

5



Completed  
6/28/04  
CS

### DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: <u>03-01227 (P&amp;F)</u>	Project # <u>1002324</u>
Project Name: <u>North Albuquerque Acres, Unit B Tr A</u>	EPC Application No.: <u>2688828</u>
Agent: <u>Isaacson &amp; Arfman PA</u>	Phone No.: _____

Project Number 1002324

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 7/30/03 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

City acceptance of SD ok

6/28/04

\_\_\_\_\_

\_\_\_\_\_

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.** Approved

**Copy of recorded plat for Planning.**

Fred  
268 8828

AGIS ELECTRONIC SUBMITTAL CHECKLIST

5

DRB Project# 1002324 Subdivision Name Venice Business Ctr.

Lot 7A/B

Surveyor Aldrich Company Isaacson / Artman

Contact person Fred Artman Phone # \_\_\_\_\_ email \_\_\_\_\_

Patricia Cpt \_\_\_\_\_ 7/23/03  
Approved \*Not Approved Date

DXF RECEIVED 7/23/03 DATE Via Email  
 HARD-COPY RECEIVED 7/23/03 DATE  
 DISCLOSURE STATEMENT

NAD 27, Ground

\*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 2324 to agiscov on 7/23/03 Client Notified 7/23/03

D



# 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.: 03-01227 (P&F)

Project # 1002324

Project Name: North Albuquerque Acres, Unit B Tr A

EPC Application No.: 268-8338

Agent: Isaacson & Arfman PA

Phone No.:

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 7/30/03 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

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

- CITY ENGINEER / AMAFCA: \_\_\_\_\_
- City acceptance of SD
- TR
- OA
- RI
- MN

- 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. Approved
- Copy of recorded plat for Planning.

Project Number 1002324



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

7-31-2003

**5. Project # 1002324**  
03DRB-01112 Major-Vacation of Public Easements

ISAACSON & ARFMAN agent(s) for MOCHO, CHANEY, OLSON & MOCHO LLC request(s) the above action(s) for all or a portion of Lot(s) 7-A-1-B, Block(s) 4, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B**, zoned IP, located on VENICE AVE NE, between SAN MATEO NE and NORTH I-25 NE containing approximately 1 acre(s). (B-18)

At the July 30, 2003, Development Review Board meeting, the Vacation was approved as shown on Exhibit B in the Planning file, subject to these provisions:

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

03DRB-01227 Minor-Prelim&Final Plat

ISAACSON & ARFMAN agent(s) for MOCHO, CHANEY, OLSON & MOCHO LLC request(s) the above action(s) for all or a portion of Lot(s) 7-A-1-B, Block(s) 4, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B**, zoned IP, located on VENICE AVE NE, between SAN MATEO NE and NORTH I-25 NE containing approximately 1 acre(s). (B-18)

At the July 30, 2003, Development Review Board meeting, the preliminary plat was approved with final sign off delegated to City Engineer for City acceptance of the storm drain.

If you wish to appeal this decision, you must do so by August 14, 2003, in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.



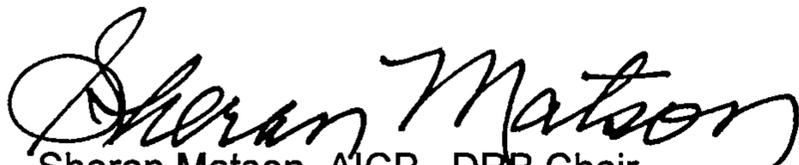
OFFICIAL NOTICE OF DECISION  
PAGE 2

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

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

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

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

  
Sheran Matson, AICP, DRB Chair

cc: Mocho, Chaney, Olson & Mocho, LLC, 2501 San Pedro Blvd NE, 87110  
Isaacson & Arfman PA, 128 Monroe St NE, 87108  
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg  
File



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

3-27-2003

**18. Project # 1002324**  
03DRB-00298 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN, PA agent(s) for MOCHO, CHANEY, OLSON & MOCHO LLP request(s) the above action(s) for all or a portion of Lot(s) 7A1, Tract(s) A, Block(s) 4, Unit(s) B, **NORTH ALBUQUERQUE ACRES**, zoned IP, located on VENICE AVE. NE, between BEVERLY HILLS AVE NE and SAN MATEO NE containing approximately 3 acre(s). [REF: 00410-01540, #1000907, PROJECT #1002324 - Site Plans, revised from Proj. #1002504 now void] [Deferred from 3/19/03] (B-18)

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

03DRB-00435 Minor-Vacation of Private Easements

ISAACSON & ARFMAN, PA agent(s) for MOCHO, CHANEY, MOCHO OLSON request(s) the above action(s) for all or a portion of Lot(s) 7-A-1, 7-A-2 and 7-A-3, Tract(s) A, Block(s) 4, Unit(s) B, **NORTH ALBUQUERQUE ACRES**, zoned IP, located WEST OF I-25 between BEVERLY HILLS AVE NE and VENICE AVE NE containing approximately 3 acre(s). [REF: 00410-01540, 02DRB-01740, 03DRB-00298] (B-18)

At the March 26, 2003, Development Review Board meeting, the Vacation of Private Easements was approved as shown on Exhibit B in the Planning file, subject to the Findings and Conditions of the Subdivision Ordinance as follows:

FINDINGS:

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

CONDITIONS:

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



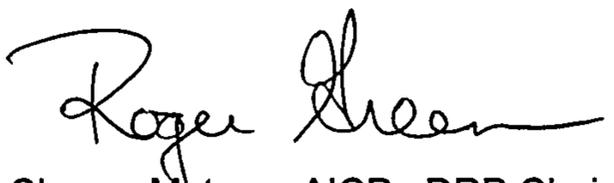
**OFFICIAL NOTICE  
PAGE TWO**

If you wish to appeal this decision, you must do so by April 10, 2003, in the manner described below.

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

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

Please note that 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.)

  
For Sheran Matson, AICP, DRB Chair

cc: Mocho, Chaney, Mocho & Olson LLP, 2501 San Pedro NE, Suite 115, 87110  
Isaacson & Arfman PA, 128 Monroe St NE, 87108  
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg  
File



**Marcia A. Pincus**

07/29/03 10:17 AM

To: Sheran A. Matson/PLN/CABQ@COA

cc: Mary Lou Leonard/EHD/CABQ@COA, Fred J.  
Aguirre/PWD/CABQ@COA

Subject: DRB Cases

1. The language for the San Antonio case that Fred came up with should be modified to:

The recommendations outlined in the "Master Landfill Gas and Abatement System Plan" dated July 18, 2003 and the "Landfill Gas Migration Plan" to be submitted to AEHD at a future date, must be incorporated in the design of the infrastructure. These recommendations will become part of the infrastructure list. Prior to DRC and/or Site Plan approval the landfill gas mitigation design must be submitted and approved by AEHD.

The second sentence Fred wrote has already been addressed in the "Master Landfill Gas and Abatement System Plan" dated July 18, 2003. I don't think it is needed given the first paragraph of this memo.

Sheran, I found my file. I don't know if this case has a DRB number yet, but the EPC # is 1002455.

2. Case #2 Project #1000072, the site is OUTSIDE the landfill buffer of the Holly Avenue landfill. AEHD does not need to comment on this case.

3. Case #5, Project # 1002324, AEHD has no objection to the vacation. This site is within the buffer of the Coronado Landfill.

4. Case #13, Project #1002832, Lot 53 is in the Alameda Business Park; however, it is outside the landfill buffer and may proceed through the development process. AEHD has no further comment concerning this site.

Have a great day!

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002324 AGENDA#: 5 DATE: 7:30

1. Name: Devin G. Man Address: \_\_\_\_\_ Zip: \_\_\_\_\_

2. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002324**

**AGENDA ITEM NO: 5**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

The Hydrology Section has no objection to the vacation request.  
 City acceptance of the storm drain required prior to City Engineer signature.

**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:

SD

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

**DATE:** July 30, 2003



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

July 30, 2003

**Project # 1002324**  
03DRB-01112 Major-Vacation of Public Easements

ISAACSON & ARFMAN agent(s) for MOCHO, CHANEY, OLSON & MOCHO LLC request(s) the above action(s) for all or a portion of Lot(s) 7-A-1-B, Block(s) 4, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B**, zoned IP, located on VENICE AVE NE, between SAN MATEO NE and NORTH I-25 NE containing approximately 1 acre(s). (B-18)

AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No comments received.
Zoning Enforcement	Reviewed, no comment.
Neighborhood Coord.	Letter sent to Wildflower Area (R) Neighborhood Assn.
APS	No comments received.
Police Department	No adverse comments.
Fire Department	No adverse comments.
PNM Gas	Approves.
PNM Electric	Approves.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	Site is not within 1000 feet of a landfill. No comment.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.
City Engineer	No objection to the vacation request. Prior to Final Plat signoff by City Engineer, acceptance of the Work Order 637182 is required.

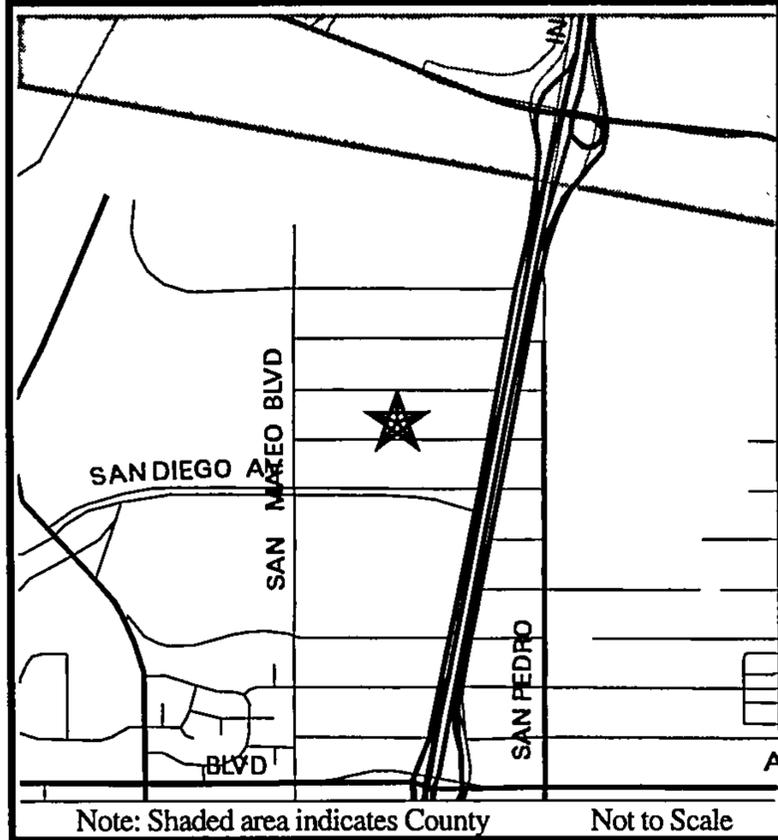
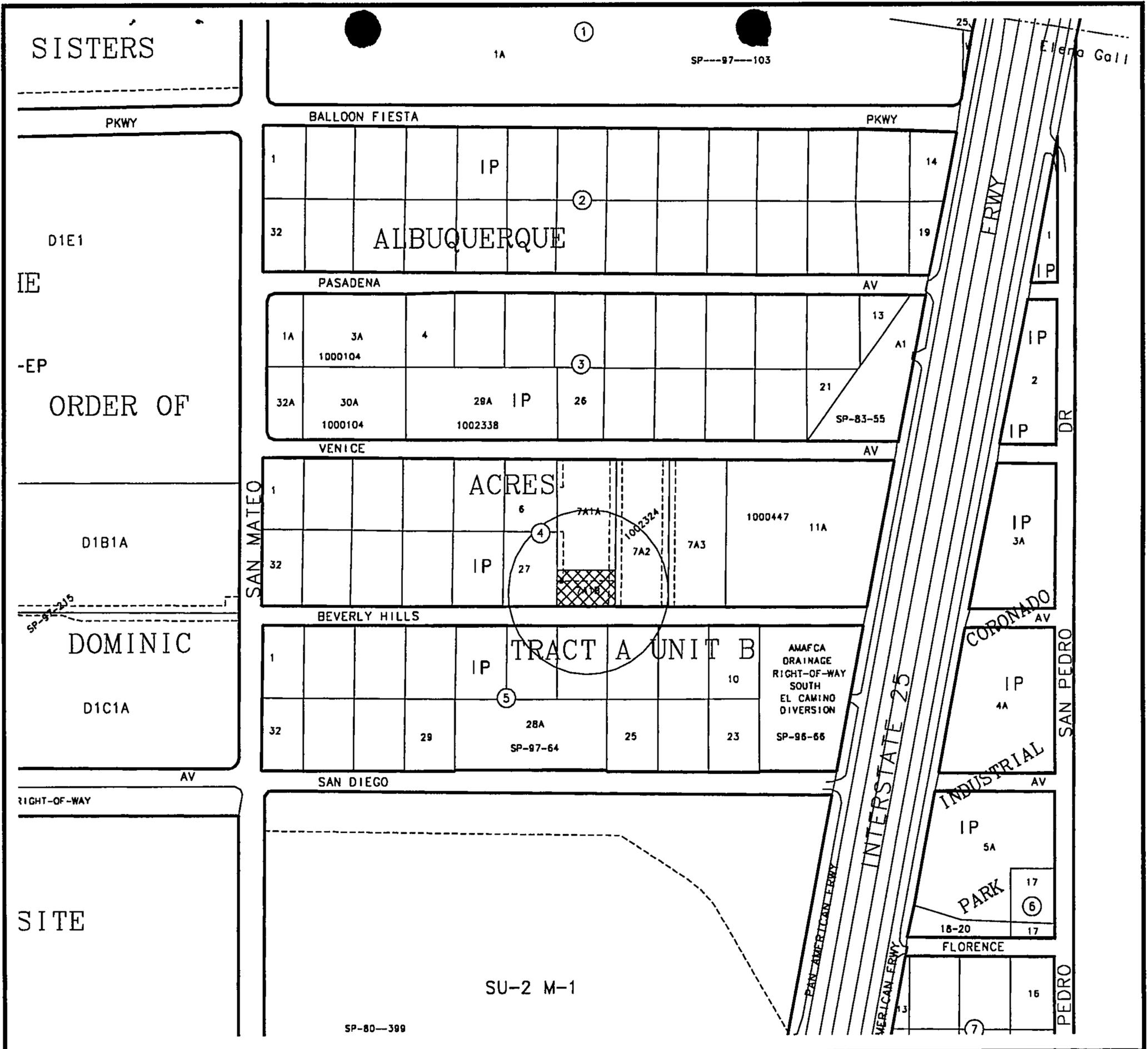
Transportation Development      Refer to Hydrology for comments on the vacation action.

Parks & Recreation      Defer to Hydrology.

Utilities Development      Need more information to comment.

Planning Department      No objection to the vacation.

**IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING**  
cc:Mocho Chaney, Olsen & Mocho, LLC, 2501 San Pedro NE, 87110  
Isaacson & Arfman PA, 128 Monroe St NE, 87108



### ZONING MAP

 Scale 1"=463'
<b>PROJECT NO.</b> 1002324
<b>HEARING DATE</b> 7-30-03
<b>MAP NO.</b> B-18
<b>ADDITIONAL CASE NUMBER(S)</b> 03DRB-01112



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

**PAGE 2**

**Project # 1002324**  
**03DRB-01112-Major-Vacation of Public  
Easements**

ISAACSON & ARFMAN agent(s) for MOCHO, CHANEY, OLSON & MOCHO LLC request(s) the above action(s) for all or a portion of Lot(s) 7-A-1-B, Block(s) 4, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B**, zoned IP, located on VENICE AVE NE, between SAN MATEO NE and NORTH I-25 NE containing approximately 1 acre(s). (B-18)

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

A handwritten signature in cursive script that reads "Sheran Matson".

Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JULY 14, 2003.**



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, July 30, 2003, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1000313**  
03DRB-01068 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES, PA agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for all or a portion of Lot(s) ALL, **EL VALLADO SUBDIVISION**, zoned SU-1/PRD, located on HIDDEN VALLEY DR SE, between SAGEWOOD CT SE and FENNEL CT SE containing approximately 11 acre(s). [REF: DRB-98-142] (L-22)

**Project # 1000072**  
03DRB-01107 Major - Vacation of Public Right-of-Way  
03DRB-01104 Major-Preliminary Plat Approval  
03DRB-01106 Minor -Temp Deferral of Sidewalks

MARK GOODWIN & ASSOCIATES, PA agent(s) for D R HORTON request(s) the above action(s) for all or a portion of Lot(s) 14-19, Block(s) 34, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, (to be known as **THE CARMEL SUBDIVISION** formerly *BREEZE @ LA CUEVA*) zoned RD, located on LOUISIANA BLVD NE, between HOLLY AVE NE and CARMEL AVE NE containing approximately 6 acre(s). [REF: 1000200] (C-18)

**Project # 1001348**  
03DRB-01091 Major-Vacation of Public Easements

TIERRA WEST LLC, AGENTS FOR NEWMAN HOMES INC., request(s) the above action(s) for all or a portion of Lot(s) 58, 59 and 60, **QUAIL SPRINGS**, zoned R-D 7DU/A, located on QUAIL SPRINGS NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 1 acre(s). [REF: 01ZHE-00963, thru, 01ZHE-00983] (C-19)

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

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

**SEE PAGE 2 . . . . .**

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

Meeting Date: 7-30-03

Zone Atlas Page: B-18-E

Notification Radius: 100 Ft.

App# <u>13DRB-01112</u>
Proj# <u>1002324</u>
Other#

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

Applicant: Mocho Charney, Olson & Mocho, LLC ✓

Address: 2501 San Pedro NE, 82110

Agent: Isaacson & Adman, P.A. ✓

Address: 128 Monroe St. NE, 87108

SPECIAL INSTRUCTIONS

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

Date Mailed: July 14, 2003

Signature: K. Tsechlikaj

101806509124830921 LEGAL: \* 00 6 00 4TR A UNIT B NORTH ALBUQ ACR LAND USE:  
 PROPERTY ADDR: 00000 VENICE AVE NE  
 OWNER NAME: MECHENBIER JOHN E & CYNTHIA A DR NE ALBUQUERQUE NM 87109  
 OWNER ADDR: 07736 JACOBO

101806510728430907 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

101806512628430910 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

101806509122330906 LEGAL: \* 02 7 00 4TR A UNIT B NORTH ALBUQ ACR LAND USE:  
 PROPERTY ADDR: 00000 BEVERLY AVE NE  
 OWNER NAME: BEVERLY HILLS SIX NE ALBUQUERQUE NM 87110  
 OWNER ADDR: 02732 ALCAZAR

101806509219430720 LEGAL: \* 00 6 00 5TR A UNIT B NORTH ALBUQ ACR LAND USE:  
 PROPERTY ADDR: 00000 BEVERLY AVE NE  
 OWNER NAME: CORONADO FOUR NE ALBUQUERQUE NM 87110  
 OWNER ADDR: 02732 ALCAZAR

101806510819530719 LEGAL: \* 00 7 00 5TR A UNIT B NORTH ALBUQ ACR LAND USE:  
 PROPERTY ADDR: 00000 BEVERLY AVE NE  
 OWNER NAME: CORONADO FOUR NE ALBUQUERQUE NM 87110  
 OWNER ADDR: 02732 ALCAZAR

101806512419430718 LEGAL: \* 8 5 TR A UNIT B NORTH ALB ACRES CONT 1.00 AC M/L LAND USE:  
 PROPERTY ADDR: 00000 BEVERLY AVE NE  
 OWNER NAME: VINYARD GROUP LLC BL NE ALBUQUERQUE NM 87107  
 OWNER ADDR: 07801 MENAUL



# 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: 7-3-03

TO CONTACT NAME: Fred Arfman  
COMPANY/AGENCY: ISAACSON & ARFMAN  
ADDRESS/ZIP: 120 Monroe St. NE 87108  
PHONE/FAX #: \_\_\_\_\_

Thank you for your inquiry of 7-3-03 (Date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Lot 7-A-1-B Tract A Block 4  
Unit B, North Albuquerque Acres  
zone map page(s) B-10

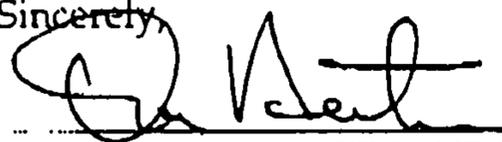
Our records indicate that the **Recognized Neighborhood Association(s)** affected by this proposal and the contact names are as follows:

Wildflower Area  
Neighborhood Association  
Contact: Larry Caudill  
4915 Watercross NE 87113  
857-0596  
Rick Treadwell  
5004 Watercross NE 87113  
821-6369

Neighborhood Association  
Contact: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

Sincerely,  
  
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

7002 2410 0001 1544 8487

**U.S. Postal Service**  
**CERTIFIED MAIL RECEIPT**  
*(Domestic Mail Only; No Insurance Coverage Provided)*

For delivery information visit our website at [www.usps.com](http://www.usps.com)

ALBUQUERQUE, NM 87113

Postage	\$ 0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.42</b>

UNIT ID: 0108  
 ALBUQUERQUE, NM HIGHLAND SIX  
 Postmark Here  
 3 2003  
 Clerk: KBSRBY  
 03/03/03  
 USPS

Sent To  
 MR LARRY CARROLL  
 Street, Apt. No. or PO Box No. 4915 WATERCRESS NE  
 City, State, ZIP+4  
 ALBUQUERQUE, NM 87113  
 PS Form 3800, June 2002 See Reverse for Instructions

7002 2410 0001 1544 8500

**U.S. Postal Service**  
**CERTIFIED MAIL RECEIPT**  
*(Domestic Mail Only; No Insurance Coverage Provided)*

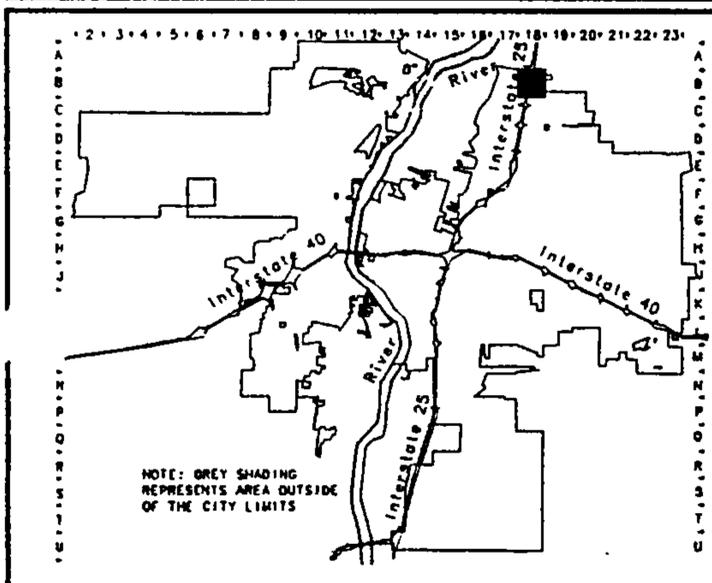
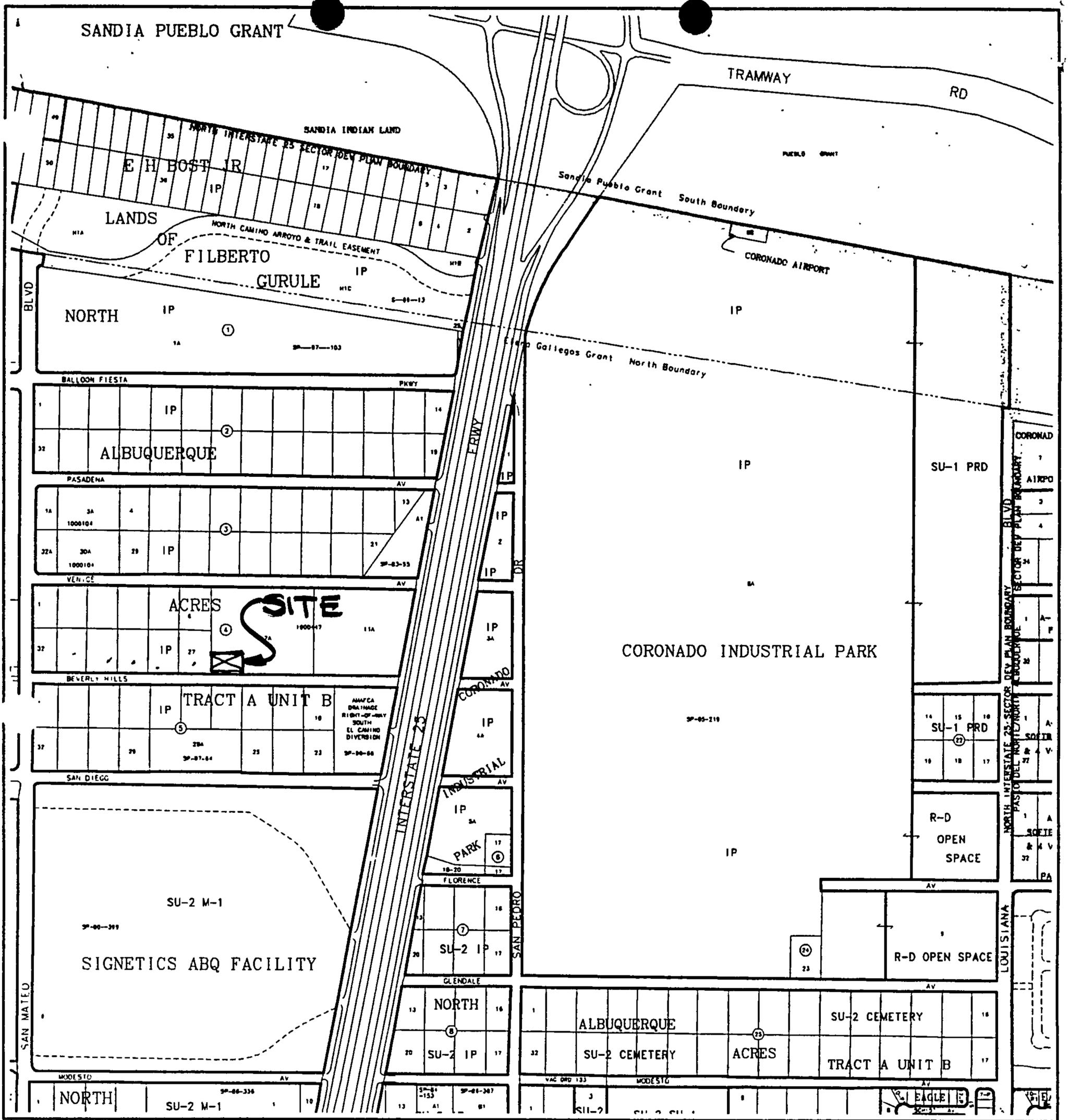
For delivery information visit our website at [www.usps.com](http://www.usps.com)

ALBUQUERQUE, NM 87113

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Return Receipt Fee (Endorsement Required)	1.75
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UNIT ID: 0108  
 ALBUQUERQUE, NM HIGHLAND SIX  
 Postmark Here  
 3 2003  
 Clerk: KBSRBY  
 03/03/03  
 USPS

Sent To  
 MR RICK MEADOWELL  
 Street, Apt. No. or PO Box No. 5004 WATERCRESS NE  
 City, State, ZIP+4  
 ALBUQUERQUE, NM 87113  
 PS Form 3800, June 2002 See Reverse for Instructions

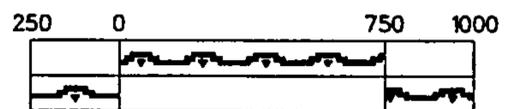


CITY OF Albuquerque

Albuquerque Geographic Information System  
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET



Zone Atlas Page

**B-18-Z**

Map Amended through April 03, 2002

## VACATION OF PUBLIC DRAINAGE EASEMENT

REF: Justification of Request DATE: July 03, 2003

LOCATION: A Portion of Lot 7-A-1B, North Albuquerque Acres,  
Tract A, Unit B, Block 4

The justification of the easement vacation is as follows:

1. City of Albuquerque work order No. 637182 is complete and consists of a public storm drain extension from Beverly Hills Ave. to the storm drain in Venice Blvd.
2. The storm drain negates the need for a retention pond.
3. Owner desire to develop their property; therefore requesting the vacation of the public drainage easement.
4. The public welfare is in no way served by retaining the way or easement.
5. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

*Fred C. Ayres*  
07.03.03

# A City of Albuquerque



## DEVELOPMENT PLAN REVIEW APPLICATION

Supplemental form **S**

- 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 **Z**

- 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)

- 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: Mocho, Chaney, Olson + Mocho, LLP PHONE: 881-1762  
 ADDRESS: 2501 San Pedro NE, Suite 115 FAX: 881-2036  
 CITY: ABQ STATE NM ZIP 87110 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER  
 AGENT (if any): ISAACSON + Arfman, P.A. PHONE: 268-8828  
 ADDRESS: 128 Monroe St. NE FAX: 268-2632  
 CITY: ABQ STATE NM ZIP 87108 E-MAIL: iamengrs@swcp.com

DESCRIPTION OF REQUEST: Final Plat Approval  
Prel +

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

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

Lot or Tract No. Lot 7-A-1-B, Tract A Block: 4 Unit: B  
 Subdiv. / Addn. North Albuquerque Acres  
 Current Zoning: IP Proposed zoning: Same  
 Zone Atlas page(s): B-18 No. of existing lots: 1 No. of proposed lots: 1  
 Total area of site (acres): 0.5000 Density if applicable: dwellings per gross acre: NA dwellings per net acre: \_\_\_\_\_  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? Yes  
 UPC No. 101806512728430907 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: Beverly Hills Ave. NE  
approximately 1000' west of I-25 and San Mateo Blvd. NE  
 Between: \_\_\_\_\_

CASE HISTORY: Proj # 1002324 02DRB-01741, 02DRB-01742; 02DRB-01670  
 List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 02DRB-01671  
00410-0000-01540 (#1000900); 02DRB01740; 03DRB-01112; 03DRB-00435  
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: \_\_\_\_\_

SIGNATURE Fred C. Arfman DATE 7/21/03  
 (Print) \_\_\_\_\_ 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
03DRB - 01227	P/F FPA	5(3)	\$ 0.00
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Total			\$ 0.00

Hearing date JULY 30<sup>th</sup> 2003

Robert 7/22/03  
 Planner signature / date

Project # 1002324

Form revised 9/01, 3/03

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.
- VACANT** 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) **NA**
- 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.

Fred C. Artman Applicant name (print)  
Fred C. Artman Applicant signature / date  
7/21/03

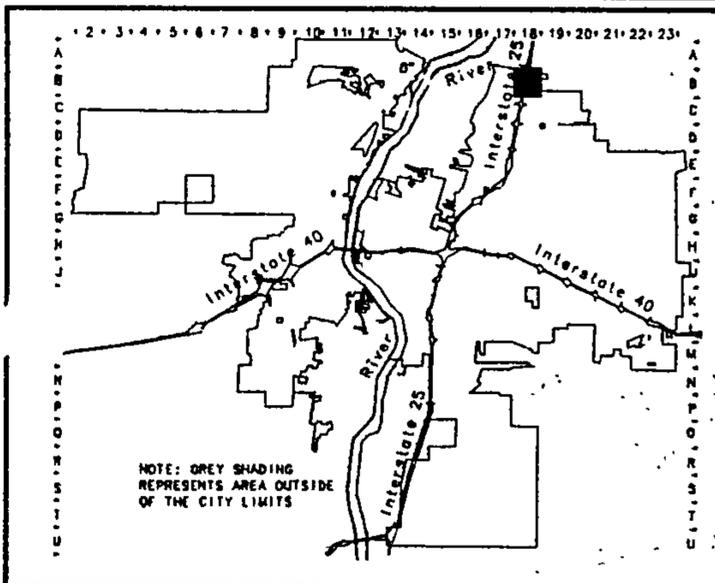
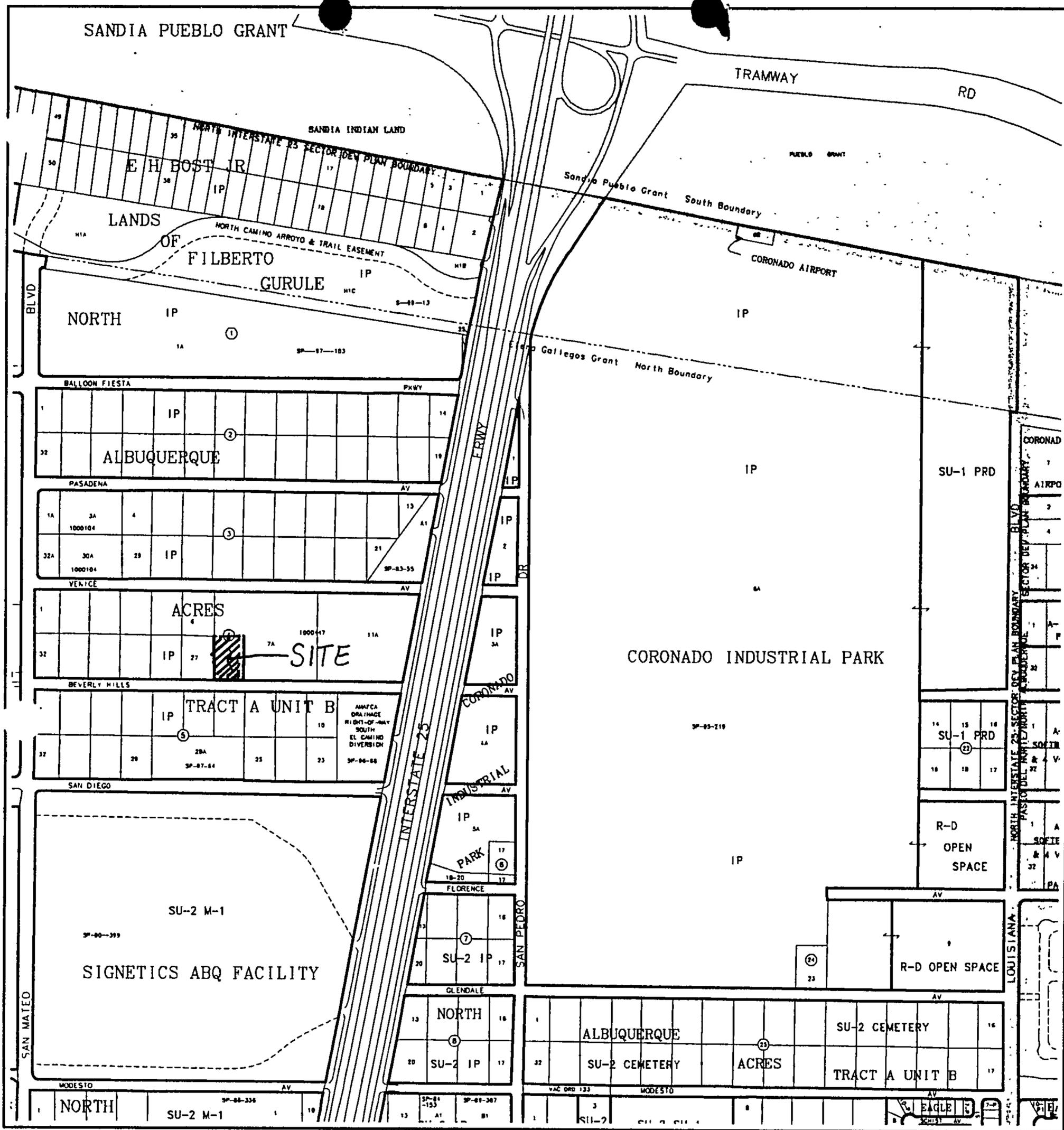


Form revised MARCH 2003

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

Application case numbers  
03DRB- 01227

[Signature] 7/22/03  
Planner signature / date  
Project # 1002324



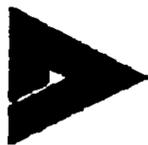
CITY OF  
Albuquerque  
Albuquerque Geographic Information System  
PLANNING DEPARTMENT  
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**Zone Atlas Page**

**B-18-Z**

Map Amended through April 03, 2002



**ISAACSON & ARFMAN, P.A.**

**Consulting Engineering Associates**

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE  
Scott M. McGee, PE*

July 21, 2003

*Replacement  
Letter*

Ms. Sheran Matson  
DRB Chairperson  
Development & Building Services Division  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87102

**RE: Venice Business Center  
Project No. 1002324**

**SUBJ: Request for Minor Subdivision  
Preliminary / Final Plat Approval**

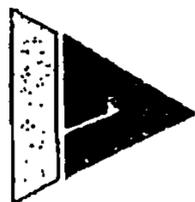
Dear Ms. Matson:

Isaacson & Arfman, P.A., agents for the Mocho, Chaney, Olson & Mocho, LLP (owner) request final plat approval for the subject plat. If the vacation of the temporary public drainage easement is approved at the scheduled July 30, 2003 DRB hearing; then this plat will become a condition of the final vacation action.

Our office will endeavor to secure all required signatures prior to the hearing date.

Sincerely,  
**ISAACSON & ARFMAN, P.A.**

*Fred C. Arfman*  
Fred C. Arfman, P.E.  
FCA/rtl



**ISAACSON & ARFMAN, P.A.**

*Consulting Engineering Associates*

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE  
Scott M. McGee, PE*

**FAX NO. (505) 268-2632**

**\*\*\* FAX TRANSMITTAL MEMO \*\*\***

TO: Claire Senova DATE: 7/23/03  
DRB Admin Assistant CC: \_\_\_\_\_  
 FAX #: 924-3864  
 FROM: Fred Arfman, Isaacson & Arfman, P.A.  
 REFERENCE: Proj 1002324

TOTAL NUMBER OF PAGES (INCLUDING COVER) 2

Hard copy to follow via mail.

MESSAGE:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This fax is intended only for the personal and confidential use of the addressee or addressees named above. It contains information that is privileged and confidential. Any unauthorized review, disclosure, copying or dissemination of this transmission is strictly prohibited. If you have received this transmission in error, please notify the sender by telephone immediately so that we can arrange for its return to us. Thank you for your cooperation.

**IN CASE OF DIFFICULTY, PLEASE CALL THE NUMBER LISTED BELOW**



**ISAACSON & ARFMAN, P.A.**

**Consulting Engineering Associates**

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE  
Scott M. McGee, PE*

July 21, 2003

Ms. Sheran Matson  
DRB Chairperson  
Development & Building Services Division  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87102

**RE: Venice Business Center  
Project No. 1002324**

**SUBJ: Request for Final Plat Approval**

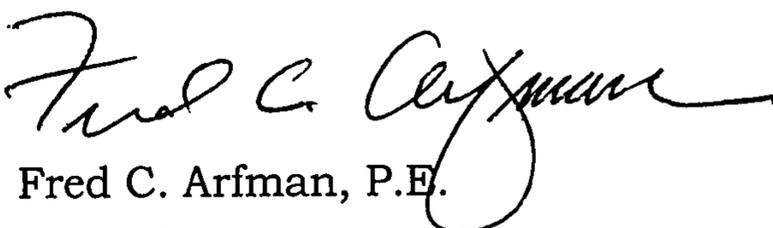
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Isaacson & Arfman, P.A., agents for the Mocho, Chaney, Olson & Mocho, LLP (owner) request final plat approval for the subject plat. If the vacation of the temporary public drainage easement is approved at the scheduled July 30, 2003 DRB hearing; then this plat will become a condition of the final vacation action.

Our office will endeavor to secure all required signatures prior to the hearing date.

Sincerely,

**ISAACSON & ARFMAN, P.A.**

  
Fred C. Arfman, P.E.  
FCA/rtl

# A City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

<p><b>SUBDIVISION</b> <span style="float: right;">S</span></p> <p>___ Major Subdivision action</p> <p>___ Minor Subdivision action</p> <p><input checked="" type="checkbox"/> Vacation <span style="float: right;">V</span></p> <p>___ Variance (Non-Zoning)</p> <p><b>SITE DEVELOPMENT PLAN</b> <span style="float: right;">P</span></p> <p>___ ...for Subdivision Purposes</p> <p>___ ...for Building Permit</p> <p>___ IP Master Development Plan</p> <p>___ Cert. of Appropriateness (LUCC) <span style="float: right;">L</span></p>	<p style="text-align: center;">Supplemental form</p> <p><b>ZONING &amp; PLANNING</b> <span style="float: right;">Z</span></p> <p>___ Annexation</p> <p>___ Zone Map Amendment (Establish or Change Zoning)</p> <p>___ Sector Plan (Phase I, II, III)</p> <p>___ Amendment to Sector, Area, Facility or Comprehensive Plan</p> <p>___ Text Amendment (Zoning Code/Subdivision Regulations)</p> <p><b>APPEAL / PROTEST of...</b> <span style="float: right;">A</span></p> <p>___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals</p>
--	--

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

**APPLICANT INFORMATION:**

NAME: MOCHO, CHANEY, OLSON & MOCHO, LLC PHONE: 881-1762

ADDRESS: 2501 SAN PEDRO BLVD. NE FAX: 881-2034

CITY: ABQ STATE NM ZIP 87110 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNER

AGENT (if any): ISAACSON & AREMAN, P.A. PHONE: 268-8828

ADDRESS: 128 MONROE ST. NE FAX: 268-2632

CITY: ABQ STATE NM ZIP 87108 E-MAIL: iamengr@sucp.com

DESCRIPTION OF REQUEST: VACATION OF A TEMPORARY DRAINAGE EASEMENT (PUBLIC) AND THE REQUIRED MINOR REPLAT TO REFLECT SAME.

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

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

Lot or Tract No. LOT 7-A-1-B, TRACT A Block: 4 Unit: B

Subdiv. / Addn. NORTH ALBUQUERQUE ACRES

Current Zoning: IP Proposed zoning: SAME

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

Total area of site (acres): 0.5A Density if applicable: dwellings per gross acre: N/A dwellings per net acre: Y

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

UPC No. 101806512728430907 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: APPROX 1300 FT. WEST OF I-25

Between: ON BEVERLY HILLS AV. and aka Venice Business Center

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB- AX, Z, V, S, etc.): 1002324

00410-0000-61540 (#1000907) 02 DRB 01740, 03 DRB-00000-00435

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 07-03-03

SIGNATURE FRED C. AREMAN DATE 07-03-03

(Print) \_\_\_\_\_ Applicant  Agent

Form revised 9/01, 3/03

**FOR OFFICIAL USE ONLY**

<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 checked="" 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 - 0112</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Hearing date <u>July 30 2003</u></p>	<p>Action</p> <p><u>VPE</u></p> <p>_____</p> <p>_____</p> <p><u>None</u></p>	<p>S.F.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Fees</p> <p>\$ <u>45.</u></p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ <u>75.</u></p> <p>Total</p> <p>\$ <u>120.</u></p>
---	--	--	---	--

JM 7/3/03  
Planner signature / date

Project # 100 2324

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

**BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS**

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

**VACATION OF PUBLIC RIGHT-OF-WAY**

**VACATION OF PUBLIC EASEMENT**

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for dedicated and City owned public right-of-way.)
  - Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 24 copies
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

**VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL**

**SIDEWALK DESIGN VARIANCE**

**SIDEWALK WAIVER**

- Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the variance or waiver
  - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

**TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

- Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the deferral or extension
  - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

**VACATION OF PRIVATE EASEMENT**

- The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
  - Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the vacation
  - Letter of authorization from the grantors and the beneficiaries
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

FRED C. ARMAN  
Applicant name (print)

Fred C. Arman 07-03-03  
Applicant signature / date



Form revised September 2001

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

Application case numbers  
03DRB - 01112  
 \_\_\_\_\_  
 \_\_\_\_\_

JAM 7/3/03  
Planner signature / date

Project # 1002324

VACATION OF PUBLIC DRAINAGE EASEMENT

REF: Justification of Request      DATE: July 03, 2003

LOCATION: A Portion of Lot 7-A-1B, North Albuquerque Acres,  
Tract A, Unit B, Block 4

The justification of the easement vacation is as follows:

1. City of Albuquerque work order No. 637182 is complete and consists of a public storm drain extension from Beverly Hills Ave. to the storm drain in Venice Blvd.
2. The storm drain negates the need for a retention pond.
3. Owner desire to develop their property; therefore requesting the vacation of the public drainage easement.
4. The public welfare is in no way served by retaining the way or easement.
5. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

*Fred C. Ayres*  
07.03.03



7002 2410 0001 1544 8487

**U.S. Postal Service**  
**CERTIFIED MAIL RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

ALBUQUERQUE, NM 87113

Postage	\$ 0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.42</b>



Sent To: MR LARRY CAUDILL  
 Street, Apt. No. or PO Box No.: 4915 WATERCRESS NE  
 City, State, ZIP+4: ALBUQUERQUE, NM 87113

PS Form 3800, June 2002. See Reverse for Instructions.

7002 2410 0001 1544 8500

**U.S. Postal Service**  
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ALBUQUERQUE, NM 87113

Postage	\$ 0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.42</b>



Sent To: MR RICK MEADOWELL  
 Street, Apt. No. or PO Box No.: 5009 WATERCRESS NE  
 City, State, ZIP+4: ALBUQUERQUE, NM 87113

PS Form 3800, June 2002. See Reverse for Instructions.



# 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: 7-3-03

TO CONTACT NAME: Fred Arfman  
 COMPANY/AGENCY: ISAACSON & ARFMAN  
 ADDRESS/ZIP: 128 Monroe St. NE 87108  
 PHONE/FAX #:

Thank you for your inquiry of 7-3-03 requesting the names of Recognized

(Date)  
 Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Lot 7-A-1-B Tract A Block 4  
Unit B, North Albuquerque Acres  
 zone map page(s) B-1B

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

Wildflower Area  
 Neighborhood Association  
 Contacts: Larry Caudill  
4915 Watercross NE 87113  
857-0596  
Rick Treadwell  
5004 Watercross NE 87113  
821-6369

Neighborhood Association  
 Contacts:

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

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

Sincerely,  
  
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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



**ISAACSON & ARFMAN, P.A.**

**Consulting Engineering Associates**

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE  
Scott M. McGee, PE*

July 3, 2003

Certified Mail 7002 2410 0001 1544 8487

Mr. Larry Caudill  
Wildflower Area Neighborhood Association  
4915 Watercress N.E.  
Albuquerque, NM 87113

**RE: A portion of Lot 7-A-1B, North Albuquerque Acres,  
Tract A, Unit B, Block 4**

Dear Mr. Caudill:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Wildflower Area Neighborhood Association that a request for approval of vacation of an existing temporary public drainage easement will be submitted to the Development Review Board (DRB) this week. The easement is located within Lot 7-A-1B along Beverly Hills Avenue. The DRB hearing date will be on July 30, 2003.

Please call our office at 268-8828 if you need additional information.

Sincerely,

**ISAACSON & ARFMAN, P.A.**

Fred C. Arfman, PE

FCA/rtl

Attachment



**ISAACSON & ARFMAN, P.A.**

**Consulting Engineering Associates**

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE  
Scott M. McGee, PE*

July 3, 2003

Certified Mail 7002 2410 0001 1544 8500

Mr. Rick Treadwell  
Wildflower Area Neighborhood Association  
5004 Watercress N.E.  
Albuquerque, NM 87113

**RE: A portion of Lot 7-A-1B, North Albuquerque Acres,  
Tract A, Unit B, Block 4**

Dear Mr. Treadwell:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Wildflower Area Neighborhood Association that a request for approval of vacation of an existing temporary public drainage easement will be submitted to the Development Review Board (DRB) this week. The easement is located within Lot 7-A-1B along Beverly Hills Avenue. The DRB hearing date will be on July 30, 2003.

Please call our office at 268-8828 if you need additional information.

Sincerely,

**ISAACSON & ARFMAN, P.A.**

Fred C. Arfman, PE

FCA/rtl

Attachment

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

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

PAID RECEIPT

APPLICANT NAME MOCITO CRANEY CLSON & MOCITO  
AGENT ISAACSON & ARFMAN  
ADDRESS \_\_\_\_\_  
PROJECT NO. 1002324  
APPLICATION NO. 03 DRB-1112

\$ 45 441006 / 4983000 (DRB Cases)  
\$ \_\_\_\_\_ 441006 / 4971000 (EPC & AA / LUCC / Appeals)  
\$ 75 441018 / 4971000 (Notification)  
\$ 120.- Total amount due

15167

ISAACSON AND ARFMAN, P.A.  
128 MONROE ST. NE  
ALBUQUERQUE, NM 87108

DATE 07-03-03 95-219 176  
1070  
1350743997

PAY TO THE ORDER OF CITY OF ALBUQUERQUE \$ 120<sup>00</sup>

ONE HUNDRED & TWENTY & 22/100 DOLLARS

WELLS FARGO Wells Fargo Bank New Mexico, N.A.  
200 Lomas NW  
Albuquerque, NM 87102  
www.wellsfargo.com

FOR ITA PROJ. No. 1249 Fred C. Arfman MP

City of Albuquerque \*\*\*DUPLICATE\*\*\*  
City of Albuquerque

Treasury Division Treasury Division

07/03/2003 2:45PM LOC: ANNX  
RECEIPT# 00009116 WSH 006 TRANSH 0035  
Account 441006 Fund 0110  
Activity 4983000 TRSEJA  
Trans Amt \$120.00  
J24 Misc \$45.00

07/03/2003 2:45PM LOC: ANNX  
RECEIPT# 00009117 WSH 006 TRANSH 0035  
Account 441018 Fund 0110  
Activity 4971000 TRSEJA  
Trans Amt \$120.00  
J24 Misc \$75.00  
CK 10/28/02 \$120.00  
CHANGE \$0.00

counterreceipt doc  
Thank You

Thank You

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from July 15 2003 To July 30 2003

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.

[Signature]  
(Applicant or Agent)

07-07-03  
(Date)

I issued 1 signs for this application, 7/3/03, JM  
(Date) (Staff Member)

03 DRB - 01112

DRB PROJECT NUMBER: 1002324

*Handwritten signature*



# DRB CASE ACTION LOG

REVISED 1/16/2003

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

DRB Application No.: 03-00298 (P&F)  
Project Name: NORTH ALBUQ. ACRES  
Agent: Isaacson & Arfman PA

Project # 1002324  
EPC Application No.:  
Phone No.: 268-8828

Your request for (SDP for SUB), (SDP for BPL), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 3/14/03 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

- PLANNING (Last to sign): AG 15 approval required.  
 See comments dated \_\_\_\_\_  
 EPC comments (name) \_\_\_\_\_  
 Planning must record this plat. Please submit the following items:  
 -The original plat and a mylar copy for the County Clerk.  
 -Tax certificate from the County Treasurer.  
 -Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_  
 -Tax printout from the County Assessor.
- Include 3 copies of the approved site plan along with the originals.
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- Copy of recorded plat AND a DXF File for Planning.

Project Number 1002324



**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: 1002324**

**AGENDA ITEM NO: 18**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

No adverse comments on plat.  
 The Hydrology Section has no objection to the vacation request.

**RESOLUTION:**

APPROVED X<sup>S</sup>; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED X<sup>Discussed</sup>; WITHDRAWN

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

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

FOR:

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

**DATE:** March 26, 2003



**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: 1002324**

**AGENDA ITEM NO: 17**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

Resubmittal of plat addressing comments has not been done.

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED X <sup>3/26/03</sup>; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

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

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

FOR:

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

**DATE:** March 19, 2003



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

March 19, 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: 11:20 A.M.
- B. Changes and/or Additions to the Agenda
- C. Announcements: An additional Rule of Procedure for the Development Review Board was approved by the Board.

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

1. **Project # 1002138**  
 03DRB-00238 Major-Vacation of Pub Right-of-Way  
 03DRB-00237 Minor-Prelim&Final Plat Approval  
 03DRB-00239 Minor-Sidewalk Variance  
 03DRB-00240 Minor-Temp Defer SDWK  
 LARRY READ & ASSOCIATES, INC., agent(s) for SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 19, Block(s) 2, (to be known as **ABIS SUBDIVISION**, NORTH ALBUQUERQUE ACRES, TRACT 2 UNIT 3, zoned RD, located on OAKLAND AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 1 acre(s). [Deferred from 3/19/03] [REF: 02DRB-01219] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 4/2/03.**

2. **Project # 1002492**  
03DRB-00261 Major-Vacation of Public Easements

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 3/19/03] (K-15) **DEFERRED AT THE AGENT'S REQUEST ON 4/9/03.**

- 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 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 3/19/03] (K-15) **DEFERRED AT THE AGENT'S REQUEST ON 4/9/03.**

3. **Project # 1002379**  
03DRB-00269 Major-Preliminary Plat Approval  
03DRB-00270 Major-Vacation of Pub Right-of-Way  
03DRB-00271 Major-Vacation of Pub Right-of-Way  
03DRB-00272 Major-Vacation of Pub Right-of-Way  
03DRB-00273 Major-Vacation of Pub Right-of-Way  
03DRB-00274 Minor-Vacation of Private Easements  
03DRB-00275 Minor-Vacation of Private Easements  
03DRB-00276 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Lot(s) 1-26, Block 4 and Lot(s) 35-42, Block(s) 5, UNIT 4, **PARADISE HEIGHTS, (to be known as PARADISE SKIES, UNIT 10 SUBDIVISION)** zoned R-1 residential zone, located on Rockcliff Blvd NW, south of McMahan Blvd NW containing approximately 9 acre(s). [REF: 02-01867 (SK)] [Deferred from 3/19/03] (A-10) **DEFERRED AT THE AGENT'S REQUEST TO 4/2/03.**

4. **Project # 1000809**  
03DRB-00169 Major-Vacation of Pub  
Right-of-Way

ALBUQUERQUE SURVEYING CO., INC agent(s) for  
JOHN SANCHEZ request(s) the above action(s) for  
**SUNSET FARM SUBDIVISION (UNITS 1 & 2)**, zoned R-  
1, located on SUNSET RD SW, between CENTRAL AVE  
SW and GONZALES RD SW containing approximately 4  
acre(s). [REF: 00DRB-01295, 00DRB-01296, 00DRB-  
01297, 01DRB-01254, 01DRB-01255] [DEFERRED FROM  
3/5/03] (K-12) **VACATION WAS APPROVED AS SHOWN  
ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1002462**  
03DRB-00166 Major-Vacation of Public  
Easements

ADVANCED ENGINEERING & CONSULTING, LLC  
agent(s) for SADLER SOUTHWEST LTD. request(s) the  
above action(s) for all or a portion of Tract(s) 3, **MENAU  
DEVELOPMENT AREA**, zoned M-1 light manufacturing  
zone, located on UNIVERSITY BLVD NE, between  
MENAU BLVD NE and CLAREMONT AVE NE containing  
approximately 3 acre(s). [DEFERRED FROM 3/19/03] (H-  
15) **DEFERRED AT THE AGENT'S REQUEST TO  
3/26/03.**

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 3/19/03] (B-13) **DEFERRED AT THE  
AGENT'S REQUEST TO 4/2/03.**

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] (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 7/23/03.**

- 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] (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 7/23/03.**

**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 # 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 3/26/03] (G-21) **DEFERRED AT THE AGENT'S REQUEST TO 3/26/03.**

9. **Project # 1002331**  
03DRB-00265 Minor-SiteDev Plan Subd/EPC  
03DRB-00263 Minor-SiteDev Plan  
BldPermit/EPC

MASTERWORKS ARCHITECTS INC agent(s) for AMERICAN SOCIETY OF RADIOLOGIC TECHNOLOGISTS request(s) the above action(s) for all or a portion of Tract(s) A1, A2, A3, **CHANT PROPERTY ADDITION**, zoned SU-1 Industrial Development, located on CENTRAL AVE SE EAST OF CARMELLA DR SE, containing approximately 10 acre(s). [REF: 02EPC-01689, 02EPC-01686] [Deferred from 3/19/03] [Russell Brito, EPC Case Planner] (L-23) **DEFERRED AT THE AGENT'S REQUEST TO 3/26/03.**

03DRB-00400 Minor- Prel & Final Plat

SURVEYS SOUTHWEST LTD., agent(s) for JOHN PADILLA, request(s) the above action(s) for all or a portion of Tract(s) A-1, A-2 and A-3, **CHANT PROPERTY ADDITION**, zoned SU-1 Industrial Development, located on N.M. State Highway 333, containing approximately 10 acre(s). [REF: DRB-97-109, 02EPC-01689, 02EPC-01686, 03DRB-00263 & 00265] [Deferred from 3/19/03] (L-23) **DEFERRED AT THE AGENT'S REQUEST TO 3/26/03.**

10. **Project # 1002330**  
03DRB-00347 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING INC agent(s) for JIM HAKEEM request(s) the above action(s) for all or a portion of Tract(s) G-1 & G-2, **MONTGOMERY COMPLEX**, zoned SU-1 special use zone, for Church & Rel. Facilities, located on MONTGOMERY BLVD NE, between CARLISLE BLVD NE and NORTH I-25 FRONTAGE RD NE containing approximately 3 acre(s). [REF: 02EPC-01687, 02EPC-01688] [Russell Brito (for Len Malry) EPC Case Planner] [Deferred from 3/12/03] (F-16) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

03DRB-00401 Minor-Prelim&Final Plat Approval  
03DRB-00402 Minor-Vacation of Private Easements

SURVEYS SOUTHWEST LTD. agent(s) for MONTGOMERY PLACE CHURCH OF GOD request(s) the above action(s) for all or a portion of Tract(s) G-1 & G-2, **MONTGOMERY COMPLEX**, zoned SU-1, located on MONTGOMERY BLVD NE, between AMAFCA NORTH DIVERSION CHANNEL and CARLISLE BLVD NE containing approximately 5 acre(s). [REF: 03DRB-00347] (F-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/19/03 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED. THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

11. **Project # 1000150**  
03DRB-00399 Minor-Amnd Prelim Plat Approval
- BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CORP. request(s) the above action(s) for all or a portion of Tract(s) A, **THE CROSSING – UNITS 1 & 2**, zoned RD, located WEST OF UNSER BLVD NW, between TIERRA PINTADA ST NW and LADERA DR NW containing approximately 29 acre(s). (H-9) **WITH THE SIGNING OF THE AMENDED INFRASTRUCTURE LIST DATED 3/19/03 THE AMENDED PRELIMINARY PALT WAS APPROVED.**
- 03DRB-00284 Minor-Final Plat Approval
- BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CORP request(s) the above action(s) for all or a portion of Tract(s) A, **THE CROSSING - UNIT 2**, zoned RD, located WEST OF UNSER BLVD NW, between LADERA NW and 98TH ST NW containing approximately 14 acre(s). [REF: 02DRB-01877] **[Deferred from 3/5/03] (H-9) FINAL PALT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA'S SIGNATURE AND THE DXF FILE.**
12. **Project # 1000178**  
03DRB-00363 Minor-Extension of Preliminary Plat  
03DRB-00364 Minor-Temp Defer SDWK
- SOUTHWEST SURVEYING CO., INC agent(s) for TEN WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 27A-1A2, Unit(s) 2, **THE TOWERS SUBDIVISION, UNITS 3 & 4**, zoned R-D residential and related uses zone, developing area, located on 90TH ST SW, between TOWER RD SW and EUCARIZ AVE SW containing approximately 12 acre(s). [REF: V-97-30, DRB-97-13, Z-87-23, 00DRB-01590, 01DRB-01705] (L-9) **A ONE-YEAR EXTENSION OF THE PRELIMIANRY PALT WAS APPROVED. THIS APPROVAL INCLDUES APPROVLA OF THE INFRSTRUCTURE LIST DATED 4/10/02. THE TEMPORARY DEFERRAL OF CONSTRUCITON OF SIDEALIKS WAS APPROVED FOR THE FRONT AND SIDE YARDS OF THE DEVBLEOPABLE LOTS AS SHWON ON EXHIBIT C IN THE PLANNING FILE.**

13. **Project # 1001206**  
03DRB-00081 Minor-Prelim&Final Plat  
Approval

SURV-TEK, INC. agent(s) for BLACK DEVELOPMENT ONE, LLC request(s) the above action(s) for all or a portion of Tract(s) 2A, 3E-1, 3F-1 & 3G-1, **BLACK RANCH**, zoned O-1, SU-1/C-1 & SU-1/C-2, located South and East of VALLEY VIEW PL NW, between COORS BLVD NW and CORRALES CANAL containing approximately 10 acre(s). [REF: DRB-90-121, DRB-92-340, 02DRB-01560, 02DRB-01561& 62] [The Preliminary Plat was approved 1/29/03, Final Plat Indef. Deferred] [DEFERRED FROM 3/12/03] (C-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR**

14. **Project # 1001557**  
03DRB-00386 Minor- Extension of Prel Plat  
03DRB-00387 Minor-Ext of SIA for Temp Defer  
SDWK  
03DRB-00388 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES, PA agent(s) for A.S.I. FRANCISCO MELENDREZ request(s) the above action(s) for all or a portion of Tract(s) A, **PUNO DE TIERRA ESTATES, UNITS 1 & 2**, zoned R-1, located on COORS BLVD SW, between ARENAL RD SW and EDUARDO RD SW containing approximately 13 acre(s). [REF: 01420 01513, 01DRB 01512, 01DRB-01510] (M-10) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THIS APPROVAL INCLUDES THE EXTENSION OF THE INFRASTRUCTURE LIST DATED 3/20/02. A ONE-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

15. **Project # 1001876**  
03DRB-00296 Minor-Preliminary Plat  
Approval  
03DRB-00297 Minor-Subd Design  
Variance

SURV-TEK INC agent(s) for WILLIAM OSOFSKY request(s) the above action(s) for all or a portion of Tract(s) 323 and "A", MRGCD MAP 35, **ACEQUIA ESCONDIDA SUBDIVISION**, zoned R-1 residential zone, located on ASPEN AVE NW, NORTH OF ZEARING NW and WEST OF RIO GRANDE NW containing approximately 3 acre(s). [DEFERRED FROM 3/19/03] (H-13) **DEFERRED AT THE AGENT'S REQUEST TO 3/26/03.**

16. **Project # 1002472**  
03DRB-00403 Minor-Prelim&Final Plat  
Approval  
03DRB-00404 Minor-Sidewalk Variance  
03DRB-00405 Minor-Temp Defer SDWK

THE GROUP agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 13, NORTH ALBUQUERQUE ACRES - TRACT 2, UNIT 3, (to be known as **COURTYARDS @ ALAMEDA SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on ALAMEDA BLVD NE, between BARSTOW NE and ALAMEDA NE containing approximately 2 acre(s). [REF: 03DRB-00204] [Deferred from 3/19/03] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 3/26/03.**

17. **Project # 1002324**  
03DRB-00298 Minor-Prelim&Final Plat  
Approval

ISAACSON & ARFMAN, PA agent(s) for MOCHO, CHANEY, OLSON & MOCHO LLP request(s) the above action(s) for all or a portion of Lot(s) 7A1, Tract(s) A, Block(s) 4, Unit(s) B, **NORTH ALBUQUERQUE ACRES**, zoned IP, located on VENICE AVE. NE, between BEVERLY HILLS AVE NE and SAN MATEO NE containing approximately 3 acre(s). [REF: 00410-01540, #1000907, PROJECT #1002324 - Site Plans, revised from Proj. #1002504 now void] [Deferred from 3/19/03] (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 3/26/03.**

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

18. **Project # 1002523**  
03DRB-00362 Minor-Sketch Plat or  
Plan

CARTESIAN SURVEYS agent(s) for HAROLD D. BARNETT request(s) the above action(s) for all or a portion of Lot(s) 1-A & 1-B, **ARIAS ACRES**, zoned SR, located on 15<sup>th</sup> ST NW, between BELLAMAH AVE NW and SAWMILL RD NW containing approximately 1 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1002529**  
03DRB-00390 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES, PA agent(s) for STV INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Lot(s) 6-B, **BLACK RANCH, UNIT 2**, zoned RD, located on COORS BLVD NW, between WESTSIDE DR NW and CALABACILLAS ARROYO containing approximately 6 acre(s). (B-14/B-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. **Project # 1002530**  
03DRB-00396 Minor-Sketch Plat or Plan

WAYJOHN SURVEYING INC agent(s) for WILLIAM WENDT request(s) the above action(s) for all or a portion of Tract(s) 89-A-1 and East 60 Feet of West 188 Feet **HARALSON ADDITION, MRGCD MAP 33**, zoned R-1 residential zone, located on 12<sup>th</sup> ST NW, between MC MULLEN AVE NW and MAJOR AVE NW containing approximately 1 acre(s). [REF: DRB-98-384] (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1002531**  
03DRB-00397 Minor-Sketch Plat or Plan

JILL BOLAND & LONNA DEXTER agent(s) for WAYNE MC FADDEN request(s) the above action(s) for all or a portion of Lot(s) 34, **ALVARADO GARDENS**, zoned RA-2 residential and agricultural zone, located on RIO GRANDE BLVD NW, between MATTHEW AVE NW and CONTREAS PL. NW containing approximately 3 acre(s). [REF: ZA-97-249, 1001941 (S. 1/2)] (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. Approval of the Development Review Board Minutes for March 5, 2003. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

Other Matters: None

ADJOURNED: 11:20 a.m.

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
Development Review Board  
3/19/03 Comments**

**ITEM # 17**

**PROJECT # 1002324**

**APPLICATION # 03DRB-0298**

**SUBJECT: North Albq. Acres/Prelim & Final Plat**

An amended site plan is needed before DRB can act on this plat.



Sheran Matson, AICP DRB Chairperson

924-3880 Fax 924-3864

14

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1002324 Subdivision Name N. Alb. Arves Lots 7-A-1-A & 7-A-1-B

Surveyor Tim Aldrich Company Aldrich Land

Contact person Ruth Lozano Phone # 884-7990 email \_\_\_\_\_

Patricia M-Cost Approved \_\_\_\_\_ \*Not Approved \_\_\_\_\_ Date 3-26-03

DXF RECEIVED 3-26-04 DATE  
 HARD-COPY RECEIVED 3-26-04 DATE  
 DISCLOSURE STATEMENT

Nad 27, ground

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

File Format and naming

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

Coordinate System

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

Content

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

Comments:

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

AGIS Use Only: Copied cov \_\_\_\_\_ to agiscov on \_\_\_\_\_ Client Notified \_\_\_\_\_

# A City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

Supplemental form **S**

**SUBDIVISION**

\_\_\_ Major Subdivision action

\_\_\_ Minor Subdivision action

Vacation **V**

\_\_\_ Variance (Non-Zoning)

Supplemental form **Z**

**ZONING**

\_\_\_ Annexation & Zone Establishment

\_\_\_ Sector Plan

\_\_\_ Zone Change

\_\_\_ Text Amendment

**SITE DEVELOPMENT PLAN** **P**

\_\_\_ ...for Subdivision Purposes

\_\_\_ ...for Building Permit

\_\_\_ IP Master Development Plan

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

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

\_\_\_ Decision by: DRB, EPC, Lucc, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

**APPLICANT INFORMATION:**

NAME: Mocho Olson  
Mocho, Chaney, ~~Trisora~~ + ~~Mocho~~, LLP PHONE: 881-1762  
 ADDRESS: 2501 San Pedro NE, Suite 115 FAX: 881-2036  
 CITY: ABQ STATE NM ZIP 87110 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner  
 AGENT (if any): Isaacson + Arfman, P.A. PHONE: 268-8828  
 ADDRESS: 128 Monroe St. NE FAX: 268-2632  
 CITY: ABQ STATE NM ZIP 87108 E-MAIL: iamengrso@swcp.com

DESCRIPTION OF REQUEST: Vacation of Private Easement - TBKA  
(Lots 7-A-1-A + 7-A-1-B, North Albuquerque Acres, Tract A, Unit B, Block 4)  
 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 7-A-1, 7-A-2 + 7-A-3 Block: 4 Unit: B  
 Subdiv. / Addn. North Albuquerque Acres Tract A  
 Current Zoning: IP Proposed zoning: \_\_\_\_\_  
 Zone Atlas page(s): B-18 No. of existing lots: 1 No. of proposed lots: 2  
 Total area of site (acres): 2.0517 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. 101806512728430907 MRGCD Map No. NA  
 LOCATION OF PROPERTY BY STREETS: On or Near: Approximately 800' west of I-25  
 Between: Beverly Hills Ave. NE and Venice Ave. NE

CASE HISTORY: Proj #1002504  
 List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): Proj #1002324  
00410-00000-01540 (#1000907); 02 DRB01740; 03 DRB00298

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: \_\_\_\_\_  
 SIGNATURE Fred C. Arfman DATE 03-18-03  
 (Print) \_\_\_\_\_ \_\_\_ Applicant  Agent

FOR OFFICIAL USE ONLY Form revised September 2001

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03DRB - 00435</u>	<u>LPE</u>	<input checked="" type="checkbox"/>	\$ <u>45.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>March 26, 2003</u>				Total \$ <u>45.00</u>
Planner signature / date <u>Paul Landman 3/18/03</u>		Project # <u>1002324</u>		

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

**BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS**

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

**VACATION OF PUBLIC RIGHT-OF-WAY**

**VACATION OF PUBLIC EASEMENT**

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for dedicated and City owned public right-of-way.)
  - Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 24 copies
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

**VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL**

**SIDEWALK DESIGN VARIANCE**

**SIDEWALK WAIVER**

- Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the variance or waiver
  - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

**TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

- Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the deferral or extension
  - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

**VACATION OF PRIVATE EASEMENT**

- The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
  - Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the vacation
  - Letter of authorization from the grantors and the beneficiaries \* PNM, COMCAST & QUEST TO SIGN & NOTARIZE ON PLAT. (SHT 2.)
  - 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.

Fred C. Artfman  
Applicant name (print)  
Fred C. Artfman 03.16.03  
Applicant signature / date

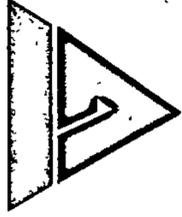


Form revised September 2001

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

Application case numbers  
03DRB - 00435

Paul Canale 3/18/03  
Planner signature / date  
**Project # 1002324**



## **PROJECT MEMORANDUM**

3/18/03

**TO:** Development Review Board, All Members

**FROM:** Fred C. Arfman, Isaacson & Arfman, P.A.

**REF:** Vacation of 10' P.U.E.

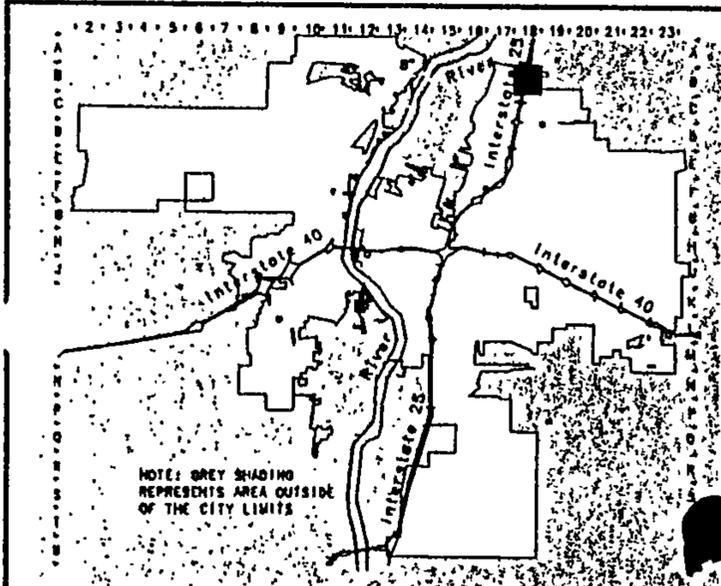
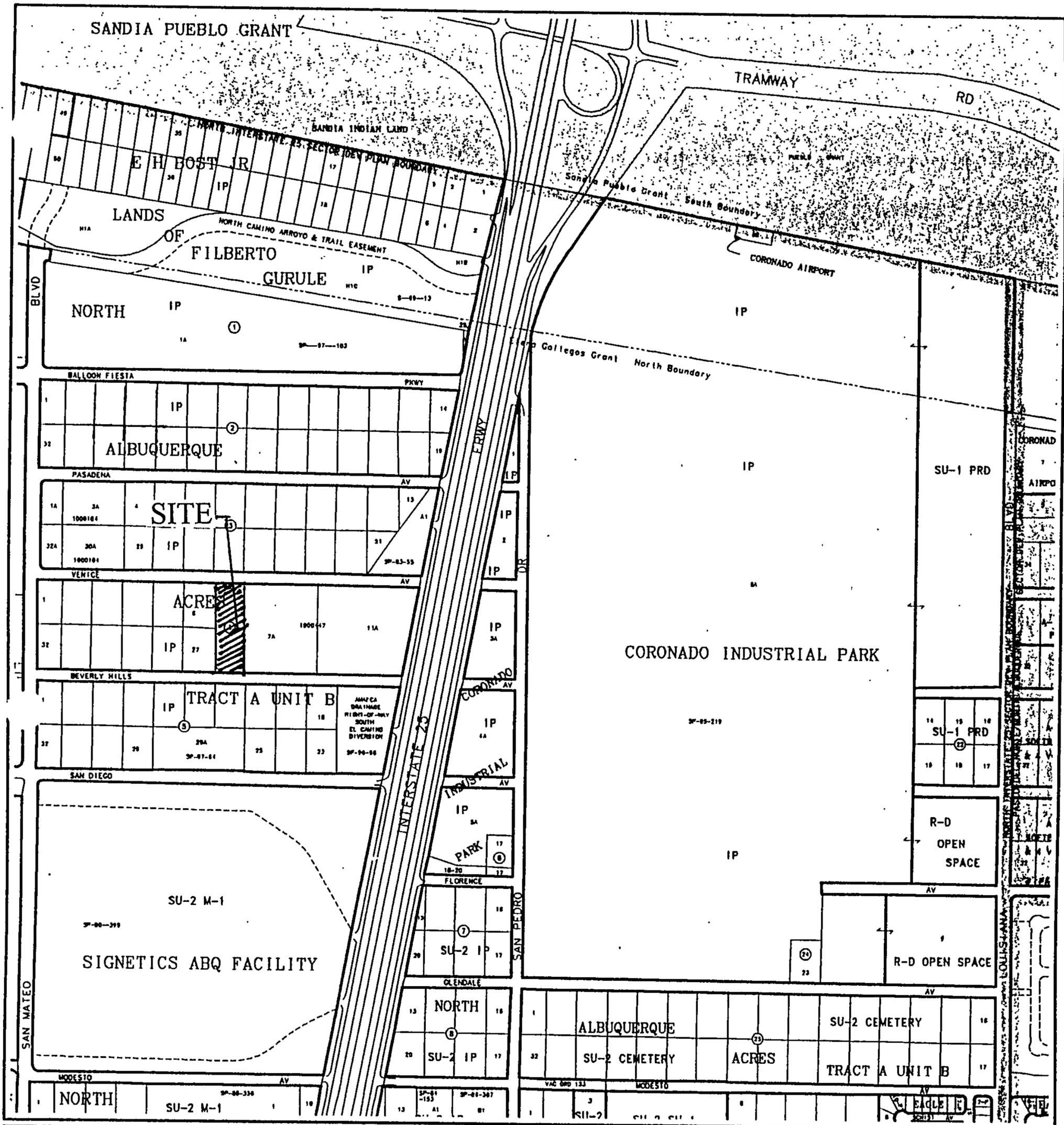
**I&A PROJ NO:** 1249

**SUBJ:** Letter of Description and Justification  
COA Project No. 1002504

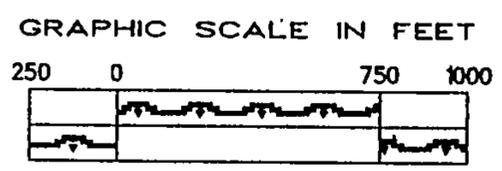
A vacation of the 10' P.U.E. along the westerly property line of Lot 7-A-1, as shown on the accompanying plat, is being processed with the concurrence of the three beneficiary utility companies.

The Hydrology Division, PWD has requested the vacation as a condition of acceptance of a City of Albuquerque public storm drain within the vacated corridor.

Current platting shall not only vacate the 10' P.U.E. but also concurrently grant a public storm drainage easement to the City of Albuquerque.



CITY OF  
Albuquerque  
Geographic Information System  
PLANNING DEPARTMENT  
© Copyright 2002



Zone Atlas Page

**B-18-Z**

Map Amended through April 03, 2002

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

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

**PAID RECEIPT**

**APPLICANT NAME**

Mocha Charney Mocha Olson

**AGENT**

Isaacson + Arfman

**ADDRESS**

\_\_\_\_\_

**PROJECT NO.**

100 2324

**APPLICATION NO.**

03DRB 00 435

\$ 45<sup>00</sup> 441006 / 4983000 (DRB Cases)

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

\$ \_\_\_\_\_ 441018 / 4971000 (Notification)

\$ 45<sup>00</sup> **Total amount due**

*in cases 3/19*

268-8828 14969

ISAACSON AND ARFMAN, P.A.  
128 MONROE ST. NE  
ALBUQUERQUE, NM 87108

PAY TO THE ORDER OF City of Albuquerque DATE 3/18/03 95-219 176  
1070

Forty-Five + 00/100 \$ 45.00

WELLS FARGO Wells Fargo Bank New Mexico, N.A.  
200 Lomas NW  
Albuquerque, NM 87102  
www.wellsfargo.com

FOR \_\_\_\_\_ **\*\*\*DUPLICATE\*\*\***  
City Of Albuquerque  
Treasury Division *[Signature]*

⑈014969⑈ ⑆107002192⑆ 1350743952⑆ 03/18/2003 12:38PM LOC: ANN

RECEIPT# 00006180 WSH 008 TRANS# 0033  
Account 441006 Fund 0110  
Activity 4983000 TRSDMM  
Trans Amt \$45.00  
J24 Misc \$45.00  
CK 10/28/02 \$45.00  
CHANGE \$0.00

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1002324 Subdivision Name N. Alb. Acres Lots 7-A-1-A & 7-A-1-B

Surveyor Tim Aldrich Company Aldrich Land

Contact person Ruth Lozano Phone # 884-1990 email

Approved Patricia M-Cost 3-26-03 \*Not Approved Date

X DXF RECEIVED 3-26-04 DATE
X HARD-COPY RECEIVED 3-26-04 DATE
X DISCLOSURE STATEMENT

Nad 27, ground

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

File Format and naming

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

Coordinate System

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

Content

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

Comments:

Four horizontal lines for handwritten comments.

AGIS Use Only: Copied cov \_\_\_\_\_ to agiscov on \_\_\_\_\_ Client Notified \_\_\_\_\_

18  
~~50~~



1150  
3/28/03  
Daise

3.28.03  
JAN

# DRB CASE ACTION LOG

REVISED 1/16/2003

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

DRB Application No.: 03-00298 (P&F)	Project # <u>1002324</u>
Project Name: <u>NORTH ALBUQ. ACRES</u>	EPC Application No.:
Agent: Isaacson & Arfman PA	Phone No.: <u>268-8828</u>

Project Number 1002324

Your request for (SDP for SUB), (SDP for BPL), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 3/14/03 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

- PLANNING (Last to sign): AG IS approval required. 3.26.03  
 See comments dated \_\_\_\_\_  
 EPC comments (name) \_\_\_\_\_  
 Planning must record this plat. Please submit the following items:  
 -The original plat and a mylar copy for the County Clerk.  
 -Tax certificate from the County Treasurer.  
 -Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_  
 -Tax printout from the County Assessor.  
 Include 3 copies of the approved site plan along with the originals.  
 County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.  
 Property Management's signature must be obtained prior to Planning Department's signature.  
 Copy of recorded plat AND a DXF File for Planning.

3-28-03

APPLICATION NO. 03 DRB - 00298	PROJECT NO. 1002324
PROJECT NAME Venice Business Park	(N ABQ Acres #1A
EPC APPLICATION NO.	
APPLICANT / AGENT I&A Ruth	PHONE NO. 268-8828
ZONE ATLAS PAGE B-18	

## ONE STOP COMMENT FORM LOG

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

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

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

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>SM</i>	DATE 3/28/03	DATE
COMMENTS:		
AGIS Approved 3/26/03 <i>JM</i>		

(Return form with plat / site plan)

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
Development Review Board Comments  
3/5/03**

**Item # 20**

**Project # 1002504**

2324

**Application # 03DRB-00298**

**Subject** North Albuquerque Acres, Tract A, Block 4, Unit B/prelim & final plat

As this property is located within the North I25 Sector Development Plan area, a site development plan for subdivision is required as part of the platting action submittal for IP zoned property.



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Sheran Matson, AICP  
DRB Chairperson  
924-3880 Fax: 924-3864



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

2324  
DRB-1002504

Item No. 20

Zone Atlas B-18

DATE ON AGENDA 3-05-03

INFRASTRUCTURE REQUIRED (?) YES ( ) NO

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

### TYPE OF APPROVAL REQUESTED:

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

No.	Comment
<input type="checkbox"/>	A site sketch is needed.

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

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO:** 100<sup>2324</sup>2504

**AGENDA ITEM NO:** 20

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

Cannot approve this plat until the PUE is vacated. Lot 7-A-1-B is entirely encumber by a public drainage easement, that must be shown on this plat.  
 City Surveyor must sign plat.

**RESOLUTION:**

3-19-03

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

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

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

FOR:

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

**DATE:** March 5, 2003



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

March 5, 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: 12:12 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 # 1000376**  
03DRB-00188 Major-Two Year SIA  
TIERRA WEST LLC agent(s) for BUILDERS INVESTment COMPANY OF NM request(s) the above action(s) for all or a portion of Lot(s) 1-117, UNIT 1 AND Lots 1-35 UNIT 2, **PARADISE SKIES, UNITS 1 & 2**, zoned R-T residential zone, located SOUTH & WEST OF BANDELIER DR NW, between MC MAHON BLVD NW and UNSER BLVD NW containing approximately 29 acre(s). [REF:03DRB-00113, 00410-00391,00410-00908,02400-00034,DRB-94-107](A-11) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1000122**  
03DRB-00184 Major-Vacation of Public Easements  
03DRB-00185 Minor-Vacation of Private Easements  
03DRB-00186 Minor-Extension of Preliminary Plat

KIM R. KEMPER agent(s) for HIGH LONESOME RANCH request(s) the above action(s) for all or a portion of Tract(s) 1A & 1C, **EDEN LANDS**, zoned RA-1 residential and agricultural zone, semi-urban area & SU-1, located on GABALDON RD NW, between MOUNTAIN RD NW and I-40 NW containing approximately 21 acre(s). [REF: 00DRB-00104, 01DRB-00097, 02DRB-00142 & 143, SV-99-7, DRB-98-146, Z-98-70] (H-12) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

3. **Project # 1000809**  
03DRB-00169 Major-Vacation of Pub Right-of-Way

ALBUQUERQUE SURVEYING CO., INC agent(s) for JOHN SANCHEZ request(s) the above action(s) for **SUNSET FARM SUBDIVISION (UNITS 1 & 2)**, zoned R-1, located on SUNSET RD SW, between CENTRAL AVE SW and GONZALES RD SW containing approximately 4 acre(s). [REF: 00DRB-01295, 00DRB-01296, 00DRB-01297, 01DRB-01254, 01DRB-01255] [DEFERRED FROM 3/5/03] (K-12) **DEFERRED AT THE AGENT'S REQUEST TO 3/19/03.**

4. **Project # 1001226**  
03DRB-00173 Major-Vacation of  
Public Easements  
03DRB-00174 Minor-Prelim&Final Plat  
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) C-1-A, **BERNARDO TRAILS UNIT 3 SUBDIVISION**, zoned R-2, located on BRIDLE WOOD RD NW, between LAS LOMITAS DR NW and AMAFCA NORTH DIVERSION CHANNEL containing approximately 1 acre(s). [REF: 01410 00605/01440 00606/607/0700] (D-16) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER, FOR GRADING AND DRAINAGE CERTIFICATION BY CITY ENGINEER AND PLANNING FOR THE DXF FILE.**

5. **Project # 1002245**  
03DRB-00181 Major-Vacation of  
Public Easements  
03DRB-00182 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST, LTD. agent(s) for MARK ADDY request(s) the above action(s) for all or a portion of Tract(s) A-1, **4 HILLS VILLAGE SHOPPING CENTER & APARTMENT COMPLEX**, zoned SU-1 special use zone, PDA, RES. & COMM., located on CENTRAL AVE SE, between DORADO PL SE and TRAMWAY BLVD SE containing approximately 1 acre(s). [REF: ZA-80-52, ZA-82-70, 02DRB-01464, 02DRB-01907] (L-22) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE DXF FILE.**

6. **Project # 1001267**  
03DRB-00021 Major-Preliminary Plat  
Approval  
03DRB-00022 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 46-48, **DESERT PINE UNIT 4**, TOWN OF ATRISCO GRANT, zoned RD-9, located on SUNSET GARDENS SW, between EUCARIZ AVE SW and SUNSET GARDENS SW containing approximately 16 acre(s). [REF: 01DRB-01009, 01EPC-00728] [Deferred from 2/19/03 AND 3/5/03] (L-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/12/03.**

7. **Project # 1001376**  
02DRB-01965 Major-Preliminary Plat  
Approval  
02DRB-01966 Major-Vacation of Pub  
Right-of-Way  
02DRB-01967 Minor-Sidewalk Waiver  
02DRB-01968 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 8-25 & 10-23, Block(s) 3 & 4, Tract(s) 1, (to be known as **DESERT RIDGE TRAILS, NORTH**, NORTH ALBUQUERQUE ACRES, zoned R-D residential and related uses zone, developing area, 4 D/U per AC, located WEST OF WYOMING BLVD NE, between BEVERLY HILLS AVE NE and FLORENCE AVE NE containing approximately 32 acre(s). [REF: 02DRB-01363] [Deferred from 2/19/03 AND 3/5/03] (B-19) **DEFERRED AT THE AGENT'S REQUEST TO 3/12/03.**

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

TIERRA WEST, LLC agent(s) for PAUL SLONE request(s) the above action(s) for all or a portion of Lot(s) 24, Block(s) 2, **PUEBLO ALTO ADDITION**, zoned C-2 community commercial zone, located south of MARBLE AVE NE, between MANZANO ST NE and TRUMAN ST NE. [REF: DRB-99-193, 1001686,02-00489] [DEFERRED FROM 11/13/02, 12/4/02 & 2/12/03 & 2/26/03] (J-17) **WITHDRAWN AT THE AGENT'S REQUEST.**

9. **Project # 1002400**  
03DRB-00094 Major-Preliminary Plat  
Approval

ABQ ENGINEERING INC agent(s) for JAY REMBE request(s) the above action(s) for all or a portion of Lot(s) 5 and 6 and the westerly portion of Lot 4, Block(s) 18 MONKBRIDGE ADDITION, LOS CANDELARIAS SUBDIVISION, zoned SU-2/R-T/R-C, and located on the NORTH SIDE OF CANDELARIA RD NW, between OTRA VEZ CT NW and CUERVO CT NW containing approximately 5 acre(s). [REF: ZA-86-17, 02DRB-01935 (SK)] [Deferred from 2/19/03 & 2/26/03] (G-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/5/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/19/03 THE PRELIMINARY PLAT WAS APPROVED.**

**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 # 1000651**  
03DRB-00285 Minor-SiteDev Plan  
BldPermit/EPC

LEE GAMELSKY ARCHITECTS agent(s) for TIJERAS PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) A29A, **TOWN OF ATRISCO GRANT - NORTHEAST UNIT**, zoned SU-1 PDA / C-1 uses & Office, located on REDLANDS BLVD NW, between COORS NW, containing approximately 4 acre(s). [REF: 02EPC-01672, 02EPC-01673] [Debbie Stover, EPC Case Planner] (G-11) **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR RECORDED AGREEMENT FOR SHARED SEWER.**

11. **Project # 1002331**  
03DRB-00265 Minor-SiteDev Plan  
Subd/EPC  
03DRB-00263 Minor-SiteDev Plan  
BldPermit/EPC

MASTERWORKS ARCHITECTS INC agent(s) for AMERICAN SOCIETY OF RADIOLOGIC TECHNOLOGISTS request(s) the above action(s) for all or a portion of Tract(s) A1, A2, A3, **CHANT PROPERTY ADDITION**, zoned SU-1 Industrial Development, located on CENTRAL AVE SE EAST OF CARMELLA DR SE, containing approximately 10 acre(s). [REF: 02EPC-01689, 02EPC-01686] [Deferred from 3/5/03] [Russell Brito, EPC Case Planner] (L-23) **DEFERRED AT THE AGENT'S REQUEST PENDING SUBMITTAL OF PRELIMINARY AND FINAL PLAT AND INFRASTRUCTURE LIST TO 3/19/03.**

12. **Project # 1002357**  
03DRB-00287 Minor-SiteDev Plan  
BldPermit/EPC

MASTERWORKS ARCHITECTS INC agent(s) for RNG LLC request(s) the above action(s) for all or a portion of Lot(s) 11, **NZ COMMERCIAL OFFICE CENTER**, zoned IP, located on RANDOLPH CT SE, between UNIVERSITY BLVD SE and YALE BLVD SE, containing approximately 2 acre(s). [REF: 02EPC-01767, Z-75-131-4] [Debbie Stover, EPC Case Planner] (M-15) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR REVISED UTILITY PLAN AND TO PLANNING FOR EPC STAFF APPROVAL.**

13. **Project # 1002325**  
03DRB-00290 Minor-SiteDev Plan  
BldPermit/EPC  
03DRB-00291 Minor-Prelim&Final Plat  
Approval

VAN H. GILBERT ARCHITECT agent(s) for ED GARCIA request(s) the above action(s) for all or a portion of Lot(s) 20 & 21, Block(s) 23, **EAST END ADDITION**, zoned SU-1 for Auto Sales & Storage, located on MARBLE AVE. NE, between LOMAS BLVD. NE and MARBLE AVE. NE containing approximately 1 acre(s). **[Juanita Vigil, EPC Case Planner] (J-19) THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE DXF FILE.**

14. **Project # 1002326**  
03DRB-00292 Minor-SiteDev Plan  
BldPermit/EPC  
03DRB-00294 Minor-Prelim&Final Plat  
Approval

VAN H. GILBERT ARCHITECT agent(s) for ED GARCIA request(s) the above action(s) for all or a portion of Lot(s) 16-18, Block(s) 25, **EAST END ADDITION**, zoned SU-1 for Auto Sales & Storage, located on LOMAS BLVD NE and MARBLE NE containing approximately 1 acre(s). **[Juanita Vigil, EPC Case Planner] (J-19) THE SITE DEVELOPMENT PLAN WAS APPROVED AND SIGNED OFF BY THE BOARD. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DXF FILE.**

15. **Project # 1001104**  
03DRB-00288 Minor- SiteDev Plan  
Subd  
03DRB-00289 Minor-Prelim&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] (C-20) DEFERRED AT THE AGENT'S REQUEST TO 3/26/03.**

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

16. **Project # 1000363**  
03DRB-00251 Minor-Prelim&Final Plat  
Approval
- BOHANNAN HUSTON, INC. agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Tract(s) I, **BALLOON FIESTA PARK**, zoned SU-2, located on ALAMEDA BLVD NE, between ALAMEDA BLVD NE and PASEO DEL NORTE NE containing approximately 83 acre(s).(C-17) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
17. **Project # 1001876**  
03DRB-00296 Minor-Preliminary Plat  
Approval  
03DRB-00297 Minor-Subd Design  
Variance
- SURV-TEK INC agent(s) for WILLIAM OSOFSKY request(s) the above action(s) for all or a portion of Tract(s) 323 and "A", MRGCD MAP 35, **ACEQUIA ESCONDIDA SUBDIVISION**, zoned R-1 residential zone, located on ASPEN AVE NW, NORTH OF ZEARING NW and WEST OF RIO GRANDE NW containing approximately 3 acre(s). [DEFERRED FROM 3/5/03] (H-13) **DEFERRED AT THE AGENT'S REQUEST TO 3/19/03.**

18. **Project # 1002400**  
03DRB-00267 Minor-Temp Defer  
SDWK  
03DRB-00256 Minor-Sidewalk Waiver

ABQ ENGINEERING INC agent(s) for JAY REMBE request(s) the above action(s) for all or a portion of Lot(s) 4 5 AND 6, **MONKBRIDGE ADDITION**, zoned SU-2 RT / RC, located on CANDELARIA BLVD NW, between OTRA VEZ CT NW and CUERVO CT NW containing approximately 5 acre(s). [REF: 03DRB-00094] (G-14) **THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONT AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS 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.**

19. **Project # 1002497**  
03DRB-00278 Minor-Prelim&Final Plat  
Approval

CRAWFORD DEVELOPMENT agent(s) for COORS/CENTRAL LLC request(s) the above action(s) for all or a portion of Tract(s) C, **ATRISCO VILLAGE**, zoned C-2, located on COORS BLVD NW, between CENTRAL AVE NW and AVALON NW containing approximately 1 acre(s). (K-10) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER, FOR MAINTENANCE AND BENEFICIARIES OF PRIVATE EASEMENT, TO TRANSPORTATION DEVELOPMENT FOR A COPY OF ACCESS AGREEMENT AND TO PLANNING FOR A DXF FILE.**

20. **Project # 1002504**  
03DRB-00298 Minor-Prelim&Final Plat  
Approval

ISAACSON & ARFMAN, PA agent(s) for MOCHO, CHANEY, OLSON & MOCHO LLP request(s) the above action(s) for all or a portion of Lot(s) 7A1, Tract(s) A, Block(s) 4, Unit(s) B, **NORTH ALBUQUERQUE ACRES**, zoned IP, located on VENICE AVE. NE, between BEVERLY HILLS AVE NE and SAN MATEO NE containing approximately 3 acre(s). [REF: 00410-01540, #1000907, PROJECT #1002324 - Site Plans] [Deferred from 3/5/03] (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 3/19/03.**

21. **Project # 1000150**  
03DRB-00284 Minor-Final Plat  
Approval

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CORP request(s) the above action(s) for all or a portion of Tract(s) A, **THE CROSSING - UNIT 2**, zoned SU-2 / R-LT, located WEST OF UNSER BLVD NW, between LADERA NW and 98TH ST NW containing approximately 14 acre(s). [REF: 02DRB-01877] [Deferred from 3/5/03] (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/19/03.**

22. **Project # 1002369**  
03DRB-00202 Minor-Prelim&Final Plat  
Approval

RALPH CORRIZ request(s) the above action(s) for all or a portion of Tract(s) 224-C, MRGCD MAP # 35, LANDS OF CORRIZ, **SYMPHONY SUBDIVISION**, zoned R-1 residential zone, located EAST OF INDIAN SCHOOL RD NW, between RIO GRANDE BLVD NW and CAMPBELL DITCH NW containing approximately 1 acre(s). [REF: 02DRB-01812, 03DRB-00178] [Deferred from 2/19/03](H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/5/03 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED.**

**NO ACTION IS TAKEN ON THESE CASES:  
IF APPLICANT IS NOT PRESENT, COMMENTS WILL BE FORWARDED**

23. **Project # 1002502**  
03DRB-00293 Minor-Sketch Plat or Plan
- MIKE RENFRO request(s) the above action(s) for all or a portion of Tract(s) 338A-1-B-1 (to be known as **HERRERA ADDITION, MRGCD MAP 38**, zoned R-1, located on HERRERA RD NW, between ATRISCO NW and 47TH ST NW containing approximately 2 acre(s). (J-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
24. **Project # 1002503**  
03DRB-00295 Minor-Sketch Plat or Plan
- WILSON & COMPANY, INC. agent(s) for VOLCANO CLIFFS PROPERTY OWNERS ASSOCIATION, request(s) the above action(s) for all or a portion of Lots 7 thru 9, inclusive, Block 10; Lots 8 thru 11, Inclusive, Block 11, Lots 1 and 8 thru 14, Inclusive, Block 12 and Lots 1 thru 3, inclusive, Block 14 all in **VOLCANO CLIFFS SUBDIVISION, UNIT 5, TOGETHER WITH**, Lots 1 thru 12, inclusive, Block 1, Lots 1 thru 10, inclusive, Block 2, Lots 1 thru 12, Block 3; Lots 1 thru 15, Block 4 and Lots 13 thru 20, inclusive, Block 5, all in **VOLCANO CLIFFS SUBDIVISION UNIT 24**, zoned R-1, located on 81<sup>st</sup> ST NW, between UNSER BLVD NW and MARIGOLD DR NW containing approximately 41 acre(s).(D-10/E-10) **COMMENTS WERE RECEIVED BY THE AGENT.**
25. Approval of the Development Review Board Minutes for February 19, 2003. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

Other Matters: **A NEW REQUIREMENT WAS APPROVED BY THE DEVELOPMENT REVIEW BOARD STATING THAT: EFFECTIVE MARCH 12, 2003, THE APPLICANT/AGENT MUST BE PRESENT FOR THE SKETCH PLAT REVIEW AND COMMENT CASES.**

ADJOURNED: 12:12 P.M.

# A City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

Supplemental form **S**

**SUBDIVISION**

\_\_\_ 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 **Z**

**ZONING**

\_\_\_ Annexation & Zone Establishment

\_\_\_ Sector Plan

\_\_\_ Zone Change

\_\_\_ Text Amendment

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

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

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

**APPLICANT INFORMATION:**

NAME: MOCHAO, CHANEY, OLSON & MOCHAO, LLP PHONE: 881-1762

ADDRESS: 2501 SAN PEDRO DR. NE FAX: 881-2036

CITY: ABQ. STATE NM ZIP 87110 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNER / DEVELOPER

AGENT (if any): ISAACSON & ARFMAN, P.A. PHONE: 268-8828

ADDRESS: 128 MONROE ST. FAX: 268-2632

CITY: ABQ. STATE NM ZIP 87108 E-MAIL: jamengr@sucp.com

DESCRIPTION OF REQUEST: Prel. Plat

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

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

Lot or Tract No. LOT 7-A-1, TR. A Block: 4 Unit: B

Subdiv. / Addn. NORTH ALBUQUERQUE ACRES

Current Zoning: IP Proposed zoning: N/A.

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

Total area of site (acres): 2.0517 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A

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

UPC No. 101806512728430907 MRGCD Map No. N/A.

LOCATION OF PROPERTY BY STREETS: On or Near: APPROX 800 FT. WEST OF I-25

Between: BEVERLY HILLS AV. and VENICE AV. NE

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): PROJ. #1002324

00410-00000-01540 (#1000907)

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 02.25.03

SIGNATURE FRSD C. ARFMAN DATE 02.25.03

(Print) FRSD C. ARFMAN \_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY**

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING	<u>03DRB - 00298</u>	<u>P+7</u>		<u>\$ 285<sup>00</sup></u>
<input type="checkbox"/> All checklists are complete				\$
<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				\$
<input type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>March 5, 2003</u>			Total <u>\$ 285<sup>00</sup></u>

Paul Carder 2/25/03  
Planner signature / date

Project # 1002504  
1002324

2504 447

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

**SKETCH PLAT REVIEW AND COMMENT**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

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

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

Extension of preliminary plat approval expires after one year.

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

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
  - Property owner's and City Surveyor's signatures on the Mylar drawing
  - SIA financial guaranty verification
  - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
  - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - n/a* Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - n/a* Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
  - Property owner's and City Surveyor's signatures on the Mylar drawing
  - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

*On Mylar*

**AMENDMENT TO PRELIMINARY PLAT (with minor changes)**

**AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**

**AMENDMENT TO GRADING PLAN (with minor changes)**

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

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
  - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
  - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.  
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

FRED C. ARMIN Applicant name (print)

Fred C. Armin 02-25-03 Applicant signature / date

Form revised September 2001

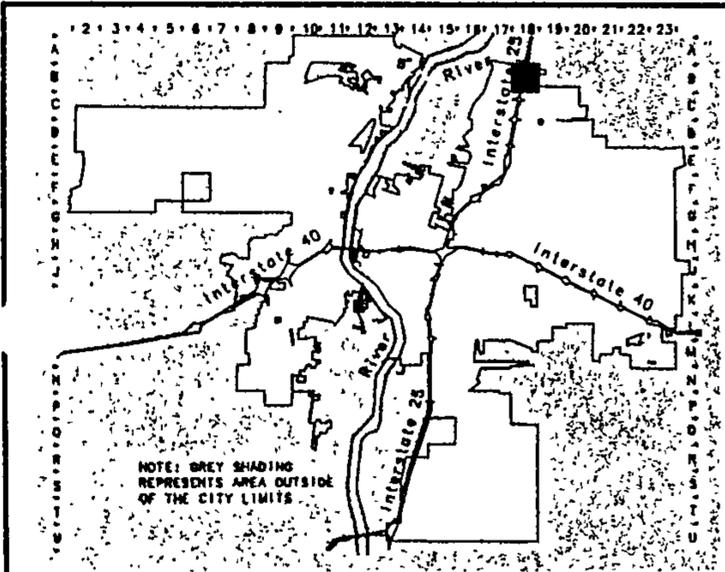
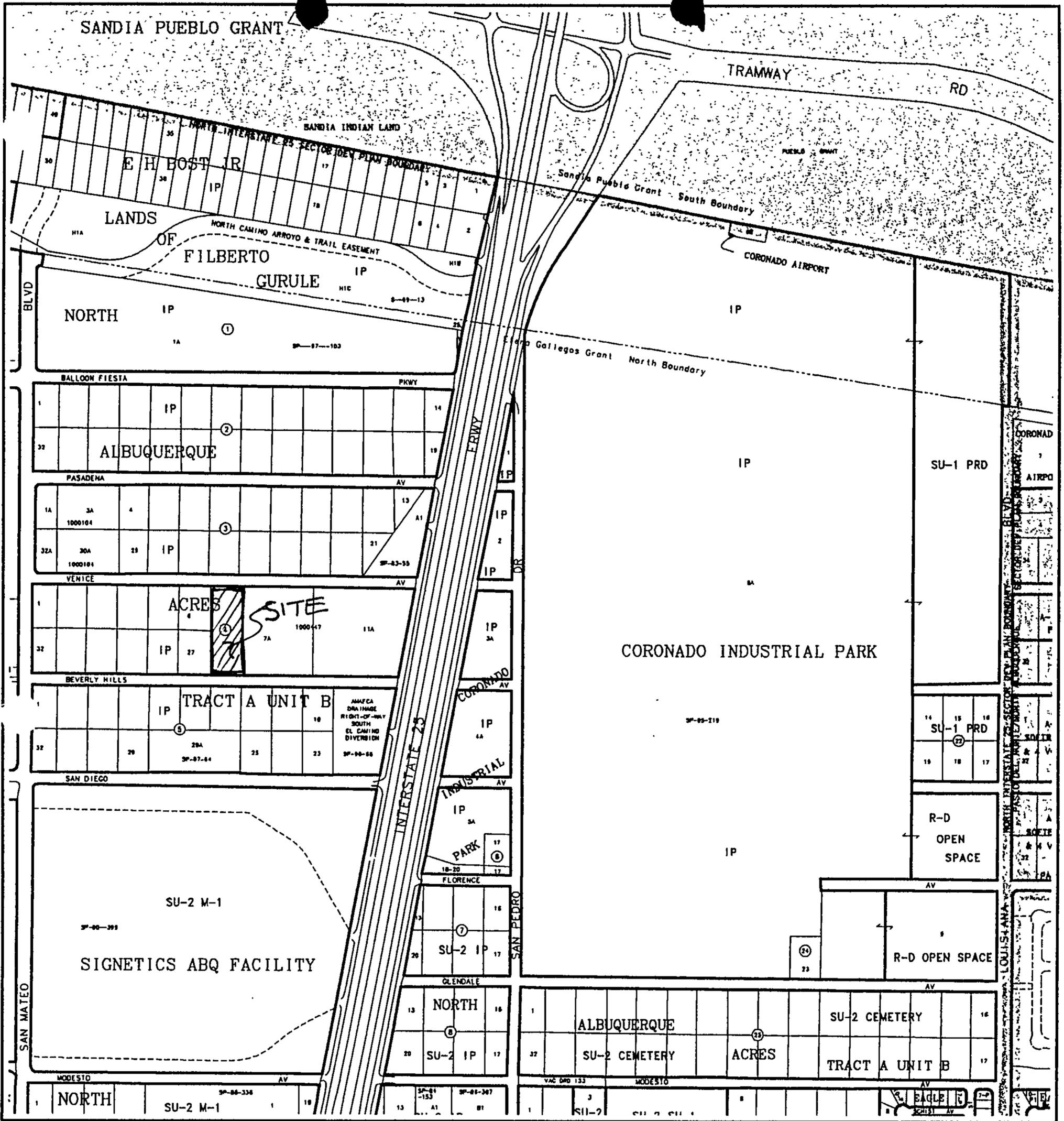


- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
03008 - 00298  
 \_\_\_\_\_ - \_\_\_\_\_  
 \_\_\_\_\_ - \_\_\_\_\_

Paul Casdel 2/25/03 Planner signature / date  
 Project # 1002504

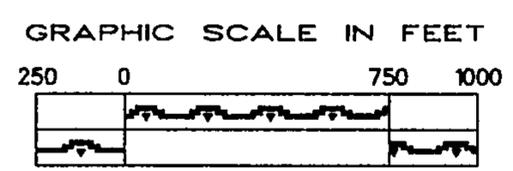
029 3/14/03 S.M. 1002324



CITY OF Albuquerque

Albuquerque Geographic Information System  
PLANNING DEPARTMENT

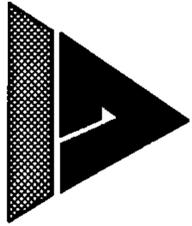
© Copyright 2002



Zone Atlas Page

**B-18-Z**

Map Amended through April 03, 2002



**PROJECT MEMORANDUM**

02/25/03

TO: DEVELOPMENT REVIEW BOARD, C.O.A.  
FROM: FRED C. ARFMAN, Isaacson & Arfman, P.A.  
REF: VENICE BUSINESS CENTER PROJ NO: \_\_\_\_\_  
SUBJ: ~~MAA~~ MINOR PLAT SUBMITTAL

ISAACSON & ARFMAN, P.A., AGENT FOR MOCHT,  
CHANET, OLSON & MOCHT, LLP HEREBY SUBMITS  
THIS APPLICATION FOR MINOR PLAT CONSIDERATION.  
THIS ACTION SUBDIVIDES LOT 7-A-1~~2~~ INTO  
TWO LOTS WITHIN THE LIMITS OF THE VENICE  
BUSINESS CENTER.

LOTS ARE SUBJECT TO ALL OF THE PREVIOUS  
CONDITIONS OF THE PROJECT.

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

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

### PAID RECEIPT

APPLICANT NAME Macho Chewy  
AGENT Isaacson & Artman  
ADDRESS 128 Monroe  
PROJECT NO. 1002504  
APPLICATION NO. 03 DRB 00298

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

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

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

02/25/2003 12:10PM LOC: ANN  
X  
RECEIPT# 00004084 WS# 006 TRANS# 0022  
Account 441006 Fund 0110  
Activity 4983000 TRSKDM  
Trans Amt \$285.00  
J24 Misc \$285.00  
CK \$285.00  
CHANGE 10/28/02 \$0.00

**SUBDIVISION DATA/NOTES--CONTINUED FROM SHEET 1/2**

15. These lots are located within the 1000-foot radius of the former Coronado Landfill. Because of the proximity to a former landfill, there is a concern that landfill gas may be present on or near the site. While this potential condition may not affect the replatting of the referenced lots, the site owners/developers should be aware of this issue. Albuquerque Environmental Health Department suggests the following in regard to any future development at the site:

The subject property is located near a former landfill. Due to the subject property being built near a former landfill, certain precautionary measures may need to be taken to ensure the health and safety of the public. Recommendations made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the "Interim Guidelines for Development within 1000 Feet of Landfills") shall be consulted prior to development of the site.

\* An cross lot drainage easement exists for the conveyance of surface storm waters across, over and through the subject lots to the adjacent Public Rights-Of-Way. (12/30/02, Bk 2002C, pg. 417)

\*\* A Five (5) foot private sanitary sewer easement is granted across Lot 7-A-1-A to the benefit of Lot 7-A-1-B and to be maintained by the Lot 7-A-1-B by this Plat.

**PUBLIC UTILITY EASEMENTS**

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. THE PUBLIC SERVICE CO. OF NM--ELECTRIC SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND/OVERHEAD ELECTRICAL LINES, COMMUNICATION LINES, TRANSFORMERS, AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. U.S. WEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
3. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
4. THE PUBLIC SERVICE CO. OF NM--GAS SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH DISTRIBUTION AND SERVICE LINES AND FACILITIES REASONABLY NECESSARY TO PROVIDE

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS, OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

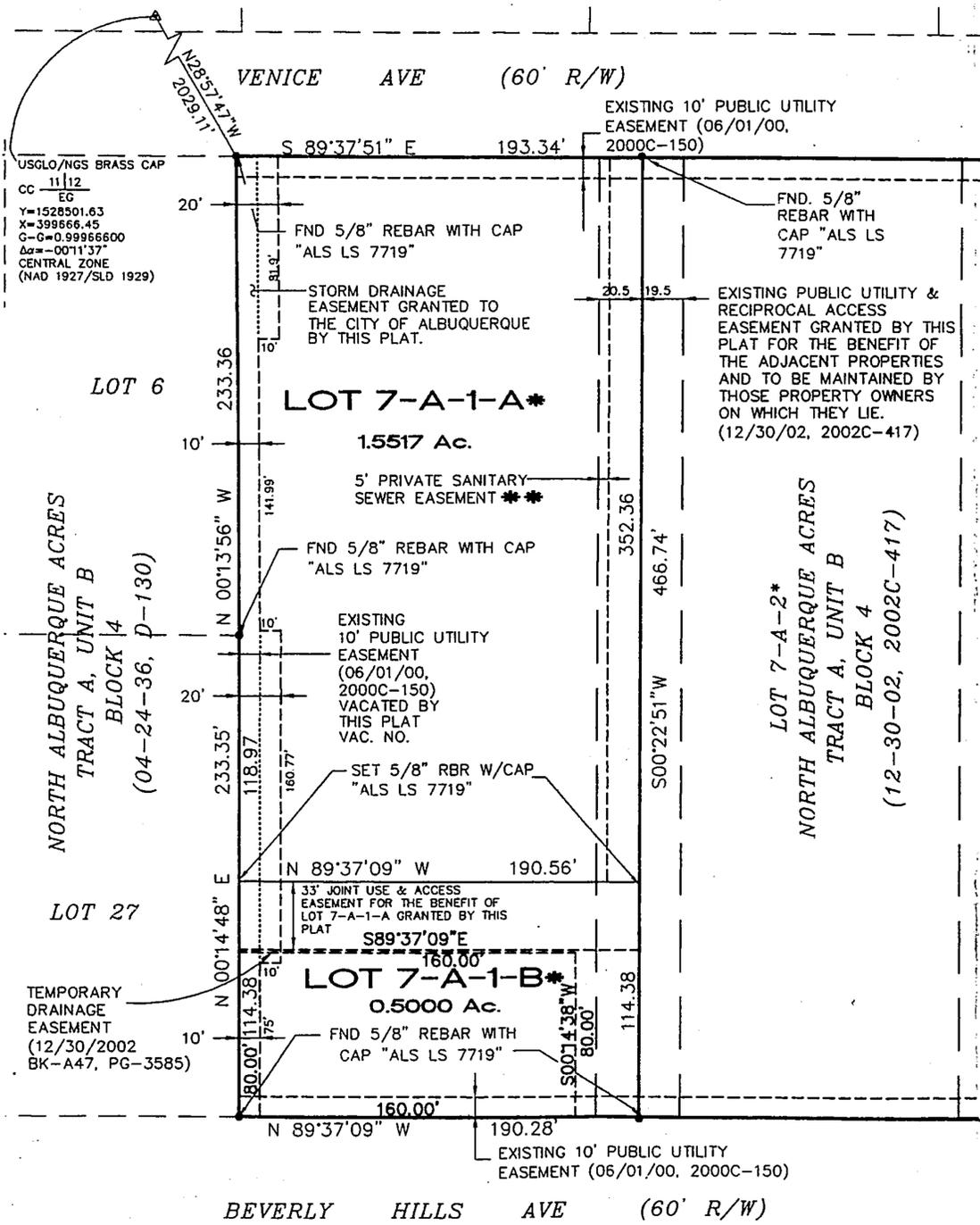
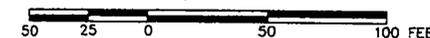
**PLAT FOR LOTS 7-A-1-A & 7-A-1-B NORTH ALBUQUERQUE ACRES TRACT A, UNIT B, BLOCK 4**

WITHIN THE ELENA GALLEGOS GRANT  
PROJECTED SECTION 13, T. 11 N, R. 3 E, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

FEBRUARY 2003



SCALE: 1"=50'



**EASEMENT RELEASE APPROVAL (10' P.U.E. ALONG WEST PROPERTY LINE)**

**COMCAST CABLE**

COMCAST CABLE DOES HEREBY RELEASE, WAIVE, QUITCLAIM AND DISCHARGE ITS RIGHT, TITLE AND INTEREST IN THE EASEMENTS (GRANTED BY PRIOR PLAT) SHOWN TO BE VACATED ON THIS PLAT.

COMCAST CABLE

BY: Rita Zueco

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21<sup>st</sup> DAY OF March, 2003, BY Rita Zueco OF COMCAST CABLE, A NEW MEXICO CORPORATION, ON BEHALF OF SAID CORPORATION.

Ruth V. Lopez  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/22/03

**QWEST COMMUNICATION INTERNATIONAL INC.**

QWEST DOES HEREBY RELEASE, WAIVE, QUITCLAIM AND DISCHARGE ITS RIGHT, TITLE AND INTEREST IN THE EASEMENTS (GRANTED BY PRIOR PLAT) SHOWN TO BE VACATED ON THIS PLAT.

QWEST COMMUNICATION INTERNATIONAL INC.

BY: Jacques Miller

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF March, 2003, BY Jacques Miller OF QWEST COMMUNICATION INTERNATIONAL INC., A New Mexico CORPORATION, ON BEHALF OF SAID CORPORATION.

Ruth V. Lopez  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/22/03

**PNM ELECTRIC AND GAS SERVICES**

PUBLIC SERVICE COMPANY OF NEW MEXICO, FOR ITS ELECTRIC AND GAS SERVICES DIVISIONS, DOES HEREBY RELEASE, WAIVE, QUITCLAIM AND DISCHARGE ITS RIGHT, TITLE AND INTEREST IN THE EASEMENTS (GRANTED BY PRIOR PLAT) SHOWN TO BE VACATED ON THIS PLAT.

PNM ELECTRIC AND GAS SERVICES

BY: Leonard G. Martinez

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

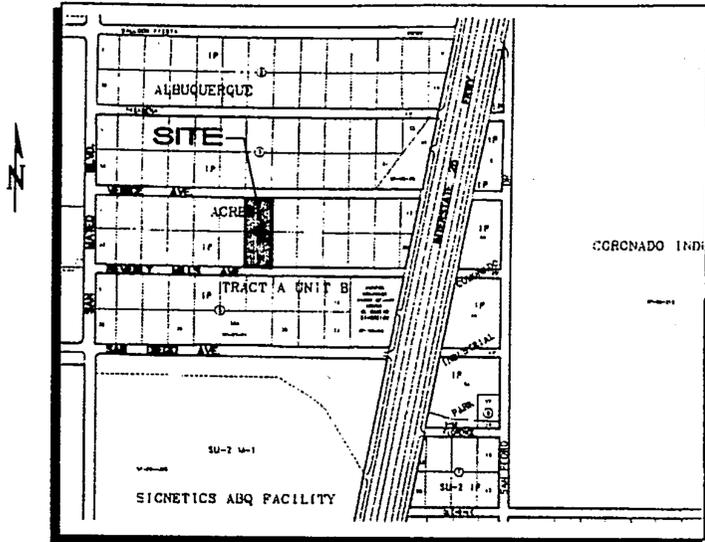
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21<sup>st</sup> DAY OF March, 2003, BY Leonard G. Martinez OF PUBLIC SERVICE COMPANY OF NEW MEXICO, A NEW MEXICO CORPORATION, ON BEHALF OF SAID CORPORATION.

Ruth V. Lopez  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/22/03

NMSHC BRASS CAP  
"125-11"  
Y=1526246.66  
X=401986.77  
G-G=0.99966195  
Δα=-00'11'21"  
CENTRAL ZONE  
(NAD 1927/SLD 1929)  
ELEVATION=5206.936





B-18

VICINITY MAP

1"=750'±

**SUBDIVISION DATA / NOTES**

1. Total Number of Existing Lots: 1
2. Total Number of Lots created: 2
3. Gross Subdivision Acreage: 2.0517 Ac.
4. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
5. Distances are ground distances.
6. Bearings and Distances in parenthesis are record.
7. Basis of boundary are the following plats and documents of record entitled:

PLAT FOR "NORTH ALBUQUERQUE ACRES, LOTS 7-A-1, 7-A-2, 7-A-3, TRACT A, UNIT B, BLOCK 4" (12/30/02, 2002C-417)

PLAT FOR "NORTH ALBUQUERQUE ACRES, LOTS 7-A & 11-A, TRACT A, UNIT B, BLOCK 4" (06/01/00, 2000C-150)

PLAT FOR "NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, LOT A1" (03-16-83, C21-4)

records of Bernalillo County, New Mexico.

8. Date of Survey: February, 2000.
9. Title Report: None provided.
10. Address of Property: 5600 Venice Ave NE
11. City of Albuquerque, New Mexico Zone: IP
12. Flood Zone Designation: ZONE X as shown on PANEL 129 OF 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 11, 1998. (No portion of this property lies within the 100-year flood plain.)
13. Encroachments: None apparent.
14. The subject lots are subject to an approved Site Development Plan for building permit per the requirements of the North I-25 Sector Development Plan prior to onsite development.
15. Albuquerque Environmental Health Department Note--See Sheet 2.

**DISCLOSURE STATEMENT**

The intent of this plat is to subdivide the existing lot 7-A-1 into two lots (Lot 7-A-1-A & 7-A-1-B), and to grant those easements shown hereon.

**LEGAL DESCRIPTION**

A tract of land situate within the Elena Gallegos Grant, projected Section 13, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOT 7-A-1, as the same is shown and designated on the plat entitled "PLAT FOR LOTS 7-A-1, 7-A-2 & 7-A-3; NORTH ALBUQUERQUE ACRES; TRACT A, UNIT B, BLOCK 4" filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 30, 2002 in Bk 2002C, pg 417.



THIS IS TO CERTIFY THAT THE LOTS AND COMMONS ARE CORRECTLY PLATTED  
 FROM OFFICE #161-806-512-728-430407  
 First City Owner of Record  
 Venice Servs PTN  
 BERNALILLO COUNTY TREASURER'S OFFICE  
 Juanita Calvete - 03-24-03

**FREE CONSENT AND DEDICATION**

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for overhead and/or buried distribution lines, conduits, and pipes for underground and/or overhead utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

**OWNERS**

MOCHO, CHANEY, OLSON & MOCHO, L.L.P.

James B Mocho 2/24/03  
 Jim Mocho, Managing Partner Date

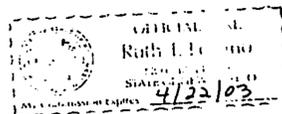
**ACKNOWLEDGMENT**

STATE OF NEW MEXICO } SS  
 COUNTY OF BERNALILLO }

This instrument was acknowledged before me on February 24 2003, by Jim Mocho as a Managing Partner of Mocho, Chaney, Olson & Mocho, L.L.P., a limited liability partnership, on behalf of said limited liability partnership.

My Commission Expires: April 22, 2003

Ruth J. Lopez  
 Notary Public



**PLAT**  
 FOR  
**LOTS 7-A-1-A & 7-A-1-B**  
**NORTH ALBUQUERQUE ACRES**  
**TRACT A, UNIT B, BLOCK 4**

WITHIN THE ELENA GALLEGOS GRANT  
 PROJECTED SECTION 13, T. 11 N., R. 3 E., NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO

FEBRUARY 2003

**APPROVALS**

DRB PROJECT NO. 1002324  
 APPLICATION NO. 03 DRB-00298

Mary Lou... 3/26/03  
 ENVIRONMENTAL HEALTH DEPARTMENT, C.O.A. DATE

Paul D.... 3-21-03  
 PUBLIC SERVICE CO. OF NM--GAS SERVICES DIVISION AND ELECTRIC SERVICES DIVISION DATE

Dave R. Muller 3-26-03  
 QWEST CORPORATION DATE

Rita... 3-21-03  
 COMCAST CABLE DATE

Phil... 2-25-03  
 CITY SURVEYOR, ENGR. DIV., P.W.D. DATE

Rachel... 3-26-03  
 TRAFFIC ENGINEERING, TRANS. DEV. DIV., P.W.D. DATE

Christine... 3/26/03  
 PARKS AND RECREATION DATE

Roger A... 3/26/03  
 UTILITY DEVELOPMENT DIV., P.W.D. DATE

N/A  
 REAL PROPERTY DIVISION, D.F.M. DATE

Phil... 3-26-03  
 A.M.A.F.C.A. DATE

Brad... 3/26/03  
 CITY ENGINEER, PUBLIC WORKS DEPT. DATE

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14, ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, N.M., 1994.

Jessie... 2/28/2003  
 CITY PLANNER, ALBUQUERQUE PLANNING DIVISION DATE

**SURVEYOR'S CERTIFICATION**

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989 and revisions effective December 25, 1991 and October 1, 2000), and is true and correct to the best of my knowledge and belief."

Timothy Aldrich  
 Timothy Aldrich, P.S. No. 7719  
 Date 02-25-03

