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

Development Review Board Comments

**Project Number:** 1002342  
**Application Number:** 03DRB-02178

**DRB Date:** 1/7/04  
**Item Number:** 14

**Subdivision:**

Lots 1-3 Clyde Leland Subdivision

**Zoning:** RT

**Zone Page:** F-11

**New Lots (or units) :** 22

**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 22 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

**Signed:** CS  
Christina Sandoval, (DMD)

Phone: 768-3808

3. **Project # 1000922**  
03DRB-01953 Major-Preliminary Plat  
Approval  
03DRB-01954 Minor-Temp Defer  
SDWK

WILSON & COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT request(s) the above action(s) for, **LA CUENTISTA SUBDIVISION**, zoned R-1, located on KIMMICK DRIVE NW, between URRACA STREET NW and CAMINO DE PAZ containing approximately 50 acre(s). [REF: 1000922, DRB-97-98, V-97-116, 02DRB-01783, 03DRB-01725] [Deferred from 12-31-03] (C-10)  
**DEFERRED AT THE AGENT'S REQUEST TO 1-14-04.**

4. **Project # 1000196**  
03DRB-02102 Major-Two Year SIA

TIERRA WEST LLC agent(s) for BEN RUIZ request(s) the above action(s) for all or a portion of Tract(s) CIB, **CORONADO SAVINGS & LOAN**, zoned SU1 for C-1 residential zone, located on COORS BLVD NW, between SEQUOIA RD NW and REDLANDS NW containing approximately 2 acre(s). [REF: 00450-00641, 02DRB-00845, 02DRB-01850, 03DRB-00862] (G-11)  
**DEFERRED AT THE AGENT'S REQUEST TO 1-21-04.**

5. **Project # 1000440**  
03DRB-02096 Major-Vacation of  
Public Easements

JOHN MYERS agent(s) for INTERSTATE BUSINESS PARK LLC request(s) the above action(s) for all or a portion of Tract(s) 10, **INTERSTATE BUSINESS PARK**, zoned M-2, located on MIDTOWN PLACE NE, between YALE BOULEVARD NE and MIDTOWN ROAD NE containing approximately 6 acre(s). [REF: 1000440 ] (G-16)  
**THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

6. **Project # 1000570**  
02DRB-01021 Minor-Temp Defer  
SDWK  
02DRB-01019 Major-Preliminary Plat  
Approval  
02DRB-01020 Major-Vacation of  
Public Easements  
02DRB-01567 Major-Site Plan for  
Subdivision

MARK GOODWIN & ASSOC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) 93 94 95 to be known as Parkway -Unit 10, **TOWN OF ATRISCO GRANT AND TRA PARKWAY -8**, zoned R-LT residential zone, located on WEST OF UNSER NW, between GAVIN RD NW and VINEMONT PLACE NW containing approximately 13 acre(s). [REF: 3 ][Deferred from October 30, 2003] (J-9)  
**DEFERRED FOR GRADING AND DRAINAGE PLAN AND AMAFCA APPROVAL TO 1-21-04.**

7. **DRB-97-165**  
**V-97-507**

Tierra West Development Management Services, agents for Tim Eichenberg, request **Vacation (voiding) of Public Power Line Easement, Site Development Plan Final Sign Off (for EPC) plus Sketch Plat Review and Comment** for Tracts B and C, Blocks 2 and 7, **WELLS SANDIA MANOR**, zoned SU-1/PRD (City) and located on Trimble Blvd NE and Camino de la Sierra NE between I-40 and Arcadia Rd NE containing approximately 4.90 acres. [FIRST TIME ON THE AGENDA: 5/6/97] [Z-96-25] DEFERRED FROM 5/24/00, DEFERRED AT THE AGENT'S REQUEST FROM 7/26/00 TO 9/13/00 TO WORK WITH STATE HIGHWAY DEPARTMENT WHICH HAS BEEN AN ONGOING PROCESS SINCE 5/6/97] [DEFERRED AT THE AGENT'S REQUEST FROM 9/13/00 TO 9/20/00 TO WORK WITH THE STATE HIGHWAY DEPARTMENT, DEFERRED AT THE APPLICANT'S REQUEST FOR ONE-YEAR FROM 11/8/00 TO 11/7/01] [DEFERRED AT THE AGENT'S REQUEST FOR ONE-YEAR FROM 11/7/01 TO 11/6/02] [DEFERRED AT THE AGENT'S REQUEST FOR ONE-YEAR FROM 11/6/02 TO 11/5/03] [Deferred from 11/5/03, 1/7/04] (L-23)  
**DEFERRED AT THE AGENT'S REQUEST TO JANUARY 5, 2005. A NEW SUBMITTAL TO DRB IS REQUIRED FOR JANUARY 5, 2005 HEARING.**



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**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

January 7, 2004

**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: 11:00 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 # 1002929**  
03DRB-01531 Major-Preliminary Plat Approval  
03DRB-01535 Minor-Sidewalk Waiver  
03DRB-01533 Minor-Temp Defer SDWK

DENISH - KLINE agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) C < aka Santa Fe @ The Trails >, **THE TRAILS**, zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 17 acre(s). [Deferred from 12-31-03] (C-9)  
**WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED TODAY AND THE GRADING AND DRAINAGE PLAN DATED 12-24-03, THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
  
2. **Project # 1002928**  
03DRB-01532 Major-Preliminary Plat Approval  
03DRB-01534 Minor-Temp Defer SDWK  
03DRB-01536 Minor-Sidewalk Waiver

BOHANNAN HUSTON, INC./ DENISH-KLINE & agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of Tract(s) D TBKA TAOS @ THE TRAILS, **THE TRAILS, POR. OF TR. 4, BLACK RANCH**, zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD. NW and UNIVERSE BLVD. NW containing approximately 20 acre(s). [REF: 1002928] [Deferred from 12-31-03] (C-09)  
**WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED TODAY AND THE GRADING AND DRAINAGE PLAN DATED 12-24-03, THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

8. **Project # 1001901**  
03DRB-02174 Minor-Prelim&Final Plat  
Approval  
03DRB-02098 Minor-Vacation of  
Private Easements  
03DRB-02097 Major-Vacation of  
Public Easements

ABQ. ENGINEERING, INC. agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 1-3, **VERANDA STREET PROPERTIES**, zoned R-2 residential zone, located on RIO GRANDE BLVD NW, between CANDELARIA RD. NW and VERANDA ST. NW containing approximately 1 acre(s). [REF: 02DRB-00618, 03DRB-01700 SK, 03DRB-02097 & 98, V-91-72 ] (G-12)  
**DEFERRED AT THE AGENT'S REQUEST TO 1-14-04.**

9. **Project # 1002984**  
03DRB-02101 Major-Vacation of Pub  
Right-of-Way  
03DRB-02103 Major-Vacation of  
Public Easements

WILSON AND COMPANY agent(s) for VOLCNO CLIFFS PROPERTY OWNERS ASS'N request(s) the above action(s) for, **VOLCANO CLIFFS UNITS 2 AND 5**, zoned R-1, located on 81ST STREET NW, between MONTE CARLO DRIVE NW and CLIFF ROAD NW [REF: 1002984, 1002197] (E-10)  
**THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

10. **Project # 1003011**  
03DRB-02088 Major-Vacation of Pub  
Right-of-Way  
03DRB-0289 Minor-Prelim & Final Plat  
Approval

SURV-TEK INC. agent(s) for HOFFMANTOWN INC. request(s) the above action(s) for all or a portion of Lot(s) A-G, Block 4-A, **HOFFMANTOWN SHOPPING CENTER, INEZ ADDITION**, zoned C-2, located on MENAUL BLVD NE, between INEZ DR. NE and VICTOR CIRCLE NE containing approximately 5 acre(s). [REF: 03DRB 01672, ZA-78-240] (H-19)  
**THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE, PROPERTY MANAGEMENT AND AMAFCA SIGNATURES, AND 15-DAY APPEAL PERIOD, AND TO TRANSPORTATION FOR PARKING BUMPERS REGULATED TO PREVENT ENCROACHMENT ONTO PEDESTRIAN PATH AND ADA ISSUES TO BE ADDRESSED AT VICTOR CIRCLE AND INEZ.**

11. **Project # 1002668**  
03DRB-01888 Major-Preliminary Plat  
Approval  
03DRB-01889 Major-Vacation of  
Public Easements  
03DRB-01890 Minor-Temp Defer  
SDWK

MARK GOODWIN & ASSOCIATES agent(s) for VISTA MAGNIFICA LLC request(s) the above action(s) for all or a portion of Block(s) 5, Tract(s) C and Tract(s) E & F, Block(s) 2, **VISTA MAGNIFICA**, and Lot(s) B, Block(s) 8, **PALISADES ADDITION**, zoned R-LT, located on ATRISCO DR NW, between I-40 NW and CLIFFSIDE DR NW containing approximately 7 acre(s). [REF: 03EPC-01089, 03DRB-00811] [Deferred from 11/26/03] (H-11)  
**DEFERRED AT THE AGENT'S REQUEST TO 1-21-04.**

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

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

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12. **Project # 1000875**  
03DRB-02166 Minor-SiteDev Plan  
BldPermit/EPC

COMMUNITY SCIENCES CORPORATION agent(s) for KB HOMES request(s) the above action(s) for all or a portion of Tract(s) F-1, **FINELAND DEV. BULK LAND PLAT**, zoned SU-1 special use zone, FOR R-2 USES, located on MCMAHON BLVD NW, between UNSER BLVD. NW and BANDELIER DR. NW containing approximately 11 acre(s). [REF: Z-98-31, 1002793, 03EPC-0053 & 54 ] [Makita Hill, EPC Planner] (A-11)

**THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**



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

13. **Project # 1001209**  
03DRB-02063 Minor-Prelim&Final Plat  
Approval

MARK GOODWIN & ASSOC. agent(s) for CLIFFORD CAPITAL FUND, INC. request(s) the above action(s) for all or a portion of Tract(s) A, **LAVA TRAILS**, zoned SU-1 special use zone, located on WESTERN TRAILS DR NW, between UNSER BLVD. NW and ATRISCO RD. NW containing approximately 6 acre(s). [REF: 02DRB-00183, 01DRB-00562, Z-98-139 ] (F-10)

**WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED TODAY AND THE GRADING AND DRAINAGE PLAN DATED 12-11-03 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT CONDITION IS THE PERIMETER WALL DESIGN SUBMITTAL MUST BE APPROVED BEFORE FINAL PLAT APPROVAL. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

03DRB-02027 Minor-SiteDev Plan  
BldPermit/EPC  
03DRB-02028 Minor-SiteDev Plan  
Subd/EPC

GEORGE RAINHART & ASSOC. agent(s) for JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) A, **LAVA TRAILS**, zoned SU-1 for Neighborhood Commercial, located on WESTERN TRAILS NW, between UNSER BLVD. NW and ATRISCO RD. NW containing approximately 6 acre(s). [REF: 03EPC 00699/00701, 02500 00126, DRB 94-525 ] [Deferred from 12-10-03] (F-10)

**THE SITE PLAN FOR BUILDING PERMIT AND THE SITE PLAN FOR SUBDIVISION WERE APPROVED AND SIGNED BY THE BOARD.**

14. **Project # 1002342**  
03DRB-02178 Minor-Final Plat  
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for MEL FAMIE LLC request(s) the above action(s) for all or a portion of Lot(s) 1-3, **CLYDE LELAND SUBDIVISION**, zoned RT, located on ATRISCO DR. NW, between LEGENDS AVE. NW and WESTERN TRAIL NW containing approximately 3 acre(s). [REF: Z-85-38-5C2, 02DRB 01720 ] (F-11)

**THE FINAL PLAT WAS APPROVED WITH SIGN OFF DELEGATED TO HYDROLOGY FOR 26 FF VERIFICATION OF LOOP AND AMAFCA SIGNATURE.**

15. **Project # 1003120**  
03DRB-02143 Minor-Prelim&Final Plat  
Approval

BOHANNAN HUSTON, INC. agent(s) for PAN AM 25, PHASE II, MANUFACTURING, LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A& 1-B, **LEVI STRAUSS & CO.**, zoned SU-2 special neighborhood zone, M-1, located on ALAMEDA BLVD NE, between SAN MATEO BLVD. NE and I-25 SO. BND. PAN AMERICAN FWY containing approximately 13 acre(s). [REF: 03DRB-02021 ] (C-18)

**THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE AND TO TRANSPORTATION FOR A SKETCH OF "C1" 25' RADIUS WITH EXISTING INFRASTRUCTURE, R-O-W ON ALAMEDA, ACCESS EASEMENTS, AND AMAFCA SIGNATURE.**

16. **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 ] (J-13)

**DEFERRED AT THE AGENT'S REQUEST TO 1-21-04**

17. **Project # 1003133**  
03DRB-02076 Minor-Prelim&Final Plat  
Approval  
03DRB-02077 Minor-Vacation of Private  
Easements

ISAACSON & ARFMAN PA agent(s) for TRICOR  
SOUTHWEST CORP. request(s) the above action(s) for all  
or a portion of Lot(s) L-1, M, N & P, **FRANKLIN PLAZA**,  
zoned C-3/C-2 (SU), located on CENTRAL NE, between  
JUAN TABO NE and SKYLINE NE containing  
approximately 9 acre(s). [REF: Z-88-53] [Deferred from  
12-17-03](L-22)  
**DEFERRED AT THE AGENT'S REQUEST TO 1-21-04**

**NO ACTION IS TAKEN ON THESE CASES:**

**APPLICANT – AGENT IS REQUIRED TO BE AT THE MEETING**

18. **Project # 1000057**  
03DRB-02175 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING agent(s) for BRADBURY &  
STAMM PASEO LTD. request(s) the above action(s) for all  
or a portion of Tract(s) F-1, **LANDS OF SPRINGER  
CORP.**, zoned SU-2 special neighborhood zone, M-1,  
located on PASEO DEL NORTE NE, between  
WASHINGTON ST. NE and EDITH BLVD. NE containing  
approximately 7 acre(s). [REF: AX-77-29, DRB-96-433,  
99DRB-00056, 00DRB-003, 03DRB-01365 ] (C-16)  
**THE ABOVE REQUEST WAS REVIEWED AND  
COMMENTS WERE GIVEN.**

19. Other matters:

Adjourned: 11:55 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: 1002342**

**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:**

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:** January 7, 2004

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

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**ITEM # 14**

**PROJECT # 1002342**

**APPLICATION # 03-02178**

**RE: Petroglyph Gardens/final plat**

The lots now are P1 instead of P2? Why? Why is lot 3 now "PP"?



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

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1002342 Subdivision Name Petroglyph Gardens
Surveyor Tim Aldrich Company Aldrich L.S.
Contact person Amy Niese Phone # 828-2200 email

Approved [Signature] \*Not Approved Date 12/30/03

[X] DXF RECEIVED 12/30/03 DATE
[X] HARD-COPY RECEIVED 12/23/03 DATE
[X] DISCLOSURE STATEMENT

NAD 83 GRID

\*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:

[Blank lines for comments]

AGIS Use Only: Copied cov 2342 to agiscov on 12/30/03 Client Notified by phone



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

7-31-2003

**7. Project # 1002342**  
03DRB-00883 Major-Preliminary Plat Approval  
03DRB-00884 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for MEL FAMIE, LLC request(s) the above action(s) for all or a portion of Lot(s) 1-3, CLYDE LELAND SUBDIVISION, (to be known as **PETROGLYPH GARDENS SUBDIVISION**) zoned R-T residential zone, located on the EAST SIDE OF ATRISCO DR NW, between LEGENDS AVE NW and WESTERN TRAIL NW containing approximately 3 acre(s). [REF: Z-85-38-5C2, 02DRB-01720 SK] [Deferred from 6/25/03 & 7/23/03] (F-11)

At the July 30, 2003, Development Review Board meeting, with the signing of the infrastructure list dated 7/30/03 and approval of the grading plan engineer stamp dated 7/7/03 the preliminary plat was approved with the following conditions:

- 1) Adequate right-of-way is dedicated to provide for driver visibility at the intersection of Petra Pointe Circle and Atrisco.
- 2) A Subdivision Design Variance for Curve 27 is requested and approved prior to final plat approval.

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

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

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



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OFFICIAL NOTICE OF DECISION  
PAGE 2

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

Sheran Matson, AICP, DRB Chair

cc: Mel Famie LLC, P.O. Box 2758, Corrales, NM 87048  
Mark Goodwin & Associates PA, P.O. Box 90606, 87199  
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg  
File



DRB PUBLIC HEARING SIGN IN SHEETS

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CASE NUMBER: 1002342 AGENDA#: 7 DATE: 7.30.03

1. Name: Amy Driscoll Address: MDA Zip: \_\_\_\_\_

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

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

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

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

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

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

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

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

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

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

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

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

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



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002342**

**AGENDA ITEM NO: 7**

**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:**

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

**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:** July 30, 2003

Refer 7/30/03

# DRB PUBLIC HEARING SIGN IN SHEETS

DRB  
PUBLIC  
HEARING

CASE NUMBER: 1002342 AGENDA#: 6 DATE: 7.23.02

1. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

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

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

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

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

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

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

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

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

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

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

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

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

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



**City of Albuquerque**  
**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: 1002342**

**AGENDA ITEM NO: 6**

**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:**

An approved drainage report dated 7-7-03 is on file for Preliminary Plat approval.  
 Comments on the infrastructure list.

**RESOLUTION:**

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:** July 23, 2003

*7-30-03*

DRB PUBLIC HEARING SIGN IN SHEETS

\*\*\*

CASE NUMBER: 1002342 AGENDA#: 3 DATE: 6.25.03

1. Name: Amy Address: MA A & Wessie Zip: \_\_\_\_\_

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

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

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

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

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

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

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

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

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

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

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

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

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



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1002342**

**AGENDA ITEM NO: 3**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

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

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED <sup>7-23-07</sup> 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:** June 25, 2003



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

June 25, 2003

**Project # 1002342**  
03DRB-00883 Major-Preliminary Plat Approval  
03DRB-00884 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for MEL FAMIE, LLC request(s) the above action(s) for all or a portion of Lot(s) 1-3, CLYDE LELAND SUBDIVISION, (to be known as **PETROGLYPH GARDENS SUBDIVISION**) zoned R-T residential zone, located on the EAST SIDE OF ATRISCO DR NW, between LEGENDS AVE NW and WESTERN TRAIL NW containing approximately 3 acre(s). [REF: Z-85-38-5C2, 02DRB-01720 SK] (F-11)

*Administrative  
Variance  
Subdivision  
Plat Approval  
Project # 1002342  
Mark Goodwin & Associates  
PA agent(s) for Mel Famie, LLC*

\*\*\*

AMAFCA

No comment.

COG

Consistent with established transportation plans and policies.

Transit

No comments received.

Zoning Enforcement

Scale is wrong on sheet 3.

Neighborhood Coord.

Letters sent to Quaker Heights (R) and Taylor Ranch (R) Neighborhood Assns.

APS

No comments received.

Police Department

A review of following case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. Maintenance of landscaping.

Fire Department

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

PNM Gas

##  
##  
##  
## Approves.

PNM Electric

Approves.

Comcast

No comments received.

QWEST

No comments received.

Environmental Health

Site is not within 1000 feet of a landfill. No comment.

M.R.G.C.D.

No comments received.

Open Space Division

No comments received.

City Engineer

A vacation of the roadway easement is required prior to final plat. Projects of 1 acre or more are required to file a NOI with the EPA. An approved drainage report is required prior to Preliminary Plat approval.

#### Transportation Development

Adequate visibility needs to be demonstrated and provided for at the entrance.

#### Parks & Recreation

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 22 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.

The Trails & Bikeways Facility Plan proposes a Secondary Trail along Atrisco in this location. In this case, we will require construction of a 10' asphalt trail in-lieu of sidewalk. The trail is currently in design please coordinate with the Teresa Baca at 768-5359.



Utilities Development

✱  
✱  
✱  
✱

Infrastructure List must include 8" water line for looping portion. Is a Vacation required for old road easement? No objection to Sidewalk Deferral.

Planning Department

No objection. Applicant has one year to file the final plat.

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

cc:Mel Famie, LLC, P.O. Box 2758, Corrales, NM 87048

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



36  
36  
36  
36

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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, June 25, 2003, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1000983**

03DRB-00882 Major-Two Year SIA  
Procedure B

James Crabtree agent(s) request(s) the above action(s) for all or a portion of Lot(s) A-H, Block(s) 10, Unit(s) 3, **MOHAVE TOWNHOMES**, zoned R-T residential zone, located on UNSER BLVD NW, between MOHAVE NW and SAN ILDEFONSO NW containing approximately 2 acre(s). (E-10)

**Project # 1001228**

03DRB-00875 Major-Two Year SIA

JANE DAVIDSON agent(s) request(s) the above action(s) for all or a portion of Tract(s) 2A & 2B, **KELLY TRACTS**, zoned RA-1, located on GABALDON DR NW, between I-40 NW and MOUNTAIN RD NW containing approximately 4 acre(s). [REF: 01DRB-00610, S-93-30, DRB-93-104] (H-12)

**Project # 1002342**

03DRB-00883 Major-Preliminary Plat  
Approval  
03DRB-00884 Minor-Temp Defer SDWK

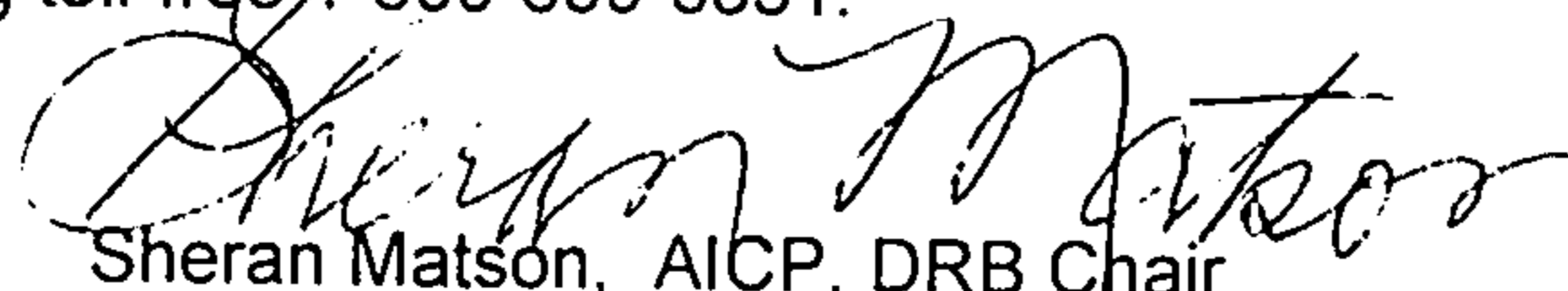
MARK GOODWIN & ASSOCIATES PA agent(s) for MEL FAMIE, LLC request(s) the above action(s) for all or a portion of Lot(s) 1-3, CLYDE LELAND SUBDIVISION, (to be known as **PETROGLYPH GARDENS SUBDIVISION**) zoned R-T residential zone, located on the EAST SIDE OF ATRISCO DR NW, between LEGENDS AVE NW and WESTERN TRAIL NW containing approximately 3 acre(s). [REF: Z-85-38-5C2, 02DRB-01720 SK] (F-11)

**Project # 1002702**

03DRB-00886 Major-Vacation of Pub  
Right-of-Way

ALAN J VINCIONI agent(s) request(s) the above action(s) for all or a portion of the alley, the first alley West of Broadway SE between Central SE and Hazeldine SE, **HUNING HIGHLANDS ADDITION**, located WEST OF BROADWAY SE, between COAL SE and HAZELDINE SE (K-14)

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

  
Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JUNE 9, 2003.**

#214

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

36  
36  
36

Meeting Date: 6-25-03

Zone Atlas Page: F-11-B

Notification Radius: 100 Ft.

App#	<u>03DDB-00883</u>
Proj#	<u>1002342</u>
Other#	<u>03DDB-00884</u>

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

Applicant: Mel Farnie, LLC ✓

Address: PO Box 2758, Corralitos NM 87048

Agent: Mark Goodman & Associates, P.A. ✓

Address: PO Box 90606, Albuquerque NM 87199

SPECIAL INSTRUCTIONS

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

Date Mailed: 6/6/03

Signature: [Handwritten Signature]

## RECORDS WITH LABELS

PAGE 1

101006148729210105	LEGAL: TRAC T 1 ABERLE SUBD A SUBDIVISION OF "LDS OF SOPHI PROPERTY ADDR: 00000 4735 ATRISCO NW OWNER NAME: UNITED STATES OF AMERICA % PET OWNER ADDR: 06001 UNSER	BL NW ALBUQUERQUE	NM 87220
101106103127721601	LEGAL: TRAC T B PLAT OF STORY ROCK UNIT 1 CONT .0951 AC PROPERTY ADDR: 00000 OWNER NAME: STORY ROCK HOMEOWNERS ASSOC OWNER ADDR: 04400 ALAMEDA	BL NE ALBUQUERQUE	NM 87113
101106104726622209	LEGAL: LOT 2 PL AT OF STORY ROCK UNIT 1 CONT .1467 AC PROPERTY ADDR: 00000 6020 LEGENDS AVE NW OWNER NAME: D R HORTON INC ATTN: ROBERT C. OWNER ADDR: 04400 ALAMEDA	BL NE ALBUQUERQUE	NM 87113
101106105826622207	LEGAL: LOT 4 PL AT OF STORY ROCK UNIT 1 CONT .1483 AC PROPERTY ADDR: 00000 6012 LEGENDS AVE NW OWNER NAME: D R HORTON INC ATTN: ROBERT C. OWNER ADDR: 04400 ALAMEDA	BL NE ALBUQUERQUE	NM 87113
101106105826622207	LEGAL: LOT 4 PL AT OF STORY ROCK UNIT 1 CONT .1483 AC PROPERTY ADDR: 00000 6012 LEGENDS AVE NW OWNER NAME: D R HORTON INC ATTN: ROBERT C. OWNER ADDR: 04400 ALAMEDA	BL NE ALBUQUERQUE	NM 87113
101106103826622210	LEGAL: LOT 1 PL AT OF STORY ROCK UNIT 1 CONT .2124 AC PROPERTY ADDR: 00000 6024 LEGENDS AVE NW OWNER NAME: D R HORTON INC ATTN: ROBERT C. OWNER ADDR: 04400 ALAMEDA	BL NE ALBUQUERQUE	NM 87113
101106106426622206	LEGAL: LOT 5 PL AT OF STORY ROCK UNIT 1 CONT .1477 AC PROPERTY ADDR: 00000 6008 LEGENDS AVE NW OWNER NAME: D R HORTON INC ATTN: ROBERT C. OWNER ADDR: 04400 ALAMEDA	BL NE ALBUQUERQUE	NM 87113
101106106826622205	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE		
101106107526622204	LEGAL: LOT 7 PL AT OF STORY ROCK UNIT 1 CONT .1464 AC PROPERTY ADDR: 00000 6000 LEGENDS AVE NW OWNER NAME: D R HORTON INC ATTN: ROBERT C. OWNER ADDR: 04400 ALAMEDA	BL NE ALBUQUERQUE	NM 87113
101106108126622203	LEGAL: LOT 8 PL AT OF STORY ROCK UNIT 1 CONT .1458 AC PROPERTY ADDR: 00000 5920 LEGENDS AVE NW OWNER NAME: D R HORTON INC ATTN: ROBERT C. OWNER ADDR: 04400 ALAMEDA	BL NE ALBUQUERQUE	NM 87113
101106108626622202	LEGAL: LOT 9 PL AT OF STORY ROCK UNIT 1 CONT .1452 AC PROPERTY ADDR: 00000 5916 LEGENDS AVE NW OWNER NAME: VARELA BERNADETTE R & RIZEK RA OWNER ADDR: 05916 LEGENDS	AV NW ALBUQUERQUE	NM 87120
101106103226422211	LEGAL: TRAC T C PLAT OF STORY ROCK UNIT 1 CONT .0475 AC PROPERTY ADDR: 00000 OWNER NAME: STORY ROCK HOMEOWNERS ASSOCIAT OWNER ADDR: 04400 ALAMEDA	BL NE ALBUQUERQUE	NM 87113

## RECORDS WITH LABELS

PAGE 2

101006152225910104	LEGAL: THE WLY 0.45 AC PAR OF TR A SUMMARY PLAT SHOWING M PROPERTY ADDR: 00000 UNSER BLVD NW OWNER NAME: UNITED STATES OF AMERICA % PET OWNER ADDR: 06001 UNSER	BL NW ALBUQUERQUE	NM 87120
101106104526230820	LEGAL: *000 1 CL YDE LELAND SUBD CONT 1.00 ACRES BEING AND PROPERTY ADDR: 00000 6364 ATRISCO DR NW OWNER NAME: FLECK COREY ANNE LOIS OWNER ADDR: 00001 LAKERIDGE	DR THE WOODLANDS	TX 77381
101106106625430818	LEGAL: *000 3 CL YDE LELAND SUBD CONT 1.00 ACRES BEING AND PROPERTY ADDR: 00000 N/A OWNER NAME: FLECK COREY ANNE LOIS OWNER ADDR: 00001 LAKERIDGE	DR THE WOODLANDS	TX 77381
101106107926330823	LEGAL: *4 R AY P ENA SUBD COMPRISING PORTION OF LOT 4 T11N PROPERTY ADDR: 00000 N/A OWNER NAME: GHATTAS ROBERT ETUX ETAL OWNER ADDR: 00609 LOMA LINDA	PL SE ALBUQUERQUE	NM 87108
101006146025040287	LEGAL: TR O F LA ND WITHIN SLY N/2 N/2 NE/4 SE/4 PORT OF LT PROPERTY ADDR: 00000 6363 ATRISCO DR NW OWNER NAME: UNITES STATES OF AMERICA C/O P OWNER ADDR: 06001 UNSER	BL NW ALBUQUERQUE	NM 87120
101106101724530710	LEGAL: TR O F LA ND WITHIN THE SE/4 NW/4 NW/4 SW/4 T11 PROPERTY ADDR: 00000 N/A OWNER NAME: CITY OF ALBUQUERQUE OWNER ADDR: 00000	ALBUQUERQUE	NM 87103
101106104524630819	LEGAL: *000 2 CL YDE LELAND SUBD CONT 1.00 ACRES BEING AND PROPERTY ADDR: 00000 N/A OWNER NAME: FLECK COREY ANNE LOIS OWNER ADDR: 00001 LAKERIDGE	DR THE WOODLANDS	TX 77381
101106108824830814	LEGAL: POR IN S 1/2 NE1/4 NW1/4 SW1/4 SEC 35 T11N R2E CONT PROPERTY ADDR: 00000 4732 WESTWARD LN NW OWNER NAME: ROMERO OBLESTER A ETAL OWNER ADDR: 04732 WESTWARD	LN NW ALBUQUERQUE	NM 87105
101106107823130810	LEGAL: * 01 0 QU AKER HEIGHTS ADDN PROPERTY ADDR: 00000 4715 FRIENDLY PL NW OWNER NAME: LUERAS ERNEST & JULIA A OWNER ADDR: 04715 FRIENDLY	PL NW ALBUQUERQUE	NM 87120
101106104223130807	LEGAL: * 00 7 QU AKER HEIGHTS ADDN PROPERTY ADDR: 00000 FRIENDLY CT NW OWNER NAME: ZAMORA DAVID & DORRIE OWNER ADDR: 05812 JONES	NW ALBUQUERQUE	NM 87120
101106105823330808	LEGAL: * 00 8 QU AKER HEIGHTS ADDN PROPERTY ADDR: 00000 FRIENDLY CT NW OWNER NAME: ZAMORA REBECCA A OWNER ADDR: 05812 JONES	NW ALBUQUERQUE	NM 87120

101106101422030715 LEGAL: PORT OF LT (EXC THAT PORT IN SEC 34) SEC 35 T11N R LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: GURULE ALBERT ETUX  
OWNER ADDR: 00624 PALISADES DR NW ALBUQUERQUE NM 87105

101106106922230809 LEGAL: \* 00 9 QU AKER HEIGHTS ADDN LAND USE:  
PROPERTY ADDR: 00000 FRIENDLY CT NW  
OWNER NAME: GRIEGO PRISCILLA  
OWNER ADDR: 06212 WHISPER RIDGE DR NW ALBUQUERQUE NM 87120



# City of Albuquerque

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

Date: May 30, 2003

TO CONTACT NAME: Bernadette Mares  
COMPANY/AGENCY: Mark Dodwin + Assoc.  
ADDRESS/ZIP: PO Box 90606 87199  
PHONE/FAX #: 828-2200 / 797-9539

Thank you for your inquiry of 5-30-03 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Lot 1-3, Clyde Island Subdivision

zone map page(s) F11

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

Quakes Heights  
Neighborhood Association  
Contacts: Matthew Baca  
5125 Northern Trail NW  
352-9428(W) 246-6418(W) 87120  
Melonie Matthews  
3301 Coors NW, #2300 / 87120  
352-5645 (W)

Jaylor Ranch  
Neighborhood Association  
Contacts: Eddie Costello  
1111 Alameda NW, St. J / 87114  
792-1066 (W)  
Jolene Wolfley  
4804 Staghorn Dr NW  
890-9414 (W) 87120-4806

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

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

Sincerely,  
Dalana Carmma  
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539  
e-mail: [dmg@swcp.com](mailto:dmg@swcp.com)

May 30, 2003

Mr. Matthew Baca  
Quaker Heights N.A.  
5125 Norther Trail NW  
Albuquerque, NM 87120

Ms. Melonie Matthews  
Quaker Heights N.A.  
3301 Coors NW # R300  
Albuquerque, NM 87120

**Re: Petroglyph Gardens Subdivision**

Dear Mr. Baca and Ms. Matthews:

We are proposing a 22 lot subdivision off of Atrisco Drive north of Western Trail. Please see the enclosed zone atlas map for the site location. We anticipate that we will be heard June 25<sup>th</sup> at DRB. The DRB application is enclosed.

Please contact me if I can be of further assistance.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

  
Amy L. Driscoll, FE  
Project Engineer





**FORM V: SUBDIVISION VARIANCES & VACATIONS**

**BULK LAND VARIANCE**

**(Public Hearing Case)**

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

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

**VACATION OF PUBLIC EASEMENT**

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

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

**SIDEWALK DESIGN VARIANCE**

**SIDEWALK WAIVER**

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

**TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

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

**VACATION OF PRIVATE EASEMENT**

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

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

AMY B DRISCOLL, PE  
Applicant name (print)  
[Signature]  
Applicant signature / date  
5/2/03



Form revised April 2003

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

Application case numbers  
030RD - 00884

[Signature] 5/30/03  
Planner signature / date  
Project # 1002342



# DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: 03DRB-02178 (FP)

Project # 1002342

Project Name: **CLYDE LELAND SUBDIVISION**

EPC Application No.: Z-85-38-5C2

Agent: Mark Goodwin & Associates

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: \_\_\_\_\_  
 26 FF verification of loop  
 AMAFCA signature  
 \_\_\_\_\_  
 \_\_\_\_\_

- PARKS / CIP: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

Project Number

1002342

# City of Albuquerque



## DEVELOPMENT PLAN REVIEW APPLICATION

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

Supplemental form

**S**

**V**

**P**

**L**

Supplemental form

**ZONING & PLANNING**

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

**APPEAL / PROTEST of...**

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

**Z**

**A**

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

**APPLICANT INFORMATION:**

NAME: Mei Famie, LLC

ADDRESS: PO Box 2758

CITY: Corrales

Proprietary interest in site: \_\_\_\_\_

AGENT (if any): Mark Goodwin & Associates, PA

ADDRESS: PO Box 90606

CITY: Albuquerque

STATE NM

ZIP 87048

PHONE: 440-7262

FAX: 898-5085

E-MAIL: \_\_\_\_\_

STATE NM

ZIP 87199

PHONE: (505) 828-2200

FAX: (505) 797-9539

E-MAIL: goodwinengrs@comcast.net

**DESCRIPTION OF REQUEST:** Petroglyph Gardens Subdivision: 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. Lot 1-3

Block: \_\_\_\_\_

Unit: \_\_\_\_\_

Subdiv. / Addn. Clyde Leland Subdivision

Current Zoning: R-T

Proposed zoning: R-T

Zone Atlas page(s): F11

No. of existing lots: 3

No. of proposed lots: 22

Total area of site (acres): 3.0

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. 101106104526230820, 101106104524630819, 101106106625430818

MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: Atrisco Drive NW

Between: Legends Avenue NW

and Western Trail 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.): Z-85-38-5C2, DRB-1002342, 02DRB-01720 SK

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 05/20/2002

SIGNATURE

(Print) Amy L. D. Niese, PE

DATE 12/30/2003

Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 10/03

INTERNAL ROUTING

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

Application case numbers

03DRB - 02178

Action

FP

S.F.

33

Fees

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

Total

\$ 0

Hearing date Jan. 7, 2004

Project #

1002342

Planner signature / date 12/30/03

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

**SKETCH PLAT REVIEW AND COMMENT**

**YOUR ATTENDANCE IS REQUIRED.**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

**Your attendance is required.**

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

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

Extension of preliminary plat approval expires after one year.

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

**Your attendance is required.**

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

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**Your attendance is required.**

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

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

**Your attendance is required.**

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

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

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

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

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

AM L. D. NIESE PE Applicant name (print)  
[Signature] Applicant signature / date  
 12/30/02



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

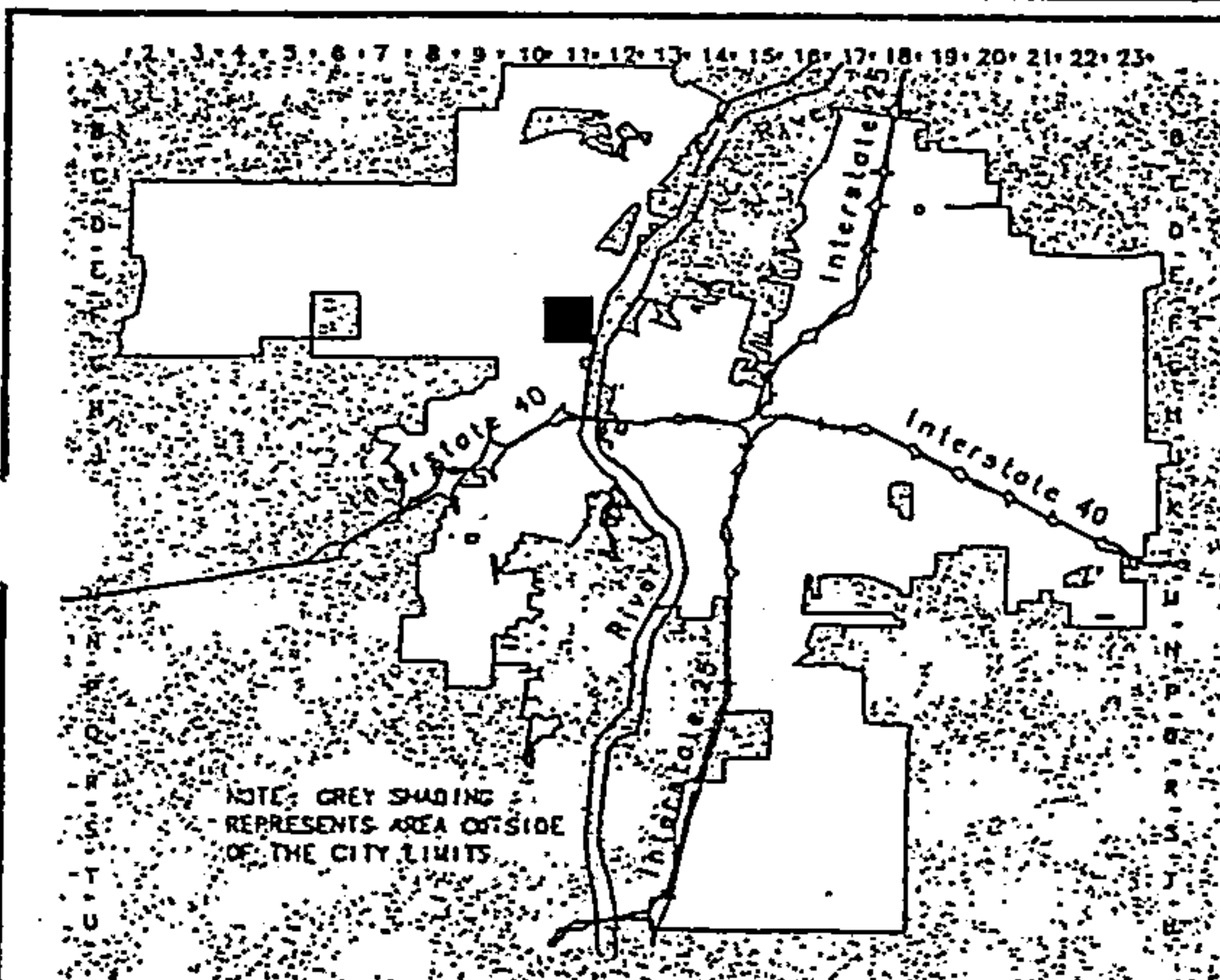
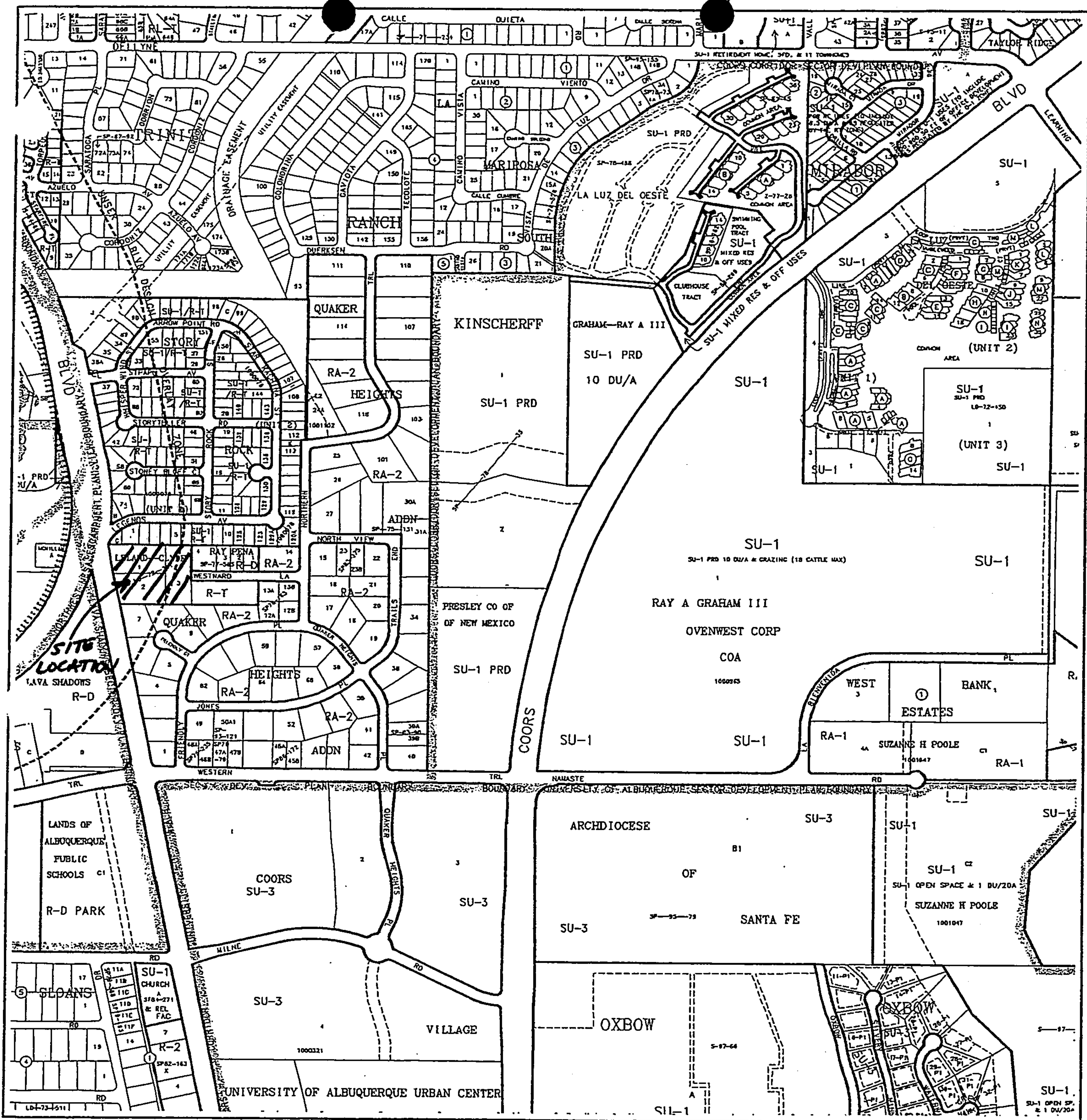
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers

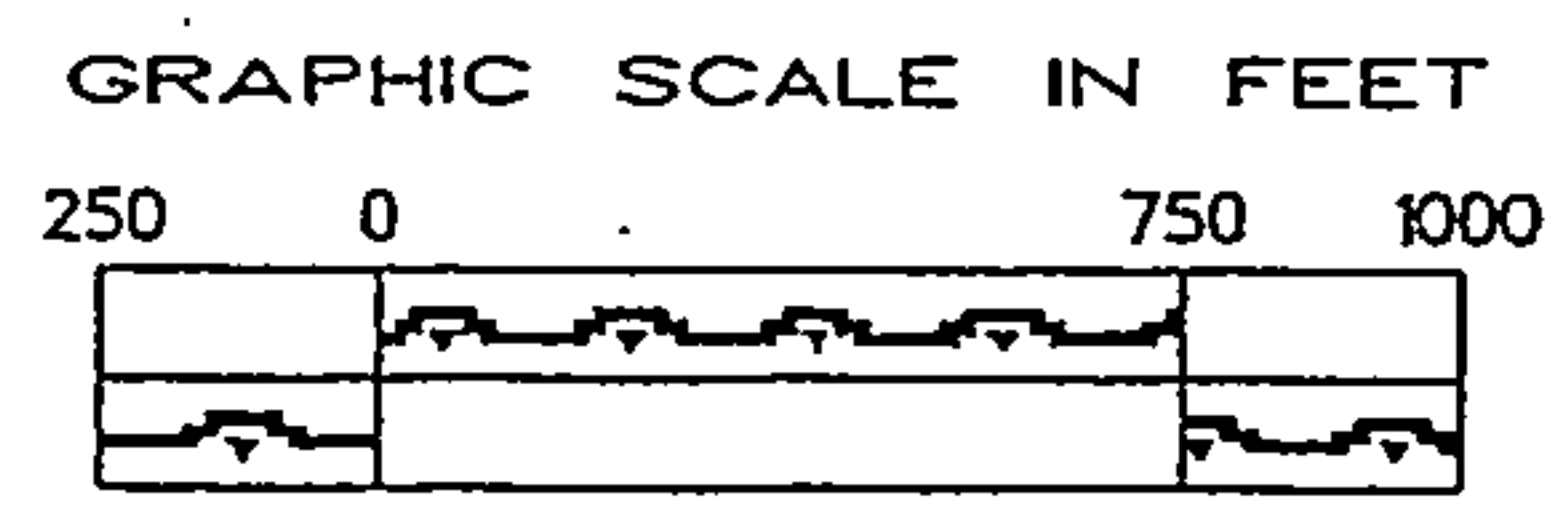
03DRB - \_\_\_\_\_ - 02178  
 \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
 \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

[Signature] 12/30/03  
 Planner signature / date

**Project # 1002342**



CITY OF  
Albuquerque  
Albuquerque Geographic Information System  
PLANNING DEPARTMENT  
© Copyright 2003



Zone Atlas Page

**F-11-Z**

Map Amended through January 21, 2003

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

**COPY**

P.O. Box 90606 ❖ Albuquerque, NM 87199  
(505) 828-2200 ❖ (505) 797-9539 fax  
e-mail: dmg@swcp.com

**LETTER OF TRANSMITTAL**

To: City of Albuquerque  
Neal Weinberg/Tom Golden  
AGIS

Date: December 30, 2003  
Re: Petroglyph Gardens

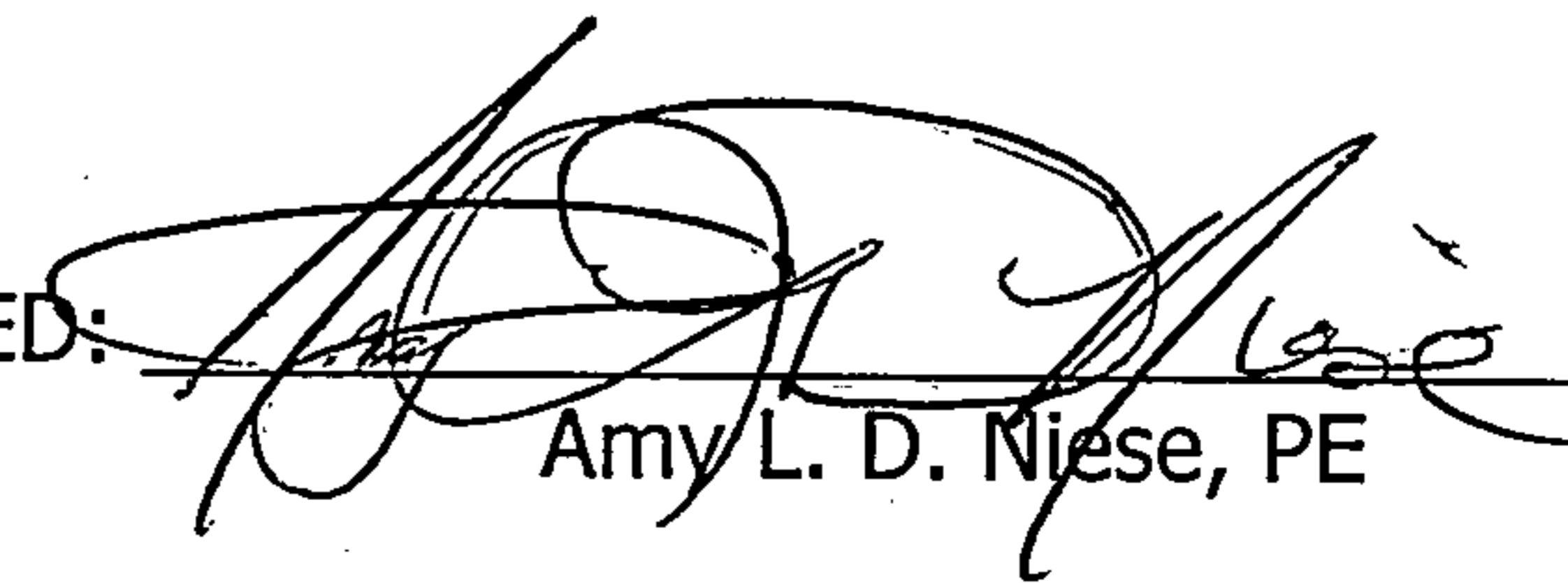
We are sending:

No. Copies	Date	Item Description
1		Hard copy of plat
1		Disk of Plat

For your approval       For your information  
 As you requested       For your comments

NOTES:

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

SIGNED:   
Amy L. D. Niese, PE

No. of Lots: \_\_\_\_\_  
Nearest Major Streets \_\_\_\_\_

FIGURE 12

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

Petroglyph Gardens

CPN 722181

AGREEMENT TO CONSTRUCT  
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 9<sup>th</sup> day of December, 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 Mel Famie, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] NM limited liability company, whose address is PO Box 2758, Corrales, NM 87048 and whose telephone number is 440-7262, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Lots 1-3, Clyde Leland Subdivision, recorded on 7/13/1972 in the records of the Bernalillo County Clerk at Book B6, pages 189 through -- (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Mel Famie, LLC (Owner").

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

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 30th day of July, 2005 ("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. 722181.

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



**ORIGINAL**

**INFRASTRUCTURE LIST**

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

Date Submitted 5/30/03  
Date Site Plan Approved: N/A  
Date Preliminary Plat Approved: 7/30/03  
Date Preliminary Plat Expires: 7/30/04  
DRB Project No.: 1002342  
DRB Application No.: 03DRA0083

**Petroglyph Gardens Subdivision  
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**Lots 1-3, Clyde Leland Subdivision  
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		26' FF 4'	<b>PAVING</b> Perm Pvmt Sidewalk (both sides) C & G (both sides)	Petra Pointe Circle	Atrisco Dr.	Beginning of Loop	/	/	/
		24' FF 4'	Perm Pvmt Sidewalk (both sides) C & G (both sides)	Petra Pointe Circle	Beginning of Loop	End of Loop	/	/	/
		34' FE 10'	Perm Pvmt Asphalt Trail C & G (east side)	Atrisco Dr.	North Property Line	South Property Line	/	/	/
		340' Long	Perm Pvmt Transition	Atrisco Dr.	South Property Line	End of Transition	/	/	/
		N/A	Street Light Per DPM						
			<b>WATER</b>						
		8" / 6"	Waterline	Petra Pointe Circle	Atrisco Dr.	Westward HO Lane	/	/	/
			<b>SANITARY SEWER</b>						
		8"	SAS	Petra Pointe Circle	Atrisco Dr.	Throughout Loop	/	/	/
			<b>STORM SEWER</b>						
		18" RCP	Storm Sewer, Inlets & Appurtenances	Westward HO Lane	Petra Pointe Circle	Northern Trails	/	/	/

30' PUBLIC BASEMENT ON LOT 9



ORIGINAL

Project name: Petrolovh Gardens Subdivision

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

Size      Type of Improvement      Location      From      To

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

- 1 Grading and Drainage Certification per DPM as shown on the Grading Plan for release of SIA and Financial Guarantees
- 2 Water Infrastructure to include valves fittings, valve boxes, and fire hydrant. Sanitary Sewer to include manholes and service connections
- 3 \* Some portions of sidewalk deferred.

AGENT / OWNER      DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Amy L. Driscoll, PE  
NAME (print)

MARK GOODWIN & ASSOCIATES  
FIRM

*[Signature]*  
SIGNATURE - date 7/30/03

MAXIMUM TIME ALLOWED TO CONSTRUCT  
THE IMPROVEMENTS WITHOUT A DRB  
EXTENSION: 7-30-05

*[Signature]* 7/30/03 DRB CHAIR - date  
*[Signature]* 7/30/03 PARKS & RECREATION - date

*[Signature]* 7-30-03 TRANSPORTATION DEVELOPMENT - date  
AMAFCA - date

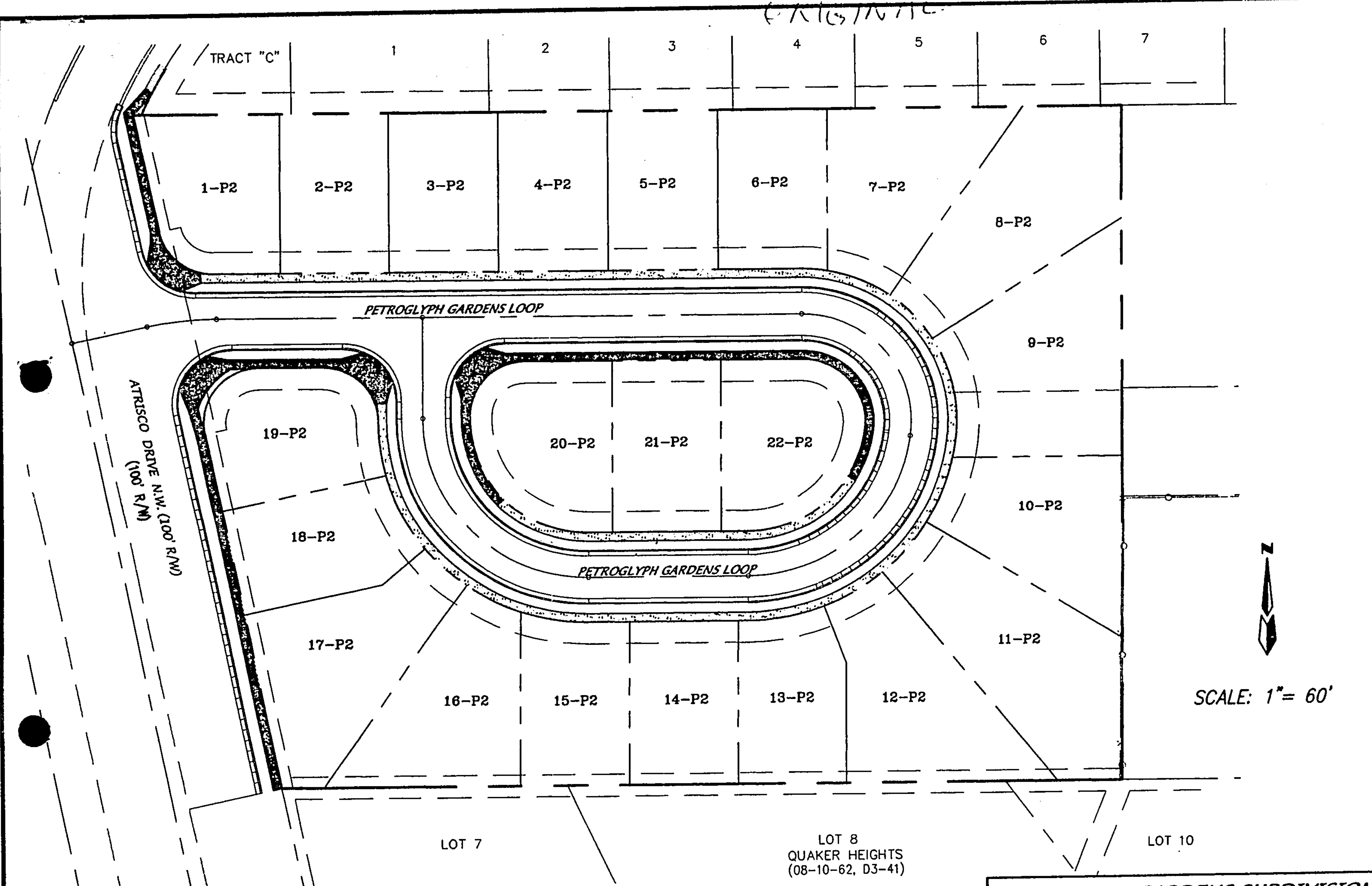
*[Signature]* 7/30/03 UTILITY DEVELOPMENT - date  
- date

*[Signature]* 7/30/03 CITY ENGINEER - date  
- date



DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

FRIG/10/11



**LEGEND**

-  PROPOSED SIDEWALK (THIS PROJECT)
-  PROPOSED SIDEWALK (DEFERRED)

**PETROGLYPH GARDENS SUBDIVISION**  
**SIDEWALK EXHIBIT**

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



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539  
e-mail: dmgs@swcp.com

#6

July 22, 2003

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

Re: **Petroglyph Gardens Subdivision (Project # 1002342)**

Dear Ms. Matson:

I am requesting the referenced case be deferred one week to the DRB hearing on July 30, 2003.

Please contact me if I can be of further assistance.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

John M. MacKenzie, PE  
Vice President

**facsimile**  
**TRANSMITTAL**

---

**to:** Claire Senova  
**fax #:** 924-3864  
**re:** Petroglyph Gardens Subd.  
**date:** July 22, 2003  
**pages:** 2, including this cover sheet.

From the desk of...

**John M. MacKenzie**  
Senior Engineer  
Mark Goodwin & Associates  
Box 90808  
Albuquerque, NM 87199

506-828-2200  
Fax:

**INFRASTRUCTURE LIST**

**EXHIBIT "A"**

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

Petroalvoh Gardens Subdivision

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 1-3, Clyde Leland Subdivision

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

**ORIGINAL**

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		26' FF 4'	<b>PAVING</b> Perm Pvmt Sidewalk (both sides) C & G (both sides)	Petra Pointe Circle	Atrisco Dr.	Beginning of Loop	/	/	/
		24' FF 4' "	Perm Pvmt Sidewalk (both sides) C & G (both sides)	Petra Pointe Circle	Beginning of Loop	End of Loop	/	/	/
		34' FE 4'	Perm Pvmt Sidewalk (east side) C & G (east side)	Atrisco Dr.	North Property Line	South Property Line	/	/	/
		340' Long	Perm Pvmt Transition	Atrisco Dr.	South Property Line	End of Transition	/	/	/
		N/A	Street Light Per DPM						
			<b>WATER</b>						
		6"	Waterline	Petra Pointe Circle	Atrisco Dr.	Westward HO Lane	/	/	/
			<b>SANITARY SEWER</b>						
		8"	SAS	Petra Pointe Circle	Atrisco Dr.	Throughout Loop	/	/	/
			<b>STORM SEWER</b>						
		18" RCP	Storm Sewer, Inlets & Appurtenances	Westward HO Lane	Petra Pointe Circle	Northern Trails	/	/	/

Project name: Petrolovoh Gardens Subdivision

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

Size      Type of Improvement      Location      From      To

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

- 1 Grading and Drainage Certification per DPM as shown on the Grading Plan for release of SIA and Financial Guarantees
- 2 Water Infrastructure to include valves fittings, valve boxes, and fire hydrant. Sanitary Sewer to include manholes and service connections.
- 3 \* Some portions of sidewalk deferred.

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
---------------	---

Amy L. Driscoll, PE  
NAME (print)

MARK GOODWIN & ASSOCIATES  
FIRM

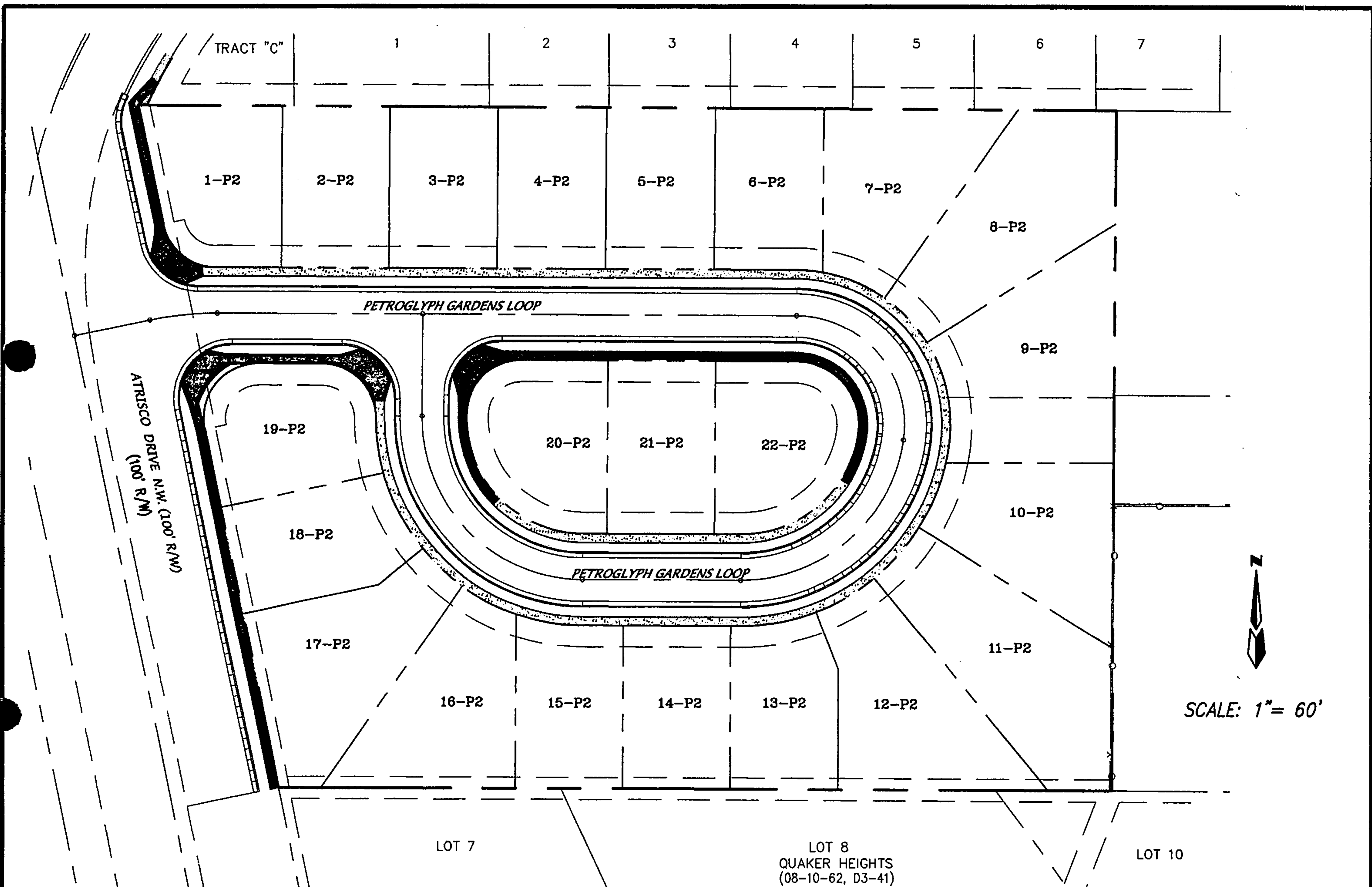
*[Handwritten Signature]*  
SIGNATURE - date 5/3/03

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



_____ DRB CHAIR - date	_____ PARKS & RECREATION - date
_____ TRANSPORTATION DEVELOPMENT - date	_____ AMAFCA - date
_____ UTILITY DEVELOPMENT - date	_____ - date
_____ CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS
-----------------------------------

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



**LEGEND**

-  PROPOSED SIDEWALK (THIS PROJECT)
-  PROPOSED SIDEWALK (DEFERRED)

**PETROGLYPH GARDENS SUBDIVISION**  
**SIDEWALK EXHIBIT**

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



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

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

**APPLICANT INFORMATION:**

NAME: <u>Mel Famie LLC</u>	PHONE: <u>440-7262</u>
ADDRESS: <u>P.O. Box 2758</u>	FAX: <u>878-5085</u>
CITY: <u>Corrales</u> STATE <u>NM</u> ZIP <u>87048</u>	E-MAIL:
Proprietary interest in site: <u>Owner</u>	
AGENT (if any): <u>Mark Goodwin &amp; Associates, PA</u>	PHONE: <u>828-2200</u>
ADDRESS: <u>PO Box 90606</u>	FAX: <u>797-9539</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87199</u>	E-MAIL: <u>dmg@swcp.com</u>

**DESCRIPTION OF REQUEST:** Petroglyph Gardens Subdivision : Preliminary Plat Approval : Sidewalk Deferral  
 Is the applicant seeking incentives pursuant to the Family Housing Development Program?  Yes.  No.

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

Lot or Tract No. Lot 1-3 Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv. / Addn. Clyde Leland Subdivision

Current Zoning: R-T Proposed zoning: R-T

Zone Atlas page(s): F-11 No. of existing lots: 3 No. of proposed lots: 22

Total area of site (acres): 3.0 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. 101106104526230820, 101106104524630819, 101106106625430818 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: Atrisco Dr. NW  
 Between: Legends Ave. NW and Western Trail 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.): Z-85-38-5C2, DRB-1002342 02DRB-01720 SK.

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 5/20/02

SIGNATURE [Signature] DATE 5/30/03  
 (Print) Amy L. Driscoll, PE  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 9/01, 3/03

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03DRB - 00983</u>	<u>PPA</u>	<u>5(2)</u>	<u>\$ 1085.00</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>03DRB - 00884</u>	<u>TDSC</u>		<u>\$ 0</u>
<input checked="" type="checkbox"/> All case #s are assigned		<u>Advertising/Notific. Fee</u>		<u>\$ 75.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent				<u>\$</u>
<input checked="" type="checkbox"/> Case history #s are listed				<u>\$</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				<u>\$</u>
<input type="checkbox"/> F.H.D.P. density bonus				<u>\$</u>
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>JUNE 25<sup>th</sup> 03</u>			Total <u>\$ 1160.00</u>

[Signature] 5/30/03  
 Planner signature / date

Project # 1002342



**FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING**

A Bulk Land Variance requires application on **FORM-V** in addition to application for subdivision on **FORM-S-3**.

**MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
- Proposed Infrastructure List.
- 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
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule) *51065.00*
- Any original and/or related file numbers are listed on the cover application

Preliminary plat approval expires after one year.

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

**MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**

**MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**

**MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant 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, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
- Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
- 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
- Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

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

**MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT**

**(Temporary sidewalk deferral uses FORM-V)**

- 1 copy of each of the following items
- 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
- Plat or plan reduced to 8.5" x 11"
- Official D.R.B. Notice of the original approval
- Approved Infrastructure List. If not applicable, please initial. \_\_\_\_\_
- Previous SIA extension notice, if one has been issued. If not applicable, please initial. \_\_\_\_\_
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- 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.**

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

AMY L. DRISCOLL DE  
Applicant name (print)  
*[Signature]*  
Applicant signature / date



Form revised April 2003

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

Application case numbers  
03DRB - 00883  
03DRB - 00884

*[Signature]* 5/30/03  
Planner signature / date  
**Project # 1002342**

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

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

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

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

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

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

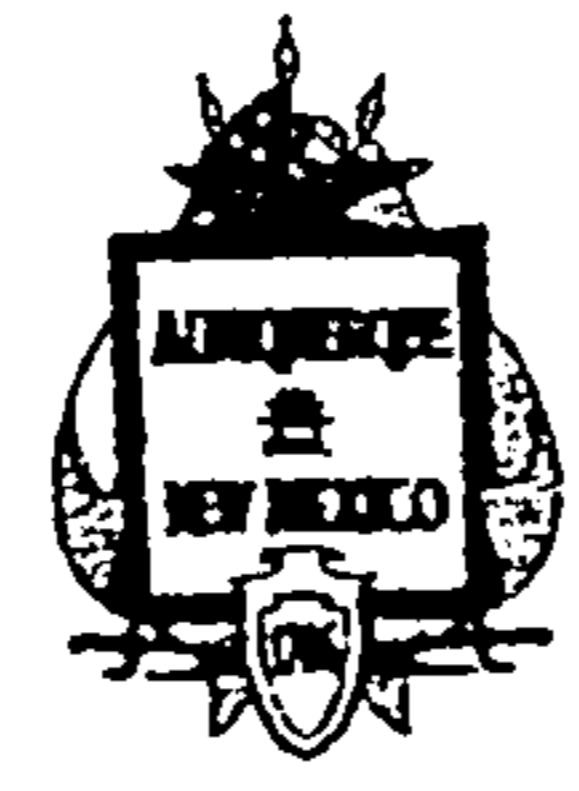
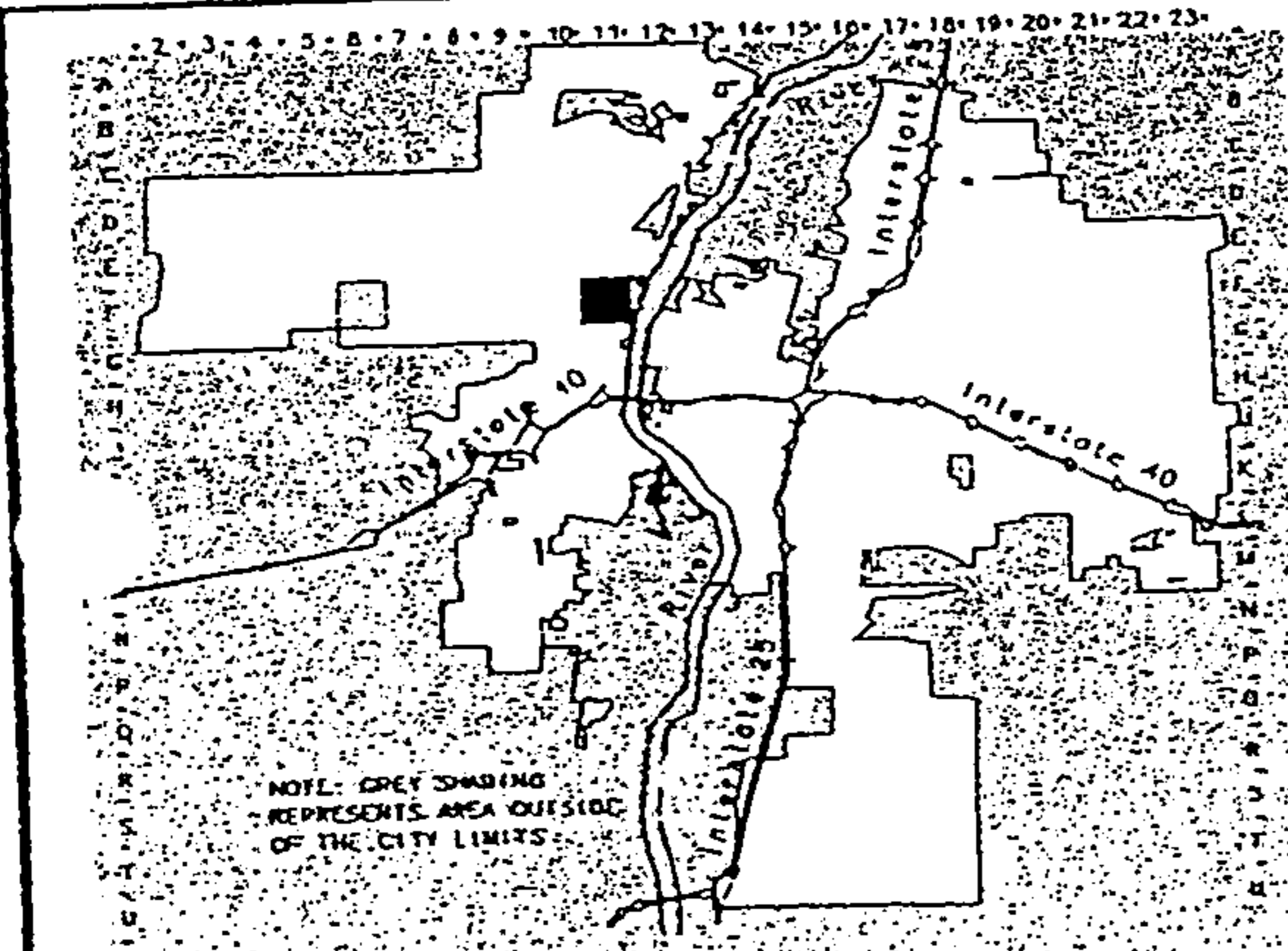
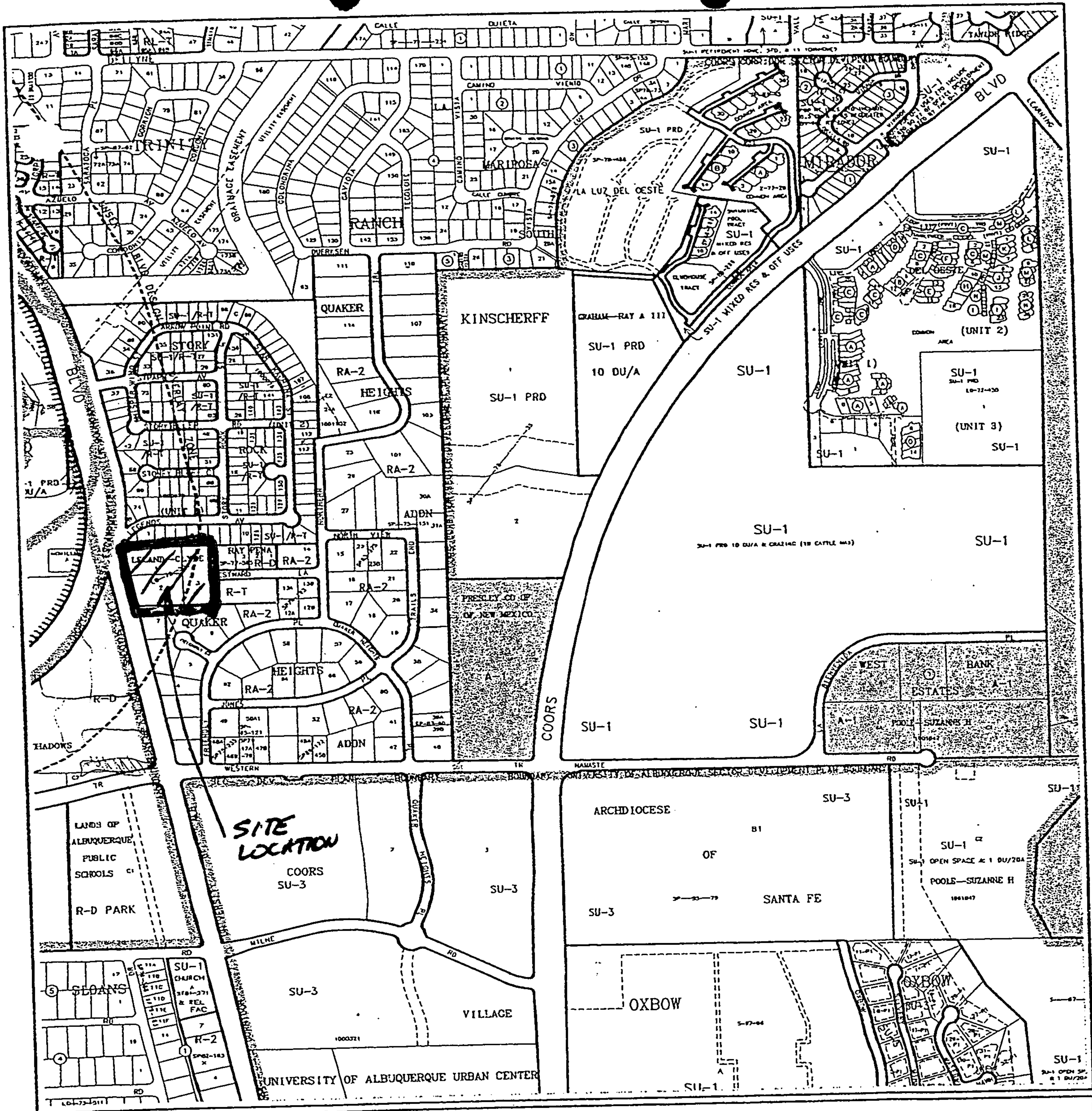
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

AMANDA DRISCOLL, PE  
 Applicant name (print)  
[Signature] 5/30/03  
 Applicant signature / date



- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
03DRB - 00884

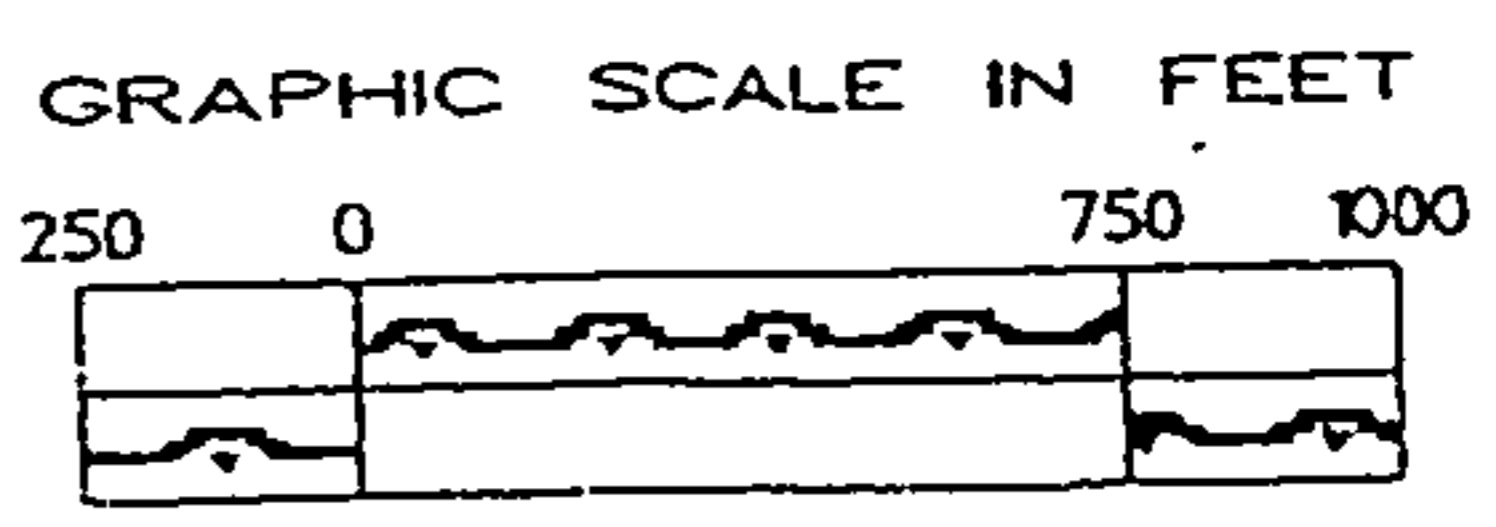
Form revised April 2003  
[Signature] 5/30/03  
 Planner signature / date  
**Project # 1002342**



CITY OF  
Albuquerque

Albuquerque Geographic Information System  
PLANNING DEPARTMENT

© Copyright 2002



Zone Atlas Page

F-11-Z

Map Amended through April 03, 2002



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539  
e-mail: dmg@swcp.com

May 30, 2003

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

**Re: Petroglyph Gardens Subdivision**

Dear Ms. Matson:

We are submitting for Major Subdivision Preliminary Plat approval and Temporary Sidewalk Deferral for the Petroglyph Subdivision.

Please see the enclosed zone atlas map for the site location. We are proposing a 22 lot subdivision. The site is zoned RT. .

In addition, we are requesting to defer the construction of some internal sidewalks until such time that a home is built on the particular lot. The reason for this deferral is to allow for homes to be constructed without imparting damage to the new sidewalk. Please see the Sidewalk Deferral Exhibit.

Please contact me if I can be of further assistance.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

  
Amy L. Driscoll, PE  
Project Engineer

**FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY**  
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME: Petroglyph Gardens Subdivision  
AGIS MAP #: F-11  
LEGAL DESCRIPTION: Lots 1-3, Clyde Leland Subdivision

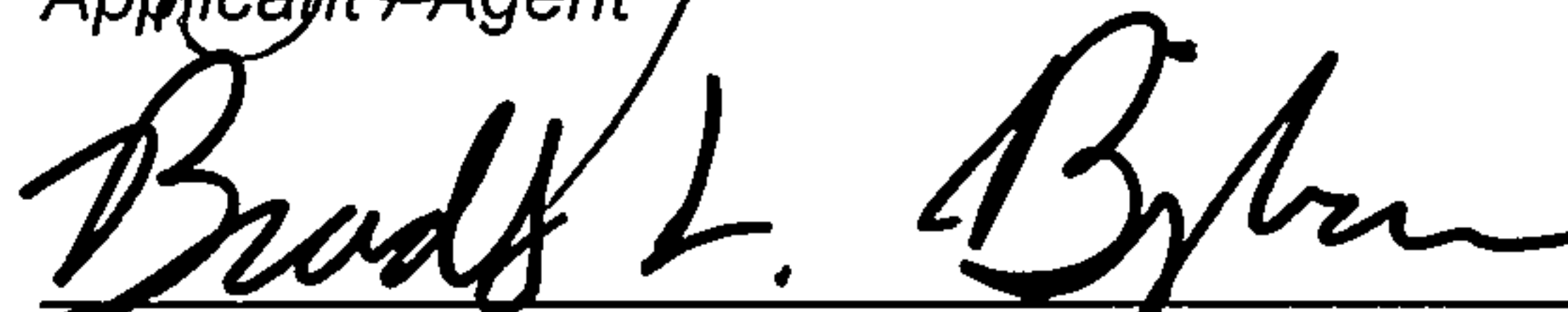
✓

**DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on 5/30/03 [date].

  
Applicant / Agent

5/30/03  
Date

  
Hydrology Division Representative

5/30/03  
Date

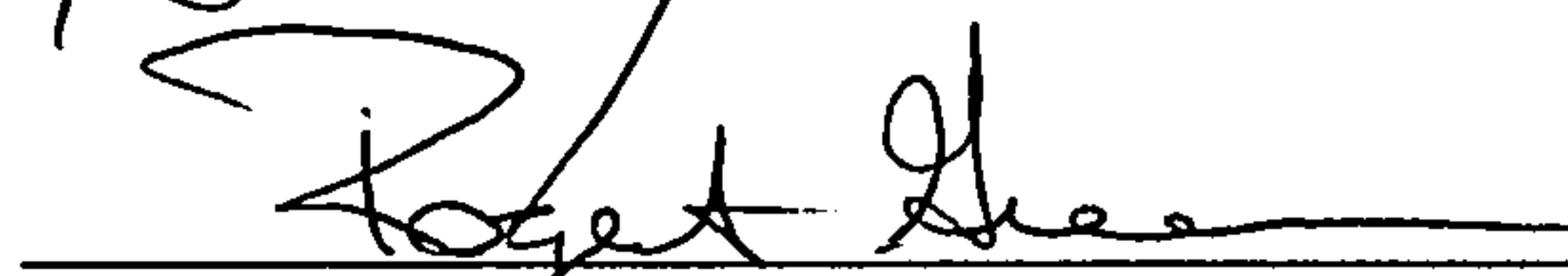
✓

**WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on received on 11/8/02 [date].

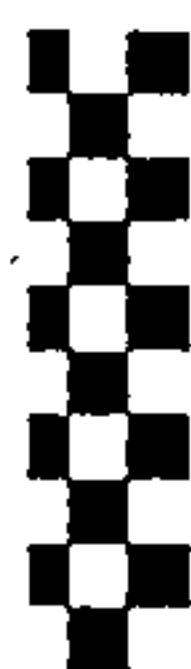
  
Applicant / Agent

5/30/03  
Date

  
Utility Division Representative

5/30/03  
Date

DRB# 1002342



# City of Albuquerque

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

Date: May 30, 2003

TO CONTACT NAME: Bernadette Mares  
 COMPANY/AGENCY: Mark Dodwin + Assoc.  
 ADDRESS/ZIP: PO Box 90606 87199  
 PHONE/FAX #: 828-2200 / 797-9539

Thank you for your inquiry of 5-30-03 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Box 1-3, Clyde Island Subdivision

zone map page(s) F-11

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

Quaker Heights

Neighborhood Association

Contacts: Matthew Baca  
5125 Northern Trail NW  
352-9428(W) 246-6418(W) 87120  
Melonie Matthews  
3301 Coors NW, # R300 / 87120  
352-5645 (W)

Jaylor Ranch

Neighborhood Association

Contacts: Eddie Costello  
1111 Alameda NW, St. J / 87114  
792-1066 (W)  
Jolene Wolfley  
4804 Staghorn Dr NW  
890-9414 (W) 87120-4806

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

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

Sincerely,

Dalana S. Carmona  
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539  
e-mail: dmg@swcp.com

May 30, 2003

Mr. Matthew Baca  
Quaker Heights N.A.  
5125 Norther Trail NW  
Albuquerque, NM 87120

Ms. Melonie Matthews  
Quaker Heights N.A.  
3301 Coors NW # R300  
Albuquerque, NM 87120

**Re: Petroglyph Gardens Subdivision**

Dear Mr. Baca and Ms. Matthews:

We are proposing a 22 lot subdivision off of Atrisco Drive north of Western Trail. Please see the enclosed zone atlas map for the site location. We anticipate that we will be heard June 25<sup>th</sup> at DRB. The DRB application is enclosed.

Please contact me if I can be of further assistance.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

  
Amy L. Driscoll, FE  
Project Engineer



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539  
e-mail: dmgs@swcp.com

May 30, 2003

Mr. Eddie Costello  
Taylor Rancho N.A.  
1111 Alameda NW. St. J  
Albuquerque, NM 87114

Ms. Jolene Wolfley  
Taylor Ranch N. A.  
6804 Stagehorn Dr. NW  
Albuquerque, NM 87120

**Re: Petroglyph Gardens Subdivision**

Dear Mr. Costello and Ms. Wolfley:

We are proposing a 22 lot subdivision off of Atrisco Drive north of Western Trail. Please see the enclosed zone atlas map for the site location. We anticipate that we will be heard June 25<sup>th</sup> at DRB. The DRB application is enclosed.

Please contact me if I can be of further assistance.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

  
Amy L. Driscoll, PE  
Project Engineer



**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:

Eddie Costello  
1111 Alameda NW St  
Albuquerque NM 87114

2. Article Number

(Transfer from service label)

9000 0461 1007

PS Form 3811, August 2001

Domestic Return Receipt

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

Agent

B. Recd

D. Is deliv  
if YES

Sent to  
Eddie Costello  
1111 Alameda NW St  
Albuquerque NM 87114

3. Service

- Cer
- Re
- Ins

Restr

Postmark  
Here

AD0100

**OFFICIAL USE**

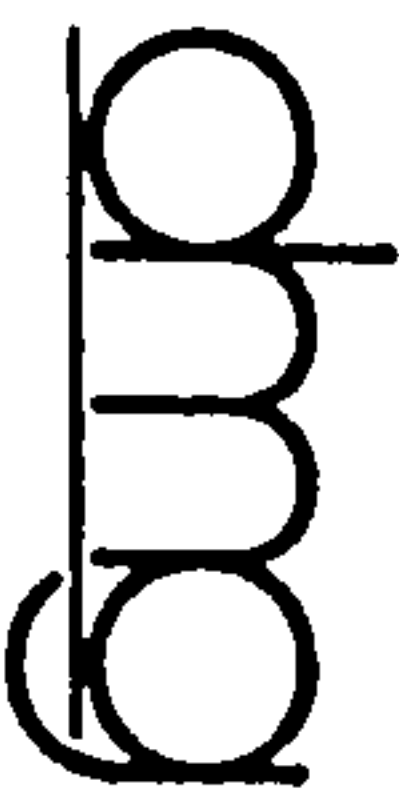
**CERTIFIED MAIL RECEIPT**  
U.S. Postal Service  
(Domestic Mail Only; No Insurance Coverage Provided)

Postage \$  
Certified Fee  
Return Receipt Fee (Endorsement Required)  
Restricted Delivery Fee (Endorsement Required)  
Total Postage & Fees \$

7001 1940 0006 3622 8247  
7001 1940 0006 3622 8247



**FIRST CLASS MAIL**



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

TO: Mr. Eddie Costello

Taylor Ranchon.A.  
1111 Alameda NW, ST J.  
Albuquerque, NM 87114

**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:

Melonie Matthews  
 Quaker Heights N.A.  
 3301 Coors NW # R300  
 Albuquerque NM 87120

AND ADDRESSEE *Postmark Here*

2. Article Number

(Transfer from service label)

980 0002

PS Form 3811, August 2001

Domestic Return

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

See Reverse for Instructions

Sent To: Melonie Matthews  
 Street, Apt. No. or PO Box No.: 3301 Coors NW R300  
 City, State, ZIP: Albuquerque NM 87120

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

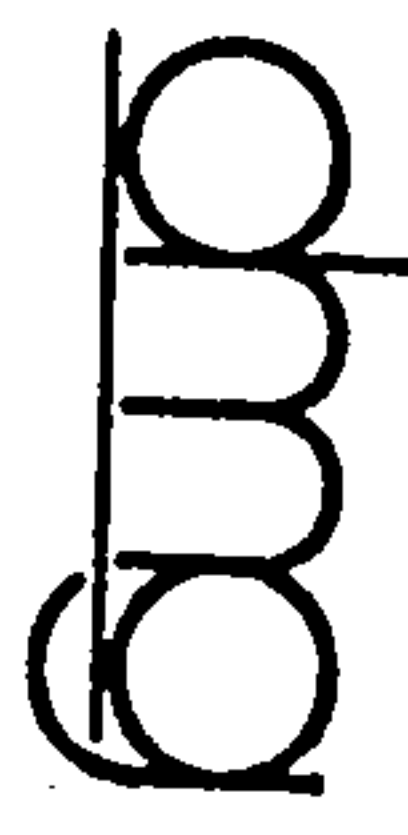
**OFFICIAL USE**

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

7002 0860 0003 3144 2679



TO:  
 Ms. Melonie Matthews  
 Quaker Heights N.A.  
 3301 Coors NW # R300  
 Albuquerque, NM 87120



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

**FIRST CLASS MAIL**

**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:

Jolene Wolfley  
 6804 Stagehorn Dr  
 Albuquerque NM  
 87122

AND Petroglyph Assoc

2. Article Number (Transfer from service label) 7001 1

PS Form 3811, August 2001

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

Sent To  
 Jolene Wolfley  
 6804 Stagehorn Dr  
 Albuquerque NM 87122

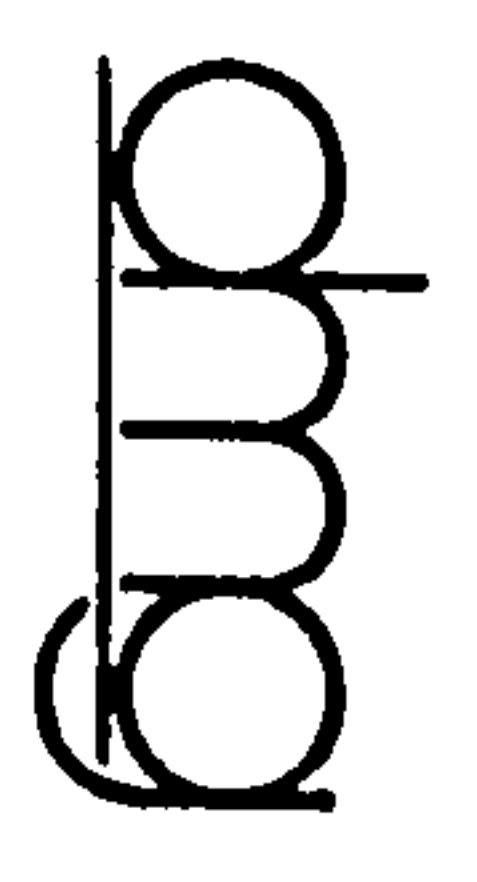
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

**OFFICIAL USE**

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

7001 1940 0006 3622 8254

**FIRST CLASS MAIL**



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

TO:  
 Ms. Jolene Wolfley  
 Taylor Ranch N.A.  
 6804 Stagehorn Dr. NW  
 Albuquerque, NM 87120

**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:

Matthew Baca  
Quaker Height N.A  
5125 Northern Trl. NW  
Albuquerque NM 87120

AND Alicia Rodriguez

2. Article Number  
(Transfer from service label)

0 0451 1007

PS Form 3811, August 2001

Domestic Return

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

Agent

Addressee

PS Form 3800, January 2001  
See Reverse for Instructions

Sent To: Matthew Baca  
Street, Apt. No. or PO Box No.: 5125 Northern Trl  
City, State, ZIP+4: Albuquerque NM 87120

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark Here

**OFFICIAL USE**

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

7001 1940 0006 3622 8261  
7001 1940 0006 3622 8261

TO: Mr. Matthew Baca  
Quaker Heights  
5125 Northern Trail NW  
Albuquerque, NM 87120

*dmq*

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

**FIRST CLASS MAIL**

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

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

**PAID RECEIPT**

**APPLICANT NAME**

MEL FAMIE LLC

**AGENT**

MARK GOODWIN & ASSOC.

**ADDRESS**

P.O. Box 90606 ALBUQ. 87199

**PROJECT NO.**

1002342

**APPLICATION NO.**

03DRB-00883  
03DRB-00884

\$ 1085 441006 / 4983000 (DRB Cases)

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

\$ 7500 441018 / 4971000 (Notification)

\$ 1160<sup>00</sup> Total amount due

City Of Albuquerque  
Treasury Division

05/30/2003 X 12:23PM LOC: ANN

RECEIPT# 00007734 WSH 006 TRANSH 0013  
Account 441006 Fund 0110 TRSKDM  
Activity 4983000 \$1,160.00  
Trans Amt \$1,160.00  
J24 Misc \$1,085.00

MEL FAMIE LLC  
P.O. BOX 2758  
CORRALES, NM 87048

95-145/1070  
001513818

DATE 5/30/03 1177

PAY TO THE ORDER OF CITY OF ALBUQUERQUE \$ 1160.00 NO

~~SEVEN THOUSAND SEVEN HUNDRED AND NO/100~~

ONE THOUSAND ONE HUNDRED SIXTY 00/100 MR.

**FIRST STATE BANK**  
Taos, Santa Fe, Albuquerque and Surrounding Communities  
Ph. 505-241-7500

MEMO DRB SUBMISSION

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

1: 10700 14521: 1177 001513818

05/30/2003 12:23PM LOC: ANN  
X  
RECEIPT# 00007735 WSH 006 TRANSH 0013  
Account 441018 Fund 0110  
Activity 4971000 TRSKDM  
Trans Amt \$1,160.00  
J24 Misc \$75.00

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from JUNE 10, 2003 To JUNE 25 2003

5. REMOVAL

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

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

M. Duda (Applicant or Agent) 5/30/03 (Date)

I issued 1 signs for this application, 5/30/03 (Date), Robert (Staff Member)

DRB PROJECT NUMBER: 1002342

# PETROGLYPH GARDEN SUBDIVISION

## DRB PROJECT # 1002342

### ZONE ATLAS F-11-2

#### (ARISCO & WESTERN TRAILS)

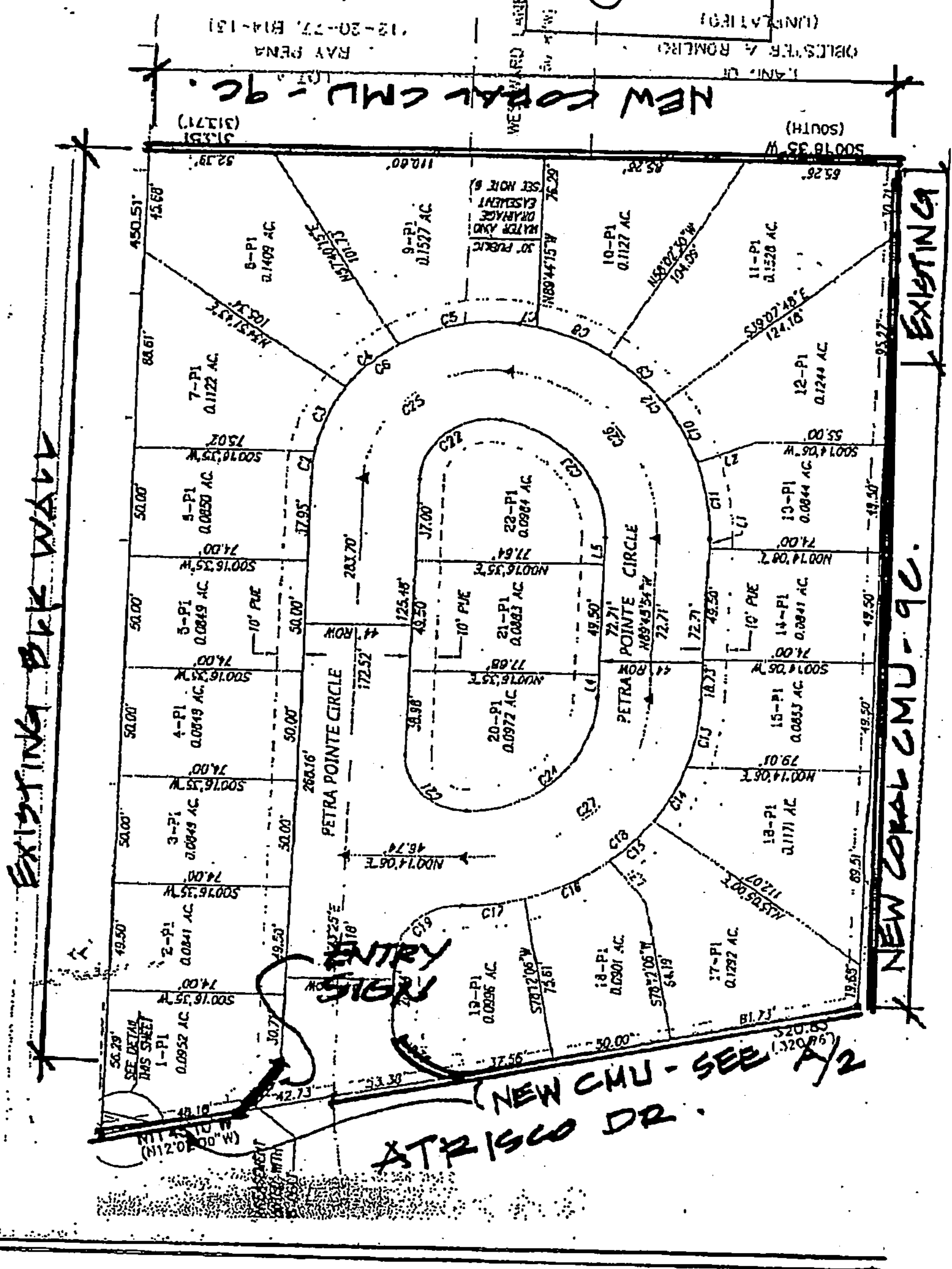
*Need copy  
from zoning*

Perimeter Wall Approved

DRB Chair

Date

*[Signature]*  
1/7/04

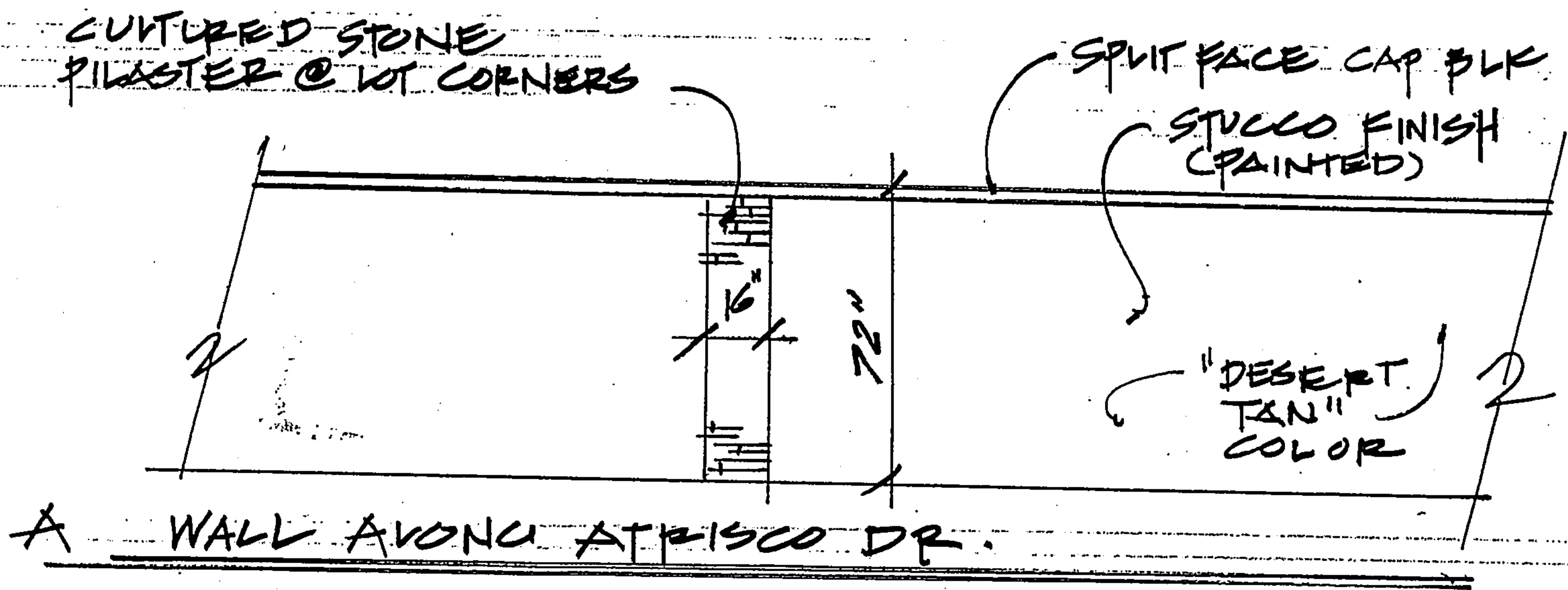
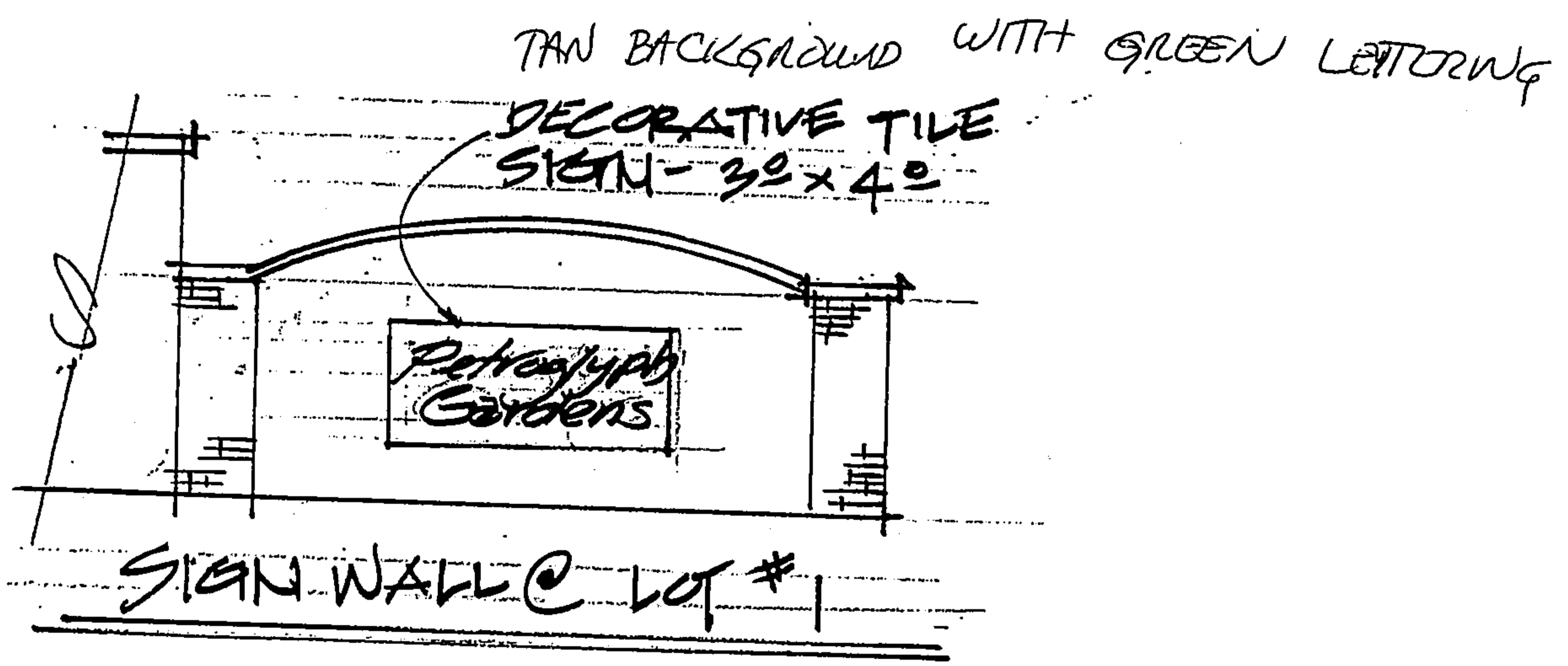


↑ NORTH

NEW CMU - SEE A/2  
ARISCO DR.

PETROGLYPH GARDEN SUBDIVISION  
DPR PROJECT # 1002342

2



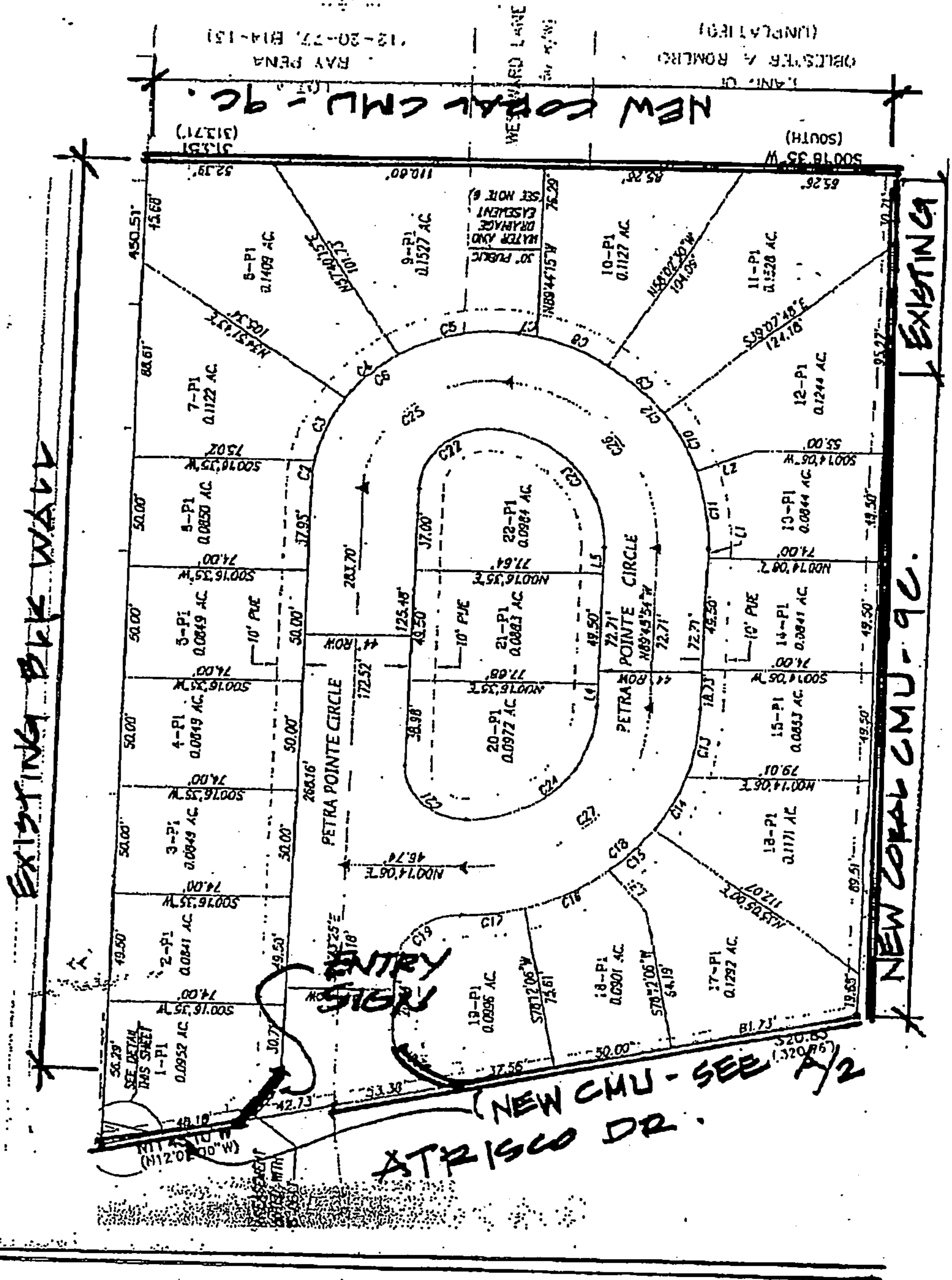
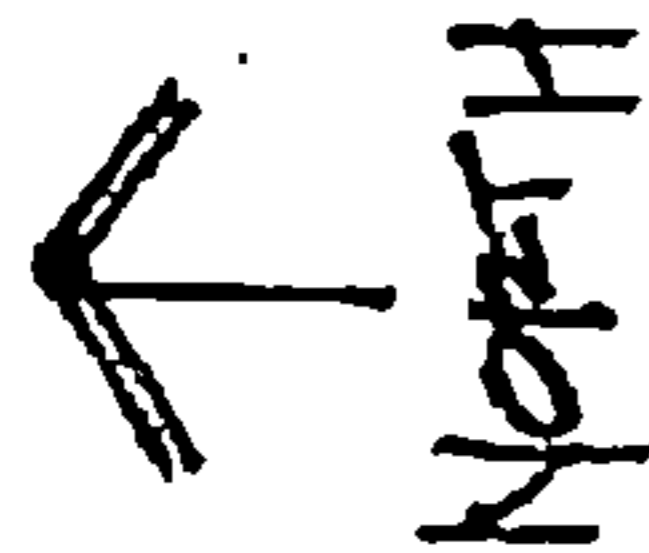


# PETROGLYPH GARDEN SUBDIVISION

## DRB PROJECT # 1002342

### ZONE ATLAS F-11-2

#### (ATRISCO & WESTERN TRAILS)



NEW CORAL CMU-9C.  
 RAY PENNA  
 12-20-27, B14-151  
 (UNPLATTED)  
 DELSERRA & ROMERO  
 (SOUTH)  
 5001835 W  
 5001835 W

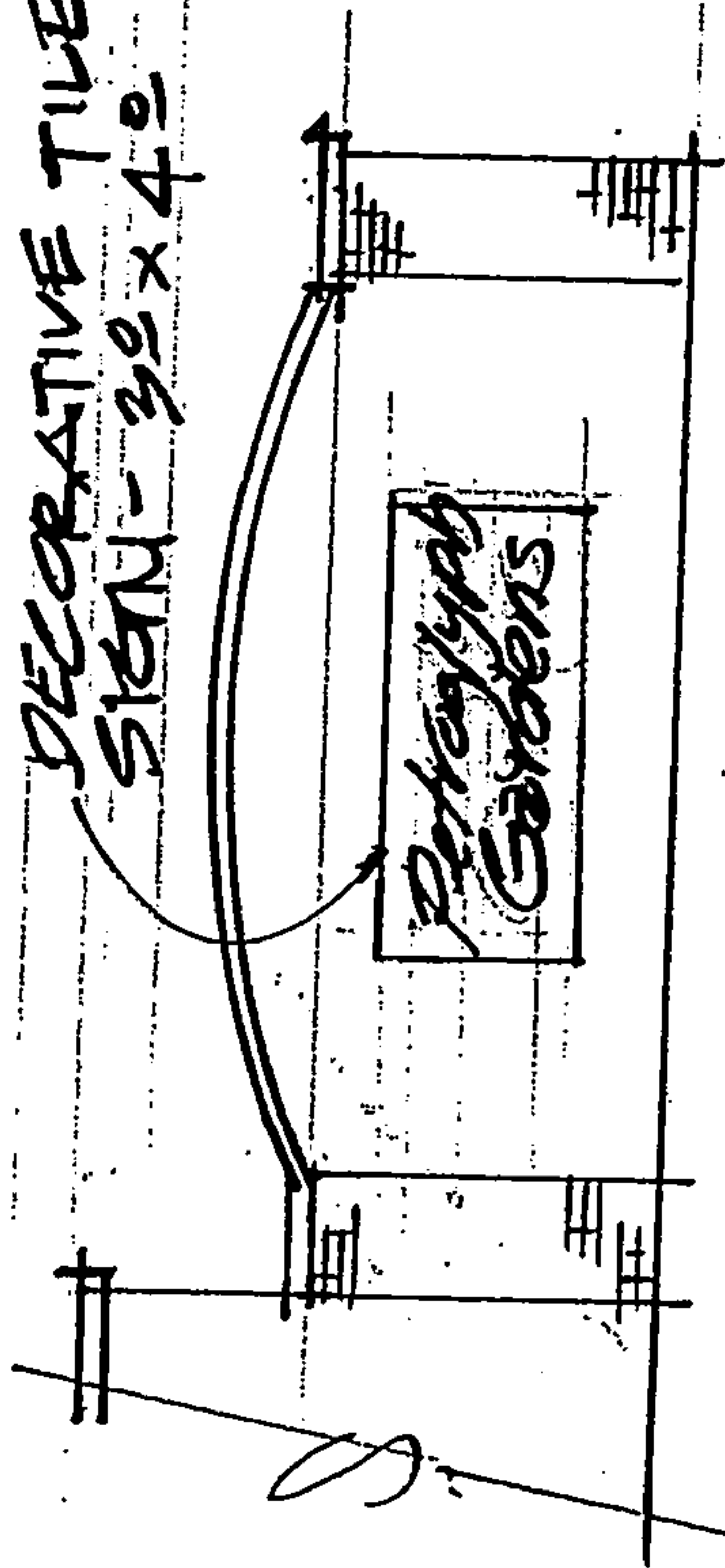
EXISTING  
 NEW CORAL CMU-9C.

NEW CMU - SEE A/2  
 ATRISCO DR.

PETROGLYPH GARDEN SUBDIVISION  
DRB PROJECT # 1002342

TAN BACKGROUND WITH GREEN LETTERING

DECORATIVE TILE  
SIGN - 30 x 40

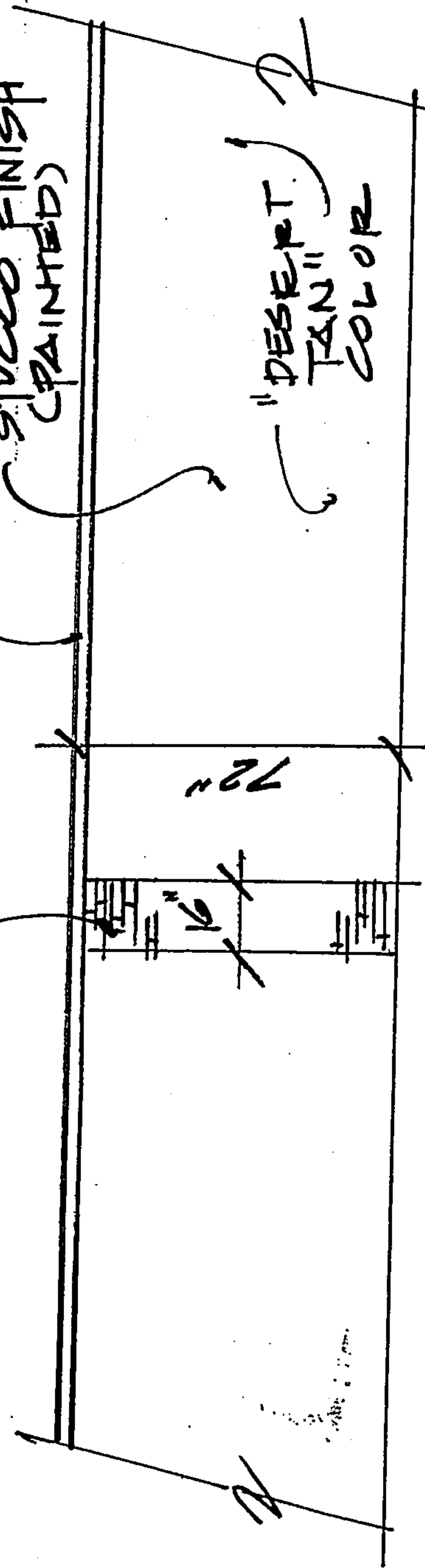


SIGN WALL @ LOT # 1

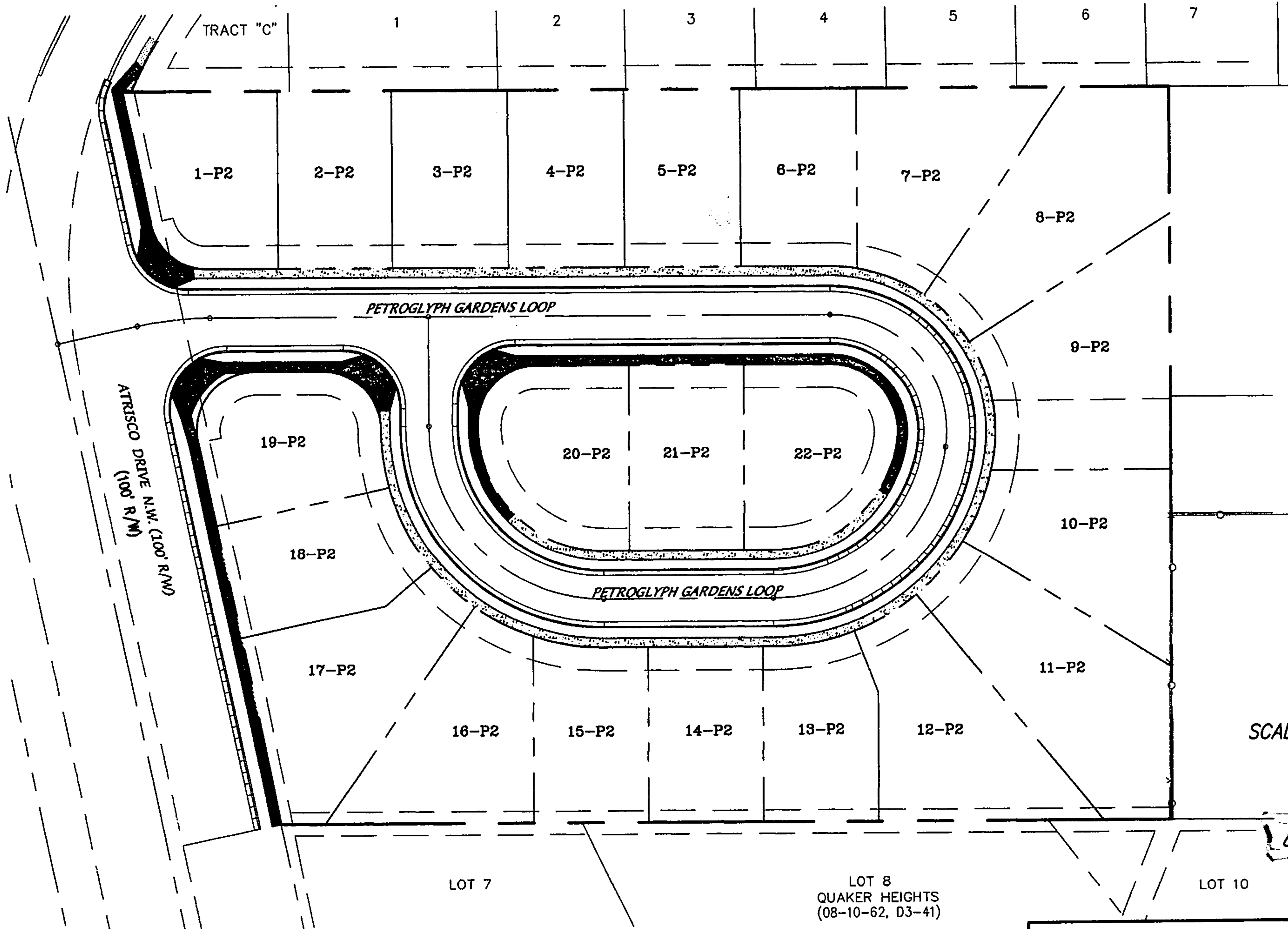
CUTURED STONE  
PLASTER @ LOT CORNERS

SPIT FACE CAP PLK  
(STUCCO FINISH  
(PAINTED))


"DESERT  
TAN" COLOR




A WALL AVONCA AT PISCO DR.



**LEGEND**

 PROPOSED SIDEWALK (THIS PROJECT)

 PROPOSED SIDEWALK (DEFERRED)

**PETROGLYPH GARDENS SUBDIVISION**  
**SIDEWALK EXHIBIT**

**dmg** MARK GOODWIN & ASSOCIATES, P.A.  
 CONSULTING ENGINEERS

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



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

7-11-2003

**20. Project # 1002342**  
03DRB-01067 Minor-Vacation of Private Easements

MARK GOODWIN & ASSOCIATES agent(s) for MEL FAMIE LLC request(s) the above action(s) for all or a portion of Lot(s) 1-3, **CLYDE LELAND SUBDIVISION**, zoned R-T residential zone, located on the east side of ATRISCO DR NW, between LEGENDS AVE NW and WESTERN TRAIL NW containing approximately 3 acre(s). [REF: 02DRB-01720] (F-11)

At the July 9, 2003, Development Review Board meeting, the Vacation of Private Easements was approved as shown on Exhibit B in the Planning file, subject to these provisions:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.
3. Final disposition shall be through the City Real Estate Office.
4. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

If you wish to appeal this decision, you must do so by July 24, 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).



OFFICIAL NOTICE OF DECISION  
PAGE 2

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.)

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

Sheran Matson, AICP, DRB Chair

cc:Mel Famie LLC, P.O. Box 2758, Corrales, NM 87048  
Mark Goodwin & Associates PA, P.O. Box 90606, 87199  
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg  
File



**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: 1002342**

**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:**

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:** July 9, 2003

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

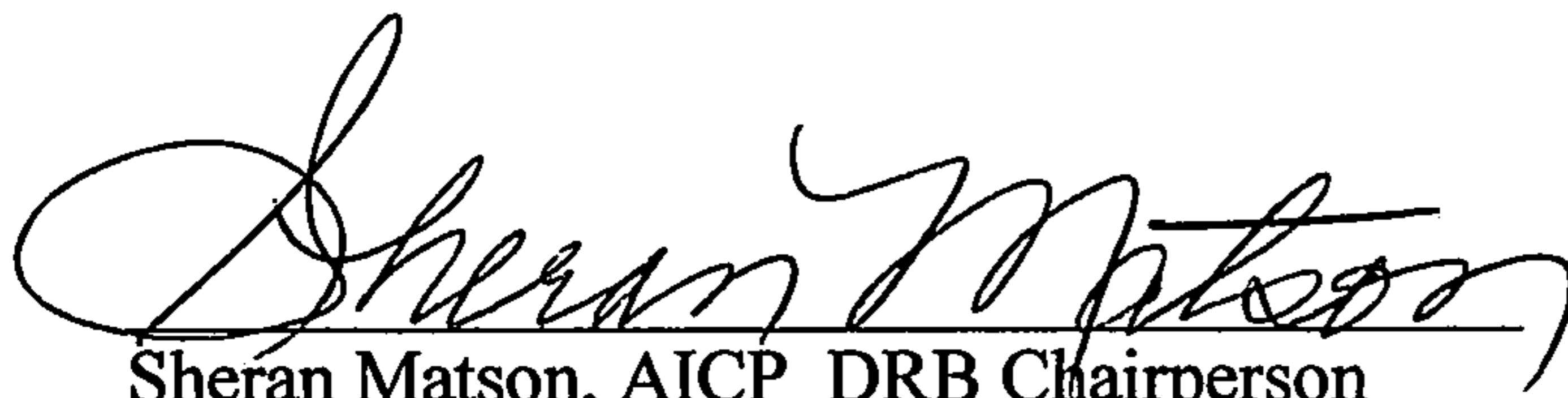
**Item # 20**

**Project # 1002342**

**Application # 03DRB-01067**

**RE: Clyde Leland Subdivision**

No objection to the requested vacation. Defer to Transportation.



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

# FACSIMILE

**Name:** Sheran Matson  
**Organization:** City of Albuquerque  
**Fax:** 924-3864  
**Date:** July 8, 2003  
**Subject:** Petroglyph Gardens  
**Pages:** 2

Urgent       Reply ASAP       Please Comment       For Your Records

**Comments:**

Enclosed is a Letter of Authorization from the current owner of the Clyde Leland Subdivision which is proposed to be Petroglyph Gardens. The owner is in agreements with the vacation of the roadway easement. The DRB number is 1002342.

Please call if you have any questions.

From the desk of...

AMY L. DRISCOLL, PE  
Mark Goodwin & Associates, PA  
PO Box 90606  
Albuquerque, NM 87199  
(505) 828-2200  
Fax (505) 797-9539



July 8, 2003

Ms. Sharon Matson, Chair  
Development Review Board  
City of Albuquerque  
600 2<sup>nd</sup> Street SW  
Albuquerque, NM 87103

Re: Petroglyph Gardens, DRB #1002342

Dear Ms. Matson:

As owner of Lots 1 through 3 of the Clyde Leland Subdivision, this serves as a Letter of Authorization for the Vacation of the 20-foot Roadway Easement on Lots 1 and 2. Originally, this roadway was to provide access for Lots 1 through 3. Since Lots 1 through 3 will be subdivided into 22 lots, a roadway will no longer be needed in that location. A ROW will be provided as part of the subdivision process.

Please contact me if I can be of further assistance.

Sincerely,

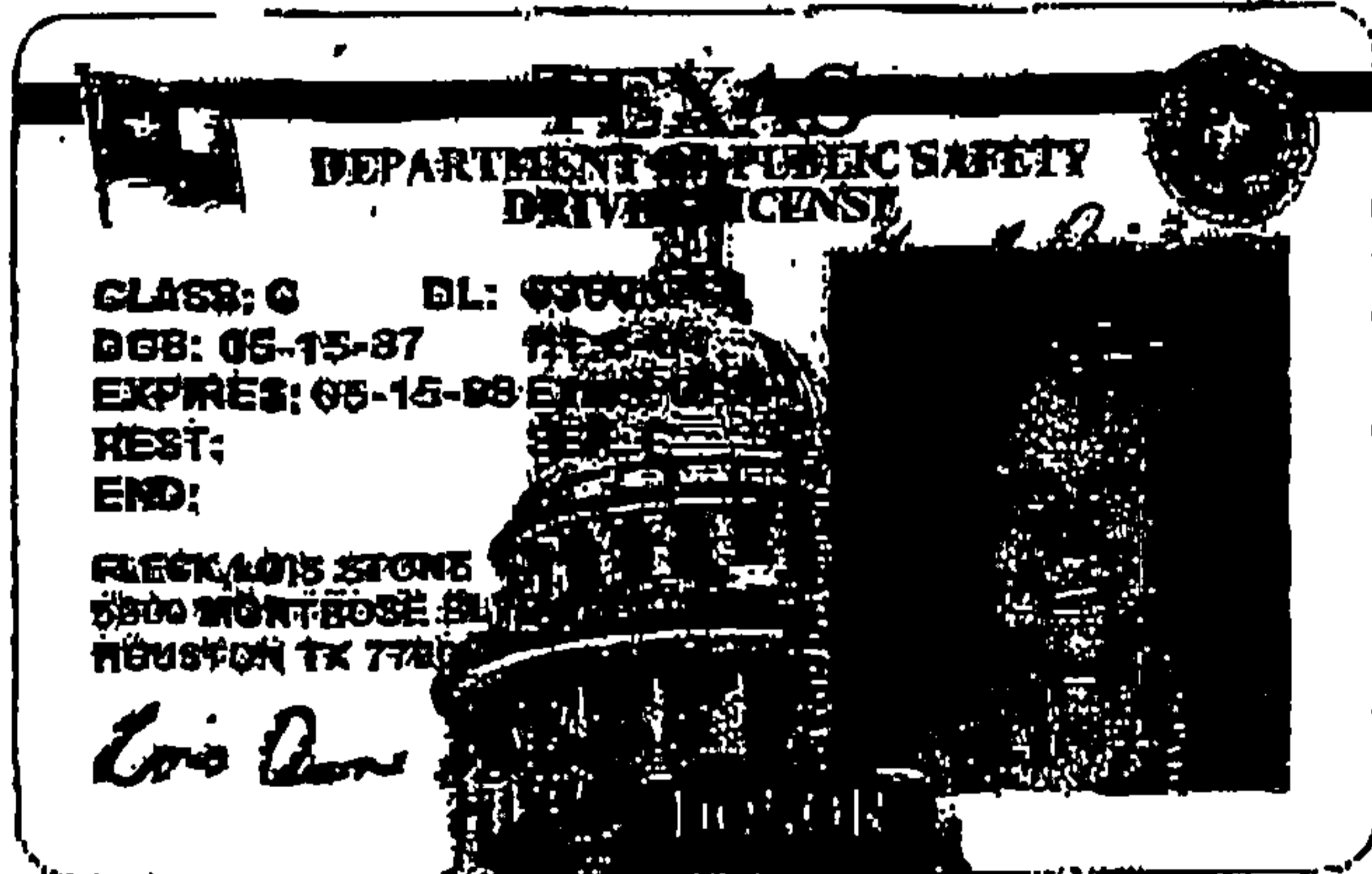
*Lois Anne Fleck*

Corey Anne Lois Fleck  
c/o Tomball Urology Assoc. P.A.  
919 Graham Dr.  
Tomball, TX 77375  
281-290-9800

**Tomball Urology Associates**

**Lois Fleck**  
Office Manager

919 Graham Drive, Suite A  
Tomball, TX 77381  
(281) 290-9800





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

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

**APPLICANT INFORMATION:**

NAME: <u>Mel Famie LLC</u>	PHONE: <u>440-7262</u>
ADDRESS: <u>P.O. Box 2758</u>	FAX: <u>878-5085</u>
CITY: <u>Corrales</u> STATE <u>NM</u> ZIP <u>87048</u>	E-MAIL:
Proprietary interest in site: <u>Owner</u>	
AGENT (if any): <u>Mark Goodwin &amp; Associates, PA</u>	PHONE: <u>828-2200</u>
ADDRESS: <u>PO Box 90606</u>	FAX: <u>797-9539</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87199</u>	E-MAIL: <u>dmg@swcp.com</u>

**DESCRIPTION OF REQUEST:** Petroglyph Gardens Subdivision : Vacation of Private Easement

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

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

Lot or Tract No. Lot 1-3 Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv. / Addn. Clyde Leland Subdivision

Current Zoning: R-T

Proposed zoning: R-T

Zone Atlas page(s): F-11

No. of existing lots: 3

No. of proposed lots: 22

Total area of site (acres): 3.0

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. 101106104526230820, 101106104524630819, 101106106625430818

MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: Atrisco Dr. NW

Between: Legends Ave. NW and Western Trail 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.): Z-85-38-5C2, DRB 1002342, 02DRB-01720 SK.

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 5/20/02

SIGNATURE

DATE 6/30/03

(Print) Amy L. Driscoll, PE

Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 9/01, 3/03

**INTERNAL ROUTING**

All checklists are complete

All fees have been collected

All case #s are assigned

AGIS copy has been sent

Case history #s are listed

Site is within 1000ft of a landfill

F.H.D.P. density bonus

E.H.D.P. fee rebate

Application case numbers

03DRB - 01067

Action

VP&E

S.F.

Fees

\$ 4500

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

Total

\$ 4500

Hearing date

July 9<sup>th</sup> 2003

Balderant 6/30/03

Planner signature / date

Project #

1002342

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

**BULK LAND VARIANCE (Public Hearing Case)**

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

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

**VACATION OF PUBLIC EASEMENT**

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

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

**SIDEWALK DESIGN VARIANCE**

**SIDEWALK WAIVER**

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

**TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

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

**VACATION OF PRIVATE EASEMENT**

- The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
- Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the vacation
- Letter of authorization from the grantors and the beneficiaries *THIS WILL BE SUBMITTED AT DRB*
- Fee (see schedule) *4500*
- 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.

ANTHONY DRISCOLL PE  
Applicant name (print)  
[Signature]  
Applicant signature / date

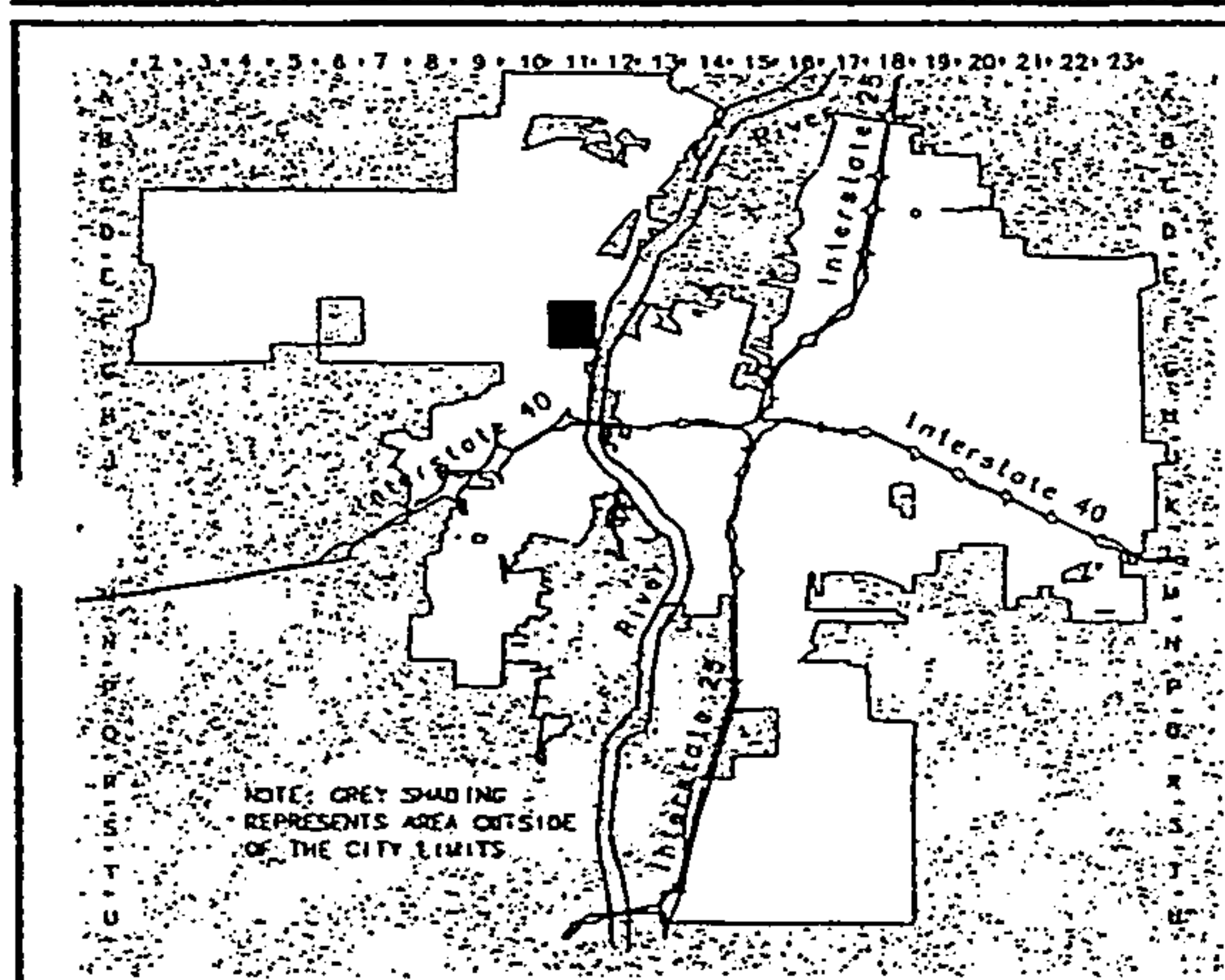
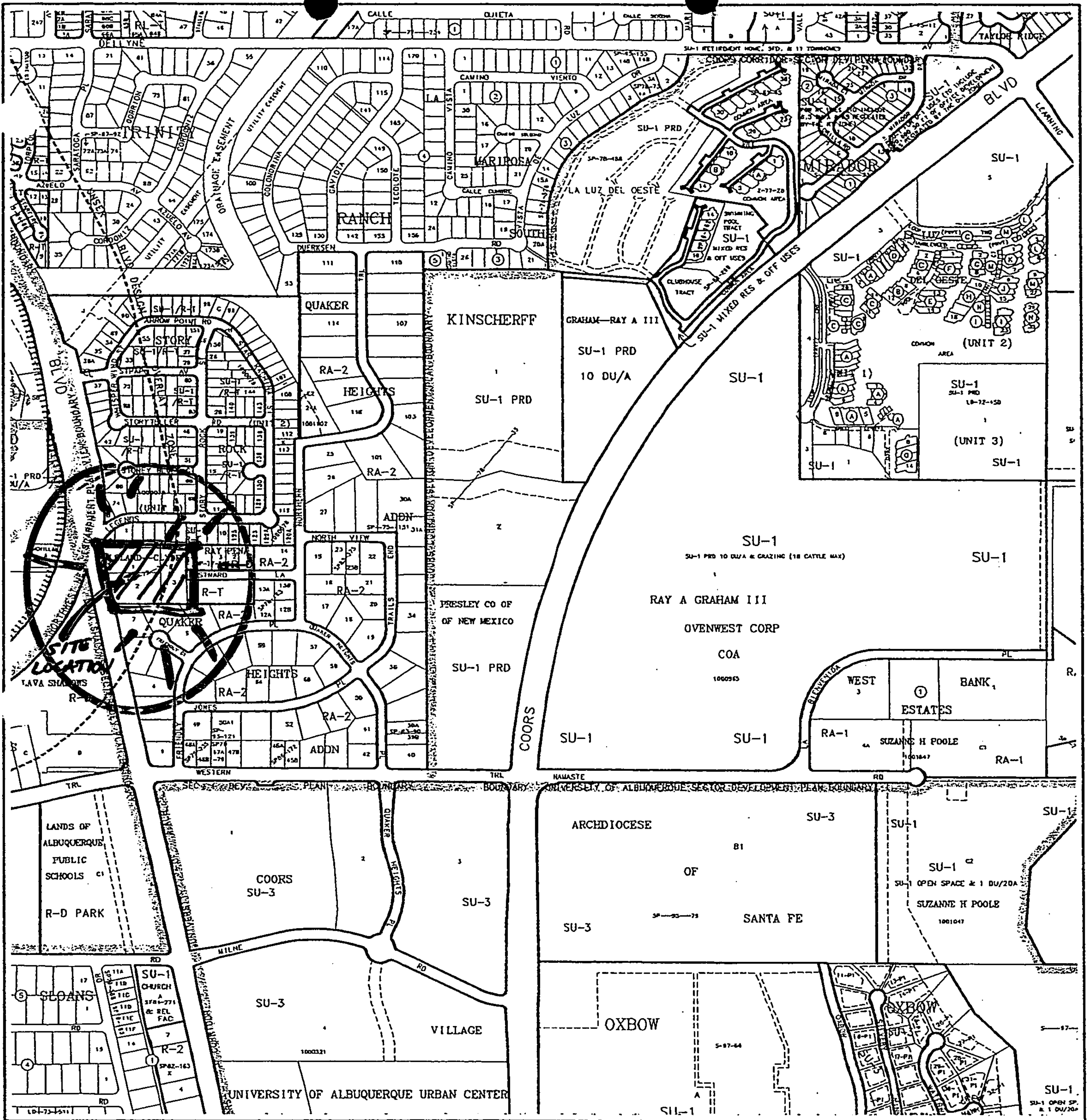


Form revised April 2003

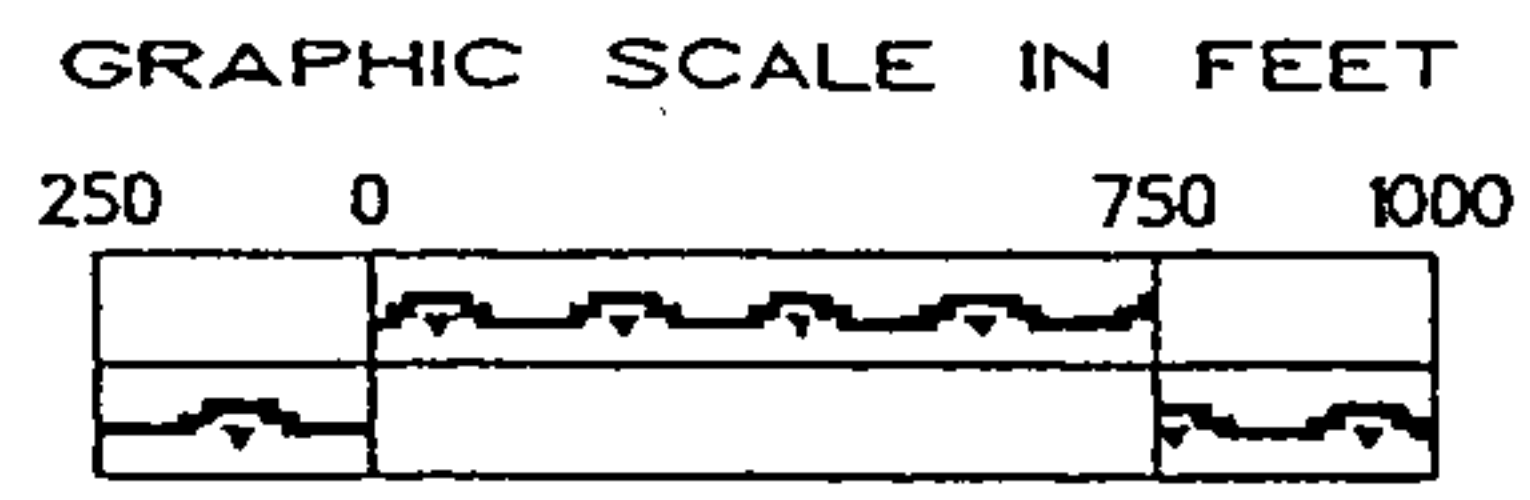
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
03DRB - 01067

[Signature] 6/30/03  
Planner signature / date  
**Project # 1002342**



CITY OF  
Albuquerque  
**A G I S**  
Albuquerque Geographic Information System  
PLANNING DEPARTMENT  
© Copyright 2003



**Zone Atlas Page**

**F-11-Z**

Map Amended through January 21, 2003



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539  
e-mail: dmgs@swcp.com

June 30, 2003

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

**Re: Petroglyph Gardens Subdivision, DRB #1002342**

Dear Ms. Matson:

Petroglyph Subdivision was already heard at DRB, however, the vacation of the easement was not requested. Enclosed is the request for the vacation of the 20 foot roadway easement.

The existing plat does not clearly state whether the easement is public or private. It appears that the easement is simply access for Lots 1, 2, and 3. No other properties benefit from the easement. Because of this, we believe the easement should be treated as a private easement.

The letter of authorization from the grantors and beneficiaries is not available yet. The owner does not live in Albuquerque. We will provide it at DRB.

Please contact me if I can be of further assistance.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

  
Amy L. Driscoll, PE  
Project Engineer



# PLAT OF CLYDE LELAND SUBDIVISION BERNALILLO COUNTY, NEW MEXICO

AT NO. LD-72-301

ROSS HOWARD COMPANY

RH-MDU

JULY 7, 1972

PROVED:

CITY PLANNING COMMISSION  
ALBUQUERQUE, NEW MEXICO

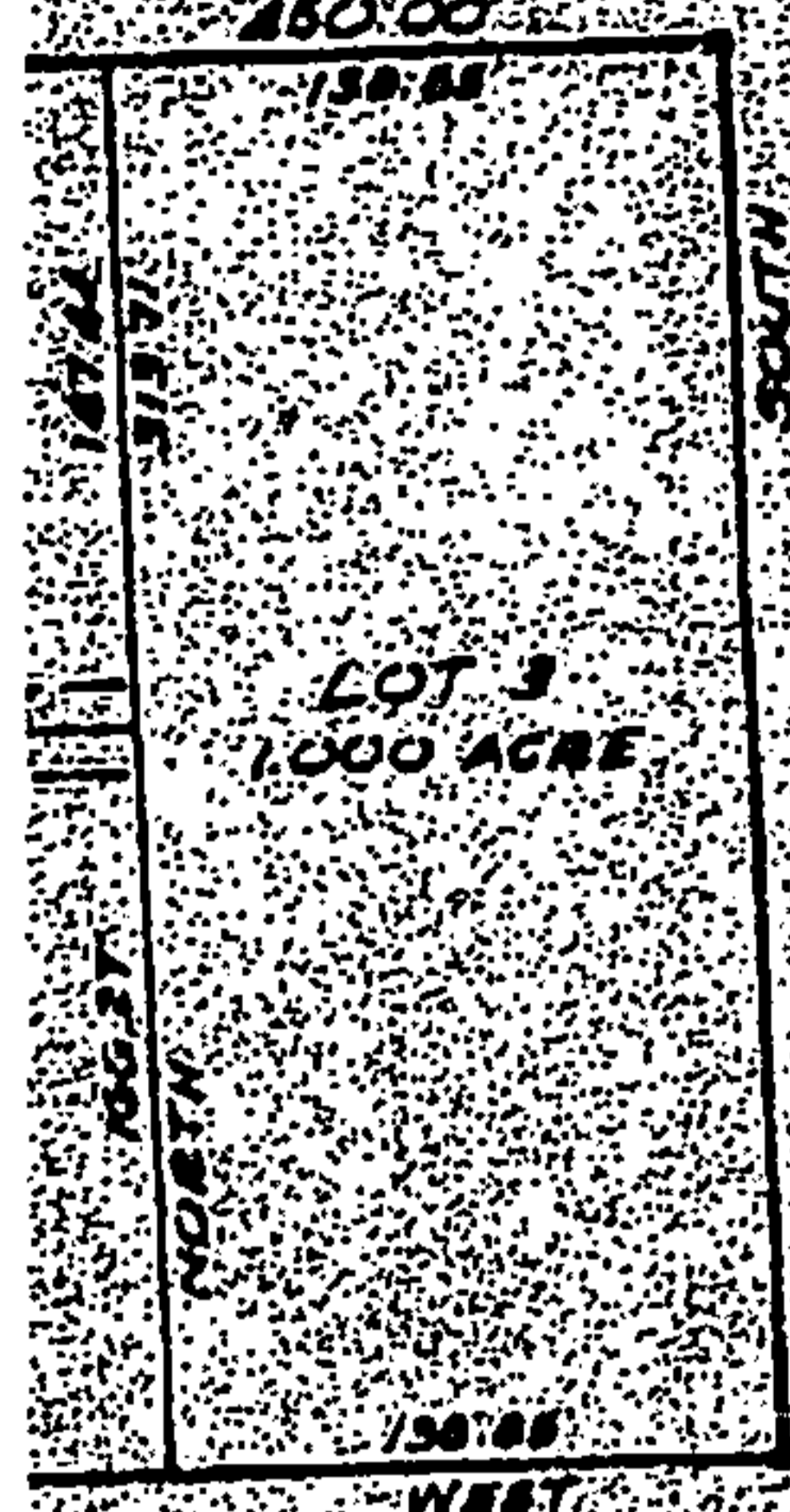
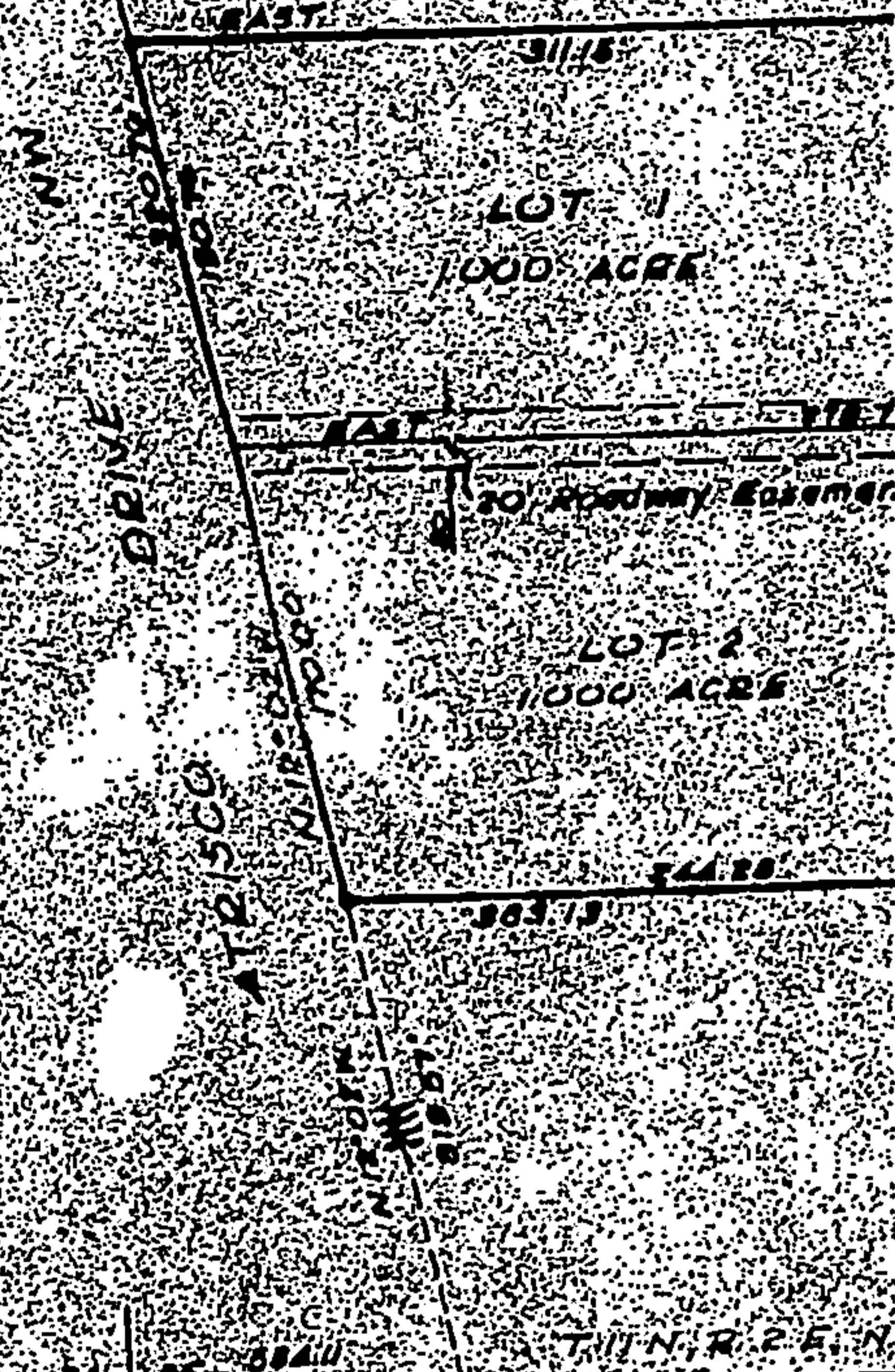
97125  
JUL 13 1972  
Clyde Leland  
Bernalillo County, New Mexico  
Clyde Leland  
Clyde Leland

*Very True by Clyde Leland  
County Clerk 7/13/72*

Roy Howard, a duly qualified Land Surveyor licensed to practice under the laws of the State of New Mexico, do hereby certify that the plat hereon delineated was prepared under my direction and supervision, and that the representations thereon are true and correct to the best of my knowledge and belief.



*Roy Howard*  
ROY HOWARD  
New Mexico Registered  
Land Surveyor No. 4575



Scale - 1" = 100'

Rio Grande Title Company hereby certifies that all taxes have been paid in full for the period of the past ten (10) years, up to and including the year 1971, for all of the property included in the plat upon which this certificate appears.

RIO GRANDE TITLE COMPANY

By *Jack F. Fleck*

The foregoing subdivision of that certain tract of land situate in Bernalillo County, New Mexico, and comprising a portion of Lot 4 in Section 35, Township 11 North, Range 2 East, N.M.P.M., and being more particularly described as follows: BEGINNING, for a tree at the Close of the Town of Albuquerque Grant for Sections 34 and 35, Township 11 North, Range 2 East, N.M.P.M., the Easterly right of way line of Atrisco Drive NW and running East 534.11 feet along said Grant boundary to a point on the line of Atrisco Drive NW; thence running N. 12° 02' 00" W. 919.57 feet along said line of Atrisco Drive NW to the Southwest and beginning corner of the tract herein set forth; thence N. 12° 02' 00" W. 320.76 feet continuing along said Easterly right of way line to the Northwest corner of the tract herein set forth; thence leaving Atrisco Drive NW and running East 450.00 feet to the Northeast corner of the tract herein set forth; thence South 313.71 feet to the Southeast corner of the tract herein set forth; thence West 383.13 feet to the place of beginning; Containing Three and No. Thousandths acres, more or less.

And now hereon shown subdivided and comprising LOTS 1, 2 and 3 of CLYDE LELAND SUBDIVISION, Bernalillo County, New Mexico, is with the free consent and in accordance with the order and proprietor thereof

County, New Mexico, being East, N.M.P.M., and being the North boundary corner on the North boundary, Range 2 East, N.M.P.M., the Easterly right of way line of Atrisco Drive NW and running East 450.00 feet to the Northeast corner of the tract herein set forth; thence South 313.71 feet to the Southeast corner of the tract herein set forth; thence West 383.13 feet to the place of beginning; Containing Three and No. Thousandths acres, more or less.

LAND SUBDIVISION, Bernalillo County, New Mexico, is with the free consent and in accordance with the order and proprietor thereof  
*Clyde Leland*  
CLYDE LELAND  
Clyde Leland



# PLAT OF CLYDE LELAND SUBDIVISION BERNALILLO COUNTY, NEW MEXICO

AT NO. LD-72-301

ROSS HOWARD COMPANY

RH:MDU

JULY 7, 1972

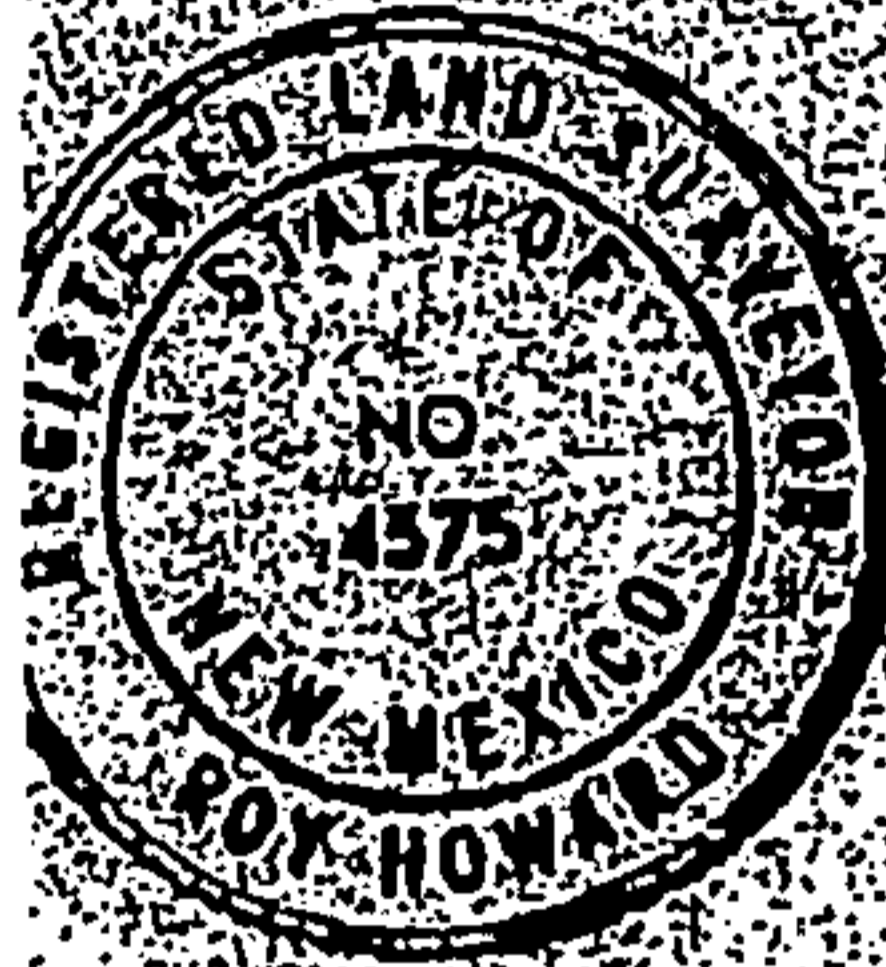
PROVED:

CITY PLANNING COMMISSION  
ALBUQUERQUE, NEW MEXICO

97-123  
JUL 13 1972  
Clyde Corey  
County Clerk

*Roy Howard*  
County Clerk 7/13/72

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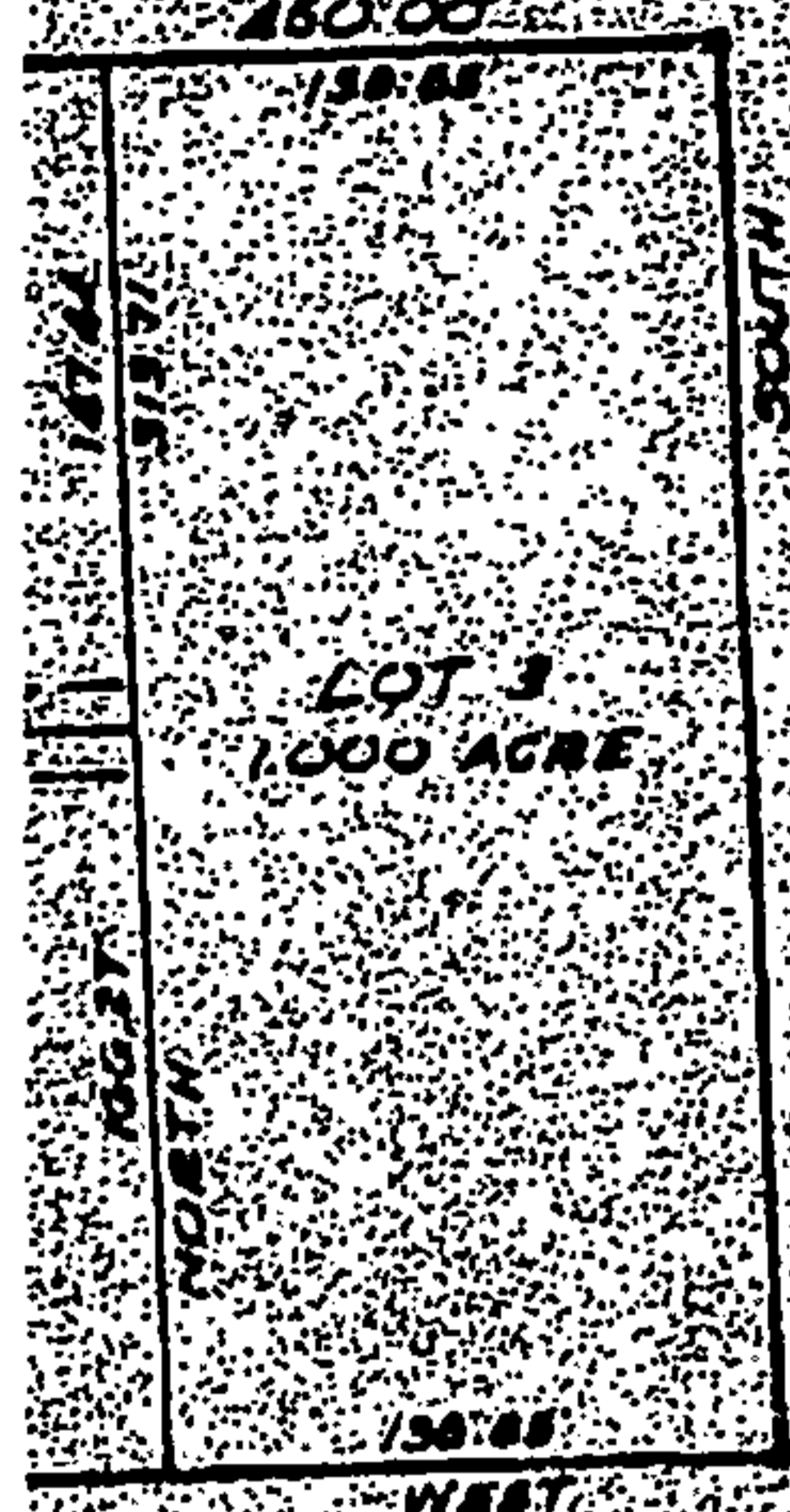
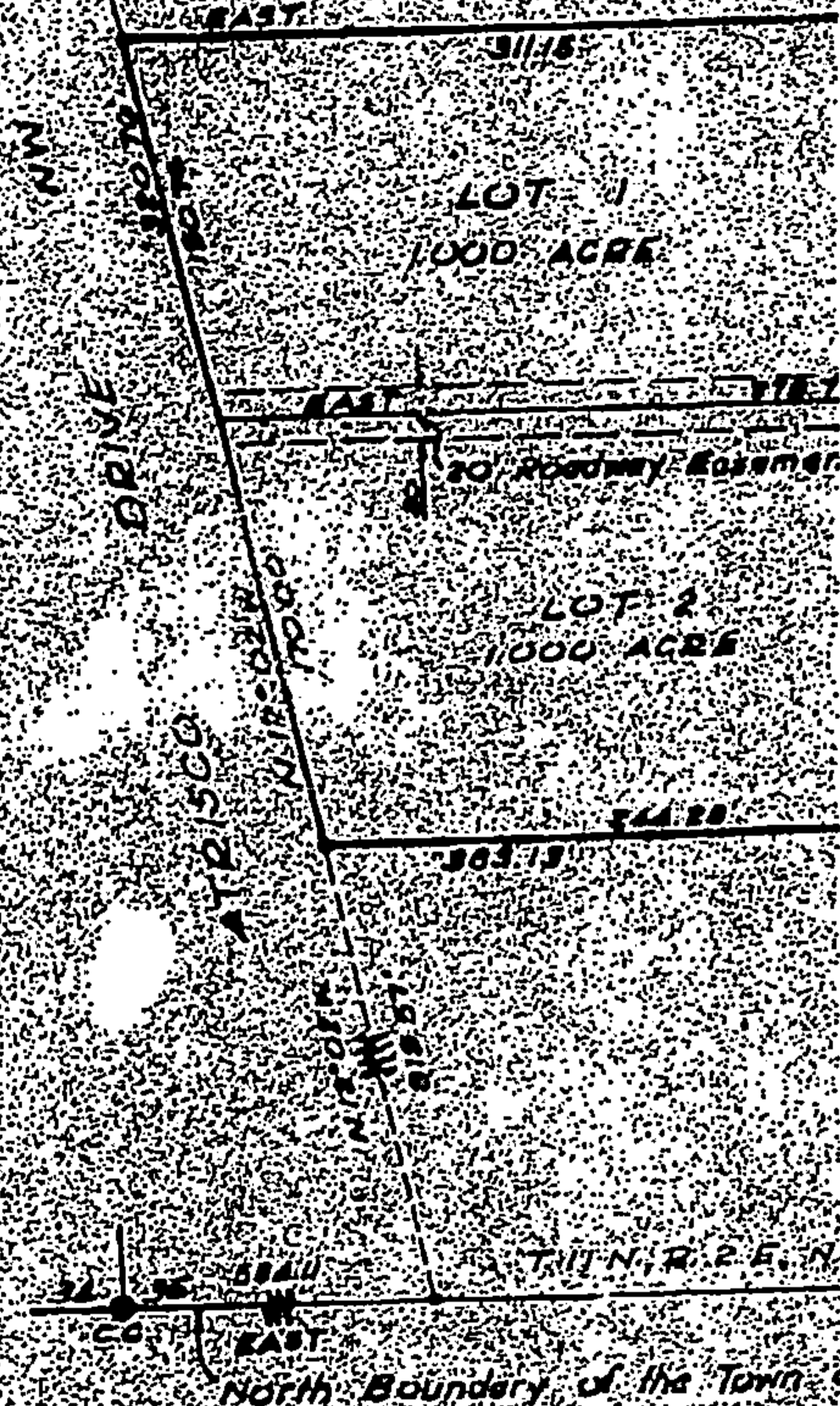


*Roy Howard*  
ROY HOWARD  
New Mexico Registered  
Land Surveyor No. 4575

Rio Grande Title Company hereby certifies that all taxes have been paid in full for the period of the past ten (10) years, up to and including the year 1971, for all of the property included in the plat upon which this certificate appears.

RIO GRANDE TITLE COMPANY

By *Jack F. Dallen*



Scale - 1" = 100'

Albuquerque Grant

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LAND SUBDIVISION, Bernalillo County, New Mexico, is with the free consent and in accordance with the order and proprietor thereof.  
*Clyde Corey*  
CLYDE COREY FLECK  
Proprietor

# PLAT OF CLYDE LELAND SUBDIVISION BERNALILLO COUNTY, NEW MEXICO

AT NO. LD-72-301

ROSS HOWARD COMPANY

RH:MOU

JULY 7, 1972

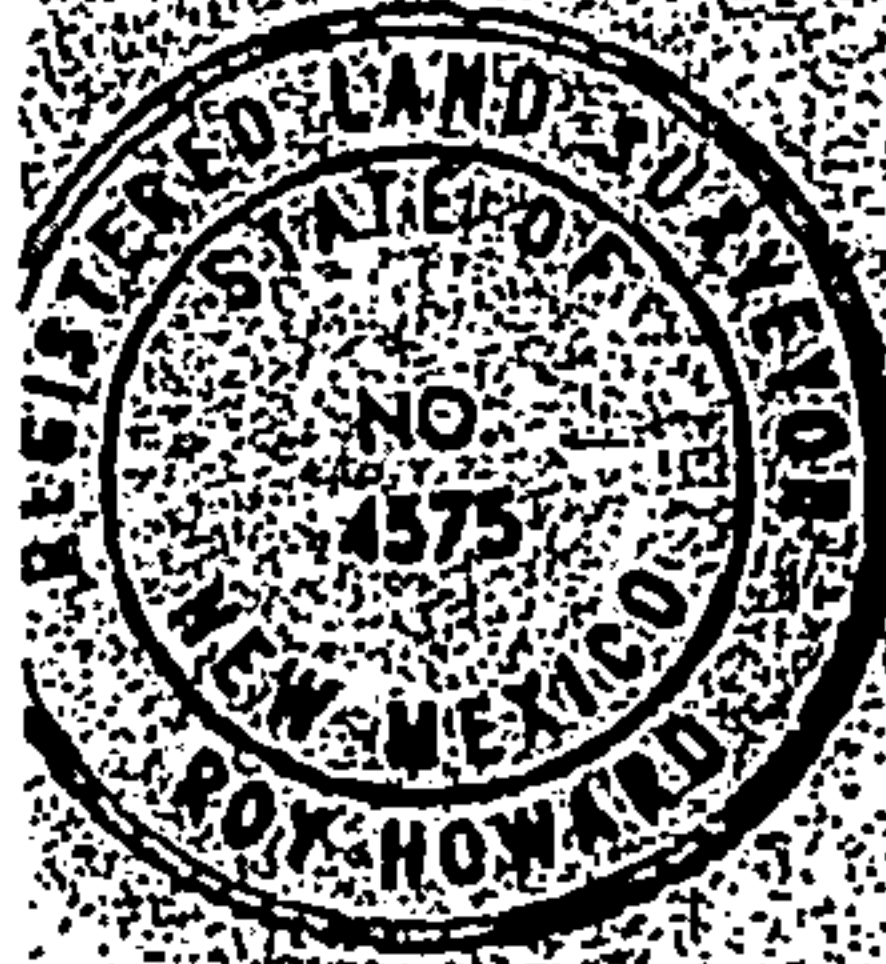
APPROVED:

CITY PLANNING COMMISSION  
ALBUQUERQUE, NEW MEXICO

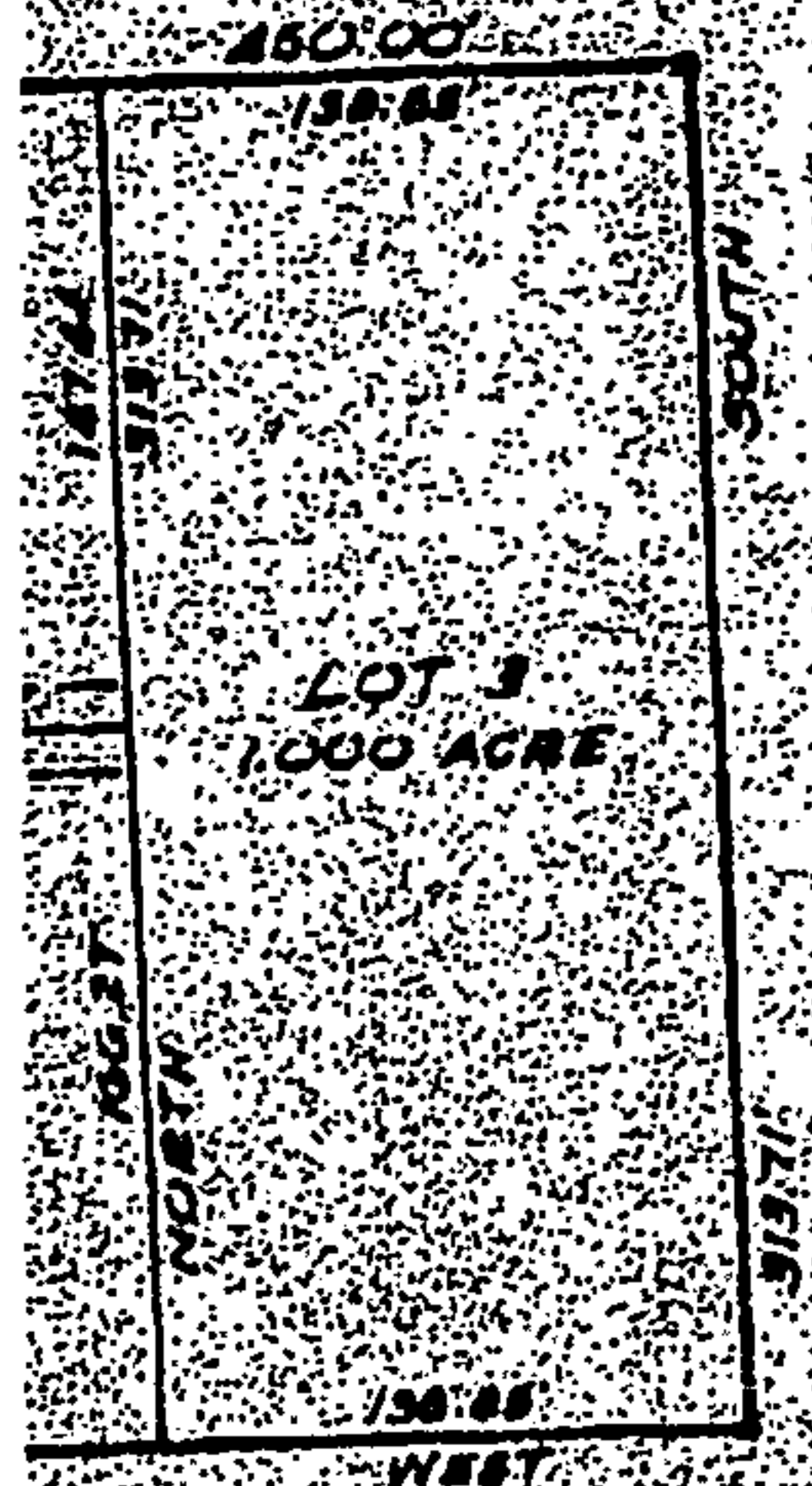
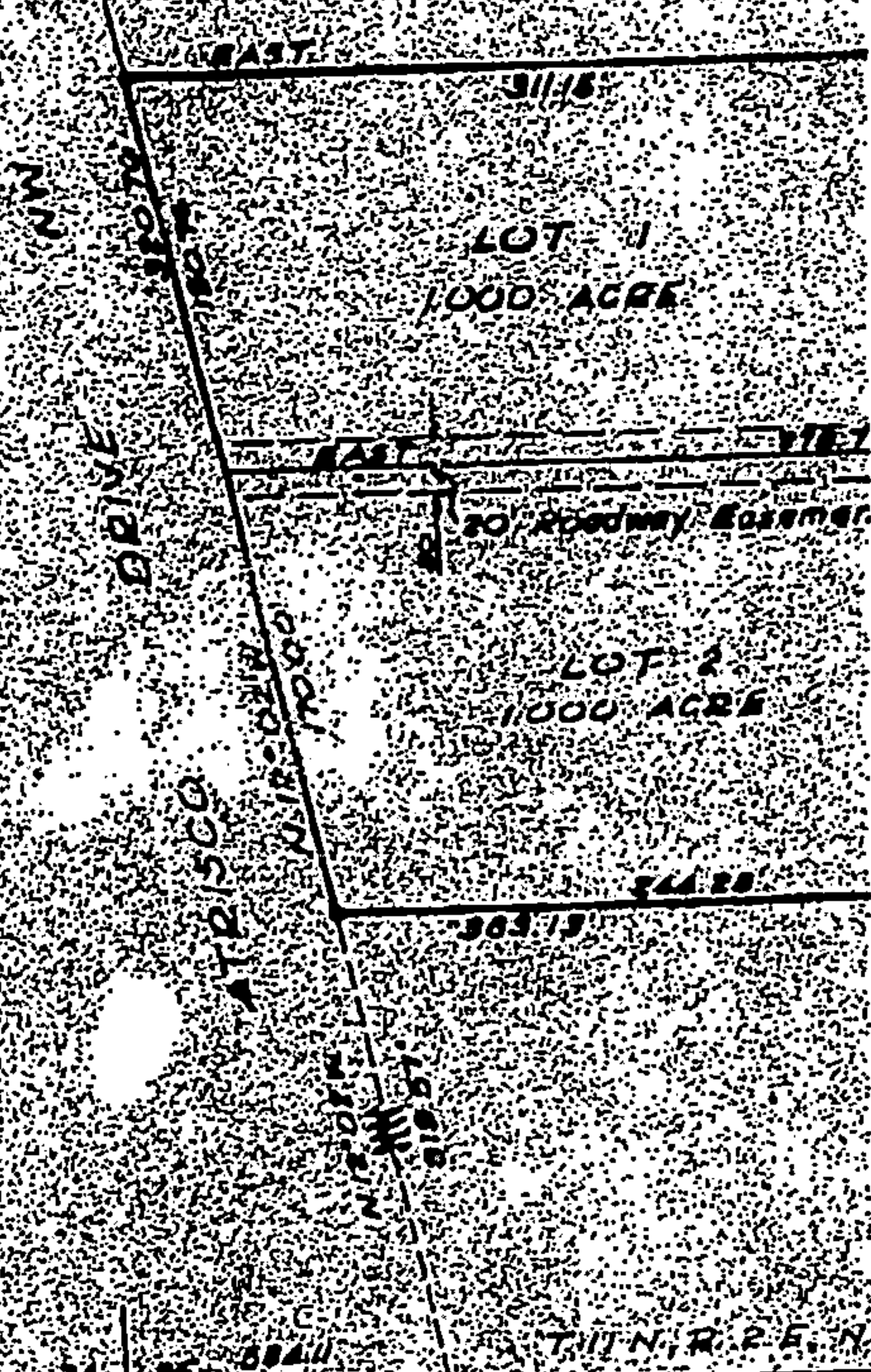
97426  
New Mexico  
JUL 13 1972  
B6  
189  
County Clerk

*Roy Howard*  
July 7/13/72

Roy Howard, a duly qualified Land Surveyor licensed to practice under the laws of the State of New Mexico, do hereby certify that the plat hereon delineated was prepared under my direction and supervision, and that the representations thereon are true and correct to the best of my knowledge and belief.



*Roy Howard*  
ROY HOWARD  
New Mexico registered  
Land Surveyor No. 4575



Scale - 1" = 100'

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County, New Mexico, being East, N.M.P.M., and being the North boundary line of the Albuquerque Grant for Sections 34 and 35, Township 11 North, Range 2 East, N.M.P.M., the Easterly right of way line of Atrisco Drive NW and Easterly right of way line herein set forth, and running East along said line of Atrisco Drive NW to the Southwest corner of the tract herein set forth, thence South 313.71 feet to the Southeast corner and the place of beginning.

LAND SUBDIVISION, Bernalillo County, New Mexico, is with the free consent and in accordance with the order of the owner and proprietor thereof.  
*Clayton Corey Fleck*  
CLAYTON COREY FLECK  
owner and proprietor

# PLAT OF CLYDE LELAND SUBDIVISION BERNALILLO COUNTY, NEW MEXICO

AT NO. LD-72-301

ROSS HOWARD COMPANY

PH: MDU

JULY 7, 1972

PROVED:

CITY PLANNING COMMISSION  
ALBUQUERQUE, NEW MEXICO

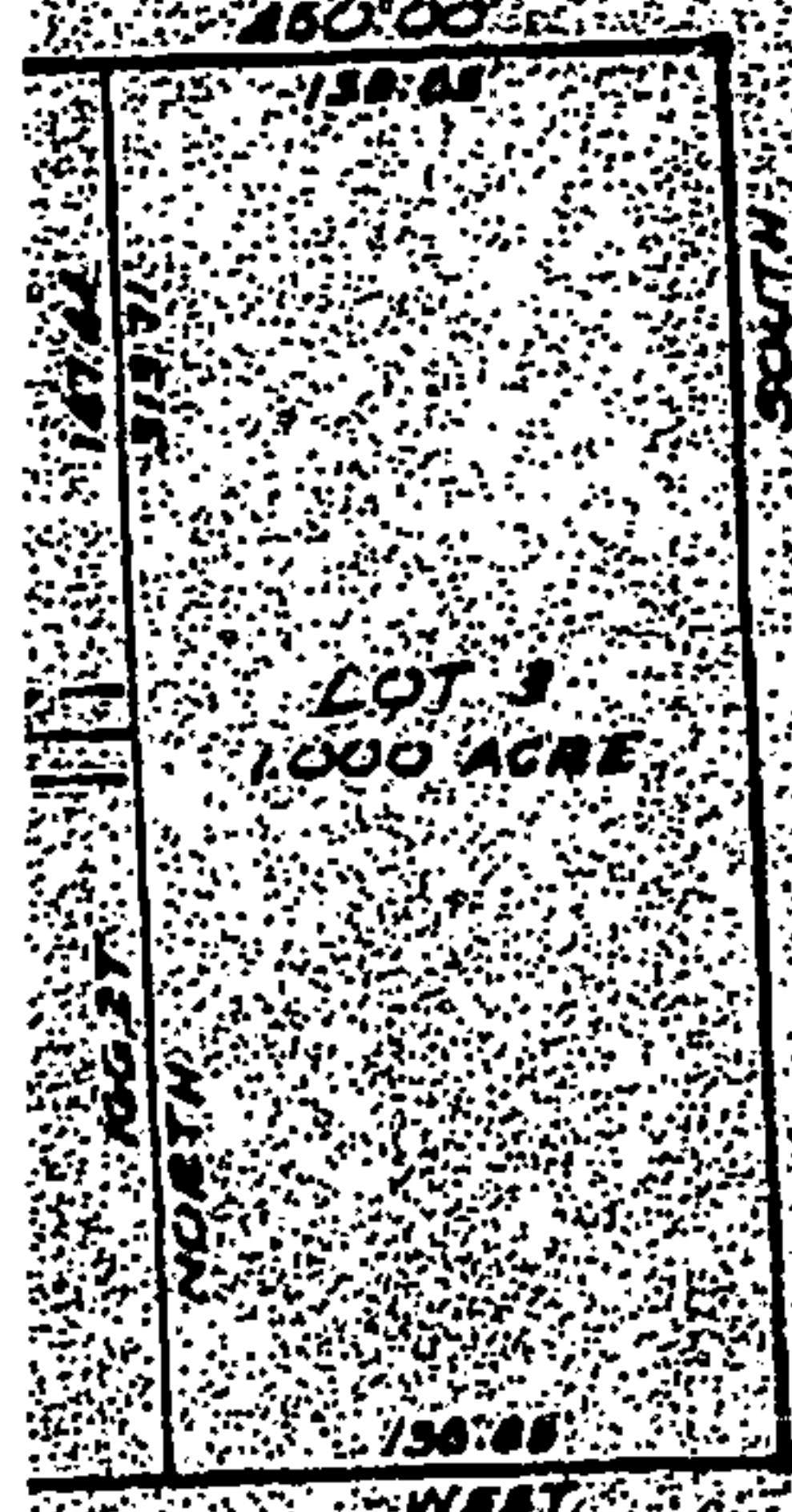
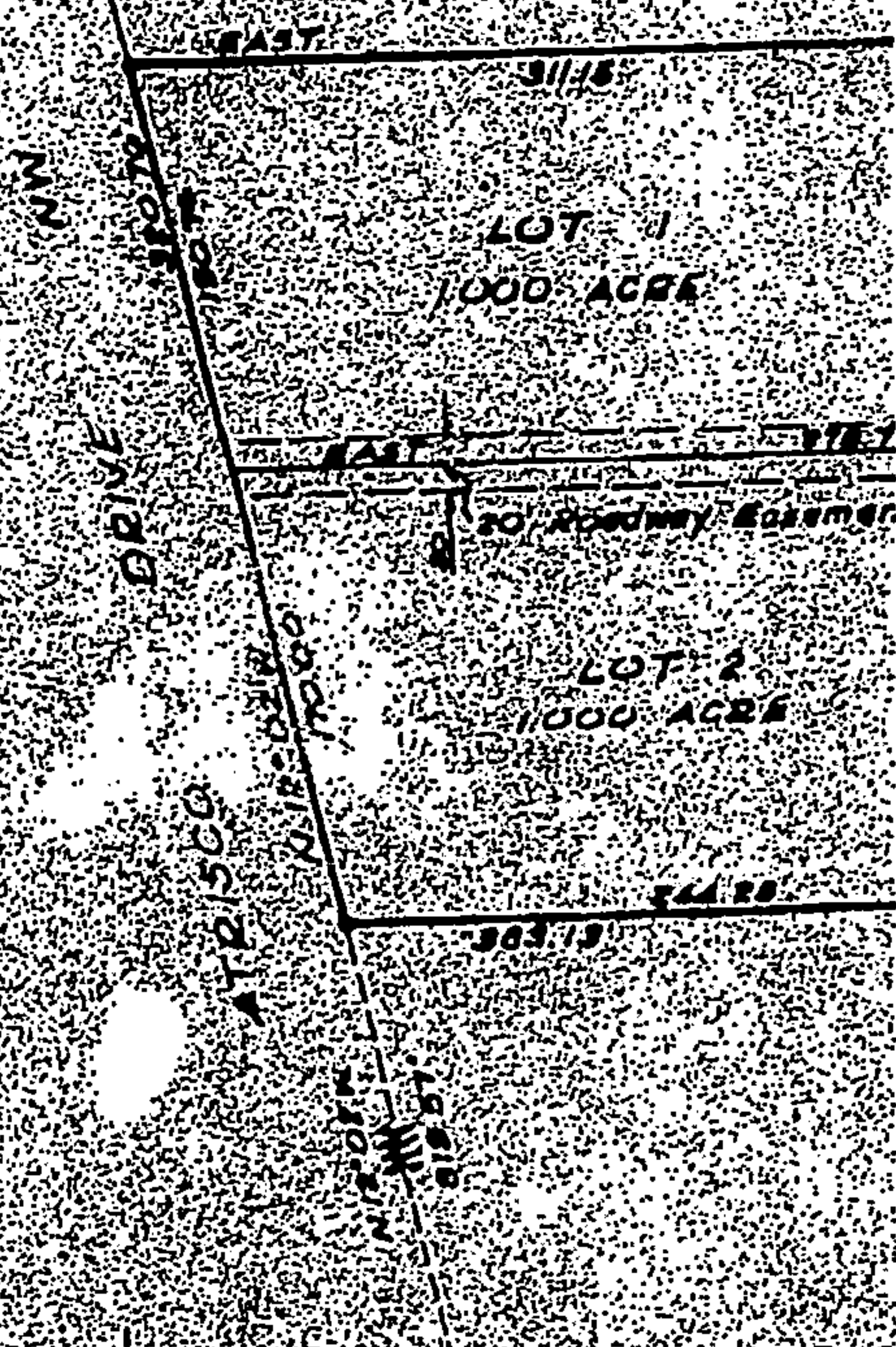
97-123  
JUL 13 1972  
189

*Van Hagen by Clerk Public  
County D 7/13/72*

Roy Howard, a duly qualified Land Surveyor licensed to practice under the laws of the State of New Mexico, do hereby certify that the plat hereon delineated was prepared under my direction and supervision, and that the representations thereon are true and correct to the best of my knowledge and belief.



*Roy Howard*  
ROY HOWARD  
New Mexico registered  
Land Surveyor No. 4575



Scale - 1" = 100'

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RIO GRANDE TITLE COMPANY

By *Dick F. Fleck*

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Albuquerque Grant

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LAND SUBDIVISION, Bernalillo County, New Mexico, is with the free consent and in accordance with the order and proprietor thereof.  
*Dick F. Fleck*  
DICK F. FLECK  
Proprietor

# PLAT OF CLYDE LELAND SUBDIVISION BERNALILLO COUNTY, NEW MEXICO

AT NO. LD-72-301

ROSS HOWARD COMPANY

RH:MDU

JULY 7, 1972

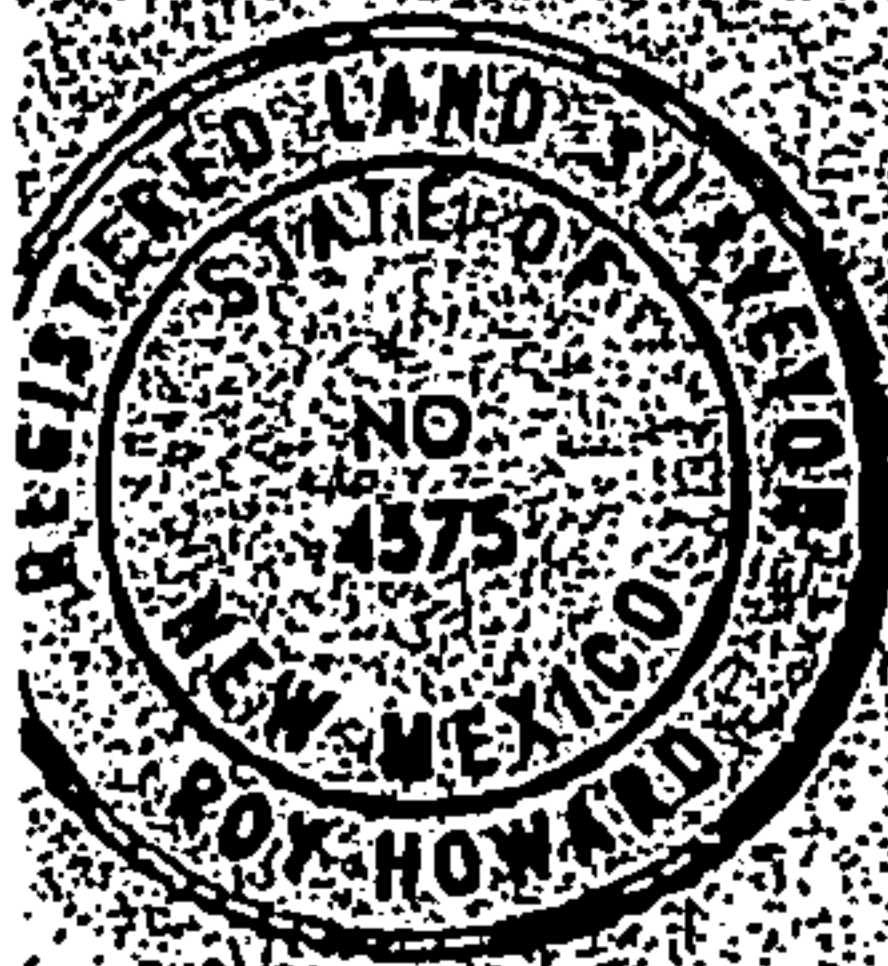
APPROVED:

CITY PLANNING COMMISSION  
ALBUQUERQUE, NEW MEXICO

97-225  
JUL 13 1972  
Clyde Leland  
Ross Howard  
Clyde Corey  
Clyde Corey

*Roy Howard*  
July 13 1972

I, Roy Howard, a duly qualified Land Surveyor licensed to practice under the laws of the State of New Mexico, do hereby certify that the plat hereon delineated was prepared under my direction and supervision, and that the representations thereon are true and correct to the best of my knowledge and belief.



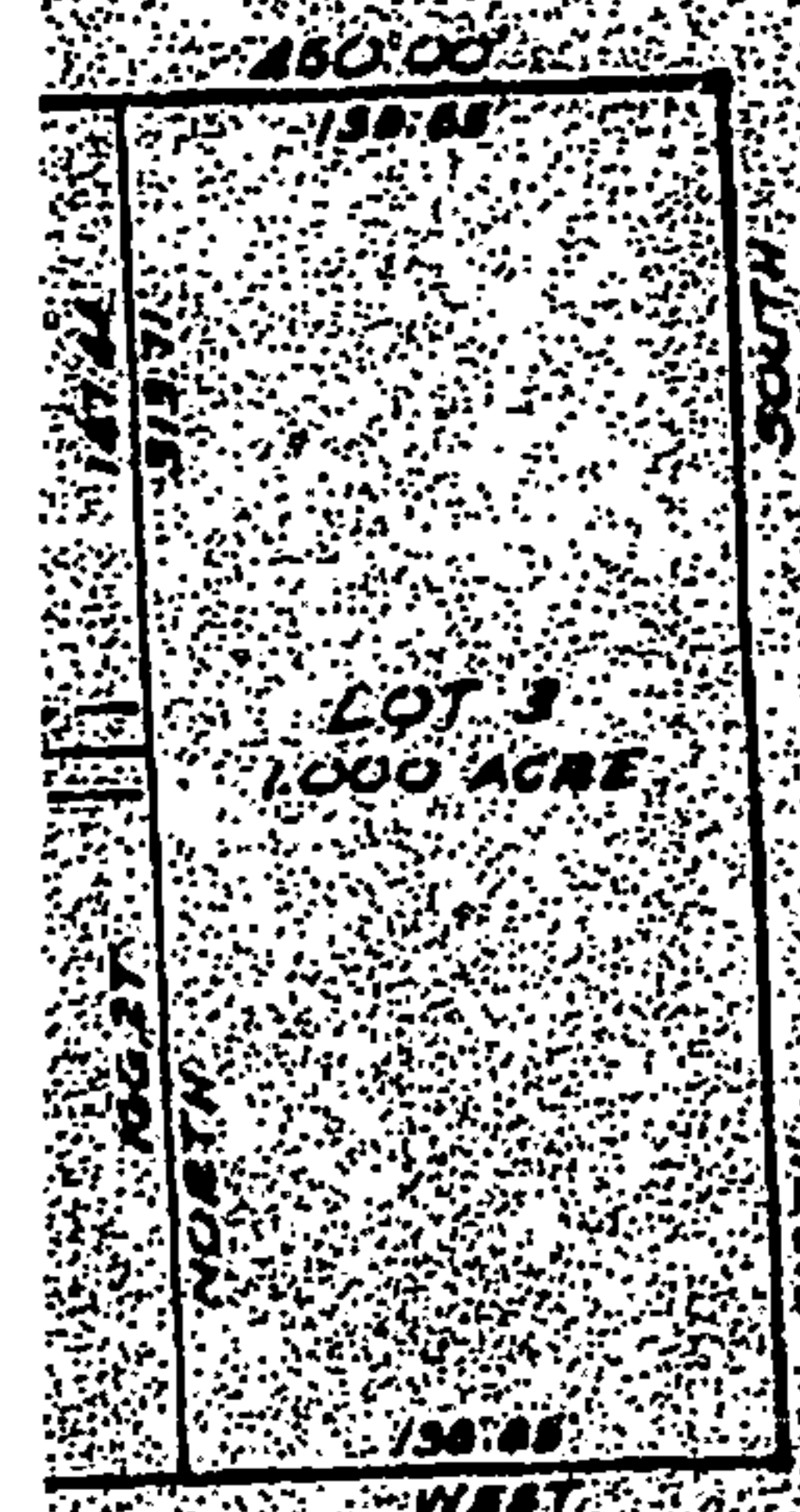
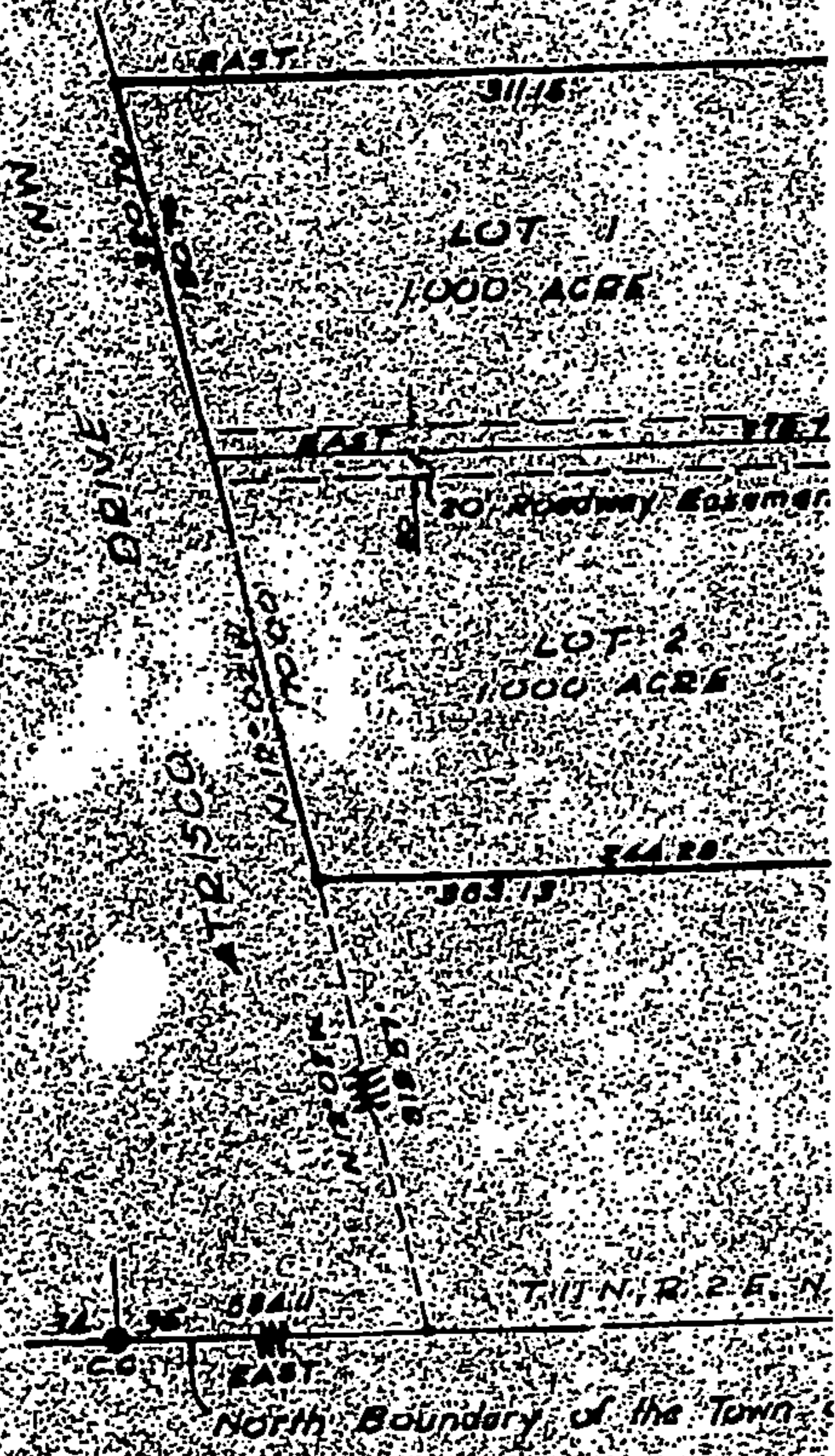
*Roy Howard*  
ROY HOWARD  
New Mexico Registered  
Land Surveyor No. 4575

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By *Jack F. Haller*

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Albuquerque Grant

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LAND SUBDIVISION, Bernalillo County, New Mexico, is with the free consent and in accordance with the order and proprietor thereof.  
*Clyde Corey*  
CLYDE COREY FLECK  
Proprietor

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

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

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

LOC: ANN  
11:06AM  
06/30/2003 X  
RECEIPT# 00008871 WSH 006 TRANSH# 0012  
Account 441006 Fund 0110  
Activity 4983000 TRSKIM  
Trans Amt \$45.00  
J24 Misc \$45.00  
CK \$0.00  
CHANGE

**PAID RECEIPT**

**APPLICANT NAME** MEL FAMIE LLC  
**AGENT** MARK GOODWIN & ASSOC, PA  
**ADDRESS** PO Box 906 06  
**PROJECT NO.** 1002342  
**APPLICATION NO.** 03DRB-01067

\$ 45<sup>00</sup> 441006 / 4983000 (DRB Cases)  
\$ \_\_\_\_\_ 441006 / 4971000 (EPC & AA / LUCC / Appeals)  
\$ NA 441018 / 4971000 (Notification)  
  
\$ 45<sup>00</sup> **Total amount due**

MEL FAMIE LLC  
P.O. BOX 2758  
CORRALES, NM 87048

95-145/1070  
001513818

1183

DATE 6/27/03

PAY TO THE ORDER OF CITY OF ALBUQ.

Forty Five + 00 \$ 45.00 -  
DOLLARS

**ST FIRST STATE BANK**  
Taos, Santa Fe, Albuquerque and Surrounding Communities  
Ph. 505-241-7500

MEMO DRB FEE - PETRO GARDENS

⑆ 107001452⑆ 1183 001513818⑈



**City of Albuquerque**  
CITY OF ALBUQUERQUE  
P.O. BOX 1298 ALBUQUERQUE, NEW MEXICO 87103  
**PUBLIC WORKS DEPARTMENT**  
**DEVELOPMENT SERVICE**  
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002342**

**AGENDA ITEM NO: 17**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

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

**RESOLUTION:**

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

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

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

FOR:

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

**DATE:** November 20, 2002

*discussed*



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

Development Review Board Comments

**Project Number:** 1002342  
**Application Number:** 02DRB-01720

**DRB Date:** 11/20/02  
**Item Number:** 17

**Subdivision:**

Lots 1-3, Clyde Leland Subdivision

**Zoning:** R-T

**Zone Page:** F-11

**New Lots (or units) :** 22

**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 22 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.

The Trails & Bikeways Facility Plan proposes a Primary Trail along Atrisco in this location. This trail is currently under design, the construction for this portion of the trail will be required of the developer. Coordination with Parks and Recreation is needed to determine the most appropriate timing and method of construction.

**Signed:**

Christina Sandoval, (PRD)

Phone: 768-5328



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002342

Item No. 17

Zone Atlas F-11

DATE ON AGENDA 11-20-02

INFRASTRUCTURE REQUIRED (x)YES ( )NO

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

### TYPE OF APPROVAL REQUESTED:

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

No.	Comment
<input type="checkbox"/>	The standard street improvements are required on an infrastructure list.
<input type="checkbox"/>	The streets need to meet the requirements of the DPM.
<input type="checkbox"/>	A traffic distribution layout is needed.
<input type="checkbox"/>	The permanent street improvements are required on Atrisco.

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

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



**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
Development Review Board Comments**

**Meeting Date:** November 20, 2002

**Agenda Item:** 17    **Project #:** 1002342  
**Application #** 02DRB-01720

**Subject:**        Clyde Leland Subdivision

---

No adverse comments on the requested approval of sketch plat.

As a point of information, this property lies within the Unser Boulevard Design Overlay Zone.

*Sketch plan reviewed!*



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

# A City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

**SUBDIVISION**

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

Supplemental form **S**

*Sketch*

**V**

Supplemental form **Z**

**ZONING**

- Annexation & Zone Establishment
- Sector Plan
- Zone Change
- Text Amendment

**SITE DEVELOPMENT PLAN**

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

**P**

**L**

**APPEAL / PROTEST of...**

**A**

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

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

**APPLICANT INFORMATION:**

NAME: Mel Famie, LLC

ADDRESS: P.O. Box 2758

CITY: Corrales

STATE NM

ZIP 87048

PHONE: 440-7262

FAX:

E-MAIL:

Proprietary interest in site: Owner

AGENT (if any): Mark Goodwin & Associates, PA

PHONE: 828-2200

ADDRESS: PO Box 90606

FAX: 797-9539

CITY: Albuquerque

STATE NM

ZIP 87199

E-MAIL: dmg@swcp.com

**DESCRIPTION OF REQUEST:** Sketch Plat for Atrisco Gardens

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

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

Lot or Tract No. Lots 1 - 3

Block: \_\_\_\_\_

Unit: \_\_\_\_\_

Subdiv. / Addn. Clyde Leland Subdivision

UNSER BLVD. DESIGN OVERLAY ZONE

Current Zoning: R-T

Proposed zoning: R-T

Zone Atlas page(s): F-11

No. of existing lots: 3

No. of proposed lots: 22

Total area of site (acres): 3.00

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. 101106104526230820, 101106104524630819, 101106106625430818

MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: Atrisco Dr. NW

Between: Legends Ave NW

and Western Trail. 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.): 2-85-138-502

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

**SIGNATURE**

*Mark Goodwin*

DATE 11/07/02

(Print) Mark Goodwin, PE

Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised September 2001

**INTERNAL ROUTING**

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

Application case numbers

02DRB - \_\_\_\_\_ - 01720

Action

Sketch

S.F.

5(3)

Fees

\$ Ø

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

Total

\$ Ø

Hearing date Nov, 20<sup>th</sup>

Project # 1002342

*Belen Best* 11/07/02  
Planner signature / date

**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. *SEE letter*
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

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

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

Extension of preliminary plat approval expires after one year.

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

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

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

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

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

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

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

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

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

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

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

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

Amended preliminary plat approval expires after one year.

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

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

Mark Goodwin, PE

*Mark Goodwin*

Applicant name (print)

11/7/02

Applicant signature / date



Form revised September 2001

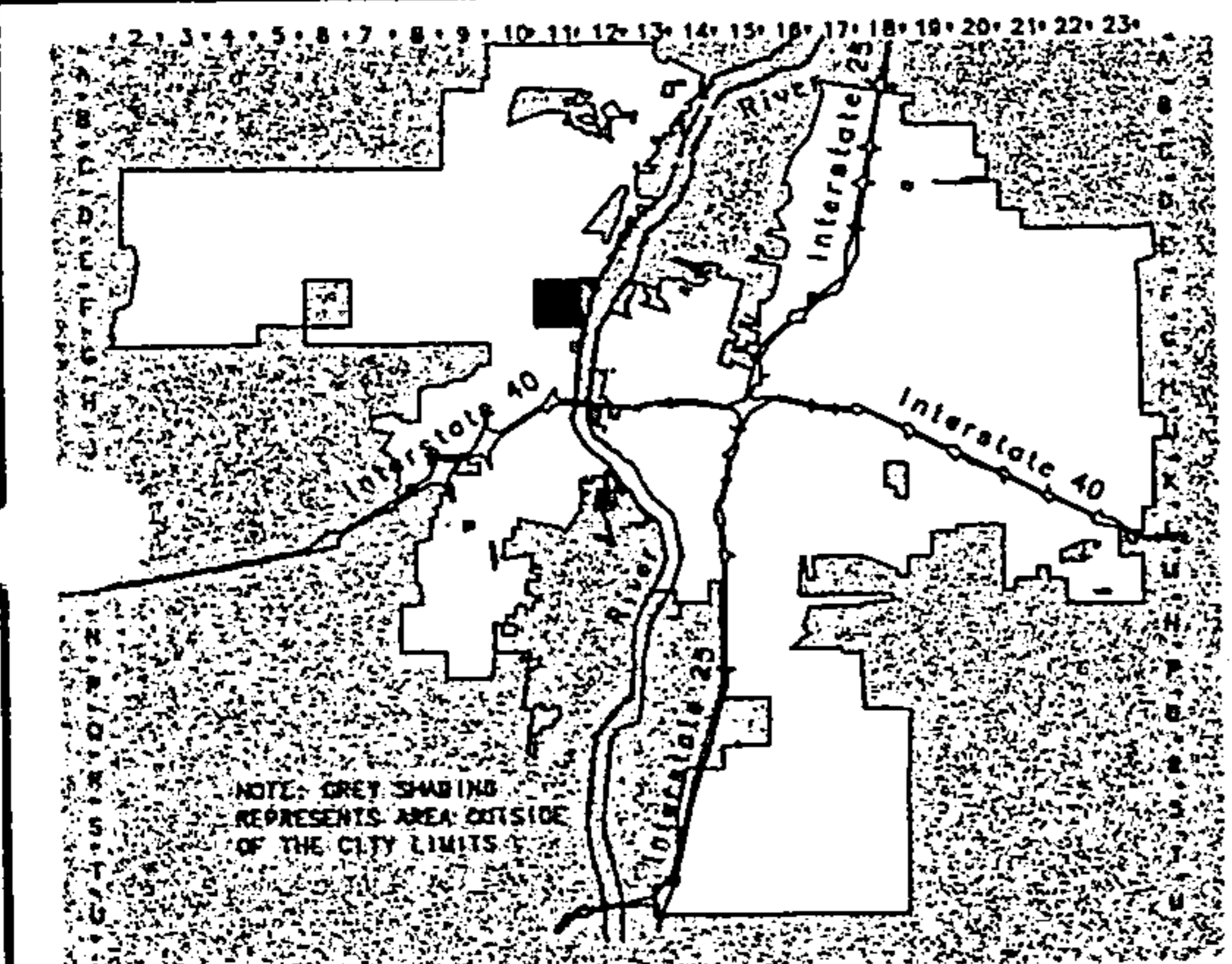
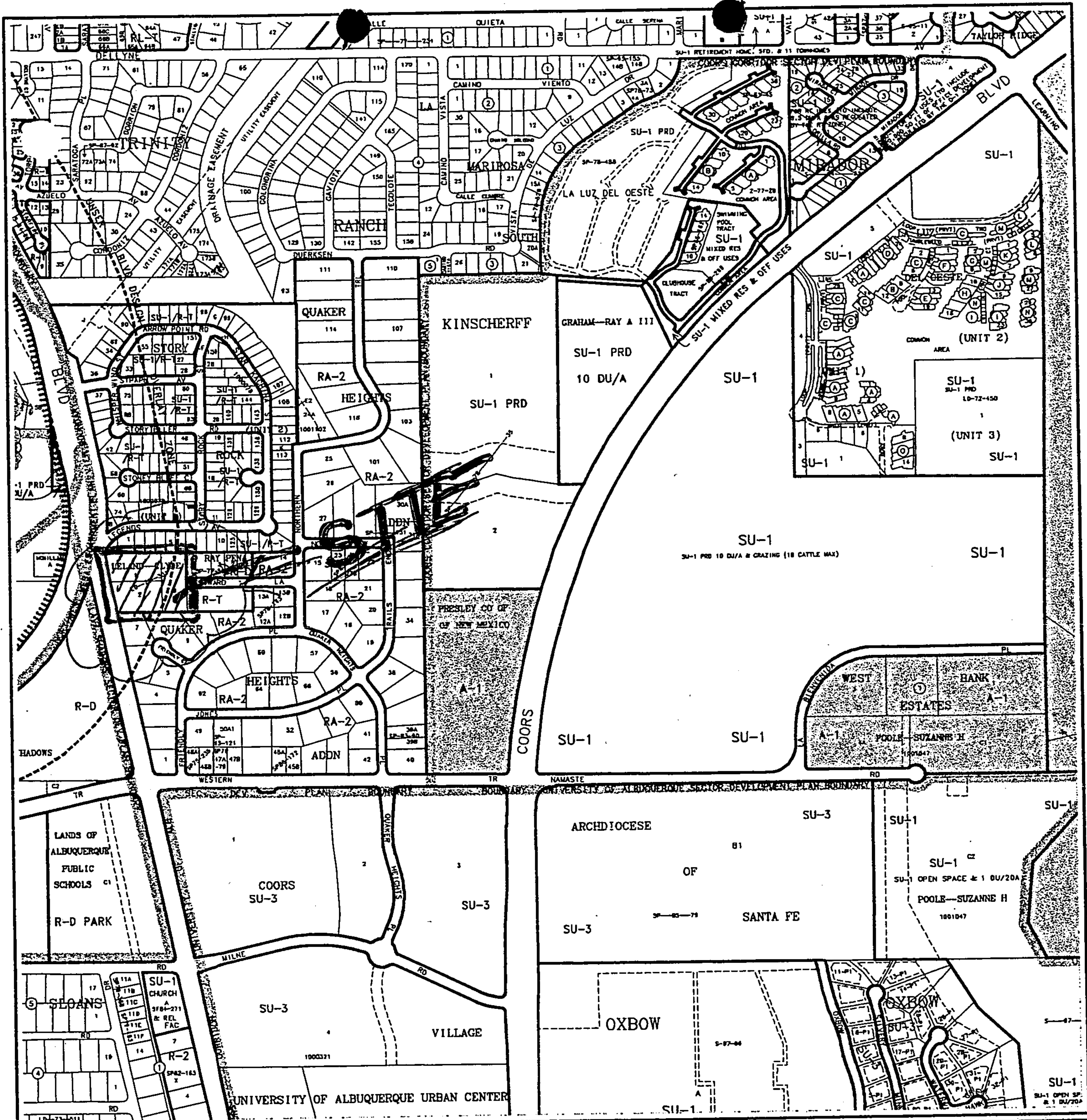
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
 02DRB - 01720

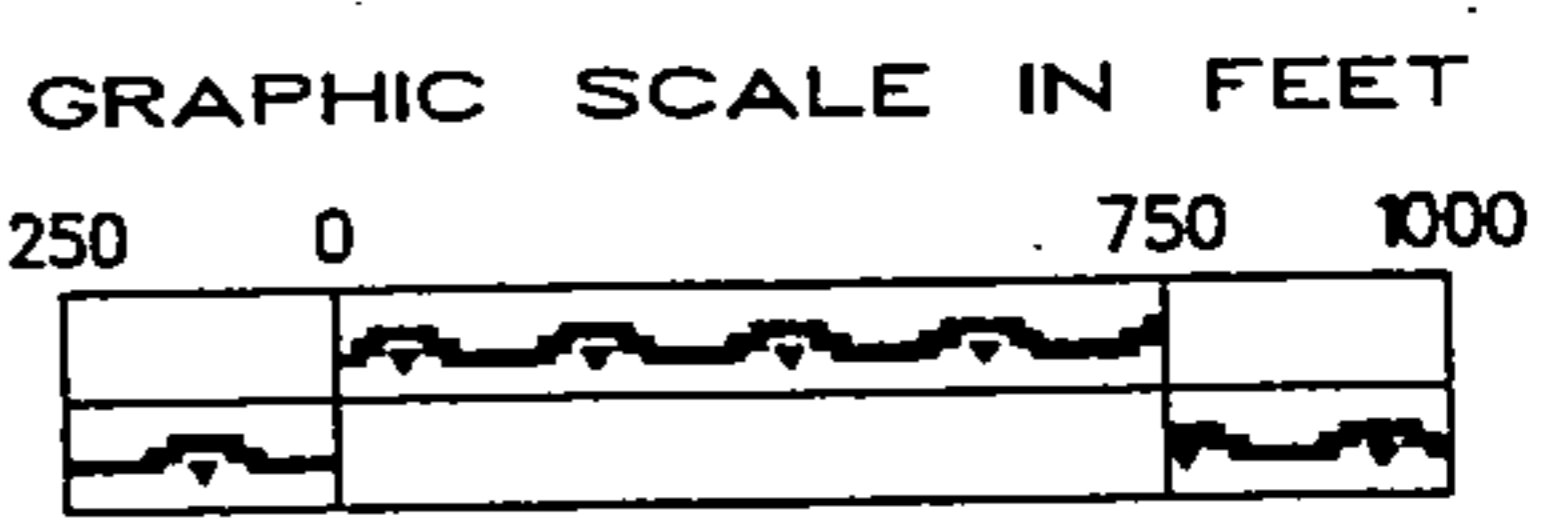
*Robert* 11/07/02

Planner signature / date

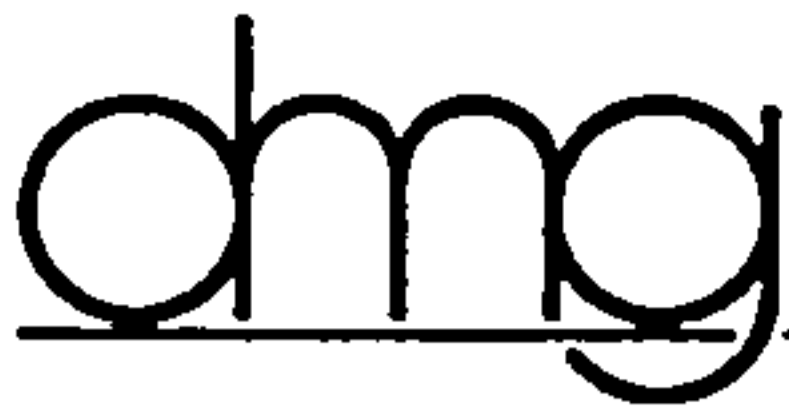
Project # 1002342



CITY OF  
Albuquerque  
A Geographic Information System  
PLANNING DEPARTMENT  
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Zone Atlas Page  
**F-11-Z**  
Map Amended through April 03, 2002



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539  
e-mail: dmgs@swcp.com

November 5, 2002

Mr. Roger Green  
Utility Division  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

**Re: Lots 1 - 3, Clyde Leland Subdivison**


Dear Mr. Green:

*Per the requirements of the DPM, we hereby submit a Sketch Plat for your review. The property is currently vacant land and would be developed into a single family residential project.*

*Please contact our office if you have any questions.*

Sincerely,

MARK GOODWIN & ASSOCIATES, PA



Mark Goodwin, PE  
President

DMG/sr