

\*\*\*\*\*

**CITY OF ALBUQUERQUE  
Planning Department  
August 29, 2007  
DRB Comments**

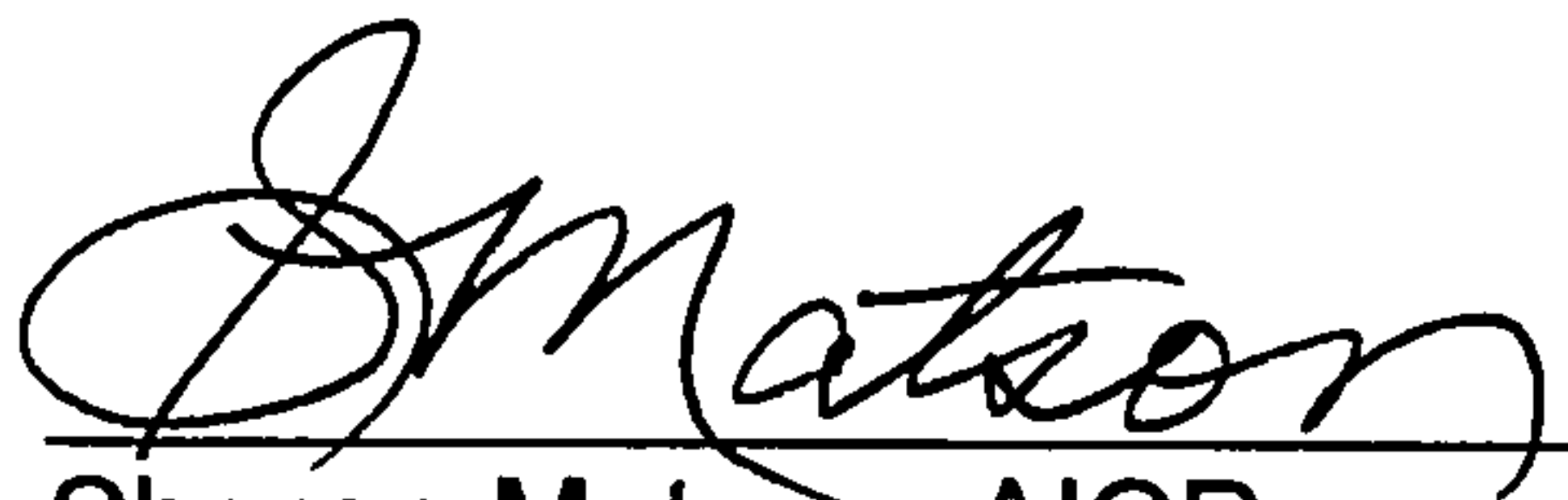
**ITEM # 4**

**PROJECT # 1002243**

**APPLICATION # 07-70198**

**RE: Tract 463, Town of Atrisco Grant, Unit 7/esia**

Planning has no objection to the requested 2 year extension of the SIA.



Sheran Matson, AICP

DRB Chair

924-3880 smatson @ cabq.gov



\*\*\*

## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

AUGUST 29, 2007

**4. Project# 1002243**  
07DRB-70198 EXT OF SIA FOR TEMP DEFR SDWK CONST

MARK GOODWIN AND ASSOCIATES PA agent(s) for TS MCNANNEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 463, **TOWN OF ATRISCO GRANT, UNIT 7**, zoned RD/9DU/AC, located on 82<sup>ND</sup> ST NW BETWEEN SAGE RD SW AND SAN YGNACIO RD SW containing approximately 5.0051 acre(s). (L-10)

At the August 29, 2007, Development Review Board meeting, the two year extension of the Subdivision Improvements Agreement for the temporary deferral of sidewalk construction was approved.

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).

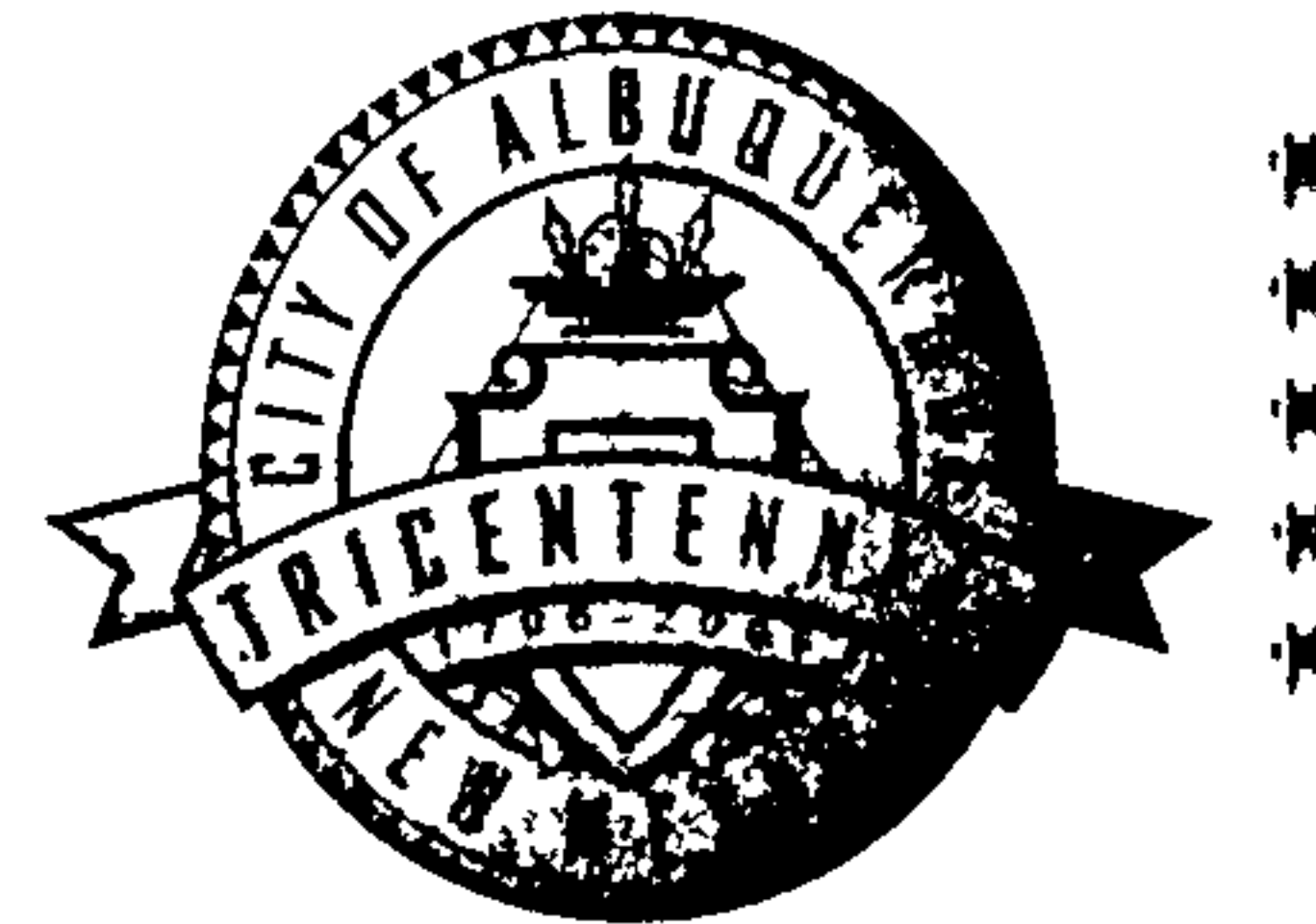
If you wish to appeal this decision, you must do so by September 13, 2007, in the manner described below.

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

Sheran Matson, AICP, DRB Chair

Cc: TS McNanney & Associates, 5111 San Mateo NE, #A-1, 87109  
Mark Goodwin and Associates PA, PO Box 90606, 87199  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File

# CITY OF ALBUQUERQUE



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

**DEVELOPMENT REVIEW BOARD – SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1002243**

**AGENDA ITEM NO: 4**

**SUBJECT:**

SIA Extension *SW*

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

**RESOLUTION:** *2 yr*

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

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

**SIGNED:** Bradley L. Bingham  
City Engineer / AMAFCA Designee    505-924-3986

**DATE:** AUGUST 29, 2007

0

**CITY OF ALBUQUERQUE  
Planning Department  
August 29, 2007  
DRB Comments**

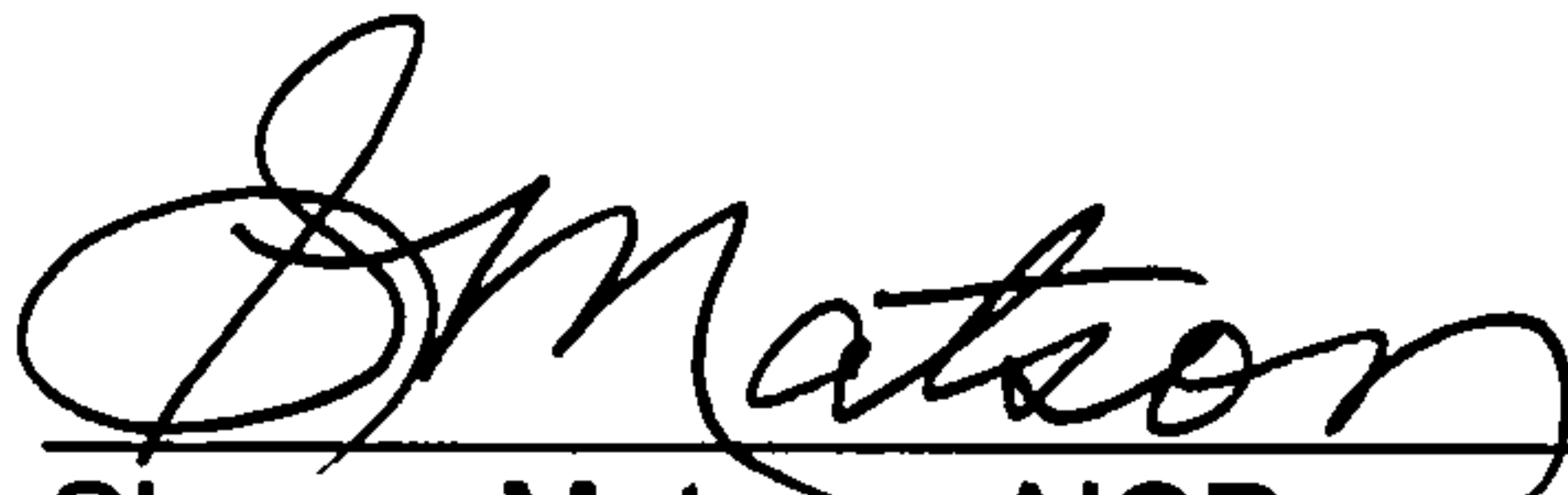
**ITEM # 4**

**PROJECT # 1002243**

**APPLICATION # 07-70198**

**RE: Tract 463, Town of Atrisco Grant, Unit 7/esia**

Planning has no objection to the requested 2 year extension of the SIA.



Sheran Matson, AICP

DRB Chair

924-3880 smatson @ cabq.gov



Completed  
11/10/03

DRB CASE ACTION LOG

### DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: <u>03-01856 (FP)</u>	Project # <u>1002243</u>
Project Name: <u>TOWN OF ATRISCO GRANT UNIT 7</u>	EPC Application No.: <u>02EPC-01460</u>
Agent: <u>Mark Goodwin &amp; Associates</u>	Phone No.: <u>828-2200</u>

Project Number

1002243

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 11/5/03 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

- TRANSPORTATION: \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
- UTILITIES: \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
- CITY ENGINEER / AMAFCA: \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
- PARKS / CIP: \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
- PLANNING (Last to sign): \_\_\_\_\_
  - 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.**

*Approved*



\*\*\*\*\*

## DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: 03-01856 (FP)

Project # 1002243

Project Name: TOWN OF ATRISCO GRANT  
UNIT 7

EPC Application No.: 02EPC-01460

Agent: Mark Goodwin & Associates

Phone No.: 828-2200

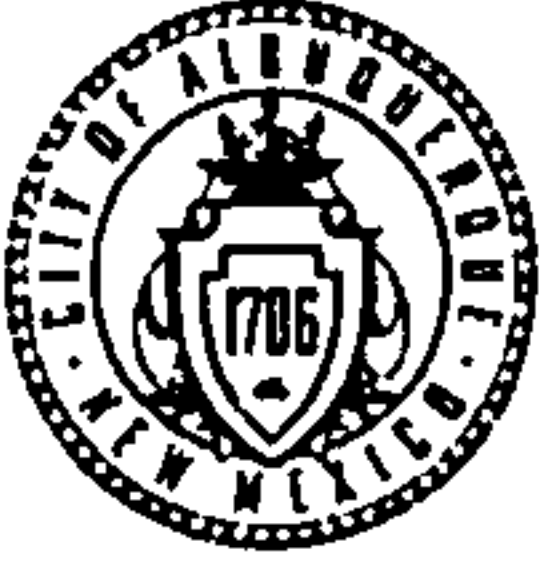
Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 11/5/03 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

- TRANSPORTATION: \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
- UTILITIES: \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
- CITY ENGINEER / AMAFCA: \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
- PARKS / CIP: \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
- PLANNING (Last to sign): \_\_\_\_\_
  - 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

1002243

*Approved*



ALBUQUERQUE

**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

November 5, 2003 9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

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

Adjourned: 1:15 P.M.

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

- Project # 1000922**  
03DRB-01725 Major-Bulk Land Variance  
03DRB-01726 Major-Vacation of Pub  
Right-of-Way  
03DRB-01727 Major-Vacation of Public  
Easements  
03DRB-01728 Minor-Prelim&Final Plat  
Approval

WILSON & COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT, request(s) the above action(s) for all or a portion of **VOLCANO CLIFFS SUBDIVISION, UNIT 20**, LOTS 1-30, BLOCK 1, LOTS 1-38, BLOCK 2, LOTS 1-62, BLOCK 3, LOTS 1-14, BLOCK 4 AND LOTS 1-22, BLOCK 5 AND **VOLCANO CLIFFS SUBDIVISION, UNIT 21**, ALL BLOCKS AND LOTS AND **VOLCANO CLIFFS SUBDIVISION, UNIT 23**, LOTS 1-10, BLOCK 1, LOTS 1-13, BLOCK 2, LOTS 1-21, BLOCK 3, LOTS 1-51, BLOCK 4, LOTS 1-27, BLOCK 5, LOTS 1-6, BLOCK 6, LOTS 1-28, BLOCK 7 AND LOTS 1-7, BLOCK 8 AND **VOLCANO CLIFFS SUBDIVISION, UNIT 27**, LOTS 16-18 AND 22, BLOCK 2, LOTS 1-8, BLOCK 4 AND LOTS 1-7, BLOCK 5, (to be known as **LA CUENTISTA SUBDIVISION**) zoned R-1, located on the east and west sides of Unser Blvd NW (Kimmick) between Urraca NW and Calle Norteña NW, containing approximately 237 acres. [REF: DRB-97-78, V-97-116, 02DRB-01783, 02DRB-01785] (C-10/11 & D-10/11) **COMMENTS WERE GIVEN.**



2. **Project # 1002565**  
03DRB-01733 Major-Preliminary Plat  
Approval  
03DRB-01730 Minor-SiteDev Plan  
Subd/EPC  
03DRB-01731 Minor-SiteDev Plan  
BldPermit/EPC  
03DRB-01732 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for LOS GRIEGOS DEVELOPMENT, LLC request(s) the above action(s) for Lots 161A, 161B1, 161B2, 162A, 162B, 163A, 166A, 166B, 167A, MRGCD MAP 31, (to be known as VILLA DE LA CAPILLA) zoned RA-2, located on GRIEGOS RD NW, between SAN ISIDRO ST NW and the GRIEGOS DRAIN containing approximately 5 acre(s). [REF: 03EPC 00506, 00505, 00509] [Simon Shima, EPC Case Planner] (F-13) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/5/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/19/03 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: THE SITE DISTANCE AT CAMINO CAPILLA NW AND GRIEGOS NW WILL BE CORRECTED. THE SITE PLAN FOR SUBDIVISION AND THE SITE PLAN FOR BUILDING PERMIT WERE APPROVED AND SIGNED OFF BY THE BOARD. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

3. **Project # 1002775**  
03DRB-01703 Major-Vacation of Pub  
Right-of-Way

KEVIN & MARY MURTAGH request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 39, PEREA ADDITION, zoned SU-2 TH, located on GRANITE (SOUTH PORTION) NW, between 12<sup>TH</sup> ST NW and 13<sup>TH</sup> ST NW containing approximately .16 acre(s). [REF: 03DRB-01042 (SK)] (J-13) THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

4. **Project # 1000875**  
03DRB-01747 Major-Preliminary Plat  
Approval  
03DRB-01748 Minor-Temp Defer SDWK

COMMUNITY SCIENCES CORPORATION agent(s) for FINELAND LLC & KB HOME NM request(s) the above action(s) for all or a portion of Tract(s) F & E, FINELAND DEVELOPMENT, (to be known as **CRESTVIEW SUBDIVISION**) zoned SU-1 for R-2, located on MCMAHON BLVD NW, between UNSER BLVD NW and TUSCANY DR NW containing approximately 11 acre(s). [REF: 03EPC-01095, 100875, 100898] [Deferred from 11/5/03] (A-11) **DEFERRED AT THE AGENT'S REQUEST TO 11/12/03.**

5. **Project # 1003029**  
03DRB-01734 Major-Bulk Land Variance  
03DRB-01735 Minor-Prelim&Final Plat  
Approval

ALDRICH LAND SURVEYING, INC. agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) 14, 15 & 16, **EL RANCHO GRANDE SUBDIVISION**, and Tract(s) A-2, ROSNER TRACT, Tract(s) 4-A, SALAZAR-DAVIS TRACTS AND TRACTS 32H-1-A, 33C-1-B & 4-A-1, LANDS OF CURB INC., zoned R-LT, located on GIBSON BLVD SW, between MESSINA DR SW and 98<sup>TH</sup> ST SW containing approximately 62 acre(s). [REF: 1002516, 03DRB-00331, 03DRB-00332, 1001594, 02DRB-01621, 02DRB-01622, 02DRB-01623] (N-8/N-9) **THE BULK LAND VARIANCE WAS APPROVED. PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR THE 15-DAY APPEAL PERIOD.**

6. **Project # 1003031**  
03DRB-01741 Major-Preliminary Plat Approval  
03DRB-01742 Major-Vacation of Pub Right-of-Way  
03DRB-01743 Major-Vacation of Public Easements  
03DRB-01744 Minor-Sidewalk Waiver  
03DRB-01745 Minor-Temp Defer SDWK  
03DRB-01746 Minor-Vacation of Private Easements

BOHANNAN HUSTON INC. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 14, **EL RANCHO GRANDE, UNIT 14**, zoned R-LT, located on GIBSON BLVD SW, between BLAKE RD SW and MESSINA DR SW, containing approximately 23 acre(s). *[Deferred from 11/5/03]* (N-8, N-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/26/03.**

7. **Project # 1003030**  
03DRB-01738 Major-Vacation of Pub Easements  
03DRB-01737 Major-Preliminary Plat Approval  
03DRB-01739 Minor-Sidewalk Waiver  
03DRB-01740 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 15, **EL RANCHO GRANDE SUBDIVISION, UNIT 15**, zoned R-LT, located on GIBSON BLVD SW, between BLAKE RD SW and MESSINA DRIVE SW containing approximately 23 acre(s). *[Deferred from 11/5/03]* (N-8, N-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/26/03.**

8. **Project # 1002971**  
03DRB-01567 Major-Vacation of Public Easements  
03DRB-01568 Major-Vacation of Public Easements  
03DRB-01569 Major-Vacation of Public Easements  
03DRB-01570 Minor-Vacation of Private Easements  
03DRB-01566 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for WEFCO PARTNERS request(s) the above action(s) for all or a portion of Tract(s) 4B, 4-A-1, 5-B-1 and 5-B-2, **V. E. BARRETT SUBDIVISION AND LANDS OF WEFCO**, zoned C-2 community commercial zone, located on CENTRAL AVE SW, between UNSER BLVD SW and 86TH ST SW containing approximately 15 acre(s). [REF: V-79-19, V-88-3, V-86-58] *[Deferred from 10/15/03 & 11/5/03]* (K-10) **DEFERRED AT THE AGENT'S REQUEST TO 11/19/03.**

- 03DRB-01692 Minor-SiteDev Plan Subd

DENISH KLINE ASSOCIATES INC agent(s) for WEFCO PARTNERS INC request(s) the above action(s) for all or a portion of Tract(s) 4-B, 4-A-1, 5-B-1 AND 5-B-2, **BARRETT SUBDIVISION, LANDS OF WEFCO**, zoned C-2 community commercial zone, located on CENTRAL AVE SW, between UNSER BLVD SW and 86<sup>TH</sup> ST SW containing approximately 15 acre(s). [REF: V-88-3, 03DRB-01567, 03DRB-01568, 01569, 03DRB-01566, 01570] *[Deferred from 10/15/03 & 11/5/03]* (K-10) **DEFERRED AT THE AGENT'S REQUEST TO 11/19/03.**

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

BOHANNAN HUSTON, INC. & DENISH-KLINE ASSOCIATES, agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of **Tract(s) D** (to be known as **TAOS @ THE TRAILS**, The Trails (a portion of Tract 4, Black Ranch) zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). REF: 03DRB-01429 (SK)] *[Deferred from 10/8/03 & 11/5/03]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/19/03.**

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

BOHANNAN HUSTON INC. & DENISH - KLINE ASSOCIATES, agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) C (to be known as **SANTA FE @ THE TRAILS**) The Trails (portion of Tract 4, Black Ranch) zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 17 acre(s). [Deferred from 10/8/03 & 11/5/03] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/19/03.**

11. **Project # 1001656**  
03DRB-01591 Major-Bulk Land Variance  
03DRB-01592 Minor-Prelim&Final Plat  
Approval

SANTIAGO ROMERO JR. agent(s) for CITY OF ALBUQUERQUE, LINDA ADAMSKO request(s) the above action(s) for all or a portion of Tract(s) O & N, **DOUBLE EAGLE AIRPORT II**, zoned SU-1 special use zone, AIRPORT & RELATED FACILITIES, located NORTHWEST OF DOUBLE EAGLE AIRPORT NW, containing approximately 591 acre(s). [REF: 01EPC-01875, 03EPC-00915 & 16] [Deferred from 10/22/03] (C-4 & D-4) **BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE AND AGIS DXF FILE AND 15-DAY APPEAL PERIOD.**

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

MARK GOODWIN & ASSOCIATES, agent(s) for WESTLAND DEVELOPMENT CO., INC request(s) the above action(s) for all or a portion of Tract(s) J-2-A (to be known as **SUNDORO SOUTH, UNITS 1, 2 & 3**) WESTLAND NORTH SUBDIVISION, zoned SU-2 / R-LT, located on 98<sup>TH</sup> ST NW, between I-40 NW and LADERA DR NW containing approximately 35 acre(s). [Deferred from 10/8/03, 10/22/03 & 11/5/03] (J-8) **DEFERRED AT THE AGENT'S REQUEST TO 11/26/03.**

13. **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] (L-23) **DEFERRED AT THE AGENT'S REQUEST TO 1/7/04.**

**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.

**THERE ARE NO SITE PLANS THIS WEEK. . . .**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS

14. **Project # 1000296**  
03DRB-01866 Minor-Ext of SIA for Temp  
Defer SDWK

BOHANNAN HUSTON INC. agent(s) for ALTURA WEST LTD., CO. request(s) the above action(s) for all or a portion of **Tract(s) E, OXBOW VILLAGE SUBDIVISION**, zoned SU-3, located on OXBOW DR NW, between OXBOW VILLAGE LANE NW and COORS BLVD NW (G-11) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

03DRB-01867 Minor-Ext of SIA for Temp  
Defer SDWK

BOHANNAN HUSTON INC. agent(s) for ALTURA WEST, LTD., CO. request(s) the above action(s) for all or a portion of **Tract(s) B-1, OXBOW PARK**, zoned SU-3, located on ST. JOSEPH DR NW, between COORS BLVD and ALAMAGORDO DR NW containing approximately 12 acre(s). [REF: 02500 00234, 02400-00544] (G-11) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

15. **Project # 1002525**  
03DRB-01852 Minor-Final Plat Approval

JEFF MORTENSEN & ASSOCIATES, INC., agent(s) for HOECH REAL ESTATE CORPORATION, request(s) the above action(s) for all or a portion of Lot(s) 10-23, Block(s) 19, (to be known as **VINEYARD COURT ESTATES**) NORTH ALBUQUERQUE. ACRES, UNIT 3, TRACT 3, Block(s) 19, zoned R-D residential and related uses zone, developing area, located on HOLLY AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 14 acre(s). [REF: 03DRB-00367 thru 00370, 02EPC-01353 & 01354] (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR APPROVAL OF DESIGN ELEVATIONS AND CROSS SECTIONS OF PERIMETER WALLS BY THE DRB CHAIR.**

16. **Project # 1001396**  
03DRB-01860 Minor-Extension of  
Preliminary Plat

MARK GOODWIN & ASSOCIATES, agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) T-2-B, **VISTA DEL NORTE**, zoned R-LT residential zone, located on VISTA DEL NORTE DR NE, between VISTA MONTE DR NE and LAS LOMITAS DR NE containing approximately 13 acre(s). [REF: 02DRB-01871 EPP, 1000533, DRB-98-374, Z-95-73] (D-16) **A ONE YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: PRIOR TO FINAL PLAT, ADEQUATE ACCESS NEEDS TO BE PROVIDED IN ACCORDANCE WITH THE TIS (TRAFFIC IMPACT STUDY) AND ALL AMENDMENTS TO THAT STUDY. THIS APPROVAL INCLUDES EXTENSION OF THE INFRASTRUCTURE LIST DATED 1/2/02.**

~~17.~~ **Project # 1002243**  
03DRB-01856 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES, agent(s) for MOR LAND INC. request(s) the above action(s) for all or a portion of Tract(s) 463, **TOWN OF ATRISCO GRANT, UNIT 7**, zoned R-D residential and related uses zone, developing area, 9 DU/AC, located on 82<sup>ND</sup> ST SW, between SAGE RD SW and SAN YGNACIO RD SW containing approximately 5 acre(s). [REF: 02EPC-01460, 02DRB-01828, 03DRB-00121 PP] (L-10) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1001999**  
03DRB-01871 Minor-Prelim&Final Plat  
Approval

ADVANCED ENGINEERING & CONSULTING, LLC agent(s) for FRANCISCO L. MELENDEZ request(s) the above action(s) for all or a portion of Lot(s) 13-A & 14-A, **RAYNOLDS ADDITION**, zoned SU-2 special neighborhood zone, MFR, located on 11<sup>TH</sup> ST SW, between SILVER AVE SW and GOLD AVE SW containing approximately 0.1625 acre(s). [REF: ZA-94-76, 02ZHE-00937 (1002035), 02DRB-01614 (P&F)] (K-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**



19. **Project # 1001825**  
03DRB-01809 Minor-Prelim&Final Plat  
Approval

PRECISION SURVEYS INC. agent(s) for YOUTH DEVELOPMENT INC., request(s) the above action(s) for all or a portion of Lot(s) 1-4 and north portion of Lot(s) 15, Block(s) 15, **FRANCISCO ARMIJO Y OTERO ADDITION**, zoned SU-3, located on 1<sup>st</sup> St NW between ROMA NW AND GRAND NW, containing approximately .5998 acre(s). [Listed under Project #1003056 in error] [REF: ZA-85-81, V-86-121, 02400-00448, 02DRB-01557] [Deferred from 10/29/03] (J-14) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

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

20. **Project # 1003084**  
03DRB-01859 Minor-Sketch Plat or Plan

MARCELA CASTILLO request(s) the above action(s) for all or a portion of Lot(s) 3, Block(s) 7, **BROADWAY PLACE EXTENSION**, zoned SU-2 special neighborhood zone, MR, located on WHEELER AVE SE and SAN JOSE AVE SE containing approximately .135 acre(s). (M-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1003085**  
03DRB-01863 Minor-Sketch Plat or Plan

GEORGE L. CARRUTHERS agent(s) request(s) the above action(s) for all or a portion of Lot(s) B, **PLAT OF LOTS A & B, LANDS OF CARRUTHERS**, zoned RT, located on OLD TOWN ROAD NW, between 17<sup>th</sup> ST NW and 19<sup>th</sup> ST NW containing approximately .275 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1003088**  
03DRB-01870 Minor-Sketch Plat or Plan

WAYJOHN SURVEYING INC. agent(s) for DAVID DUNAWAY & NINA WALLERSTEIN request(s) the above action(s) for the East ½, Tract 40, **ALVARADO GARDENS, UNIT 2**, zoned RA-2 - W7, located on CAMPBELL RD NW, between RIO GRANDE BLVD NW and GLENWOOD RD NW containing approximately 2 acre(s). (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1002778**  
03DRB-01868 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC. agent(s) for VENTANA WEST LLC request(s) the above action(s) for all or a portion of Tract(s) A-1, **VENTANA RANCH WEST**, zoned R-LT, located WEST OF VENTANA RANCH SUBDIVISION, between PASEO DEL NORTE BLVD NW and IRVING BLVD NW containing approximately 290 acre(s). (B-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. **Project # 1003087**  
03DRB-01869 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC. agent(s) for WESTLAND DEVELOPMENT CO. INC. request(s) the above action(s) for all or a portion of Tract(s) A, **WESTLAND NORTH**, zoned SU-2 for PDA for Residential Resort, located on TIERRA PINTADA ST NW and 98<sup>th</sup> ST NW containing approximately 47 acre(s). (H-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

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

ADJOURNED: 1:15 P.M.

2243  
\*\*\*

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1002243 Subdivision Name Desert Sage  
Surveyor Aldrich Company Mark Goodwin  
Contact person Amy Niese Phone # 828-2200 email \_\_\_\_\_

~~Barbara J. Ramirez~~ \_\_\_\_\_ 10-28-03  
Approved \*Not Approved Date

DXF RECEIVED 10-27-03 DATE  
 HARD-COPY RECEIVED 10-27-03 DATE  
 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:

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

AGIS Use Only: Copied cov 2243 to agiscov on 10-28-03 Client Notified by phone



**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: 1002243**

**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 | <b>(08)</b> 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:** November 5, 2003



K

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

Development Review Board Comments

**Project Number:** 1002243  
**Application Number:** 03DRB-01856

**DRB Date:** 11/5/03  
**Item Number:** 17

**Subdivision:** Desert Sage, Unit 3  
Tract 463, Town of Atrisco Grant, Unit 7

**Zoning:** RD

**Zone Page:** L-10

**New Lots (or units) :** 29

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

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

**Signed:** 

Christina Sandoval, (DMD)

Phone: 768-3808

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
Development Review Board  
November 5, 2003 Comments**

**ITEM # 17**


**PROJECT # 1002243**

**APPLICATION # 03DRB-01856**

**RE: Desert Sage Unit 3/final plat**

No objection to final plat. AGIS dxf approval has already occurred.

Applicant may file the plat. Please be sure applicant gets a copy of the recorded plat to close out the file.

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



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

4-17-2003

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

MARK GOODWIN & ASSOCIATES, PA agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 463, Town of Atrisco Grant, Unit 7, (to be known as **DESERT SAGE SUBDIVISION, UNIT 3**) zoned RD (9DU/AC), located on 82ND ST SW, between SAGE RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). [REF:02EPC01460] [DEFERRED FROM 4/9/03] (L-10)

At the April 16, 2003, Development Review Board meeting, with the signing of the infrastructure list dated 4/16/03 and approval of the grading plan engineer stamp dated 4/7/03 the preliminary plat was approved.

The temporary deferral of construction of sidewalks for the front and side yards of the developable lots on the interior streets was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by May 1, 2003, in the manner described below.

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

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

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: TS McNaney & Associates, 400 Gold SW, Suite 700, 87102  
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, NEW MEXICO 87103  
 PUBLIC WORKS DEPARTMENT  
 DEVELOPMENT SERVICE  
 HYDROLOGY DEVELOPMENT SECTION

ALBUQUERQUE

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002379**

**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.  
 An approved infrastructure list is required for Preliminary Plat approval.

**RESOLUTION:**

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

5-21-03

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

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

FOR:

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

**DATE:** April 16, 2003



# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002243 AGENDA#: 6 DATE: 4.16

1. Name: Amy Russell Address: Mark Gordon & Assoc 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, NEW MEXICO 87103  
PUBLIC WORKS DEPARTMENT  
DEVELOPMENT SERVICE  
HYDROLOGY DEVELOPMENT SECTION

\*\*\*\*\*

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002243

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 4-7-03 is on file for Preliminary Plat approval.  
Comment on infrastructure list.

RESOLUTION:

*signed I.L.*

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

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

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

FOR:

SIGNED: Bradley L. Bingham  
City Engineer/AMAFCA Designee

DATE: April 16, 2003

100 2243

4/9/03

\*\*\*\*\*

- Referred to 4/16/03 -  
for drainage review  
& CC decision notice

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002243 AGENDA#: 7 DATE: 4.9.03

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

2. Name: Amy Address: MG A Zip: \_\_\_\_\_

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

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

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

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

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

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

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

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

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

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

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

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



**City of Albuquerque**  
CITY OF ALBUQUERQUE, NEW MEXICO 87103  
PUBLIC WORKS DEPARTMENT  
DEVELOPMENT SERVICE  
HYDROLOGY DEVELOPMENT SECTION

ALBUQUERQUE

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002243**

**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.  
An approved infrastructure list is required for Preliminary Plat approval.

**RESOLUTION:**

*4-16-03*

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

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

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

FOR:

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

**DATE:** April 9, 2003

*Report to 4/19*

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002243 AGENDA#: 10 DATE: 4.2

- 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, NEW MEXICO 87103  
PUBLIC WORKS DEPARTMENT  
DEVELOPMENT SERVICE  
HYDROLOGY DEVELOPMENT SECTION

ALBUQUERQUE

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002243

AGENDA ITEM NO: 10

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

4-9-03

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

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

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

FOR:

SIGNED: Bradley L. Bingham  
City Engineer/AMAFCA Designee

DATE: April 2, 2003

2/11/03 2:30 pm

Spoke w/ Amy Driscoll. Asked her to provide me w/ City Council approval of zone change.

J. Matson

2/13/03 2 pm

Amy called + said C.C. would not hear zone change request until 3/24/03. She asked if we could act on prelim plat on 2/26/03 anyway.

I called her back after talking to Fred + said she would have to defer until she has C.C. paperwork. Since the application was incomplete, she would have to pay \$150 deferral fee.

(I also let Roger know.)

2/26/03

w/in Lower / Upper 508 area? I have not provided comments yet.



# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002243 AGENDA#: 4 DATE: 2.26.03

1. Name: Amy Address: MYA 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 1299 ALBUQUERQUE, NEW MEXICO 87103  
 PUBLIC WORKS DEPARTMENT  
 DEVELOPMENT SERVICE  
 HYDROLOGY DEVELOPMENT SECTION

ALBUQUERQUE

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002462**

**AGENDA ITEM NO: 4**

**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:**

4-2-03

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

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

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

FOR:

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

**DATE:** February 26, 2003



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
LAND DEVELOPMENT COORD. DIV.

DEVELOPMENT REVIEW BOARD  
February 26, 2003  
Project # 1002243

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

MARK GOODWIN & ASSOCIATES, PA agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 463, Town of Atrisco Grant, Unit 7, (to be known as **DESERT SAGE SUBDIVISION, UNIT 3**) zoned RD (9DU/AC), located on 82ND ST SW, between SAGE RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s).[REF:02EPC01460](L-10)

AMAFCA	No comment.
COG	No adverse comments.
Transit	No comments received.
Zoning Enforcement	

Minimum lot width is 50 feet. Minimum lot size is 5,000 sq. ft.

Neighborhood Coord. Letter sent to Westgate Heights (R) Neighborhood Assn.

**APS**

This will affect Mary Ann Binford Elementary School, Truman Middle School, and West Mesa High School. All the above schools are currently enrolled beyond their designed capacities and are projected to substantially increase further in population. The APS facilities in the area have recently, and continue to be expanded and upgraded. In the fall of 1998, the district opened a new elementary school (Painted Sky) and a middle school (Jimmy Carter) opened in the fall of 2000. An elementary school is slated to open in the fall of 2004. All planned additions to existing educational facilities are contingent upon taxpayer approval. This region's growth has outpaced the district's ability to construct new schools. As schools become overcrowded, boundary changes, alternative schedules, transportation to less crowded schools, and/or combinations of the above strategies may be employed to relieve schools with large numbers of students.

Police Department

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

Fire Department All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.

PNM Gas Approves.

PNM Electric Approves.

Comcast No comments received.

QWEST No comments received.

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

M.R.G.C.D. No comments received.

Open Space Division No adverse comments.

City Engineer An approved drainage report is required for Preliminary Plat approval.

Transportation Development Comments on the infrastructure list. No objection to the sidewalk deferral.

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 29 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.

Parks & Recreation

The R-D zone requires 2,400 square feet of open space for each dwelling unit. With submittal of the Preliminary Plat/Site Development Plan, provide an Open Space Calculation Table showing the lot number, lot size, building & driveway area, provided open space, remaining open space requirement (this table can be separate from the plat itself). Provide a dimensioned Typical Lot Plan, which shows a typical lot with the building footprint and driveway (this should be on the Site Development Plan rather than the plat). Include one of the following notes on the Preliminary and Final Plats indicating how the total remaining open space requirement will be met:

All open space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8 (A) (1).

Total remaining open space requirements are met via a cash payment to the City of Albuquerque per the provisions of Section 14-16-3-8 (A) (2).

Total remaining open space requirements are met via the provision of detached open space per the provisions of Section 14-16-3-8 (A) (3).

*\*Note: This option is only applicable to land covered by a Sector Development Plan.*

Utilities Development

Minor comment on sewer infrastructure list. No objection to sidewalk deferral.

Planning Department

Pending receipt of the City Council zoning action approval from agent, no action on the preliminary plat approval is possible.

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

cc:T.S.McNaney & Associates, 400 Gold Ave SW, Ste. #700, 87102

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



**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, February 26, 2003, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1002461**

03DRB-00164 Minor-Prelim&Final Plat  
Approval  
03DRB-00163 Major-Bulk Land Variance

ALDRICH LAND SURVEYING agent(s) for CURB INC request(s) the above action(s) for all or a portion of El Rancho Grande 1, Tract(s) 8-A, 9-B-1, 9-B-2, 11-A, 12-A-1, 12-A-2 and 13-B, (to be known as **EL RANCHO GRANDE 9A & 9B**) and a portion of Tract(s) 1, Salazar-Davis Tracts EL RANCHO GRANDE I, zoned R-LT, located on BLAKE RD SW, between UNSER BLVD SW and FUTURE 98TH ST SW containing approximately 84 acre(s). [REF: 02DRB-00609] (N-9)

**Project # 1001347**

03DRB-00165 Major-Bulk Land Variance  
03DRB-00167 Minor-Prelim&Final Plat  
Approval

ALDRICH LAND SURVEYING agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) A, B, D, ALBUQUERQUE SOUTH, **EL RANCHO GRANDE 6, 7 & 8**, zoned RLT, located on SNOW VISTA BLVD SW, between BENAVIDES RD SW and DE ANZA DR SW containing approximately 58 acre(s). [REF: 02DRB-01829] (M-9)

**Project # 1001579**

03DRB-00133 Major-Vacation of Pub  
Right-of-Way  
03DRB-00132 Minor-Prelim&Final Plat  
Approval

GREATER ALBUQUER. HOUSING PARTNERSHIP, request(s) the above action(s) for all or a portion of Lot(s) 21, 22, 23, AND 24, Block(s) 13, **EMIL-MANN ADDITION**, zoned R-2, located on BELL AVE SE, between MESILLA SE and ESPANOLA SE containing approximately 1 acre(s). [REF: 01EPC-01613, 01EPC-01614, 02DRB-00612] (L-19)

**Project # 1002243**

03DRB-00121 Major-Preliminary Plat Approval  
03DRB-00122 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 463, Town of Atrisco Grant, Unit 7, (to be known as **DESERT SAGE SUBDIVISION, UNIT 3**) zoned RD (9DU/AC), located on 82ND ST SW, between SAGE RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). [REF: 02EPC01460] (L-10)

**SEE PAGE 2...**



PUBLIC HEARING--DEVELOPMENT REVIEW BOARD  
CITY OF ALBUQUERQUE  
PAGE 2

**Project # 1001067**  
03DRB-00123 Major-SiteDev Plan BldPermit

JIM MEDLEY ARCHITECT agent(s) for AMERITUS HOSPITALITY INC request(s) the above action(s) for all or a portion of Lot(s) 1& 2, Block(s) 4-A, **SUNPORT PARK**, zoned IP, located on WOODWARD RD SE, between 1-25 SE and UNIVERSITY SE containing approximately 3 acre(s). (M-15)

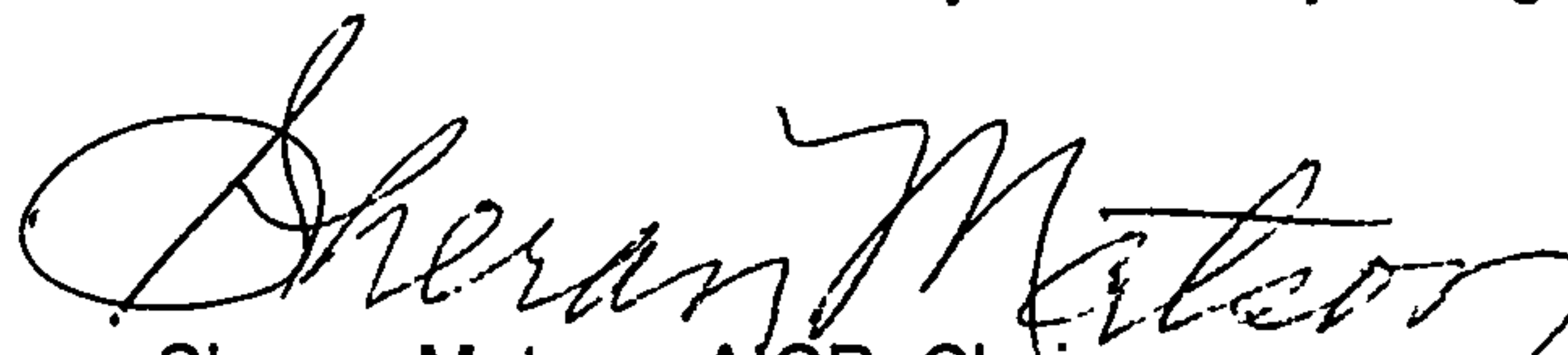
**Project # 1002002**  
03DRB-00168 Major-Vacation of Public Easements

ADVANCED ENGINEERING AND CONSULTING LLC, agent(s) for RETAIL DEVELOPMENT INC., LLC, request(s) the above action(s) for PARCELS 1, 2 AND 3, (known as **BEAR CANYON ARROYO**, zoned C-3, located on SAN MATEO NE, SOUTH OF ACADEMY BLVD NE BETWEEN SAN MATEO NE AND THE I-25 FRONTAGE ROAD, containing approximately 5 acre(s). (E-17)

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

ADVANCED ENGINEERING & CONSULTING, LLC agent(s) for SADLER SOUTHWEST LTD. request(s) the above action(s) for all or a portion of Tract(s) 3, **MENAU DEVELOPMENT AREA**, zoned M-1 light manufacturing zone, located on UNIVERSITY BLVD NE, between MENAU BLVD NE and CLAREMONT AVE NE containing approximately 3 acre(s). (H-15)

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

  
Sheran Matson, AICP, Chair  
Development Review Board

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

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

App#	13DRB-00121
Proj#	1002243
Other#	13DRB-00122

Meeting Date: Feb. 26, 2003

Zone Atlas Page: L-10-E

Notification Radius: 100 Ft.

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

Applicant: T.S. McNaney & Associates ✓

Address: 400 Gold Ave SW, Ste #700, 87102

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

Address: P.O. Box 90606, Albuq, NM 87199

SPECIAL INSTRUCTIONS

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

Date Mailed: 2/6/03

Signature: B. Tsahurkai





1010056 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

101005602903830105 LEGAL: ATRI SCO GRANT UNIT 7 TR 463 CONT 5.0 AC LAND USE:  
PROPERTY ADDR: 00000 82ND ST SW  
OWNER NAME: HERNANDEZ GLORIA  
OWNER ADDR: 10504 RAFAEL SW ALBUQUERQUE NM 87105

101005600506430104 LEGAL: LOT 462 A PLAT OF DIVISION OF TR 462 UNIT 7 TOWN O LAND USE:  
PROPERTY ADDR: 00000 SAN YGNACIO RD SW  
OWNER NAME: LUJAN TEODORO ETUX  
OWNER ADDR: 00908 SUMBEAM RD SW ALBUQUERQUE NM 87105

101005600903430102 LEGAL: LOT 462B PLAT OF DIVISION OF TR 462 UNIT 7 TOWN OF LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: LUJAN-BEVACQUA CHRISTINE  
OWNER ADDR: 01822 TOVAR PL SW ALBUQUERQUE NM 87121

101005601001230101 LEGAL: LOT 462C PLAT OF DIVISION OF TR 462 UNIT 7 TOWN OF LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: LUJAN TEODORO ETUX  
OWNER ADDR: 00908 SUNBEAM RD SW ALBUQUERQUE NM 87105

101005501550220110 LEGAL: LOT 462D PLAT OF DIVISION OF TR 462 UNIT 7 TOWN OF LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: LUJAN TEODORO ETUX  
OWNER ADDR: 00908 SUNBEAM RD SW ALBUQUERQUE NM 87105

101005501848620101 LEGAL: \* A LAND DIVISION PLAT OF LOTS A, B, C & D LAND OF LAND USE:  
PROPERTY ADDR: 00000 8204 SAGE RD SW  
OWNER NAME: SEGOVIA ENRIQUE A & YVONNE T  
OWNER ADDR: 08204 SAGE RD SW ALBUQUERQUE NM 87121

101005503544920102 LEGAL: TR48 8 U7 ATRISCO GRANT LAND USE:  
PROPERTY ADDR: 00000 SAGE RD SW  
OWNER NAME: ALBERT H B & CAROLE & ROMERO E  
OWNER ADDR: 02002 QUAIL RUN DR NE ALBUQUERQUE NM 87122

101005507448820202 LEGAL: TR 4 86-A PLAT OF TRS 486-A & 487-A TOWN OF ATRISCO LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: CH OF JESUS CHRIST LATTER STS  
OWNER ADDR: 00050 E NORTH TEMPLE SALT LAKE CITY UT 84150

101005606100130206 LEGAL: SLY POR OF TRACT 464 UNIT 7 ATRISCO GRANT LAND USE:

PROPERTY ADDR: 00000 N/A  
OWNER NAME: SANCHEZ DAVID E JR & MARY ANNE  
OWNER ADDR: 03116 LA VETA NE ALBUQUERQUE NM 87110

101005605404830201 LEGAL: NLY POR TO TRACT 464 UNIT 7 ATRISCO GRANT LAND USE:  
PROPERTY ADDR: 00000 SAGE RD SW  
OWNER NAME: SANCHEZ DAVID E JR & MARY ANNE  
OWNER ADDR: 03116 LA VETA NE ALBUQUERQUE NM 87110

101005604115030501 LEGAL: TRAC T 42 4 UNIT 3 ATRISCO GRANT CONT 5.0000 AC LAND USE:  
PROPERTY ADDR: 00000  
OWNER NAME: CHAVEZ JOE ETUX  
OWNER ADDR: 03333 SAN IGNACIO SW ALBUQUERQUE NM 87105

101005601514730405    LEGAL: TRAC T 42 5 UNIT 3 ATRISCO GRANT  
PROPERTY ADDR: 00000    TOWER RD SW  
OWNER NAME: CITY OF ALBUQUERQUE  
OWNER ADDR: 00000

LAND USE:  
  
ALBUQUERQUE    NM 87103

100905651814640604    LEGAL: TRAC T 42 6 UNIT 3 ATRISCO GRANT  
PROPERTY ADDR: 00000    TOWER RD SW  
OWNER NAME: CITY OF ALBUQUERQUE  
OWNER ADDR: 00000

LAND USE:  
  
ALBUQUERQUE    NM 87103



# 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: January 21, 2003

TO CONTACT NAME: Bernadette Maria  
 COMPANY/AGENCY: Milk Producers & Assoc.  
 ADDRESS/ZIP: PO Box 90606 / 87199  
 PHONE/FAX #: 828-2200 / 797-9539

Thank you for your inquiry of 1-21-03 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tract 463, Town of Atresco Grant

zone map page(s) L-10

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

Westgate Heights  
Neighborhood Association

Contacts: Arthur Gonzalez  
8704 Shane SW  
831-2168 (H) 87121

Theresa Rios Sandoval  
1505 Eastwind Pl SW  
831-6668 (H) 87121

Neighborhood Association

Contacts: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

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

Sincerely,

Dalaina S. Carrmona  
 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: dmgs@swcp.com

January 21, 2003

Mr. Arthur Gonzales  
Westgate Heights Neighborhood Association  
8704 Shone SW  
Albuquerque, NM 87121

Ms. Theresa Rios Sandoval  
Westgate Heights Neighborhood Association  
1505 Gschwind Pl SW  
Albuquerque, NM 87121

**Re: Tract 463, Town of Atrisco Grant**

Dear Mr. Gonzales and Ms. Rios Sandoval:

Enclosed please find a copy of the DRB application for the referenced project. The anticipated date to be heard at DRB is February 19, 2003. Please contact Amy L. Driscoll, PE of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

  
Bernadette Mares

/sr

Enclosure

Proj# 1002243

TS McNaney & Associates  
400 Gold Ave SW, Ste# 700  
Albuquerque NM 87102

THERESA RIOS SANDOVAL  
Westgate Heights Neigh. Assoc.  
1505 GSCHWIND PL. SW  
ALBUQUERQUE NM 87121

101005600903430102

LUJAN-BEVACQUA CHRISTINE  
1822 TOVAR PL SW  
ALBUQUERQUE NM 87121

101005507448820202

CH OF JESUS CHRIST LATTER STS  
50 E NORTH TEMPLE  
SALT LAKE CITY UT 84150

Proj# 1002243

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

101005602903830105

HERNANDEZ GLORIA  
10504 RAFAEL SW  
ALBUQUERQUE NM 87105

101005501848620101

SEGOVIA ENRIQUE A & YVONNE T  
8204 SAGE RD SW  
ALBUQUERQUE NM 87121

101005606100130206

SANCHEZ DAVID E JR & MARY ANN  
3116 LA VETA NE  
ALBUQUERQUE NM 87110

ARTHUR GONZALES  
Wetgate Heights Neigh. Assoc.  
8704 SHONE SW  
ALBUQUERQUE NM 87121

101005600506430104

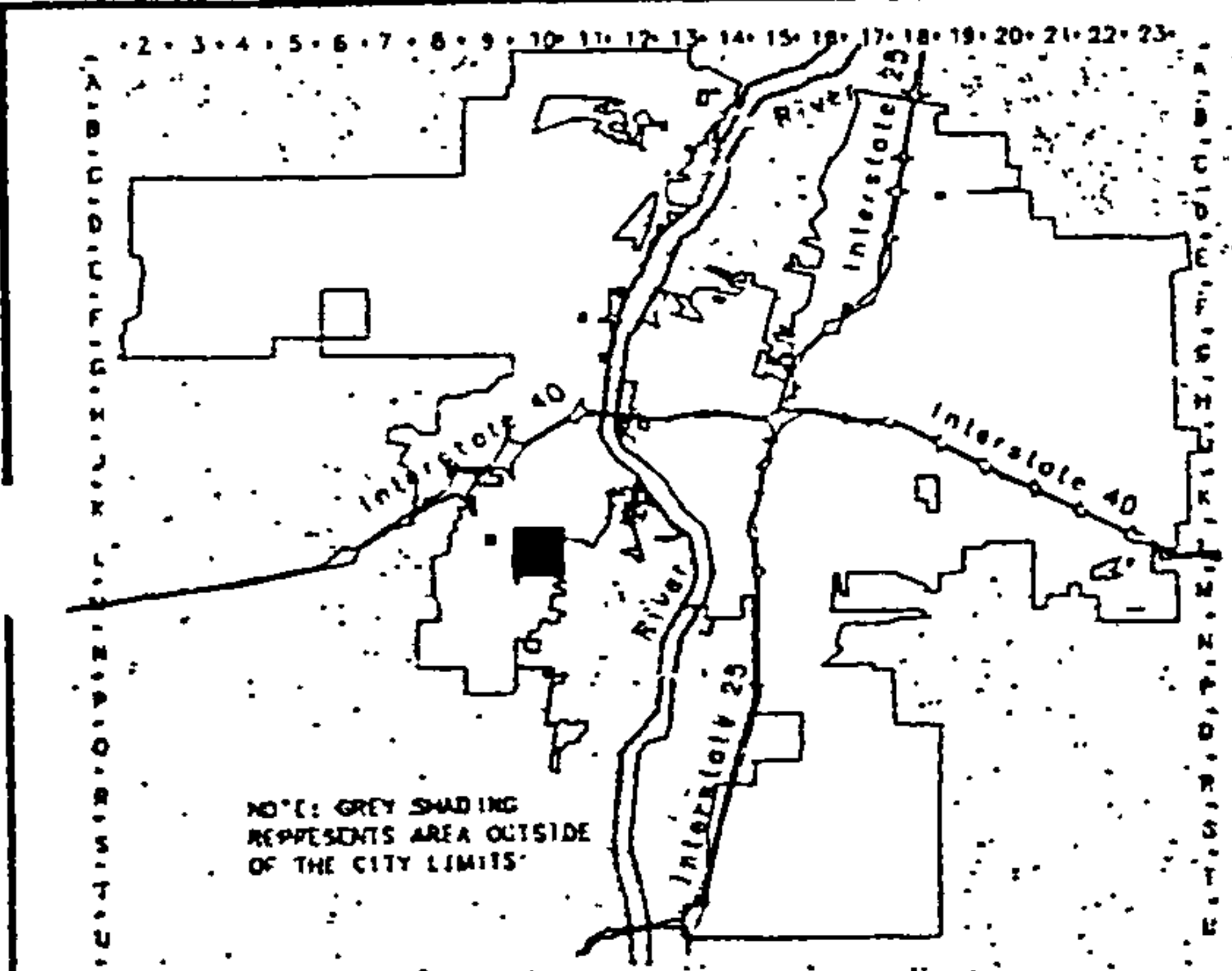
LUJAN TEODORO ETUX  
908 SUMBEAM RD SW  
ALBUQUERQUE NM 87105

101005503544920102

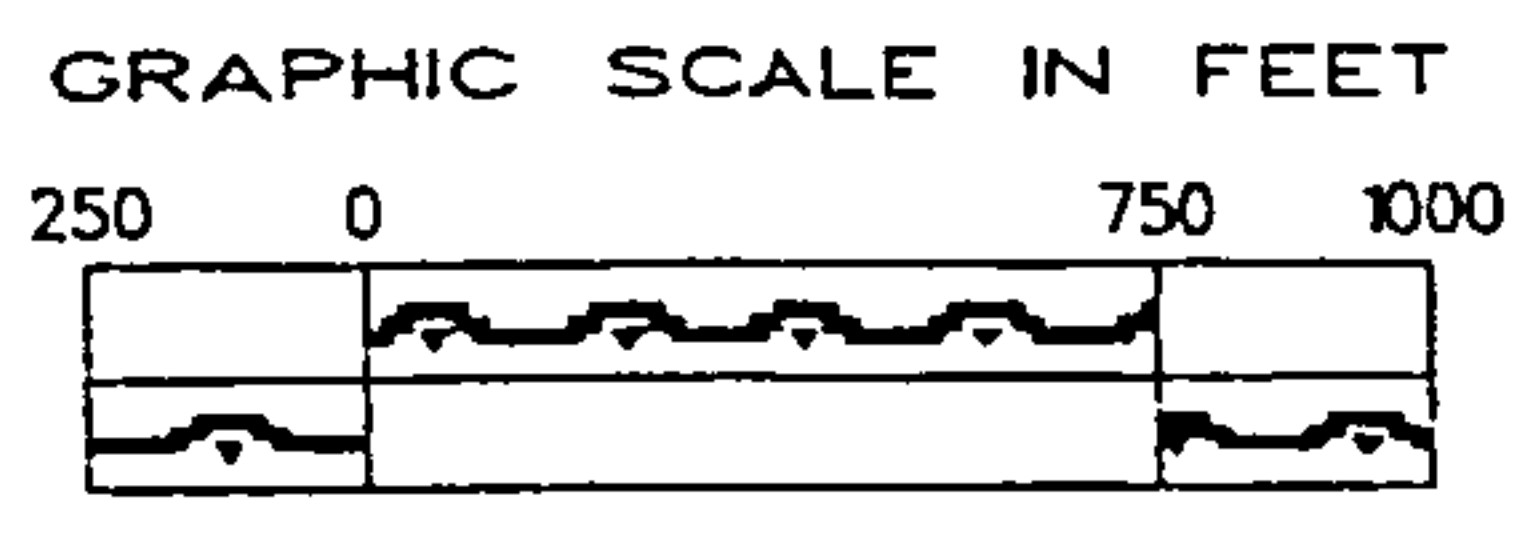
ALBERT H B & CAROLE & ROMERO  
2002 QUAIL RUN DR NE  
ALBUQUERQUE NM 87122

101005604115030501

CHAVEZ JOE ETUX  
3333 SAN IGNACIO SW  
ALBUQUERQUE NM 87105



CITY OF  
Albuquerque  
Albuquerque Geographic Information System  
PLANNING DEPARTMENT  
© Copyright 2002



Zone Atlas Page

**L-10-Z**

Map Amended through April 02, 2002



TOWN OF ATRISCO GRANT, UNIT 7

TRACT 462-A

TRACT 462-B

TRACT 462-C

TRACT 462-D

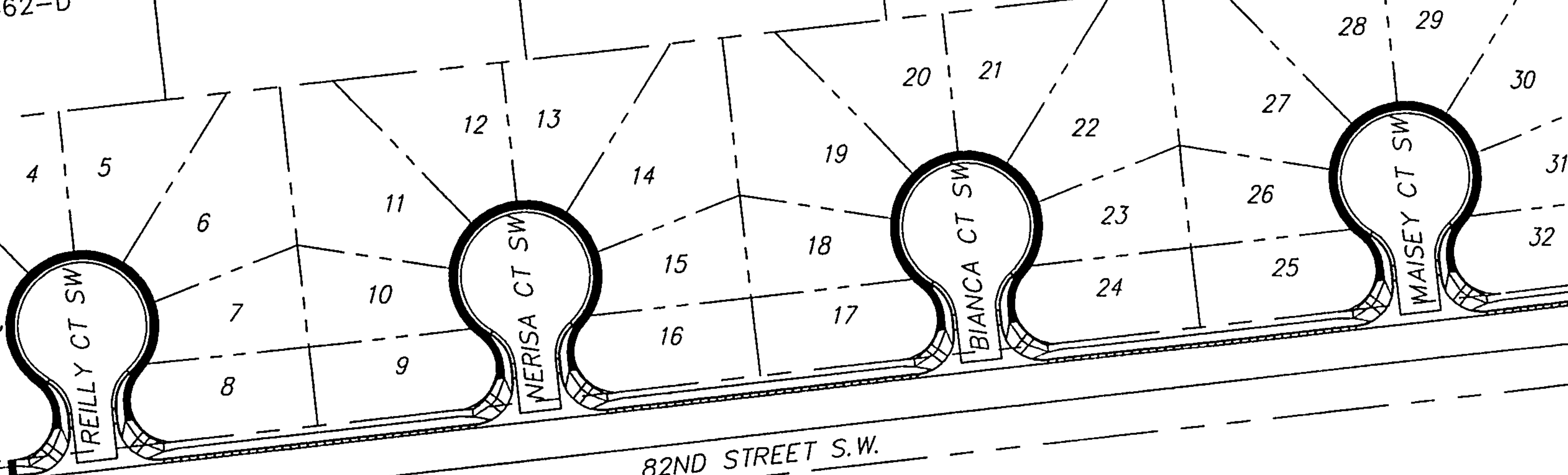
TRACT "A"

SAGE ROAD S.W.

SAN YGNACIO ROAD

82ND STREET S.W.

TOWN OF ATRISCO GRANT, UNIT 7  
TRACT PORTION 464



SCALE: 1" = 100'

**LEGEND**

 SIDEWALK TO BE DEFERRED (TYPICAL)

**DESERT SAGE - UNIT 3**  
**SIDEWALK DEFERRAL EXHIBIT**

**dmg** MARK GOODWIN & ASSOCIATES, P.A.  
 CONSULTING ENGINEERS  
 P.O. BOX 90806  
 ALBUQUERQUE, NEW MEXICO 87199  
 (505)828-2200, FAX (505)797-9539

# City of Albuquerque Planning Department

## One Stop Shop – Development and Building Services

08/16/2007 Issued By: PLNABG

Permit Number: 2007 070 198

Category Code 910

Application Number: 07DRB-70198, Ext Of Sia For Temp Defr Sdwk Const

Address:

Location Description: 82ND ST NW BETWEEN SAGE RD SW AND SAN YGNACIO RD SW

Project Number: 1002243

### Applicant

Ts Mcnanney & Associates

5111 San Mateo Ne, A-1  
Albuquerque, NM 87109  
338-2288

### Agent / Contact

Mark Goodwin And Associates Pa

Mark Goodwin

P.O. Box 90606

Albuquerque, NM 87199

mark@goodwinengineers.com

### Application Fees

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

City Of Albuquerque  
Treasury Division

8/16/2007 11:45AM LOC: ANNX  
WSH 007 TRANSH 0019  
RECEIPT# 00086630-00086630  
PERMIT# 2007070198 TRSMSP  
Trans Amt \$70.00  
Conflict Manag. fee \$20.00  
DRB Actions \$50.00  
CK \$70.00  
CHANGE \$0.00

Thank You

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

		Supplemental form	
<b>SUBDIVISION</b>	<b>S</b>	<b>Z</b>	<b>ZONING &amp; PLANNING</b>
<input checked="" type="checkbox"/> Major Subdivision action			<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor Subdivision action			<input type="checkbox"/> County Submittal
<input type="checkbox"/> Vacation	<b>V</b>		<input type="checkbox"/> EPC Submittal
<input type="checkbox"/> Variance (Non-Zoning)			<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>		<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input type="checkbox"/> for Subdivision Purposes			<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> for Building Permit			<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> IP Master Development Plan			<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<b>L</b>	<b>A</b>	<b>APPEAL / PROTEST of...</b>
<b>STORM DRAINAGE</b>	<b>D</b>		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			

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: TS MCNANEY & ASSOCIATES PHONE: 338-2286  
 ADDRESS: 5111 SAN MATEO NE, #A-1 FAX: 944-1232  
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER List all owners: \_\_\_\_\_  
 AGENT (if any): MARK GOODWIN & ASSOCIATES, PA PHONE: 828-2200  
 ADDRESS: P.O. BOX 90606 FAX: 797-9539  
 CITY: ALBUQUERQUE STATE NM ZIP 87199 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: NEBERT SAGE UNITS - EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (2 YEAR)

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

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

Lot or Tract No. TRACT 463 Block: \_\_\_\_\_ Unit: 7  
 Subdiv. / Addn. TOWN OF ATRESCO GRANT  
 Current Zoning: RD/9DU/AC Proposed zoning: SAME  
 Zone Atlas page(s): L-10 No. of existing lots: 1 No. of proposed lots: 29  
 Total area of site (acres): 5.0051 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO  
 UPC No. 1010056.02903830105 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: 82ND STREET SW.  
 Between: SAGE RD. SW. and SAN YGNACIO RD. SW.

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 102243, 02EPC-01460, 02DRB-01828

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

SIGNATURE Mark Goodwin DATE 8/16/07  
 (Print) MARK GOODWIN, PE. \_\_\_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	07DRB - <u>70198</u>	<u>ESIA</u>	<input checked="" type="checkbox"/>	\$ <u>50.<sup>00</sup></u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	\$ <u>20.<sup>00</sup></u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>August 29, 2007</u>	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.R. fee rebate	_____	_____	_____	\$ <u>70.<sup>00</sup></u>

Andrew Garcia 8-16-07

Project # 1002243

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

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

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

- SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)**
  - SIDEWALK DESIGN VARIANCE**
  - SIDEWALK WAIVER**
    - \_\_\_ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **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 (not to exceed 8.5" by 14") **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 (not to exceed 8.5" by 14") **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. (not to exceed 8.5" by 14") **6 copies**
    - \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
    - \_\_\_ Letter briefly describing, explaining, and justifying the 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.

\_\_\_\_\_  
 MARK GOODMAN PE Applicant name (print)  
 \_\_\_\_\_ 8/16/07  
 \_\_\_\_\_ Applicant signature / date



Form revised 4/03, 10/03 and JUNE 2005

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- |                          |         |        |
|--------------------------|---------|--------|
| Application case numbers | 07DRB - | -70198 |
| _____                    | _____   | _____  |
| _____                    | _____   | _____  |

\_\_\_\_\_ 8-16-07  
 \_\_\_\_\_ Planner signature / date  
**Project # 1002243**



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

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

August 16, 2007

Ms. Sheran Matson, Chair  
Design Review Board  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

**Re: Desert Sage, Unit 3**

Dear Ms. Matson:

We are hereby requesting a 2 year sidewalk deferral on the above referenced job. The sidewalk to be deferred is located next to a pond, which cannot be removed yet.

Please contact our office if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

Mark Goodwin, PE  
Chief Executive Officer

DMG/la

Attachment



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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 5/17/2007

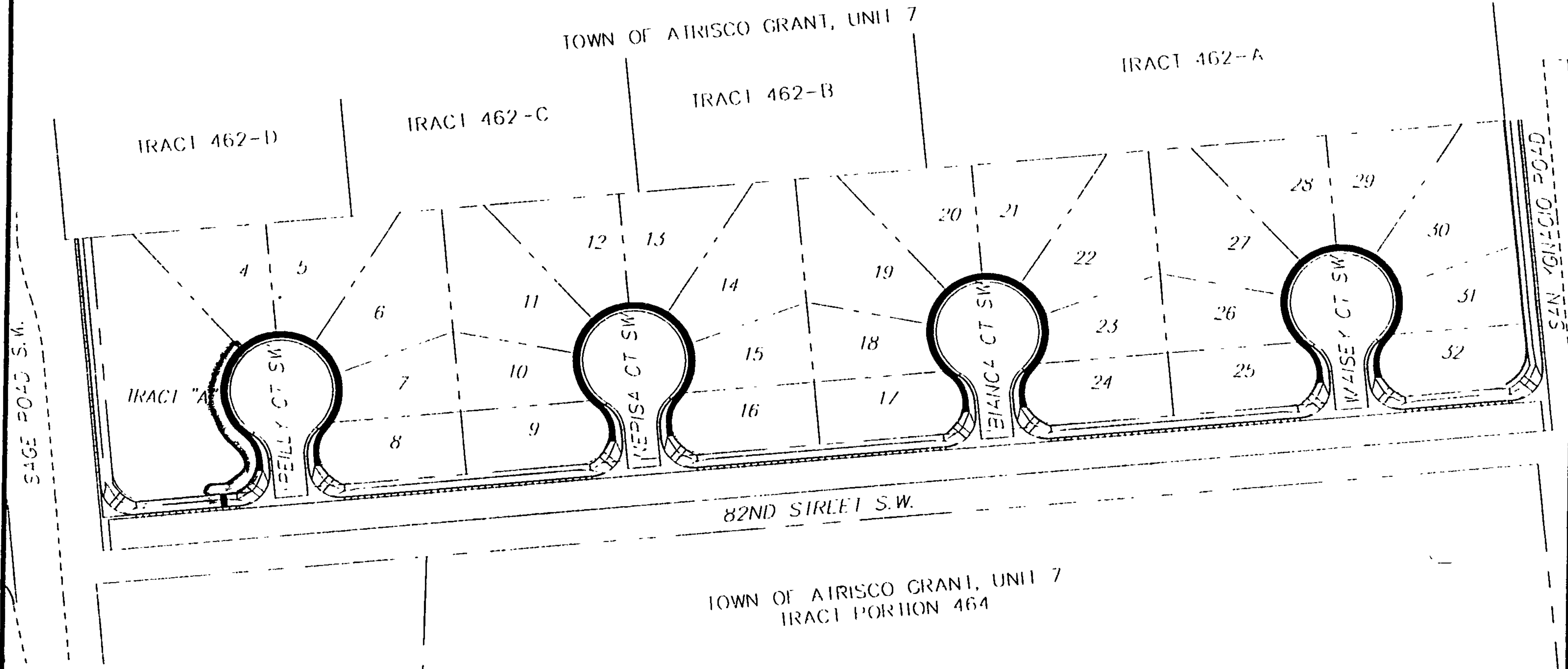
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**L-10-Z**


Selected Symbols


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

0 750 1,500 Feet



**LEGEND**

 SIDEWALK TO BE DEFERRED (TYPICAL)

  
SCALE: 1" = 100'

<b>DESERT SAGE - UNIT 3</b>	
<b>SIDEWALK DEFERRAL EXHIBIT</b>	
	MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS
	P.O. BOX 90606 ALBUQUERQUE, NEW MEXICO 87199
	(505)828-2200, FAX (505)797-9539

# A City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form **S**

**SUBDIVISION**

Major Subdivision action

Minor Subdivision action

Vacation

Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN**

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC)

Supplemental form **Z**

**ZONING & PLANNING**

Annexation

County Submittal

EPC Submittal

Zone Map Amendment (Establish or Change Zoning)

Sector Plan (Phase I, II, III)

Amendment to Sector, Area, Facility or Comprehensive Plan

Text Amendment (Zoning Code/Sub Regs)

**APPEAL / PROTEST of...**

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

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

**APPLICANT INFORMATION:**

NAME: Mor Land. Inc. PHONE: 889-0315

ADDRESS: 2820 Broadbent Parkway, Suite 200 FAX: 889-0273

CITY: Albuquerque, STATE NM ZIP 87107 E-MAIL: \_\_\_\_\_

Proprietary interest in site: Owner

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

ADDRESS: P.O. Box 90606 FAX: 797-9539

CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: dmg@swcp.com

DESCRIPTION OF REQUEST: Desert Sage Unit 3: Major 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. Tract 463 Block: \_\_\_\_\_ Unit: 7

Subdiv. / Addn. Town of Atrisco Grant

Current Zoning: RD/9DU/AC Proposed zoning: SAME

Zone Atlas page(s): L-10 No. of existing lots: 1 No. of proposed lots: 29

Total area of site (acres): 5.0051 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_

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

UPC No. 101005602903830105 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: 82nd Street SW

Between: Sage Road SW and San Ygnacio Road SW

**CASE HISTORY:**

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

102243, 02EPC-01460, 02DRB-01828 SK 03DRB-00121 PP

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

SIGNATURE [Signature] DATE 10/27/03

(Print) Anty L. D. Niese, PE  Applicant  Agent

**FOR OFFICIAL USE ONLY**

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

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>03DRB - 01856</u>	<u>FP</u>	<u>S(3)</u>	<u>\$ 0</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	<u>\$</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	<u>\$</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 type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$</u>
Hearing date <u>Nov. 5<sup>th</sup> '03</u>				Total <u>\$ 0</u>

Broadbent 10/27/03 Project # 1002243



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

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

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

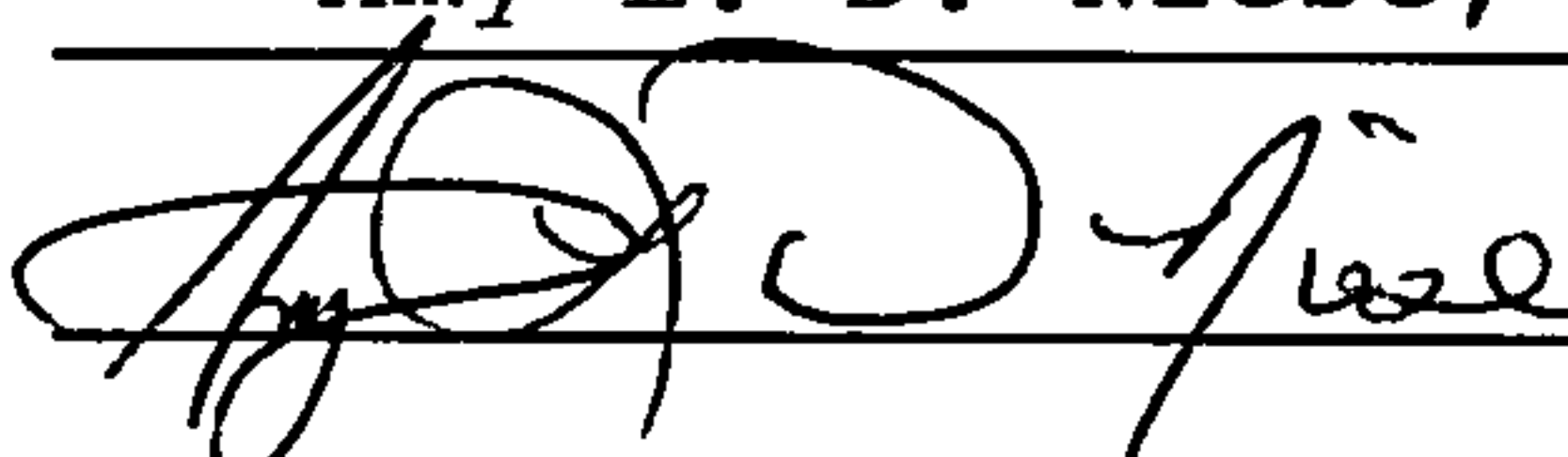
- MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**
- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched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

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

- AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
- AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
- AMENDMENT TO GRADING PLAN (with minor changes)**
- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
  - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
  - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.

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

Amy L. D. Niese, PE



Applicant name (print) \_\_\_\_\_  
10/27/03  
Applicant signature / date \_\_\_\_\_



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

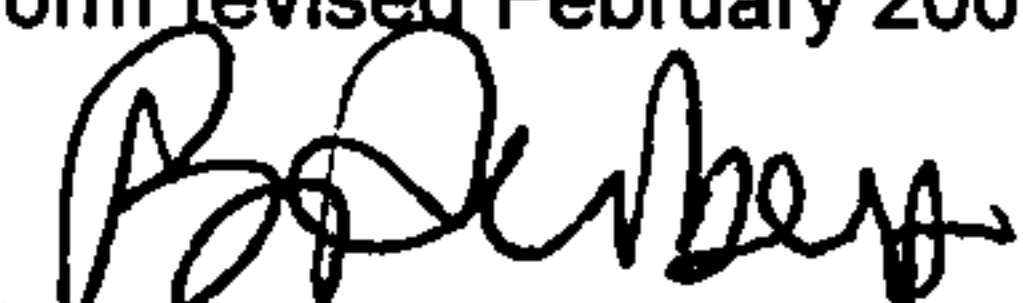
Application case numbers

03DRB - \_\_\_\_\_ - 01856

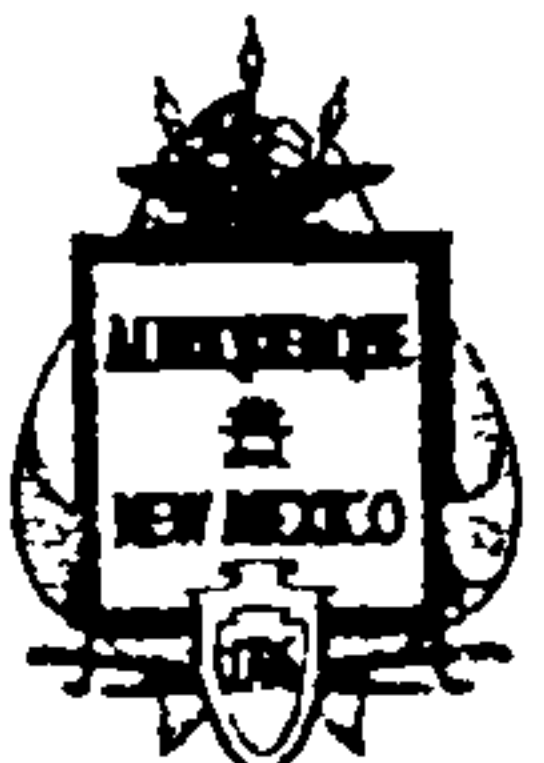
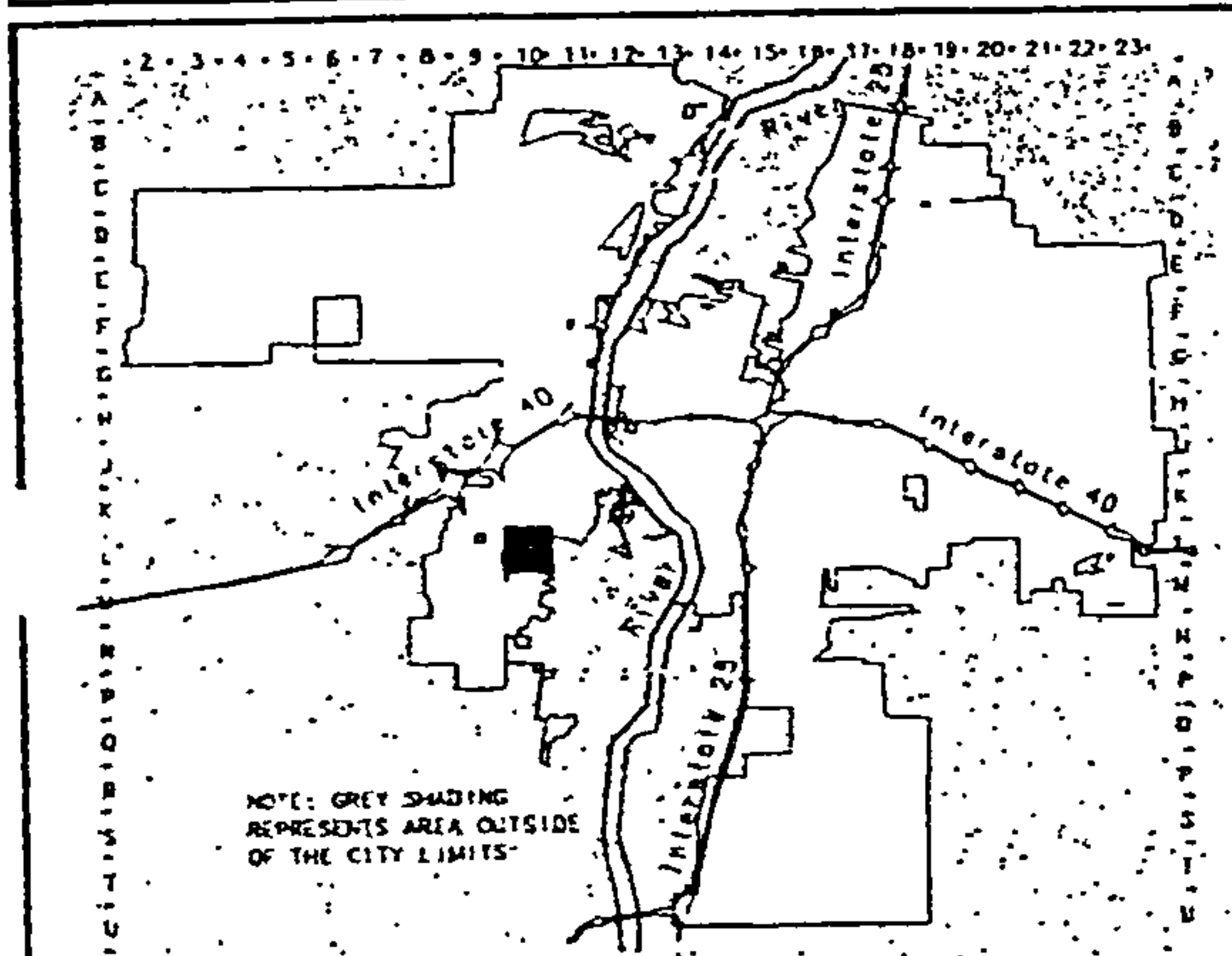
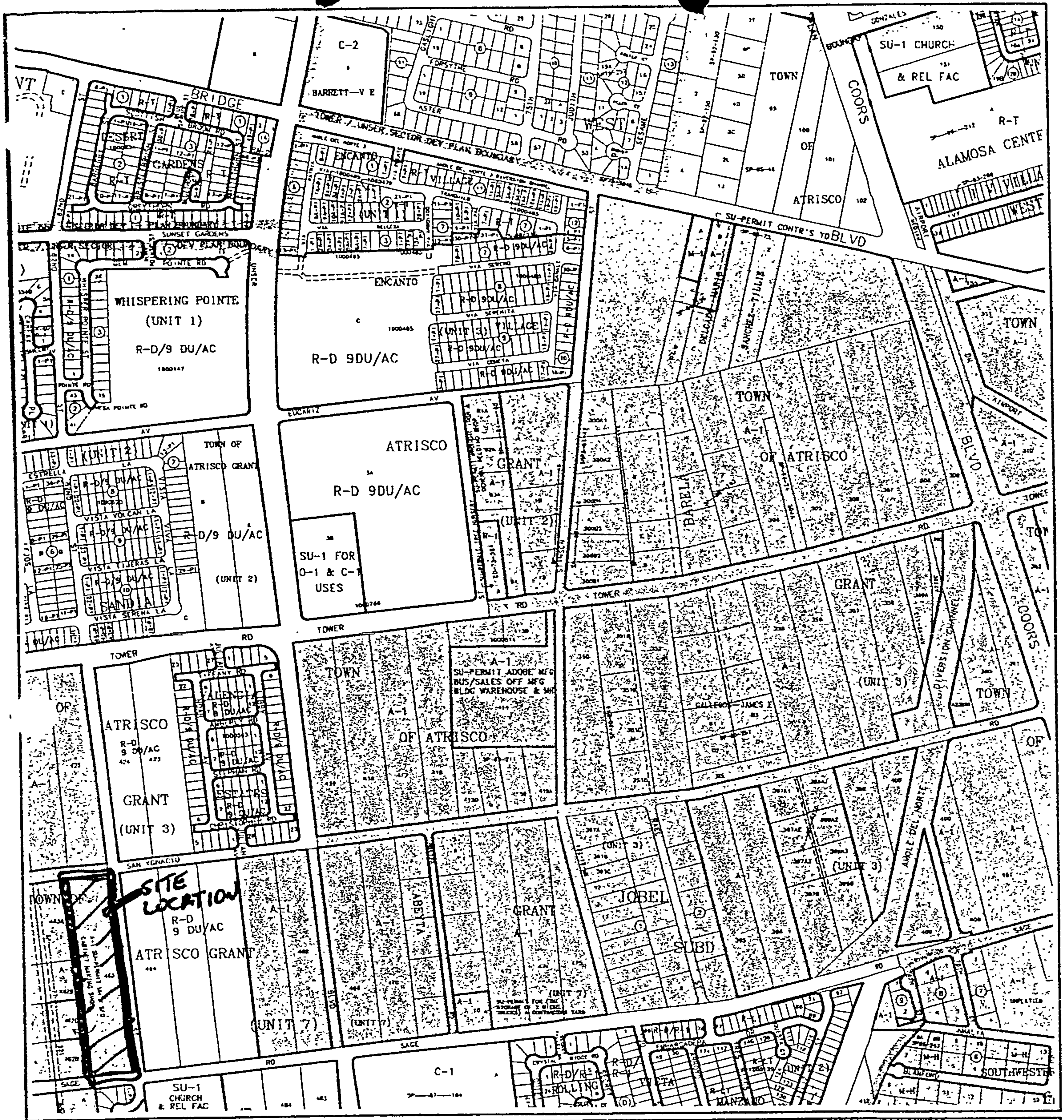
\_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

\_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Form revised February 2003

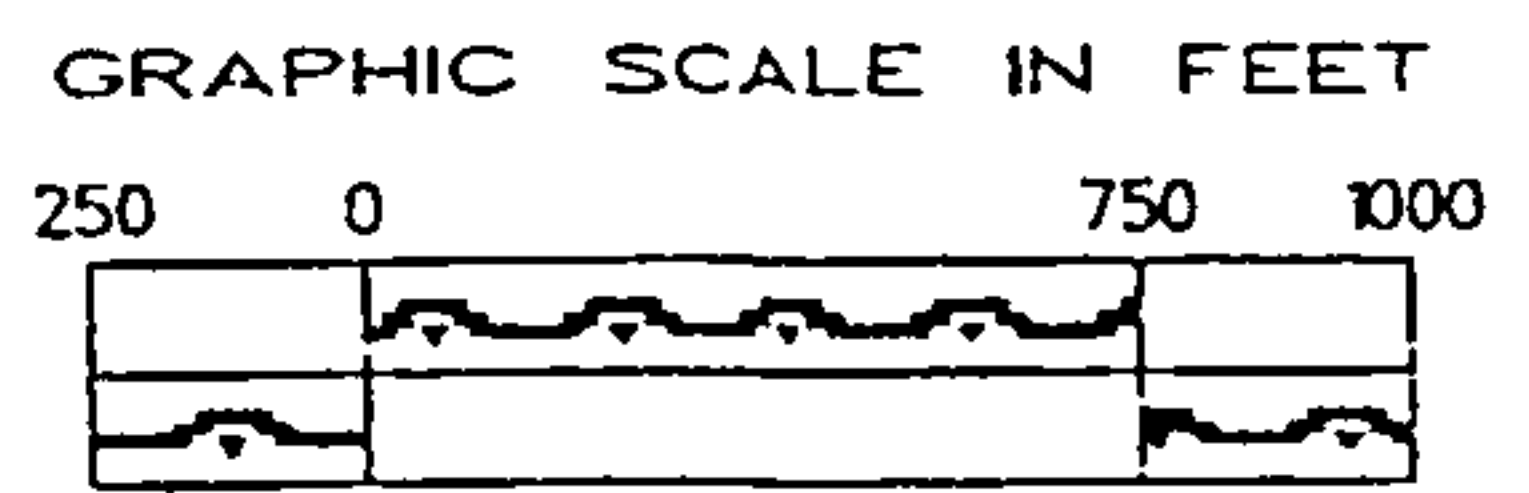
 10/27/03  
Planner signature / date \_\_\_\_\_

**Project # 1002243**



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

© Copyright 2002



**Zone Atlas Page**

**L-10-Z**

Map Amended through April 02, 2002

27.00

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

FIGURE 12

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

Desert Sage, Unit 3

CPN 670482

AGREEMENT TO CONSTRUCT  
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 2nd day of September, 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 Mor Land, LLC

Mor Land, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico limited liability co. whose address is 2920 Broadbent Parkway NE, 87107 and whose telephone number is 889-0315, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

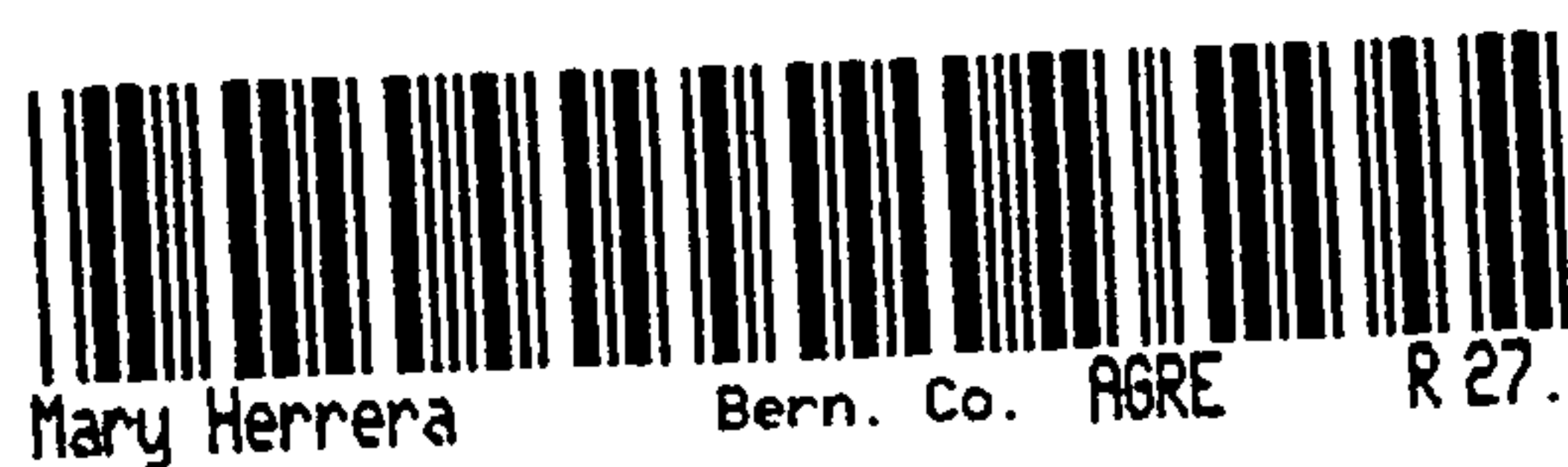
1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tract 463, Town of Atrisco Grant, Unit 7, recorded on 12/5/1944 in the records of the Bernalillo County Clerk at Book D, pages 118 through --- (the "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:] Mor Land, LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as DESERT SAGE, UNIT 3 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 ("Improvement"), to the satisfaction of the City, on or before the 16th day of April, 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. 670482.

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



2003159378  
5942406  
Page: 1 of 10  
09/05/2003 11:37A  
Bk-A63 Pg-9043

Aug. 19. 2003 2:31PM

WA GOODWIN

No. 2152

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

Desert Sage, Unit 3

FIGURE 19  
SIDEWALK DEFERRAL AGREEMENT  
PROJECT NO. 670432

THIS AGREEMENT is made this 2nd day of September, 2007, 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 Mor Land, LLC ("Developer"), whose address is 2820 Broadbent Parkway NE 87107 and whose telephone number is 889-0315, a (state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc. :) New Mexico limited liability CO, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

WHEREAS, the Developer is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico, known as (existing legal description) Tract 463, Town of Atrisco Grant, Unit 7, filed in the (the "Subdivision"); and Bernalillo County clerk's office 12/5/1944, book D, page 118.

WHEREAS, the Developer has submitted and the City has approved Developer's development plans and (state "preliminary" or "final":) final plat, to be identified as (state name of plat:) DESERT SAGE, UNIT 3; and

WHEREAS, Developer has requested and the City has determined that it is acceptable for the Developer to defer construction of the sidewalks within the Subdivision until after construction of other required infrastructure; and

WHEREAS, the Subdivision Ordinance requires all sidewalks to be completed within four (4) years after execution of the Agreement to Construct Subdivision Improvements; and

WHEREAS, the Developer must execute and deliver to the City an Agreement and an acceptable financial guaranty to provide funds for construction of the sidewalk improvements in case the Developer does not complete the construction as required.

THEREFORE, the City and the Developer agree:

1.A. Sidewalk Construction Deadline. Developer has obtained a sidewalk deferral, as shown in the attached Exhibit "A", which is a copy of the Development Review Board's decision regarding the deferral granted. Developer agrees to utilize the City's sidewalk permit process and complete the sidewalk to the satisfaction of the City by April 16, 2007 ("Sidewalk Construction Deadline").

B. Request for Extension. If this Sidewalk Deferral Agreement establishes a Sidewalk Construction Deadline which is less than four (4) years after execution of the Subdivision Improvements Agreement, the Developer may request an extension from the Project Review Section for an additional period of time, which shall not exceed a total of four years after execution of the Subdivision Improvements Agreement. The form of the Financial Guaranty extension and the amount must be approved by the City, but shall not exceed 125% of the City's estimate of the cost of construction at the time Developer requests an extension. If the Developer will need more than four (4) years after execution of the Subdivision Improvements Agreement to construct the sidewalks, the Developer must request and obtain an extension from the Development Review Board and submit the required documentation to the Design Review Section before expiration of the four (4) years.



2003159379  
5942407  
Page: 1 of 6  
09/05/2003 11:37A  
R1-063 Pn-9844

**ORIGINAL**

**INFRASTRUCTURE LIST**

**EXHIBIT "A"**

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

**Desert Sage Unit 3 Subdivision**

**PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**Town of Atrisco Grant, Unit 7, Tract 463**

**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
			<b>PAVING</b>						
		27' FE 6'	Perm Pvmt (Including bike lane) Sidewalk (n. side) C & G (n. side)	Sage Rd	West Prop. Line	82nd St.	/	/	/
		3' 11'	Median Turn Lane						
		24' FE 4'	Perm Pvmt Sidewalk (w side) C & G (w side)	82nd St	Sage Rd	San Ygnacio Rd.	/	/	/
		28' FF 4' *	Perm Pvmt Sidewalk C & G (both sides)	Reilly Ct	82nd St	Cul de sac end	/	/	/
		28' FF 4'	Perm Pvmt Sidewalk C & G (both sides)	Nerissa Ct.	82nd St	Cul de sac end	/	/	/
		28' FF 4'	Perm Pvmt Sidewalk C & G (both sides)	Bianca Ct.	82nd St	Cul de sac end	/	/	/
		28' FF 4' *	Perm Pvmt Sidewalk C & G (both sides)	Maisey Ct	82nd St	Cul de sac end	/	/	/
		N/A	Street Lights per DPM				/	/	/
		20' 4'	Perm Pvmt Sidewalk (south side) C & G (south side)	San Ygnacio Rd.	West Property Line	82nd St.	/	/	/
		*	To be deferred						

**ORIGINAL**

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer	
<b>WATER</b>										
		8"	Water Line	82nd St.	Sage Rd	San Ygnacio Rd.	/	/	/	
		8"	Water Line	San Ygnacio	West Prop. Line	Exist Stub in San Ygnaciac	/	/	/	
		6"	Water Line	Reilly Ct.	82nd St	Cul de sac end	/	/	/	
		6"	Water Line	Nerissa Ct.	82nd St.	Cul de sac end	/	/	/	
		6"	Water Line	Bianca Ct.	82nd St.	Cul de sac end	/	/	/	
		6"	Water Line	Maisey Ct.	82nd St.	Cul de sac end	/	/	/	
<b>SANITARY SEWER</b>										
		8" **	Sanitary Sewer	San Ygnacio Rd	West Prop Line	East Prop. Line	/	/	/	
		8"	Sanitary Sewer	82nd St	Sage Rd	Maisey Ct	/	/	/	
		8"	Sanitary Sewer	Reilly Ct	82nd St	Cul de sac end	/	/	/	
		8"	Sanitary Sewer	Nerissa Ct.	82nd St.	Cul de sac end	/	/	/	
		8"	Sanitary Sewer	Bianca Ct.	82nd St.	Cul de sac end	/	/	/	
		8"	Sanitary Sewer	Maisey Ct	82nd St	Cul de sac end	/	/	/	
<b>STORM SEWER</b>										
		1.4 Ac-Ft	Temporary Retention Pond with Agreement & Covenant	Tract A			/	/	/	
		24"	Storm Sewer, Inlets & Appurtenances	Sage Rd	West Prop Line	82nd St	/	/	/	
		24"	Storm Sewer, Inlets & Appurtenances	82nd St.	Inlets in 82nd St Reilly Ct	Sage Rd	/	/	/	
		**	This is also included in DRB project # 1001582							

**ORIGINAL**

SIA Sequence #	COA DRC Project #
<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>

NOTES

- 1 Grading and Drainage Certification per DPM including Perimeter Walls as shown on the Grading Plan for Release of SIA and Financial Guarantees. Financial guarantee is not required for this item
- 2 Water infrastructure to included valves, fittings, valve boxes and fire hydrants.
- 3 Sanitary sewer to include manholes and service connections.

AGENT / OWNER

Amy L. Driscoll, PE  
NAME (print)

MARK GOODWIN & ASSOCIATES  
FIRM

SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT  
THE IMPROVEMENTS WITHOUT A DRB  
EXTENSION: 4-16-05

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Matthew 4/16/03  
DRB CHAIR - date

Roger A. Neen 4-16-03  
TRANSPORTATION DEVELOPMENT - date

Roger A. Neen 4/16/03  
UTILITY DEVELOPMENT - date

Bradley L. Bishop 4/16/03  
CITY ENGINEER - date

Christina Sandoval 4/16/03  
PARKS & GENERAL SERVICES - date  
*Recreation*

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

#6

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

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  
DRB Members

Date: April 14, 2003

Re: Desert Sage, Unit 3

DRB #1002243

We are sending:

No. Copies	Date	Item Description
1		Revised Infrastructure List

For your approval

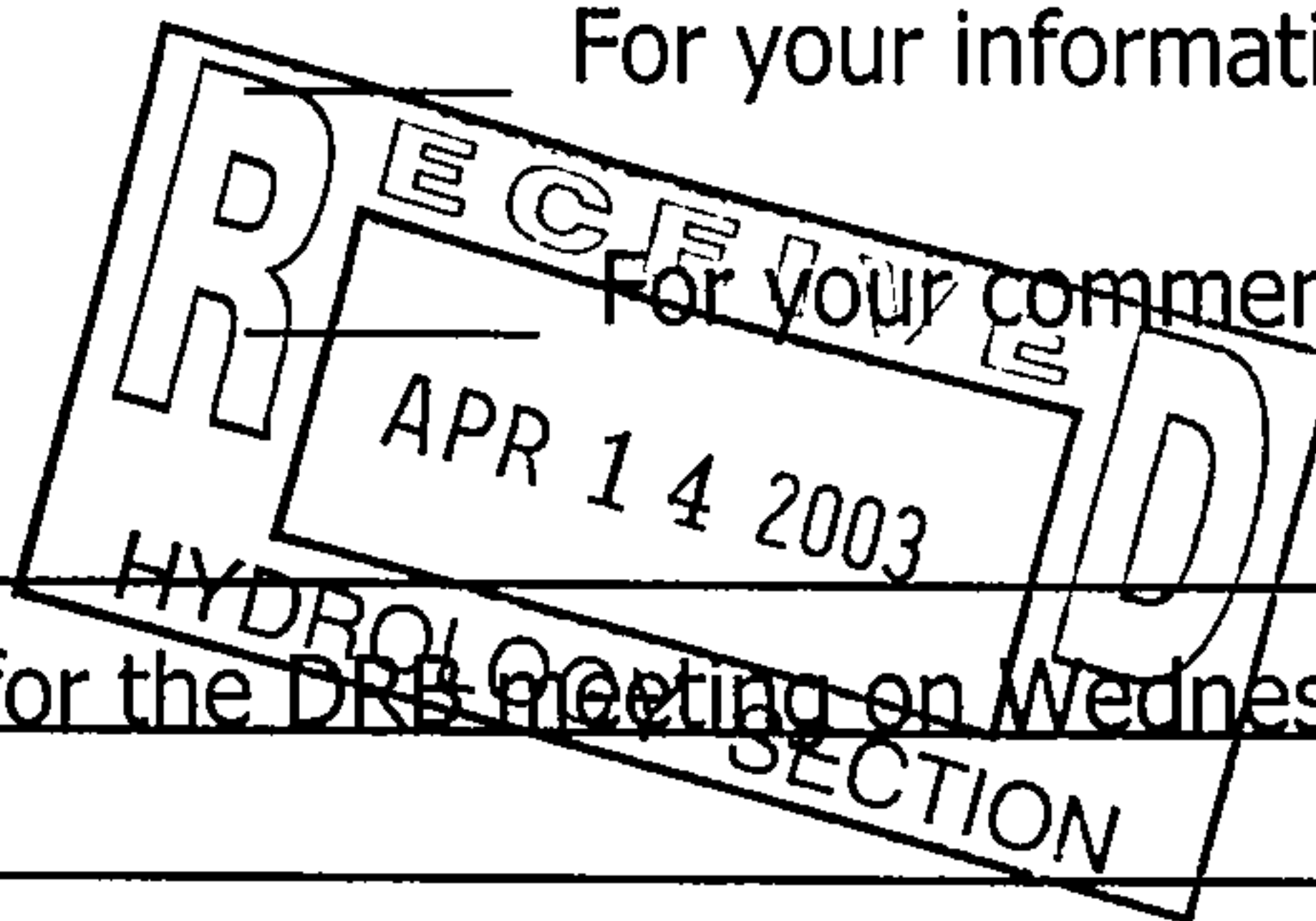
For your information

As you requested

For your comments

NOTES:

Please distribute to the Board Members for the DRB meeting on Wednesday. Thanks.



SIGNED:

A handwritten signature in black ink, appearing to read 'Amy L. Driscoll', written over a horizontal line.

Amy L. Driscoll, PE



**INFRASTRUCTURE LIST**

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

**Desert Sage Unit 3 Subdivision**  
**PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**  
**Town of Atrisco Grant, Unit 7, Tract 463**  
**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
			<b>PAVING</b>						
		27' FE 6'	Perm Pvmt (including bike lane) Sidewalk (n. side) C & G (n. side)	Sage Rd.	West Prop. Line	82nd St.	/	/	/
		3'	Median						
		11'	Turn Lane						
		24' FE 4'	Perm Pvmt Sidewalk (w. side) C & G (w. side)	82nd St.	Sage Rd.	San Ygnacio Rd.	/	/	/
		28' FF 4' *	Perm Pvmt Sidewalk C & G (both sides)	Reilly Ct.	82nd St	Cul de sac end	/	/	/
		28' FF 4''	Perm Pvmt Sidewalk C & G (both sides)	Nerissa Ct.	82nd St.	Cul de sac end	/	/	/
		28' FF 4''	Perm Pvmt. Sidewalk C & G (both sides)	Bianca Ct	82nd St.	Cul de sac end	/	/	/
		28' FF 4' *	Perm Pvmt Sidewalk C & G (both sides)	Maisey Ct.	82nd St.	Cul de sac end	/	/	/
		N/A	Street Lights per DPM				/	/	/
		20' 4'	Perm Pvmt Sidewalk (south side) C & G (south side)	San Ygnacio Rd.	West Property Line	82nd St.	/	/	/
		*	To be deferred						

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer	
<b>WATER</b>										
		8"	Water Line	82nd St.	Sage Rd.	San Ygnacio Rd.	/	/	/	
		8"	Water Line	San Ygnacio	West Prop. Line	Exist Stub in San Ygnacio	/	/	/	
		6"	Water Line	Reilly Ct.	82nd St.	Cul de sac end	/	/	/	
		6"	Water Line	Nerissa Ct.	82nd St.	Cul de sac end	/	/	/	
		6"	Water Line	Bianca Ct.	82nd St.	Cul de sac end	/	/	/	
		6"	Water Line	Maisey Ct.	82nd St.	Cul de sac end	/	/	/	
<b>SANITARY SEWER</b>										
		8" **	Sanitary Sewer	San Ygnacio Rd.	West Prop. Line	East Prop. Line	/	/	/	
		8"	Sanitary Sewer	82nd St.	Sage Rd.	Maisey Ct	/	/	/	
		8"	Sanitary Sewer	Reilly Ct.	82nd St.	Cul de sac end	/	/	/	
		8"	Sanitary Sewer	Nerissa Ct.	82nd St	Cul de sac end	/	/	/	
		8"	Sanitary Sewer	Bianca Ct.	82nd St.	Cul de sac end	/	/	/	
		8"	Sanitary Sewer	Maisey Ct.	82nd St.	Cul de sac end	/	/	/	
<b>STORM SEWER</b>										
		1.4 Ac-Ft	Temporary Retention Pond with Agreement & Covenant	Tract A			/	/	/	
		24"	Storm Sewer, Inlets & Appurtenences	Sage Rd.	West Prop Line	82nd St.	/	/	/	
		24"	Storm Sewer, Inlets & Appurtenences	82nd St	Inlets In 82nd St.	Sage Rd	/	/	/	
		**	This is also included in DRB project # 1001582							

SHERON  
MATSON

NAME OF PLAT AND/OR SITE PLAN\_\_Desert Sage Unit 3 Subdlvision\_\_\_\_\_

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

Size

Type of Improvement

Location

From

To

Private Inspector	City Inspector	City Cnst Engineer
____/____/____	____/____/____	____/____/____

NOTES

- 1 Grading and Drainage Certification per DPM including Perimeter Walls as shown on the Grading Plan for Release of SIA and Financial Guarantees. Financial guarantee is not required for this item
- 2 Water infrastructure to included valves, fittings, valve boxes and fire hydrants
- 3 Sanitary sewer to include manholes and service connections.

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Amy L. Driscoll, PE

NAME (print)

MARK GOODWIN & ASSOCIATES

FIRM

SIGNATURE - date

*[Signature]*  
4/14/03

MAXIMUM TIME ALLOWED TO CONSTRUCT  
THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: \_\_\_\_\_

DRB CHAIR - date

PARKS & GENERAL SERVICES - 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



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

April 14, 2003

T.S. McNaney & Assoc.  
 400 Gold SW, Suite 700  
 Albuquerque, NM 87102

**CERTIFICATE OF ZONING**

<b>Annexation &amp; Establishment of Zoning</b>	<b>Date of Final Action: March 24, 2003</b>
<b>Council Bill: O-03-83</b>	<b>Enactment #: 17-2003</b>
<b>File: 02EPC-01460/02EPC-01461</b>	<b>Project #: 1002243</b>
<b>LEGAL DESCRIPTION:</b> for all or a portion of Lot(s) 463, Unit 7, Town of Atrisco Grant, located on 82nd St. SW, between Sage Road SW and Unser Blvd. SW, containing approximately 5 acres. (L-10) Cynthia Borrego, Staff Planner.	

The City Council approved your request to annex and amend the zone map as it applies to the above-cited property. The possible appeal period having expired, the property status is now changed as follows:

**RD 9/DU/AC ZONING**  
 (see attached ordinance)

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

Sincerely,

  
 Victor J. Chavez  
 Planning Director

Certificate of Zoning  
Council Bill O-03-83  
Page 2

cc: Consensus Planning, 924 Park Avenue SW, Albuquerque, NM 87102  
Arthur Gonzales, Westgate Heights NA, 8704 Shone SW, Albuquerque, NM 87121  
Theresa Rios Sandoval, Westgate Heights NA, 1505 Gschwind Pl. SW, Albuquerque, NM 87121  
Zoning Enforcement  
AGIS  
File



1 Section 4. FINDINGS ACCEPTED. The following zone map amendment  
 2 findings recommended by the Environmental Planning Commission shall be  
 3 adopted by the Council:

4 A.) This is a request for annexation for 9DU's/Acre and to obtain City services,  
 5 on Lot 463, Unit 7, Town of Atrisco Grant.

6 B.) The annexation request is consistent with *Resolution 54-1990, City Policies*  
 7 for annexation in the Developing Urban Area based on the contiguity of the  
 8 subject land with the existing City boundaries and convenient street  
 9 access off Sage Road and San Ignacio Street SW (Zoning Code Appendix  
 10 D. Section 1).

11 C.) There is no apparent need for a pre-annexation agreement as  
 12 infrastructure requirements can be met through the City's Subdivision  
 13 Ordinance. The City can also reasonably provide water and sewer services  
 14 to this parcel of land.

15 D.) The subject property is located within the *Comprehensive Plan's*  
 16 Developing Urban Area and annexation will fulfill the applicable goals and  
 17 policies by creating the opportunity for new growth in an area where vacant  
 18 land is contiguous to existing urban facilities (*policy 5.e*).

19 E.) The *West Side Strategic Plan* shows the subject land to be within the  
 20 jurisdiction and service area of the City of Albuquerque (page 32).

21 F.) The annexation request fulfills the intent of the *Tower/Unser Sector*  
 22 *Development Plan* by furthering the policy recommendation for annexation  
 23 of all land within the plan area that is outside the municipal limits (Section  
 24 1.1 on page 5).

25 G.) The subject property abuts City zoning on the south as required by the  
 26 City annexation policy (R-54-1990).

27 H.) Staff did not receive any comments from Albuquerque Public School as per  
 28 the West Side Strategic Plan, to consider in the drafting this report.

29 Section 5. SEVERABILITY CLAUSE. If any section, paragraph, sentence,  
 30 clause, word or phrase of this ordinance is for any reason held to be invalid or  
 31 unenforceable by any court of competent jurisdiction, such decision shall not  
 32 affect the validity of the remaining provisions of this ordinance. The Council  
 33 hereby declares that it would have passed this ordinance and each section,

(+Bracketed/Underscored Material+) - New  
 (-Bracketed/Strikethrough Material-) - Deletion

1 paragraph, sentence, clause, word or phrase thereof irrespective of any  
 2 provisions being declared unconstitutional or otherwise invalid.

3 Section 6. EFFECTIVE DATE AND PUBLICATION. This ordinance shall take  
 4 effect five days after publication by title and general summary and when a plat  
 5 of the territory hereby annexed is filed in the office of the County Clerk.

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

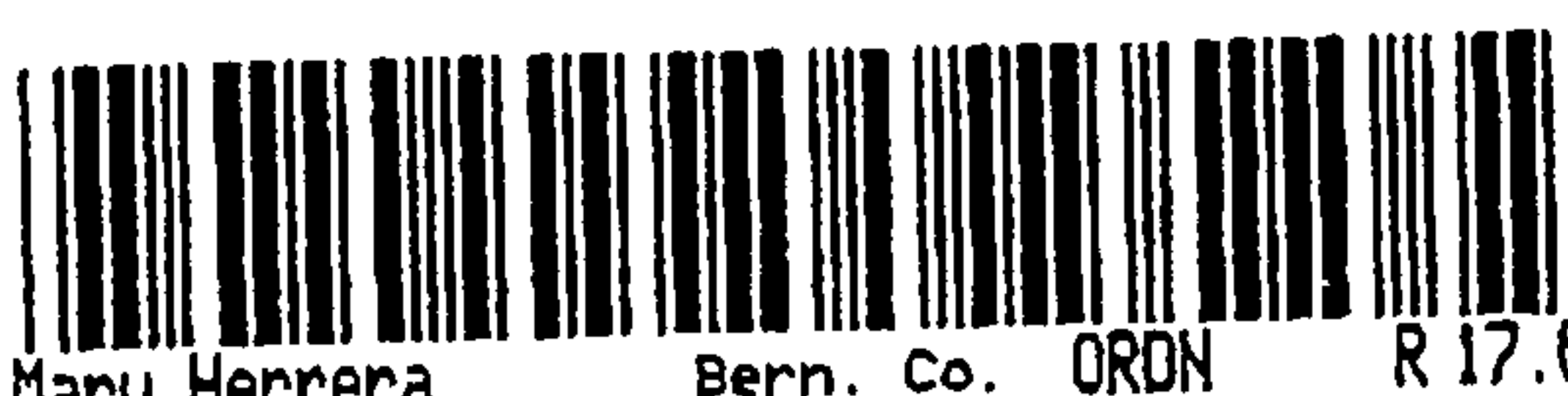
30

31

32

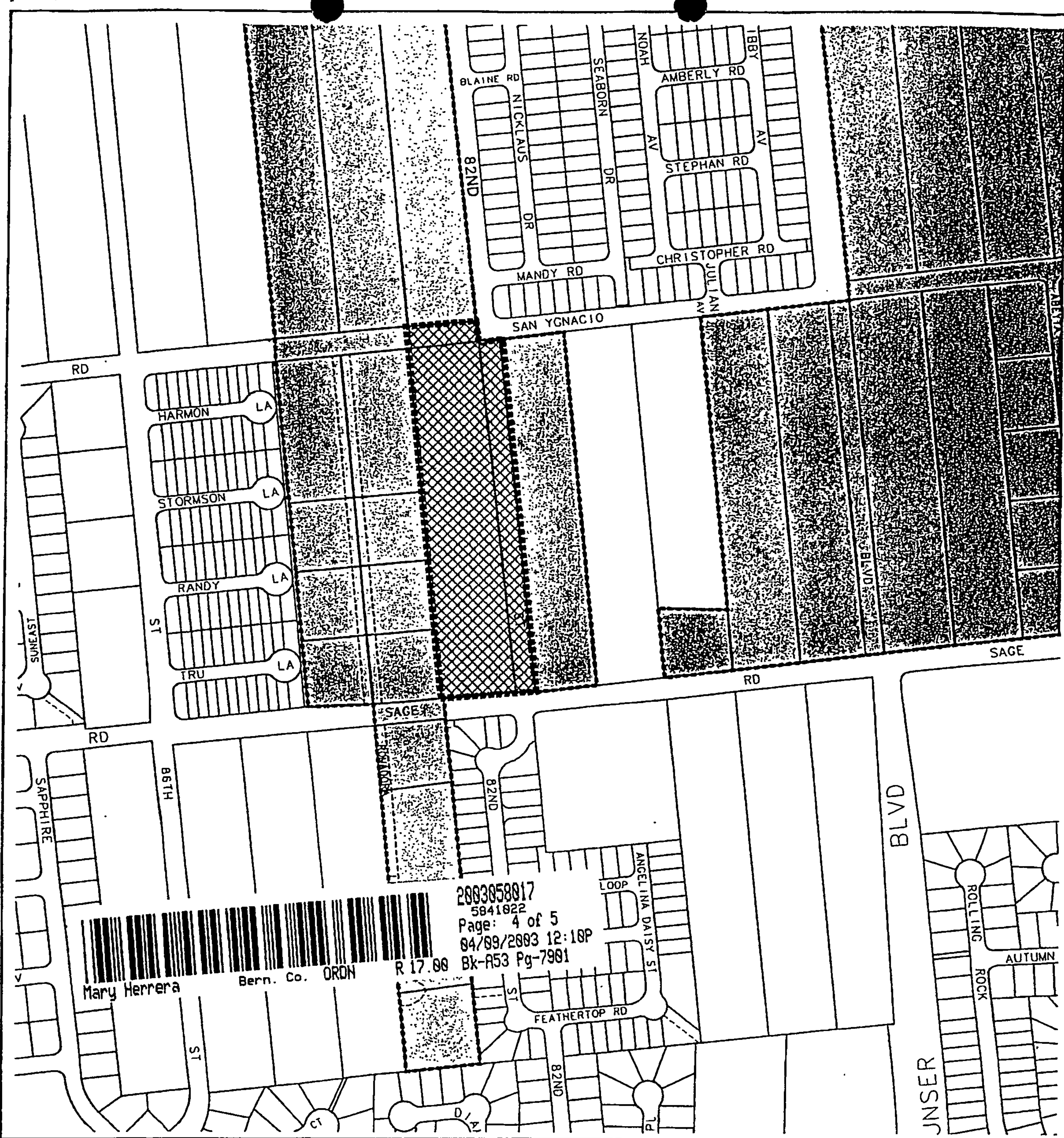
33

(+Bracketed/Underscored Material+) - New  
 (-Bracketed/Strikethrough Material-) - Deletion



2003058017  
 5841022  
 Page: 3 of 5  
 04/09/2003 12:10P  
 Bk-A53 Pg-7901

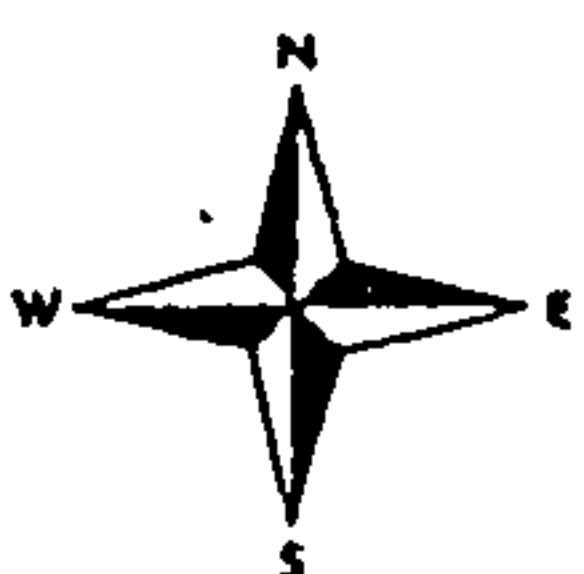




2003058017  
 5841822  
 Page: 4 of 5  
 04/09/2003 12:18P  
 Bk-A53 Pg-7901

Mary Herrera Bern. Co. ORDN R 17.00

### Proposed annexation in Zone Map L-10 Project # 1002243



Map Scale: 1" = 400'

- MUNICIPAL LIMITS
- AREA PROPOSED FOR ANNEXATION
- GRAY SHADING INDICATES COUNTY

**CITY OF Albuquerque**  
**AGIS**  
 Albuquerque Geographic Information System  
**PLANNING DEPARTMENT**

© Copyright 2002

Map Printed December 26, 2002

1 PASSED AND ADOPTED THIS 24<sup>th</sup> DAY OF MARCH, 2003  
2 BY A VOTE OF: 7 FOR 0 AGAINST.

3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32

Yes: 7  
Excused: Cummins, Winter

*Vincent E. Griego*

Vincent E. Griego, President  
City Council

APPROVED THIS 2 DAY OF April, 2003

Bill No. O-03-83

*Martin Chávez*

Martin Chávez, Mayor  
City of Albuquerque

ATTEST:

*Mary Herrera*

City Clerk



Mary Herrera

Bern. Co. ORD#

R 17.00

2003058017  
5841822  
Page: 5 of 5  
04/09/2003 12:10P  
Bk-A53 Pg-7901

[ + Bracketed Material + ] - New  
[ - Bracketed Material - ] - Deletion

# FACSIMILE

#10

**Name:** Claire Senova  
**Organization:** CoA, DRB Admin Assistant  
**Fax:** 924-3864  
**Date:** April 1, 2003  
**Subject:** Desert Sage Unit 3  
**Pages:** 1

Urgent       Reply ASAP       Please Comment       For Your Records

**Comments:**

I am requesting to have DRB# 1002243, Desert Sage Unit 3, deferred 1 week (until April 9<sup>th</sup>) so that I can finish responding to G&D comments. 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

# FACSIMILE

**Name:** Richard Dourte  
Roger Green  
Sheran Matson  
Brad Bingham  
Christina Sandoval  
**Fax:** 924-3864  
**Date:** February 25, 2003  
**Subject:** Desert Sage Unit 3, DRB 1002243  
**Pages:** 4

Urgent

Reply ASAP

Please Comment

For Your Records

**Comments:** [

The following changes were made to the infrastructure list:

Paving was added on San Ignacio  
Paving in Sage was adjusted  
The length of SAS in San Ygnacio was adjusted

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

Current DRC  
Project Number: \_\_\_\_\_

FIGURE 12

INFRASTRUCTURE LIST

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

Date Submitted: \_\_\_\_\_  
Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: \_\_\_\_\_  
Date Preliminary Plat Expires: \_\_\_\_\_  
DRB Project No.: 1002243  
DRB Application No.: 03DRB-00121 03DRB-00122

Desert Sage Unit 3 Subdivision

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Town of Atrisco Grant, Unit 7, Tract 463

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 Crst Engineer
		27' FE	Perm Pvmnt (Including bike lane)	Sage Rd.	West Prop. Line	82nd St.	/	/	/
		6'	Sidewalk (n. side)						
		3'	C & G (n. side)						
		11'	Median						
			Turn Lane						
		24' FE	Perm Pvmnt	82nd St.	Sage Rd.	San Ygnacio Rd.	/	/	/
		4'	Sidewalk (w. side)						
			C & G (w. side)						
		28' FF	Perm Pvmnt	Reilly Ct.	82nd St.	Cul de sac end	/	/	/
		4"	Sidewalk						
			C & G (both sides)						
		28' FF	Perm Pvmnt	Nerissa Ct.	82nd St.	Cul de sac end	/	/	/
		4"	Sidewalk						
			C & G (both sides)						
		28' FF	Perm Pvmnt.	Bianca Ct.	82nd St.	Cul de sac end	/	/	/
		4"	Sidewalk						
			C & G (both sides)						
		28' FF	Perm Pvmnt	Maisey Ct.	82nd St.	Cul de sac end	/	/	/
		4"	Sidewalk						
			C & G (both sides)						
		N/A	Street Lights per DPM				/	/	/
		20'	Perm Pvmnt	San Ygnacio Rd.	West Property Line	82nd St.	/	/	/
		4'	Sidewalk (south side)						
			C & G (south side)						
			To be deferred						

No. 8330 P. 2/4

MARK GOODWIN

Feb. 25. 2003 11:52AM

No. 8330 P. 3/4

MARK GOODWIN

Feb. 25. 2003 11:52AM

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			<b>WATER</b>						
		8"	Water Line	82nd St.	Sage Rd.	San Ygnacio Rd.	/	/	/
		8"	Water Line	San Ygnacio	West Prop. Line	Exst Stub in San Ygnacio	/	/	/
		6"	Water Line	Reilly Ct.	82nd St.	Cul de sac end	/	/	/
		6"	Water Line	Nerissa Ct.	82nd St.	Cul de sac end	/	/	/
		6"	Water Line	Bianca Ct.	82nd St.	Cul de sac end	/	/	/
		6"	Water Line	Maisey Ct.	82nd St.	Cul de sac end	/	/	/
			<b>SANITARY SEWER</b>						
		8"	Sanitary Sewer	San Ygnacio Rd.	West Prop. Line	East Prop. Line	/	/	/
		8"	Sanitary Sewer	82nd St.	Sage Rd.	Maisey Ct.	/	/	/
		8"	Sanitary Sewer	Reilly Ct.	82nd St.	Cul de sac end	/	/	/
		8"	Sanitary Sewer	Nerissa Ct.	82nd St.	Cul de sac end	/	/	/
		8"	Sanitary Sewer	Bianca Ct.	82nd St.	Cul de sac end	/	/	/
		8"	Sanitary Sewer	Maisey Ct.	82nd St.	Cul de sac end	/	/	/
		8"	Sanitary Sewer	Sage Rd.	82nd St.	Unser Blvd.	/	/	/
			<b>STORM SEWER</b>						
		1.4 Ac-Ft	Temporary Retention Pond with Agreement & Covenant	Tract A			/	/	/
		18"	Storm Sewer, Inlets & Appurtenances	Sage Rd.	West Prop. Line	82nd St.	/	/	/
		18"	Storm Sewer, Inlets & Appurtenances	82nd St.	Inlets in 82nd St.	Sage Rd	/	/	/
			This is also included in DRB project # 1001582						

SIA Sequence #	COA DRC Project #
<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>

**NOTES**

- 1 Grading and Drainage Certification per DPM including Perimeter Walls as shown on the Grading Plan for Release of SIA and Financial Guarantees. Financial guarantee is not required for this item.
- 2 Water infrastructure to include valves, fittings, valve boxes and fire hydrants.
- 3 Sanitary sewer to include manholes and service connections.

**AGENT / OWNER**

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

**Amy L. Driscoll, PE**  
NAME (print)

**MARK GOODWIN & ASSOCIATES**  
FIRM

\_\_\_\_\_  
SIGNATURE - date

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

\_\_\_\_\_  
DRB CHAIR - date

\_\_\_\_\_  
TRANSPORTATION DEVELOPMENT - date

\_\_\_\_\_  
UTILITY DEVELOPMENT - date

\_\_\_\_\_  
CITY ENGINEER - date

\_\_\_\_\_  
PARKS & GENERAL SERVICES - date

\_\_\_\_\_  
AMAFCA - date

\_\_\_\_\_  
- date

\_\_\_\_\_  
- date

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRG CHAIR	USER DEPARTMENT	AGENT OWNER

**ORIGINAL**

INFRASTRUCTURE LIST

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

Date Submitted \_\_\_\_\_  
Date Site Plan Approved \_\_\_\_\_  
Date Preliminary Plat Approved \_\_\_\_\_  
Date Preliminary Plat Expires \_\_\_\_\_  
DRB Project No : 102243  
DRB Application No : \_\_\_\_\_

Desert Sage Unit 3 Subdivision

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Town of Atrisco Grant, Unit 7, Tract 463

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
			<b>PAVING</b>						
		8' FE 6'	Perm Pvmt (including bike path) Sidewalk (n. side) C & G (n. side)	Sage Rd	West Prop Line	82nd St.	/	/	/
		25' FE 4'	Perm Pvmt Sidewalk (w. side) C & G (w. side)	82nd St	Sage Rd	San Ygnacio Rd	/	/	/
		28' FF 4'	Perm Pvmt Sidewalk C & G (both sides)	Reilly Ct.	82nd St.	Cul de sac end	/	/	/
		28' FF 4'	Perm Pvmt Sidewalk C & G (both sides)	Nerissa Ct.	82nd St	Cul de sac end	/	/	/
		28' FF 4'	Perm Pvmt Sidewalk C & G (both sides)	Bianca Ct.	82nd St.	Cul de sac end	/	/	/
		28' FF 4'	Perm Pvmt Sidewalk C & G (both sides)	Maisey Ct	82nd St	Cul de sac end	/	/	/
		N/A	Street Lights per DPM				/	/	/
			To be deferred						



SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			<b>WATER</b>						
		8"	Water Line	82nd St.	Sage Rd	San Ygnacio Rd.	/	/	/
		8"	Water Line	San Ignacio	West Prop. Line	Exist Stub in San Ignacio	/	/	/
		6"	Water Line	Reilly Ct	82nd St.	Cul de sac end	/	/	/
		6"	Water Line	Nerissa Ct.	82nd St.	Cul de sac end	/	/	/
		6"	Water Line	Bianca Ct.	82nd St	Cul de sac end	/	/	/
		6"	Water Line	Maisey Ct	82nd St	Cul de sac end	/	/	/
			<b>SANITARY SEWER</b>						
		8"	Sanitary Sewer	Sage Rd	West Prop. Line	Unser Blvd.	/	/	/
		8"	Sanitary Sewer	San Ygnacio Rd.	East Prop Line	Exist stub in San Ignacio	/	/	/
		8"	Sanitary Sewer	82nd St.	Sage Rd.	San Ygnacio Rd	/	/	/
		8"	Sanitary Sewer	Reilly Ct	82nd St.	Cul de sac end	/	/	/
		8"	Sanitary Sewer	Nerissa Ct	82nd St	Cul de sac end	/	/	/
		8"	Sanitary Sewer	Bianca Ct	82nd St	Cul de sac end	/	/	/
		8"	Sanitary Sewer	Maisey Ct	82nd St	Cul de sac end	/	/	/
			<b>STORM SEWER</b>						
		1.4 Ac-Ft	Temporary Retention Pond with Agreement & Covenant	Tract A			/	/	/
		18"	Storm Sewer, Inlets & Appurtenences	Sage Rd.	West Prop. Line	82nd St.	/	/	/
		18"	Storm Sewer, Inlets & Appurtenences	82nd St	Inlets In 82nd St	Sage Rd	/	/	/

NAME OF PLAT AND/OR SITE PLAN Desert Sage Unit 3 Subdivision

SIA Sequence #	COA DRC Project #
<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>

NOTES

- 1 Grading and Drainage Certification per DPM including Perimeter Walls as shown on the Grading Plan for Release of SIA and Financial Guarantees Financial guarantee is not required for this item
- 2 Water infrastructure to included valves, fittings, valve boxes and fire hydrants
- 3 Sanitary sewer to include manholes and service connections

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Amy L. Driscoll, PE  
NAME (print)

DRB CHAIR - date

PARKS & GENERAL SERVICES - date

MARK GOODWIN & ASSOCIATES  
FIRM

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

 SIGNATURE - date

UTILITY DEVELOPMENT - date

- date

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

CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

**BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS**

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

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

**VACATION OF PUBLIC EASEMENT**

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

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

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

**SIDEWALK DESIGN VARIANCE**

**SIDEWALK WAIVER**

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

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

**TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

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

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

**VACATION OF PRIVATE EASEMENT**

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

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

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

Amy E. Driscoll, PE

Applicant name (print)

Applicant signature / date



Form revised September 2001

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

Application case numbers

030023 - 00122

Planner signature / date

Project # 1002243

**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.

**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)
  - 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.**

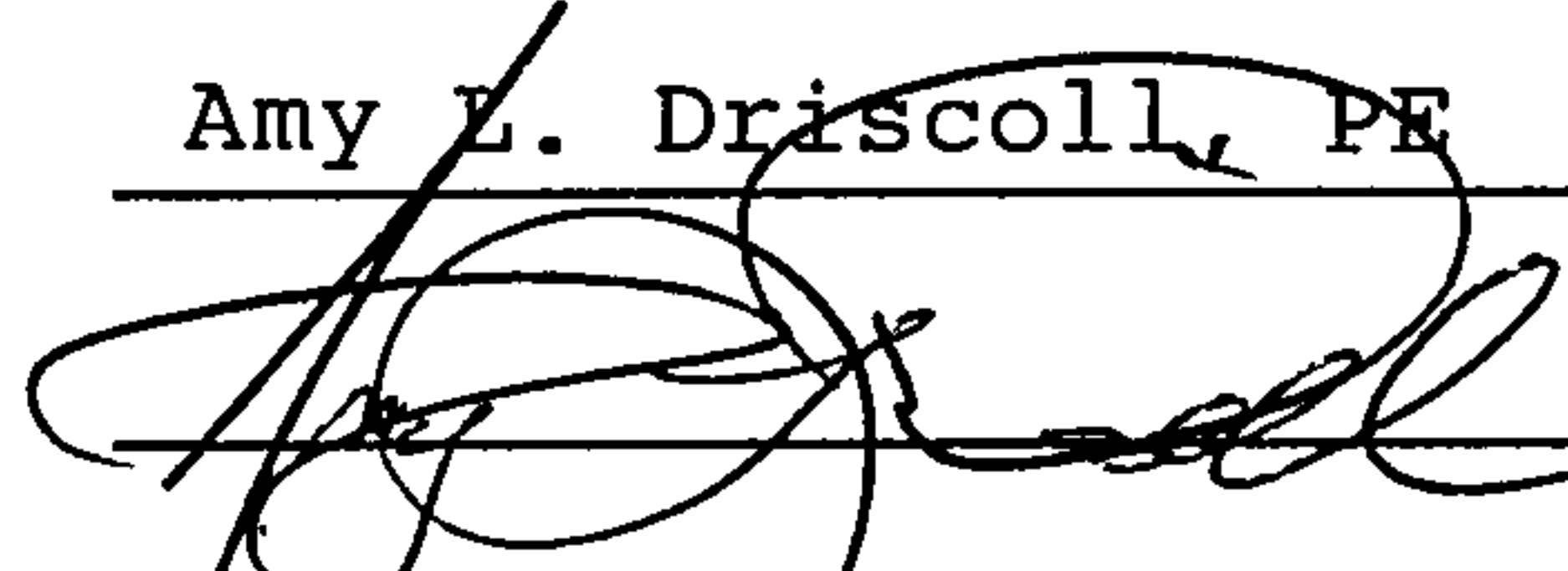
**MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT**

**(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 E. Driscoll, PE  
 Applicant name (print)  
  
 Applicant signature / date  
 1/24/03



Form revised September 2001

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

Application case numbers  
 030023-00121  
 - -  
 - -

  
 Planner signature / date  
**Project # 1002243**



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

January 24, 2003

Mr. Roger Green, Chair  
Development Review Board  
City of Albuquerque  
600 2nd Street SW  
Albuquerque, NM 87103

**Re: Desert Sage, Unit 3**

Dear Mr. Green:

We are submitting for Major Subdivision Preliminary Plat approval and Temporary Sidewalk Deferral for the Desert Sage, Unit 3 Subdivision.

Please see the enclosed zone atlas map for the site location. We are proposing a 29 lot subdivision. The site is zoned RD - 9DU/Acre. The site was recently annexed into the City. Please see the enclosed annexation letter.

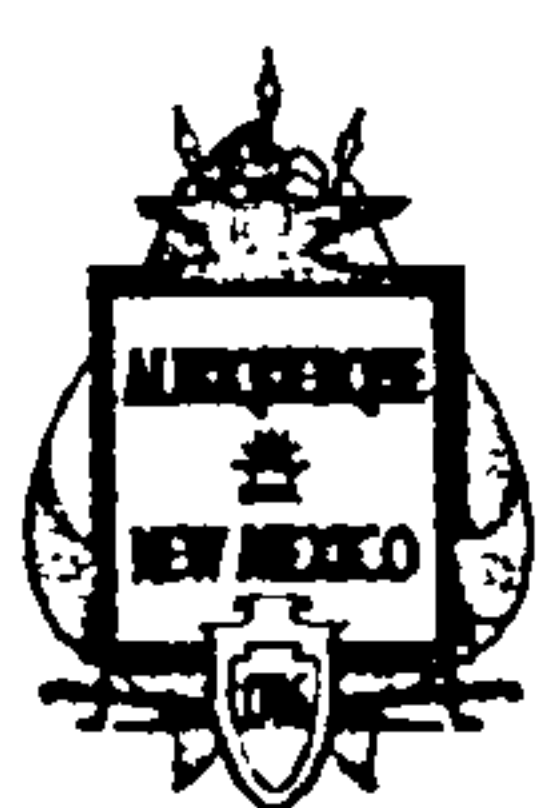
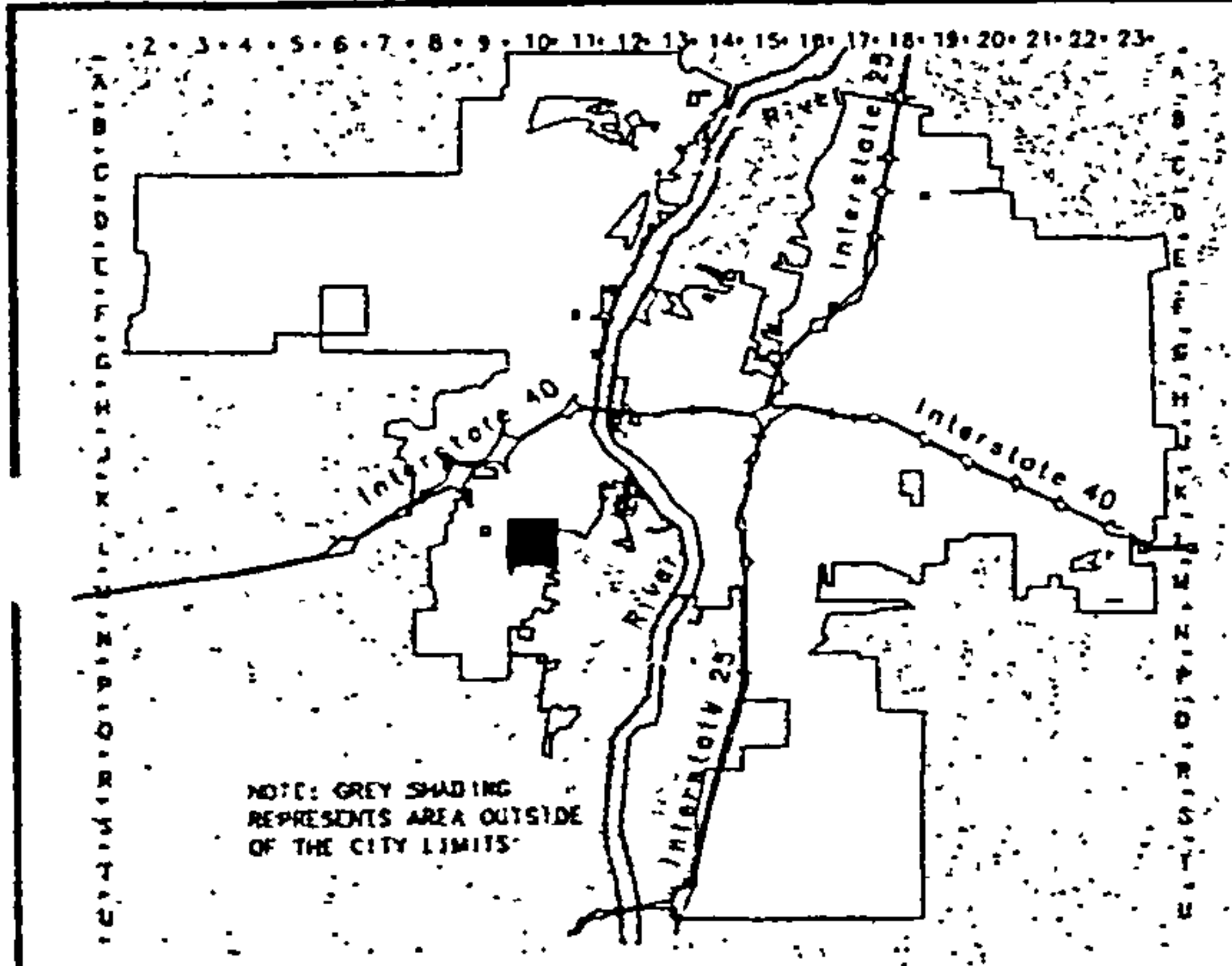
In addition, we are requesting to defer the construction of internal sidewalks until such time that a home is built on the particular lot. The reason for this deferral is to allow for homes to be constructed without imparting damage to the new sidewalk. Please see the Sidewalk Deferral Exhibit.

Please contact me if I can be of further assistance.

Sincerely,

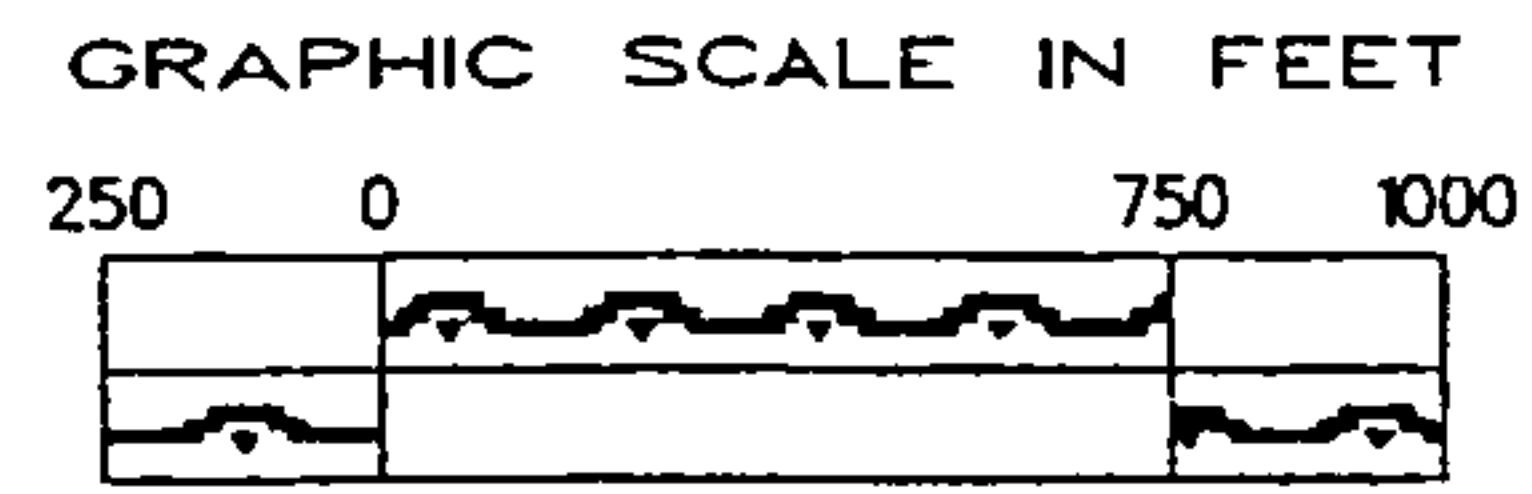
MARK GOODWIN & ASSOCIATES, P.A.

  
Amy L. Driscoll, PE  
Project Engineer



CITY OF  
Albuquerque  
Albuquerque Geographic Information System  
PLANNING DEPARTMENT

© Copyright 2002



Zone Atlas Page

L-10-Z

Map Amended through April 02, 2002

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY ASSESSMENT (AQIA) FORM

APPLICANT: Mark Goodwin & Associates, PA  
Desert Sage Unit 3

Date of Request: 1-24-03 Zone Atlas Page(s): L-10  
Legal Description - see attached

Current Zoning: RD/9 DU/AC

Lot or Tract # Tract 463 Block# Unit 7

Parcel Size (acres/sq.ft.) 5.0 Ac

Subdivision Name Town of Atrisco Grant

### REQUESTED CITY ACTION(S):

Annexation ( )	Sector Plan ( )	Site Development Plan:	Building Permit ( )
Comp. Plan	Zone Change ( )	a) Subdivision (✓)	Access Permit ( )
Amendment ( )	Conditional Use ( )	b) Build'g Purposes ( )	Other (✓)
		c) Amendment ( )	

### PROPOSED DEVELOPMENT:

No Construction/Development ( )  
 New Construction (✓)  
 Expansion of Existing Development ( )

### GENERAL DESCRIPTION OF ACTION:

# of Units - 29 lots (residential)  
 Building Size - 1584 (sq.ft.)

Notes: 1. Changes made to development proposals/assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

Applicant or Representative: [Signature] Date: 1/24/03  
 (To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: Yes ( ) No (✓) Borderline ( )

Public Works Dept. Transportation Development Div. 3rd Floor/Rm. 304 City/County Bldg. 768-2680

Thresholds Met? Yes ( ) No (✓) Mitigating reasons for not requiring TIS: Previously studied: ( )

Notes:

IF A TIS IS REQUIRED: A scoping meeting (as outlined in the Development Process Manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

[Signature] TRAFFIC ENGINEER DATE 1-24-03

AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED: Yes ( ) No (✓) Borderline ( )

Environmental Health Dept. Air Quality Div. 3rd Floor/Rm. 3023 City/County Bldg. 768-2600

Thresholds Met? Yes ( ) No (✓) Mitigating reasons for not requiring AQIA: Previously studied: ( )

Notes:

IF AN AQIA IS REQUIRED: A scoping meeting must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require and update or new AQIA.

ENVIRONMENTAL HEALTH DATE

Required TIS and/or AQIA must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS	- SUBMITTED	___/___/___	_____	_____
	- FINALIZED	___/___/___	TRAFFIC ENGINEER	DATE
AQIA	- SUBMITTED	___/___/___	N/A	_____
	- FINALIZED	___/___/___	ENVIRONMENTAL HEALTH	DATE

**FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY**

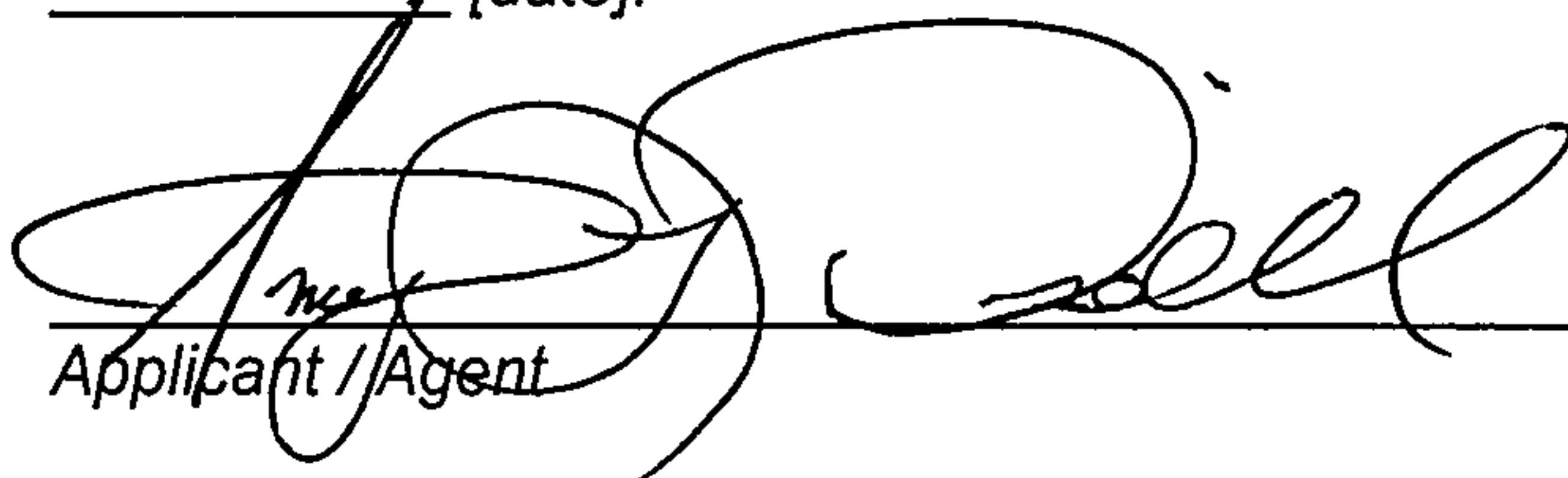
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME: Desert Sage, Unit 3  
AGIS MAP #: L-10  
LEGAL DESCRIPTION: Tract 463, Town of Atrisco Grant, UNIT 7

✓

**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 1/24/03 [date].

  
Applicant / Agent

1/24/03  
Date

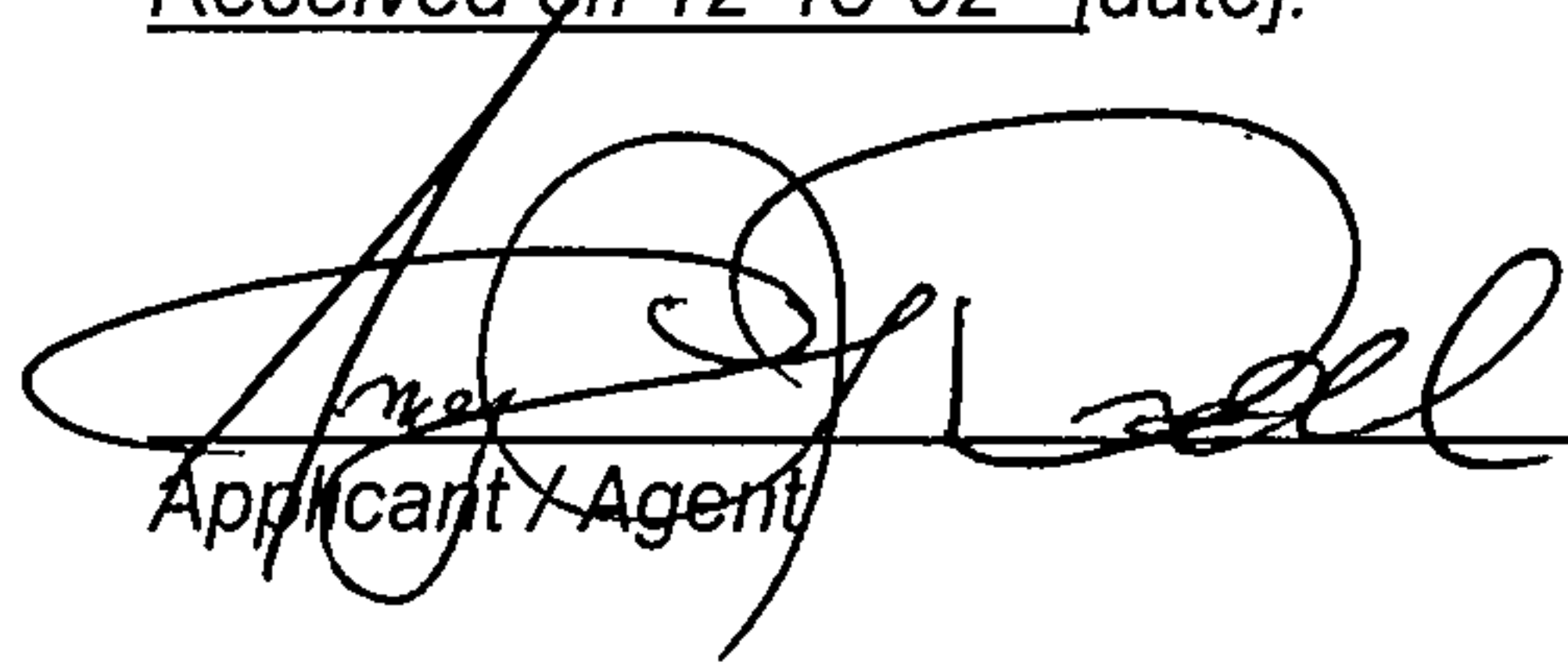
\_\_\_\_\_  
Hydrology Division Representative

\_\_\_\_\_  
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 12-13-02 [date].

  
Applicant / Agent

1/24/03  
Date

\_\_\_\_\_  
Utility Division Representative

\_\_\_\_\_  
Date

**DRB#** 02-DRB 01828





City of Albuquerque  
Planning Department  
Development Services Division  
P.O. Box 1293  
Albuquerque, New Mexico 87103

Date: November 22, 2002

### OFFICIAL NOTIFICATION OF DECISION

FILE: Project 1002243  
02EPC-01460 Annexation  
02EPC-01461 Zone Map Amendment

T.S. McNancy & Assoc.  
400 Gold SW, Suite 700  
Albuq. NM 87102

LEGAL DESCRIPTION: for all or a portion of Lot(s)  
463, Unit 7, Town of Atrisco Grant, annexation and a  
zone map amendment from County A-1 to R-D for 9  
DUs/Acre, located on 82ND ST. SW., between SAGE  
ROAD SW and UNSER BLVD. SW, containing  
approximately 5 acre(s). (L-10) Cynthia Borrego, Staff  
Planner  
*DESERT SAGE, UNIT 3*

On November 21, 2002 the Environmental Planning Commission voted to recommend approval to City Council of Project 1002243/ 02EPC-01460, an Annexation request, for Lot 463, Unit 7, Town of Atrisco Grant, based on the following Findings:

#### FINDINGS:

1. This is a request for annexation for 9DU's/Acre and to obtain City services, on Lot 463, Unit 7, Town of Atrisco Grant.
2. The annexation request is consistent with *Resolution 54-1990*, City Policies for annexation in the Developing Urban Area based on the contiguity of the subject land with the existing City boundaries and convenient street access off Sage Road and San Ignacio Street SW (Zoning Code Appendix D. Section 1).
3. There is no apparent need for a pre-annexation agreement as infrastructure requirements can be met through the City's Subdivision Ordinance. The City can also reasonably provide water and sewer services to this parcel of land
4. The subject property is located within the *Comprehensive Plan's* Developing Urban Area and annexation will fulfill the applicable goals and policies by creating the opportunity for new growth in an area where vacant land is contiguous to existing urban facilities (*policy 5.e*).

## OFFICIAL NOTICE OF DECISION

NOVEMBER 21, 2002

Project #1002243

Page 2

5. The *West Side Strategic Plan* shows the subject land to be within the jurisdiction and service area of the City of Albuquerque (page 32).
6. The annexation request fulfills the intent of the *Tower/Unser Sector Development Plan* by furthering the policy recommendation for annexation of all land within the plan area that is outside the municipal limits (Section 1.1 on page 5).
7. The subject property abuts City zoning on the south as required by the City annexation policy (R-54-1990).
8. Staff did not receive any comments from Albuquerque Public School as per the *West Side Strategic Plan*, to consider in the drafting this report.

---

On November 21, 2002 the Environmental Planning Commission voted to recommend approval to City Council of Project 1002243/02EPC 01461, Establishment of R-D Zoning 9 DU/Ac., for Lot 463, Unit 7, Town of Atrisco Grant, based on the following Findings:

**FINDINGS:**

1. This is a request for establishment of R-D zoning for 9DU's/Acre to develop a single-family subdivision, on Lot 463, Unit 7, Town of Atrisco Grant.
2. The requested establishment of zoning fulfills the goals and policies of the *Comprehensive Plan* by accommodating new growth in areas where vacant land is contiguous to existing urban facilities and providing for higher density housing in an area with excellent access to the major street network (Policies *e* and *h*, Developing Urban Area).
3. The requested establishment of zoning fulfills the goals and policies of the *West Side Strategic Plan* by creating an opportunity for urban style services that are appropriate in the Bridge/Westgate Community (Policy 3.38).
4. The requested establishment of zoning fulfills the policies and recommendations of the *Southwest Area Plan* with zoning that allows up to 9 dwelling units per net acre without significant adverse impact on the environment or existing neighborhoods (Section 3. Residential Area 5, page 15).
5. The requested zoning is consistent with recommended zoning for the area in the *Tower/Unser Sector Development Plan* (Section 5, Figure 13, page 62).

\*\*\*  
\*\*\*  
\*\*\*  
\*\*\*

OFFICIAL NOTICE OF DECISION

NOVEMBER 21, 2002

Project #1002243

Page 3

- 6. Annexation of the property is a changed condition and a zone change will also be more advantageous to the community, as articulated in the *Tower/Unser Sector Development Plan*; these factors lead to conformity with *Resolution 270-1980*.
- 7. Support of this zoning request would assist in providing needed affordable housing to the City.

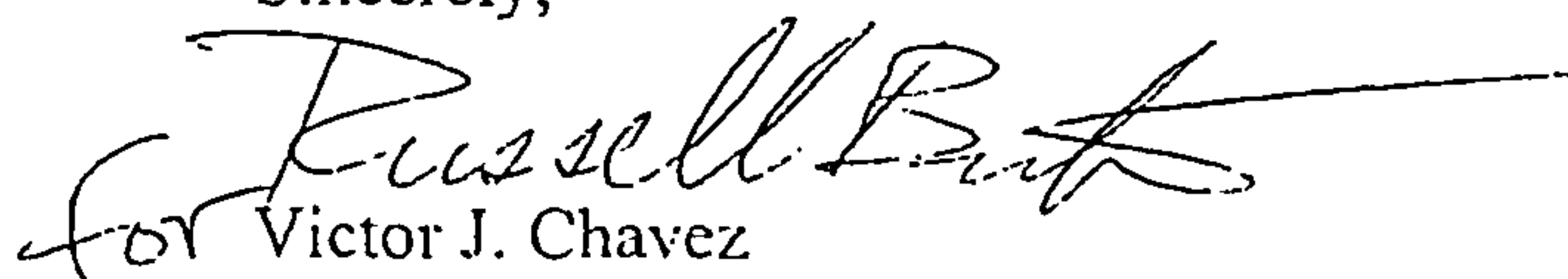
IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **DECEMBER 6, 2002** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and 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. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

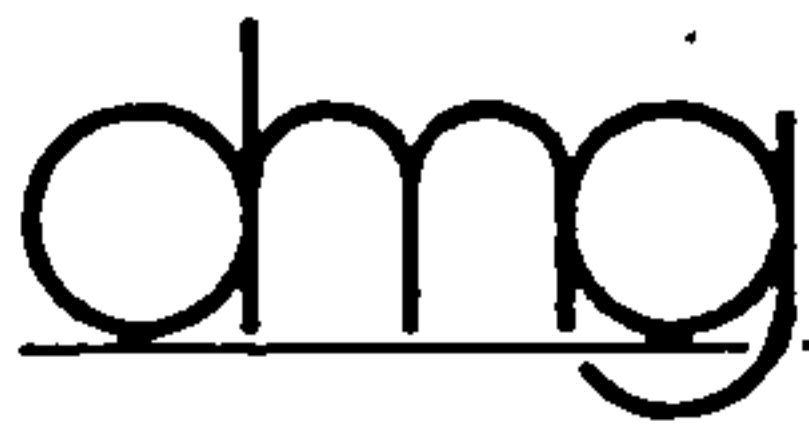
Sincerely,



for Victor J. Chavez  
Planning Director

VJC/CB/ac

cc: Consensus Planning, Inc., 924 Park Ave. SW, Albuquerque, NM 87102  
Arthur Gonzales, Westgate Heights NA, 8704 Shane SW, Albuquerque, NM 87121  
Theresa Rios Sandoval, Westgate Heights NA, 1505 Grchwind Pl. SW, Albuquerque, NM 87121



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

January 21, 2003

Mr. Arthur Gonzales  
Westgate Heights Neighborhood Association  
8704 Shone SW  
Albuquerque, NM 87121

Ms. Theresa Rios Sandoval  
Westgate Heights Neighborhood Association  
1505 Gschwind Pl SW  
Albuquerque, NM 87121

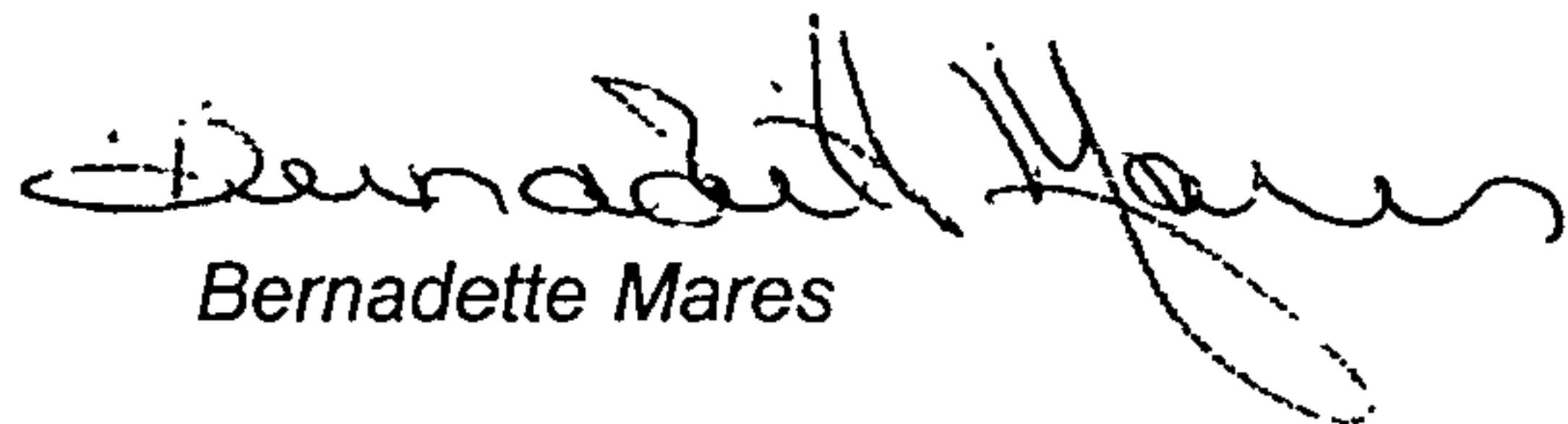
**Re: Tract 463, Town of Atrisco Grant**

Dear Mr. Gonzales and Ms. Rios Sandoval:

Enclosed please find a copy of the DRB application for the referenced project. The anticipated date to be heard at DRB is February 19, 2003. Please contact Amy L. Driscoll, PE of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

  
Bernadette Mares

/sr

Enclosure



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

January 21, 2003

Mr. Arthur Gonzales  
Westgate Heights Neighborhood Association  
8704 Shone SW  
Albuquerque, NM 87121

Ms. Theresa Rios Sandoval  
Westgate Heights Neighborhood Association  
1505 Gschwind Pl SW  
Albuquerque, NM 87121

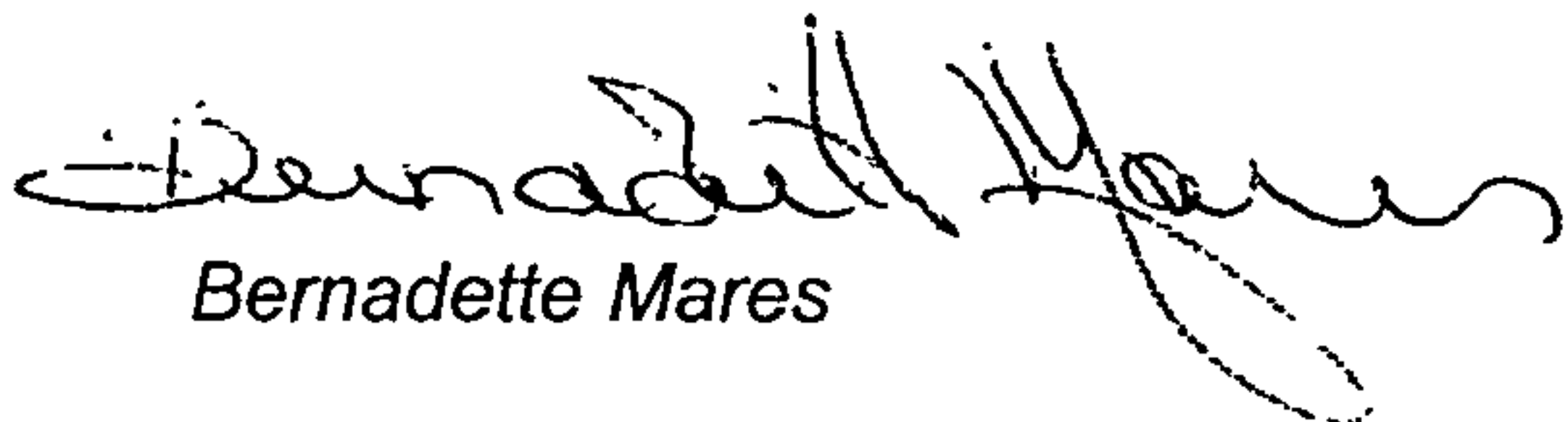
**Re: Tract 463, Town of Atrisco Grant**

Dear Mr. Gonzales and Ms. Rios Sandoval:

Enclosed please find a copy of the DRB application for the referenced project. The anticipated date to be heard at DRB is February 19, 2003. Please contact Amy L. Driscoll, PE of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

  
Bernadette Mares

/sr

Enclosure



# City of Albuquerque

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

Date: January 21, 2003

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

Thank you for your inquiry of 1-21-03 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at  tract 463, town of Atrisco Grant

zone map page(s) L-10

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

Westgate Heights  
Neighborhood Association

Contacts: Arthur Gonzalez  
8704 Shore SW  
831-2168 (h) 87121  
Theresa Rios Sandoval  
1505 Goodwind Pl SW  
831-6168 (h) 87121

Neighborhood Association

Contacts: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

Sincerely,

Dalaina S. Carranza  
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

# NOTICE TO APPLICANTS

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

### WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

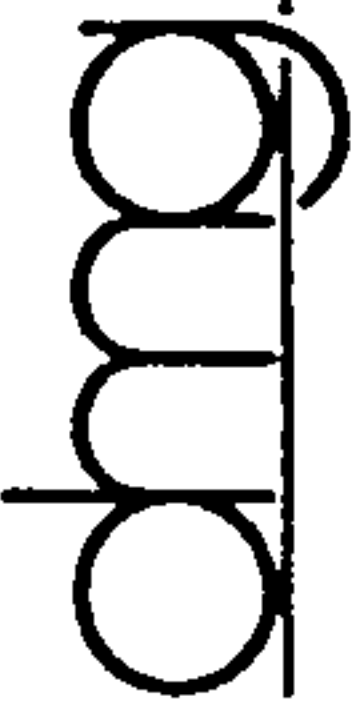
1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the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

\*\*\*\*\*

(below this line for OCNC use only)

Date of Inquiry: 1-21-03 Time Entered: 2:15pm OCNC Rep. Initials: OC

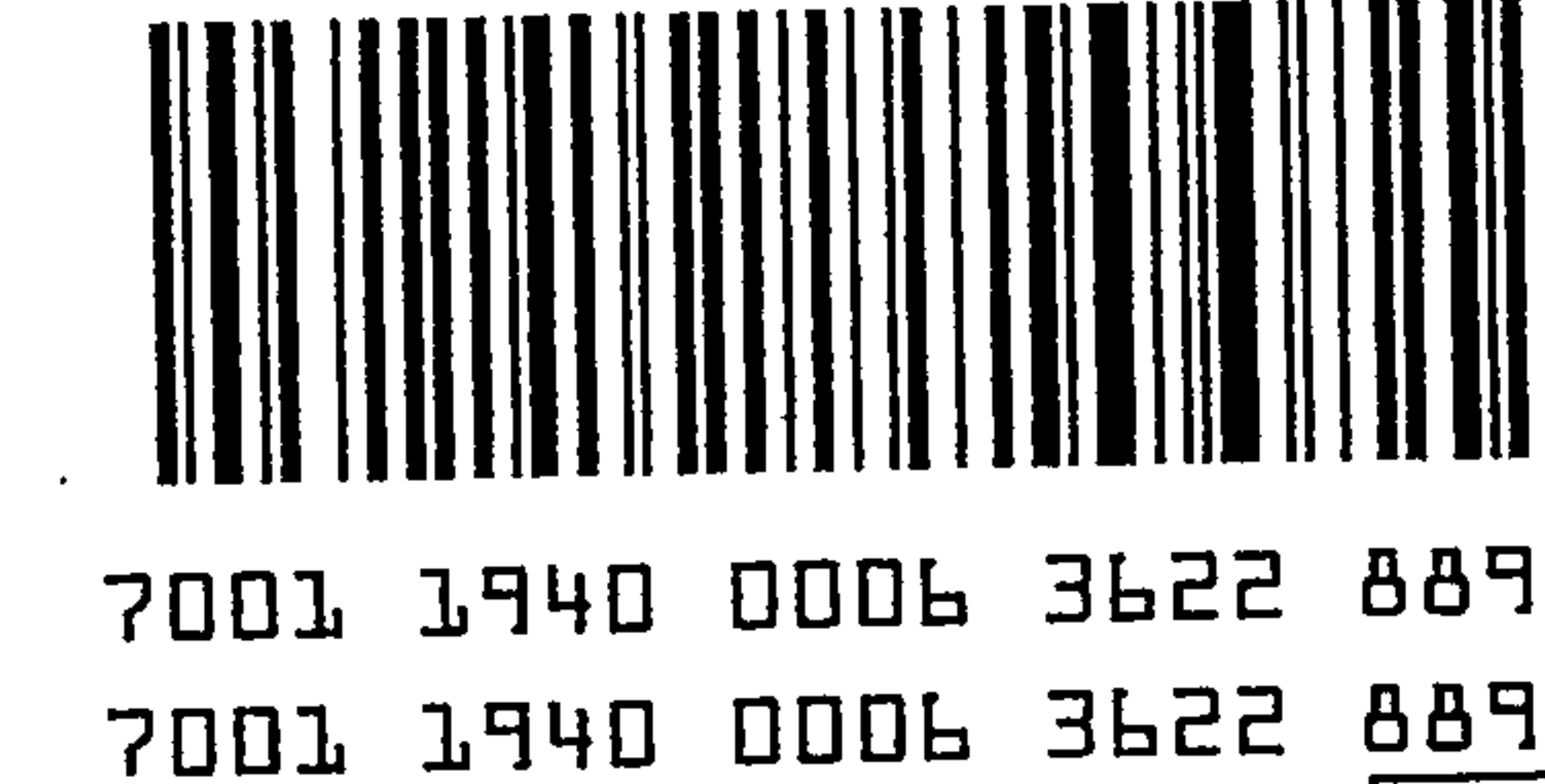
D. Mark Goodwin & Associates, P.A.  
Consulting Engineers



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

P.O. BOX 90906, ALBUQUERQUE, NM 87199

Sent To Theresa Rios Sandoval  
Street, Apt. No., or PO Box No. 1505 Gschwind Pl  
City, State, ZIP+4 Albuquerque NM 87121



Sent To Arthur Gonzales  
Street, Apt. No., or PO Box No. 8704 Shone SW  
City, State, ZIP+4 Alb NM 87121

Postage	\$	JA 02102
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Postage	\$	JA 02102
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)

Ms. Theresa Rios Sandoval  
Westgate Heights Neighborhood Association  
105 Gschwind Pl SW  
Albuquerque, NM 87121

OFFICIAL USE

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

Mr. Arthur Gonzales  
Westgate Heights Neighborhood Association  
8704 Shone SW  
Albuquerque, NM 87121

7001 1940 0006 3622 8896  
7001 1940 0006 3622 8896

7001 1940 0006 3622 8896  
7001 1940 0006 3622 8896



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

01/24/2003 3:22PM LOC: ANNX  
RECEIPT# 00002960 WSH 006 TRANSH# 0026  
Account 441018 Fund 0110  
Activity 4971000 TRSKDM  
Trans Amt \$1,470.00  
J24 Misc \$75.00  
CK \$1,470.00  
CHANGE \$0.00

**PAID RECEIPT**

**APPLICANT NAME**

T.S. McNaney & Assoc

**AGENT**

Mark Goodwin & Assoc

**ADDRESS**

P.O. Box 90606

**PROJECT NO.**

1002243

**APPLICATION NO.**

03022B - 00121 & 00122

\$ 1395<sup>00</sup> 441006 / 4983000 (DRB Cases)

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

\$ 75<sup>10</sup> 441018 / 4971000 (Notification)

\$ 1470<sup>00</sup> **Total amount due**

1157

**McNANEY BUILDING INVESTMENTS**  
(505) 338-2286  
400 GOLD SW, SUITE 700  
ALBUQUERQUE, NM 87102

FIRST STATE BANK  
95-145-1070

1/22/03

\$ \*\*1,470.00

PAY TO THE  
ORDER OF

City of Albuquerque

One Thousand Four Hundred Seventy and 00/100\*\*\*\*\*

City Of Albuquerque  
Treasury Division

01/24/2003 3:21PM LOC: ANNX  
RECEIPT# 00002959 WSH 006 TRANSH# 0026  
Account 441006 Fund 0110  
Activity 4983000 TRSKDM

Trans Amt \$1,470.00  
J24 Misc \$1,395.00

MEMO

City Fees

1100115711 1070014521 0016125811

Thank You 10/28/02

Details on back. FD Features included

Thank You



**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**

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

**APPEAL / PROTEST of...**

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

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: TS McNaney & Associates

ADDRESS: 400 Gold SW, Suite 700

CITY: Albuquerque

Proprietary interest in site: Owner

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

ADDRESS: PO Box 90606

CITY: Albuquerque

STATE NM ZIP 87102

STATE NM ZIP 87199

PHONE: 338-2286

FAX: 338-0200

E-MAIL:

PHONE: 828-2200

FAX: 797-9539

E-MAIL: dmg@swcp.com

**DESCRIPTION OF REQUEST:** Desert Sage Unit 3: Major Subdivision Preliminary Plat Approval

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

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

Lot or Tract No. Tract 463

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

Unit: 7

Subdiv. / Addn. Town of Atrisco Grant - Desert Sage Subd. Unit 3

Current Zoning: RD/9DU/AC

Proposed zoning: same

Zone Atlas page(s): L-10

No. of existing lots: 1

No. of proposed lots: 29

Total area of site (acres): 5.0051

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. 101005602903830105

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

LOCATION OF PROPERTY BY STREETS: On or Near: 82nd St.

Between: Sage Rd. and San Ygnacio Rd.

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): 102243, 02EPC-01460, 02DRB-01828

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

SIGNATURE \_\_\_\_\_

(Print) Amy L. Driscoll, PE

1/24/03 DATE

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

03DRB-00121  
03DRB-00122

Action

PP  
TDS

S.F.

82

Fees

\$ 1395.00

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

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

\$ 75.00

Total  
\$ 1470.00

Hearing date Feb 26, 2003

Project # 1002243

Planner signature / date  
1/24/03

# SIGN POSTING REQUIREMENTS

## POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

### 1. LOCATION

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

### 2. NUMBER

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

### 3. PHYSICAL POSTING

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

### 4. TIME

Signs must be posted from Feb 11 To Feb 26, 2003

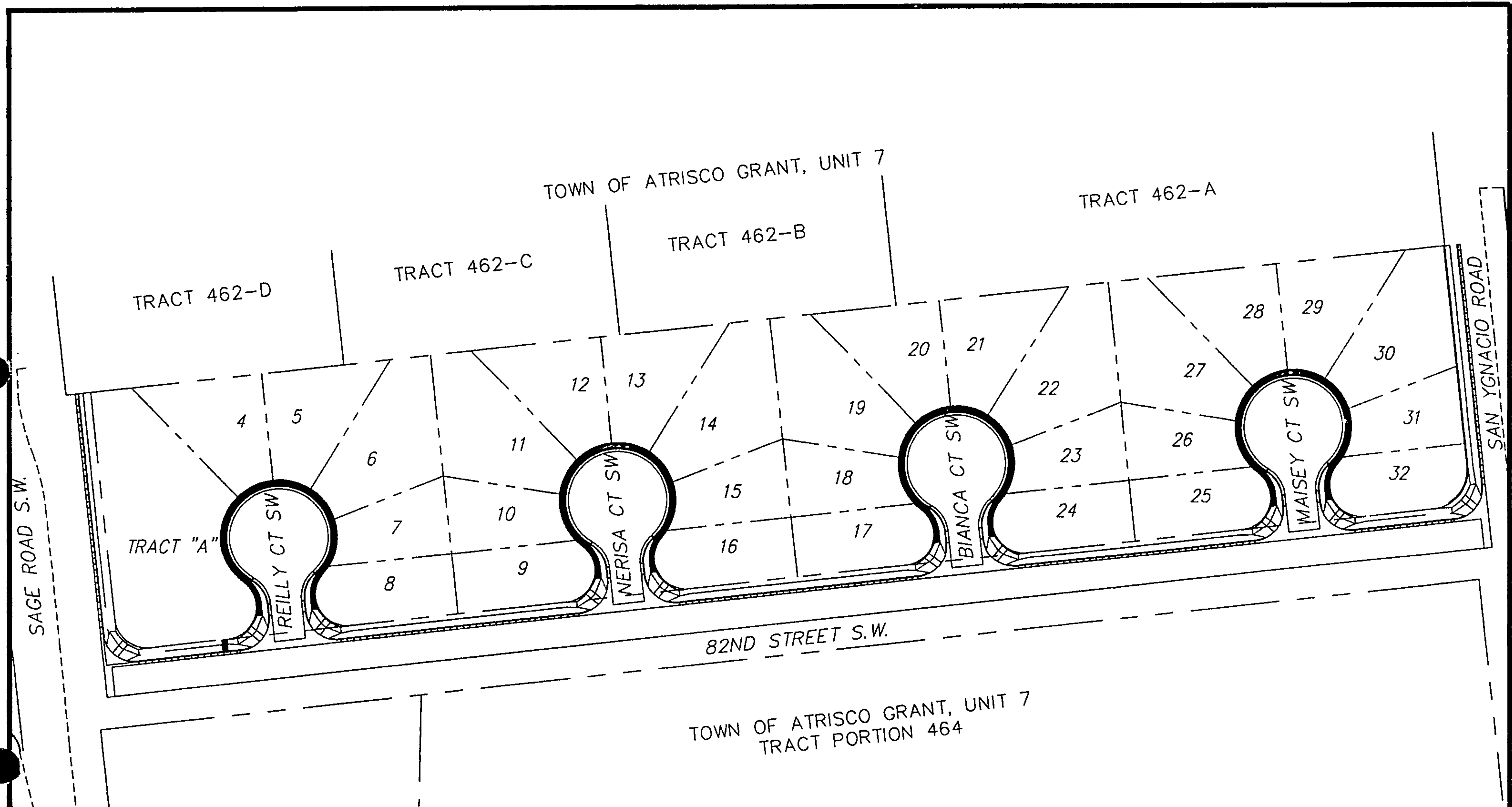
### 5. REMOVAL

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


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

[Signature] (Applicant or Agent)      1/24/03 (Date)

I issued 3 signs for this application, 1/24/03 (Date)      [Signature] (Staff Member)



**EXHIBIT C**  
Date 2/11/03

  
SCALE: 1" = 100'

**LEGEND**

 SIDEWALK TO BE DEFERRED (TYPICAL)

<b>DESERT SAGE - UNIT 3</b>	
<b>SIDEWALK DEFERRAL EXHIBIT</b>	
	MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS
P.O. BOX 90606 ALBUQUERQUE, NEW MEXICO 87199 (505)828-2200, FAX (505)797-9539	



K

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

Development Review Board Comments

**Project Number:** 1002243  
**Application Number:** 02DRB-01828

**DRB Date:** 12/11/02  
**Item Number:** 12

**Subdivision:**

Tract 463, Town of Atrisco Grant

**Zoning:** RD

**Zone Page:** L-10

**New Lots (or units) :** 32

**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 32 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 R-D zone requires 2,400 square feet of open space for each dwelling unit. With submittal of the Preliminary Plat/Site Development Plan, provide an Open Space Calculation Table showing the lot number, lot size, building & driveway area, provided open space, remaining open space requirement (this table can be separate from the plat itself). Provide a dimensioned Typical Lot Plan, which shows a typical lot with the building footprint and driveway (this should be on the Site Development Plan rather than the plat). Include one of the following notes on the Preliminary and Final Plats indicating how the total remaining open space requirement will be met:

All open space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8 (A) (1).

Total remaining open space requirements are met via a cash payment to the City of Albuquerque per the provisions of Section 14-16-3-8 (A) (2).

Total remaining open space requirements are met via the provision of detached open space per the provisions of Section 14-16-3-8 (A) (3). \*Note: This option is only applicable to land covered by a Sector Development Plan.

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-1002243

Item No. 12

Zone Atlas L-10

DATE ON AGENDA 12-11-02

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"/>	Corner radii and additional right-of-way on Sage may need to be dedicated.

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

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



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1002243**

**AGENDA ITEM NO: 12**

**SUBJECT:**

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

*discussed*

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

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

FOR:

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

**DATE:** December 11, 2002



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

**Meeting Date:** December 11, 2002

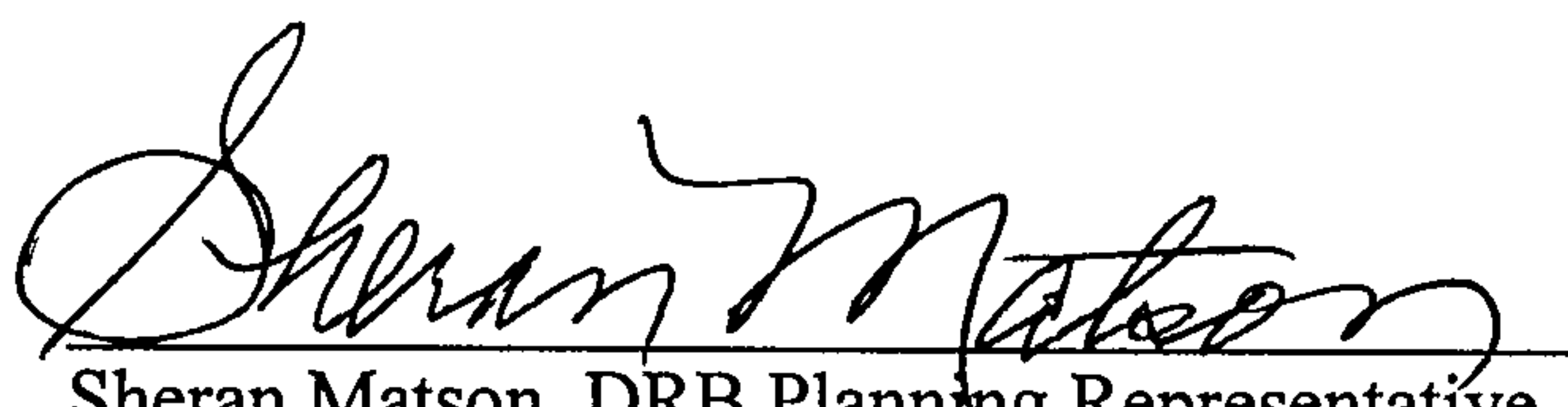
**Agenda Item:** 12    **Project #:** 1002243  
**Application #** 02DRB-01828

**Subject:**        **Town of Atrisco Grant**

---

Our records show Tract 463 outside City limits. Please provide documentation that it is now within the City. Until then DRB can take no action beyond sketch plat on this application.

This property lies within the boundaries of the Tower Unser Sector Development Plan.



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



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

December 11, 2002                      9:00 a.m.

**MEMBERS:**

Roger Green, Acting DRB Chair  
Claire Senova, Administrative Assistant

Richard Dourte, Transportation Development  
Brad Bingham, Alternate City Engineer

Sheran Matson, Planning  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

- A. Call to Order: 9:00 A.M.                      Adjourned: 11:52 A.M.
- B. Changes and/or Additions to the Agenda
- C. Announcements

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

1.       **Project # 1000849**  
02DRB-01748 Major-Two Year SIA  
1 SIA for Procedure "B" and  
1 SIA for "B" Modified non-work order

UPWEST CORP., BILL WADE request(s) the above action(s) for all or a portion of **BREEZE AT MOUNTAIN GATE**, zoned SU-1 special use zone, PRD, located on the east side of FOUR HILLS RD SE, between FOUR HILLS RD SE and WATERFALL DR SE containing approximately 8 acre(s). [REF: 00410-01411 PPA, 01440-01601 EXT., 02DRB-01191] (L-23) **A ONE-YEAR EXTENSION OF THE TWO SIA'S WAS APPROVED.**
  
2.       **Project # 1002378**  
02DRB-01749 Major-Vacation of Pub  
Right-of-Way

JEFF HENRY agent(s) for THOMAS HEFLIN request(s) the above action(s) for all or a portion of Lot(s) 9, **LA CUEVA TOWN CENTER**, zoned O-1, located on CARMEL AVE NW, between WYOMING NE and BARSTOW NE containing approximately 1 acre(s). [REF: ZA-98-10, DRB-98-402, V-96-109, 00EPC-00466, 00DRB-00876] [Advertised as Project #1000422 in error. Number was changed.] (C-19) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE CONDITION THAT ADEQUATE ACCESS SHALL BE PROVIDED TO LOT 8, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, BLOCK 20 TO THE SATISFACTION OF THE TRAFFIC ENGINEER.**

3. **Project # 1001081**  
02DRB-01747 Major-Vacation of Pub  
Right-of-Way

TIERRA WEST, LLC agent(s) for MENAUL DEVELOPMENT THREE, LLC & THE SAPIR FAMILY TRUST request(s) the above action(s) for all or a portion of Lot(s) 23 AND D-1 Tract(s) A, **SNOW HEIGHTS ADDITION** and Lot(s) 1, 2A, 2B, 2C, 3, 4, 5, **UNCLE DOC ADDITION, UNIT 2**, zoned C-2 and C-1, located on SNOW HEIGHTS CIRCLE NE, between MENAUL BLVD NE and EUBANK BLVD NE containing approximately 3 acre(s). [REF: 01128-00255, Vac. Ord. 1292] [Deferred from 12/11/02] (H-20) **DEFERRED AT THE AGENT'S REQUEST TO 1/22/03.**

4. **Project # 1002335**  
02DRB-01698 Major-Preliminary Plat  
Approval  
02DRB-01699 Minor-Temp Defer SDWK  
02DRB-01703 Major-SiteDev Plan  
BldPermit  
02DRB-01704 Major-SiteDev Plan Subd

WALLACE L. BINGHAM agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 5, Tract(s) A, North Albuquerque Acres, Unit 3, (to be known as **TREVISO SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on Northside of WILSHIRE AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [REF: DRB-99-153 [DEFERRED FROM 11/27/02 & 12/11/02] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 12/18/02.**

**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.**

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

TIERRA WEST LLC agent(s) for SENECA INVESTMENT COMPANY request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) 1A, 1B & 1C, **ALBAN HILLS UNIT 1, (to be known as STONELEIGH ON THE BOSQUE APARTMENTS)** zoned SU-1/R-2, located on COORS BLVD NW, between LA ORILLA RD NW and CORRALES MAIN CANAL containing approximately 18 acre(s). [REF: Z-98-30, DRB-98-113, DRB-98-375] **[Russell Brito, EPC Case Planner]** [Deferred from 12/11/02] (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 1/8/03.**
  
6.       **Project # 1002115**  
02DRB-01833 Minor-SiteDev Plan  
BldPermit/EPC

DEKKER/PERICH/SABATINI agent(s) for ROB DICKSON, PARADIGM & CO. request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, Block(s) 14, **HUNING HIGHLAND ADDITION**, zoned SU-2/NCR, located on CENTRAL AVE NE, between ARNO NE and EDITH NE containing approximately 1 acre(s). **[Mary Piscitelli, EPC Case Planner]** [Deferred from 12/11/02] (K-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/18/02.**

7.

**Project # 1000184**

02DRB-01831 Minor-Amended SiteDev  
Plan BldPermit/EPC  
02DRB-01832 Minor-Amended SiteDev  
Plan Subd/EPC

DEKKER/PERICH/SABATINI agent(s) for ROB DICKSON request(s) the above action(s) for all or a portion of Tract(s) A-7, C-2A & C-3A, **BANNER SQUARE ADDITION**, zoned SU-2/SU-1/PUD, located on CENTRAL AVE AVE, between ARNO NE and EDITH NE containing approximately 1 acre(s). [Mary Piscitelli, EPC Case Planner] (K-14) **THE AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT AND PLANNING. THE AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT AND PLANNING.**

**Project # 10000184**

02DRB-01271 Minor-Prelim&Final Plat  
Approval

SURVEY SOUTHWEST, LTD. agent(s) for CITY OF ALBUQUERQUE DEVELOPMENT SERVICES, request(s) the above action(s) for all or a portion of Tract(s) C-2A & 3A, **BANNER SQUARE ADDITION**, zoned SU-2/SU-1 for PUD, located on the northside of CENTRAL AVE NE between ARNO ST NE and COPPER AVE NE containing approximately 1 acre(s). [REF: 01500-01801, 01500-01802, Z-84-150] [Listed as Project# 1002159 in error] The Vacation was approved 9/11/02. The preliminary and final plat were indefinitely deferred with the Condition that the final plat and site development plan will be submitted concurrently] (K-14) **THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

8. **Project # 1002324**  
02DRB-01741 Minor-SiteDev Plan  
BldPermit  
02DRB-01742 Minor-SiteDev Plan  
Sub

KEN HOVEY agent(s) for MOCHO, OLSON, CHANEY & MOCHO LLP request(s) the above action(s) for all or a portion of Block(s) 4, Tract(s) 7-A, Unit B, **NORTH ALBUQUERQUE ACRES**, (to be known as **VENICE BUSINESS CENTER**, zoned IP, located on BEVERLY HILLS AVE NE, between SAN MATEO BLVD NE and I-25 NE containing approximately 6 acre(s). [REF: 1000447, 1000907] (B-18) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT AND THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WERE APPROVED AND SIGNED OFF BY THE BOARD.**

**Project # 1002324**  
02DRB-01740 Minor-Prelim&Final Plat  
Approval

ISAACSON & ARFMAN, PA agent(s) for MOCHO, OLSON, CHANEY & MOCHO, LLP. request(s) the above action(s) for all or a portion of Lot(s) 7A, Tract(s) A, Block 4, Unit B, **NORTH ALBUQUERQUE ACRES**, zoned IP, located on BEVERLY HILLS AVE NE, between VENICE AVE NE and I-25 containing approximately 6 acre(s). [REF: 00410- 01540, 02-01670 (SK)] (B-18) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER.**

9.

**Project # 1001749**  
02DRB-01799 Minor-SiteDev Plan  
BldPermit/EPC

W. MARK SNAPP DESIGN, INC. agent(s) for WILLIAM GARDNER request(s) the above action(s) for all or a portion of Lot(s) 11A & 12A, Block(s) 20, Tract(s) 2, Unit 3, NORTH ALBUQUERQUE ACRES, JARDINERO PROFESSIONAL PLAZA, zoned SU-1 Per use, located on CARMEL NE, between WYOMING NE and BARSTOW NE containing approximately 4 acre(s). [REF: 02EPC-00254] [Debbie Stover, EPC Case Planner] [Deferred from 12/4/02] (C-19) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

**Project # 1001749**  
02DRB-00324 Minor-Pre&Final Plat  
Approval

SURVEYS SOUTHWEST, LTD. Agent(s) for WILLIAM GARDNER request the above action(s) for Lot 11, 12, 21 & 22, Block 20, Tract 2, NORTH ALBUQUERQUE ACRES, zoned SU-1 for O-1 Permissive Uses & Plant Nursery, located on SO. SIDE OF CARMEL AV NE, between WYOMING BLVD. NE and BARSTOW ST. NE containing approximately 4 acre(s). [REF: AX-95-10, Z-98-98] (C-19) **THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**



10. **Project # 1001277**  
02DRB-01814 Minor-Vacation of Private Easements  
02DRB-01815 Minor-Vacation of Private Easements  
02DRB-01816 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for PATRICK STROSNIDER request(s) the above action(s) for all or a portion of **Lot(s) 30 & 31, LAS CASITAS DEL RIO SUBDIVISION**, zoned SU-1 PRD, located on PANICUM RD NW, between WINTER HAVEN RD NW and SETARIA RD NW containing approximately 1 acre(s). (E-12) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

02DRB-01817 Minor-Vacation of Private Easements  
02DRB-01818 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for PATRICK STROSNIDER request(s) the above action(s) for all or a portion of **Lot 7, LAS CASITAS DEL RIO SUBDIVISION**, zoned SU-1 PRD, located on GRAMA CT NW, between WINTER HAVEN RD NW and MOLINA CT NW containing approximately 1 acre(s). (E-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

02DRB-01819 Minor-Vacation of Private Easements  
02DRB-01820 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for PATRICK STROSNIDER request(s) the above action(s) for all or a portion of **Lot 34, LAS CASITAS DEL RIO SUBDIVISION**, zoned SU-1 PRD, located on STIPA ST NW, between WINTER HAVEN RD NW and SETARIA RD NW containing approximately 1 acre(s). (E-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

02DRB-01821 Minor-Vacation of Private Easements  
02DRB-01822 Minor-Vacation of Private Easements  
02DRB-01823 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for PATRICK STROSNIDER request(s) the above action(s) for all or a portion of **Lot(s) 20, 21, 22, 23 & 24, LAS CASITAS DEL RIO SUBDIVISION**, zoned SU-1 PRD, located on SETARIA RD NW, between WINTER HAVEN RD NW and NOLINA CT NW containing approximately 1 acre(s). (E-12) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1001347**  
02DRB-01829 Minor-Amnd Prelim Plat  
Approval

ISAACSON & ARFMAN, PA agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) A, B, & D, ALBUQUERQUE SOUTH, (to be known as **EL RANCHO GRANDE 6, 7 AND 8**) zoned RD under Rio Bravo Sector Development Plan, located on SNOW VISTA BLVD. NW, between BENAVIDES RD. NW and CARTEGENA - DE ANZA DR NW containing approximately 43 acre(s). [REF: 01410-00960, 01410-00962 (VRW), 02DRB-00764, 0765] (M-9) **THE AMENDED PRELIMINARY PLAT WAS APPROVED. THE AMENDED INFRASTRUCTURE LIST DATED 5/15/02 WAS APPROVED AND REINITIALED BY THE BOARD. THIS EXTENSION DOES NOT EXTEND THE PRELIMINARY PLAT EXPIRATION DATE.**

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

12. **Project # 1002243**  
02DRB-01828 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES, PA agent(s) for STV INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Tract(s) 463, **TOWN OF ATRISCO GRANT**, zoned RD, located on 82ND ST. NW, between SAGE ROAD NW and SAN YGNACIO NW containing approximately 5 acre(s). (L-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. **Project # 1002345**  
02DRB-01830 Minor-Sketch Plat or Plan

CLINT SHERRILL & ASSOCIATES agent(s) for GOLDEN VENTURES LLC request(s) the above action(s) for all or a portion of Lot(s) 3, **BROADWAY INDUSTRIAL CENTER - UNIT 1**, zoned SU-2 HM, located on SAN JOSE SW, between KARSTON CT SW and I-25 SW containing approximately 14 acre(s). [REF: 02DRB-00109, 02DRB-01733] (M-14 **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. **Project # 1002369**  
02DRB-01812 Minor-Sketch Plat or Plan

RALPH CORRIZ request(s) the above action(s) for all or a portion of Lot(s) 224C, **MRGCD MAP 35**, zoned R-1, located on INDIAN SCHOOL ROAD NW, between RIO GRANDE BLVD. NW and 12TH STREET NW containing approximately 1 acre(s). (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1002372**  
02DRB-01827 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES, PA agent(s) for STV INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) 223, Airport Unit, **TOWN OF ATRISCO GRANT**, zoned R-2, located on GLEN RIO RD NW, between 72ND ST NW and 68TH ST NW containing approximately 5 acre(s). (J-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Approval of the Development Review Board minutes for November 27, 2002. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 11:52 A.M.

# 100 2243

**f a c s i m i l e**  
**TRANSMITTAL**

---

**to:** Sharen Matson, DRB Chair  
**fax #:** 924-3864  
**re:** **Desert Sage 3 Sketch Plat**  
**date:** December 6, 2002  
**pages:** 4, including this cover sheet.

---

Please contact me if you have any questions.

MARK GOODWIN, PE  
President

Mark Goodwin & Associates, PA  
PO Box 90606  
Albuquerque, NM 87199

(505) 828-2200  
fax (505) 797-9539  
email: [dmg@swcp.com](mailto:dmg@swcp.com)



City of Albuquerque  
Planning Department  
Development Services Division  
P.O. Box 1293  
Albuquerque, New Mexico 87103

Date: November 22, 2002

## OFFICIAL NOTIFICATION OF DECISION

FILE: Project 1002243  
02EPC-01460 Annexation  
02EPC-01461 Zone Map Amendment

T.S. McNaney & Assoc.  
400 Gold SW, Suite 700  
Albuq. NM 87102

**LEGAL DESCRIPTION:** for all or a portion of Lot(s) 463, Unit 7, Town of Atrisco Grant, annexation and a zone map amendment from County A-1 to R-D for 9 DUs/Acre, located on 82ND ST. SW., between SAGE ROAD SW and UNSER BLVD. SW, containing approximately 5 acre(s). (L-10) Cynthia Borrego, Staff Planner

On November 21, 2002 the Environmental Planning Commission voted to recommend approval to City Council of Project 1002243/ 02EPC-01460, an Annexation request, for Lot 463, Unit 7, Town of Atrisco Grant, based on the following Findings:

### FINDINGS:

1. This is a request for annexation for 9DU's/Acre and to obtain City services, on Lot 463, Unit 7, Town of Atrisco Grant.
2. The annexation request is consistent with *Resolution 54-1990*, City Policies for annexation in the Developing Urban Area based on the contiguity of the subject land with the existing City boundaries and convenient street access off Sage Road and San Ignacio Street SW (Zoning Code Appendix D. Section 1).
3. There is no apparent need for a pre-annexation agreement as infrastructure requirements can be met through the City's Subdivision Ordinance. The City can also reasonably provide water and sewer services to this parcel of land.
4. The subject property is located within the *Comprehensive Plan's* Developing Urban Area and annexation will fulfill the applicable goals and policies by creating the opportunity for new growth in an area where vacant land is contiguous to existing urban facilities (*policy 5.e*).

OFFICIAL NOTICE OF DECISION  
NOVEMBER 21, 2002  
Project #1002243  
Page 2

5. The *West Side Strategic Plan* shows the subject land to be within the jurisdiction and service area of the City of Albuquerque (page 32).
6. The annexation request fulfills the intent of the *Tower/Unser Sector Development Plan* by furthering the policy recommendation for annexation of all land within the plan area that is outside the municipal limits (Section 1.1 on page 5).
7. The subject property abuts City zoning on the south as required by the City annexation policy (R-54-1990).
8. Staff did not receive any comments from Albuquerque Public School as per the *West Side Strategic Plan*, to consider in the drafting this report.

---

On November 21, 2002 the Environmental Planning Commission voted to recommend approval to City Council of Project 1002243/02EPC 01461, Establishment of R-D Zoning 9 DU/Ac., for Lot 463, Unit 7, Town of Atrisco Grant, based on the following Findings:

**FINDINGS:**

1. This is a request for establishment of R-D zoning for 9DU's/Acre to develop a single-family subdivision, on Lot 463, Unit 7, Town of Atrisco Grant.
2. The requested establishment of zoning fulfills the goals and policies of the *Comprehensive Plan* by accommodating new growth in areas where vacant land is contiguous to existing urban facilities and providing for higher density housing in an area with excellent access to the major street network (Policies *e* and *h*, Developing Urban Area).
3. The requested establishment of zoning fulfills the goals and policies of the *West Side Strategic Plan* by creating an opportunity for urban style services that are appropriate in the Bridge/Westgate Community (*Policy 3.38*).
4. The requested establishment of zoning fulfills the policies and recommendations of the *Southwest Area Plan* with zoning that allows up to 9 dwelling units per net acre without significant adverse impact on the environment or existing neighborhoods (Section 3. Residential Area 5, page 15).
5. The requested zoning is consistent with recommended zoning for the area in the *Tower/Unser Sector Development Plan* (Section 5, Figure 13, page 62).

## OFFICIAL NOTICE OF DECISION

NOVEMBER 21, 2002

Project #1002243

Page 3

6. Annexation of the property is a changed condition and a zone change will also be more advantageous to the community, as articulated in the *Tower/Unser Sector Development Plan*; these factors lead to conformity with *Resolution 270-1980*.
7. Support of this zoning request would assist in providing needed affordable housing to the City.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **DECEMBER 6, 2002** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and 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. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

  
for Victor J. Chavez  
Planning Director

VJC/CB/ac

cc: Consensus Planning, Inc., 924 Park Ave. SW, Albuquerque, NM 87102  
Arthur Gonzales, Westgate Heights NA, 8704 Shane SW, Albuquerque, NM 87121  
Theresa Rios Sandoval, Westgate Heights NA, 1505 Grehwind Pl. SW, Albuquerque, NM 87121



# A City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

<b>SUBDIVISION</b>	Supplemental form <b>S</b>	Supplemental form <b>Z</b>
<input checked="" type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation & Zone Establishment
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> Sector Plan
<input type="checkbox"/> Vacation	<b>V</b>	<input type="checkbox"/> Zone Change
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Text Amendment
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>	<b>APPEAL / PROTEST of... A</b>
<input type="checkbox"/> ...for Subdivision Purposes		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal
<input type="checkbox"/> ...for Building Permit		
<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>STV Investments, LLC</u>	PHONE: <u>975-1154</u>
ADDRESS: <u>400 Gold SW, Suite 700</u>	FAX:
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87102</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:** Sketch Plat (Desert Sage, Unit 3)

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

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

Lot or Tract No. Tract 463 Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv. / Addn. Town of Atrisco Grant

Current Zoning: RD Proposed zoning: \_\_\_\_\_

Zone Atlas page(s): L-10/M-10 No. of existing lots: 1 No. of proposed lots: 32

Total area of site (acres): 4.9993 Density if applicable: dwellings per gross acre: 9 DU/AC 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. 101005602903830105 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: 82nd Street  
Between: Sage Road and San Ygnacio

**CASE HISTORY:**

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

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

SIGNATURE Mark Goodwin DATE 12/3/02  
(Print) Mark Goodwin, PE  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised September 2001

<b>INTERNAL ROUTING</b>	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>02023 - 01828</u>	<u>SK</u>	<u>5(3)</u>	\$ <u>[Signature]</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus				Total \$ <u>[Signature]</u>
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>Dec 11, 2002</u>			
	Project # <u>1002243</u>			
<u>[Signature]</u>	Planner signature / date <u>12/3/02</u>			

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

**SKETCH PLAT REVIEW AND COMMENT**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

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

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

Extension of preliminary plat approval expires after one year.

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

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

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

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

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- 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.

\_\_\_\_\_  
 Applicant name (print)  
*Much Goodwin* 12/3/02  
 Applicant signature / date



Form revised September 2001

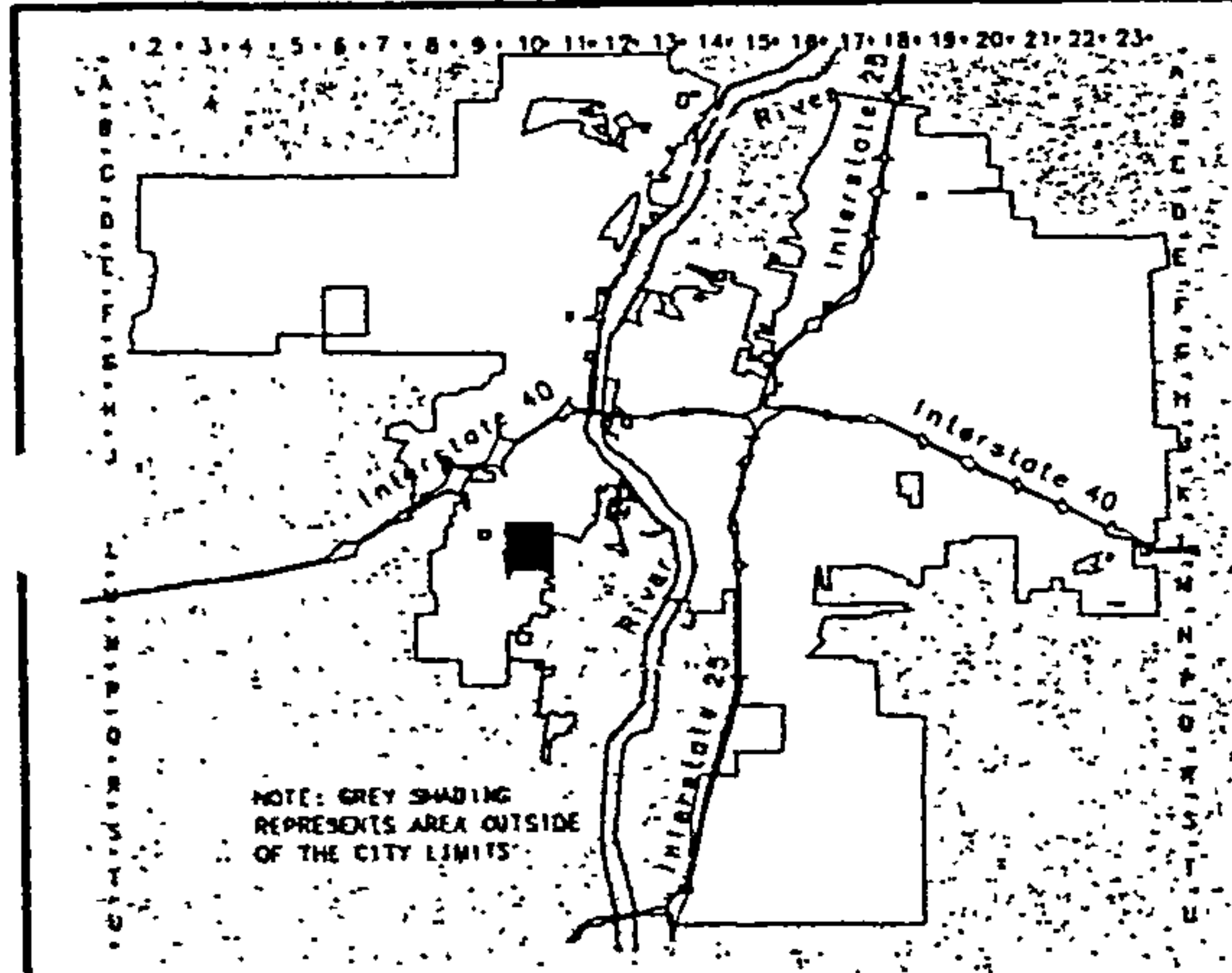
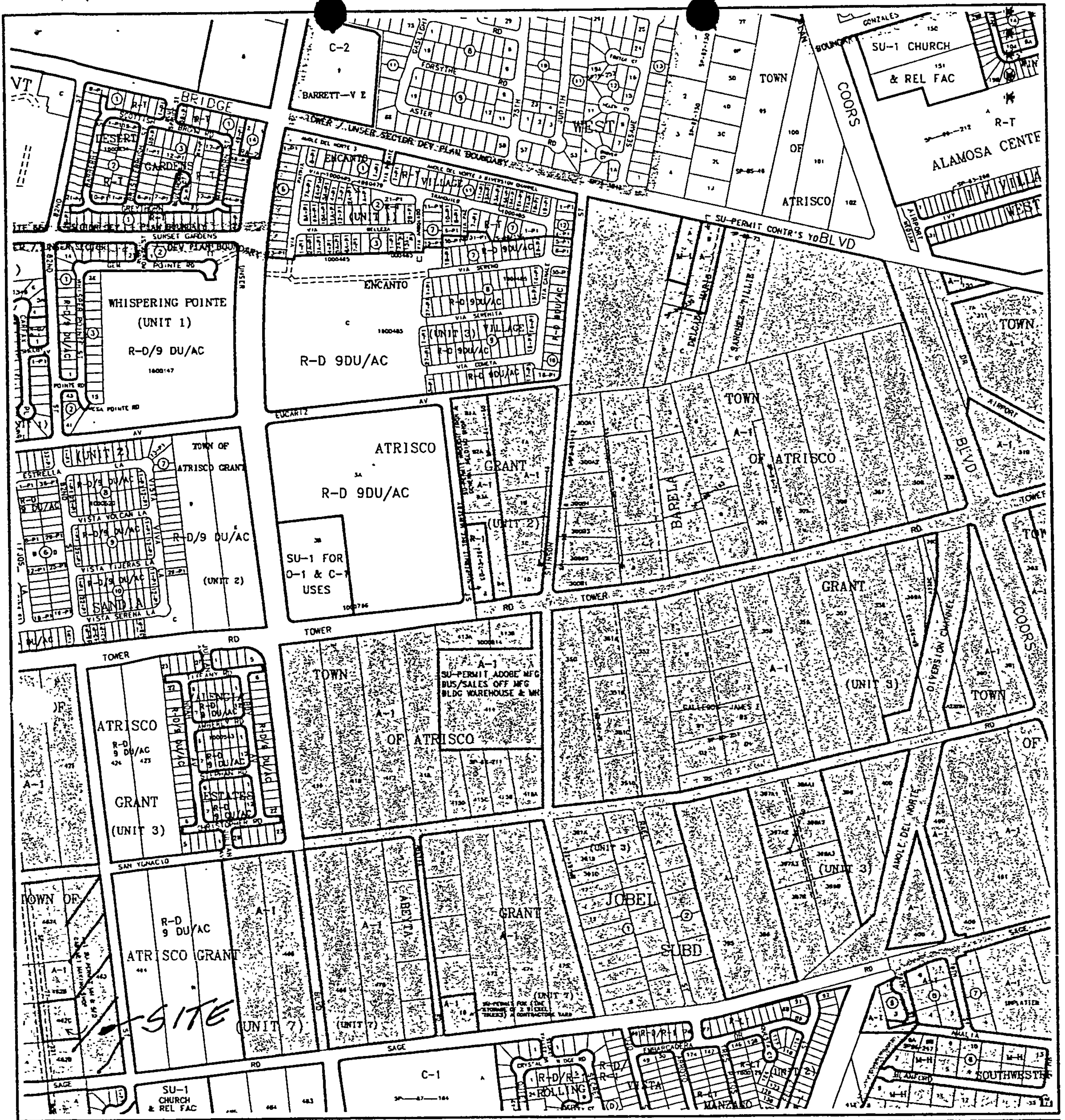
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers

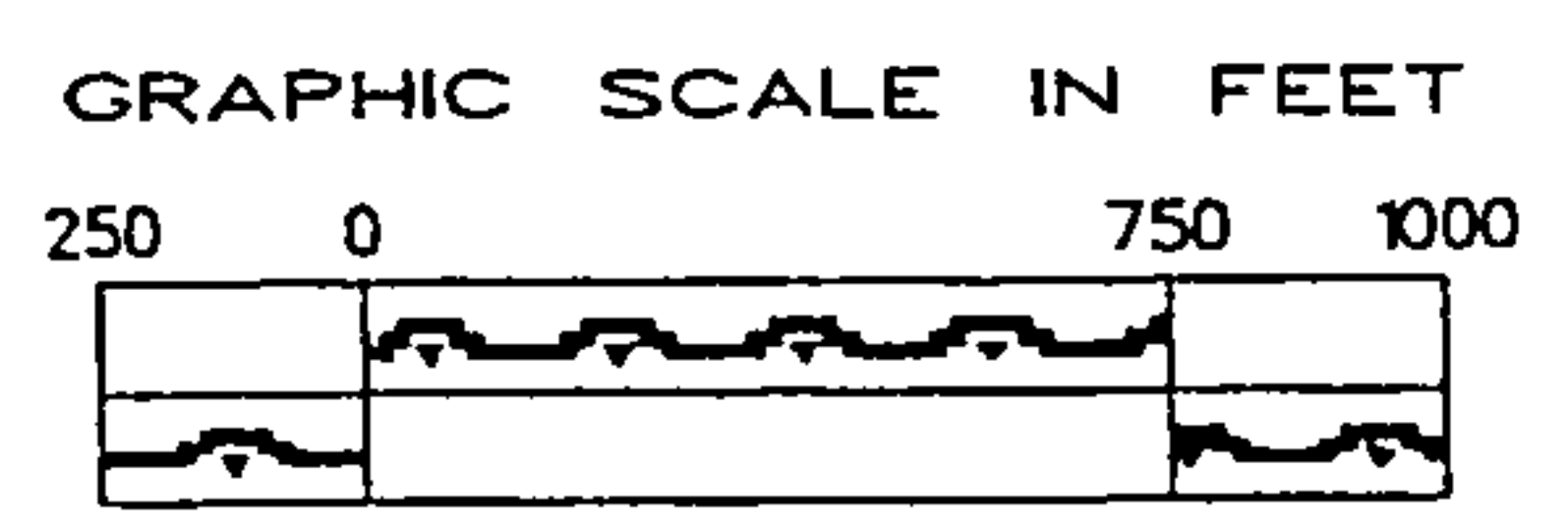
02023 - 01828

\_\_\_\_\_  
 Planner signature / date  
*Paul Casada* 12/3/02

**Project #** 1002243



CITY OF  
Albuquerque  
Albuquerque Geographic Information System  
PLANNING DEPARTMENT  
© Copyright 2002



Zone Atlas Page

L-10-Z

Map Amended through April 02, 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

December 3, 2002

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

**Re: Tract 463, Town of Atrisco Grant**

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

A handwritten signature in black ink, appearing to read 'Mark Goodwin', is written over the typed name and title.

Mark Goodwin, PE  
President

DMG/sr