2339

DXF Electronic Approval Form

DRB Project Case #: 1002339

Subdivision Name: ALVARADO GARDENS UNIT 2 LOTS 10A1A & 10A2A1

Surveyor: LARRY W MEDRANO

Contact Person:

Contact Information:

DXF Received: 9/10/2004 Hard Copy Received: 9/10/2004

Coordinate System: NMSP Grid (NAD 27)

Approved 12/14/04 Date

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

AGIS Use Only

Copied cov **2339** to agiscov on **12/14/2004** Contact person notified on **12/14/2004**

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 23, 2004

14. Project # 1002339
04DRB-00917 Minor-Vacation of Private Easements

PRECISION SURVEYS, INC agent(s) for RICHARD TARANGO & HOLLY ARROYO request(s) the above action(s) for all or a portion of Lot(s) 10-A-1- & 10-A-2, **ALVARADO GARDENS UNIT 2,** zoned RA-2 residential and agricultural zone, located on CAMPBELL RD NW, between CALLE TRANQUILO NW and ALEJANDRO NW containing approximately 1 acre(s).[REF:03DRB00449, 03DRB01035, 04DRB00450, 02DRB01711, 02DRB01958, 03DRB00571] (G-12)

At the June 23, 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.

2. Affected utility companies shall acknowledge the vacation by their signatures on the replat.

If you wish to appeal this decision, you must do so by July 8, 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 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.

OFFICIAL NOTICE OF DECISION

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: Robert Tarango & Holly Arroyo, 1208 Jefferson St NE, 87110
Precision Surveys Inc., 8414-D Jefferson St NE, 87113
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

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: 1002339 **AGENDA ITEM NO: 14**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.

RESOLUTION:

APPROVED X; 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: June 23, 2004

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
June 23, 2004 DRB
Comments

ITEM # 14

PROJECT # 1002339 APPLICATION # 04-00917

RE: Alvarado Gardens, Unit 2/vac. private easements

Defer to Hydrology on the issue of vacation of a portion of Duranes Ditch.

If approved, applicant has one year form the DRB approval date to complete the action with a successful application to DRB for a minor plat incorporating the vacated property into adjacent property owned by applicant.

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

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

APRIL 7, 2004

22. Project # 1002339
04DRB-00449 Minor-Vacation of Private Easements
04DRB-00450 Minor-Prelim&Final Plat Approval

HOLLY ARROYO & RICHARD TARANGO request(s) the above action(s) for all or a portion of Tract(s) 10-A-2, **ALVARADO GARDENS UNIT 2,** zoned RA-2, M7, located on CAMPBELL RD NW, between RIO GRANDE BLVD NW and TRELLIS DR NW containing approximately 1 acre(s). [REF:02DRB-01711, 02DRB-01958, 03DRB-00571, 03DRB-00769, 03DRB-01035] (G-12)

At the April 7, 2004, Development Review Board meeting, the Vacation was approved as shown on Exhibit B in the Planning file, subject to these provisions:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements, or:

2. There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation.

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

4. Final disposition shall be through the City Real Estate Office.

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

The preliminary and final plat was approved with final plat sign off delegated to Utilities Development for the beneficiary of easement signature on the plat.

If you wish to appeal this decision, you must do so by April 22, 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 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.)

Sheran Matson

Sheran Matson, AICP, DRB Chair

cc: Holly Arroyo and Richard Tarango, 1208 Jefferson NE, 87110
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

22

DRB CASE ACTION LOG

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-00450 (P&F)** Project # **1002339**

Project Name: **ALVARADO GARDENS UNIT 2**

Agent: Holly Arroyo & Richard Tarango Phone No.: 261-4214

Your request for (**SDP for SUB**), (**SDP for BP**), (**FINAL PLATS**), (**MASTER DEVELOP. PLAN**), was approved on 4/8/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☒ UTILITIES: Need owner of Lot 10-A-3 signature and Notary (same as Lot 10-A-2 owners) concurring with vacation.
- ☐ CITY ENGINEER / AMAFCA:
- ☐ PARKS / CIP:
- ☐ PLANNING (Last to sign):
- ☐ **Planning must record this plat. Please submit the following items:**
  - -The original plat and a mylar copy for the County Clerk.
  - -Tax certificate from the County Treasurer.
  - -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
  - -Tax printout from the County Assessor.
  - ☐ **Include 3 copies of the approved site plan along with the originals.**
  - ☒ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
  - ☐ **AGIS DXF File approval required.** OK.
  - ☒ **Copy of recorded plat for Planning.**

Project Number 1002339

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
April 7, 2004
Comments

ITEM # 22

PROJECT # 1002339 APPLICATION # 04-00449 & 00450

RE: Tract 10-A-2, Alvarado Gardens, Unit 2/vacation & minor plat

No objection to the requested vacation & re-plat.

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

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002339 **AGENDA ITEM NO: 22**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

Defer to utilities.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: April 7, 2004

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

April 7, 2004 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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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: 11:10 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 # 1002224**
04DRB-00335 Major-Vacation of Pub Right-of-Way

ISAACSON & ARFMAN, P.A. agent(s) for CITY OF ALBUQUERQUE, OPEN SPACE DIVISION request(s) the above action(s) for all or a portion of Tract(s) 8-A1-2-B-1, M.R.G.C.D. MAP 31, **LOS POBLANOS RANCH,** zoned CITY OF ALBUQUERQUE, OPEN SPACE, located on CITY OPEN SPACE, between ADOBE ROAD NW and MONTANO ROAD NW containing approximately 7 acre(s). [REF: 1002634, 03DRB-01172, 03EPC-00695, 02EPC-01482, 02DRB-01425] *[Deferred from 4/7/04]* (F-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/28/04.**

2. **Project # 1003167**
04DRB-00336 Major-Bulk Land Variance
04DRB-00337 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES, INC agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or a portion of Tract(s) 18-22, **TOWN OF ATRISCO GRANT, UNIT 2,** zoned R-D/R-1, located on 86TH ST SW, between TOWER RD SW and EUCARIZ AVE SW containing approximately 25 acre(s).[REF:03DRB-02189] (L-9) **THE BULK LAND VARIANCE WAS APPROVED. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SAD 222 READJUSTMENT AND PLANNING FOR AGIS DXF FILE.**

3. **Project # 1003273**
04DRB-00338 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for ARC INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 5A - 13A, **VISTA,** zoned C-2 community commercial zone, located on CENTRAL AVE SW, between 94TH ST SW and 98TH ST SW containing approximately 2 acre(s). [REF: Z-85-93, Z-88-3, V-85-44, 04DRB-00279] (K-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1003293**
04DRB-00333 Major-Vacation of Public Easements

JEFF HENRY agent(s) for JEFFERSON ONE, LLC request(s) the above action(s) for all or a portion of Lot(s) F-7, **ATRISCO BUSINESS PARK, UNIT 3,** zoned SU-1 special use zone, PLANNED INDUSTRIAL PARK, located on COORS BLVD NW, between LOS VOLCANOS NW and BLUEWATER NW containing approximately 3 acre(s). (J-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

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

6. **Project # 1003232**
04DRB-00254 Major-Vacation of Pub Right-of-Way
04DRB-00255Major-Vacation of Public Easements
04DRB-00253 Minor-Prelim&Final Plat Approval

COMMUNITY SCIENCES CORP. agent(s) for ENTRADA DEVELOPMENT LTD. CO. request(s) the above action(s) for all or a portion of Lot(s) 8-P2, **CAMPBELL FARM SUBDIVISION** AND Tract(s) A, **LANDS OF ANDREWS**, zoned RA-2 residential and agricultural zone, located on CAMPBELL LANE NW, between CAMPBELL RD NW and MATTHEW RD NW containing approximately 2 acre(s). [REF: DRB-98-195, 04DRB-00139] *[Deferred from 3/24/04 & 4/7/04]* (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/28/04.**

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

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

8. **Project # 1002856**
04DRB-00230 Major-Preliminary Plat Approval
04DRB-00231 Minor-Sidewalk Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Lot(s) 1-5, **THE MEADOWS @ ANDERSON HILLS,** zoned RLT, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and 98TH SW containing approximately 49 acre(s). [REF:Z-99-58, 03DRB-00234, 03DRB-01891, 01892, 01893, 01894, 03DRB-01974] *[Deferred from 3/17/04 & 3/31/04]* (P-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/7/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/8/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT APPROVAL FROM UTILITIES DEVELOPMENT, THE OFFSITE 2W WATERLINE MUST BE OPERATIONAL AND PLANNING MUST RECEIVE PHOTOS OF ALREADY BUILT WALLS WITH PROJECT NUMBER, LOCATION AND NAME OF SUBDIVISION LISTED. THE SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

9. **Project # 1002857**
04DRB-00232 Major-Preliminary Plat Approval
04DRB-00233 Minor-Sidewalk Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, **HIGHLANDS @ ANDERSON HILLS, UNITS 2 & 3,** zoned RLT, located on 98TH ST SW, between DENNIS CHAVEZ BLVD SW and 98TH SW containing approximately 62 acre(s).[REF:Z-99-58, 03DRB-01200, 01201, 01202, 01203, 01204,01205] *[Deferred from 3/17/04 & 3/31/04]* (P-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/7/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/22/03 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT APPROVAL FROM UTILITIES DEVELOPMENT, THE OFFSITE 2W WATERLINE MUST BE OPERATIONAL AND PLANNING MUST RECEIVE PHOTOS OF ALREADY BUILT WALLS WITH PROJECT NUMBER, LOCATION AND NAME OF SUBDIVISION LISTED. THE SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

10. **Project # 1002858**
04DRB-00234 Major-Preliminary Plat Approval
04DRB-00235 Minor-Sidewalk Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) G, H AND I, **MESA @ ANDERSON HILLS,** zoned SU-1/C-1 & R-2, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 36 acre(s). [REF: Z-99-58, 03DRB-01206, 01207, 01208, 01209] *[Deferred from 3/17/04& 3/31/04]* (P-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/7/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/22/03 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT APPROVAL FROM UTILITIES DEVELOPMENT, THE OFFSITE 1W WATERLINE IN UNSER MUST BE OPERATIONAL AND PLANNING MUST RECEIVE PHOTOS OF ALREADY BUILT WALLS WITH PROJECT NUMBER, LOCATION AND NAME OF SUBDIVISION LISTED. THE SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

11. **Project # 1000766**
04DRB-00306 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES, PA agent(s) for PULTE HOMES OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 3A, **TOWN OF ATRISCO GRANT, UNIT 2,** zoned RD (9DU/AC), located on TOWER SW, between UNSER SW and 75TH ST SW containing approximately 20 acre(s). [REF:DRB-97-202] *[Deferred from 3/31/04]* (L-10) **A TWO-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

12. **Project # 1003279**
04DRB-00294 Major-Vacation of Public Easements

MARK GOODWIN & ASSOCIATES PA agent(s) for D. R. HORTON CUSTOM HOMES request(s) the above action(s) for all or a portion of Lot(s) 13-P1, Block(s) 7, **VISTA SANDIA, UNIT 2,** zoned RD, located on EUCARIZ AVE SW, between 82ND ST SW and UNSER BLVD SW containing approximately 1 acre(s). *[Deferred from 3/31/04]* (L-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

13. **Project # 1002423**
04DRB-00302 Major-Vacation of Public Easements

BOHANNAN HUSTON, INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) E-1, ALBUQUERQUE SOUTH, UNIT 3, (to be known as **EL RANCHO GRANDE, UNIT 10,** zoned R-2, located on VALLEY VIEW SW, between CARTAGENA AVE SW and DE ANZA DR SW containing approximately 20 acre(s). [REF: 03DRB-00749] *[Deferred from 3/31/04]* (N-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

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

14. **Project # 1003168**
04DRB-00475 Minor-SiteDev Plan BldPermit/EPC

ISAAC BENTON & ASSOCIATES AIA agent(s) for AL SOTO request(s) the above action(s) for all or a portion of Block(s) 4, Tract(s) 29, **PALISADES ADDITION,** zoned R-1, located on LOMA ALTA CT NW, between PALISADES DR NW and ATRISCO DR NW containing approximately 2 acre(s). [REF: 03EPC-02191] **[Elvira Lopez, EPC Case Planner]** (J-11) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR FIRE FLOW CALCULATION SHEET FROM THE FIRE MARSHAL.**

15. **Project # 1003358**
04DRB-00478 Minor-SiteDev Plan BldPermit

KEN HOVEY agent(s) for COMMERCIAL ENTERPRISES INC request(s) the above action(s) for all or a portion of Tract(s) 49, **CLIFFORD INDUSTRIAL PARK,** zoned SU-2 / M-1, located on WASHINGTON PL NE and ANAHEIM NE and containing approximately 3 acre(s). (C-17) **INDEFINITELY DEFERRED ON A NO SHOW.**

16. **Project # 1003296**
04DRB-00341 Minor-SiteDev Plan BldPermit

DAVID PACHECO, agent(s) for VERNON DORRIS, request(s) the above action(s) for all or a portion of Tract(s) 11, **ALAMEDA BUSINESS PARK,** zoned SU-2, IP-EP, located on ALAMEDA BLVD NE between EDITH NE and JEFFERSON NE containing approximately 1 acre(s). [REF: DRB-98-223, V-99-9, 10001321, 1003114] *[Deferred from 3/24/04]* (C-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1003299**
04DRB-00346 Minor-SiteDev Plan BldPermit

STERLING CAPITAL DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 16A, Block(s) 18, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2 special neighborhood zone, M-1, located on SAN PEDRO DR NE, between PASEO DEL NORTE NE and HOLLY AVE. NE containing approximately 2 acre(s). [REF: DRB-96-67] *[Deferred from 3/24/04]* (C-18) **THE INFRASTRUCTURE LIST DATED 4/7/04 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR LANDFILL LANGUAGE ON SITE PLAN, MARCIA PINCUS SIGNATURE ON SITE PLAN, VERIFICATION THAT PLANNING COMMENTS HAVE BEEN ADDRESSED AND A VARIANCE PER NORTH I-25 LANDSCAPE SETBACK REQUIREMENT.**

18. **Project # 1002201**
04DRB-00395 Minor-SiteDev Plan BldPermit/EPC

TIERRA WEST LLC agent(s) for LARRY H. MILLER GROUP request(s) the above action(s) for all or a portion of Tract(s) A & B, **AMERICAN TOYOTA,** zoned SU-2, SU-1 AUTO SALES SERV REP, located on ALAMEDA BLVD NE, between PAN AMERICAN FREEWAY NE and SAN PEDRO DR NE containing approximately 5 acre(s). [REF: Z-86-8, 03DRB-01382, 03EPC-02047, Project #1002848] **[Debbie Stover, EPC Case Planner]** *[Deferred from 3/31/04]* (C-18) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

19. **Project # 1000542**
04DRB-00468 Minor-Ext of SIA for Temp Defer SDWK

BOHANNAN HUSTON, INC. agent(s) for HIGH DESERT INVESTMENT CORP. request(s) the above action(s) for all or a portion of Lot(s) 42, 43, 46, 47, 48, 50, 51, 55, 56, 57, 58, 60, 61, 62, 63 and 64, **CANYONS @ HIGH DESERT,** zoned SU-2 special neighborhood zone, located on CANYON BLUFF TR NE, between JUNIPER CANYON TR NE and CANYON EDGE TR NE [REF: 02DRB-01289] (F-23) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

20. **Project # 1003328**
04DRB-00422 Minor-Ext of SIA for Temp Defer SDWK

CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) 2A-1C-1A, **SOLTERRA AT HIGH DESERT, UNIT 1,** zoned SU-2/HD-RT, located on CORTADERIA ST NE, between IMPERATA ST NE and SPAIN RD NE containing approximately 9 acre(s). [REF: DRB-95-457] (E-23) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

21. **Project # 1001557**
04DRB-00443 Minor-Final Plat Approval
04DRB-00541 Minor-Final Plat

MARK GOODWIN & ASSOCIATES, PA agent(s) for ASI ES, INC request(s) the above action(s) for all or a portion of Tract(s) A-1, **PUNO DE TIERRA ESTATES, UNIT 3 AND UNIT 4,** zoned R-LT, located on COORS BLVD SW, between ARENAL RD SW and EDUARDO RD SW containing approximately 13 acre(s). [REF: DRB-97-498] (M-10) **FINAL PLAT FOR UNIT 3 WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND TO ELIMINATE PUBLIC TRAIL RIGHT-OF-WAY IN UNIT 3 AND PLANNING FOR PHOTOS OF BUILT WALLS TO BE ID'D, AND A NEW AGIS DXF FILE FOR UNIT 3.**

THE FINAL PLAT FOR UNIT 4 WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PHOTOS OF BUILT WALLS TO BE ID'D.

A CONDITION OF FINAL PLAT FOR UNITS 3 & 4 IS THAT THE PLATS BE RECORDED AT THE SAME TIME.

22. **Project # 1002339**
04DRB-00449 Minor-Vacation of Private Easements
04DRB-00450 Minor-Prelim&Final Plat Approval

HOLLY ARROYO & RICHARD TARANGO request(s) the above action(s) for all or a portion of Tract(s) 10-A-2, **ALVARADO GARDENS UNIT 2,** zoned RA-2, M7, located on CAMPBELL RD NW, between RIO GRANDE BLVD NW and TRELLIS DR NW containing approximately 1 acre(s). [REF:02DRB-01711, 02DRB-01958, 03DRB-00571, 03DRB-00769, 03DRB-01035] (G-12) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR THE BENEFICIARY OF EASEMENT SIGNATURE ON THE PLAT.**

23. **Project # 1002981**
03DRB-02132 Minor-Prelim&Final Plat Approval

SURV-TEK, INC. agent(s) for 1224 BELLAMAH, LLC request(s) the above action(s) for all or a portion of Lot(s) B-1-A-3-A, **DUKE CITY LUMBER COMPANY ADDITION,** zoned S/M-1, located on BELLAMAH AVE. NW, between 12TH ST. and SAWMILL ROAD NW containing approximately 12 acre(s). [REF: 03ZHE 01596, DRB-95-360] *[Was indefinitely deferred on 1/21/04]* (J-13). **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/7/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/16/03 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

24. **Project # 1002531**
03DRB-01460 Minor- Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for WAYNE A. MCFADDEN request(s) the above action(s) for all or a portion of Lot(s) 33 & 34, ALVARADO GARDENS, (to be known as **CIELO SU TIERRA SUBDIVISION**) zoned RA-2 residential and agricultural zone, located on GRANDE BLVD NW, between WILMA RD NW and VILLA DORO WAY NW containing approximately 3 acre(s). [REF: 03DRB-00604 SK, ZA-97-249] *[Final plat was indefinitely deferred for the SIA]* (G-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND TRANSPORTATION DEVELOPMENT, THE WALL NEEDS TO BE MOVED TO NOT IMPEDED ACCESS.**

25. **Project # 1003229**
04DRB-00397 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for TOBY & DOROTHY DEVARGAS request(s) the above action(s) for all or a portion of Lot(s) 25, Block(s) NA, Tract(s) NA, **LINDA VISTA ADDITION,** zoned R-1 residential zone, located on HENDRIX AVE NW, between 4th ST NW and SANCHEZ AVE NW containing approximately 1 acre(s). [Project # changed from Project #1003322 now void*]* *[Deferred from 3/31/04]* (F-14) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

26. **Project # 1002743**
04DRB-00399 Minor-Final Plat Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES, LLC request(s) the above action(s) for all or a portion of Tract(s) H, **LA LUZ DEL OESTE, UNIT 4,** zoned SU-1 special use zone, PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE AVE NW containing approximately 2 acre(s). [REF: 03DRB-00989, 03DRB-01544, Z-77-28] *[Deferred from 3/31/04]* (F-11) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

27. **Project # 1003355**
04DRB-00466 Minor-Sketch Plat or Plan

WAYJOHN SURVEYING, INC. agent(s) for JOSEPH GREVEY request(s) the above action(s) for all or a portion of Lot(s) 162, 163, 164 & 165, **TOWN OF ATRISCO GRANT, AIRPORT UNIT,** zoned C-1 (SC) & C-2, located on COORS BLVD NW, between GLENRIO RD NW and FORTUNA RD NW containing approximately 14 acre(s). (J-10/J-11) **INDEFINITELY DEFERRED ON A NO SHOW. LATER CAME IN AND REQUEST DEFERRAL TO 4/14/04.**

28. Approval of the Development Review Board Minutes for March 24, 2004. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR MARCH 24, 2004 WERE APPROVED.**

ADJOURNED: 11:10 A.M.

2339

AGIS ELECTRONIC APPROVAL FORM

DRB Project Case #: 1002339

Subdivision Name: Alvarado Gardens Unit 2 - Lot 10A2A

Surveyor: Thoams D Johnston

Company/Agent: _____

Contact Person: Holly Arroyo E-mail: _____

Phone: 804-7939 Fax: _____

☒ DXF Received Date: 3/26/2004

☒ Hard-Copy Date: 3/26/2004

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

Approved Date 3/26/04

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

AGIS Use Only

Copied cov2339 to agiscov on 3/26/2004. Contact person notified on 3/26/2004

22

RECEIVED
JUL 10 2003
HYDROLOGY SECTION

DRB CASE ACTION LOG

REVISED 3/20/2003

7-15-03

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

DRB Application No.: 03-01035 **(FP)**	Project # **1002339**
Project Name: **ALVARADO GARDENS UNIT 2**	EPC Application No.:
Agent: Wayjohn Surveying. G-12	Phone No.: 255-2052

Your request for (~~SDP for SUB~~), **(SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 2/9/03 by the DRB with ~~delegation of~~ signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION: _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
- ☐ UTILITIES: _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
- ☐ CITY ENGINEER / AMAFCA: _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
- ☐ PARKS / CIP: _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
- ☐ PLANNING (Last to sign): Delegated off the Agenda 7/8/03
  - ☐ **Planning must record this plat. Please submit the following items:**
    - -The original plat and a mylar copy for the County Clerk.
    - -Tax certificate from the County Treasurer.
    - -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
    - -Tax printout from the County Assessor.
  - ☐ **Include 3 copies of the approved site plan along with the originals.**
  - ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
  - ☐ **Copy of final plat AND a DXF File for AGIS is required.**
  - ☐ **Copy of recorded plat for Planning.**

Project Number 1002339

7-15-03

APPLICATION NO. 03DRB- 01035	PROJECT NO. 1002339
PROJECT NAME Alvarado Gardens - Unit 2	
EPC APPLICATION NO.	
APPLICANT / AGENT WayJohn Tom Johnston	PHONE NO. 255 2052
ZONE ATLAS PAGE G - 12	

ONE STOP COMMENT FORM LOG

TRANSPORTATION DEV (505) 924-3990

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE 7-10-03	DATE

COMMENTS:

UTILITY DEV (505) 924-3989

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE 7-11-03 AM	DATE

COMMENTS:

HYDROLOGY DEV (505) 924-3986

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED BLB	DATE 7/11/03	DATE

COMMENTS:

PARKS AND REC (505) 768-5328

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED CS	DATE CS 7/14/03	DATE

COMMENTS:

PLANNING (505) 924-3858

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE 7/17/03	DATE

COMMENTS:

Ned

(Return form with plat / site plan)

Sheets 5 FINAL PLAT APPROV.

delegated off Agenda 7/8/03

APPLICATION NO. 03DRB-01035	PROJECT NO. 1002339
PROJECT NAME ALVARADO GARDENS, UNIT 2	
EPC APPLICATION NO.	
APPLICANT / AGENT WAYJOHN TOM JOHNSTON	PHONE NO. 255-2052
ZONE ATLAS PAGE G-12	

ONE STOP COMMENT FORM LOG

TRANSPORTATION DEV (505) 924-3990

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE

COMMENTS:

UTILITY DEV (505) 924-3989

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE

COMMENTS:

HYDROLOGY DEV (505) 924-3986

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE

COMMENTS:

PARKS AND REC (505) 768-5328

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE

COMMENTS:

PLANNING (505) 924-3858

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE

COMMENTS:

Sheets should be 18" x 24"

done .. BW.. checked out for pri. Util. Signat.

(Return form with plat / site plan)

Delegated off Agenda 7/8/03

City of Albuquerque
Parks and Recreation Department

PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

Project Number: 1002339	**DRB Date:** 7/9/03
Application Number: 03DRB-01035	**Item Number:** 22

Subdivision:

Tract 10-A, Alvarado Gardens, Unit 2

Zoning: RA-2

Zone Page: G-12

New Lots (or units) : 3

Request for:

- [ ] Sketch Plat Review & Comment
- [ ] Bulk Land Variance
- [ ] Site Development Plan for Subdivision
- [ ] Site Development Plan for Building Permit
- [ ] Preliminary Plat
- [x] 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:

Park dedication requirment met through CIL payment.

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, (PRD) Phone: 768-5328

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002339 **AGENDA ITEM NO: 22**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: July 9, 2003

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board Comments
July 9, 2003

Item # 22

Project # 1002339 **Application #** 03DRBV-01035

RE: Alvarado Gardens, Unit 2

No objection to final plat approval.

Applicant may record the plat. Please be sure a recorded copy is returned to Planning to close the file.

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

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002339 **AGENDA ITEM NO: 22**

SUBJECT:

(01) Sketch Plat/Plan	(05) Site Plan for Subd	(10) Sector Dev Plan
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(03a) Sidewalk Deferral	(08) Final Plat	(13) Master Development Plan
(04) Preliminary Plat	(09) Infrastructure List	(14) Other

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

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

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

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

FOR:

delegated off.

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: July 9, 2003

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

City of Albuquerque
Parks and Recreation Department

PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

Project Number:	**1002339**	**DRB Date:**	7/9/03
Application Number:	**03DRB-01035**	**Item Number:**	22

Subdivision:

Tract 10-A, Alvarado Gardens, Unit 2

Zoning: RA-2

Zone Page: G-12

New Lots (or units) : 3

Request for:

- [ ] Sketch Plat Review & Comment
- [ ] Bulk Land Variance
- [ ] Site Development Plan for Subdivision
- [ ] Site Development Plan for Building Permit
- [ ] Preliminary Plat
- [x] 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:

Park dedication requirment met through CIL payment.

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, (PRD) Phone: 768-5328

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board Comments
July 9, 2003

Item # 22

Project # 1002339 **Application #** 03DRBV-01035

RE: Alvarado Gardens, Unit 2

No objection to final plat approval.

Applicant may record the plat. Please be sure a recorded copy is returned to Planning to close the file.

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

2339

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1002339 Subdivision Name Alvarado Gardens Unit 2

Surveyor Tom Johnston Company Way John

Contact person Tom Johnston Phone # 255-2052 email

Patricia M. Apt _____ 6/24/03

Approved *Not Approved Date

✓ DXF RECEIVED 6/23/03 DATE
✓ HARD-COPY RECEIVED 6/23/03 DATE
✓ DISCLOSURE STATEMENT

NAD 27, grid bearings, ground distances

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

File Format and naming

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

Coordinate System

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

Content

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

Comments:

AGIS Use Only: Copied cov 2339 to agiscov on 6/24/09 Client Notified 6/24/09

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

5-22-2003

10. Project # 1002339
03DRB-00769 Minor-Amnd Prelim Plat Approval

WAYJOHN SURVEYING INC agent(s) for JAY REMBE request(s) the above action(s) for all or a portion of Lot(s) 10A, **ALVARADO GARDENS-UNIT 2,** zoned RA-2 / W7, located on CAMPBELL RD NW, between TRELLIS DR NW and GLENWOOD DR NW containing approximately 2 acre(s). [REF: 02DRB-01711, 02DRB-01958, 03DRB-00571] (G-12)

At the May 21, 2003, Development Review Board meeting, the infrastructure list dated 1/15/03 was voided. With the signing of the Amended infrastructure list dated 5/21/03 the Amended preliminary plat was approved. This Amendment does not extend the expiration date of the already approved preliminary plat.

If you wish to appeal this decision, you must do so by June 5, 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).

Sheran Matson

Sheran Matson, AICP, DRB Chair

cc: Jay Rembe, 7620 Jefferson St NE, 87109
Wayjohn Surveying Inc., 330 Louisiana Blvd NE, 87108
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

May 21, 2003, 9:00 a.m.
MEMBERS:

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

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

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

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

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

Adjourned: 11:20 A.M.

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

1. **Project # 1000128**
   03DRB-00640 Major-Vacation of Public Easements
   03DRB-00659 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for RANDALL HOMES, LLC request(s) the above action(s) for all or a portion of Lot(s) ALL, **STONEBROOK ESTATES,** zoned R-D residential and related uses zone, Developing area, located on SOUTH SIDE OF EAGLE ROCK AVE NW, between JASPER DR NW and SUNNYBROOK ST NW containing approximately 1 acre(s). [REF: 00DRB-00769, 770 & 771 PPA] (C-19) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/22/03 THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR ENGINEER CERTIFICATION OF GRADING PLAN AND 15-DAY APPEAL PERIOD AND TO PARKS FOR OPEN SPACE NOTE AND PARK DEDICATION.**

2. **Project # 1002602**
   03DRB-00642 Major-Vacation of Public Easements
   03DRB-00643 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOC agent(s) for SUNSET WEST request(s) the above action(s) for all or a portion of Block(s) 2, Tract(s) A, **EAGLE ROCK ESTATES UNIT II, POND RECLAMATION,** zoned R-D/7DU/ac, located on LOUISIANA BLVD NE, between EAGLE ROCK AVE NE and OAKLAND AVE NE containing approximately 8 acre(s). [REF: DRB-97-374] (C-19) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/22/03 THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR ENGINEER CERTIFICATION OF GRADING PLAN AND 15-DAY APPEAL PERIOD AND TO PARKS FOR OPEN SPACE NOTE AND PARK DEDICATION.**

3. **Project # 1002603**
03DRB-00647 Minor-Prelim&Final Plat Approval
03DRB-00644 Major-Vacation of Public Easements
03DRB-00646 Major-Vacation of Public Easements

MARK GOODWIN & ASSCO agent(s) for SUNSET WEST request(s) the above action(s) for all or a portion of Tract(s) A & B < known as Public Drainage Easements >, **EAGLE ROCK ESTATES, UNIT I, POND RECLAMATION,** zoned R-D/7DUac, located on MODESTO AVE NE, between LOUISIANA BLVD NE and VISTAS DR NE containing approximately 8 acre(s). [REF: DRB-97-375] [Deferred from 5/21/03] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 6/4/03.**

4. **Project # 1001374**
03DRB-00667 Major-Vacation of Public Easements
03DRB-00666 Major-Vacation of Pub Right-of-Way
03DRB-00740 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for RIDGEFIELD WEST LLC request(s) the above action(s) for all or a portion of Block(s) 31, Tract(s) 21A1, **NORTH ALBUQUERQUE ACRES, (to be known as HERITAGE HILLS NORTH, UNIT 3)** zoned R-LT residential zone, located on PALOMAR AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). [REF: DRB-98-130] (D-2) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/21/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/22/03 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED.**

5. **Project # 1002400**
03DRB-00580 Major-Vacation of Public Easements
03DRB-00581 Minor-Final Plat Approval

ABQ ENGINEERING agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) west ½ of Lot(s) 4, 5 & 6, Block(s) 18, MONKBRIDGE ADDITION, **LOS CANDELARIAS SUBDIVISION,** zoned SU-2 special neighborhood zone, R-T, located on the NORTH SIDE OF CANDELARIA BLVD NW, between OTRA VEZ CT NW and CUERVO CT NW containing approximately 5 acre(s). [REF: 03DRB-00094, 03DRB-00267, 03DRB-00256, 02DRB-01935] [Deferred from 5/7/03] (G-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR THE FOLLOWING NOTE: THERE WILL NOT BE ANY SIGHT OBSTRUCTIONS OVER 3 FEET IN HEIGHT WITHIN THE 5 FOOT LANDSCAPING EASEMENT ADJACENT TO CANDELARIA AND TO PLANNING FOR THE 15-DAY APPEAL PERIOD.**

6. **Project # 1002322**
03DRB-00420 – Major-Preliminary Plat Approval

MULE BARN ENTERPRISES, agent(s) for ACME REAL ESTATE FUND, LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 23, **ORIGINAL TOWNSITE OF WESTLAND,** zoned SU-2 special neighborhood zone, IP, located on Sunset Gardens SW between 90th St SW and 94th St SW containing approximately 8 acre(s). [REF: 02DRB-01666 SK] [Deferred from 5/21/03] (L-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/4/03.**

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

BOHANNAN HUSTON INC agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Lot(s) 1-26, Block 4 and Lot(s) 35-42, Block(s) 5, UNIT 4, PARADISE HEIGHTS, (to be known as **PARADISE SKIES, UNIT 10 SUBDIVISION)** zoned R-1 residential zone, located on Rockcliff Blvd NW, south of McMahon Blvd NW containing approximatley 9 acre(s). [REF: 02-01867 (SK)] [Deferred from 5/21/03] (A-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/4/03.**

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

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

8. **Project # 1002249**
03DRB-00635 Minor-SiteDev Plan Subd/EPC
03DRB-00637 Minor-SiteDev Plan BldPermit/EPC
03DRB-00770 Minor-Preliminary & Final Plat

TIERRA WEST LLC agent(s) for WALMART STORES EAST, INC. request(s) the above action(s) for all or a portion of Tract(s) F1 & E1, **AMERICAN SQUARE**, zoned C-2 community commercial zone, located on CARLISLE BLVD NE, between CLAREMONT AVE NE and PHOENIX AVE NE containing approximately 13 acre(s). [REF: 02EPC-01475 & 02EPC-01476, 03DRB-00445 VPE] **[Debbie Stover, EPC Case Planner]** [Deferred from 5/21/03] (H-16) **DEFERRED AT THE AGENT'S REQUEST TO 5/28/03.**

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

9. **Project # 1000624**
03DRB-00764 Minor-Ext of SIA for Temp Defer SDWK

MARK GOODWIN & ASSOC. agent(s) for ROY D. MERCER, LLC request(s) the above action(s) for all or a portion of Tract(s) B-1-A-1 AKA. ALAMEDA BUSINESS PARK, **LANDS OF SPRINGER BUILDING MATERIAL CORP.,** zoned SU-2, IP-EP, located on SO SIDE OF ALAMEDA BLVD NE, between WASHINGTON ST NE and EDITH BLVD NE [REF: DRB-98-223, (1000624)] (G-14) **THE EXISTING CONSTRUCTION COMPLETION DEADLINE DATE OF MAY 15, 2003 , AS IDENTIFIED ON THE MOST RECENT SIA, IS EXTENDED TO MAY 15, 2005, WITH THE EXCEPTION THAT SIDEWALKS ALONG ALAMEDA ARE NOT INCLUDED IN THIS SIA EXTENSION.**

10. **Project # 1002339**
03DRB-00769 Minor-Amnd Prelim Plat Approval

WAYJOHN SURVEYING INC agent(s) for JAY REMBE request(s) the above action(s) for all or a portion of Lot(s) 10A, **ALVARADO GARDENS-UNIT 2,** zoned RA-2 / W7, located on CAMPBELL RD NW, between TRELLIS DR NW and GLENWOOD DR NW containing approximately 2 acre(s). [REF: 02DRB-01711, 02DRB-01958, 03DRB-00571] (G-12) **THE INFRASTRUCTURE LIST DATED 1/15/03 IS VOIDED WITH THE SIGNING OF THE AMENDED INFRASTRUCTURE LIST DATED 5/21/03 THE AMENDED PRELIMINARY PLAT WAS APPROVED.**

11. **Project # 1000789**
03DRB-00768 Minor-Sidewalk Waiver

CITY OF ALBUQUERQUE, PUBLIC WORKS DEPARTMENT-WATER UTILILTY request(s) the above action(s) for all or a portion of Lot(s) 16-21 and Lot(s) 24-29 and 3C), **RIO GRANDE GARDENS ADDITION,** zoned RA-2, located on ZICKERT NW, between CHERRY NW and APPLE NW containing approximately 2 acre(s). [REF: 99-318, 00DRB-01243] (H-12) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

12. **Project # 1002468**
03DRB-00766 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD. agent(s) for GILBERT LOVATO request(s) the above action(s) for all or a portion of Lot(s) 18-21, **BELMONT PLACE ADDITION,** zoned R-1, located on 5TH ST NW, between BELROSE AVE NW and 6TH ST NW containing approximately 1 acre(s). [REF: 03DRB-00195] (G-14) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR PROPERTY MANAGEMENT AND UTILITIES SIGNATURES.**

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

13. **Project # 1001265**
03DRB-00762 Minor-Sketch Plat or Plan

RODOLFO DAVILA request(s) the above action(s) for all or a portion of Tract(s) 193A and 195, **MRGCD MAP 41,** zoned SU-2 NCR & SU-2/MR, located on BROADWAY SE, between BARELAS DITCH (KATHERIN SE) and SMITH SE containing approximately 2 acre(s). [REF: 01DRB-00720] (L-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. **Project # 1001372**
03DRB-00765 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 18A-1, **VENTANA RANCH,** zoned R-LT, located on RAINBOW BLVD NW, between VENTANA RANCH RD NW and VENTANA VILLAGE RD NW containing approximately 4 acre(s). [REF: 02DRB-00240, 02DRB-00277] (B-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1002648**
03DRB-00746 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC. agent(s) for WESTLAND DEVELOPMENT CO. INC. request(s) the above action(s) for all or a portion of Tract(s) Section 8, R9N, R2E, **LANDS OF WESTLAND DEVELOPMENT CO.,** zoned COUNTY ZONE, A-1, located on SO. SIDE OF DENNIS CHAVEZ BLVD SW, between 118TH ST SW and GIBSON BLVD SW containing approximately 88 acre(s). [REF: 02EPC-00314, 02EPC-01344, 02114-00315] (P-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. ADJOURNED: 11:20 A.M.

City of Albuquerque
Parks and Recreation Department

PO Box 1293, Albuquerque, New Mexico 87103

Inter-Office Correspondence

Development Review Board Comments

Project Number: 1002339	**DRB Date:** 5/21/03
Application Number: 03DRB-00769	**Item Number:** 10

Subdivision:

Lots 10A, Alvarado Gardens-Unit 2

Zoning: RA-2

Zone Page: G-12

New Lots (or units) : 2

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

  Ammended Preliminary Plat

Parks and Recreation Comments:

Deposit slip was revised to reflect 1 less lot.

Signed: CS

Christina Sandoval, (PRD) Phone: 768-5328

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002339 **AGENDA ITEM NO: 10**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION: Signed I.L.

APPROVED X; 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: May 21, 2003

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
5/21/03 Comments

Item : 10

Project : 1002339 **Application : 03DRB-00769**

Subject : Alvarado Gardens Unit 2

No objection to the amendment.

Applicant has one year to file the final plat.

A reminder, AGIS dxf approval is required prior to Planning signing the final plat. You may submit the file when application is made to approve the final plat.

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

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

4-17-2003

20. Project # 1002339
03DRB-00571 Minor-Sidewalk Waiver

WAYJOHN SURVEYING INC. agent(s) for JAY REMBE request(s) the above action(s) for all or a portion of Tract(s) 10-A, **ALVARADO GARDENS, UNIT 2,** zoned RA-2 residential and agricultural zone, W-7, located on CAMPBELL RD NW, between TRELLIS DR NW and GLENWOOD ST NW containing approximately 2 acre(s). [REF: 02DRB-01711, 02DRB-01958] (G-12)

At the April 16, 2003, Development Review Board meeting, a sidewalk variance for waiver of sidewalks was approved as shown on Exhibit B in the Planning file.

If you wish to appeal this decision, you must do so by May 1, 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).

Sheran Matson, AICP, DRB Chair

cc: Jay Rembe, 7620 Jefferson St NE, 87109
Wayjohn Surveying Inc., 330 Louisiana Blvd NE, 87108
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

April 16, 2003 9:00 a.m.

MEMBERS:

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

Richard Dourte, Transportation Development Roger Green, Utility Development

Brad Bingham, Alternate City Engineer Christina Sandoval, Parks & Recreation

****

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

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

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE 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: 11:20 A.M.
B. Changes and/or Additions to the Agenda
C. Announcements

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

1. **Project # 1000662**
03DRB-00468 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST NM 93-2, request(s) the above action(s) for all or a portion of **TRACT 3A-3A-1, RENAISSANCE CENTER,** zoned SU-1 special use zone, for IP, located on the SOUTH SIDE OF MISSION AVE NE, between ALEXANDER BLVD NE and CULTURE DR NE containing approximately 2 acre(s). [REF: 01134-01549, 01450-00395 & 6, 00420-01283 & 4, DRB-98-227, Z-99-105] (F-16) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

03DRB-00469 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST NM 93-2, request(s) the above action(s) for all or a portion of **TRACT 3A-3A-3, RENAISSANCE CENTER,** zoned SU-1 special use zone, for IP, located on the SOUTH SIDE OF MISSION AVE NE, between ALEXANDER BLVD NE and CULTURE DR NE containing approximately 2 acre(s). [REF: 01134-01549, 01450-00395 & 6, 00420-01283 & 4, DRB-98-227, Z-99-105] (F-16) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1000788**
03DRB-00446 Major-Two Year SIA
(Procedure B Modified)

BOHANNAN HUSTON, INC. agent(s) for LONGFORD @ PARADISE SKIES, LP request(s) the above action(s) for ALL Lot(s), **PARADISE SKIES, UNIT 9,** zoned SU-1 special use zone, R/T, located on MC MAHON BLVD NW, between ROCKCLIFF BLVD NW and STARGAZER AVE NW containing approximately 10 acre(s). [REF: 02DRB-00229] (A-11) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1000874**
03DRB-00444 Major-Two Year SIA

TIERRA WEST, LLC agent(s) for UNION PENSION TRANSACTION TRUST, NM 2000-2 request(s) the above action(s) for all or a portion of Tract(s) B-1, C-2, C-3 & C-4, **RENAISSANCE CENTER III,** zoned SU-1 special use zone, for C-2 Permissive Uses, located on the SOUTH SIDE OF MONTANO RD NW, between PAN AMERICAN FRWY NE and DESERT SURF CIRCLE NE containing approximately 27 acre(s). [REF: 01DRB-00417, 01DRB-00836, 01DRB-01007, Z-86-66, Z-96-128,DRB-97-8](F-16) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

4. **Project # 1002249**
03DRB-00445 Major-Vacation of Public Easements

TIERRA WEST, LLC agent(s) for WALMART STORES EAST, INC. request(s) the above action(s) for all or a portion of Tract(s) E1 & F1, **AMERICAN SQUARE,** zoned C-2 community commercial zone; SC, Shopping Center Site, located on CARLISLE BLVD NE, between CLAREMONT AVE NE and PHOENIX AVE NE containing approximately 23 acre(s). [REF: 02EPC-01475, 02EPC-01476, Z-86-12] (H-16) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1002377**
03DRB-00415 Major-Preliminary Plat Approval
03DRB-00416 Major-Vacation of Public Easements
03DRB-00417 Minor-Sidewalk Waiver

ISAACSON & ARFMAN, PA agent(s) for SANGRE DE CRISTO LLC request(s) the above action(s) for all or a portion of Tract(s) B, **LAS CASITAS DEL RIO PHASE II**, Albuquerque Christian Children's Home, zoned SU-1 PDA, located on WINTER HAVEN RD NW, NORTH OF MONTANO RD NW and SOUTH OF MONTANO PLAZA DR. NW, containing approximately 7 acre(s). [REF: 02DRB 01860, 03DRB 00126] [Deferred from 4/9/03] (E-12) **AGENT WAS NOT PRESENT. DEFERRAL BELOW ALSO APPLIES TO THIS CASE.**

03DRB-00574 Minor-SiteDev Plan Subd/EPC
03DRB-00575 Minor-SiteDev Plan BldPermit/EPC

CONSENSUS PLANNING, INC. agent(s) for PATRICK STROSNIDER request(s) the above action(s) for all or a portion of Tract(s) B-1A, **UNPLATTED LANDS OF JOEL P. TAYLOR AND LANDS OF ALBUQUERQUE CHRISTIAN CHILDREN'S HOME**, zoned SU-1 special use zone, PDA, located on EAST SIDE OF WINTERHAVEN RD NW, between MONTANO RD NW and LA ORILLA RD NW containing approximately 7 acre(s). [REF: 02EPC-01772 & 01773 under Project #1002359 and 03DRB-00415, 00416 & 00417 under Project #1002377] [Deferred from 4/16/03] (E-12) **DEFERRED AT THE APPLICANT'S REQUEST TO 4/23/03.**

6. **Project # 1002243**
03DRB-00121 Major-Preliminary Plat Approval
03DRB-00122 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 463, Town of Atrisco Grant, Unit 7, (to be known as **DESERT SAGE SUBDIVISION, UNIT 3**) zoned RD (9DU/AC), located on 82ND ST SW, between SAGE RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s).[REF:02EPC01460] [DEFERRED FROM 4/9/03] (L-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/16/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/7/03 THE PRELIMINARY PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS FOR THE FRONT AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

BOHANNAN HUSTON INC agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Lot(s) 1-26, Block 4 and Lot(s) 35-42, Block(s) 5, UNIT 4, PARADISE HEIGHTS, (to be known as **PARADISE SKIES, UNIT 10 SUBDIVISION)** zoned R-1 residential zone, located on Rockcliff Blvd NW, south of McMahon Blvd NW containing approximatley 9 acre(s). [REF: 02-01867 (SK)] [Deferred from 4/2/03 AND 4/16/03] (A-10) **DEFERRED AT THE AGENT'S REQUEST TO 5/21/03.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)
NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

8. **Project # 1000831**
03DRB-00562 Minor-SiteDev Plan Subd/EPC
03DRB-00564 Minor-SiteDev Plan BldPermit/EPC

GEORGE RAINHART ARCHITECTS agent(s) for THOM JOSEPH - THUNDER WEST DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) A-13 and 6, TOWN OF ATRISCO GRANT, **WESTBLUFF CENTER** AND Lot(s) 9, **PALISADES**, Block(s) 9, zoned SU-1, IP uses, located on ATRISCO NW, between I-40 NW and MIAMI NW containing approximately 7 acre(s). [REF: 02EPC-00636 (SPS) 02EPC-00637 (SBP) **[Russell Brito, EPC Case Planner]** (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 4/23/03.**

9. **Project # 1002580**
03DRB-00566 Minor-SiteDev Plan BldPermit

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for DUSTYN LADEWIG request(s) the above action(s) for all or a portion of Lot(s) 29, Block(s) 5, Tract(s) A, Unit(s) B, **NORTH ALBUQUERQUE ACRES,** zoned IP, located on SAN DIEGO AVE NE, between SAN MATEO NE and I-25 FRONTAGE RD containing approximately 1 acre(s). (B-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND ROADWAY EASEMENT AND PLANNING FOR LANDSCAPING REQUIREMENTS AND TO MAKE SURE ENVIRONMENTAL HEALTH CONCERNS ARE SATISFIED.**

10. **Project # 1001104**
03DRB-00288 Minor- SiteDev Plan Subd
03DRB-00289 Minor-Prelim&Final Plat Approval

03DRB-00522 Minor-Sidewalk Waiver

RHOMBUS PA agent(s) for TOR & RAQUEL RASMUSSEN request(s) the above action(s) for all or a portion of Lot(s) 31 and 32, Block(s) 2, Tract(s) 3, Unit 3, NORTH ALBUQUERQUE ACRES (to be known as **OAKLAND MEADOWS SUBDIVISON)** zoned R-D, located on BARSTOW ST NE, between OAKLAND AVE NE and the NORTHEAST CORNER OF THE INTERSECTION, containing approximately 2 acre(s). [REF: 01DRB-00312] [Deferred from 3/5/03, 3/26/03 & 4/9/03] (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/16/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/2/03 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1000074**
03DRB-00392 Minor-SiteDev Plan Subd/EPC
03DRB-00394 Minor-SiteDev Plan BldPermit/EPC
03DRB-00395 Minor- Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for MOUNTAIN RUN PARTNERS LTD. request(s) the above action(s) for all or a portion of Tract(s) H-3-A, LA REINA DEL LOS ALTOS, to be known as **KRISPY KREME @ SANDIA PLAZA, zoned** C-2 (SC), located on JUAN TABO BLVD NE, between JANE PL. NE and CANDELARIA NE containing approximately 9 acre(s). [REF: 02EPC-01478 & 01479] **[Russell Brito (for Len Malry) EPC Case Planner]** [Deferred from 3/19/03 and 3/26/03 and 4/2/03] (G-21) **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. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR THE DXF FILE.**

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

MASTERWORKS ARCHITECTS INC agent(s) for AMERICAN SOCIETY OF RADIOLOGIC TECHNOLOGISTS request(s) the above action(s) for all or a portion of Tract(s) A1, A2, A3, **CHANT PROPERTY ADDITION,** zoned SU-1 Industrial Development, located on CENTRAL AVE SE EAST OF CARMELLA DR SE, containing approximately 10 acre(s). [REF: 02EPC-01689, 02EPC-01686] [Deferred from 3/19/03 and 3/26/03, 4/2/03 Indefinitely Deferred] **[Russell Brito, EPC Case Planner]** (L-23) **THE SITE PLAN FOR SUBDIVISION AND SITE PLAN FOR BUILDING PERMIT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR COMPLETION OF THE SIA AND CHECK FOR STATE HIGHWAY DEPARTMENT DRIVEWAY PERMIT WHICH IS REQUIRED PRIOR TO SIGNOFF BY TRANSPORTATION DEVELOPMENT AND TO PLANNING TO CHECK FOR SITE PLAN NUMBERING, LANGUAGE CLEAN-UP AND SITE PLAN SHEETS IN ORDER.**

03DRB-00400 Minor- Prel & Final Plat

SURVEYS SOUTHWEST LTD., agent(s) for JOHN PADILLA, request(s) the above action(s) for all or a portion of Tract(s) A-1, A-2 and A-3, **CHANT PROPERTY ADDITION,** zoned SU-1 Industrial Development, located on N.M. State Highway 333, containing approximately 10 acre(s). [REF: DRB-97-109, 02EPC-01689, 02EPC-01686, 03DRB-00263 & 00265] [Deferred from 3/19/03 and 3/26/03, 4/2/03 Indefinitely Deferred] (L-23) **PRELIMINARY PLAT WAS APRPOVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DXF FILE.**

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

13. **Project # 1000501**
03DRB-00546 Minor-Prelim&Final Plat Approval

BRASHER & LORENZ INC agent(s) for NEW MEXICO VIETNAMESE BUDDHIST ASSOCIATION request(s) the above action(s) for all or a portion of Lot(s) 5, 6, 17 and 18, Tract(s) A, Block(s) 8, **CASAS SERENAS SUBDIVISION,** zoned SU-1 for Church, located on PENNSYLVANIA SE, between BELL AVE SE and TRUMBELL AVE SE containing approximately 1 acre(s). [Deferred from 4/16/03]. (L-19) **DEFERRED AT THE AGENT'S REQUEST TO 4/30/03.**

14. **Project # 1001038**
03DRB-00554 Minor-Ext of SIA for Temp Defer SDWK

HELMICK SPRADLIN DEVELOPMENT PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1-34, **LA CUEVA TIERRA,** zoned R-D residential and related uses zone, developing area, located WEST OF VENTURA ST NE, between CARMEL AVE NE and ANAHEIM AVE NE containing approximately 8 acre(s). [REF: 01DRB-00139, DRB-94-436, S-95-3, V-95-14] (C-20) **A ONE-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT WAS APPROVED FOR THE DEFERRAL OF SIDEWALKS.**

15. **Project # 1002330**
03DRB-00401 Minor- **Final Plat Approval**

SURVEYS SOUTHWEST LTD. agent(s) for MONTGOMERY PLACE CHURCH OF GOD request(s) the above action(s) for all or a portion of Tract(s) G-1 & G-2, **MONTGOMERY COMPLEX,** zoned SU-1, located on MONTGOMERY BLVD NE, between AMAFCA NORTH DIVERSION CHANNEL and CARLISLE BLVD NE containing approximately 5 acre(s). [REF: 03DRB-00347] [Final Plat was indefinitely deferred] (F-16) **THE FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR THE DXF FILE.**

16. **Project # 1002207**
03DRB-00563 Minor-Final Plat Approval

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for HOECH REAL ESTATE CORP. request(s) the above action(s) for all or a portion of Lot(s) 24 - 27, Block(s) 18, (to be known as **VINEYARD ESTATES, UNIT IV-A**) NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3, zoned R-D residential and related uses zone, developing area, located on the NORTH SIDE OF CARMEL AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 4 acre(s). [REF: 02DRB-01391, Z-94-6] (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DXF FILE.**

17. **Project # 1002271**
03DRB-00565 Minor-Final Plat Approval

JEFF MORTENSEN & ASSOCIATES INC. agent(s) for HOECH REAL ESTATE CORP. request(s) the above action(s) for all or a portion of Lot(s) 7-9 & 24-27 AND Proposed Tract 6A, Block(s) 19, Unit(s) 3, **LOS VIGILS SUBDIVISION**, NORTH ALBUQUERQUE ACRES, TRACT 3, zoned SU-2 special neighborhood zone, / RT, located on the NORTH SIDE OF CARMEL AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 8 acre(s).[REF:02DRB-01365, 02DRB-01391, Z-94-6](C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DXF FILE AND TO CHECK FOR A HOMEOWNERS ASSOCIATION FOR LOS VIGILS SUBDIVISION TO BE CREATED AND SIGN THE PLAT AND FOR RECORDATION OF TRACT A – VENTURA VILLAGE.**

18. **Project # 1000355**
03DRB-00568 Minor-Prelim&Final Plat Approval

CARTESIAN SURVEYS, INC. agent(s) for SIVAGE THOMAS HOMES request(s) the above action(s) for all or a portion of Lot(s) 14 & 15, **DESERT MOUNTAIN @ HIGH DESERT,** zoned SU-2 HD/R-T special neighborhood zone, located on SLATERIDGE PL NE, between ACADEMY RD NE AND SPAIN RD NE, EAST OF TRAMWAY BLVD NE containing approximately 1 acre(s). [REF: 02DRB-01589] (E-23) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGNOFF DELEGATED TO PLANNING FOR DXF FILE.**

19. **Project # 1002351**
03DRB-00560 Minor-Amnd Prelim Plat Approval

SURV-TEK INC. agent(s) for CURB WEST INC. & WEST FORK LTD. request(s) the above action(s) for all or a portion of Tract(s) 1-B-1-C, 1-B-1-D, 1-B-1-E and 1-B-1-G, **SEVILLE SUBDIVISION, UNIT 5,** zoned R-LT residential zone, located WEST OF KAYENTA BLVD NW, NORTH OF IRVING BLVD NW and EAST OF UNIVERSE BLVD NW containing approximately 48 acre(s). [REF: 02DRB-01381, 02DRB-01250] (A-10) **THE AMENDED PRELIMINARY PLAT WAS APPROVED. THE AMENDED GRADING PLAN DATED 4/3/03 WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

20. **Project # 1002339**
03DRB-00571 Minor-Sidewalk Waiver

WAYJOHN SURVEYING INC. agent(s) for JAY REMBE request(s) the above action(s) for all or a portion of Tract(s) 10-A, **ALVARADO GARDENS, UNIT 2,** zoned RA-2 residential and agricultural zone, W-7, located on CAMPBELL RD NW, between TRELLIS DR NW and GLENWOOD ST NW containing approximately 2 acre(s). [REF: 02DRB-01711, 02DRB-01958] (G-12) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

21. **Project # 1002528**
03DRB-00567 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for HIGH DESERT INVESTMENT CORP request(s) the above action(s) for all or a portion of Lot(s) OS-4-A AND 13-C-1, **THE WILDERNESS @ HIGH DESERT,** zoned SU-2 HD / R-LT, located on EAST OF TRAMWAY NE, between GLENWOOD HILLS SUBDIVISION and U.S. GOVERNMENT LANDS containing approximately 11 acre(s). [REF: 03DRB-00374, 02DRB-01652] (F-23) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR THE DXF FILE.**

22. **Project # 1001932**
03DRB-00577 Minor-Final Plat Approval

MARK GOODWIN AND ASSOCIATES PA, agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 391-393, Lots A-1 and SE portion of B-1, TOWN OF ATRISCO GRANT, El Rancho Atrisco, Phase II, (to be known as **WEST RIDGE SUBDIVISION, UNIT 1,** zoned R-LT residential zone, located on UNSER BLVD NW AND OLD OURAY ROAD NW, and containing approximately 40 acre(s). [REF: 02DRB-01578, 02DRB-01579, 02DRB-01580] (G-9, G-10, H-9/H-10) **INDEFINITELY DEFERRED, TO WORK OUT ISSUES, AT THE AGENT'S REQUEST.**

23. **Project # 1001133**
03DRB-00572 Minor-Ext of SIA for Temp Defer SDWK

THE TRIAD GROUP request(s) the above action(s) for all or a portion of Lot(s) 6, 9, 10, 11, 12, 13, 29, 35 AND 38, AND 18, **PARADISE TERRACE,** zoned R-1, located on GOLF COURSE RD NW, between MCMAHON NW and DRIFTWOOD NW containing approximately 10 acre(s). [REF: 01DRB-00373, DRB-94-166] (A-12) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

24. **Project # 1002539**
03DRB-00532 Minor-Prelim&Final Plat Approval

JERRY CULAK, SURVEYOR agent(s) for HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 3 & 4, **ARIAS ACRES ADDITION,** zoned S-R, located on 15TH ST NW, between MOUNTAIN NW and BELLAMAH NW containing approximately 1 acre(s). [Deferred from 4/9/03] (J-13) **INDEFINITELY DEFERRED, TO ADDRESS INFRASTRUCTURE LIST COMMENTS, AT THE AGENT'S REQUEST.**

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

25. **Project # 1002571**
03DRB-00542 Minor-Sketch Plat or Plan

STEVE WILLIAMS agent(s) for JIM GUTHRIE - STEVE WILLIAMS request(s) the above action(s) for all or a portion of Lot(s) 11-17 and MRGCD Map 32, Tract(s) 89A2 and 89B, **SUNRISE HEIGHTS SUBDIVISION,** zoned M-1, located on MONTANO NE, between EDITH NE and I-25 NE containing approximately 4 acre(s). (F-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. **Project # 1001413**
03DRB-00570 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC agent(s) for SANDIA PROPERTIES LTD CO request(s) the above action(s) for all or a portion of Tract(s) Y-1A-1A-3 and Y-1A-1A-4, **PINON POINTE @ VENTANA RANCH, UNITS 5 & 6,** zoned R-LT, located on LAS VENTANAS RD NW, between RAINBOW BLVD NW and IRVING BLVD NW containing approximately 29 acre(s). [REF:02DRB-00517] (B-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. **Project # 1002579**
03DRB-00561 Minor-Sketch Plat or Plan

RALPH W. ORTIZ request(s) the above action(s) for all or a portion of Lot(s) 8, and 10 feet 8 inches of Lot(s) 6 and 9, Block(s) 4, **WITH ADDITION,** zoned SU-2 special neighborhood zone, S-R, located on FORRESTER AVE NW, between 12TH ST NW and 6TH ST NW containing approximately 1 acre(s). (J-13) **THE APPLICANT/AGENT WAS NOT PRESENT.**

28. **Project # 1002581**
03DRB-00569 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC agent(s) for Z-COIL request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, 4, 5, 6, 7 AND 9A, **SKYLINE HEIGHTS,** zoned M-1, located on EUBANK BLVD SE, between SOUTHERN AVE SE and TRUMBULL AVE SE containing approximately 2 acre(s). (L-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN**

29. Approval of the Development Review Board Minutes for April 2, 2003. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 11:20 A.M.

City of Albuquerque

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002339 **AGENDA ITEM NO: 20**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

APPROVED X as amended; DENIED ____; DEFERRED _____; COMMENTS PROVIDED ___; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: April 16, 2003

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD
4/16/03 Comments

Item # 20

Project # 1002339 **Application # 03DRB-00571**

Subject: Alvarado Gardens, Unit 2/sidewalk waivers

No objection to the requests for sidewalk waivers.

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

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DRB CASE ACTION LOG

REVISED 8/20/2002

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

DRB Application No.:02-01958 (P&F)	Project #1002339
Project Name:**ALVARADO GARDENS UNIT 2**	EPC Application No.:
Agent:Wayjohn Surveying Inc.	Phone No.:

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

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

Project Number 1002339

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002339 **AGENDA ITEM NO: 13**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.
Comments on infrastructure list.
An executed Subdivision Improvements Agreement with financial guarantees is required for Final Plat sign-off.

RESOLUTION: signed J.L.

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: January 15, 2003

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

DEVELOPMENT REVIEW BOARD
AGENDA

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

January 15, 2003 9:00 a.m.

MEMBERS:

Roger Green, Acting DRB Chair
Claire Senova, Administrative Assistant

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer
Sheran Matson, Planning
Christina Sandoval, Parks & Recreation

****

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

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

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

A. Call to Order: 9:00 a.m. Adjourned: 11:11 a.m.
A. Changes and/or Additions to the Agenda
B. Announcements

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

1. **Project # 1000408**
02DRB-01930 Major-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES, PA agent(s) for C & W LAND DEVELOPMENT ENTERPRISE INC request(s) the above action(s) for all or a portion of Tract(s) 490 & 491 (to be known as **SAGE POINTE SUBDIVISION**, TOWN OF ATRISCO GRANT, zoned R-D /14-DU/AC, located on SAGE RD SW, between 86TH ST SW and 82ND ST SW containing approximately 10 acre(s).REF:DRB-99-21](M-9) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

02DRB-01855 Major-Preliminary Plat Approval
02DRB-01856 Minor-Sidewalk Variance
02DRB-01857 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA, agent(s) for C & W LAND DEVELOPMENT ENTERPRISE INC. request(s) the above action(s) for all or a portion of Tract(s) 490 & 91, **SAGE POINTE SUBDIVISION**, TOWN OF ATRISCO GRANT #7, zoned R-D residential and related uses zone, developing area, 14 DU/AC, located on the SOUTH SIDE OF SAGE RD SW, between 82ND ST SW and 86TH ST SW containing approximately 10 acre(s). [REF: DRB-99-21, 00440-00438 XPP, 01440-00353 XPP, 02DRB-00365 XPP, 02DRB-00492 AMPP] [Deferred from 1/8/03] (M-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/2/02 THE PRELIMINARY PLAT WAS APPROVED. THE SIDEWALK VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONTAGE AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**

2. **Project # 1001986**
02DRB-01927 Major-Preliminary Plat Approval
02DRB-01928 Minor-Temp Defer SDWK
02DRB-01929 Minor-Subd Design Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for RIO OESTE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) D & E (to be known as **RIO OESTE SUBDIVISION,** TAYLOR RANCH, zoned R-1, located on COORS BLVD NW, between LA ORILLA NW and MONTANO PLAZA DR NW containing approximately 10 acre(s). (E-12) **DEFERRED AT THE AGENT'S REQUEST TO 1/22/03.**

3. **Project # 1002397**
02DRB-01925 Major-Vacation of Public Easements
02DRB-01926 Minor-Vacation of Private Easements

TIERRA WEST, LLC agent(s) for SHULL REALTY & WATERS EDGE LLC request(s) the above action(s) for all or a portion of Lot(s) 1-9, **LANDS OF MARTIN L TAYLOR,** zoned C-1 neighborhood commercial zone, located on SOUTH SIDE OF LA ORILLA RD NW, between COORS BLVD NW and CORRALES DRAIN NW containing approximately 12 acre(s). [REF: Z-87-56, Z-87-69] (E-12) **VACATIONS WERE APPROVED AS SHWON ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1002119**
02DRB-01594 Major-SiteDev Plan BldPermit
02DRB-01705 Minor-Prelim&Final Plat Approval

HUITT - ZOLLARS agent(s) for PETER SCHWARZ DVM, request(s) the above action(s) for all or a portion of Tract(s) A1-A, **VOL-ANDIA ADDITION,** zoned O-1 office and institution zone, located on the south side of MONTGOMERY BLVD NE, between CARLISLE BLVD NE and WASHINGTON ST NE containing approximately 2 acre(s). [REF: 02EPC-01144] [DEFERRED FROM 11/13/02] [DEFERRED FROM 1/15/03] (G-17) **DEFERRED AT THE AGENT'S REQUEST TO 1/29/03.**

5.	**Project # 1002384** 02DRB-01895 Major-SiteDev Plan BldPermit	CONSENSUS PLANNING agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1 (to be known as **RANCHO ENCANTADO SUR)** COORS VILLAGE, zoned SU-3 special center zone, located on WESTERN TRAIL NW, between ATRISCO DR NW and COORS BLVD NW containing approximately 11 acre(s). [REF: 01138-01744, Z-95-94, Z-99-84, DRB-95-195, DRB-96-361] (F-11) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**
	02DRB-01896 Major-SiteDev Plan BldPermit	CONSENSUS PLANNING agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1 (to be known as **RANCHO ENCANTADO NORTE**) COORS VILLAGE, zoned SU-3, located on WESTERN TRAIL NW, between ATRISCO DR NW and COORS BLVD NW containing approximately 17 acre(s). [REF: 01138-01744, Z-95-94, Z-99-84, DRB-95-195, DRB-96-361] (F-11) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**
	02DRB-01879 Major-Preliminary Plat Approval 02DRB-01880 Major-Vacation of Pub Right-of-Way 02DRB-01883 Major-Vacation of Public Easements 02DRB-01884 Minor-Sidewalk Waiver 02DRB-01885 Minor-Temp Defer SDWK	BOHANNAN HUSTON INC agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1 and 4, **RANCHO ENCANTADO NORTE, RANCHO ENCANTADO SUR AND CONDOMINIUM SUBDIVISIONS,** zoned SU-3 special center zone, located on the southside of WESTERN TR NW, between ATRISCO DR NW and COORS BLVD NW containing approximately 17 acre(s). [REF: 02EPC-01165, 02EPC-01170, 02EPC-01161] (F-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/15/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/25/02 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONTAGE AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
	02DRB-01892 Minor-SiteDev Plan Subd/EPC 02DRB-01893 Minor-SiteDev Plan BldPermit/EPC	CONSENSUS PLANNING agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 4B, **COORS VILLAGE,** zoned SU-3 special center zone, located on the southside of WESTERN TR NW, between ATRISCO DR NW and COORS BLVD NW [REF: 02DRB-01879, 02EPC-01170, 01138-01744, DBB-96-361, DRB-95-195, Z-99-84] **[Juanita Vigil, EPC Case Planner]** [Deferred from 1/8/03] (F-11) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.** **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

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

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

6. **Project # 1001760**
03DRB-00018 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING INC., agent(s) for MOOSE LODGE #1517 request(s) the above action for all or a portion of Tract(s) A, **LOYAL ORDER OF MOOSE ALBUQUERQUE LODGE # 1517, FRANCISCAN ACRES,** zoned SU-2 special neighborhood zone, SU-I for NCR Uses, located on EDITH BLVD NE, between I-40 and ARVADA AV NE containing approximately 2 acre(s). [REF: Z-70-140, Z-85-37, ZA-81-89] **[Juanita Vigil, EPC Case Planner]** (H-15) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

7. **Project # 1000624**
03DRB-00020 Minor-SiteDev Plan BldPermit

ADVANCED ENGINEERING & CONSULT. agent(s) for MICHAEL BENAVIDEZ request(s) the above action(s) for all or a portion of Lot(s) 48, **ALAMEDA BUSINESS PARK,** zoned SU-2 special neighborhood zone, IP-EP, located on CALLE ALAMEDA NE, between PASEO ALAMEDA NE and VISTA ALAMEDA NE containing approximately 1 acre(s). [REF: DRB-98-223] (C-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT.**

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

8. **Project # 1000126**
03DRB-00016 Minor-Ext of SIA for Temp Defer SDWK

BOHANNAN HUSTON, INC. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) 2-6, 9&12-, **SAUVIGNON SUBDIVISION, UNIT 1,** zoned R-D residential and related uses zone, developing area, located on SO. SIDE OF SAN ANTONIO DR NE, between SKY VALLEY WAY NE and LOWELL ST. NE containing approximately 16 acre(s). [REF: 02500-00032, 00410-00054] [Deferred from 1/15/03] (E-22) **DEFERRED AT THE AGENT'S REQUEST TO 1/22/03.**

9. **Project # 1000313**
01DRB-00661 Major-Preliminary Plat Approval
ON AGENDA IN ERROR, WILL NOT BE HEARD

MARK GOODWIN & ASSOCIATES agent(s) for VASA DEVELOPMENT LTD CO. request(s) the above action(s) for all or a portion of Lot(s) N/A, Block(s) N/A, Tract(s) N/A PRELIMINARY PLAT APPROVAL/ON OR NEAR HIDDEN VALLEY DRIVE NE BETWEEN SAGEWOOD COURT NE & FENNEL COURT NE, **HIDDEN VALLEY,** zoned SU-1 special use zone, located on, between and containing approximately 11 acre(s). [REF: 01410 00000 00656, 01440 00000 00658, 01440 00000 00659] (L-22)
ON AGENDA IN ERROR, WILL NOT BE HEARD.

10. **Project # 1001205**
03DRB-00019 Minor-Final Plat Approval

ISAACSON & ARFMAN, PA agent(s) for PARADISE RIDGE, LLC request(s) the above action(s) for all or a portion of Tract(s) A2A & unplatted tract, to be known as Paradise Ridge, **PARADISE BLUFF,** zoned R-LT residential zone, located on SO. OF PARADISE BLVD NW, between LYON BLVD. NW and JUSTIN DR. NW containing approximately 23 acre(s). [REF: DRB-96-350, 01110-00554, 01138-00555, 02DRB-00182,02DRB-00341] (B-11) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1001573**
02DRB-00661 Minor- Final Plat Approval

SURVEYS SOUTHWEST, LTD. agent(s) for MANUEL & EVELYN TORRES request(s) the above action(s) for all or a portion of Tract(s) 126 & 127, **MRGCD, MAP 31,** zoned RA-2 residential and agricultural zone, located on RIO GRANDE BLVD NW, between GRIEGOS RD. NW and TEODORO RD. NW containing approximately 2 acre(s). [REF: ZA-80-171, 01DRB-01592] [Indefinitely Deferred from 5/8/02] (F-13) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

12. **Project # 1001934**
02DRB-01864 Minor-Prelim&Final Plat Approval
02DRB-01866 Minor-Sidewalk Waiver

WAYJOHN SURVEYING INC., agent(s) for WILLIAM RIORDAN request(s) the above action(s) for all or a portion of Lot(s) 4, **ALVARADO GARDENS - UNIT 1,** zoned RA-2 residential and agricultural zone, located on RIO GRANDE BLVD NW, between MATTHEW NW and CAMPBELL NW containing approximately 3 acre(s). [DEFERRED FROM 12/18/02] (G-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/15/03 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: THE GRADING PLAN MUST BE APPROVED PRIOR TO FINAL PLAT APPROVAL. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. THE SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS ON THE INTERNAL STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

WAYJOHN SURVEYING INC agent(s) for JAY REMBE request(s) the above action(s) for all or a portion of Lot(s) 10A, **ALVARADO GARDENS - UNIT 2,** zoned RA-2 residential and agricultural zone, located on CAMPBELL RD NW, between RIO GRANDE BLVD NW and TRELLIS NW containing approximately 2 acre(s). [REF: 02DRB-01711] [Deferred from 1/8/03] (G-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/15/03 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: A PRIVATE SEPTIC TANK EASEMENT ON LOT 10A4 MUST BE VACATED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

14. **Project #1000716**
03DRB-00025 Extension of Preliminary Plat

LARRY READ & ASSOCIATES INC., AND CARTESIAN SURVEYS, agent(s), for ADIL RIZVI, request(s) the above action for all or a portion of Lot 30, Tract 3, Block 20, Unit 2, North Albuquerque Acres, **ALEXANDRIA POINT SUBDIVISION,** Quintessence Plat, zoned R-D (City) and located on Alexandria Blvd NE between Eubank Blvd NE and Holbrook NE containing approximately .89 acres and 1.0016 acres. [DEFERRED FROM 12/12/01 TO 1/2/02 TO ADDRESS COMMENTS] [DEFERRED FROM 12/12/01 TO 1/2/02 TO ADDRESS COMMENTS] [HEARD AS 13A and 13B, COMBINED AT THE DRB MEETING. THE FINAL PLAT REQUEST UNDER APPLICATION #01500-01859 WAS NOT NEEDED AFTER THE COMBINATION] (D-21) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THIS INCLUDES APPROVAL OF THE INFRASTRUCTURE LIST DATED 1/2/02.**

THERE ARE NO SKETCH PLAT CASES THIS WEEK...

ADJOURNED: 11:11 A.M.

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002339 **AGENDA ITEM NO: 26**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.
Comment on infrastructure list.
An executed Subdivision Improvements Agreement with financial guarantees is required for Final Plat sign-off.

RESOLUTION: 1-15-03

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: January 8, 2003

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

City of Albuquerque
Parks and Recreation Department

PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

Project Number: 1002339	**DRB Date:** 1/8/03
Application Number: 02DRB-01958	**Item Number:** 26

Subdivision:

Lot 10A Alvarado Gardens- Unit 2

Zoning: RA-2

Zone Page: G-12

New Lots (or units) : 3

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 3 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, (PRD) Phone: 768-5328

DEVELOPMENT REVIEW BOARD
ACTION SHEET
Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

January 8, 2003 9:00 a.m.

MEMBERS:

Roger Green, Acting DRB Chair
Claire Senova, Administrative Assistant

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Sheran Matson, Planning
Christina Sandoval, Parks & Recreation

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

02DRB-01960 Minor-SiteDev Plan BldPermit/EPC

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

8.	**Project # 1002250** 02DRB-01882 Major-Bulk Land Variance 02DRB-01886 Minor-Prelim&Final Plat Approval 02DRB-01887 Major-Vacation of Public Easements	BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A-1, **VENTANA RANCH,** zoned SU-1 for RT, located on UNIVERSE BLVD NW, between IRVING BLVD NW and VENTANA RD NW containing approximately 23 acre(s). [REF: 02EPC-01480, DRB-99-54] (B-10) THE BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.
	02DRB-01890 Minor-Amnd SiteDev Plan Subd/EPC 02DRB-01891 Minor-SiteDev Plan BldPermit/EPC	CONSENSUS PLANNING INC agent(s) for SANDIA PROPERTIES LTD CO request(s) the above action(s) for all or a portion of Tract (s) A1 and A2, **VENTANA RANCH,** zoned SU-1 for R2 & SU-1 for Church/R2, located on UNIVERSE BLVD NW, between VENTANA RD NW and IRVING BLVD NW containing approximagley 28 acre(s). [REF: Z-94-105, Z-98-111, DRB-99-54/S-99-17, 02EPC-01480, 02EPC-01481] **[Makita Hill, EPC Case Planner]** (B-10) **THE AMENDED SITE DEVLEOMETN PLAN WSA APPROVED WITH FINAL SIGN OFF DELEGTED TO CITY ENGINEER. WITH THE SIGNING OF THE INFRASTRUCRTUE LIST DATED 1/8/03 THE SITE DEVLEOPMETN PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEHGATED TO CITY ENGINEER FOR SIA.**

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

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

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

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

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

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

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

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

02DRB-01896 Major-SiteDev Plan BldPermit

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

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

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

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

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

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

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

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

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

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

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

14. **Project # 1002338**
02DRB-01905 Minor-SiteDev Plan BldPermit

JOHN E. MECHENBIER request(s) the above action(s) for all or a portion of Lot(s) 27, 28 and 29, Block(s) 3, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned IP industrial park zone, located on VENICE AVE NE, between WEST I-25 FRONTAGE RD NE and SAN MATEO BLVD NE containing approximately 3 acre(s). [REF: 02DRB-01709] (B-18) **WITH THE SIGNING OF THE INFRASTURE LIST DATED 1/8/03 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVE DWITH FINAL ISGN OFF DELEGATED TO CITYENGINEER FOR SIA AND PLANNING.**

15. **Project # 1001984**
02DRB-01963 Minor-SiteDev Plan Subd/EPC
02DRB-01964 Minor-SiteDev Plan BldPermit/EPC

BPLW ARCHITECTS & ENGINEERS INC. agent(s) for RICH FORD request(s) the above action(s) for all or a portion of Lot(s) A and A and B, Tract(s) B-1 of A & B, **HYDER & MAISEL SUBDIVISION,** zoned C-2 and P, located on LOMAS BLVD NE, between WYOMING BLVD NE and I-40 NE containing approximately 18 acre(s). [REF: 02EPC-00826, 02EPC-00827, 02EPC-00828] **[Juanita Vigil, EPC Case Planner]** (J-20) **INDEFINITELY DEFERERD AT THE AGENT'S REQUEST TO BE HEARD WITH THE PLAT.**

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

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

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

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

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

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

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

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

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

20. **Project # 1000150**
02DRB-01877 Minor-Extension of Preliminary Plat

WESTLAND DEVELOPMENT CO., INC., request(s) the above action(s) for **THE CROSSING (UNIT 2),** zoned R-D residential and related uses zone, developing area, located 1/2 MILE WEST OF UNSER BLVD NW, between LADERA DR NW and 98TH ST NW containing approximately 30 acre(s). [REF: 01500-01852, 01440-00106] (H-9) **A ONE-YEAR EXTENSION TO THE DPRELIMANRY PATL WAS APRPOVED TO JANUARY 8, 2004.**

21. **Project # 1000941**
02DRB-01901 Minor-Ext of SIA for Temp Defer SDWK

COMMUNITY SCIENCES CORP. agent(s) for PARADISE BLUFF, LLC request(s) the above action(s) for all or a portion of Lot(s) 17, 23, 32-34, 61-70, 83 and 84, Block A and Lot(s) 11, 12, 14-18, 20 and 21, Block D, **PARADISE BLUFF, UNIT 1,** zoned SU-1 special use zone, PRD, located on the southside of PARADISE BLVD NW, between JUSTIN DR NW and LILIENTHAL AVE NW containing approximately 6 acre(s). [REF: 01DRB-01150, 00DRB-01656, DRB-94-594, SU-94-61, V-94-128] (B-11) **A TWO-YEAR EXTENSION TO THE FOUR YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

22. **Project # 1001068**
02DRB-01888 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for MESA VERDE DEVELOPMENT CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A, **DESERT RIDGE TRAILS,** zoned R-D residential and related uses zone, developing area, located on VISTAS DR NE, between EAGLE ROCK AVE NE and the LA CUEVA CHANNEL containing approximately 2 acre(s). [REF: 02DRB-01280 PP, 02DRB-01281 Am.SPS] (C-19) **DELEGATED OFF THE AGENDA 1/7/03.**

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

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

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

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

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

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

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

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

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

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

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

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

Adjourned: 1 P.M.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board Comments

Meeting Date: January 8, 2003

Agenda Item: 26

Application #02DRB-01958 **Project#**1002339

Subject: Alvarado Gardens, Unit 2

No objection to the requested platting actions. The lots as shown on the plat meet the minimum lot size requirement for RA-2 zoning.

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

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

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

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board Comments

Meeting Date: November 13, 2002

Agenda Item: **15** **Project #:** **1002339**

Application # **02DRB-01711**

Subject: **Alvarado Gardens, Unit 2**

RA-2 zoning requires a minimum of 10,890 square feet per lot. Lot 1 as shown is 10,800 square feet.

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

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002339 **AGENDA ITEM NO: 15**

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 plan is required for Preliminary Plat approval.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED X; WITHDRAWN 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: November 13, 2002

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

E

City of Albuquerque
Parks and Recreation Department

PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

Project Number:	**1002339**	**DRB Date:**	11/13/02
Application Number:	**02DRB-01711**	**Item Number:**	15

Subdivision:

Tract 10A, Alvarado Gardens- Unit 2

Zoning: RA_2

Zone Page: G-12

New Lots (or units) : 3

Request for:

- [x] 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 X 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, (PRD) Phone: 768-5328

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

November 13, 2002 9:00 a.m.
MEMBERS:

Roger Green, Acting DRB Chair
Claire Senova, Administrative Assistant

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Sheran Matson, Planning
Christina Sandoval, Parks & Recreation

****

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 11:21 A.M.
B. Changes and/or Additions to the Agenda
C. Announcements

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

1.	**Project # 1000633** 02DRB-01598 Major-Two Year SIA	BOHANNAN HUSTON INC. agent(s) for TIBURON INVESTMENT CO., request(s) the above action(s) for all or a portion of Tract(s) 6A, 8A, 8F-1, 8G-1, 10-A, 9A-1, 7A-1A, **JOURNAL CENTER,** zoned IP industrial park zone, located north and south of MASTHEAD ST NE, between JEFFERSON ST NE and the NORTH DIVERSION CHANNEL containing approximately 97 acre(s). [REF: 01440-00277] (D-17) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1000355**
02DRB-01589 Major-Vacation of Public Easements

CARTESIAN SURVEYS INC. agent(s) for SIVAGE THOMAS HOMES, request(s) the above action(s) for all or a portion of Lot(s) 13-15, **DESERT MOUNTAIN @ HIGH DESERT,** zoned SU-2 HD/R-LT, located on SLATERIDGE PL NE, between ACADEMY NE and TRAMWAY NE containing approximately 1 acre(s). [REF: Z-92-63] (E-23) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE**

3. **Project # 1001206**
02DRB-01560 Major-Vacation of Pub Right-of-Way
02DRB-01561 Major-Vacation of Public Easements
02DRB-01562 Minor-Vacation of Private Easements

SURV-TEK INC agent(s) for ALBERT J & MARY J BLACK TRUST c/o JOHN BLACK TRUSTEE, request(s) the above action(s) for all or a portion of Tract(s) 3F-1 & 3G-1, **BLACK RANCH,** zoned O-1 office and institution zone, located on COORS NW, between VALLEY VIEW PL NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: 01EPC-01750, 01EPC-01749, 01EPC-00556, DRB-92-340] (C-13) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE FOLLOWING CONDITION OF FINAL PLAT: PRIOR TO FINAL PLAT APPROVAL A 50-FOOT DEDICATION OF RIGHT-OF-WAY OR PUBLIC ROADWAY EASEMENT IS REQUIRED.**

4. **Project # 1001932**
02DRB-01578 Major-Preliminary Plat Approval
02DRB-01579 Major-Vacation of Pub Right-of-Way
02DRB-01580 Major-Vacation of Public Easements
02DRB-01581 Major- SiteDev Plan Subd
02DRB-01583 Minor-Sidewalk Waiver
02DRB-01584 Minor-Temp Deferral of SW Construction

MARK GOODWIN & ASSOCIATES, agent(s) for K B HOME NEW MEXICO, request(s) the above action(s) for all or a portion of Tract(s) 5A1A & A1B, VOLCANO BUSINESS PARK, PHASE 1, Tract(s) A1 & B1, EL RANCHO ATRISCO, PHASE II, Tract(s) 391-393, LANDS OF PLAINS ELECTRIC COOP INC., AND A PORTION OF VACATED OLD OURAY RD NW, (to be known as **WEST RIDGE SUBDIVISION**, zoned SU-1 special use zone, IP, C-1 & PUB. UTIL., located on the east side of UNSER BLVD NW, between OLD OURAY RD NW and NEW OURAY RD NW containing approximately 38 acre(s). [REF: 02DRB-00690 SK PL] [DEFERRED FROM 11/13/02] (G-9/10, H-9/10) **DEFERRED AT THE AGENT'S REQUEST TO 12/4/02.**

5. **Project # 1002119**
02DRB-01594 Major-SiteDev Plan BldPermit
02DRB-01705 Minor-Prelim&Final Plat Approval

HUITT - ZOLLARS agent(s) for PETER SCHWARZ DVM, request(s) the above action(s) for all or a portion of Tract(s) A1-A, **VOL-ANDIA ADDITION,** zoned O-1 office and institution zone, located on the south side of MONTGOMERY BLVD NE, between CARLISLE BLVD NE and WASHINGTON ST NE containing approximately 2 acre(s). [REF: 02EPC-01144] [DEFERRED FROM 11/13/02] (G-17) **DEFERRED AT THE AGENT'S REQUEST TO 12/18/02.**

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

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

7. **Project # 1002277**
02DRB-01571 Major-SiteDev Plan BldPermit

DORMAN/BREEN ARCHITECTS agent(s) for CHAPMAN COMPANIES request(s) the above action(s) for all or a portion of Lot(s) 3 & 4, **JOURNAL CENTER 2,** zoned IP, located on WOLCOTT AVE NE, between WASHINGTON ST NE and HANCOCK CT NE containing approximately 2 acre(s). [REF: 1000633, DRB-95-268, Z-79-80] [Deferred from 11/6/02] (D-17) **SITE DEVELOPMENT PLAN WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER, UTILITIES DEVELOPMENT AND TRANSPORTATION DEVELOPMENT.**

8. **Project # 1001875**
02DRB-01493 Major-Preliminary Plat Approval
02DRB-01495 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 2, KINSCHERFF AND UNPLATTED LAND / 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 SAN ANTONIO ARROYO NW containing approximately 22 acre(s). [REF: 02DRB-00570, 02EPC00838, Z-71-124] [DEFERRED FROM 11/6/02] (F-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/13/02 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/28/02 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: THE STORM DRAIN EASEMENT ON THE NORTHERLY CUL-DE-SAC MUST BE SHOWN. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALK WAS APPROVED FOR THE FRONTAGE AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

Project # 1001875
02DRB-01507 Minor-SiteDev Plan Subd/EPC
02DRB-01508 Minor-SiteDev Plan BldPermit/EPC

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, **WESTERN TRAILS SUBDIVISION,** zoned SU-1 special use zone, PRD, located on the west side of COORS BLVD NW, between WESTERN TRAILS NW and SAN ANTONIO ARROYO containing approximately 22 acre(s). [REF: 02DRB-00570, 02EPC-00838, 02DRB-01493 PPA, 02DRB-01495 TDSW, Z-71-124] [Debbie Stover, EPC Case Planner] [DEFERRED FROM 11/6/02] (F-11) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

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

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

9. **Project # 1002327**
02DRB-01678 Minor-SiteDev Plan BldPermit

RICK BENNETT ARCHITECTS agent(s) for KEITH CHESHIRE request(s) the above action(s) for all or a portion of Lot(s) 55, **ALAMEDA BUSINESS PARK,** zoned SU-2 special neighborhood zone, IP-EP, located on ALAMEDA BLVD NE, between ALAMEDA BLVD NE and VISTA ALAMEDA NE containing approximately 10 acre(s). [REF: 1000624, 1000441, 1000721, 1000452, DRB-98-223] (C-16) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT AND PLANNING.,**

10. **Project # 1002337**
02DRB-01710 Minor-SiteDev Plan Subd/EPC
02DRB-01708 Minor-SiteDev Plan BldPermit/EPC

HERB DENISH AND ASSOCIATES, INC. agent(s) for HUNT UPTOWN II, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **MONROE JUNIOR HIGH SCHOOL,** zoned SU-3 Inside and Outside Intense Core, located on LOUISIANA BLVD NE, between INDIAN SCHOOL RD NE and INTERSTATE 40 containing approximately 12 acre(s). [REF: Z-98-123] **[Bob Paulsen, EPC Case Planner]** [DEFERRED FROM 11/13/02] (J-19) **DEFERRED AT THE AGENT'S REQUEST TO 11/20/02.**

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

11. **Project # 1000150**
02DRB-01706 Minor-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for WESTLAND DEVELOPMENT CO., INC. request(s) the above action(s) for all or a portion of **THE CROSSING, UNIT 1,** zoned R-D residential and related uses zone, developing area, located WEST OF UNSER BLVD NW, between TIERRA PINTADA ST NW and LADERA DR NW containing approximately 16 acre(s). [REF: 00DRB-00080, 01DRB-00106, 01DRB-01852] (H-9) **DELEGATED OFF THE AGENDA 11/12/02.**

12. **Project # 1002336**
02DRB-01707 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, [illegible]. agent(s) for ROBERTS OIL CO., BILL ROBERTS request(s) the above action(s) for all or a portion of Tract(s) B-2, **EASTRIDGE ADDITION, UNIT 4,** zoned C-1 neighborhood commercial zone, located on JUAN TABO BLVD NE, between PRINCESS JEANNE AVE NE and CONSTITUTION AVE NE containing approximately 1 acre(s). (J-22) **DELEGATED OFF THE AGENDA 11/12/02.**

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

13. **Project # 1001267**
02DRB-01696 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES agent(s) for KB HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 46, 47 & 48 TOWN OF ATRISCO GRANT, UNIT 2, (to be known as **DESERT PINE, UNIT 4**, zoned RD 9 residential and related uses zone, developing area, located on the west side of 86TH ST SW, between EUCARIZ AVE SW and SUNSET GARDENS RD SW containing approximately 15 acre(s). [REF: 01DRB-01009, 01EPC-00728, 01EPC-00725, 01EPC-00727, AX-93-12, Z-93-125] (L-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. **Project # 1002338**
02DRB-01709 Minor-Sketch Plat or Plan

MECHENBIER CONSTRUCTION CO. request(s) the above action(s) for all or a portion of Lot(s) 27, 28 & 29, Block(s) 3, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned IP industrial park zone, NORTH I-25 SECTOR DEVELOPMENT PLAN, located on the north side of VENICE AVE NE, between SAN MATEO BLVD NE and I-25 NE containing approximately 3 acre(s). (B-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN**

15. **Project # 1002339**
02DRB-01711 Minor-Sketch Plat or Plan

CHRISTOPHER CALOTT, PROSPECTIVE BUYER request(s) the above action(s) for all or a portion of Tract(s) 10A, **ALVARADO GARDENS - UNIT 2,** zoned RA-2 residential and agricultural zone, located on CAMPBELL RD NW, between TRELLIS DR NW and RIO GRANDE BLVD NW containing approximately 2 acre(s). (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. ADJOURNED: 11:21 A. M.

done CS 9-13-04

APPLICATION NO. 04DRB-01397	PROJECT NO. 1002339
PROJECT NAME ALVARADO GARDENS LOTS 10-A-1 & 10-A-2	
EPC APPLICATION NO.	
APPLICANT / AGENT PRECISION SURVEYS INC.	PHONE NO. 856-5700
ZONE ATLAS PAGE G-13	
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR), (AA)	

ONE STOP COMMENT FORM LOG

HYDROLOGY DEV (505) 924-3986

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED BLD	DATE 9/15/04	DATE

COMMENTS:

UTILITY DEV (505) 924-3989

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED RLL	DATE 9/16/04	DATE

COMMENTS:

TRANSPORTATION DEV (505) 924-3990

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED MG	DATE 9-14-04	DATE

COMMENTS:

PARKS AND REC (505) 768-5328

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED CS	DATE 9/22/04	DATE

COMMENTS:

PLANNING (505) 924-3858

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE 9/23/04	DATE

COMMENTS:

Revised 3/3/04

(Return form with plat / site plan)

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

	Supplemental form
SUBDIVISION	**S**
____ Major Subdivision action	
X 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: Richard Tarango and Holly Arroyo PHONE: 261-4214
ADDRESS: 1208 Jefferson St, NE FAX:
CITY: Albq STATE NM ZIP 87110 E-MAIL:
Proprietary interest in site: owners List all owners: Richard Tarango, Holly Arroyo, Jay Remke Campbell, LLC
AGENT (if any): Precision Surveys Inc PHONE: 856-5700
ADDRESS: 8414-D Jefferson St, NE FAX: 856-7900
CITY: Albq STATE NM ZIP 87113 E-MAIL: presurv@presurv.com

DESCRIPTION OF REQUEST: Preliminary/Final Plat approval Minor Subdivision

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

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

Lot or Tract No. Lots 10-A-1 & 10-A-2 Block: N/A Unit: 2
Subdiv. / Addn. Alvarado Gardens
Current Zoning: RA-2 Proposed zoning: Same
Zone Atlas page(s): G-12-Z No. of **existing** lots: 2 No. of **proposed** lots: 2
Total area of site (acres): .5969 Density if applicable: dwellings per gross acre: N/A dwellings per net acre:
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
UPC No. 101206031719240721 MRGCD Map No. N/A
LOCATION OF PROPERTY BY STREETS: On or Near: Campbell Rd. NW
Between: Calle Tranquilo NW and Alejandro NW.

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 1002339
04DRB00917 VPRE; 03DRB00449; 03DRB01035; 04DRB00450; SP-81-372; 02DRB01711; 02DRB01958; 03DRB00571
Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review:

SIGNATURE Deborah Pennebaker DATE 9.9.04
(Print) Deborah Pennebaker ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, 3/04

☑ 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
N/A 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
04DRB - - 01397	P&F	S(3)	$ 285 00
- -			$
- -	Conf. Mgmt. Fee		$ 20
- -			$
- -			$
			Total $ 305 00

Hearing date INTERNAL Route,

B Parker 9/10/04 **Project #** 1002339
Planner signature / date

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

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

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

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

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

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

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

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

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

✓ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
✓ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the request
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✓ Property owner's and City Surveyor's signatures on the Mylar drawing
N/A Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
✓ Fee (see schedule) 145 @ 140
✓ Any original and/or related file numbers are listed on the cover application
N/A Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
✓ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.** → Final

☐ **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
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__ 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.

Deborah Pennebaker
Applicant name (print)

Deborah Pennebaker 9.9.04
Applicant signature / date

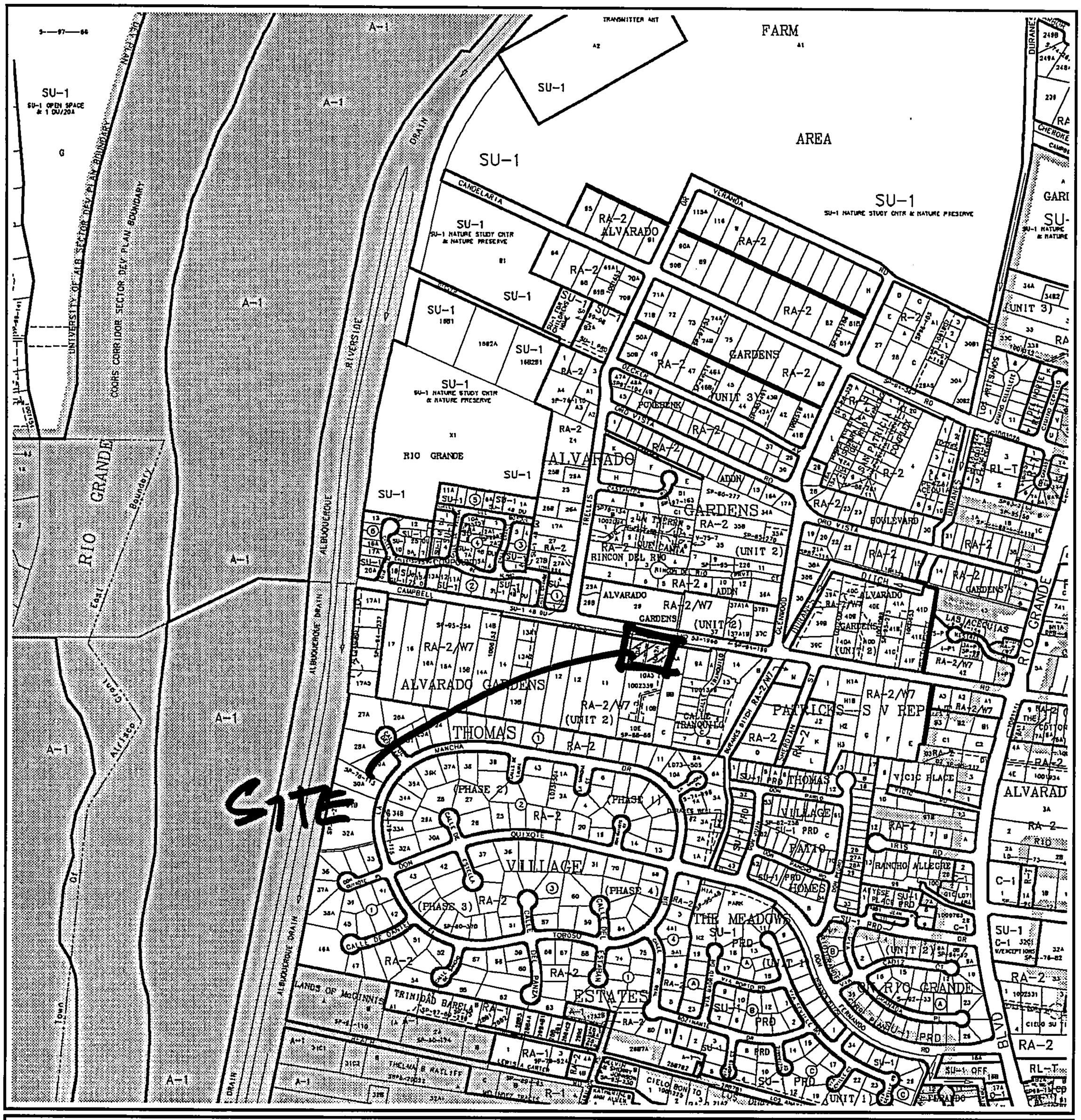
Form revised 3/03, 8/03 and 11/03

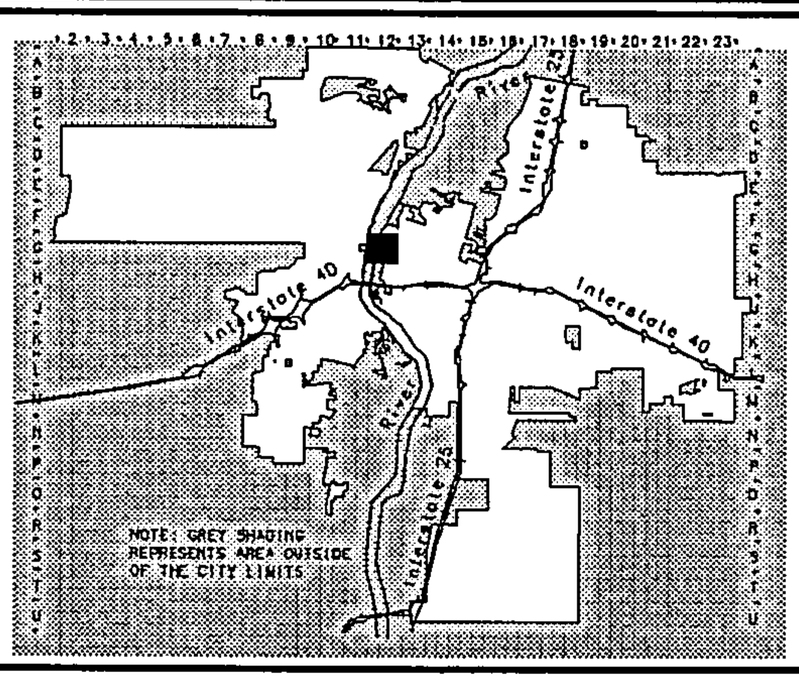
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
04DRB- - 0397
- -
- -

Planner signature / date 9/10/04

Project # 1002339





CITY OF ALBUQUERQUE · NEW MEXICO · 1706

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

G-12-Z

Map Amended through September 01, 2004

PRECISION SURVEYS, INC.

September 9, 2004

Ms. Sheran Matson, AICP
Chair, Development Review Board
Planning/Development Services Division
600 2nd Street, NW
Albuquerque, NM 87102

RE: REQUEST FOR PRELIMINARY/FINAL PLAT APPROVAL, ALVARADO GARDENS, UNIT 2 LOTS 10-A-1 AND 10-A-2

Dear Ms. Matson,

On behalf of our clients, Richard Tarango and Holly Arroyo, we are submitting an application for minor subdivision preliminary/final plat approval. The purpose of the request is to replat prior vacation of abandoned private ditch (which was approved on June 23, 2004) within lots 10-A-1 and 10-A-2 Alvarado Gardens, Unit 2. This ditch was vacated by Project No. 1002339.

If you have any questions or need additional information, please do not hesitate to contact our office at 856-5700.

Sincerely,

Deborah Pennebaker

Deborah Pennebaker
Public Liaison

8414 - D JEFFERSON ST NE
ALBUQUERQUE, NEW MEXICO 87113
email presurv@presurv.com
PHONE 505 856 5700
FAX 505 856 7900
www.presurv.com

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION S

___ Major Subdivision action
X Minor Subdivision action
___ Vacation
___ 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

ORIG

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: Richard Tarango and Holly Arroyo PHONE: 261-4214
ADDRESS: 1208 Jefferson St, NE FAX:
CITY: Albq STATE NM ZIP 87110 E-MAIL:
Proprietary interest in site: owners List all owners: Richard Tarango, Holly Arroyo, Jay Rembe Campbell, LLC
AGENT (if any): Precision Surveys Inc PHONE: 856-5700
ADDRESS: 8414-D Jefferson St, NE FAX: 856-7900
CITY: Albq STATE NM ZIP 87113 E-MAIL: presurv@presurv.com

DESCRIPTION OF REQUEST: PRELIMINARY/FINAL Plat approval Minor Subdivision

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

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

Lot or Tract No. Lots 10-A-1 & 10-A-2 Block: N/A Unit: 2
Subdiv. / Addn. Alvarado Gardens
Current Zoning: RA-2 Proposed zoning: same
Zone Atlas page(s): G-12-Z No. of **existing** lots: 2 No. of **proposed** lots: 2
Total area of site (acres): .5969 Density if applicable: dwellings per gross acre: N/A dwellings per net acre:
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
UPC No. 101206031719240721 MRGCD Map No. N/A
LOCATION OF PROPERTY BY STREETS: On or Near: Campbell Rd. NW
Between: Calle Tranquilo NW and Alejandro NW.

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 1002339 04DRB00917 VPRE; 03DRB00449; 03DRB01035; 04DRB00450; SP-81-372; 02DRB01711; 02DRB01958; 03DRB00571

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

SIGNATURE Deborah Pennebaker DATE 9.9.04
(Print) Deborah Pennebaker ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, 3/04

☒ 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
☒ N/A 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
04DRB - - 01397	P&F	S(3)	$ 285 00
- -			$
- -	Conf. Mgmt. Fee		$ 20
- -			$
- -			$
			Total $ 305 00

Hearing date INTERNAL Route,

B Pennebaker 9/10/04
Planner signature / date

Project # 1002339

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

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

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N/A Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
✓ Fee (see schedule) 145 & 140
✓ Any original and/or related file numbers are listed on the cover application
N/A Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
✓ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.** → Final

☐ **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.
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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.

Deborah Pennebaker
Applicant name (print)

Deborah Pennebaker 9.9.04
Applicant signature / date

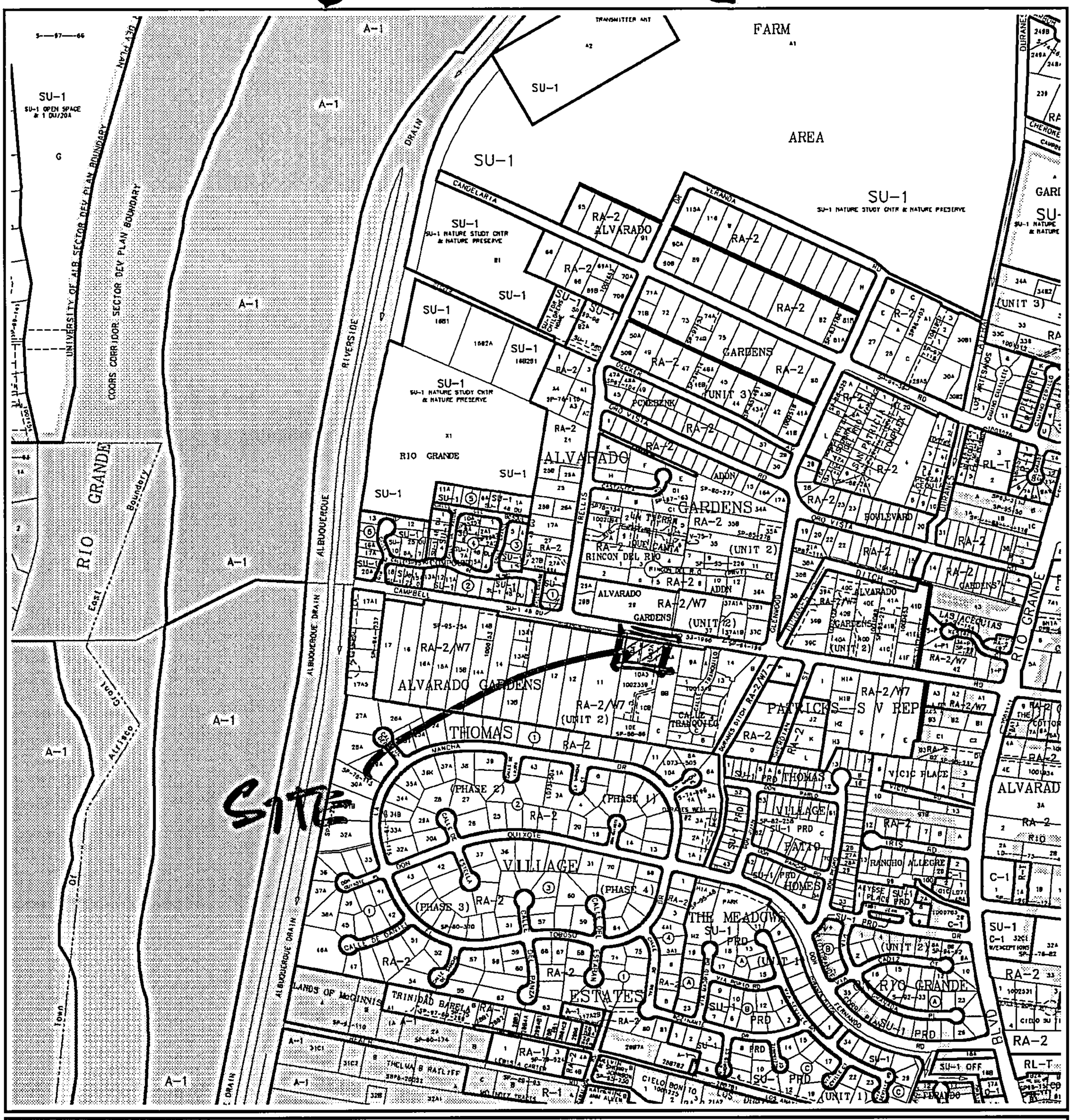
Form revised 3/03, 8/03 and 11/03

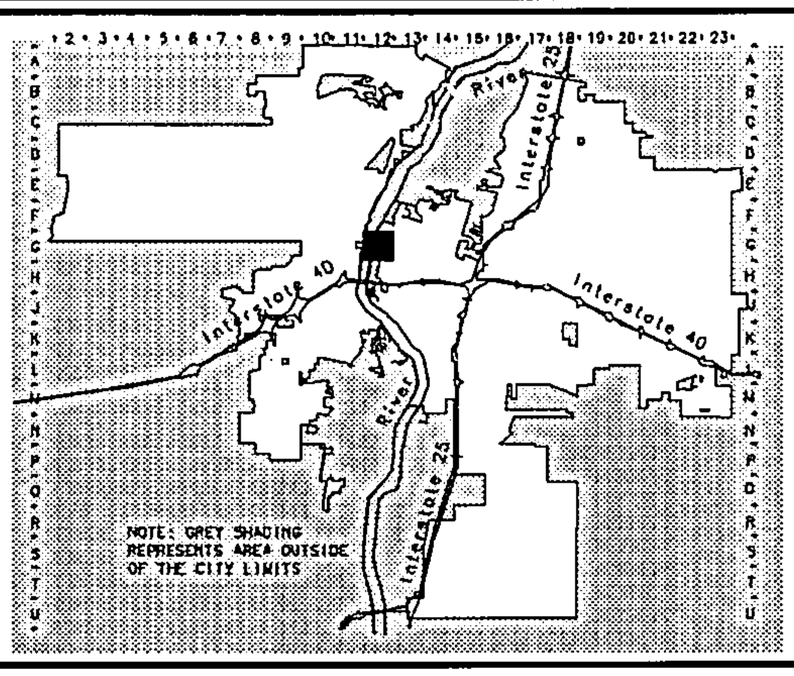
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
04DRB-_____-0397
_____-_____-_____
_____-_____-_____

9/10/04
Planner signature / date

Project # 1002339





CITY OF ALBUQUERQUE · NEW MEXICO · 1706

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

G-12-Z

Map Amended through September 01, 2004

PRECISION SURVEYS, INC.

September 9, 2004

Ms. Sheran Matson, AICP
Chair, Development Review Board
Planning/Development Services Division
600 2nd Street, NW
Albuquerque, NM 87102

RE: REQUEST FOR PRELIMINARY/FINAL PLAT APPROVAL, ALVARADO GARDENS, UNIT 2 LOTS 10-A-1 AND 10-A-2

Dear Ms. Matson,

On behalf of our clients, Richard Tarango and Holly Arroyo, we are submitting an application for minor subdivision preliminary/final plat approval. The purpose of the request is to replat prior vacation of abandoned private ditch (which was approved on June 23, 2004) within lots 10-A-1 and 10-A-2 Alvarado Gardens, Unit 2. This ditch was vacated by Project No. 1002339.

If you have any questions or need additional information, please do not hesitate to contact our office at 856-5700.

Sincerely,

Deborah Pennebaker

Deborah Pennebaker
Public Liaison

8414 - D JEFFERSON ST NE
ALBUQUERQUE, NEW MEXICO 87113
email presurv@presurv.com
PHONE 505 856 5700
FAX 505 856 7900
www.presurv.com

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

PAID RECEIPT

APPLICANT NAME Richard Tarango & Holly Arroyo

AGENT Precision Surveys, Inc.

ADDRESS 8414-D Jefferson ST. N.E.

PROJECT & APP # 1002339 / 04DRB-01397

PROJECT NAME ALVARADO GARDENS UNIT 2, REPLAT

$ 20.00 441032/3424000 **Conflict Management Fee**

$ 285.00 441006/4983000 **DRB Actions**

$ _____ 441006/4971000 **EPC/AA/LUCC Actions & All Appeals**

$ _____ 441018/4971000 **Public Notification**

$ ~~305.00~~ 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

$ 305.00 **TOTAL AMOUNT DUE**

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

006698

PRECISION SURVEYS, INC.
PHONE 505-856-5700 FAX 505-856-7900
8414-D JEFFERSON ST. N.E.
ALBUQUERQUE, N.M. 87113

FIRST STATE BANK
Taos, Santa Fe, Albuquerque
and Surrounding Communities
Ph. 505-241-7500
95-145/1070

9.10.04

PAY TO THE ORDER OF City of Albuquerque $ 305.00

Three hundred five & no/100 DOLLARS

City of Albuquerque
Treasury Division

9/10/2004 11:55AM LOC: ANNX
RECEIPT# 00023725 WS# 008 TRANS# 0022
Account 441032 Fund 0110
Activity 3424000 TRSDMM
Trans Amt $305.00
J24 Misc $20.00

9/10/2004 11:56AM LOC: ANNX
RECEIPT# 00023725 WS# 008 TRANS# 0022
Account 441006 Fund 0110
Activity [illegible] TRSDMM
Trans Amt [illegible]
J24 [illegible]

AUTHORIZED SIGNATURE

MEMO 04-6424

Thank You

$305.00

$0.00

Thank You

⑈006698⑈ ⑆107001452⑆ 001048147⑈

Current DRC
Project Number: 7038.82

ORIGINAL

FIGURE 12

Claire
ORIGINAL
1 ~~AMENDED~~

Date Submitted: 5-21-03
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 1-15-03
Date Preliminary Plat Expires: 1-15-04
DRB Project No.: 1002339
DRB Application No.: 03DRB-00769

INFRASTRUCTURE LIST

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

LOTS 10-A-1 THROUGH 10-A-3, ALVARADO GARDENS UNIT 2
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 10-A, ALVARADO GARDENS UNIT 2
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
		1 EA	FIRE HYDRANT	CAMPBELL			1	1	1
		200'	4' SIDEWALK	CAMPBELL	W. PROP LINE	E. PROP LINE	1	1	1
		2 1	(access to back lot to be via common access easement shown on plat)						
		3 EA	STANDARD DRIVEWAY APRONS	CAMPBELL	ALONG ROW LINE		1	1	1
		3 ~~4~~ EA 1	4" SANITARY SEWER SERVICE STUBS	CAMPBELL ~~8" LINE~~ 1 reuse exist SAS service	8" LINE	S. ROW LINE	1	1	1
		2 EA	WATER SERVICES	CAMPBELL			1	1	1
							1	1	1
							1	1	1
							1	1	1
							1	1	1
							1	1	1

PAGE ___ OF ___

revised 07/01/01

Sep 16 02 04:28p LAND RESOURCES 9243862 p.5

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
							/	/	/
							/	/	/
							/	/	/
							/	/	/

NOTES

1 SIDEWALK AND DRIVEWAY APRON IMPROVEMENTS TO OCCUR SIMULTANEOUSLY

2

3

AGENT / OWNER

THOMAS D. JOHNSTON (AGENT)
NAME (print)

TEC ENGINEERING INC.
FIRM

5-12-03
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: 5-21-05

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

5/21/03
DRB CHAIR - date

5-21-03
TRANSPORTATION DEVELOPMENT - date

5/21/03
UTILITY DEVELOPMENT - date

5/21/03
CITY ENGINEER - date

Christina Sandoval 5/21/03
PARKS & ~~GENERAL SERVICES~~ Recreation - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
1	8/23/04			

PAGE ___ OF ___

revised 07/01/01

Sep 16 02 04:28p LAND RESOURCES 9243862 P.7

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

	Supplemental form
SUBDIVISION	**S**
____ Major Subdivision action	
____ Minor Subdivision action	
__X__ 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: Richard Tarango and Holly Arroyo PHONE: 261-4214

ADDRESS: 1208 Jefferson Street, NE FAX: ____

CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: ____

Proprietary interest in site: Owners List all owners: Richard Tarango and Holly Arroyo

AGENT (if any): Precision Surveys, Inc. PHONE: 856-5700

ADDRESS: 8414-D Jefferson Street, NE FAX: 856-7900

CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: presurv@presurv.com

DESCRIPTION OF REQUEST: To vacate abandoned private ditch adjacent to lots.

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

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

Lot or Tract No.: Lots 10-A-1 & 10-A-2 Block: ____ Unit: Unit 2

Subdiv. / Addn. Alvarado Gardens

Current Zoning: ~~R-2~~ RA-2 Proposed zoning: Same

Zone Atlas page(s): G-12-Z No. of **existing** lots: 2 No. of **proposed** lots: 2

Total area of site (acres): .5969 Density if applicable: N/A dwellings per gross acre: ____ dwellings per net acre: ____

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

UPC No. 101206031719240721 MRGCD Map No. ____

LOCATION OF PROPERTY BY STREETS: On or Near: Campbell

Between: Calle Tranquilo and Alejandro

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 03DRB00449

Project# 1002339, 03-DRB-01035, 04-DRB-00450, SP-81-372 02DRB01711, 02DRB01958; 03DRB00571

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

SIGNATURE ____ DATE 6.11.04

(Print) Larry W. Medrano ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, 3/04

☐ **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
04DRB - ____ - 00917	VPRE	V	$ 90.00
____ - ____ - ____	OMF		$ 20.00
____ - ____ - ____			$ ____
____ - ____ - ____			$ ____
____ - ____ - ____			$ ____
			Total $ 110.00

Hearing date 6-23-04

6-11-04
Planner signature / date

Project # 1002339

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE** **(PUBLIC HEARING CASE)**

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

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

☐ **VACATION OF PUBLIC RIGHT-OF-WAY**
☐ **VACATION OF PUBLIC EASEMENT**

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

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

☐ **SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)**
☐ **SIDEWALK DESIGN VARIANCE**
☐ **SIDEWALK WAIVER**

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

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

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

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

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

☒ **VACATION OF PRIVATE EASEMENT**

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

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

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

Deborah F Pennebaker 6.11.04
Applicant name (print)

Deborah F Pennebaker
Applicant signature / date

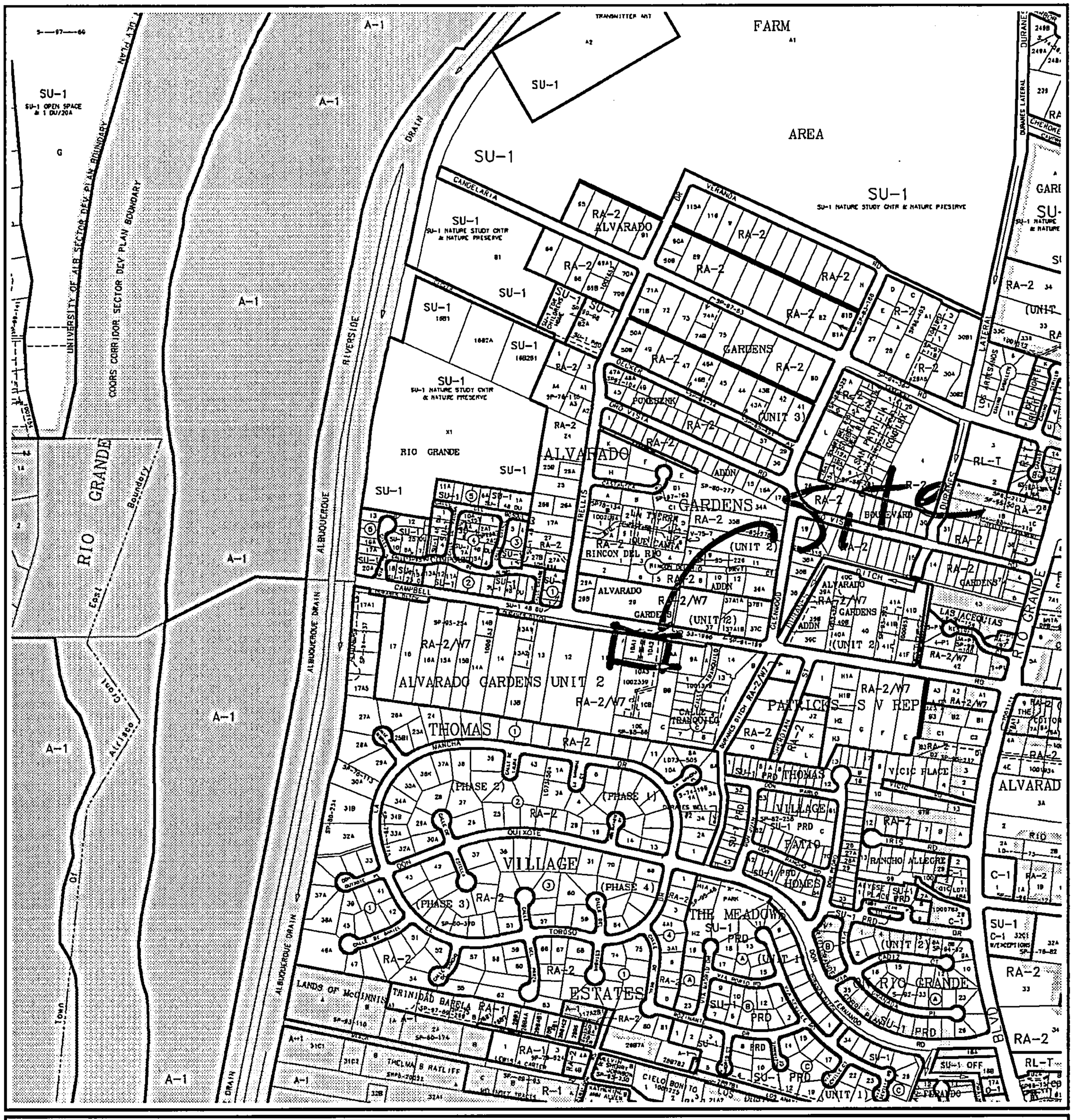
Form revised 4/03 and October 2003

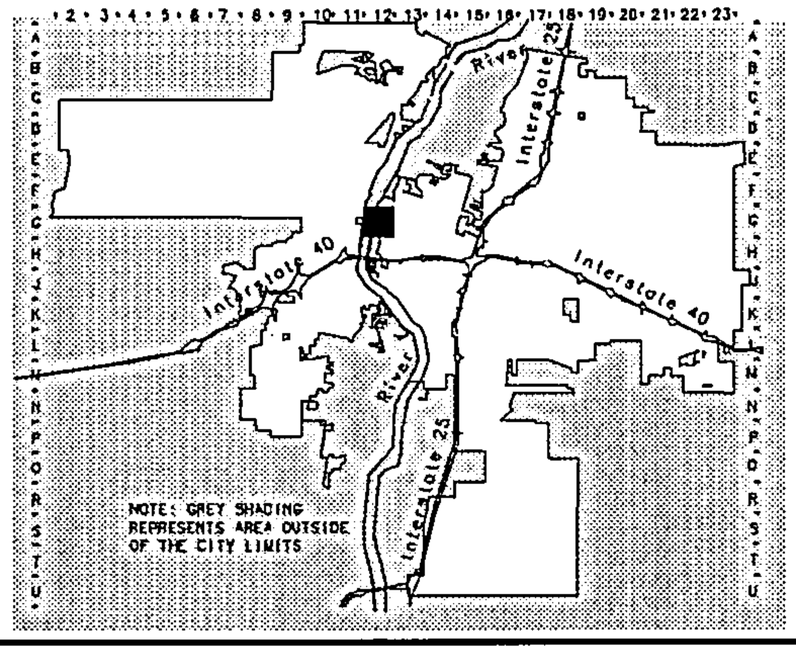
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
04DRB - ____ - 00917
____ - ____ - ____
____ - ____ - ____

6-11-04
Planner signature / date

Project # 1002339





CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

©Copyright 2003

GRAPHIC SCALE IN FEET
250 0 750 1000

Zone Atlas Page

G-12-Z

Map Amended through July 31, 2003

June 11, 2004

City of Albuquerque Review Board

RE: VACATION OF ABANDONED 20' ACEQUIA RIGHT-OF-WAY

Dear Sir or Madam:

The purpose of this request is to vacate the abandoned 20' Acequia right-of-way on the south side of Campbell Road fronting Lots 10-A-1 and 10-A-2.

The reason for vacating this 20' private ditch is that over years the property owners on the south side of Campbell Road have built upon and maintained this area as part of their property. This request is to formally incorporate this area into our property as well. This right-of-way was granted by the original Alvarado Gardens Unit 2 plat in 1934. It is presumed that the grantors are deceased. We would be the beneficiaries in this area. As previously stated, the ditch has long been abandoned.

Several neighbors to the west of our property (Mr. D. Sheehan, Mr. E. Gallegos & J. Gallegos) were granted the same request by the board in 1995 and 2000.

Thank you for your assistance in this matter.

Sincerely,

Holly Arroyo

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.

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

June 8, 2004

Deborah F. Peenebaker
Precision Surveys
8414-D Jefferson NE/87113
Phone: 856-5700/Fax: 856-7900

Dear Deborah:

Thank you for your inquiry of **June 8, 2004** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **REQUEST TO VACATE THE 20' ACEQUIA RIGHT-OF-WAY FOR DURANES DITCH ON CAMPBELL ROAD FOR LOTS 10-A-1 AND 10-A-2,** zone map **G-12.**

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

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 me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(03/09/04)

"Attachment A"

Deborah F. Pennebaker, Precision Surveys, Inc.
Zone Map: G-12

ALVARADO GARDENS N.A. (R)
***Tim Mullane**
2901 Trellis NW/87107 344-1713 (h) 228-1586 (w)
Niki Feldman
3104 Camino Caballete NW/87107 341-3965 (h)

ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY O-92, you are most welcomed to notify the following *"Unrecognized"* neighborhood associations of this project.

THOMAS VILLAGE N.A.
***Amy Suman**
3128 Don Quixote Dr. NW/87104 243-5008 (h) 980-2420 (w)
Gabrielle Mallory
3224 Calle de Estella NW/87104 242-4322 (h) 328-1778 (w)

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.

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: **06/08/04** Time Entered: **2:10 p.m.** ONC Rep. Initials: **SW**

PRECISION SURVEYS, INC.

June 9, 2004

Mr Tim Mullane
Alvarado Gardens Neighborhood Association
2901 Trellis NW
Albuquerque, NM 87107

RE: REQUEST TO VACATE THE 20' ACEQUIA RIGHT-OF-WAY
ADJACENT TO THE SOUTH SIDE OF CAMPBELL ROAD FRONTING
LOTS 10-A-1 AND 10-A-2 ALVARADO GARDENS UNIT 2.
2706 & 2700 CAMPBELL ROAD, NW
ZONE MAP G-12

Dear Mr. Mullane;

On behalf of our clients, Richard Tarango and Holly Arroyo, we are submitting an application for vacation of a private ditch. We are requesting that the portion of the abandoned private ditch between lots 10-A-1 and 10-A-2 and Campbell Road, NW be vacated. The proposed vacation is shown on the attached zone atlas.

Please call 856-5700 if you have any questions or need additional information. If I am not available, you may also direct your questions to Larry Medrano.

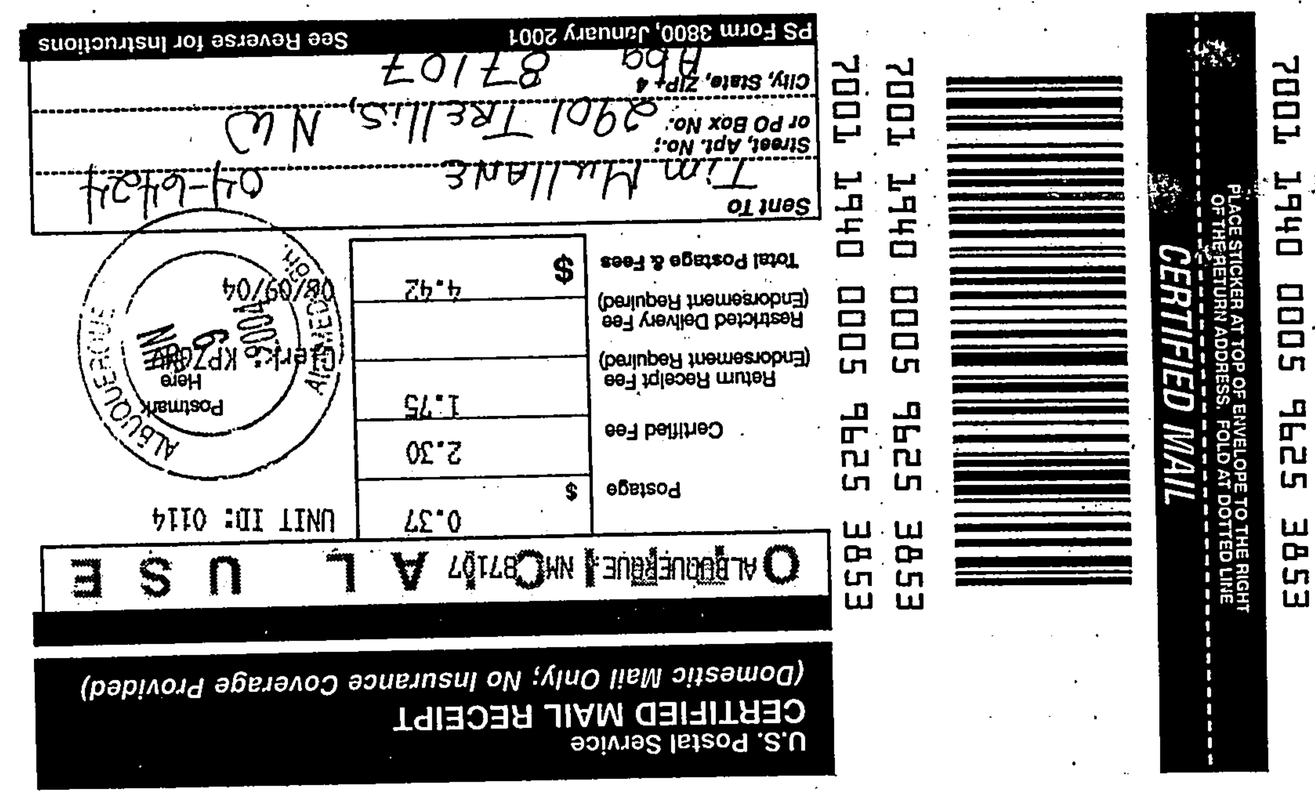
Sincerely,

Deborah Pennebaker

Deborah F Pennebaker

Enclosure
Cc: Richard Tarango
Cc: Holly Arroyo

8414 - D JEFFERSON ST NE
ALBUQUERQUE, NEW MEXICO 87113
email presurv@presurv.com
PHONE 505 856 5700
FAX 505 856 7900
www.presurv.com



SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Tim Mullane
Alvarado Gardens Neighborhood Assoc
2901 Trellis, NW
Albq, NM 87107

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label) 7001 1940 0005 9625 3853

PS Form 3811, August 2001 Domestic Return Receipt 102595-01-M-2509

PRECISION SURVEYS, INC.

June 9, 2004

Niki Feldman
Alvarado Gardens Neighborhood Association
3104 Camino Caballete, NW
Albuquerque, NM 87107

RE: REQUEST TO VACATE THE 20' ACEQUIA RIGHT-OF-WAY
ADJACENT TO THE SOUTH SIDE OF CAMPBELL ROAD FRONTING
LOTS 10-A-1 AND 10-A-2 ALVARADO GARDENS UNIT 2.
2706 & 2700 CAMPBELL ROAD, NW
ZONE MAP G-12

Dear Ms. Feldman;

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Please call 856-5700 if you have any questions or need additional information. If I am not available, you may also direct your questions to Larry Medrano.

Sincerely,

Deborah Pennebaker

Deborah F Pennebaker

Enclosure
Cc: Richard Tarango
Cc: Holly Arroyo

8414 - D JEFFERSON ST NE
ALBUQUERQUE, NEW MEXICO 87113
email presurv@presurv.com
PHONE 505 856 5700
FAX 505 856 7900
www.presurv.com

SENDER: *COMPLETE THIS SECTION*

- Complete items 1; 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Niki Feldman
Alvarado Gardens N.A.
3104 Camino Caballete NW
Abq NM
87107

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (*Printed Name*) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (*Extra Fee*) ☐ Yes

2. Article Number
(*Transfer from service label*) 7001 1940 0005 9625 3877

PS Form 3811, August 2001 Domestic Return Receipt 102595-01-M-2509

CERTIFIED MAIL

7001 1940 0005 9625 3877

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

OFFICIAL USE

ALBUQUERQUE, NM 87107

Postage	$ 0.37	UNIT ID: 0114
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	Postmark Here
Restricted Delivery Fee (Endorsement Required)		Clerk: KPZ5W
Total Postage & Fees	$ 4.42	06/09/04

ALAMEDA BR. JUN 9 2004 ALBUQUERQUE

Sent To Niki Feldman 04-6424
Street, Apt. No.; or PO Box No. 3104 Camino Caballete NW
City, State, ZIP+ 4 Abq 87107

PS Form 3800, January 2001 See Reverse for Instructions

PRECISION SURVE

8414 - D JEFFERSON ST N
ALBUQUERQUE, NEW MEXICC

PRECISION SURVEYS, INC.

June 9, 2004

Ms. Amy Suman
Thomas Village Neighborhood Association
3128 Don Quixote Drive, NW
Albuquerque, NM 87104

RE: REQUEST TO VACATE THE 20' ACEQUIA RIGHT-OF-WAY
ADJACENT TO THE SOUTH SIDE OF CAMPBELL ROAD FRONTING
LOTS 10-A-1 AND 10-A-2 ALVARADO GARDENS UNIT 2.
2706 & 2700 CAMPBELL ROAD, NW
ZONE MAP G-12

Dear Ms. Suman;

On behalf of our clients, Richard Tarango and Holly Arroyo, we are submitting an application for vacation of a private ditch. We are requesting that the portion of the abandoned private ditch between lots 10-A-1 and 10-A-2 and Campbell Road, NW be vacated. The proposed vacation is shown on the attached zone atlas.

Please call 856-5700 if you have any questions or need additional information. If I am not available, you may also direct your questions to Larry Medrano.

Sincerely,

Deborah Pennebaker

Deborah F Pennebaker

Enclosure
Cc: Richard Tarango
Cc: Holly Arroyo

8414 - D JEFFERSON ST NE
ALBUQUERQUE, NEW MEXICO 87113
email presurv@presurv.com
PHONE 505 856 5700
FAX 505 856 7900
www.presurv.com

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ms Amy Suman
Thomas Village N.A.
3128 Don Quixote, NW
Abq, NM
87104

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service lab) 7001 1940 0005 9625 3860

PS Form 3811, August 2001 Domestic Return Receipt 102595-01-M-2509

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL

7001 1940 0005 9625 3860

7001 1940 0005 9625 3860

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

ALBUQUERQUE NM 87104

O F F I C I A L U S E

Postage	$ 0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.42

UNIT ID: 0414
ALBUQUERQUE NM 87101
JUN 9 2004
Postmark Here
Clerk: KPZ6MV
06/09/04

Sent To Amy Suman 04-6424
Street, Apt. No. or PO Box No. 3128 Don Quixote NW
City, State, ZIP+ 4 Abq 87104

PS Form 3800, January 2001 See Reverse for Instructions

PRECISION SURVEYS, INC.

June 9, 2004

Ms. Gabrielle Mallory
Thomas Village Neighborhood Association
3224 Calle de Estella, NW
Albuquerque, NM 87104

RE: REQUEST TO VACATE THE 20' ACEQUIA RIGHT-OF-WAY
ADJACENT TO THE SOUTH SIDE OF CAMPBELL ROAD FRONTING
LOTS 10-A-1 AND 10-A-2 ALVARADO GARDENS UNIT 2.
2706 & 2700 CAMPBELL ROAD, NW
ZONE MAP G-12

Dear Ms. Mallory;

On behalf of our clients, Richard Tarango and Holly Arroyo, we are submitting an application for vacation of a private ditch. We are requesting that the portion of the abandoned private ditch between lots 10-A-1 and 10-A-2 and Campbell Road, NW be vacated. The proposed vacation is shown on the attached zone atlas.

Please call 856-5700 if you have any questions or need additional information. If I am not available, you may also direct your questions to Larry Medrano.

Sincerely,

Deborah Pennebaker

Deborah F Pennebaker

Enclosure
Cc: Richard Tarango
Cc: Holly Arroyo

8414 - D JEFFERSON ST NE
ALBUQUERQUE, NEW MEXICO 87113
email presurv@presurv.com
PHONE 505 856 5700
FAX 505 856 7900
www.presurv.com

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Gabrielle Mallory
Thomas Village N.A.
3224 Calle de Estella, NW
Albq NM 87104

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number 7001 1940 0005 9625 3884
(Transfer from service la...)

PS Form 3811, August 2001 Domestic Return Receipt 102595-01-M-2509

CERTIFIED MAIL

7001 1940 0005 9625 3884

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

OFFICIAL USE

ALBUQUERQUE, NM 87104

Postage	$ 0.37	UNIT ID: 0114
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	Postmark Here
Restricted Delivery Fee (Endorsement Required)		Clerk: KPZ0MV
Total Postage & Fees	$ 4.42	06/09/04

ALAMEDA BR. JUN 2004

Sent To Gabrielle Mallory TH-6424
Street, Apt. No.; or PO Box No. 3224 Calle de Estella NW
City, State, ZIP+ 4 Albq NM 87104

PS Form 3800, January 2001 See Reverse for Instructions

8414 - D JEFFERSON ST
ALBUQUERQUE, NEW MEXI

PRECISION SURV

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

PAID RECEIPT

APPLICANT NAME Richard Tarango & Holly Arroyo

AGENT Precision Surveys

ADDRESS 8414-D Jefferson NE

PROJECT & APP # 100 2339/04 DRB 00917

PROJECT NAME Alvarado Gardens

$ 20.00 **469099/4916000 Conflict Management Fee**

$ 90.00 **441006/4983000 DRB Actions**

$ _____ **441006/4971000 EPC/AA/LUCC Actions & All Appeals**

$ _____ **441018/4971000 Public Notification**

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

$ 110.00 **TOTAL AMOUNT DUE**

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

006615

FIRST STATE BANK
Taos, Santa Fe, Albuquerque
and Surrounding Communities
Ph. 505-241-7500
95-145/1070

PRECISION SURVEYS, INC.
PHONE 505-856-5700 FAX 505-856-7900
8414-D JEFFERSON ST. N.E.
ALBUQUERQUE, N.M. 87113

6.11.04

PAY TO THE ORDER OF City of Albuquerque $ 110.00

One hundred ten & 00/100 DOLLARS

MEMO 04-6424 Proj # 1002339 04DRB00917

AUTHORIZED SIGNATURE

⑈006615⑈ ⑆107001452⑆ 00104814 7⑈

$20.00

Change $0.00

Thank You

C25-77

OK! Bernalillo ...

84 79572

81 ...

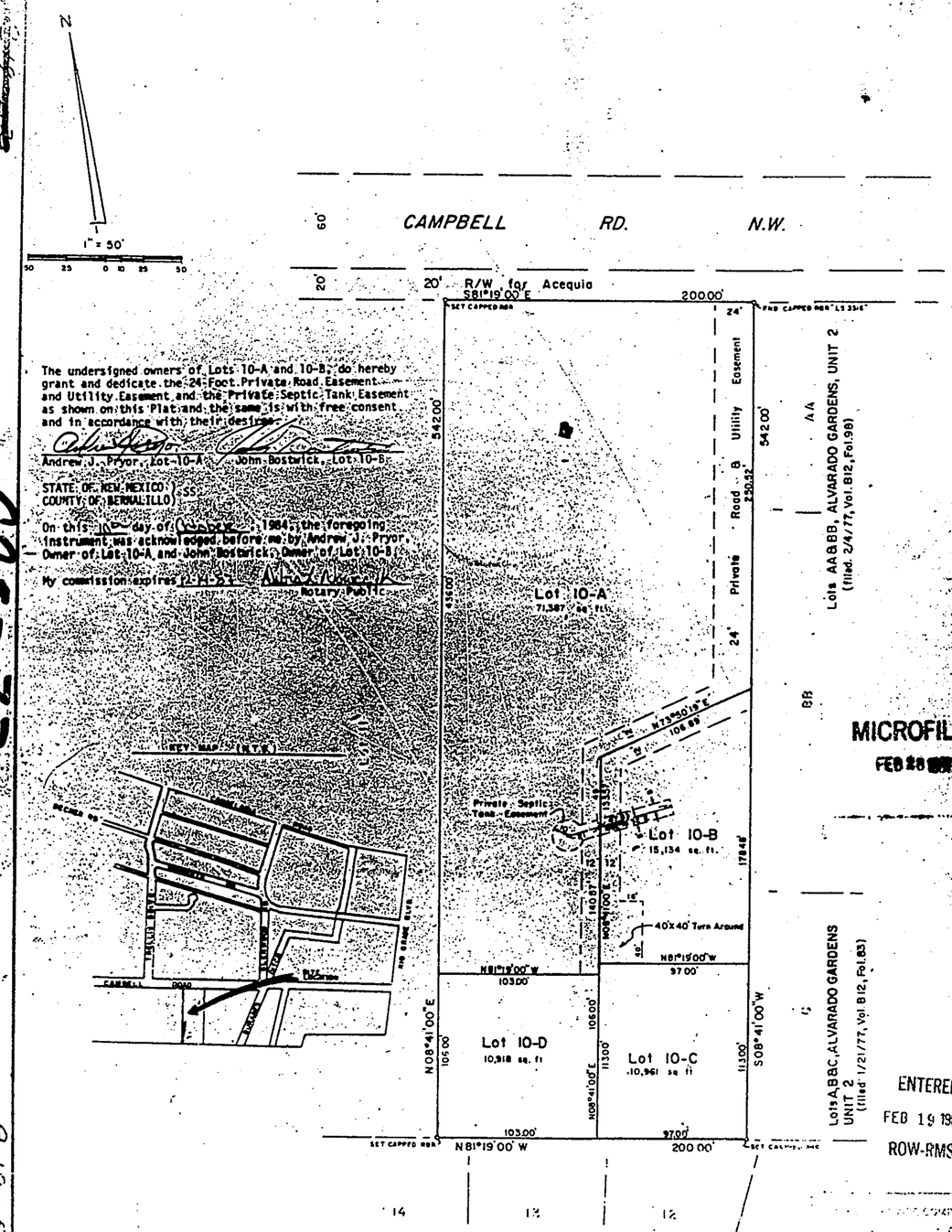
AMENDED PLAT OF Lots 10-A, 10-B, 10-C & 10-D ALVARADO GARDENS UNIT NO. 2

Albuquerque, New Mexico

(A Replat of Lot 10)
September, 1981

This instrument was filed for record
4:07 o'clock P.M. OCT 17 1984 and recorded in Vol. C25 of records of Said County Folio 77
Clerk & Recorder
Deputy Clerk

12:55 P



MICROFILM
FEB 28 ...

ENTERED
FEB 19 1985
ROW-RMS

The undersigned owners of Lots 10-A and 10-B, do hereby grant and dedicate the 24-Foot Private Road Easement and Utility Easement and the Private Septic Tank Easement as shown on this Plat and the same is with free consent and in accordance with their desires.

Andrew J. Pryor, Lot 10-A John Bostwick, Lot 10-B

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

On this 12th day of October, 1984, the foregoing instrument was acknowledged before me by Andrew J. Pryor, Owner of Lot 10-A, and John Bostwick, Owner of Lot 10-B.

My commission expires 12-4-87 Notary Public

DESCRIPTION:

A Replat of Lot numbered Ten (10) of ALVARADO GARDENS, UNIT NO. 2, an Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the Plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on January 26, 1934. (Now being Lots 10-A, 10-B, 10-C and 10-D, Alvarado Gardens, Unit 2)

FREE CONSENT, DEDICATION:

The undersigned owner(s) and proprietor(s) of the property described hereon, do hereby consent to the replatting of said property as shown hereon and do hereby grant and dedicate the private road easement as shown hereon, and the same are with free consent and in accordance with their desires.

Andrew J. Pryor

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

On this 22 day of October, 1984, the foregoing instrument was acknowledged before me by ...

My commission expires March 1, 1985 Notary Public

SURVEYOR'S CERTIFICATE

I, Verlon E. Hall, New Mexico Registered Land Surveyor No. 3241, do hereby certify that this Plat was prepared by me or under my supervision, meets the minimum requirements of the Albuquerque Subdivision Ordinance, shows all easements of record (unless otherwise noted on this Plat), and is true and correct to the best of my belief and knowledge.

Verlon E. Hall
Verlon E. Hall, N.M.L.S. No. 3241

APPROVED AND ACCEPTED BY:

Planning Director, Albuquerque, N.M. 12-17-81 Date SP-81-372 CITY
Number-City-Zone-Atlas G-12-2

Property Management, Albuquerque, N.M. 12/18/81 Date

City Engineer, Albuquerque, N.M. 12/18/81 Date

A.M.A.F.C.A. 12/17/81 Date

WRD - JEC 10/18/84

DISCLOSURE STATEMENT

The purpose of this Plat is to Replat Lot 10 of Alvarado Gardens, Unit No. 2 filed January 26, 1934 into 4 Lots as shown on this Plat, meeting the required zoning and setback requirements. Exterior corners of said Lot 10 were set with capped rebar as shown hereon.
Bearings shown hereon are referenced to said Plat of Alvarado Gardens, Unit No. 2 (S. back of curb of Campbell Road = S. 81 deg. 19' 00" E.). All bearings and distances shown hereon are based on field measurements.

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

On this 17th day of October, 1984, the foregoing instrument was acknowledged before me by: Verlon E. Hall, N.M.L.S.

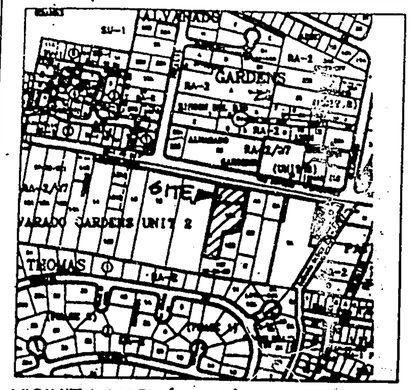
My commission expires ... Notary Public

NOTE:

Approval of and filing with the Bernalillo County Clerk of this Plat does not vacate or in anyway affect public or private easements, except the 24' Private Road Easement as shown hereon.

This plat was amended to change the 24' Private Road Easement to a 24' Private Road & Utility Easement and to add the Private Septic Tank Easement 10-17-84

C25-77



VICINITY MAP (G-12) NO SCALE

LEGEND:

- ● SET #4 REBAR W/ CAP "LS 14269"
- ○ FOUND MONUMENT AS NOTED

SUBDIVISION DATA

1. DRB Proj. No.
2. Zone Atlas Index No. G-12
3. Current Zoning RA-2/M7
4. Gross acreage 1.6392
5. Total Number of Lots created - 3 -
6. This plat has been prepared for the purposes of creating three lots from one existing lot and granting of a public utility, private waterline and private sewerline easement.
7. TALOS LOG NO.: 2002520347

NOTES

1. Bearings shown on this plat are New Mexico State Plane Grid Bearings, Central Zone, NAD 1927.
2. Perimeter distances are field measurements were made on the ground prorated between recovered and accepted monumentation within the block. Bearings and distances appearing on the Plat of LOTS 10-A, 10-B, 10-C AND 10-D OF ALVARADO GARDENS UNIT 2, filed October 17, 1984 in Volume C25, Page 77, are shown in parentheses ( ).
3. Monuments recovered and accepted or set are noted on inscribed plat.
4. This plat shows all easements of record.
5. An existing Twenty-four foot (24') Private Roadway Easement granted by the Plat of Lots 10-A, 10-B, 10-C, and 10-D, Alvarado Gardens Unit 2 filed 10/17/1984 in Volume C25, folio 77. Easement is for the benefit of Lots 10-A-1 through 10-A-3, Lot 10-B (of previous plat) and Lot 10-E (filed 3/16/1988 in Vol. C36, p. 25). Maintenance is the responsibility of the owners of Lots 10-A-1 through 10-A-3.
6. An existing Twelve foot (12') Private Roadway Easement granted by the Plat of Lots 10-A, 10-B, 10-C, and 10-D, Alvarado Gardens Unit 2 filed 10/17/1984 in Volume C25, folio 77. Easement is for the benefit of Lots 10-A-1 through 10-A-3, Lot 10-B (of previous plat) and Lot 10-E (filed 3/16/1988 in Vol. C36, p. 25). Maintenance is the responsibility of the owners of Lots 10-A-1 through 10-A-3.
7. An existing Private Septic Tank Easement for the benefit of Lot 10-D granted by the Plat of Lots 10-A, 10-B, 10-C, and 10-D, Alvarado Gardens Unit 2 filed 10/17/1984 in Volume C25, folio 77.
8. A Twenty-four foot (24') Public Utility, Private Waterline and Private Sewer Easement for the benefit of Lots 10-A-3, 10-B and 10-E is granted by the filing of this plat. Maintenance is the responsibility of the owners of Lots 10-B and 10-E.
9. A Twelve foot (12') Public Utility, Private Waterline and Private Sewer Easement for the benefit of Lots 10-A-3, 10-B and 10-E is granted by the filing of this plat. Maintenance is the responsibility of the owners of Lots 10-B and 10-E.
10. A Twenty foot (20') Private Waterline and Private Sewer Easement for the benefit of Lot 10-A-3 is granted by the filing of this plat. Maintenance is the responsibility of the owner of Lot 10-A-3.
11. License for access across the Duranes Ditch is provided for by Plat of Alvarado Gardens, Unit 2, filed January 26, 1934 in Volume C, folio 26.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UPC# 1 012 060 317 192 40721

PROPERTY OWNER OF RECORD:
JAY REMBE

BERNALILLO COUNTY TREASURER'S OFFICE
Martha A. Chavez 07-15-03

2003121734
5904757
Page: 1 of 2
07/15/2003 12:22P
Bk-2003C Pg-213
Mary Herrera Bern Co PLPT R 12.00

DESCRIPTION

Lot numbered Ten-A (10A) of amended plat of lots 10-A, 10-B, 10-C and 10-D of ALVARADO GARDENS UNIT 2, Albuquerque, New Mexico, as the same is shown and designated on said plat thereof filed in the Office of the County Clerk of Bernalillo County, New Mexico, on October 17, 1984, Book C25, page 77.

FREE CONSENT

The creation of Lots 10-A-1 through 10-A-3 of ALVARADO GARDENS UNIT 2 and granting of a water and sewer easement is with the free consent and in accordance with the desires of the undersigned owner.

JAY REMBE, Owner

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss

On this 20th day of December, 2002, the foregoing instrument was acknowledged before me by Jay Rembe.

My Commission expires 10/15/2004

Notary Public Virginia Gonzales

OFFICIAL SEAL
VIRGINIA GONZALES
NOTARY PUBLIC STATE OF NEW MEXICO
My commission expires 10/15/04

PLAT OF
LOTS 10-A-1 THROUGH 10-A-3
ALVARADO GARDENS UNIT 2
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

A REPLAT OF LOT 10-A, ALVARADO GARDENS UNIT 2
WITHIN SEC. 1, T. 10 N., R. 2 E., NMPM

DECEMBER 2002

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:
PROJECT NO. 1002339 APPLICATION NO. 03DRB-01035

Planning Director, City of Albuquerque	7/11/03 Date
N/A Property Management, City of Albuquerque	Date
Traffic Engineer, City of Albuquerque	7-10-03 Date
Water Utilities Department, City of Albuquerque	7-11-03 Date
City Surveyor, City of Albuquerque	12-20-02 Date
Parks and Recreation, City of Albuquerque	7/14/03 Date
A.M.A.F.C.A.	7-10-03 Date
City Engineer, City of Albuquerque	7/11/03 Date
N/A PNM Electric and Gas Services	Date
N/A Comcast Cable	Date
N/A Qwest	Date

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective October 1, 2000 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston, N.M.P.S. No. 14269 — 4.25.03 / 12.20.02 Date

THOMAS D. JOHNSTON NEW MEXICO 14269 REGISTERED LAND SURVEYOR

WAYJOHN SURVEYING INC
330 LOUISIANA BLVD
ALBUQUERQUE, N.M.
PHONE: 255-2052 FAX

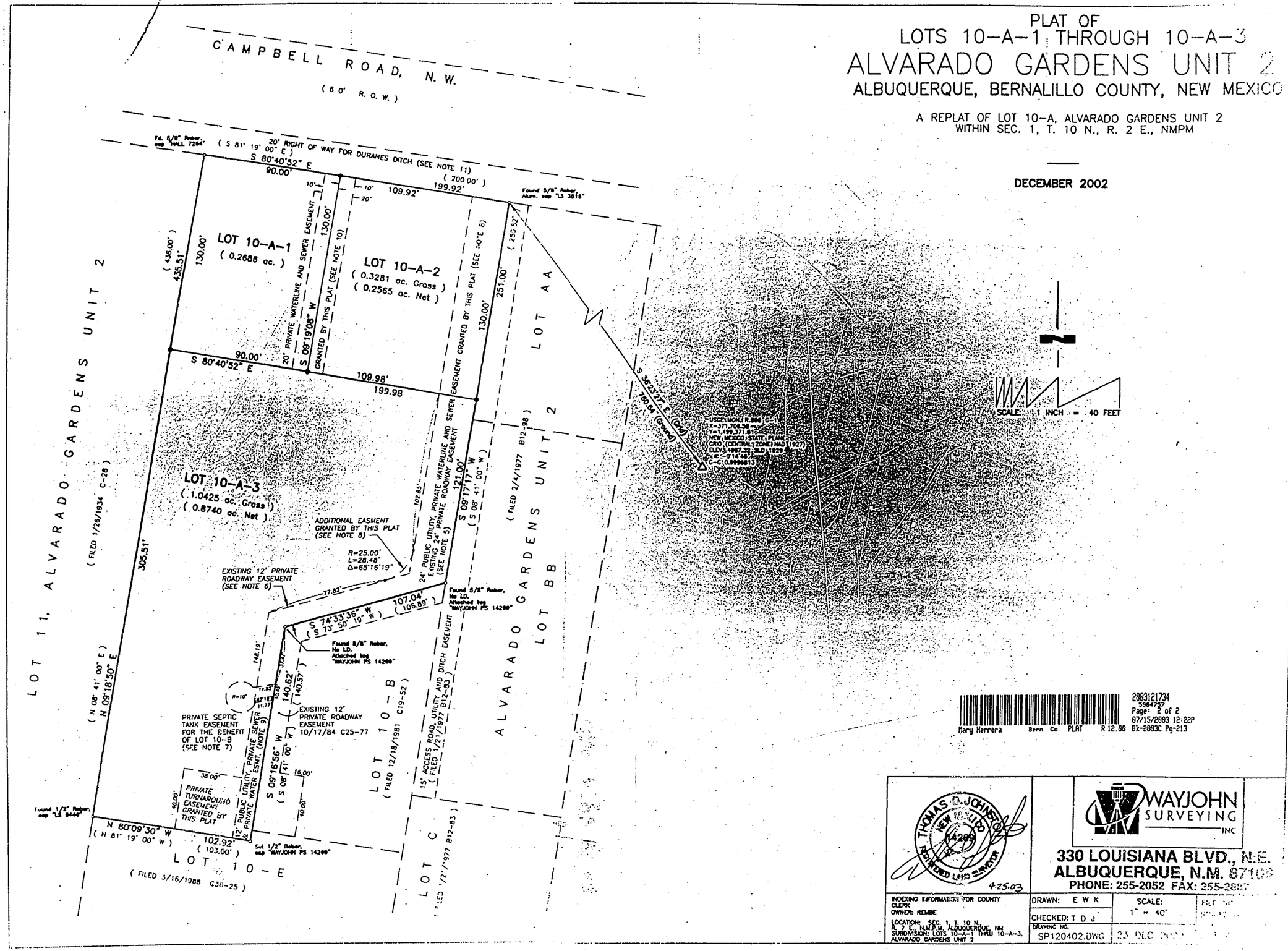
INDEXING INFORMATION FOR COUNTY CLERK
OWNER: REMBE
LOCATION: SEC. 1, T. 10 N., R. 2 E., N.M.P.M., ALBUQUERQUE, NM
SUBDIVISION: LOTS 10-A-1 THRU 10-A-3, ALVARADO GARDENS UNIT 2

DRAWN: E.W.K.
CHECKED: T.D.J.
SP12002

PLAT OF
LOTS 10-A-1 THROUGH 10-A-3
ALVARADO GARDENS UNIT 2
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

A REPLAT OF LOT 10-A, ALVARADO GARDENS UNIT 2
WITHIN SEC. 1, T. 10 N., R. 2 E., NMPM

DECEMBER 2002



2003121734
5964757
Page: 2 of 2
07/15/2003 12:22P
Mary Herrera Bern Co PLAT R 12.00 Bk-2003C Pg-213

THOMAS D. JOHNSTON
NEW MEXICO
14290
REGISTERED LAND SURVEYOR
4-25-03

WAYJOHN SURVEYING INC

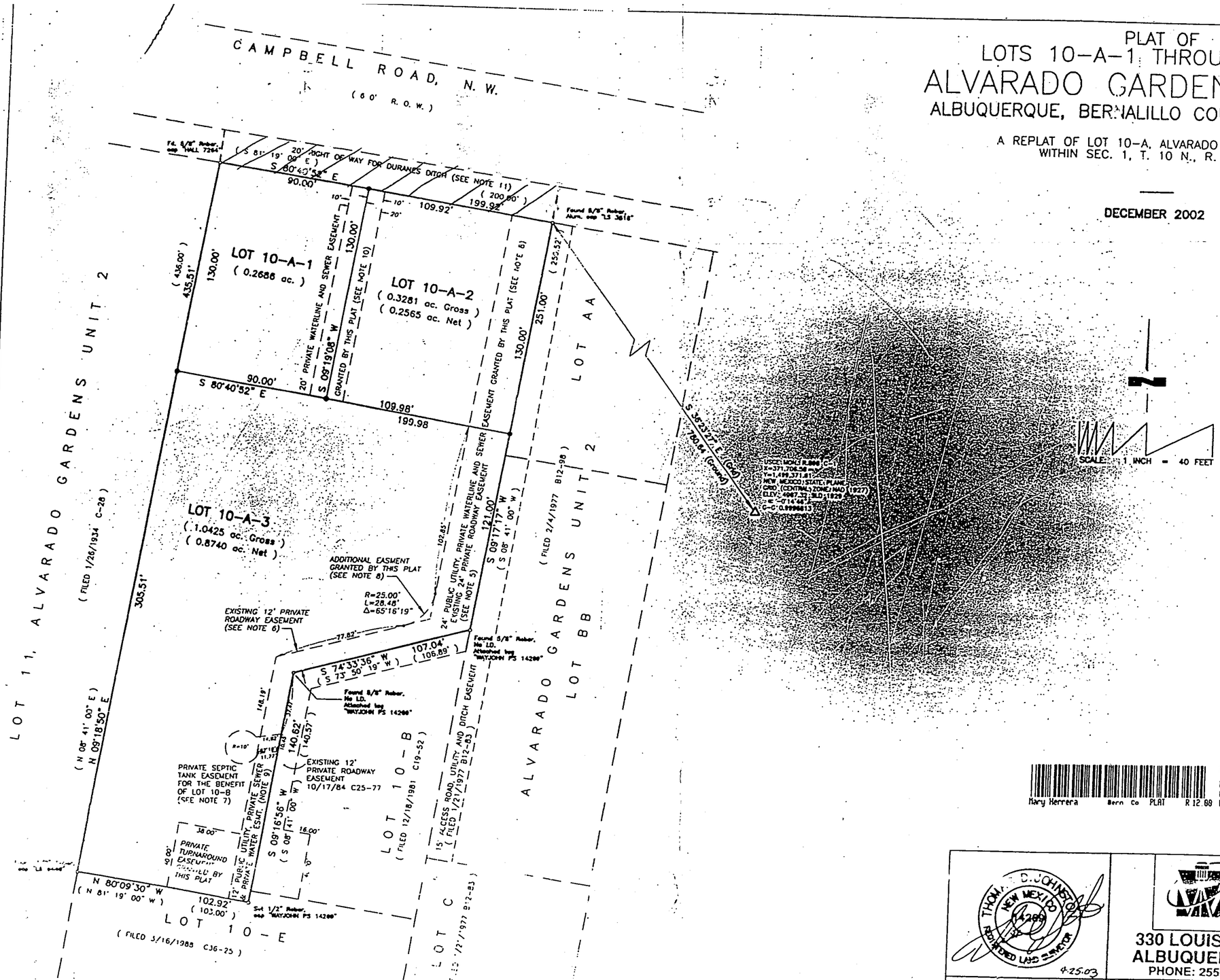
330 LOUISIANA BLVD., N.E.
ALBUQUERQUE, N.M. 87108
PHONE: 255-2052 FAX: 255-2887

INDEXING INFORMATION FOR COUNTY CLERK OWNER: REMBE LOCATION: SEC. 1, T. 10 N., R. 2 E., N.M.P.M. ALBUQUERQUE, NM SUBDIVISION: LOTS 10-A-1 THRU 10-A-3, ALVARADO GARDENS UNIT 2	DRAWN: E W K CHECKED: T D J DRAWING NO. SP120402.DWG	SCALE: 1" = 40' 23 DEC 2002

PLAT OF
LOTS 10-A-1 THROUGH 10-A-3
ALVARADO GARDENS UNIT 2
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

A REPLAT OF LOT 10-A, ALVARADO GARDENS UNIT 2
WITHIN SEC. 1, T. 10 N., R. 2 E., NMPM

DECEMBER 2002



2003121734
5584737
Page: 2 of 2
07/15/2003 12:22P
Bk-2003C Pg-213
Mary Herrera Bern Co PLAT R 12.00

THOMAS D. JOHNSON
NEW MEXICO
14269
REGISTERED LAND SURVEYOR
4-25-03

WAYJOHN SURVEYING INC.
330 LOUISIANA BLVD., N.E.
ALBUQUERQUE, N.M. 87108
PHONE: 255-2057 FAX: 255-28

INDEXING INFORMATION FOR COUNTY CLERK
OWNER: REMBE
LOCATION: SEC. 1, T. 10 N., R. 2 E., N.M.P.M., ALBUQUERQUE, NM
SUBDIVISION: LOTS 10-A-1 THRU 10-A-3, ALVARADO GARDENS UNIT 2

DRAWN: E.W.K.	SCALE: 1" = 40'
CHECKED: T.D.J.	
DRAWING NO. SP120402.DWG	

By action of the Board of County Commissioners had at its meeting of April 23, 1940, the following change in street and road names were approved:

GARDEN ROAD to CAMPBELL ROAD

_____ to _____

_____ to _____

_____ to _____

PLAT OF ALVARADO GARDENS

UNIT NO. 2

ADDITION IN

SEC. 1 T.10N, R2E, N.M.P.M.

BERNALILLO CO. NEW MEXICO

PLAT & SURVEY

NEW MEXICO ENG. CO. ALBUQUERQUE N.M.

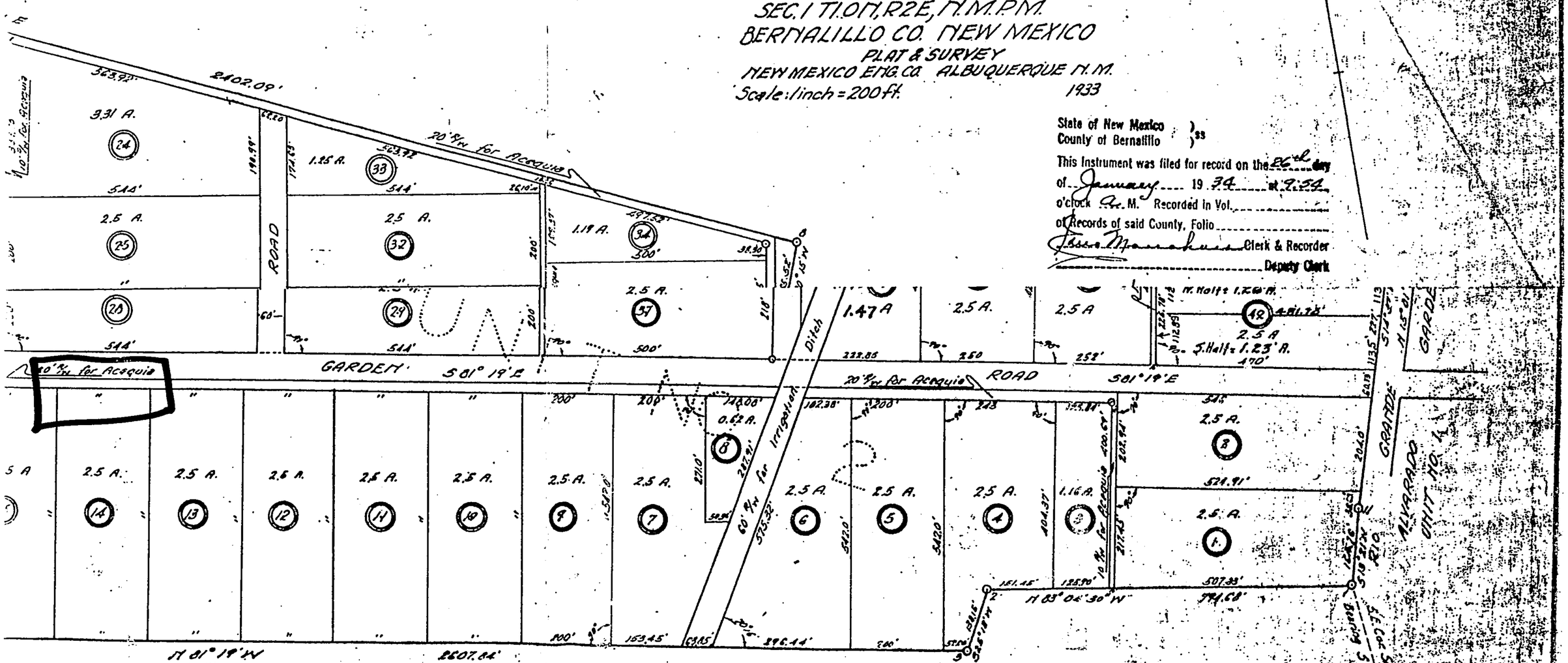
Scale: 1 inch = 200 ft. 1933

State of New Mexico)
County of Bernalillo) ss

This Instrument was filed for record on the 26th day of January 19 34 at 9:54 o'clock A. M. Recorded in Vol. _____ of Records of said County, Folio _____

Jesse Mannahan Clerk & Recorder

_____ Deputy Clerk



THIS SUBDIVISION OF THAT CERTAIN TRACT OF LAND SITUATE IN SCHOOL DISTRICT NO. 22 BERNALILLO CO. NEW MEXICO, BOUNDED ON THE NORTH BY LAND NOW [illegible] CONTERAS; ON THE EAST BY THE WEST LINE OF THE RIO GRANDE BLVD.; ON THE SOUTH BY LANDS NOW OR FORMERLY OWNED CHAS. MANN JR., JOHN MANN SR. [illegible] WEST BY THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT'S RIVER SIDE DRAIN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE S.E. [illegible] CORNER OF SECTION 1 T.10N., R.2 E., N.M.P.M. BEARS S.8°[illegible]'W. 1544.90 FT. DISTANT AND RUNNING THENCE N. 87° [illegible]

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

PAID RECEIPT

APPLICANT NAME Richard Tarango & Holly Arroyo

AGENT Precision Surveys INC

ADDRESS 8414-D Jefferson NE 87113

PROJECT & APP # 1002339/04DRB00917

PROJECT NAME Alvarado Gardens

$ 20.00 469099/4916000 Conflict Management Fee

$ 90.00 441006/4983000 DRB Actions

$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

$ 75.00 441018/4971000 Public Notification

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

$ 185.00 TOTAL AMOUNT DUE

VOID

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

PRECISION SURVEYS, INC.
PHONE 505-856-5700 FAX 505-856-7900
8414-D JEFFERSON ST. N.E.
ALBUQUERQUE, N.M. 87113

FIRST STATE BANK
Taos, Santa Fe, Albuquerque
and Surrounding Communities
Ph. 505-241-7500
95-145/1070

006614

6/11/04

PAY TO THE ORDER OF CITY OF ALBUQUERQUE $ 185.00

One hundred eighty five & no/100 DOLLARS

Security features are included. Details on back.

FOR 04DRB00917

AUTHORIZED SIGNATURE

⑈006614⑈ ⑆107001452⑆ 0010481477⑈

$90.00

Thank You

DUPLICATE
City of Albuquerque
Treasury Division
06/11/2004 11:57AM LOC: ANN
X
RECEIPT# 00024723 WS# 0008 TRANS# 0026
Account 441018 Fund 0110
Activity 4971000 TRSDMM
Trans Amt $185.00
J24 Misc $75.00
CK $185.00
CHANGE $0.00

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION S

___ Major Subdivision action
X Minor Subdivision action
X Vacation PRIVATE EASEMENT 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: Holly Arroyo + Richard Tarango PHONE: 261-4214
ADDRESS: 1208 Jefferson NE FAX: 262-2239
CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: arroyo@flash.net
Proprietary interest in site: ___ List all owners: Holly Arroyo Richard Tarango
AGENT (if any): None PHONE: ___
ADDRESS: ___ FAX: ___
CITY: ___ STATE ___ ZIP ___ E-MAIL: ___

DESCRIPTION OF REQUEST: Vacation of private water + sewer easement + minor subdivison preliminary final Plat approval

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

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

Lot or Tract No. 10-A-2 Block: ___ Unit: 2
Subdiv. / Addn. Alvarado Gardens
Current Zoning: ~~C-1-D-2~~ RA-2 M7 Proposed zoning: ___
Zone Atlas page(s): G-12-Z No. of **existing** lots: 1 No. of **proposed** lots: 1
Total area of site (acres): .3281 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. 101206931719240721 MRGCD Map No. ___
LOCATION OF PROPERTY BY STREETS: On or Near: Campbell Rd NW.
Between: Rio Grande and Trellis

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 02DRB-01711 02DRB-01958, 03DRB-00571, 03DRB-00769, 03DRB-01035

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

SIGNATURE ___ DATE March 26/04
(Print) RICHARD TARANGO ✓ Applicant ___ Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, 3/04

~~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
NA 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
04DRB - - 00449	VprE	V	$ 45.00
- -	CONFL MGMT FEE		$ 20.00
04DRB - - 00450	P&F	S(3)	$ 215.00
- -			$
- -			$
			Total $ 280.00

Hearing date April 7th 04

3/26/04
Planner signature / date

Project # 1002339

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE** **(PUBLIC HEARING CASE)**

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

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

☐ **VACATION OF PUBLIC RIGHT-OF-WAY**
☐ **VACATION OF PUBLIC EASEMENT**

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

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

☐ **SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)**
☐ **SIDEWALK DESIGN VARIANCE**
☐ **SIDEWALK WAIVER**

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

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

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

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

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

☒ **VACATION OF PRIVATE EASEMENT**

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

RICHARD TARANGO
Applicant name (print)

Applicant signature / date

Form revised 4/03 and October 2003

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

Application case numbers
04DRB - ____ - 00449
____ - ____ - ____
____ - ____ - ____

Planner signature / date 3/26/04

Project # 1002339

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

YOUR ATTENDANCE IS REQUIRED.

☐ **SKETCH PLAT REVIEW AND COMMENT**

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

☐ **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~~.
VACANT N/A Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the request
✓ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
✓ Property owner's and City Surveyor's signatures on the Mylar drawing
N/A Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
✓ 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.

RICHARD TABAHGO
Applicant name (print)

Applicant signature / date

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

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

Application case numbers
04DRB - ____ - 00450
____ - ____ - ____
____ - ____ - ____

B. Herbert 3/26/04
Planner signature / date

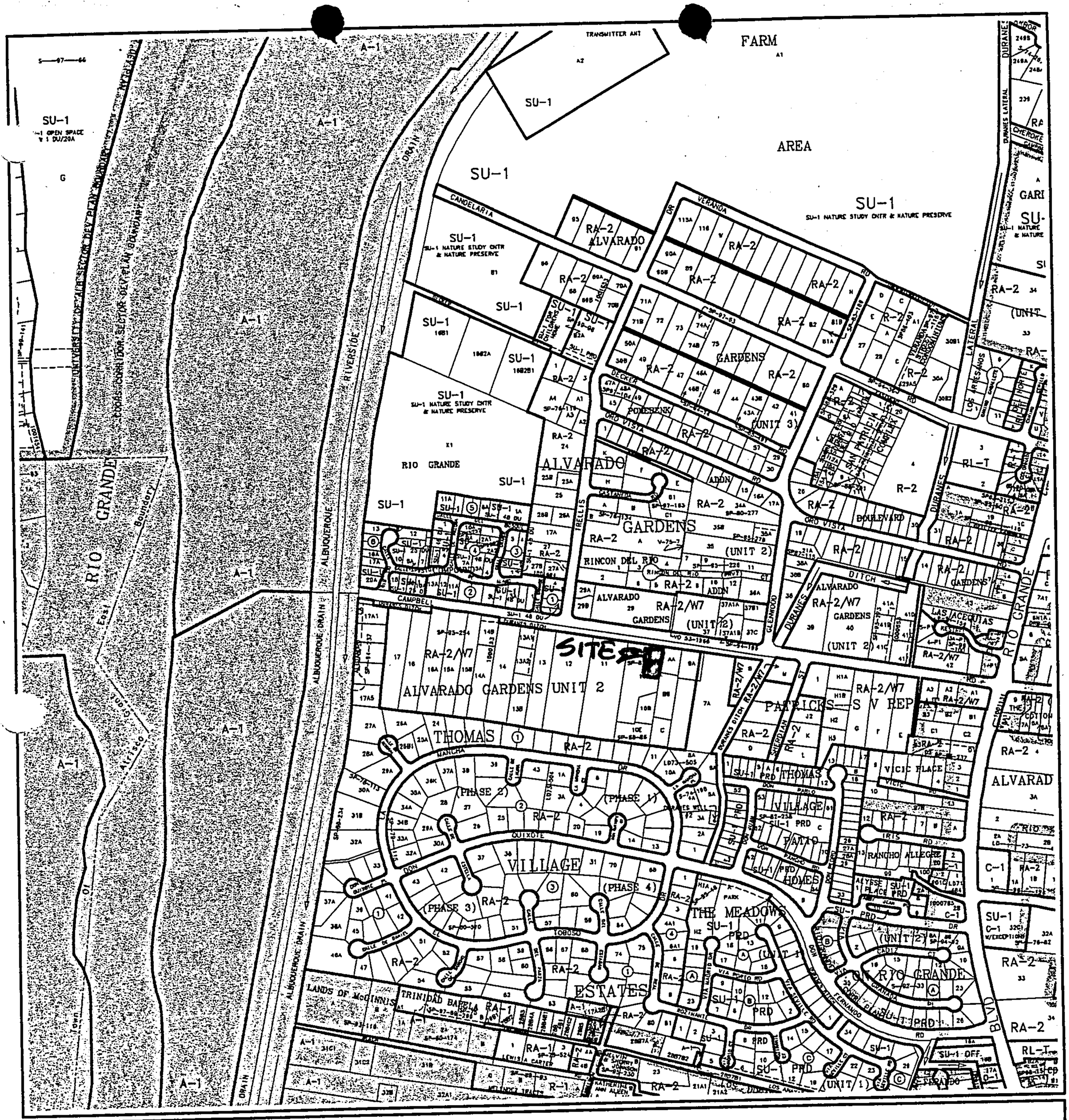
Project # 1002339

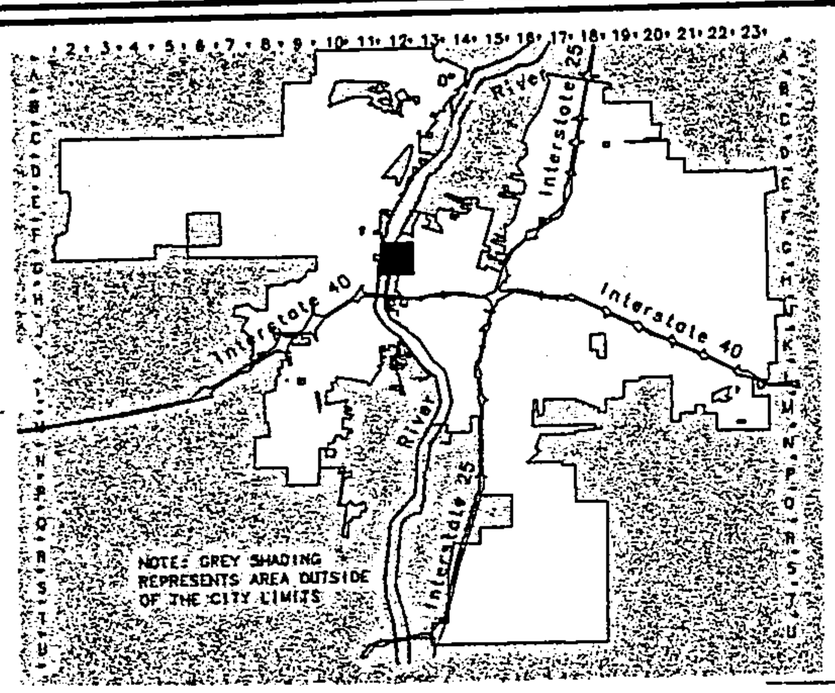
March 25/04

Holly Arrayo & Richard Tarango are requesting a vacation of easement (private water & sewer line) on lot 10-A-2-A of Alvarado Gardens unit 2. We are requesting the vacation to increase the building & space around a house to be constructed on the lot. Preliminary and final plat approval is being submitted to show vacated easement. Thank you.

Richard Tarango

Holly Arrayo





CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2002

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

G-12-Z

Map Amended through April 03, 2002

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

PAID RECEIPT

APPLICANT NAME Holly Arroyo + Richard Torango

AGENT N/A

ADDRESS 1208 JEFFERSON ST. NE ALBQ. 87110

PROJECT & APP # 1002339 / 04DRB-00449 & 450

PROJECT NAME LOT 10A-2, ALVARADO GARDENS.

$ _____ 469099/4916000 Conflict Management Fee

$ 260 441006/4983000 DRB Actions

$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

$ 20 441018/4971000 Public Notification

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

$ 280.00 TOTAL AMOUNT DUE

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

Boa General Contractors
505-261-4214
1208 Jefferson NE
Albuquerque, NM 87110

95-145-1070 5060

3-26 2004

Pay To The Order Of City of Albuquerque $ 280.00

Two Hundred Eighty Dollars ex Dollars

Security Features Included. Details on Back.

CHECKS UNLIMITED™ • SAFETY CHECK TO REORDER: 1-800-204-2244 • www.ChecksUnlimited.com

FIRST STATE BANK
www.fsbnm.com

For Campbell

City Of Albuquerque
Treasury Division

⑆107001452⑆ 5060 002372843⑈

Counterreceipt.doc 12/29/03

03/26/2004 10:17AM LOC: ANN
X
RECEIPT# 00020569 WS# 006 TRANS# 0015
Account 441018 Fund 0110
Activity 4971000 TRSTAM
Trans Amt $280.00
J24 Misc $20.00
CK $280.00
CHANGE $0.00

03/26/2004 10:16AM LOC: ANN
X
RECEIPT# 00020568 WS# 006 TRANS# 0015
Account 441006 Fund 0110
Activity 4983000 TRSTAM
Trans Amt $280.00
J24 Misc $260.00

Thank You

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

	Supplemental form		Supplemental form
SUBDIVISION	**S**	**ZONING**	**Z**
____ Major Subdivision action		____ Annexation & Zone Establishment	
✓ Minor Subdivision action		____ Sector Plan	
____ Vacation	V	____ Zone Change	
____ Variance (Non-Zoning)		____ Text Amendment	
SITE DEVELOPMENT PLAN	**P**	**APPEAL / PROTEST of...**	**A**
____ ...for Subdivision Purposes		____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	
____ ...for Building Permit			
____ IP Master Development Plan			
____ Cert. of Appropriateness (LUCC)	L		

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

APPLICANT INFORMATION:

NAME: JAY REMBE PHONE: 878-0008
ADDRESS: 7620 JEFFERSON ST NE FAX: 878-0002
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL:
Proprietary interest in site: OWNER
AGENT (if any): WAYJOHN SURVEYING INC. PHONE: 255-2052
ADDRESS: 330 LOUISIANA BLVD NE FAX: 255-2887
CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: WAYJONSURV@AOL.COM
DESCRIPTION OF REQUEST: FINAL PLAT MINOR SUBDIVISION Final Plat,

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

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

Lot or Tract No. 10-A Block: ____ Unit: 2
Subdiv. / Addn. ALVARADO GARDENS
Current Zoning: RA2/W7 Proposed zoning: SAME
Zone Atlas page(s): G-12 No. of existing lots: 1 No. of proposed lots: 3
Total area of site (acres): 1.6392 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
Within city limits? ✓ Yes. No___, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO
UPC No. 1.012.060.317.192.40721 MRGCD Map No. ____
LOCATION OF PROPERTY BY STREETS: On or Near: CAMPBELL RD NW
Between: TRELLIS DR NW and GLENWOOD DR NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 02DRB-01711
02DRB-01958, 03DRB-00571, 03DRB-00769 (1002339)
Check-off if project was previously reviewed by Sketch Plat/Plan ☒, or Pre-application Review Team ☐. Date of review: 11/13/02

SIGNATURE ____ DATE 6/23/03
(Print) THOMAS D. JOHNSTON ___ Applicant ✓ Agent

Form revised September 2001

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
03DRB - 01035	FA	S(3)	$ Ø
			$
			$
			$
			$
			Total $ Ø

Hearing date JULY 9TH '03

B Herbert 6/23/03
Planner signature / date

Project # 1002339

FORM S(3): SUBDIVISION - R.B. MEETING (UNADVERTISE , JR INTERNAL ROUTING

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

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

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

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

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

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

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

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

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

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
☐ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
☐ **AMENDMENT TO GRADING PLAN (with minor changes)**

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

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

Amended preliminary plat approval expires after one year.

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

THOMAS D. JOHNSTON (AGENT)
Applicant name (print)

6/23/03
Applicant signature / date

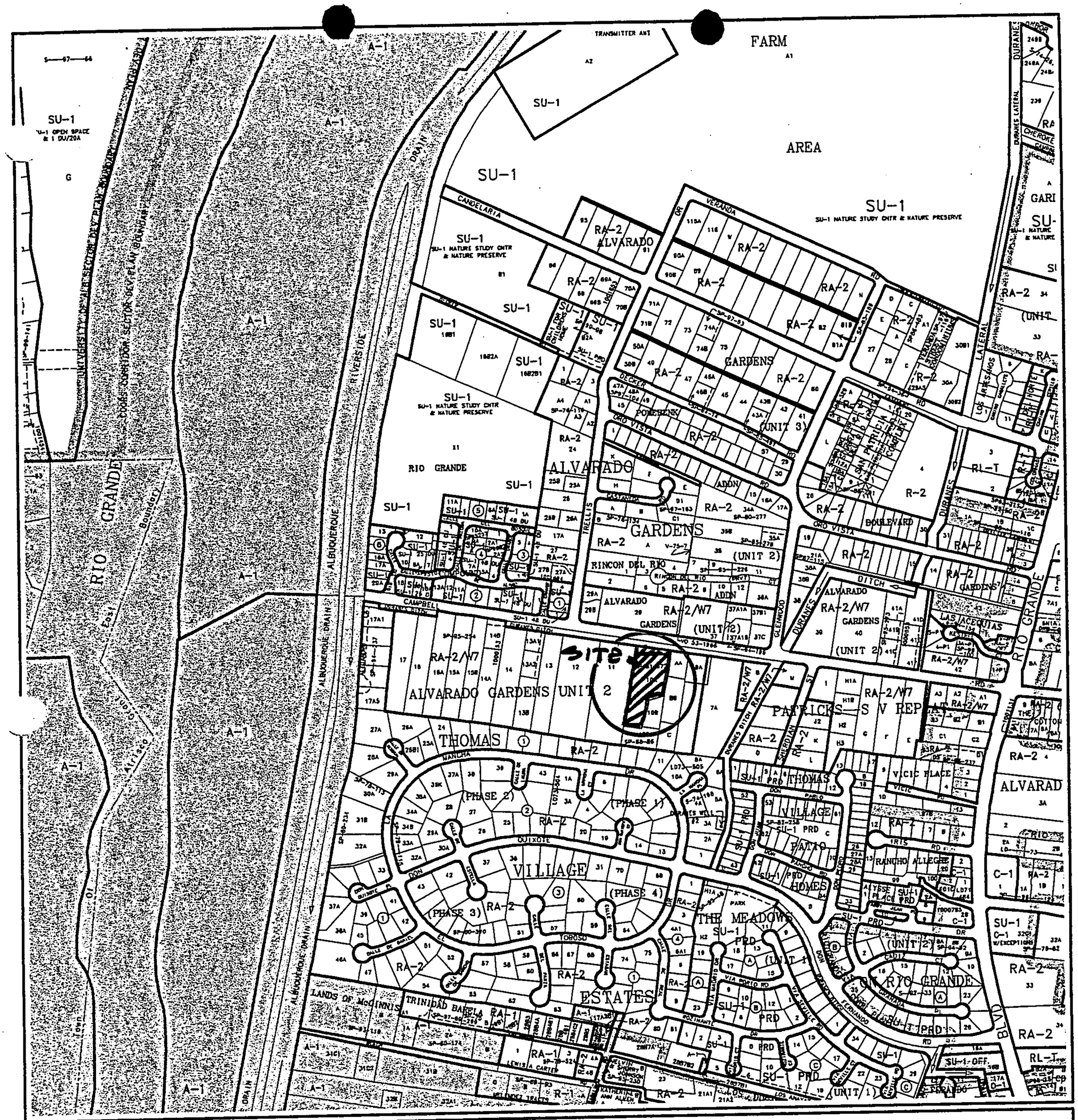
Form revised MARCH 2003

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

Application case numbers
03DRB - ____ - 01035
____ - ____ - ____
____ - ____ - ____

Planner signature / date 6/23/03

Project # 1002339


FARM
AREA
SU-1
SU-1 NATURE STUDY CNTR & NATURE PRESERVE
RA-2
ALVARADO GARDENS
ALVARADO GARDENS UNIT 2
SITE
THOMAS VILLAGE ESTATES
PATRICKS—S V REPLAT
THE MEADOWS
RIO GRANDE
A-1
R-2
RL-T
C-1
RA-1
ALBUQUERQUE DRAIN
RIVERSIDE DRAIN
COORS CORRIDOR SECTOR DEV PLAN BOUNDARY
UNIVERSITY OF NM SECTION DEV PLAN BOUNDARY
TRANSMITTER ANT
CANDELARIA
VERANDA
DECKER
ORO VISTA
BOULEVARD
DITCH
CAMPBELL
DURANES
GLENWOOD
TRELLIS
LOS ARENOS
LAS ACEQUIAS
LANDS OF McINNIS
TRINIDAD BARELA
LEWIS A CARTER
MELENDEZ TRACTS
KATHERINE B ANN ALLEN
VICIC PLACE
RANCHO ALLEGRE
ALYSSE PLACE
IRIS
PATIO HOMES
VILLAGE
QUIXOTE
TOBOSO
RINCON DEL RIO
GARDENS
(UNIT 2)
(UNIT 3)
(PHASE 1)
(PHASE 2)
(PHASE 3)
(PHASE 4)
(UNIT 1)
SU-1 PRD
SU-1 OFF.
SU-1 48 DU
SU-1 OPEN SPACE & 1 DU/20A
Interstate 25
Interstate 40
Rio Grande
NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS
CITY OF Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2002
GRAPHIC SCALE IN FEET
250 0 750 1000
Zone Atlas Page
G-12-Z
Map Amended through April 03, 2002

Wayjohn Surveying, Inc. • 330 Louisiana Blvd., N.E. • Albuquerque, NM 87108
Phone: (505) 255-2052 Fax: (505) 255-2887

June 20, 2003

City of Albuquerque
Plaza Del Sol Building
600 2nd Street, NW
Albuquerque, NM 87102

RE: Replat of Lot 10-A, Alvarado Gardens Unit 2 Project No. 1002339

To Whom It May Concern:

I am submitting this plat as a final minor plat to be heard at the following DRB meeting. This plat has already been approved for preliminary plat. My client, Jay Rembe, desires to replat Lot 10-A of Alvarado Gardens Unit 2 into three lots. This plat is an amendment of a minor subdivision DRB submittal with an infrastructure list. A Subdivision Improvements Agreement has been executed and recorded. A copy of the SIA is attached. The parcel currently has one residence, which is to be located on Lot 10-A-3. This residence will have access from the private road. Campbell Road currently has no sidewalk at the back of curb. This is a minor subdivision development of three lots with an existing gravel road. This subdivision will be low density, with an existing cul-de-sac at the end. We have received a sidewalk waiver for the private road.

If you have any questions regarding this matter, please give me a call.

Regards,

Thomas D. Johnston, PS

Current DRC
Project Number: 7038.82

ORIGINAL

INFRASTRUCTURE LIST

ORIGINAL

Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 1-15-03
Date Preliminary Plat Expires: 1-15-04
DRB Project No.: 1002330
DRB Application No.: 03DRB-00769

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

LOTS 10-A-1 THROUGH 10-A-3, ALVARADO GARDENS UNIT 2
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 10-A, ALVARADO GARDENS UNIT 2
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
		1 EA	FIRE HYDRANT	CAMPBELL			1	1	1
		200'	4' SIDEWALK	CAMPBELL	W. PROP LINE	E. PROP LINE	1	1	1
		3 EA	STANDARD DRIVEWAY APRONS	CAMPBELL	ALONG ROW LINE		1	1	1
		4 EA	4" SANITARY SEWER SERVICE STUBS	CAMPBELL ~~8" LINE~~	8" LINE	S. ROW LINE	1	1	1
		2 EA	WATER SERVICES	CAMPBELL			1	1	1
							1	1	1
							1	1	1
							1	1	1
							1	1	1

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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Civil Engineer
							1	1	1
							1	1	1
							1	1	1
							1	1	1

NOTES

1 SIDEWALK AND DRIVEWAY APRON IMPROVEMENTS TO OCCUR SIMULTANEOUSLY

2

3

AGENT / OWNER

THOMAS D. JOHNSTON (AGENT)
NAME (print)

TGC ENGINEERING INC.
FIRM

5.12.03
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: 5-21-05

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

5/21/03
DRB CHAIR - date

Christina Sandoval 5/21/03
PARKS & GENERAL SERVICES - date
Relinquish on

5-21-03
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

5/21/03
UTILITY DEVELOPMENT - date

_____ - date

5/21/03
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

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No. of Lots 3
Nearest Major Streets
Candelaria Road, NW and Rio Grande Blvd. NW

Figure 12

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

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 19th day of June, 2003, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P.O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico, 87103, and Campbell Partners, LLC, a New Mexico Limited Liability Company, ("Subdivider"), an owner, whose address is 7620 Jefferson Street, NE, Albuquerque, NM 87109 and whose telephone number is (505) 878-0008, 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 Lot 10-A, Alvarado Gardens Unit 2, recorded on October 17, 1984 in the records of the Bernalillo County Clerk at Book C25, page 77 (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by Campbell Partners, LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat of Site Development Plan identified as Lots 10-A-1 through 10-A-3, Alvarado Gardens Unit 2 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 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 in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 1st day of September, 2004 ("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. 703882.

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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 longer 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 the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

3. Work Order Requirements. The City agrees to issue a Work Order after:

A. The Subdivider causes to be submitted all documents, and meets all requirements listed in Development Process Manual, Volume 1, Chapter 5, Work Order Process, and figure 1, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Subdivider has procured or has caused to be procured public liability insurance in the amount of not less than One Million Dollars ($1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage as a result of any condition of the Subdivision, the Improvements or the Subdivider's construction activities within, or related to the Subdivision. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. The Subdivider must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that, if the policy is either cancelled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail 30 days written notice to the City, attention City Engineer.

B. The Subdivider complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

Type of Fee	Amount
Engineering Fee	3.25% of actual construction cost
Excavation And Sidewalk Ordinance, Street Restoration Fees	As required per City-Approved estimate. (Figure 7)

(Note: The Subdivider must pay the City all City fees which have been incurred during construction before the City will accept the public Improvements.)

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4. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Staking. Construction surveying for the construction of the public Improvements shall be performed by Wayjohn Surveying Inc., and construction surveying of the private Improvements shall be performed by Wayjohn Surveying Inc. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by TGC Engineering Inc., and inspection of the private Improvements shall be performed by TGC Engineering Inc., both New Mexico Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by Vinyard & Associates, Inc., and field testing of the private Improvements shall be performed by Vinyard & Associates, Inc., both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefore.

5. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in the amount of not less than 125% of the estimated cost of constructing the Improvements, as

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approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within sixty (60) days immediately following the Construction Completion Deadline.

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following "Financial Guaranty:"

Type of Financial Guaranty: Loan Reserve Letter # 1805
Amount: $36,647.75
Name of Financial Institution or Surety: First State Bank
Date City first able to call Guaranty: September 1, 2004
[Construction Completion Deadline]: September 1, 2004
If Guaranty other than a Bond, last day City able to call Guaranty is:
November 1, 2004
Additional Information:_____

6. Notice of Start of Construction. Before construction begins, the Subdivider shall deliver an acceptable Notice to Proceed to the City and shall arrange or a preconstructuion conference and all required inspections.

7. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the public Improvements and a Certificate of Completion for the private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the Subdivision Ordinance. After the City approves the final acceptance package, the City will Promptly release this agreement and the Financial Guaranty.

8. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon or in which the public Improvements are constructed, the Subdivider will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens befor the City will accept the public Improvements, Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

9. Reduction of Financial Guaranty Upon Partial Completion. The Subdivider shall be entitled to a reduction of the Financial Guaranty as a result of

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completing construction of par of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the Development Process Manual, Volume 1, Chapter 5.

B. Non-Loan reserve Financial Guaranty. If a Financial Guarantee other than a loan reserve letter has been provided, the completed Improvements must be freestanding, functionally independent of any Improvements which have not yet been completed and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction, If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the subdivider must submit the following documents to the City for review and approval:

(1) A revised financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the Subdivision Ordinance.

(3) Conveyance of real and personal property rights which meet the requirements of Section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed Public Improvements and a Certificate of Partial Completion for the completed private Improvements.

10. Indemnification. Until the Improvements are accepted by the City, the Developer shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Developer agrees to defend, indemnify and hold harmless the City and its

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officials agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Developer, its agents, representatives, contractors or subcontractors or arising from the failure of the Developer, its agents, representatives, contractors or subcontractors to perform any act of duty required of the Developer herein; provided, however, to the extent, if at all Section 56-7-1 NMSA1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses for expenses including attorney fees, arising out of (1) the preparation or approval of, maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, , where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right of immunity under the laws of the State of New Mexico.

11. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and binding upon the successors and assigns of the parties hereto.

12. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Sudbivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has entered into a Subdivision Improvements Agreement with the City. Thereafter, if the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

13. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of in Improvements by the construction completion Deadline, the City may construct or cause the Improvements to the constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent cost, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect cost and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and

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severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

14. Binding on Subdivider's Property. The provisions of this Agreement constitute running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

15. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U. S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.

16. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

18. Construction and severability. If any part of this Agreement is held to the invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

19. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

20. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the subdivider and signed by the City's Legal Department on this form.

21. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.

Executed on the date started in the first paragraph of the Agreement.

SUBDIVIDER:
By [Signature] : _____
Name : Chris Callott
Title Managing Partner, Campbell Partners LLC
Dated : JUNE 12, 2003

CITY OF ALBUQUERQUE
: _____
City Engineer
Date : 6-19-03

9 6/17/03 ef 6/18/03

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SUBDIVIDER'S NOTARY

STATE OF New Mexico)
) SS.
COUNTY OF Bernalillo)

This instrument was acknowledged before me on 12th day of June, 2003 by [name of person :] Chris Callott , [title or capacity, for instance, "President" or "Owner" :] Managing Partner, Campbell Partners LLC, a New Mexico Limited Liability Company of [Subdivider :] Lot 10A, Alvarado Gardens Unit 2.

Wende K Harrison
Notary Public

My Commission Expires
10-7-04

OFFICIAL SEAL
WENDE K. HARRISON
NOTARY PUBLIC - STATE OF
Notary Bond Filed With Secretary
My Commission Expires

CITY'S NOTARY

STATE OF NEW MEXICO)
) SS.
COUNTY OF BERNALILLO)

This instrument was acknowledge before me on 19th day of, June, 2003 by Fred J. Aguirre , City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Gloria D. Saavedra
Notary Public

My Commission Expires :
11-15-2003

EXHIBIT A AND POWER OF ATTORNEY ATTACHED

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Project Number: 10 [illegible]

ORIGINAL

INFRASTRUCTURE LIST

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

Date Preliminary Plat Approved: 1 [illegible]
Date Preliminary Plat Expires: 1-15-04
DRB Project No.: 1002339
DRB Application No.: 03DRB-00769

LOTS 10-A-1 THROUGH 10-A-3, ALVARADO GARDENS UNIT 2
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 10-A, ALVARADO GARDENS UNIT 2
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 Const Engineer
B-1	703882	1 EA	FIRE HYDRANT	CAMPBELL			1	1	1
		200'	4' SIDEWALK (200')	CAMPBELL	W. PROP LINE	E. PROP LINE	1	1	1
		3 EA	STANDARD DRIVEWAY APRONS (3)	CAMPBELL	ALONG ROW LINE		1	1	1
		4 EA	4" SANITARY SEWER SERVICE STUBS (3)	CAMPBELL ~~8" LINE~~	8" LINE	S. ROW LINE	1	1	1
		2 EA	WATER SERVICES	CAMPBELL			1	1	1
							1	1	1
							1	1	1
							1	1	1
							1	1	1

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05/27/03 TUE 13:59 FAX 5059243864 002

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location			Inspector	Inspector	Engineer
							1	1	1
							1	1	1
							1	1	1
							1	1	1

NOTES

1 SIDEWALK AND DRIVEWAY APRON IMPROVEMENTS TO OCCUR SIMULTANEOUSLY

2

3

AGENT / OWNER

THOMAS D. JOHNSTON (AGENT)
NAME (print)

TEC ENGINEERING INC.
FIRM

5.12.03
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: 5-21-05

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

5/21/03
DRB CHAIR - date

Christina Sandoval 5/21/03
PARKS & ~~GENERAL SERVICES~~ - date
RLW 2003 on

5-21-03
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

5/21/03
UTILITY DEVELOPMENT - date

_____ - date

5/21/03
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

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FINANCIAL GUARANTY AMOUNT

06/06/2003

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

Project ID #: 703882, Alvarado Gardens Subdivision, Unit 2, Phase/Unit #

Requested By: **Thomas Johnston, EI w/ TGC Engineering Inc.**

Approved estimate amount:		$21,784.49
Contingency Amount:	15.00%	$3,267.67
Subtotal:		$25,052.16
NMGRT	5.8125%	$1,456.16
Subtotal:		$26,508.32
Engineering Fee	6.60%	$1,749.55
Testing Fee	4.00%	$1,060.33
Subotal:		$29,318.20
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$36,647.75**

APPROVAL: DATE:

6-6-2003

Notes: 15% contingency, plans not approved & size. Certification for grading & drainage prior to release of financial guaranty.

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FIRST STATE BANK

June 10, 2003

Mr. Jay J. Czar
Chief Administrative Officer
CITY OF ALBUQUERQUE
P.O. Box 1293
Albuquerque, New Mexico 87103

LOAN RESERVE LETTER No.1805

RE: Loan Reserve for Campbell Partners LLC
City of Albuquerque, Project ID# 703882
Project Name: Alvarado Gardens Subdivision, Unit 2
Loan Reserve Amount: Thirty Six Thousand Six Hundred Forty Seven dollars and 75/100

Dear Mr. Czar:

This is to advise the City of Albuquerque ("City") that, at the request of Campbell Partners LLC. ("Borrower"), First State Bank, ("Financial Institution") in Albuquerque, New Mexico, commits the sum of Thirty Six Thousand Six Hundred Forty Seven and 75/100 ($36,647.75) ("Loan Reserve") for the exclusive purpose of providing the financial guarantee which the City requires Campbell Partners LLC,("Subdivider") to provide for the installation of the improvements which must be constructed at Lots 10-A-1 THROUGH 10-A-3, ALVARADO GARDENS, UNIT 2 ("Project"). The Amount of the Loan Reserve is 125% of the City's estimated cost of the Project, as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on _____ in the records of the Clerk of Bernalillo County, New Mexico, in Book Misc. _____at pages _____ to _____, ("Agreement").

1. Reduction of Commitment. If the City Engineer, or that person's authorized designee, determines that it is appropriate to release a specified amount of the Loan Reserve as the result of the Subdivider's construction of a portion of the required infrastructure, then the City Engineer, or that person's authorized designee, may execute an "Authorization to Reduce" which will authorize the Financial Institution to release a specified amount from the Loan Reserve.

PO Box 3686, Albuquerque, NM 87190 T 505 241 7500
PO Box 797, Taos, NM 87571 T 505 758 6600
PO Box 5394, Santa Fe, NM 87502 T 505 982 6000

The Authorization to Reduce will state the amount of the "Reduced Loan Reserve Balance" which must be maintained following the reduction. The Reduced Loan Reserve Balance shall not be reduced by more than 90% of the City's estimated cost of the Project until the Project is accepted by the City. When the Financial Institution receives the Authorization to Reduce, which has been signed by the City, the Financial Institution may reduce the Loan Reserve to the Reduced Loan Reserve Balance.

2. Liability of Financial Institution. Although the City may approve the Financial Institution's release of a part of the Loan Reserve, the approval will not constitute the City's final acceptance of part or all of the Project. However, no matter what agreement exists between the Subdivider and the City, the total liability of the Financial Institution to the City with respect to the Loan Reserve established pursuant to this Loan Reserve Letter shall at all times be limited to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City, and the Financial Institution's liability to the City under this Loan Reserve Letter shall cease upon termination of the Loan Reserve as provided in Section 4 herein.

3. Draw on Reserve. If by September 1, 2004, the improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the City, then, upon presentation between September 1, 2004 and November 1, 2004, inclusive, the City may demand payment from the Financial Institution up to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The City may demand payment by delivering to the Financial Institution a certified "Demand for Payment" executed by the CAO which shall state that the Subdivider has failed to comply with the terms of the Agreement and also shall state the estimated cost of completing the improvements specified in the Agreement ("Estimated Cost of Completion"). Upon receipt of the Demand for Payment, the Financial Institution promptly shall draw from the Loan Reserves cashier's check to the City of Albuquerque the amount of 125% of the estimated cost of completion, not to exceed the lesser of the total Loan Reserve amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The Financial Institution shall deliver the cashier's check promptly to the City.

4. Termination of Reserve. This Loan Reserve is for the benefit of the City and shall be irrevocable until the occurrence of one of the following:

   A. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or

   B. City delivery of the Demand for Payment and the Financial Institution's payment to the City of cashier's check as required in Section 3 herein; or

   C. Expiration of the date November 1, 2004; or

   D. Written termination of this Loan Reserve Letter, signed by the Chief Administrative Officer of the City.

Very truly yours,

Dan Cover,
Vice President

ACCEPTED:

CITY OF ALBUQUERQUE

By: _____
Chief Administrative Officer
Or authorized designee

Title: City Engineer
Dated: 6-19-03

Q 6/17/4
cf 6/18/03

Current DRC
Project Number: 7038.82

FIGURE 12

INFRASTRUCTURE LIST

ORIGINAL

Date Submitted: 5-21-03
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 1-15-03
Date Preliminary Plat Expires: 1-15-04
DRB Project No.: 1002339
DRB Application No.: 03DRB-00769

ORIGINAL

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

LOTS 10-A-1 THROUGH 10-A-3, ALVARADO GARDENS UNIT 2
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 10-A, ALVARADO GARDENS UNIT 2
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
		1 EA	FIRE HYDRANT	CAMPBELL			1	1	1
		200'	4' SIDEWALK	CAMPBELL	W. PROP LINE	E. PROP LINE	1	1	1
		3 EA	STANDARD DRIVEWAY APRONS	CAMPBELL	ALONG ROW LINE		1	1	1
		4 EA	4" SANITARY SEWER SERVICE STUBS	~~8" LINE~~ CAMPBELL	8" LINE	S. ROW LINE	1	1	1
		2 EA	WATER SERVICES	CAMPBELL			1	1	1
							1	1	1
							1	1	1
							1	1	1
							1	1	1

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ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
							/	/	/
							/	/	/
							/	/	/
							/	/	/

NOTES

1 SIDEWALK AND DRIVEWAY APRON IMPROVEMENTS TO OCCUR SIMULTANEOUSLY

2

3

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
THOMAS D. JOHNSTON (AGENT) NAME (print)	Sherry Matson 5/21/03 DRB CHAIR - date	Christina Sandoval 5/21/03 PARKS & ~~GENERAL SERVICES~~ Recreation - date
TGC ENGINEERING INC. FIRM	5-21-03 TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
5.12.03 SIGNATURE - date	Roger Green 5/21/03 UTILITY DEVELOPMENT - date	_____ - date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: 5-21-05	Brad S. Bitner 5/21/03 CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

PAGE ___ OF ___

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Current DRC
Project Number:

FIGURE 12

ORIGINAL

Date Submitted: 1-15-03
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 1-15-03
Date Preliminary Plat Expires: 1-15-04
DRB Project No.: 1002339
DRB Application No.: 02DRB01958

INFRASTRUCTURE LIST

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

LOTS 10-A-1 THROUGH 10-A-4 ALVARADO GARDENS UNIT 2
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 10-A, ALVARADO GARDENS UNIT 2
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
		498' w/4'	24' GRAVEL ROAD SDWK (west side)	PRIVATE ROAD	CAMPBELL	CUL-DE-SAC	1	1	1
		260'	4" WATER LINE	PRIVATE ROAD	CAMPBELL	10' SOUTH OF LOT 10-A3	1	1	1
		260'	8" SEWER LINE	PRIVATE ROAD	CAMPBELL	10' SOUTH OF LOT 10-A3	1	1	1
		2 EA	MANHOLE	CAMPBELL	PRIVATE ROAD		1	1	1
		1 EA	FIRE HYDRANT	CAMPBELL			1	1	1
		1 EA	4" WATER VALVE	CAMPBELL			1	1	1
		6 EA	SEWER 4" SERVICE	PRIVATE ROAD	LOTS 10-A-1, 10-A-2, 10-A-3, 10-A-4, 10-B, 10-E		1	1	1
		6 EA	WATER SERVICE	PRIVATE ROAD			1	1	1
							1	1	1

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ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
							/	/	/
							/	/	/
							/	/	/
							/	/	/

NOTES

1 WATER, SEWER AND ROADWAY IMPROVEMENTS TO OCCUR SIMULTANEOUSLY

2

3

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
THOMAS D. JOHNSTON (AGENT) NAME (print)	DRB CHAIR - date	PARKS & ~~GENERAL SERVICES~~ Recreation - date Christina Sandoval 1/15/03
TGC ENGINEERING INC. FIRM	Planning 1-15-03 TRANSPORTATION DEVELOPMENT - date	N/A AMAFCA - date
12/23/02 SIGNATURE - date	Roger A Green 1/15/03 UTILITY DEVELOPMENT - date	_____ - date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: 1-15-05	Brady L. Biles 1/15/03 CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

PAGE ____ OF ____

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City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

SUBDIVISION	Supplemental form S
____ Major Subdivision action	
✓ Minor Subdivision action	
____ Vacation	V
____ Variance (Non-Zoning)	

ZONING	Supplemental form Z
____ Annexation & Zone Establishment	
____ Sector Plan	
____ Zone Change	
____ Text Amendment	

SITE DEVELOPMENT PLAN	P
____ ...for Subdivision Purposes	
____ ...for Building Permit	
____ IP Master Development Plan	
____ Cert. of Appropriateness (LUCC)	L

APPEAL / PROTEST of...	A
____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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: JAY REMBE PHONE: 878.0008
ADDRESS: 7620 JEFFERSON ST NE FAX: 878.0002
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL:
Proprietary interest in site: OWNER
AGENT (if any): WAYJOHN SURVEYING INC. PHONE: 255.2052
ADDRESS: 330 LOUISIANA BLVD NE FAX: 255.2887
CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: WAYJONSURVC@AOL.COM
DESCRIPTION OF REQUEST: MINOR SUBDIVISION AMENDMENT - PRELIMINARY PLAT AND INFRASTRUCTURE LIST

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. 10-A Block: Unit: 2
Subdiv. / Addn. ALVARADO GARDENS UNIT 2
Current Zoning: RA2/W7 Proposed zoning: SAME
Zone Atlas page(s): G-12 No. of existing lots: 1 No. of proposed lots: 3
Total area of site (acres): 1.6392 Density if applicable: dwellings per gross acre: NA dwellings per net acre: NA
Within city limits? ✓ Yes. No___, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO
UPC No. 1-012-060-317-192-40721 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: CAMPBELL RD NW
Between: TRELLIS DR. NW and GLENWOOD DR NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 02DRB-01711 02DRB-01958, 03DRB-00571 (1002339)

Check-off if project was previously reviewed by Sketch Plat/Plan ☒, or Pre-application Review Team ☐. Date of review: 11/13/02

SIGNATURE [signature] DATE 5/12/2003
(Print) THOMAS D. JOHNSTON ___ Applicant ✓ Agent

Form revised September 2001

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
NO ☐ Site is within 1000ft of a landfill
☐ F.H.D.P. density bonus
☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
03DRB - 00769	APP	S3	$ Ø
			$
			$
			$
			$
			Total $ Ø

Hearing date MAY 21, 2003

[signature] 5/13/03
Planner signature / date

Project # 1002339

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

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

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

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

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

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

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

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

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

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

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
☐ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
☐ **AMENDMENT TO GRADING PLAN (with minor changes)**

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

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

Amended preliminary plat approval expires after one year.

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

THOMAS D. JOHANSTON (AGENT)
Applicant name (print)

5.12.03
Applicant signature / date

Form revised MARCH 2003

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

Application case numbers
03DRB - 00769
- -
- -

JM
Planner signature / date

Project # 1002339

Current DRC
Project Number: 7038.02

FIGURE 12

Date Submitted:
Date Site Plan Approved:
Date Preliminary Plat Approved:
Date Preliminary Plat Expires:
DRB Project No.: 1002339
DRB Application No.:

INFRASTRUCTURE LIST

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

LOTS 10-A-1 THROUGH 10-A-3, ALVARADO GARDENS UNIT 2
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 10-A, ALVARADO GARDENS UNIT 2
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
		1 EA	FIRE HYDRANT	CAMPBELL			/	/	/
		200'	4' SIDEWALK	CAMPBELL	W. PROP LINE	E. PROP LINE	/	/	/
		3 EA	STANDARD DRIVEWAY APRONS	CAMPBELL	ALONG ROW	LINE	/	/	/
							/	/	/
							/	/	/
							/	/	/
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							/	/	/
							/	/	/
							/	/	/

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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
							/	/	/
							/	/	/
							/	/	/
							/	/	/

NOTES

1 SIDEWALK AND DRIVEWAY APRON IMPROVEMENTS TO OCCUR SIMULTANEOUSLY

2

3

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
THOMAS D. JOHNSTON (AGENT) NAME (print)	DRB CHAIR - date	PARKS & GENERAL SERVICES - date
TAC ENGINEERING INC. FIRM	TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
5-12-03 SIGNATURE - date	UTILITY DEVELOPMENT - date	_____ - date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____	CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

PAGE ____ OF ____

revised 07/01/01

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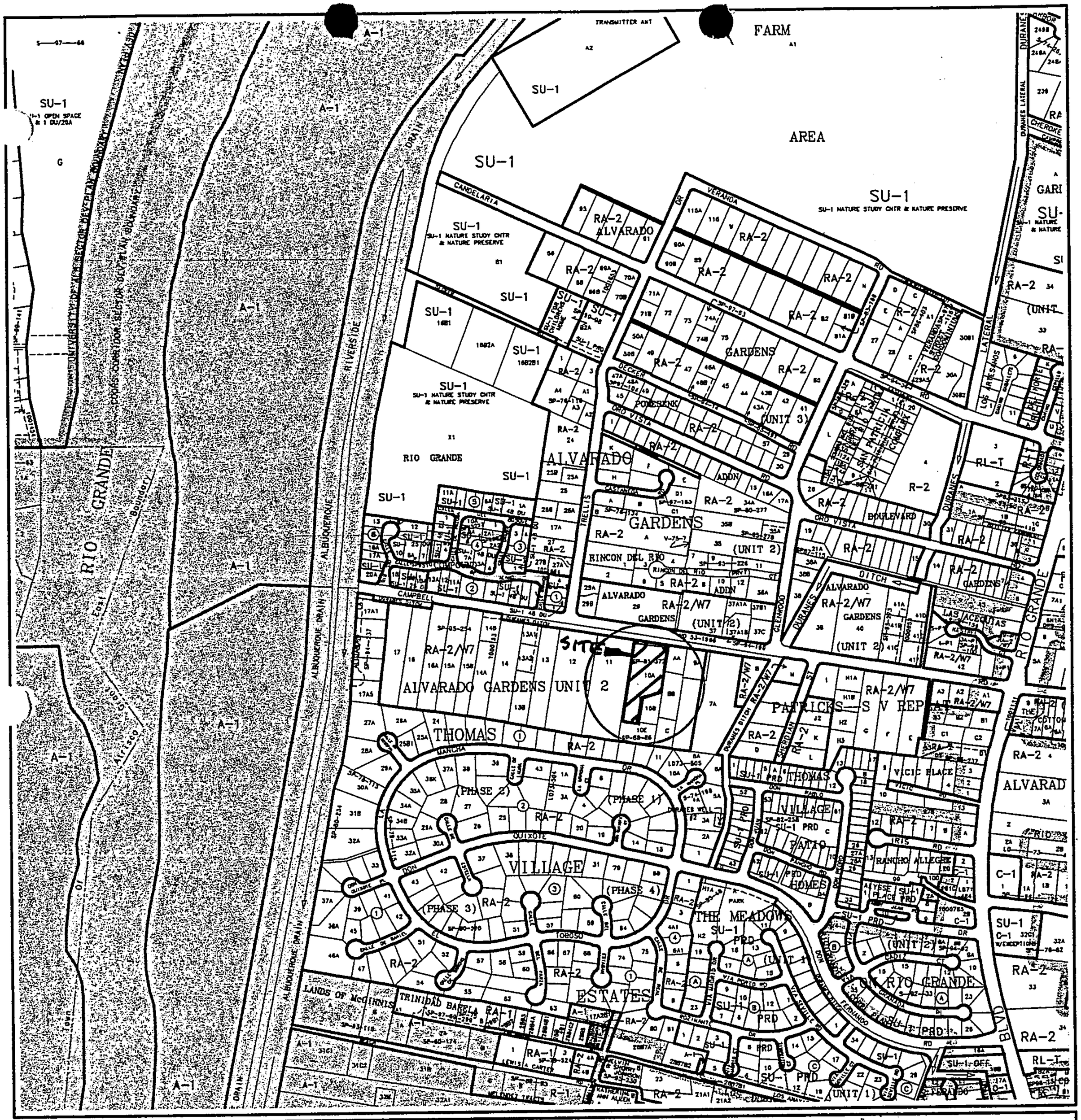
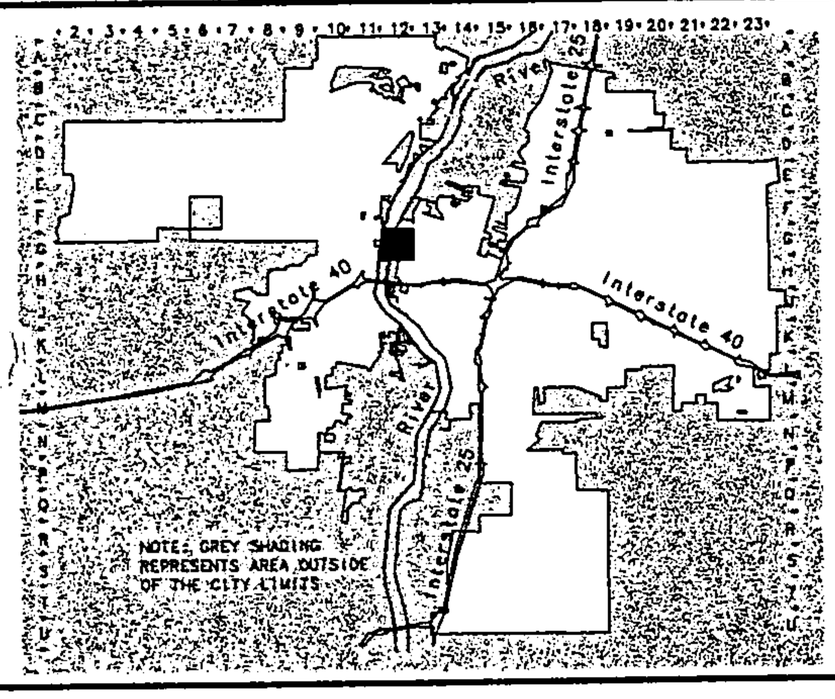




CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2002

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

G-12-Z

Map Amended through April 03, 2002

Wayjohn Surveying, Inc. • 330 Louisiana Blvd., N.E. • Albuquerque, NM 87108
Phone: (505) 255-2052 Fax: (505) 255-2887

May 12, 2003

City of Albuquerque
Plaza Del Sol Building
600 2nd Street, NW
Albuquerque, NM 87102

RE: Replat of Lot 10-A, Alvarado Gardens Unit 2 Project No. 1002339

To Whom It May Concern:

My client, Jay Rembe, desires to replat Lot 10-A of Alvarado Gardens Unit 2 into three lots. This plat will be an amendment of a minor subdivision DRB submittal with an infrastructure list. The previous plat created four lots. We are resubmitting the plat as a three lot subdivision. We are also resubmitting the infrastructure list, since the previous infrastructure is not needed. The parcel currently has one residence, which is to be located on Lot 10-A-3. This residence will have access from the private road. Campbell Road currently has no sidewalk at the back of curb. This is going to be a minor subdivision development of three lots with an existing gravel road. This subdivision will be low density, with an existing cul-de-sac at the end. We have received a sidewalk waiver for the private road.

If you have any questions regarding this matter, please give me a call.

Sincerely,

Thomas D. Johnston, PS

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

	Supplemental form		Supplemental form
SUBDIVISION	**S**	**ZONING**	**Z**
____ Major Subdivision action		____ Annexation & Zone Establishment	
✓ Minor Subdivision action		____ Sector Plan	
____ Vacation	**V**	____ Zone Change	
____ Variance (Non-Zoning)		____ Text Amendment	
SITE DEVELOPMENT PLAN	**P**	**APPEAL / PROTEST of...**	**A**
____ ...for Subdivision Purposes		____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	
____ ...for Building Permit			
____ IP Master Development Plan			
____ Cert. of Appropriateness (LUCC)	**L**		

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

APPLICANT INFORMATION:

NAME: JAY REMBE PHONE: 878.0008
ADDRESS: 7620 JEFFERSON ST NE FAX: 878.0002
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: JREMBE@MAESTASANDLAND.COM
Proprietary interest in site: OWNER
AGENT (if any): WAYJOHN SURVEYING INC. PHONE: 255.2052
ADDRESS: 330 LOUISIANA BLVD NE FAX: 255.2887
CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: WAYJONSURV@AOL.COM

DESCRIPTION OF REQUEST: SIDEWALK ~~VARIANCE~~ WAIVER REQUEST FOR CAMPBELL ROAD NW AND PRIVATE ROAD WITHIN LOT 10-A, ALVARADO GARDENS UNIT 2

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

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

Lot or Tract No. 10-A Block: ____ Unit: ____
Subdiv. / Addn. ALVARADO GARDENS UNIT 2
Current Zoning: RA-2 / W7 Proposed zoning: SAME
Zone Atlas page(s): G-12 No. of existing lots: 1 No. of proposed lots: 4
Total area of site (acres): 1.6392 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
Within city limits? ✓Yes. No___, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO
UPC No. 1.012.060.317.192.40721 MRGCD Map No. ____
LOCATION OF PROPERTY BY STREETS: On or Near: S. Side of CAMPBELL RD NW 2712 Campbell Rd. NW
Between: TRELLIS DR NW and GLENWOOD ST NW

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 02DRB-01711, 02DRB-01958 (1002339)

Check-off if project was previously reviewed by Sketch Plat/Plan ☒, or Pre-application Review Team ☐. Date of review: 11/13/02

SIGNATURE [signature] DATE 4/7/03
(Print) THOMAS D. JOHNSTON ___ Applicant ✓ Agent

Form revised September 2001

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
03DRB - ____ - 00571	SW	✓	$ Ø
____ - ____ - ____			$ ____
____ - ____ - ____			$ ____
____ - ____ - ____			$ ____
____ - ____ - ____			$ ____
			Total $ Ø

Hearing date April 16 '03

BPhubert 4/8/03 Project # 1002339
Planner signature / date

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS**

__ Application for subdivision (Plat) on FORM S, including those submittal requirements. Variance and subdivision should be applied for simultaneously. (**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.**

☐ **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.

THOMAS D. JOHNSTON (AGENT)
Applicant name (print)

4/7/03
Applicant signature / date

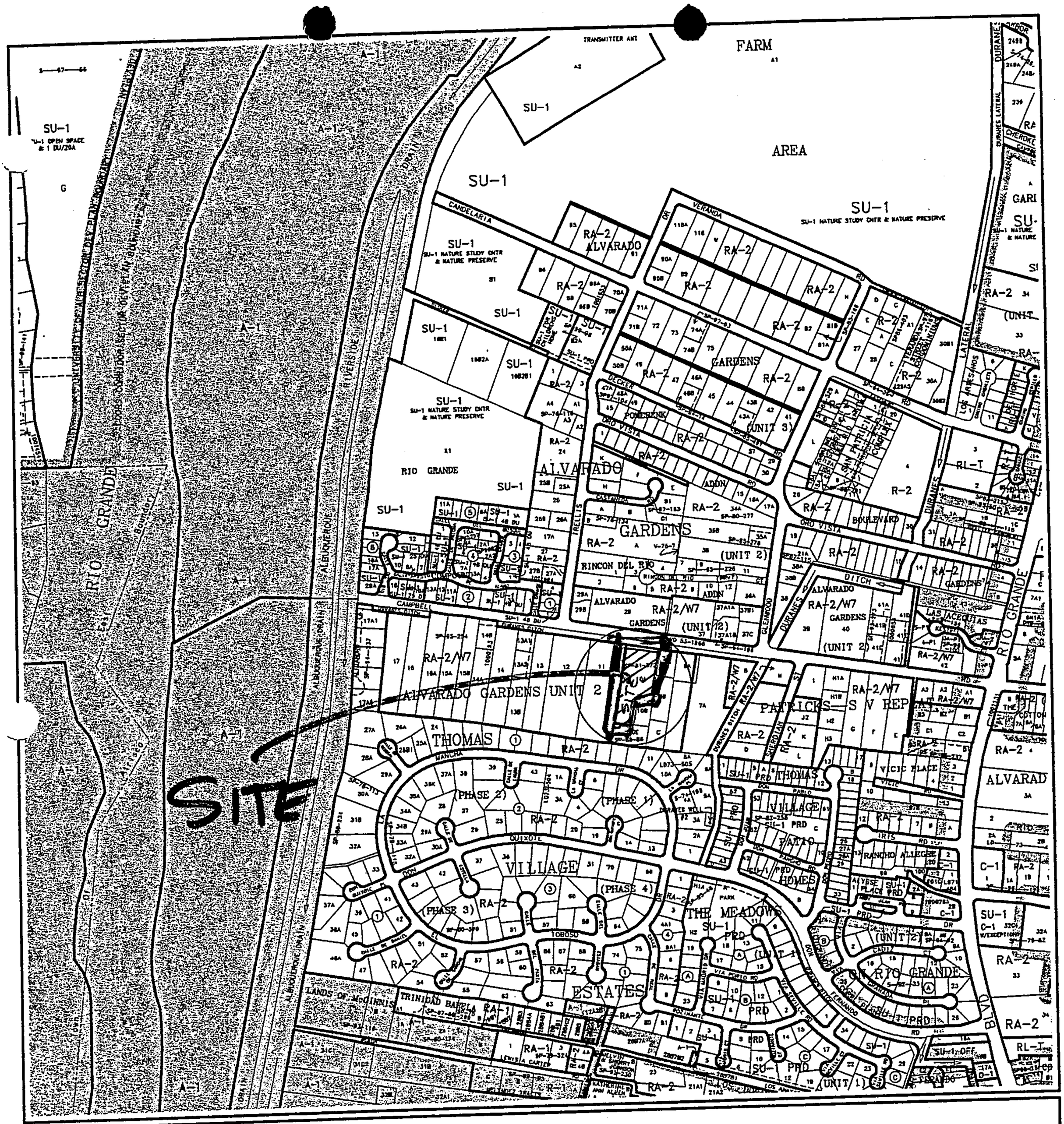
Form revised September 2001

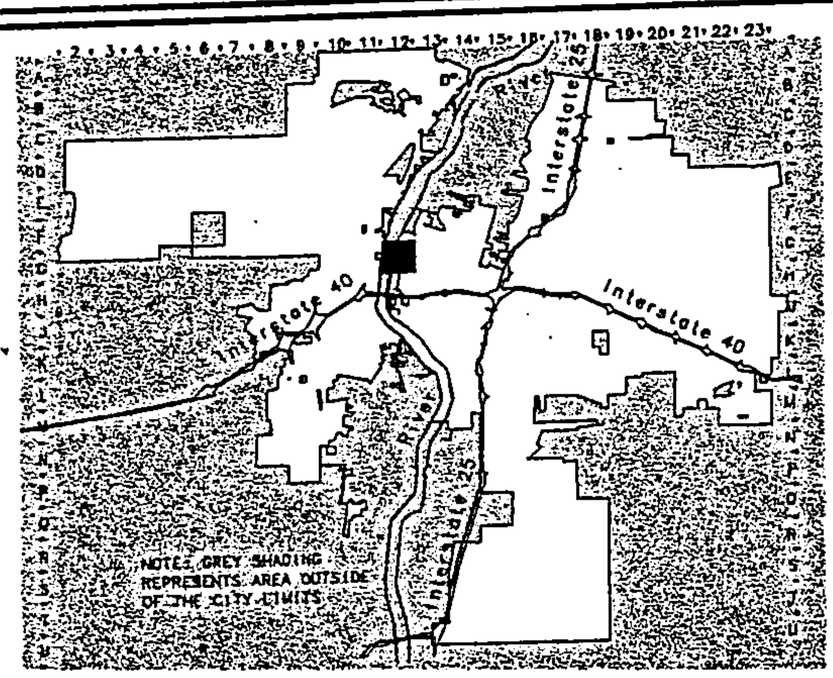
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
03DRB-_____-00571
_____-_____-_____
_____-_____-_____

4/08/03
Planner signature / date

Project # 1002339





CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

© Copyright 2002

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

G-12-Z

Map Amended through April 03, 2002

Wayjohn Surveying, Inc. • 330 Louisiana Blvd., N.E. • Albuquerque, NM 87108
Phone: (505) 255-2052 Fax: (505) 255-2887

April 7, 2003

City of Albuquerque
Plaza Del Sol Building
600 2nd Street, NW
Albuquerque, NM 87102

RE: Replat of Lot 10-A, Alvarado Gardens Unit 2

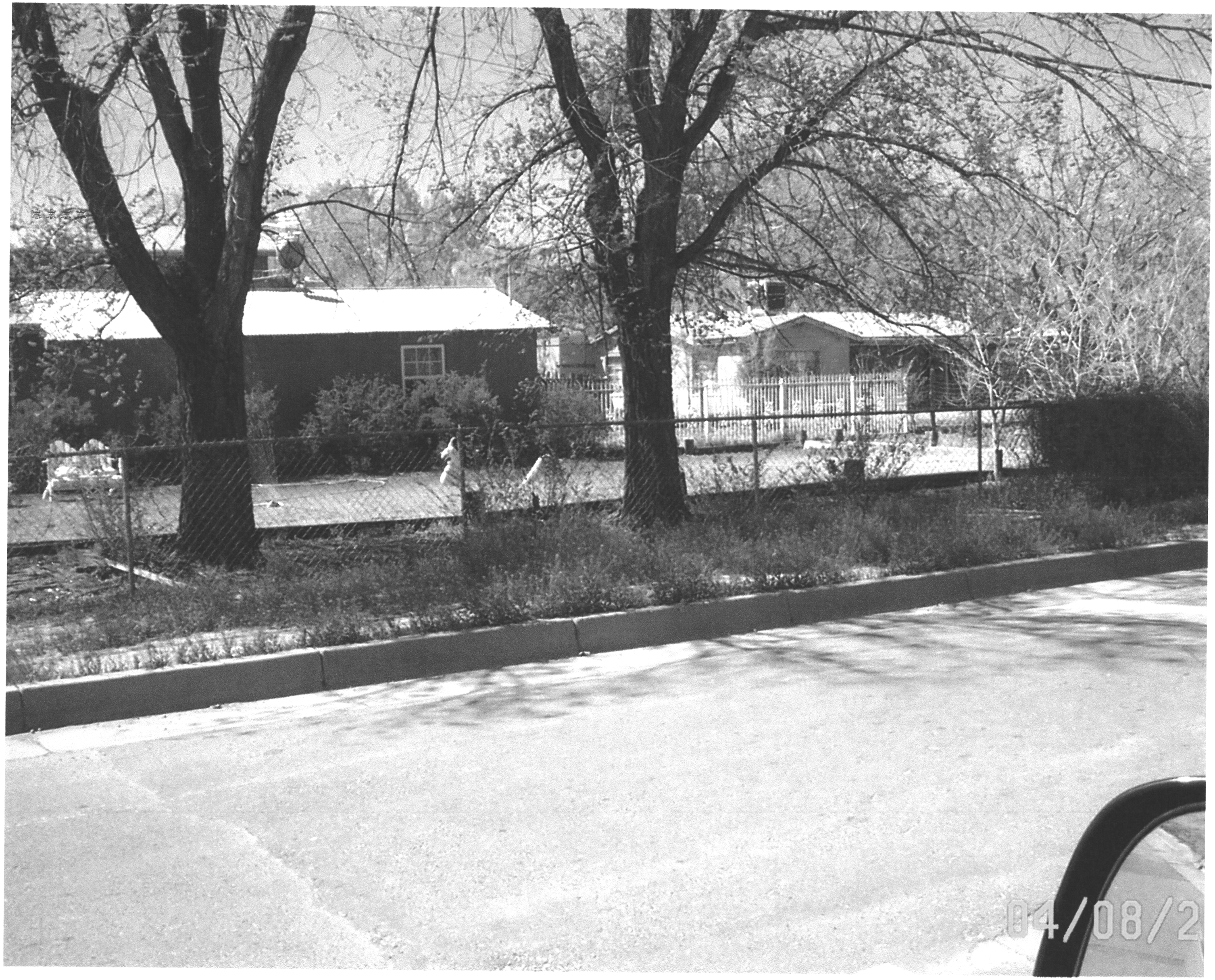
To Whom It May Concern:

My client, Jay Rembe, desires to replat Lot 10-A of Alvarado Gardens Unit 2 into four lots. This plat will be a minor subdivision DRB submittal with an infrastructure list. The parcel currently has one residence, which is to be located on Lot 10-A-3. This residence will have access from the private road. Campbell Road currently has no sidewalk at the back of curb. This is going to be a minor subdivision development of four lots with a gravel road to be put into place. This subdivision will be low density, with an existing cul-de-sac at the end. Since Campbell Road does not currently have sidewalk in place from Rio Grande Blvd. west to the end of the road, we would like to request a sidewalk variance for this subdivision. In addition, we would like to request a sidewalk variance for the private road that will provide access to Lots 10-A-3 and 10-A-4. This will be a gravel road. The nature of this subdivision is to keep the rural character of the neighborhood. In addition, this road is a dead end road which will serve a total of four lots. There will not be a large volume of pedestrian or vehicular traffic on this road.

If you have any questions regarding this matter, please give me a call.

Sincerely,

Thomas D. Johnston, PS


04/08/2

Valle Tranquilo
CALL DAVE A EVE 934-4979
Valle Tranquilo
04/08/2

FOR SALE
4 LOT
COMPOUND
Jay Rembo
Owner/Agent
878-0003
04/08/2

FOR SALE
4 LOT
COMPOUND
Jay Rembe
878-0003
NO WAR
IRAQ
04/08/2

Project Number:

FIGURE 12

Claire

Date Submitted: 1-10-03
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 1-15-03
Date Preliminary Plat Expires: 1-15-04
DRB Project No.: 1002339
DRB Application No.: 02 DRB01958

ORIGINAL

13

INFRASTRUCTURE LIST

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

LOTS 10-A-1 THROUGH 10-A-4 ALVARADO GARDENS UNIT 2
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

**** LOT 10-A, ALVARADO GARDENS UNIT 2
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
		498'	24' GRAVEL ROAD w/4' SDWK (west side)	PRIVATE ROAD	CAMPBELL	CUL-DE-SAC	1	1	1
		260'	4" WATER LINE	PRIVATE ROAD	CAMPBELL	10' SOUTH OF LOT 10-A3	1	1	1
		260'	8" SEWER LINE	PRIVATE ROAD	CAMPBELL	10' SOUTH OF LOT 10-A3	1	1	1
		2 EA	MANHOLE	CAMPBELL	PRIVATE ROAD		1	1	1
		1 EA	FIRE HYDRANT	CAMPBELL			1	1	1
		1 EA	4" WATER VALVE	CAMPBELL			1	1	1
		6 EA	SEWER 4" SERVICE	PRIVATE ROAD	LOTS 10-A-1, 10-A-2, 10-A-3, 10-A-4, 10-B, 10-E		1	1	1
		6 EA	WATER SERVICE	PRIVATE ROAD			1	1	1
							1	1	1

PAGE 1 OF 2

revised 07/01/01

Sep 16 02 04:28p LAND RESOURCES 9243862 P.5

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
							/	/	/
							/	/	/
							/	/	/
							/	/	/

NOTES

1 WATER, SEWER AND ROADWAY IMPROVEMENTS TO OCCUR SIMULTANEOUSLY

2

3

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
THOMAS D. JOHNSTON (AGENT) NAME (print)	Sherman Matson 1/15 Christina Sandoval 1/15/03 ~~DRB CHAIR~~ Planning - date	PARKS & ~~GENERAL SERVICES~~ Recreation - date
TGC ENGINEERING INC. FIRM	1-15-03 TRANSPORTATION DEVELOPMENT - date	N/A AMAFCA - date
12/23/02 SIGNATURE - date	Roger A Green 1/15/03 UTILITY DEVELOPMENT - date	_____ - date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: 1-15-05	Brady L. Biles 1/15/03 CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

PAGE ____ OF ____

revised 07/01/01

Sep 16 02 04:28p LAND RESOURCES 9243862 P.7

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

SUBDIVISION	Supplemental form S
____ Major Subdivision action	
✓ Minor Subdivision action P+F	
____ Vacation	V
____ Variance (Non-Zoning)	

SITE DEVELOPMENT PLAN	P
____ ...for Subdivision Purposes	
____ ...for Building Permit	
____ IP Master Development Plan	
____ Cert. of Appropriateness (LUCC)	L

ZONING	Supplemental form Z
____ Annexation & Zone Establishment	
____ Sector Plan	
____ Zone Change	
____ Text Amendment	

APPEAL / PROTEST of...	A
____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	

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

APPLICANT INFORMATION:

NAME: JAY REMBE PHONE: 878-0008
ADDRESS: 7620 JEFFERSON STE NE FAX: 878-0002
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL:
Proprietary interest in site: OWNER
AGENT (if any): WAYJOHN SURVEYING INC. PHONE: 255-2052
ADDRESS: 330 LOUISIANA BLVD NE FAX: 255-2887
CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: WAYJONSURV@AOL.COM

DESCRIPTION OF REQUEST: PRELIMINARY PLAT / INFRASTRUCTURE LIST MINOR SUBDIVISION P+F

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. 10-A Block: ____ Unit: 2
Subdiv. / Addn. ALVARADO GARDENS UNIT 2
Current Zoning: RA-2/W7 Proposed zoning: SAME
Zone Atlas page(s): G-12 No. of existing lots: 1 No. of proposed lots: 4
Total area of site (acres): 1.6392 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
Within city limits? ✓ Yes. No___, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO
UPC No. 1012 060 317 192 40721 MRGCD Map No. ____
LOCATION OF PROPERTY BY STREETS: On or Near: CAMPBELL ROAD NW
Between: TRELLIS NW and GLENWOOD NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 02DRB - 01711 (1002339)

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: 11/13/02

SIGNATURE [signature] DATE 12/23/02
(Print) THOMAS D. JOHNSTON ___ Applicant ✓ Agent

Form revised September 2001

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
02DRB - ____ - 01958	P+F	S3	$ 425.-
____ - ____ - ____			$
____ - ____ - ____			$
____ - ____ - ____			$
____ - ____ - ____			$
____ - ____ - ____			$
			Total $ 425.-

Hearing date JAN 8 2003

[signature] 12/27/02
Planner signature / date

Project # 1002339

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

☐ **SKETCH PLAT REVIEW AND COMMENT**

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

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

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

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

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

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL**

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

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

☑ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

✓ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
✓ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the request
N/A Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
✓ Property owner's and City Surveyor's signatures on the Mylar drawing
N/A Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
✓ Fee (see schedule) 145 + (70 4) = 280 + 145 = 425.
✓ 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.

THOMAS D. JOHNSTON (AGENT)
Applicant name (print)

12/23/02
Applicant signature / date

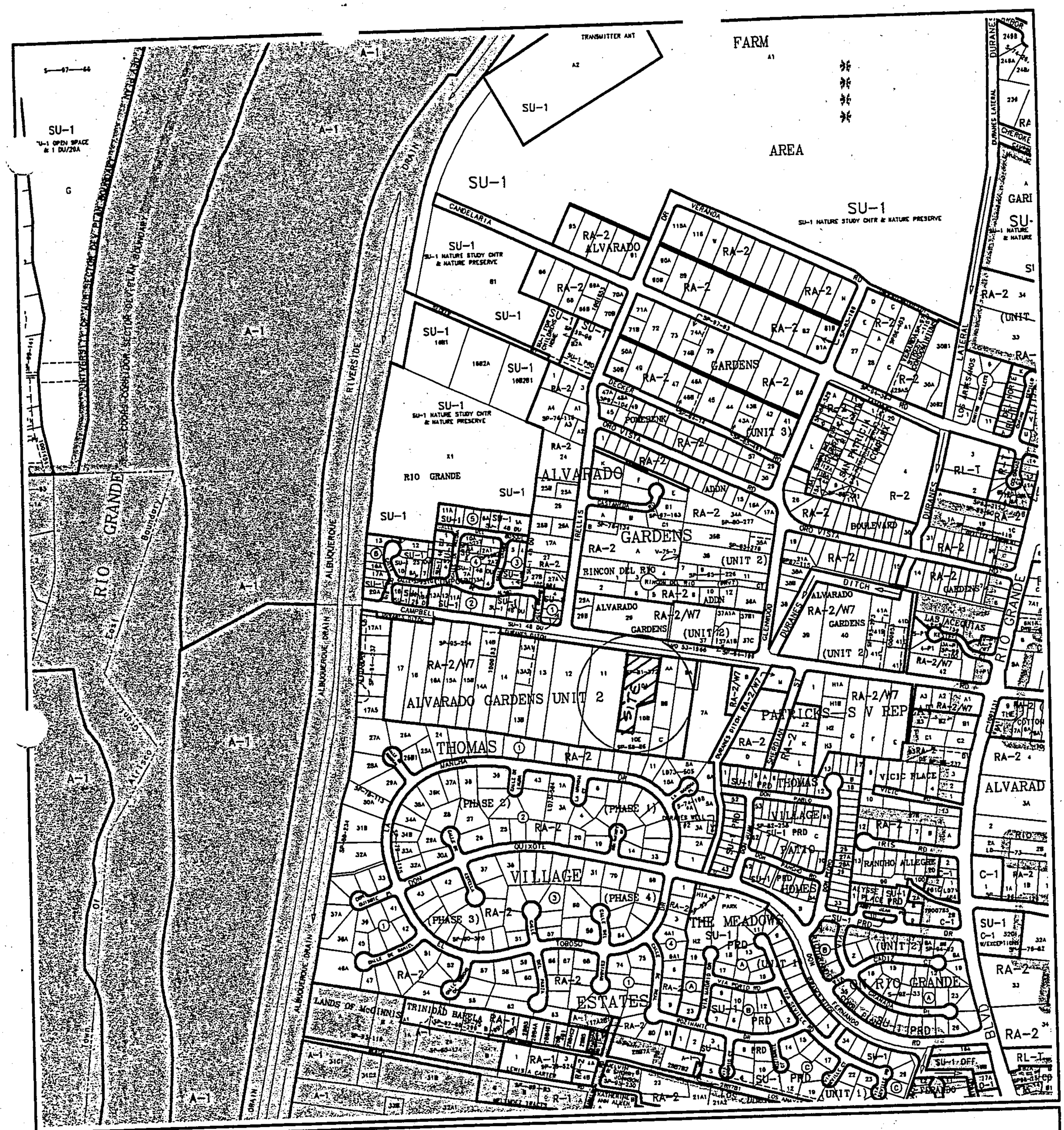
Form revised September 2001

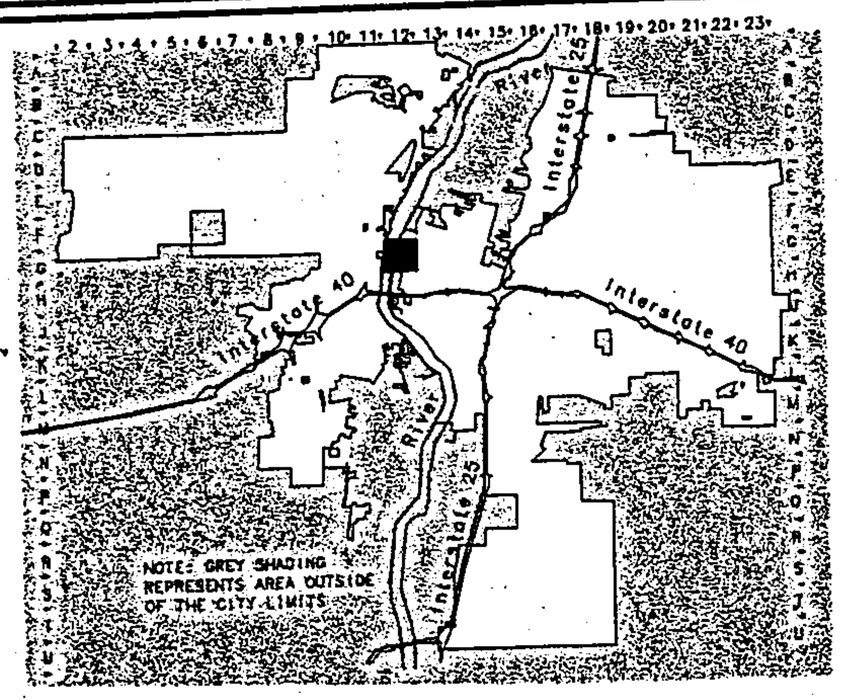
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
OZDRB - ____ - 0958
____ - ____ - ____
____ - ____ - ____

12/27/02
Planner signature / date

Project # 1002339





CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET
250 0 750 1000

Zone Atlas Page

G-12-Z

Map Amended through April 03, 2002

Wayjohn Surveying, Inc. • 330 Louisiana Blvd., N.E. • Albuquerque, NM 87108
Phone: (505) 255-2052 Fax: (505) 255-2887

December 26, 2002

City of Albuquerque
Plaza Del Sol Building
600 2nd Street, NW
Albuquerque, NM 87102

RE: Replat of Lot 10-A, Alvarado Gardens Unit 2

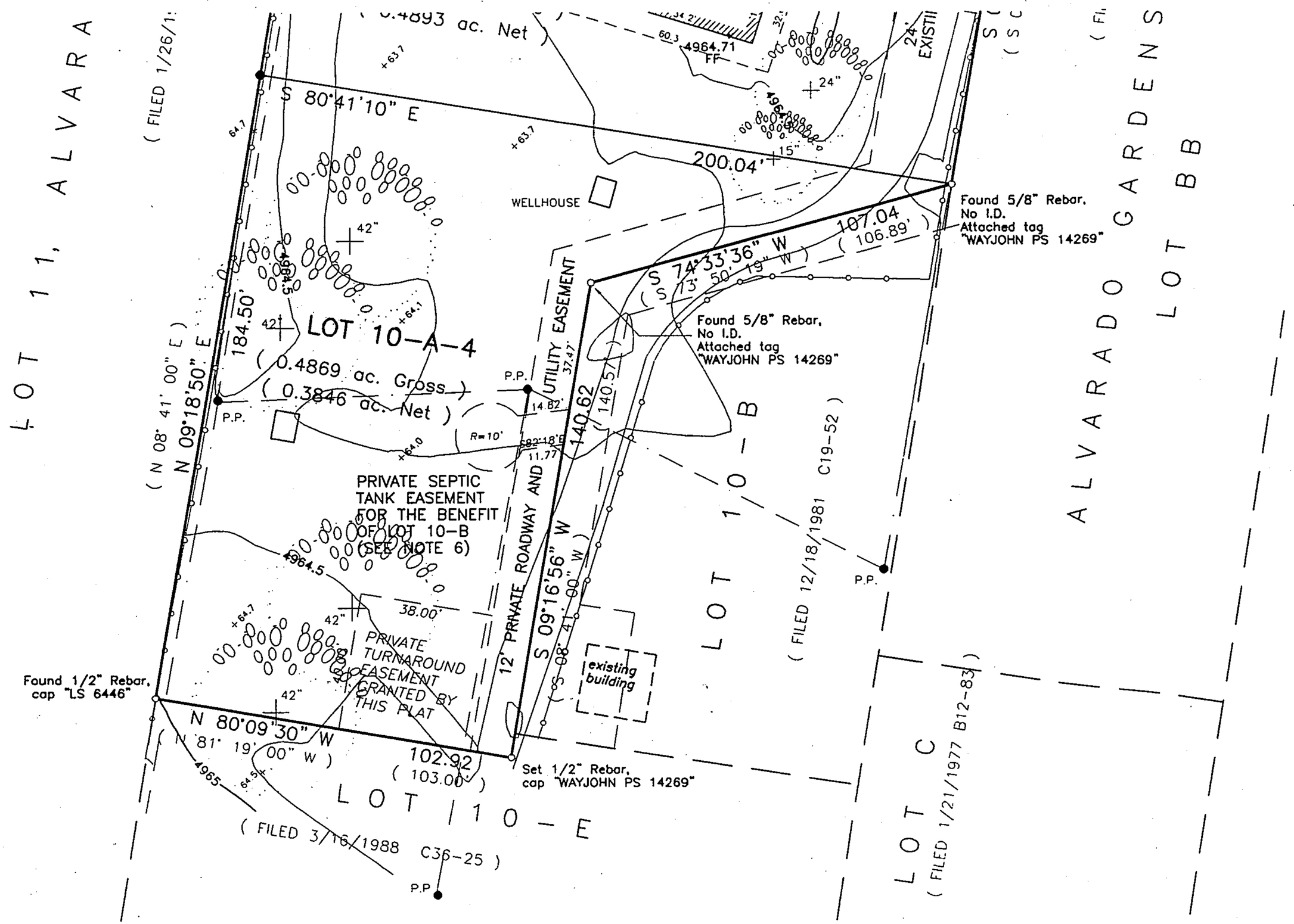
To Whom It May Concern:

My client, Jay Rembe, desires to replat Lot 10-A of Alvarado Gardens Unit 2 into four lots. This plat will be a minor subdivision DRB submittal with an infrastructure list. The parcel currently has one residence, which is to be located on Lot 10-A-3. This residence will have access from the private road. Campbell Road currently has a 3.5' sidewalk at the back of curb. This is going to be a minor subdivision development of four lots with a gravel road to be put into place. This subdivision will be low density, with an existing cul-de-sac at the end.

If you have any questions regarding this matter, please give me a call.

Sincerely,

Thomas D. Johnston, PS


LOT 11, ALVARA
(FILED 1/26/1
(0.4893 ac. Net)
S 80°41'10" E
200.04'
WELLHOUSE
Found 5/8" Rebar, No I.D. Attached tag "WAYJOHN PS 14269"
107.04
(106.89')
S 74°33'36" W
(S 73° 50' 19" W)
Found 5/8" Rebar, No I.D. Attached tag "WAYJOHN PS 14269"
LOT 10-A-4
(0.4869 ac. Gross)
(0.3846 ac. Net)
184.50'
N 09°18'50" E
(N 08° 41' 00" E)
P.P.
UTILITY EASEMENT
140.62
(140.57)
R=10'
PRIVATE SEPTIC TANK EASEMENT FOR THE BENEFIT OF LOT 10-B (SEE NOTE 6)
12' PRIVATE ROADWAY AND
S 09°16'56" W
(S 08° 41' 00" W)
38.00'
PRIVATE TURNAROUND EASEMENT GRANTED BY THIS PLAT
existing building
LOT 10-B
(FILED 12/18/1981 C19-52)
ALVARADO GARDENS
LOT BB
LOT C
(FILED 1/21/1977 B12-83)
Found 1/2" Rebar, cap "LS 6446"
N 80°09'30" W
(N 81° 19' 00" W)
102.92
(103.00')
Set 1/2" Rebar, cap "WAYJOHN PS 14269"
LOT 10-E
(FILED 3/16/1988 C36-25)
4964.71 FF
4964.5
4965

Current DRC
Project Number:_____

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted:_____
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
DRB Project No.:_____
DRB Application No.:_____

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

LOTS 10-A-1 THROUGH 10-A-4, ALVARADO GARDENS UNIT 2
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

**** LOT 10-A, ~~BROOK~~ ALVARADO GARDENS UNIT 2
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
		24' 250'	GRAVEL ROAD	PRIVATE ROAD	CAMPBELL	CUL-DE-SAC	/	/	/
		6" 250'	WATER LINE	PRIVATE ROAD	CAMPBELL	CUL-DE-SAC	/	/	/
		8" 250'	SEWER LINE	PRIVATE ROAD	CAMPBELL	CUL-DE-SAC	/	/	/
		2 EA	MANHOLE	CAMPBELL	PRIVATE ROAD		/	/	/
		1 EA	FIRE HYDRANT	CAMPBELL			/	/	/
		1 EA	6" WATER VALVE	CAMPBELL			/	/	/
							/	/	/
							/	/	/
							/	/	/

PAGE ___ OF ___

revised 07/01/01

Sep 16 02 04:28p LAND RESOURCES 9243862

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
							/	/	/
							/	/	/
							/	/	/
							/	/	/

NOTES

1 WATER, SEWER AND ROADWAY IMPROVEMENTS TO OCCUR SIMULTANEOUSLY

2 GRADING AND DRAINAGE CERTIFICATION REQUIRED FOR RELEASE OF FINANCIAL GUARANTY AND SUBDIVISION IMPROVEMENTS AGREEMENT

3

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
THOMAS D. JOHNSTON (AGENT) NAME (print)	DRB CHAIR - date	PARKS & GENERAL SERVICES - date
TGC ENGINEERING INC. FIRM	TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
12/23/01 SIGNATURE - date	UTILITY DEVELOPMENT - date	_____ - date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____	CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

PAGE ____ OF ____

revised 07/01/01

Sep 16 02 04:28p LAND RESOURCES 9243862 P.7

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

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

PAID RECEIPT

APPLICANT NAME JAY REMBE

AGENT WAYJOHN

ADDRESS

PROJECT NO. 100 2339

APPLICATION NO. 02 DRB - 0 1958

$ 425.- 441006 / 4983000 (DRB Cases)

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

$ _____ 441018 / 4971000 (Notification)

$ 425.- **Total amount due**

10316

WAYJOHN SURVEYING, INC.
11108 HUME AVE. NE. 505-255-2052
ALBUQUERQUE. NM 87112

95-32-1070

DATE 12/27/02

PAY TO THE ORDER OF CITY OF ALBUQUERQUE $ 425.00

four hundred twenty five dollars & 100/100 DOLLARS

Bank of America.

ACH R/T 107000327

FOR ALVARADO GARDENS SUBMITTAL

⑈010316⑈ ⑆107000327⑆ 00012338637 7⑈ ***DUPLICATE***

City Of Albuquerque
Treasury Division

12/27/2002 12:24PM LOC: ANN
X
RECEIPT# 00002087 WS# 006 TRANS# 0011
Account 441006 Fund 0110
Activity 4983000 TRSCCS
Trans Amt $425.00
J24 Misc 10/28/02 $425.00
CK $425.00
CHANGE $0.00

counterreceipt.doc

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

Supplemental form

SUBDIVISION S

✓ Major Subdivision action
✓ Minor Subdivision action (SKETCH PLAT)
___ 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 Z

___ Annexation & Zone Establishment
___ Sector Plan
___ Zone Change
___ Text Amendment

APPEAL / PROTEST of... A

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

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

APPLICANT INFORMATION:

NAME: CHRISTOPHER CALOTT PHONE: 842-8647
ADDRESS: 1405 ROMA, N.W. FAX:
CITY: ALBUQUERQUE STATE NM ZIP 87104 E-MAIL: chriscalott@AOL.com
Proprietary interest in site: BUYER / PROSPECTIVE OWNER

AGENT (if any): PHONE:
ADDRESS: FAX:
CITY: STATE ___ ZIP E-MAIL:

DESCRIPTION OF REQUEST: SKETCH PLAT REVIEW TO SUBDIVIDE A 1.63 ACRE SITE INTO 4 LOTS

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. 10-A Block: Unit:
Subdiv. / Addn. ALVARADO GARDENS UNIT 2
Current Zoning: RA-2 Proposed zoning: SAME
Zone Atlas page(s): G-12-Z No. of **existing** lots: 1 No. of **proposed** lots: 4
Total area of site (acres): 1.63 ACRES Density if applicable: dwellings per gross acre: dwellings per net acre:
Within city limits? ✓ Yes. No___, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO
UPC No. 101206031719240721 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near 2712 CAMPBELL ROAD, N.W.
Between: TRELLIS DRIVE and RIO GRANDE BLVD

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): NONE

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

SIGNATURE DATE NOV. 5 / 2002
(Print) CHRISTOPHER CALOTT ___ Applicant ___ Agent

Form revised September 2001

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
02 DRB - 01711	SK	S3	$ 0
			$
			$
			$
			$
			$
			Total $ 0

Hearing date Nov 13 2002

11/05/02
Planner signature / date

Project # 1002339

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

☑ **SKETCH PLAT REVIEW AND COMMENT**

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

CHRISTOPHER CALOTT
Applicant name (print)

NOV. 5/2002
Applicant signature / date

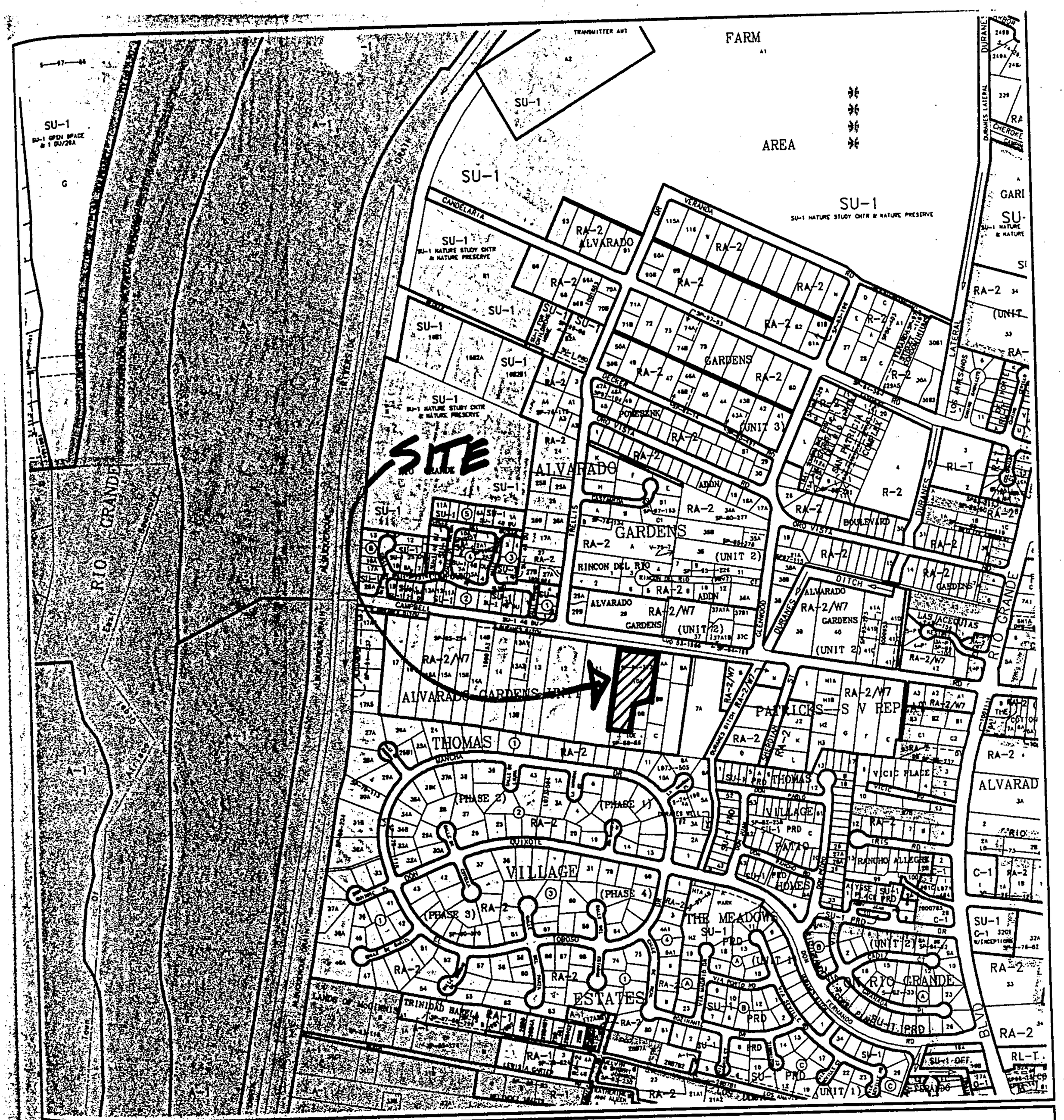
Form revised September 2001

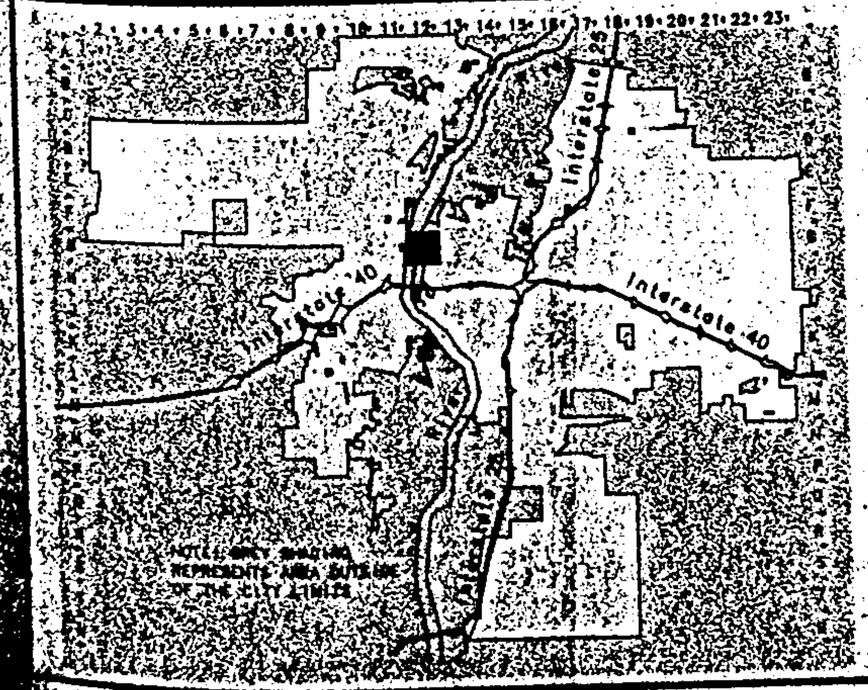
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
02DRB - 01711
- -
- -

11/05/02
Planner signature / date

Project # 1002339





CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2002

GRAPHIC SCALE IN FEET
250 0 750 1000

Zone Atlas Page

G-12-Z

Map Amended through April 03, 2002

7192407 21

C H R I S T O P H E R L. C A L O T T, A. I. A.
A r c h i t e c t U r b a n D e s i g n e r

Sketch Plat Review
City of Albuquerque
600 2nd Street, NW
Albuquerque, New Mexico
8 7 1 0 2

Dear Sketch Plat Reviewers, November 5, 2002

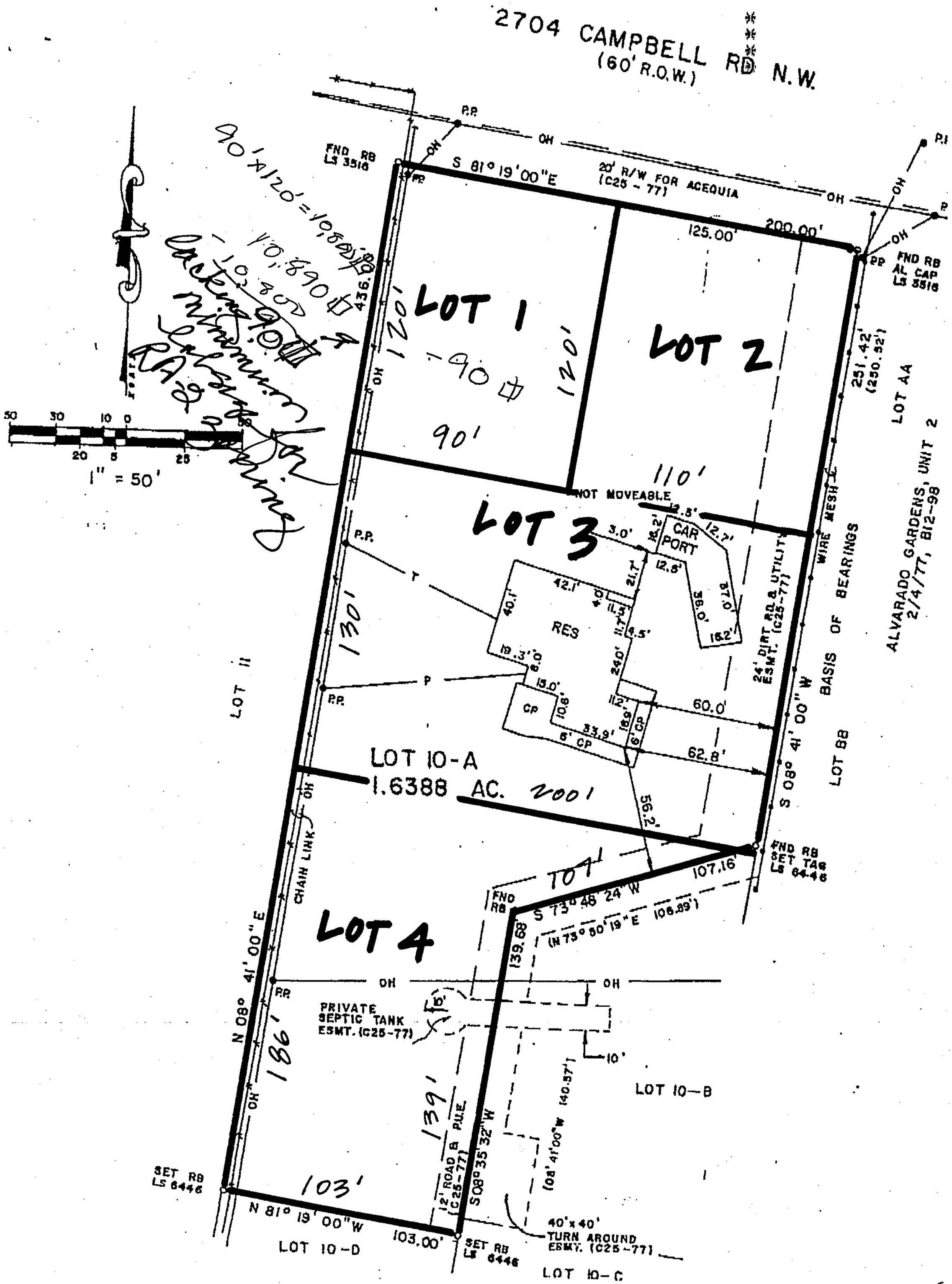
I am submitting this minor subdivision action for your Sketch Plat review. I am proposing to subdivide a single 1.63 acre lot on Campbell Road, NW with one existing house and carport structure into four lots. The lot is currently zoned RA-2 and each subdivided lot would comply with all requirements within this zoning. Lots 2, 3 and 4 will be accessed from an existing 24' wide easement and Lot 1 may be accessed from Campbell Road.

Thank you for your review of this proposed minor subdivision action.

Very Best,

Christopher Calott, AIA

1 4 0 5 R o m a A v e n u e, N. W.
A l b u q u e r q u e, N e w M e x i c o, 8 7 1 0 4
5 0 5 . 8 4 2 . 8 6 4 7 *C h r i s C a l o t t @ A O L . c o m*


2704 CAMPBELL RD N.W.
(60' R.O.W.)
S 81° 19' 00" E
20' R/W FOR ACEQUIA (C25 - 77)
125.00'
200.00'
LOT 1
LOT 2
LOT 3
LOT 4
LOT 10-A
1.6388 AC.
NOT MOVEABLE
CAR PORT
RES
CP
WIRE MESH
BASIS OF BEARINGS
ALVARADO GARDENS, UNIT 2
2/4/77, B12-98
LOT AA
LOT BB
S 08° 41' 00" W
N 08° 41' 00" E
CHAIN LINK
PRIVATE SEPTIC TANK ESMT. (C25-77)
LOT 10-B
LOT 10-C
LOT 10-D
40'x40' TURN AROUND ESMT. (C25-77)
12' ROAD & PUE (C25-77)
S 08° 35' 32" W
N 81° 19' 00" W
103.00'
107.16'
S 73° 48' 24" W
(N 73° 50' 19" E 106.89')
1" = 50'

1" = 50'

0 10 25 50

undersigned owners of Lots 10-A and 10-B, do hereby
t and dedicate the 24 Foot Private Road Easement
Utility Easement and the Private Septic Tank Easement
own on this Plat and the same is with free consent
in accordance with their desires.

w J. Pryor, Lot 10-A John Bostwick, Lot 10-B

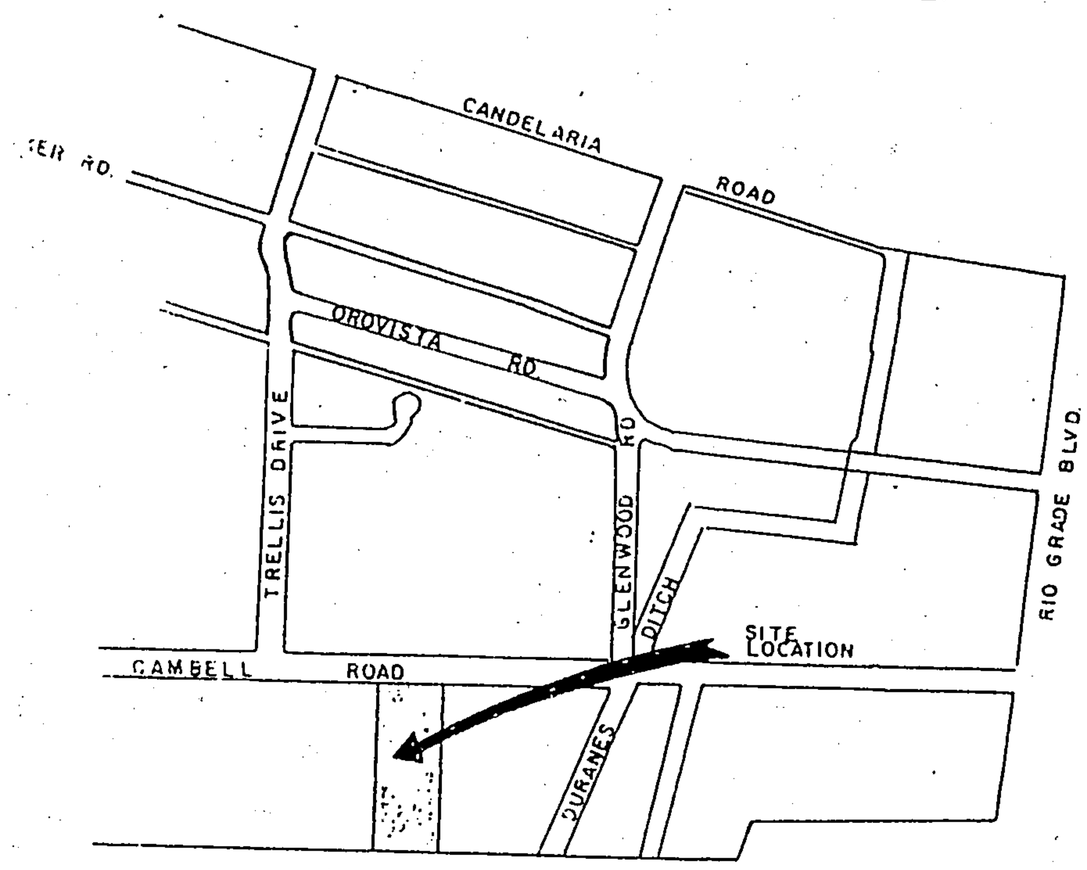
OF NEW MEXICO) SS
TY OF BERNALILLO)

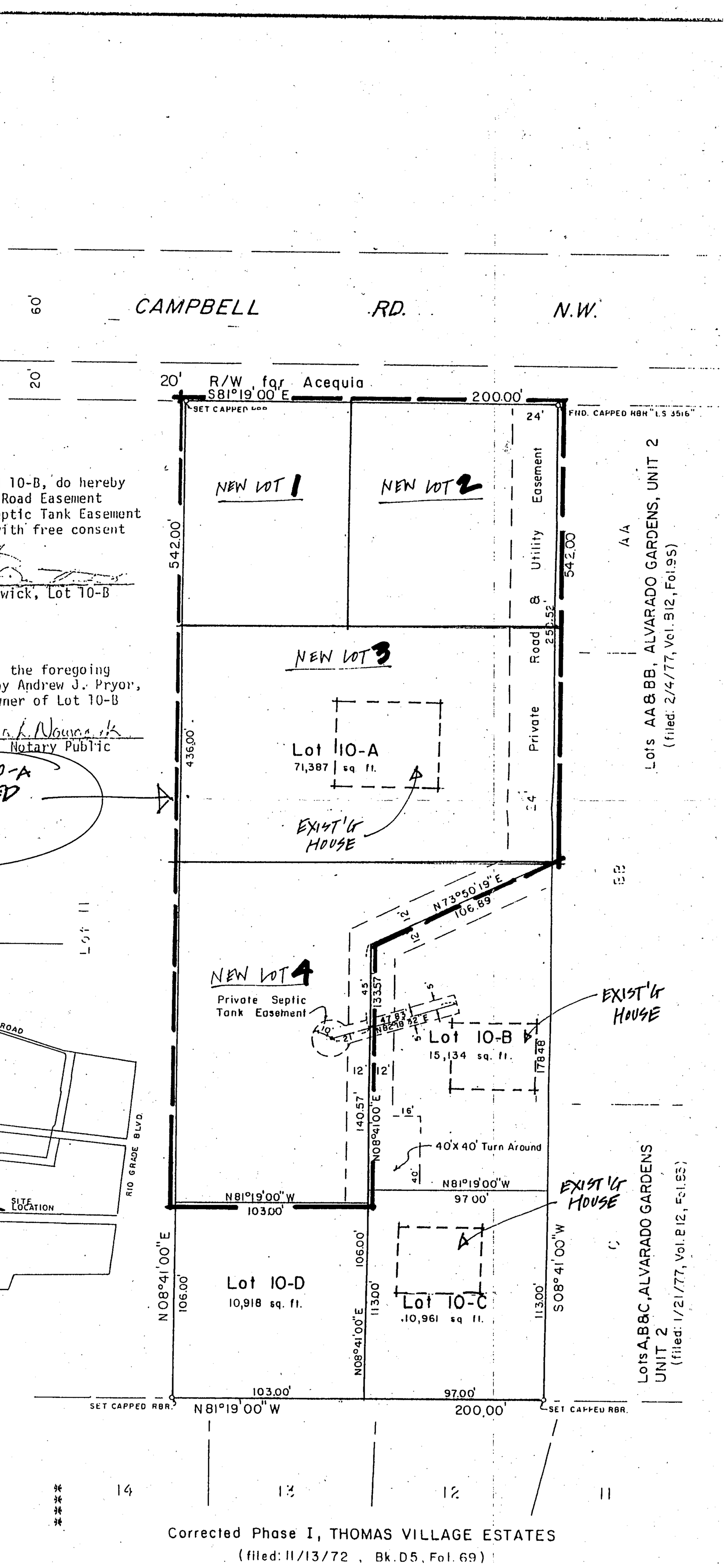
his ___ day of ___, 1984, the foregoing
rument was acknowledged before me by Andrew J. Pryor,
r of Lot 10-A and John Bostwick, Owner of Lot 10-B

ommission expires 12-11-87 Notary Public

SINGLE LOT 10-A
TO BE SUBDIVIDED

KEY MAP (N.T.S.)





Corrected Phase I, THOMAS VILLAGE ESTATES
(filed: 11/13/72 , Bk. D5, Fol. 69)