



Complete 4-21-05 121

DRB CASE ACTION LOG (~~FINAL~~ FINAL)

REVISED 2/5/04

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

DRB Application No.: 04DRB-01479 (~~FP~~ FP)
Project Name: COPPER PARK SUBDIVISION
Agent: Mark Goodwin & Associates

Project # 1002334
Phone No.: 828-2200

Your request for (SDP for SUB), (SDP for BPL), (FINAL PLATS) (MASTER DEVELOP. PLAN), was approved on 3/2/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: Cash in lieu OK

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: 4-21-05
 - Tax printout from the County Assessor.
- Include 3 copies of the approved site plan along with the originals.
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required. OK
- Copy of recorded plat for Planning.

Project Number 1002334

Called Diane 4-15-05
Plat 4-21-05



DRB CASE ACTION LOG ~~(FILED)~~ FINAL)

REVISED 2/5/04

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

DRB Application No.: 04DRB-01479 ^{FP} ~~(FP)~~
Project Name: COPPER PARK SUBDIVISION
Agent: Mark Goodwin & Associates

Project # 1002334
Phone No.: 828-2200

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OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: Cash in lieu

PLANNING (Last to sign): _____

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

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

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

Project Number

1002334

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
March 2, 2005
DRB Comments**

ITEM # 10

PROJECT # 1002334

APPLICATION # 05-01479

RE: COPPER PARK SUBDIVISION/ minor plat

The SIA is in the file.

Has anything changed on the preliminary and final plat. Are they the same?

A handwritten signature in black ink, appearing to read 'S. Matson', written over a horizontal line.

Sheran Matson, AICP DRB Chair

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



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

March 2, 2005

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 11:35 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1001901**
 05DRB-00196 Major-Vacation of Public Easements
 05DRB-00197 Minor-Vacation of Private Easements
 05DRB-00198 Minor-Prelim&Final Plat Approval
 ABQ ENGINEERING INC. agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 1, 2 and 3, **VERANDA STREET PROPERTIES**, zoned R-2, located on RIO GRANDE BLVD NW, between VERANDA ST NW and GLENWOOD NW containing approximately 1 acre(s). [REF: 02DRB-00618, 03DRB-01700, 02DRB-00097, 02DRB-00098] (G-12) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE 15-DAY APPEAL PERIOD.**

2. **Project # 1003641**
05DRB-00194 Major-Vacation of Pub
Right-of-Way
05DRB-00195 Major-Preliminary Plat
Approval

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1-24, Block(s) 2, BACA ADDITION (to be known as **ATLANTIC AND SANTA FE SUBDIVISION**) zoned R-G, located on 3RD ST SW, between ATLANTIC SW and SANTA FE SW containing approximately 2 acre(s). [REF: 04DRB01311] (K-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/2/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/3/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITIONS OF FINAL PLAT: A UTILITY PLAN FOR WATER AND SEWER SERVICES SHALL BE APPROVED BY UTILITY DEVELOPMENT. THE FINAL PLAT SHALL SHOW LOT 10 WITH 3600 SQ. FT. MINIMUM LOT SIZE.**

3. **Project # 1003684**
05DRB-00118 Major-Vacation of Pub
Right-of-Way
05DRB-00121 Major-Preliminary Plat
Approval
05DRB-00119 Minor-Sidewalk Waiver
05DRB-00120 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for COLLATZ INC request(s) the above action(s) for all or a portion of Tract(s) A, B and B2B1, Block(s) 7-14, CALABACILLAS ARROYO, PARADISE HEIGHTS, UNIT 5, SEVILLE, UNIT 7, (to be known as **ANASAZI RIDGE SUBDIVISION, UNITS 1, 2 & 3**) zoned R-1 residential zone, located on MCMAHON BLVD NW, between WESTSIDE RD NW and UNIVERSE BLVD NW containing approximately 92 acre(s). [REF: 04DRB01443] [*Deferred from 2/16/05, 2/23/05 & 3/2/05*] (A-10) **DEFERRED AT THE AGENT'S REQUEST TO 3/9/05.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THE REQUEST MAY BE INDEFINITELY DEFERRED.

4. **Project # 1003804**
05DRB-00315 Minor-SiteDev Plan
BldPermit/EPC

GREGORY T HICKS & ASSOCIATES agent(s) for LOVELACE SANDIA HEALTH SYSTEM request(s) the above action(s) for all or a portion of Tract(s) M-1, **UNIVERSITY HEIGHTS HOSPITAL**, zoned SU-1 HOSP & PROF OFFICES, located on MONTGOMERY BLVD NE, between JEFFERSON NE and SAN MATEO BLVD NE containing approximately 12 acre(s). [REF: 04EPC01831, DRB-96-20, V 96-7, Z-81-53, Z-78-178 Z-77-109, ZA-76-165] [Carmen Marrone, EPC Case Planner] (F-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

5. **Project # 1001770**
05DRB-00320 Minor-SiteDev Plan
BldPermit/EPC

GEORGE RAINHART ARCHITECTS & ASSOCIATES. agent(s) for PETE DASKALOS request(s) the above action(s) for all or a portion of Tract(s) 5-A1-B & 5A2-A, **LANDS OF JOEL TAYLOR**, zoned C-2 community commercial zone, located on MONTANO NW, between WINTERHAVEN RD NW and COORS BLVD NW containing approximately 5 acre(s). [REF: 04EPC01722, 04EPC01721] [Elvira Lopez, EPC Case Planner] (E-12) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

6. **Project # 1000980**
05DRB-00161 Minor-Amnd SiteDev Plan
BldPermit/EPC
05DRB-00162 Minor-SiteDev Plan Subd/EPC
05DRB-00163 Minor-SiteDev Plan
BldPermit/EPC

NCA ARCHITECTS agent(s) for NEW MEXICO BANK & TRUST request(s) the above action(s) for all or a portion of Tract(s) A-3-B, **SIERRA VISTA SHOPPING CENTER**, zoned C-2 community commercial zone, located on MONTGOMERY BLVD NE, between PARSIFAL ST NE and EUBANK BLVD NE containing approximately 1 acre(s). [REF: ZA-01-201, Z-93-83, DRB-93-332, ZA-81-4, Z-77-78, Z-77-78-1, 01DRB01131, 01DRB01740, 02DRB01039, 01EPC00731] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 2/9/05, 2/16/05 & 2/23/05*] (G-20) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

- 05DRB-00160 Minor-Prelim&Final Plat
Approval

RON TYREE agent(s) for SIERRA VISTA ASSOCIATES LLC request(s) the above action(s) for all or a portion of Tract(s) A-3, **SIERRA VISTA SHOPPING CENTER**, zoned C-2 community commercial zone (SC), located on MONTGOMERY BLVD NE, between EUBANK BLVD NE and PARSIFAL ST NE containing approximately 15 acre(s). [REF: ZA-01-201, Z-93-83, DRB-93-332, ZA-81-4, Z-77-78-1, 01DRB01739, 01DRB01131, 01DRB01740, 02DRB01039, 01EPC00731] [*Deferred from 2/9/05, 2/16/05 & 2/23/05*] (G-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/2/05 THE PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA, INCLUDE ALL EASEMENTS OF RECORD AND THE DECLARATION OF EASEMENTS, COVENANTS & RESTRICTIONS DATED 1/12/05 MUST BE RECORDED WITH THE PLAN AND TO PLANNING FOR THE AGIS DXF FILE.**

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

7. **Project # 1003978**
05DRB-00309 Minor-Prelim&Final Plat
Approval

ALBUQUERQUE SURVEYING COMPANY, INC agent(s) for CHARLES B. AND THERESA M. LUCERO request(s) the above action(s) for UNPLATTED LAND (to be known as **LANDS OF CHARLES B. AND THERESA M. LUCERO**, zoned SU-2 RCM, located on MOUNTAIN RD NE, between WALTER NE and I-25 containing approximately 1 acre(s). (J-15) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PROOF OF DATE OF HOUSE CONSTRUCTION.**

8. **Project # 1000045**
05DRB-00313 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for SAMS EAST INC request(s) the above action(s) for all or a portion of Tract(s) 3A4A, **RENAISSANCE CENTER**, zoned SU-1 FOR C-2, located on RENAISSANCE BLVD NE, between ALEXANDER BLVD NE and CULTURE DR NE containing approximately 8 acre(s). [REF: DRB-98-227, 04DRB01978, 05DRB00030] (F-16) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

9. **Project # 1002047**
05DRB-00312 Minor-Prelim&Final Plat
Approval

TIERRA WEST agent(s) for MOUNTAIN RUN PARTNERS LTD request(s) the above action(s) for all or a portion of Tract(s) 2, **MOUNTAIN RUN SUBDIVISION**, zoned C-2, located on EUBANK BLVD NE, between JUAN TABO BLVD NE and MALAGUENA LN NE containing approximately 7 acre(s). [REF: 04DRB01174] (E-21) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR A LETTER OF ACCEPTANCE FOR PROJECT NUMBER 7571-81 WATER LINE/FIRE HYDRANT RELOCATION.**

10. ~~Project # 1002334~~
04DRB-01479 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for HARVEST HOMES, LLC request(s) the above action(s) for all or a portion of Block(s) 19-A FOOTHILLS ESTATES, (to be known as **COPPER PARK SUBDIVISION**, zoned R-T residential zone, located on COPPER AVE NE, between CHELWOOD PARK BLVD NE and CHICO RD NE containing approximately 1 acre(s). [REF: Z-91-1, ZA-83-17, 02EPC01695, 03DRB00333] *[Final Plat Indef Deferred for SIA]* (K-22) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU.**

11. **Project # 1002928**
05DRB-00297 Major-Amnd Prelim Plat
Approval
05DRB-00308 Major-Final Plat Approval

SURV-TEK, INC agent(s) for LONGFORD AT THE TRAILS, LLC request(s) the above action(s) for all or a portion of Tract(s) D, **TAOS AT THE TRAILS**, zoned R-D, located on TREELINE AVE NW, between RAINBOW BLVD NW and SOUTH OF PASEO DEL NORTE NW containing approximately 19 acre(s). [REF: 04DRB-00718] *[Deferred from 2/23/05]* (C-9) **THE BOARD DEEMED IT WAS NOT NECESSARY TO AMEND THE PRELIMINARY PLAT. THE FINAL PLAT WAS APPROVED AND DELEGATED TO PARKS TO ADD OPEN SPACE NOTE.**

12. **Project # 1002639**
05DRB-00307 Minor-Prelim&Final Plat
Approval

COMMUNITY SCIENCES CORP agent(s) for RAYLEE HOMES request(s) the above action(s) for all or a portion of Lot(s) 17, Block(s) A, **TREMENTINA SUBDIVISION**, zoned R-D, located on VIA CONTENTA NE, between WYOMING NE and LOUISIANA NE containing approximately 1 acre(s). [REF: 03DRB-00717, 03DRB-00719, 03DRB-00720, 03DRB-00721, 03DRB-00722, 03DRB02026] *[Deferred from 2/23/05]* (C-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

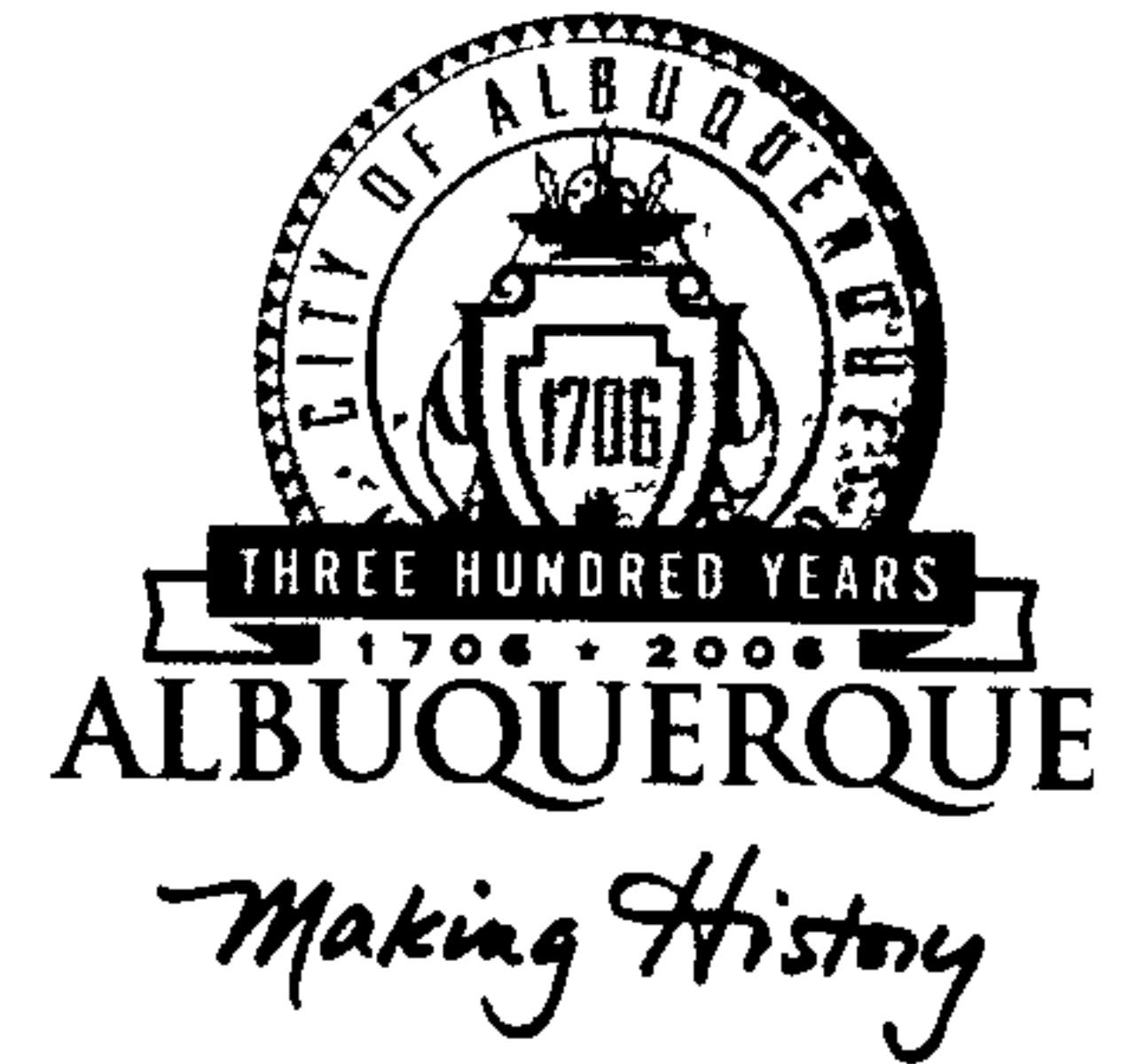
13. **Project # 1003762**
05DRB-00316 Minor-Sketch Plat or Plan

ISAACSON & ARFMAN PA agent(s) for WINDMILL MANOR ESTATES LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) K, **PANORAMA HEIGHTS**, zoned R-T located on EASTRIDGE DR NE, between INDIAN SCHOOL RD NE and CHELWOOD PK BLVD NE containing approximately 5 acre(s). [REF: 04EPC01714] (J-22) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. Approval of the Development Review Board Minutes for February 9, 2005. **THE DRB MINUTES FOR FEBRUARY 9, 2005 WERE APPROVED.**

ADJOURNED: 11:35 A.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002334

AGENDA ITEM NO: 10

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

Need copy of Final plat to be able to make comments.

New Mexico 87103

RESOLUTION:

www.cabq.gov

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

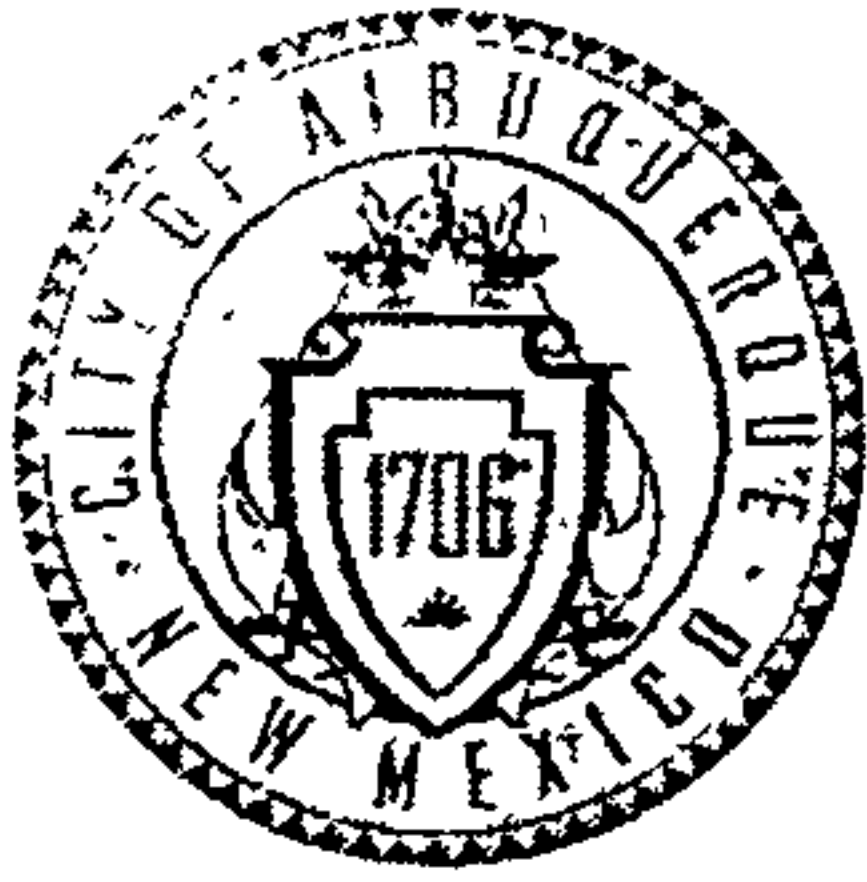
SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: March 2, 2005



City of Albuquerque
Parks and Recreation Department
 PO Box 1293, Albuquerque, New Mexico 87103
 Inter-Office Correspondence

Development Review Board Comments

Project Number: 1002334
Application Number: 04DRB-01479

DRB Date: 3/2/2005
Item Number: 10

Subdivision: Copper Park Subdivision
 Block 19-A Foothills Estates

Request for:

- Sketch Plat Review & Comment
- Bulk Land Variance
- Site Development Plan for Subdivision
- Site Development Plan for Building Permit
- Preliminary Plat
- Final Plat
- Vacation of Public RoW
- Vacation of Public Easement
- Vacation of Private Easement
- Temp. Deferral of Sidewalk Construction
- Sidewalk Variance
- SIA Extension
- Other

Zoning: RT

Zone Page: K-22

New Lots (or units) : 8

Parks and Recreation Comments:

This request will be subject to the following requirements of the City Park Dedication and Development Ordinance:

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 8 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

Signed: CS
 Christina Sandoval, (DMD)

Phone: 768-3808

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
5/26/04	1002334 Block 19A Foothills Escaltes	sketch	comments

2334

DXF Electronic Approval Form

DRB Project Case #: 1002334

Subdivision Name: COPPER PARK

Surveyor: TIMOTHY ALDRICH

Contact Person: STEPHEN STASICWICZ

Contact Information: 828-2200

DXF Received: 2/22/2005

Hard Copy Received: 2/22/2005

Coordinate System: NMSP Grid (NAD 83)


Approved

2-23-05
Date

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

AGIS Use Only
Copied cov 2334 to agiscov on 2/23/2005 Contact person notified on 2/23/2005



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 20, 2004

4. Project # 1002334

04DRB-01482 Major-Vacation of Public Easements
04DRB-01479 Minor-Prelim&Final Plat Approval
04DRB-01480 Minor-Sidewalk Waiver
04DRB-01481 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for HARVEST HOMES, LLC request(s) the above action(s) for all or a portion of Block(s) 19-A FOOTHILLS ESTATES, (to be known as **COPPER PARK SUBDIVISION**, zoned R-T residential zone, located on COPPER AVE NE, between CHELWOOD PARK BLVD NE and CHICO RD NE containing approximately 1 acre(s). [REF: Z-91-1, ZA-83-17, 02EPC01695, 03DRB00333] (K-22)

At the October 20, 2004, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

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

CONDITIONS:

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

With the signing of the infrastructure list dated 10/20/04 and approval of the grading plan engineer stamp dated 9/24/04 the preliminary plat was approved with the following condition of final plat:

The final plat cannot be approved until existing water line between Copper NE and San Jacinto NE has been removed or financially guaranteed.

The final plat was indefinitely deferred for the Subdivision Improvements Agreement (SIA).



**OFFICIAL NOTICE OF DECISION
PAGE 2**


A sidewalk variance for waiver of sidewalks was approved as shown on Exhibit C in the Planning file. The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by November 4, 2004 in the manner described below.

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

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

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


Sheran Matson, AICP, DRB Chair

Cc: Harvest Homes LLC, P.O. Box 92246, 87199
Mark Goodwin & Associates PA, P.O. box 90606, 87199
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002334 AGENDA#: 4 DATE: 10.20.04

1. Name: Amy Reese Address: MAA & Associates Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

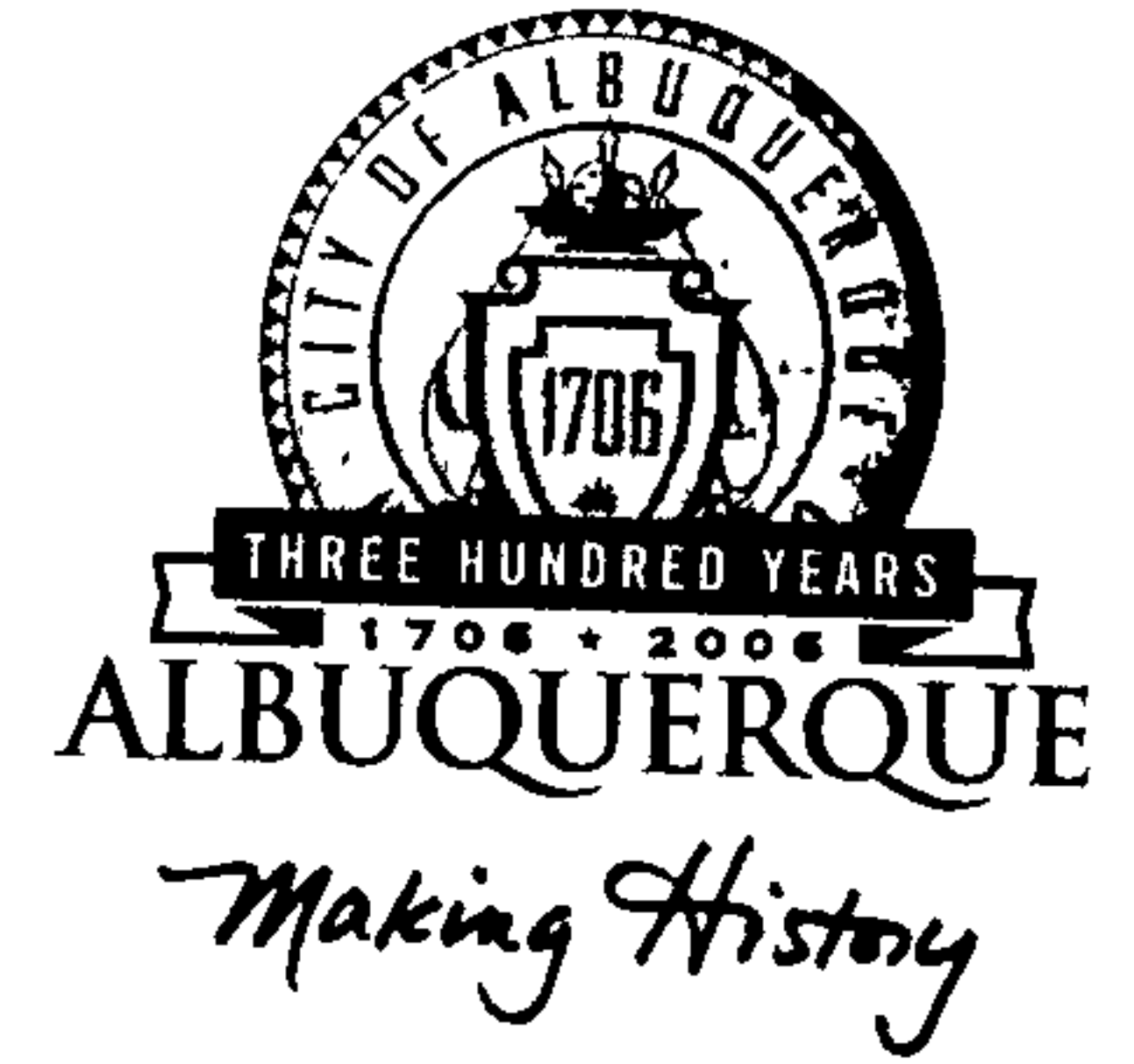
11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002334

AGENDA ITEM NO: 4

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- | | | |
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| (03a) Sidewalk Deferral | (08) Final Plat | (13) Master Dev. Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Cost Allocation Plan |

ACTION REQUESTED:

P.O. Box 1293

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

Albuquerque

ENGINEERING COMMENTS:

New Mexico 87103

An approved drainage report dated 9-24-04 is on file for Preliminary Plat approval.
The Hydrology Section has no objection to the vacation request.
An executed Subdivision Improvements Agreement with financial guarantees is required for Final Plat sign-off.

www.cabq.gov

RESOLUTION:

APPROVED X ^{signal I.L.}; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: October 20, 2004



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 20, 2004

Project # 1002334

04DRB-01482 Major-Vacation of Public Easements
04DRB-01479 Minor-Prelim&Final Plat Approval
04DRB-01480 Minor-Sidewalk Waiver
04DRB-01481 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for HARVEST HOMES, LLC request(s) the above action(s) for all or a portion of Block(s) 19-A FOOTHILLS ESTATES, (to be known as **COPPER PARK SUBDIVISION**, zoned R-T residential zone, located on COPPER AVE NE, between CHELWOOD PARK BLVD NE and CHICO RD NE containing approximately 1 acre(s). [REF: Z-91-1, ZA-83-17, 02EPC01695, 03DRB00333] (K-22)

AMAFCA	No comments.
COG	No adverse comments.
Transit	No objection to any of the requests.
Zoning Enforcement	Reviewed, no comment.
Neighborhood Coordination	Letter sent to Chelwood Vista (R) Neighborhood Association.
APS	No comments received.
Police Department	No adverse comments.
Fire Department	Fire Department is not approving street widths less than 32 feet at this time. Per Ray Sanchez, AFD. All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.
PNM Electric & Gas	Approves.
Comcast	No comments received
QWEST	No comments received

Planning Department

If approved, the plat is subject to a 15 day appeal period from the approval date.

No objection to any of the requested actions once the above comments are addressed.

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

cc:Harvest Homes LLC, P.O. Box 92246, 87199

Mark Goodwin & Associates, P.O. Box 90606, 87199



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

PAGE 2

~~Project # 1002334~~
04DRB-01482 Major-Vacation of Public
Easements
04DRB-01479 Minor-Prelim&Final Plat
Approval
04DRB-01480 Minor-Sidewalk Waiver
04DRB-01481 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for HARVEST HOMES, LLC request(s) the above action(s) for all or a portion of Block(s) 19-A FOOTHILLS ESTATES, (to be known as **COPPER PARK SUBDIVISION**, zoned R-T residential zone, located on COPPER AVE NE, between CHELWOOD PARK BLVD NE and CHICO RD NE containing approximately 1 acre(s). [REF: Z-91-1, ZA-83-17, 02EPC01695, 03DRB00333] (K-22)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays. Individuals with disabilities who need special assistance to participate at this 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.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 4, 2004.



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, October 20, 2004, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1001875

04DRB-01455 Major-Two Year SIA
04DRB-01454 Major-Amnd Prelim Plat
Approval
04DRB-01456 Major-Final Plat Approval

TIERRA WEST LLC agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 2, KINSCHERFF & UNPLATTED LAND IN PRESLEY CO OF NM (to be known as **WESTERN TRAILS ESTATES**), zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and the SAN ANTONIO ARROYO containing approximately 22 acre(s). [REF: Z-71-124, 02DRB00570, 02EPC00838, 02DRB01793, 04AA00996] (F-11)

Project # 1001934

04DRB-01471 Major-Vacation of Public
Easements

WILKS COMPANY agent(s) for MICHAEL EAVES request(s) the above action(s) for all or a portion of Lot(s) 4-E, 4-F and 4-G, **ALVARADO GARDENS, UNIT 1**, zoned RA-2 residential and agricultural zone, located on RIO GRANDE BLVD NW, between CAMPBELL RD NW and MATTHEW AVE NW containing approximately 1 acre(s). [REF: DRB-94-465] (G-12/G-13)

Project # 1002022

04DRB-01477 Major-Vacation of Public
Easements

BOHANNAN HUSTON INC agent(s) for T S MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 8 & 9, **VISTA WEST SUBDIVISION**, zoned R-D, located on UNSER BLVD SW, between EUCARIZ SW and TOWER SW containing approximately 10 acre(s). [REF: 03DRB01295, 04DRB01239, 04DRB01238, 04DRB01307, 04DRB01308] (L-10)

SEE PAGE 2 . . .

205
**CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Meeting Date: OCTOBER 20, 2004
Zone Atlas Page: K-22-Z
Notification Radius: 100 Ft.

Project# 1002334
App# 04DRB-01479
App# 04DRB-01480
App# 04DRB-01481
App# 04DRB-01482

Cross Reference and Location:

Applicant: HARVEST HOMES, LLC
Address: PO BOX 92246
ALBUQUERQUE NM 87199

Agent: MARK GOODWIN & ASSOCIATES
Address: PO BOX 90606
ALBUQUERQUE NM 87199

Special Instructions:

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

Date Mailed: OCTOBER 1, 2004

Signature: KYLE TSETHLIKAI

RECORDS WITH ELS

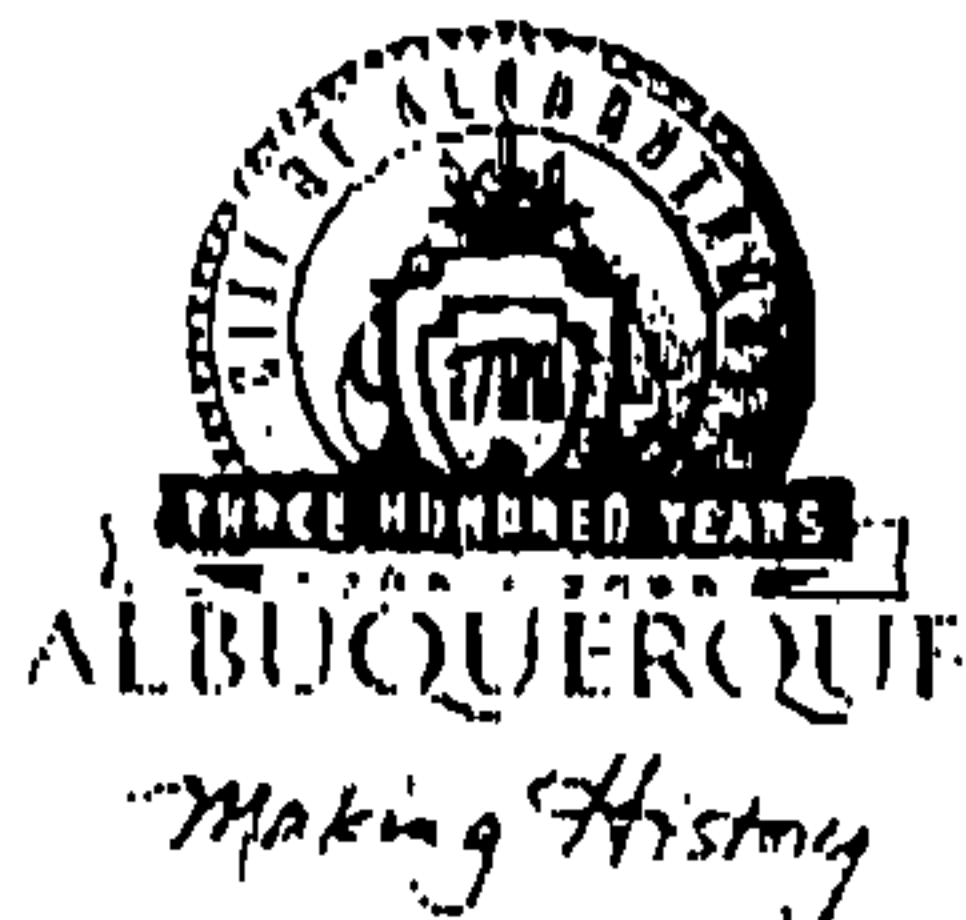
PAGE 1

102205730729010101	LEGAL: 001 REDI VISION TRACT C VISTA ORIENTE PROPERTY ADDR: 00000 COPPER OWNER NAME: CHELWOOD INVESTMENT GROUP LTD OWNER ADDR: 01911 WYOMING	LAND USE: BL NE ALBUQUERQUE NM	87112
102205734527810112	LEGAL: 0002 0001 AMENDED REPLAT OF VISTA ORIENTE ADD PROPERTY ADDR: 00000 CAMINO DEL NORTE OWNER NAME: FLAMENCO JULIO A OWNER ADDR: 13105 CAMINO DEL NORTE	LAND USE: NE ALBUQUERQUE NM	87123
102205736127710226	LEGAL: 002 007R EPLAT OF VISTA ORIENTE ADDITION PROPERTY ADDR: 00000 CAMINO DEL NORTE OWNER NAME: HUGGINS THERESA M OWNER ADDR: 13104 CAMINO DEL NORTE	LAND USE: NE ALBUQUERQUE NM	87123
102205734527110111	LEGAL: 0001 0001 AMENDED REPLAT OF VISTA ORIENTE PROPERTY ADDR: 00000 CAMINO DEL NORTE OWNER NAME: KNIGHT RICHARD L SR OWNER ADDR: 13101 CAMINO DEL NORTE	LAND USE: NE ALBUQUERQUE NM	87123
102205736227110201	LEGAL: 001 007R EPLAT OF VISTA ORIENTE ADDITION PROPERTY ADDR: 00000 CAMINO DEL NORTE OWNER NAME: MONDRAGON JOANN OWNER ADDR: 13100 CAMINO DEL NORTE	LAND USE: NE ALBUQUERQUE NM	87123
102205732225741904	LEGAL: ALL OF B LK 1 & THE N1/2 OF VAC SAN JACINTO BLVD NE PROPERTY ADDR: 00000 COPPER OWNER NAME: CRAVENS MARK C OWNER ADDR: 12730 COPPER	LAND USE: NE ALBUQUERQUE NM	87123
102205734024541902	LEGAL: BLOC K 19 A CORRECTED AMENDED FOOTHILL ESTATES SUB C PROPERTY ADDR: 00000 COPPER OWNER NAME: POSEN J & LORENTZEN J ETAL OWNER ADDR: 02909 YALE	LAND USE: BL SE ALBUQUERQUE NM	87106
102205737322742125	LEGAL: 022 005F OOTHILL EST SUB LOTS 22 & 23 PROPERTY ADDR: 00000 COPPER OWNER NAME: BOARD OF EDUCATION OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM	87125
102205731524041809	LEGAL: A 2 REPL AT OF LOTS 1-A THRU 8-A BLK 2 PANORAMA ADD PROPERTY ADDR: 00000 GEORGENE OWNER NAME: LANDMARK HOLDING LTD OWNER ADDR: 10701 MONTGOMERY	LAND USE: NE ALBUQUERQUE NM	87111
102205731823741808	LEGAL: B 2 REPL AT OF LOTS 1-A THRU 8-A BLK 2 PANORAMA ADD PROPERTY ADDR: 00000 GEORGENE OWNER NAME: LANDMARK HOLDINGS LTD OWNER ADDR: 10701 MONTGOMERY	LAND USE: BL NE ALBUQUERQUE NM	87111
102205732223441807	LEGAL: C 2 REPL AT OF LOTS 1-A THRU 8-A BLK 2 PANORAMA ADD PROPERTY ADDR: 00000 GEORGENE OWNER NAME: LANDMARK HOLDINGS LTD OWNER ADDR: 10701 MONTGOMERY	LAND USE: NE ALBUQUERQUE NM	87111

RECORDS WITH LABELS

PAGE 2

102205732523141806	LEGAL: D 2 REPL AT OF LOTS 1-A THRU 8-A BLK 2 PANORAMA ADD PROPERTY ADDR: 00000 GEORGENE OWNER NAME: LANDMARK HOLDINGS LTD OWNER ADDR: 10701 MONTGOMERY	LAND USE: BL NE ALBUQUERQUE NM	87111
102205732922741805	LEGAL: E 2 REPL AT OF LOTS 1-A THRU 8-A BLK 2 PANORAMA ADD PROPERTY ADDR: 00000 GEORGENE OWNER NAME: LANDMARK HOLDING LTD % LOUIS M OWNER ADDR: 04001 INDIAN SCHOOL	LAND USE: RD NE ALBUQUERQUE NM	87110



City of Albuquerque

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

Date: August 27, 2004

TO CONTACT NAME: Beck Gonzalez
 COMPANY/AGENCY: Mark Grodwin & Assoc
 ADDRESS/ZIP: P.O. Box 90606 87199
 PHONE/FAX #: 828-2200 - Fax 797-9539

Thank you for your inquiry of 8/27/04 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Block 19A, foothills estates located on Copper Ave Between Chelwood Park Blvd. and Inmanway Blvd NE zone map page(s) K-22.

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

Chelwood Vista NA(R)
 Neighborhood Association
 Contacts: Betty Dregson
P.O. Box 51734 87181
249-6480
Jackie Gilson
729 La Charles NE 87123
294-2917

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,

Josie Y. Hong
 OFFICE OF NEIGHBORHOOD COORDINATION

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

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

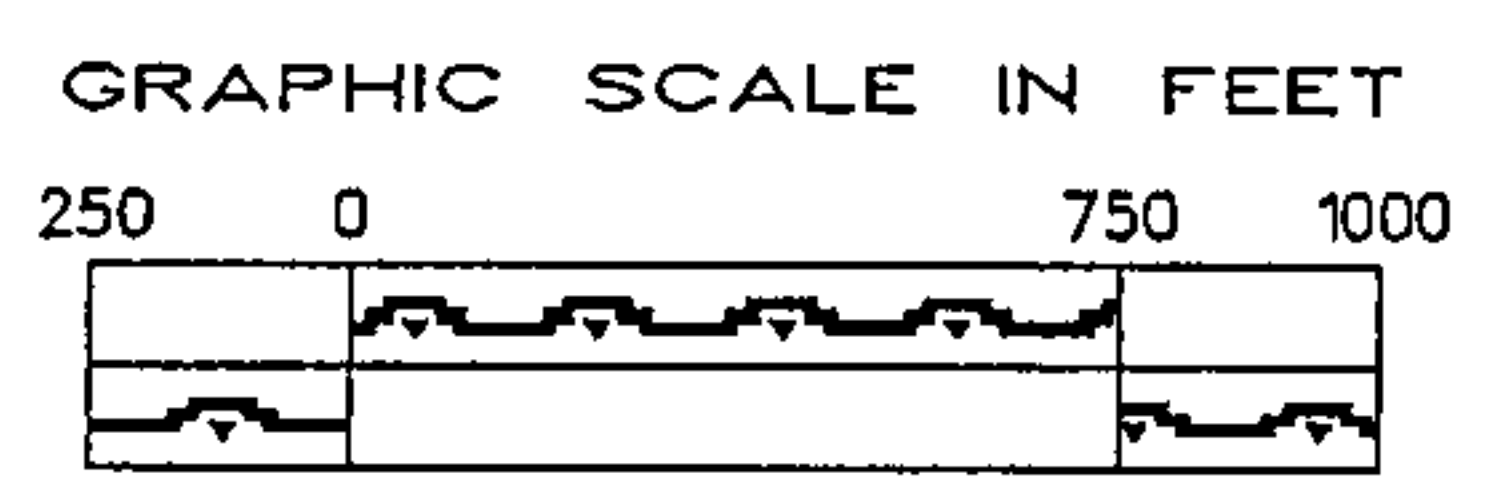
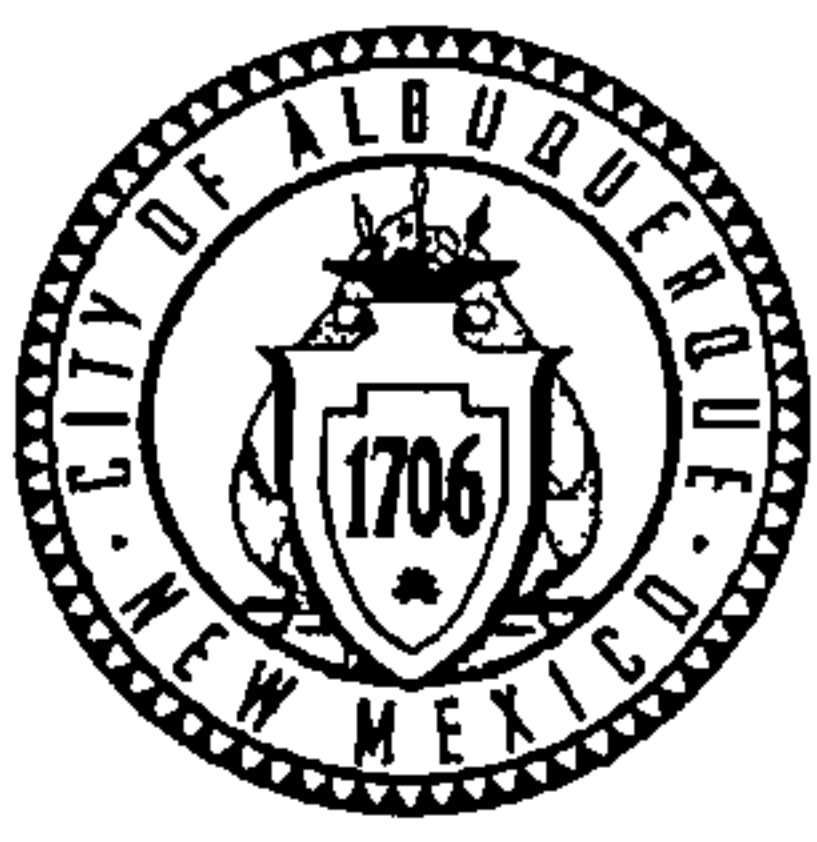
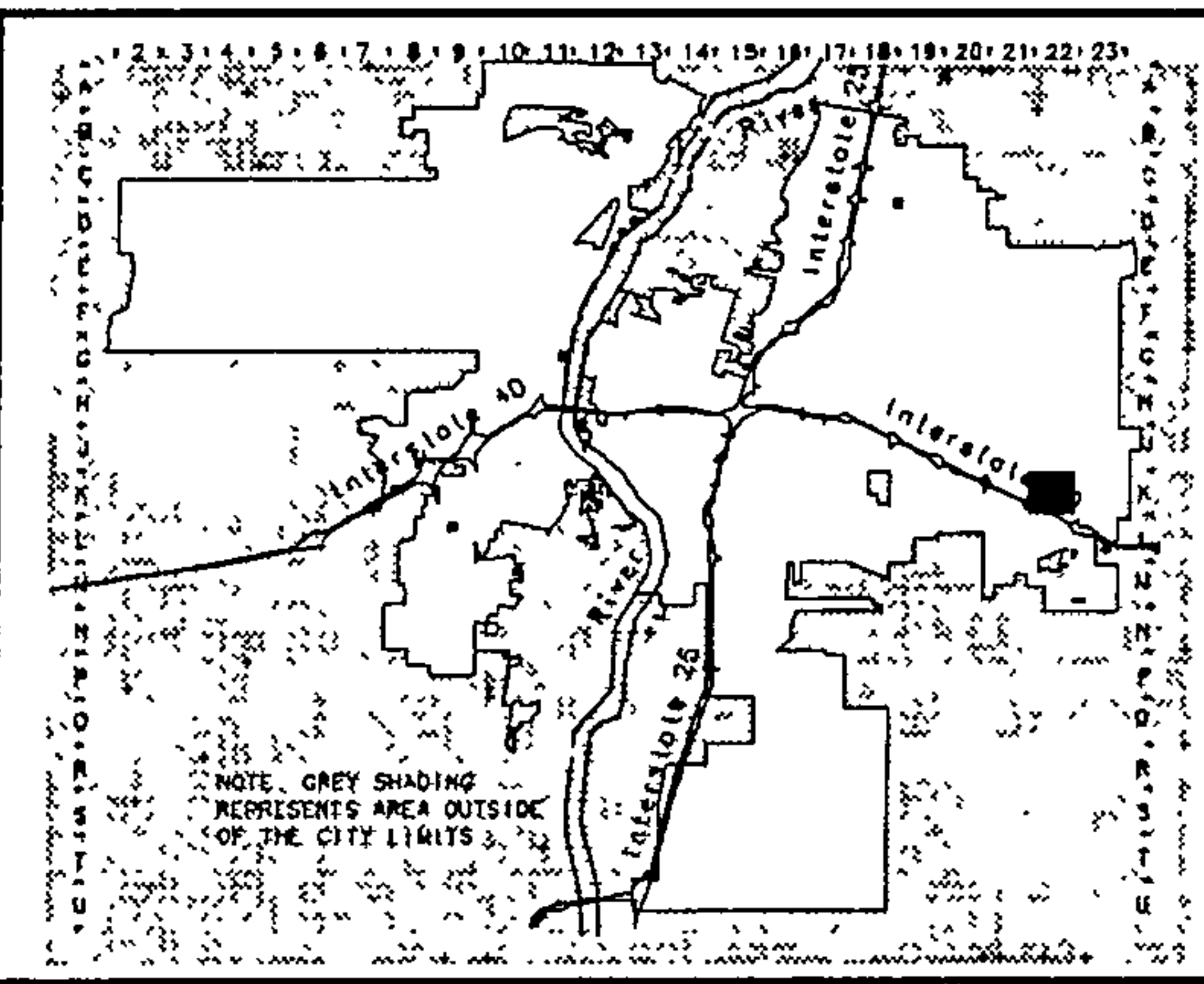
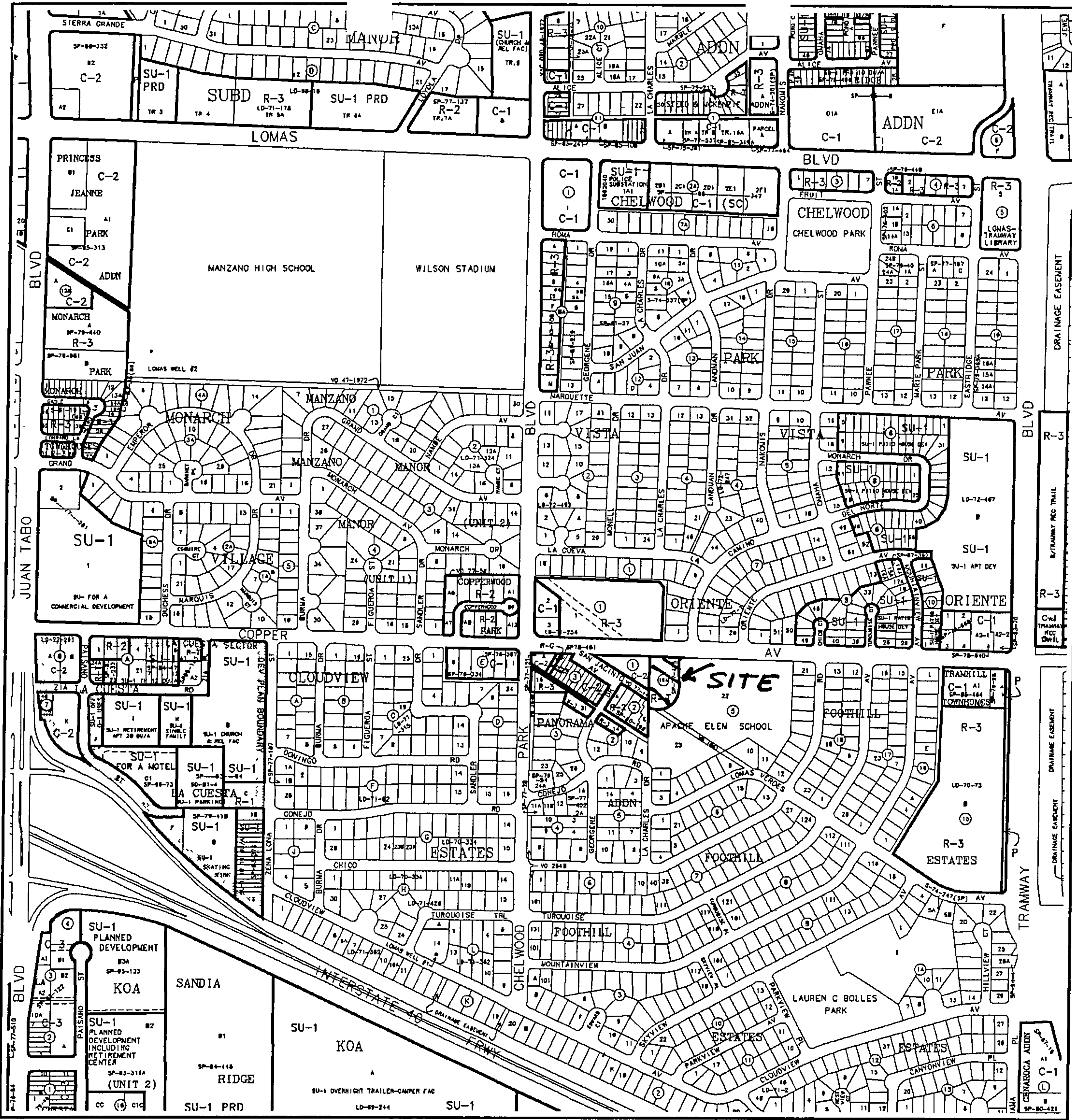
Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

(Below this line for ONC use only)

Date of Inquiry: 8/26/04 Time Entered: 11:30 ONC Rep. Initials: Jan



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

© Copyright 2004

Zone Atlas Page

K-22-Z

Map Amended through August 04, 2004

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

Infrastructure list if required (**verify with DRB Engineer**) **NO INTERNAL ROUTING**

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

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

Amy L.D. Niese, PE
Applicant name (print)
[Signature]
Applicant signature / date



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

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

Application case numbers
04 DRB - - 01479
- - - - -
- - - - -

[Signature] 9-24-04
Planner signature / date

Project # 1002334

Susan
me/A

No. of Lots:
Nearest Major Streets

FIGURE 12

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

Copper Park

CPN 749881

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 10th day of February, 2005, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Harvest Homes, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico limited liability company, whose address is PO Box 92246, Albuquerque, NM 87199 and whose telephone number is 792-5400, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Block 19-A, Foothill Estates Subdivision, recorded on 11/10/1977 in the records of the Bernalillo County Clerk at Book C12, pages 151 through -- (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Harvest Homes, LLC ("Owner").

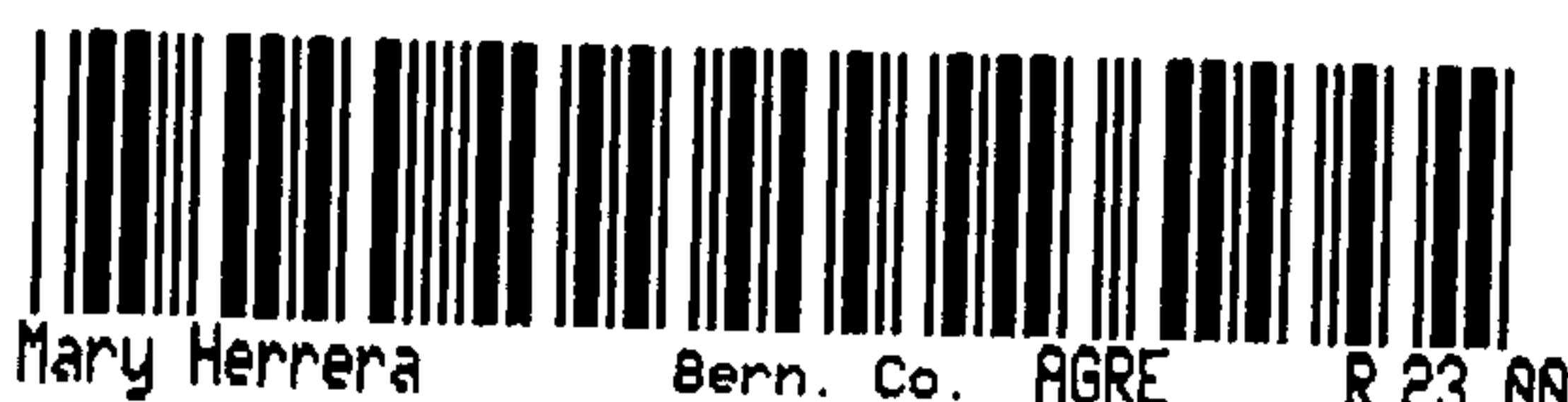
The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as COPPER PARK SUBDIVISION describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 10th day of November 2006 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 749881.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board ("DRB"), unless

Figure 12 - page 1



07/02
2005022591
6218634
Page: 1 of 8
02/16/2005 11:24A
Bk-A92 Pg-2508

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"

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

COPPER PARK SUBDIVISION
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Block 19A, Foothills Estates

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		26' FF	PAVING						
		4'	Perm Pvmt	Kally Court	Copper Avenue	End of Cul de Sac	/	/	/
			Sidewalk (East Side) (*)						
			C & G (Both Sides)						
			Remove Drive Pad	Copper Avenue	West Drive Pad	East Drive Pad	/	/	/
			Sidewalk (Where Missing)	Copper Avenue	West Property Line	East Property Line	/	/	/
			C & G (Where Missing)				/	/	/
		N/A	(REMOVE 4' EXISTING S.W.)						
			Street Lights Per DPM				/	/	/
		(*)	Defered Sidewalk				/	/	/
			WATER						
		6"	Waterline	Kally Court	Exist WL in Copper Avenue	6" WL @ End of Cul de Sac	/	/	/
		6"	Remove Waterline	Exist 20' WL Esmt on Site	Copper Avenue	End of Cul de Sac	/	/	/
			SAS						
		8"	SAS	Kally Court	Copper Avenue	End of Cul de Sac	/	/	/

Project name: Copper Park Subdivision

SIA Sequence #	COA DRC Project #
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Size	Type of Improvement	Location	From	To
20" Wide	STORM DRAIN	Backyards	Lot 7	Lot 1
MIN 1'	Private Ditch, SW Culvert, Concrete Rundown	Copper Avenue	Along Lot 1	Lot 1

Private Inspector	City Inspector	City Cnst Engineer
<u>1</u>	<u>1</u>	<u>1</u>
<u>1</u>	<u>1</u>	<u>1</u>

- 1 Grading & Drainage Certification per DPM, including retaining walls as shown on the Grading & Drainage Plan for Release of SIA and Financial Guaranty
- 2 Water infrastructure to include valves, fittings, valve boxes, and fire hydrants
- 3 SAS to include manholes and service connections
- 4

AGENT / OWNER

Amy L. D. Niese, PE
NAME (print)

MARK GOODWIN & ASSOCIATES
FIRM

[Signature]
SIGNATURE - date 10/20/04

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 10/20/04
DRB CHAIR - date

[Signature] 10/20/04
PARKS & GENERAL SERVICES - date

[Signature] 10/20/04
TRANSPORTATION DEVELOPMENT - date

[Signature] 10/20/04
UTILITY DEVELOPMENT - date

[Signature] 10/20/04
CITY ENGINEER - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

#4 ORIGINAL

INFRASTRUCTURE LIST
EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST
COPPER PARK SUBDIVISION
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Block 19A, Foothills Estates
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		26' FF 6' 4'	PAVING Perm Pvmt Sidewalk (East Side) (*) C & G (Both Sides)	Kally Court	Copper Avenue	End of Cul de Sac	/	/	/
			Remove Drive Pad	Copper Avenue	West Drive Pad	East Drive Pad	/	/	/
		6' 6"	Sidewalk (Where Missing) C & G (Where Missing) (REMOVE 4' EXISTING S.W.)	Copper Avenue	West Property Line	East Property Line	/	/	/
		N/A	Street Lights Per DPM				/	/	/
		(*)	Deferred Sidewalk				/	/	/
			WATER						
		6"	Waterline	Kally Court	Exist WL in Copper Avenue	6" WL @ End of Cul de Sac	/	/	/
		6"	Remove Waterline	Exist 20' WL Esmt on Site	Copper Avenue	End of Cul de Sac	/	/	/
			SAS						
		8"	SAS	Kally Court	Copper Avenue	End of Cul de Sac	/	/	/

A04041

Project name: Copper Park Subdivision L: 1/19/04

SIA Sequence #	COA DRC Project #
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Size	Type of Improvement	Location	From	To
20" Wide	STORM DRAIN			
	Private Ditch, SW Culvert, Concrete Rundown	Backyards	Lot 7	Lot 1
MIN 1'	Floodwall	Copper Avenue	Along Lot 1	Lot 1

Private Inspector	City Inspector	City Cnst Engineer
<u> / </u>	<u> / </u>	<u> / </u>
<u> / </u>	<u> / </u>	<u> / </u>

- 1 Grading & Drainage Certification per DPM, including retaining walls as shown on the Grading & Drainage Plan for Release of SIA and Financial Guaranty
- 2 Water infrastructure to include valves, fittings, valve boxes, and fire hydrants
- 3 SAS to include manholes and service connections
- 4 _____

AGENT / OWNER

Amy L. D. Niese, PE
NAME (print)

MARK GOODWIN & ASSOCIATES
FIRM

[Signature]
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 10/20/04
DRB CHAIR - date

[Signature] 10/20/04
PARKS & GENERAL SERVICES - date

[Signature] 10/20/04
TRANSPORTATION DEVELOPMENT - date

[Signature] 10/20/04
UTILITY DEVELOPMENT - date

[Signature] 10/20/04
CITY ENGINEER - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

A04041

ORIGINAL

INFRASTRUCTURE LIST

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

COPPER PARK SUBDIVISION
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Block 19A, Foothills Estates

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PAVING									
<input type="text"/>	<input type="text"/>	26' FF 4'	Perm Pvmt Sidewalk (East Side) (*) C & G (Both Sides)	Kally Court	Copper Avenue	End of Cul de Sac	/	/	/
<input type="text"/>	<input type="text"/>	4'	Sidewalk (Where Missing) C & G (Where Missing)	Copper Avenue	West Property Line	East Property Line	/	/	/
<input type="text"/>	<input type="text"/>	N/A	Street Lights Per DPM				/	/	/
<input type="text"/>	<input type="text"/>	(*)	Defered Sidewalk				/	/	/
WATER									
<input type="text"/>	<input type="text"/>	6"	Waterline	Kally Court	Exist WL in Copper Avenue	6" WL @ End of Cul de Sac	/	/	/
<input type="text"/>	<input type="text"/>	6"	Remove Waterline	Exist 20' WL Esmt on Site	Copper Avenue	End of Cul de Sac	/	/	/
SAS									
<input type="text"/>	<input type="text"/>	8"	SAS	Kally Court	Copper Avenue	End of Cul de Sac	/	/	/

A04041

Project name: Copper Park Subdivision

SIA Sequence #	COA DRC Project #
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Size	Type of Improvement	Location	From	To
	STORM DRAIN			
20" Wide	Private Ditch, SW Culvert, Concrete Rundown	Backyards	Lot 7	Lot 1
--	Floodwall	Copper Avenue	Along Lot 1	Lot 1

Private Inspector	City Inspector	City Cnst Engineer
<u> / </u>	<u> / </u>	<u> / </u>
<u> / </u>	<u> / </u>	<u> / </u>

- 1 Grading & Drainage Certification per DPM, including retaining walls as shown on the Grading & Drainage Plan for Release of SIA and Financial Guaranty
- 2 Water infrastructure to include valves, fittings, valve boxes, and fire hydrants
- 3 SAS to include manholes and service connections
- 4 _____

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Amy L. D. Niese, PE
NAME (print)

MARK GOODWIN & ASSOCIATES
FIRM

[Handwritten Signature]
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT
THE IMPROVEMENTS WITHOUT A DRB
EXTENSION: _____

DRB CHAIR - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

PARKS & GENERAL SERVICES - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

A04041



Supplemental form

SUBDIVISION **S**

Major Subdivision action

Minor Subdivision action

Vacation **V**

Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

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

Supplemental form

ZONING & PLANNING **Z**

Annexation

County Submittal

EPC Submittal

Zone Map Amendment (Establish or Change Zoning)

Sector Plan (Phase I, II, III)

Amendment to Sector, Area, Facility or Comprehensive Plan

Text Amendment (Zoning Code/Sub Regs)

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

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

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

APPLICANT INFORMATION:

NAME: Harvest Homes, LLC PHONE: 792-5400

ADDRESS: PO Box 92246 FAX: 792-5403

CITY: Albuquerque STATE NM ZIP 87199 E-MAIL:

Proprietary interest in site: Owner List all owners:

AGENT (if any): Mark Goodwin & Associates, PA PHONE: 828-2200

ADDRESS: PO Box 90606 FAX: 797-9539

CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: amy@goodwinengineers.com

DESCRIPTION OF REQUEST: Minor Subdivision: Copper Park; Preliminary Plat Approval, Vacation of Public Easement, Sidewalk Deferral; Sidewalk Waiver

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

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

Lot or Tract No. Block: 19A Unit:

Subdiv. / Addn. Foothills Estates

Current Zoning: R-T Proposed zoning: Same

Zone Atlas page(s): K-22 No. of existing lots: 1 No. of proposed lots: 8

Total area of site (acres): 0.95 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

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

UPC No. 102205734024541902 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Copper Avenue NE

Between: Chelwood Park Blvd NE and Chico Road 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.): 02-EPC-01695

03 DRB-00333-33, 1002334 2-911 2A 83-17

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 9/24/04

SIGNATURE: [Signature] DATE: 9/24/04

(Print) Amy L.D. Niese, PE 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

04DRB -	-01479
04DRB -	-01480
04DRB -	-01481
04DRB -	-01482

Hearing date 10 20 - 04

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

Action	S.F.	Fees -
PR PR 4F SC(3)		\$ 780.00
SW		\$ 6
TDS	V	\$ 50.00
OMF		\$ 20.00
VPE	V	\$ 45.00
AD Fee		Total 75.00
		\$ 925.00

[Signature] 9-24-04
Planner signature / date

Project # 1002334

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE (Public Hearing Case)

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for dedicated and City owned public right-of-way.)
- Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 24 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

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

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

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

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

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

VACATION OF PRIVATE EASEMENT

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

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

Amy L.D. Niese P.E.
Applicant name (print)

[Signature]
Applicant signature / date

Form revised April 2003



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

Application case numbers

04DRB-61480

04DRB-01481

04DRB-01482

[Signature]
Planner signature / date

Project # 1002334

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

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

- MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**
- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Copy of previous D.R.B. approved infrastructure list
 - Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
 - Any original and/or related file numbers are listed on the cover application
- Extensions are not reviewed through internal routing.**
Extension of preliminary plat approval expires after one year.

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

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

- AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
- AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
- AMENDMENT TO GRADING PLAN (with minor changes)**
- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings.
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
 - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.

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

Amy L.D. Niese, PE
Applicant name (print)

[Signature]
Applicant signature / date



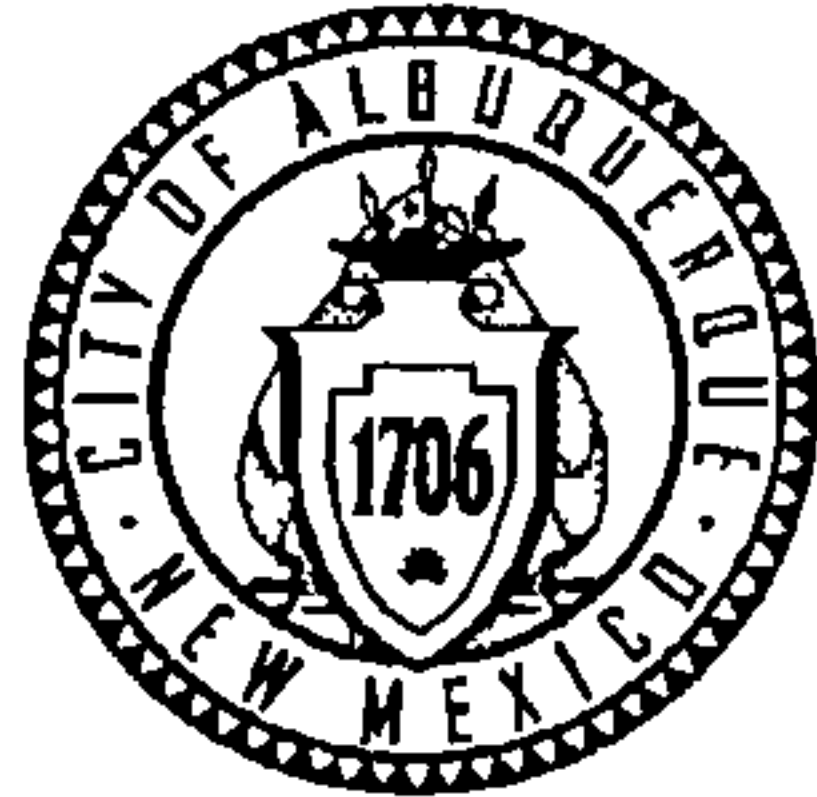
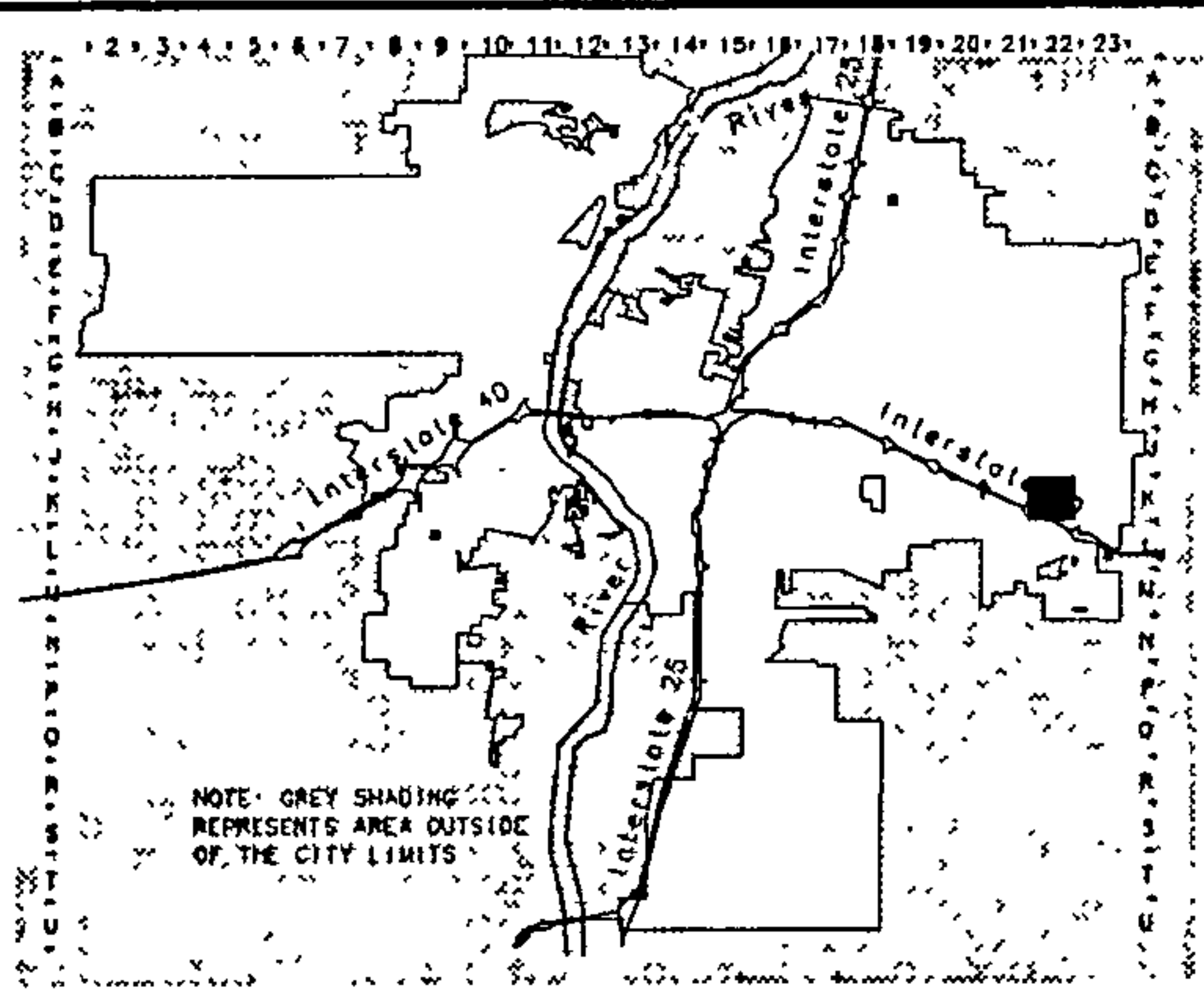
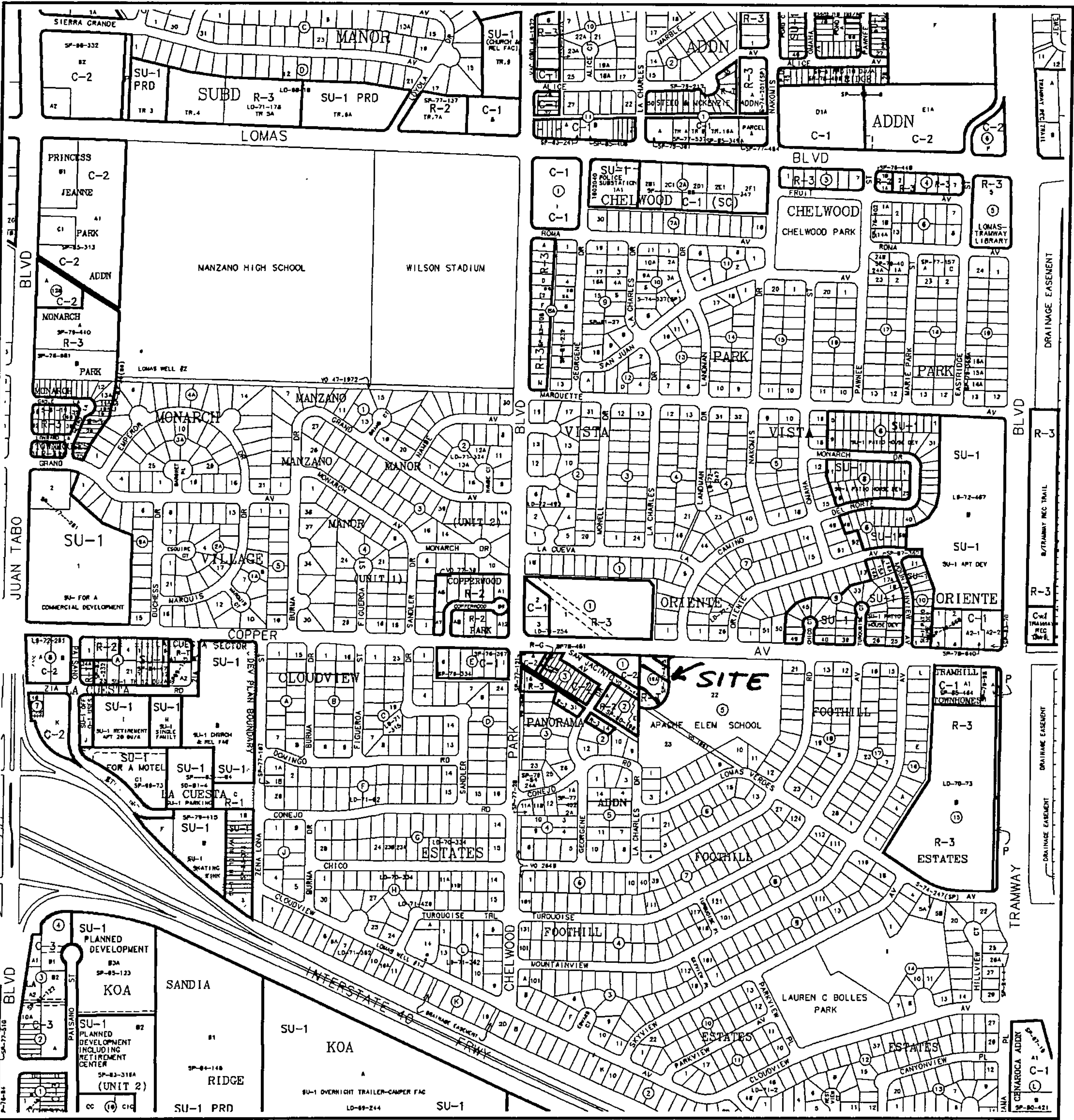
Form revised 3/03, 8/03 and 11/03

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

Application case numbers
 04 DRB - - 01479
 - -
 - -

[Signature] 9-24-04
 Planner signature / date

Project # 1002334



A G I S
Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2004

Zone Atlas Page

K-22-Z

Map Amended through August 04, 2004



D. Mark Goodwin Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

September 24, 2004

Ms. Sheron Matson, Chair
Development Review Board
City of Albuquerque
600 2nd Street SW
Albuquerque, NM 87103

Re: Copper Park Subdivision, DRB 1002334

Dear Ms. Matson:

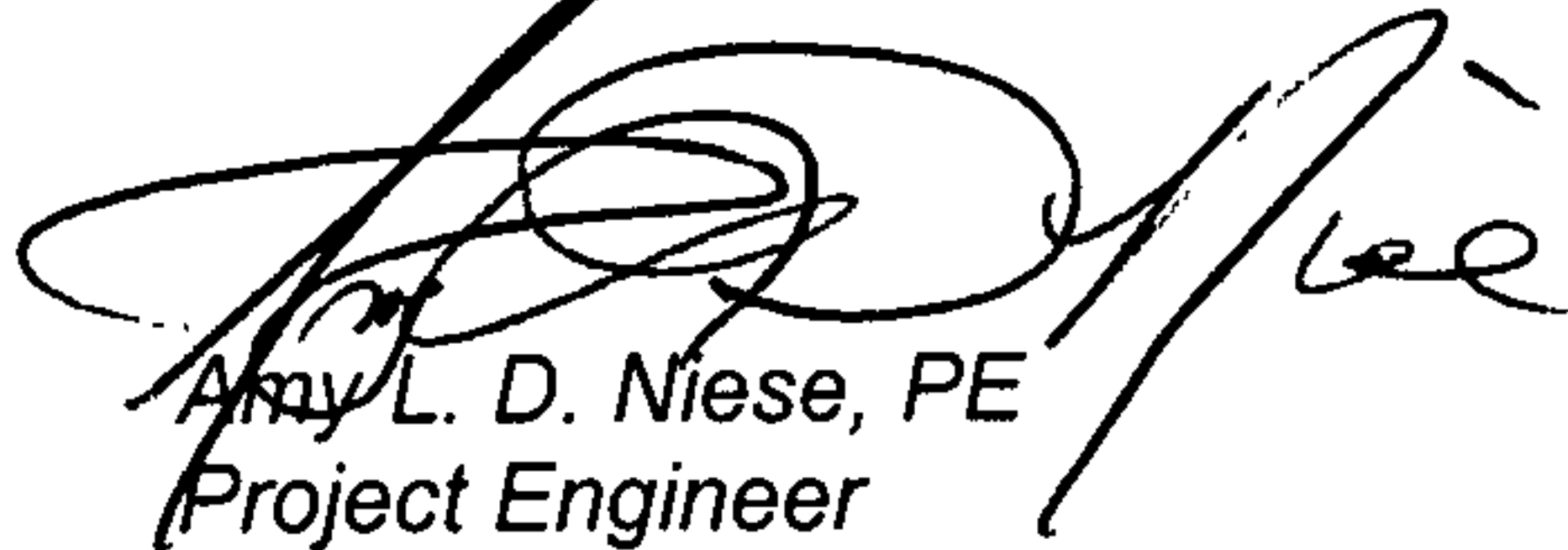
We are submitting for Minor Subdivision Preliminary and Final Plat, Sidewalk Deferral, Sidewalk Waiver, and Vacation of Public Easement. Please see the enclosed zone atlas map for the site location. The site is currently zoned R-T. The property will be divided into 8 townhome lots.

There is currently a water line running down the property from the north to the southeast. This water line will be relocated into the proposed ROW. Since there are no homes fronting the west side of the proposed ROW, we are requesting a sidewalk waiver as shown in the attached exhibit.

Please contact me if I can be of further assistance.

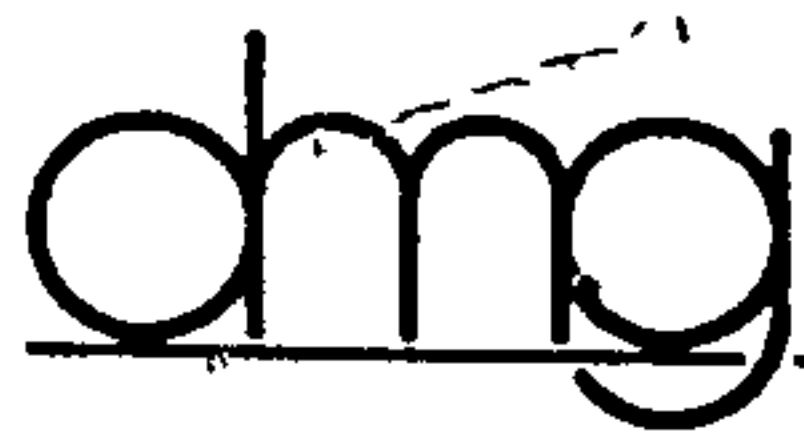
Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.



Amy L. D. Niese, PE
Project Engineer

F:\copper park\DRB1



D. Mark Goodwin Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

September 21, 2004

Ms. Betty Gregson
Chelwood Vista Neighborhood Association
PO Box 51734
Albuquerque, NM 87181-1734

Mr. Jackie Gilson
Chelwood Vista Neighborhood Association
729 La Charles NE
Albuquerque, NM 87123

Re: Copper Park Subdivision

Dear Ms. Gregson and Mr. Gilson:

Enclosed please find a copy of the Preliminary Plat approval, Vacation of Public Easement, Temporary Sidewalk Deferral and Sidewalk Waiver application for City of Albuquerque for the referenced project. The anticipated date to be heard October 20, 2004. Please contact Amy L. D. Niese, PE, of our office if you have any questions or concerns.

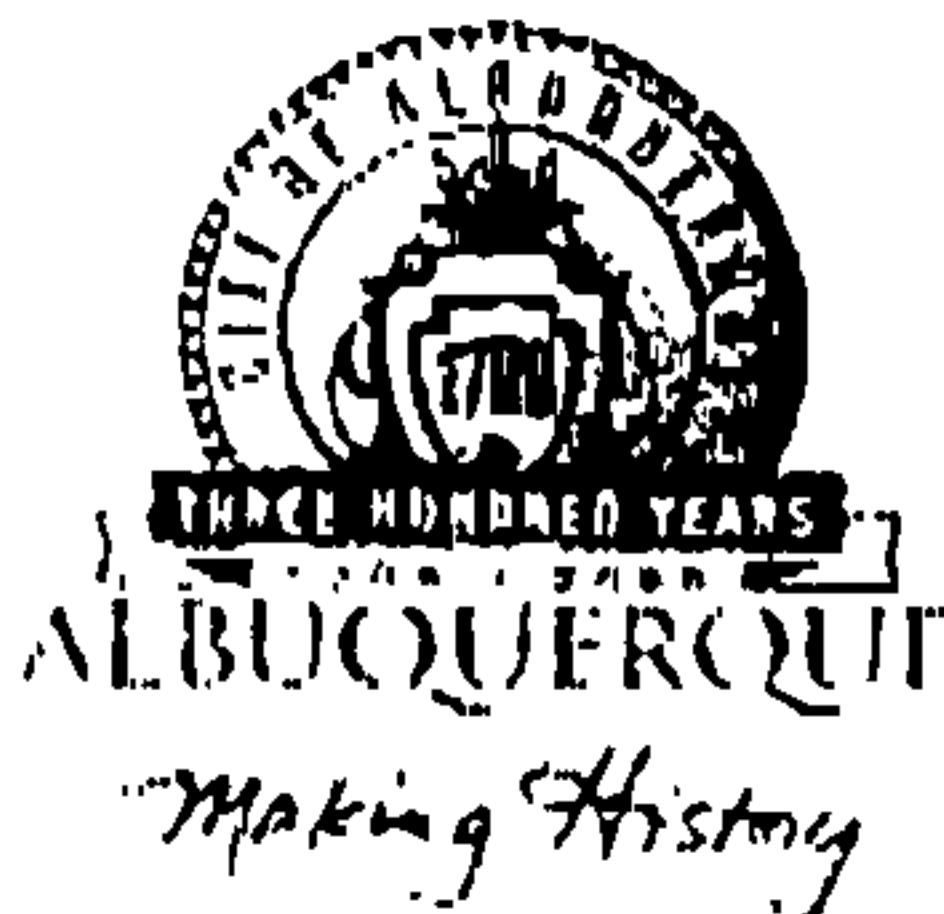
Sincerely,

MARK GOODWIN & ASSOCIATES, PA


Beth Gonzales

ALDN/bg

Enclosure



City of Albuquerque

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

Date: August 27, 2004

TO CONTACT NAME: Bech Gonzalez
 COMPANY/AGENCY: Mark Goodwin & Assoc
 ADDRESS/ZIP: P.O. Box 90606 87199
 PHONE/FAX #: 828-2200 - Fax 797-9539

Thank you for your inquiry of 8/27/04 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Block 19A, foothills estates located on Copper Ave Between Chelwood Park Blvd. and Granway Blvd NE zone map page(s) K-22.

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

Chelwood Vista NA(R)
 Neighborhood Association
 Contacts: Betty Ferguson
P.O. Box 51734 87181
249-6480
Jackie Wilson
729 La Charles NE 87123
294-2917

Neighborhood Association
 Contacts: _____

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

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

Sincerely,

Josie Y. Hong
 OFFICE OF NEIGHBORHOOD COORDINATION

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

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

(Below this line for ONC use only)

Date of Inquiry: 8/26/04 Time Entered: 11:30 ONC Rep. Initials: Jaw

Thank You
 \$20.00 J24 MISC
 \$975.00 Trans Amt
 TRSLJS Activity 3424000
 0110 Fund
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
 Development & Building Services
 9/24/2004 10:59AM
 LOC: ANNX 0000 #SNV# 200 #SM 66612000
 LOC: ANNX TRSLJS

ONE STOP SHOP

PAID RECEIPT

City of Albuquerque
 Treasury Division

OFFICIAL
APPLICANT NAME

HARVEST HOMES

AGENT

Mark Goodwin

ADDRESS

PO Box 90606

PROJECT & APP #

1002334/04 DRB 01479

PROJECT NAME

Foot Hills Estates

LOC: ANNX
 TRANSH 0003
 Fund 0110
 RECEIPT# 00031970
 ACCOUNT# 441006
 ACTIVITY# 498300
 TRANS AMT \$975.00
 J24 MISC
 TRSLJS
 \$830.00
 Thank You

- \$ 20.00 441032/3424000 Conflict Management Fee
- \$ 830.00 441006/4983000 DRB Actions
- \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
- \$ 75.00 441018/4971000 Public Notification
- \$ 50.00 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 Major/Minor Subdivision Site Development Plan Bldg Permit
 Letter of Map Revision Conditional Letter of Map Revision
 Traffic Impact Study
- \$ 975.00 TOTAL AMOUNT DUE

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

9/24/2004
 RECD
 ACC
 ACTI
 TRAN
 J24

T. S. McNANEY & ASSOCIATES
 (505) 338-2286
 1015 TIJERAS AVE. NW • SUITE 210
 ALBUQUERQUE, NM 87102

FIRST STATE BANK
 95-145-1070
 9/23/2004

1-718

PAY TO THE ORDER OF: City of Albuquerque

***** \$975.00 *****
 DOLLARS

Nine Hundred Seventy-Five and 00/100

MEMO: Copper Park DRB, G&D

9/24/2004
 RECEIPT# 00031970
 ACCOUNT# 441006
 ACTIVITY# 4983000

[Signature]

001718 1:607001452:001613863

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 10-5-04 To 10-20-04

5. REMOVAL

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

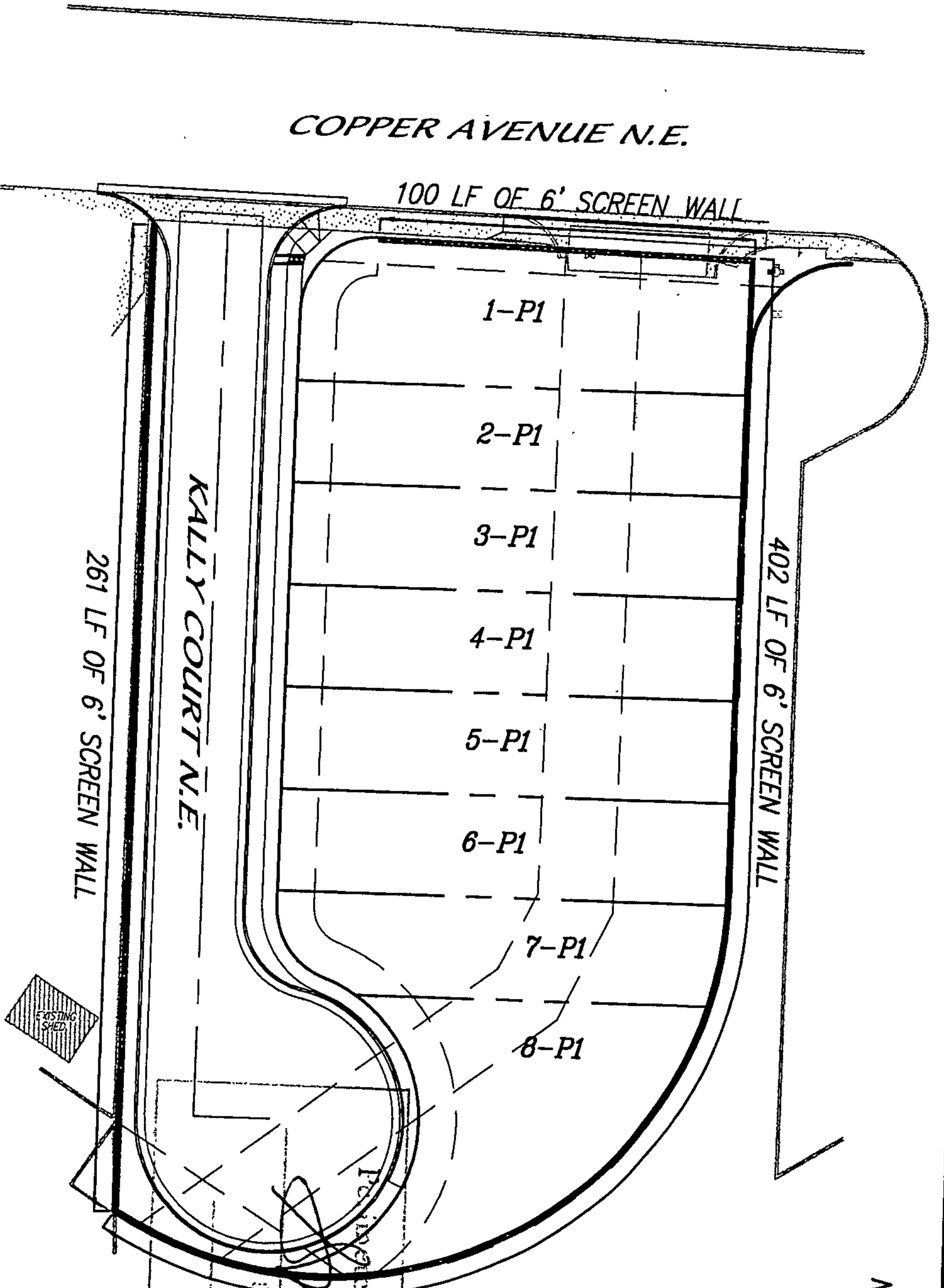
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Leanne Davis (Applicant or Agent) 9-24-04 (Date)

I issued 2 signs for this application, 9-24-04 (Date), Bethie Lee (Staff Member)

DRB PROJECT NUMBER: 1002334

NOTE: PILASTERS MUST
EXTEND MINIMUM OF
2' ON PUBLIC SIDE.



Perimeter Wall Approved

[Signature]
DRB Chair

Date 10/19/04

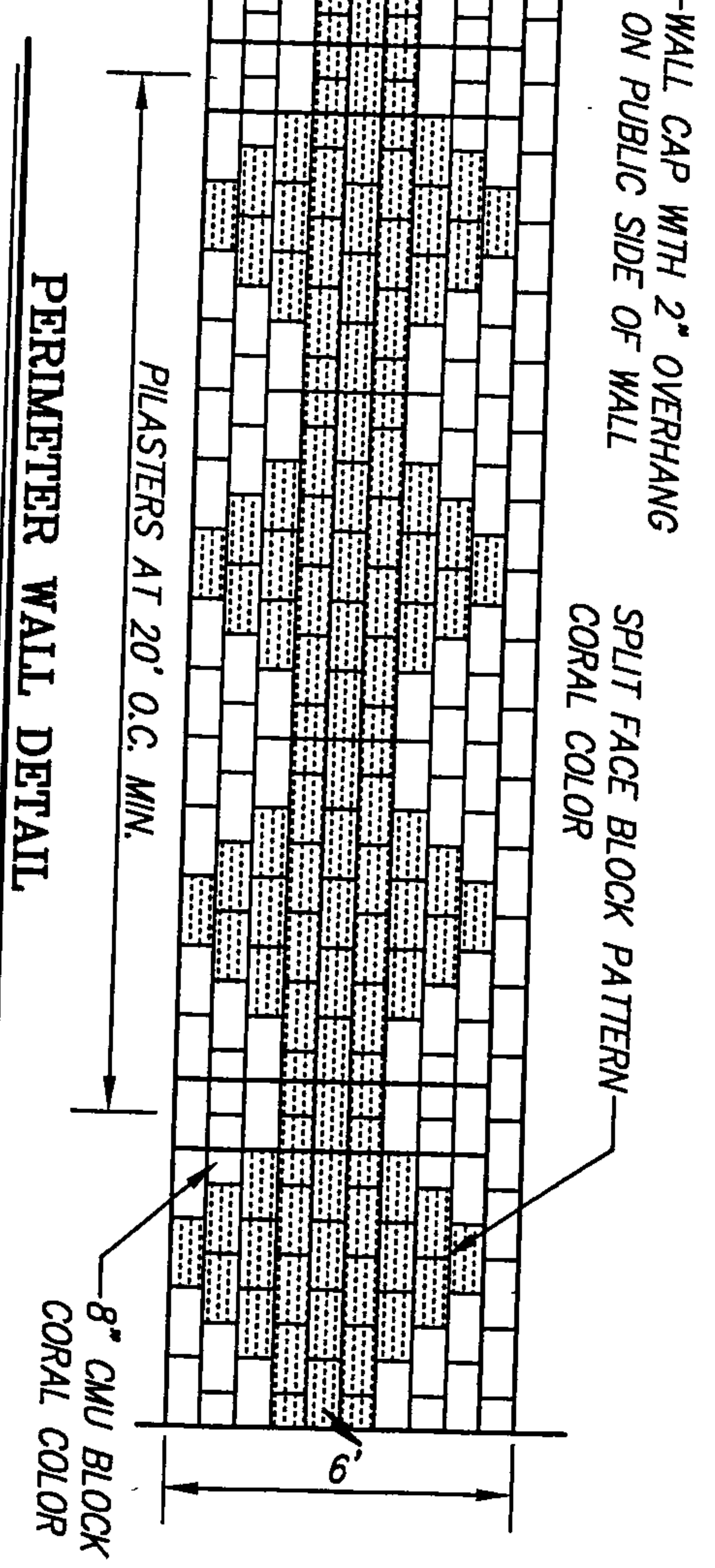


SCALE: 1"=50'

ZONE ATLAS: K-22
LOCATION: EAST OF COPPER AVE. &
CHELWOOD PARK BLVD
DRB#: 1002334

COPPER PARK
PERIMETER WALL EXHIBIT

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539



PERIMETER WALL DETAIL

N.T.S.

A04:\pba\4402102\44021\exhibit.dwg\10-19-04\DR

LEGEND



SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.



FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.



OTHER FLOOD AREAS

- ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.



OTHER AREAS

- ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D** Areas in which flood hazards are undetermined, but possible.



COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS



OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.



Floodplain boundary



Floodway boundary

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT



UNITED STATES POSTAGE
PITNEY BOWES
02 1A
1004329277 SEP 05 2003
MAILED FROM ZIP CODE 87102
\$ 00.37⁰

Return

101405929528122133

COE STEVE L & LISA

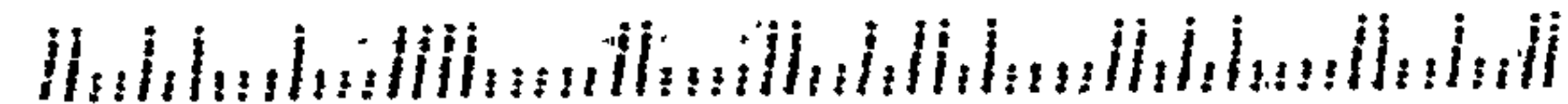
2411 4TH

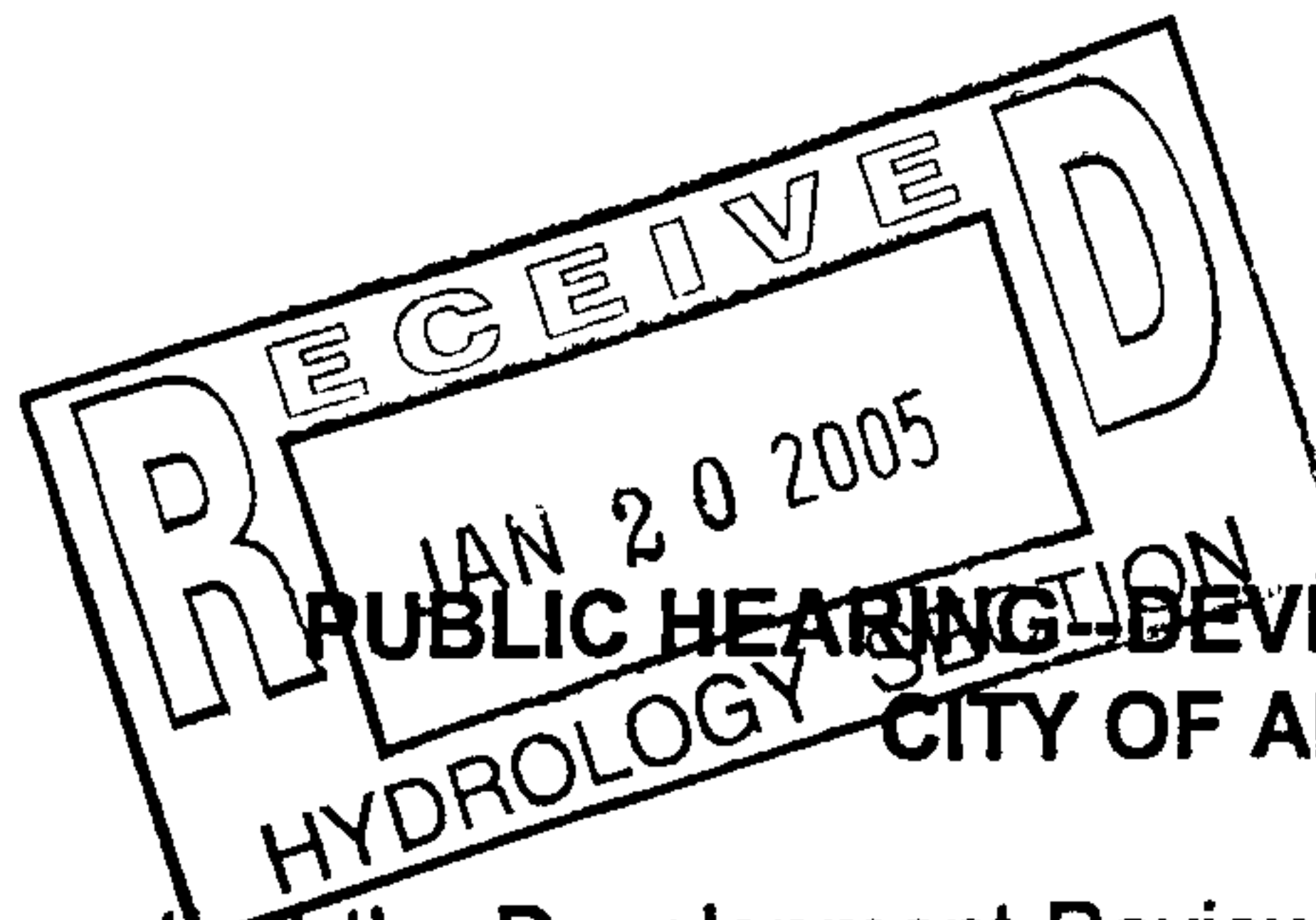
ALBUQUERQUE

ST NW

NM 87102

87103/1293
87102+1036





**DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, September 24, 2003, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1002322
03DRB-00420 Major-Final Plat Approval

MULE BARN ENTERPRISE agent(s) for ACME REAL ESTATE FUND LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 23, **ORIG. SITE OF WESTLAND**, zoned SU-2 special neighborhood zone- IP, located on the westside of 90th ST SW, between CENTRAL AVE SW and SUNSET GARDENS RD SW containing approximately 9 acre(s). [REF: 02DRB-01666 SK, 03DRB-00420 PP, 03DRB-00349 P&F] **[NO NEW SUBMITTAL]** (L-9)

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

JEFF MORTENSEN & ASSOCIATES INC., agent(s) for HOECH REAL ESTATE CORPORATION, request(s) the above action(s) for all or a portion of Block(s) 18, Lot(s) 28, **NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3** (to be known as **VINYARD ESTATES, UNIT IV-B**), zoned RD (5 DU/A), containing approximately 2 acre(s). (C-20)

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

DE LA TORRE ARCHITECTS, agent(s) for **FOURTH STREET & MENAUL INC.**, request(s) the above action(s) for all or a portion of Block(s) O, Tract(s) 1A, **WALGREEN ADDITION**, zoned C-2 (SC), containing approximately 11 acre(s). (H-14)

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

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

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.

Roger A. Matson
for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 8, 2003.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
May 26, 2004 Comments**

ITEM # 13

PROJECT # 1002334 APPLICATION # 04-00773

RE: Block 19A, Foothills Estates/sketch

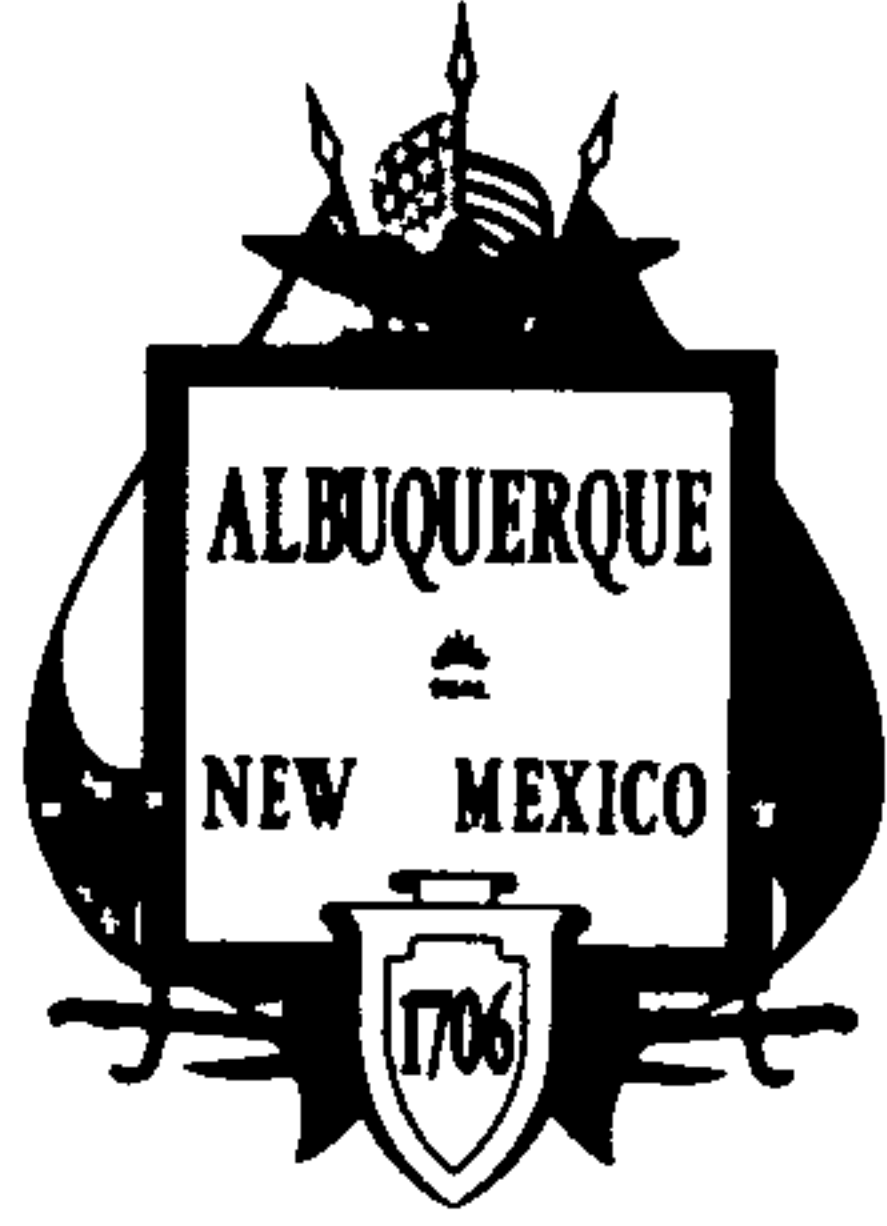
In March 2003, the DRB approved 3 vacations on this property. Those vacations are no longer valid as more than one year has passed & no final plat was recorded completing the vacation actions.

The lots as shown on the sketch plat appear to meet minimum lot size requirements.

AGIS did not indicate a sector plan in this area.



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



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002334

AGENDA ITEM NO: 13

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: May 26, 2004

discussed



City of Albuquerque
Parks and Recreation Department
 PO Box 1293, Albuquerque, New Mexico 87103
 Inter-Office Correspondence

Development Review Board Comments

Project Number: 1002334
Application Number: 04DRB-00773

DRB Date: 5/26/04
Item Number: 13

Subdivision:

Block 19A, Foothills Estates

Zoning: R-T

Zone Page: K-22

New Lots (or units) : 8

Request for:


- Sketch Plat Review & Comment
- Bulk Land Variance
- Site Development Plan for Subdivision
- Site Development Plan for Building Permit
- Preliminary Plat
- Final Plat
- Vacation of Public RoW
- Vacation of Public Easement
- Vacation of Private Easement
- Temp. Deferral of Sidewalk Construction
- Sidewalk Variance
- SIA Extension
- Other

Parks and Recreation Comments:

This request will be subject to the following requirements of the City Park Dedication and Development Ordinance:

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 8 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

Signed: 
 Christina Sandoval, (DMD)

Phone: 768-3808



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

3-27-2003

2. **Project # 1002334**

03DRB-00333 Major-Vacation of Public Easements

03DRB-00334 Major-Vacation of Public Easements

03DRB-00335 Major-Vacation of Public Easements

03DRB-00336 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC., agent(s) for JOHN R POSEN request(s) the above action(s) for all or a portion of Lot(s) 19A, Block(s) 19A, **FOOTHILLS ESTATES**, and Lot(s) 1-11, **COPPER PARK**, zoned R-T, located on COPPER AVE NE, between CHELWOOD BLVD NE and TRAMWAY BLVD NE containing approximately 1 acre(s). [REF: 02EPC-01695] (K-22)

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

FINDINGS:

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

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.
2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.
3. Final plat cannot be approved until existing waterline between Copper and San Jacinto has been abandoned and removed.

THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.



**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: John Posen, 2521 Candelaria Rd NW, 87107
Jeff Mortensen & Associates Inc., 6010-B Midway Park Blvd NE, 87109
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002334 AGENDA#: 2 DATE: 3.26.03

1. Name: Debra Luyck Address: _____ Zip: _____

2. Name: Mr Pusey 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, NEW MEXICO 87103
 P.O. BOX 1299
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
 HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002334

AGENDA ITEM NO: 2

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.
 An approved drainage plan is required for Preliminary Plat approval.

RESOLUTION:

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

sketch plat discussed

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
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 26, 2003

Project # 1002334

03DRB-00333 Major-Vacation of Public Easements
03DRB-00334 Major-Vacation of Public Easements
03DRB-00335 Major-Vacation of Public Easements
03DRB-00336 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC., agent(s) for JOHN R POSEN request(s) the above action(s) for all or a portion of Lot(s) 19A, Block(s) 19A, **FOOTHILLS ESTATES**, and Lot(s) 1-11, **COPPER PARK**, zoned R-T, located on COPPER AVE NE, between CHELWOOD BLVD NE and TRAMWAY BLVD NE containing approximately 1 acre(s). [REF: 02EPC-01695] (K-22)

AMAFCA

No adverse comments.

COG Consistent with established transportation plans and policies. For information purposes, Copper Avenue adjacent to this property is designated as a collector street with a right-of-way width of 86-feet in Appendix D (November 2000) of the FAABS.

Transit

No comments received.

Zoning Enforcement

Reviewed, no comment.

Neighborhood Coord. Letter sent to Chelwood Vista (R) Neighborhood Assn.

APS

No adverse comments.

Police Department

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

Fire Department

Fire Department is not approving street widths less than 32 feet at this time. Per Ray Sanchez, AFD. All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.

PNM Gas

Approves.

PNM Electric 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 An approved drainage plan is required for Preliminary Plat approval. No objection to vacation requests.

Transportation Development

Refer to the agencies having interest in the easements for comments on the vacation actions. A site sketch of the area including the adjacent streets is needed. The standard street improvements are required on an infrastructure list. The streets need to meet the requirements of the DPM

Parks & Recreation No Objection to the Vacation Requests. This request will be subject to the following requirements of the City Park Dedication and Development Ordinance:

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 11 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City. The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

Utilities Development No objection to Vacation request with the following condition: Final Plat can not be approved until existing water line Between Cooper and San Jacinto has been abandoned and removed.

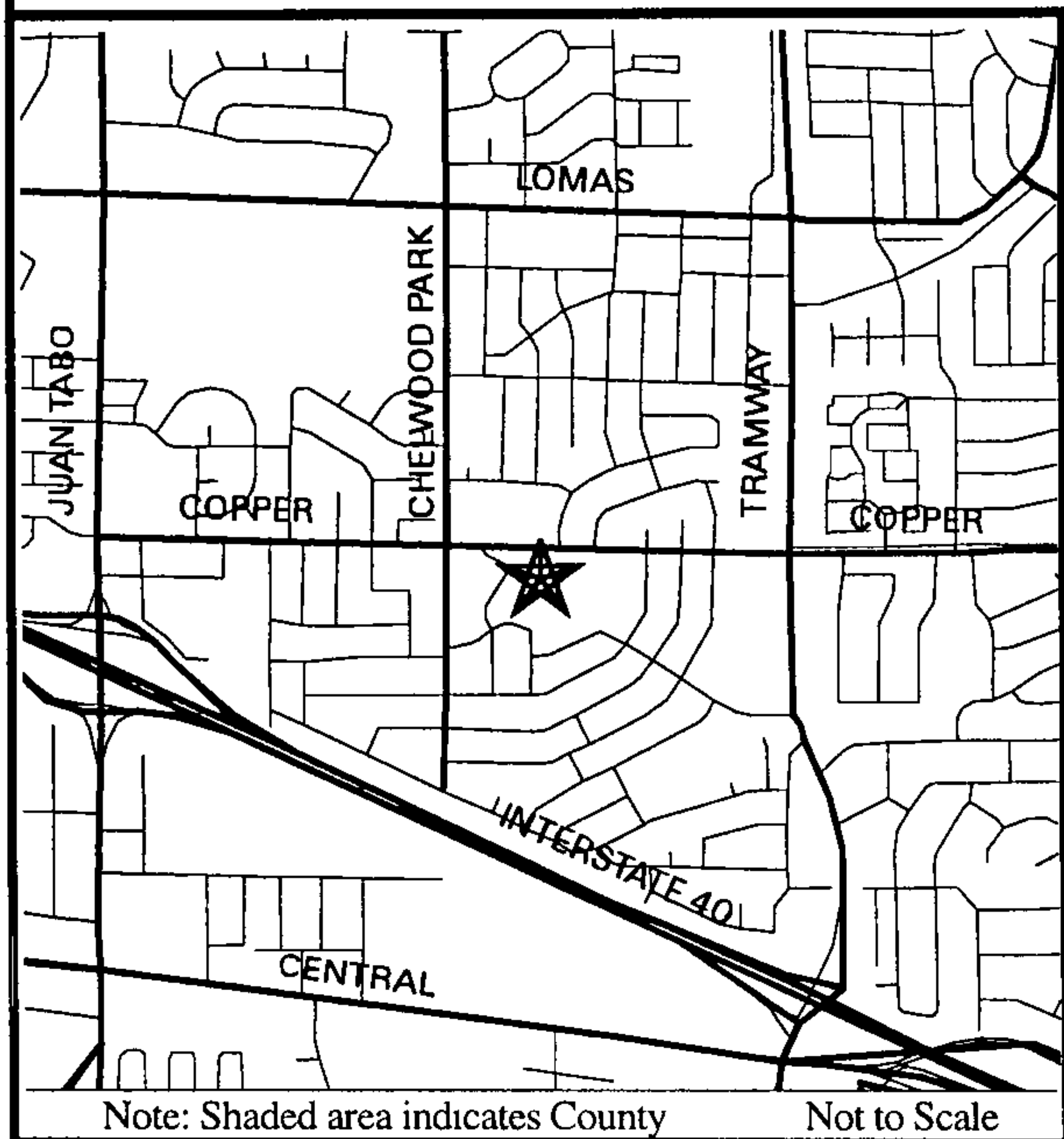
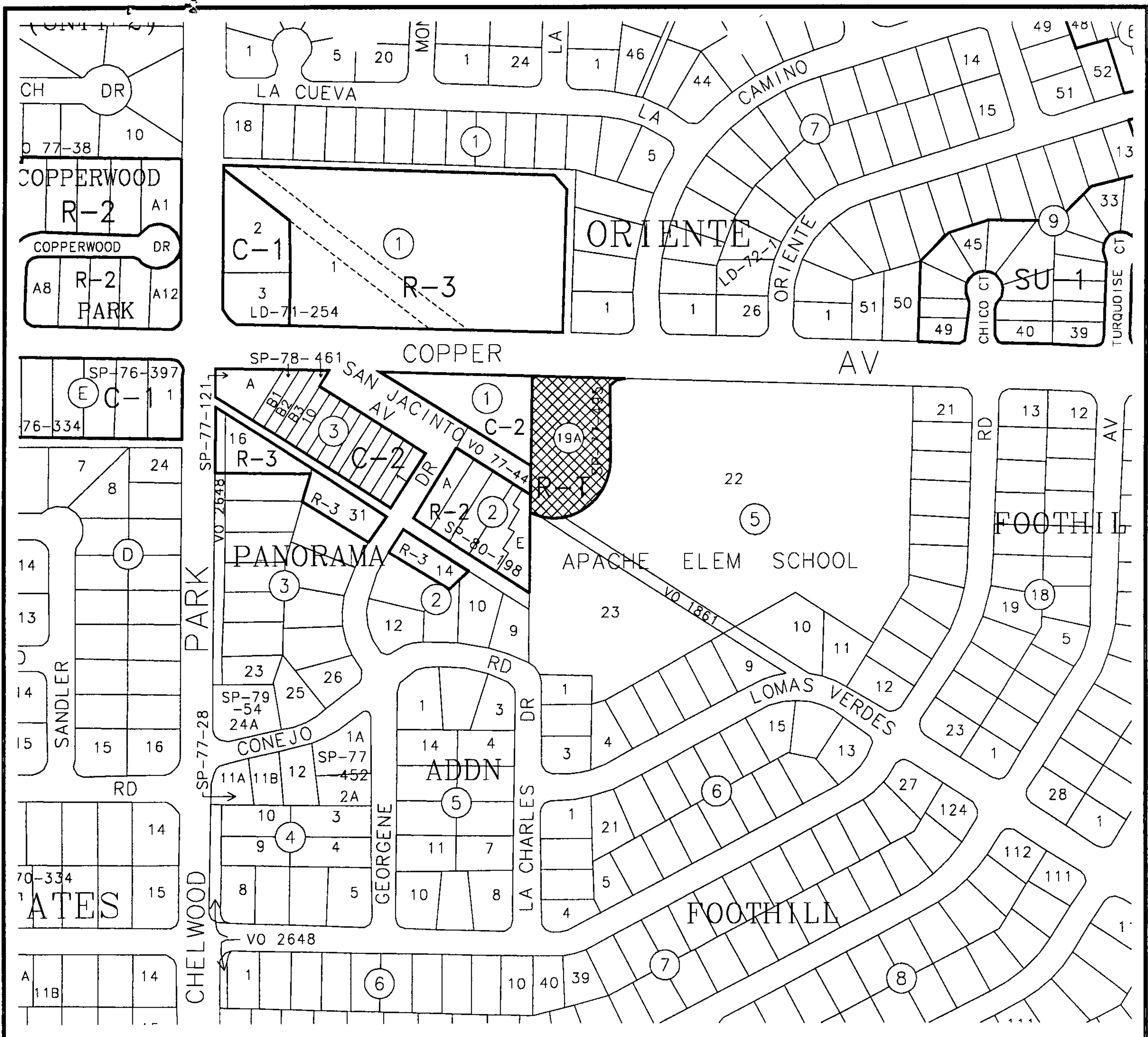
Planning Department

Exhibits clearly showing the requested easements are needed for the file. The lots do not meet the minimum lot size for single family zoning in the RT zone. The explanation letter indicates SF development is planned. Townhouses are allowed on lots this size. Townhouses are also allowed in RT zoning.

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

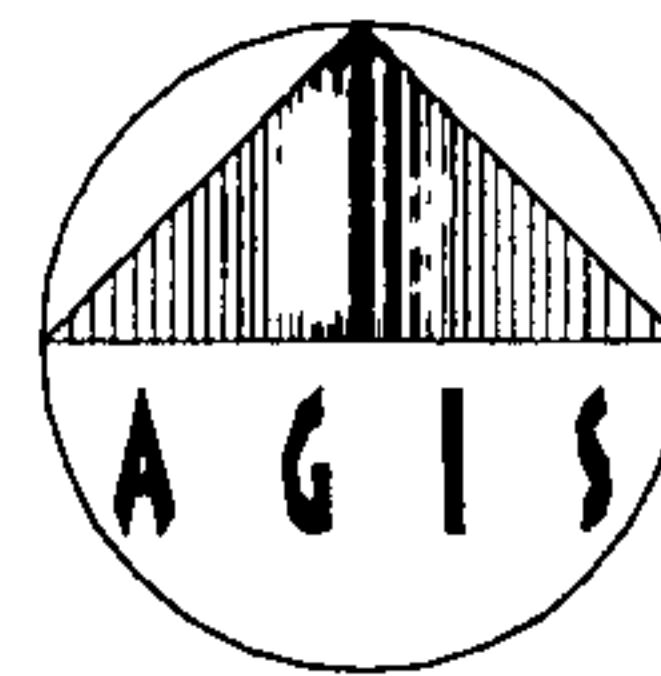
cc:John R Posen, 2521 Candelaria Rd NW, 87107

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



Note: Shaded area indicates County Not to Scale

ZONING MAP



Scale 1" = 285'

PROJECT NO.
1002334

HEARING DATE
3-26-03

MAP NO.
K-22

ADDITIONAL CASE NUMBER(S)
03DRB-00333
03DRB-00334
03DRB-00335

#419

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

Meeting Date: 3/26/03

Zone Atlas Page: K-22-Z

Notification Radius: 100 Ft.

Cross Reference and Location: _____

Applicant: John R. Posen ✓

Address: 2521 Comdalaria Rd NW, 87107

Agent: Jeff Mortenson & Assoc. ✓

Address: 6010-B Midway Park Blvd NE, 87109

SPECIAL INSTRUCTIONS

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

Date Mailed: 3/7/03

Signature: [Handwritten Signature]

App# <u>03DRB-00333</u>
Proj# <u>1002334</u>
Other# <u>03DRB-00334</u>
<u>03DRB-00335</u>
<u>03DRB-00336</u>

RECORDS WITH BELS

PAGE 1

102205730729010101	LEGAL: * 00 1 RE DIVISION TRACT C VISTA ORIENTE PROPERTY ADDR: 00000 12801 COPPER NE OWNER NAME: CHELWOOD INVESTMENT GROUP LTD OWNER ADDR: 01911 WYOMING	LAND USE: BL NE ALBUQUERQUE	NM 87112
102205734527810112	LEGAL: *000 2000 1AMENDED REPLAT OF VISTA ORIENTE ADD PROPERTY ADDR: 00000 13105 CAMINO DEL NORTE N OWNER NAME: MARTINEZ ELISEO ETUX OWNER ADDR: 13105 CAMINO DEL NORTE	LAND USE: NE ALBUQUERQUE	NM 87123
102205736127710226	LEGAL: * 00 2 00 7REPLAT OF VISTA ORIENTE ADDITION PROPERTY ADDR: 00000 13104 CAMINO DEL NORTE N OWNER NAME: HUGGINS THERESA M OWNER ADDR: 13104 CAMINO DEL NORTE	LAND USE: NE ALBUQUERQUE	NM 87123
102205734527110111	LEGAL: *000 1000 1AMENDED REPLAT OF VISTA ORIENTE PROPERTY ADDR: 00000 13101 CAMINO DEL NORTE N OWNER NAME: KNIGHT RICHARD L SR OWNER ADDR: 13101 CAMINO DEL NORTE	LAND USE: NE ALBUQUERQUE	NM 87123
102205736227110201	LEGAL: * 00 1 00 7REPLAT OF VISTA ORIENTE ADDITION PROPERTY ADDR: 00000 13100 CAMINO DEL NORTE N OWNER NAME: MONDRAGON JOANN OWNER ADDR: 13100 CAMINO DEL NORTE	LAND USE: NE ALBUQUERQUE	NM 87123
102205732225741904	LEGAL: ALL OF B LK 1 & THE N1/2 OF VAC SAN JACINTO BLVD NE PROPERTY ADDR: 00000 12730 COPPER AVE NE OWNER NAME: CRAVENS MARK C OWNER ADDR: 12730 COPPER	LAND USE: NE ALBUQUERQUE	NM 87123
102205734024541902	LEGAL: BLOC K 19 A CORRECTED AMENDED FOOTHILL ESTATES SUB C PROPERTY ADDR: 00000 COPPER AVE NE OWNER NAME: PDSN J & LORENTZEN J ETAL % S OWNER ADDR: 02909 YALE	LAND USE: BL SE ALBUQUERQUE	NM 87106
102205737322742125	LEGAL: * 02 2 00 5FOOTHILL EST SUB LOTS 22 & 23 PROPERTY ADDR: 00000 12800 COPPER AVE NE OWNER NAME: BOARD OF EDUCATION OWNER ADDR: 00000	LAND USE: ALBUQUERQUE	NM 87125
102205731823741808	LEGAL: * B 2 RE PLAT OF LOTS 1-A THRU 8-A BLK 2 PANORAMA A PROPERTY ADDR: 00000 528 GEORGENE DR NE OWNER NAME: FRAZIER JEFF EUGENE & MANUELA OWNER ADDR: 00528 GEORGENE	LAND USE: DR NE ALBUQUERQUE	NM 87123
102205732223441807	LEGAL: * C 2 RE PLAT OF LOTS 1-A THRU 8-A BLK 2 PANORAMA A PROPERTY ADDR: 00000 530 GEORGENE NE OWNER NAME: RITRIEVI RHETT CHRISTOPHER OWNER ADDR: 00530 GEORGENE	LAND USE: DR NE ALBUQUERQUE	NM 87123
102205732523141806	LEGAL: * D 2 RE PLAT OF LOTS 1-A THRU 8-A BLK 2 PANORAMA A PROPERTY ADDR: 00000 532 GEORGENE DR NE OWNER NAME: JAQUEZ MARK A & ELSA OWNER ADDR: 00532 GEORGENE	LAND USE: DR NE ALBUQUERQUE	NM 87123

RECORDS WITH LABELS

PAGE 2

102205732922741805	LEGAL: * E 2 RE PLAT OF LOTS 1-A THRU 8-A BLK 2 PANORAMA A PROPERTY ADDR: 00000 534 GEORGENE DR NE OWNER NAME: LANDMARK HOLDINGS LTD OWNER ADDR: 10701 MONTGOMERY	LAND USE: BL NE ALBUQUERQUE	NM 87111
--------------------	--	--------------------------------	----------

2002.084.2



City of Albuquerque

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

Date: February 19, 2003

TO CONTACT NAME: Debie LeBlanc Mujica
 COMPANY/AGENCY: Jeff Matheson & ASSOC INC.
 ADDRESS/ZIP: 10010-B Midway Park Blvd, NE 87109
 PHONE/FAX #: 345-4250 / 345-4254

Thank you for your inquiry of 2-19-03 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Block 19A, foothills estates

zone map page(s) k-22

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

Chelwood Vista

Neighborhood Association

Contacts: Mildred Muffel
13404 Roma NE 87123

296-8129 (n)
Barbara Marcum →
PO Box 51734
291-9347 (n) 87181-1734

Neighborhood Association

Contacts: _____

13200 Camino Del Norte NE
87123

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

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

Sincerely,

Dalaina S. Carmona
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

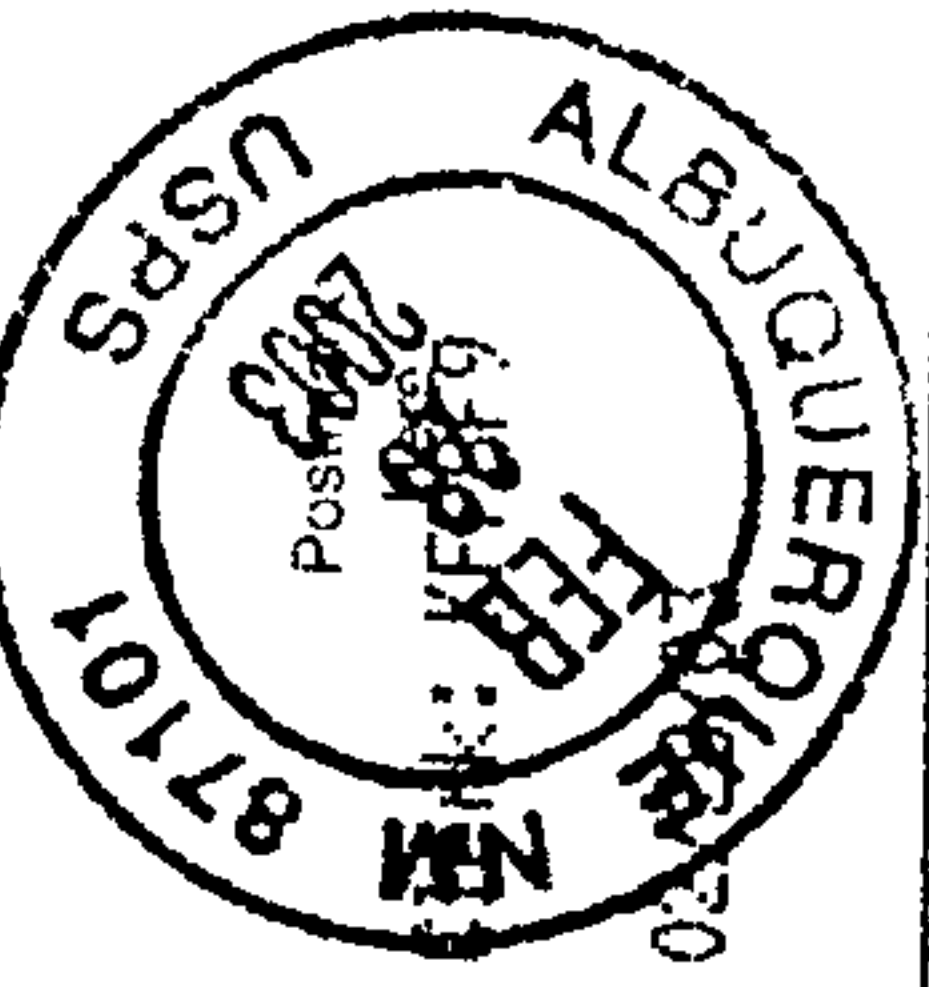
**U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only, No Insurance Coverage Provided)**

ALBUQUERQUE, NM 87123 UNIT ID: 0101

Postage \$	1.06
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	5.11
Total Postage & Fees \$	10.22

Sent To
Ms. Barbara Marcum
 Street, Apt. No.;
 or PO Box No. 13200 Camino Del Norte, NE
 City, State, ZIP+4 Albuquerque, NM 87123

PS Form 3800, January 2001 See Reverse for Instructions



2002 1940 0005 9630 2865

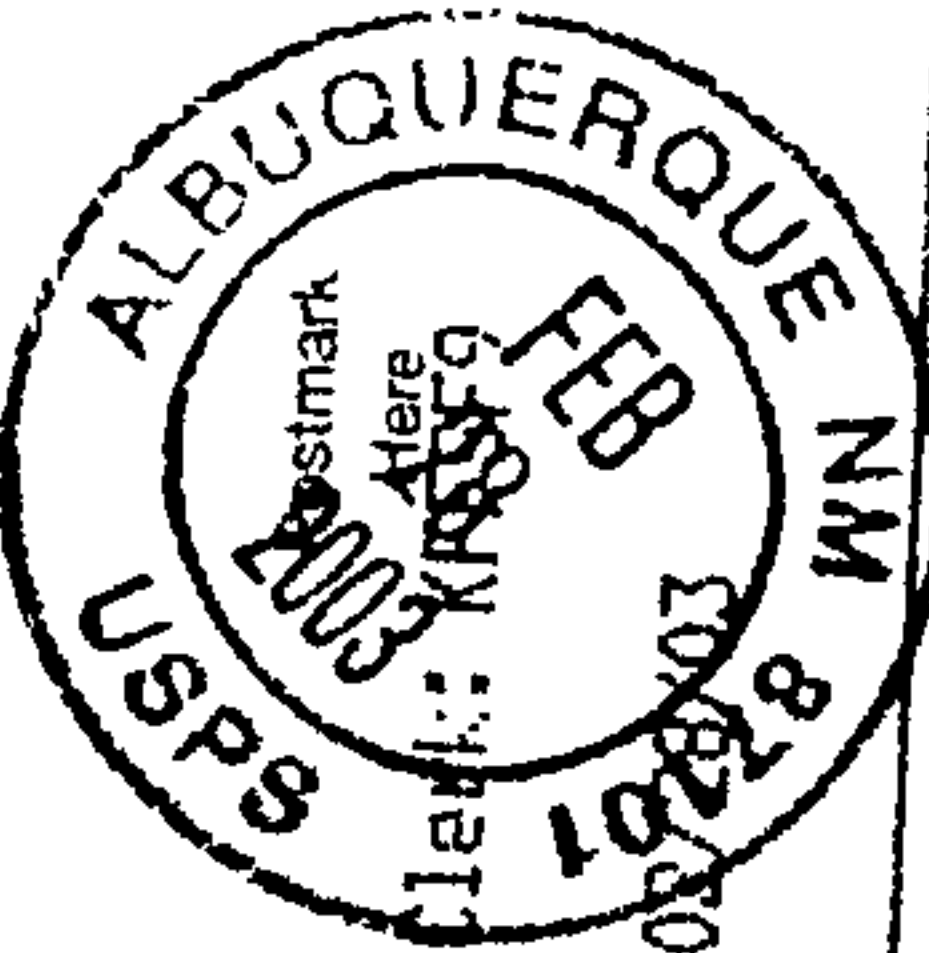
**U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only, No Insurance Coverage Provided)**

ALBUQUERQUE, NM 87123 UNIT ID: 0101

Postage \$	1.06
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	5.11
Total Postage & Fees \$	10.22

Sent To
Ms. Mildred Griffree
 Street, Apt. No.;
 or PO Box No. 13404 Roma Ave., NE
 City, State, ZIP+4 Albuquerque, NM 87123

PS Form 3800, January 2001 See Reverse for Instructions



2002 1940 0005 9630 2872



***** WELCOME TO *****
 ALBUQUERQUE MOW
 ALBUQUERQUE, NM 87101-9501
 02/28/03 09:44AM

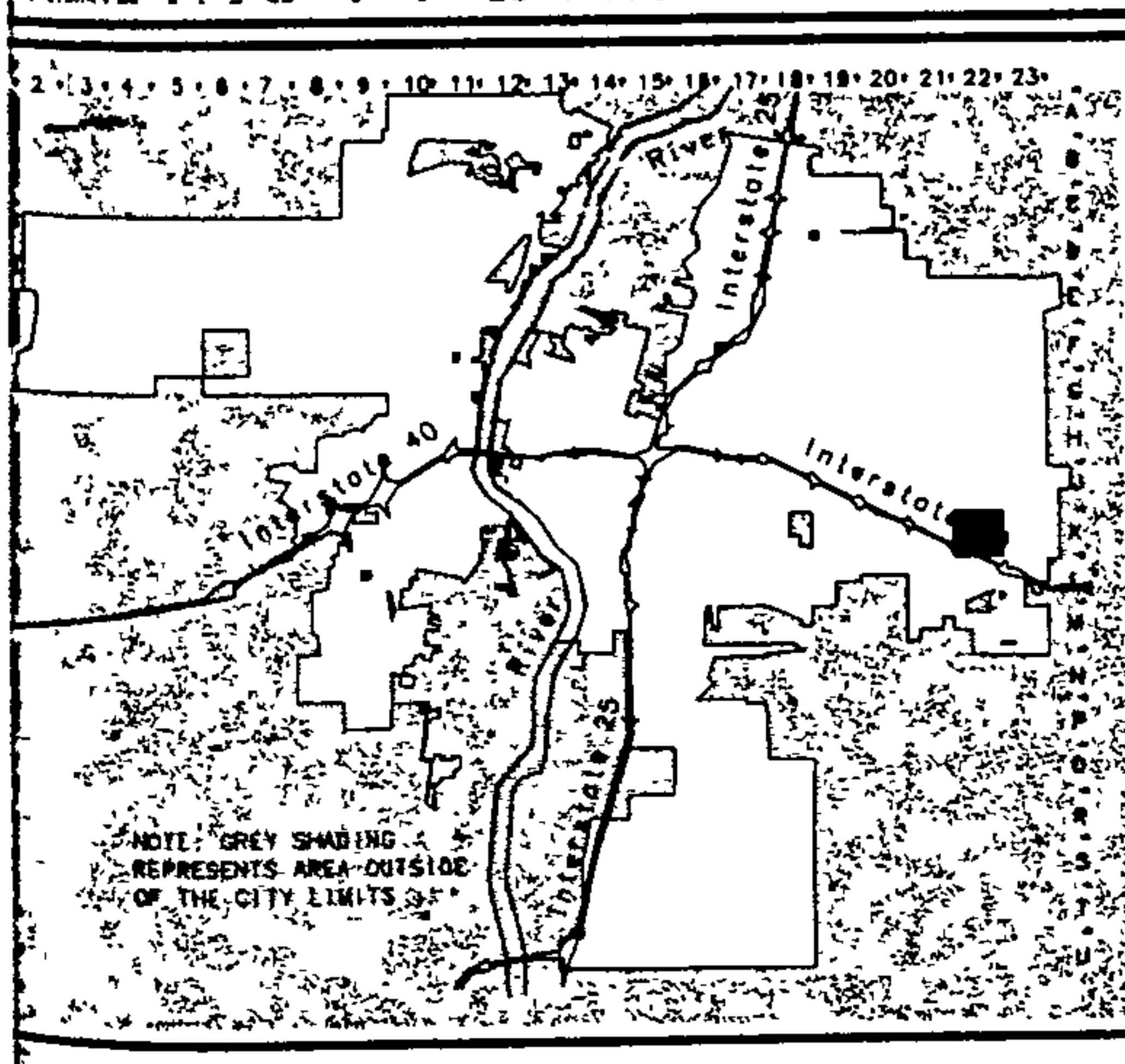
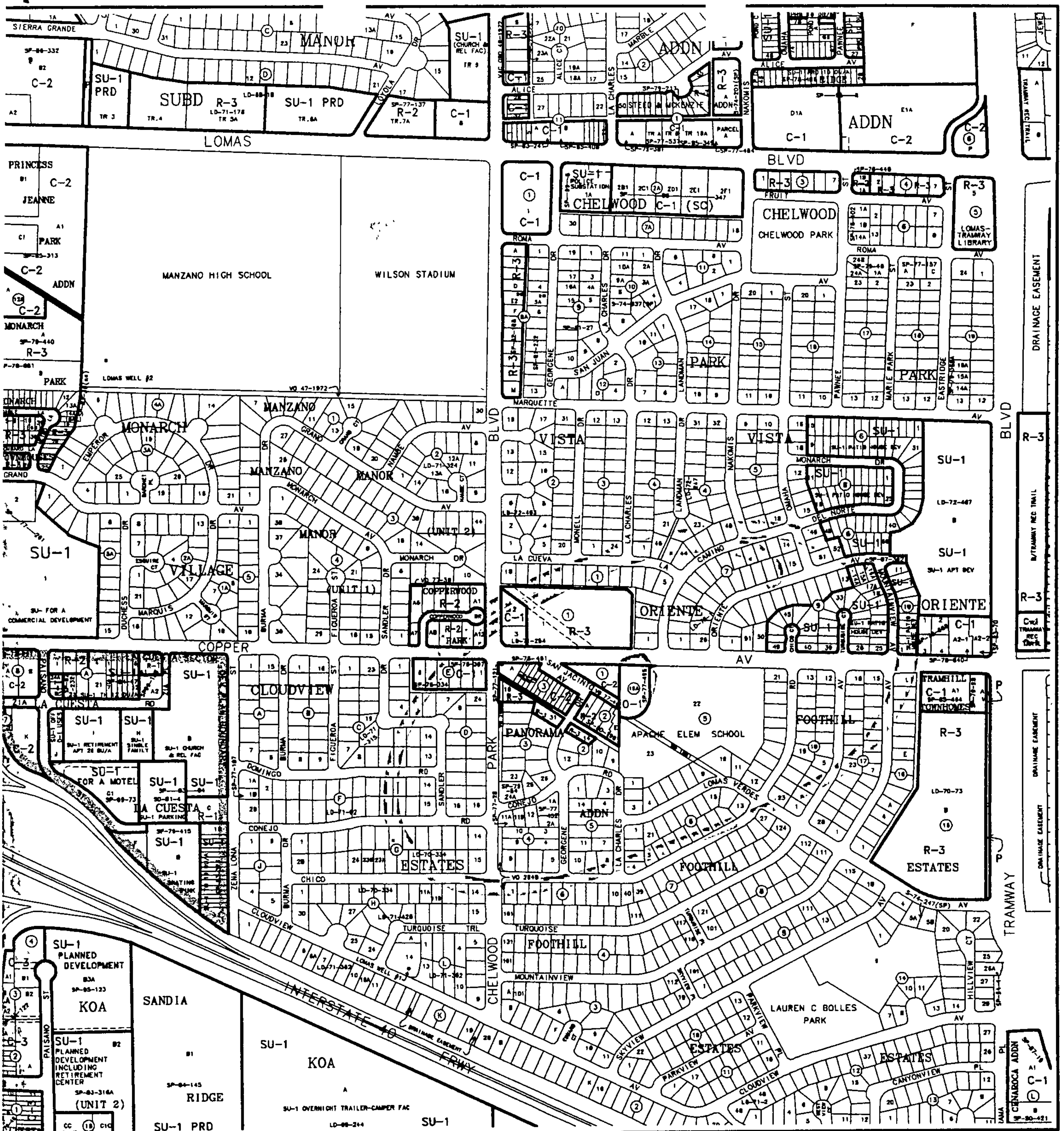
Store USPS Trans 20
 Wkstn sys5007 Cashier KFFSF9
 Cashier's Name J.E.
 Stock Unit Id WINERNEST
 PO Phone Number 800-275-8777
 USPS # 3401500101

- 1. First Class 5.11
 - Destination: 87123
 - Weight: 3.40oz
 - Postage Type: PVI
 - Total Cost: 5.11
 - Base Rate: 1.06
 - SERVICES
 - Certified Mail 2.30
 - 70011940000596302865
 - Return Receipt 1.75
- 2. First Class 5.11
 - Destination: 87123
 - Weight: 3.40oz
 - Postage Type: PVI
 - Total Cost: 5.11
 - Base Rate: 1.06
 - SERVICES
 - Certified Mail 2.30
 - 70011940000596302872
 - Return Receipt 1.75

Subtotal 10.22
 Total 10.22

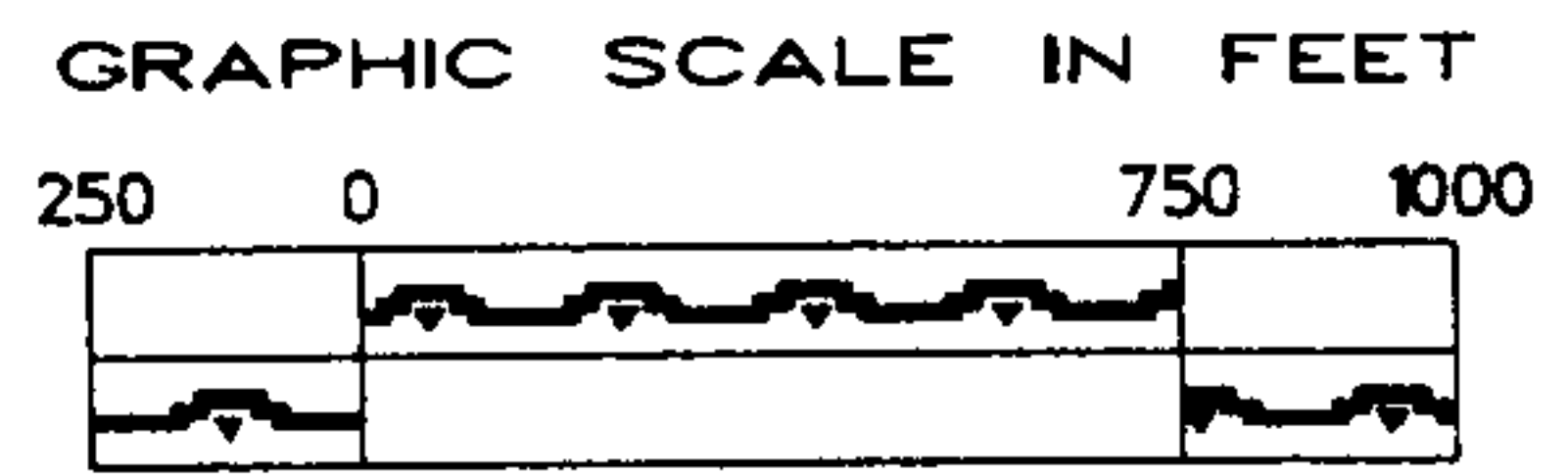
Personal/ Business Check 10.22

Number of Items Sold: 2
 37 cent American Filmmaking stamp
 available February 26, 2003!
 Thank You



CITY OF
Albuquerque
Geographic Information System
PLANNING DEPARTMENT

© Copyright 2002



Zone Atlas Page

K-22-Z

Map Amended through April 03, 2002



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, March 26, 2003, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1002516

03DRB-00331 Major-Bulk Land Variance
03DRB-00332 Minor-Prelim&Final Plat
Approval

ALDRICH LAND SURVEYING, INC. agent(s) for CURB, INC. & AVALON WEST LLC request(s) the above action(s) for all or a portion of Tract(s) A-1 & B-1, **ROSNER TRACT**, and Tract A, **LANDS OF WESTLAND DEVELOPMENT**, zoned R-LT, located on BLAKE RD SW, between LANDS OF RIO BRAVO PARTNERS and LANDS OF SALAZAR-DAVIS containing approximately 106 acre(s). [REF: DRB-99-80] (N-8)

~~Project # 1002334~~

03DRB-00333 Major-Vacation of Public Easements
03DRB-00334 Major-Vacation of Public Easements
03DRB-00335 Major-Vacation of Public Easements
03DRB-00336 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC., agent(s) for JOHN R POSEN request(s) the above action(s) for all or a portion of Lot(s) 19A, Block(s) 19A, **FOOTHILLS ESTATES**, and Lot(s) 1-11, **COPPER PARK**, zoned R-T, located on COPPER AVE NE, between CHELWOOD BLVD NE and TRAMWAY BLVD NE containing approximately 1 acre(s). [REF: 02EPC-01695] (K-22)

Project # 1002452

03DRB-00338 Major-Bulk Land Variance
03DRB-00339 Major-Preliminary Plat

WILSON & COMPANY INC. agent(s) for CITY OF ALBUQUERQUE, OPEN SPACE DIVISION AND RAY A. GRAHAM III request(s) the above action(s) for all or a portion of Lot(s) 6, Tract(s) A, B AND 1-6, **LANDS OF RAY A. GRAHAM III - OVENWEST**, zoned SU-1, C-2 USES, O-1 USES PRD (10 du/A) and located EAST OF COORS BLVD NW, between LEARNING RD NW and MONTANO RD NW containing approximately 71 acre(s). [REF: 02DRB-00058, 00059, 00116, 01543 under Project #1000965] (E-12/F-12)

SEE PAGE 2...



PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1002503

03DRB-00337 Major-Vacation of Pub
Right-of-Way

03DRB-00340 Major-Vacation of Public
Easements

03DRB-00341 Major-Vacation of Public
Easements

03DRB-00342 Major-Vacation of Public
Easements

WILSON & COMPANY INC. agent(s) for VOLCANO CLIFFS PROPERTY OWNERS ASSOCIATION request(s) the above action(s) for Lots 7-9, Inclusive, Block 10; Lots 8-11, Inclusive, Block 11; Lots 1 and 8 – 14, Inclusive, Block 12 and Lots 1-3, Inclusive, Block 14, ALL IN VOLCANO CLIFFS SUBDIVISION, UNIT 5, **TOGETHER WITH**, Lots 1-12, Inclusive, Block 1; Lots 1-10, Inclusive, Block 2; Lots 1-12, Block 3; Lots 1 –15, Block 4 and Lots 13-20, Inclusive, Block 5, ALL IN VOLCANO CLIFFS SUBDIVISION, UNIT 24, zoned R-1, located on 81st ST NW, between UNSER BLVD NW and MARIGOLD DR NW containing approximately 42 acre(s). (D-10)

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


for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 10, 2003.

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

Major Subdivision action

Minor Subdivision action

Vacation **V**

Variance (Non-Zoning) SKETCH

SITE DEVELOPMENT PLAN **P**

... for Subdivision Purposes

... for Building Permit

IP Master Development Plan

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

Supplemental form

ZONING & PLANNING **Z**

Annexation

County Submittal

EPC Submittal

Zone Map Amendment (Establish or Change Zoning)

Sector Plan (Phase I, II, III)

Amendment to Sector, Area, Facility or Comprehensive Plan

Text Amendment (Zoning Code/Sub Regs)

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

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

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

APPLICANT INFORMATION:

NAME: STV Investments, LLC PHONE: 975-1154

ADDRESS: 1015 Tijeras NW, Suite 210 FAX: 944-1232

CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: _____

Proprietary interest in site: Owner List all owners: _____

AGENT (if any): Mark Goodwin & Associates, PA PHONE: 828-2200

ADDRESS: PO Box 90606 FAX: 797-9539

CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: goodwinengrs@comcast.net

DESCRIPTION OF REQUEST: Application for Sketch Plat Approval: Copper Park

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. (All) Block: 19A Unit: _____

Subdiv. / Addn. Foothills Estates

Current Zoning: R-T Proposed zoning: Same

Zone Atlas page(s): K-22 No. of existing lots: 1 Tract No. of proposed lots: 8

Total area of site (acres): .95 Density if applicable: _____ dwellings per gross acre: _____ dwellings per net acre: _____

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

UPC No. 102205734024541902 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Copper Avenue NE

Between: Chelwood Boulevard NE and Tramway Boulevard 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.): 02EPL-01695

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

SIGNATURE John M. Mackenzie DATE _____

(Print) John M. Mackenzie, PE Applicant Agent

FOR OFFICIAL USE ONLY

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

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04DRB - 00773</u>	<u>SKETCH</u>	<u>513</u>	\$ <u>0</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 type="checkbox"/> E.H.D.P. density bonus	_____	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>5/26/04</u>	_____	_____	\$ <u>0</u>

B. Mackenzie 5/18/04
Planner signature / date

Project # 1002334

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

Infrastructure list if required (verify with DRB Engineer) NO INTERNAL ROUTING
DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

Amended preliminary plat approval expires after one year.

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

for John M. MacKENZIE, PE
Applicant name (print)
Mark Goodie
Applicant signature / date
5/17/04

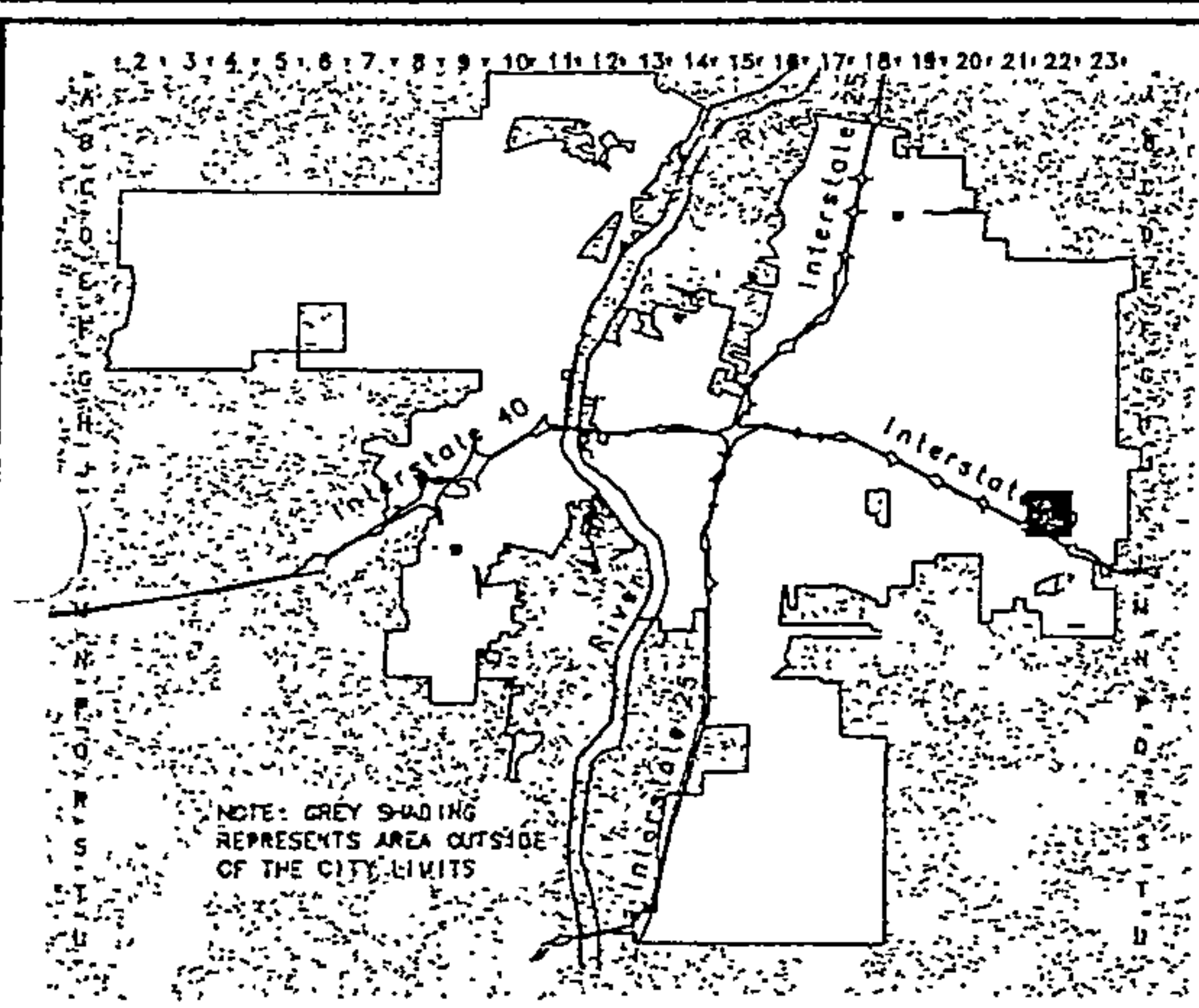
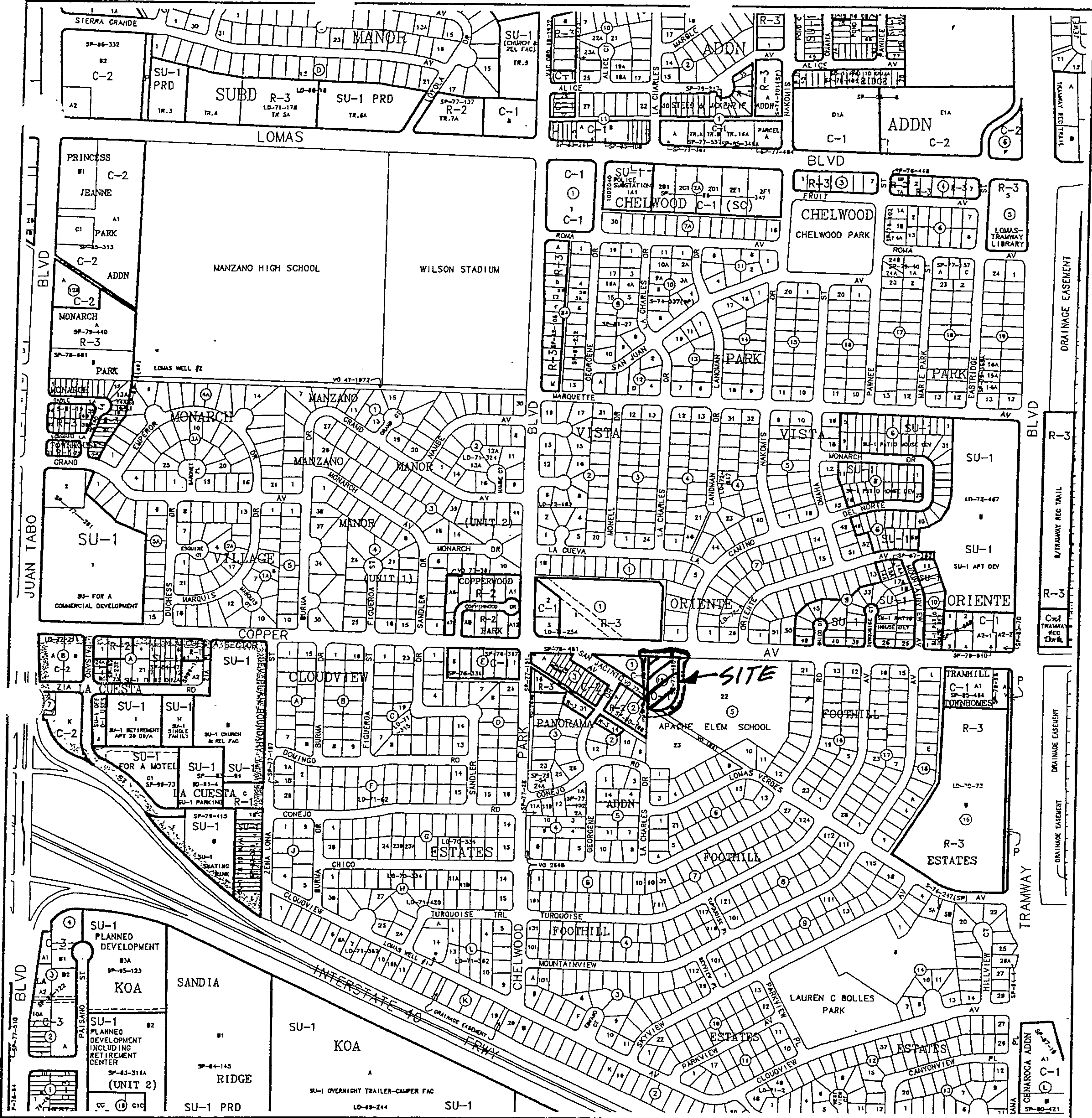


Form revised 3/03, 8/03 and 11/03

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

Application case numbers
04DRB - 00173

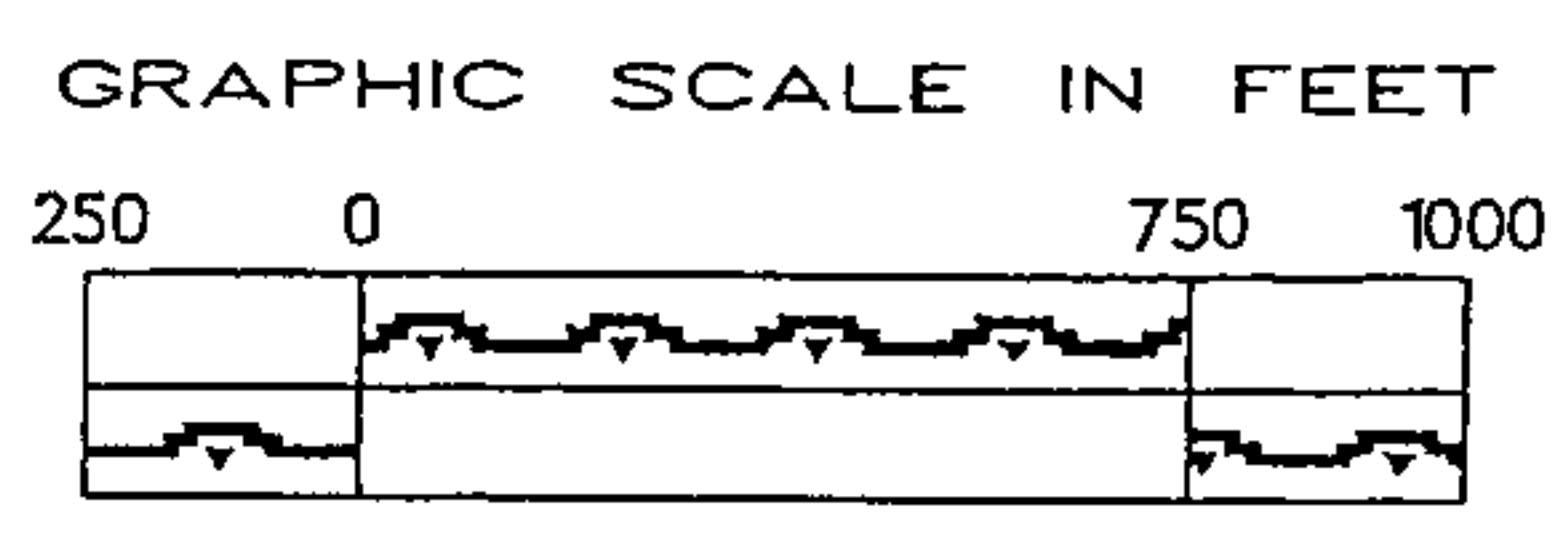
Robert 5/18/04
Planner signature / date
Project # 1002334



CITY OF Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003



Zone Atlas Page

K-22-Z

Map Amended through January 21, 2003



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539
e-mail: goodwinengrs@comcast.net

May 17, 2004

Ms. Sheran Matson
DRB Chair
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Block 19A, Foothills Estates

Dear Ms. Matson:


Attached hereto is our request for approval of the Sketch Plat for the referenced project.

The proposed subdivision is to contain a total of 8 lots. Access to the subdivision will be off of Copper Avenue. Internal streets will be public and will be built per DPM requirements. A drainage submittal will be made to City Hydrology for review prior to Preliminary Plat approval.

Please contact our office if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

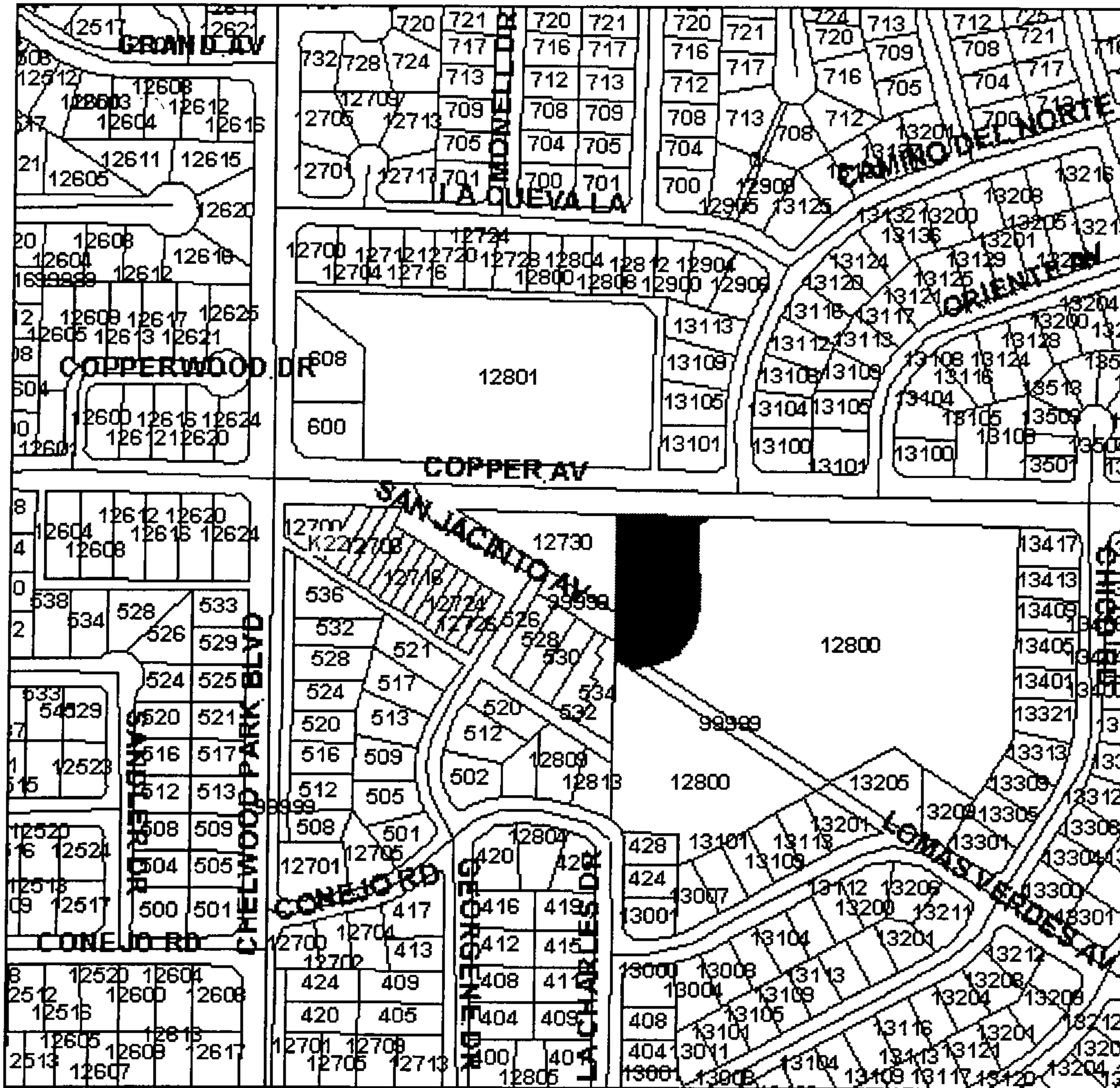

Mark Goodwin, PE
President

DMG/bg

Attachment


ACTIVATE BUTTONS BY 'CLICKING' ON THE MAP

Zoom In Id Address Id ZM Pan Zoom Out



ReDraw Screen

LAYER LEGEND

- STREET NAMES
- PARKS
- CITY LIMITS
- ZONE MAP GRID
- 
- NBR BOUNDARY
- COMMUNITY PLANNING
- WATER LINES
- SEWER LINES
- STORM DRAINS
- ZONING
- LOT NUMBERS
- ZIP CODES
- COUNCIL DISTRICTS
- FLOOD ZONES (disclaimer)
- PARCELS
- CONTROL STATIONS
- SENATE DIST.
- REPRESENTATIVE DIST.
- COUNTY COMMISSION DIST
- PARCEL ADDRESS
- CRIMINAL ACTIVITY
- PUBLIC FACILITIES
- LAND USE
- 1960 CITY LIMITS
- LANDFILLS/BUFFERS
- CRP LOCATIONS
- CASE HISTORY

SHOW LOCATION MAP

SHOW 1999 AERIAL

Selected Address: 12740 COPPER AV NE

Zoning: R-T Lot/Block/Subd: 19A , 19A , FOOTHILL ESTATES

Council District/Name: NINE , CUMMINS County Commission: 5 Rep District/Sen District: 20 , 19

Nbr Assoc: Nothing Selected Comp. Plan: Established Urban
Voter Pct: 297

High Sch District: MANZANO Mid Sch District: KENNEDY Elem Sch District: APACHE

ZoneMap Page: K22 Jurisdiction: CITY

Police Beat: 524/FOOTHILLS

Flood Zone: ZONE X

Comm Plan Area EAST GATEWAY

UPC #: 102205734024541902

Owner Name: POSEN J & LORENTZEN J ETAL % S W REALTY INV INC

Owner Street Address: 2909 YALE BLVD

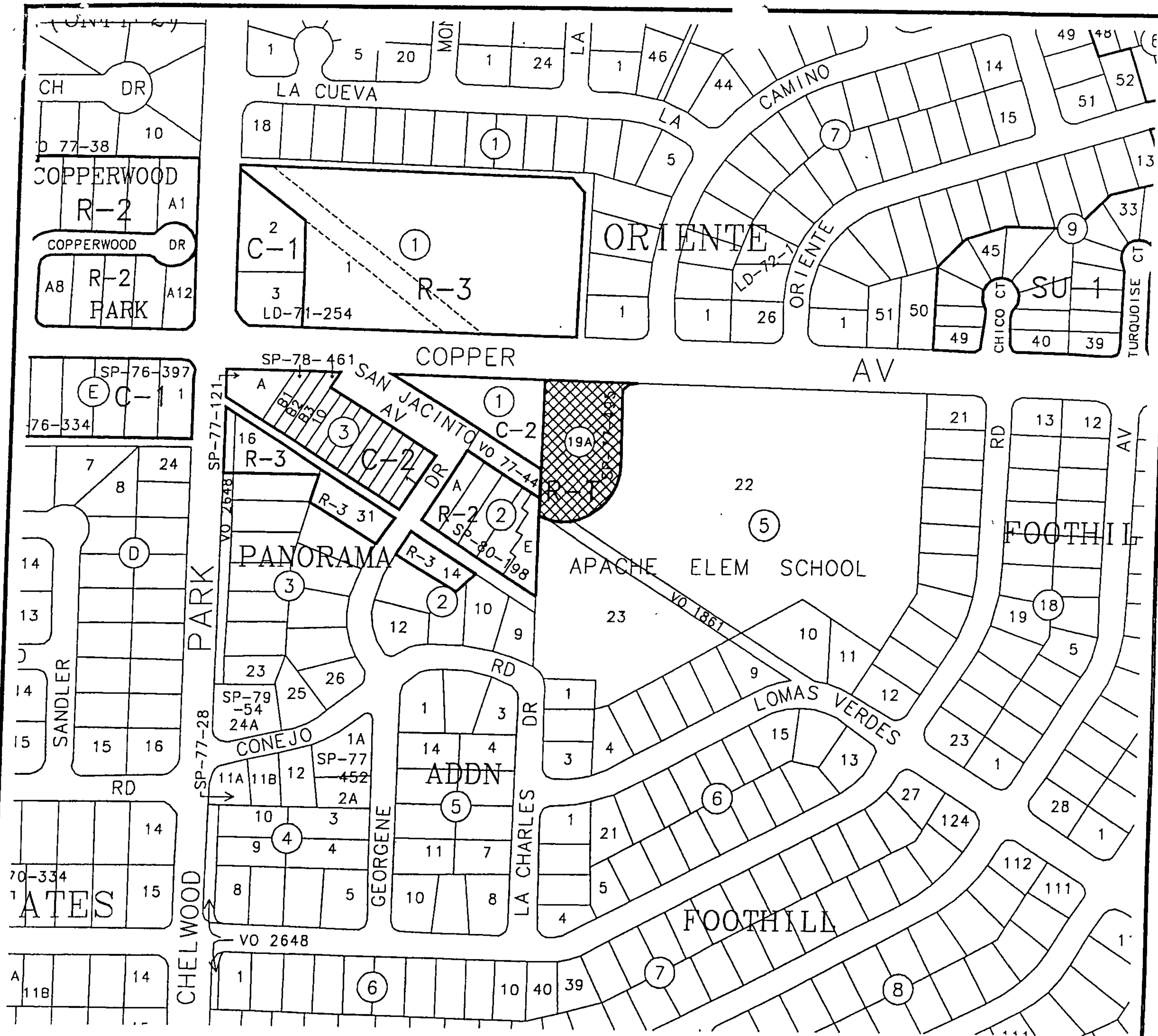
Owner City/State/Zip: ALBUQUERQUE / NM / 87106 NM

Note Accuracy for Owner info cannot be guaranteed correct

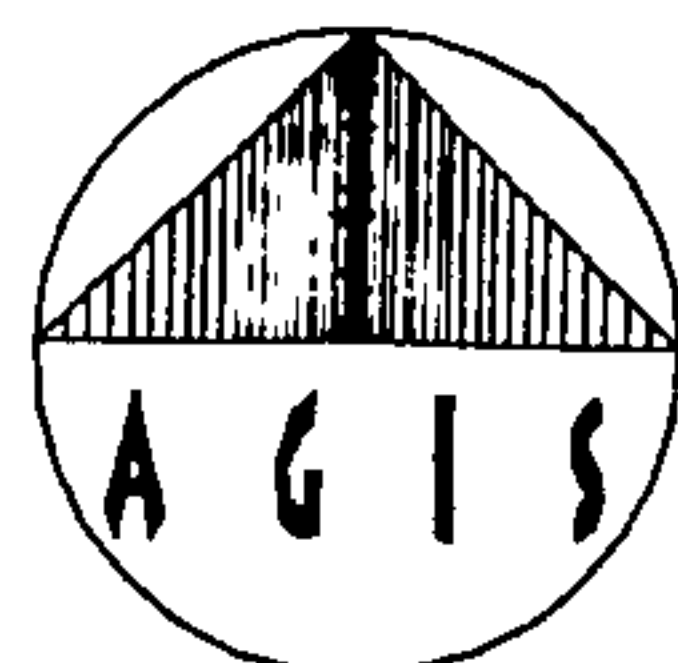
Please check with the Bernalillo County Assessor for official data

SEARCH FOR OTHER SERVICES AROUND THIS ADDRESS

95 acres



ZONING MAP



Scale 1" = 285'

PROJECT NO.
1002334

HEARING DATE
3-26-03

MAP NO.
K-22

ADDITIONAL CASE NUMBER(S)
03DRB-00333
03DRB-00334
03DRB-00335

Note: Shaded area indicates County Not to Scale

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 An approved drainage plan is required for Preliminary Plat approval. No objection to vacation requests.

Transportation Development

Refer to the agencies having interest in the easements for comments on the vacation actions. A site sketch of the area including the adjacent streets is needed. The standard street improvements are required on an infrastructure list. The streets need to meet the requirements of the DPM

Parks & Recreation No Objection to the Vacation Requests. This request will be subject to the following requirements of the City Park Dedication and Development Ordinance:

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 11 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City. The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

Utilities Development

No objection to Vacation request with the following condition: Final Plat can not be approved until existing water line Between Cooper and San Jacinto has been abandoned and removed. ✓

Planning Department

Exhibits clearly showing the requested easements are needed for the file. The lots do not meet the minimum lot size for single family zoning in the RT zone. The explanation letter indicates SF development is planned. Townhouses are allowed on lots this size. Townhouses are also allowed in RT zoning.

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

cc:John R Posen, 2521 Candelaria Rd NW, 87107

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



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 26, 2003

Project # 1002334
03DRB-00333 Major-Vacation of Public Easements
03DRB-00334 Major-Vacation of Public Easements
03DRB-00335 Major-Vacation of Public Easements
03DRB-00336 Minor-Sketch Plat or Plan

STV

JEFF MORTENSEN & ASSOCIATES INC., agent(s) for JOHN R POSEN request(s) the above action(s) for all or a portion of Lot(s) 19A, Block(s) 19A, **FOOTHILLS ESTATES**, and Lot(s) 1-11, **COPPER PARK**, zoned R-T, located on COPPER AVE NE, between CHELWOOD BLVD NE and TRAMWAY BLVD NE containing approximately 1 acre(s). [REF: 02EPC-01695] (K-22)

AMAFCA

No adverse comments.

COG Consistent with established transportation plans and policies. For information purposes, Copper Avenue adjacent to this property is designated as a collector street with a right-of-way width of 86-feet in Appendix D (November 2000) of the FAABS.

Transit

No comments received.

Zoning Enforcement

Reviewed, no comment.

Neighborhood Coord. Letter sent to Chelwood Vista (R) Neighborhood Assn.

APS

No adverse comments.

Police Department

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

Fire Department

Fire Department is not approving street widths less than 32 feet at this time. Per Ray Sanchez, AFD. All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.

PNM Gas

Approves.



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT, DEVELOPMENT SERVICES DIVISION
P.O. BOX 1293, ALBUQUERQUE, NM 87103

January 22, 2003

John Posen
2521 Candelaria NW
Albuq. NM 87107

CERTIFICATE OF ZONING

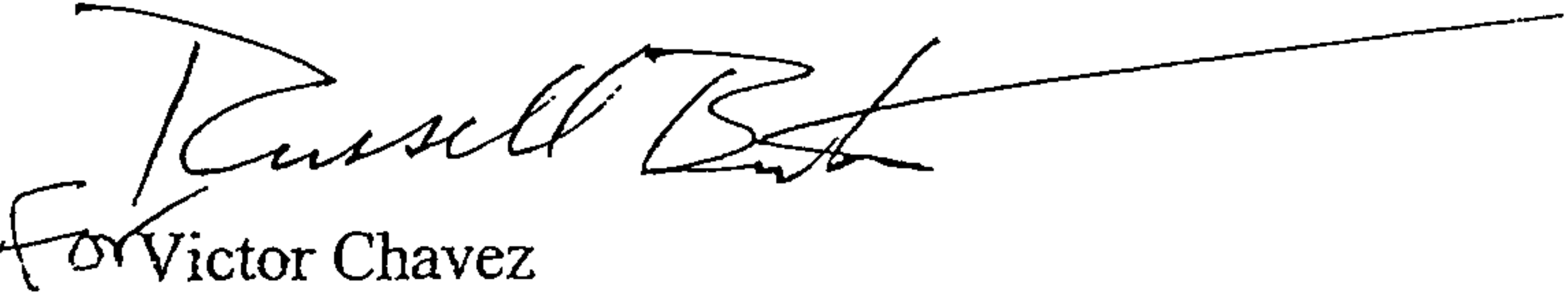
FILE: 02EPC 01695 (Project 1002334)
DATE OF FINAL ACTION: December 10, 2002
LEGAL DESCRIPTION: for all or a portion of
Block 19A, **Foothills Estates**, a zone map
amendment from O-1 to R-T, located on COPPER
NE, between CHELWOOD PARK NE and
TRAMWAY NE, containing approximately 1 acre.
(K-22) Simon Shima, Staff Planner

THE POSSIBLE APPEAL PERIOD HAVING EXPIRED, THE ZONING ON THE ABOVE
CITED PROPERTY IS NOW CHANGED AS FOLLOWS:

FROM O-1
TO R-T for Block 19A Foothills Estates Subdivision

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the zoning is secured. Approval of a zone map amendment does not constitute approval of plans for a building permit. Site and building plans need to be reviewed, approved and signed-off by the Environmental Planning Commission, the Development Review Board, the Design Review Committee and/or the Building and Safety Division, as applicable and as required by the site's zoning, before a building permit will be issued.

Sincerely,


For Victor Chavez
Planning Director

VC/nat
cc: Zoning Code Services Division
Neal Weinberg, AGIS Division



DEVELOPMENT REVIEW APPLICATION

SUBDIVISION

Major Subdivision action *SK*

Minor Subdivision action

Vacation *VP*

Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

... for Subdivision Purposes

... for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC)

Supplemental form **S**

Supplemental form **V**

Supplemental form **P**

Supplemental form **L**

ZONING

Annexation & Zone Establishment

Sector Plan

Zone Change

Text Amendment

APPEAL / PROTEST of...

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

Supplemental form **Z**

Supplemental form **A**

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

APPLICANT INFORMATION:

NAME: John R. Posen PHONE: (505) 345-7033

ADDRESS: 2521 Candelaria Road, NW FAX:

CITY: Albuquerque STATE NM ZIP 87107 E-MAIL:

Proprietary interest in site: Owner

AGENT (if any): JEFF MORTENSEN & ASSOCIATES, INC. PHONE: 345-4250

ADDRESS: 6010-B Midway Park Blvd. NE FAX: 345-4254

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: jmainc@swcp.com

DESCRIPTION OF REQUEST: To create Lots 1 - 11, Dedicate Public Street Right-of-Way, Grant Easements and Vacate Easements

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

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

Lot or Tract No. n/a *19A* Block: 19A Unit: n/a

Subdiv. / Addn. Foothills Estates

Current Zoning: R-T - OK - zone change on AGIS. Proposed zoning: _____

Zone Atlas page(s): K-22-Z No. of existing lots: 1 No. of proposed lots: 11

Total area of site (acres): 0.95 Density if applicable: dwellings per gross acre: 11.6 dwellings per net acre: 16.9

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. 102-205-734-024-541-9-02 MRGCD Map No. n/a

LOCATION OF PROPERTY BY STREETS: On or Near: Copper Avenue, NE

Between: Chelwood Blvd. NE and Tramway Blvd. 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. No. 1002334, (02EPC-01695), ZA 83-17, V 77-29, V 77-44, and V 312

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

SIGNATURE Debie LeBlanc Trujillo DATE February 28, 2003

(Print) Debie LeBlanc Trujillo for JEFF MORTENSEN & ASSOCIATES, INC. Applicant Agent

NW 62155

FOR OFFICIAL USE ONLY

Form revised September 2001

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

Application case numbers	Action	S.F.	Fees
<u>03 DRB - 00333 ATT</u>	<u>VPE</u>	<u>✓</u>	<u>\$ 45.-</u>
<u>03 DRB - 00334 WATER</u>	<u>VPE</u>	<u>✓</u>	<u>\$ 45.-</u>
<u>03 DRB - 00335 VARIOUS</u>	<u>VPE</u>	<u>✓</u>	<u>\$ 45.-</u>
<u>03 DRB - 00336</u>	<u>SK</u>		<u>\$ 0</u>
	<u>Notice</u>		<u>\$ 75</u>
			<u>Total \$ 210.-</u>

Hearing date MAR 26 2003

Project # 1002334

Jm 2/28/03
Planner signature / date

FORM V: SUBDIVISION VARIANCES & VACATIONS

2002.089.2

BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT 3

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for dedicated and City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 24 copies
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule) 45 x 3
 - 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.

JEFF MORTENSEN & ASSOCIATES, INC.

DEBIE LEBLANC TRUJILLO

Debie LeBlanc Trujillo 02-27-03
Applicant name (print)
Applicant signature / date



Form revised September 2001

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

Application case numbers	
03 DRB	-00333
-	-06334
-	-00335
	00336

JAM 2/28/03
Planner signature / date

Project # 1002334

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. *included w/ Vacation Request*
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

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

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION FINAL PLAT APPROVAL

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

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

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

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

- AMENDMENT TO PRELIMINARY PLAT (with minor changes)
- AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)
- AMENDMENT TO GRADING PLAN (with minor changes)

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

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

Amended preliminary plat approval expires after one year.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

JEFF MORTENSEN & ASSOCIATES, INC.

DEBIE LEBLANC TRUJILLO
Debie LeBlanc Trujillo
Applicant name (print)
Applicant signature / date



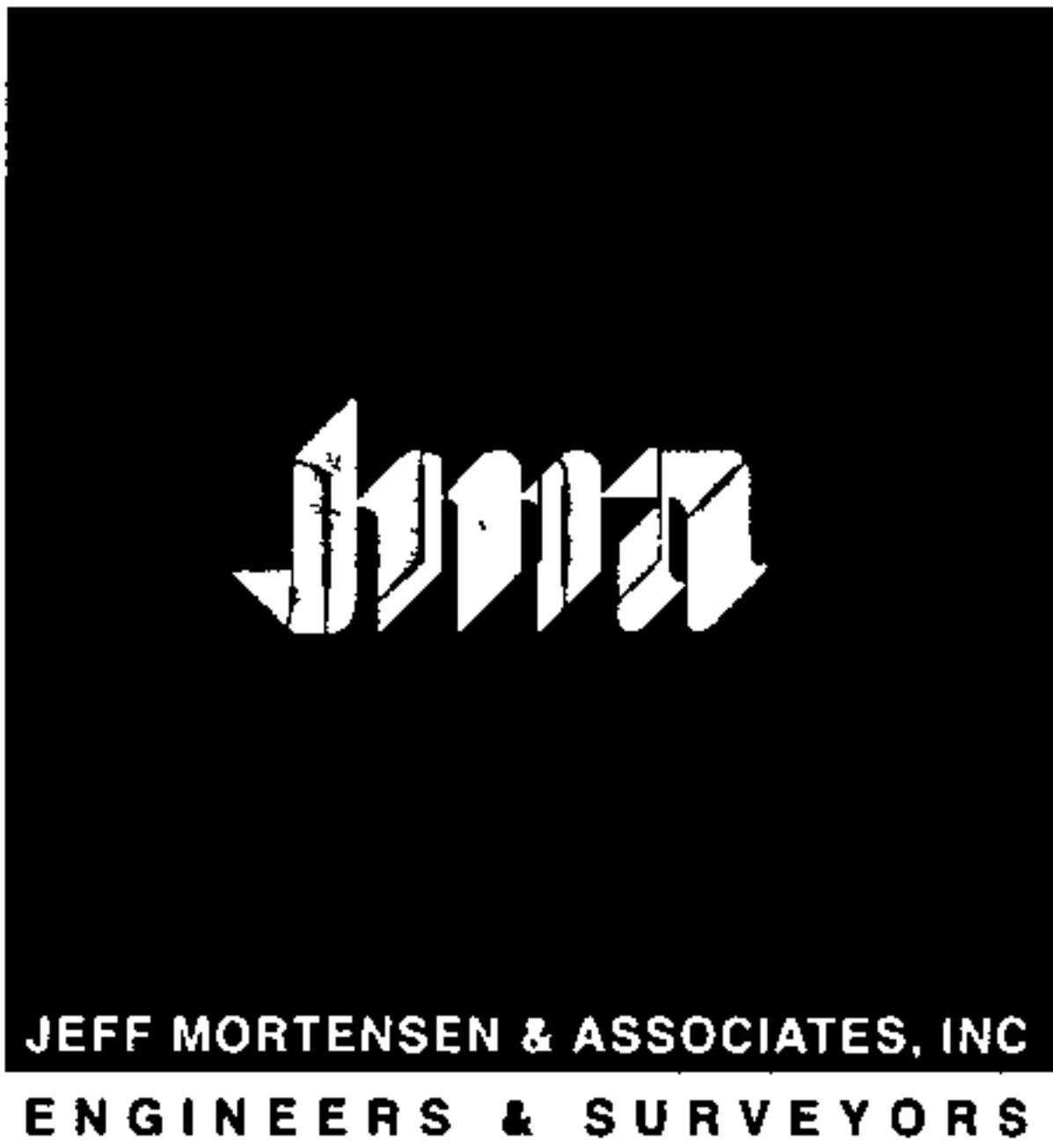
Form revised September 2001

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

Application case numbers	
-	00333
03DRB	00334
-	00335
-	00336

JMA 2/28/03
Planner signature / date

Project # 1002334



6010-B MIDWAY
PARK BLVD. NE
ALBUQUERQUE
NEW MEXICO
8 7 1 0 9

P R I N C I P A L S

JEFFREY G. MORTENSEN, P.E.
CHARLES G. CALA, JR., P.S.
J U A N M C A L A

TEL: 505-345-4250
FAX: 505-345-4254
jmainc@swcp.com



2002.084.2
February 27, 2003

Sheran Matson, Chair
Development Review Board
City of Albuquerque
600 2nd Street, NW
Albuquerque, NM 87103

Re: Request for Vacation of Public Utility Easements Retained by V-77-29, Vacation of the A.T.&T. Easement and Vacation of the Public Waterline Easement
Sketch Plat of Lots 1 – 11, Copper Park

Dear Sheran:

Transmitted are the following items associated with the subject request:

- DRB Application and Fee
- Twenty Four (24) copies of the Sketch Plat and vacation Exhibit showing the Public Utility Easements and Public Waterline Easements to be vacated
- Twenty Four (24) copies of the plat that created the A.T.&T. Easement (Foothills Estates D2-103)
- Twenty Four (24) copies of the document that retained the utility easements vacated by San Jacinto Avenue (V-77-29) (which was created on Foothills Estates D2-103)
- Twenty Four (24) copies of the plat that created the Public Waterline Easement (Corrected-Amended Summary Plat Showing Block 19A of Foothill Estates C12-151)
- City of Albuquerque Zone Atlas K-22-Z
- Office of the Community & Neighborhood Coordination request and copies of letters sent to Neighborhood Associations along with the registered mail receipts

The purpose of this request is to demonstrate the proposed development of the property in accordance with the approved Zone Map Amendment of December 20, 2002 Project No. 1002334 (02EPC-01695) to create eleven (11) ^{attached} ~~single-family~~ residential lots. We also request the vacation of the A.T.&T. Easement that crosses our property, the utility easements that were retained by the action of the Environmental Planning Commission on September 15, 1977, and the Public Waterline Easement that will be relocated as a part of site development.

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

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

Debie LeBlanc Trujillo

DLT
Enclosures
Xc: John R. Posen

JEFF MORTENSEN & ASSOCIATES, INC.
ENGINEERS & SURVEYORS

6010-B MIDWAY
PARK BLVD NE
ALBUQUERQUE
NEW MEXICO
87109

P R I N C I P A L S

JEFFREY G. MORTENSEN, P.E.
CHARLES G. CALA, JR., P.S.
J U A N M . C A L A

TEL:505-345-4250

FAX:505-345-4254

jmainc@swcp.com



2002.062.6
February 27, 2003

Ms. Mildred Griffiee
Chelwood Vista Neighborhood Association
13404 Roma Avenue, NE
Albuquerque, NM 87123

Via Certified Mail – Return Receipt Requested

and

Ms. Barbara Marcum
Chelwood Vista Neighborhood Association
13200 Camino Del Norte, NE
Albuquerque, NM 87181-1734

Via Certified Mail – Return Receipt Requested

Project Title: Lots 1-11 Copper Park

Type of Request: Request for Vacation of Public Utility Easements Retained by V-77-29, Vacation of the A.T.&T. Easement and Vacation of the Public Waterline Easement
Sketch Plat of Lots 1 – 11, Copper Park

Current Legal Description: Block 19A, Foothills Estates

Location: The subject property lies south of Copper Avenue, NE, East of Chelwood Blvd. NE and West of Tramway Blvd. NE
This property is located immediately to the west of Apache Elementary School

Property Owner: John R. Posen

Agent/Engineer: Jeff Mortensen & Associates, Inc.

Contact: Charles G. Cala, Jr., P.S., Vice President or
Debie LeBlanc Trujillo, Project Coordinator

Ms. Griffiee and Ms Marcum:

Transmitted herewith is a copy of the subject application and the related Sketch Plat / Vacation Request Exhibit. This project is scheduled to be heard at the Development Review Board hearing on March 26, 2003. The meeting will be held at 600 2nd Street, NW, Plaza Del Sol's hearing room, basement level of the building.

Chelwood Vista Neighborhood Association

February 27, 2003

Page 2

The purpose of this request is to demonstrate the proposed development of the property in accordance with the approved Zone Map Amendment of December 20, 2002 Project No. 1002334 (02EPC-01695) to create eleven (11) single-family residential lots. We also request the vacation of the A.T.&T. Easement that crosses our property, the utility easements that were retained by the action of the Environmental Planning Commission on September 15, 1977, and the Public Waterline Easement that will be relocated as a part of site development.

If you should have any questions regarding this information, please do not hesitate to contact me.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.


Debie LeBlanc Trujillo

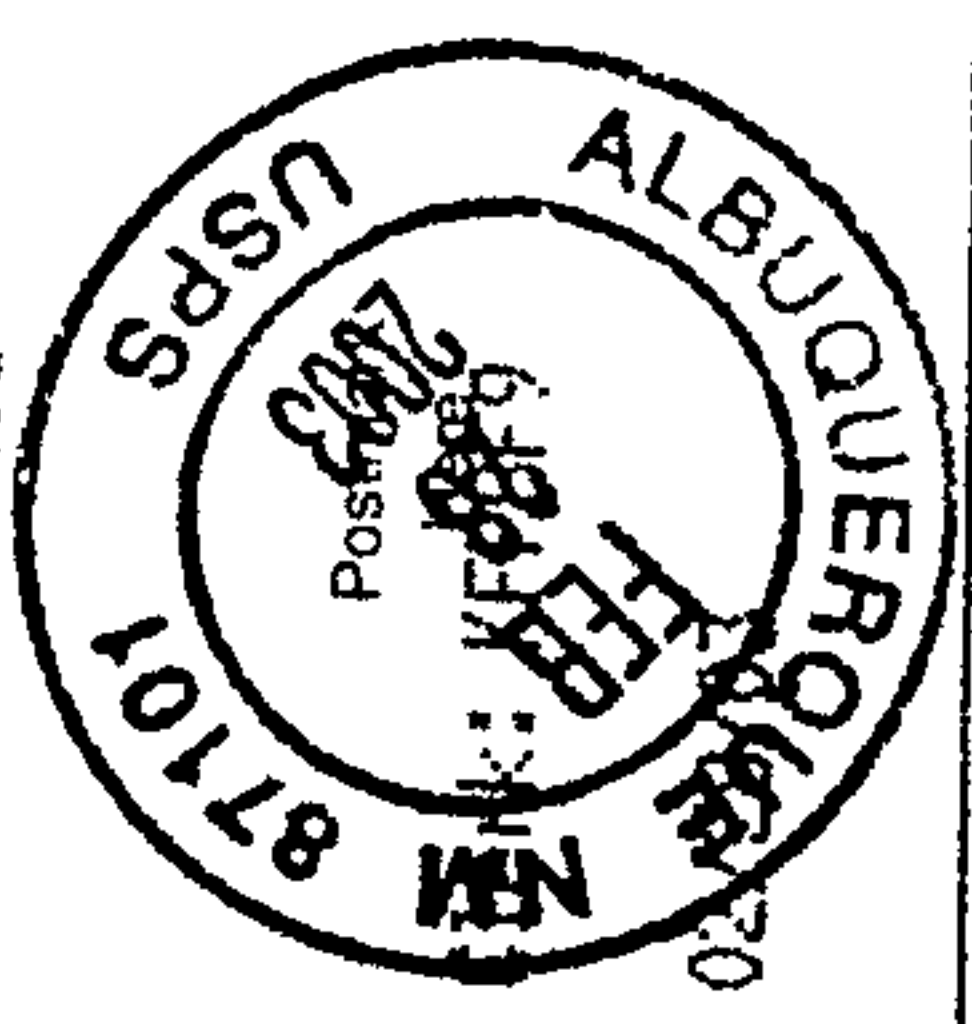
DLT
Enclosures

xc: John R. Posen

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

ALBUQUERQUE, NM 87123 A L U S E
 UNIT ID: 0101

Postage	\$ 1.06
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	5.11
Total Postage & Fees	\$ 10.22



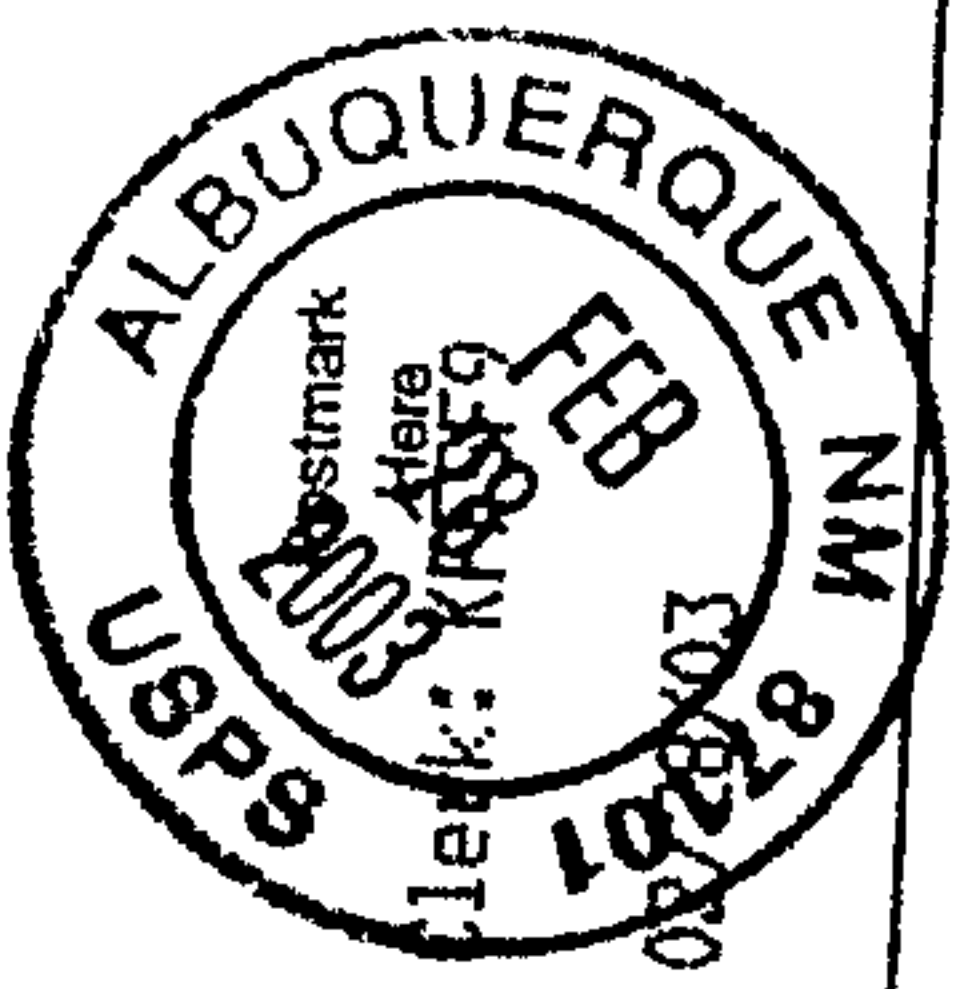
Sent To
 Ms. Barbara Marcum
 Street, Apt. No.; 13200 Camino Del Norte, NE
 or PO Box No. Albuquerque, NM 87123
 City, State, ZIP+ 4
 PS Form 3800, January 2001 See Reverse for Instructions

2002 2940 5000 0467 7002

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

ALBUQUERQUE, NM 87123 A L U S E
 UNIT ID: 0101

Postage	\$ 1.06
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	5.11
Total Postage & Fees	\$ 10.22



Sent To
 Ms. Mildred Griffiee
 Street, Apt. No.; 13404 Roma Ave., NE
 or PO Box No. Albuquerque, NM 87123
 City, State, ZIP+ 4
 PS Form 3800, January 2001 See Reverse for Instructions



***** WELCOME TO *****
 ALBUQUERQUE MOW
 ALBUQUERQUE, NM 87101-9501
 02/28/03 09:44AM

Store USPS Trans 20
 Wkstn sys5007 Cashier KFFSF9
 Cashier's Name J.E.
 Stock Unit Id WINERNEST
 PO Phone Number 800-275-8777
 USPS # 3401500101

- 1. First Class 5.11
 - Destination: 87123
 - Weight: 3.40oz
 - Postage Type: PVI
 - Total Cost: 5.11
 - Base Rate: 1.06
 - SERVICES
 - Certified Mail 2.30
 - 70011940000596302865
 - Return Receipt 1.75
- 2. First Class 5.11
 - Destination: 87123
 - Weight: 3.40oz
 - Postage Type: PVI
 - Total Cost: 5.11
 - Base Rate: 1.06
 - SERVICES
 - Certified Mail 2.30
 - 70011940000596302872
 - Return Receipt 1.75

Subtotal 10.22
 Total 10.22
 Personal/ Business Check 10.22

Number of Items Sold: 2
 37 cent American Filmmaking stamp
 available February 26, 2003!
 Thank You

2002 2940 5000 0467 7002



City of Albuquerque

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

Date: February 19, 2003

TO CONTACT NAME: Debbie LeBlanc Mujica
COMPANY/AGENCY: Jeff Matheson & Assoc Inc
ADDRESS/ZIP: 10010 - B Midway Park Blvd, NE 87109
PHONE/FAX #: 345-4250 / 345-4254

Thank you for your inquiry of 2-19-03 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Block 19A, foothills estates

zone map page(s) K-22

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

Chelwood Vista

Neighborhood Association

Contacts: Mildred Muffel
13404 Roma NE 87123
296-8129 (w)

Barbara Marcum ->
PO Box 51734
291-9347 (w) 87181-1734

Neighborhood Association

Contacts:
13200 Camino Del Norte NE
87123

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

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

Sincerely,

Dalaina Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

(below this line for OCNC use only)

Date of Inquiry: 2-19-03 Time Entered: 4:30pm OCNC Rep. Initials: OC

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

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

City Of Albuquerque
Treasury Division
02/28/2003 10:29AM LOC: ANN
RECEIPT# 00004211 WSH# 006 TRANS# 0008
Account 441006 Fund 0110 TRSKDM
Activity 4983000 \$210.00
Trans Amt \$210.00
J24 Misc \$135.00

PAID RECEIPT

APPLICANT NAME

JOHN R POSEN

AGENT

Jeff Mortensen + Assoc

ADDRESS

PROJECT NO.

100 2334

APPLICATION NO.

03 DRB < 00333
00334

\$ 135. 441006 / 4983000 (DRB Cases)

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

\$ 75. 441018 / 4971000 (Notification)

\$ 210. Total amount due

Thank You

JEFF MORTENSEN & ASSOCIATES, INC. 6-77
505-345-4250
6010 MIDWAY PK. BLVD. NE, STE. B
ALBUQUERQUE, NM 87109-5830

15771

DATE 2/28/03

85-681/1070 277

PAY TO THE ORDER OF CITY OF ALBUQUERQUE

\$ 210.

two hundred ten & 00/100

DOLLARS

BANK OF THE WEST

JEFF MORTENSEN & ASSOCIATES INC.

FOR DRB Submittal 2003.084.2

Christine [Signature]
DUPLICATE
City Of Albuquerque
Treasury Division

⑈01577⑈ ⑆1070068⑆ ⑆3⑆ 277036653⑈

02/28/2003 10:30AM LOC: ANN
X
RECEIPT# 00004212 WSH# 006 TRANS# 0008
Account 441018 Fund 0000
Activity 4971000 TRSKDM
Trans Amt \$210.00
J24 Misc \$75.00
CK 10/28/02 \$210.00
CHANGE \$0.00

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from MAR 11 2003 To MAR 26 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 Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Debie Mujilo 2/28/03
(Applicant or Agent) (Date)

I issued 1 signs for this application, 2/28/03, JM
(Date) (Staff Member)

03DRB ← 00333
00334
00335
00336

DRB CASE NUMBER: 1002334

77-74855

V-77-29
September 15, 1977

945

ENVIRONMENTAL PLANNING COMMISSION LAND CONTROLS BOARD RESOLUTION

VACATING SAN JACINTO AVENUE, N.E., FROM THE SOUTH RIGHT OF WAY LINE OF COPPER AVENUE, N.E., TO THE WEST PROPERTY LINE OF BLOCK 19-A, FOOTHILLS ESTATES.

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

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

NOW, THEREFORE, BE IT ENACTED BY THE ENVIRONMENTAL PLANNING COMMISSION LAND CONTROLS BOARD OF THE CITY OF ALBUQUERQUE UNDER ARTICLE XI, CHAPTER 7 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1974, BEING ORDINANCE NO. 97-1973, AS AMENDED.

SECTION 1. San Jacinto Avenue, N.E., from the south right of way line of Copper Avenue, N.E., to the west property line of Block 19-A as shown on the amended summary plat of Foothills Estates as filed in the office of the County Clerk of Bernalillo County, New Mexico on November 7, 1977 is hereby closed and vacated subject to easements reserved in Section 2 hereof.

SECTION 2. The City hereby reserves the easements as shown in the amended summary plat of Foothills Estates as described in Section 1 above.

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

ADOPTED AT A PUBLIC HEARING BY THE ENVIRONMENTAL PLANNING COMMISSION LAND CONTROLS BOARD, CITY OF ALBUQUERQUE, NEW MEXICO ON SEPTEMBER 15, 1977.

APPROVED:

Authorized Representative of the
Planning Director, City of
Albuquerque, New Mexico

Subscribed and sworn to before me this 30th day of NOVEMBER, 1977
by Phil Garcia, authorized representative of the Planning Director, City of
Albuquerque, New Mexico.

Notary Public

My Commission Expires: 3/26/78

S-1063

FOOTHILL ESTATES

A SUBDIVISION

ALBUQUERQUE, NEW MEXICO

APRIL 1960

SCALE: 1" = 100'

KENNETH W. LARSEN & ASSOCIATES

Land Planning

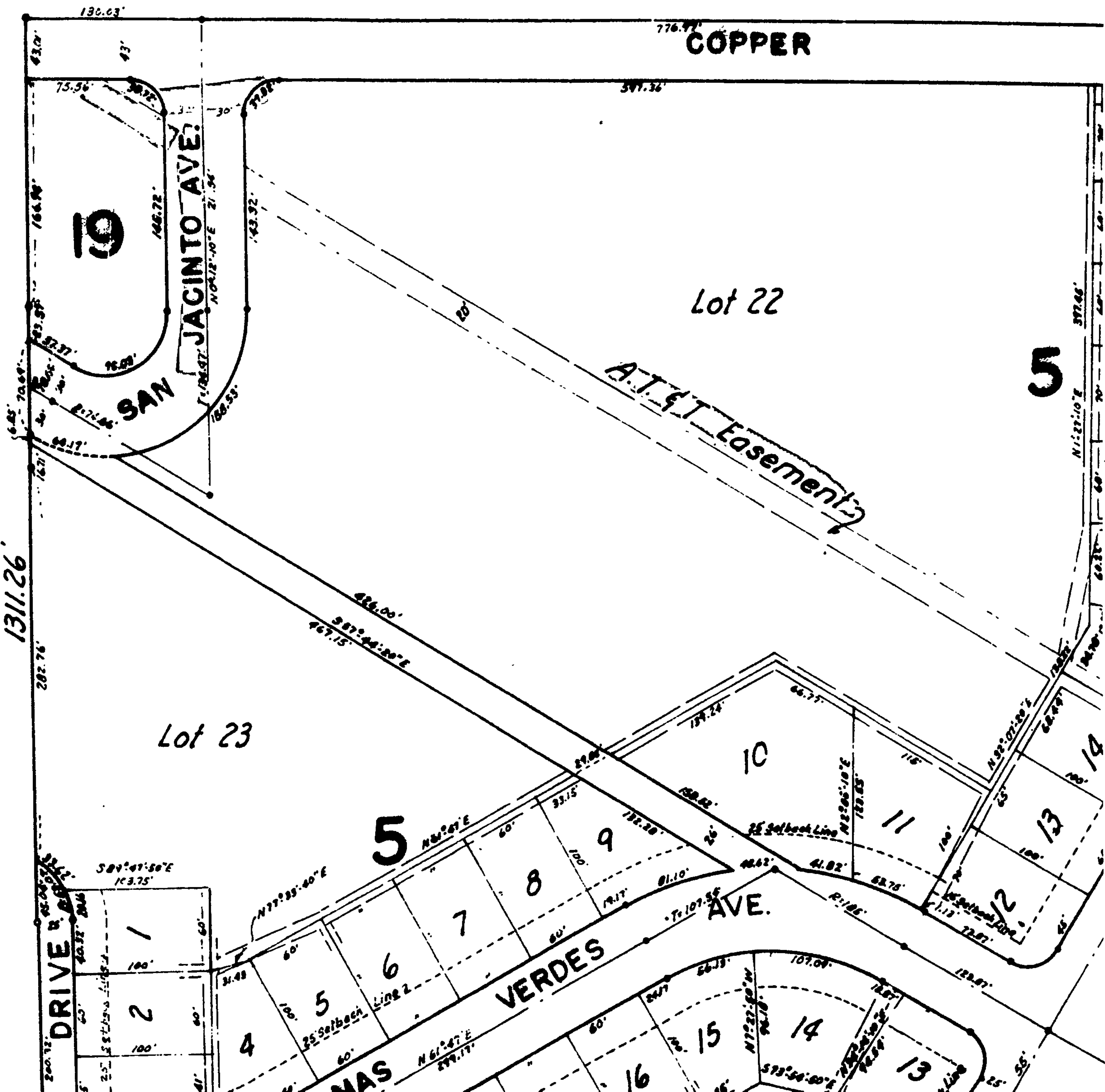
BOHANNAN & STEPHENSON

Civil Engineers

Dedication

126 JUN 21 1960

D2
103



COPPER

SAN JACINTO AVE.

Lot 22

10' Easement

5

Lot 23

1311.26'

5

8

9

10

11

14

13

12

VERDES AVE.

DRIVE B

1

2

MAS

AVE.

15

14

16

13

12

~~663-47~~

K-22-Z

~~663-47~~

Filed for record on

1977

Recorded in Vol. 912
County Folio 149
Clerk & Recorder
Deputy Clerk

- CORRECTED -
- AMENDED

SUMMARY PLAT
SHOWING
BLOCK 19-A
OF

FOOTHILL ESTATES
SUBDIVISION
ALBUQUERQUE, NEW MEXICO
OCTOBER, 1977
(AMENDED NOVEMBER 7, 1977)

State of New Mexico | 98
County of Bernalillo | 98
This instrument was filed for record on
1007 OCT 26 1977
At 10 o'clock P.M. Recorded in Vol. 912
of records of said County Folio 139
C. Angeles Clerk & Recorder
Deputy Clerk

THE FOREGOING REPLAT OF THAT CERTAIN TRACT OF LAND SITUATE WITHIN THE CITY LIMITS OF THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO; BEING IDENTIFIED AS ALL OF BLOCK NUMBERED NINETEEN (19) OF THE FOOTHILL ESTATES SUBDIVISION, TO THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 21, 1960; TOGETHER WITH, ALL OF THAT VACATED PORTION OF SAN JACINTO AVENUE N.E., VACATED BY THE CITY OF ALBUQUERQUE, NEW MEXICO, ON THE 15th DAY OF SEPTEMBER, 1977, BY VACATION ORDINANCE NO. V-77-29.

BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS SURVEY AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, SAID NORTHWEST CORNER BEING COMMON TO THE NORTHWEST CORNER OF SAID BLOCK NUMBERED NINETEEN (19), (A POINT ON THE SOUTHERLY LINE OF COPPER AVENUE N.E.); THENCE, LEAVING SAID BEGINNING POINT,

S 00°12'10" W, 267.20 FEET DISTANCE TO THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, A POINT OF CURVATURE ON THE SOUTHERLY LINE OF SAID VACATED SAN JACINTO AVENUE N.E.; THENCE,

NORTHEASTERLY, 222.70 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT ALONG THE SOUTHERLY LINE OF SAID VACATED SAN JACINTO AVE. N.E. (SAID CURVE HAVING A RADIUS OF 104.66 FEET AND A CHORD WHICH BEARS N 61°09'40" E, 183.00 FEET DISTANCE) TO A POINT OF TANGENCY ON THE EASTERLY LINE OF SAID VACATED SAN JACINTO AVE. N.E.; THENCE,

N 00°12'10" E, 143.32 FEET DISTANCE ALONG THE EASTERLY LINE OF VACATED SAN JACINTO AVE. N.E. TO A POINT OF CURVATURE; THENCE.

NOTE: RECORDED OR UNRECORDED EASEMENTS OTHER THAN SHOWN ON THE MAP HEREON ARE NOT COVERED BY THIS SURVEY PLAT.

FOOTHILL
SUBDI
ALBUQUERQUE
OCTOBER
CAMENDED HO

State of New Mexico }
County of Bernalillo } SS
This instrument was filed for record on
NOV 10 1977
At 2:56 o'clock p.m. Recorded in Vol. 212
of records of said County Folio 151
C. Angeles Clerk & Recorder
Deputy Clerk

DESCRIPTION POINT
OF BEGINNING

COPPER AVENUE N.E. 86'

N 88° 32' 50" W, 185.58'
113.83'

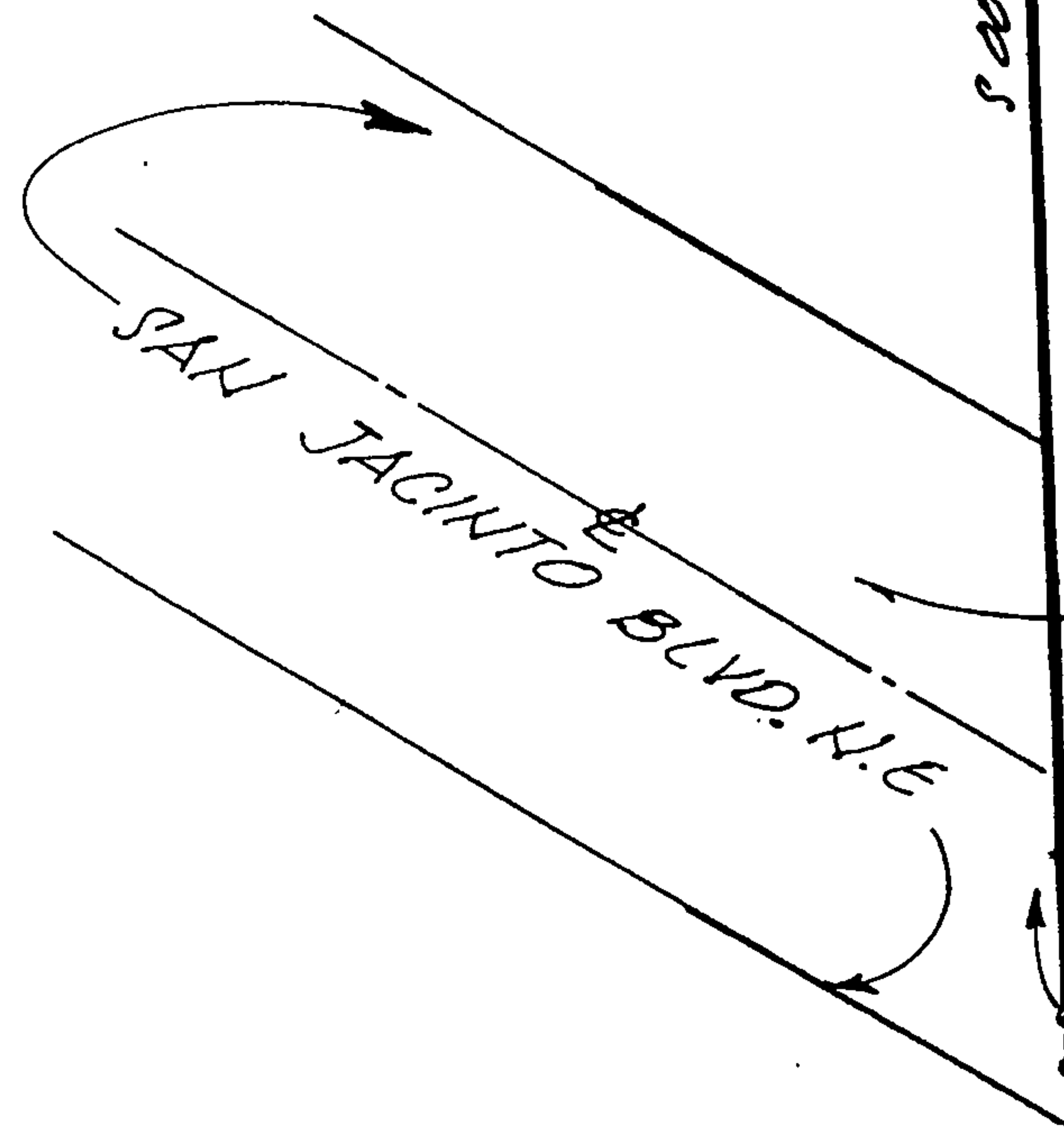
7' EASEMENT FOR PUBLIC
SERVICE COMPANY OF NEW
MEXICO & MTH. STATES TELE. &
TELE. (UNDERGROUND ONLY)

RAD. = 25.0'
ARC = 39.82'

BLOCK "19-A"

41,509.60 SQ. FT.
0.954 ACRE

20' WATER LINE EASEMENT



ACCESS TO
SAN JACINTO BLVD. N.E.

RADIUS = 104.66', ARC = 222.70'

THE FOREGOING REPLAT OF THAT CE
LIMITS OF THE CITY OF ALBUQUERQUE, B
ED AS ALL OF BLOCK NUMBERED NINETEE
TO THE CITY OF ALBUQUERQUE, BERNALIL
AND DESIGNATED ON THE PLAT OF SAID S
CLERK OF BERNALILLO COUNTY, NEW MEXI
THAT VACATED PORTION OF SAN JACINTO
QUE, NEW MEXICO, ON THE 15th DAY OF
V-77-29

BEING MORE PARTICULARLY DESCRIBED
BEGINNING AT THE NORTHWEST CORN
WEST CORNER BEING COMMON TO THE NORT
1977, (A POINT ON THE SOUTHERLY LINE
BEGINNING POINT,

S 00° 12' 10" W, 261.20 FEET DIS
HEREIN DESCRIBED, A POINT OF CURVATI
JACINTO AVENUE N.E.; THENCE,

NORTHEASTERLY, 222.70 FEET DIS
LEFT ALONG THE SOUTHERLY LINE OF SA
HAVING A RADIUS OF 104.66 FEET AND
FEET DISTANCE) TO A POINT OF TANGEN
JACINTO AVE. N.E.; THENCE,

N 00° 12' 10" E, 143.32 FEET DIS
JACINTO AVE. N.E. TO A POINT OF CUR

NORTHEASTERLY, 39.82 FEET DIS
RIGHT ALONG SAID EASTERLY LINE OF
HAVING A RADIUS OF 25.00 FEET AND
DISTANCE TO A POINT OF TANGENCY OF
AVENUE N.E., THE NORTHEAST CORNER

N 88° 32' 50" W, 185.58 FEET DIS
AVENUE N.E. TO THE NORTHWEST CORNER
TRACT HEREIN DESCRIBED, AND CONTAIN

SURVEYED, REPLATTED, AND NOW E
STATES SUBDIVISION, TO THE CITY OF
WITH THE FREE CONSENT OF, AND IN AC
UNDERSIGNED OWNER(S) AND PROPRIETOR

SCHOOL

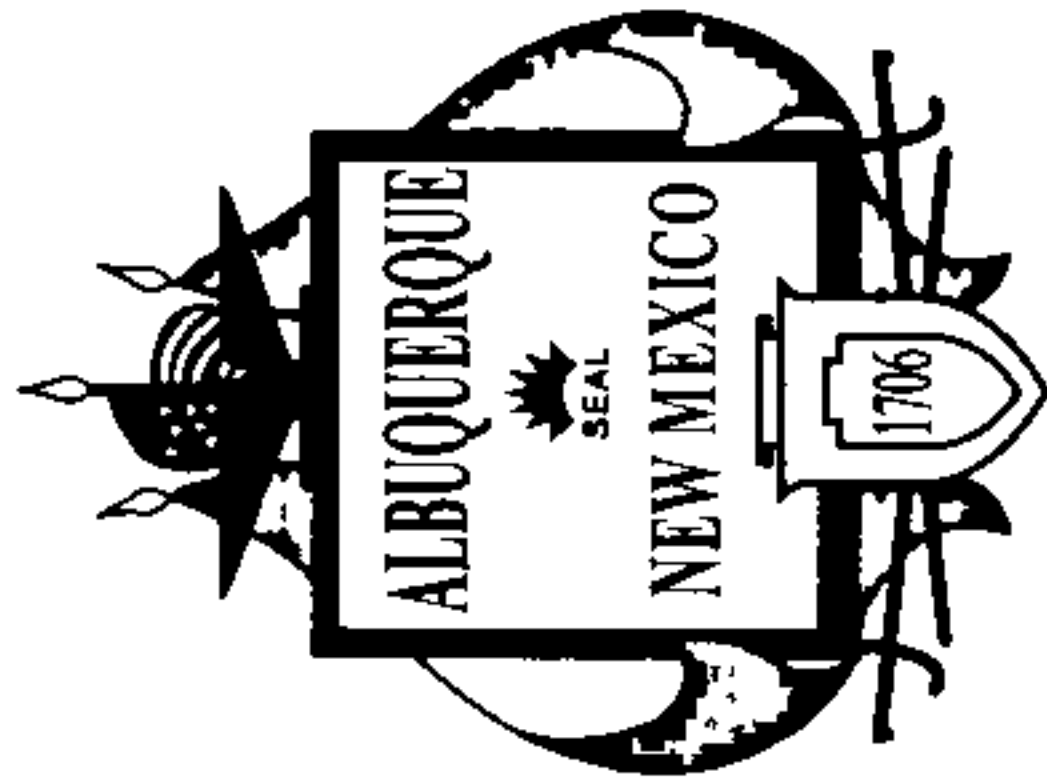
BLK. 19
ELEMENTARY

SCALE: 1" = 40'

APPROVAL AND CONDITIONAL ACCEPTANCE, AS SPECIFIED BY SUBSECTION 22.A.26 OF
THE ALBUQUERQUE SUBDIVISION ORDINANCE.

PLANNING DIRECTOR, CITY OF ALBUQUERQUE, N.M. DATE

E.H. CRAVEN



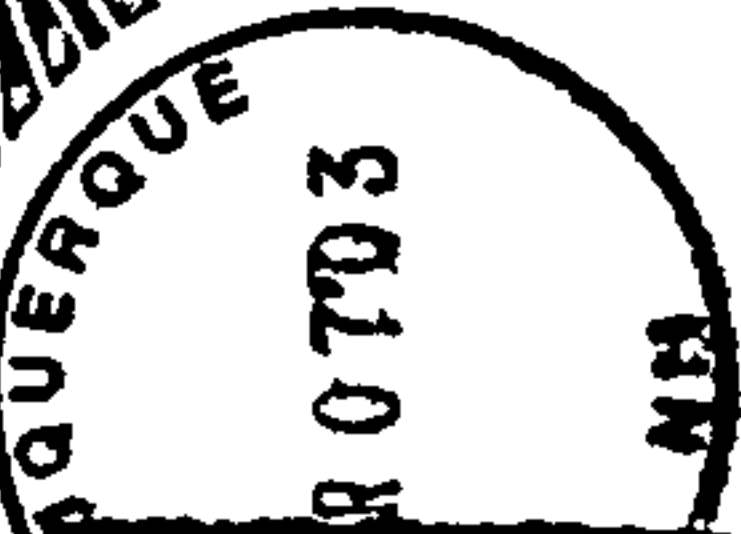
City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT



RETURN TO SENDER ATTEMPTED NOT KNOWN



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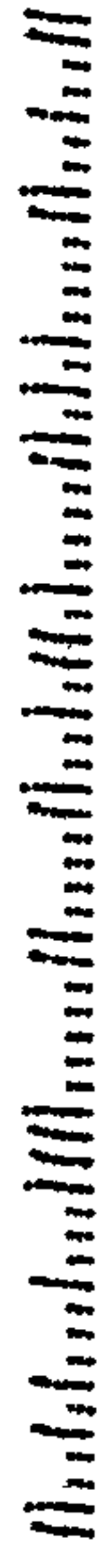
U.S. POSTAGE

PB METER 7131916

102205732523141806

JAEQUEZ MARK A & ELSA DR NE
532 GEORGENE NM 87123
ALBUQUERQUE

9712918901933





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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, March 26, 2003**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1002516

03DRB-00331 Major-Bulk Land Variance
03DRB-00332 Minor-Prelim&Final Plat
Approval

ALDRICH LAND SURVEYING, INC. agent(s) for CURB, INC. & AVALON WEST LLC request(s) the above action(s) for all or a portion of Tract(s) A-1 & B-1, **ROSNER TRACT**, and Tract A, **LANDS OF WESTLAND DEVELOPMENT**, zoned R-LT, located on BLAKE RD SW, between LANDS OF RIO BRAVO PARTNERS and LANDS OF SALAZAR-DAVIS containing approximately 106 acre(s). [REF: DRB-99-80] (N-8)

Project # 1002334

03DRB-00333 Major-Vacation of Public Easements
03DRB-00334 Major-Vacation of Public Easements
03DRB-00335 Major-Vacation of Public Easements
03DRB-00336 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC., agent(s) for JOHN R POSEN request(s) the above action(s) for all or a portion of Lot(s) 19A, Block(s) 19A, **FOOTHILLS ESTATES**, and Lot(s) 1-11, **COPPER PARK**, zoned R-T, located on COPPER AVE NE, between CHELWOOD BLVD NE and TRAMWAY BLVD NE containing approximately 1 acre(s). [REF: 02EPC-01695] (K-22)

Project # 1002452

03DRB-00338 Major-Bulk Land Variance
03DRB-00339 Major-Preliminary Plat

WILSON & COMPANY INC. agent(s) for CITY OF ALBUQUERQUE, OPEN SPACE DIVISION AND RAY A. GRAHAM III request(s) the above action(s) for all or a portion of Lot(s) 6, Tract(s) A, B AND 1-6, **LANDS OF RAY A. GRAHAM III - OVENWEST**, zoned SU-1, C-2 USES, O-1 USES PRD (10 du/A) and located EAST OF COORS BLVD NW, between LEARNING RD NW and MONTANO RD NW containing approximately 71 acre(s). [REF: 02DRB-00058, 00059, 00116, 01543 under Project #1000965] (E-12/F-12)

SEE PAGE 2...



PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1002503

03DRB-00337 Major-Vacation of Pub
Right-of-Way


03DRB-00340 Major-Vacation of Public
Easements

03DRB-00341 Major-Vacation of Public
Easements

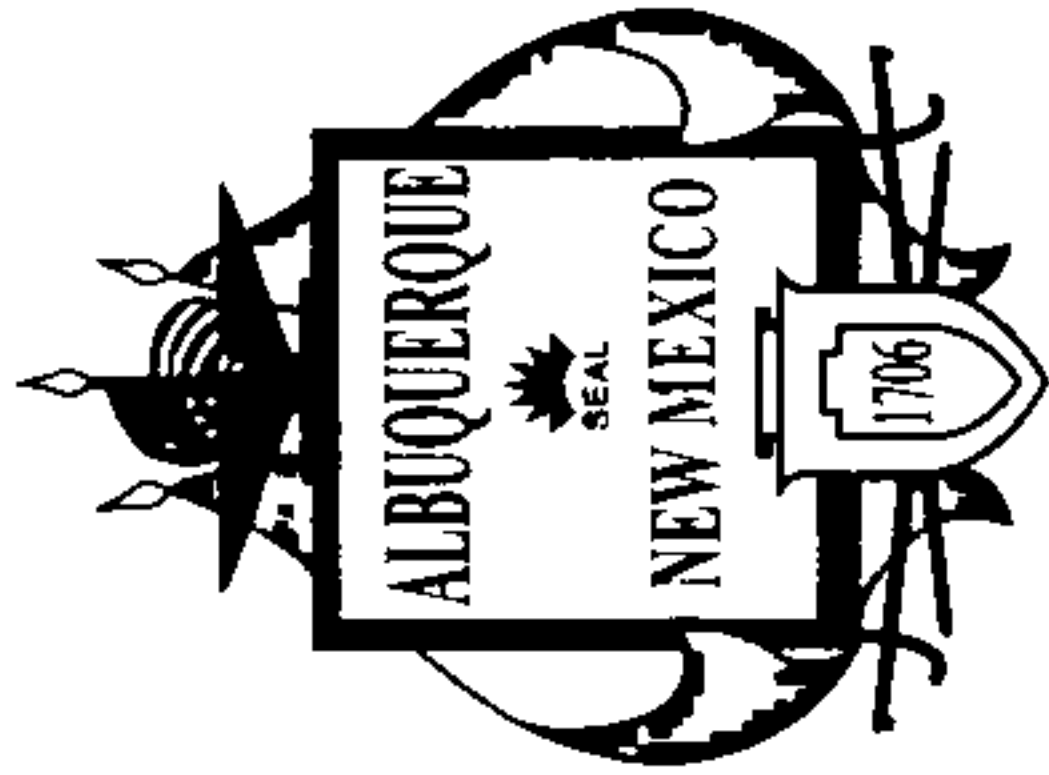
03DRB-00342 Major-Vacation of Public
Easements

WILSON & COMPANY INC. agent(s) for VOLCANO CLIFFS PROPERTY OWNERS ASSOCIATION request(s) the above action(s) for Lots 7-9, Inclusive, Block 10; Lots 8-11, Inclusive, Block 11; Lots 1 and 8 – 14, Inclusive, Block 12 and Lots 1-3, inclusive, Block 14, **ALL IN VOLCANO CLIFFS SUBDIVISION, UNIT 5, TOGETHER WITH**, Lots 1-12, Inclusive, Block 1; Lots 1-10, Inclusive, Block 2; Lots 1-12, Block 3; Lots 1 –15, Block 4 and Lots 13-20, Inclusive, Block 5, **ALL IN VOLCANO CLIFFS SUBDIVISION, UNIT 24**, zoned R-1, located on 81st ST NW, between UNSER BLVD NW and MARIGOLD DR NW containing approximately 42 acre(s). (D-10)

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


for Sheran Matson, AICP, DRR Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 10, 2003.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT



RETURN
TO SENDER
ATTEMPTED
NOT KNOWN

0373

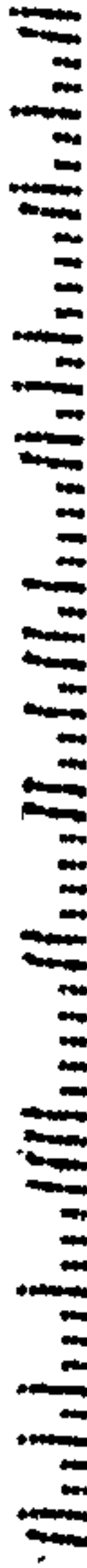
PB METER
7131916

U.S. POSTAGE

102205731823741808

FRAZIER JEFF EUGENE & MANUELA
528 GEORGENE DR NE
ALBUQUERQUE NM 87123

~~57125720731823~~





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

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SEE PAGE 2...



PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1002503

03DRB-00337 Major-Vacation of Pub
Right-of-Way


03DRB-00340 Major-Vacation of Public
Easements

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for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 10, 2003.



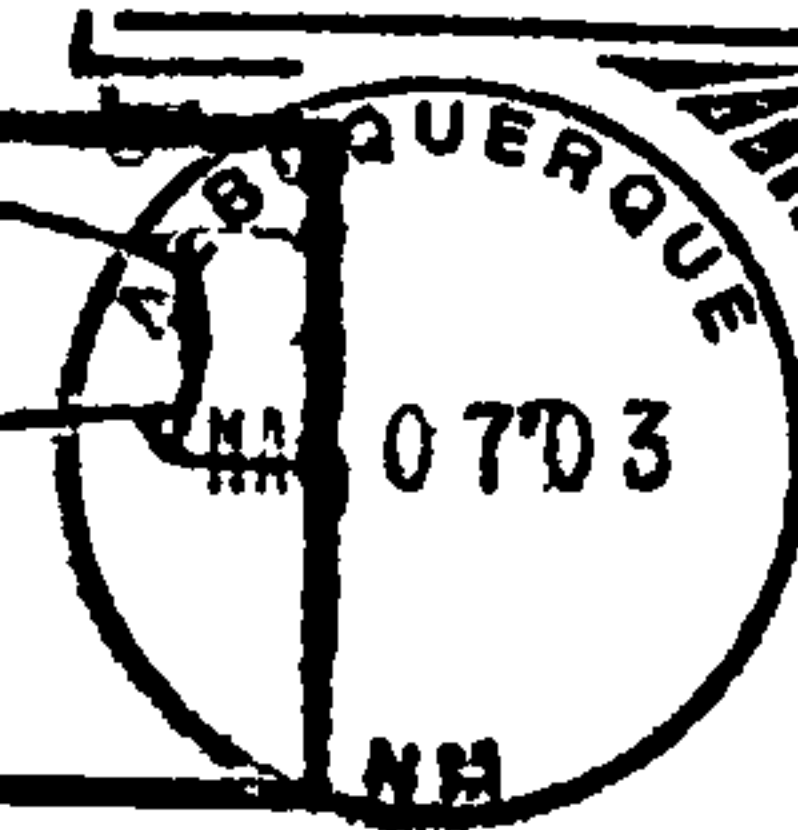
City of Albuquerque

PO BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT



RETURN
TO SENDER
ATTEMPTED
NOT KNOWN



PB METER
7131916

0.37
U.S. POSTAGE

10220573223441807

RITRIEVI RNETT CHRISTOPHER
530 GEORGINE DR NE
ALBUQUERQUE NM 87123

87123720301233





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CITY OF ALBUQUERQUE**

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03DRB-00332 Minor-Prelim&Final Plat
Approval

ALDRICH LAND SURVEYING, INC. agent(s) for CURB, INC. & AVALON WEST LLC request(s) the above action(s) for all or a portion of Tract(s) A-1 & B-1, **ROSNER TRACT**, and Tract A, **LANDS OF WESTLAND DEVELOPMENT**, zoned R-LT, located on BLAKE RD SW, between LANDS OF RIO BRAVO PARTNERS and LANDS OF SALAZAR-DAVIS containing approximately 106 acre(s). [REF: DRB-99-80] (N-8)

Project # 1002334

03DRB-00333 Major-Vacation of Public Easements
03DRB-00334 Major-Vacation of Public Easements
03DRB-00335 Major-Vacation of Public Easements
03DRB-00336 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC., agent(s) for JOHN R POSEN request(s) the above action(s) for all or a portion of Lot(s) 19A, Block(s) 19A, **FOOTHILLS ESTATES**, and Lot(s) 1-11, **COPPER PARK**, zoned R-T, located on COPPER AVE NE, between CHELWOOD BLVD NE and TRAMWAY BLVD NE containing approximately 1 acre(s). [REF: 02EPC-01695] (K-22)

Project # 1002452

03DRB-00338 Major-Bulk Land Variance
03DRB-00339 Major-Preliminary Plat

WILSON & COMPANY INC. agent(s) for CITY OF ALBUQUERQUE, OPEN SPACE DIVISION AND RAY A. GRAHAM III request(s) the above action(s) for all or a portion of Lot(s) 6, Tract(s) A, B AND 1-6, **LANDS OF RAY A. GRAHAM III - OVENWEST**, zoned SU-1, C-2 USES, O-1 USES PRD (10 du/A) and located EAST OF COORS BLVD NW, between LEARNING RD NW and MONTANO RD NW containing approximately 71 acre(s). [REF: 02DRB-00058, 00059, 00116, 01543 under Project #1000965] (E-12/F-12)

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PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
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Project # 1002503

03DRB-00337 Major-Vacation of Pub
Right-of-Way

03DRB-00340 Major-Vacation of Public
Easements

03DRB-00341 Major-Vacation of Public
Easements

03DRB-00342 Major-Vacation of Public
Easements

WILSON & COMPANY INC. agent(s) for VOLCANO CLIFFS PROPERTY OWNERS ASSOCIATION request(s) the above action(s) for Lots 7-9, Inclusive, Block 10; Lots 8-11, Inclusive, Block 11; Lots 1 and 8 – 14, Inclusive, Block 12 and Lots 1-3, Inclusive, Block 14, **ALL IN VOLCANO CLIFFS SUBDIVISION, UNIT 5, TOGETHER WITH**, Lots 1-12, Inclusive, Block 1; Lots 1-10, Inclusive, Block 2; Lots 1-12, Block 3; Lots 1 –15, Block 4 and Lots 13-20, Inclusive, Block 5, **ALL IN VOLCANO CLIFFS SUBDIVISION, UNIT 24**, zoned R-1, located on 81st ST NW, between UNSER BLVD NW and MARIGOLD DR NW containing approximately 42 acre(s). (D-10)

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

Sheran Matson, AICP, DRB Chair
for Development Review Board

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