

13



completed

10/13/03

PA

### 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.: 03-01505 (FP)  
Project Name: LAS CASITAS DEL RIO SUBD.  
Agent: Isaacson & Arfman PA

Project # 1002377  
EPC Application No.: \_\_\_\_\_  
Phone No.: 268-8828

Project Number

1002377

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 9/17/03 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

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

CITY ENGINEER / AMAFCA: AGIS DXF approval  
 ATC assignment ok per Kevin Christine Signed 9/29/03  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PARKS / CIP: CIL for park dedication  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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.**

rec'd - PA

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1002377 Subdivision Name Las Casitas del Rio Unit 2

Surveyor Rusty Hugg Company Surv Tek / Isaacson Artman

Contact person Asa Phone # \_\_\_\_\_ email \_\_\_\_\_

Patricia M. Apt \_\_\_\_\_ 10/10/03  
Approved \*Not Approved Date

DXF RECEIVED 10/10/03 DATE  
 HARD-COPY RECEIVED 10/10/03 DATE  
 DISCLOSURE STATEMENT

**\*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 2377 to agiscov on 10/10/03 Client Notified 10/10/03



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

September 17, 2003

9:00 a.m.

**MEMBERS:**

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

Richard Dourte, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

A. Call to Order: 9:00 A.M.

Adjourned: 10:55 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

1. **Project # 1000934**  
03DRB-01421 Major-Two Year SIA  
Procedure "B" Extension

BOHANNAN HUSTON, INC. agent(s) for LONGFORD HOMES request(s) the above action(s) for **SUNRISE RANCH WEST, UNIT 2**, zoned R-D, (9DU/AC) located on SUNSET GARDENS RD SW, between EUCARIZ AVE SW and 106<sup>th</sup> ST SW containing approximately 11 acre(s). [REF: 01DRB-00190 SK, 01DRB-01017 PPA, 01DRB-01686 FP, 02DRB-00038] (L-8) **A TWO-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT (SIA) WAS APPROVED.**

2. **Project # 1002593**  
03DRB-01376 Major-Vacation of Public Easements

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LIMITED PARTNERSHIP, request(s) the above action(s) for all or a portion of Tract(s) 29C, VENTANA RANCH, (to be known as **VISTA DE ARENAL @ VENTANA RANCH**) zoned R-LT residential zone, located on LAS VENTANAS RD NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 7 acre(s). [REF: 03DRB-01186 PP, 02DRB-01009, 03DRB-00624, 03DRB-01158 SK] (B-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1000997**  
03DRB-01410 Major-Preliminary Plat Approval  
03DRB-01412 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for T S MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 1-40, VILLA DEL RIO (to be known as **RIVERVIEW ACRES**), zoned RA-1 residential and agricultural zone, semi-urban area, located on VILLA RIO CORTE NW, between GABALDON RD NW and RIVERSIDE DRAIN containing approximately 10 acre(s). [*Deferred from 9/17/03*] (H-12) **DEFERRED AT THE AGENT'S REQUEST TO 10/15/03.**

4. **Project # 1002885**  
03DRB-01355 Major-Vacation of Pub Right-of-Way  
03DRB-01354 Minor-Sketch Plat or Plan  
03DRB-01356 Major-Vacation of Public Easements

JEFF MORTENSEN & ASSOCIATES INC., agent(s) for DESERT RIDGE DEVELOPMENT LLC, request(s) the above action(s) for all or a portion of Lot(s) 10-24, Block(s) 18 and Lot(s) 7-10 and 12-15, Block(s) 20, Unit(s) 3, (NORTH ALBUQUERQUE ACRES, TRACT 3) **OCOTILLO SUBDIVISION**, zoned RD, (4 DU/A), located on HOLBROOK ST NE, CARMEL AVE NE and HOLLY AVE NE, between ANAHEIM AVE NE and PASEO DEL NORTE NE, containing approximately 24 acre(s). [REF: 02EPC-01353] [*Deferred from 9/10/03*] (C-21). **THE VACATION OF PUBLIC RIGHT-OF-WAY WAS APPROVED WITH ADDITIONAL CONDITIONS AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE VACATION OF PUBLIC EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE GIVEN. (SKETCH PLATS RECEIVE NO OFFICIAL ACTION ONLY COMMENTS)**

5. **Project # 1001523**  
03DRB-01361 Major-Vacation of Public Easements  
03DRB-01360 Major-Preliminary Plat Approval  
03DRB-01362 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for UNSER - 98TH ST PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 2, **LADERA INDUSTRIAL CENTER**, zoned SU-1 for light industrial, located on UNSER BLVD NW, between 98<sup>th</sup> ST NW and LADERA DR NW containing approximately 120 acre(s). [REF: AX-81-810, Z-81-49, 01EPC-01405, 02DRB-00518] [Deferred from 9/10/03 AND 9/17/03] (H-10) **DEFERRED AT THE AGENT'S REQUEST TO 9/24/03.**

- Project # 1001523**  
03DRB-01458 Minor-SiteDev Plan Subd/EPC

MARK GOODWIN & ASSOCIATES, PA agent(s) for UNSER - 98TH ST PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 2, **LADERA INDUSTRIAL CENTER**, zoned SU-1 for light industrial, located on UNSER BLVD NW, between 98<sup>th</sup> ST NW and LADERA DR NW containing approximately 120 acre(s). [REF: AX-81-810, Z-81-49, 01EPC-01405, 02DRB-00518] [Deferred from 9/10/03 AND 9/17/03] [**RUSSELL BRITO, EPC CASE PLANNER**] (H-10) **DEFERRED AT THE AGENT'S REQUEST TO 9/24/03.**

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

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

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

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

6. **Project # 1000633**  
03DRB-01504 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for TIBURON INVESTMENTS LLC request(s) the above action(s) for all or a portion of Lot(s) 12, **JOURNAL CENTER -PHASE 2, UNIT 2**, zoned IP, located on BARTLETT NE, between MASTHEAD NE and RUTLEDGE RD NE containing approximately 2 acre(s). (D-17) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

7. **Project # 1001372**  
03DRB-01506 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 18A-1, **VISTA CANTERA SUBDIVISION**, zoned R-LT, located on RAINBOW BLVD NW, between VENTANA RANCH RD NW and VENTANA VILLAGE RD NW containing approximately 4 acre(s). [REF: 03DRB-00950, 03DRB-00951, 03DRB-00953] (B-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

8. **Project # 1002804**  
03DRB-01484 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for MENAUL & EUBANK, SW, LTD. PARTNERSHIP. request(s) the above action(s) for all or a portion of Tract(s) 2-C, 3 & 4, **UNCLE DOC ADDITION, NO. 2**, zoned C-2 community commercial zone, located on SNOWHEIGHTS CIRCLE NE, between MENAUL BLVD NE and EUBANK BLVD NE containing approximately 2 acre(s). [REF: 1001081, 03DRB-01145] (H-20) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR UTILITY SIGNATURES AND AGIS DXF FILE.**

9. **Project # 1002531**  
03DRB-01460 Minor-Prelim&Final Plat Approval  
03DRB-01461 Minor-Sidewalk Waiver

SURVEYS SOUTHWEST LTD agent(s) for WAYNE A. MCFADDEN request(s) the above action(s) for all or a portion of Lot(s) 33 & 34, ALVARADO GARDENS, (to be known as **CIELO SU TIERRA SUBDIVISION**) zoned RA-2 residential and agricultural zone, located on GRANDE BLVD NW, between WILMA RD NW and VILLA DORO WAY NW containing approximately 3 acre(s). [REF: 03DRB-00604 SK, ZA-97-249] (G-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/17/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/11/03 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: WILMA STREET WILL NEED TO MEET THE SATISFACTION OF THE TRAFFIC ENGINEER ON THE FINAL PLAT. A TURNAROUND OR OTHER APPROPRIATE DEDICATION MAY BE REQUIRED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

10. **Project # 1002581**  
03DRB-01507 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST, LTD agent(s) for JOSEPH A. SOLIS, J & J #1, request(s) the above action(s) for all or a portion of Lot(s) 1-7 & 9A, **SKYLINE HEIGHTS ADDITION**, zoned M-1 light manufacturing zone, located on TRUMBULL AVE SE, between EUBANK BLVD SE and SOUTHERN AVE SE containing approximately 2 acre(s). [REF: 03DRB-00852, 03DRB-00849, & 850, 03DRB-00853 & 54, 03DRB-00856] (L-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/17/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/15/03 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR SIA.**

11. **Project # 1002940**  
03DRB-01465 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for C. DAVID & TERRI KRUEGER request(s) the above action(s) for all or a portion of Lot(s) 47, **DESERT HIGHLANDS @ HIGH DESERT, UNIT 2**, zoned SU-2, HD, R-1, located on SNAKEDANCE CT NE, containing approximately 1 acre(s). (E-24) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

12. **Project # 1001926**  
03DRB-01475 Minor-Temp Defer SDWK

BEN PLATANIA request(s) the above action(s) for all or a portion of Lot(s) 225, **TOWN OF ATRISCO GRANT – AIRPORT UNIT**, zoned R-2, located on GLENRIO RD NW, between 72<sup>ND</sup> ST NW and 78<sup>TH</sup> ST NW containing approximately 5 acre(s). [REF: 1000694, 02DRB 00568, 02DRB 00673, 03DRB 01224/01225] (J-10) **THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

13. **Project # 1002377**  
03DRB-01505 Minor-Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for STRO, LLC request(s) the above action(s) for all or a portion of Tract(s) B, ALBUQUERQUE CHRISTIAN CHILDREN'S HOME, **LAS CASITAS DEL RIO SUBDIVISION**, zoned SU-1 special use zone, PDA, located on the east side of WINTERHAVEN RD NW, between MONTANO RD NW and MONTANO PLAZA DR NW containing approximately 7 acre(s). [REF: (1001445), 1002377, 02DRB-01860 P&F, 03DRB-00126 TDS] (E-12) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARKS FEE AND CITY ENGINEER FOR ASSIGNMENT FROM LLC TO HOME OWNERS ASSOCIATION FOR MAINTENANCE OF TRACT A AND AGIS DXF FILE.**

14. **Project # 1002660**  
03DRB-01499 Minor-Prelim&Final Plat Approval

MICHAEL GALLEGOS agent(s) for ANGELICA (ANGIE) GALLEGOS request(s) the above action(s) for all or a portion of Tract(s) 37A2 (to be known as **LANDS OF ANGIE M GALLEGOS**), MRGCD MAP 37, zoned SU-2, R-1, located on GOMEZ AVE NE, between BROADWAY BLVD NE and EDITH BLVD NE containing approximately 1 acre(s). [REF: 03DRB-00799] (J-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR INSTALLATION OF WATER SERVICE AND SEWER SERVICE MUST BE COMPLETED AND TO REVISE DEDICATION CALL-OUT (NOTE A) AND TO PLANNING FOR AGIS DXF.**

15. **Project # 1002786**  
03DRB-01508 Minor-Prelim&Final Plat Approval

ADVANCED ENGINEERING & CONSULTING LLC, agent(s) for FIDELITY TRUST CO. request(s) the above action(s) for all or a portion of Lot(s) 1-3, Tract(s) A, Block(s) 5, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned IP industrial park zone, located on SAN MATEO BLVD NE, between SAN DIEGO AVE NE and BEVERLY HILLS AVE NE containing approximately 3 acre(s). [REF: 03DRB-01075 SBP, 03DRB-01457 SK] (B-18) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS SECTION FOR SAN MATEO AND TO PROVIDE CROSS ACCESS EASEMENT NOTE ON THE PLAT AND TO PLANNING FOR AGIS DXF FILE.**



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

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16. **Project # 1002962**  
03DRB-01483 Minor-Sketch Plat or Plan

BOHANNAN HUSTON, INC. AND DENISH-KLINE & ASSOCIATES, agent(s) for THE TRAILS LLC, request(s) the above action(s) for all or a portion of Tract(s) 4, A PORTION OF (TR. 4), **BLACK RANCH**, zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 201 acre(s). [REF: 03DRB-01429] (C-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1001816**  
03DRB-01503 Minor-Sketch Plat or Plan

JANE CARLTON request(s) the above action(s) for all or a portion of Lot(s) 10, 11 and 12, Block(s) 54, **NEW MEXICO TOWN COMPANY ORIGINAL TOWNSITE**, zoned SU-2 special neighborhood zone, HDA, located on the southside of TIJERAS AVE NW, between 9<sup>TH</sup> ST NW and 11<sup>TH</sup> ST NW containing approximately 1 acre(s). [REF: 02LUC-00952, 02CC0-00446 & 00950 AP, Z-94-1, LUC92-3] (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Approval of the Development Review Board Minutes for August 27 and September 3, 2003. **THE MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 10:55 A.M.

13



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.: 03-01505 (FP)

Project # 1002377

Project Name: LAS CASITAS DEL RIO SUBD.

EPC Application No.:

Agent: Isaacson & Arfman PA

Phone No.: 268-8828

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 9/17/03 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

UTILITIES: \_\_\_\_\_  
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CITY ENGINEER / AMAFCA: AGIS Next approval  
 ABC assignment  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PARKS / CIP: CIL for park dedication  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

1002377



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

Development Review Board Comments

**Project Number:** 1002377  
**Application Number:** 03DRB-01505

**DRB Date:** 9/17/03  
**Item Number:** 13

**Subdivision:** Las Casitas Del Rio Subdivision  
Tract B, Albuquerque Christian Children's Home

**Zoning:** SU-1 for PDA

**Zone Page:** E-12

**New Lots (or units) :** 31

**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 31 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 SU-1 zone in the developing urban area of the comp plan 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: CS

Christina Sandoval, (PRD)

Phone: 768-5328

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**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
Development Review Board  
September 17, 2003 Comments**

**ITEM # 13**

**PROJECT # 1002377**

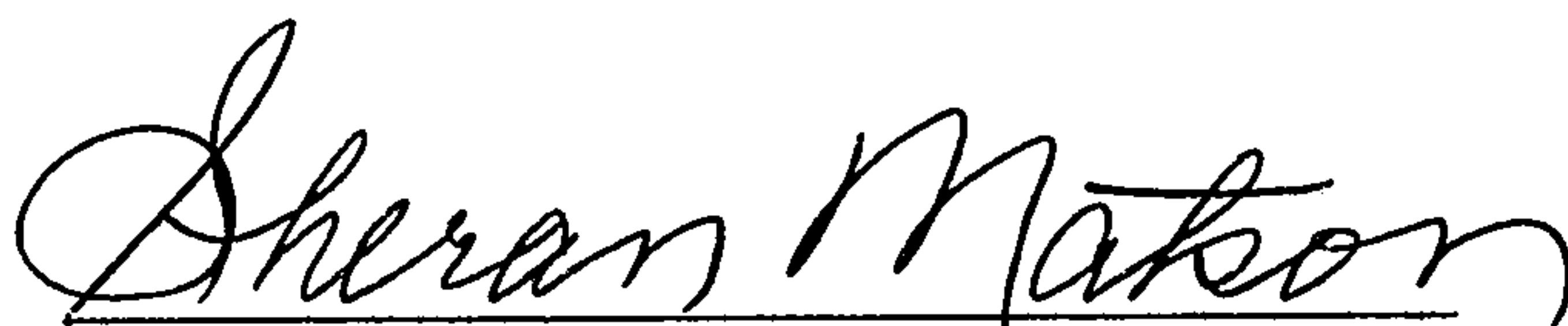
**APPLICATION # 03DRB-01505**

**RE: Las Casitas del Rio Subdivision**

Planning has no objection. The final plat appears to match the already approved site plans.

AGIS dxf approval is required before Planning signs the final plat.

Applicant may file the plat. Be sure to give Planning a copy of the recorded plat to close the file.



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



**Brad L. Bingham**  
09/16/03 02:27 PM

To: Kathy A. Jaramillo/PWD/CABQ@COA  
cc: Kevin J. Curran/LEGAL/CABQ@COA, Kevin P. Broderick/PWD/CABQ@COA, Sheran A. Matson/PLN/CABQ@COA  
Subject: Re: Las Casitas Del Rio, Unit 2

This plat is on for DRB signoff this week. Have we gotten this assignment yet? Let me know, Thx  
Brad



**Kathy A. Jaramillo**  
07/15/03 11:34 AM

To: Sheran A. Matson/PLN/CABQ@COA, Brad L. Bingham/PWD/CABQ@COA  
cc: Kevin P. Broderick/PWD/CABQ@COA, Kevin J. Curran/LEGAL/CABQ@COA  
Subject: Las Casitas Del Rio, Unit 2

Per Kevin Curran, do not sign off on final plat for the approve referenced until we get an assignment to the agreement and covenant from the Homeowner's Association. I will let you know when we get this.



**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: 1002377

AGENDA ITEM NO: 13

SUBJECT:

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

ACTION REQUESTED:

REV/CMT:() 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: September 17, 2003

5



Completed 5/15/03  
Box.

### 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.: 03-00574 (SPS) & 03-00575 (SBP)

Project # 1002377

Project Name: Lands of Albuq. Childrens Home

EPC Application No.: 02EPC-01772 & 01773 (Proj.#1002359)

Agent: Consensus Planning Inc.

Phone No.: ~~768-9401~~ 764-9801

Your request for (SDP for SUB), (SDP for BP) (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 1/23/03 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

Project Number

1002377

- TRANSPORTATION: ~~Site Street Width~~
  - Pedestrian Connection details are needed
  - Street widths need to be built in accordance w/ the approved EPC site plan.
  - 
  -
- 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.**



03-00575 (SBP)

completed 5/15/03

APPLICATION NO. 03-00574 (SPS)	PROJECT NO. 1002377
PROJECT NAME LNB. OF ALBQ. CHILDRENS HOME	
EPC APPLICATION NO.	7649801
APPLICANT / AGENT CONSENSUS PLANNING INC.	PHONE NO. 768-9401
ZONE ATLAS PAGE E-12	JIM STROSIER

# ONE STOP COMMENT FORM LOG

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>AS</i>	DATE 5/15/03	DATE
COMMENTS:		
Transp: pls sign my lan & 3 paper copies, Thank, RJ.		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		
<i>/</i>		

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		
<i>/</i>		

PARKS AND REC (505) 768-5328		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		
<i>/</i>		

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		
<i>/</i>		

(Return form with plat / site plan)



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

4-23-2003

**7. Project # 1002377**

03DRB-00415 Major-Preliminary Plat Approval  
03DRB-00416 Major-Vacation of Public Easements  
03DRB-00417 Minor-Sidewalk Waiver

ISAACSON & ARFMAN, PA agent(s) for SANGRE DE CRISTO LLC request(s) the above action(s) for all or a portion of Tract(s) B, **LAS CASITAS DEL RIO PHASE II**, Albuquerque Christian Children's Home, zoned SU-1 PDA, located on WINTER HAVEN RD NW, NORTH OF MONTANO RD NW and SOUTH OF MONTANO PLAZA DR. NW, containing approximately 7 acre(s). [REF: 02DRB 01860, 03DRB 00126] [Deferred from 4/9/03] (E-12)

At the April 23, 2003, Development Review Board meeting, the Vacation was approved as shown on Exhibit B in the Planning file, subject to the Findings and Conditions of the Subdivision Ordinance as follows:

FINDINGS:

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

CONDITIONS:

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

With the signing of the infrastructure list dated 4/23/03 and approval of the grading plan engineer stamp dated 3/13/03 the preliminary plat was approved.

A sidewalk variance for waiver of sidewalks was approved as shown on Exhibit C in the Planning file.



**OFFICIAL NOTICE  
PAGE TWO**

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

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

At the April 23, 2003, Development Review Board meeting, the site plan for subdivision was approved with final sign off delegated to Transportation Development for pedestrian connection details as needed and street widths need to be built in accordance with the approved EPC site plan.

The site plan for building permit was approved with final sign off delegated to Transportation Development for pedestrian connection details as needed and street widths need to be built in accordance with the approved EPC site plan.

If you wish to appeal this decision, you must do so by May 8, 2003, in the manner described below.

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

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



**OFFICIAL NOTICE  
PAGE THREE**

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

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

  
Sheran Matson, AICP, DRB Chair

cc: Sangre de Cristo LLC, 6121 Indian School Rd NE, Suite 275, 87110  
Isaacson & Arfman PA, 128 Monroe NE, 87108  
Consensus Planning Inc., 924 Park Ave SW, 87102  
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg  
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002377 AGENDA#: 7 DATE: 4.23

1. Name: JIM STROUER Address: 924 Park SW Zip: 87102

2. Name: Asa Weber Address: 128 Monroe NE Zip: 87108

3. Name: PATRICK STROSNIDER Address: 14005 PINE BUTTE N.E. Zip: 87112

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: \_\_\_\_\_

5



# 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.: 03-00574 (SPS) & 03-00575 (SBP)

Project # 1002377

Project Name: Lands of Albuquerque Childrens Home

EPC Application No.: 02EPC-01772 & 01773 (Proj.#1002359)

Agent: Consensus Planning Inc.

Phone No.: 768-9401

Your request for ~~(SDP for SUB), (SDP for BP)~~ (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 1/23/03 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: ~~street width~~

- Pedestrian connection details are needed
- Street widths need to be built in accordance w/ the approved EPC site plan.
- 
- 

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

- 
- 
- 
- 

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

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

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- 

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 1002377

CITY OF ALBUQUERQUE

Planning Department

Development Services Division

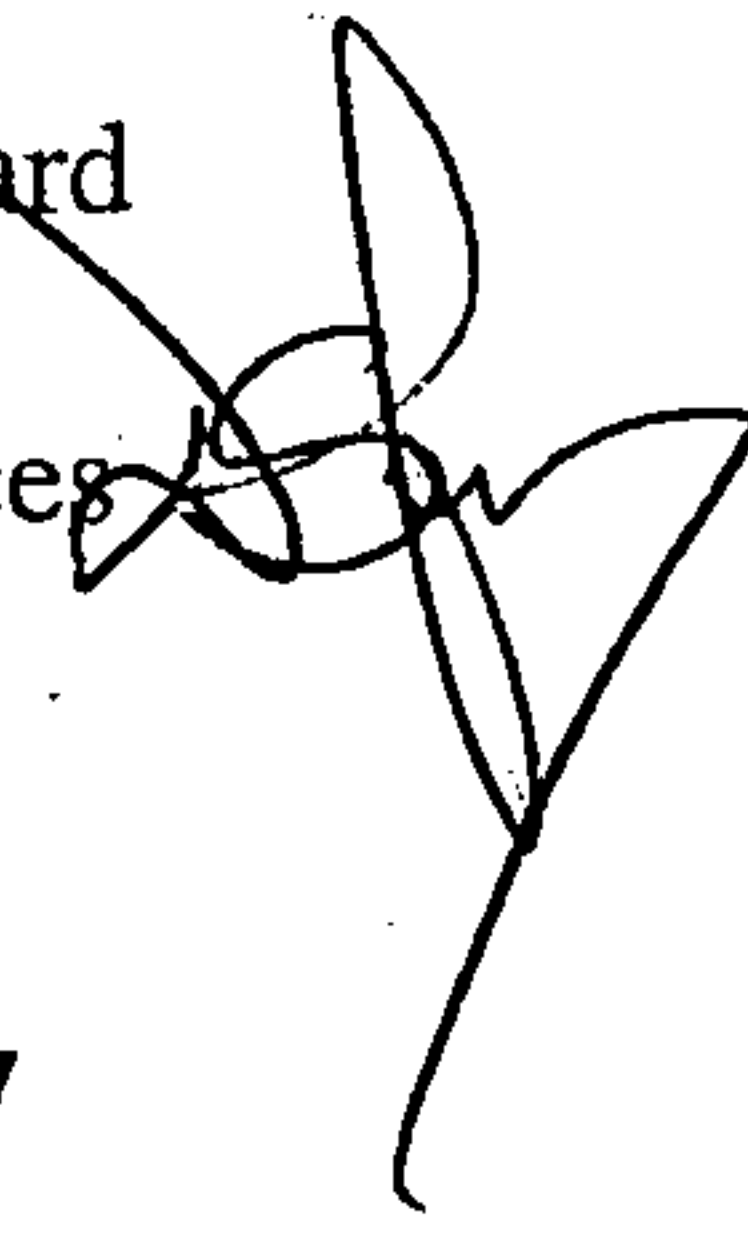
#5

TO: Sheran Matson, Chair, Development Review Board

FROM: Deborah L. Stover, Planner, Development Services

DATE: 4-15-03

SUBJECT: **EPC CONDITIONS FOR PROJECT 1002377**



The purpose of this memo is to address the itemized letter from the Consensus Planning for the above referenced case:

**Site Development Plan for Subdivision**

All conditions of approval have been met.

Staff defers to Transportation Development Services regarding conditions related to traffic and transportation issues.

**Site Development Plan for Building Permit**

All conditions of approval have been met.

Staff defers to Transportation Development Services regarding conditions related to traffic and transportation issues.



**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: 1002377**

**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 dated 3-13-03 is on file for Preliminary Plat approval.  
 The Hydrology Section has no objection to the vacation request.

**RESOLUTION:** *signed I-L*

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

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

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

FOR:

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

**DATE:** April 23, 2003





## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

4-23-2003

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

ISAACSON & ARFMAN, PA agent(s) for SANGRE DE CRISTO LLC request(s) the above action(s) for all or a portion of Tract(s) B, **LAS CASITAS DEL RIO PHASE II**, Albuquerque Christian Children's Home, zoned SU-1 PDA, located on WINTER HAVEN RD NW, NORTH OF MONTANO RD NW and SOUTH OF MONTANO PLAZA DR. NW, containing approximately 7 acre(s). [REF: 02DRB 01860, 03DRB 00126] [Deferred from 4/9/03] (E-12)

At the April 23, 2003, Development Review Board meeting, the Vacation was approved as shown on Exhibit B in the Planning file, subject to the Findings and Conditions of the Subdivision Ordinance as follows:

### FINDINGS:

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

### CONDITIONS:

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

With the signing of the infrastructure list dated 4/23/03 and approval of the grading plan engineer stamp dated 3/13/03 the preliminary plat was approved.

A sidewalk variance for waiver of sidewalks was approved as shown on Exhibit C in the Planning file.



**OFFICIAL NOTICE  
PAGE TWO**

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

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

At the April 23, 2003, Development Review Board meeting, the site plan for subdivision was approved with final sign off delegated to Transportation Development for pedestrian connection details as needed and street widths need to be built in accordance with the approved EPC site plan.

The site plan for building permit was approved with final sign off delegated to Transportation Development for pedestrian connection details as needed and street widths need to be built in accordance with the approved EPC site plan.

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

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**OFFICIAL NOTICE  
PAGE THREE**

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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: Sangre de Cristo LLC, 6121 Indian School Rd NE, Suite 275, 87110  
Isaacson & Arfman PA, 128 Monroe NE, 87108  
Consensus Planning Inc., 924 Park Ave SW, 87102  
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg  
File



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

April 23, 2003

9:00 a.m.

**MEMBERS:**

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

Richard Dourte, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

**NOTE:** REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE 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. Announcements

Adjourned: 10:50 A.M.

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

1. **Project # 1000945**  
03DRB-00485 Major-Two Year SIA

EAGLE ROCK PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 22, Block(s) 26, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B**, zoned SU-2 for IP, located on EAGLE ROCK AVE NE, between SAN PEDRO NE and LOUISIANA BLVD NE containing approximately 1 acre(s). [REF: 00236-01677, AA-99-21, Z-98-28] (C-18) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED. THIS WILL BE THE LAST EXTENSION.**

2. **Project # 1001004**  
03DRB-00521 Major-Two Year SIA  
Procedure B

TIERRA WEST LLC agent(s) for WEST BLUFF CENTER LLC request(s) the above action(s) for all or a portion of Lot(s) 1-9, Tract(s) 9, **WEST BLUFF CENTER SUBDIVISION**, zoned R-2, R-T, located on OURAY RD NW, between CORONA DR NW and ALAMOGORDO DR NW containing approximately 2 acre(s). [REF: 01410-00043/01410-00045, 01440-01056/01440-01055] (H-11) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1000444**  
03DRB-00516 Major-Vacation of Public  
Easements

BOHANNAN HUSTON agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) 294, **STONEBRIDGE UNIT 4**, zoned R-1, located on RIDGE ROCK AVE NW, SOUTH OF WESTSIDE BLVD NW and NORTH OF MCMAHON NW containing approximately 1 acre(s). [REF: 1000444/1440-00826] (A-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1000635**  
03DRB-00454 Major-Amnd SiteDev Plan  
Subd  
03DRB-00455 Major-Amnd SiteDev Plan  
BldPermit

TIERRA WEST LLC agent(s) for FORTIS ADVISORS LLC request(s) the above action(s) for TRACTS 38-1, 38-2, 38-3, 38-4, AND 27B-B1, **TAYLOR RANCH - ECKERD DRUG PLAZA**, zoned SU-1 FOR C-1 PERMISSIVE AND CONDITIONAL Uses, located on MONTANO RD NW between MONTANO PLAZA NW and COORS BLVD NW containing approximately 6 acre(s). [REF: DRB-98-106, AA-99-194] [Deferred from 4/23/03] (E-12) **DEFERRED AT THE AGENT'S REQUEST TO 5/7/03.**

5. **Project # 1000933**  
03DRB-00515 Major-Preliminary Plat  
Approval  
03DRB-00517 Major-Vacation of Public  
Easements  
03DRB-00518 Minor-Sidewalk Variance  
03DRB-00519 Minor-Sidewalk Waiver  
03DRB-00520 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) 5B, **MANZANO MESA**, zoned SU-1, located on SOUTHERN BLVD SE, between JUAN TABO BLVD SE and EUBANK BLVD SE containing approximately 13 acres. [REF: 01DRB-00169] [Deferred from 4/23/03] (L-21) **DEFERRED AT THE AGENT'S REQUEST TO 4/30/03.**

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

ADVANCED ENGINEERING & CONSULTING, LLC agent(s) for SADLER SOUTHWEST LTD. request(s) the above action(s) for all or a portion of Tract(s) 3, **MENAU DEVELOPMENT AREA**, zoned M-1 light manufacturing zone, located on UNIVERSITY BLVD NE, between MENAU BLVD NE and CLAREMONT AVE NE containing approximately 3 acre(s). [Deferred from 4/23/03] (H-15) **DEFERRED AT THE AGENT'S REQUEST TO 5/7/03.**

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

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

ISAACSON & ARFMAN, PA agent(s) for SANGRE DE CRISTO LLC request(s) the above action(s) for all or a portion of Tract(s) B, **LAS CASITAS DEL RIO PHASE II**, Albuquerque Christian Children's Home, zoned SU-1 PDA, located on WINTER HAVEN RD NW, NORTH OF MONTANO RD NW and SOUTH OF MONTANO PLAZA DR. NW, containing approximately 7 acre(s). [REF: 02DRB 01860, 03DRB 00126] [Deferred from 4/9/03] (E-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/23/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/13/03 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

CONSENSUS PLANNING, INC. agent(s) for PATRICK STROSNIDER request(s) the above action(s) for all or a portion of Tract(s) B-1A, **UNPLATTED LANDS OF JOEL P. TAYLOR AND LANDS OF ALBUQUERQUE CHRISTIAN CHILDREN'S HOME**, zoned SU-1 special use zone, PDA, located on EAST SIDE OF WINTERHAVEN RD NW, between MONTANO RD NW and LA ORILLA RD NW containing approximately 7 acre(s). [REF: 02EPC-01772 & 01773 under Project #1002359 and 03DRB-00415, 00416 & 00417 under Project #1002377] [Deferred from 4/16/03] [Debbie Stover, EPC Case Planner] (E-12) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PEDESTRIAN CONNECTION DETAILS AS NEEDED AND STREET WIDTHS NEED TO BE BUILT IN ACCORDANCE WITH THE APPROVED EPC SITE PLAN. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PEDESTRIAN CONNECTION DETAILS AS NEEDED AND STREET WIDTHS NEED TO BE BUILT IN ACCORDANCE WITH THE APPROVED EPC SITE PLAN.**

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

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

8. **Project # 1000694**  
03DRB-00540 Minor-SiteDev Plan  
Subd/EPC
- JCG & ASSOCIATES agent(s) for FAMILY WORSHIP CENTER request(s) the above action(s) for all or a portion of Tract(s) 226-230, Block(s) 2, **TOWN OF ATRISCO GRANT - AIRPORT UNIT**, zoned SU-1 for Church, located on GLENRIO RD NW, between I-40 and 72<sup>nd</sup> ST NW containing approximately 8 acre(s). [REF: 00EPC-01020, 00EPC-01021] **[Mary Piscitelli, EPC Case Planner]** [Deferred from 4/9/03] (J-10) **INDEFINITELY DEFERRED AT THE BOARD'S REQUEST.**
9. **Project # 1000831**  
03DRB-00562 Minor-SiteDev Plan  
Subd/EPC  
03DRB-00564 Minor-SiteDev Plan  
BldPermit/EPC
- GEORGE RAINHART ARCHITECTS agent(s) for THOM JOSEPH - THUNDER WEST DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) A-13 and 6, TOWN OF ATRISCO GRANT, **WESTBLUFF CENTER AND Lot(s) 9, PALISADES**, Block(s) 9, zoned SU-1, IP uses, located on ATRISCO NW, between I-40 NW and MIAMI NW containing approximately 7 acre(s). [REF: 02EPC-00636 (SPS) 02EPC-00637 (SBP)] **[Russell Brito, EPC Case Planner]** [Deferred from 4/16/03] (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 4/30/03.**
- 03DRB-00602 Minor-Prelim&Final Plat  
Approval
- MARK GOODWIN & ASSOCIATES PA, agent(s) for SAYLOR PROPERTIES, request(s) the above action(s) for all or a portion of Lot(s) A-13 NE UNIT, TOWN OF ATRISCO GRANT Tract(s) 6, **WESTBLUFF CENTER SUBDIVISION** and a portion of Block(s) 9, **PALISADES ADDITION**, (to be known as **HORIZON ACADEMY SUBDIVISION**), zoned SU-1, IP uses, located on ATRISCO NW, between I-40 NW and MIAMI NW containing approximately 7 acre(s). [REF: 03DRB-00562 & 03DRB-00564] (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 4/30/03.**



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

10. **Project # 1000485**  
03DRB-00601 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for D R HORTON CUSTOM HOMES request(s) the above action(s) for all or a portion of Block(s) 34, Tract(s) C, **ENCANTO VILLAGE - UNIT 3**, zoned R-D 9DU/Ac, located on EUCARIZ AVE SW, between UNSER BLVD SW and STINSON ST SW containing approximately 17 acre(s). [REF: 02DRB-01171, 02DRB-01172, 03DRB-00116, DRB-98-176] (L-10) **FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU.**

11. **Project # 1000720**  
03DRB-00603 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for BERNALILLO COUNTY METROPOLITAN COURT request(s) the above action(s) for all or a portion of Tract(s) A, **BERNALILLO COUNTY METROPOLITAN COURT**, zoned SU-3, located on LOMAS BLVD NW, between 4<sup>TH</sup> ST NW and 5<sup>TH</sup> ST NW containing approximately 4 acre(s). [REF: 03DRB-00065, 03DRB-00067] (J-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR THE DXF FILE.**

12. **Project # 1002002**  
03DRB-00605 Minor-Prelim&Final Plat  
Approval

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for RETAIL DEVELOPMENT INC., LLC request(s) the above action(s) for all or a portion of **BEAR CANYON ARROYO**, zoned C-3 heavy commercial zone, located on the WEST SIDE OF SAN MATEO BLVD NE, between OSUNA RD NE and ACADEMY RD NE containing approximately 5 acre(s). [REF: 02DRB-00889, 02DRB-01743, 03DRB-00168] (E-17) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/23/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/17/02 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED AT THE AGENT'S REQUEST FOR SIA.**

13. **Project # 1000363**  
03DRB-00251 Minor-Prelim&Final Plat  
Approval

BOHANNAN HUSTON, INC. agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Tract(s) I, **BALLOON FIESTA PARK**, zoned SU-2, located on ALAMEDA BLVD NE, between ALAMEDA BLVD NE and PASEO DEL NORTE NE containing approximately 83 acre(s). (Indefinitely deferred 3/5/03 at the agent's request). (C-17) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR THE DXF FILE.**

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

14. **Project # 1002531**  
03DRB-00604 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST LTD agent(s) for WAYNE MC FADDEN request(s) the above action(s) for all or a portion of Lot(s) 33 & 34, UNIT 1, **ALVARADO GARDENS**, zoned RA-2, located on RIO GRANDE BLVD NW, SOUTH OF MATTHEW NW, approximately 3 acre(s). [REF: 03DRB-00397] (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1002588**  
03DRB-00599 Minor-Sketch Plat or Plan

HARRIS SURVEYING INC agent(s) for SHARLA BERTRAM request(s) the above action(s) for all or a portion of Lot(s) 1, 2 and 3, Block(s) 1 and portions of Lot(s) 3, 5 AND 6, Block(s) 2, **MANCHESTER PLACE ADDITION**, zoned RA-2, located on MANCHESTER PL NW, between CANDELARIA RD NW and GRIEGOS RD NW containing approximately 2 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project # 1002590**  
03DRB-00607 Minor-Sketch Plat or Plan

AMBROSE CHAVEZ, CONTRACT OWNER request(s) the above action(s) for all or a portion of Tract(s) B, **COURSON BRACKSON**, zoned R-D, located on 64<sup>TH</sup> ST NW, between MILNE NW and WAYNE NW containing approximately 4 acre(s). [REF: DRB-93-389] (F-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Approval of the Development Review Board Minutes for April 9, 2003. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 10:50 A.M.

4/23/03

① NM must sign final plot

1002377

4/9/03

Referred to 4/16/03 to be heard  
w/ SDR for sub. (final sign off)

Reading & Drainage Plan 3/18/03

Infra. List.



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

April 9, 2003

**Project # 1002377**

03DRB-00415 Major-Preliminary Plat Approval  
03DRB-00416 Major-Vacation of Public Easements  
03DRB-00417 Minor-Sidewalk Waiver

ISAACSON & ARFMAN, PA agent(s) for SANGRE DE CRISTO LLC request(s) the above action(s) for all or a portion of Tract(s) B, **LAS CASITAS DEL RIO PHASE II**, Albuquerque Christian Children's Home, zoned SU-1 PDA, located on WINTER HAVEN RD NW, NORTH OF MONTANO RD NW and SOUTH OF MONTANO PLAZA DR. NW, containing approximately 7 acre(s) [REF:02DRB 01860, 03DRB 00126]E-12)

AMAFCA

No adverse comments.

COG

Consistent with established transportation plans and policies.

Transit

No comments received.

Zoning Enforcement

Reviewed, no comment.

Neighborhood Coord. Letter sent to Taylor Ranch (R) Neighborhood Assn.

APS

This development will affect Petroglyph Elementary School, James Monroe Middle School, and Cibola High School. ALL the Schools above are currently enrolled and operating close to their designed capacity. All the Schools above are projected to accrue substantial increases in students in the near future. The APS facilities in the area have recently, and continue to be expanded and upgraded. An elementary school (Seven Bar) and middle school (Monroe) opened in the fall of 2001. A new Elementary school is planned for the fall of 2004. All planned additions to existing educational facilities are contingent upon taxpayer approval. 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. Lighting issues.

Fire Department

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

PNM Gas

Approves.

[ PNM Electric ]

PNM approves vacation of the of the 10' and 20' PUE'S. The developer needs to contact PNM Electric Service Center at 241-3425 to arrange the reroute of the OH electric line, before final plat sign off at PNM electric.

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. No objection to the vacation request

Transportation Development

The streets/sidewalks need to conform to the EPC approved site plan. The intersection of Sacaton Dr. and Wolftail Rd. does not appear to warrant a stub street intersection design. Refer to the agencies having interest in the easement for comments on the vacation action. Comments on the infrastructure list.

Parks & Recreation

Defer to Utilities for vacation request. 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 31 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.

## Parks & Recreation

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 SU-1 zone in the developing urban area of the comp plan 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

No objection to Vacation request. Subdivision layout is unacceptable for water line looping without further discussion. Need to provide Utility Plan showing water and sewer layout. What will be treatment of Tract A? I do not concur with Sidewalk Waiver request.

## Planning Department

Since this site is zoned SU1 for PRD, final plat cannot be heard by DRB until the EPC has approved the required site plans. Final plat configuration is contingent upon EPC site plan approvals.

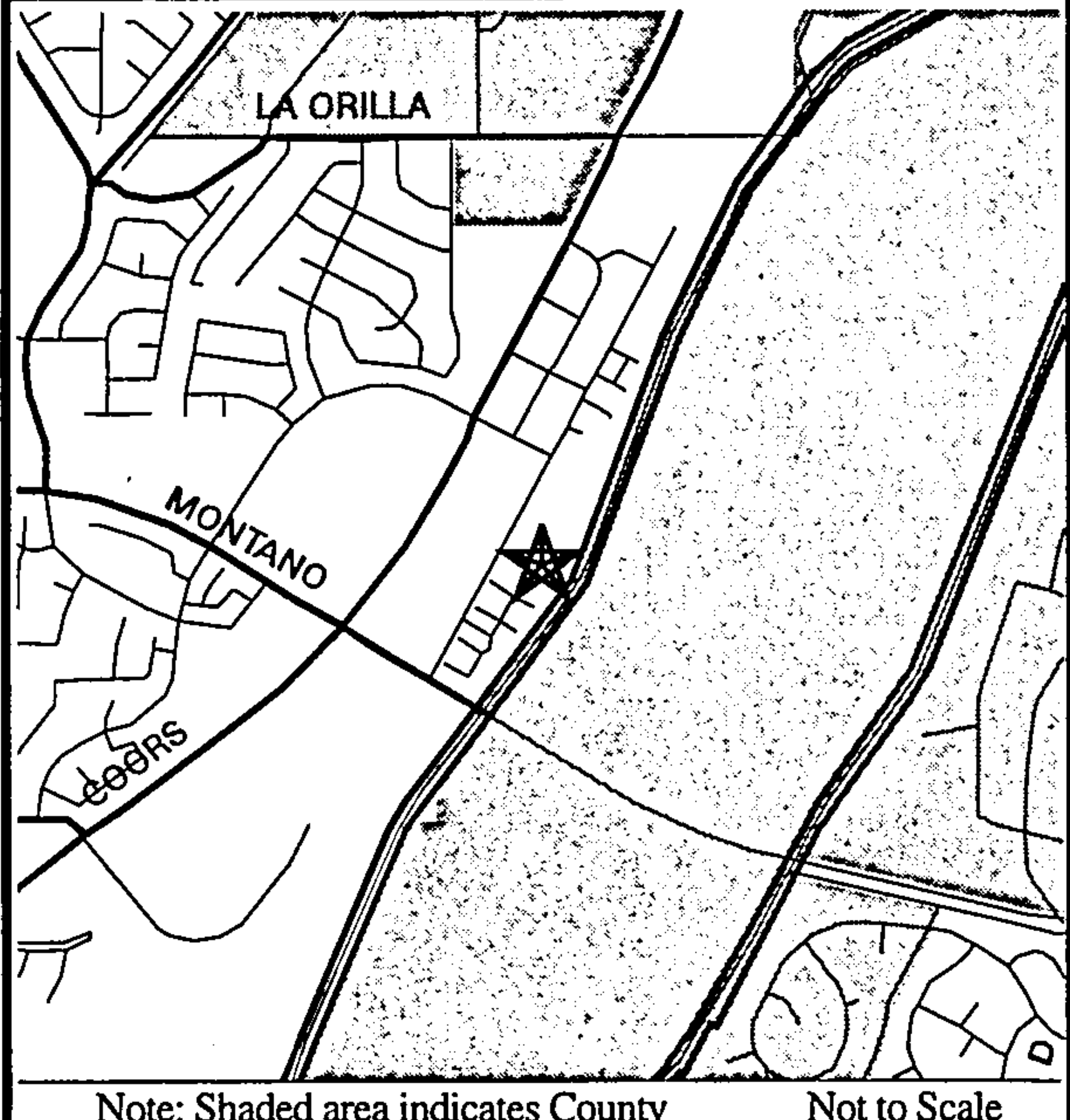
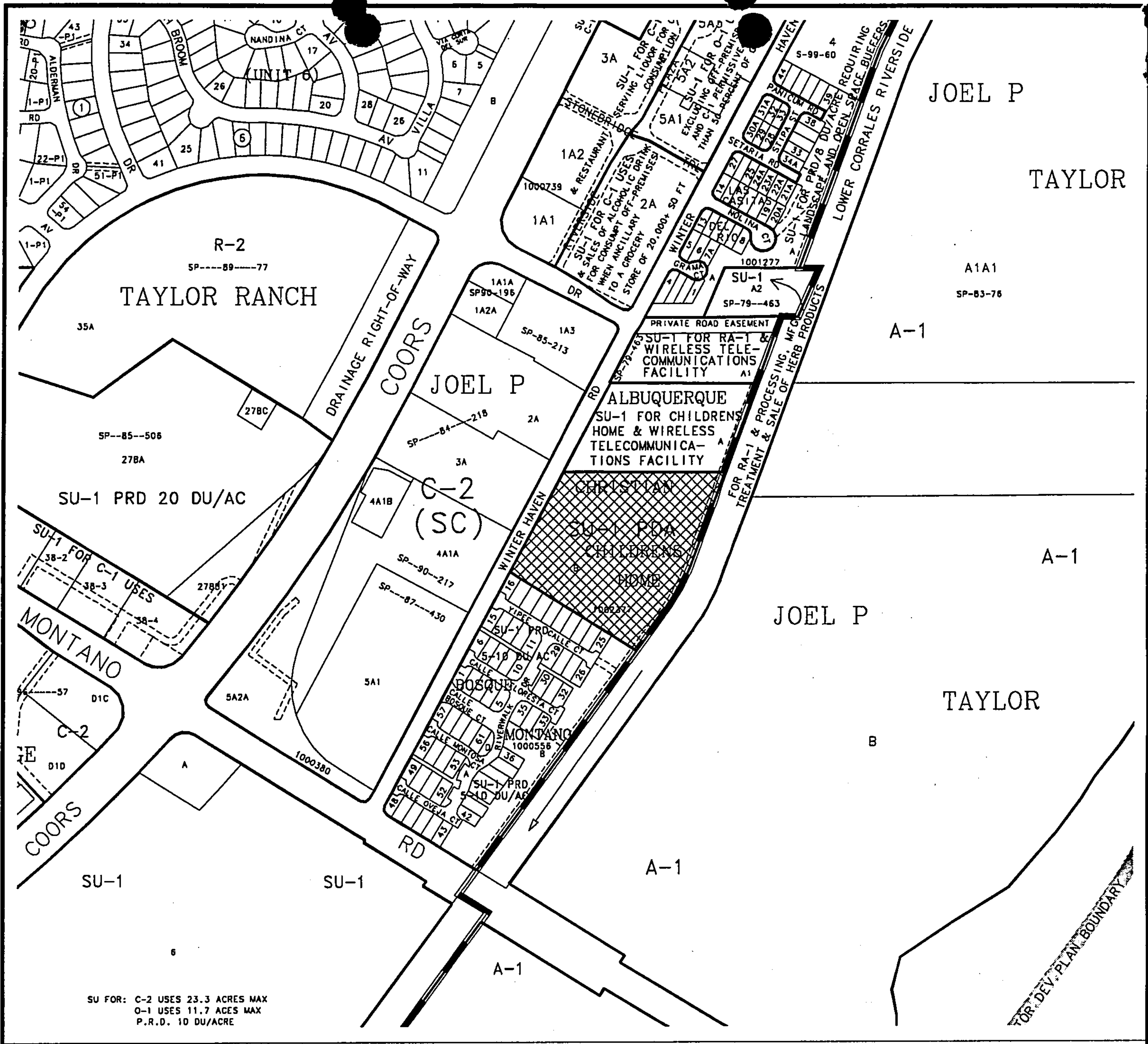
Planning will approve the preliminary plat with this condition. No objection to the vacation or sidewalk waiver requests.

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

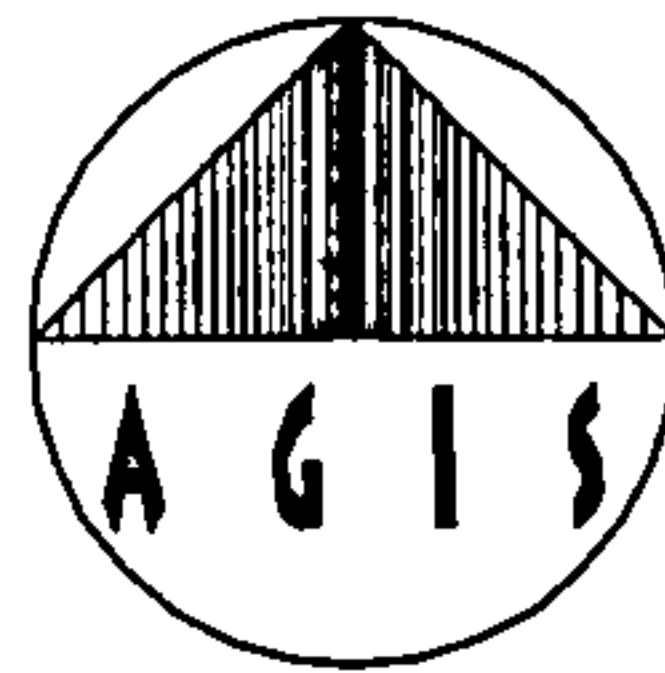
cc:Sangre de Cristo LLC, 6121 Indian School Rd NE, Suite #275, 87110

Isaacson & Arfman PA, 128 Monroe NE, 87108





### ZONING MAP



Scale 1"= 501'

PROJECT NO. <b>1002377</b>
HEARING DATE <b>4-9-03</b>
MAP NO. <b>E-12</b>
ADDITIONAL CASE NUMBER(S) <b>03DRB-00415 03DRB-00416 03DRB-00417</b>



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

April 16, 2003

9:00 a.m.

**MEMBERS:**

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

Richard Dourte, Transportation Development    Roger Green, Utility Development

Brad Bingham, Alternate City Engineer

Christina Sandoval, Parks &  
Recreation

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

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

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

- A. Call to Order: 9:00 A.M.    Adjourned: 11:20 A.M.
- B. Changes and/or Additions to the Agenda
- C. Announcements

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

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

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

03DRB-00469 Major-Two Year SIA

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

10. **Project # 1001104**  
03DRB-00288 Minor- SiteDev Plan Subd  
03DRB-00289 Minor-Prelim&Final Plat  
Approval  
  
03DRB-00522 Minor-Sidewalk Waiver

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

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

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

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

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

- 03DRB-00400 Minor- Prel & Final Plat

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ADJOURNED: 11:20 A.M.

*Refer to 4/23*

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002377 AGENDA#: 5 DATE: 4.16

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002377

AGENDA ITEM NO: 5

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.  
An approved drainage report dated 3-13-03 is on file for Preliminary Plat approval.  
Comments on the infrastructure list.

RESOLUTION:

4/23/03

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 16, 2003



DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002377 AGENDA#: 4 DATE: 4.9.03

1. Name: Pat Walker Address: Sharon C. Cyprian 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**

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1002377**

**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 dated 3-13-03 is on file for Preliminary Plat approval.  
 The Hydrology Section has no objection to the subject request.  
 Comments on infrastructure list.

**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



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

April 9, 2003

**Project # 1002377**

03DRB-00415 Major-Preliminary Plat Approval  
03DRB-00416 Major-Vacation of Public Easements  
03DRB-00417 Minor-Sidewalk Waiver

ISAACSON & ARFMAN, PA agent(s) for SANGRE DE CRISTO LLC request(s) the above action(s) for all or a portion of Tract(s) B, **LAS CASITAS DEL RIO PHASE II**, Albuquerque Christian Children's Home, zoned SU-1 PDA, located on WINTER HAVEN RD NW, NORTH OF MONTANO RD NW and SOUTH OF MONTANO PLAZA DR. NW, containing approximately 7 acre(s) [REF:02DRB 01860, 03DRB 00126]E-12)

AMAFCA

No adverse comments.

COG

Consistent with established transportation plans and policies.

Transit

No comments received.

Zoning Enforcement

Reviewed, no comment.

Neighborhood Coord. Letter sent to Taylor Ranch (R) Neighborhood Assn.

APS

This development will affect Petroglyph Elementary School, James Monroe Middle School, and Cibola High School. ALL the Schools above are currently enrolled and operating close to their designed capacity. All the Schools above are projected to accrue substantial increases in students in the near future. The APS facilities in the area have recently, and continue to be expanded and upgraded. An elementary school (Seven Bar) and middle school (Monroe) opened in the fall of 2001. A new Elementary school is planned for the fall of 2004. All planned additions to existing educational facilities are contingent upon taxpayer approval. 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. Lighting issues.

Fire Department

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

PNM Gas

Approves.

PNM Electric

PNM approves vacation of the of the 10' and 20' PUE'S. The developer needs to contact PNM Electric Service Center at 241-3425 to arrange the reroute of the OH electric line, before final plat sign off at PNM electric.

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. No objection to the vacation request

Transportation Development

The streets/sidewalks need to conform to the EPC approved site plan. The intersection of Sacaton Dr. and Wolftail Rd. does not appear to warrant a stub street intersection design. Refer to the agencies having interest in the easement for comments on the vacation action. Comments on the infrastructure list.

Parks & Recreation

Defer to Utilities for vacation request. 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 31 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.

## Parks & Recreation

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 SU-1 zone in the developing urban area of the comp plan 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

No objection to Vacation request. Subdivision layout is unacceptable for water line looping without further discussion. Need to provide Utility Plan showing water and sewer layout. What will be treatment of Tract A? I do not concur with Sidewalk Waiver request.

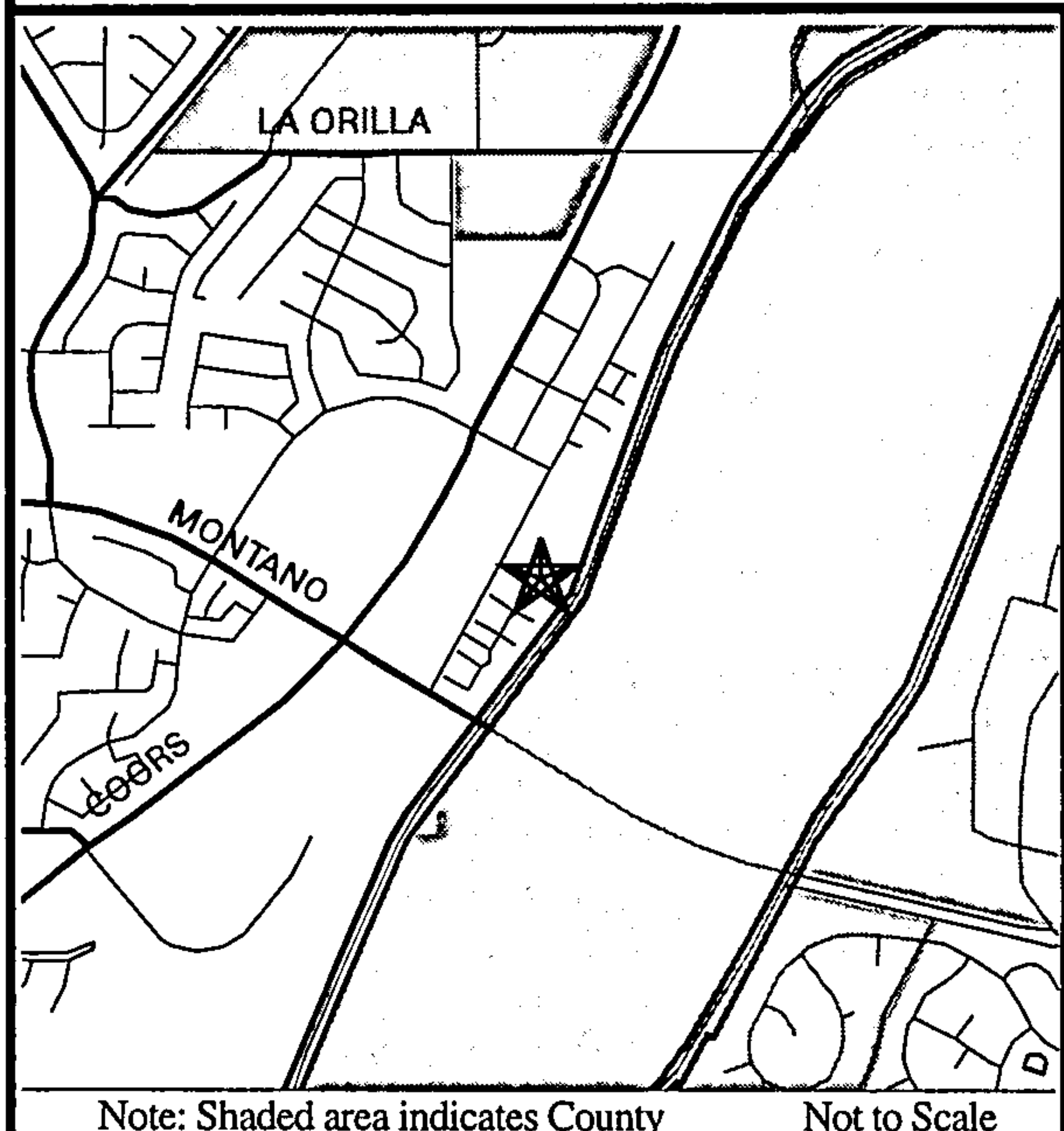
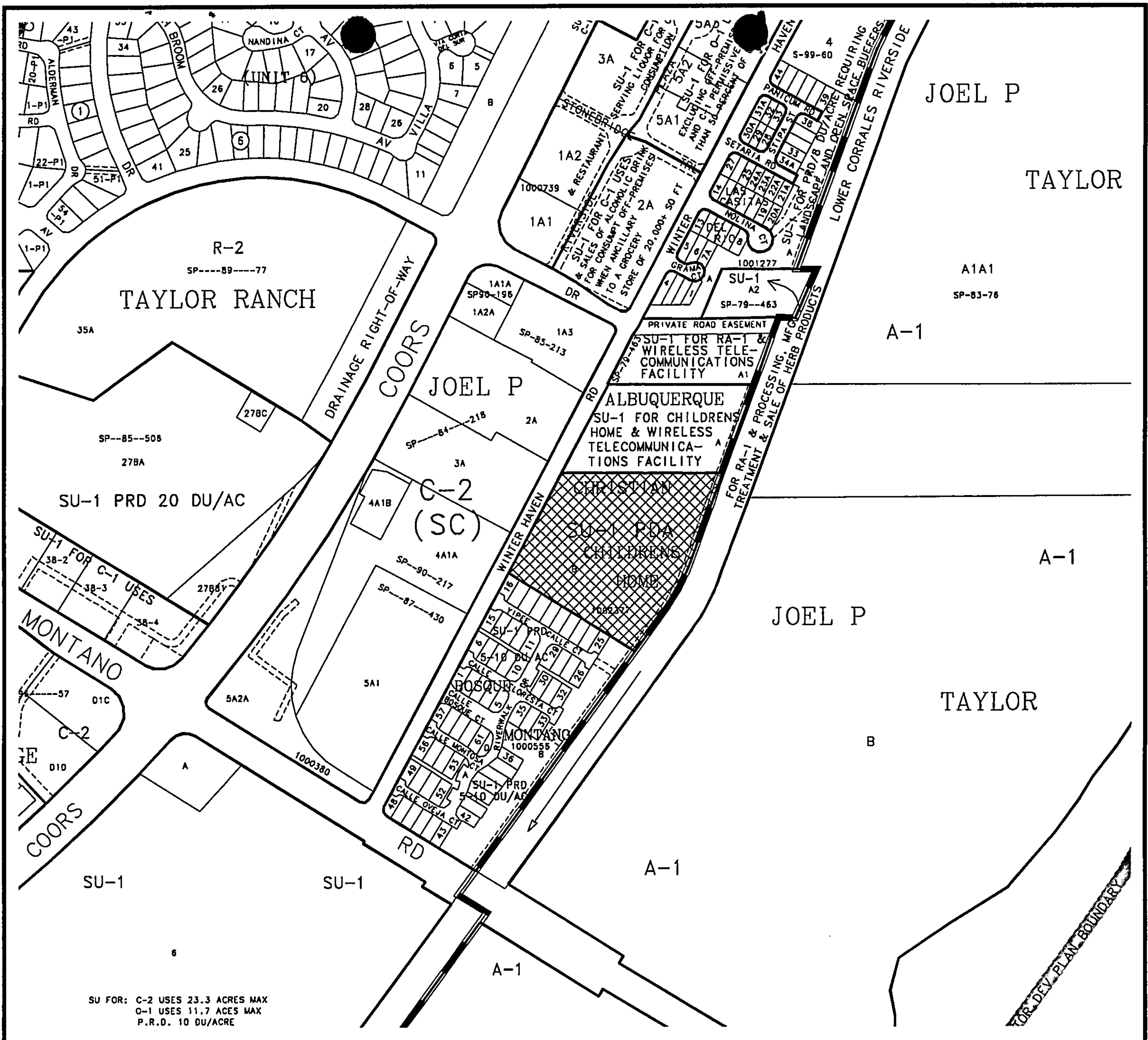
## Planning Department

Since this site is zoned SU1 for PRD, final plat cannot be heard by DRB until the EPC has approved the required site plans. Final plat configuration is contingent upon EPC site plan approvals.

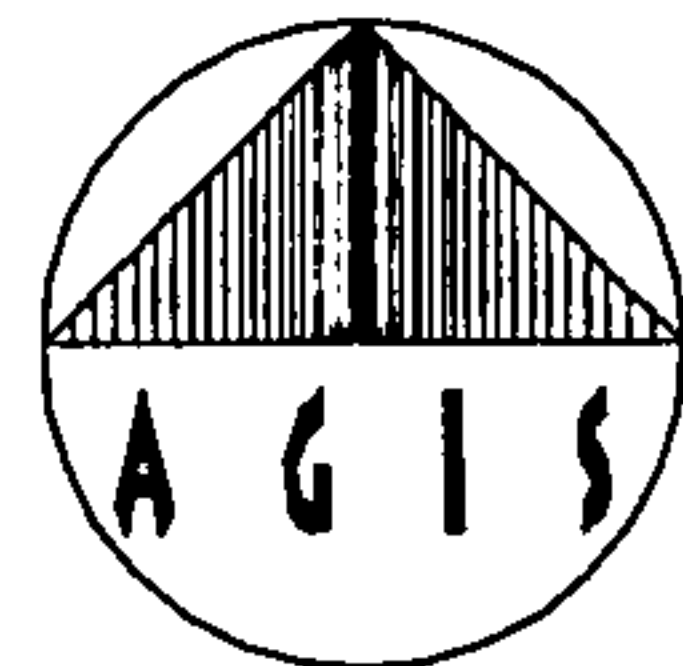
Planning will approve the preliminary plat with this condition. No objection to the vacation or sidewalk waiver requests.

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

cc:Sangre de Cristo LLC, 6121 Indian School Rd NE, Suite #275, 87110  
Isaacson & Arfman PA, 128 Monroe NE, 87108



### ZONING MAP



Scale 1"= 501'

PROJECT NO.  
1002377

HEARING DATE  
4-9-03

MAP NO.  
E-12

ADDITIONAL CASE NUMBER(S)  
03DRB-00415  
03DRB-00416  
03DRB-00417



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

9-11-2003

**Project # 1002377**  
03DRB-00418 Minor-Temp Deferral SDWK

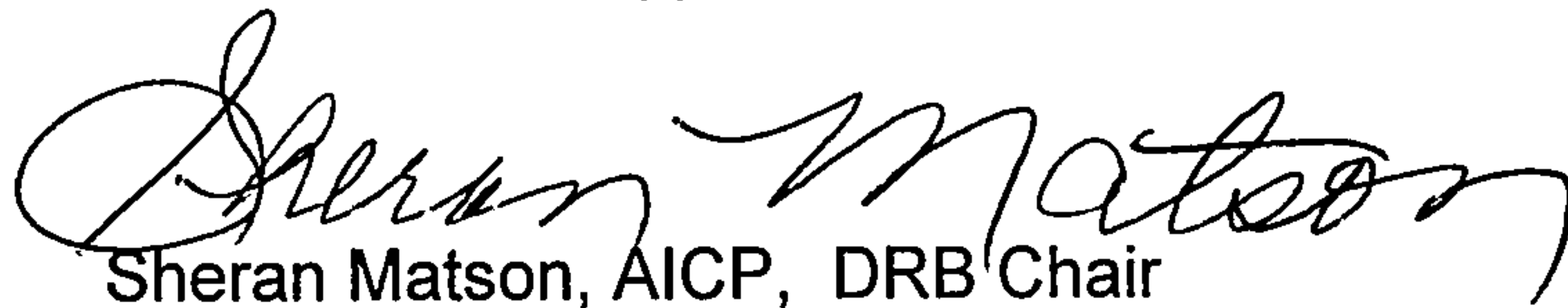
ISAACSON & ARFMAN, PA agent(s) for SANGRE DE CRISTO LLC request(s) the above action(s) for all or a portion of Tract(s) B, **LAS CASITAS DEL RIO PHASE II**, Albuquerque Christian Children's Home, zoned SU-1 PDA, located on WINTER HAVEN RD NW, NORTH OF MONTANO RD NW and SOUTH OF MONTANO PLAZA DR. NW, containing approximately 7 acre(s). [REF: 02DRB 01860, 03DRB 00126] (E-12)

At the September 10, 2003, Development Review Board meeting, the temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by September 25, 2003, in the manner described below.

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

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

  
Sheran Matson, AICP, DRB Chair

Cc: Isaacson & Afrman PA, 128 Monroe St NE, 87108  
Sangre de Cristo LLC, 6121 Indian School Rd NE, Suite 275, 87110  
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg  
File



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

**Project # 1001122**

03DRB-00389 Major-Two Year SIA

BOHANNAN HUSTON, INC. agent(s) for CENTEX HOMES request(s) the above action(s) (Modified Procedure B Non-Work Order) for all Lot(s), **STONEBRIDGE SUBDIVISION, UNIT 1**, zoned R-1 residential zone, & SU-1 for R-2 USES, located North and East of McMahon Blvd NW between Tuscany Dr NW and Stonebridge Dr NW containing approximately 28 acre(s). [REF: 01DRB-01298, 02DRB-00896, DRB-98-124, Z-98-18 ] (A-13)

**Project # 1000984**

03DRB-00378 Major-Vacation of Pub Right-of-Way  
03DRB-00380 Major-Vacation of Pub Right-of-Way  
03DRB-00381 Major-Vacation of Public Easements  
03DRB-00382 Major-Bulk Land Variance  
03DRB-00383 Minor-Prelim&Final Plat Approval

BOKAY CONSTRUCTION MANAGEMENT agent(s) for CURB INC. - R. J. SCHAEFER REALTY & INVESTMENTS INC., request(s) the above action(s) for all or a portion of Tract(s) A & B, Lot(s) B-34, B-35, B-36, B-37, B-38, B1B, Town of Atrisco Grant Unit 5 - (to be known as **AVALON SUBDIVISION, UNIT 4**, Tracts A, B & C, **NINETY EIGHTH STREET LAND IMPROVEMENT**, zoned IP, located on 94<sup>th</sup> ST NW, between I-40 NW and BLUEWATER RD NW containing approximately 57 acre(s). (K-9)

**Project # 1002322**

03DRB-00420 - Major-Preliminary Plat Approval

MULE BARN ENTERPRISES, agent(s) for ACME REAL ESTATE FUND, LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 23, **ORIGINAL TOWNSITE OF WESTLAND**, zoned SU-2 special neighborhood zone, IP, located on Sunset Gardens SW between 90<sup>th</sup> St SW and 94<sup>th</sup> St SW containing approximately 8 acre(s). [REF: 02DRB-01666 SK] (L-9)

**Project # 1002377**

03DRB-00415 Major-Preliminary Plat Approval  
03DRB-00416 Major-Vacation of Public Easements  
03DRB-00417 Minor-Sidewalk Waiver

ISAACSON & ARFMAN, PA agent(s) for SANGRE DE CRISTO LLC request(s) the above action(s) for all or a portion of Tract(s) B, **LAS CASITAS DEL RIO PHASE II**, Albuquerque Christian Children's Home, zoned SU-1 PDA, located on WINTER HAVEN RD NW, NORTH OF MONTANO RD NW and SOUTH OF MONTANO PLAZA DR. NW, containing approximately 7 acre(s). [REF: 02DRB 01860, 03DRB 00126] (E-12)

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, MARCH 24, 2003.**



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

Meeting Date: 4-9-03

Zone Atlas Page: E-12-E

Notification Radius: 100 Ft.

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

App# <u>03DRB-00415</u>
Proj# <u>1002377</u>
Other# <u>03DRB-00416</u>
<u>03DRB-00417</u>
<u>03DRB-00418</u>

Applicant: Sangre de Cristo, LLC ✓

Address: 6121 Indian School NE, Ste # 225, 87110

Agent: Isaac Sent-Arman, PA ✓

Address: 128 Monroe NE, 87108

SPECIAL INSTRUCTIONS  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Date Mailed: 3/21/03

Signature: R. S. H. H. H.

PROPERTY OWNERSHIP / LEGAL LIST

App# \_\_\_\_\_

Proj# \_\_\_\_\_

Date: \_\_\_\_\_

Page    / Of    /

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
E-12	1012062	330-190	102-35	✓
		345-230	36	✓ mp
		345-252	25	✓ mp
		313-133	403-01	✓ mp
		298-143	45	✓ mp
		334-171	19	✓ mp
		331-173	20	✓ mp
		328-175	21	✓ mp
		324-177	22	✓ mp
		332-179	23	✓ info owner's info
		318-181	24	✓ mp
		314-184	25	✓ Dml
		310-186	26	✓ Dml
		306-188	27	✓ Dml
		302-191	28	✓ Dml
		294-178	29	✓ Dml
		300-177	30	✓ Dml
		303-175	31	✓ Dml
		304-173	32	✓ mp
				1012062
				310-171
				343
				33
				301-170
				34
				305-162
				35
				303-164
				36
				299-145
				37
				295-148
				38
				292-170
				39
				321-153
				12
				317-155
				13
				315-157
				14
				317-144
				15
				321-164
				14
				325-162
				17
				327-162
				18
				399-135
				401
				10
				471-244
				20
				253-162
				402
				02
				254-204
				01
				281-238
				03
				295-262
				04

1012062 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

101206233019010235 LEGAL: TRAC T B- 1A, TRACTS B-1A AND B-1B LANDS OF JOEL P T LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: ALBUQUERQUE CHRISTIAN CHILDREN  
OWNER ADDR: 05700 WINTERHAVEN NW ALBUQUERQUE NM 87120

101206234523010236 LEGAL: THE SLY PORT OF TR OF LAND IN NW/4 SE/4 SEC 25 T11 LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: ALB CHRISTIAN CHILDRENS HOME  
OWNER ADDR: 01701 GOLD AV SE ALBUQUERQUE NM 87106

101206234525210225 LEGAL: TR I N NW /4 SE/4 SEC 25 T11N R2E EXC SLY PORT N OR LAND USE:  
PROPERTY ADDR: 00000 5700 TAYLOR RANCH RD NW  
OWNER NAME: ALB CHRISTIANS CHILDRENS HOME  
OWNER ADDR: 01701 GOLD AV SE ALBUQUERQUE NM 87106

101206231313340301 LEGAL: TRAC T B CORRECTED PLAT OF BOSQUE MONTANO SUBDIVISI LAND USE:  
PROPERTY ADDR: 00000  
OWNER NAME: RAYLEE HOMES INC  
OWNER ADDR: 04011 BARBARA LP SE RIO RANCHO NM 87124

101206229814340345 LEGAL: TRAC T A CORRECTED PLAT OF BOSQUE MONTANO SUBDIVISI LAND USE:  
PROPERTY ADDR: 00000  
OWNER NAME: RAYLEE HOMES INC  
OWNER ADDR: 04011 BARBARA LP SE RIO RANCHO NM 87124

101206233417140319 LEGAL: LOT 25 C ORRECTED PLAT OF BOSQUE MONTANO SUBDIVISIO LAND USE:  
PROPERTY ADDR: 00000 3501 YIPEE CALLE CT NW  
OWNER NAME: RAYLEE HOMES INC  
OWNER ADDR: 04011 BARBARA LP SE RIO RANCHO NM 87124

101206233117340320 LEGAL: LOT 24 C ORRECTED PLAT OF BOSQUE MONTANO SUBDIVISIO LAND USE:  
PROPERTY ADDR: 00000 3505 YIPEE CALLE CT NW  
OWNER NAME: RAYLEE HOMES INC  
OWNER ADDR: 04011 BARBARA LP SE RIO RANCHO NM 87124

101206232817540321 LEGAL: LOT 23 C ORRECTED PLAT OF BOSQUE MONTANO SUBDIVISIO LAND USE:  
PROPERTY ADDR: 00000 3509 YIPEE CALLE CT NW  
OWNER NAME: RAYLEE HOMES INC  
OWNER ADDR: 04011 BARBARA LP SE RIO RANCHO NM 87124

101206232417740322 LEGAL: LOT 22 C ORRECTED PLAT OF BOSQUE MONTANO SUBDIVISIO LAND USE:

PROPERTY ADDR: 00000 3515 YIPEE CALLE CT NW  
OWNER NAME: RAYLEE HOMES INC  
OWNER ADDR: 04011 BARBARA LP SE RIO RANCHO NM 87124

1012062332117940323 LEGAL: LAND USE:  
PROPERTY ADDR: 00000  
OWNER NAME:  
OWNER ADDR: 00000

101206231818140324 LEGAL: LOT 20 C ORRECTED PLAT OF BOSQUE MONTANO SUBDIVISIO LAND USE:  
PROPERTY ADDR: 00000 3601 YIPEE CALLE CT NW  
OWNER NAME: RAYLEE HOMES INC  
OWNER ADDR: 04011 BARBARA LP SE RIO RANCHO NM 87124

101206231418440325 LEGAL: LOT 19 C ORRECTED PLAT OF BOSQUE MONTANO SUBDIVISIO LAND USE:  
PROPERTY ADDR: 00000 3605 YIPEE CALLE CT NW  
OWNER NAME: RAYLEE HOMES INC  
OWNER ADDR: 04011 BARBARA LP SE RIO RANCHO NM 87124

101206231018640326 LEGAL: LOT 18 C ORRECTED PLAT OF BOSQUE MONTANO SUBDIVISIO LAND USE:  
PROPERTY ADDR: 00000 3609 YIPEE CALLE CT NW  
OWNER NAME: RAYLEE HOMES INC  
OWNER ADDR: 04011 BARBARA LP SE RIO RANCHO NM 87124

101206230618840327 LEGAL: LOT 17 C ORRECTED PLAT OF BOSQUE MONTANO SUBDIVISIO LAND USE:  
PROPERTY ADDR: 00000 3615 YIPEE CALLE CT NW  
OWNER NAME: RAYLEE HOMES INC  
OWNER ADDR: 04011 BARBARA LP SE RIO RANCHO NM 87124

101206230219140328 LEGAL: LOT 16 C ORRECTED PLAT OF BOSQUE MONTANO SUBDIVISIO LAND USE:  
PROPERTY ADDR: 00000 3619 YIPEE CALLE CT NW  
OWNER NAME: RAYLEE HOMES INC  
OWNER ADDR: 04011 BARBARA LP SE RIO RANCHO NM 87124

101206229617840329 LEGAL: LOT 15 C ORRECTED PLAT OF BOSQUE MONTANO SUBDIVISIO LAND USE:  
PROPERTY ADDR: 00000 3616 YIPEE CALLE CT NW  
OWNER NAME: RAYLEE HOMES INC  
OWNER ADDR: 04011 BARBARA LP SE RIO RANCHO NM 87124

101206230017740330 LEGAL: LOT 14 C ORRECTED PLAT OF BOSQUE MONTANO SUBDIVISIO LAND USE:  
PROPERTY ADDR: 00000 3612 YIPEE CALLE CT NW  
OWNER NAME: RAYLEE HOMES INC  
OWNER ADDR: 04011 BARBARA LP SE RIO RANCHO NM 87124

101206230317540331 LEGAL: LOT 13 C ORRECTED PLAT OF BOSQUE MONTANO SUBDIVISIO LAND USE:  
PROPERTY ADDR: 00000 3608 YIPEE CALLE CT NW  
OWNER NAME: RAYLEE HOMES INC  
OWNER ADDR: 04011 BARBARA LP SE RIO RANCHO NM 87124

101206230617340332 LEGAL: LOT 12 C ORRECTED PLAT OF BOSQUE MONTANO SUBDIVISIO LAND USE:  
PROPERTY ADDR: 00000 3604 YIPEE CALLE CT NW  
OWNER NAME: RAYLEE HOMES INC  
OWNER ADDR: 04011 BARBARA LP SE RIO RANCHO NM 87124

101206231017140333 LEGAL: LOT 11 C ORRECTED PLAT OF BOSQUE MONTANO SUBDIVISIO LAND USE:  
PROPERTY ADDR: 00000 3600 YIPEE CALLE CT NW  
OWNER NAME: RAYLEE HOMES INC

OWNER ADDR: 04011 BARBARA

LP SE RIO RANCHO

NM 87124

101206230117040334

LEGAL: TRAC T E CORRECTED PLAT OF BOSQUE MONTANO SUBDIVISI LAND USE:

PROPERTY ADDR: 00000

OWNER NAME: RAYLEE HOMES INC

OWNER ADDR: 04011 BARBARA

LP SE RIO RANCHO

NM 87124

101206230516240335

LEGAL: LOT 10 C ORRECTED PLAT OF BOSQUE MONTANO SUBDIVISIO LAND USE:

PROPERTY ADDR: 00000 3601 CALLE FLORESTA CT N

OWNER NAME: RAYLEE HOMES INC

OWNER ADDR: 04011 BARBARA

LP SE RIO RANCHO

NM 87124

101206230316440336 LEGAL: LOT 9 CORRECTED PLAT OF BOSQUE MONTANO SUBDIVISION LAND USE:  
PROPERTY ADDR: 00000 3605 CALLE FLORESTA CT N  
OWNER NAME: RAYLEE HOMES INC  
OWNER ADDR: 04011 BARBARA LP SE RIO RANCHO NM 87124

101206229916540337 LEGAL: LOT 8 CORRECTED PLAT OF BOSQUE MONTANO SUBDIVISION LAND USE:  
PROPERTY ADDR: 00000 3609 CALLE FLORESTA CT N  
OWNER NAME: RAYLEE HOMES INC  
OWNER ADDR: 04011 BARBARA LP SE RIO RANCHO NM 87124

101206229516840338 LEGAL: LOT 7 CORRECTED PLAT OF BOSQUE MONTANO SUBDIVISION LAND USE:  
PROPERTY ADDR: 00000 3615 CALLE FLORESTA CT N  
OWNER NAME: RAYLEE HOMES INC  
OWNER ADDR: 04011 BARBARA LP SE RIO RANCHO NM 87124

101206229217040339 LEGAL: LOT 6 CORRECTED PLAT OF BOSQUE MONTANO SUBDIVISION LAND USE:  
PROPERTY ADDR: 00000 3619 CALLE FLORESTA CT N  
OWNER NAME: RAYLEE HOMES INC  
OWNER ADDR: 04011 BARBARA LP SE RIO RANCHO NM 87124

101206232115340312 LEGAL: LOT 32 CORRECTED PLAT OF BOSQUE MONTANO SUBDIVISIO LAND USE:  
PROPERTY ADDR: 00000 3501 CALLE FLORESTA CT N  
OWNER NAME: RAYLEE HOMES INC  
OWNER ADDR: 04011 BARBARA LP SE RIO RANCHO NM 87124

101206231715540313 LEGAL: LOT 31 CORRECTED PLAT OF BOSQUE MONTANO SUBDIVISIO LAND USE:  
PROPERTY ADDR: 00000 3505 CALLE FLORESTA CT N  
OWNER NAME: RAYLEE HOMES INC  
OWNER ADDR: 04011 BARBARA LP SE RIO RANCHO NM 87124

101206231515740314 LEGAL: LOT 30 CORRECTED PLAT OF BOSQUE MONTANO SUBDIVISIO LAND USE:  
PROPERTY ADDR: 00000 3509 CALLE FLORESTA CT N  
OWNER NAME: RAYLEE HOMES INC  
OWNER ADDR: 04011 BARBARA LP SE RIO RANCHO NM 87124

101206231716640315 LEGAL: LOT 29 CORRECTED PLAT OF BOSQUE MONTANO SUBDIVISIO LAND USE:  
PROPERTY ADDR: 00000 3512 YIPEE CALLE CT NW  
OWNER NAME: RAYLEE HOMES INC  
OWNER ADDR: 04011 BARBARA LP SE RIO RANCHO NM 87124

101206232116440316 LEGAL: LOT 28 CORRECTED PLAT OF BOSQUE MONTANO SUBDIVISIO LAND USE:  
PROPERTY ADDR: 00000 3508 YIPEE CALLE CT NW  
OWNER NAME: RAYLEE HOMES INC

OWNER ADDR: 04011 BARBARA LP SE RIO RANCHO NM 87124

101206232516240317 LEGAL: LOT 27 C ORRECTED PLAT OF BOSQUE MONTANO SUBDIVISIO LAND USE:  
PROPERTY ADDR: 00000 3504 YIPEE CALLE CT NW  
OWNER NAME: RAYLEE HOMES INC  
OWNER ADDR: 04011 BARBARA LP SE RIO RANCHO NM 87124

101206232716040318 LEGAL: LOT 26 C ORRECTED PLAT OF BOSQUE MONTANO SUBDIVISIO LAND USE:  
PROPERTY ADDR: 00000 3500 YIPEE CALLE CT NW  
OWNER NAME: RAYLEE HOMES INC  
OWNER ADDR: 04011 BARBARA LP SE RIO RANCHO NM 87124



101206239913540110	LEGAL: THE ELY PORT OF TR "B" LDS OF JOEL P TAYLOR EXC SL LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: CITY OF ALBUQUERQUE REAL ESTAT OWNER ADDR: 00000	ALBUQUERQUE	NM 87103
101206247124640120	LEGAL: T11N R2E SEC 25 TRACT OF LAND IN E1/2 SEC 25 T11N LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: ALB CHRISTIAN CHILDRENS HOME OWNER ADDR: 05700 TAYLOR RANCH	RD NW ALBUQUERQUE	NM 87120
101206225316240202	LEGAL: PARC EL 5 -A1 LANDS OF NOEL P TAYLOR (REDIV OF PARCE LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: TAYLOR JOEL P ETUX ETAL TRUST OWNER ADDR: 00000	ALBUQUERQUE	NM 87103
101206225420640201	LEGAL: PARC EL 4 -A-1-A PLAT OF PARCELS 4A1A & 4A1B LANDS O LAND USE: PROPERTY ADDR: 00000 6100 COORS RD NW OWNER NAME: TAYLOR JOEL P ETUX ETAL TRUST OWNER ADDR: 00000	ALBUQUERQUE	NM 87103
101206228123840203	LEGAL: PARC EL 3 -A SUMMARY REPLAT SHOWING PARCELS 1-A, 2-A LAND USE: PROPERTY ADDR: 00000 6200 COORS RD NW OWNER NAME: TAYLOR JOEL P ETUX TRUST % WEL OWNER ADDR: 00000	ALBUQUERQUE	NM 87103
101206229526240204	LEGAL: PARC EL 2 -A SUMMARY REPLAT SHOWING PARCELS 1-A, 2-A LAND USE: PROPERTY ADDR: 00000 6200 COORS NW OWNER NAME: TAYLOR JOEL P ETUX C/O RALEY'S OWNER ADDR: 00000	SACRAMENTO	CA 95852



# 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: March 13, 2003

TO CONTACT NAME: Ruth Rozano  
COMPANY/AGENCY: Daacson & Arfman PA  
ADDRESS/ZIP: 128 Monroe St. NE 87108  
PHONE/FAX #: 268-8828 / 268-2632

Thank you for your inquiry of 3-13-03 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tract 3, Albuquerque Christian Children's Home

zone map page(s) E-12

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

Jaylar Ranch  
Neighborhood Association  
Contacts: Eddie Costello  
PO Box 66288 / 87193-6288  
3122-16700 (cell)  
Colene Wolfley  
6804 Staghorn Blvd NW  
890-9414 (h) 87120-4806

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. Carmona  
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

# CITY OF ALBUQUERQUE

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

APPLICANT: Sangre de Cristo, LLC Date of request: 3/14/03 Zone atlas page(s): E12

IRRENT: Zoning SU1 for PDA

Legal Description - Lot or Tract # B Block # \_\_\_\_\_

Parcel Size (acres / sq.ft.) 6.7898 ac.

Subdivision Name Albuquerque Christian

Children's Home

### 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:

### GENERAL DESCRIPTION OF ACTION: 1

- No construction / development [ ]
- New Construction [  ]
- Expansion of existing development [ ]

# of units - 31  
Building Size - 2000 (sq. ft.) ± EACH

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

Applicant or Representative Ruth Lozano for Isaacson & Artman Date 3/14/03  
(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 / Room 304 City Hall 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.

Tony Lopez 3-14-03  
TRAFFIC ENGINEER DATE

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:

14-16-3-14 JML 3/14/03

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 an 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	___/___/___	_____	_____
	- FINALIZED	___/___/___	ENVIRONMENTAL HEALTH	DATE

TO BE COMPLETED BY APPLICANT  
TRANSPORTATION DEVELOPMENT  
ENVIRONMENTAL HEALTH

Proj# 1002377

SANGRE DE CRISTO, LLC  
6121 INDIAN SCHOOL NE, STE# 275  
ALBUQUERQUE NM 87110

JOLENE WOLFLEY  
Taylor Ranch Neigh. Assoc.  
6804 STAGEHORN DR NW  
ALBUQUERQUE NM 87120-4806

101206225316240202

TAYLOR JOEL P ETUX ETAL TRUST  
C/O WELLS FARGO BANK OF NM  
PO BOX 1968  
ALBUQUERQUE NM 87103

Proj# 1002377

ISAACSON & ARFMAN, PA  
128 MONROE ST NE  
ALBUQUERQUE NM 87108

101206233019010235

ALB CHRISTIAN CHILDREN HOME  
5700 WINTERHAVEN NW  
ALBUQUERQUE NM 87120

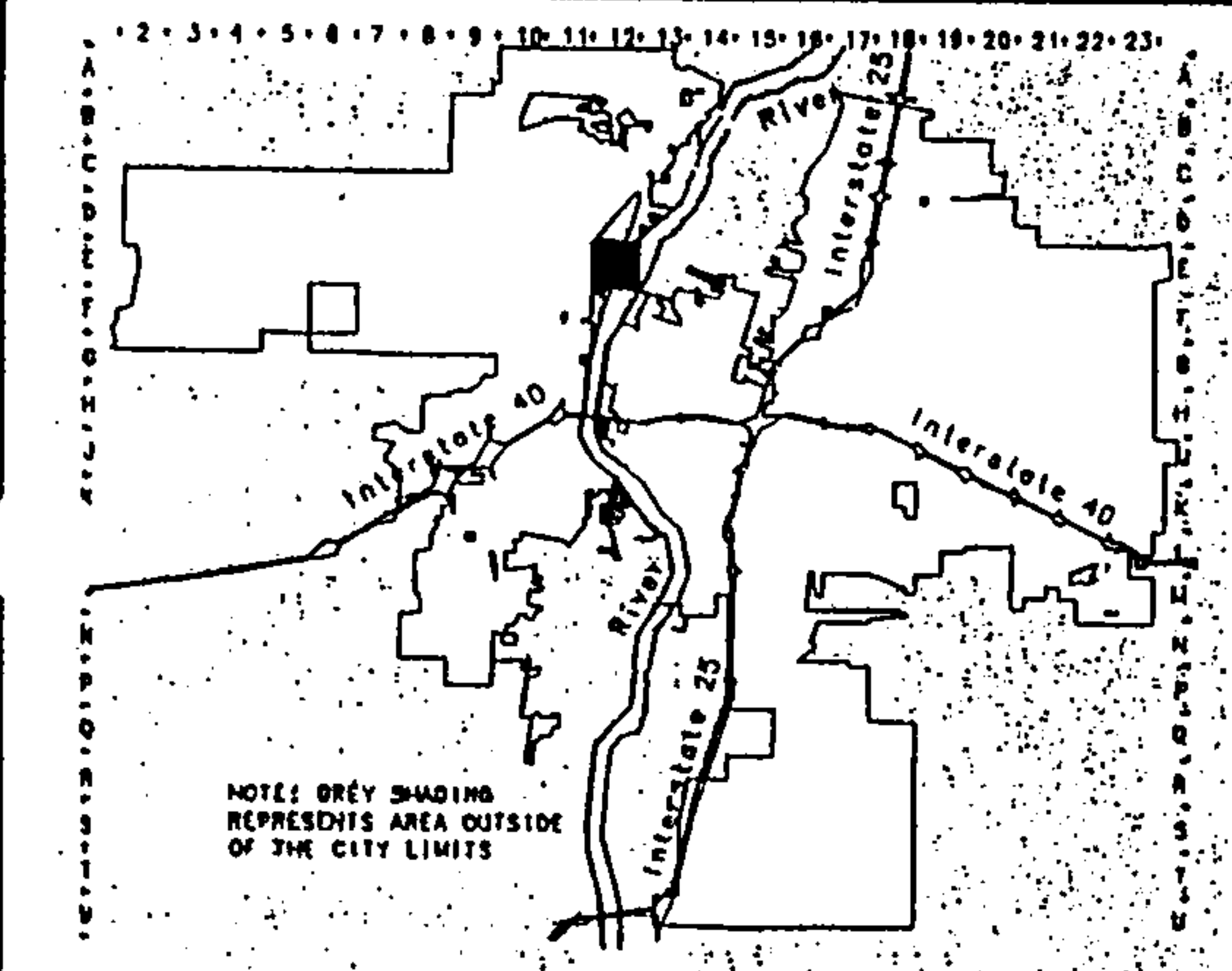
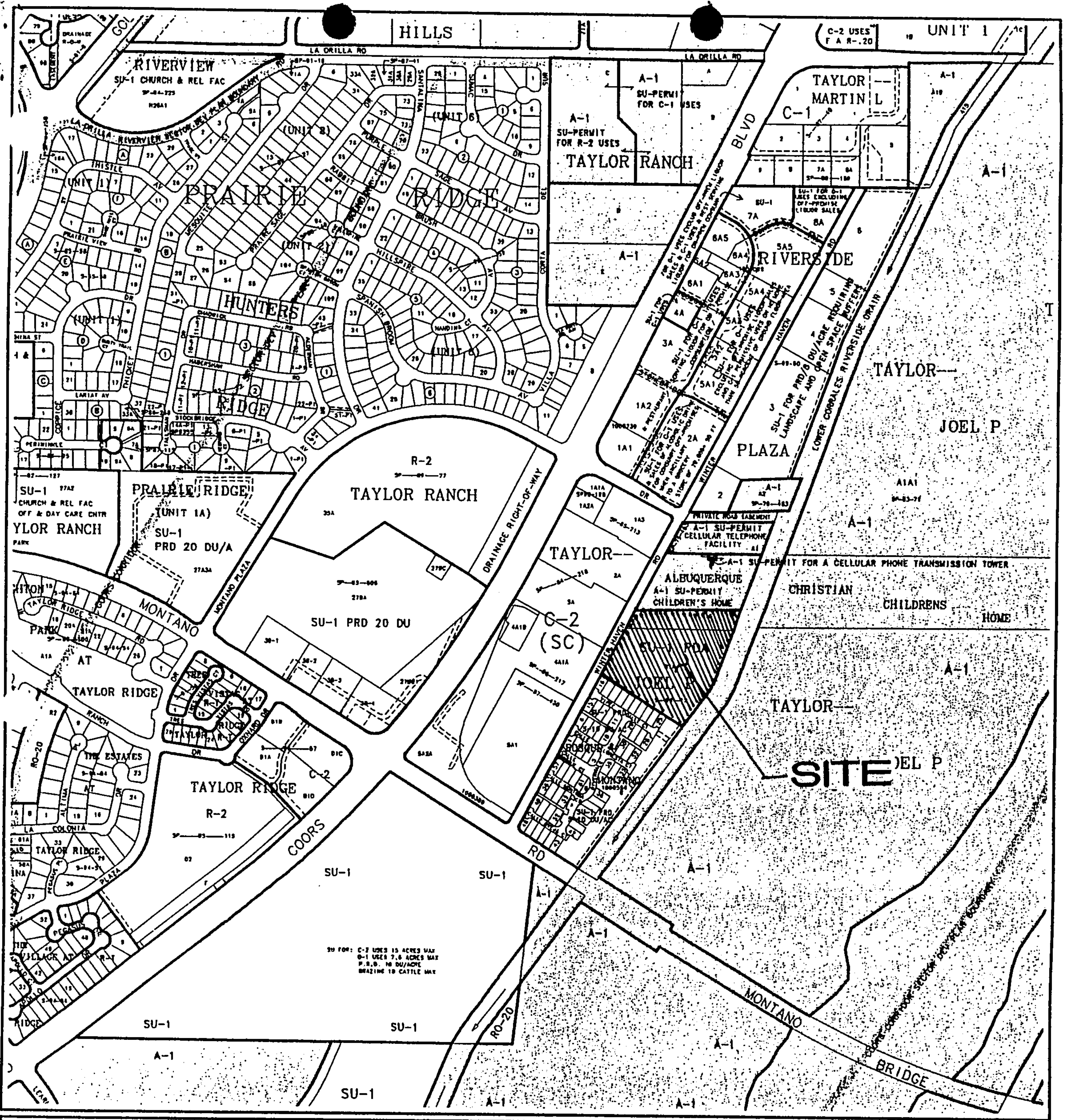
101206229526240204

TAYLOR JOEL P ETUX  
C/O RALEY'S INC, ATTN: TAX DEPT  
PO BOX 20  
BOISE ID 83726

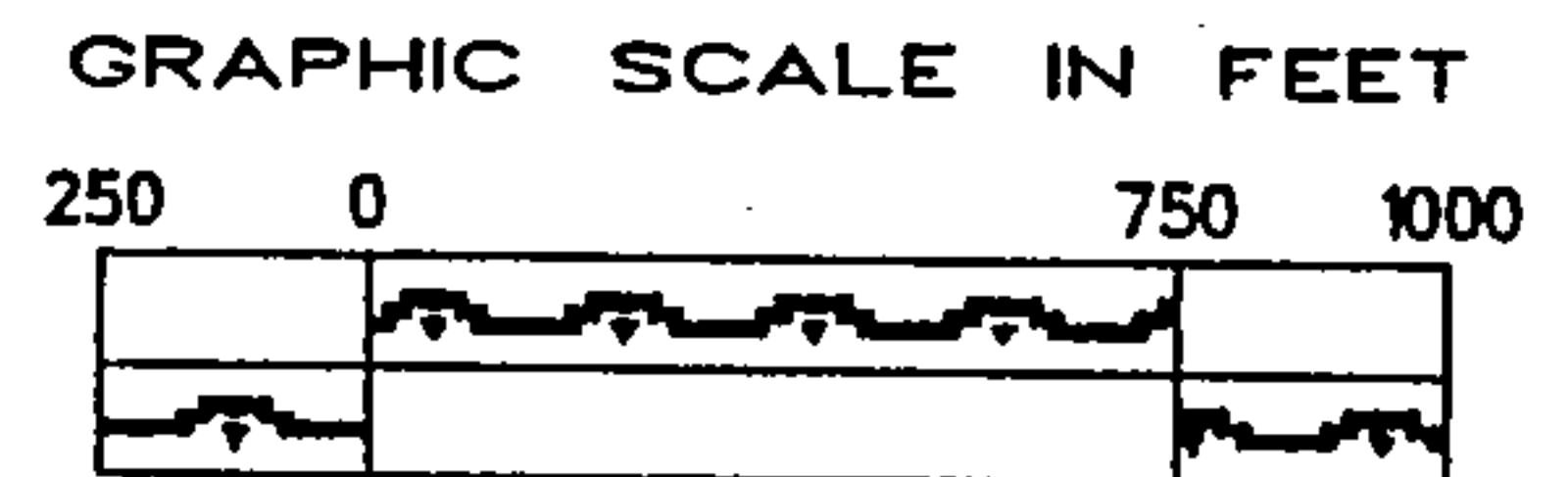
EDDIE COSTELLO  
Taylor Ranch Neigh. Assoc.  
PO BOX 66288  
ALBUQUERQUE NM 87193-6288

101206234523010236

ALB CHRISTIAN CHILDRENS HOME  
1701 GOLD AV SE  
ALBUQUERQUE NM 87106



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

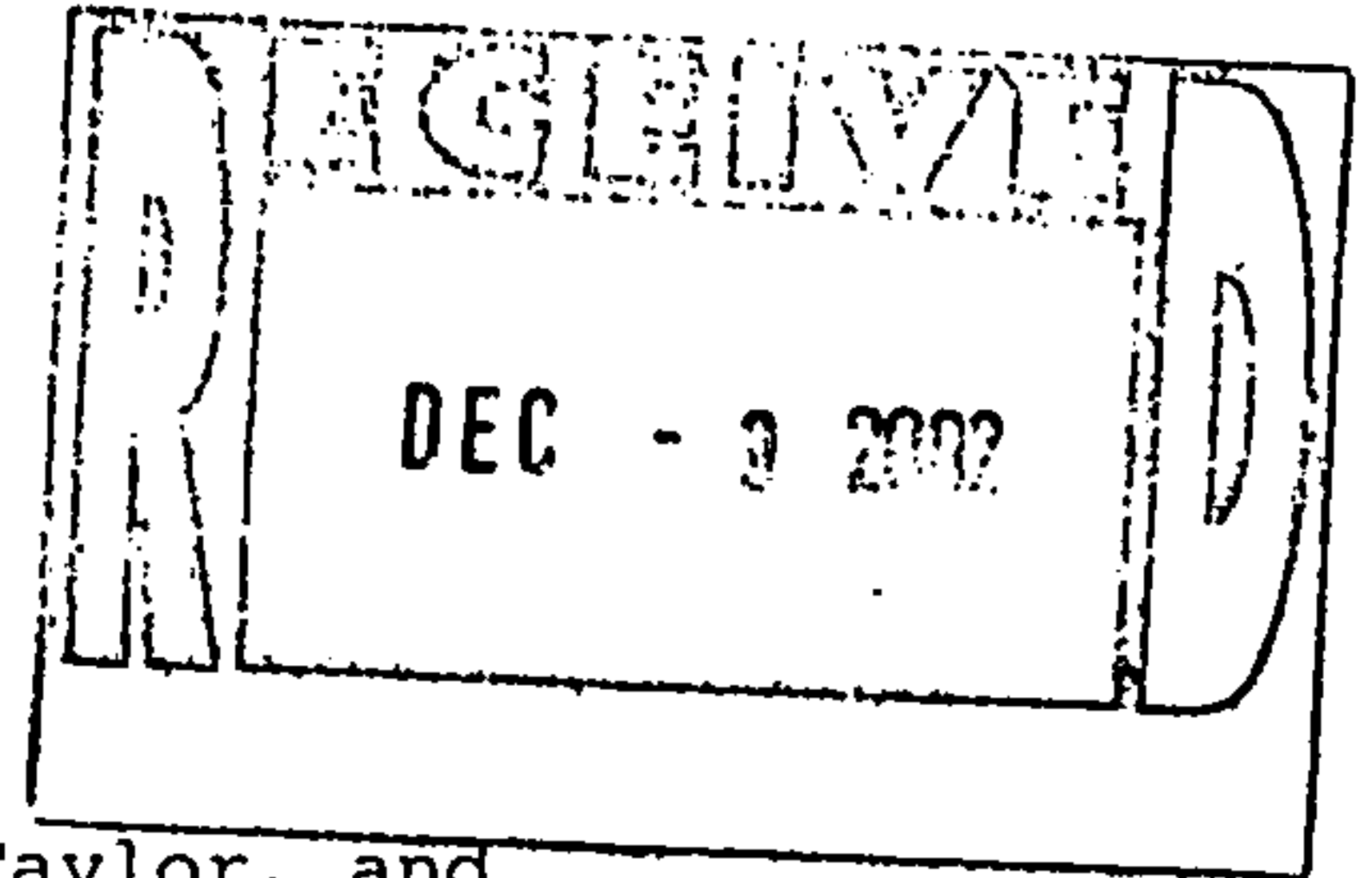
**E-12-Z**

Map Amended through April 03, 2002



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103  
December 6, 2002



Isaacson & Arfman  
128 Monroe NE  
Albuquerque, New Mexico 87108

Re: Water / Sanitary Sewer Availability / Tract B1A, Lands of Joel Taylor, and  
Unplatted Lands of Albuquerque Children's Home

E-12

Mr. Arfman:

**Existing Conditions:** The legal description provided references only Tract B1A, but it's obvious from the site plan that the development will include the adjoining Children's Home land. The property includes approximately 6-acres on the east side of Winterhaven north of Montano. Zoning is SU1-PDA. Land use will be governed by the Coors Corridor Sector Plan. There is some development on the northern portion including out buildings and the access road for the Children's Home. Tract B1A is vacant. Existing public utilities include 8-inch water and sanitary sewer lines in Winterhaven. The property as platted is serviceable via routine connection to these lines. Billing records show the Children's Home has metered water and sanitary sewer service. See account #21053486. There is also a 48-inch interceptor along the riverside drain on the east side of the property. This line is not available for service.

**Proposed:** The sketch provided shows a 25-lot single family subdivision with a single access on Winterhaven. Development will involve razing some structures on the Children's Home property, and relocation of their access road.

**Land Use:** Development will require a site plan approved by the Environmental Planning Commission 'EPC', and a subsequent platting action through the Development Review Board 'DRB'.

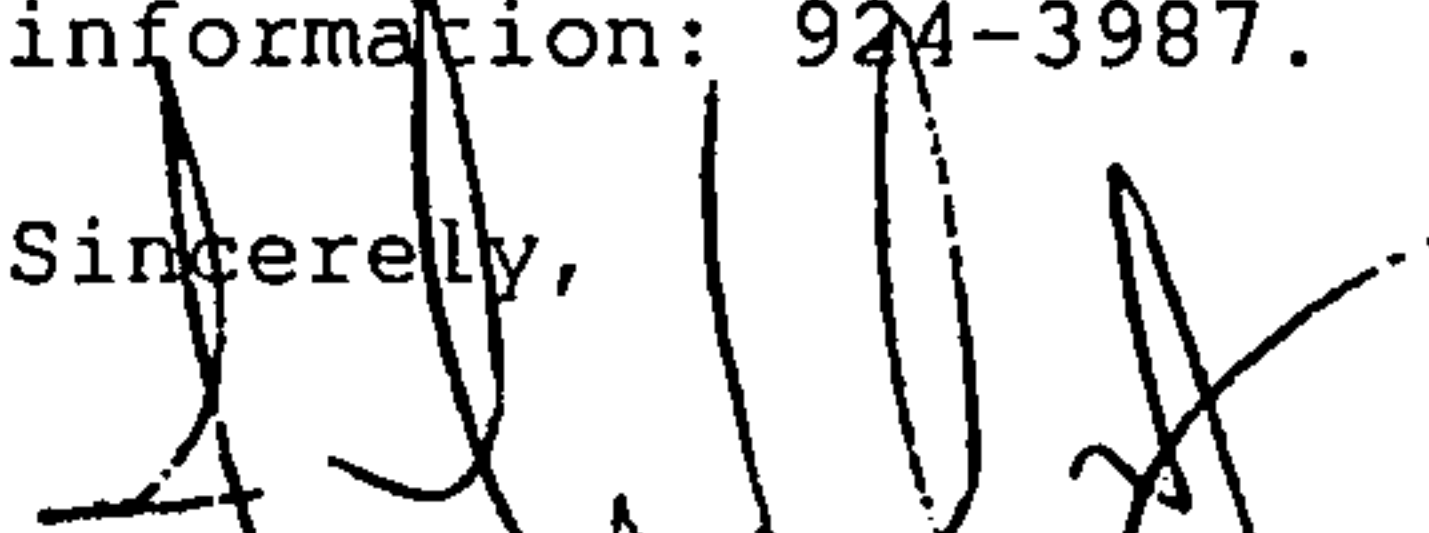
**Infrastructure:** Plat approval will be contingent on financial guarantees for required infrastructure. This will include public water and sanitary sewer lines in standard locations in all internal streets. Water line construction must include fire hydrants at standard locations, and the system must be looped. The sketch provided seemed to show two 6-inch water line connections side by side in the single access road. I'll assume this was an error, as it certainly would not satisfy looping requirements. Sanitary sewer will be 8-inch gravity. No grading information was provided, but its assumed gravity service will require outfall(s) to the interceptor. If so, designs must include a water block to mitigate odor problems. Your utility plan showed nine new manholes for a 25-lot subdivision. This seems excessive, and an alternate platting scenario should be considered to create adequate looping corridors, simplify sanitary sewer design, and reduce the number of new manholes. Sewer construction must include relocation of the Children's Home lateral to something that comes closer to meeting code requirements and design standards. (See project #3717.90 sheet 5.)

**Design and construction** of all required improvements will be at the developer / property owners expense and must be coordinated through the City of Albuquerque 'COA' via the 'DRC / City Work Order' process. Designs must be by a New Mexico registered professional engineer. Construction must be by a licensed, bonded public utility contractor.

**Utility Expansion Charges:** In addition to installation and construction costs, both sanitary sewer and metered water service will be subject to Utility Expansion Charges 'UEC' payable at the time service is requested.

This statement of availability will remain in effect for a period of one year and applies only to the development identified herein. Changes in the proposed development may require reevaluation of availability and should be brought to our attention as soon as possible. Any outstanding pro rata and standby assessments must be paid at the time service is taken. All charges and rates collected will be based upon applicable ordinances and policies in effect at the time service is actually requested and authorized. Please do not hesitate to call if you have questions or need additional information: 924-3987.

Sincerely,

  
John F. McDonough  
Engineering Associate  
Development Services

Attachment: System / Location Map(s)

c: Josie Jaramillo, COA PWD  
f/ availability E-12  
f/ readers #21119

# A City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

**APPLICANT INFORMATION:**

NAME: ~~Stro, LLC~~ STRO, LLC PHONE: 884-7666

ADDRESS: 6121 Indian School Rd NE FAX: 883-3171

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

Proprietary interest in site: Owner

AGENT (if any): Isaacson & Arfman PA PHONE: 268-8828

ADDRESS: 128 Monroe St NE FAX: 268-2632

CITY: Albuq STATE NM ZIP 87108 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: 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 B Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv. / Adn. Albuq. Christian Children's Home Las Casitas del Rio Subd.

Current Zoning: SU-1 PDA Proposed zoning: \_\_\_\_\_

Zone Atlas page(s): E12 No. of existing <sup>tracts</sup> lots: 1 No. of proposed lots: 31

Total area of site (acres): 6.7898 Density if applicable: dwellings per gross acre: 4.6 dwellings per net acre: 9.6

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

UPC No. 1-012-062-330190-102-35 + \* MRGCD Map No. N/A

LOCATION OF PROPERTY BY STREETS: On or Near: Winterhaven Rd NW

Between: N. of Montano Rd NW and S. of Montano Plaza Dr NW

**CASE HISTORY: \* 1-012-062-345230-102-36**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 02 DRB-1860 P&F

Proj # 1002377 02 DRB-1860 P&F; 03 DRB-00126 TDS

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

SIGNATURE Asa Nilsson-Weber DATE 9/10/03

(Print) Asa Nilsson-Weber  Applicant  Agent

**FOR OFFICIAL USE ONLY** Form revised 9/01, 3/03

<p><input checked="" type="checkbox"/> INTERNAL ROUTING</p> <p><input checked="" type="checkbox"/> All checklists are complete</p> <p><input checked="" type="checkbox"/> All fees have been collected</p> <p><input checked="" type="checkbox"/> All case #s are assigned</p> <p><input checked="" type="checkbox"/> AGIS copy has been sent</p> <p><input checked="" type="checkbox"/> Case history #s are listed</p> <p><input checked="" type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input checked="" type="checkbox"/> F.H.D.P. density bonus</p> <p><input checked="" type="checkbox"/> F.H.D.P. fee rebate</p>	<p>Application case numbers</p> <p><u>03 DRB - 01505</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Hearing date <u>9-17-03</u></p>	<p>Action</p> <p><u>FPA</u></p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>S.F.</p> <p><u>5(3)</u></p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Fees</p> <p>\$ <u>0</u></p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>Total</p> <p>\$ <u>0</u></p>
---	---	--	---	--

B. Weber 9-9-03  
Planner signature / date

Project # 1002377

**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 result in deferral of actions.

Asa Nilsson-Weber

Applicant name (print)

Asa Nilsson-Weber

9/10/03  
Applicant signature / date



Form revised MARCH 2003

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

Application case numbers

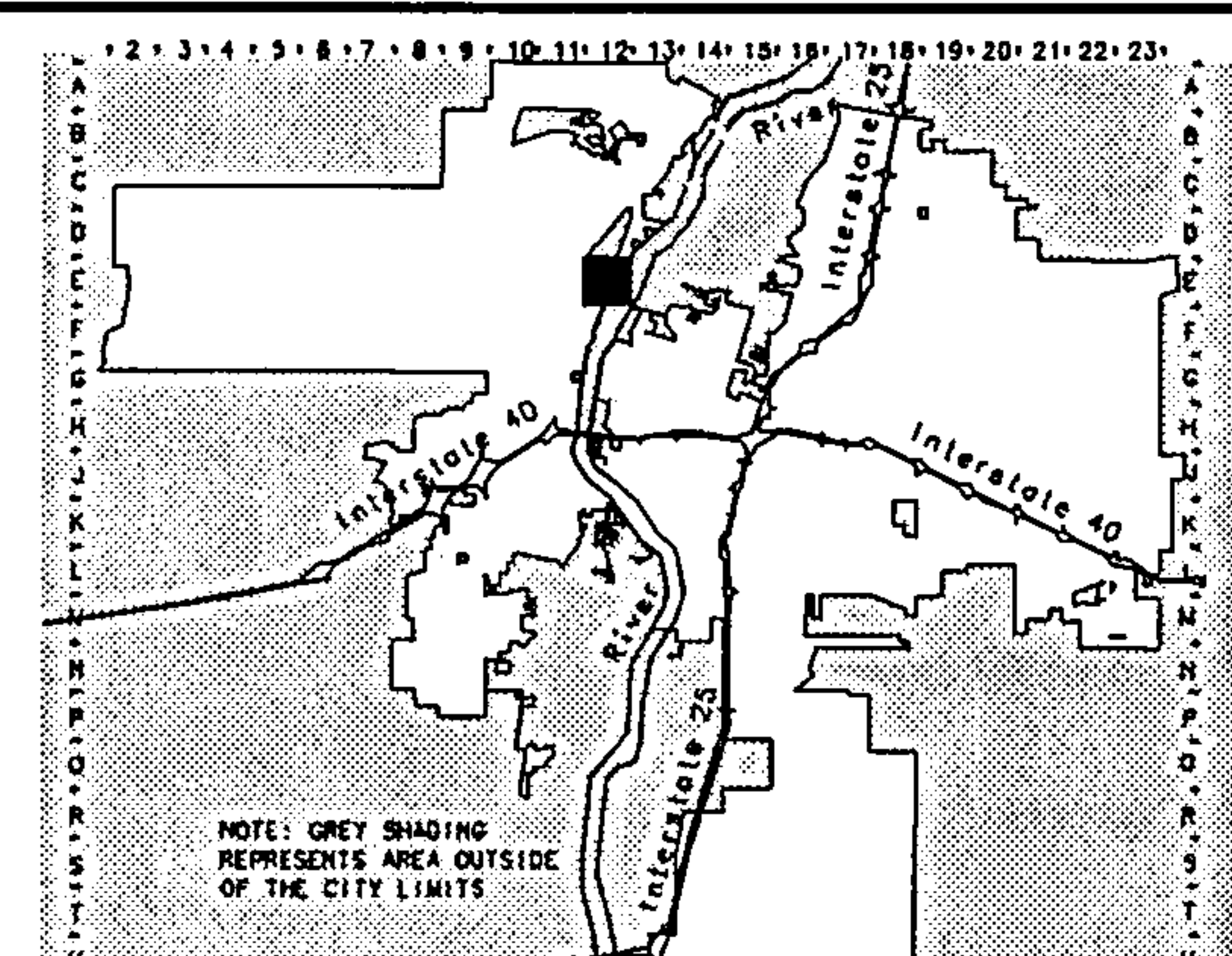
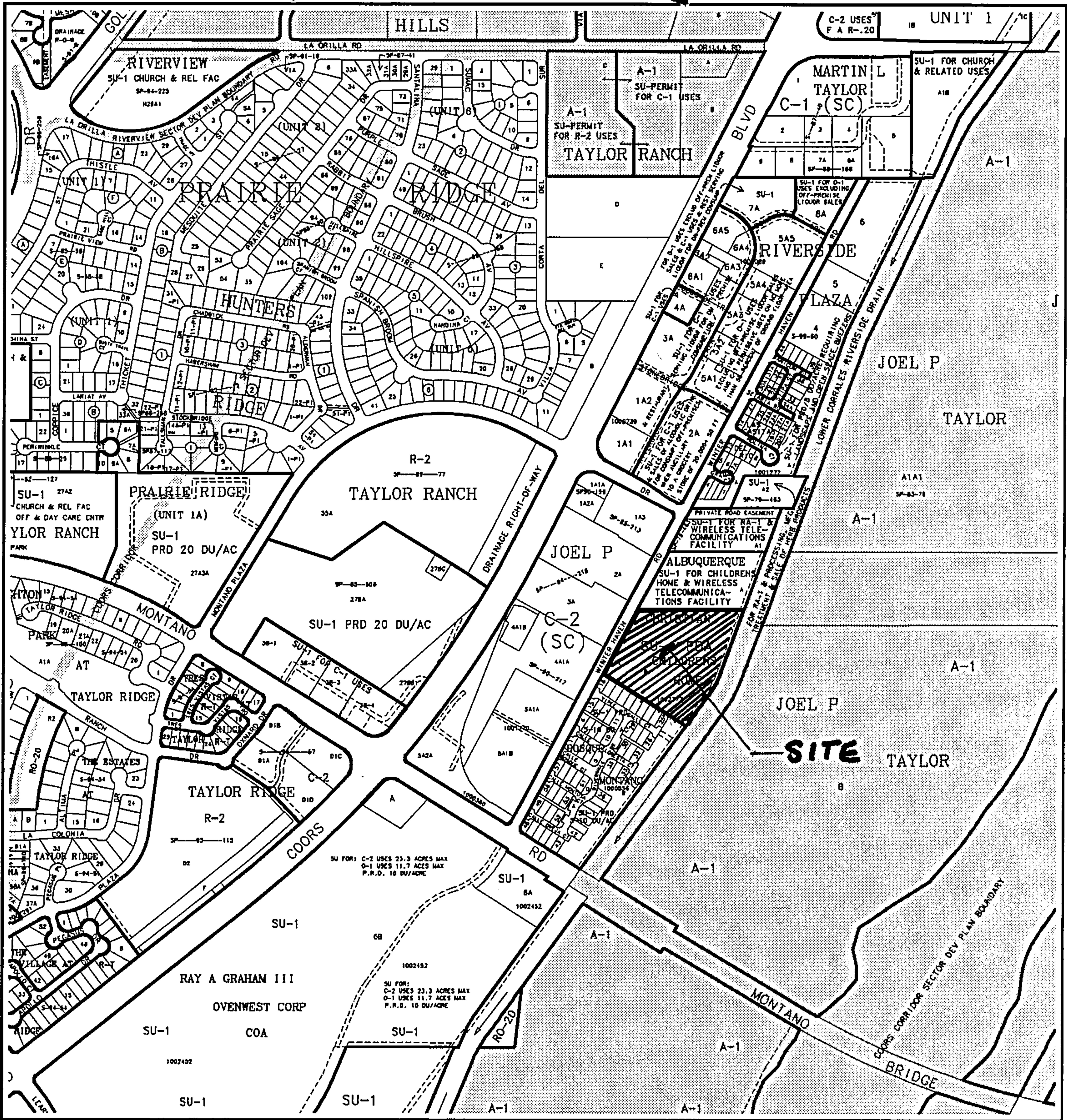
03DRB-01505

B. G. [Signature] 9-9-03

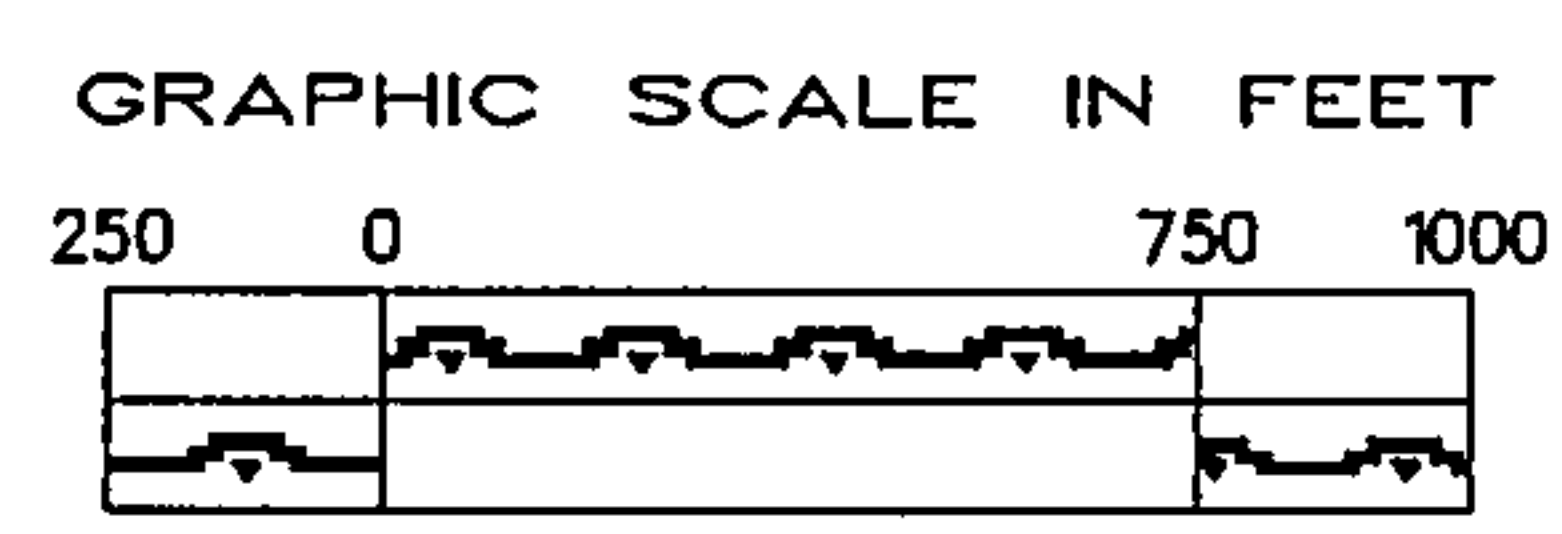
Planner signature / date

**Project # 1002377**





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



**Zone Atlas Page**

**E-12-Z**

Map Amended through July 31, 2003

# FINANCIAL GUARANTY AMOUNT

07/11/2003

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

Project ID #: 678182, Las Casitas del Rio Subdivision, Unit 2, Phase/Unit

Requested By: Asa Nilsson-Weber w/ Isaacson & Arfman, P. A.

Approved estimate amount:		\$182,866.68
Contingency Amount:	0.00%	\$ .00
Subtotal:		\$182,866.68
NMGRT	5.8125%	\$10,629.13
Subtotal:		\$193,495.81
Engineering Fee	6.60%	\$12,770.72
Testing Fee	2.00%	\$3,869.92
Subtotal:		\$210,136.46
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$ .00
<b>TOTAL FINANCIAL GUARANTY REQUIRED</b>		<b><u>\$262,670.58</u></b>

APPROVAL:

DATE:

7-11-2003

Notes: Certification for grading & drainage required prior to release of financial guaranty.



Mary Herrera

Bern. Co. AGRE

R 29.00

2003161051

5944879

Page: 11 of 11

09/08/2003 03:30P

Bk-A64 Pg-707

No. of Lots: 31  
Nearest Major Streets  
Montano Road & Montano Plaza Dr. NW

FIGURE 12

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

AGREEMENT TO CONSTRUCT  
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, 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 \_\_\_\_\_

STRO, LLC  
\_\_\_\_ ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] limited liability company, whose address is 6121 Indian School Rd NE, Ste 275, ABQ, NM 87110 and whose telephone number is 884-7666, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

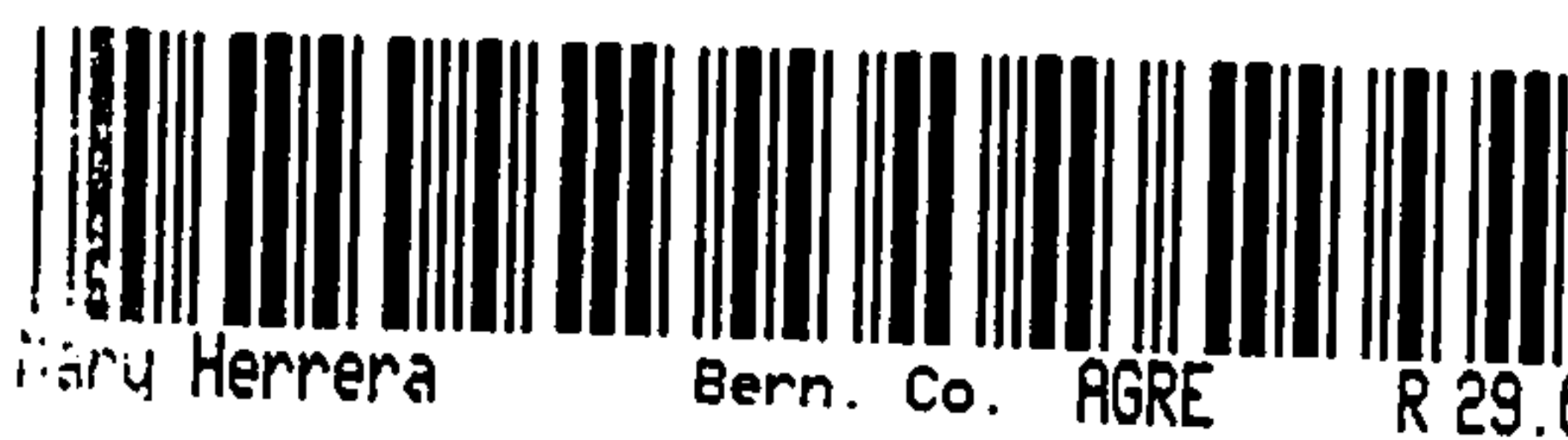
1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tract B, Albuquerque Christian Children's Home, recorded on 2/14/03 in the records of the Bernalillo County Clerk at Book 2003C, pages 32 through --- (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:] STRO, LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Las Casitas del Rio Subdivision, Unit 2 describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 23rd 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. 678182.

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



# FINANCIAL GUARANTY AMOUNT

07/11/2003

Type of Estimate: Sidewalk Deferral

Project Description:


Project ID #: 678182, Las Casitas del Rio Subdivision, Unit 2, Phase/Unit

Requested By: Asa Nilsson-Weber w/ Isaacson & Arfman, P. A.

Approved estimate amount:		\$11,052.32
NMGRT	5.8125%	\$642.42
Subtotal:		\$11,694.74
125% FINANCIAL GUARANTY RATE		1.25
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$14,618.43</u>

APPROVAL:

DATE:



7-11-2003

Notes:



Mary Herrera

Bern. Co. AGRE

R 25.00

2003161050

5944878

Page: 9 of 9

09/08/2003 03:30P

Bk-A64 Pg-706

FIGURE 19  
SIDEWALK DEFERRAL AGREEMENT  
PROJECT NO. 678182

THIS AGREEMENT is made this 8<sup>th</sup> day of September, 2023, 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 STRO, LLC ("Developer"), whose address is 6121 Indian School Road NE, Suite 275,\* and whose telephone number is 884-7666, a (state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc. :) limited liability company, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.  
\*Albuquerque, NM 87110

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 B, Albuquerque Christian Children's Home (the "Subdivision"); and

WHEREAS, the Developer has submitted and the City has approved Developer's development plans and (state "preliminary" or "final":) preliminary plat, to be identified as (state name of plat:) Las Casitas del Rio Subdivision, Unit 2; 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 23, 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.





**Sheran A. Matson**  
07/16/03 01:33 PM

To: Kathy A. Jaramillo/PWD/CABQ  
cc:  
cc: Sheran A. Matson/PLN/CABQ@COA  
Subject: Re: Las Casitas Del Rio, Unit 2

Thanks!



**Kathy A. Jaramillo**  
07/16/03 01:16 PM

To: Sheran A. Matson/PLN/CABQ@COA  
cc:  
Subject: Re: Las Casitas Del Rio, Unit 2

1002377



**Sheran A. Matson**  
07/16/03 12:59 PM

To: Kathy A. Jaramillo/PWD/CABQ@COA  
cc:  
Subject: Re: Las Casitas Del Rio, Unit 2

Kathy

Can you find me a DRB project number? Then I can put this note in the file. Otherwise, it may get lost & forgotten. Thanks!



**Kathy A. Jaramillo**  
07/15/03 11:34 AM

To: Sheran A. Matson/PLN/CABQ@COA, Brad L. Bingham/PWD/CABQ@COA  
cc: Kevin P. Broderick/PWD/CABQ@COA, Kevin J. Curran/LEGAL/CABQ@COA  
Subject: Las Casitas Del Rio, Unit 2

Per Kevin Curran, do not sign off on final plat for the approve referenced until we get an assignment to the agreement and covenant from the Homeowner's Association. I will let you know when we get this.

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

**FIGURE 12**

Date Submitted: 04/14/03

Date Site Plan Approved: \_\_\_\_\_

Date Preliminary Plat Approved: \_\_\_\_\_

Date Preliminary Plat Expires: \_\_\_\_\_

DRB Project No.: 1002377

DRB Application No.: 1002077

03 DRB00415

**ORIGINAL**

**INFRASTRUCTURE LIST**

**EXHIBIT "A"**

**TO SUBDIVISION IMPROVEMENTS AGREEMENT**

**DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

**LAS CASITAS DEL RIO, PHASE II**

**PROPOSED NAME OF PLAT AND/OR ~~SUB-DEVELOPMENT PLAN~~**

**TRACT B, ALBUQUERQUE CHRISTIAN CHILDREN'S HOME**

**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 Engr
		48' FF	Paving	Deergrass Circle	Winter Haven Rd.	Intersection at Lots 26/31	/	/	/
		MTBL	Curb & Gutter (both sides)	"	"	"	/	/	/
		4'	PCC Sidewalk* (both sides)	"	"	"	/	/	/
		6"	Waterline	" (North side)	"	"	/	/	/
		6"	Waterline	" (South side)	"	"	/	/	/
		24' 22' FF	Paving	"	Lots 3/4	Intersection at Lot 2	/	/	/
		28' FF	Paving	"	Intersection at Lot 2	Lots 22/23	/	/	/
		MTBL	Curb & Gutter (both sides)	"	Lots 3/4	"	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engr
<input type="text"/>	<input type="text"/>	28' FF	Paving	Deergrass Circle	Intersection at Lot 23	Intersection at Lot 16	/	/	/
<input type="text"/>	<input type="text"/>	MTBL	Curb & Gutter	"	"	"	/	/	/
<input type="text"/>	<input type="text"/>	4'	PCC Sidewalk* (north side only)	"	"	"	/	/	/
<input type="text"/>	<input type="text"/>	6"	Waterline	"	"	"	/	/	/
<input type="text"/>	<input type="text"/>	8"	Sanitary Sewer Line	"	Lots 20/21	"	/	/	/
<input type="text"/>	<input type="text"/>	28' FF	Paving	"	Intersection at Lot 2	Intersection at Lot 10	/	/	/
<input type="text"/>	<input type="text"/>	MTBL	Curb & Gutter (both sides)	"	"	"	/	/	/
<input type="text"/>	<input type="text"/>	4'	PCC Sidewalk* (south side only)	"	"	"	/	/	/
<input type="text"/>	<input type="text"/>	6"	Waterline	"	"	"	/	/	/
<input type="text"/>	<input type="text"/>	8"	Sanitary Sewer Line	"	"	"	/	/	/
<input type="text"/>	<input type="text"/>	8"	Sanitary Sewer Line	Tract A/ 20' Easement	Lots 10/11	Existing 8" SAS Stub - Tract A	/	/	/
<input type="text"/>	<input type="text"/>	4'	PCC Sidewalk	Winter Haven Road	NW Property Corner	SW Property Corner	/	/	/
<input type="text"/>	<input type="text"/>	10'	<i>Concrete</i> <del>Rip Rap</del> Rundown	20' Easement Lot 10	Deergrass Cir. (E)	Tract A	/	/	/
<input type="text"/>	<input type="text"/>	1 AcFt	Retention Pond w/Agreement and Covenant	Tract A			/	/	/



## NOTES

1. Grading & Drainage: Certification per DPM (prior to release of financial guarantees).
  2. All water to include fire hydrants, valves, and appurtenances per DPM.
  3. All sanitary sewer to include manholes and appurtenances per DPM.
  4. *Street Lights per DPM*
- \*Deferred Sidewalks

AGENT/OWNER

C. Arfman  
NAME (print)

Isaacson & Arfman, P.A.  
FIRM

*Frank C. Arfman 04-14-03*  
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT  
THE IMPROVEMENTS WITHOUT A DRB  
EXTENSION: 4-23-05

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

*Shirley Watson 4/23/03* DRB CHAIR - date  
*Christina Sandoval 4/23/03* PARKS & RECREATION - date

*R. J. [unclear] 4-23-03*  
TRANSPORTATION DEVELOPMENT - date

*Roger A. [unclear] 4/23/03*  
UTILITY DEVELOPMENT - date

*Beard L. Bigham 4/23/03*  
CITY ENGINEER - date

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

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

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

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

# A City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

**SUBDIVISION** Supplemental form **S**

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

**SITE DEVELOPMENT PLAN** Supplemental form **P**

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

**ZONING** Supplemental form **Z**

Annexation & Zone Establishment  
 Sector Plan  
 Zone Change  
 Text Amendment

**APPEAL / PROTEST of...** Supplemental form **A**

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

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

**APPLICANT INFORMATION:**

NAME: Patrick Strosnider PHONE: 884-7666

ADDRESS: 6121 Indian School NE, Suite 275 FAX: 883-3171

CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: Instro@swcp.com

Proprietary interest in site: Contract Purchaser

AGENT (if any): Consensus Planning, Inc. PHONE: (505) 764-9801

ADDRESS: 924 Park Avenue SW FAX: (505) 842-5495

CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.

DESCRIPTION OF REQUEST: <sup>FINAL</sup> ~~DRB Sign off for EPC~~ <sup>C</sup> Approved Site Plan for Subdivision and Building Permit

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 B-1A Portion of Unplatted Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv. / Addn. Lands-of-Joel.P. Taylor Lands of Albuquerque Christian Children's Home

Current Zoning: SU-1 PDA Proposed zoning: NA

Zone Atlas page(s): E-12 No. of existing lots: 2 No. of proposed lots: 31 Lots

Total area of site (acres): 6.8 acre Density if applicable: dwellings per gross acre: 4.5 DUs 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. 101206233019010235, 101206234523010236 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: Winter Haven Road NW

Between: Montaño Road NW and La Orilla Road NW

CASE HISTORY: Rebecca Storer EPC Case Planner 1002359  
 List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z-, V-, S-, etc.): 62EPC-01792&3  
03DRB-00415, 00416, and 00417 (1002372)

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

SIGNATURE [Signature] DATE 4/8/03

(Print) James K. Strozier, AICP  Applicant  Agent

**FOR OFFICIAL USE ONLY**

.pdf Form revised Sept. 2001

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03DRB - 00574</u>	<u>SPS</u>	<u>P(3)</u>	\$ <u>0</u>
<input type="checkbox"/> All fees have been collected	<u>03DRB - 00575</u>	<u>SBP</u>	<u>P(3)</u>	\$ <u>0</u>
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
				Total \$ <u>0</u>

Hearing date April 16<sup>th</sup> 03

[Signature] 4/8/03

Project # 1002377

Planner signature / date

**FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)**

**SKETCH PLAN REVIEW AND COMMENT**

- \_\_\_ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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 request
  - \_\_\_ Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**SITE DEVELOPMENT PLAN FOR SUBDIVISION**

- \_\_\_ Scaled site plan and related drawings (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
  - \_\_\_ Letter of authorization from the property owner if application is submitted by an agent
  - \_\_\_ Copy of the document delegating approval authority to the DRB
  - \_\_\_ Infrastructure List, if relevant to the site plan
  - \_\_\_ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
  - \_\_\_ Fee (see schedule)
  - \_\_\_ Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- \_\_\_ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - \_\_\_ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
  - \_\_\_ Solid Waste Management Department signature on Site Plan
  - \_\_\_ 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
  - \_\_\_ Letter of authorization from the property owner if application is submitted by an agent
  - \_\_\_ Copy of the document delegating approval authority to the DRB
  - \_\_\_ Infrastructure List, if relevant to the site plan
  - \_\_\_ Completed Site Plan for Building Permit Checklist
  - \_\_\_ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
  - \_\_\_ Blue-line copy of Site Plan with Fire Marshal's stamp
  - \_\_\_ Fee (see schedule)
  - \_\_\_ Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

**AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**

**AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- \_\_\_ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - \_\_\_ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
  - \_\_\_ 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
  - \_\_\_ Letter of authorization from the property owner if application is submitted by an agent
  - \_\_\_ Infrastructure List, if relevant to the site plan
  - \_\_\_ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
  - \_\_\_ Fee (see schedule)
  - \_\_\_ Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

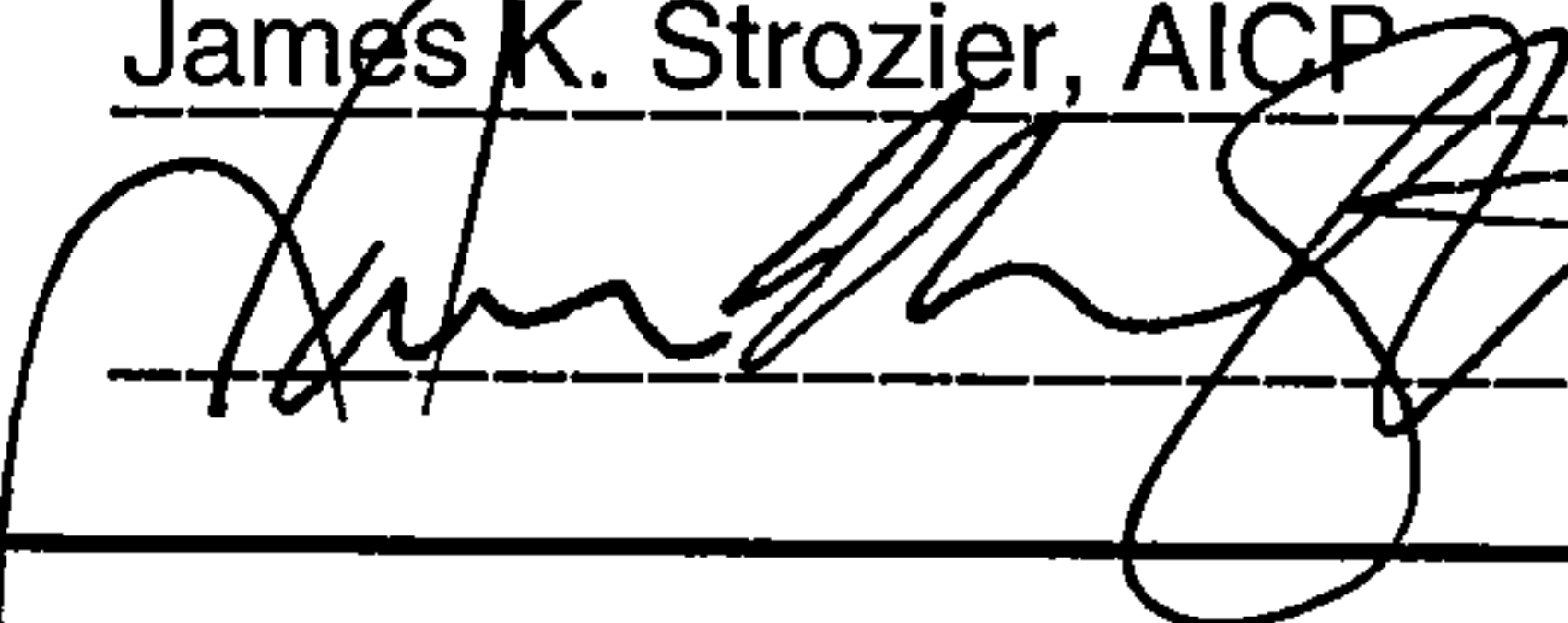
**D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION**

**D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT**

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies. *w/ Prelim Plat for*
  - Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision) *not avail.*
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
  - Infrastructure List, if relevant to the site plan *w/ Preliminary Plat for*
  - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development) *included in set*
  - Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
  - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. 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.

James K. Strozier, AICP



Applicant name (print)

9/8/03

Applicant signature / date

Form revised September 2001



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

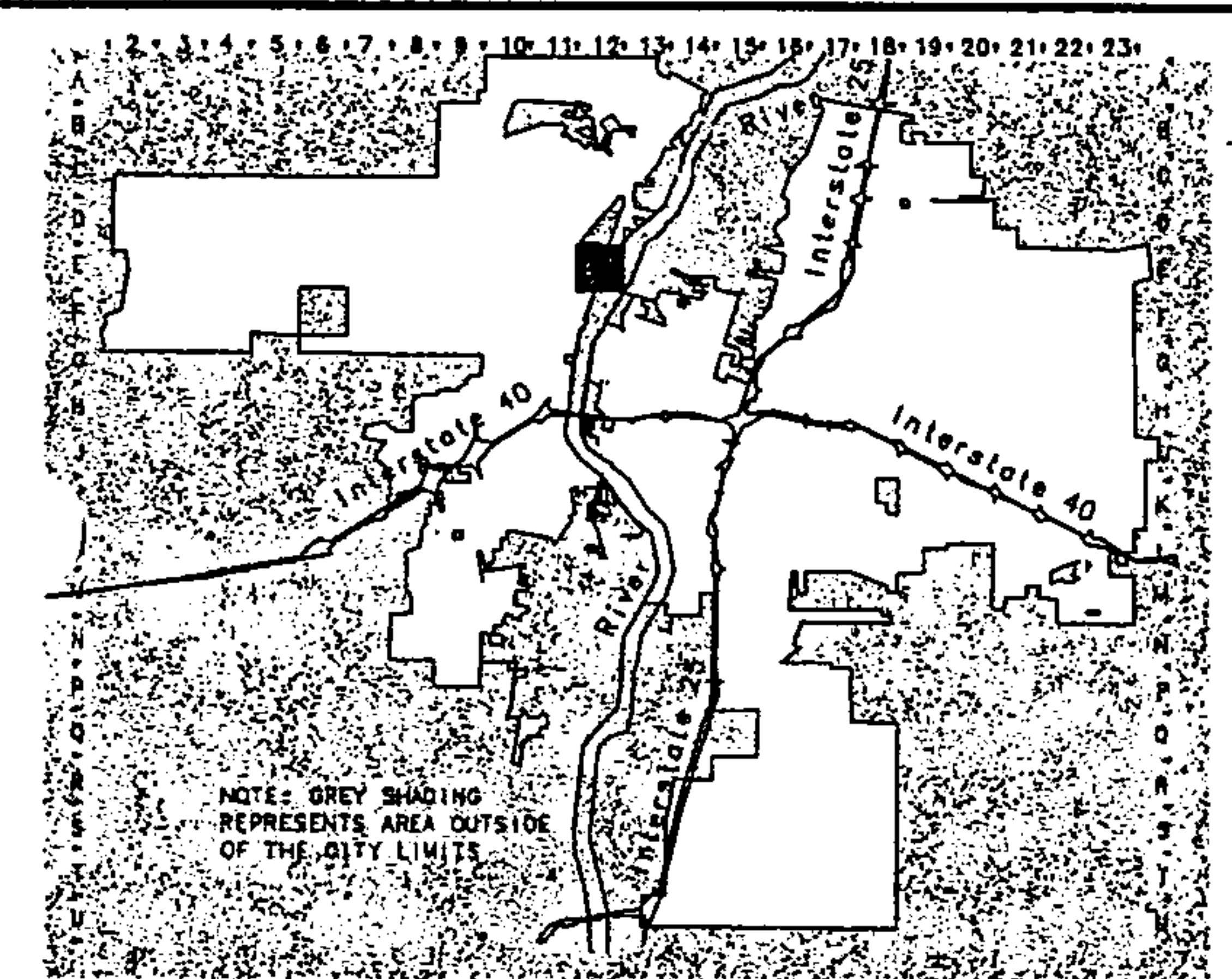
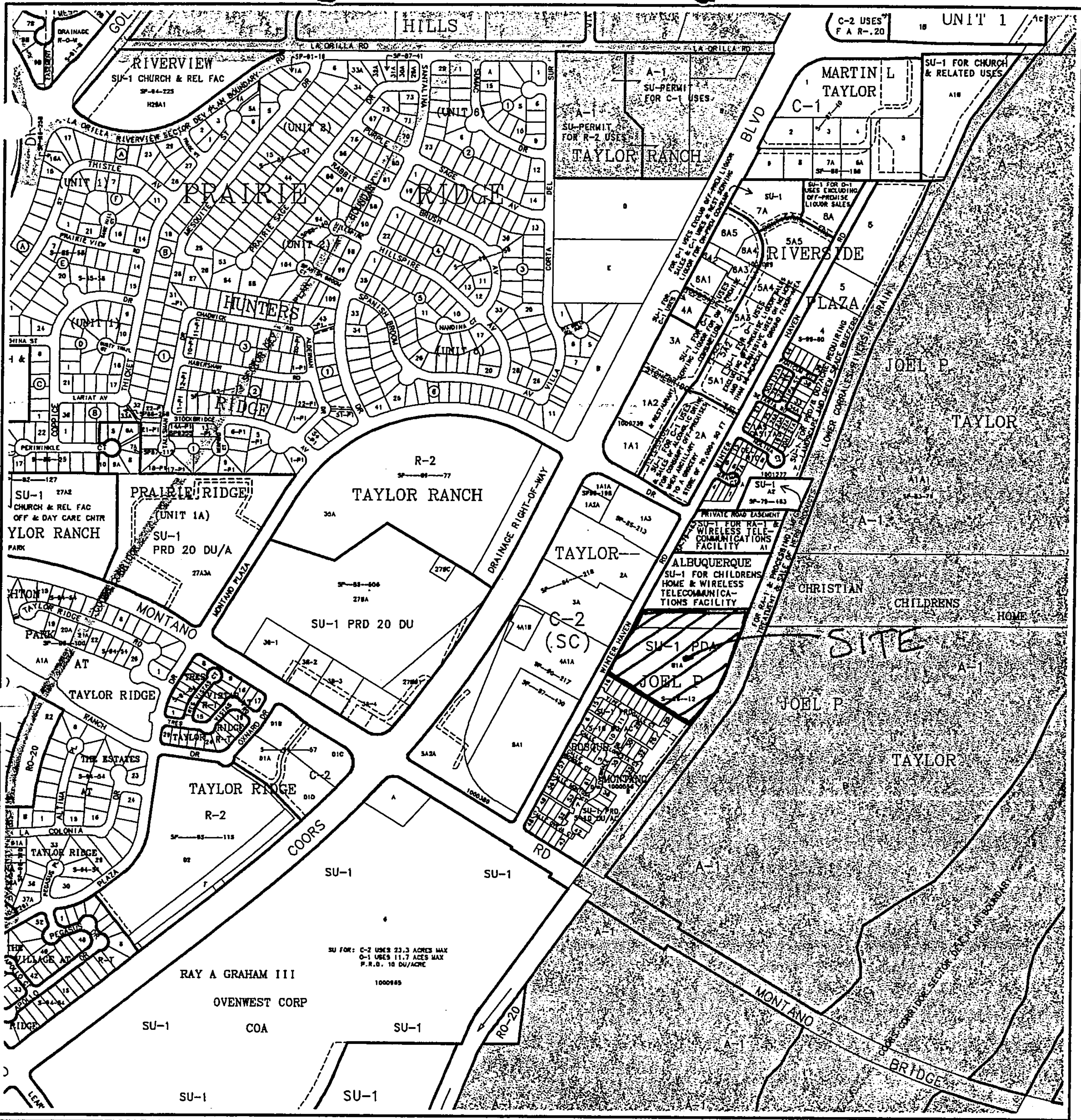
Application case numbers

03DRB - 00574

03DRB - 00575

*Robert* 4/8/03  
Planner signature / date

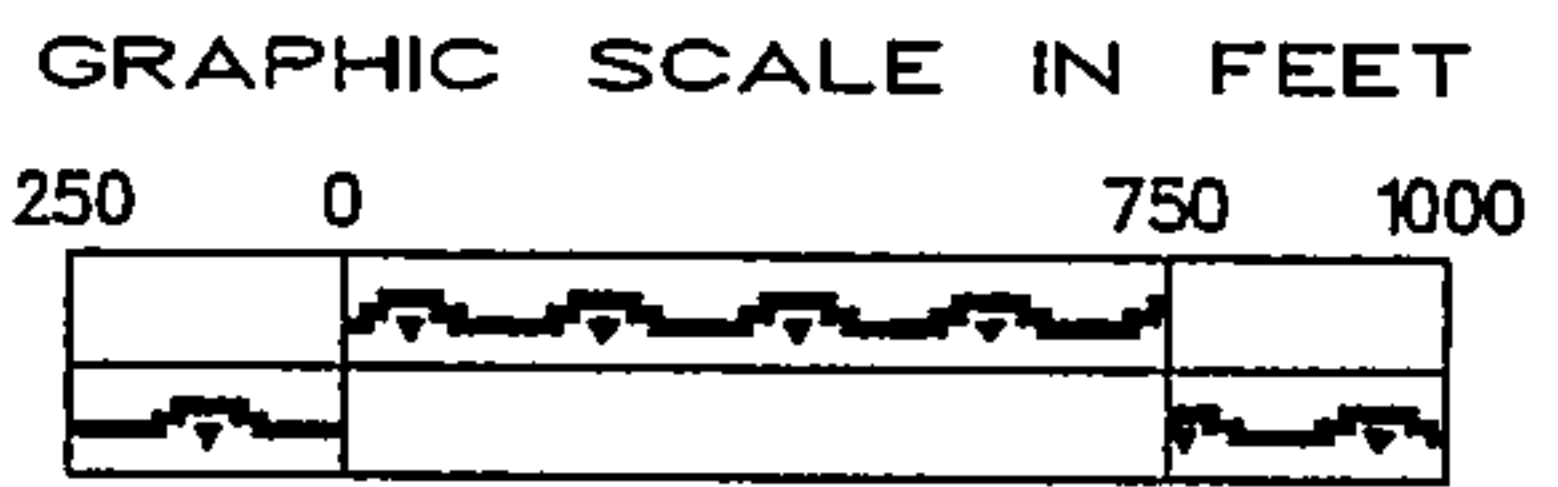
Project # 1002377



CITY OF  
Albuquerque

Albuquerque Geographic Information System  
PLANNING DEPARTMENT

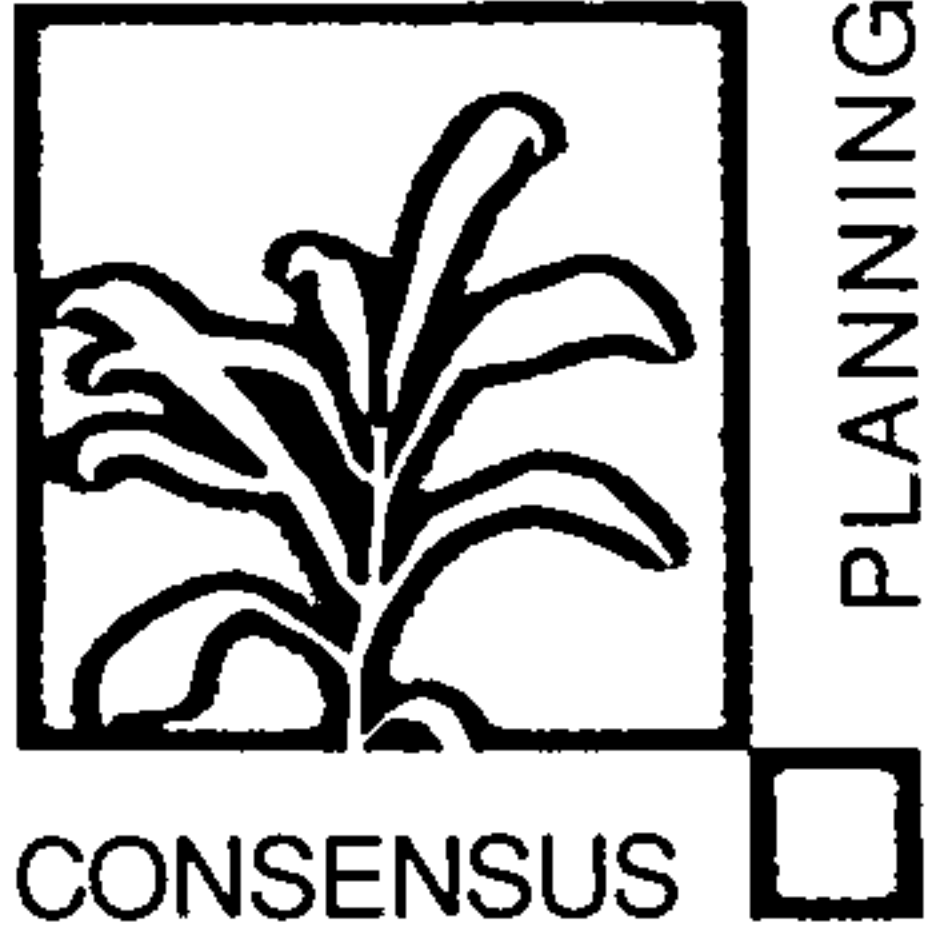
© Copyright 2003



Zone Atlas Page

E-12-Z

Map Amended through January 21, 2003



April 8, 2003

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

Re: Project # ~~1002359~~<sup>1002377</sup> Las Casitas del Rio Phase II

Dear Ms. Matson:

Landscape Architecture  
Urban Design  
Planning Services

924 Park Avenue SW  
Albuquerque, NM 87102

(505) 764-9801  
Fax 842-5495  
cp@consensusplanning.com  
www.consensusplanning.com

The purpose of this letter is to specify all modifications to the Site Plan in response to the EPC conditions and proposed platting action. The Site Plan for Subdivision was approved by EPC on January 16, 2003. This submittal is being made in concurrence to the application for Preliminary Plat, submitted by Isaacson & Arfman (03DRB-00415).

This submittal is consistent with the conditions set forth by the EPC regarding modifications to the site plan and design guidelines. Specifically, the site plan and design guidelines have been modified in the following ways to meet the findings and conditions set forth in the Notice of Decision:

#### **CONDITIONS FOR PROJECT 02EPC-01772 (Site Plan for Subdivision)**

*Condition 1: The submittal of this site plan to the DRB shall meet all EPC conditions. A letter accompanying the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign off, may result in forfeiture of approvals.*

- This letter summarizes the ways that this request meets the conditions set forth by the EPC. There have been no unauthorized changes to this site plan.

*Condition 2: Sidewalks shall be provided along Winter Haven Road.*

- This sidewalk is included in the infrastructure List provided with the Preliminary Plat.

#### **CONDITIONS FOR PROJECT 02EPC-01773 (Site Plan for Building Permit)**

*Condition 1: The submittal of this site plan to the DRB shall meet all EPC conditions. A letter accompanying the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign off, may result in forfeiture of approvals.*

#### **PRINCIPALS**

Karen R. Marcotte, AICP  
James K. Strozier, AICP  
Christopher J. Green, ASLA



PLANNING

CONSENSUS



- This letter summarizes the ways that this request meets the conditions set forth by the EPC. There have been no unauthorized changes to this site plan.

*Condition 2: The type of material (concrete, crusher fine, soil, etc.) that is to be placed in the two areas leading to the pedestrian path in the 100-foot buffer shall be identified on the site plan.*

- The connections shall be crusher fines consistent with the path in the private commons area.

*Condition 3: All sidewalks and widths shall be called out clearly on the plan in addition to the design guidelines.*

- These are called out as 4' typical sidewalks and their locations specified on the Site Plan.

*Condition 4: Proposed lighting locations shall be shown on the submittal prior to final sign off at the Development Review Board.*

- Lighting is indicated on the Site Plan.

*Condition 5: Use of native oaks and cottonwoods historically found in the Bosque system shall be used instead of flowering pear, ash and honey locust.*

- Flowering pear, ash, and honey locust have been deleted from the plant palette.

*Condition 6: The note that states that all canopies will count toward the 75% coverage at time of maturity shall exclude reference to tree canopies per the Zoning Code.*

- The term canopy was deleted from the design guidelines.

*Condition 7: The Bosque trail located within the 100-foot buffer shall connect to the proposed existing trails on the north and south sides of the subject site.*

- There is not an existing trail to the north. The site plan provides for a connection to the south and that will be coordinated with the property owner to the south.

*Condition 8: Conditions from City Engineer and Public Works:*

- a. The developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way*



PLANNING

CONSENSUS

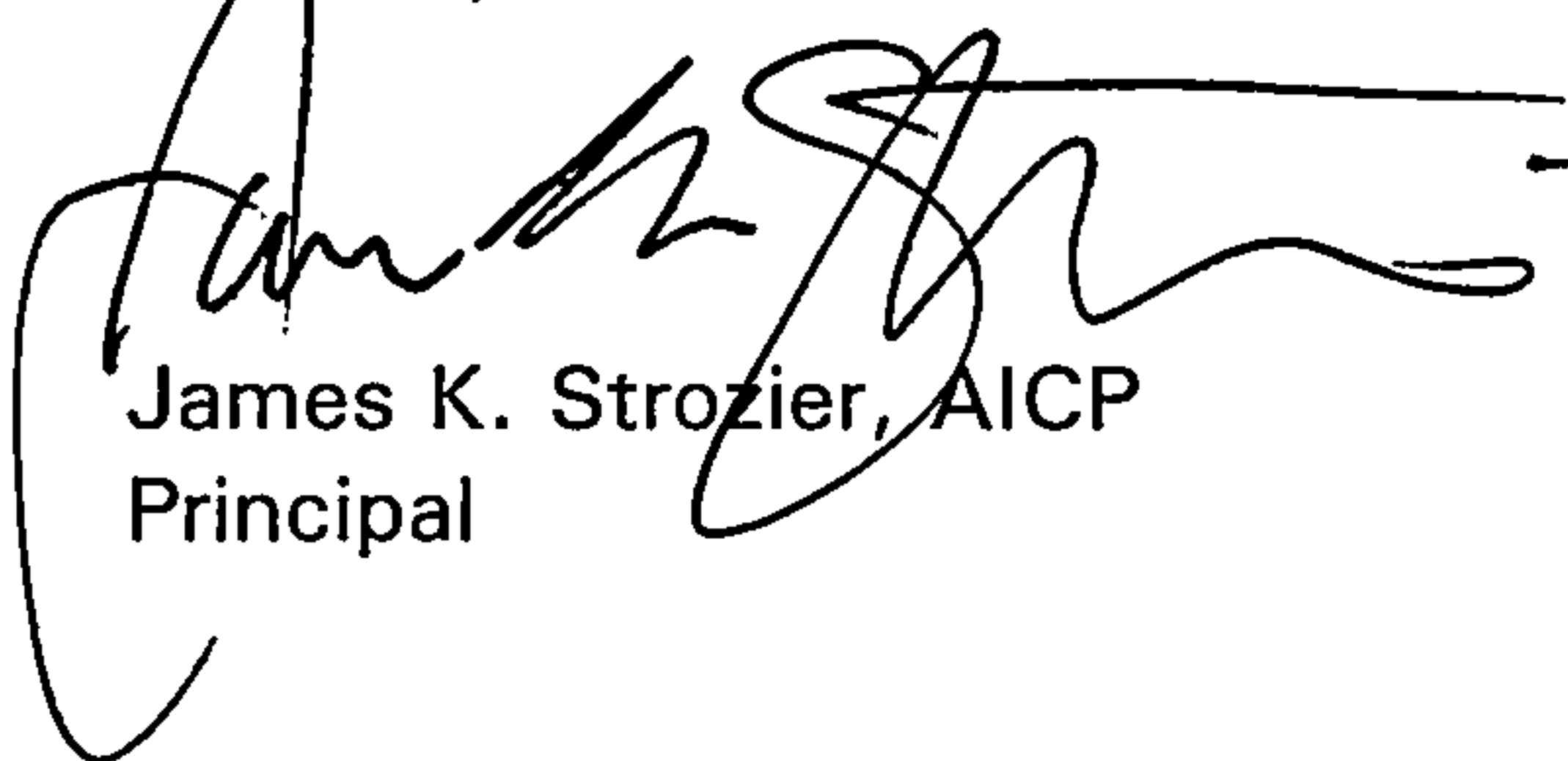


*requirements, paving, curb and gutter and sidewalk that have not already been provided for.*

- These improvements are provided by the infrastructure list provided with the Preliminary Plat.
- b. Site shall comply and be designed per DPM Standards and current COA Zoning Code.*
  - Agreed.
- c. Reduce 14' wide entrance island to 8', to provide 20' for entering vehicles and 20' for exiting vehicles (refuse and emergency).*
  - Agreed, this has been modified.
- d. If the interior streets are private, change the right-of-way to easement.*
  - The streets are public.
- e. A note shall be added to the site plan, stating, that Montano Road is proposed to be grade separated from Winterhaven Road (no access) in the future.*
  - This note shall be added prior to Sign off.
- f. Re-Plat.*
  - The Preliminary Plat has been submitted to the DRB.
- g. Minor modifications to the utility plan will be required prior to DRB action.*
  - Agreed, this shall be done with the infrastructure list and preliminary plat process.
- h. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda.*
  - This has been submitted to City Hydrology in conjunction with the Preliminary Plat.
- i. Maintenance of common area shall be attached to each lot owner, not to homeowners association, unless streets are designated as private. Clarify.*
  - The streets are public.

Based upon this information, we respectfully request that you approve our Site Plan for subdivision. Please feel free to call me at 764-9801 if you have questions or desire additional information.

Sincerely,



James K. Strozier, AICP  
Principal



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

Date: January 17, 2003

### OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1002359**  
02EPC-01772 EPC Site Development Plan-Subdivision  
02EPC-01773 EPC Site Development Plan-Building  
Permit

Patrick Strosnider  
6121 Indian School NE  
Suite 275  
Albuq. NM 87110

LEGAL DESCRIPTION: for all or a portion of Tract(s)  
B-1A, **Lands of Joel P. Taylor**, zoned SU-1 PDA,  
located on WINTER HAVEN ROAD NW, between  
MONTANO ROAD NW and LA ORILLA ROAD NW,  
containing approximately 7 acre(s). (E-12)

On January 16, 2003 the Environmental Planning Commission voted to approve Project 1002359/02EPC-01772, a site development plan for subdivision, for Tract B1-A, Lands of Joel P. Taylor, based on the following Findings and subject to the following Conditions:

#### FINDINGS:

1. This is a request for approval of a site development plan for subdivision for an approximately 6.8-acre site located north of Montano Road between the Rio Grande and Winter Haven Road NW. The applicant proposes a residential development of 31 single-family residential units.
2. The request furthers the applicable goals and policies of the *Comprehensive Plan* by proposing a quality urban environment, ensuring that new development shall respect existing neighborhood and environmental and social conditions and resources. It shows new growth accommodated in an area where vacant land is contiguous to existing urban facilities (*Policies d & e*).
3. The submitted site plan furthers the intent of the *West Side Strategic Plan* by proposing continued growth in an appropriate location due to its contiguous location to the rest of the City and efficient location for receiving services (*Policy 3.12*).



OFFICIAL NOTICE OF DECISION  
JANUARY 16, 2003  
PROJECT #1002359  
PAGE 2

4. The submitted site plan furthers the applicable policies of the *Coors Corridor Plan* by proposing a development with an intensity which is compatible with the roadway function, environmental concerns and design guidelines. It also furthers the goals of the plan by providing a 100-foot landscape buffer area along the lower Corrales Riverside Drain and providing access to bosque lands while attempting to preserve the natural wildlife habitat and maintaining essential flood control and drainage functions (*Issue 3, Policy 8*). Careful planting choices should be given to the genes that are ultimately chosen for this site in order to avoid the introduction of native species in the area.
5. The submittal will be adequate with some minor changes and conditions.
6. Although APS did not respond, the site is primarily in the developing urban area of the Comprehensive Plan which recommends 5 dwelling units per acre. This development proposed approximately 4 ½ dwelling units per acre which is within the approved recommendation for this area, as per the Westside Strategic Plan Policy 2.50.

**CONDITIONS:**

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Sidewalks shall be provided along Winter Haven Road.

---

On January 16, 2003 the Environmental Planning Commission voted to approve Project 1002359/ 02EPC-01773, a request for site development plan for building permit, for Tract B1-A, Lands of Joel P. Taylor, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

2. The request furthers the applicable goals and policies of the *Comprehensive Plan* by proposing a quality urban environment, ensuring that new development shall respect existing neighborhood and environmental and social conditions and resources. It shows new growth accommodated in an area where vacant land is contiguous to existing urban facilities (*Policies d, e, g, h, i*).
3. The submitted site plan furthers the intent of the *West Side Strategic Plan* by proposing continued growth in an appropriate location due to its contiguous location to the rest of the City and efficient location for receiving services (*Policy 3.12*).
4. The submitted site plan furthers the applicable policies of the *Coors Corridor Plan* by proposing a development with an intensity which is compatible with the roadway function, environmental concerns and design guidelines. It also furthers the goals of the plan by providing a 100-foot landscape buffer area along the lower Corrales Riverside Drain and providing access to bosque lands while attempting to preserve the natural wildlife habitat and maintaining essential flood control and drainage functions (*Issue 3, Policy 8*).
5. Careful planting choices and planning should be given to the genus that are ultimately chosen for this site in order to avoid the introduction of exotic species in the area.

**CONDITIONS:**

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The type of material (concrete, crusher fine, soil, etc.) that is to be placed in the two areas leading to the pedestrian path in the 100-foot buffer shall be identified on the site plan.
3. All sidewalks and widths shall be called out clearly on the plan in addition to the Design Guidelines.
4. Proposed lighting locations shall be shown on the submittal prior to final sign off at the Development Review Board.
5. Use of native oaks and cottonwoods historically found in the bosque system shall be used instead of flowering pear, ash and honey locust.

6. The note that states that all canopies will count toward the 75% coverage at time of maturity shall exclude reference to tree canopies as per the Zoning Code.
7. The Bosque trail located within the 100-foot buffer shall connect to the proposed or existing trails on the north and south sides of the subject site.
8. Conditions from City Engineer and Public Works:
  - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
  - b. Site shall comply and be designed per DPM Standards and current COA Zoning Code.
  - c. Reduce 14' wide entrance island to 8', to provide 20' for entering vehicles and 20' for exiting vehicles (refuse and emergency).
  - d. If the interior streets are private, change right-of-way to easement.
  - e. A note shall be added to the site plan, stating, that Montano Road is proposed to be grade separated from Winterhaven Road (no access) in the future.
  - f. Re-plat.
  - g. Minor modifications to the utility plan will be required prior to DRB action.
  - h. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda.
  - i. Maintenance of common area shall be attached to each lot owner, not to homeowners association, unless streets are designated as private. Clarify.
9. Mechanical Equipment on Lots 8-19 shall be screened from views from the east.

**IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JANUARY 31, 2003 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.**

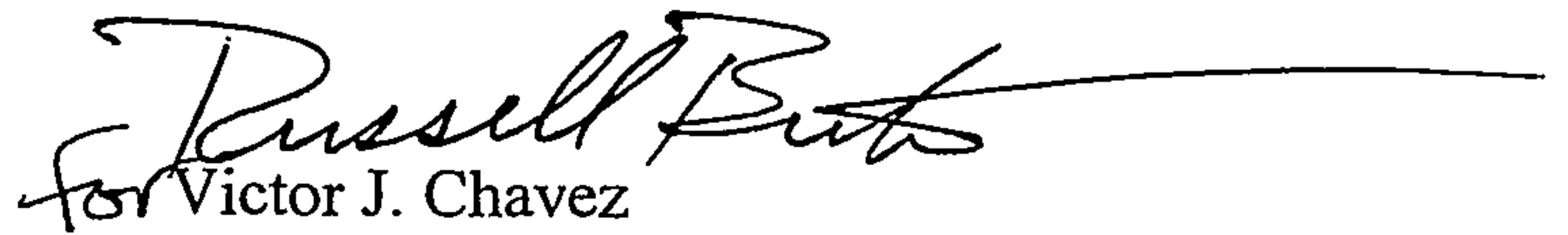
Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting 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.

OFFICIAL NOTICE OF DECISION  
JANUARY 16, 2003  
PROJECT #1002359  
PAGE 5

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/DS/ac

cc: Consensus Planning, 924 Park Ave. SW, Albuquerque, NM 87102  
Cecil Van Berkel, Taylor Ranch NA, 5716 Morgan Ln. NW, Albuquerque, NM 87120  
Jolene Wolfley, Taylor Ranch NA, 6804 Staghorn Dr. NW, Albuquerque, NM 87120

---

# City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

Supplemental form		Supplemental form	
<b>SUBDIVISION</b>	<b>S</b>	<b>ZONING</b>	<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 checked="" 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...</b>	<b>A</b>
<input type="checkbox"/> ...for Subdivision Purposes		<input type="checkbox"/> Decision by: DRB, EPC,	
<input type="checkbox"/> ...for Building Permit		LUCC, Planning Director or Staff,	
<input type="checkbox"/> IP Master Development Plan		ZHE, Zoning Board of Appeals	
<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: Sangre de Cristo LLC PHONE: 884-7666  
 ADDRESS: 6121 Indian School Rd. NE, Ste. 275 FAX: 883-3171  
 CITY: ABQ STATE NM ZIP 87110 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER  
 AGENT (if any): Isaacson + Arfman, P.A. PHONE: 268-8828  
 ADDRESS: 128 Monroe NE FAX: 268-2632  
 CITY: ABQ STATE NM ZIP 87108 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: Preliminary plat approval + vacation of existing 20' public utility easement + temporary sidewalk deferral  
 Is the applicant seeking incentives pursuant to the Family Housing Development Program?  Yes.  No.

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

Lot or Tract No. Tract B TBKA, LAS CASITAS DEL RIO PHASE II Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. Albuquerque Christian Children's Home  
 Current Zoning: SU-4 PDA Proposed zoning: \_\_\_\_\_  
 Zone Atlas page(s): E 12 No. of existing <sup>tracts</sup> lots: 1 No. of proposed lots: 31  
 Total area of site (acres): 6.7898 Density if applicable: dwellings per gross acre: 4.6 dwellings per net acre: 4.6  
 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. 101206233019010235; 101206234523010236; MRGCD Map No. NA  
 LOCATION OF PROPERTY BY STREETS: On or Near: Winter Haven Rd NW  
 Between: North of Montano Rd NW and South of Montano Plaza Dr NW

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.) 02-DRB-1860;  
Proj # 1002377 02DRB-1860 P&F, 03DRB-00126 PDS,

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

SIGNATURE Fred C. Arfman DATE 03.13.03  
 (Print) Fred C. Arfman \_\_\_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised September 2001

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>02DRB - 00415</u>	<u>PP</u>	<u>5(3)</u>	<u>\$1600</u>
<input type="checkbox"/> All fees have been collected	<u>03DRB - 00416</u>	<u>VPE</u>	<u>V</u>	<u>\$4500</u>
<input type="checkbox"/> All case #s are assigned	<u>03DRB - 00417</u>	<u>SW</u>		<u>\$0</u>
<input type="checkbox"/> AGIS copy has been sent	<u>03DRB - 00418</u>	<u>FDSW</u>		<u>\$0</u>
<input type="checkbox"/> Case history #s are listed		<u>NOTIF. FEE</u>		<u>\$7500</u>
<input type="checkbox"/> Site is within 1000ft of a landfill				<u>Total</u>
<input type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>April 9<sup>th</sup> '03</u>			<u>\$1720<sup>00</sup></u>
<input type="checkbox"/> F.H.D.P. fee rebate				

B. Barber 3/14/03  
 Planner signature / date

Project # 1002377

**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.

Fred C. Arfman, PE  
Applicant name (print)  
Fred C. Arfman 05.13.03  
Applicant signature / date



Form revised September 2001

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

Application case numbers  
03 DRB- 00415

B. Baker 3/14/03  
Planner signature / date

Project # 1002377

**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 *See preliminary plat.*
  - 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) *\$4500*
  - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

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

**SIDEWALK DESIGN VARIANCE**

**SIDEWALK WAIVER**

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

**TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

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

**VACATION OF PRIVATE EASEMENT**

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

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

Fred C. Artfman  
Applicant name (print)  
Fred C. Artfman  
Applicant signature / date  
03.18.03



Form revised September 2001

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

Application case numbers  
03DRB - 00416 ac  
03DRB - 00417 sw  
03DRB - 00418 td

B. Derbert 3/14/03  
Planner signature / date

**Project # 1002377**



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

**Consulting Engineering Associates**

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

March 14, 2003

Ms. Sharon Matsen  
DRB Chairperson  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

**RE: Preliminary Plat for Las Casitas Del Rio, Phase II  
Tract B, Albuquerque Christian Children's Home (E12)**

Dear Ms. Matsen:

Please find attached a submittal for preliminary plat approval for the above referenced project. The site consists of one existing tract that will be subdivided into 31 single-family residential lots and one tract (Tract A), which will serve as a 100-foot wide landscaping buffer along the easterly boundary as required per the Coors Corridor Plan. The site is zoned SU-1 for PDA.

The site development plan for this development was approved by the Environmental Planning Commission (EPC) on January 16, 2003, File No. 02EPC-01772/01773. The approved plan called for a landscaping and view easement along the westerly boundary line along Winterhaven Rd. However, since the EPC hearing, a plat for this site dedicated 3.5 feet of additional right-of-way, so this easement was eliminated.

If you have questions, please call me at 268-8828.

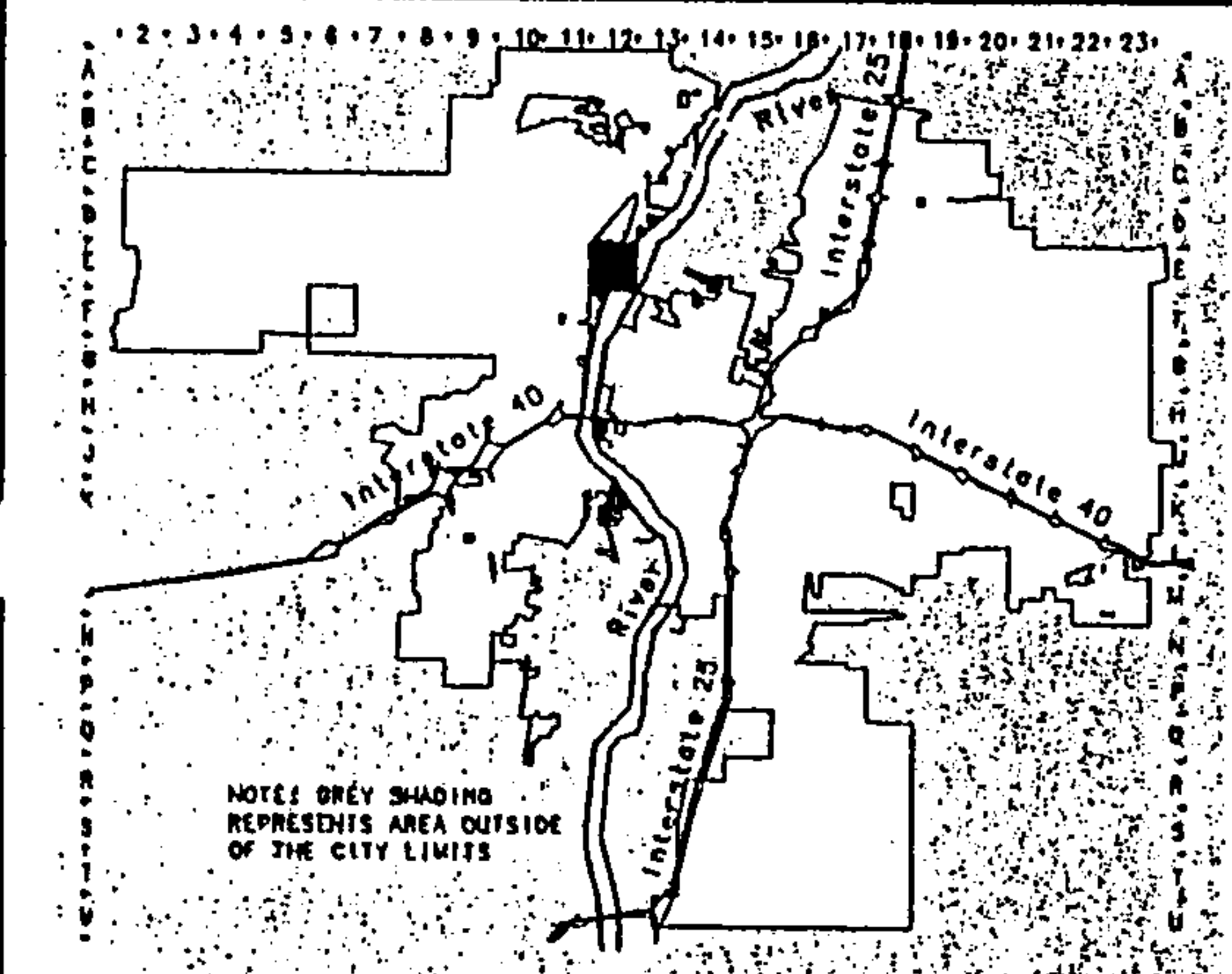
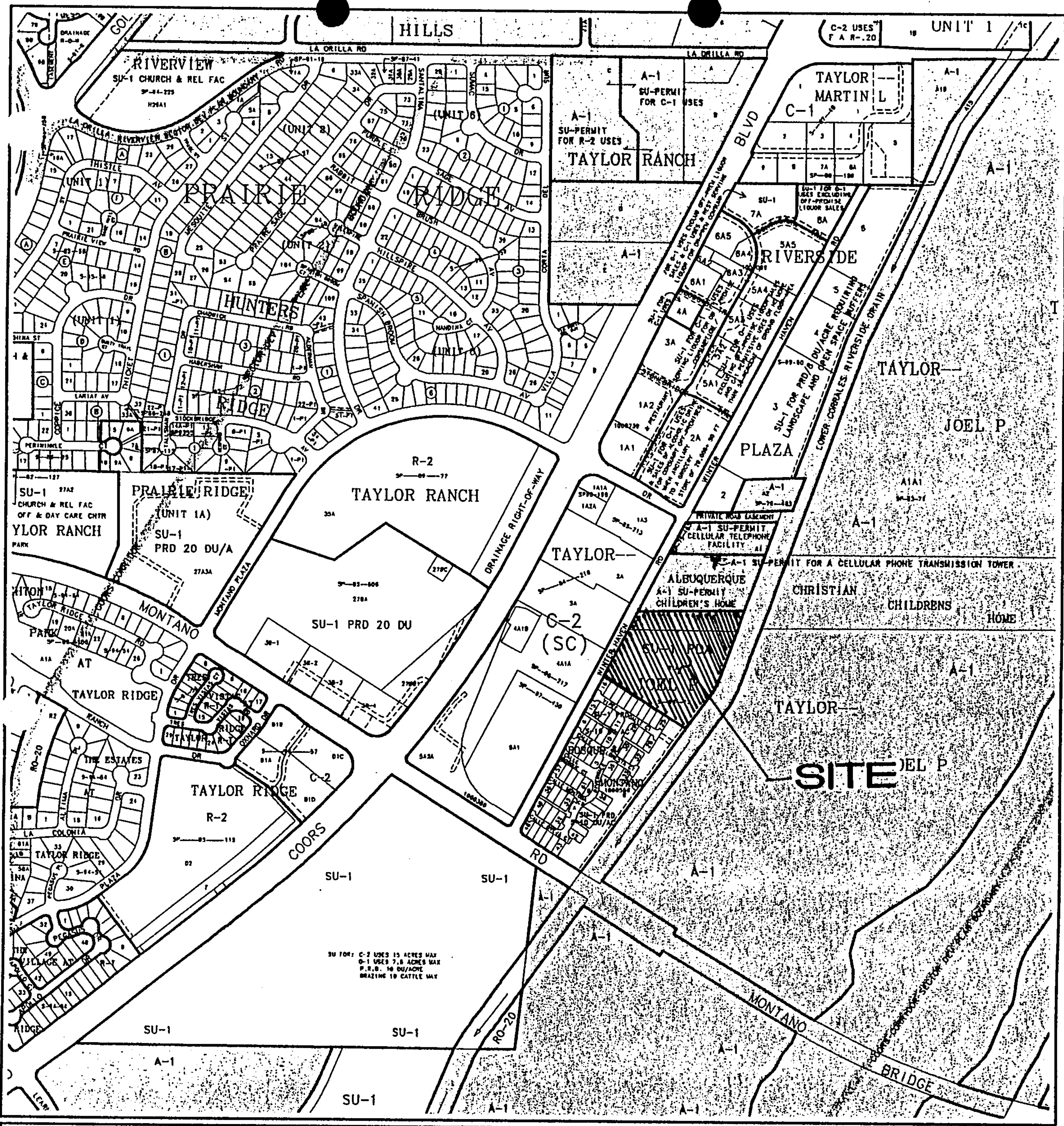
Sincerely,

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

Åsa Nilsson-Weber, EIT  
ÅNW/ånw

Attachments

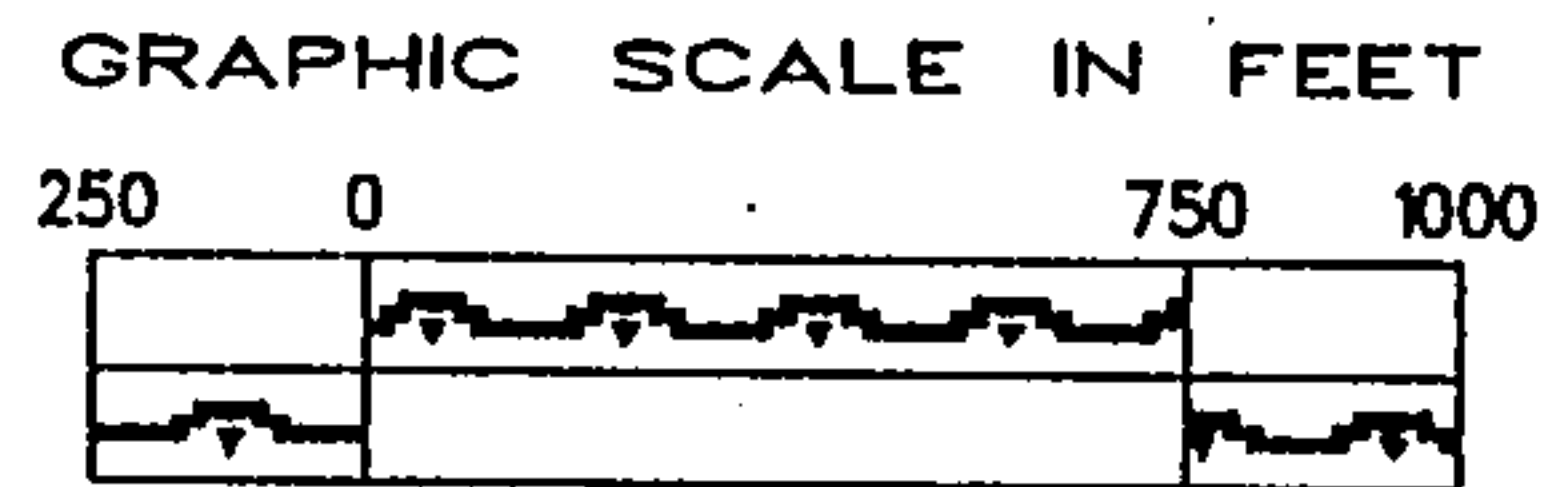




CITY OF Albuquerque

Albuquerque Geographic Information System  
PLANNING DEPARTMENT

© Copyright 2002



Zone Atlas Page

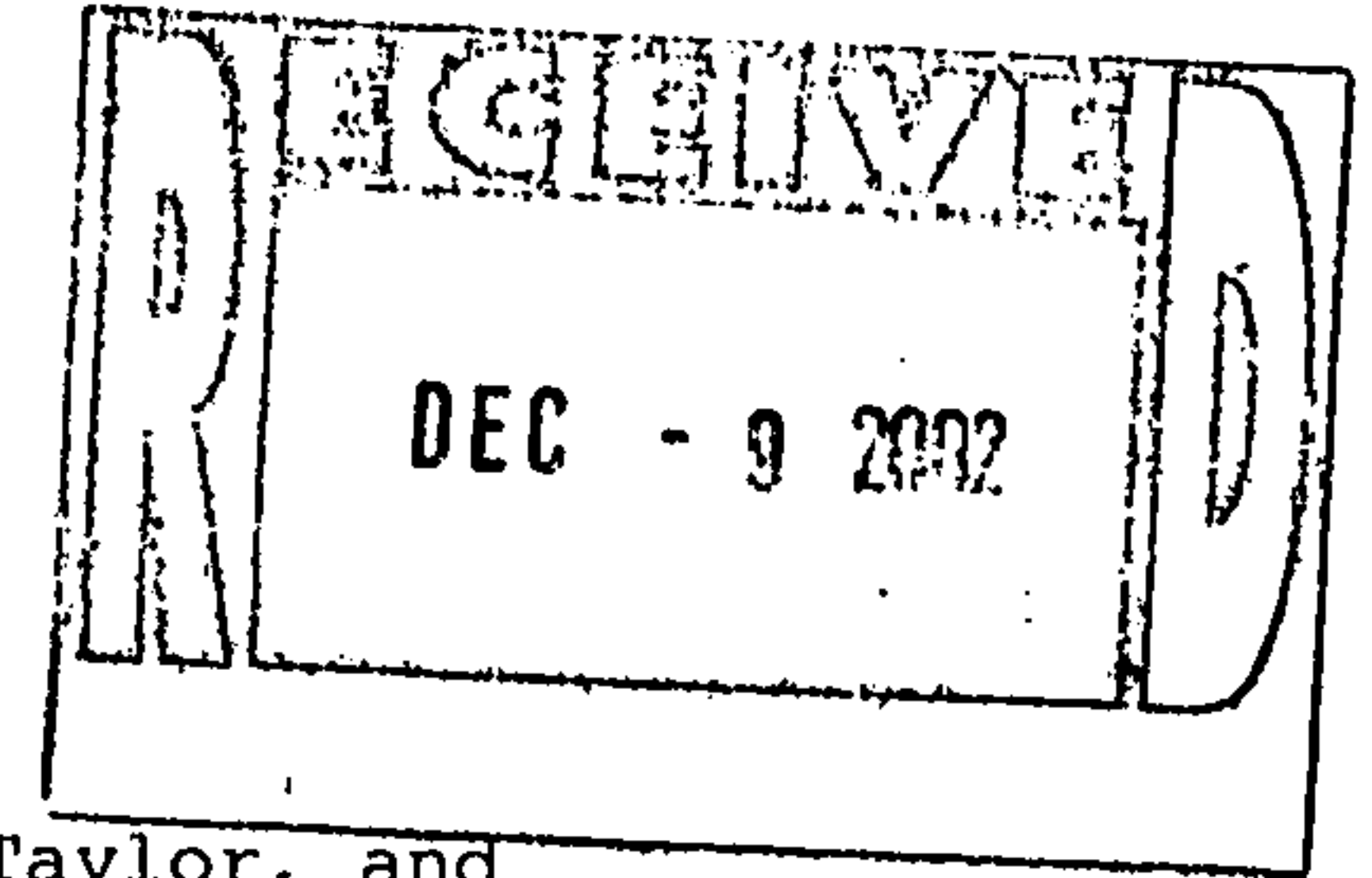
E-12-Z

Map Amended through April 03, 2002



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103  
December 6, 2002



Isaacson & Arfman  
128 Monroe NE  
Albuquerque, New Mexico 87108

Re: Water / Sanitary Sewer Availability / Tract B1A, Lands of Joel Taylor, and  
Unplatted Lands of Albuquerque Children's Home

E-12

Mr. Arfman:

**Existing Conditions:** The legal description provided references only Tract B1A, but it's obvious from the site plan that the development will include the adjoining Children's Home land. The property includes approximately 6-acres on the east side of Winterhaven north of Montano. Zoning is SU1-PDA. Land use will be governed by the Coors Corridor Sector Plan. There is some development on the northern portion including out buildings and the access road for the Children's Home. Tract B1A is vacant. Existing public utilities include 8-inch water and sanitary sewer lines in Winterhaven. The property as platted is serviceable via routine connection to these lines. Billing records show the Children's Home has metered water and sanitary sewer service. See account #21053486. There is also a 48-inch interceptor along the riverside drain on the east side of the property. This line is not available for service.

**Proposed:** The sketch provided shows a 25-lot single family subdivision with a single access on Winterhaven. Development will involve razing some structures on the Children's Home property, and relocation of their access road.

**Land Use:** Development will require a site plan approved by the Environmental Planning Commission 'EPC', and a subsequent platting action through the Development Review Board 'DRB'.

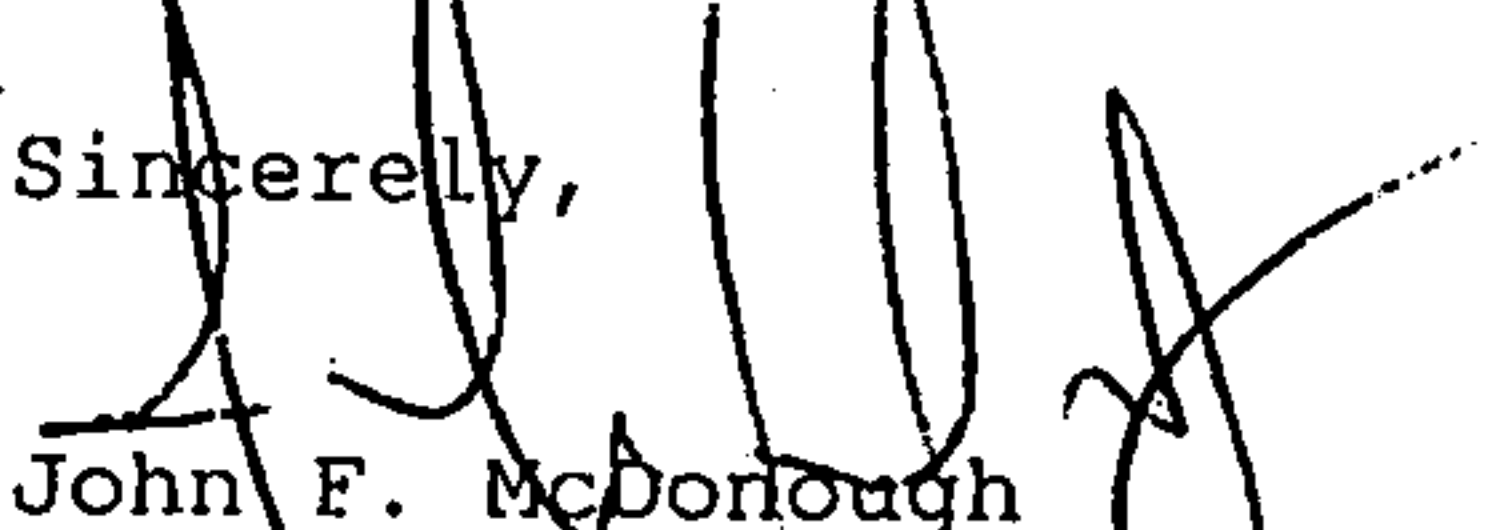
**Infrastructure:** Plat approval will be contingent on financial guarantees for required infrastructure. This will include public water and sanitary sewer lines in standard locations in all internal streets. Water line construction must include fire hydrants at standard locations, and the system must be looped. The sketch provided seemed to show two 6-inch water line connections side by side in the single access road. I'll assume this was an error, as it certainly would not satisfy looping requirements. Sanitary sewer will be 8-inch gravity. No grading information was provided, but its assumed gravity service will require outfall(s) to the interceptor. If so, designs must include a water block to mitigate odor problems. Your utility plan showed nine new manholes for a 25-lot subdivision. This seems excessive, and an alternate platting scenario should be considered to create adequate looping corridors, simplify sanitary sewer design, and reduce the number of new manholes. Sewer construction must include relocation of the Children's Home lateral to something that comes closer to meeting code requirements and design standards. (See project #3717.90 sheet 5.)

**Design and construction** of all required improvements will be at the developer / property owners expense and must be coordinated through the City of Albuquerque 'COA' via the 'DRC / City Work Order' process. Designs must be by a New Mexico registered professional engineer. Construction must be by a licensed, bonded public utility contractor.

**Utility Expansion Charges:** In addition to installation and construction costs, both sanitary sewer and metered water service will be subject to Utility Expansion Charges 'UEC' payable at the time service is requested.

This statement of availability will remain in effect for a period of one year and applies only to the development identified herein. Changes in the proposed development may require reevaluation of availability and should be brought to our attention as soon as possible. Any outstanding pro rata and standby assessments must be paid at the time service is taken. All charges and rates collected will be based upon applicable ordinances and policies in effect at the time service is actually requested and authorized. Please do not hesitate to call if you have questions or need additional information: 924-3987.

Sincerely,

  
John F. McDonough  
Engineering Associate  
Development Services

Attachment: System / Location Map(s)

c: Josie Jaramillo, COA PWD  
f/ availability E-12  
f/ readers #21119



# 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: March 13, 2003

TO CONTACT NAME: Ruth Goyano  
 COMPANY/AGENCY: Loacson & Arfman PA  
 ADDRESS/ZIP: 128 Monroe St. NE 87108  
 PHONE/FAX #: 268-8828 / 268-2632

Thank you for your inquiry of 3-13-03 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tract 3, Albuquerque Christian Children's Home

zone map page(s) E-12

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

Jaylor Ranch

Neighborhood Association

Contacts: Eddie Costello  
PO Box 66288 / 87193-6288  
312-16700 (cell)

Colene Wolfley  
6804 Stachorn Blvd  
890-4414 (h) 87120-4806

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. Carmona

OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

planning.recognized.na.form(05/08/01)

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

# CITY OF ALBUQUERQUE

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

APPLICANT: Sangre de Cristo, LLC Date of request: 3/14/03 Zone atlas page(s): E12

**PERMIT:**

Zoning SU1 for PDA

**Legal Description -**

Lot or Tract # B Block # \_\_\_\_\_

Parcel Size (acres / sq.ft.) 6.7898 ac.

Subdivision Name Albuquerque Christian

Children's Home

**REQUESTED CITY ACTION(S):**

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

**PROPOSED DEVELOPMENT:**

No construction / development [ ]  
New Construction [x]  
Expansion of existing development [ ]

**GENERAL DESCRIPTION OF ACTION: 1**

# of units - 31  
Building Size - 2000 (sq. ft.) ± EACH

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

Applicant or Representative Ruth Lozano for Isaacson & Arfman Date 3/14/03  
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

**TRAFFIC IMPACT STUDY (TIS) REQUIRED:** YES [ ] NO [x] BORDERLINE [ ]

PUBLIC WORKS DEPT. Transportation Development Div. 3rd Floor / Room 304 City Hall 768-2680

**THRESHOLDS MET?** YES [ ] NO [x] 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.

Tony Lopez  
TRAFFIC ENGINEER

3-14-03  
DATE

**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:

14-16-3-14 JM 3/14/03

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 an 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 \_\_\_/\_\_\_/\_\_\_  
- FINALIZED \_\_\_/\_\_\_/\_\_\_

ENVIRONMENTAL HEALTH

DATE

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH



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

**Consulting Engineering Associates**

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

March 13, 2003

Certified Mail 7000 0520 0023 9395 6825

Mr. Eddie Costello  
Taylor Ranch Neighborhood Association  
P.O. Box 66288  
Albuquerque, NM 87193-6288

**RE: Las Casitas del Rio Subdivision, Phase 2  
(Legal Description -- Tract B,  
Albuquerque Christian Children's Home)**

Dear Mr. Costello:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Taylor Ranch Neighborhood Association that a request for approval of Preliminary Plat, Grading & Drainage Plan, and vacation of an existing 20' public utility easement will be submitted to the Development Review Board this week. The site is planned to be subdivided into 31 single-family residential lots similar to the previous Unit 1 development to the north. I have included a copy of the zone atlas page indicating the location of this site for your use.

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

Sincerely,

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

Fred C. Arfman, PE

FCA/rtl

Attachment

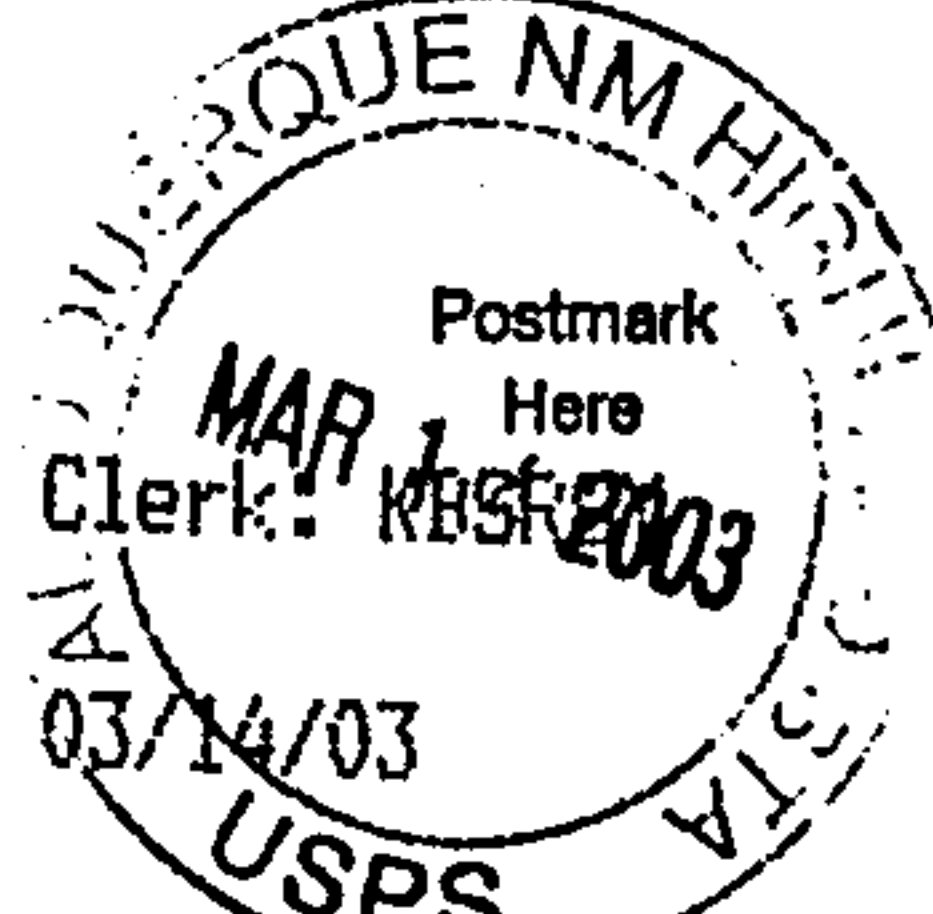
U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**  
*(Domestic Mail Only; No Insurance Coverage Provided)*

7000 0520 0023 9395 6825

ALBUQUERQUE, NM 87193

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

UNIT ID: 0108



*Recipient's Name (Please Print Clearly) (To be completed by mailer)*  
**Eddie Costello**  
*Street, Apt. No.; or PO Box No.* Taylor Ranch NA  
**P.O. Box 66288**  
*City, State, ZIP+ 4*  
**Albuquerque, NM 87193-6288**  
 PS Form 3800, February 2000 See Reverse for Instructions



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

**Consulting Engineering Associates**

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

March 13, 2003

Certified Mail 7000 0520 0023 9395 6832

Ms. Jolene Wolfley  
Taylor Ranch Neighborhood Association  
6804 Stag Horn Dr. NW  
Albuquerque, NM 87120

**RE: Las Casitas del Rio Subdivision, Phase 2  
(Legal Description -- Tract B,  
Albuquerque Christian Children's Home)**

Dear Ms. Wolfley:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Taylor Ranch Neighborhood Association that a request for approval of Preliminary Plat, Grading & Drainage Plan, and vacation of an existing 20' public utility easement will be submitted to the Development Review Board this week. The site is planned to be subdivided into 31 single-family residential lots similar to the previous Unit 1 development to the north. I have included a copy of the zone atlas page indicating the location of this site for your use.

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

Sincerely,

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

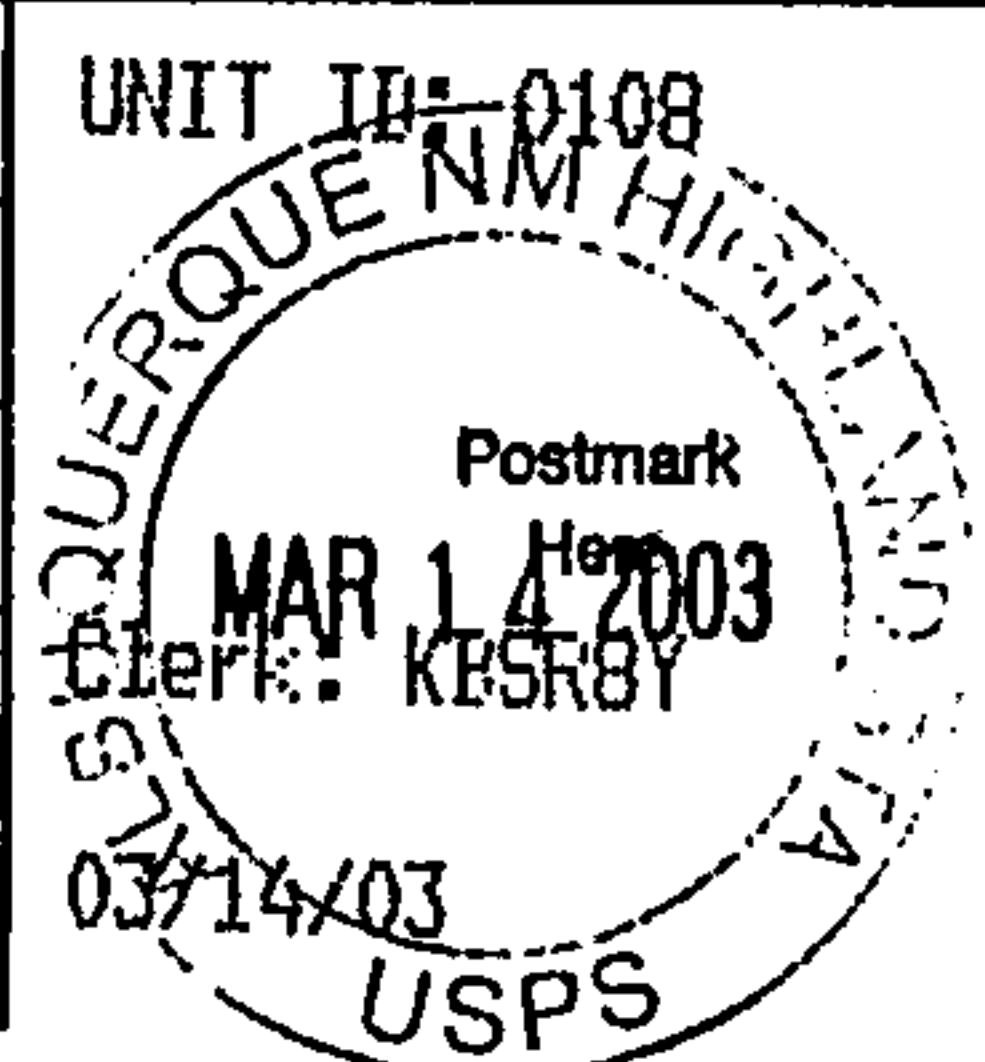
*Fred C. Arfman*  
Fred C. Arfman, PE  
FCA/rtl  
Attachment

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

7000 0520 0023 9395 6832

ALBUQUERQUE, NM 87120

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



**Recipient's Name (Please Print Clearly) (To be completed by mailer)**  
Jolene Wolfley  
Street, Apt. No.; or PO Box No. Taylor Ranch NA  
6804 Stag Horn Dr. NW  
City, State, ZIP+ 4  
Albuquerque, NM 87120

PS Form 3800, February 2000 See Reverse for Instructions  
(505) 268-8828 • FAX (505) 268-2632

**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: Las Casitas del Rio, Phase II

AGIS MAP # E12

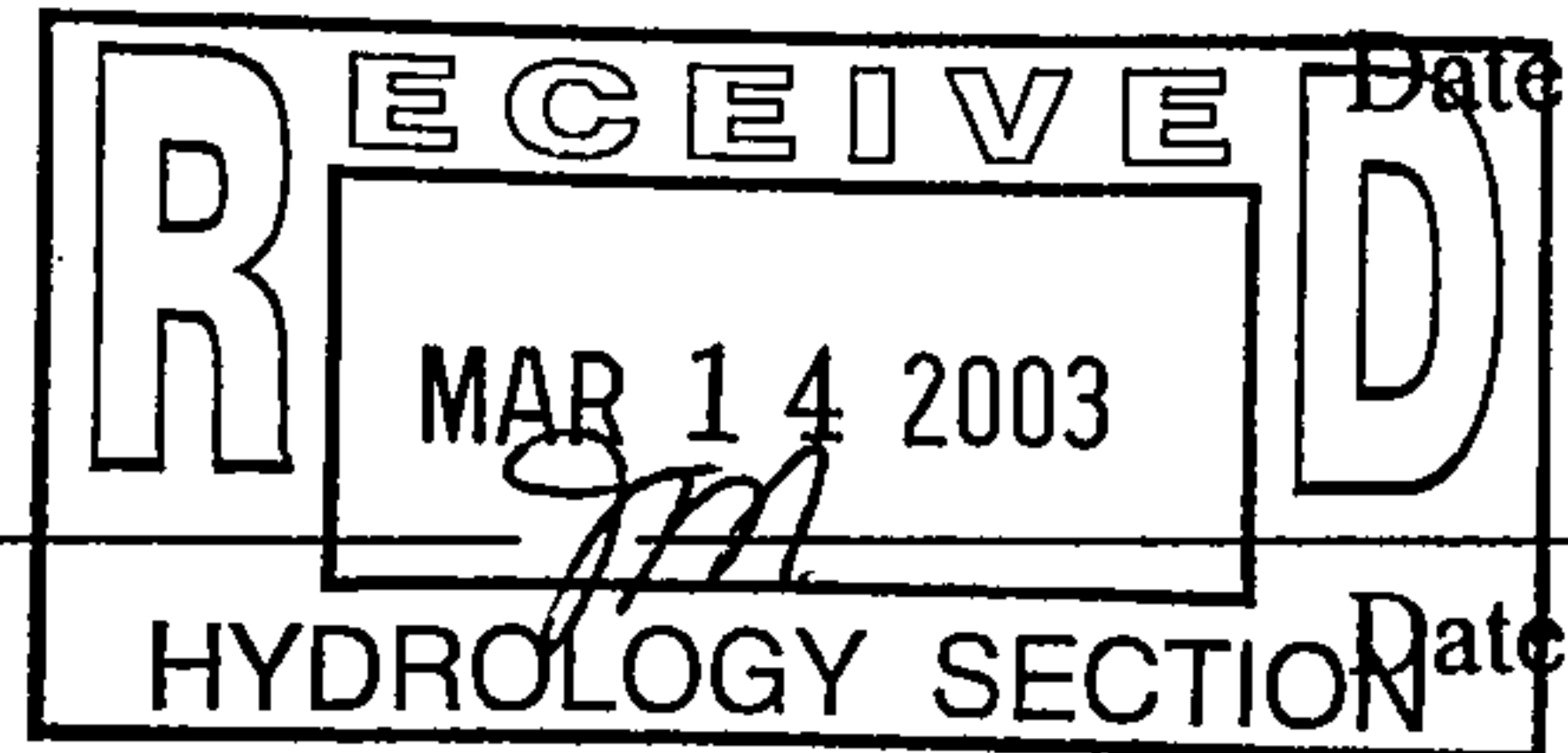
LEGAL DESCRIPTION: Tract B, Albuquerque Christian  
Children's Home

**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 3-14-03 date].

Asa Nilsson-Weber 3-14-03  
Applicant / Agent

Rand JM  
Hydrology Division representative

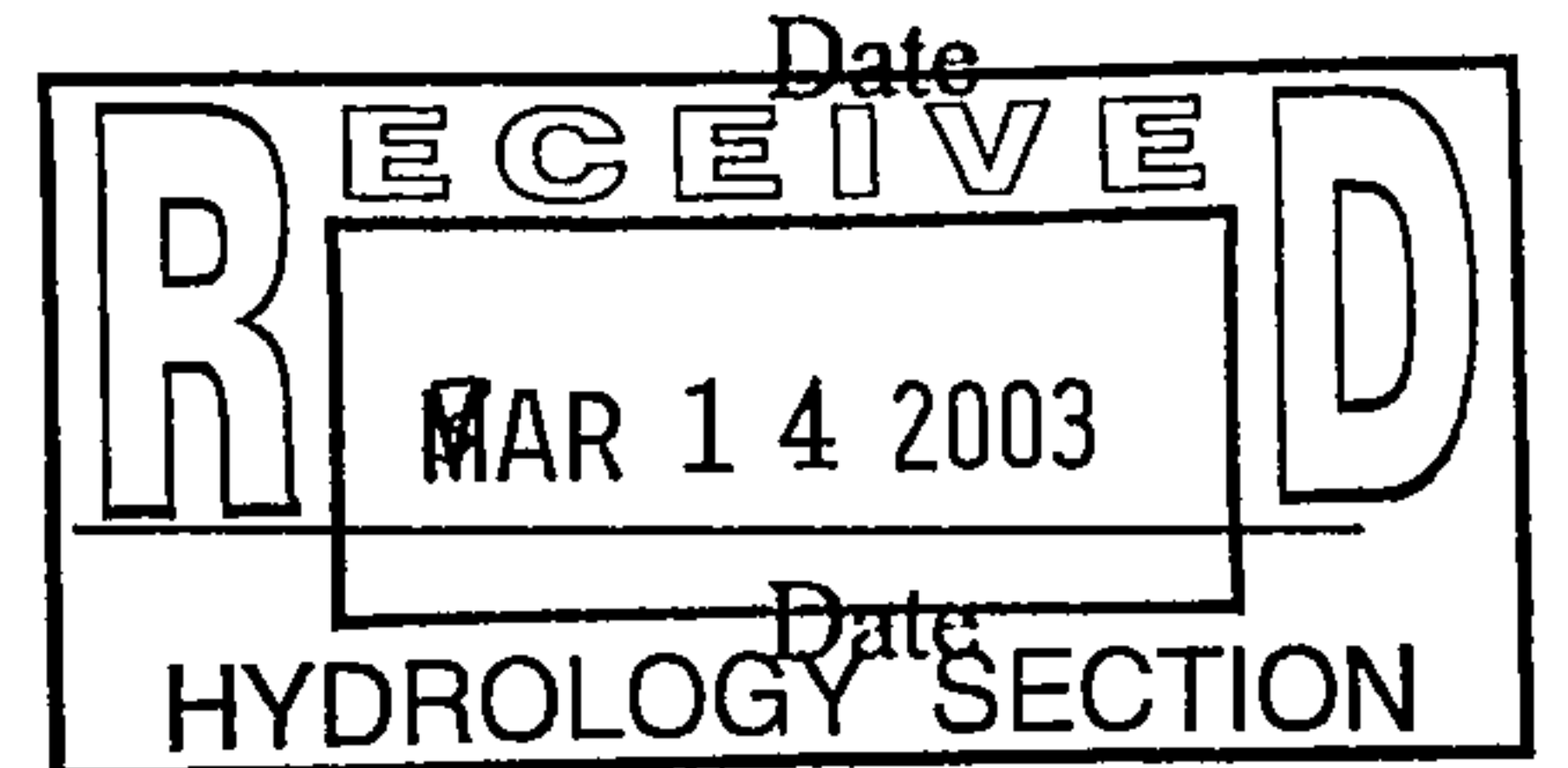


**WATER AND SEWER AVAILABILITY STATEMENT**

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 11/20/02 [date].

See attached response letter from Roger Green.  
Asa Nilsson-Weber 3-14-03  
Applicant / Agent

Letter 12/6/02 JM  
Utilities Division representative



proj.# 1002377

DRB- \_\_\_\_\_

**JUSTIFICATION FOR  
VACATION OF  
PUBLIC UTILITY EASEMENT**

**REF:** Las Casitas del Rio, Phase II

**SUBJ:** Justification for Vacation of a 10-foot Public Utility Easement

**EASEMENT:** A portion of a 10-foot public utility easement created by Plat of Tracts A and B, Albuquerque Christian Children's Home, recorded on February 14, 2003, in Book 2003C, Page 32.

**LOCATION:** Ten to twenty feet to the east of the westerly boundary of Tract B, Albuquerque Christian Children's Home  
On proposed lots 23-25, Las Casitas del Rio, Phase II

**DATE:** March 13, 2003

The 10-foot easement should be vacated for the following reasons:

1. The power pole located on proposed Lot 25 of Las Casitas del Rio, Phase II, will be relocated to the existing 10-foot public utility easement located along the westerly boundary of the site. This easement was created by plat filed 3-12-97, in Vol. 97C, Folio 75.
2. Other public utilities will be located in said existing 10-foot utility easement along the westerly boundary of the site.
3. The public welfare is in no way served by retaining the easement





**PROJECT MEMORANDUM**

3/13/03

**TO:** DRB Member, City of Albuquerque

**FROM:** Åsa Nilsson-Weber, Isaacson & Arfman, P.A.

**REF:** Las Casitas del Rio, Phase II

**PROJ NO:** I&A 1232

**SUBJ:** Sidewalk Waiver & Temporary Deferral of Sidewalk Construction

Sidewalk Waiver: Subdivision sidewalks on one side of the interior roadways (except the entry street--Nassella Avenue) were shown as being eliminated on the Site Development Plan as approved by the Environmental Planning Commission on January 16, 2003, File No. 02EPC-01772/01773. See attached sidewalk deferral exhibit for locations of permanently waived sidewalks.

Temporary Deferral of Sidewalk Construction: Developer requests the temporary deferral of the remaining interior sidewalks until such time that the residential units are constructed. Developer understands that a Sidewalk Deferral Agreement with financial guarantees must be recorded per standard City of Albuquerque procedures.

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

City Of Albuquerque  
Treasury Division  
03/14/2003 11:25AM LOC: ANN  
X RECEIPT# 00004675 WS# 006 TRANSH# 0010  
Account 441006 Fund 0000 TRSKDM  
Activity 4983000  
Trans Amt \$1,720.00  
J24 Misc \$1,645.00

**PAID RECEIPT**

**APPLICANT NAME**

Sangre de Cristo LLC

**AGENT**

Seacason + Arjman P.H.

**ADDRESS**

128 Monroe St. NE,

**PROJECT NO.**

1002377

**APPLICATION NO.**

03DRB - 00475 - 00418

\$ 1645 441006 / 4983000 (DRB Cases) <sup>1600</sup><sub>45</sub>  
\$ \_\_\_\_\_ 441006 / 4971000 (EPC & AA / LUCC / Appeals)  
\$ 75<sup>00</sup> 441018 / 4971000 (Notification) <sub>75</sub>  
\$ 1720<sup>00</sup> Total amount due

Thank You

**SANGRE DE CRISTO LLC** 02-02  
6121 INDIAN SCHOOL ROAD NE STE 275  
ALBUQUERQUE, NM 87110  
505-884-7666

1451

95-7242/3070

DATE March 13, 2003

PAY  
TO THE  
ORDER OF

CITY OF ALBUQUERQUE

\$ 1,720.00

One Thousand Seven Hundred Twenty Dollars & no/100-----DOLLARS

**CHARTER BANK**  
2130 EUBANK NE  
ALBUQUERQUE, NM 87112

\*\*\*DUPLICATE\*\*\*

City Of Albuquerque  
Treasury Division

FOR Prelim. Plat Approval LCDR II

⑈001451⑈ ⑈307072427⑈ 009 001402002⑈ 11:25AM LOC: ANN

RECEIPT# 00004676 WS# 006 TRANSH# 0010  
Account 441018 Fund 0110  
Activity 4971000 TRSKDM  
Trans Amt \$1,720.00  
J24 Misc \$75.00  
CK \$1,720.00  
CHANGE \$0.00

# SIGN POSTING REQUIREMENTS

## POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

### 1. LOCATION

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

### 2. NUMBER

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

### 3. PHYSICAL POSTING

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

### 4. TIME

Signs must be posted from MARCH 25<sup>th</sup> To APRIL 9<sup>th</sup> 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.

Ruth Lozano  
for Isaacson + Arfman, 3/14/03  
(Applicant or Agent) (Date)

I issued 1 signs for this application, 3/14/03, R. Ober  
(Date) (Staff Member)

**LEGEND**

- | ■ | ■ SIDEWALKS TO BE WAIVED
- ▬ SIDEWALKS TO BE CONSTRUCTED
- ■ ■ ■ ■ SIDEWALKS TO BE DEFERRED

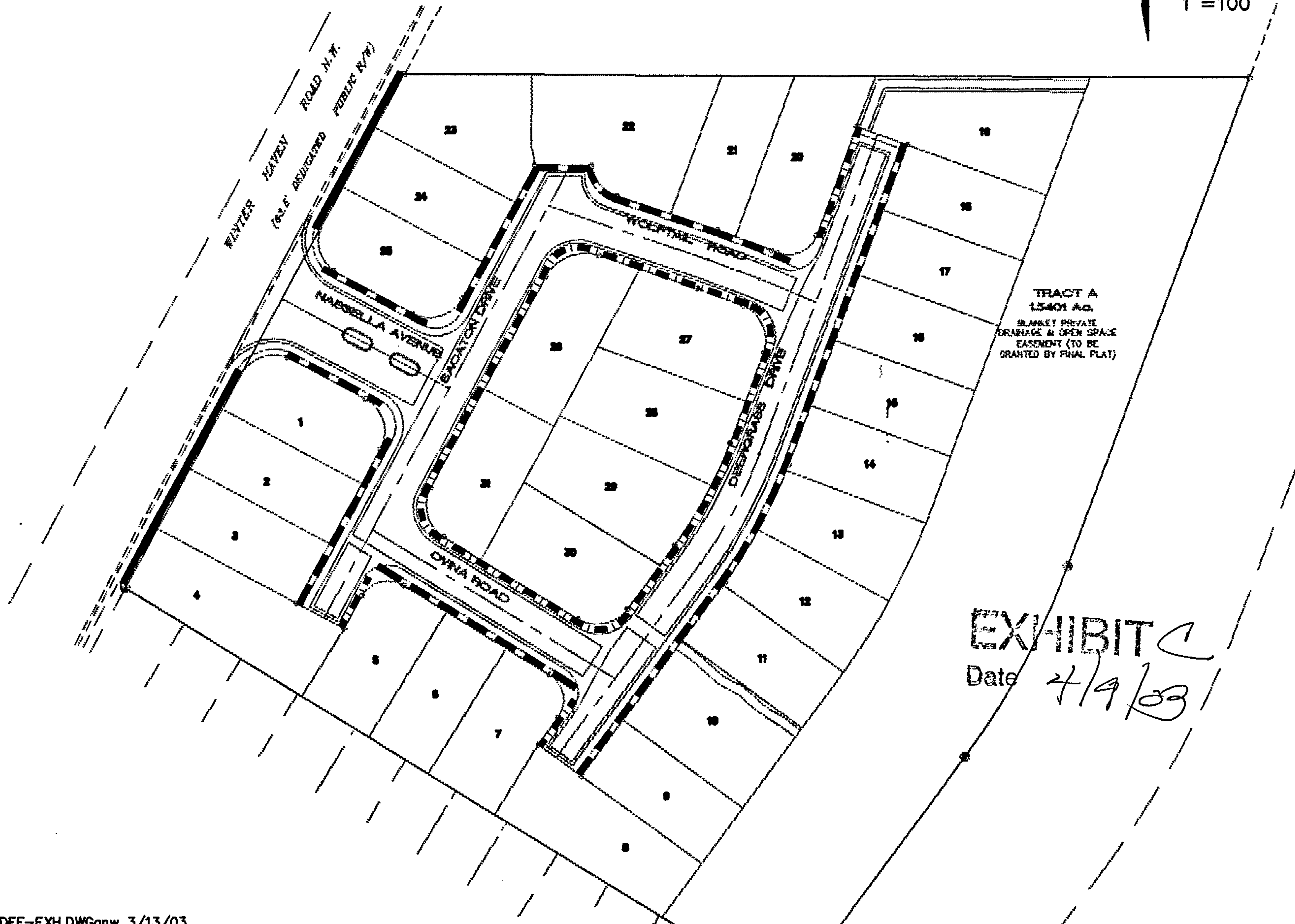
NOTE: ALL SIDEWALKS ARE 4'

**LAS CASTAS DEL RIO, PHASE II**

**SIDEWALK EXHIBIT**



1"=100'



14



Completed  
2/14/03  
JM

# DRB CASE ACTION LOG

REVISED 1/16/2003

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

DRB Application No.: 02-01860 (P&F)	Project # 1002377
Project Name: LANDS OF JOEL P TAYLOR & unplatted lands	EPC Application No.:
Agent: Surv Tek Inc.	Phone No.: 897-3366

Your request for (SDP for SUB), (SDP for BP), FINAL PLATS, (MASTER DEVELOP. PLAN), was approved on 2/5/03 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

Project Number 1002377

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

X

Richard -  
Russ had ~~the~~  
drive by - they  
were just finishing  
up sidewalk.  
2-11-03  
mmp  
933-4548



**BERNALILLO COUNTY TREASURER'S  
CERTIFICATION**

ATTACHMENT A  
Page \_\_\_\_\_ of \_\_\_\_\_

Name of Plat: TRSA & B ABQ CHRISTIAN CHILDREN'S HOME  
Zone Atlas: E-12  
Reception #: \_\_\_\_\_  
Book & Page: \_\_\_\_\_  
Date File: \_\_\_\_\_  
Owner(s) of Record: \_\_\_\_\_

Note: Taxes for any tax year are the responsibility of the owner of record on January 1 of that tax year. 7-38-7 and 7-38-47 NMSA 1978.

This is to certify that property taxes are current and paid through tax year \_\_\_\_\_  
On property(s) identified within the boundaries of the above referenced plat and identified by the following uniform property code (UPC) numbers:

UPC #(s) provided by: *Thomas J. Jell* 2/11/03  
(Bernalillo County Assessor's Office) (Date)

1-012-062-345252-10225  
1-012-062-345230-10236  
1-012-062-330190-10235  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



HIS IS TO CERTIFY THAT TAXES ARE CURRENT AND AID ON UPC'S LISTED ON THIS TAX CERTIFICATE.

PROPERTY OWNER OF RECORD: \_\_\_\_\_  
BERNALILLO COUNTY TREASURER'S OFFICE: \_\_\_\_\_



GoTo AA 05

JURISDICT: 02 PARCEL ID: 1-012-062-330190-1-02-35 SUBDIVISION:

ALTERNATE ID: E1210235 BOOK/PAGE: TAX YEAR: 2002

Spec Flag ALT:  NAME: ALBUQUERQUE CHRISTIAN CHILDRENS HOME OWNER #:

ALT:  LOCATION: N/A TYPE: R

Index	Owner	Mult Owners	Legal	Values	Taxes	Specials	Custom
-------	-------	-------------	-------	--------	-------	----------	--------

Parcel ID: 1-012-062-330190-1-02-35

Effective Authority/ Rolltype	Year	Project	Cycle	Flag	Charge	Adjustments	Payments	Total
RP	2002		1		.00	.00	.00	.00
RP	2002		2		.00	.00	.00	.00
					.00	.00	.00	.00

GoTo AA 05

JURISDICT 02 PARCEL ID: 1-012-062-345252-1-02-25 SUBDIVISION: v

ALTERNATE ID: E1210225 BOOK/PAGE: TAX YEAR: 2002

Spec Flag ALT: NAME: ALB CHRISTIANS CHILDRENS HOME OWNER #:

ALT: LOCATION: 5700 TAYLOR RANCH RD NW

ALBUQUERQUE TYPE: R

Index	Owner	Mult Owners	Legal	Values	Taxes	Specials	Custom
-------	-------	-------------	-------	--------	-------	----------	--------

Parcel ID: 1-012-062-345252-1-02-25

Rolltype	Year	Effective Authority/Project	SP Original Cycle Flag	Charge	Adjustments	Payments	Total
RP	2002		1	.00	.00	.00	.00
RP	2002		2	.00	.00	.00	.00
				.00	.00	.00	.00

GoTo AA 05

JURISDICT 02 PARCEL ID: 1-012-062-345230-1-02-36 SUBDIVISION:

ALTERNATE ID: E1210236 BOOK/PAGE: TAX YEAR: 2002

Spec Flag ALT:  NAME: ALB CHRISTIAN CHILDRENS HOME OWNER #:

ALT:  LOCATION: N/A TYPE: R

Index	Owner	Mult Owners	Legal	Values	Taxes	Specials	Custom
-------	-------	-------------	-------	--------	-------	----------	--------

Parcel ID: 1-012-062-345230-1-02-36

Effective Authority/ Rolltype	Year	Project	Cycle Flag	SP Original Charge	Adjustments	Payments	Total
RP	2002		1	.00	.00	.00	.00
RP	2002		2	.00	.00	.00	.00
				.00	.00	.00	.00

Completed  
2/14/03 JM

APPLICATION NO. 100 2377	PROJECT NO. 02 DRB-01860
PROJECT NAME Joel P Taylor	
EPC APPLICATION NO.	
APPLICANT / AGENT Surv Tek Margo	PHONE NO. #897-3366
ZONE ATLAS PAGE	
<b>ONE STOP COMMENT FORM LOG</b>	

<b>TRANSPORTATION DEV (505) 924-3990</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		
2-12-03 Called Russ Hagg and requested that a picture of the sidewalks be sent to my self - Richard		
2-13-03 - Received Pictures verifying sidewalks have been constructed		

<b>UTILITY DEV (505) 924-3989</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

<b>HYDROLOGY DEV (505) 924-3986</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

<b>PARKS AND REC (505) 768-5328</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

<b>PLANNING (505) 924-3858</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

(Return form with plat / site plan)

14



# DRB CASE ACTION LOG

REVISED 1/16/2003

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

DRB Application No.: 02-0360 (P&F)	Project # 1002377
Project Name: LANDS OF JOEL P TAYLOR & unplatted lands	EPC Application No.:
Agent: Surv Tek Inc.	Phone No.: 897-3366

Your request for (SDP for SUB), (SDP for BP), FINAL PLATS, (MASTER DEVELOP. PLAN), was approved on 2/5/03 by the DRB with delegation of signature(s) to the following departments.  
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: Sidewalks along Winterhaven adjacent to 'ACT. A' needs to be constructed prior to signing this PLAT.
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
- UTILITIES: \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
- CITY ENGINEER AMAFCA: \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
- PARKS / CIP: \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
- PLANNING (Last sign): tl
  - See comments dated \_\_\_\_\_
  - EPC comments (name) \_\_\_\_\_
  - Planning must record this plat. Please submit the following items:
    - The original plat and a mylar copy for the County Clerk.
    - Tax certificate from the County Treasurer.
    - Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
    - Tax printout from the County Assessor.
  - Include 3 copies of the approved site plan along with the originals.
  - County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
  - Property Management's signature must be obtained prior to Planning Department's signature.
  - Copy of recorded plat AND a DXF File for Planning.

Project Number 1002377



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

**Project Number:** 1002377  
**Application Number:** 02DRB-01860

**DRB Date:** 2/5/03  
**Item Number:** 14

**Subdivision:**

Tract B-1A, Lands of Joel P. Taylor & Unplatted Lands

**Zoning:** SU-1

**Zone Page:** E-12

**New Lots (or units) :** 0


**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:**

Plat consolidates lots, therefore no park dedication requirement.

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, (PRD)

Phone: 768-5328



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1002377**

**AGENDA ITEM NO: 14**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

The Hydrology Section defers to Transportation on sidewalk issue. *—withdrawn*  
No adverse comments on plat.

**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:** February 5, 2003

11  
11  
11  
11

**CITY OF ALBUQUERQUE**  
**Planning Department**  
**DRB Comments**  
**2/5/03**

**Item # 14**

**Project # 1002377**

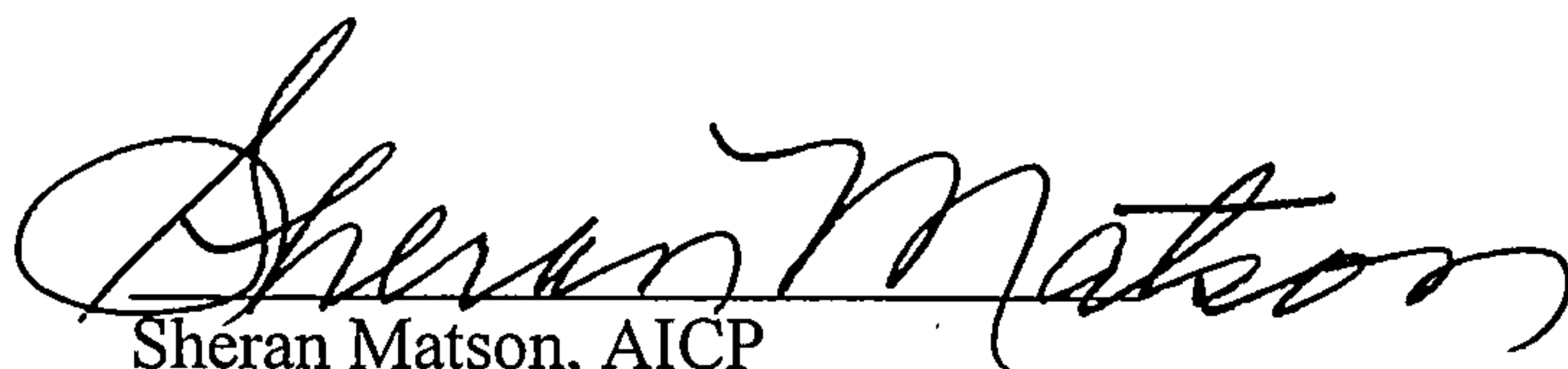
**Application # 03DRB-00126 & 02DRB-01860**

**Subject:** Lands of Joel P Taylor & Unplatted Lands/Temp Defer SDWK & Prelim & Final Plat

No objection to these requested actions.

Applicant may record plats which do not vacate public right of way or dedicate park land. Planning must have a copy of the recorded plat to close out the file.

Please provide a digital dxf file showing easements, parcels and right of way lines in New Mexico State Plane Feet NAD 1927 or 1983 for AGIS purposes. You may e-mail the information to [jmcsorley@cabq.gov](mailto:jmcsorley@cabq.gov) or provide it on a disk.



Sheran Matson, AICP  
DRB Chairperson  
924-3880





**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

February 5, 2003 9:00 a.m.

**MEMBERS:**

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

Richard Dourte, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

- A. Call to Order: 9 a.m. Adjourned: 11:25 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 # 1000355**

03DRB-00023 Major-Vacation of Public Easements

CARTESIAN SURVEYS INC agent(s) for SIVAGE THOMAS HOMES request(s) the above action(s) for all or a portion of Lot(s) 8, 9, 10 AND 11, **DESERT MOUNTAIN @ HIGH DESERT**, zoned SU-2/ HD / R-LT, located on SLATERIDGE PL NE, between ACADEMY NE AND SPAIN NE EAST OF TRAMWAY containing approximately 1 acre(s). (E-23) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

03DRB-00027 Minor-Prel & Final Plat

CARTESIAN SURVEYS INC agent(s) for SIVAGE THOMAS HOMES request(s) the above action(s) for all or a portion of Lot(s) 8, 9, 10 AND 11, Block(s) G, Unit 2, **DESERT MOUNTAIN @ HIGH DESERT**, zoned SU-2/ HD / R-LT, located on SLATERIDGE PL NE, between ACADEMY NE AND SPAIN NE EAST OF TRAMWAY containing approximately 1 acre(s). (E-23) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

2. **Project # 1001267**

03DRB-00021 Major-Preliminary Plat Approval

03DRB-00022 Minor-Temp Defer SDWK

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

3. **Project # 1001306**  
03DRB-00038 Major-Bulk Land Variance  
03DRB-00039 Major-Vacation of Pub Right-  
of-Way  
03DRB-00040 Major-Final Plat Approval

SURV-TEK INC agent(s) for CURB WEST/WEST FORK LTD/TRAILS MANAGEMENT request(s) the above action(s) for all or a portion of Tract(s) 1B1C, 1B1D, 1B1E and 1B1G, **SEVILLE SUBDIVISION**, zoned R-LT, located on NORTH OF IRVING BLVD NW, between UNIVERSE BLVD NW and KAYENTA BLVD NW containing approximately 48 acre(s). [REF: 02DRB-01250, 02DRB-01381] (A-10) **BULK LAND VARIANCE APPROVED. VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT.**

4. **Project # 1002025**  
03DRB-00044 Major-Preliminary Plat  
Approval  
03DRB-00045 Minor-Temp Defer SDWK

ADVANCED ENGINEERING & CONSULTING LLC, agent(s) for FRED N SEELEY request(s) the above action(s) for all or a portion of THE NORTH PORTION OF Tract(s) 6, **LANDS OF C. H. HALL**, zoned SU-1/MH, located on 90TH ST NW, between VOLCANO RD NW and BLUEWATER RD NW containing approximately 4 acre(s). (K-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/5/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/9/02 THE PRELIMINARY PLAT WAS APPROVED. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONTAGE AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

- 03DRB-00138 Minor-SiteDev Plan  
BldPermit/EPC  
03DRB-00139 Minor-Amnd SiteDev Plan  
Subd/EPC

ADVANCED ENGINEERING & CONSULTING LLC, agent(s) for FRED N SEELEY request(s) the above action(s) for all or a portion of THE NORTH PORTION OF Tract(s) 6, **LANDS OF C. H. HALL**, zoned SU-1/MH, located on 90TH ST NW, between VOLCANO RD NW and BLUEWATER RD NW containing approximately 4 acre(s).[REF: 02EPC-01435, 02EPC-01142] **[Makita Hill, EPC Case Planner] (K-9) SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT. THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT.**

5. **Project # 1002092**  
03DRB-00041 Major-Vacation of Pub Right-of-Way

BOHANNAN HUSTON INC agent(s) for OXBOW BLUFF HOMEOWNERS ASSOCIATION request(s) the above action(s) for all or a portion of Lot(s) 1-63, **OXBOW BLUFF SUBDIVISION**, zoned SU-3, located on OXBOW DR NW, between COORS BLVD NW and RIO GRANDE RIVER NW containing approximately 41 acre(s). [REF: DRB-97-501 ] (G-11) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH ADDITIONAL CONDITION.**

03DRB-00131 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for OXBOW NORTH LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, **ARCHDIOCESE OF SANTA FE, OXBOW NORTH**, zoned SU-3, located on OXBOW DR NW, EAST OF COORS BLVD NW, SOUTH OF NAMASTE DR NW AND NORTH OF ST PIUS X HIGH SCHOOL containing approximately 41 acre(s). [REF: 02-01371, 02-01375, 02-01068, 02-01376 ] (G-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS AND PLANNING.**

6. **Project # 1002132**

03DRB-00031 Major-Preliminary Plat  
Approval  
03DRB-00032 Major-Vacation of Public  
Easements  
03DRB-00033 Minor-Sidewalk Waiver  
03DRB-00034 Minor-Sidewalk Variance  
03DRB-00035 Minor-Temp Defer SDWK

03DRB-00135 Minor-SiteDev Plan Subd/EPC  
03DRB-00137 Minor-SiteDev Plan  
BldPermit/EPC

BOHANNAN HUSTON, INC. agent(s) for T. S. MCNANEY & ASSOCIATES, request(s) the above action(s) for all or a portion of Tract(s) G (to be known as **VILLA DE VILLAGIO SUBDIVISION**, VILLAGE CENTER NORTH, zoned SU-1 / R-2 special use zone, located EAST OF UNSER BLVD NW, between WESTSIDE BLVD NW and MCMAHON BLVD NW containing approximately 13 acre(s). [REF: 02-01190 (SK)] [DEFERRED FROM 2/5/03] (A-11) **DEFERRED AT THE AGENT'S REQUEST TO 2/12/03.**

CONSENSUS PLANNING INC agent(s) for T S MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) G, VILLAGE CENTER NORTH SUBDIVISION, (to be known as **VILLA DE VILLAGIO SUBDIVISION**, zoned SU-1 / R-2, located WEST OF UNSER BLVD NW, SOUTH OF SUMMER RIDGE RD NW, containing approximately 14 acre(s). [REF: 1000898 / 02EPC-001347, 1000898 / 02EPC-001348, 1000898 / 03EPC-00031] [Russell Brito, EPC Case Planner] [DEFERRED FROM 2/5/03] (A-11) **DEFERRED AT THE AGENT'S REQUEST TO 2/12/03.**

7. **Project # 1002375**

02DRB-01852 Major-Vacation of Pub Right-  
of-Way

JOSE L. PADILLA request(s) the above action(s) for all or a portion of Lot(s) 1-5 & E-H, Block(s) 3A **PALISADES ADDITION**, zoned C-1, located on BLUEWATER RD NW, between YUCCA NW and PLANO NW containing approximately 2 acre(s). [Deferred from 1/8/03] (J-11) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

MARK GOODWIN & ASSOCIATES, PA, agent(s) for NORTH VALLEY DEVELOPMENT LTD., LLC, request(s) the above action(s) for all or a portion of Lot(s) 16 & 17, ALVARADO ADDITION, **CAMPBELL FARM SUBDIVISION**, zoned RA-2 residential and agricultural zone, located on CAMPBELL RD NW BETWEEN RIO GRANDE BLVD NW AND THE GRIEGOS DRAIN, containing approximately 5 acre(s). [REF: 02500-00540 (SK)] [Deferred from 1/22/03] (G-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/5/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/3/03 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONTAGE AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

MARK GOODWIN & ASSOCIATES, PA agent(s) for RIO OESTE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) D & E (to be known as **RIO OESTE SUBDIVISION**, TAYLOR RANCH, zoned R-1, located on COORS BLVD NW, between LA ORILLA NW and MONTANO PLAZA DR NW containing approximately 10 acre(s). [Deferred from 2/5/03] (E-12) **DEFERRED AT THE AGENT'S REQUEST TO 2/12/03.**

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

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

10. **Project # 1002371**  
02DRB-01824 Minor-SiteDev Plan  
BldPermit/EPC  
02DRB-01825 Minor-Prelim&Final Plat  
Approval
- TIERRA WEST LLC agent(s) for SENECA INVESTMENT COMPANY request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) 1A, 1B & 1C, **ALBAN HILLS UNIT 1, (to be known as STONELEIGH ON THE BOSQUE APARTMENTS)** zoned SU-1/R-2, located on COORS BLVD NW, between LA ORILLA RD NW and CORRALES MAIN CANAL containing approximately 18 acre(s). [REF: Z-98-30, DRB-98-113, DRB-98-375] **[Russell Brito, EPC Case Planner]** [Deferred from 12/11/02 AND 1/8/03] (D-12) **SITE PLAN FOR BUILDING PERMIT WAX APPROVED WITH FINAL SIGN OFF DELEGATED OT CITY ENGINEER (SIA) AND UTILITIES DEVELOPMENT. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/45/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/2/02 THE PRELIMINARY PLAT WAS APPROVE WITH FINAL PLAT SIGN OFF DELEGATED TO PARKS AND CITY ENGINEER.**

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

11. **Project # 1000662**  
03DRB-00130 Minor-Vacation of Private  
Easements
- TIERRA WEST, LLC agent(s) for JONES DEVELOPMENT CO. request(s) the above action(s) for all or a portion of Tract(s) 3A3-A-2-A, **RENAISSANCE CENTER**, zoned SU-1 special use zone, FOR I-P, located on MISSION AVE NE, between ALEXANDER BLVD NE and CULTURE DR NE containing approximately 6 acre(s). [REF: 02DRB-01115, 02DRB-00656, 01DRB-00359, 00DRB-01283, Z-99-105, DRB-98-277] (F-16) **VACATION APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**



12. **Project # 1001786**  
03DRB-00128 Minor-Ext of SIA for Temp  
Defer SDWK
- WILLIAM T. CANIGLIA agent(s) for THE GARDENS, INC. request(s) the above action(s) for all or a portion of Lot(s) 1, 3, 4, 5, 7, 19, 24, 25, 26, 33 AND 35, UNIT 1, Tract(s) C-3, **THE GARDENS ON THE RIO GRANDE**, zoned RA-1 residential and agricultural zone, semi-urban area, located on the SOUTH SIDE OF MOUNTAIN RD NW, between LAGUNA SECA LN NW and ALAMEDA DRAIN containing approximately 18 acre(s). [REF: 02DRB-00381] (J-12) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
13. **Project # 1002094**  
03DRB-00134 Minor-Final Plat Approval
- WAYJOHN SURVEYING INC. agent(s) for TRELIS PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) A, ALVARADO GARDENS, UNIT 2, **LA TIERRA QUE CANTA**, zoned RA-2, located on TRELIS DR NW, between CAMPBELL RD NW and ORO VISTA NW containing approximately 3 acre(s). [REF: ZA-78-16, 02DRB-01069, SP-78-134] (G-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS, CITY ENGINEER AND PLANNING.**

14. **Project # 1002377**  
03DRB-00126 Minor-Temp Defer SDWK

SURV-TEK, INC. agent(s) for ALBUQUERQUE CHRISTIAN CHILDREN'S HOME request(s) the above action(s) for all or a portion of Tract(s) B-1A, **LANDS OF JOEL P. TAYLOR & UNPLATTED LANDS**, zoned SU-1 special use zone, P D A, A-1, located on the EAST SIDE OF WINTER HAVEN RD NW, between MONTANO RD NW and MONTANO PLAZA DR NW containing approximately 13 acre(s). [REF: DRB-95-469, Z-90-10, AX-90-53,] (E-12) **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION WAS WITHDRAWN AT THE AGENT'S REQUEST.**

02DRB-01860 Minor-Prelim&Final Plat Approval

SURV-TEK, INC. agent(s) for ALBUQUERQUE CHRISTIAN CHILDREN'S HOME request(s) the above action(s) for all or a portion of Tract(s) B-1A, **LANDS OF JOEL P. TAYLOR & UNPLATTED LANDS**, zoned SU-1 special use zone, P D A, A-1, located on the EAST SIDE OF WINTER HAVEN RD NW, between MONTANO RD NW and MONTANO PLAZA DR NW containing approximately 13 acre(s). [REF:DRB-95-469,Z-90-10,AX-90-53](E-12) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT.**

15. **Project # 1002378**  
03DRB-00136 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC. agent(s) for THOMAS HEFLIN request(s) the above action(s) for all or a portion of Lot(s) 9, **LA CUEVA TOWN CENTER** and Lots 9, 10, 23, 24, Block 30, Unit 3, Tract 2, **North Albuquerque Acres**, zoned O-1, located on CARMEL AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 5 acre(s). [REF: DRB-98-402, ZA-98-109, V-96-109, 00128-00466, 00450-00876, 02DRB-01749] (C-19) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER AND PLANNING.**

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

MARK GOODWIN & ASSOCIATES, PA agent(s) for C & W LAND DEVELOPMENT ENTERPRISE INC., request(s) the above a action(s) for all or a portion of Tract(s) A, Unit 1, **WHISPERING POINTE SUBDIVISION, UNIT 2**, zoned R-D residential and related uses zone, developing area, 9DU/AC, located on the southside of SUNSET GARDENS RD SW, between 82ND ST SW and UNSER BLVD SW containing approximately 16 acre(s). [REF: DRB-97-497, Z-97-78, 01DRB-00128 FP, 00DRB-00077 XT PP, 01DRB-00005 XPP01DRB-00039 AmPP][Deferred from 1/29/03](L-10) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

IF APPLICANT IS NOT PRESENT, COMMENTS WILL BE FORWARDED

17. **Project # 1002449**  
03DRB-00111 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST LTD agent(s) for JESSIE P MONTOYA request(s) the above action(s) for all or a portion of Tract(s) 133A-1-A-1-A, **MRGCD MAP 39**, zoned R-1, located on ARENAL MAIN CANAL SW, between BLUEWATER SW and ATRISCO DR SW containing approximately 2 acre(s). (J-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. **Project # 1002452**  
03DRB-00129 Minor-Sketch Plat or Plan

WILSON & COMPANY, INC. agent(s) for CITY OF ALBUQUERQUE, OPEN SPACE, request(s) the above action(s) for all or a portion of Lot 6, Tract(s) A , B & 1-6, **LANDS OF RAY A. GRAHAM III, OVENWEST**, zoned SU-1 special use zone, FOR C-2, O-1, & PRD (10 DU/AC), located on the EAST SIDE OF COORS BLVD NW, between LEARNING RD NW and MONTANO RD NW containing approximately 71 acre(s). [REF: 02DRB-00058,02DRB-00059,02DRB-00116,02-01543] (E-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

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

20. Other Matters: NONE

ADJOURNED: 11:25 A.M.

Done 12/10/02 O.S.

PROJECT NO. 1002377	APPLICATION NO. 02DRB-01860
PROJECT NAME ALBO CHRIST, CHILDRENS' HOME	
EPC APPLICATION NO.	
APPLICANT / AGENT SURV-TEK, INC.	PHONE NO. 897-3366
ZONE ATLAS PAGE E-12	12/09/02
INTERNALLY ROUTED	
<b>ONE STOP COMMENT FORM LOG</b>	

<b>TRANSPORTATION DEV (505) 924-3990</b>		
PLANS DISAPPROVED - <del>20</del>	DATE 12-10-02	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		
<p>-- 1- SDWK Along Winterhaven is needed to be constructed or placed on an infrastructure list with financial guarantees</p> <p>2- Site sketch is needed</p>		

<b>UTILITY DEV (505) 924-3989</b>		
PLANS DISAPPROVED <del>AKA</del>	DATE 12/13/02	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		
<p>sheet 3 - Note (A) says portion of Tract A-1-A-1. Provide copy of previous plat of 1983 and why Road/Utility Easement is not part of this Plat.</p>		

<b>HYDROLOGY DEV (505) 924-3986</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED Bob	DATE 12/13/02	DATE
COMMENTS:		
label zone map, Easement (A)		

<b>PARKS AND REC (505) 768-5328</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED CS	DATE 12/16/02	DATE
COMMENTS:		

<b>PLANNING (505) 924-3858</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

(Return form with plat / site plan)

2.0 1/2 1/2 1/2

SET FOR HEARING  
2/5/03

1/2 1/2 1/2 1/2  
(A) 1/2 1/2 1/2 1/2

1/2 1/2 1/2 1/2

#14

REQUEST & WITHDRAWAL  
OF SIDE WALK DEFERRAL

PROJECT 1002377

ORDR - 01860

Russ Hoge  
RH



**SUBDIVISION** Supplemental form **S**

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning) TDSW **V**

**SITE DEVELOPMENT PLAN** Supplemental form **P**

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

**ZONING** Supplemental form **Z**

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

**APPEAL / PROTEST of...** Supplemental form **A**

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

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

**APPLICANT INFORMATION:**

NAME: AIB Christian Children's Home PHONE: 898-5520  
 ADDRESS: 5700 Winterhaven Rd NW FAX: \_\_\_\_\_  
 CITY: Alb STATE NM ZIP 87120 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner  
 AGENT (if any): Sino-Tek Inc. PHONE: 897-3326  
 ADDRESS: 5643 Paradise Blvd NW FAX: 897-3377  
 CITY: Alb STATE NM ZIP 87114 E-MAIL: huggy@saxp.com

DESCRIPTION OF REQUEST: Temp Sidewalk Deferral

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

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

Lot or Tract No. Tract B-1A Lands of Joel P Taylor Block ABQ C Home Unit  
 Subdiv./Addn. and unpatrolled Lands of AIB Christian Children's Home  
 Current Zoning: A-1 SU Permit Proposed zoning: Dame  
SU-1 PDR  
 Zone Atlas page(s): E-12 No. of existing lots: 3 No. of proposed lots: 2  
 Total area of site (acres): 1.27 AC 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? N/A  
 UPC No. 101206236527510219 101206234523010236  
101206234525210225 101206233019010235 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Winterhaven NW  
 Between: Montano Rd NW and Montano Plaza Dr. NW

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): (1002377)  
(1001445)  
DRB 95-469 (2-90-10) (AX-90-53) 02DRB 01860 P-FPA

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

SIGNATURE [Signature] DATE 1-27-03  
 (Print) Mary Beth DeLeon for Russ Hugg Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised September 2001

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03DRB</u>	<u>TDSW</u>	<input checked="" type="checkbox"/>	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>-0026</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 type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>FEB 5 2003</u>			Total \$ <u>0</u>

[Signature] 1/27/03  
 Planner signature / date

Project # 1002377



**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.

Margo DeArco for Russ Huggins  
 Applicant name (print)  
[Signature] 1-27-03  
 Applicant signature / date

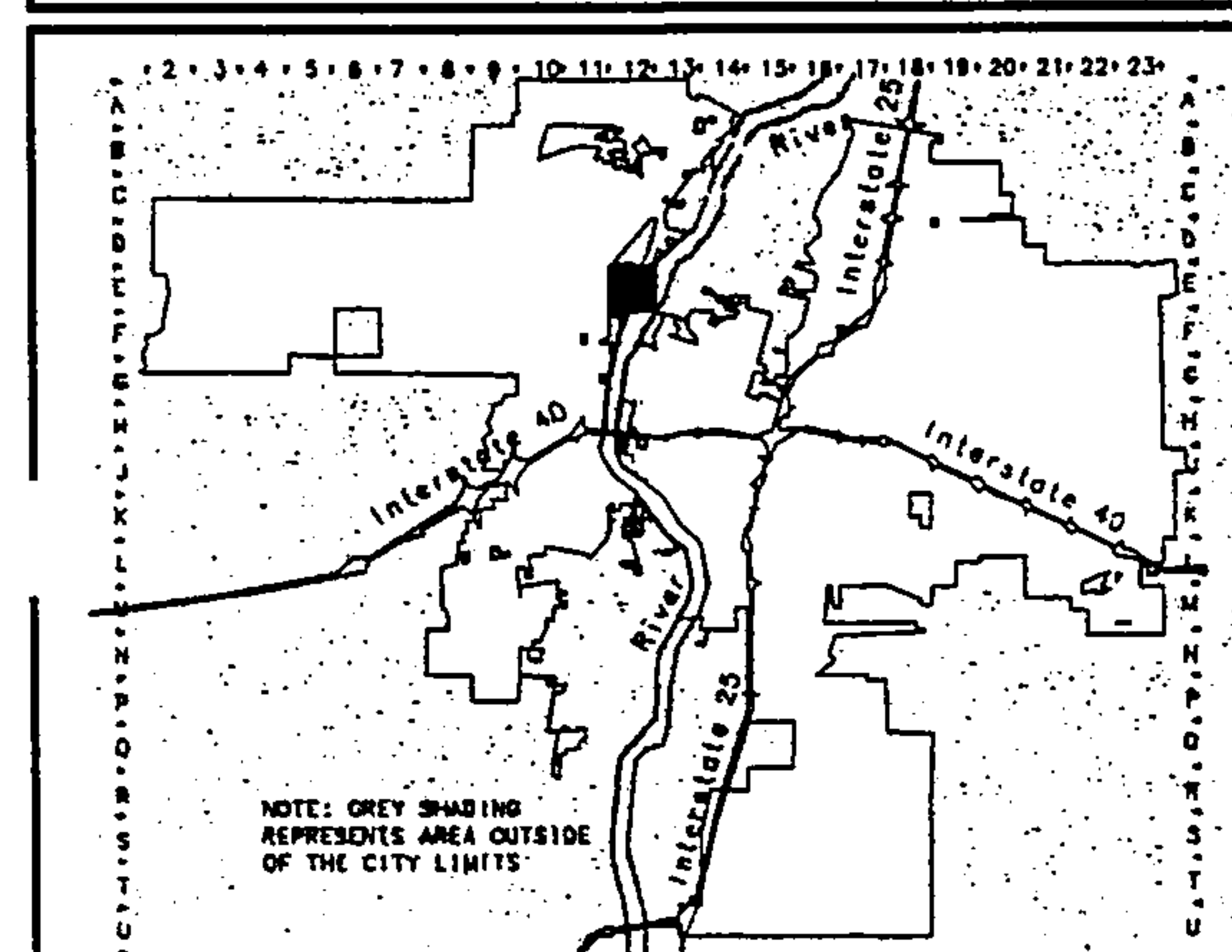
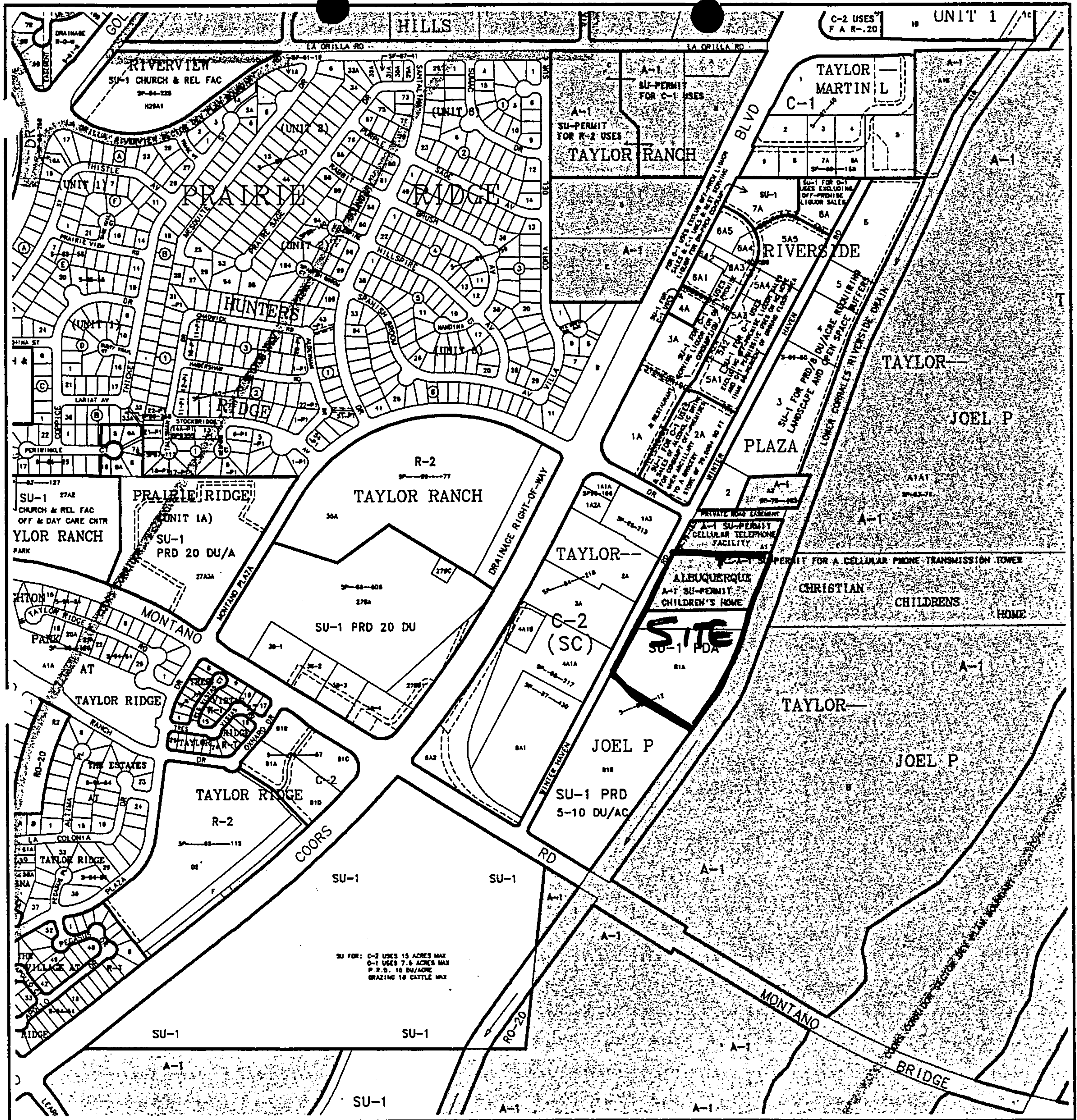


Form revised September 2001

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

Application case numbers	
03 DRB -	- 00126
-	-
-	-

JAM 1/27/03  
 Planner signature / date  
**Project # 1002377**



GRAPHIC SCALE IN FEET  
250 0 750 1000

**CITY OF ALBUQUERQUE**

**Albuquerque Geographic Information System**  
**PLANNING DEPARTMENT**

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**Zone Atlas Page E-12-Z**

Map Amended through December 07, 2000

# SURV TEK, INC.

**Consulting Surveyors**

5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114

Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg @ swcp.com

January 21, 2003

Planning Department  
City of Albuquerque  
Plaza del Sol - 2<sup>nd</sup> Floor West  
600 2<sup>nd</sup> Street N.W.  
Albuquerque, NM

ATTN: Claire Senova, DRB Board Secretary

RE: Proposed Tracts A and B, Albuquerque Christian Children's  
Home, City of Albuquerque, Bernalillo County, New Mexico

Dear Ms. Senova:

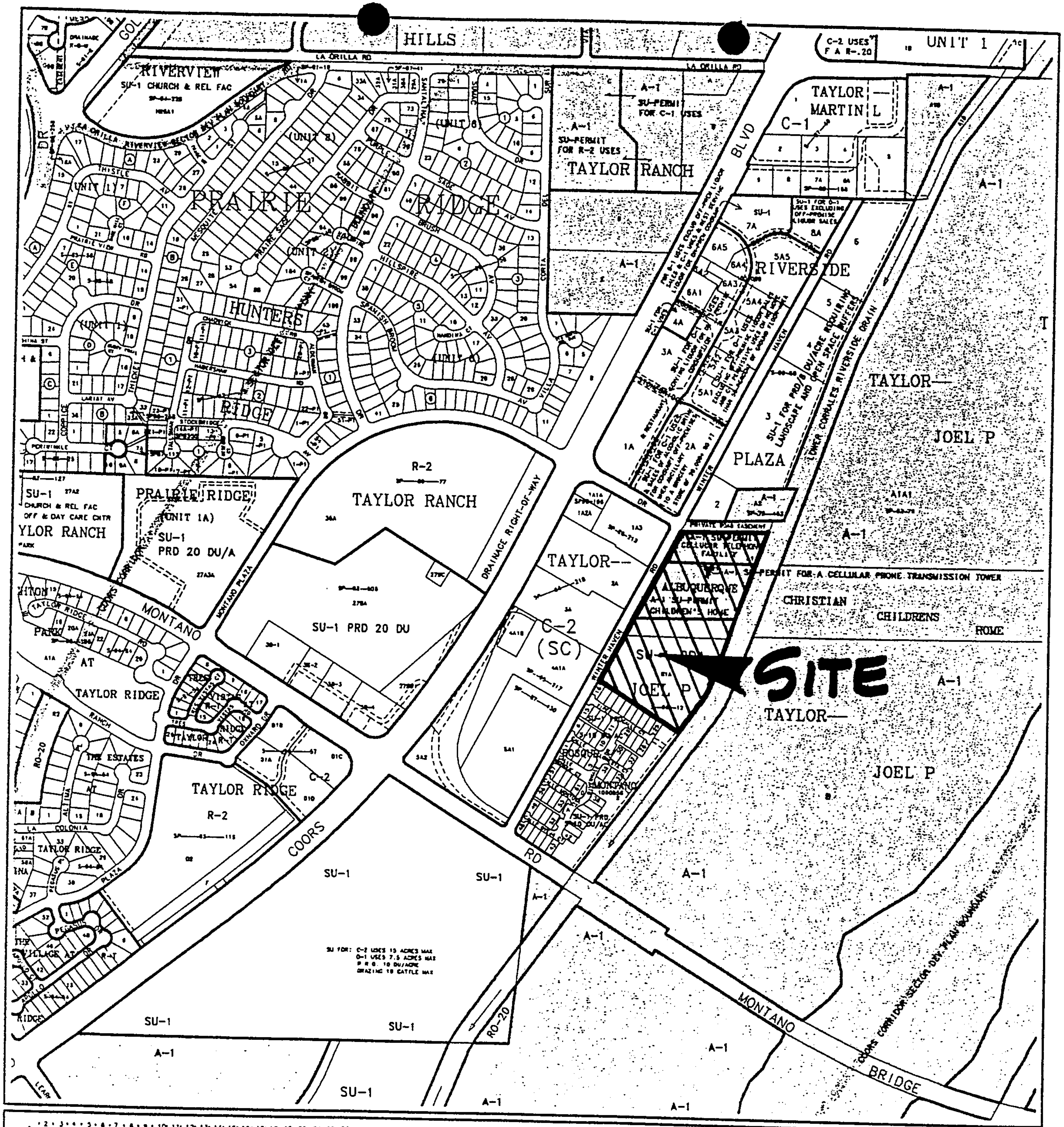
Albuquerque Christian Children's Home, the owner of the property described above, requests a temporary deferral of sidewalk construction per the Albuquerque Code of Ordinances. The sidewalk adjacent to proposed Tract A will be constructed at this time. The temporary deferral of sidewalk construction is requested adjacent to proposed Tract B. Enclosed is an exhibit of the sidewalk to be deferred.

The sidewalk construction deferral is requested for two (2) years.

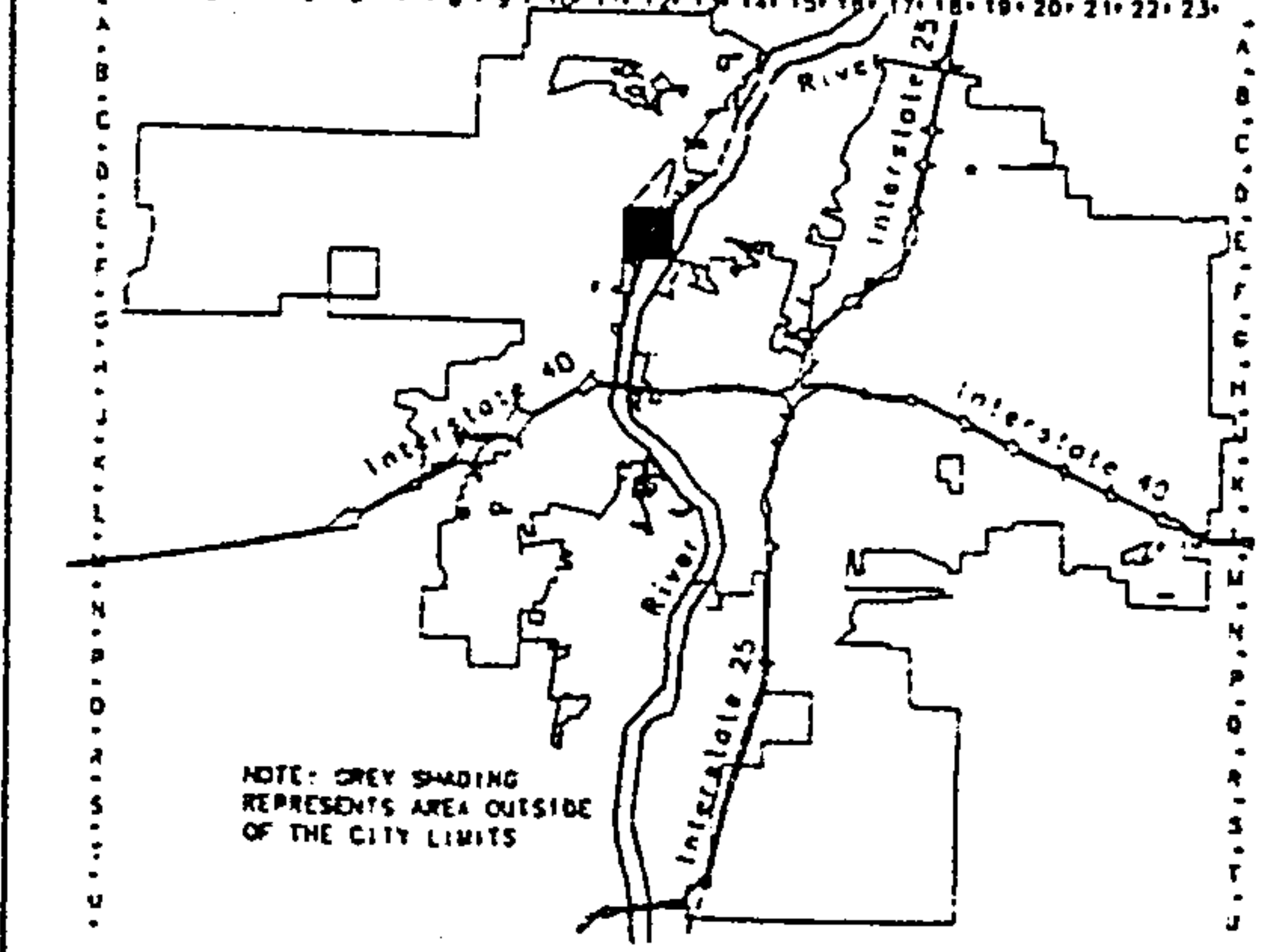
Sincerely,

  
Russ Hugg, PS

attachments



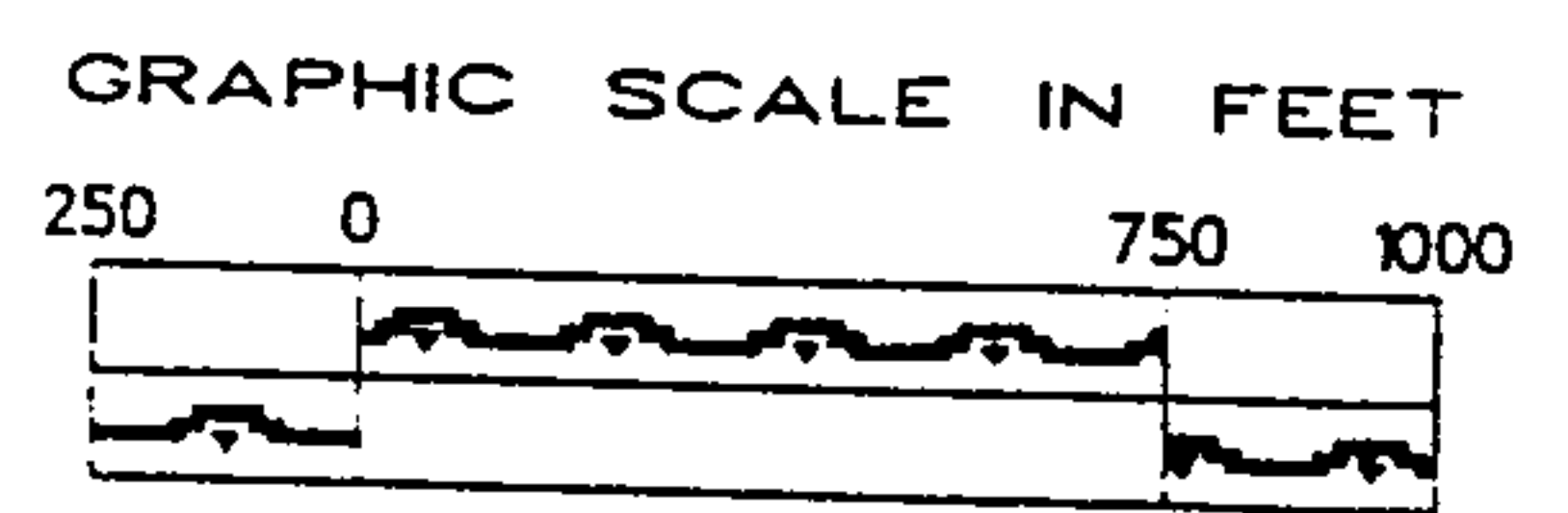
**SITE**



CITY OF  
Albuquerque

ALBUQUERQUE  
Geographic Information System  
PLANNING DEPARTMENT

© Copyright 2001



**Zone Atlas Page**

**E-12-Z**

Map Amended through March 20, 2001

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

FIGURE 12

Date Submitted: \_\_\_\_\_  
Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: \_\_\_\_\_  
Date Preliminary Plat Expires: \_\_\_\_\_  
DRB Project No. 1002377  
DRB Application No.: \_\_\_\_\_

INFRASTRUCTURE LIST

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

TRACTS A AND B, ALBUQUERQUE CHRISTIAN CHILDREN'S HOME  
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

PORTION OF TRACT A-1-A-1 AND ALL OF TRACT B-1A, LANDS OF JOEL P. TAYLOR AND  
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION  
UNPLATTED LANDS OF ALBUQUERQUE CHRISTIAN CHILDREN'S HOME

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
		4'	SIDEWALK	WINTERHAVEN ROAD	SOUTHWEST COR. TRACT A	TO NW CORNER TRACT A 345.75 FEET	/	/	/
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**Private Inspector, City Inspector, City Cnst Engineer:** Presently as part of the close out package submitted to Construction, the Engineer must supply a letter that confirms that all items on the Infrastructure List have been installed to City Standards as part of the project. Creating and revising the letter has proven to be time consuming process which can delay the issuance of a Letter of Completion and Acceptance. A separate column provided on the revised Infrastructure List allows the inspecting engineer of record to initial off and date each line item on the Infrastructure List as being installed under his supervision with a given project. The engineers Certification of Substantial Compliance (Figure 27) can be modified to include a reference to the revised Infrastructure List eliminating the need for a detailed description of the work performed under the project (see attached revised Figure 27). The City Construction Engineer can then use the certification from the inspecting engineer on the Infrastructure List as an attachment to the Letter of Completion. Once forwarded to the City Engineer, a check of the items built with the project against the items contained within an SIA can then readily be made, expediting the issuance of the Letter of Completion and Acceptance and the release of the SIA.

SIA Sequence #	COA DRC Project #
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Private Inspector	City Inspector	City Cnst Engineer
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NAME OF PLAT AND/OR SITE PLAN \_\_\_\_\_

PAGE \_\_\_\_ OF \_\_\_\_

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To

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

**NOTES**

1 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

2 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

3 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**AGENT / OWNER**

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

\_\_\_\_\_  
 NAME (print)

\_\_\_\_\_  
 FIRM

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

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

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

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

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

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

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

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

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

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

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



FIGURE 27

**CERTIFICATE OF SUBSTANTIAL COMPLIANCE**

I, \_\_\_\_\_ of the firm of \_\_\_\_\_,  
a Registered Professional Engineer in the State of New Mexico, and Project Engineer for the  
construction of the following facilities:

\_\_\_\_\_ (project name),

Project No: \_\_\_\_\_ Sheets \_\_\_\_\_,

- Including:
- |   |  |
|---|--|
| <input type="checkbox"/> Storm Drainage | <input type="checkbox"/> Curb and Gutter |
| <input type="checkbox"/> Sanitary Sewer | <input type="checkbox"/> Paving          |
| <input type="checkbox"/> Water          | <input type="checkbox"/> Other _____     |

as constructed by \_\_\_\_\_ (Contractor)

under contract to \_\_\_\_\_ (Developer)

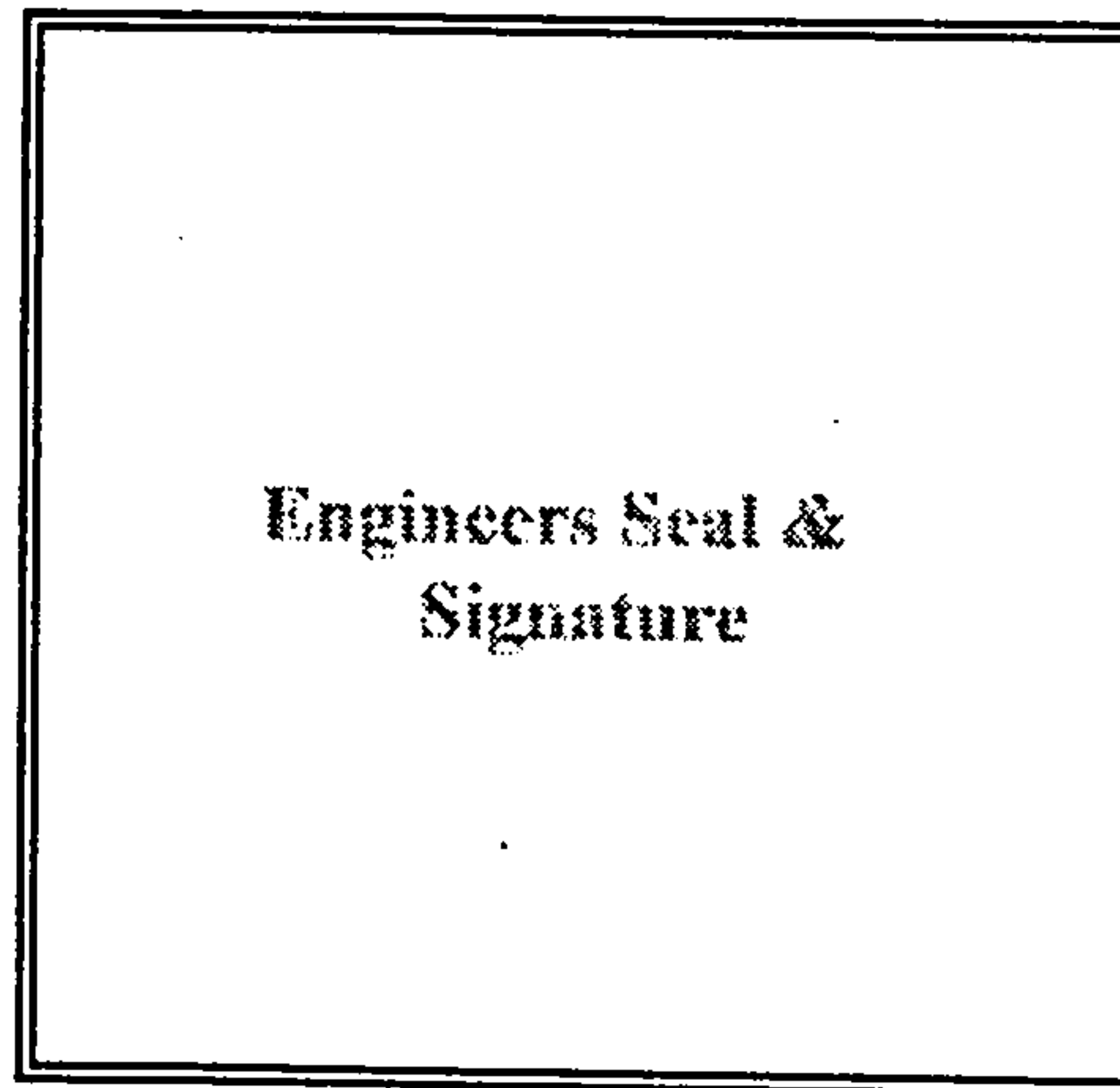
do hereby certify, to the best of my knowledge and belief, that the facilities constructed as part of the project noted above have been inspected by me or by a qualified person under my direct supervision and have been constructed in substantial compliance with the project's construction drawings as approved by the City Engineer and the City of Albuquerque Standard Specifications for Public Works Construction, including all updates.

When checked, the constructed facilities being certified are further defined on the attached Infrastructure List (Figure 12, DRB Project Number \_\_\_\_\_). Items on the Infrastructure List included in the construction project and part of this certification are identified by my initials in the inspector column. Items on the Infrastructure List not constructed or certified as part of the noted project are either lined out and/or have N/A in the inspector column.

Respectfully Submitted,

\_\_\_\_\_  
Signature Date

- Attachments:
- Potability Test
  - Hydrostatic Test
  - Field Test Reports
  - As Built Drawings
  - Inspection Reports
  - Final Estimate
  - Valve/Fire Hydrant Data Sheets
  - Shop Drawings/Submittal



WORK ORDER DATE: \_\_\_\_\_ FINAL INSPECTION DATE: \_\_\_\_\_



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

**Consulting Engineering Associates**

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

March 25, 2003

DRB Members *Sheran Matson*  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

**RE: Preliminary Plat for Las Casitas Del Rio, Phase II  
Tract B, Albuquerque Christian Children's Home (E12)  
DRB #1002377--Hearing Date 4/9/03**

Dear DRB Member:

Please find attached revised copies of the following:

- preliminary plat
- sheet 1 of the grading plan
- infrastructure list

The reason for the re-submittal is that the City Surveyor requested that we use one street name for all the interior streets. Also, the streets will be public--not private as shown on the previously submitted plat--and Tract A will be granted as a public blanket drainage easement by final plat.

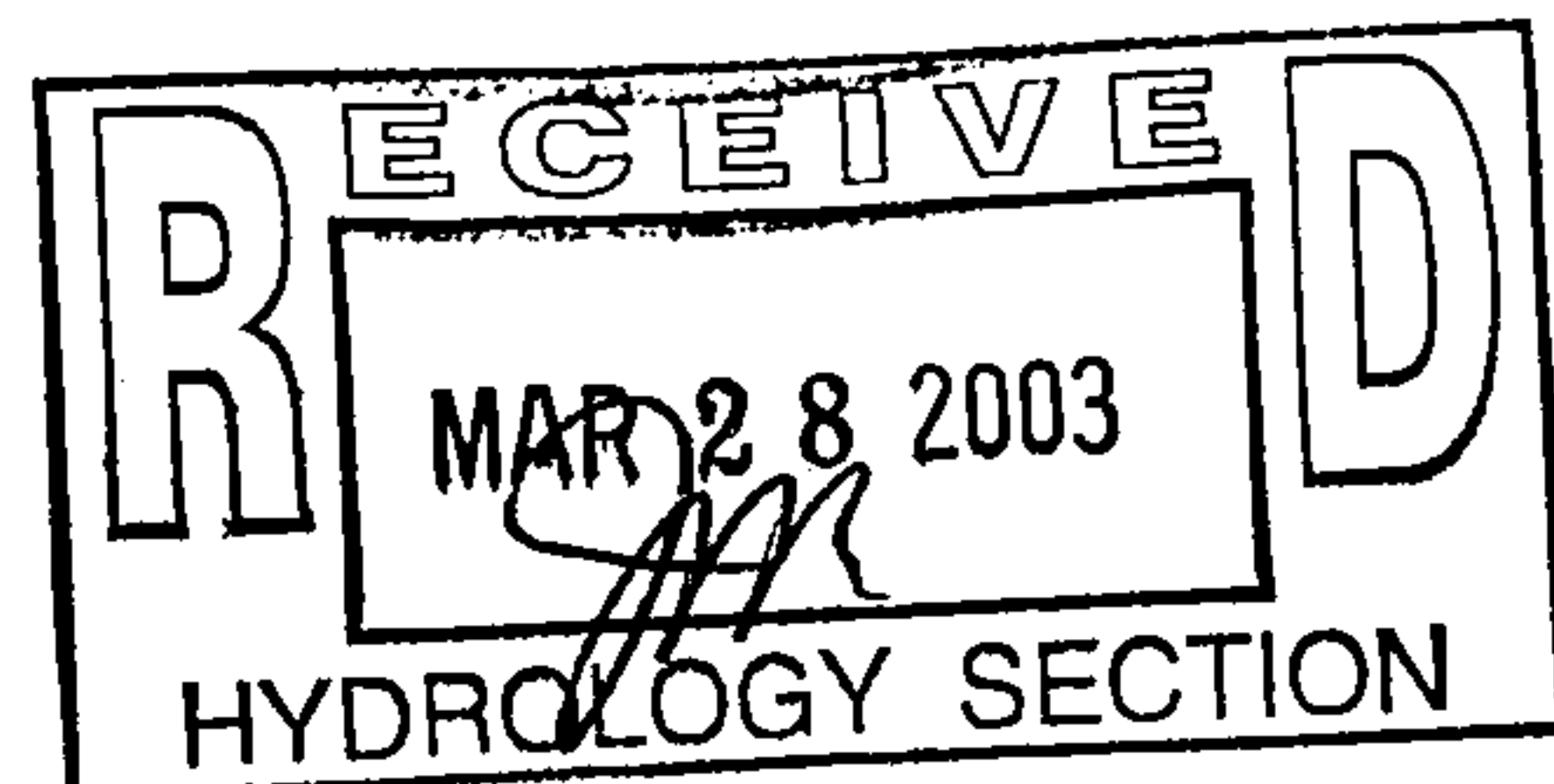
If you have questions, please call me at 268-8828.

Sincerely,

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

*Asa Nilsson-Weber*

Asa Nilsson-Weber, EIT  
ANW/ánw



Attachments

# A City of Albuquerque



## DEVELOPMENT 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) L

Supplemental form **Z**

**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 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: ALBUQUERQUE CHRISTIAN CHILDREN'S HOME PHONE: 898-5520

ADDRESS: 5700 WINTER HAVEN ROAD NW FAX: \_\_\_\_\_

CITY: ALBUQ STATE NM ZIP 87120 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNER

AGENT (if any): SURV-TEK, INC PHONE: 897-3366

ADDRESS: 5643 PARADISE BLVD NW FAX: 897-3377

CITY: ALBUQ STATE NM ZIP 87114 E-MAIL: hugg@swcp.com

DESCRIPTION OF REQUEST: PRELIMINARY AND FINAL PLAT APPROVAL TO ADJUST INTERIOR DEED/PLAT LINES FOR 3 EXISTING PARCELS AND RECONFIGURE INTO 2 TRACTS.

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 B-1A, LANDS OF JOEL P. TAYLOR Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv./Addr: AND UNPLATTED LANDS OF ALBUQUERQUE CHRISTIAN CHILDREN'S HOME

Current Zoning: A-1 SU PERMIT SU-1 PDA Proposed zoning: SAME

Zone Atlas page(s): E-12 No. of existing lots: 3 No. of proposed lots: 2

Total area of site (acres): 12.7 AC 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? N/A

UPC No. 101206236527510219 101206234523010236 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: WINTER HAVEN NW

Between: MONTANO Rd. NW. and MONTANO PLAZA DRIVE NW

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): (1001445)

DRB 95-469 (2-90-10) (AX-90-53)

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

SIGNATURE [Signature] DATE 12.9.02

(Print) RUSS HUGG  Applicant  Agent

**FOR OFFICIAL USE ONLY**

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>02DRB-01860</u>	<u>PEFPA</u>	<u>5(3)</u>	<u>\$ 285<sup>00</sup></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 type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>FEB 5 2003</u>				Total <u>\$ 285<sup>00</sup></u>

[Signature] 12/09/02  
Planner signature / date

Project # 1002377

**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.**

145  
140

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

Russ Hugg  
Applicant name (print)  
[Signature]  
12-9-02  
Applicant signature / date

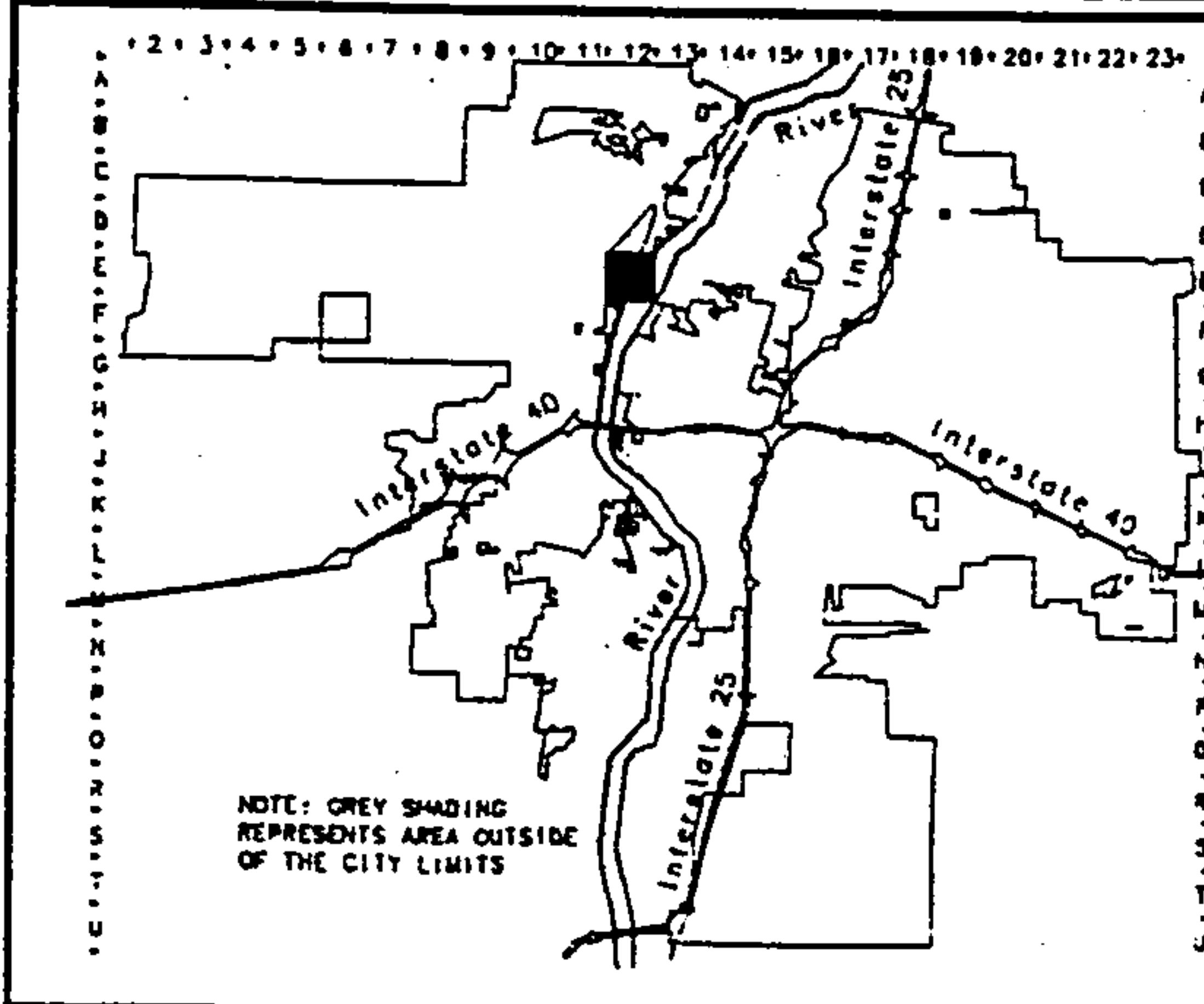
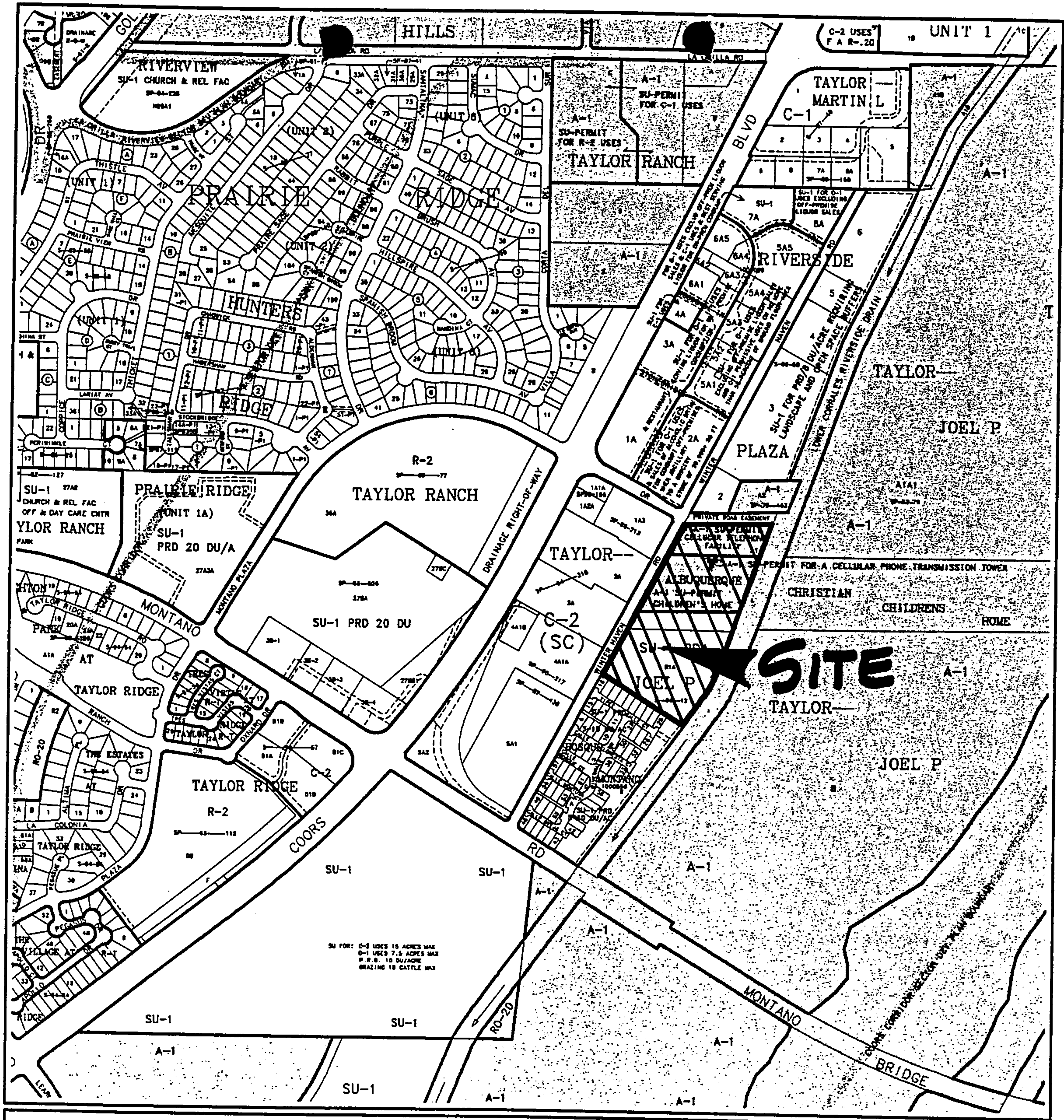


Form revised September 2001

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

Application case numbers  
 ODRB - 4860  
 \_\_\_\_\_  
 \_\_\_\_\_

Robert 12/09/02  
Planner signature / date  
**Project # 1002377**



CITY OF  
**Albuquerque**  
**A** business **G** geographic **I** information **S** system  
**PLANNING DEPARTMENT**  
 © Copyright 2001



**Zone Atlas Page**  
**E-12-Z**  
 Map Amended through March 20, 2001

# SURV TEK, INC.

## Consulting Surveyors

5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114

Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg @ swcp.com

December 9, 2002

Albuquerque Development Review Board  
PO Box 1293  
Albuquerque, New Mexico 87103

Attention: Roger Green, Chair

RE: Plat of Tracts A and B, Albuquerque Christian Children's Home  
(Being a replat of Tract B-1A, Lands of Joel P. Taylor and  
unplatted Lands of Albuquerque Christian Children's Home, City  
of Albuquerque, Bernalillo County, New Mexico.  
(Zone Atlas E-12-Z).

The owner of the above captioned property, Albuquerque Christian  
Children's Home, is hereby filing application with the City of  
Albuquerque Development Review Board for Preliminary and Final Plat  
approval to: Eliminate existing interior Deed lines and plat line  
and reconfigure the existing three (3) parcels into two (2) new  
Tracts.

Sincerely,



Russ P. Hugg, PS  
Surv-Tek, Inc.

November 15, 2002

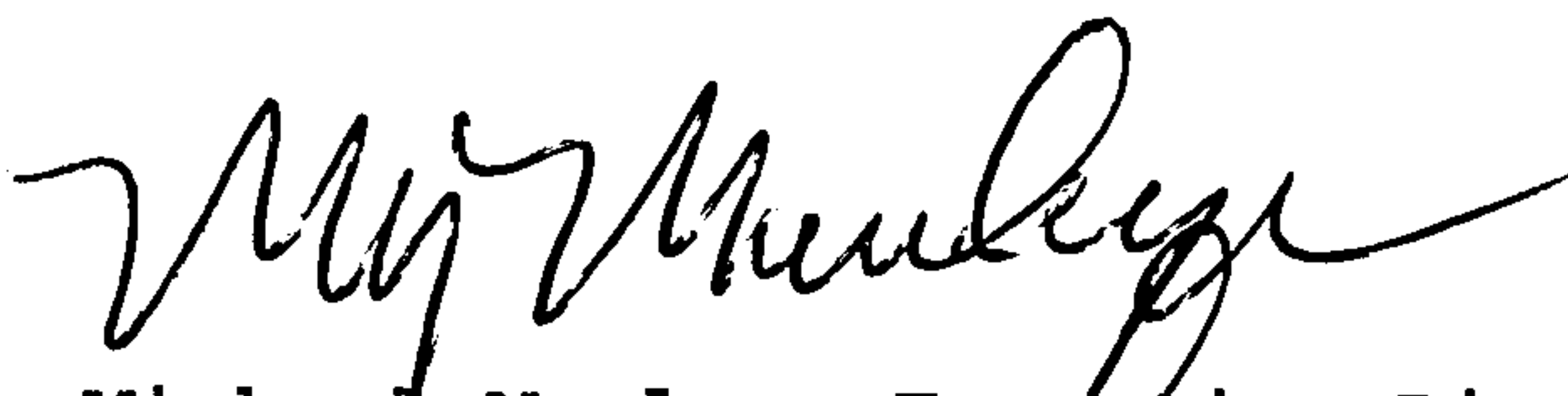
Mr. Russ Hugg  
Surv-Tek, Inc.  
5643 Paradise Blvd. N.W.  
Albuquerque, New Mexico 87114

Dear Russ:

By this letter, I hereby authorize you to act as agent on behalf of Albuquerque Christian Children's Home, for the purpose of replatting Tract B-1A, Lands of Joel P. Taylor and Unplatted Lands of Albuquerque Christian Children's Home.

Please call me if you have any further questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Manley". The signature is fluid and cursive, with a large initial "M" and a long, sweeping underline.

Michael Manley, Executive Director of  
Albuquerque Christian Children's Home  
5700 Winter Haven Road N.W.  
Albuquerque, New Mexico 87120

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

12/09/2002 11:42AM LOC: ANN

RECEIPT# 00001388 US# 006 TRANSH 0011  
Account 441006 Fund 0000  
Activity 4983000 TRSKIDM  
Trans Amt \$285.00  
J24 Misc \$285.00  
CK \$0.00  
CHANGE

**PAID RECEIPT**

**APPLICANT NAME**

ALBA, Christ, Childs Home

**AGENT**

SURV, TEK, INC.

**ADDRESS**

5700 WINTERHAVEN RD, NW.

**PROJECT NO.**

1002377

**APPLICATION NO.**

02DRB-01860

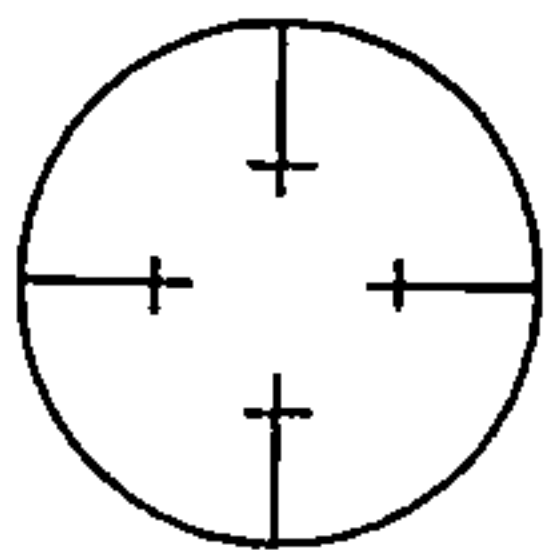
\$ 285<sup>00</sup> 441006 / 4983000 (DRB Cases)

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

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

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

THIS DOCUMENT HAS VISIBLE FIBERS DISCERNIBLE FROM BOTH SIDES AND A TRUE DOCUCHECK™ WATERMARK



**SURV-TEK, Inc.**

Consulting Surveyors

5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114  
Phone: 505-897-3366 Fax: 505-897-3377

FIRST STATE BANK

95-145  
1070

22273

PAY TO THE ORDER OF

City of ALB.

Two Hundred and Eighty-Five & 00/100 \$285<sup>00</sup> DOLLARS

12-9-02

\$285<sup>00</sup>

ALB Christians Children Home

AUTHORIZED SIGNATURE

THIS DOCUMENT IS ALTERATION PROTECTED AND REFLECTS FLUORESCENT FIBERS UNDER UV LIGHT

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