' WIDE ACC PATH ON EAST SIDE ONLY*	HIGH DESERT PLACE	UNIT 2/3 NORTH BNDRY	EMBUDITO VIEW COURT
28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 6' WIDE ACC PATH ON EAST SIDE ONLY*	HIGH DESERT PLACE	EMBUDITO VIEW COURT	WEST BOUNDARY OF TRACT 13-C
28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON SOUTH SIDE ONLY*	HIGH DESERT PLACE	WEST BOUNDARY OF TRACT 13-C	WEST CUL-DE-SAC TERMINUS
28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON NORTH SIDE ONLY*	WILDERNESS PLACE	HIGH DESERT PLACE	WEST CUL-DE-SAC TERMINUS
28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON NORTH SIDE ONLY*	PIEDRA GRANDE PLACE	HIGH DESERT PLACE	WEST CUL-DE-SAC TERMINUS
28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON NORTH SIDE ONLY*	EMBUDITO VIEW COURT	HIGH DESERT PLACE	WEST CUL-DE-SAC TERMINUS

* SIDEWALKS TO BE DEFERRED
SIDEWALKS TO BE WAIVED ON ONE SIDE OF THE STREET AND AROUND CUL-DE-SAC'S

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
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ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
THE WILDERNESS VILLAGE - UNIT 2									
PUBLIC SANITARY SEWER IMPROVEMENTS - UNIT 2									
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	HIGH DESERT PLACE	TRACT 13-C & 13-B-1 BOUNDARY	EMBUDITO VIEW COURT	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	HIGH DESERT PLACE	LOT 45	WEST CUL-DE-SAC TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PBLC ESMNT ON LOTS 50, 36, 32, 33, 10 & 11	HIGH DESERT PLACE	WILDERNESS PLACE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PUBLIC EASEMENT ON LOT 36	EMBUDITO VIEW COURT	PUBLIC EASEMENT ON LOTS 51 & 32	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	EMBUDITO VIEW COURT	LOT 44	PUBLIC EASEMENT ON LOT 36	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PIEDRA GRANDE PLACE	LOT 21	WEST CUL-DE-SAC TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	WILDERNESS PLACE	HIGH DESERT PLACE	WEST CUL-DE-SAC TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PUBLIC EASEMENT ON LOT 8	WEST CUL-DE-SAC TERMINUS	PUBLIC EASEMENT W/IN TRACT OS2-A	/	/	/

PUBLIC WATERLINE IMPROVEMENTS - UNIT 2									
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	HIGH DESERT PLACE	UNIT 2 / 3 NORTH BOUNDARY	PUBLIC EASEMENT ON TRACT 13-B	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	HIGH DESERT PLACE	PUBLIC EASEMENT ON TRACT 13-B	WEST CUL-DE-SAC TERMINUS	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PUBLIC EASEMENT ON TRACT 13B-1	HIGH DESERT PLACE	PUBLIC EASEMENT ON TRACT OS-4	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PUBLIC EASEMENT ON LOTS 50 & 36	HIGH DESERT PLACE	EMBUDITO VIEW COURT	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	EMBUDITO VIEW COURT	HIGH DESERT PLACE	WEST CUL-DE-SAC TERMINUS (PBLC ESMT)	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PIEDRA GRANDE PLACE	HIGH DESERT PLACE	WEST CUL-DE-SAC TERMINUS (PBLC ESMT)	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PUBLIC EASEMENT ON LOTS 10 & 11	PIEDRA GRANDE PLACE	WILDERNESS PLACE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WILDERNESS PLACE	HIGH DESERT PLACE	WEST CUL-DE-SAC TERMINUS (PBLC ESMT)	/	/	/

NOTE: EXACT WATERLINE SIZES AND PRV LOCATION TO BE DETERMINED AT DRC.

PUBLIC STORM DRAIN IMPROVEMENTS, UNIT 2									
		24" - 48" DIA	RCP W/ NEC. MH'S, LATERALS WATER QUALITY MH'S & INLETS	HIGH DESERT PLACE	UNIT 2/3 NORTH BNDRY	EMBUDITO VIEW COURT	/	/	/
		24" - 48" DIA	RCP W/ NEC. MH'S, LATERALS WATER QUALITY MH'S & INLETS	PUBLIC EASEMENT ON LOTS 51, 32, 33, 36, 9, 10 & 11	WEST CUL-DE-SAC TERMINUS OF STREETS	POND ON TRACT OS-2A	/	/	/
A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES. AN AGREEMENT AND COVENANT MAY BE REQUIRED FOR THE PONDS ADJACENT TO HIGH DESERT (TRACT 13B-5) PLACE AND W/IN TRACT OS-2A.									

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
THE WILDERNESS COMPOUND - UNIT 3									
PUBLIC ROADWAY IMPROVEMENTS - UNIT 3									
		32' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 6' WIDE ACC PATH ON EAST SIDE ONLY*	HIGH DESERT PLACE	UNIT 2 / 3 NORTH BNDRY	PIEDRA GRANDE PLACE	/	/	/
PRIVATE ROADWAY IMPROVEMENTS - UNIT 3									
		20' F - F (IN) 22' F-F (OUT) 6' MEDIAN	RESIDENTIAL PAVING W/ PCC STD, OR ROLL & MED CURB & GUTTER, 4' WIDE SIDEWALK ON NORTH SIDE*	WILDERNESS TRAIL	HIGH DESERT PLACE	FOOTHILLS TRAIL	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON NORTH SIDE*	WILDERNESS TRAIL	FOOTHILLS TRAIL	EAST STUB STREET TERMINUS	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON NORTH SIDE*	FOOTHILLS TRAIL	NORTH CUL-DE-SAC TERMINUS	SOUTH CUL-DE-SAC TERMINUS	/	/	/
		28' F - F	RESIDENTIAL PAVING W/ PCC STD OR ROLL CURB & GUTTER & 4' WIDE PCC SIDEWALK ON NORTH SIDE*	FOOTHILLS TRAIL	SOUTH CUL-DE-SAC TERMINUS	EAST STUB STREET TERMINUS	/	/	/
* SIDEWALKS TO BE DEFERRED SIDEWALKS TO BE WAIVED AROUND CUL-DE-SAC'S AND ONE SIDE OF THE STREET									
PUBLIC SANITARY SEWER IMPROVEMENTS - UNIT 3									
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	WILDERNESS TRAIL	HIGH DESERT PLACE	FOOTHILLS TRAIL	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	WILDERNESS COURT	HIGH DESERT PLACE	WEST CUL-DE-SAC TERMINUS	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PUBLIC EASEMENT ON LOT 8; UNIT 2	WEST CUL-DE-SAC TERMINUS	PUBLIC EASEMENT W/IN TRACT OS2-A	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	FOOTHILLS TRAIL	NORTH & SOUTH CUL-DE-SAC TERMINUS	WILDERNESS TRAIL	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	FOOTHILLS TRAIL STUB STREET	SOUTH CUL-DE-SAC TERMINUS	EAST STUB STREET TERMINUS	/	/	/
PUBLIC STORM DRAIN IMPROVEMENTS, UNIT 3									
		24" - 48" DIA	RCP W/ NEC. MH'S, LATERALS WATER QUALITY MH'S & INLETS	HIGH DESERT PLACE	UNIT 2/3 NORTH BNDRY	EMBUDITO VIEW COURT	/	/	/
		24" - 36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	WILDERNESS TRAIL	HIGH DESERT PLACE	FOOTHILLS TRAIL	/	/	/
		24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	FOOTSHILLS TRAIL	TRACT 13 D	WILDERNESS TRAIL	/	/	/
A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES. AN AGREEMENT AND COVENANT MAY BE REQUIRED FOR THE POND WITHIN TRACT 13-D									

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
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PUBLIC WATERLINE IMPROVEMENTS - UNIT 3

8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	HIGH DESERT PLACE	UNIT 2/3 NORTH BOUNDARY	PUBLIC EASEMENT ON TRACT 13-B
8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PUBLIC EASEMENT ON TRACT 13-B	HIGH DESERT PLACE	PUBLIC EASEMENT ON TRACT OS-4
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WILDERNESS TRAIL	HIGH DESERT PLACE	FOOTHILLS TRAIL
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	FOOTHILLS TL & PBLC ESMT BTWN LOTS 22/23	NORTH CUL-DE-SAC TERMINUS	HIGH DESERT PLACE
4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WILDERNESS TRAIL STUB STREET	FOOTHILLS TRAIL	EAST STUB STREET TERMINUS
4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	FOOTHILLS TRAIL STUB STREET	FOOTHILLS TRAIL SOUTH CUL-DE-SAC TERMINUS	EAST STUB STREET TERMINUS

NOTE: EXACT WATERLINE SIZES AND PRV LOCATION TO BE DETERMINED AT DRC.



AGENT/OWNER		DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
KEVIN PATTON PREPARED BY: PRINT NAME	12/3/2002 DATE	<i>Sheran Nelson</i> DRB CHAIR PLANNING	12/04/02 DATE	<i>Christina Sandorak</i> PARKS & GENERAL SERVICES - Recreation	12/4/02 DATE
BOHANNAN HUSTON INC. FIRM:		<i>R. Douk</i> TRANSPORTATION DEVELOPMENT	12-04-02 DATE	<i>Lynn M. M... AMAFCA</i>	12-4-02 DATE
<i>Kevin Patton</i> SIGNATURE	12/4/02	<i>Nancy S. Sh... UTILITY DEVELOPMENT</i>	12/04/02 DATE	<i>Brad J. Bigham</i> CITY ENGINEER	12-4-02 DATE

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

12/04/04	DATE
----------	------



DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

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

PAID RECEIPT

APPLICANT NAME Mesa Verde Dev.
 AGENT Bohannan Houston Inc
 ADDRESS 7500 Jefferson NE
 PROJECT & APP # Wilderness @ High Desert Unit 2
 PROJECT NAME 100-2315
100-3426/04 DRB 00713

\$ 20.00 469099/4916000 Conflict Management Fee

\$ 285.00 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

\$ 305.00 TOTAL AMOUNT DUE

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

Bohannan  Houston INC

COURTYARD I, 7500 JEFFERSON STREET NE
 ALBUQUERQUE, NM 87109-4335
 505.823.1000

BANK OF AMERICA
 ALBUQUERQUE, NEW MEXICO

95-32 / 1070

130571

5/11/2004

NO. 130571

DUPLICATE

City Of Albuquerque
 PAY *****305
 Treasury Division

DOLLARS & *****00

DUPLICATE

City Of \$ *****305.00
 Treasury Division
 BOHANNAN-HUSTON INC.

05/11/2004 10:40AM LOC: ANN

05/11/2004 10:40AM LOC: ANN

TO THE CITY OF ALBUQUERQUE
 ORDER RECEIPT # PO: Box 1313 # 003 TRANS# 0002
 OF ACCOUNT Albuquerque, NM 87103-1313 US

AUTHORIZED SIGNATURE # 0002
 Fund 11.0

Activity 4916000 TRSLM

AUTHORIZED SIGNATURE

Trans Amt \$305.00

\$305.00

24 Misc

⑈ 130571 ⑈ ⑈ 07000327⑈ 002865399404⑈

\$285.00

CH

\$305.00

CHANGE

\$0.00

Thank You

2315

DXF Electronic Approval Form

DRB Project Case #: 1002315

Subdivision Name: WILDERNESS AT HIGH DESERT LOT 33A

Surveyor: ANTHONY L HARRIS

Contact Person: ANTHONY L HARRIS

Contact Information: 889-8056

DXF Received: 10/9/2007

Hard Copy Received: 10/9/2007

Coordinate System: Ground rotated to NMSP Grid



Approved

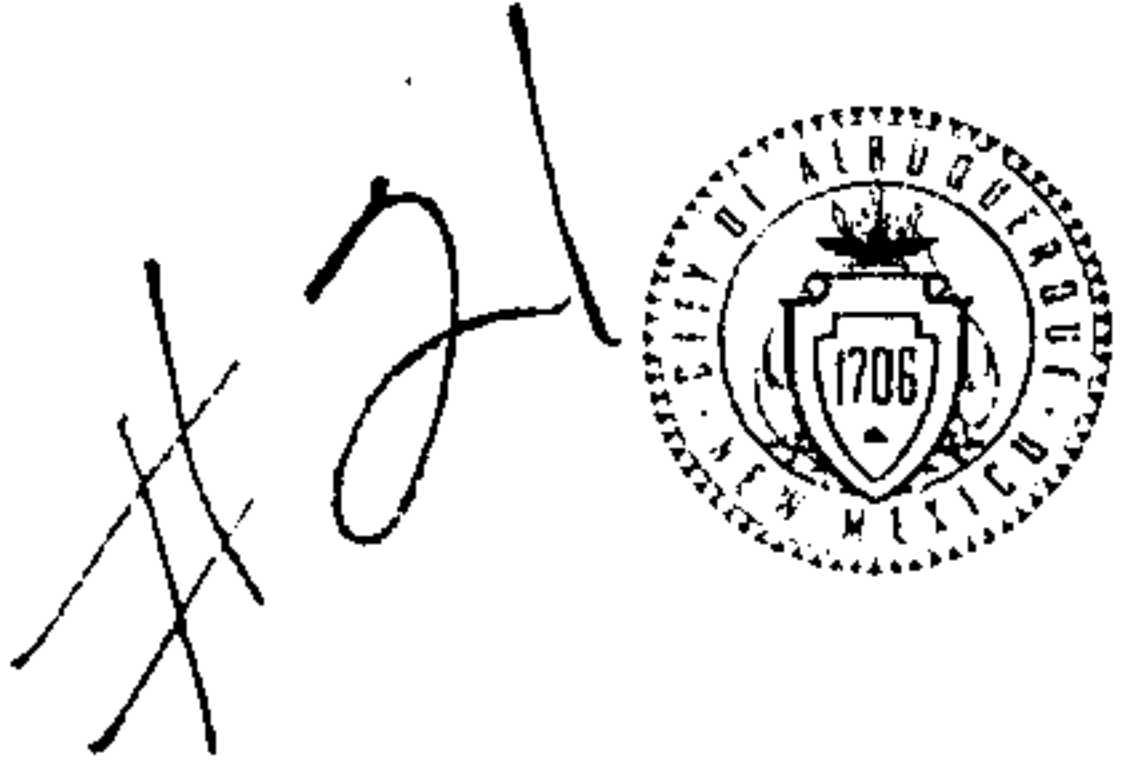
10.9.2007

Date

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

AGIS Use Only

Copied fc **2315** to agiscov on **10/10/2007** Contact person notified on **10/10/2007**



DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: 03-01651 (FP)
Project Name: WILDERNESS VILL. & WILDERNESS COMPOUND @ HIGH DESERT
Agent: Bohannon Huston Inc.

Project # 1002315
EPC Application No.: _____
Phone No.: 823-1000

Your request for (SDP for SUB), (SDP for BR), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/18/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: Coordinate w/ final construction plans and access language, for Sanitary Sewer

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

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

Project Number 1002315

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1002315 Subdivision Name Wilderness Subd @ High Desert Unit 2
Unit 3

Surveyor Dwain Weaver Company Pennington & Huston

Contact person Kevin Patton Phone # 823-1000 email _____

Patricia M. Gpt _____ 10/10/03
Approved *Not Approved Date

- DXF RECEIVED 10/10/03 DATE
- HARD-COPY RECEIVED 10/10/03 DATE
- DISCLOSURE STATEMENT

NAD 27 Grid bearings, ground distances

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

File Format and naming

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

Coordinate System

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

Content

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

Comments:

AGIS Use Only: Copied cov 2315 to agiscov on 10/10/03 Client Notified 10/10/03



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

October 8, 2003

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 1:20 p.m.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

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

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

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

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

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

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

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

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

5. **Project # 1002962**
03DRB-01527 Major-Bulk Land Variance
03DRB-01528 Minor-Prelim&Final Plat
Approval
03DRB-01529 Major-Vacation of Public
Easements
03DRB-01530 Major-SiteDev Plan Subd

BOHANNAN HUSTON INC & DENISH-KLINE ASSOCIATES, agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 4 (to be known as **TRACT 4, BLACK RANCH**, zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 100 acre(s). [REF: 03DRB-01432 (SK), 03DRB-01429 (SK)] [*Deferred from 10/8/03*] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/22/03.**

6. **Project # 1002957**
03DRB-01524 Major-Vacation of Public
Easements
03DRB-01525 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES, INC agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or a portion of Tract(s) 26A-1, **TAYLOR RANCH**, zoned R-T, located on TAYLOR RANCH DR NW, between MONTANO RD NW and HOMESTEAD CIRCLE NW containing approximately 14 acre(s). [REF: DRB-91-133] (D-11) **THE VACATION OF THE PUBLIC WATER LINE EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO CHECK FOR REMOVAL OF VACATION (1) ON SHEETS 2 OF 3 OF THE PLAT AND TO PLANNING FOR AGIS DXF FILE.**

7. **Project # 1002960**
03DRB-01537 Major-Preliminary Plat
Approval
03DRB-01538 Major-Vacation of Pub
Right-of-Way
03DRB-01539 Major-Vacation of Public
Easements
03DRB-01540 Minor-Temp Defer SDWK
03DRB-01541 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES, agent(s) for WESTLAND DEVELOPMENT CO., INC request(s) the above action(s) for all or a portion of Tract(s) J-2-A (to be known as **SUNDORO SOUTH, UNITS 1, 2 & 3**) WESTLAND NORTH SUBDIVISION, zoned SU-2 / R-LT, located on 98TH ST NW, between I-40 NW and LADERA DR NW containing approximately 35 acre(s). [*Deferred from 10/8/03*] (J-8) **DEFERRED AT THE AGENT'S REQUEST TO 10/22/03.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

THERE ARE NO SKETCH PLAT THIS WEEK

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

ADJOURNED: 1:20 P.M.



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: 1002315

AGENDA ITEM NO: 21

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

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 8, 2003

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
October 8, 2003 Comments**

ITEM # 21

PROJECT # 1002315

APPLICATION # 03DRB-01651

RE: Wilderness Village & Wilderness Compound at High Desert

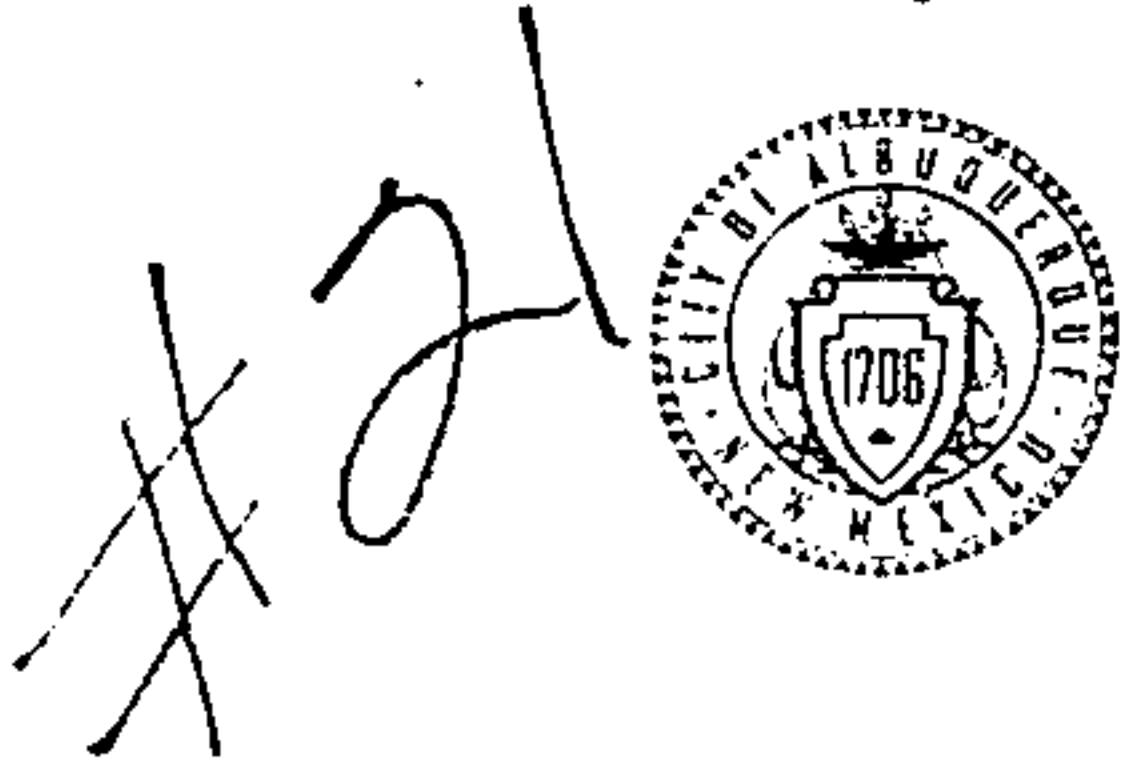
The final plat title does not match the preliminary plat as approved earlier by DRB. It can be fixed by either: (1) filing two separate plats if the applicant wishes to retain two separate names for the subdivisions or (2) reword this plat to read "Wilderness at High Desert, Units 2 & 3". Then, in a note on the plat, state that "Unit 2 will be known as Wilderness Village & Unit 3 will be known as Wilderness Compound".

AGIS dxf approval is required before Planning signs the final plat. Applicant may file the plat. Planning needs one copy of the recorded plat to close the file.



Sheran Matson, DRB Chair

914-3880 Fax 914-3864 smatson@cabq.gov



DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: 03-01651 (FP)
Project Name: WILDERNESS VILL. & WILDERNESS COMPOUND @ HIGH DESERT
Agent: Bohannon Huston Inc.

Project # 1002315
EPC Application No.: _____
Phone No.: 823-1000

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/18/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: Coordinate w/ final Construction Plans and access language, for Sanitary Sewer

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

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

Project Number 1002315

A City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

S

V

P

L

Supplemental form

ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Subdivision Regulations)

Z

APPEAL / PROTEST of...

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

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: HIGH DESERT INVESTMENT CORPORATION PHONE: 823-9360
 ADDRESS: 13000 ACADEMY NE FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87122 E-MAIL: _____
 Proprietary interest in site: OWNER
 AGENT (if any): BOHANNAN HUSTON, INC. PHONE: 823-1000
 ADDRESS: 7500 JEFFERSON NE FAX: 798-7988
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: _____

DESCRIPTION OF REQUEST: FINAL PLAT APPROVAL

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. A REPLAT OF TRACT 13-B HIGH DESERT Block: _____ Unit: 243
 Subdiv. / Addn. WILDERNESS VILLAGE & WILDERNESS COMPOUND AT HIGH DESERT
 Current Zoning: SU-2 HD/R-R Proposed zoning: _____
 Zone Atlas page(s): F-23 No. of existing lots: _____ No. of proposed lots: 83
 Total area of site (acres): 33.2774 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 102306146140210102 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: CITY OF ALBUQUERQUE OPEN SPACE
 Between: _____ and _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): DRB 91-343
1002315 / 1002318

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

SIGNATURE: Kevin Patton DATE: 9-30-03
 (Print) KEVIN PATTON Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03003</u>	<u>DP</u>	<u>513</u>	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected				\$
<input checked="" type="checkbox"/> All case #s are assigned				\$
<input type="checkbox"/> AGIS copy has been sent				\$
<input type="checkbox"/> Case history #s are listed				\$
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>Oct 8, 2003</u>			Total \$ <u>0</u>
<u>Kevin Patton</u>	<u>9/30/03</u>	Project #	<u>1002315</u>	
	Planner signature / date			

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

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

KEVIN PATTON
 Applicant name (print)
Stephanie Shaffer 9-30-03
 Applicant signature / date



Form revised MARCH 2003

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
03 DRB - 01651
 _____ - _____
 _____ - _____

Gael Carder 9/30/03
 Planner signature / date
Project # 1002315

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

September 29, 2003

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Final Plat Approval
A replat of Tract 13-B High Desert

Dear Sheran:

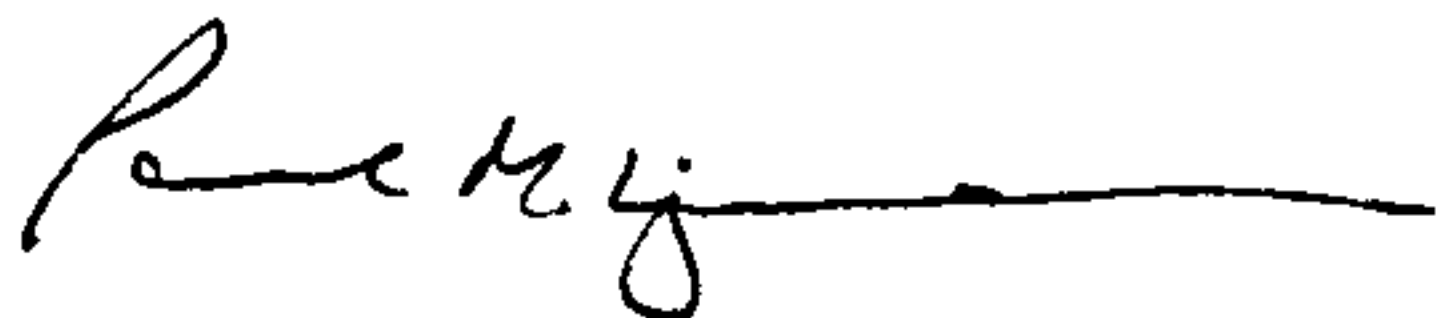
Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information associated with the subject request:

- Development Review Applications
- Six (6) copies of the Final Plat, and
- Zone Atlas Map showing the location of the property

The purpose of this request is s to subdivide the existing parcel into 83 single family residential lots and 4 tracts. Applicable easements for utilities, storm drainage, and the High Desert Residential Owner's association will also be granted. Earthwork and utility construction is currently on-going at the site. Home construction is proposed to begin following filing of the plat.

Please place this item on the DRB Agenda to be heard on October 8, 2003. If you have any questions or require additional information, please contact me.

Sincerely,



Paul M. Wymer, AIA
Project Manager
Community Development and Planning Group

SS
Enclosure

c.c. Scott Schiabor, Scott Patrick Homes
John Clarke, Mesa Verde Development
Doug Collister, high desert Investment
Jack Eichorn, High Desert Investment
Kym Dicome, high Desert Investment
Kevin Patton, Bohannan Huston, Inc.

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

FINANCIAL GUARANTY AMOUNT

03/28/2003

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

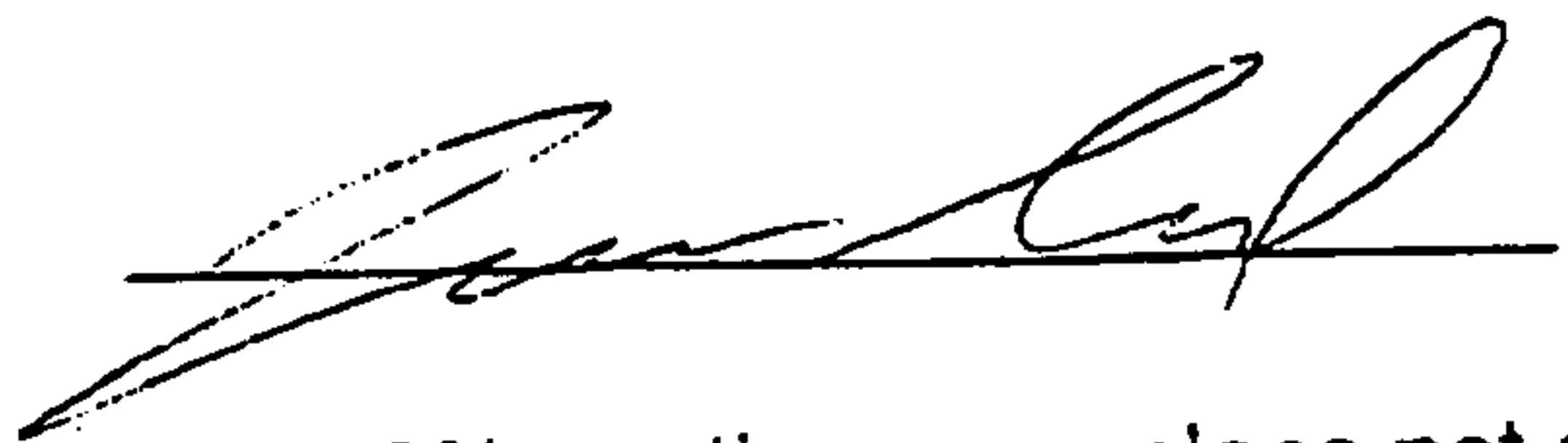
Project ID #: 703781, Wilderness Village & Compnd@HighDesert, Phase/I

Requested By: Scott Steffen, PE w/ Bohannan Huston

Approved estimate amount:		\$944,330.00
Contingency Amount:	10.00%	\$94,433.00
Subtotal:		\$1,038,763.00
NMGRT	5.8125%	\$60,378.10
Subtotal:		\$1,099,141.10
Engineering Fee	6.60%	\$72,543.31
Testing Fee	2.00%	\$21,982.82
Subtotal:		\$1,193,667.23
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$.00
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$1,492,084.04</u>

APPROVAL:

DATE:



3-28-2003

Notes: 10% contingency, plans not approved. Certification for grading & drainage prior to release of FG. This FG does not include the Wilderness Estates imprv's, which are FG'ed & to be built w/ 701781.



Mary Herrera

Bern. Co. AGRE

R 33.00

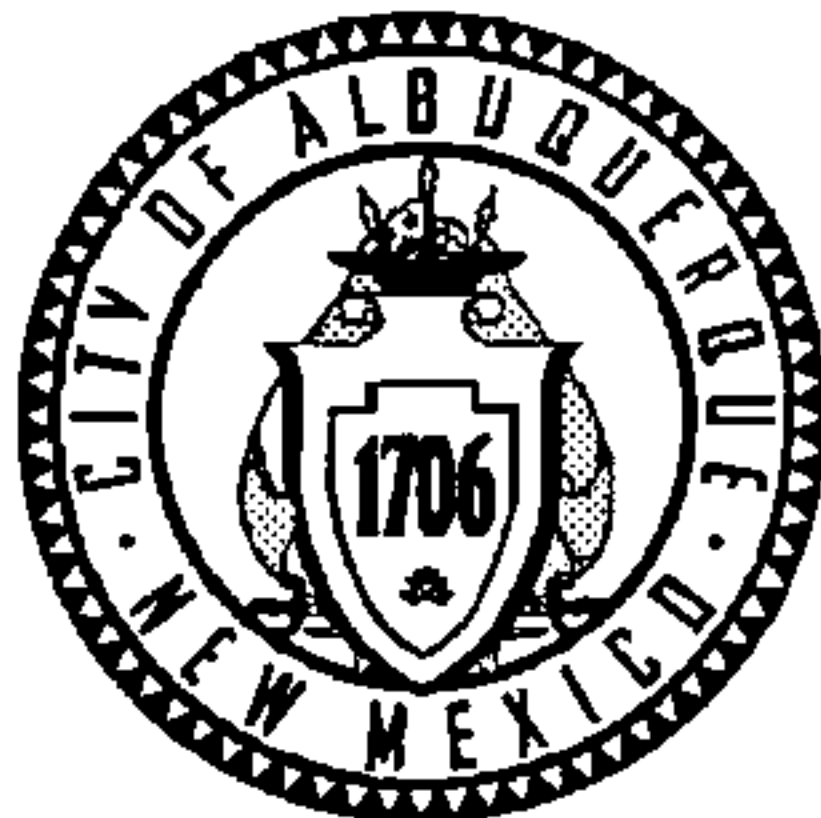
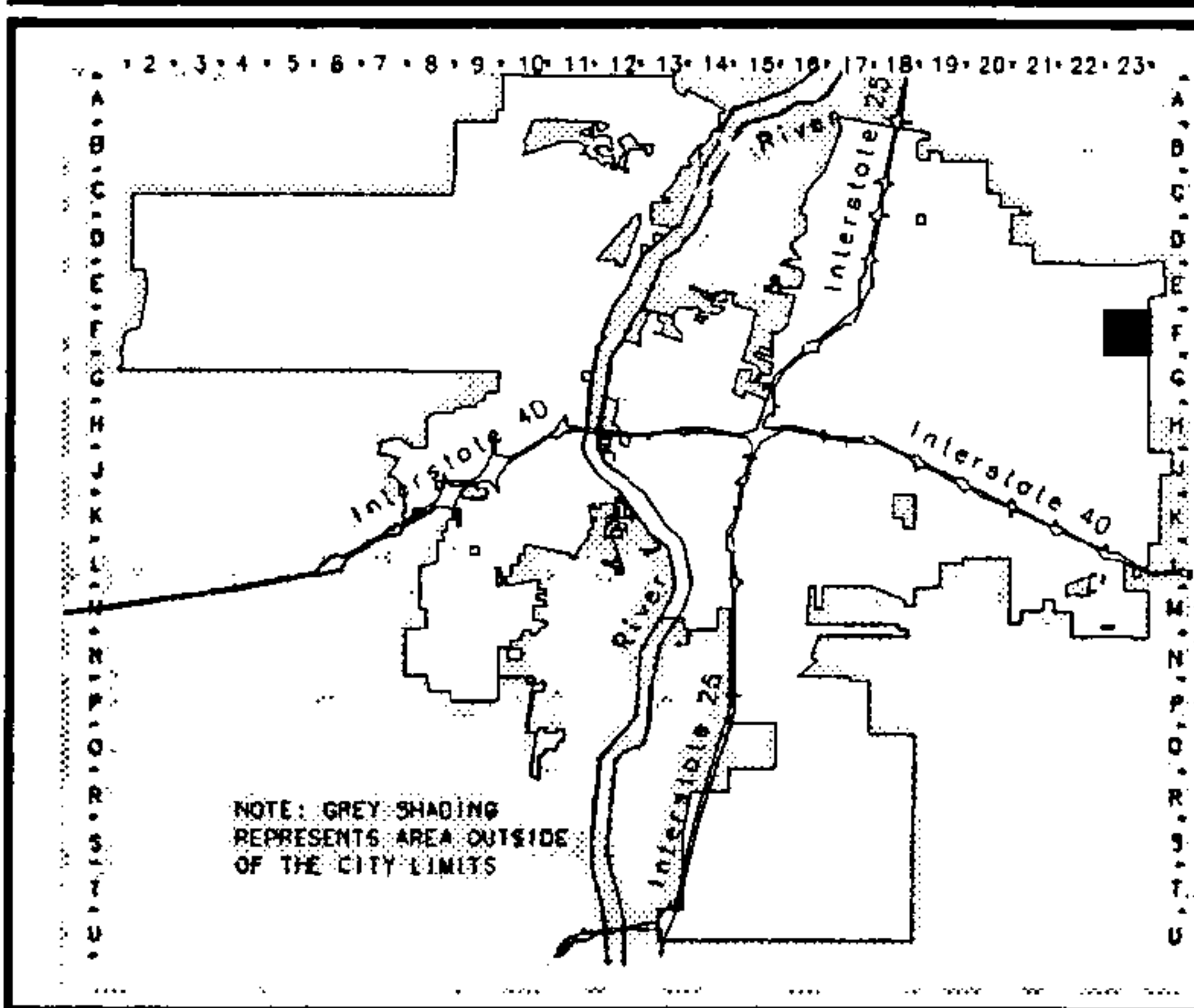
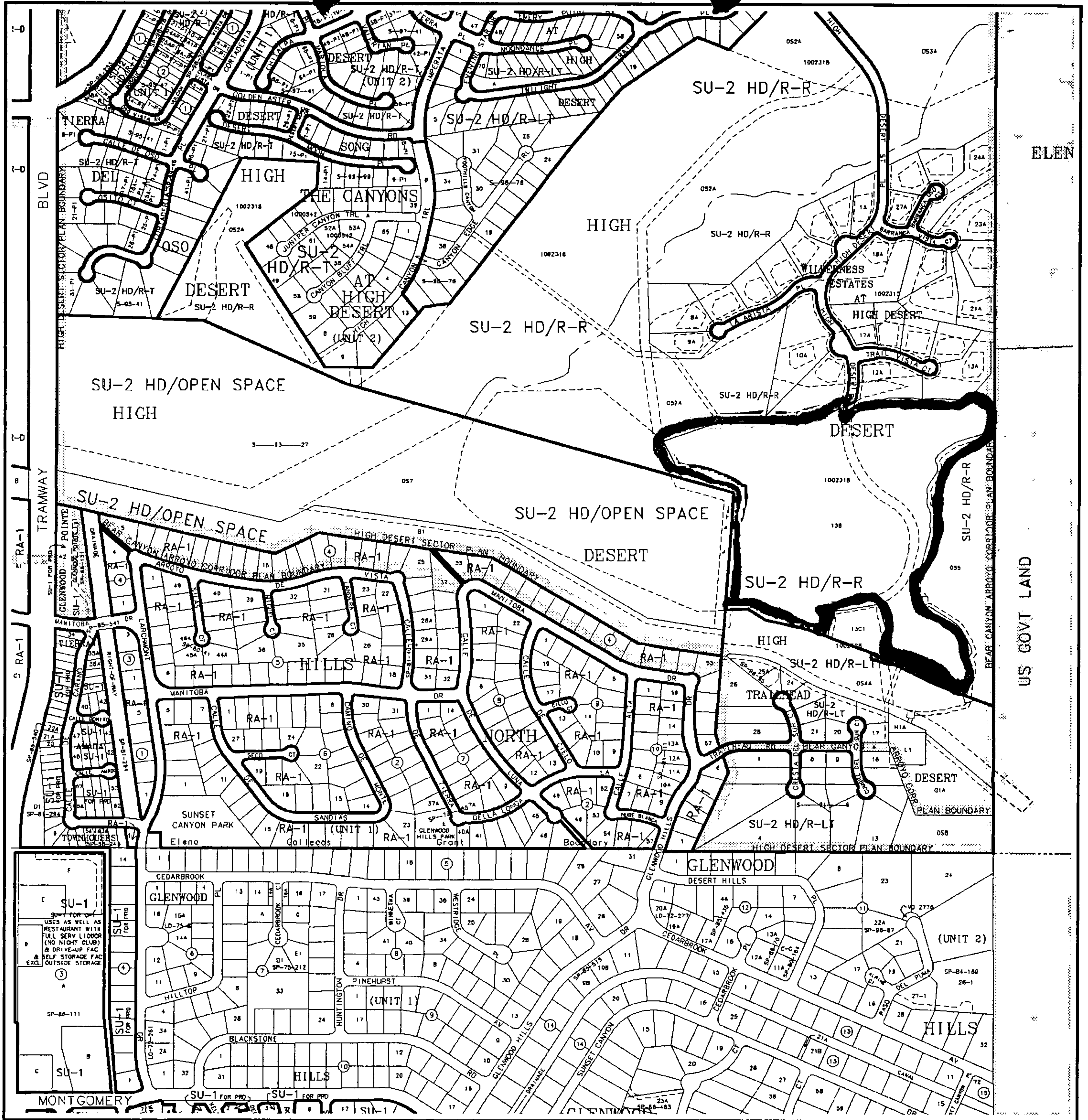
2003121869

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Page: 13 of 13

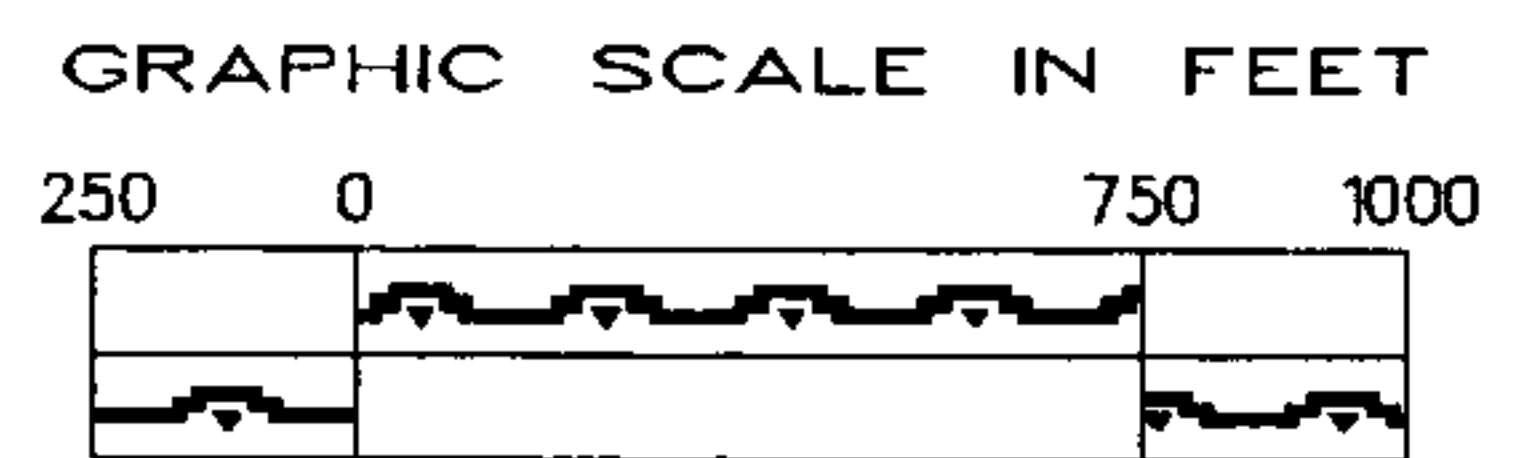
07/15/2003 02:56P

Bk-A60 Pg-1604



Abuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT

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Zone Atlas Page

F-23-Z

Map Amended through September 02, 2003

10



Completed

7/29/03

BS

DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: 03-01167 (P&F)
Project Name: **WILDERNESS ESTATES @ H.D.**
Agent: Bohannon Huston Inc.

Project # **1002315**
EPC Application No.:
Phone No.: 823-1000

Project Number

1002315

Your request for (SDP for SUB), (SDP for BP), (**FINAL PLATS**), (MASTER DEVELOP. PLAN), was approved on 7/23/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: Need to see Recorded Doc. guaranteeing access to
SOS MH on Lot 9-A
Signed 7/28/03

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): DXF approved by Agis 7-24-03 in file
BS

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

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

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

Copy of final plat AND a DXF File for AGIS is required.
 Copy of recorded plat for Planning.

7-28-03 Received
Stephanie Stratton

10



DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: 03-01167 (P&F)
Project Name: **WILDERNESS ESTATES @ H.D.**
Agent: Bohannon Huston Inc.

Project # **1002315**
EPC Application No.:
Phone No.: 823-1000

Project Number

1002315

Your request for (SDP for SUB), (SDP for BP), **(FINAL PLATS)**, (MASTER DEVELOP. PLAN), was approved on 7/23/03 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: Need to see Recorded Doc. guaranteeing access to
SAB MH on Lot 9-A

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): dx f

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

Include 3 copies of the approved site plan along with the originals.

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

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

Copy of final plat AND a DXF File for AGIS is required. OK
 Copy of recorded plat for Planning.

#10

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1002315 Subdivision Name Wilderness Estates @ High Desert, 1A thru 27A

Surveyor Dwain Weaver Company Bohannon + Huston

Contact person Mary Cole Phone # _____ email Mcole@bhinc.com

Patricia M. Gpt _____ 7/24/03
Approved *Not Approved Date

- DXF RECEIVED 7/23/03 DATE
- HARD-COPY RECEIVED 7/23/03 DATE
- DISCLOSURE STATEMENT

NAD 27 Grid bearings, ground distances

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

File Format and naming

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

Coordinate System

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

Content

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

Comments:

AGIS Use Only: Copied cov 2315 to agiscov on 7/24/03 Client Notified 7/24/03



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

July 23, 2003

9:00 a.m.

MEMBERS:

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

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 11:25 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000400**
03DRB-01033 Major-Two Year SIA

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

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

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

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

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

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

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

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

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for KAY LAMB request(s) the above action(s) for all or a portion of Lot(s) 24-27, Block(s) 12, **ALBRIGHT-MOORE ADDITION**, zoned SU-2 special neighborhood zone, S-R (Sawmill), located on 6TH ST NW, between BELLAMAH AVE NW and KINLEY AVE NW containing approximately 1 acre(s). [Deferred from 7/9/03] (J-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

03DRB-01161 Minor-Sidewalk Waiver

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

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

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

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

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

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

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

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

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

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

20. **Project # 1002593**
03DRB-01158 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC, agent(s) for LAS VENTANAS LTD PARTNERSHIP. request(s) the above action(s) for all or a portion of Tract(s) 29C, VENTANA RANCH, VISTA DE ARENAL, UNIT 2, zoned R-LT residential zone, located north of LAS VENTANAS RD NW, between IRVING BLVD NW and RAINBOW BLVD NW containing approximately 7 acre(s). [REF: (1001101) 02DRB-01009, 03DRB-00624] (B-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1002813**
03DRB-01162 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES, PA agent(s) for WESTLAND DEVELOPMENT CO. request(s) the above action(s) for all or a portion of Tract(s) J2A, WESTLAND NORTH, SUNDORO SOUTH, zoned SU-2 special neighborhood zone, R-LT, located on 98TH ST NW, between I-25, NW and LADERA DR NW containing approximately 34 acre(s). [REF: 1000570 / 00DRB-00752] (J-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. Approval of the Development Review Board Minutes for July 9, 2003. **THE MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 11: 25 A.M.



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002315

AGENDA ITEM NO: 10

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

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: July 23, 2003

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

REVIEW COMMENTS

By the

UTILITY DEVELOPMENT SECTION (WATER & SEWER)

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

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

D.R.B. CASE NO.: 1002315 DATE: 7/23/03 ITEM NO.: 10

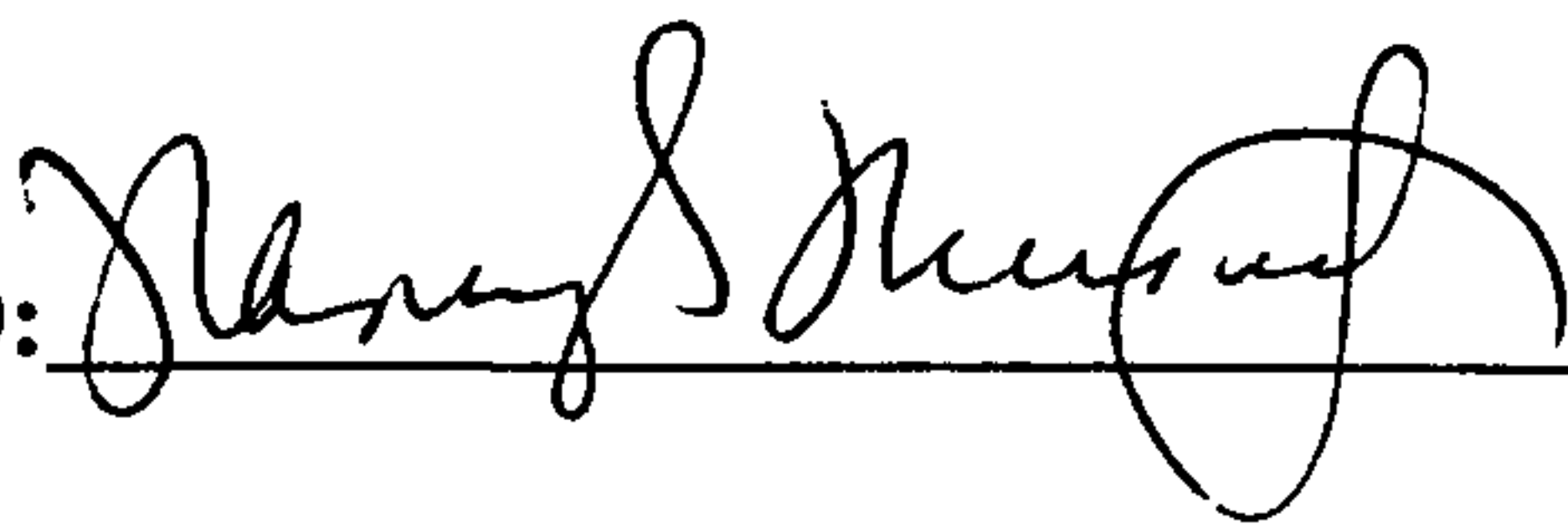
ZONE ATLAS PAGE: F-23 LOCATION: *Wilderness Estates at High Desert*

REQUEST FOR: *Prelim/Final Plat*

COMMENTS:

*Need to see recorded maintenance document
for SAS manhole on Lot 9-A.*

SIGNED: _____



DATE: 7/23/03

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

Agenda Item: 10

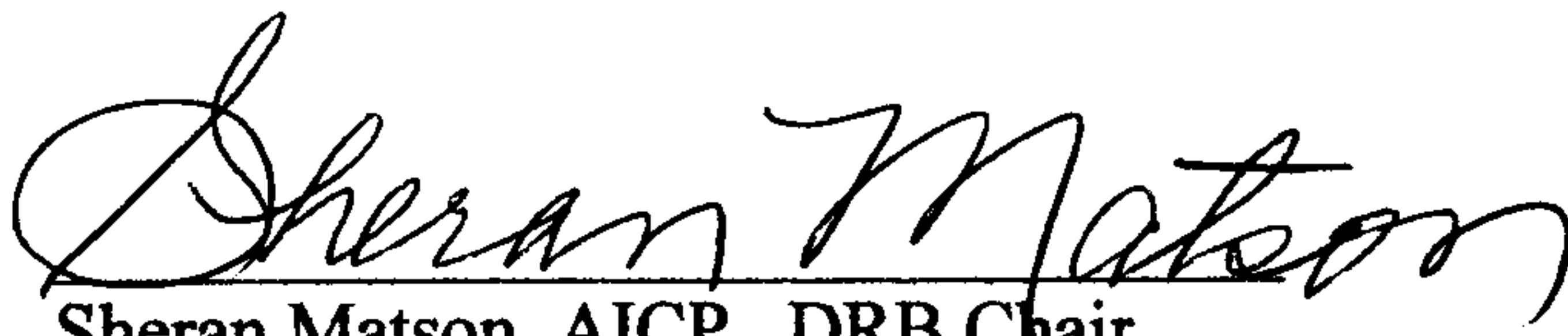
Project: 100~~X~~2315 Application: 03DRB-01167

RE: Wilderness Estates @ High Desert

No objection to the requested action.

Applicant may file the plat. Please be sure to provide Planning with a copy of the recorded plat to close the file.

AGIS dxf approval is required before Planning signs the final plat.



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

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DRB CASE ACTION LOG

REVISED 3/20/2003

4-10-03
JMA

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

DRB Application No.: 03-00539 (FP)	Project # 1002315
Project Name: WILDERNESS ESTATES @ HIGH DESERT	EPC Application No.:
Agent: Bohannon Huston Inc.	Phone No.: 823-1000

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4/9/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: - Label Lot 9 easement as Water also

- Show adjoining easements on plat

- Maintenance / Access easement for Lot 9.

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.

Include 3 copies of the approved site plan along with the originals.

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

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

Copy of final plat AND a DXF File for AGIS is required. OK

Copy of recorded plat for Planning.

Project Number 1002315

21



DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: 03-00539 (FP)

Project # 1002315

Project Name: WILDERNESS ESTATES @ HIGH DESERT

EPC Application No.:

Agent: Bohannon Huston Inc.

Phone No.: 823-1000

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4/9/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

- UTILITIES: - Label Lot 9 easement as Water also
- Shows adjoining easements on plat
- Maintenance / Access ~~case~~ Agreement for Lot 9.
- _____
- _____

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

Project Number

1002315

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1002315 Subdivision Name Wilderness Estates

Surveyor _____ Company _____

Contact person Stephanie Stratton Phone # 798-7965 email _____

Neal Weinberg

Approved

*Not Approved

4/10/03
Date

- DXF RECEIVED 4/10 DATE
- HARD-COPY RECEIVED 4/9 DATE
- DISCLOSURE STATEMENT

NAD 27 ground dist / grid bearings

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

File Format and naming

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

should be

1002315.dxf

Coordinate System

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

Content

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

Comments:

AGIS Use Only: Copied cov _____ to agiscov on _____ Client Notified _____



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

April 9, 2003

9:00 a.m.

MEMBERS:

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

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 12:15 P.M.

B. Changes and/or Additions to the Agenda

C. Announcements

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1001122**
03DRB-00389 Major-Two Year SIA

03DRB-00526 Minor-Ext of SIA for Temp Defer
SDWK

BOHANNAN HUSTON, INC. agent(s) for CENTEX HOMES request(s) the above action(s) (Modified Procedure B Non-Work Order) for all Lot(s), **STONEBRIDGE SUBDIVISION, UNIT 1**, zoned R-1 residential zone, & SU-1 for R-2 USES, located North and East of McMahan Blvd NW between Tuscany Dr NW and Stonebridge Dr NW containing approximately 28 acre(s). [REF: 01DRB-01298, 02DRB-00896, DRB-98-124, Z-98-18] (A-12) **A 9-MONTH EXTENSION OF THE SIA WAS APPROVED. A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

2. **Project # 1000984**
03DRB-00378 Major-Vacation of Pub Right-of-Way
03DRB-00380 Major-Vacation of Pub Right-of-Way
03DRB-00381 Major-Vacation of Public Easements
03DRB-00382 Major-Bulk Land Variance
03DRB-00383 Minor-Prelim&Final Plat Approval

BOKAY CONSTRUCTION MANAGEMENT agent(s) for CURB INC. - R. J. SCHAEFER REALTY & INVESTMENTS INC., request(s) the above action(s) for all or a portion of Tract(s) A & B, Lot(s) B-34, B-35, B-36, B-37, B-38, B1B, Town of Atrisco Grant Unit 5 – (to be known as **AVALON SUBDIVISION, UNIT 4**, Tracts A, B & C, **NINETY EIGHTH STREET LAND IMPROVEMENT**, zoned IP, located on 94th ST NW, between I-40 NW and BLUEWATER RD NW containing approximately 57 acre(s). (K-9) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR THE DXF FILE AND THE 15-DAY APPEAL PERIOD.**

3. **Project # 1002322**
03DRB-00420 – Major-Preliminary Plat Approval

MULE BARN ENTERPRISES, agent(s) for ACME REAL ESTATE FUND, LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 23, **ORIGINAL TOWNSITE OF WESTLAND**, zoned SU-2 special neighborhood zone, IP, located on Sunset Gardens SW between 90th St SW and 94th St SW containing approximately 8 acre(s). [REF: 02DRB-01666 SK] [Deferred from 4/9/03] (L-9) **DEFERRED AT THE AGENT'S REQUEST TO 5/7/03.**

4. **Project # 1002377**
03DRB-00415 Major-Preliminary Plat Approval
03DRB-00416 Major-Vacation of Public Easements
03DRB-00417 Minor-Sidewalk Waiver

ISAACSON & ARFMAN, PA agent(s) for SANGRE DE CRISTO LLC request(s) the above action(s) for all or a portion of Tract(s) B, **LAS CASITAS DEL RIO PHASE II**, Albuquerque Christian Children's Home, zoned SU-1 PDA, located on WINTER HAVEN RD NW, NORTH OF MONTANO RD NW and SOUTH OF MONTANO PLAZA DR. NW, containing approximately 7 acre(s). [REF: 02DRB 01860, 03DRB 00126] [Deferred from 4/9/03] (E-12) **DEFERRED AT THE AGENT'S REQUEST TO 4/16/03.**

5. **Project # 1002492**
03DRB-00261 Major-Vacation of Public Easements

03DRB-00398 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC. agent(s) for GRANDE AVENUE PARTNERS LTD request(s) the above action(s) for all or a portion of Tract(s) A-1 & A-2, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2-MD-1, located on DR MARTIN LUTHER KING JR AVE NE, between MULBERRY NE and CEDAR NE containing approximately 5 acre(s). [Deferred from 4/9/03] (K-15) **DEFERRED AT THE AGENT'S REQUEST TO 4/30/03.**

PRECISION SURVEYS INC agent(s) for GRANDE AVENUE PARTNERS LTD request(s) the above action(s) for all or a portion of Block(s) 28, Tract(s) A-1 & A-2, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2 / MD-1, located on DR MARTIN LUTHER KING JR AVE NE, between MULBERRY NE and CEDAR NE containing approximately 1 acre(s). [REF: 03DRB-00261] [Deferred from 4/9/03] (K-15) **DEFERRED AT THE AGENT'S REQUEST TO 4/30/03.**

6. **Project # 1001021**
03DRB-00221 Major-Vacation of Public Easements
03DRB-00222 Minor-Prelim&Final Plat Approval

MARK GOODWIN AND ASSOCIATES, PA, agent(s) for PIERRE AMESTOY JR request(s) the above action(s) for all or a portion of Tract(s) C-1, **IRVING LAND PARTNERS**, zoned M-1 light manufacturing zone, located on Irving Blvd NW between Eagle Ranch Rd NW and Golf Course Rd NW and containing approximately 9 acre(s). [REF: V-86-65] [DEFERRED FROM 4/2/03] (B-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY AND FINAL PLAT WERE INDEFINITELY DEFERRED.**

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

MARK GOODWIN & ASSOCIATES, PA agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 463, Town of Atrisco Grant, Unit 7, (to be known as **DESERT SAGE SUBDIVISION, UNIT 3**) zoned RD (9DU/AC), located on 82ND ST SW, between SAGE RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s).[REF:02EPC01460] [DEFERRED FROM 4/9/03] (L-10) **DEFERRED AT THE AGENT'S REQUEST TO 4/16/03.**

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

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

8. **Project # 1000694**
03DRB-00540 Minor-SiteDev Plan Subd/EPC
- JCG & ASSOCIATES agent(s) for FAMILY WORSHIP CENTER request(s) the above action(s) for all or a portion of Tract(s) 226-230, Block(s) 2, **TOWN OF ATRISCO GRANT - AIRPORT UNIT**, zoned SU-1 for Church, located on GLENRIO RD NW, between I-40 and 72nd ST NW containing approximately 8 acre(s). [REF: 00EPC-01020, 00EPC-01021] **[Mary Piscitelli, EPC Case Planner]** [Deferred from 4/9/03] (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 4/23/03.**
9. **Project # 1001104**
03DRB-00288 Minor- SiteDev Plan Subd
03DRB-00289 Minor-Prelim&Final Plat Approval

03DRB-00522 Minor-Sidewalk Waiver
- RHOMBUS PA agent(s) for TOR & RAQUEL RASMUSSEN request(s) the above action(s) for all or a portion of Lot(s) 31 and 32, Block(s) 2, Tract(s) 3, Unit 3, **NORTH ALBUQUERQUE ACRES (to be known as OAKLAND MEADOWS SUBDIVISON)** zoned R-D, located on BARSTOW ST NE, between OAKLAND AVE NE and the **NORTHEAST CORNER OF THE INTERSECTION**, containing approximately 2 acre(s). [REF: 01DRB-00312] [Deferred from 3/5/03, 3/26/03 & 4/9/03] (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 4/16/03.**
10. **Project # 1000074**
03DRB-00392 Minor-SiteDev Plan Subd/EPC
03DRB-00394 Minor-SiteDev Plan BldPermit/EPC
03DRB-00395 Minor- Prelim&Final Plat Approval
- TIERRA WEST LLC agent(s) for MOUNTAIN RUN PARTNERS LTD. request(s) the above action(s) for all or a portion of Tract(s) H-3-A, LA REINA DEL LOS ALTOS, to be known as **KRISPY KREME @ SANDIA PLAZA**, zoned C-2 (SC), located on JUAN TABO BLVD NE, between JANE PL. NE and CANDELARIA NE containing approximately 9 acre(s). [REF: 02EPC-01478 & 01479] **[Russell Brito (for Len Malry) EPC Case Planner]** [Deferred from 3/19/03 and 3/26/03 and deferred at the Board's request on 4/2/03, we later received notice from agent to defer to 4/16/03] (G-21) **DEFERRED AT THE AGENT'S REQUEST TO 4/16/03.**

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

11. **Project # 1000505**
03DRB-00531 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for ALBERT GALLEGOS request(s) the above action(s) for all or a portion of Lot(s) 1A & 2A, Block(s) 5, **GRANT TRACT**, zoned SU-2/O, located on 6th ST NW, between MOUNTAIN RD NW and LOMAS NW containing approximately 1 acre(s). (J-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT APPROVAL DELEGATED TO PLANNING FOR THE DXF FILE.**

12. **Project # 1000893**
03DRB-00536 Minor-Prelim&Final Plat
Approval

COMMUNITY SCIENCES CORP. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Lot(s) 157-161, **RIDGEVIEW VILLAGE, UNIT 2**, zoned R-2, located on BANDELIER DR NW, between NIGHT WHISPER RD NW and PINON DR NW containing approximately 1 acre(s). (A-11) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT APPROVAL DELEGATED TO PLANNING FOR THE DXF FILE.**

13. **Project # 1001067**
03DRB-00530 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for RAHIM KASSAM request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 4-A, **SUNPORT PARK**, zoned IP, located on WOODWARD RD SE, between UNIVERSITY BLVD SE and SUNPORT PL SE containing approximately 3 acre(s). (M-15) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT APPROVAL DELEGATED TO PLANNING FOR THE DXF FILE.**

14. **Project # 1001347**
03DRB-00538 Minor-Final Plat
Approval

ISAACSON & ARFMAN PA agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) B1, ALBUQUERQUE SOUTH, **EL RANCHO GRANDE UNIT 6**, zoned Under Rio Bravo SDP, located on VALLEY VIEW DR SW, between BENAVIDES SW and DE ANZA AVE SW containing approximately 20 acre(s). [03DRB-00165, 00167, 02DRB-00764, 00765, 01829, 00960, 00962] (M-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1001918**
03DRB-00524 Minor-Final Plat
Approval

MARK GOODWIN & ASSOCIATES agent(s) for CURB INC request(s) the above action(s) for Parcel 6A, **EL RANCHO GRANDE I - UNIT 5B**, zoned RT, located on MUSTANG RIDGE DR SW, between BLAKE RD SW and BLACK STALLION RD SW containing approximately 10 acre(s). (N-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1002077**
03DRB-00513 Minor-Final Plat
Approval

MARK GOODWIN & ASSOCIATES agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 9A & A, **EL RANCHO GRANDE I (D & S ADDITION)**, zoned R-2, located on UNSER RD SW, between BLAKE RD SW and THE AMOLE CHANNEL SW containing approximately 29 acre(s). (N-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1001903**
03DRB-00535 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES agent(s) for D.R. HORTON CUSTOM HOMES request(s) the above action(s) for all or a portion of Lot(s) 18 & 19, **DESERT LANE SUBDIVISION**, zoned RD-7, located on DESERT EAGLE RD NE, between EAGLE ROCK AVE NE and OAKLAND AVE NE containing approximately 1 acre(s). (C-19) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT APPROVAL DELEGATED TO PLANNING FOR**

18. **Project # 1001463**
03DRB-00479 Major-Final Plat Approval

CLARK CONSULTING ENGINEERS agent(s) for LLAVE CONSTRUCTION INC request(s) the above action(s) for all or a portion of Lot(s) 1-5 & 6A, Block(s) 19, Tract(s) 3, Unit 3, North Albuquerque Acres (to be known as **VENTURA VILLAGE** , zoned R-D residential and related uses zone, developing area, located on VENTURA NE between HOLLY NE and VENTURA NE containing approximately 5 acre(s). [REF: 01460-01291, 01494, 02EPC00148, 02EPC10058] [Deferred from 4/2/03, agent not present.] (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DXF FILE AND PROPERTY MANAGEMENT'S SIGNATURE.**

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

CLARK CONSULTING ENGINEERS agent(s) for LLAVE CONSTRUCTION, INC. request(s) the above action(s) for all or a portion of Tract(s) A, **VINEYARD ESTATES, UNIT 4A**, zoned RD residential zone, located on the eastside of VENTURA ST NE, between ANAHEIM AVE NE and CARMEL AVE NE containing approximately 2 acre(s). [REF: 01DRB-01446] [Deferred from 1/8/03] [Final Plat was Indefinitely Deferred] [Deferred from 4/2/03 agent was not present.] (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DXF FILE.**

20. **Project # 1002021**
03DRB-00528 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for WELSH IRREVOCABLE TRUST II - CAROLYN PICKA request(s) the above action(s) for all or a portion of Tract(s) E-2-A, **ONE PRESIDENTIAL PLAZA**, zoned IP, located on JEFFERSON ST NE, between PRESIDENTIAL DR NE and PAN AMERICAN FRWY NE containing approximately 3 acre(s). [REF: 02DRB-00919, DRB-99-206] (E-17) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR SHARED SEWER AGREEMENT, VERIFICATION OF PRIVATE FIRE HYDRANT ACCOUNT AND PRIVATE WATER AND SEWER EASEMENTS ON THE PLAT AND TO TRANSPORTATION DEVELOPMENT FOR VERIFICATION THAT ADEQUATE ACCESS AND PARKING ARE PROVIDED FOR EACH LOT AND FOR THE DXF FILE.**

21. **Project # 1002315**
~~03DRB-00539 Minor-Final Plat Approval~~

BOHANNAN HUSTON INC. agent(s) for HIGH DESERT INVESTMENT CORP. request(s) the above action(s) for all or a portion of Tract(s) 13A, **WILDERNESS ESTATES @ HIGH DESERT**, zoned SU-2/HD/R-R, located on TRAMWAY BLVD NE, between IMPERATA NE and WEST OF TRACT A FOREST SERVICE LAND, containing approximately 38 acre(s). [REF: 02DRB-01650] (F-23) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR RELABELING THE EASEMENT ON LOT 9, SHOW ADJOINER EASEMENTS ON THE PLAT AND AN ~~ACCESS AGREEMENT FOR LOT 9 AND TO PLANNING~~ FOR THE DXF FILE.**

22. **Project # 1002471**
03DRB-00533 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for COE PROPERTIES INC request(s) the above action(s) for all or a portion of Lot(s) 90-B, **MRGCD MAP 39**, zoned R-1, located on ATRISCO DR SW, between GONZALES RD SW and SUNSET GARDENS RD SW containing approximately 1 acre(s). [AX-70-27] (K-12) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

23. **Project # 1001934**
02DRB-01864 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC., agent(s) for WILLIAM RIORDAN request(s) the above action(s) for all or a portion of Lot(s) 4, **ALVARADO GARDENS - UNIT 1**, zoned RA-2 residential and agricultural zone, located on RIO GRANDE BLVD NW, between MATTHEW NW and CAMPBELL NW containing approximately 3 acre(s). [DEFERRED FROM 12/18/02] [Final plat was indefinitely deferred for the SIA] [Deferred from 4/2/03 agent was not present] (G-12) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

24. **Project # 1002539**
03DRB-00532 Minor-Prelim&Final Plat
Approval

JERRY CULAK, SURVEYOR agent(s) for HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 3 & 4, **ARIAS ACRES ADDITION**, zoned S-R, located on 15TH ST NW, between MOUNTAIN NW and BELLAMAH NW containing approximately 1 acre(s). [Deferred from 4/9/03] (J-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/16/03.**

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

25. **Project # 1002194**
03DRB-00537 Minor-Sketch Plat
or Plan

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 2 & 2B, **SUNPORT LODGINGS ADDITION**, zoned R-2, located on KATHRYN AVE SE, between GIRARD SE and GIBSON SE containing approximately 2 acre(s). (L-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. **Project # 1002566**
03DRB-00512 Minor-Sketch Plat
or Plan

WILSON & COMPANY request(s) the above action(s) for **BNSF RAILROAD CROSSING FACILITY**, located on WOODWARD EAST OF SECOND SE, between SECOND SE and BROADWAY SE. (M-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. **Project # 1002567**
03DRB-00514 Minor-Sketch Plat
or Plan

SURVEYS SOUTHWEST LTD agent(s) for STEVE KIRK request(s) the above action(s) for all or a portion of Lot(s) 5A, **COLEMAN ADDITION**, zoned R-2, located on 12TH ST NW, between MENAUL EXTENSION and LA POBLANA NW containing approximately 1 acre(s). (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

28. Approval of the Development Review Board Minutes for March 26, 2003. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 12:15 P.M.



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

Development Review Board Comments

Project Number: 1002315
Application Number: 03DRB-00539

DRB Date: 4/9/03
Item Number: 21

Subdivision:

Tract 13A, Wilderness Estates @ High Desert

Zoning: SU-2/HD/R-R

Zone Page: F-23

New Lots (or units) : 27


Request for:

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

Parks and Recreation Comments:

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

1. The park dedication requirement for 27 new lots within Tract 13 has been met by the dedication of a 10 acre neighborhood park site in Tract 8B. The total park dedication requirement for the High Desert subdivision is based on a total of 2,200 dwelling units including 1,770 single family and townhouse dwelling units and 430 apartments. With the approval of this final plat, a total of 1245 single family lots have been approved for the High Desert Subdivision leaving 525 park dedication credits remaining for single family dwelling units.
2. Prior to issuance of building permits, Park Development fees will be required and will be applied to the neighborhood park development.

Signed: 

Christina Sandoval, (PRD)

Phone: 768-5328

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board Comments
4/09/03**

Item # 21

Project # 1002315

Application # 03DRB-00539

SUBJECT: Wilderness Estates @ High Desert/ final plat

No objection to the platting actions.

Please be sure the Project # & Application # are on the final plat.

Per DPM amendment, Planning cannot sign the final plat until AGIS has approved a digital dxf file & hard copy of the plat. Take the information to AGIS, bring the signed approval slip to the Front Counter with the mylar. Planning will sign the plat. Unfortunately, Planning does not have enough storage room to store the mylars until AGIS approval is given.

Applicant may record the plat. Please be sure to provide a recorded copy to Planning to close the file.


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



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002315

AGENDA ITEM NO: 21

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An executed Subdivision Improvements Agreement with financial guarantees is required for Final Plat sign-off.
 No adverse comments.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: April 9, 2003



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

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

APPLICANT INFORMATION:

NAME: High Desert Investment Corporation PHONE: 505 823-9360
 ADDRESS: 13000 Academy Road NE FAX: 505 823-9611
 CITY: Albuquerque STATE NM ZIP 87111 E-MAIL: _____
 Proprietary interest in site: Landowner
 AGENT (if any): Bohannon Huston Inc PHONE: 505 823-1000
 ADDRESS: Courtyard I 7500 Jefferson Street FAX: 505 798-7988
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: kpatton@bhinc.com

DESCRIPTION OF REQUEST: Final Plat - Grant additional easements to AMAFCA & HDROA

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

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

Lot or Tract No. Lots 1 - 27 Block: _____ Unit: _____
TRISA Unit 1
 Subdiv. / Addn. Wilderness Estates at High Desert
 Current Zoning: SU-2 HD R-R Proposed zoning: SU-2 HD R-R
 Zone Atlas page(s): F-23 No. of existing lots: 27 No. of proposed lots: 27
 Total area of site (acres): 37.8 acres Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? No
 UPC No. 10230129843510101 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: High Desert Place
 Between: South of Spain Road and _____

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#-1002315; Application #03DRB00539

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

SIGNATURE Kevin Patton DATE _____
 (Print) Kevin Patton 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 type="checkbox"/> All checklists are complete	<u>03 DRB - 01167</u>	<u>P+P</u>		\$ <u>215.00</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input 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	Hearing date <u>7.23.03</u>			Total
<input type="checkbox"/> F.H.D.P. fee rebate	<u>7/15/03</u>			\$ <u>215.00</u>
<u>Clare Jensen</u>		Project # <u>1002315</u>		
Planner signature / date				

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

Amended preliminary plat approval expires after one year.

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

KEVIN PATTON
Kevin Patton
Applicant name (print)
Applicant signature / date 7/15/03

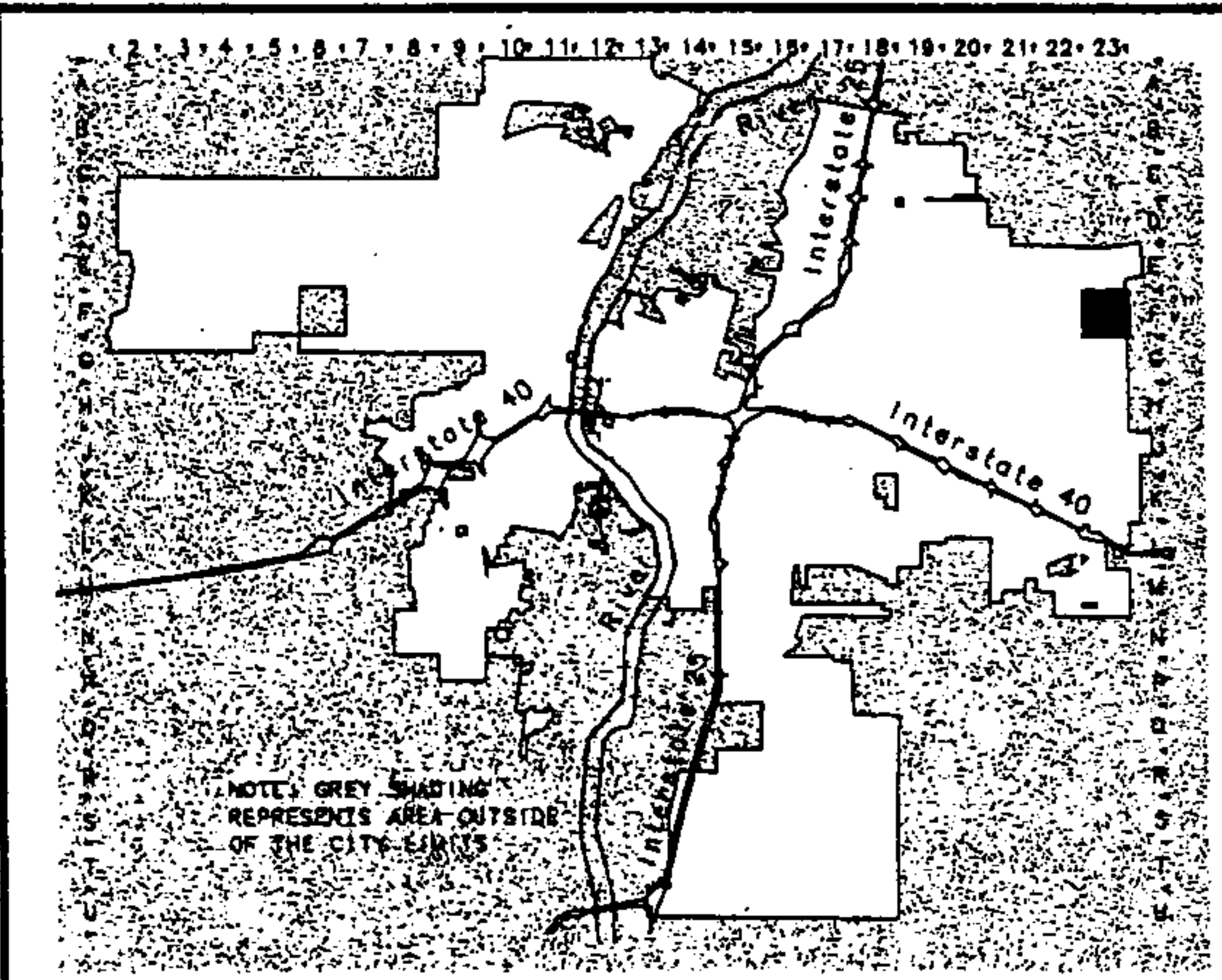
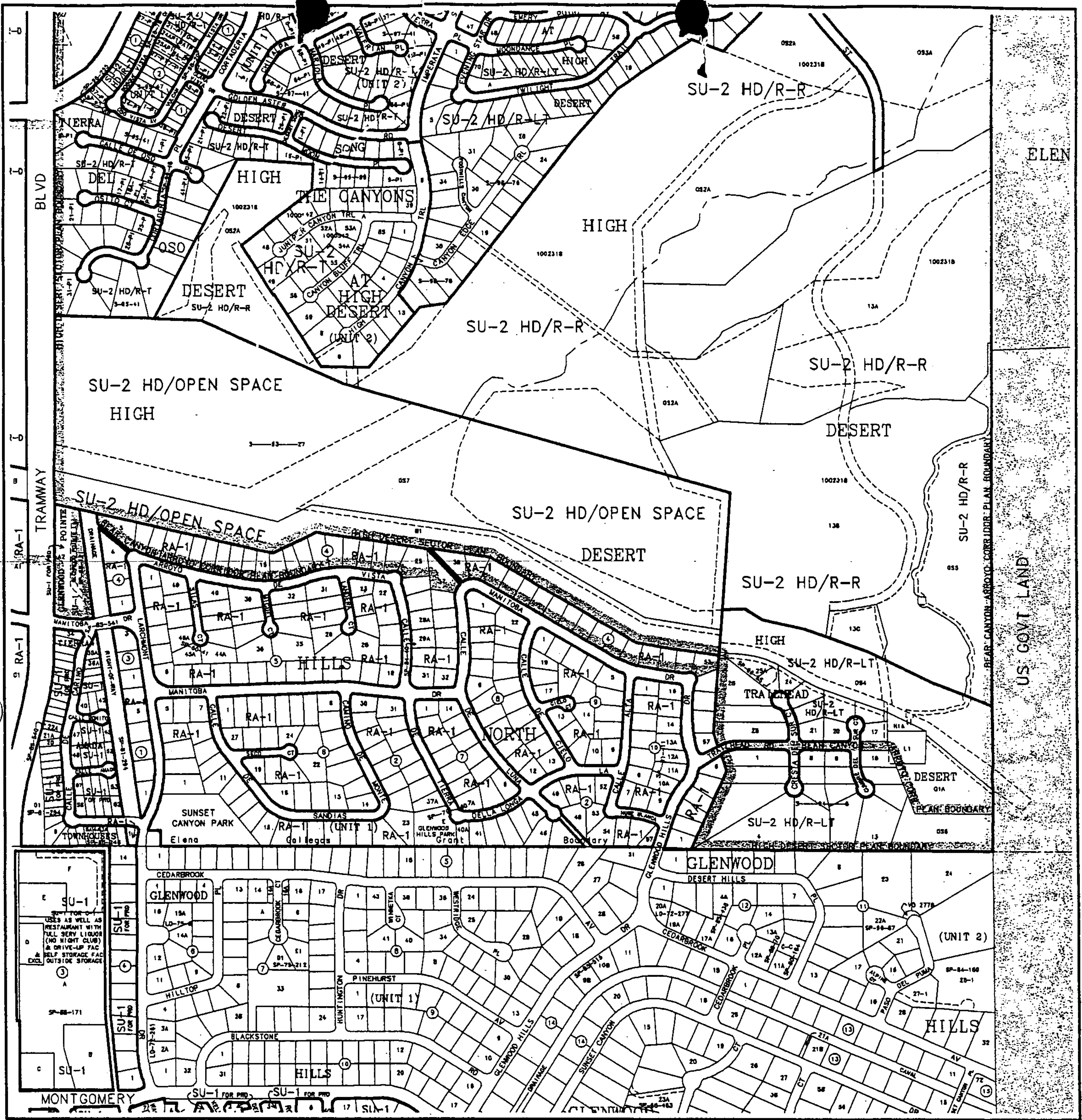


Form revised February 2003

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

Application case numbers
03 - 01167

Colleen Senora 7/15/03
Planner signature / date
Project # 1002315



CITY OF
Albuquerque
A G I S
 Albuquerque Geographic Information System
 PLANNING DEPARTMENT
 © Copyright 2003



Zone Atlas Page

F-23-Z

Map Amended through January 21, 2003

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

July 15, 2003

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

Re: Final Plat Approval – Re-plat of Lots 1 – 27 Wilderness Estates at High Desert
DRB Project # 10002315

Dear Sheran:

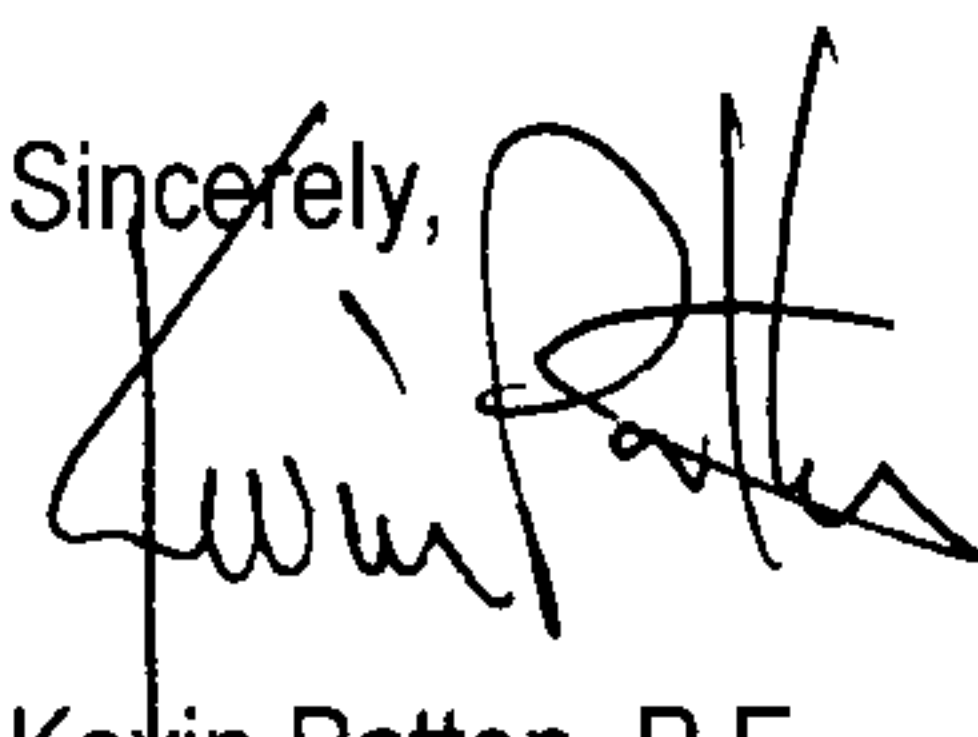
Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications;
- Six (6) copies of the Final Plat;
- Zone Atlas Map showing the location of the property.

The purpose of this plat is to grant additional easements to AMAFCA and the High Desert Residential Owners Association. We have added additional easements over lots 5, 6, 7, 8, 10, 12, 13, 14, 15, 16, 20, 21, 23, 24 and 25 in association with the revised prudent line that was indicated in our approved drainage report. These easements were originally not shown on the final plat that was recently recorded for the Wilderness Estates.

Please place this item on the DRB Agenda to be heard on Wednesday July 23, 2003. If you have any questions or require additional information, please give me a call 823-1000.

Sincerely,



Kevin Patton, P.E.
Vice President
Community Development and Planning

KP/am
Enclosure

cc: Jack Eichorn, HDIC (w/ encl)

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

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

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

PAID RECEIPT

APPLICANT NAME

High Desert Investment

AGENT

Bobannan Huston

ADDRESS

PROJECT NO.

1002315

APPLICATION NO.

03-01167

\$ 215⁰⁰ 441006 / 4983000 (DRB Cases)

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

\$ _____ 441018 / 4971000 (Notification)

\$ 215⁰⁰ **Total amount due**



HIGH DESERT

High Desert Investment Corporation
13000 Academy Road NE PH. 505-823-9360
Albuquerque, NM 87111

BANK OF AMERICA
Albuquerque, New Mexico 87125-0500
(505) 765-2600

95-32
1070

011363

Pay: *****Two hundred fifteen dollars and no cents

DATE

7-15-03

CHECK NO.

11363

AMOUNT

\$215.00

DUPLICATE

TWO SIGNATURES REQUIRED
City of Albuquerque
Treasury Division

[Signature]

07/15/2003
Account 441006
Activity 4983000
Trans 611
J24 Misc \$215.00
CK \$215.00
CHANGE \$0.00

⑈011363⑈ ⑈107000327⑈ 01 32017856⑈



"Kym E. Dicome"
<kdicome@high-desert.com>

04/03/03 11:00 AM

To: "Matson, Sheran" <smatson@cabq.gov>
cc:
Subject: Wilderness Estates

Sheran-

Hope the cough that hit you yesterday at DRB is gone. I hate those.

Just wanted to let you know that Bohannon-Huston, Inc. submitted the final plat for Wilderness estates. Unfortunately, the cover letter Kevin Patton wrote makes it sound like all of the lots/building envelopes have changed but I wanted to assure you that only the lots you and I reviewed in your office changed (lots 19-23). I'll make sure to discuss this at the hearing.

If you think I to submit anything to clarify, let me know.

Thanks, Sheran.

Kym E. Dicome

A City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

Supplemental form

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: HIGH DESERT INVESTMENT CORPORATION PHONE: 823-9360

ADDRESS: 13000 ACADEMY ROAD NE FAX: 823-9611

CITY: ALBUQUERQUE STATE NM ZIP 87111 E-MAIL: _____

Proprietary interest in site: OWNER

AGENT (if any): BOHANNAN HUSTON, INC. PHONE: 823-1000

ADDRESS: 7500 JEFFERSON NE FAX: 798-7988

CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: _____

DESCRIPTION OF REQUEST: FINAL PLAT APPROVAL

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 13-A 1 Block: _____ Unit: _____

Subdiv. / Addn. WILDERNESS ESTATES AT HIGH DESERT

Current Zoning: SU-2 HD R-R Proposed zoning: _____

Zone Atlas page(s): F-23 No. of existing lots: _____ No. of proposed lots: 27

Total area of site (acres): 37.8826 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

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

UPC No. 10230129843510101 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: EAST OF TRAMWAY BLVD. NE

Between: SOUTH OF IMPERATA NE and WEST OF TRACT A, FOREST SERVICE LAND

CASE HISTORY:

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

1002315 02DRB-01650

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

SIGNATURE [Signature] DATE 4.1.03

(Print) KEVIN PATTON _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

<p><input type="checkbox"/> INTERNAL ROUTING</p> <p><input checked="" type="checkbox"/> All checklists are complete</p> <p><input checked="" type="checkbox"/> All fees have been collected</p> <p><input checked="" type="checkbox"/> All case #s are assigned</p> <p><input checked="" type="checkbox"/> AGIS copy has been sent</p> <p><input checked="" type="checkbox"/> Case history #s are listed</p> <p><input checked="" type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input type="checkbox"/> F.H.D.P. density bonus</p> <p><input type="checkbox"/> F.H.D.P. fee rebate</p>	<p>Application case numbers</p> <p><u>03DRB.</u> <u>00539</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Hearing date <u>April 9 2003</u></p>	<p>Action</p> <p><u>FPA</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>S.F.</p> <p><u>53</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Fees</p> <p>\$ <u>0</u></p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>Total</p> <p>\$ <u>0</u></p>
--	--	---	--	--

[Signature] 4/1/03
Planner signature / date

Project # 1002315

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

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.
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- ___ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- ___ Property owner's and City Surveyor's signatures on the Mylar drawing
- ___ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- ___ Fee (see schedule)
- ___ Any original and/or related file numbers are listed on the cover application
- ___ Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

Amended preliminary plat approval expires after one year.

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

Kevin Patton
 KEVIN PATTON

Applicant name (print)

4-1-03

Applicant signature / date



Form revised MARCH 2003

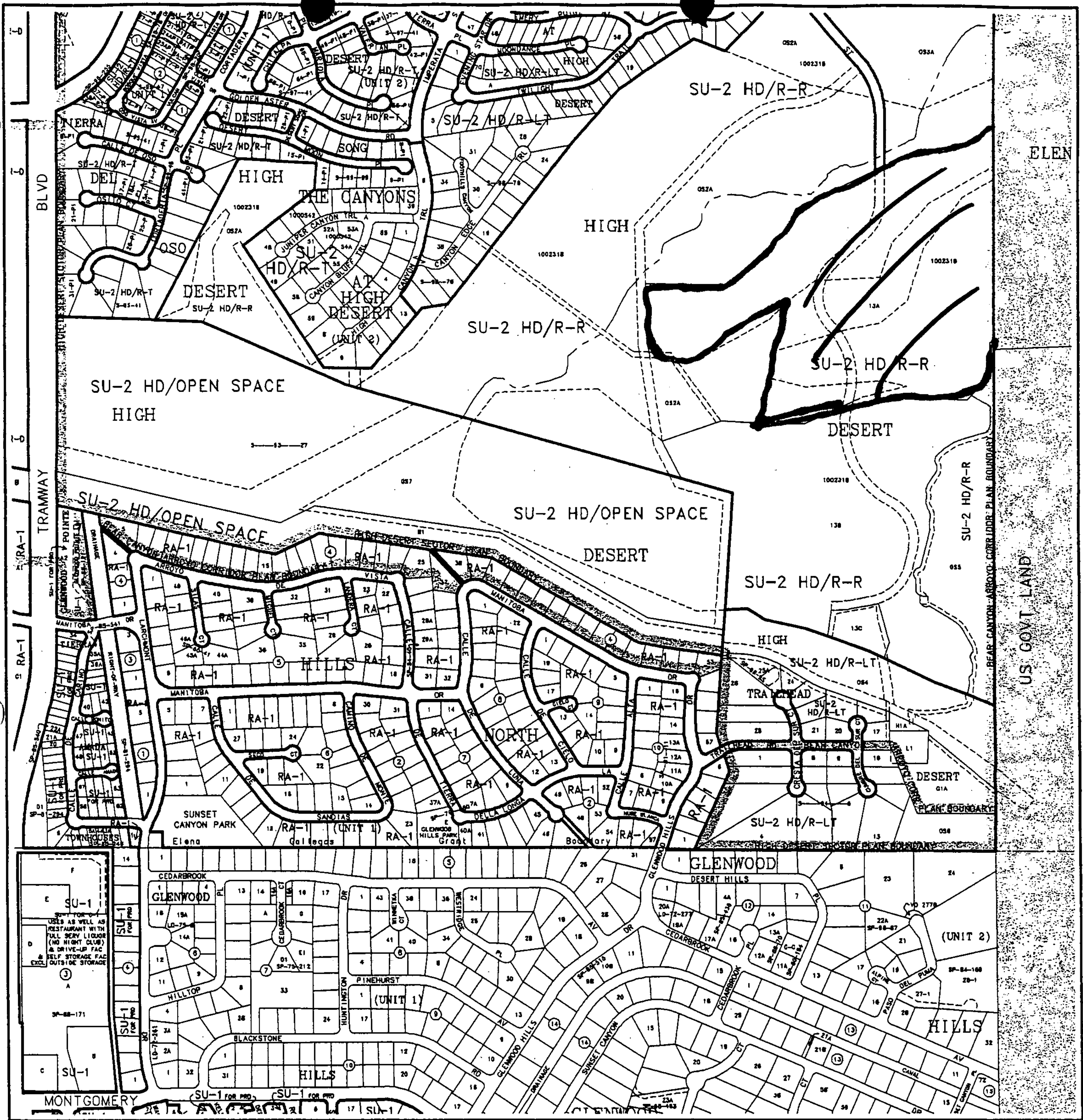
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
 03DRB- _____ -00539

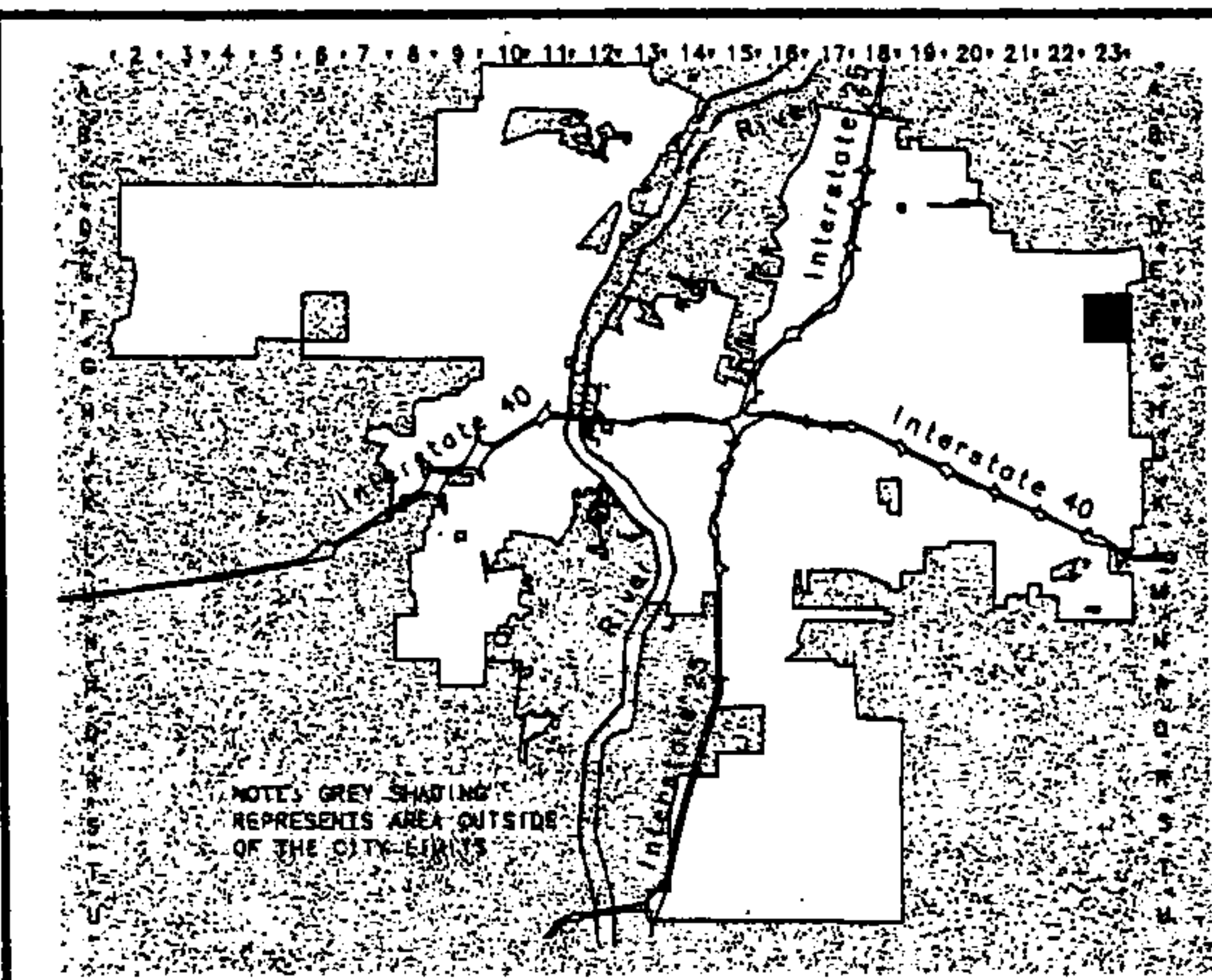
JAA 4/1/03

Planner signature / date

Project # 100 2315



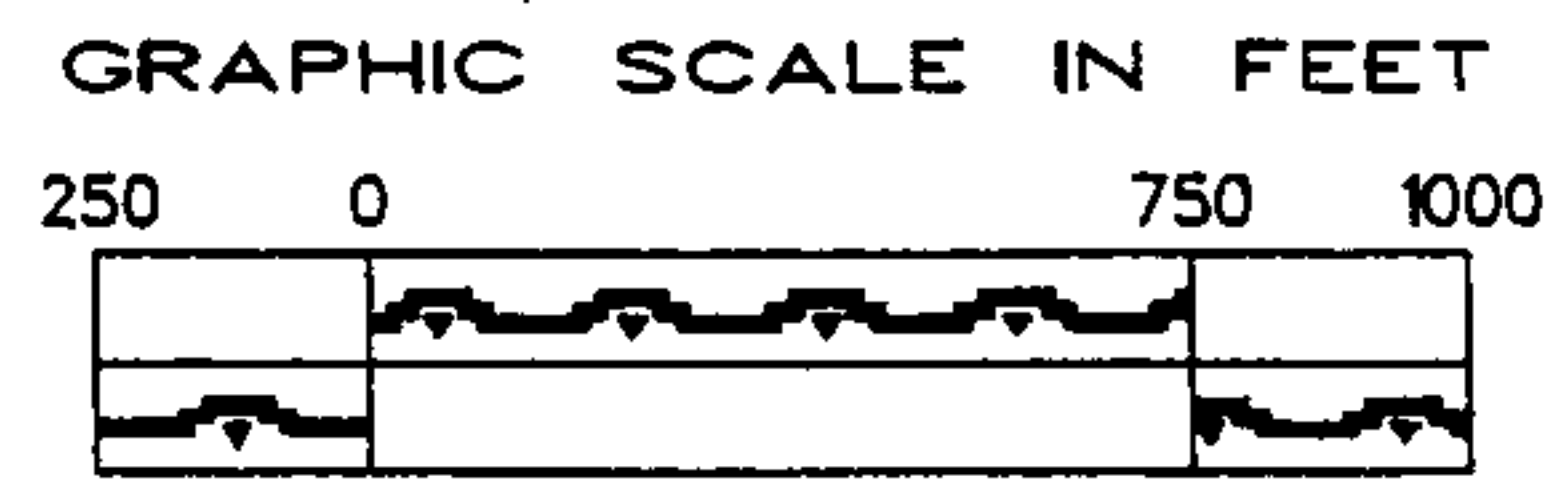
SU-1
 USES AS WELL AS RESTAURANT WITH FULL BARY LIQUOR (NO NIGHT CLUB) & DRIVE-UP FAC & SELF STORAGE FAC EXCL. OUTSIDE STORAGE



CITY OF
Albuquerque

Abuquerque **G**eographic **I**nformation **S**ystem
 PLANNING DEPARTMENT

© Copyright 2003



Zone Atlas Page

F-23-Z

Map Amended through January 21, 2003

April 1, 2003

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103Re: Final Plat Approval - Wilderness Estates at High Desert
DRB Project # 1002315

Dear Sheran:

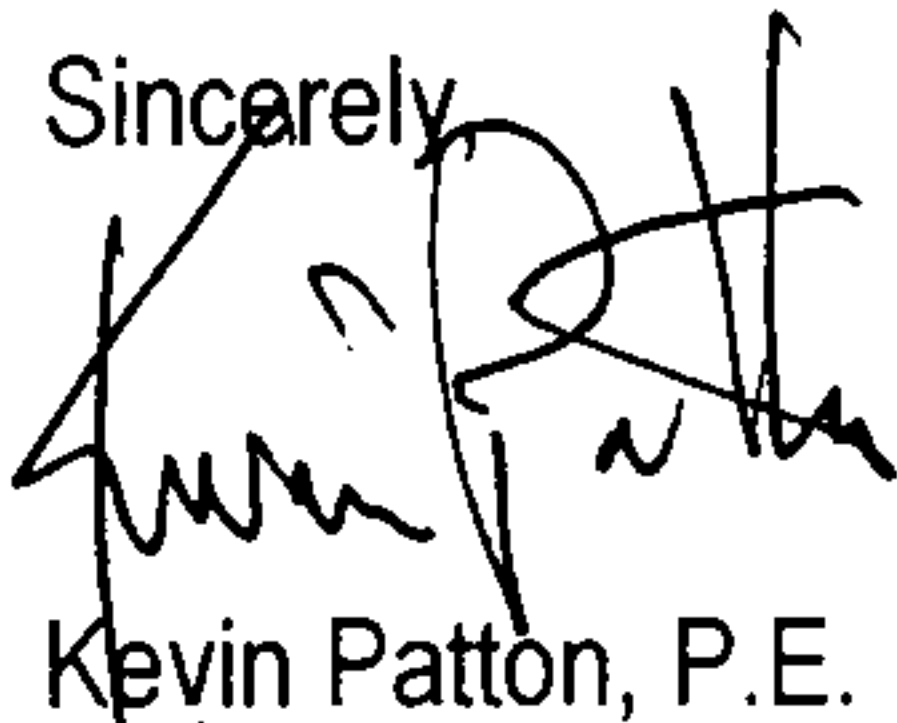
Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications
- Six (6) copies of the Final Plat, and
- Zone Atlas Map showing the location of the property

The purpose of this plat is to subdivide Tract 13-A into 27 lots, to grant easements, and to dedicate public street right-of-way to the City of Albuquerque. The Preliminary Plat was approved at the December 4, 2002 DRB Hearing with two conditions. The lot configuration condition applies to those lots within the Wilderness Compound and Wilderness Village. Minor adjustments were made to the lots lines and building envelopes in the Wilderness Estates. Kym Dicome with HDIC met with you to discuss these revisions or adjustments. The grading and drainage plan amendment is associated with the Wilderness Village and Wilderness Compound and will be address prior to the submittal of those plats. The bulk land plat was recorded on December 12, 2002 and a corrected bulk land plat was recorded on February 6, 2003 in order to add an existing waterline easement that was left off of the plat that was recorded on December 12, 2002.

Please place this item on the DRB Agenda to be heard on April 9, 2003. If you have any questions or require additional information, please contact me.

Sincerely,

Kevin Patton, P.E.
Vice President
Community Development and Planning GroupSS
Enclosurecc: Jack Eichorn, HDIC (w/ encl)
Hope Wynn, Myers Oliver and Price (w/ encl)

No. of Lots: _____
Nearest Major Streets _____

FIGURE 12

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

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 20th day of February, 2003, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and _____
HIGH DESERT INVESTMENT CORP.

("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] _____
NEW MEXICO CORPORATION whose address is 13,000 ACADEMY NE 87111 and whose telephone number is 823-9360, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] TRS. 13-A, 13-B & 13-C & OS-2-A & OS-3-A, HIGH DESERT recorded on 12/12/02 in the records of the Bernalillo County Clerk at Book 2002C, pages 397 through _____ (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] _____
HIGH DESERT INVESTMENT CORR. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as THE WILDERNESS ESTATES AT HIGH DESERT describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 4 day of DECEMBER, 2003 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 701781.

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

