

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1002379 Subdivision Name Paradise Skies Unit 10

Surveyor Thomas Klingehager Company Bohannon Huston

Contact person Stephanie Stratton Phone # 798-7965 email _____

Colleen G. Shivers

Approved	*Not Approved	Date
<input checked="" type="checkbox"/> DXF RECEIVED		<u>6/24/03</u> DATE
<input checked="" type="checkbox"/> HARD-COPY RECEIVED		<u>6/24/03</u> DATE
<input checked="" type="checkbox"/> DISCLOSURE STATEMENT		

NAD 1927 Grid Bearings - Ground distances

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

File Format and naming

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

Coordinate System

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

Content

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

Comments:

AGIS Use Only: Copied cov 2379 to agiscov on 6/24/03 Client Notified 6/24/03



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

July 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. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

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

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

Adjourned: 11:25 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 # 1000400**
03DRB-01033 Major-Two Year SIA

LEROY ORTIZ agent(s) for ST PETER & PAUL CHURCH request(s) the above action(s) for all or a portion of Tract(s) 336, **TOWN OF ATRISCO GRANT - UNIT 8**, zoned SU-1 - Church, located on OURAY NW, between COORS NW and LADERA NW containing approximately 5 acre(s). [REF: 01DRB-00995] (H-11) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED. THE EXISTING CONSTRUCTION COMPLETION DEADLINE DATE OF 7/25/03 AS IDENTIFIED IN THE MOST RECENT SIA WAS APPROVED TO 7/25/05.**

2. **Project # 1002322**
03DRB-01050 Major-SiteDev Plan Subd

MULE BARN ENTERPRISES, agent(s) for ACME REAL ESTATE FUND, LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 23, **ORIGINAL TOWNSITE OF WESTLAND**, zoned SU-2 special neighborhood zone, IP, located on Sunset Gardens SW between 90th St SW and 94th St SW containing approximately 8 acre(s). [REF: 02DRB-01666, 03DRB-00420, 03DRB-00349] (L-9) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR SOLID WASTE MANAGEMENT SIGNATURE.**

3. **Project # 1002771**
03DRB-01036 Major-Vacation of Pub
Right-of-Way

ADELE HUNDLEY, agent(s) for GERTRUDE ZACHARY request(s) the above action(s) for all or a portion of Lot(s) 19-24 and 13-18, Block(s) 36, **NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE**, zoned SU-3 and located on 2nd St SW between Coal Ave SW and Lead Ave SW. (K-14) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1002777**
03DRB-01056 Major-Vacation of Public
Easements

KAREN MARCOTTE agent(s) for MATTHEW MEADOW NEIGHBORHOOD ASSOCIATION, request(s) the above action(s) for all or a portion of Lot(s) 1 and 40, **MATTHEW MEADOWS SUBDIVISION**, zoned RA-2 residential and agricultural zone, located on N. OF LUA'S LANE NW, between 12th ST NW and SAN ISIDRO NW [REF: V-93-54, V-79-37, DRB-93-249, DRB-96-466]. [Deferred from 7/23/03] (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 7/30/03.**

5. **Project # 1002731**
03DRB-00966 Major-Vacation of Pub
Right-of-Way
03DRB-00967 Minor-Sketch Plat or
Plan

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for KAY LAMB request(s) the above action(s) for all or a portion of Lot(s) 24-27, Block(s) 12, **ALBRIGHT-MOORE ADDITION**, zoned SU-2 special neighborhood zone, S-R (Sawmill), located on 6TH ST NW, between BELLAMAH AVE NW and KINLEY AVE NW containing approximately 1 acre(s). [Deferred from 7/9/03] (J-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

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

MARK GOODWIN & ASSOCIATES PA agent(s) for MEL FAMIE, LLC request(s) the above action(s) for all or a portion of Lot(s) 1-3, CLYDE LELAND SUBDIVISION, (to be known as **PETROGLYPH GARDENS SUBDIVISION**) zoned R-T residential zone, located on the EAST SIDE OF ATRISCO DR NW, between LEGENDS AVE NW and WESTERN TRAIL NW containing approximately 3 acre(s). [REF: Z-85-38-5C2, 02DRB-01720 SK] [Deferred from 6/25/03 & 7/23/03] (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 7/30/03.**

7. **Project # 1000570**
02DRB-01567 Major-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES PA, agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion OF PARCEL A OF PARKWAY, UNIT 7 AND TRACT A OF PAINTED SKY, UNIT 1 AND TRACT 94 OF TOWN OF ATRISCO GRANT, (to be known as **PARKWAY UNIT 10**), zoned R-D residential and related uses zone, developing area, located west of UNSER BLVD NW, between GAVIN RD NW and VINEMONT PL NW. [REF: DRB-95-94, S-98-5, Z-99-8, AX-99-2, 00410-0162, 00410-00931, 00410-00933] [Deferred from 3/19/03 & 7/23/03] (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/15/03.**

Project # 1000570
02DRB-01019 Major-Preliminary Plat
Approval
02DRB-01020 Major-Vacation of Public
Easements
02DRB-01021 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Parcel A, Parkway, Unit 7, Tract A, Painted Sky, Unit 1 and Tract 95, Town of Atrisco Grant (to be known as **PARKWAY, UNIT 10**) zoned R-LT residential zone, located WEST OF UNSER BLVD NW, between GAVIN RD NW and VINEMONT PL NW, containing approximately 13 acre(s). [REF: 00410-00162, 00410-00931, 00410-00933, Z-99-8, AX-99-2, DRB-95-94, S-98-5, S-98-62] [DEFERRED FROM 10/30/02] [Deferred from 11/6/02, 1/29/03, 3/19/03, 7/23/03] (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/15/03.**

**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 # 1000593**
03DRB-01079 Minor-SiteDev Plan
BldPermit/EPC

ROHDE MAY KELLER MCNAMARA ARCHITECTURE, agent(s) for CITY OF ALBUQUERQUE FIRE DEPARTMENT, request(s) the above action(s) for all or a portion of Lot(s) B9D1, **SEVEN BAR RANCH ADDITION**, zoned SU-1 Town Center, located on COORS BLVD BYPASS NW, between CIBOLA LOOP NW and ELLISON DR NW containing approximately 2 acre(s). [REF: 03EPC-00497, 03EPC-00551] [**DEBBIE STOVER, EPC CASE PLANNER**] [Was Indefinitely Deferred on a no show](A-13) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR FIRE MARSHAL CALCS FOR FLOW REQUIREMENTS AND TRANSPORTATION DEVELOPMENT FOR ACCESS EASEMENT FROM PROPERTY TO NORTH OF THIS SITE.**

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

9. **Project # 1000610**
03DRB-00984 Minor- Final Plat Approval

CONSENSUS PLANNING, agent(s) for WEST MESA MINI STORAGE, request(s) the above action(s) for all or a portion of Tract(s) 334/SLY, **TOWN OF ATRISCO GRANT, UNIT 8**, zoned SU-1 special use zone, OFFICE, located on the NORTHWEST CORNER OF MIAMI ST NW AND 57TH ST NW containing approximately 6 acre(s). [REF: 03EPC-00312, 03EPC-00314, 03EPC-00315] [**MAKITA HILL, EPC CASE PLANNER**] [*Deferred from 6/25/03, 7/9/03 & 7/16/03 WITH THE SIGNING OF THE AMENDED INFRASTRUCTURE LIST DATED 7/16/03 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS DEFERRED TO 7/23/03.*] (H-11) **INDEFINITELY DEFERRED ON A NO SHOW.**

10. **Project # 1002315**
03DRB-01167 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) 1-27 , **WILDERNESS ESTATES @ HIGH DESERT**, zoned SU-2 HD R-R, located on HIGH DESERT PL NE, between HIGH DESERT PL NE and SOUTH OF SPAIN RD NE containing approximately 38 acre(s). [REF: 03DRB-00539] (F-23) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR A RECORDED DOCUMENT GUARANTEEING ACCESS TO SAS MANHOLE ON LOT 9A AND TO PLANNING FOR DXF FILE.**

11. **Project # 1001413**
03DRB-01160 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) Y-1A-1A-3, VENTANA RANCH, **PINON POINTE - UNIT 5**, zoned R-LT, located on LAS VENTANAS RD NW, between IRVING BLVD NW and RAINBOW BLVD NW containing approximately 17 acre(s). [REF: 03DRB-00591] [Deferred from 7/23/03] (B-9) **DEFERRED AT THE AGENT'S REQUEST TO 7/30/03.**

12. **Project # 1002379**
03DRB-01159 Minor-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for LONGFORD @ PARADISE SKIES, LP request(s) the above action(s) for all or a portion of Lot(s) 1-26 & 35-42, **PARADISE SKIES, UNIT 10**, zoned R-1 residential zone, located on ROCKCLIFF DR NW, between BROOKLINE DR NW and ARDMORE AVE NW containing approximately 8 acre(s). [REF: 03DRB-00269 PP] (A-10) **THE FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project # 1000724**
03DRB-01156 Minor-Extension of
Preliminary Plat

MARK GOODWIN & ASSOCIATES PA, agent(s) for GSR GROUP, LLC request(s) the above action(s) for all or a portion of Tract(s) A, Unit(s) 1, **RAYO DEL SOL SUBDIVISION**, zoned R-LT residential zone, located on the SOUTH. SIDE OF ARENAL RD SW, between COORS BLVD SW and UNSER BLVD SW containing approximately 9 acre(s). [REF: 02DRB-01268, Z-97-57, DRB-97-87] (M-10) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THIS APPROVAL INCLUDES THE EXTENSION OF THE INFRASTRUCTURE LIST DATED 9/3/97.**

14. **Project # 1001267**
03DRB-01165 Minor-Final Plat Approval
03DRB-01164 Minor-Sidewalk Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for KB HOMES OF NM request(s) the above action(s) for all or a portion of Tract(s) 46-48, TOWN OF ATRISCO GRANT, UNIT 2, (to be known as **DESERT PINE, UNIT 4**) zoned R-D residential and related uses zone, developing area, 9 DU/AC, located west of 86TH ST SW, between EUCARIZ AVE SW and SUNSET GARDENS RD SW containing approximately 16 acre(s). [REF: 01DRB-01009, 01EPC-00728, 01EPC-0725, Z-93-125, AX-93-12] (L-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SAD ROLL ADJUSTMENT OR RECEIPT OF PAYMENT. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

15. **Project # 1002502**
03DRB-01039 Minor- Final Plat Approval

MICHAEL RENFRO request(s) the above action(s) for all or a portion of Tract(s) 338-A-1-B-1, **MRGCD MAP 38**, zoned R1, located on HERRERA NW, between ATRISCO NW and 47th ST NW containing approximately 2 acre(s). [REF: 03DRB-00293-SK] (Preliminary Plat was approved 7/9/03, Final Plat was indefinitely deferred) (J-12) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR MAINTENANCE AND BENEFICIARY LANGUAGE FOR A 10-FOOT PRIVATE EASEMENT AT THE NORTH SIDE OF TRACT B AND TO ADD TO FREE CONSENT STATEMENT THE DEDICATION LANGUAGE FOR RIGHT-OF-WAY IN FEE SIMPLE AND PLANNING FOR THE DXF FILE.**

03DRB-01161 Minor-Sidewalk Waiver

MICHAEL RENFRO request(s) the above action(s) for all or a portion of Tract(s) A - D, **HERRERA GARDENS**, zoned R-1, located on HERRERA NW, between ATRISCO NW and 47th ST NW containing approximately 2 acre(s). [REF: 03DRB-00293-SK] (J-12) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE FOR INTERNAL ACCESS EASEMENT.**

16. **Project # 1002201**
03DRB-01150 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for OMEGA AUTOMOTIVE REAL ESTATE LTD request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 14, 19, 20, 21, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, **PREMIER MOTORCARS**, zoned SU-2 IP, located on OAKLAND AVE NE, between PAN AMERICAN FWY NE and SAN PEDRO DR NE containing approximately 6 acre(s). [REF: 02DRB-01367 (Vac), 03ZHE-00655] [Listed as Project #1002613 in error] [Deferred from 7/23/03] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 8/13/03.**

17. **Project # 1002808**
03DRB-01151 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST, LTD agent(s) for FELLOWSHIP MISSIONARY BAPTIST CHURCH request(s) the above action(s) for all or a portion of Lot(s) 8 & 9, Block(s) 2, **CLIFFORD WEST BUSINESS PARK, UNIT 1**, zoned IP industrial park zone, located on OLIVER ROSS DR NW, between BLUEWATER RD NW and SAUL BELL RD NW containing approximately 2 acre(s). [REF: (1000918 / 00DRB-01648), DRB-97-130, S-95-46] (K-9) **THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1002811**
03DRB-01154 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for JOE & CATRE MOYA request(s) the above action(s) for all or a portion of Lot(s) 1, **LANDS OF JOE MOYA**, zoned R-1 residential zone, located on SANDOVAL RD SW, between OLD COORS DR SW and ARENAL CANAL containing approximately 1 acre(s). (L-11) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR ENVIRONMENTAL HEALTH SIGNATURE AND CASH-IN-LIEU AND TO TRANSPORTATION DEVELOPMENT TO DEDICATE RIGHT-OF-WAY TO FACE OF WALL AND A NEW DXF FILE.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

19. **Project # 1002644**
03DRB-01137 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Parcel 1, **WESTLAND NORTH**, and Tract(s) A, **PARKWAY SUBDIVISION**, zoned R-LT & R-D, located on LADERA BLVD NW AND GAVIN RD NW, between 98TH ST NW and UNSER BLVD NW containing approximately 55 acre(s). [REF: 03DRB-00736] (J-8/J-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. **Project # 1002593**
03DRB-01158 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC, agent(s) for LAS VENTANAS LTD PARTNERSHIP. request(s) the above action(s) for all or a portion of Tract(s) 29C, VENTANA RANCH, VISTA DE ARENAL, UNIT 2, zoned R-LT residential zone, located north of LAS VENTANAS RD NW, between IRVING BLVD NW and RAINBOW BLVD NW containing approximately 7 acre(s). [REF: (1001101) 02DRB-01009, 03DRB-00624] (B-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1002813**
03DRB-01162 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES, PA agent(s) for WESTLAND DEVELOPMENT CO. request(s) the above action(s) for all or a portion of Tract(s) J2A, WESTLAND NORTH, SUNDORO SOUTH, zoned SU-2 special neighborhood zone, R-LT, located on 98TH ST NW, between I-25, NW and LADERA DR NW containing approximately 34 acre(s). [REF: 1000570 / 00DRB-00752] (J-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

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

ADJOURNED: 11: 25 A.M.

12



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.: 03-01159 (FP)	Project # 1002379
Project Name: PARADISE SKIES UNIT 10	EPC Application No.:
Agent: Bohannon Huston Inc.	Phone No.: 823-1000

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 7/23/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

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

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

Include 3 copies of the approved site plan along with the originals.

County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.

Property Management's signature must be obtained prior to Planning Department's signature.

Copy of final plat AND a DXF File for AGIS is required.

Copy of recorded plat for Planning.

Approved

Project Number 1002379



City of Albuquerque City of Albuquerque City of Albuquerque City of Albuquerque

Parks and Recreation Parks and Recreation Department Parks and Recreation Department

PO-Box 1293, Albuquerque, New Mexico 87103

Inter-Office Correspondence

Development Review Board Comments

Project Number: 1002379
Application Number: 03DRB-01159

DRB Date: 7/23/03
Item Number: 12

Subdivision: Paradise Skies Unit 10
Lots 1-26 & 35-42 Paradise Skies Unit 10

Request for:

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

Zoning: R-1

Zone Page: A-10

New Lots (or units) : 28

Parks and Recreation Comments:

The park dedication requirement has been met through a cash in lieu payment for 28 lots.

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
PLANNING DEPARTMENT
Development Review Board
July 23, 2003 Comments**

Agenda Item: 12

Project: 100~~0~~2379 Application: O3DRB-01159

RE: Paradise Skies Unit 10

Upon receipt of the completed SIA, Planning has no objection.

AGIS dxf approval is in the project file.

Planning must file this plat as it vacates public right of way. Property Management's signature is required on the plat before Planning can sign. Contact Claire at 924-3946 if you have questions on what is required for recording.


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



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002379

AGENDA ITEM NO: 12

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: July 23, 2003



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

6-4-2003

8. Project # 1002379

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

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

At the June 4, 2003, Development Review Board meeting, the Vacations were approved as shown on Exhibit B in the Planning file, subject to these provisions:

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

With the signing of the infrastructure list dated 6/4/03 and approval of the grading plan engineer stamp dated 5/20/03 the preliminary plat was approved.

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



OFFICIAL NOTICE OF DECISION
PAGE 2

03DRB-00866 Minor-SiteDev Plan Subd/EPC
03DRB-00867 Minor-SiteDev Plan BldPermit/EPC

BOHANNAN HUSTON agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Lot(s) 1-26 and 35-42, Block(s) 4 & 5, **PARADISE SKIES, UNIT 10**, zoned SU-1 for PRD, located on DUNLOP AVE NW BETWEEN ARDMORE AVE NW AND ROCKCLIFF BLVD NW, containing approximately 9 acre(s).REF:03EPC-00495] [MAKITA HILL, EPC CASE PLANNER] (A-10)

At the June 4, 2003, Development Review Board meeting, 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.

If you wish to appeal this decision, you must do so by June 19, 2003, in the manner described below.

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

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

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

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: Bohannan Huston Inc., 7500 Jefferson NE, 87109

Longford Homes, 7301 Jefferson NE, 87109

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

Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.

Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg

File

8



Completed
6-4-03
BQ.

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.: 03-00866 (SPS) & 03-00867 (SBP)

Project # 1002379

Project Name: **PARADISE SKIES, UNIT 10**

EPC Application No.: 03EPC-00495

Agent: Bohannon Huston Inc.

Phone No.: 823-1000

Your request for (SDP for SUB), (SDP for BP) (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 6/4/03 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

Project Number

1002379

1

8



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.: 03-00866 (SPS) & 03-00867 (SBP)

Project # 1002379

Project Name: **PARADISE SKIES, UNIT 10**

EPC Application No.: 03EPC-00495

Agent: Bohannon Huston Inc.

Phone No.: 823-1000

Your request for (SDP for SUB), (SDP for BP) (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4/4/05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
 - _____
 - _____
 - _____
 - _____

- UTILITIES: _____
 - _____
 - _____
 - _____
 - _____

- CITY ENGINEER / AMAFCA: _____
 - _____
 - _____
 - _____
 - _____

- PARKS / CIP: _____
 - _____
 - _____
 - _____
 - _____

- 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 1002379

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002379 AGENDA#: 8 DATE: 6-4-03

1. Name: Paul Weymer Bohanna Address: _____ Zip: _____

2. Name: Mina Address: 11 Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002379

AGENDA ITEM NO: 8

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 5-20-03 is on file for Preliminary Plat approval.

RESOLUTION: 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: June 4, 2003

Refer 4/03

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002379 AGENDA#: 7 DATE: 5-21-03

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: _____

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9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002379

AGENDA ITEM NO: 7

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

6-4-03

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: May 21, 2003

*Deferred
5/21/03*

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002379 AGENDA#: 7 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: _____



**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

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) **AGENT WAS NOT PRESENT. DEFERRAL BELOW ALSO APPLIES TO THIS CASE.**

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

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

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

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

BOHANNAN HUSTON INC agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Lot(s) 1-26, Block 4 and Lot(s) 35-42, Block(s) 5, UNIT 4, PARADISE HEIGHTS, (to be known as **PARADISE SKIES, UNIT 10 SUBDIVISION**) zoned R-1 residential zone, located on Rockcliff Blvd NW, south of McMahon Blvd NW containing 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 15TH ST NW, between MOUNTAIN NW and BELLAMAH NW containing approximately 1 acre(s). [Deferred from 4/9/03] (J-13) **INDEFINITELY DEFERRED, TO ADDRESS INFRASTRUCTURE LIST COMMENTS, AT THE AGENT'S REQUEST.**

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

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

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

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

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

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

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

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

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

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

ADJOURNED: 11:20 A.M.

Report to 4/16/03

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002379 AGENDA#: 8 DATE: 4.2

1. Name: _____ Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002379

AGENDA ITEM NO: 8

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

4-16-03

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: April 2, 2003

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002379 AGENDA#: 3 DATE: 3.19.03

1. Name: Rick Bohrer Address: 7500 Jefferson Zip: 87109

2. Name: Nina Leung Address: 7500 Jefferson Zip: 87109

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: 1002379

AGENDA ITEM NO: 3

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

4-2-03

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

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: March 19, 2003



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 19, 2003

Project # 1002379

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

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

AMAFCA No objection to requested actions. AMAFCA has agreed to accept the new drainage right-of-way and will sign the Final Plat.

COG Consistent with established transportation plans and policies.

Transit No comments received.

Zoning Enforcement Reviewed, no comment.

Neighborhood Coord. Letter sent to Skies West (R) Neighborhood Assn.

APS This development will impact Seven Bar Elementary School, James Monroe Middle School, and Cibola High School. All the Schools above are currently enrolled and operating above 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. An Elementary school will open in Ventana Ranch, fall 2005. **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. No comments.

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

PNM Gas Approves.

PNM Electric PNM approves all vacation requests, there are no utilities at the site.

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

The subject property is adjacent to the Calabacillas arroyo. The Calabacillas arroyo is identified as a component of the Major Public Open Space Network in the *City of Albuquerque/ Bernalillo County Comprehensive Plan (CompPlan)*.

The Calabacillas arroyo is further identified as a 'Major Open Space Arroyo' in the Rank II *Facility Plan for Arroyos (Facility Plan)*, adopted by the Albuquerque City Council and Board of Bernalillo County Commissioners in 1986. Future development should be in compliance with the 'Design Guidelines for Development Adjacent to Major Open Space Arroyos and Major Open Space Links' as delineated in the *Facility Plan* (pp.55-60). These policies relate to issues of: Building Orientation; Open Areas; Parking and Service Areas; and Walls.

City Engineer AMAFCA approval required. An approved drainage report is required for Preliminary Plat approval. No objection to vacation request.

Transportation Development

All access needs to conform to the McMahon Corridor Plan. This site is responsible for their frontage of McMahon. No objection to the vacation of right-of-way. Refer to the agencies having interest in the private easements for comments on those vacation actions. Comments on the infrastructure list. The sidewalks along the side yards should not be deferred.

Parks & Recreation

No Objection to Vacation requests or Sidewalk Deferral.

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 34 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.

For informational purposes only: The Trails & Bikeways Facility Plan proposes a secondary trail in this location along the Calabacillas Arroyo. There are no requirements for the trail associated with this request.

Utilities Development

No objection to Vacation requests. No objection to Preliminary Plat approval. Need NMUI to sign infrastructure list. No objection to Sidewalk Deferral.

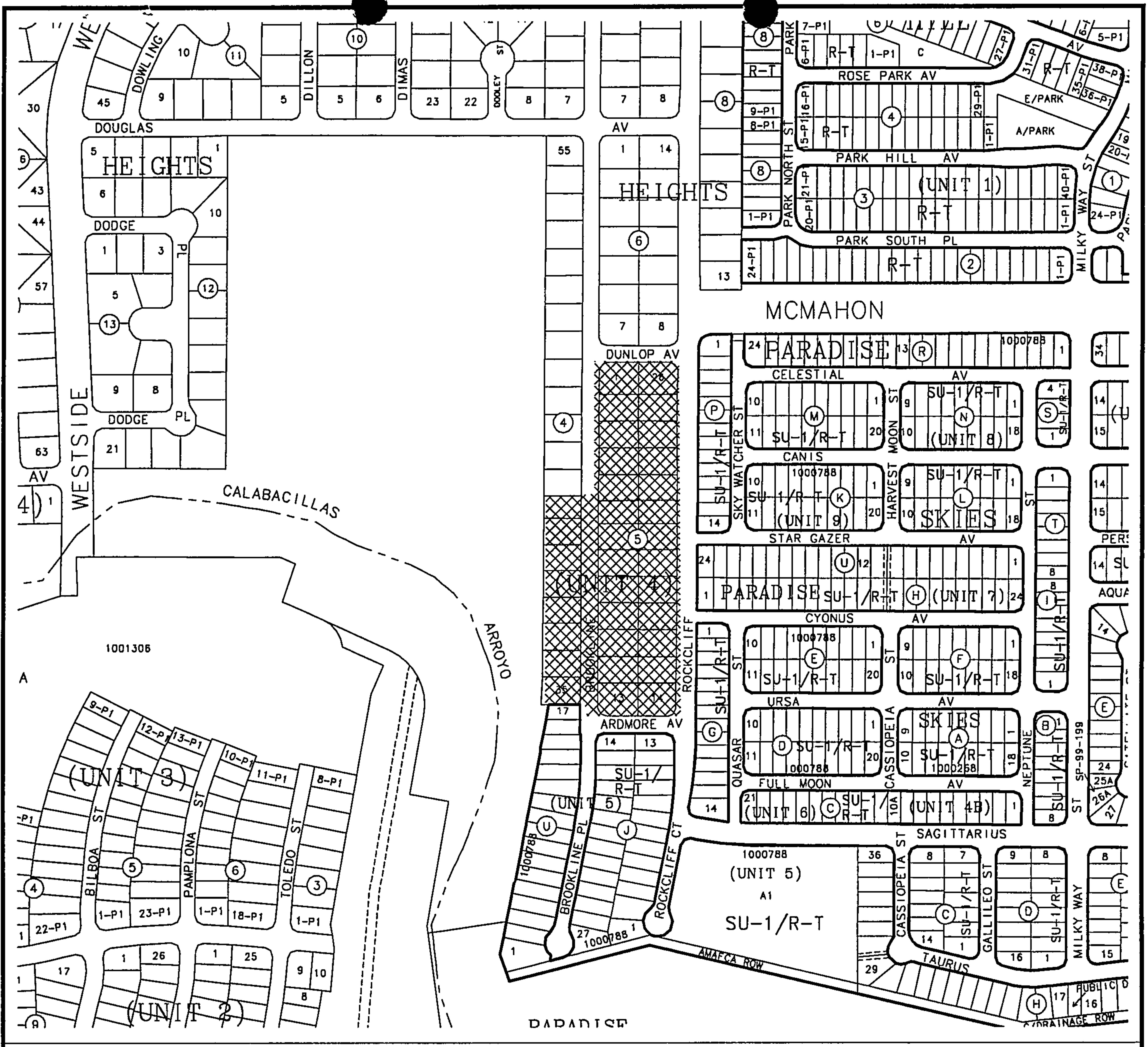
Planning Department

The lot size does not meet minimum width & square footage requirements for R-1 zoning. There is no evidence in the submittal that the zoning has been changed. We can not approve the platting unless the lots meet existing zoning.

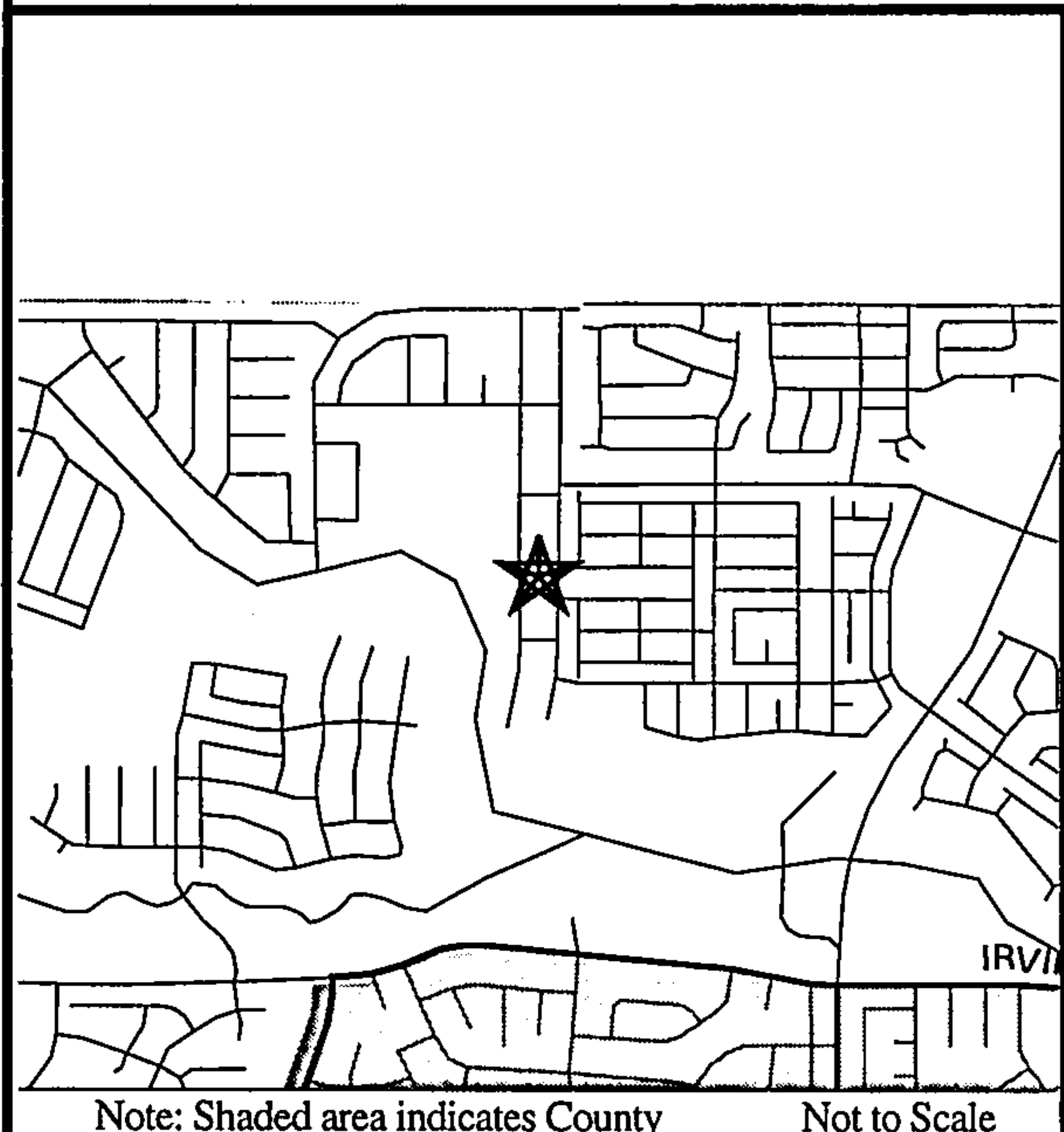
IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

cc:Longford Homes, 7301 Jefferson NE, 87109

Bohannan Huston Inc., 7500 Jefferson NE, 87109



ZONING MAP



Note: Shaded area indicates County Not to Scale



Scale 1"=434'

PROJECT NO.
1002379

HEARING DATE
3-19-03

MAP NO.
A-10

ADDITIONAL CASE NUMBER(S)
03DRB-00269
03DRB-00270
03DRB-00271

03DRB-10272
03DRB-10273
13DRB-00274
03DRB-00275
03DRB-00276



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, March 19, 2003**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1002138

03DRB-00238 Major-Vacation of Pub Right-of-Way
03DRB-00237 Minor-Prelim&Final Plat Approval
03DRB-00239 Minor-Sidewalk Variance
03DRB-00240 Minor-Temp Defer SDWK

LARRY READ & ASSOCIATES, INC., agent(s) for SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 19, Block(s) 2, (to be known as **ABIS SUBDIVISION**, NORTH ALBUQUERQUE ACRES, TRACT 2 UNIT 3, zoned RD, located on OAKLAND AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 1 acre(s). [REF: 02DRB-01219] (C-19)

Project # 1002492

03DRB-00261 Major-Vacation of Public Easements

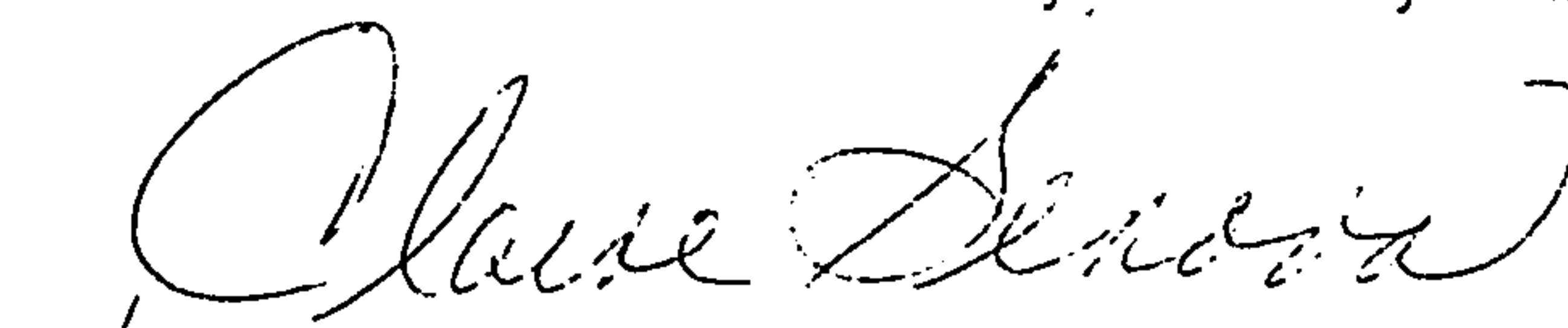
PRECISION SURVEYS INC. agent(s) for GRANDE AVENUE PARTNERS LTD request(s) the above action(s) for all or a portion of Tract(s) A-1 & A-2, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2-MD-1, located on DR MARTIN LUTHER KING JR AVE NE, between MULBERRY NE and CEDAR NE containing approximately 5 acre(s). (K-15)

Project # 1002379

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

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

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


for Sheran Matson, AICP, Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 3, 2003.

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

Meeting Date: 3-19-03

Zone Atlas Page: A-10-E

Notification Radius: 100 Ft.

Cross Reference and Location: _____

App#	<u>03 DRB-00269</u>
Proj#	<u>1002379</u>
Other#	<u>03 DRB-00270</u> <u>03 DRB-00271</u> <u>03 DRB-00272</u> <u>03 DRB-00273</u> <u>03 DRB-00274</u> <u>03 DRB-00275</u> <u>03 DRB-00276</u>

Applicant: Langford Homes ✓

Address: 7301 Jefferson NE, 87109

Agent: Behannon Huston, Inc. ✓

Address: 7301 Jefferson NE, 87109

SPECIAL INSTRUCTIONS

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

Date Mailed: 2/25/03

Signature: K. Tse Ahkai

PROPERTY OWNERSHIP / LEGAL LIST

App# _____
 Proj# _____

Date: _____

Page 1 Of 2

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
A-10	1010066	503-268	103-02	✓
		503-278	03	✓ mp
		503-286	04	✓ mp
		503-294	05	✓ mp
		503-301	06	✓ mp
		503-310	07	✓
		503-318	08	✓ mp
		503-327	09	✓ mp
		503-335	10	✓ mp
		503- 344 ³⁴⁴	11	✓ mp
		503-352	12	✓ mp
		503-360	13	✓ mp
		503-369	14	✓
		491-369	15	✓
		492-360	16	✓ mp
		492-352	17	✓ mp
		492-344	18	✓ mp
		492-335	19	✓ mp
		492-327	20	✓ mp
				1010066 492-318 103 21 ✓ mp
				492-310 22 ✓ mp
				492-301 23 ✓ mp
				492-294 24 ✓ mp
				492-286 25 ✓ mp
				492-278 26 ✓ mp
				492-268 01 ✓ mp
				474-269 102 20 ✓ mp
				474-277 21 ✓ mp
				474-285 22 ✓ mp
				474-293 23 ✓ mp
				474-300 24 ✓ mp
				474-309 25 ✓ mp
				474-317 26 ✓ mp
				474-325 27 ✓ mp
				474-333 28 ✓ mp
				474-341 29 ✓ mp
				474-350 30 ✓ mp
				474-358 31 ✓ mp

PROPERTY OWNERSHIP / LEGAL LIST

App# _____
 Proj# _____

Date: _____

Page 2 Of 2

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
A-10	10100660	474-368	102-32	✓ 1011066 064-467 207 35 ✓
		474-376	33	✓ m ✓
		474-385	34	✓ m ✓
		474-394	35	✓ m ✓
		503-385	111-02	✓ 1010066 518-292 118 03 ✓
		503-394	03	✓ 522-292 02 ✓
		491-394	14	✓ m ✓ ^{EX 66199}
		491-385	01	✓ m ✓
		471-241	411-18	✓ 1011066 001-292 224 01 ✓
		477-261	17	✓ 004-278 220 20 ✓
		476-257	16	✓ 1011065 004-208 01 ✓
		476-252	15	✓ m ✓ 004-254 323 20 ✓
		476-247	14	✓ 520-282 410 14 ✓
		503-246	412-12	✓ 520-278 13 ✓
		504-252	13	✓ 520-274 12 ✓
		493-252	14	✓ 520-270 11 ✓
		493-247	15	✓ 520-267 10 ✓
		417-375	102-10	✓ 520-262 09 ✓
		523-400	112-03	✓ 520-259 08 ✓
				1010066 520-255 07 ✓
				520-251 06 ✓

#####

1010066	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE		
101006650326810302	LEGAL: * 01 4 00 5PARADISE HGTS UNIT 4 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT FAMILY LTD PTNS OWNER ADDR: 00624 MANOR	LAND USE: CT NE ALBUQUERQUE	NM 87123
101006650327810303	LEGAL: * 01 5 00 5PARADISE HGTS UNIT 4 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT ROBERT & JUDY OWNER ADDR: 00624 MANOR	LAND USE: CT NE ALBUQUERQUE	NM 87123
101006650328610304	LEGAL: * 01 6 00 5PARADISE HGTS UNIT 4 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT ROBERT & JUDY OWNER ADDR: 00624 MANOR	LAND USE: CT NE ALBUQUERQUE	NM 87123
101006650329410305	LEGAL: * 01 7 00 5PARADISE HGTS UNIT 4 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT ROBERT & JUDY OWNER ADDR: 00624 MANOR	LAND USE: CT NE ALBUQUERQUE	NM 87123
101006650330110306	LEGAL: * 01 8 00 5PARADISE HGTS UNIT 4 PROPERTY ADDR: 00000 N/A OWNER NAME: BALLI ELISA R OWNER ADDR: 00003 MONTE VISTA	LAND USE: CT PLACITAS	NM 87043
101006650331010307	LEGAL: * 01 9 00 5PARADISE HGTS UNIT 4 PROPERTY ADDR: 00000 N/A OWNER NAME: BENSON ROY D & LYNNAE THURIK & OWNER ADDR: 13704 POINSETTIA	LAND USE: CT NE ALBUQUERQUE	NM 87123
101006650331810308	LEGAL: * 02 0 00 5PARADISE HGTS UNIT 4 PROPERTY ADDR: 00000 N/A OWNER NAME: BALLI ELISA R OWNER ADDR: 00003 MONTE VISTA	LAND USE: CT PLACITAS	NM 87043
101006650332710309	LEGAL: * 02 1 00 5PARADISE HGTS UNIT 4 PROPERTY ADDR: 00000 N/A OWNER NAME: MONTOYA SAMUEL S OWNER ADDR: 02710 ALAMOSA	LAND USE: DR SANTA FE	NM 87505
101006650333510310	LEGAL: * 02 2 00 5PARADISE HGTS UNIT 4	LAND USE:	

PROPERTY ADDR: 00000 N/A

OWNER NAME: GEILENFELDT ROBERT & JUDY

OWNER ADDR: 00624 MANOR

CT NE ALBUQUERQUE

NM 87123

101006650334410311

LEGAL: * 02 3 00 5PARADISE HGTS UNIT 4

LAND USE:

PROPERTY ADDR: 00000 N/A

OWNER NAME: LYONS KENNETH B & SHARON S DAN

OWNER ADDR: 00007 DANIEL

LN

LEBANON

NJ 08833

101006650335210312

LEGAL: * 02 4 00 5PARADISE HGTS UNIT 4

LAND USE:

PROPERTY ADDR: 00000 N/A

OWNER NAME: LYONS KENNETH B & SHARON S

OWNER ADDR: 00007 DANIEL

LN

LEBANON

NJ 08833

101006647432510227 LEGAL: * 04 2 00 4PARADISE HGTS UNIT 4 LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: GEILENFELDT ROBERT & JUDY
 OWNER ADDR: 00624 MANOR CT NE ALBUQUERQUE NM 87123

101006647433310228 LEGAL: * 04 3 00 4PARADISE HGTS UNIT 4 LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: LIGHTWEIS HAROLD R ETUX
 OWNER ADDR: 00089 DOGWOOD CT CALABASH NC 28467

101006647434110229 LEGAL: * 04 4 00 4PARADISE HGTS UNIT 4 LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: JOHNSON VIRGINIA S TRUSTEE FOR
 OWNER ADDR: 06622 BOSTWICK DR SPRINGFIELD VA 22151

101006647435010230 LEGAL: * 04 5 00 4PARADISE HGTS UNIT 4 LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: MENDOZA TEODORO P ETUX
 OWNER ADDR: 00185 WEST EVANS ST NORFOLK VA 23503

101006647435810231 LEGAL: * 04 6 00 4PARADISE HGTS UNIT 4 LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: MENDOZA TEODORO ETUX
 OWNER ADDR: 00185 WEST EVANS ST NORFOLK VA 23503

101006647436810232 LEGAL: * 04 7 00 4PARADISE HGTS UNIT 4 LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: REDOCK SANFORD A ETUX
 OWNER ADDR: 01655 FLATBUSH AV BROOKLYN NY 11210

101006647437610233 LEGAL: * 04 8 00 4PARADISE HGTS UNIT 4 LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: GEILENFELDT ROBERT & JUDY
 OWNER ADDR: 00624 MANOR CT NE ALBUQUERQUE NM 87123

101006647438510234 LEGAL: * 04 9 00 4PARADISE HGTS UNIT 4 LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: GEILENFELDT ROBERT & JUDY
 OWNER ADDR: 00624 MANOR CT NE ALBUQUERQUE NM 87123

101006647439410235 LEGAL: * 05 0 00 4PARADISE HGTS UNIT 4 LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: GEILENFELDT ROBERT & JUDY

OWNER ADDR: 00624 MANOR

CT NE ALBUQUERQUE NM 87123

101006649231010322

LEGAL: * 00 8 00 5PARADISE HGTS UNIT 4

LAND USE:

PROPERTY ADDR: 00000 N/A

OWNER NAME: GEILENFELDT FAMILY LIMITED PAR

OWNER ADDR: 00624 MANOR

CT NE ALBUQUERQUE NM 87123

101006649230110323

LEGAL: * 00 9 00 5PARADISE HGTS UNIT 4

LAND USE:

PROPERTY ADDR: 00000 N/A

OWNER NAME: GEILENFELDT FAMILY LIMITED PAR

OWNER ADDR: 00624 MANOR

CT NE ALBUQUERQUE NM 87123

101006649225410324	LEGAL: * 01 0 00 5PARADISE HGTS UNIT 4 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT FAMILY LIMITED PAR OWNER ADDR: 00624 MANOR	LAND USE: CT NE ALBUQUERQUE	NM 87123
101006649228610325	LEGAL: * 01 1 00 5PARADISE HGTS UNIT 4 PROPERTY ADDR: 00000 N/A OWNER NAME: LAMBERT MARGARETA OWNER ADDR: 00000	LAND USE: DILLON	CO 80435
101006649227810326	LEGAL: * 01 2 00 5PARADISE HGTS UNIT 4 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT FAMILY LIMITED PAR OWNER ADDR: 00624 MANOR	LAND USE: CT NE ALBUQUERQUE	NM 87123
101006649226810301	LEGAL: * 01 3 00 5PARADISE HGTS UNIT 4 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT FAMILY LIMITED PAR OWNER ADDR: 00624 MANOR	LAND USE: CT NE ALBUQUERQUE	NM 87123
101006647426910220	LEGAL: * 03 5 00 4PARADISE HGTS UNIT 4 PROPERTY ADDR: 00000 N/A OWNER NAME: WOLSTENHOLME DANIEL A JR OWNER ADDR: 11475 WASATCH	LAND USE: BL SANDY	UT 84092
101006647427710221	LEGAL: * 03 6 00 4PARADISE HGTS UNIT 4 PROPERTY ADDR: 00000 N/A OWNER NAME: WOLSTENHOLME DANIEL A JR OWNER ADDR: 11475 WASATCH	LAND USE: BL SANDY	UT 84092
101006647428510222	LEGAL: * 03 7 00 4PARADISE HGTS UNIT 4 PROPERTY ADDR: 00000 N/A OWNER NAME: WOLSTENHOLME DANIEL A JR OWNER ADDR: 11475 WASATCH	LAND USE: BL SANDY	UT 84092
101006647429310223	LEGAL: * 03 8 00 4PARADISE HGTS UNIT 4 PROPERTY ADDR: 00000 N/A OWNER NAME: WOLSTENHOLME DANIEL A JR OWNER ADDR: 11475 WASATCH	LAND USE: BL SANDY	UT 84092
101006647430010224	LEGAL: * 03 9 00 4PARADISE HGTS UNIT 4 PROPERTY ADDR: 00000 N/A OWNER NAME: GEILENFELDT ROBERT & JUDY	LAND USE: 	

OWNER ADDR: 00624 MANOR

CT NE ALBUQUERQUE NM 87123

101006647430910225

LEGAL: * 04 0 00 4PARADISE HGTS UNIT 4

LAND USE:

PROPERTY ADDR: 00000 N/A

OWNER NAME: GEILENFELDT ROBERT & JUDY

OWNER ADDR: 00624 MANOR

CT NE ALBUQUERQUE NM 87123

101006647431710226

LEGAL: * 04 1 00 4PARADISE HGTS UNIT 4

LAND USE:

PROPERTY ADDR: 00000 N/A

OWNER NAME: GEILENFELDT ROBERT & JUDY

OWNER ADDR: 00624 MANOR

CT NE ALBUQUERQUE NM 87123

101006647432510227 LEGAL: * 04 2 00 4PARADISE HGTS UNIT 4 LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: GEILENFELDT ROBERT & JUDY
 OWNER ADDR: 00624 MANOR CT NE ALBUQUERQUE NM 87123

101006647433310228 LEGAL: * 04 3 00 4PARADISE HGTS UNIT 4 LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: LIGHTWEIS HAROLD R ETUX
 OWNER ADDR: 00089 DOGWOOD CT CALABASH NC 28467

101006647434110229 LEGAL: * 04 4 00 4PARADISE HGTS UNIT 4 LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: JOHNSON VIRGINIA S TRUSTEE FOR
 OWNER ADDR: 06622 BOSTWICK DR SPRINGFIELD VA 22151

101006647435010230 LEGAL: * 04 5 00 4PARADISE HGTS UNIT 4 LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: MENDOZA TEODORO P ETUX
 OWNER ADDR: 00185 WEST EVANS ST NORFOLK VA 23503

101006647435810231 LEGAL: * 04 6 00 4PARADISE HGTS UNIT 4 LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: MENDOZA TEODORO ETUX
 OWNER ADDR: 00185 WEST EVANS ST NORFOLK VA 23503

101006647436810232 LEGAL: * 04 7 00 4PARADISE HGTS UNIT 4 LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: REDOCK SANFORD A ETUX
 OWNER ADDR: 01655 FLATBUSH AV BROOKLYN NY 11210

101006647437610233 LEGAL: * 04 8 00 4PARADISE HGTS UNIT 4 LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: GEILENFELDT ROBERT & JUDY
 OWNER ADDR: 00624 MANOR CT NE ALBUQUERQUE NM 87123

101006647438510234 LEGAL: * 04 9 00 4PARADISE HGTS UNIT 4 LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: GEILENFELDT ROBERT & JUDY
 OWNER ADDR: 00624 MANOR CT NE ALBUQUERQUE NM 87123

101006647439410235 LEGAL: * 05 0 00 4PARADISE HGTS UNIT 4 LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: GEILENFELDT ROBERT & JUDY

OWNER ADDR: 00624 MANOR

CT NE ALBUQUERQUE

NM 87123

101006650338511102

LEGAL: * 00 8 00 6PARADISE HGTS UNIT 4

LAND USE:

PROPERTY ADDR: 00000 N/A

OWNER NAME: CORRIZ RALPH & MONICA A

OWNER ADDR: 04523 10TH

ST NW ALBUQUERQUE

NM 87107

101006650339411103

LEGAL: * 00 9 00 6PARADISE HGTS UNIT 4

LAND USE:

PROPERTY ADDR: 00000 N/A

OWNER NAME: CORRIZ RALPH & MONICA A

OWNER ADDR: 04523 10TH

ST NW ALBUQUERQUE

NM 87107

101006649139411114	LEGAL: * 00 6 00 6PARADISE HGTS UNIT 4	LAND USE:
	PROPERTY ADDR: 00000 N/A	
	OWNER NAME: JAMES TOYA ANN	
	OWNER ADDR: 00000	ALBUQUERQUE NM 87193
101006649138511101	LEGAL: * 00 7 00 6PARADISE HGTS UNIT 4	LAND USE:
	PROPERTY ADDR: 00000 N/A	
	OWNER NAME: JAMES TOYA ANN	
	OWNER ADDR: 00000	ALBUQUERQUE NM 87193
101006647126141118	LEGAL: DRAI NAGE R/W DEDICATED TO A M A F C A CONT .0358 A	LAND USE:
	PROPERTY ADDR: 00000	
	OWNER NAME: A M A F C A	
	OWNER ADDR: 02600 PROSPECT	NE ALBUQUERQUE NM 87107
101006647726141117	LEGAL: LOT 17 B LOCK U PLAT OF PARADISE SKIES UNIT 5 CONT	LAND USE:
	PROPERTY ADDR: 00000	
	OWNER NAME: MANGAMPO GIL R & STRYMECKI VIV	
	OWNER ADDR: 10601 BROOKLINE	PL NW ALBUQUERQUE NM 87114
101006647625741116	LEGAL: LOT 16 B LOCK U PLAT OF PARADISE SKIES UNIT 5 CONT	LAND USE:
	PROPERTY ADDR: 00000	
	OWNER NAME: VELASCO JOSE & SANDRA	
	OWNER ADDR: 10555 BROOKLINE	PL NW ALBUQUERQUE NM 87114
101006647625241115	LEGAL: LOT 15 B LOCK U PLAT OF PARADISE SKIES UNIT 5 CONT	LAND USE:
	PROPERTY ADDR: 00000	
	OWNER NAME: LONGFORD AT PARADISE SKIES LP	
	OWNER ADDR: 02260 CORPORATE	CI HENDERSON NV 89014
101006647624741114	LEGAL: LOT 14 B LOCK U PLAT OF PARADISE SKIES UNIT 5 CONT	LAND USE:
	PROPERTY ADDR: 00000	
	OWNER NAME: TORRES PEDRO A	
	OWNER ADDR: 10547 BROOKLINE	PL NW ALBUQUERQUE NM 87114
101006650324641212	LEGAL: LOT 12 B LOCK J PLAT OF PARADISE SKIES UNIT 5 CONT	LAND USE:
	PROPERTY ADDR: 00000 10547 ROCKCLIFF CT NW	
	OWNER NAME: BARNHILL DEREK & TRISH A	
	OWNER ADDR: 10547 ROCKCLIFF	CT NW ALBUQUERQUE NM 87114
101006650425241213	LEGAL: LOT 13 B LOCK J PLAT OF PARADISE SKIES UNIT 5 CONT	LAND USE:
	PROPERTY ADDR: 00000 10551 ROCKCLIFF CT NW	
	OWNER NAME: RAUSCH STEVE C	

OWNER ADDR: 10551 ROCKCLIFF CT NW ALBUQUERQUE NM 87114

101006649325241214 LEGAL: LOT 14 B LOCK J PLAT OF PARADISE SKIES UNIT 5 CONT LAND USE:

PROPERTY ADDR: 00000 10552 BROOKLINE PL NW

OWNER NAME: WITTER MORGAN D

OWNER ADDR: 10552 BROOKLINE PL NW ALBUQUERQUE NM 87114

101006649324741215 LEGAL: LOT 15 B LOCK J PLAT OF PARADISE SKIES UNIT 5 CONT LAND USE:

PROPERTY ADDR: 00000 10548 BROOKLINE PL NW

OWNER NAME: TAYLOR DAVID J & TAYLOR ALLAN

OWNER ADDR: 10548 BROOKLINE PL NW ALBUQUERQUE NM 87114

101006641737510210 LEGAL: TRAC T OF LAND WITHIN NE/4 SEC 3 T11N R2E CONT 42.1 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: PARADISE HEIGHTS L L C % CHUCK
OWNER ADDR: 06301 INDIAN SCHOOL NE ALBUQUERQUE NM 87110

101006652340011203 LEGAL: * 01 3 00 8PARADISE HGTS UNIT 4 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: RICHTERS JANIS V & SILVIJA K
OWNER ADDR: 00038 CAFFREY AV BETHPAGE NY 11714

101106606446720735 LEGAL: SEC2 T11 N R2E CONT 40.0 AC M/L NW1/4 NW1/4 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: KB HOME NEW MEXICO INC
OWNER ADDR: 04921 ALEXANDER NE ALBUQUERQUE NM 87107

101106601533920715 LEGAL: TRAC T A PLAT FOR PARADISE SKIES UNIT 8 CONT 9.5122 LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: LONGFORD AT PARADISE SKIES LP
OWNER ADDR: 02260 CORPORATE CI HENDERSON NV 89014

101006651829211803 LEGAL: LOT 1 BL OCK H CORRECTED PLAT OF PARADISE SKIES UNI LAND USE:
PROPERTY ADDR: 00000 6159 CYONUS AVE NW
OWNER NAME: LONGFORD AT PARADISE SKIES LP
OWNER ADDR: 02260 CORPORATE CI HENDERSON NV 89014

101006652229211802 LEGAL: LOT 2 BL OCK H CORRECTED PLAT OF PARADISE SKIES UNI LAND USE:
PROPERTY ADDR: 00000 6155 CYONUS AVE NW
OWNER NAME: LONGFORD AT PARADISE SKIES LP
OWNER ADDR: 02260 CORPORATE CI HENDERSON NV 89014

101006652629211801 LEGAL: LOT 3 BL OCK H CORRECTED PLAT OF PARADISE SKIES UNI LAND USE:
PROPERTY ADDR: 00000 6151 CYONUS AVE NW
OWNER NAME: GARCIA MICHAEL A
OWNER ADDR: 06151 CYONUS AV NW ALBUQUERQUE NM 87114

101106600129222401 LEGAL: LOT 4 BL OCK H CORRECTED PLAT OF PARADISE SKIES UNI LAND USE:
PROPERTY ADDR: 00000 6147 CYONUS AVE NW
OWNER NAME: CARRILLO MARIN O
OWNER ADDR: 06147 CYONUS AV NW ALBUQUERQUE NM 87114

101106600427822620 LEGAL: LOT 10 B LOCK E CORRECTED PLAT OF PARADISE SKIES UN LAND USE:
PROPERTY ADDR: 00000 6140 CYONUS AVE NW
OWNER NAME: RUHLMAN MARK T & MARY

OWNER ADDR: 06140 CYONUS

AV NW ALBUQUERQUE

NM 87114

101106600426822601

LEGAL: LOT 11 B LOCK E PLAT OF PARADISE SKIES UNIT 6 CONT LAND USE:

PROPERTY ADDR: 00000 6143 URSA AVE NW

OWNER NAME: GALLEGOS ROJERIO A & GALVAN NI

OWNER ADDR: 06143 URSA

AV NW ALBUQUERQUE

NM 87114

101106600425432320

LEGAL:

LAND USE:

PROPERTY ADDR: 00000

OWNER NAME:

OWNER ADDR: 00000

101106552028241014	LEGAL:		LAND USE:
	PROPERTY ADDR: 00000		
	OWNER NAME:		
	OWNER ADDR: 00000		
101106552027841013	LEGAL:		LAND USE:
	PROPERTY ADDR: 00000		
	OWNER NAME:		
	OWNER ADDR: 00000		
101106552027441012	LEGAL:		LAND USE:
	PROPERTY ADDR: 00000		
	OWNER NAME:		
	OWNER ADDR: 00000		
101106552027041011	LEGAL:		LAND USE:
	PROPERTY ADDR: 00000		
	OWNER NAME:		
	OWNER ADDR: 00000		
101106552026741010	LEGAL:		LAND USE:
	PROPERTY ADDR: 00000		
	OWNER NAME:		
	OWNER ADDR: 00000		
101106552026241009	LEGAL:		LAND USE:
	PROPERTY ADDR: 00000		
	OWNER NAME:		
	OWNER ADDR: 00000		
101106552025941008	LEGAL:		LAND USE:
	PROPERTY ADDR: 00000		
	OWNER NAME:		
	OWNER ADDR: 00000		
101006652025541007	LEGAL: LOT 8 BL OCK G PLAT OF PARADISE SKIES UNIT 6 CONT .	LAND USE:	
	PROPERTY ADDR: 00000 10627 QUASAR ST NW		
	OWNER NAME: VALLEGOS DANA LYNN		
	OWNER ADDR: 10627 QUASAR	ST NW ALBUQUERQUE	NM 87114
101006652025141006	LEGAL: LOT 9 BL OCK G PLAT OF PARADISE SKIES UNIT 6 CONT .	LAND USE:	
	PROPERTY ADDR: 00000 10623 QUASAR ST NW		
	OWNER NAME: ARELLANO ANDREA M		

OWNER ADDR: 10623 QUASAR

ST NW ALBUQUERQUE

NM 87114



City of Albuquerque

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

Date: February 10, 2003

TO CONTACT NAME: Mary Snyder
 COMPANY/AGENCY: Bonham Houston LLC
 ADDRESS/ZIP: 7500 Jefferson NE 87109
 PHONE/FAX #: 798-7988

Thank you for your inquiry of 2-70-03 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Paradise Skies, Unit 4

zone map page(s) A-10

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

Skies West
 Neighborhood Association
 Contact: Joni Skopayko
10523 Jaurus Ct. NW
792-9227 (H) 87114
Bill Davis
10634 Capricorn Pl. NW
890-1712 (H) 87114

Neighborhood Association
 Contact: _____

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. Carmora
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

February 21, 2003

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

Re: Preliminary Plat, Grading Plan, Sidewalk Deferral, and Vacation Approval
Paradise Skies Unit 10

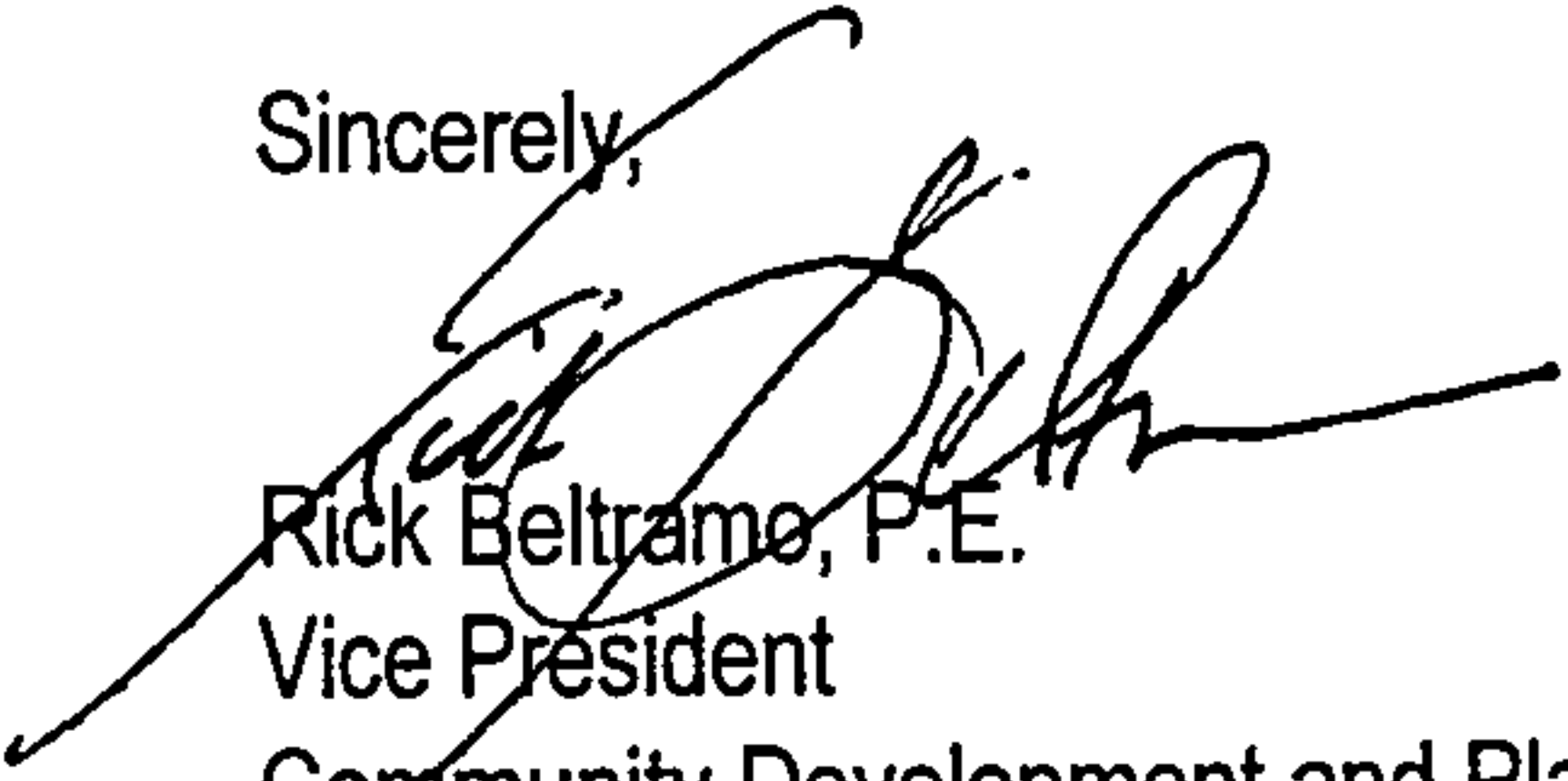
Dear Ms. Matson:

Enclosed for Development Review Board (DRB) review and approval are copies of the following information:

- Applications for Development Review
- Twenty-four (24) copies each of the Preliminary Plat and Grading Plan
- Twenty-four (24) copies of the Infrastructure List (Exhibit "A")
- Six (6) copies of the Reason/Location of Request for Sidewalk Deferral (Exhibit "B")
- Twenty-four (24) copies of the Reason/Location of Request for easement vacations (Exhibit "C")
- Letter from the Office of Neighborhood Coordination
- Forms DRWS and TIS, and
- Fee in the amount of \$3900.00

Please place this item on the DRB Agenda to be heard on March 19, 2003. If you have any questions or require further information, please call me at 823-1000.

Sincerely,



Rick Beltramo, P.E.
Vice President
Community Development and Planning Group

ntl
Enclosures

Proj# 1002379

LONGFORD HOMES
7301 JEFFERSON NE
ALBUQUERQUE NM 87109

BILL DAVIS
Skies West Neigh. Assoc.
10636 CAPRICORN PL. NW
ALBUQUERQUE NM 87114

101006650330110306

BALLI ELISA R
3 MONTE VISTA CT
PLACITAS NM 87043

101006650334410311

LYONS KENNETH B & SHARON S DA
7 DANIEL LN
LEBANON NJ 08833

101006649228610325

LAMBERT MARGARETA
PO BOX 160
DILLON CO 80435

101006647434110229

JOHNSON VIRGINIA S TRUSTEE FO
6622 BOSTWICK DR
SPRINGFIELD VA 22151

101006650338511102

CORRIZ RALPH & MONICA A
4523 10TH ST NW
ALBUQUERQUE NM 87107

101006647126141118

A M A F C A
2600 PROSPECT NE
ALBUQUERQUE NM 87107

101006647625241115

LONGFORD AT PARADISE SKIES LP
2260 CORPORATE CI
HENDERSON NV 89014

101006650425241213

RAUSCH STEVE C
10551 ROCKCLIFF CT NW
ALBUQUERQUE NM 87114

Proj# 1002379

BOHANNAN HUSTON, INC
7500 JEFFERSON NE
ALBUQUERQUE NM 87109

101006650326810302

GEILENFELDT FAMILY LTD PTNS
624 MANOR CT NE
ALBUQUERQUE NM 87123

101006650331010307

BENSON ROY D & LYNNAE THURIK
13704 POINSETTIA CT NE
ALBUQUERQUE NM 87123

101006650336910314

SICKENBERGER WILLIAM L ETUX
11599 NEWPORT COVE LN
RESTON VA 22094

101006647426910220

WOLSTENHOLME DANIEL A JR
11475 WASATCH BL
SANDY UT 84092

101006647435010230

MENDOZA TEODORO P ETUX
185 WEST EVANS ST
NORFOLK VA 23503

101006650339411103

CORRIZ RALPH & MONICA A
4523 10TH ST NW
ALBUQUERQUE NM 87107

101006647726141117

MANGAMPO GIL R & STRYMECKI VI
10601 BROOKLINE PL NW
ALBUQUERQUE NM 87114

101006647624741114

TORRES PEDRO A
10547 BROOKLINE PL NW
ALBUQUERQUE NM 87114

101006649325241214

WITTER MORGAN D
10552 BROOKLINE PL NW
ALBUQUERQUE NM 87114

TOM SKOPAYKO
Skies West Neigh. Assoc.
10523 TAURUS CT. NW
ALBUQUERQUE NM 87114

101006650327810303

GEILENFELDT ROBERT & JUDY
624 MANOR CT. NE
ALBUQUERQUE NM 87123

101006650332710309

MONTOYA SAMUEL S
2710 ALAMOSA DR
SANTA FE NM 87505

101006649136910315

LEOPOLD GEORGE B ETUX
148 COUNTY RD
PARSHALL CO 80468

101006647433310228

LIGHTWEIS HAROLD R ETUX
89 DOGWOOD CT
CALABASH NC 28467

101006647436810232

REDOCK SANFORD A ETUX
1655 FLATBUSH AV
BROOKLYN NY 11210

101006649139411114

JAMES TOYA ANN
PO BOX 66198
ALBUQUERQUE NM 87193

101006647625741116

VELASCO JOSE & SANDRA
10555 BROOKLINE PL NW
ALBUQUERQUE NM 87114

101006650324641212

BARNHILL DEREK & TRISH A
10547 ROCKCLIFF CT NW
ALBUQUERQUE NM 87114

101006649324741215

TAYLOR DAVID J & TAYLOR ALLAN
10548 BROOKLINE PL NW
ALBUQUERQUE NM 87114

101006641737510210

PARADISE HEIGHTS L L C
CHUCH
6301 INDIAN SCHOOL NE
ALBUQUERQUE NM 87110
101006652629211801

GARCIA MICHAEL A
6151 CYONUS AV NW
ALBUQUERQUE NM 87114

101106600426822601

GALLEGOS ROJERIO A & GALVAN N
6143 URSA AV NW
ALBUQUERQUE NM 87114

101006652340011203

RICHTERS JANIS V & SILVIJA K
38 CAFFREY AV
BETHPAGE NY 11714

101106600129222401

CARRILLO MARIN O
6147 CYONUS AV NW
ALBUQUERQUE NM 87114

101006652025541007

VALLEGOS DANA LYNN
10627 QUASAR ST NW
ALBUQUERQUE NM 87114

101106606446720735

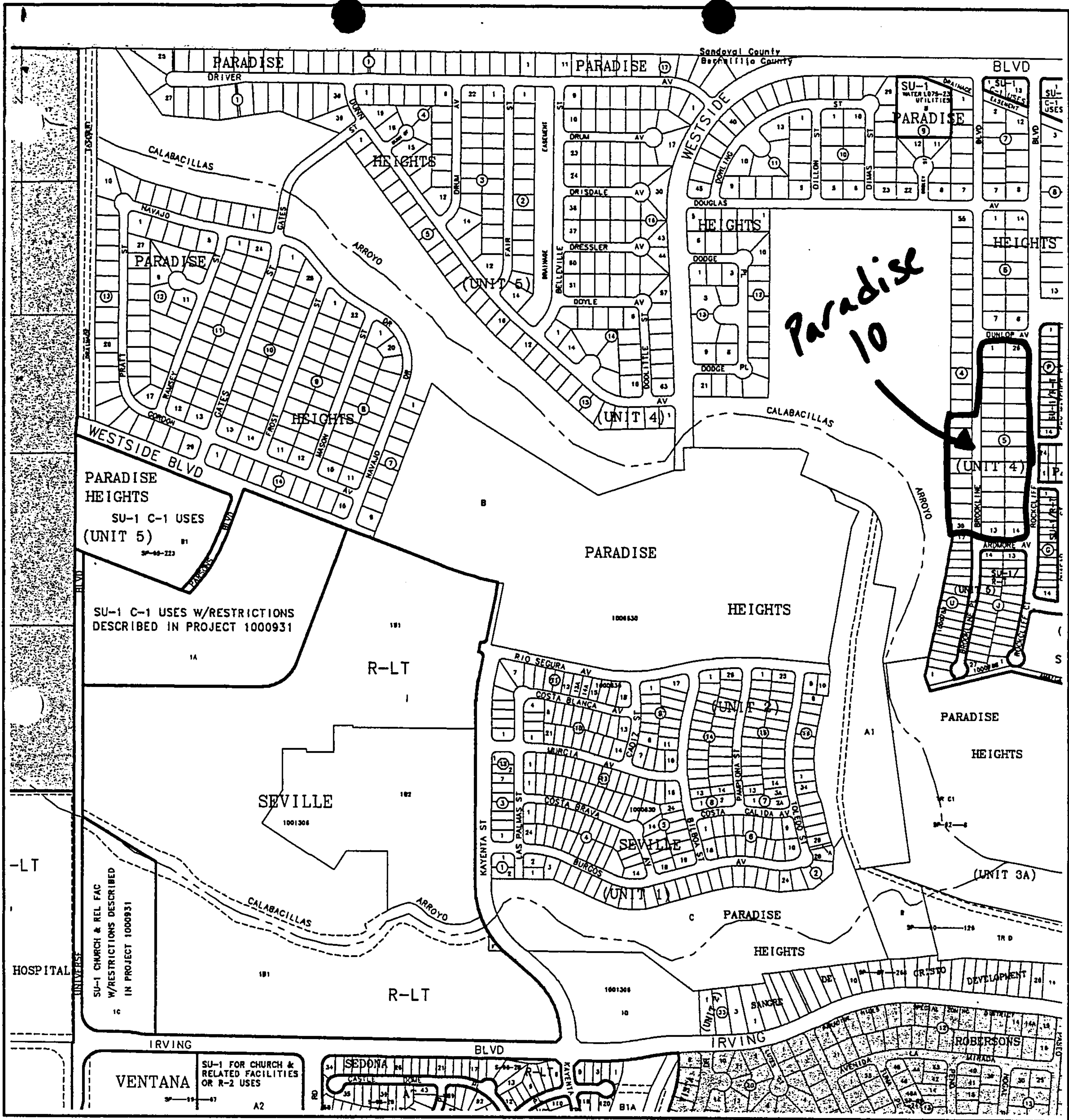
KB HOME NEW MEXICO INC
4921 ALEXANDER NE
ALBUQUERQUE NM 87107

101106600427822620

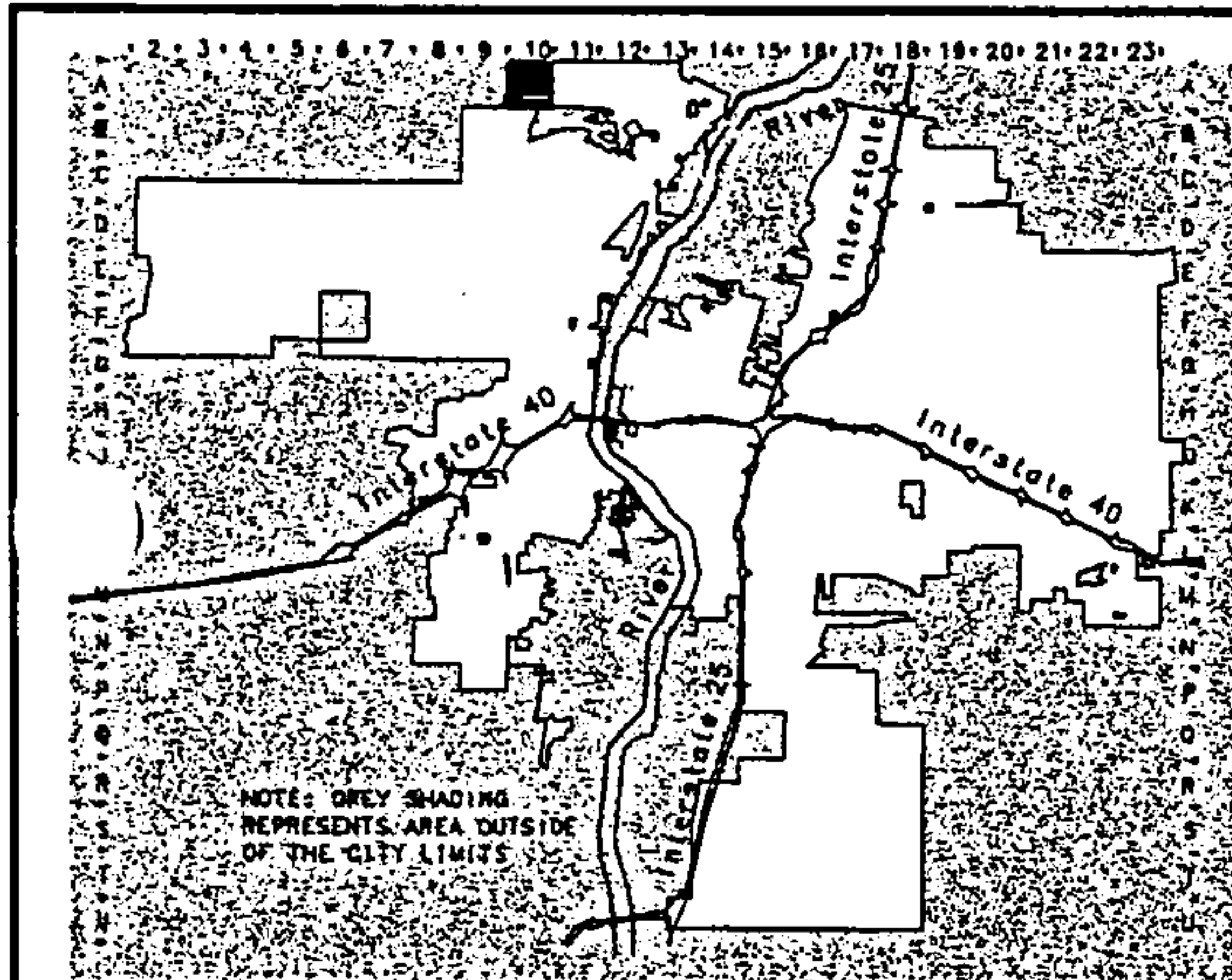
RUHLMAN MARK T & MARY
6140 CYONUS AV NW
ALBUQUERQUE NM 87114

101006652025141006

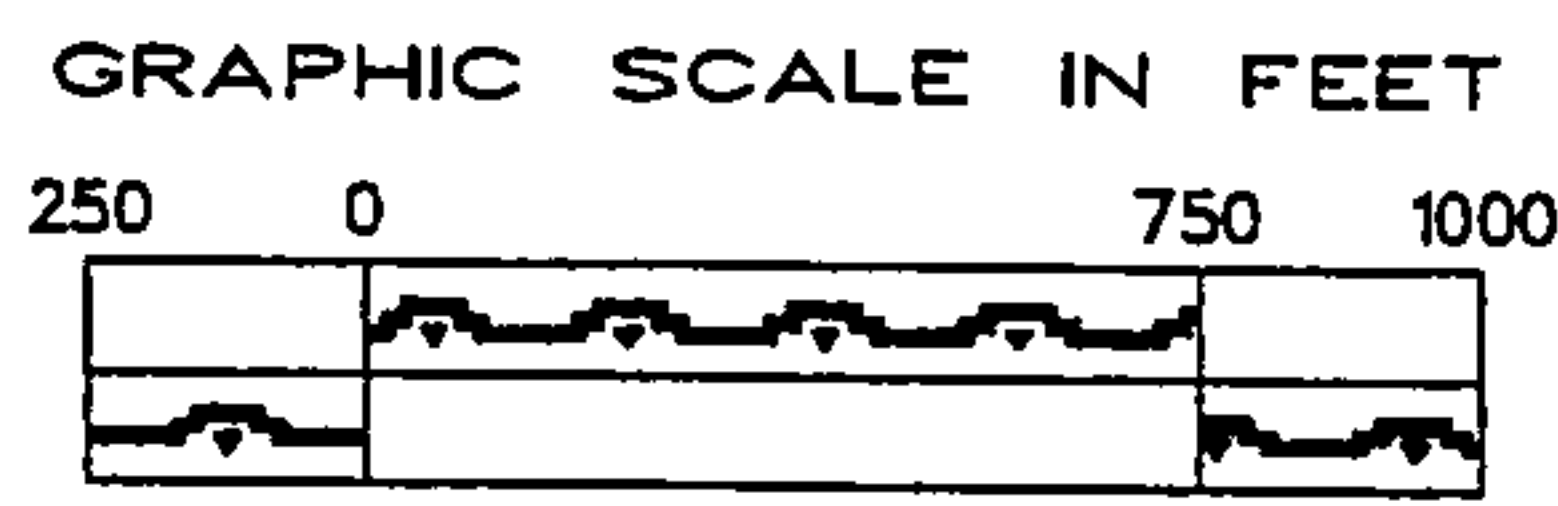
ARELLANO ANDREA M
10623 QUASAR ST NW
ALBUQUERQUE NM 87114



Paradise 10



CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
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Zone Atlas Page
A-10-Z
Map Amended through April 03, 2002

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.

RICK BELTRAMO

[Signature] Applicant name (print)
2/21/03 Applicant signature / date



Form revised September 2001

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
65402 - 00269
 _____ - _____
 _____ - _____

[Signature] Planner signature / date
Project # 1002379

ORIGINAL

Claire

Date Submitted: May 21, 2003
 Date Site Plan Approved: 6/4/03
 Date Preliminary Plat Approved: 6/4/03
 Date Preliminary Plat Expires: 6/4/04

Figure 12
INFRASTRUCTURE LIST
 EXHIBIT "A"
 TO SUBDIVISION IMPROVEMENTS AGREEMENT
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST
PARADISE SKIES UNIT 10 SUBDIVISION

DRB Project No. 1002379
 Application No. 03DRB00269
 3/8/04

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
PUBLIC ROADWAY IMPROVEMENTS									
		16' F-EOP	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON WEST SIDE ONLY* (40' F-F TOTAL PAVEMENT WIDTH)	ROCKCLIFF DRIVE	NORTH BOUNDARY	ARDMORE AVENUE	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	BROOKLINE DRIVE	LOT 49	ARDMORE AVENUE	/	/	/
		24' F-EOP	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON EAST SIDE ONLY* WAIVER OF SIDEWALK NORTH OF ENDEAVOUR ROAD	BROOKLINE DRIVE	NORTH BOUNDARY	LOT 49	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES SIDEWALK ON NORTH SIDE TO BE DEFERRED	ENDEAVOUR ROAD	ROCKCLIFF DRIVE	BROOKLINE DRIVE	/	/	/
		8' F-EOP	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON NORTH SIDE ONLY (32' F-F TOTAL PAVEMENT WIDTH)	ARDMORE AVENUE	ROCKCLIFF DRIVE	BROOKLINE DRIVE	/	/	/

- * SIDEWALKS TO BE DEFERRED.
- STREET LIGHTS AS PER COA DPM
- MODIFIED PROCEDURE 'C'
- OFFSITE TRAFFIC MITIGATION FEE: \$400/LOT X 62 LOTS = \$24800

SIA.
Sequence #

COA DRC
Project #

Size Type of Improvement Location From To

Private Inspector City Inspector City Cnst Engineer

PUBLIC STORM DRAIN IMPROVEMENTS

18" DIA RCP W/ NEC. MH'S, LATERALS & INLETS BROOKLINE DRIVE LOT 62 SOUTH BOUNDARY

WALL DRAIN ~~BROOKLINE PLACE CUL-DE-SAC TERMINUS~~ *Not req'd*

WALL DRAIN ~~ROCKCLIFF COURT CUL-DE-SAC TERMINUS~~ *Not req'd* ^{BLB}

SLOPE PROTECTION PER AMAFCA REQUIREMENTS AT ENERGY DISSIPATOR LOCATED SOUTH OF ROCKCLIFF COURT IN CALABACILLAS ARROYO

NOTE: A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES.

/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

PUBLIC WATERLINE IMPROVEMENTS

8" DIA WATERLINE W/ NEC. VALVES FH'S, MJS & RJS BROOKLINE DRIVE NORTH BOUNDARY SOUTH BOUNDARY

8" DIA WATERLINE W/ NEC. VALVES FH'S, MJS & RJS ENDEAVOUR ROAD ROCKCLIFF DRIVE BROOKLINE DRIVE

8" DIA WATERLINE W/ NEC. VALVES FH'S, MJS & RJS ARDMORE AVENUE ROCKCLIFF DRIVE BROOKLINE DRIVE

/	/	/
/	/	/
/	/	/

PUBLIC SANITARY SEWER IMPROVEMENTS

8" DIA SANITARY SEWER W/ NEC. MH'S & SERVICES BROOKLINE DRIVE NORTH BOUNDARY SOUTH BOUNDARY

8" DIA SANITARY SEWER W/ NEC. MH'S & SERVICES ENDEAVOUR ROAD ROCKCLIFF DRIVE BROOKLINE DRIVE

/	/	/
/	/	/

ORIGINAL

NINA LEUNG
PREPARED BY: PRINT NAME

Steven Watson 6/4/03
DRB CHAIR DATE

Christina Sandoval 6/4/03
PARKS & GENERAL SERVICES
Recreation DATE

BOHANNAN HUSTON INC.
FIRM:

R. Dowd 6-04-03
TRANSPORTATION DEVELOPMENT DATE

Lynn M. Mason 6-2-03
AMAFCA DATE

Nina Leung 5-21-03
SIGNATURE DATE

Roger A. Shea 6/4/03
UTILITY DEVELOPMENT DATE

Brady L. Bigham 6/4/03
CITY ENGINEER DATE

MAXIMUM TIME ALLOW TO CONSTRUCT
IMPROVEMENTS WITHOUT A DRB EXTENSION

6-04-05

JK 5-21-03
NEW MEXICO UTILITIES INC. DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	3/8/04	<i>John Paul</i>	<i>Brady L. Bigham</i>	<i>Nina Leung</i>

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

<p style="text-align: center;">Supplemental form</p> <p>SUBDIVISION S</p> <p><input checked="" type="checkbox"/> Major Subdivision action</p> <p><input type="checkbox"/> Minor Subdivision action</p> <p><input type="checkbox"/> Vacation V</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p>SITE DEVELOPMENT PLAN P</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) L</p>	<p style="text-align: center;">Supplemental form</p> <p>ZONING & PLANNING Z</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>APPEAL / PROTEST of... A</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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: LONGFORD AT PARADISE SKIES, LP PHONE: 761-9911

ADDRESS: 7301 JEFFERSON NE SUITE G FAX: 761-9922

CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: _____

Proprietary interest in site: OWNER

AGENT (if any): BOHANNAN HUSTON, INC. PHONE: 823-1000

ADDRESS: 7500 JEFFERSON NE FAX: 798-7988

CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: _____

DESCRIPTION OF REQUEST: FINAL PLAT

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

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

Lot or Tract No. LOTS 1-26 AND 35-42 Block: _____ Unit: _____

Subdiv. / Addn. PARADISE SKIES UNIT 10 (REPLAT OF PARADISE HEIGHTS UNIT 4)

Current Zoning: SU1 R-1 Proposed zoning: SU-1

Zone Atlas page(s): A-10 No. of existing lots: 34 No. of proposed lots: 62

Total area of site (acres): 7.7912 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

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

UPC No. SEE ATTACHED SHEET MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: ROCKCLIFF DR. NW

Between: BROOKLINE DR NW and ARDMORE AVE. 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.): _____

1002379

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

SIGNATURE *Nina Leung* DATE 7-15-03

(Print) NINA LEUNG 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>03DRB</u> - <u>0159</u></p> <p>_____ - _____</p> <p>_____ - _____</p> <p>_____ - _____</p> <p>_____ - _____</p> <p>Hearing date <u>7/23/03</u></p>	<p>Action</p> <p><u>FP</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>S.F.</p> <p><u>5(3)</u></p> <p>_____</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. Oberbent 7/15/03
Planner signature / date

Project # 1002379

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, 2
 - ___ SIA financial guaranty verification - *ARLENE Approved but not recorded as of 7/15/03*
 - N/A* ___ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
 - ___ Any original and/or related file numbers are listed on the cover application
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

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

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

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

NINA LEUNG

Nina Leung

 Applicant name (print) **7-15-03**
 Applicant signature / date

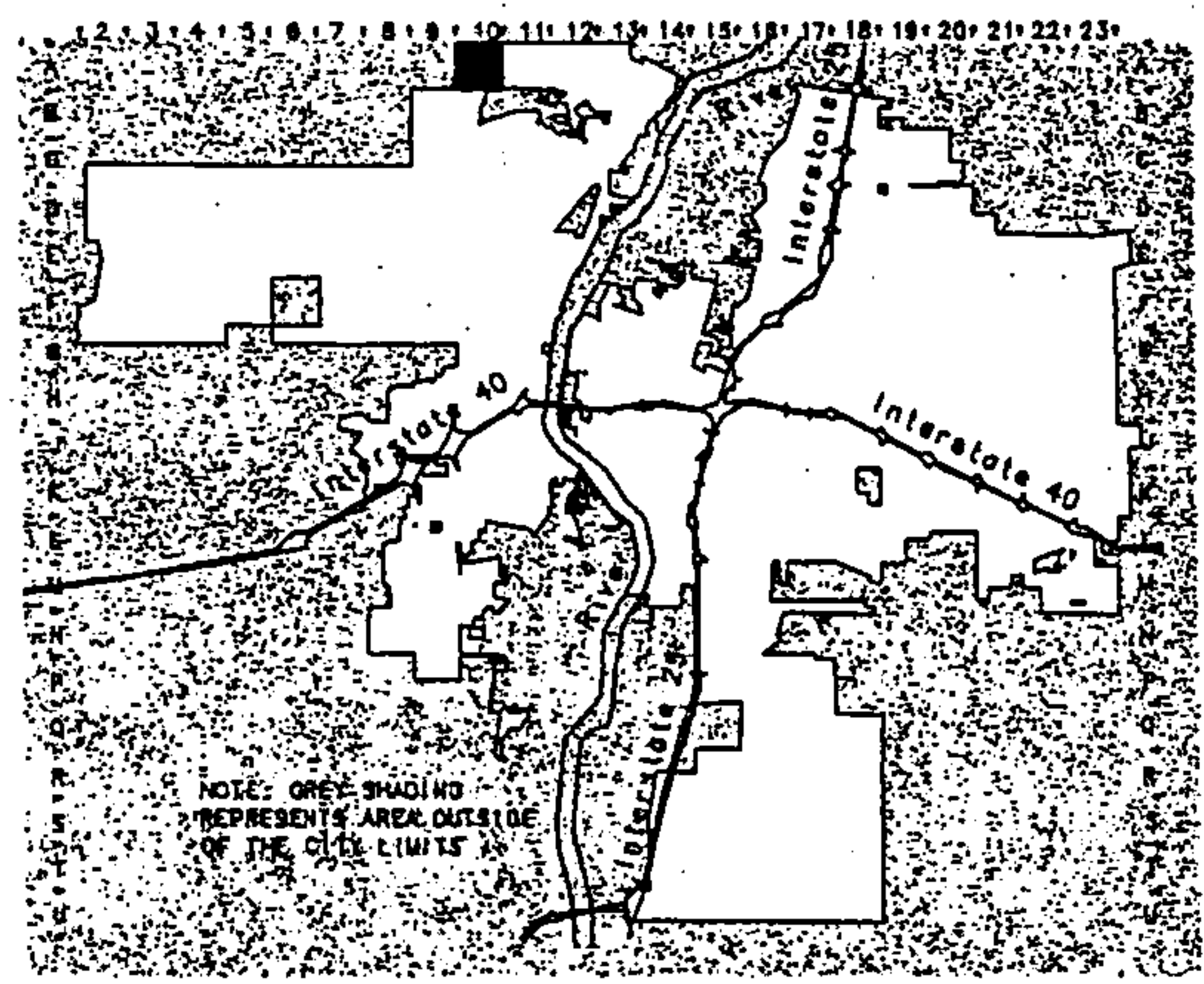
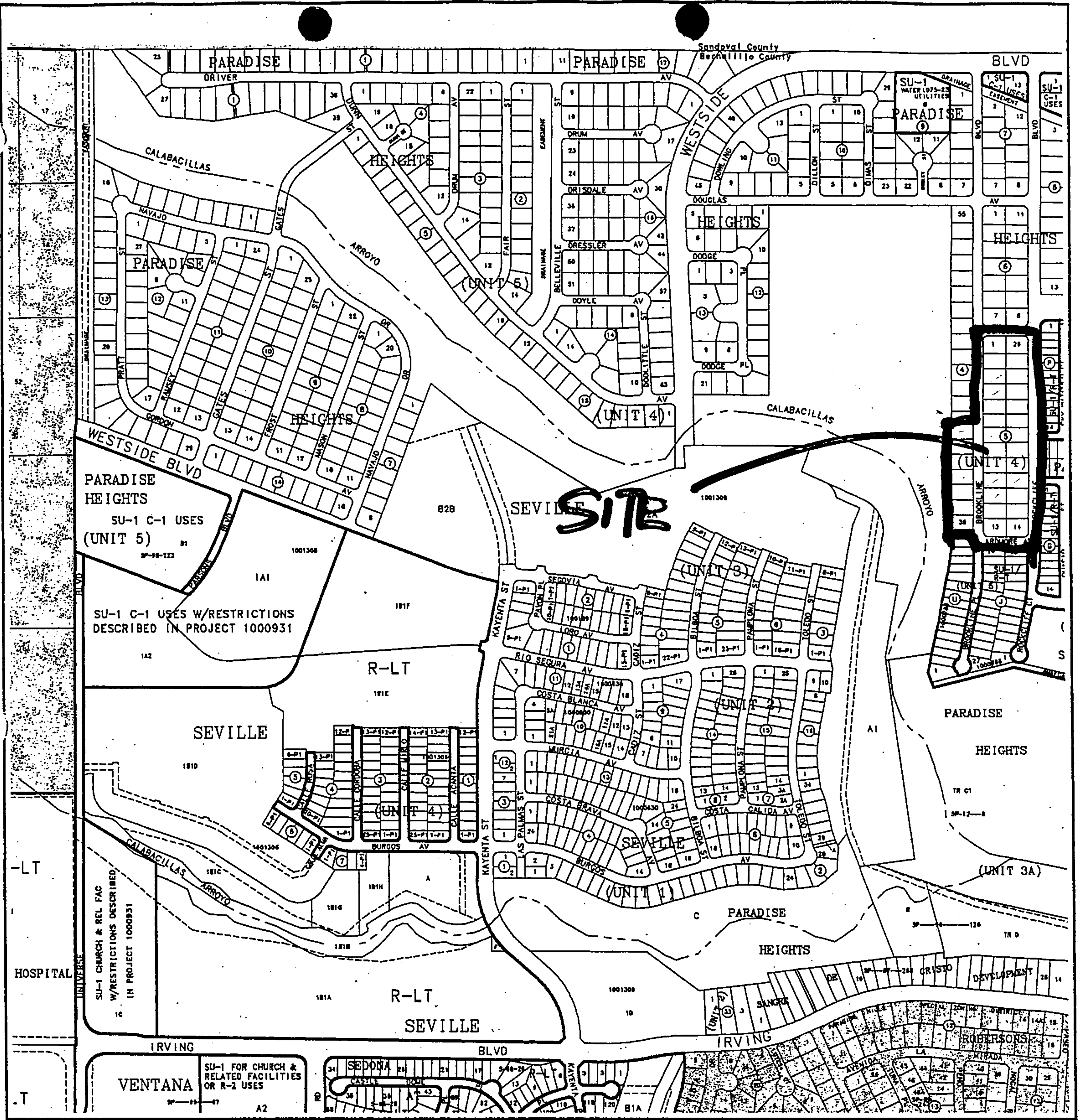


Form revised MARCH 2003

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
03DRB - 01159

Bobbert 7/15/03

 Planner signature / date
Project # 1002379



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



Zone Atlas Page

A-10-Z

Map Amended through January 21, 2003

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

July 15, 2003

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

Re: Final Plat Approval
Paradise Skies Unit 10 DRB#1002379

Dear Sheran:

Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications
- Six (6) copies of the Final Plat, and
- Zone Atlas Map showing the location of the property
- Letter briefly describing request

The preliminary plat for Paradise Skies Unit 10 was approved by the Development Review Board on June 4, 2003. The final plat is consistent with the approved preliminary plat. The SIA is currently in process and should be completed by the proposed hearing date.

Please place this item on the DRB Agenda to be heard on July 23, 2003. If you have any questions or require additional information, please contact me.

Sincerely,



Nina Leung
Community Development and Planning Group

SS
Enclosure

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

July 11, 2003

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

Re: Paradise Skies Unit 10, DRB Project No. 1002379
Vacation of Right-of-Way

Dear Ms. Matson:

This project was approved by the Development Review Board on June 4, 2003. This letter serves as an official request to withdraw a portion of the vacation actions as approved by the DRB. These actions should be withdrawn since they are no longer applicable to the current layout and final plat. At the time of preliminary plat application, additional right-of-way was requested to be vacated, however, the layout has changed since the time of application. Therefore, please withdraw vacation actions 03DRB-00272 and 03DRB-00273. The remaining vacation actions are still valid and will be shown on the final plat.

If you have any questions or require further information, please call me at 823-1000.

Sincerely,



Nina Leung
Community Development and Planning Group

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

<p>SUBDIVISION</p> <p>___ Major Subdivision action S</p> <p>___ Minor Subdivision action</p> <p>___ Vacation V</p> <p>___ Variance (Non-Zoning)</p> <p>SITE DEVELOPMENT PLAN</p> <p><input checked="" type="checkbox"/> ...for Subdivision Purposes FSD</p> <p><input checked="" type="checkbox"/> ...for Building Permit FSD</p> <p>___ IP Master Development Plan P</p> <p>___ Cert. of Appropriateness (LUCC) L</p>	<p style="text-align: center;">Supplemental form</p> <p>ZONING & PLANNING Z</p> <p>___ Annexation</p> <p>___ Zone Map Amendment (Establish or Change Zoning)</p> <p>___ Sector Plan (Phase I, II, III)</p> <p>___ Amendment to Sector, Area, Facility or Comprehensive Plan</p> <p>___ Text Amendment (Zoning Code/Subdivision Regulations)</p> <p>APPEAL / PROTEST of... A</p> <p>___ 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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: LONGFORD HOMES PHONE: 761-9911

ADDRESS: 7301 JEFFERSON NE SUITE G FAX: 761-9922

CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: _____

Proprietary interest in site: OWNER

AGENT (if any): BOHANNAN HUSTON, INC. PHONE: 823-1000

ADDRESS: 7500 JEFFERSON NE FAX: 798-7988

CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: S

DESCRIPTION OF REQUEST: FINAL SIGN OFF FOR EPC APPROVED SDP FOR SUBDIVISION *Final sign off for EPC approved SDP for 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. 1-26 AND 35-42 Block: 4 & 5 Unit: 10

Subdiv. / Addn. PARADISE SKIES

Current Zoning: SU-1FOR PRD Proposed zoning: _____

Zone Atlas page(s): A-10 No. of existing lots: 35 No. of proposed lots: 62

Total area of site (acres): 9 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: 6.88

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

UPC No. 101000050425241213 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: DUNLOP AVENUE NW

Between: ARDMORE AVENUE NW and ROCKCLIFF BLVD NW

CASE HISTORY: Mapita Hill EPC Case Planner

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

1002379 03EPC-00495

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

SIGNATURE Paul Wymer DATE _____

(Print) PAUL WYMER _____ Applicant Agent

FOR OFFICIAL USE ONLY

<input type="checkbox"/> INTERNAL ROUTING <input checked="" type="checkbox"/> All checklists are complete <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	<p>Application case numbers</p> <p><u>03 DRB - 00866</u> Action <u>SPS</u> S.F. <u>P3</u> Fees \$ <u>0</u></p> <p><u>03 DRB - 00867</u> Action <u>SPBP</u> S.F. <u>P3</u> Fees \$ <u>0</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Hearing date <u>JUNE 4 2003</u></p>	<p>Total \$ <u>0</u></p>
---	---	--------------------------

JAN 5/27/03 Planner signature / date

Project # 1002379

Form revised 9/01, 3/03

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.
 - Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
 - 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
 - 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 (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.

PAUL WYMER

Paul Wymer

Applicant name (print)

5/27/03

Applicant signature / date



Form revised September 2001

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

Application case numbers
 03DRB - 00866
 - - 00867

Paul Wymer 5/27/03

Planner signature / date

Project # 1002379

May 22, 2003

Ms. Sharon Matson
DRB Chair
City of Albuquerque
P O Box 1293
Albuquerque, NM 87103

Re: Paradise Skies Unit 10
Final Sign-Off for EPC Case Number 03EPC-00495
File: Project Number 1002379

Dear Sharon:

In accordance with Condition 1 of the Official Notification of Decision letter dated May 16, 2003, the purpose of this letter is to provide you with a written description of modifications made to the Site Plan for Subdivision and Building Permit for the subject EPC case. Enclosed are the following:

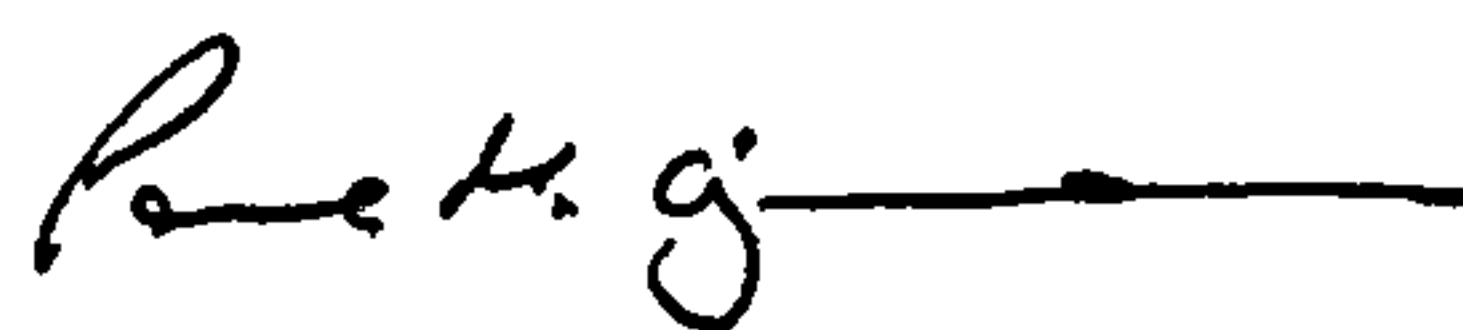
1. 6 copies of the modified site plan.
2. Grading and Drainage Plan.
3. Plan indicating Solid Waste and Fire Marshal approval.
4. Zone Atlas map.
5. This letter.
6. Infrastructure list.
7. Conceptual Utility Layout.

The following list corresponds to the conditions listed in the Official Notification letter:

1. This letter serves to specify the modifications made to the site plan.
2. Note "H" has been added to the Site Plan for Subdivision and Building Permit.
3. Note "I" has been added to the Site Plan for Subdivision and Building Permit.
4. Note "J" has been added to the Site Plan for Subdivision and Building Permit.

Please review this submittal and place it on the DRB agenda to be heard at the June 4, 2003 hearing.

Sincerely,



Paul M. Wymer, AIA
Project Manager
Community Development and Planning

PMW/am
Enclosures

cc: Kevin Daggett, Longford Homes
Rick Beltramo, BHI

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

5/21/03 cc: Kevin Daggett/Longford
fax 761-9923 MAY 20 2003
- Paul Wymer 4 Pages Total
- Nina Leung



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

Date: May 16, 2003

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1002379 ***
03EPC-00495 EPC Site Development Plan-
Subdivision

Longford Homes
7301 Jefferson NE
Albuq. NM 87109

LEGAL DESCRIPTION: for all or a portion of Lot(s) 1-26, Block(s) 5 and Lots 35-42, Block 4, **Paradise Heights**, zoned SU-1 for PRD, located on ROCKCLIFF BLVD. NW, between SOUTH OF MCMAHON BLVD. NW and ROCKCLIFF NW, containing approximately 9 acre(s). (A-10) Makita Hill, Staff Planner

On May 15, 2003 the Environmental Planning Commission voted to approve Project 1002379, 03EPC 00495, a request for a site development plan for subdivision, for Lots 1-26, Block 5, and Lots 35-42, Block 4, Paradise Heights Subdivision, located on Rockcliff Road NW south of McMahon Boulevard NW, based on the following Findings:

FINDINGS:

1. This is a request for a site development plan for subdivision for Lots 1-26, Block 5, and Lots 35-42, Block 4, Paradise Heights Subdivision, located on Rockcliff Road NW south of McMahon Boulevard NW. The site contains approximately 9 acres and is currently vacant.
2. The EPC approved a zone map amendment for the subject site (1002379, 03EPC 00149) to SU-1 PRD 62 Units Maximum on March 20, 2003. The zone map amendment reflects land use policy for the subject site in the West Side Strategic Plan, Resolution R-249, Transportation and Land Use Policy for the Westside McMahon Corridor, and the Attachment A land use policy map, for residential use with a density of less than 7 dwelling units per acre. The SU-1 PRD 62 Units Maximum establishes a density of 6.88 dwelling units per acre.

OFFICIAL NOTICE OF DECISION

MAY 14, 2003

PROJECT #1000593

PAGE 2

3. The proposed site development plan for subdivision is consistent with Policy d of the Established Urban planning area of the Comprehensive Plan regarding location, intensity, and design of new development with respect to an existing, or in this case a designated, neighborhood per the WSSP R-249 and Attachment A map. Also, as the proposed site plan reflects a residential density of up to 6.88 single-family dwelling units per acre, the site plan is consistent with the 10 dwelling unit per acre standard as expressed in Policy h of the Comprehensive Plan regarding placement of higher density residential development in single-family residential areas.
4. The proposed site development plan for subdivision is consistent with Policy 3.4 of the Seven Bar Ranch Community of the WSSP in that the site plan is intended to facilitate development of single family residential uses and the subject site is not located within a Neighborhood or Community Activity Center (p. 51 WSSP).
5. The proposed site development plan for subdivision will result in an increase in density from the previous R-1 zoning and therefore conflicts with Policy 2.5 of the WSSP regarding potential impact of new residential subdivisions on area schools (p. 46, Jurisdictional, Density, and Character Issues). The previously approved SU-1 PRD 62 Units Maximum zoning allows an increase in residential density on the subject site of up to 6.88 dwelling units per acre. The allowed density, as reflected in the proposed site plan, is consistent with policies in R-249 and Attachment A of the WSSP limiting residential density to less than 7 dwelling units per acre, and is consistent with policy c of the Established Urban area of the Comprehensive Plan regarding the role of Rank 2 plans in guiding development in their respective areas.
6. The Skies West Neighborhood Association was notified concerning this request. No objections have been received for this request by the association or any individual.
7. The submittal will be adequate with some additional design guidelines.
8. The applicant submittal contains adequate detail to control development on the subject site.
9. A separate site plan for building permit submittal will not be required if conformance to the architectural and landscape guidelines are adhered to.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan for subdivision to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC conditions have been satisfied and that other applicable City requirements have been met. 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 applicant shall establish standards for accessory building placement for the subject site that are designed to minimize views of accessory buildings from public streets.
3. The applicant shall establish standards for screening for trash receptacles on each lot that are designed to minimize views of trash receptacles from public streets.
4. A separate site plan for building permit submittal will not be required if conformance to the architectural and landscape guidelines are adhered to.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY MAY 30, 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
MAY 14, 2003
PROJECT #1000593
PAGE 4

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/MH/ac

cc: Bohannan Huston, Inc., 7500 Jefferson NE, Albuquerque, NM 87109
Tom Skopapyko, Skies West NA, 10523 Taurus Ct. NW, Albuquerque, NM 87114
Bill Davis, Skies West NA, 10636 Capricorn Pl. NW, Albuquerque, NM 87114

* * * COMMUNICATION RESULT REPORT (MAY.21. 2003 7:13AM) * * *

TTI BOHANNAN HUSTON

FILE MODE	OPTION	ADDRESS (GROUP)	RESULT	PAGE
795	MEMORY TX	97619922	OK	P. 4/4

REASON FOR ERROR

E-1) HANG UP OR LINE FAIL
E-3) NO ANSWER

E-2) BUSY
E-4) NO FACSIMILE CONNECTION

5/21/03 cc: Kevin Daggett/Longford
fax 761-9922

MAY 20 2003

- Paul Wymer

- Nina Leung

4 Pages Total



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

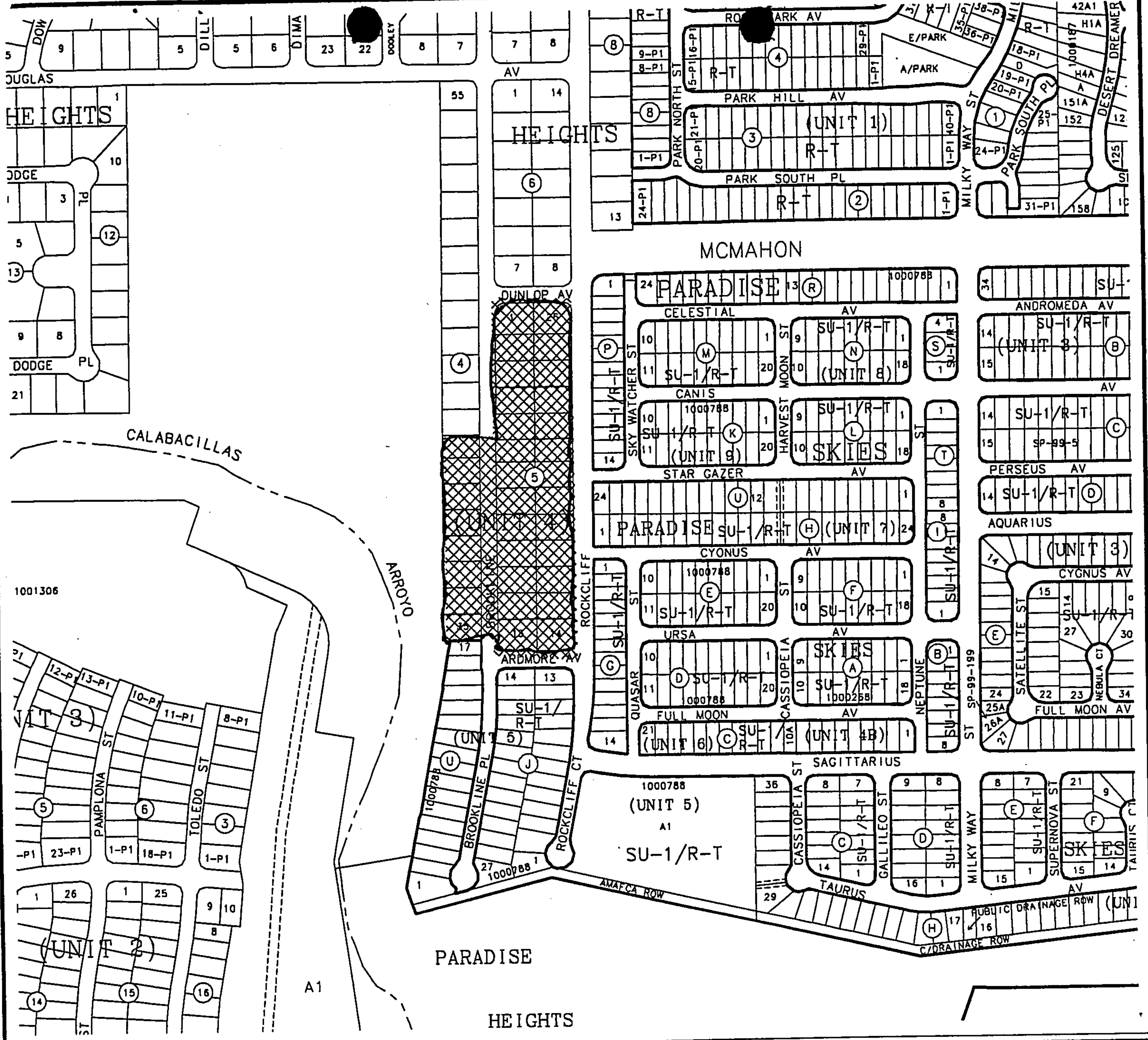
Date: May 16, 2003

OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1002379 *
03EPC-00495 EPC Site Development Plan-
Subdivision

Longford Homes
7301 Jefferson NE
Albuq. NM 87109

LEGAL DESCRIPTION: for all or a portion of Lot(s) 1-26, Block(s) 5 and Lots 35-42, Block 4, Paradise Heights, zoned SU-1 for PRD, located on ROCKCLIFF BLVD. NW, between SOUTH OF MCMAHON BLVD. NW and ROCKCLIFF NW, containing approximately 9 acre(s). (A-10) Makita Hill, Staff Planner



ZONING MAP



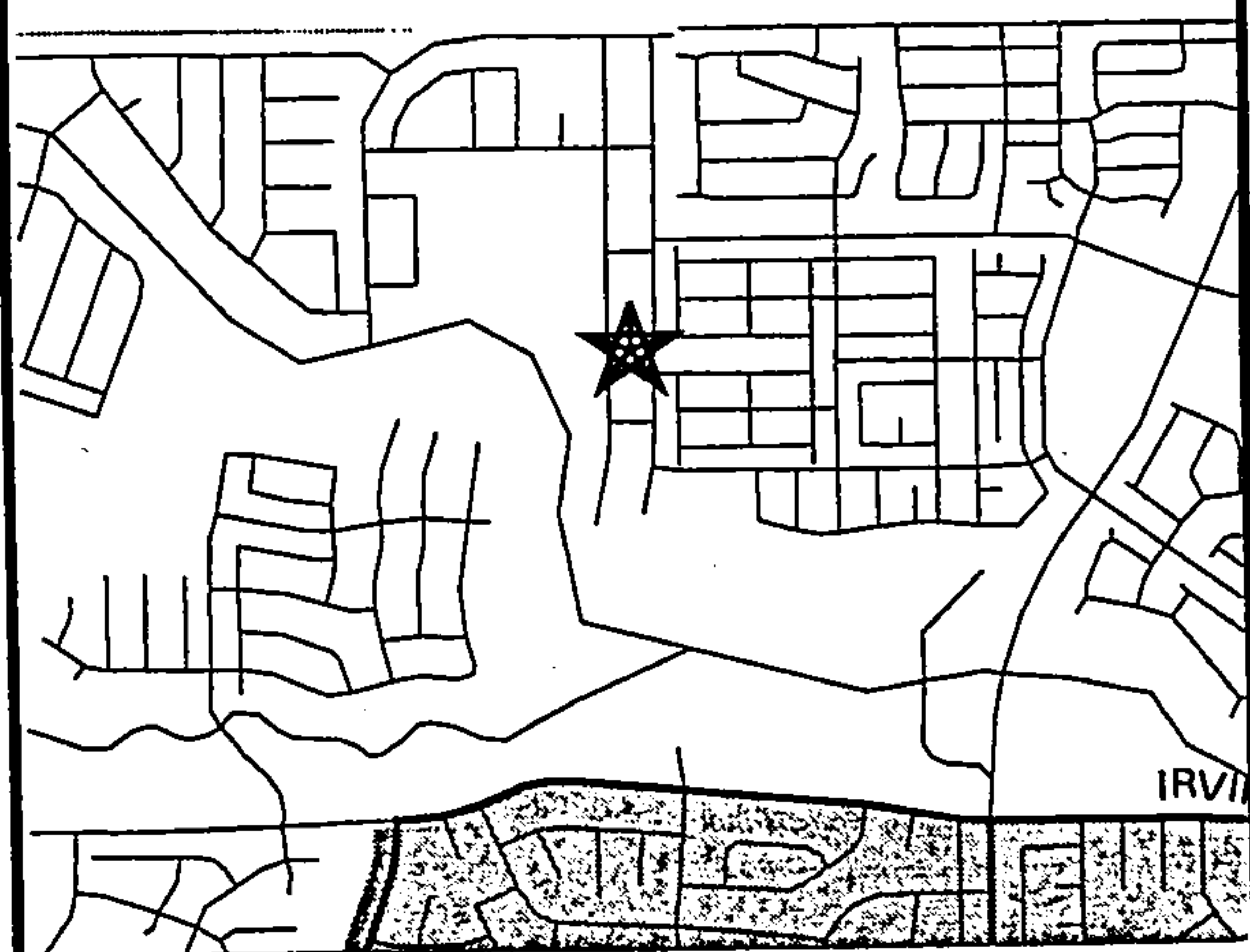
Scale 1"=446'

PROJECT NO.
1002379

HEARING DATE
5-15-03

MAP NO.
A-10

ADDITIONAL CASE NUMBER(S)
03EPC-00495



Note: Shaded area indicates County Not to Scale



RECEIVED BHM JUN 10 2003

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

6-4-2003

Project # 1002379

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

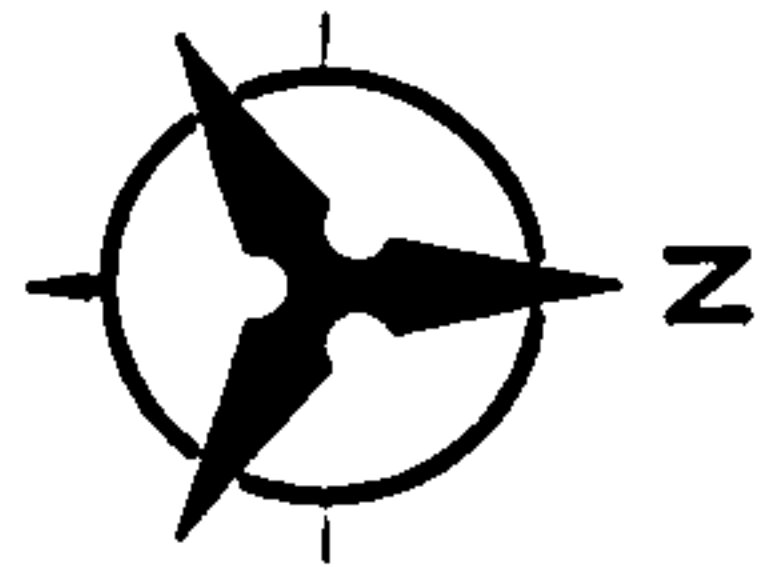
BOHANNAN HUSTON INC agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Lot(s) 1-26, Block 4 and Lot(s) 35-42, Block(s) 5, UNIT 4, PARADISE HEIGHTS, (to be known as PARADISE SKIES, UNIT 10 SUBDIVISION) zoned R-1 residential zone, located on Rockcliff Blvd NW, south of McMahon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

At the June 4, 2003, Development Review Board meeting, the Vacations were approved as shown on Exhibit B in the Planning file, subject to these provisions:

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

With the signing of the infrastructure list dated 6/4/03 and approval of the grading plan engineer stamp dated 5/20/03 the preliminary plat was approved.

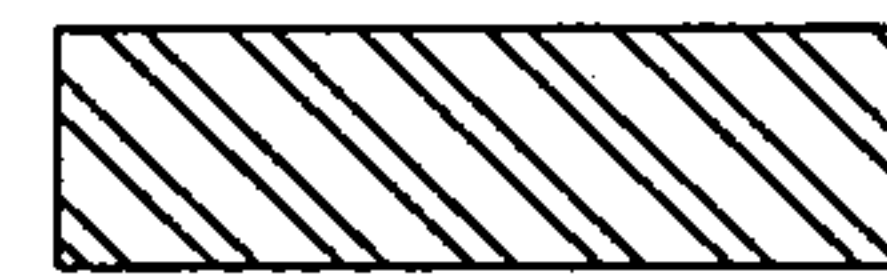
The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.



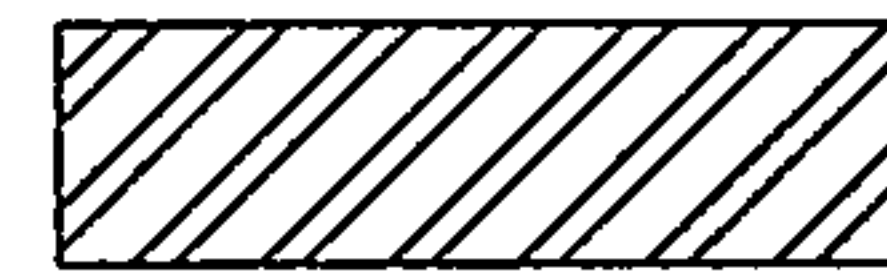
NOT TO SCALE

00274

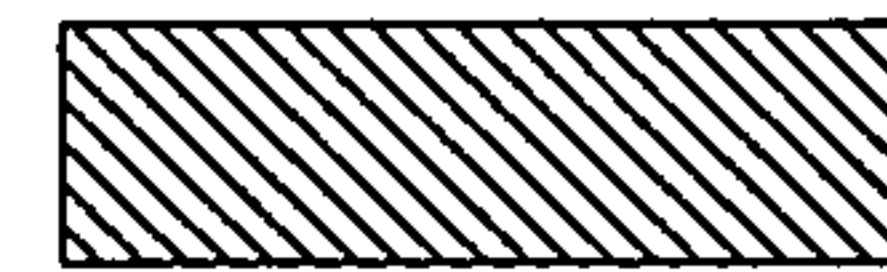
00275



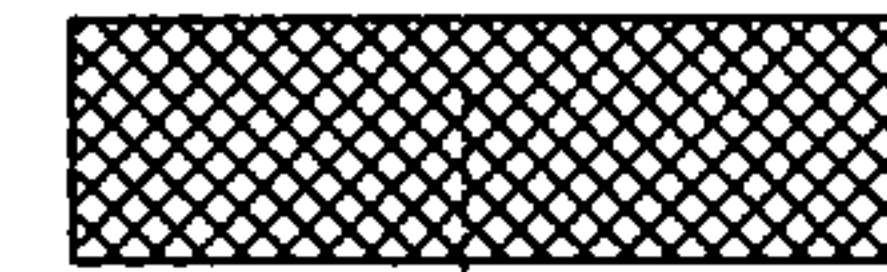
7' ELECTRIC AND TELEPHONE EASEMENT TO BE VACATED



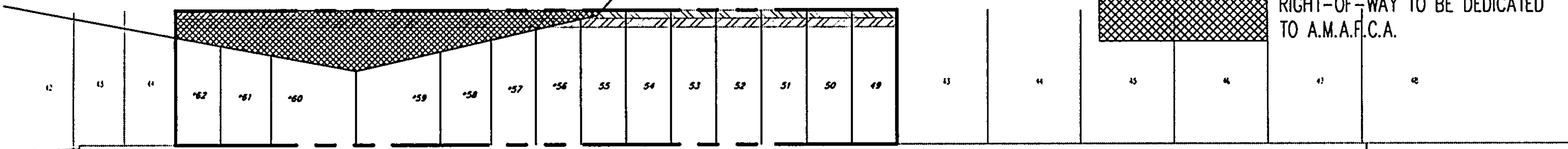
8' MISC. UTILITY EASEMENT TO BE VACATED



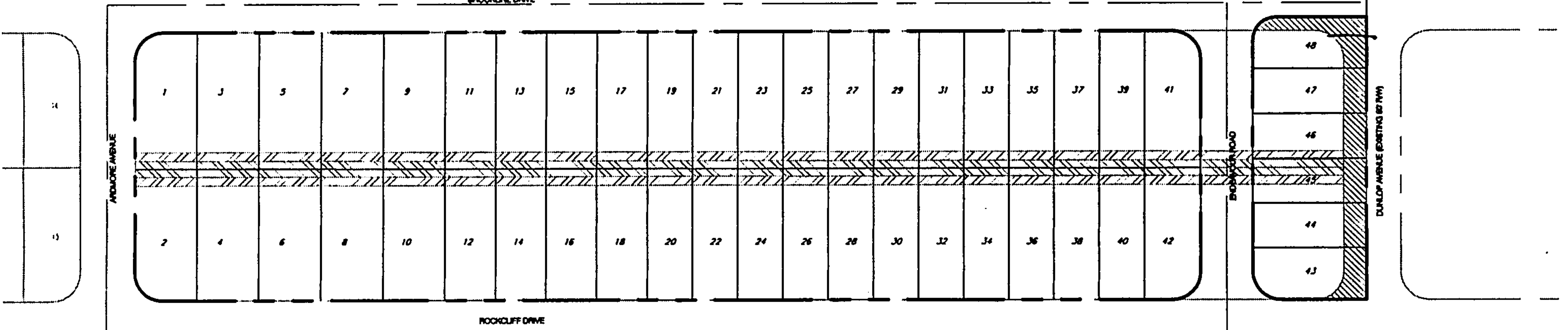
PUBLIC RIGHT-OF-WAY TO BE VACATED



RIGHT-OF-WAY TO BE DEDICATED TO A.M.A.F.C.A.



BROOKLINE DRIVE



ROCKCLIFF DRIVE

EXHIBIT "C" PARADISE SKIES UNIT 10 VACATION OF EASEMENTS AND PUBLIC RIGHT-OF-WAY

MAY 2003

Bohannon Huston INC.

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING  SPATIAL DATA  ADVANCED TECHNOLOGIES

5/16/03

Called & left message for
Stephanie that, unless we
get a copy of Notice of
Decision of ~~some~~ change
we will have to defer
case.

Stator



Carmen M. Marrone

05/13/03 04:28 PM

To: briscoe@msn.com, sjohnson@cabq.gov, gpchap@yahoo.com, glf@lcrealty.com, lsk@hmda.com, patverrelle@comcast.net, grainhart@gra-arch.com, Trailsmgmt@aol.com, econcini@cabq.gov, Joel C. Wooldridge/PLN/CABQ@COA, Bob Paulsen/PLN/CABQ@COA

cc: gsl@garrett-smith-ltd.com, Tymn@dpsabq.com

Subject: Reminder

The Task Force is scheduled to meet tomorrow afternoon from 3:00 to 5:00 in the 8th floor conference room. Hopefully, we can get agreement on the last few remaining issues and send the final draft out soon. I would like to add an additional item to the agenda that I sent out two weeks ago regarding the proposed retail parking requirements. As you know I have submitted a request to the EPC to amend the parking section of the Zoning Code. Included in the amendments is a proposal to change the current retail parking requirement so that the first 15,000 square feet of building space shall provide parking at 1:200; if a building is greater than 15,000 square feet, then a second calculation of 1:250 is made for the area that is greater than 15,000 square feet to 60,000 square feet; if buildings are greater than 60,000 square feet, then a third calculation is made so that parking is provided at 1:300 for the area greater than 60,000 square feet.

The question for us to consider is the applicability of this requirement. Naturally, all new construction would be required to abide by the new regulations. What about building addition? The current practice of Building and Zoning is to recalculate parking when a building addition of 200 square feet or more is requested. For consistency sake, I would like to continue this practice. I'm afraid that if we allow all existing retail buildings to automatically have a parking overage when the bill passes, whether or not they add on to their existing building(s), we could end up with "other" activities occurring on the excess parking space. Also, I think the proposal would stand a better chance of approval if neighborhoods didn't think we were creating a sudden change to the status quo. Think about this and come prepared to discuss tomorrow. See you then.

Carmen



MEMORANDUM

To: Development Review Board
From: Makita Hill, Planner, Advance Planning Division *MH*
Date: Tuesday, June 3, 2003
Re: Comments on Project 1002379 03DRB-00866/00867

Project 1002379, a request for a site development plan for subdivision and building permit, was reviewed by the Environmental Planning Commission at a public hearing on May 15, 2002 as a site development plan for subdivision. The EPC voted to approve this request with conditions as noted in the Official Notification of Decision. I have reviewed the revised site development plans for subdivision and building permit as submitted to the DRB, and the letter from agent Paul Wymer dated May 22, 2003 designed to address the EPC's conditions of approval. I have the following comments:

1. The site is located within the Established Urban area of the Comprehensive Plan. Applicable policies address the need for new development to respect existing neighborhoods and placement of higher density single-family residential development in existing single-family residential areas (policies d, h).
2. The site is located within the Seven Bar Community planning area of the West Side Strategic Plan (WSSP). The subject site is not located within a neighborhood or community activity center, thus single-family residential development in this area is appropriate.
3. The EPC approved a zone map amendment for the subject site (1002379, 03EPC 00149) from R-1 to to SU-1 PRD 62 Units Maximum on March 20, 2003. The zone map amendment reflects land use policy for the subject site in the West Side Strategic Plan (WSSP), Resolution R-249, Transportation and land Use Policy for the Westside McMahan Corridor, and the Attachment A land use policy map, for residential use with a density of less than 7 dwelling units per acre. The SU-1 PRD 62 Units Maximum establishes a density of 6.88 dwelling units per acre.
4. In his letter dated May 22, 2003, Paul Wymer, agent for the applicant, indicates changes to the DRB site plan submittal to address the EPC conditions of approval. Information pertaining to accessory buildings, trash receptacles, and conformance to stated design standards as a condition of release from submittal of a separate site development plan for building permit, is indicated on the DRB site plan submittal.

The DRB submittal of this case has sufficiently addressed all EPC conditions for approval. The request is consistent with policies in the Comprehensive Plan and the West Side Strategic Plan, and is consistent with the SU-1 PRD 62 Units Maximum zoning for the site. Staff recommends approval of this application.

XC: Paul Wymer, agent

5/21/03

NO. 915 P. 2/5
cc: Kevin Daggett/Longford
fax 761-9927
MAY 20 2003
Paul Wymer
Nina Leung
4 Pages Total



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

Date: May 16, 2003

OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1002379 *
03EPC-00495 EPC Site Development Plan-
Subdivision

Longford Homes
7301 Jefferson NE
Albuq. NM 87109

LEGAL DESCRIPTION: for all or a portion of Lot(s) 1-26, Block(s) 5 and Lots 35-42, Block 4, Paradise Heights, zoned SU-1 for PRD, located on ROCKCLIFF BLVD. NW, between SOUTH OF MCMAHON BLVD. NW and ROCKCLIFF NW, containing approximately 9 acre(s). (A-10) Makita Hill, Staff Planner

On May 15, 2003 the Environmental Planning Commission voted to approve Project 1002379, 03EPC 00495, a request for a site development plan for subdivision, for Lots 1-26, Block 5, and Lots 35-42, Block 4, Paradise Heights Subdivision, located on Rockcliff Road NW south of McMahon Boulevard NW, based on the following Findings:

FINDINGS:

1. This is a request for a site development plan for subdivision for Lots 1-26, Block 5, and Lots 35-42, Block 4, Paradise Heights Subdivision, located on Rockcliff Road NW south of McMahon Boulevard NW. The site contains approximately 9 acres and is currently vacant.
2. The EPC approved a zone map amendment for the subject site (1002379, 03EPC 00149) to SU-1 PRD 62 Units Maximum on March 20, 2003. The zone map amendment reflects land use policy for the subject site in the West Side Strategic Plan, Resolution R-249, Transportation and Land Use Policy for the Westside McMahon Corridor, and the Attachment A land use policy map, for residential use with a density of less than 7 dwelling units per acre. The SU-1 PRD 62 Units Maximum establishes a density of 6.88 dwelling units per acre.

OFFICIAL NOTICE OF DECISION

MAY 14, 2003

PROJECT #1000593

PAGE 2

3. The proposed site development plan for subdivision is consistent with Policy d of the Established Urban planning area of the Comprehensive Plan regarding location, intensity, and design of new development with respect to an existing, or in this case a designated, neighborhood per the WSSP R-249 and Attachment A map. Also, as the proposed site plan reflects a residential density of up to 6.88 single-family dwelling units per acre, the site plan is consistent with the 10 dwelling unit per acre standard as expressed in Policy h of the Comprehensive Plan regarding placement of higher density residential development in single-family residential areas.
4. The proposed site development plan for subdivision is consistent with Policy 3.4 of the Seven Bar Ranch Community of the WSSP in that the site plan is intended to facilitate development of single family residential uses and the subject site is not located within a Neighborhood or Community Activity Center (p. 51 WSSP).
5. The proposed site development plan for subdivision will result in an increase in density from the previous R-1 zoning and therefore conflicts with Policy 2.5 of the WSSP regarding potential impact of new residential subdivisions on area schools (p. 46, Jurisdictional, Density, and Character Issues). The previously approved SU-1 PRD 62 Units Maximum zoning allows an increase in residential density on the subject site of up to 6.88 dwelling units per acre. The allowed density, as reflected in the proposed site plan, is consistent with policies in R-249 and Attachment A of the WSSP limiting residential density to less than 7 dwelling units per acre, and is consistent with policy c of the Established Urban area of the Comprehensive Plan regarding the role of Rank 2 plans in guiding development in their respective areas.
6. The Skies West Neighborhood Association was notified concerning this request. No objections have been received for this request by the association or any individual.
7. The submittal will be adequate with some additional design guidelines.
8. The applicant submittal contains adequate detail to control development on the subject site.
9. A separate site plan for building permit submittal will not be required if conformance to the architectural and landscape guidelines are adhered to.

OFFICIAL NOTICE OF DECISION

MAY 14, 2003

PROJECT #1000593

PAGE 3

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan for subdivision to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC conditions have been satisfied and that other applicable City requirements have been met. 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 applicant shall establish standards for accessory building placement for the subject site that are designed to minimize views of accessory buildings from public streets.
3. The applicant shall establish standards for screening for trash receptacles on each lot that are designed to minimize views of trash receptacles from public streets.
4. A separate site plan for building permit submittal will not be required if conformance to the architectural and landscape guidelines are adhered to.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY MAY 30, 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
MAY 14, 2003
PROJECT #1000593
PAGE 4

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/MH/ac

cc: Bohannon Huston, Inc., 7500 Jefferson NE, Albuquerque, NM 87109
Tom Skopapyko, Skies West NA, 10523 Taurus Ct. NW, Albuquerque, NM 87114
Bill Davis, Skies West NA, 10636 Capricorn Pl. NW, Albuquerque, NM 87114

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST
PARADISE SKIES UNIT 10 SUBDIVISION

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
PUBLIC ROADWAY IMPROVEMENTS									
		16' F-EOP	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON WEST SIDE ONLY* (40' F-F TOTAL PAVEMENT WIDTH)	ROCKCLIFF DRIVE	NORTH BOUNDARY	ARDMORE AVENUE	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	BROOKLINE DRIVE	LOT 49	ARDMORE AVENUE	/	/	/
		24' F-EOP	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON EAST SIDE ONLY* WAIVER OF SIDEWALK NORTH OF ENDEAVOUR ROAD	BROOKLINE DRIVE	NORTH BOUNDARY	LOT 49	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES SIDEWALK ON NORTH SIDE TO BE DEFERRED	ENDEAVOUR ROAD	ROCKCLIFF DRIVE	BROOKLINE DRIVE	/	/	/
		8' F-EOP	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON NORTH SIDE ONLY (32' F-F TOTAL PAVEMENT WIDTH)	ARDMORE AVENUE	ROCKCLIFF DRIVE	BROOKLINE DRIVE	/	/	/

* SIDEWALKS TO BE DEFERRED.

STREET LIGHTS AS PER COA DPM

MODIFIED PROCEDURE 'C'

OFFSITE TRAFFIC MITIGATION FEE: \$400/LOT X 62 LOTS = \$24800

SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

PUBLIC STORM DRAIN IMPROVEMENTS

18"
DIA

RCP W/ NEC. MH'S, LATERALS
& INLETS

BROOKLINE DRIVE LOT 62

SOUTH BOUNDARY

WALL DRAIN

BROOKLINE PLACE CUL-DE-SAC TERMINUS

WALL DRAIN

ROCKCLIFF COURT CUL-DE-SAC TERMINUS

SLOPE PROTECTION PER AMAFCA REQUIREMENTS AT ENERGY DISSIPATOR
LOCATED SOUTH OF ROCKCLIFF COURT IN CALABACILLAS ARROYO

NOTE:

A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED
PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES.

/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

PUBLIC WATERLINE IMPROVEMENTS

8" DIA

WATERLINE W/ NEC. VALVES
FH'S, MJ'S & RJ'S

BROOKLINE DRIVE

NORTH BOUNDARY

SOUTH BOUNDARY

8" DIA

WATERLINE W/ NEC. VALVES
FH'S, MJ'S & RJ'S

ENDEAVOUR ROAD

ROCKCLIFF DRIVE

BROOKLINE DRIVE

8" DIA

WATERLINE W/ NEC. VALVES
FH'S, MJ'S & RJ'S

ARDMORE AVENUE

ROCKCLIFF DRIVE

BROOKLINE DRIVE

/	/	/
/	/	/
/	/	/

PUBLIC SANITARY SEWER IMPROVEMENTS

8" DIA

SANITARY SEWER W/ NEC.
MH'S & SERVICES

BROOKLINE DRIVE

NORTH BOUNDARY

SOUTH BOUNDARY

8" DIA

SANITARY SEWER W/ NEC.
MH'S & SERVICES

ENDEAVOUR ROAD

ROCKCLIFF DRIVE

BROOKLINE DRIVE

/	/	/
/	/	/

NINA LEUNG
PREPARED BY: PRINT NAME

DRB CHAIR

DATE

PARKS & GENERAL SERVICES

DATE

BOHANNAN HUSTON INC.
FIRM:

TRANSPORTATION DEVELOPMENT

DATE

AMAFCA

DATE

Nina Leung 5-21-03
SIGNATURE DATE

UTILITY DEVELOPMENT

DATE

CITY ENGINEER

DATE

MAXIMUM TIME ALLOW TO CONSTRUCT
IMPROVEMENTS WITHOUT A DRB EXTENSION

[Empty box for maximum time]

NEW MEXICO UTILITIES INC.

5-21-03
DATE

DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Bohannan  **Houston** 

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

SENT VIA FAX 

May 16, 2003

Sheran Matson, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, New Mexico 87103

RE: Request for Deferral
Paradise Skies Unit 10 Subdivision; Item number 7

Dear Sheran:

We are requesting a two week deferral of Item number 7 DRB Project No. 1002379, scheduled for hearing on May 21, 2003. Based on this request, we anticipate a hearing date of June 4, 2003.

This action is being requested to reflect changes to the layout to comply with the current EPC approved zoning. The new layout fields fewer lots and a reduction to the number of new streets to be created. A revised preliminary plat, grading plan, infrastructure list, vacation exhibit and sidewalk deferral exhibit will be submitted accordingly.

If you have any questions or require further information, please call me.

Sincerely,



Nina Leung, EIT
Community Development and Planning Group



Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335
www.bhinc.com
voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

FACSIMILE TRANSMITTAL COVER SHEET

Date: May 16, 2003

To: Sheran Matson

Company: City of Albuquerque; DRB Board

Fax No.: ⁹~~5~~24-3864

From: Nina Leung

Project No: 030219

Project Name: Paradise Skies Unit 10

Number of Pages (including Cover): 2

Re: Requesting Deferral

Comments: Please see attached letter

Original to Follow: Yes

If you do not receive all pages, please contact Stephanie at 823-1000.

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SPATIAL DATA •
ADVANCED TECHNOLOGIES •



Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
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toll free: 800.877.5332

April 15, 2003

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

7

Re: Request for Deferral
Paradise Skies Unit 10

Dear Sheran:

5-week
We request a six week deferral of the following items associated with Project No. 1002379 (Item 7); scheduled for hearing April 16th 2003. This action is being requested to reflect changes to the layout to comply with the EPC approved zoning. The new layout yields fewer lots and a reduction to the number of new streets to be created. A revised preliminary plat, grading plan, infrastructure list, vacation exhibit and sidewalk deferral exhibit will be submitted accordingly.

- 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

Based on this request, we anticipate a hearing date of May 21, 2003.

If you have any questions or require further information, please call me.

Sincerely,

Stephanie Stratton

Rick Beltramo, P.E.
Vice President
Community Development and Planning Group

SS
Enclosure

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SPATIAL DATA ▲
ADVANCED TECHNOLOGIES ▲

Bohannan  **Huston** INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332



SENT VIA FAX

April 1, 2003

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

Re: Request for Deferral
Paradise Skies, Unit 10 Subdivision

Dear Sheran:

We request a two week deferral of Item 8, DRB Project No. 1002379, scheduled for hearing on the April 2, 2003 DRB Agenda. Based on this request, we anticipate a hearing date of April 16, 2003.

This action is being requested to reflect changes to the layout to comply with the current R-1 zoning. The new layout yields fewer lots and a reduction to the number of new streets to be created. A revised preliminary plat, grading plan, infrastructure list, vacation exhibit and sidewalk deferral exhibit will be submitted accordingly.

If you have any questions or require further information, please call me.

Sincerely,



Nina Leung, EIT
Community Development and Planning Group

mls

ENGINEERIN
SPATIAL DAT
ADVANCED TECHNOLOGIE

Bohannon Huston INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

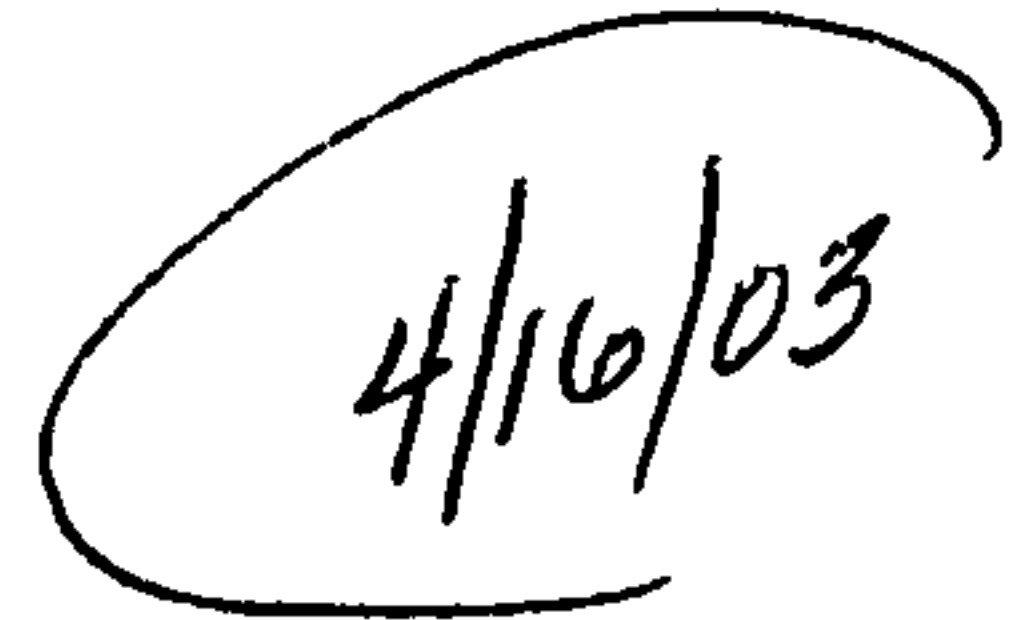
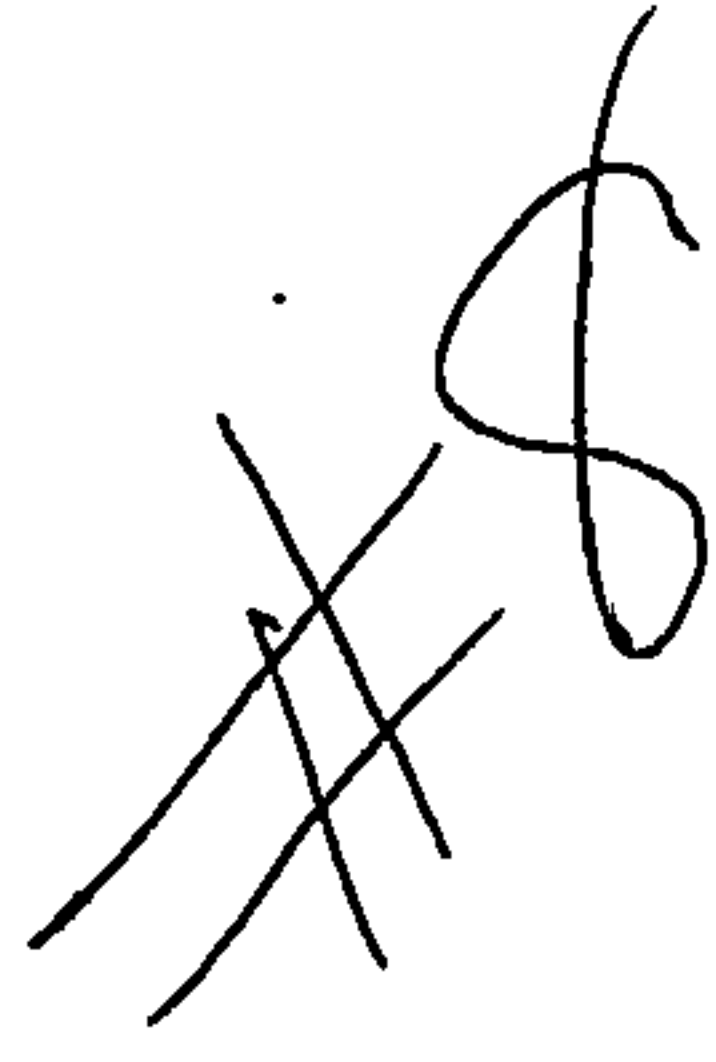
voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

SENT VIA FAX

March 31, 2003

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

Re: Request for Deferral
Paradise Skies Unit 10 Subdivision



Dear Sheran:

We request a one week deferral of Item 8, DRB Project No. 1002379, scheduled for hearing on the April 2, 2003 DRB Agenda. Based on this request, we anticipate a hearing date of April 9, 2003.

This action is being requested to reflect changes to the layout to comply with the current R-1 zoning. The new layout yields fewer lots and a reduction to the number of new streets to be created. A revised preliminary plat, grading plan, infrastructure list, vacation exhibit, and sidewalk deferral exhibit will be submitted accordingly.

If you have any questions or require further information, please call me.

Sincerely,



Community Development and Planning Group

mls

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SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

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

PARADISE SKIES UNIT 10 SUBDIVISION

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
PUBLIC ROADWAY IMPROVEMENTS									
		8' F-EOP	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON WEST SIDE ONLY*	ROCKCLIFF DRIVE	NORTH BOUNDARY	ARDMORE AVENUE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	BROOKLINE DRIVE	LOT 55	LOT 68	/	/	/
		24' F-EOP	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON EAST SIDE ONLY*	BROOKLINE DRIVE	NORTH BOUNDARY	LOT 55	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	ENDEAVOUR ROAD	ROCKCLIFF DRIVE	BROOKLINE DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	VOYAGER ROAD	ROCKCLIFF DRIVE	BROOKLINE DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	ARMSTRONG ROAD	ROCKCLIFF DRIVE	BROOKLINE DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	GRISSOM ROAD	ROCKCLIFF DRIVE	BROOKLINE DRIVE	/	/	/
		4' F-EOP	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON NORTH SIDE ONLY*	ARDMORE AVENUE	ROCKCLIFF DRIVE	BROOKLINE DRIVE	/	/	/

* SIDEWALKS TO BE DEFERRED.
STREET LIGHTS AS PER COA DPM

SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

PUBLIC STORM DRAIN IMPROVEMENTS

18"
DIA

RCP W/ NEC. MH'S, LATERALS
& INLETS

BROOKLINE DRIVE

LOT 68

SOUTH BOUNDARY

WALL DRAIN

BROOKLINE PLACE CUL-DE-SAC TERMINUS

WALL DRAIN

ROCKCLIFF COURT CUL-DE-SAC TERMINUS

NOTE:

A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED
PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES.

/	/	/
/	/	/
/	/	/
/	/	/

PUBLIC WATERLINE IMPROVEMENTS

8" DIA

WATERLINE W/ NEC. VALVES
FH'S, MJ'S & RJ'S

BROOKLINE DRIVE

NORTH BOUNDARY

SOUTH BOUNDARY

8" DIA

WATERLINE W/ NEC. VALVES
FH'S, MJ'S & RJ'S

ENDEAVOUR ROAD

ROCKCLIFF DRIVE

BROOKLINE DRIVE

8" DIA

WATERLINE W/ NEC. VALVES
FH'S, MJ'S & RJ'S

VOYAGER ROAD

ROCKCLIFF DRIVE

BROOKLINE DRIVE

8" DIA

WATERLINE W/ NEC. VALVES
FH'S, MJ'S & RJ'S

ARMSTRONG ROAD

ROCKCLIFF DRIVE

BROOKLINE DRIVE

8" DIA

WATERLINE W/ NEC. VALVES
FH'S, MJ'S & RJ'S

GRISSOM ROAD

ROCKCLIFF DRIVE

BROOKLINE DRIVE

/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

PUBLIC SANITARY SEWER IMPROVEMENTS

8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BROOKLINE DRIVE	NORTH BOUNDARY	SOUTH BOUNDARY
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	ENDEAVOUR ROAD	ROCKCLIFF DRIVE	BROOKLINE DRIVE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	VOYAGER ROAD	ROCKCLIFF DRIVE	BROOKLINE DRIVE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	ARMSTRONG ROAD	ROCKCLIFF DRIVE	BROOKLINE DRIVE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	GRISSOM ROAD	ROCKCLIFF DRIVE	BROOKLINE DRIVE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	ARDMORE AVENUE	ROCKCLIFF DRIVE	BROOKLINE DRIVE

/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

RICK L. BELTRAMO

02/21/03

PREPARED BY: PRINT NAME

DATE

DRB CHAIR

DATE

PARKS & GENERAL SERVICES

DATE

BOHANNAN HUSTON INC.

FIRM:

TRANSPORTATION DEVELOPMENT

DATE

AMAFCA

DATE

SIGNATURE

DATE

UTILITY DEVELOPMENT

DATE

CITY ENGINEER

DATE

MAXIMUM TIME ALLOW TO CONSTRUCT
IMPROVEMENTS WITHOUT A DRB EXTENSION

NEW MEXICO UTILITIES INC.

DATE

DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

March 14, 2003

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

Re: Preliminary Plat Application for Paradise Skies Unit 10

Dear Ms. Matson:


This project is scheduled on the DRB agenda to be heard on March 19, 2003. The proposed development will be located south of McMahan Blvd. and west of Unser Blvd. The layout consists of 68 proposed lots to be developed as single family detached residential dwellings. The proposed application includes public hearing for preliminary plat and infrastructure list, public review of the grading plan, vacation of right-of-way, vacation of easements, and sidewalk deferral.

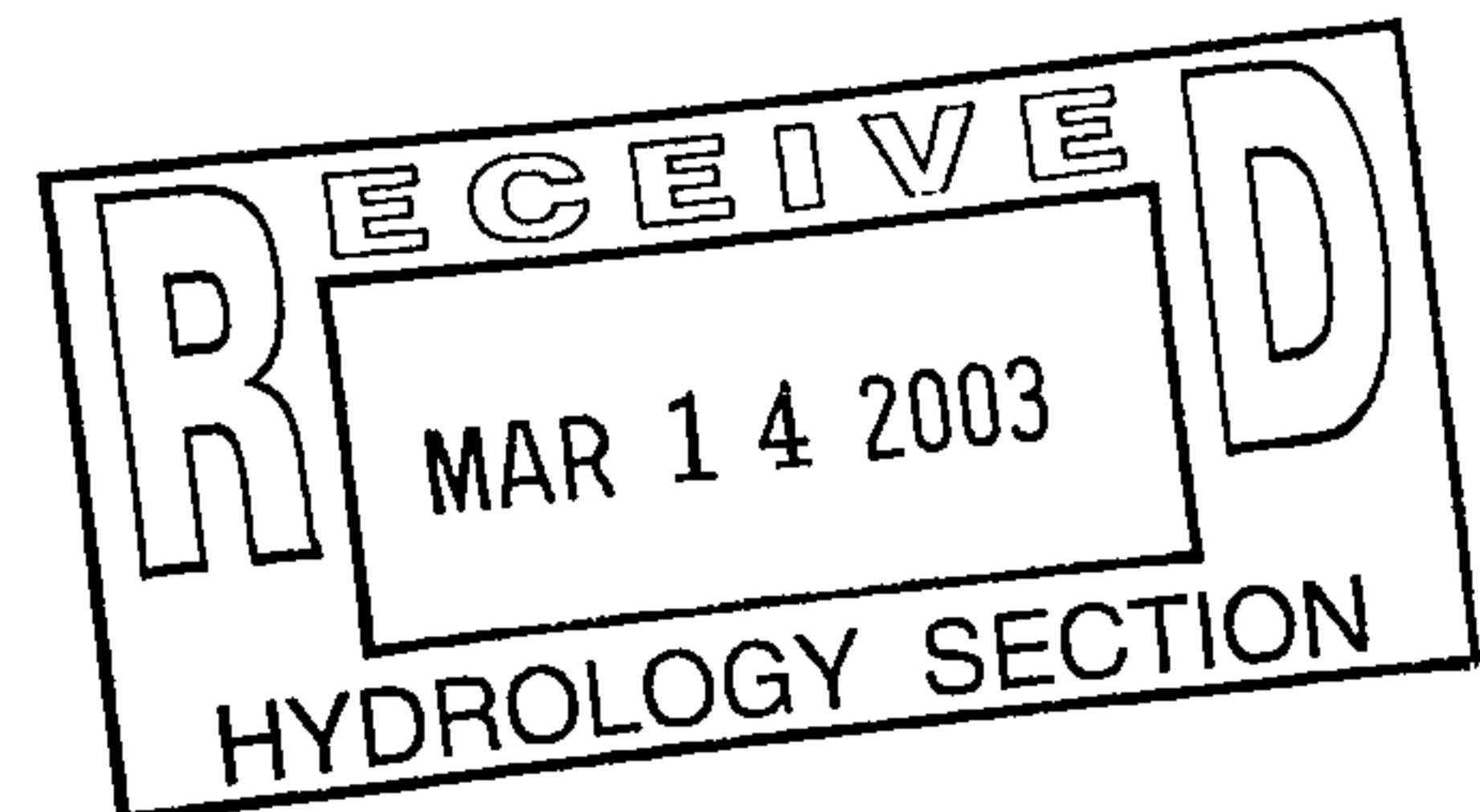
The preliminary plat application for Paradise Skies Unit 10 is submitted concurrently with the EPC submittal for zone map amendment. The current zoning of R-1 is requested to be changed to R-T. The project schedule plans for deferral of the preliminary plat review such that final DRB approval will occur after EPC approval of the zone map amendment.

The proposed development is adjacent to the Calabacillas Arroyo. The western boundary is partially defined by the arroyo prudent line established by AMAFCA. A small section of land will be dedicated to AMAFCA as right-of-way.

If you have any questions or require further information, please call me at 823-1000.

Sincerely,


FOR Rick Beltramo, P.E.
Vice President
Community Development and Planning Group



ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000

facsimile: 505.798.7988

toll free: 800.877.5332

CLIENT/COURIER TRANSMITTAL

To: Sheran Matson
DRB Chair
Plaza Del Sol
600 2nd Street

Requested By: Rick Beltramo/Nina Leung

Date: March 14, 2003

Time Due: This A.M. This P.M.
 Rush ___ By Tomorrow

Job No.: 030219

Job Name: Paradise Skies Unit 10

DELIVERY VIA

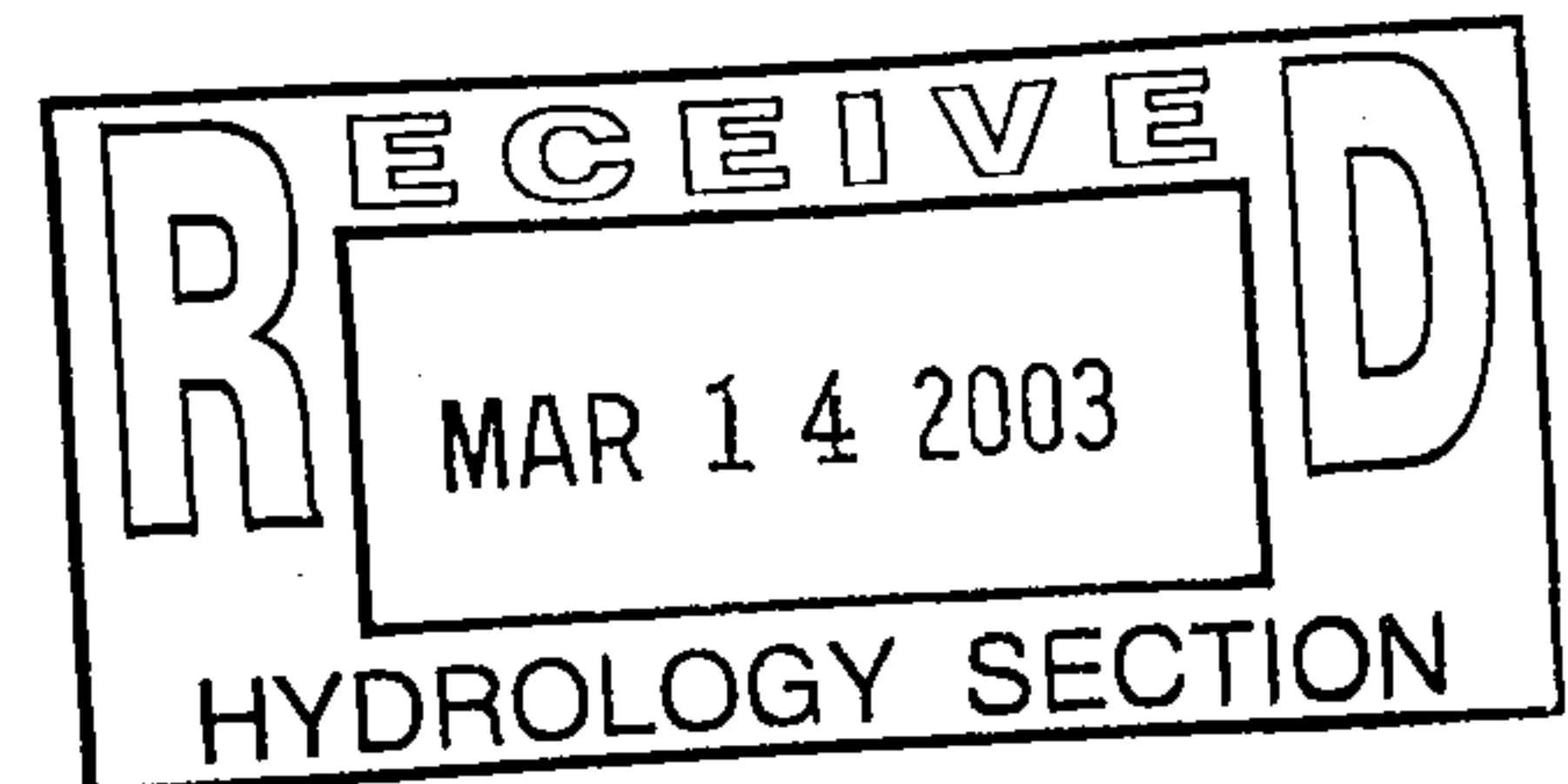
- Courier Federal Express
 Mail UPS
 Other _____

PICK UP

Item: _____

<u>ITEM NO.</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>
1	1	Letter of Description

COMMENTS / INSTRUCTIONS



REC'D BY: _____ DATE: _____ TIME: _____

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

A City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

Major Subdivision action

Minor Subdivision action

Vacation **V**

Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

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

Supplemental form

ZONING **Z**

Annexation & Zone Establishment

Sector Plan

Zone Change

Text Amendment

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

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

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

APPLICANT INFORMATION:

NAME: LONGFORD HOMES PHONE: 341-9911

ADDRESS: 7301 JEFFERSON NE FAX: _____

CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: _____

Proprietary interest in site: OWNER

AGENT (if any): BOHANNAN HUSTON, INC. PHONE: 823-1000

ADDRESS: 7500 JEFFERSON NE FAX: _____

CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: _____

DESCRIPTION OF REQUEST: PRELIMINARY PLAT, VACATION REQUESTS, 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. LOTS 1-26, BLOCK 5 AND 35-42, BLOCK 4 Block: 4 AND 5 Unit: 4

Subdiv. / Addn. PARADISE HEIGHTS

Current Zoning: R-1 Proposed zoning: RT

Zone Atlas page(s): A-10 No. of existing lots: 34 No. of proposed lots: 68

Total area of site (acres): 9 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

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

UPC No. 101006650425241213 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: ROCKCLIFF BOULEVARD NW

Between: _____ and SOUTH OF MC MAHON BOULEVARD 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.): _____

1002379

Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team . Date of review: 12/18/02

SIGNATURE [Signature] DATE 2/21/03

(Print) RICK BELTRAMO _____ Applicant Agent

FOR OFFICIAL USE ONLY

pdf Form revised Sept. 2001

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	PP 03400 - 00000 - 00269			\$ 2,535. ⁰⁰
<input type="checkbox"/> All fees have been collected	V Pub Row 03400 - 00000 - 00270			\$ 300. ⁰⁰
<input type="checkbox"/> All case #s are assigned	V Pub Row 03400 - 00000 - 00271			\$ 300. ⁰⁰
<input type="checkbox"/> AGIS copy has been sent	V Pub Row 03400 - 00000 - 00272			\$ 300. ⁰⁰
<input type="checkbox"/> Case history #s are listed	V Pub Row 03400 - 00000 - 00273			\$ 300. ⁰⁰
<input type="checkbox"/> Site is within 1000ft of a landfill	V Priv Cas 03500 - 00000 - 00274			\$ 45. ⁰⁰
<input type="checkbox"/> F.H.D.P. density bonus	V Priv Cas 03500 - 00000 - 00275			\$ 45. ⁰⁰
<input type="checkbox"/> F.H.D.P. fee rebate	S.W.D.P. 03500 - 00000 - 00276	TDS		\$ 0. ⁰⁰
				75. ⁰⁰

Melinda Hill
Planner signature / date

Project #1002379

HEARING: MARCH 19, 2003

TOTAL \$ 3,900.⁰⁰

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.

RICK BELTRAMO
 Applicant name (print)
[Signature] 2/21/03
 Applicant signature / date



Form revised December 2000

<input type="checkbox"/> Checklists complete	Application case numbers
<input type="checkbox"/> Fees collected	03400 - 00270
<input type="checkbox"/> Case #s assigned	03400 - 00271
<input type="checkbox"/> Related #s listed	03400 - 00272
	03400 - 00273
	03500 - 00274
	03500 - 00275
	03500 - 00276

Meibitz A. C.
 Planner signature / date
Project # 002879

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.

RICK BELTRAMO

[Signature] Applicant signature / date
2/21/03 Applicant name (print) / date

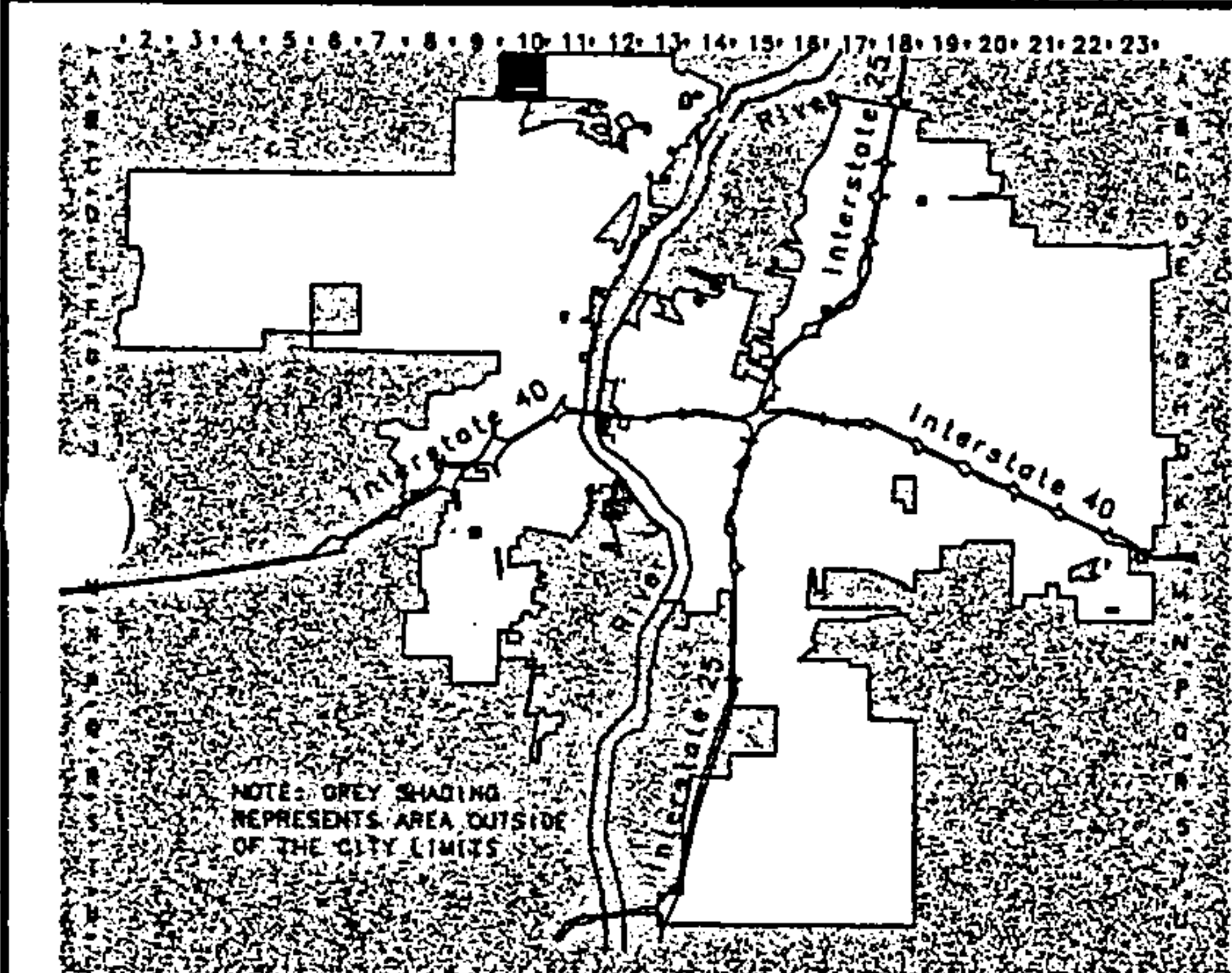
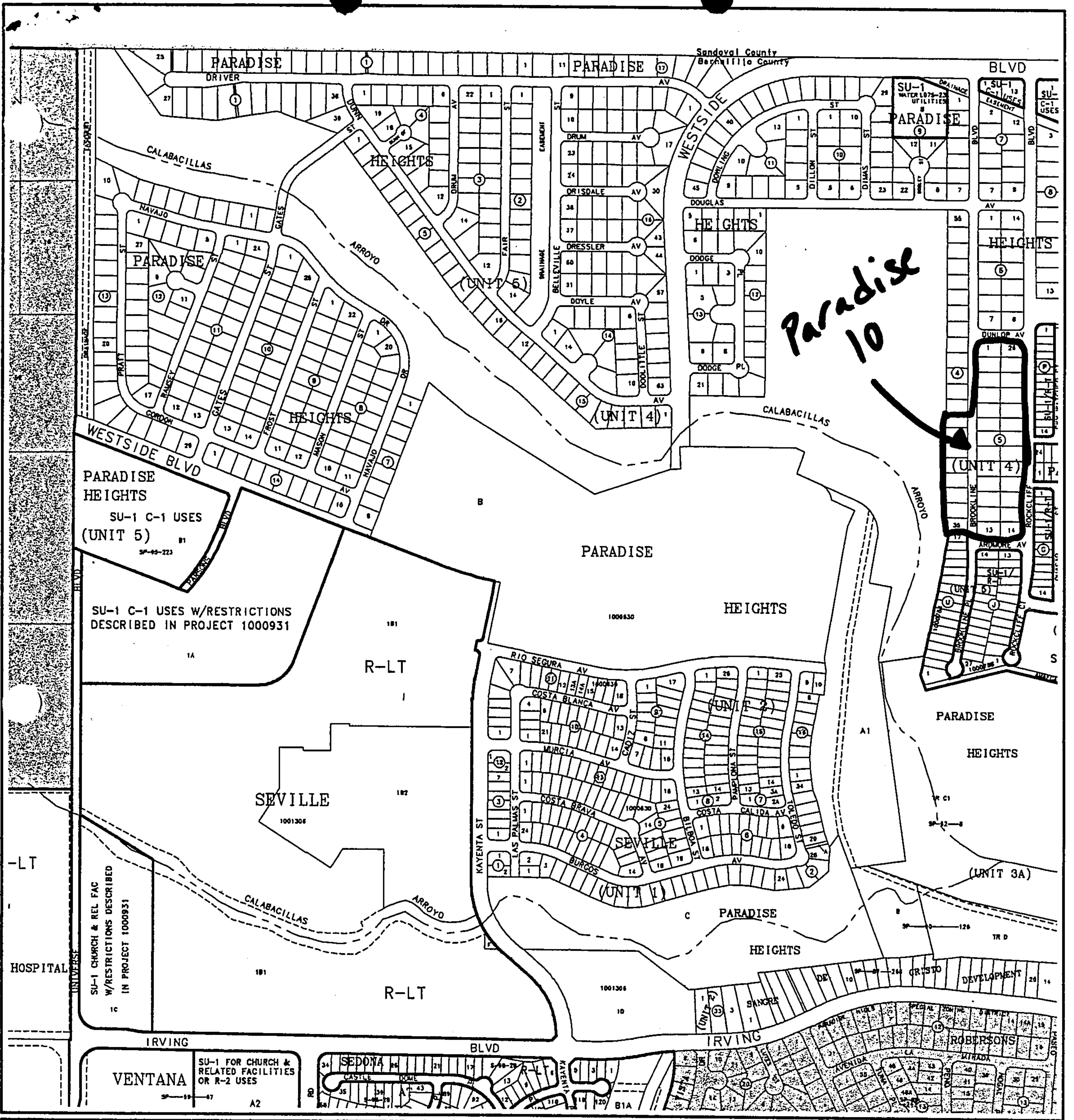


Form revised September 2001

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

Application case numbers
03400 - 00269

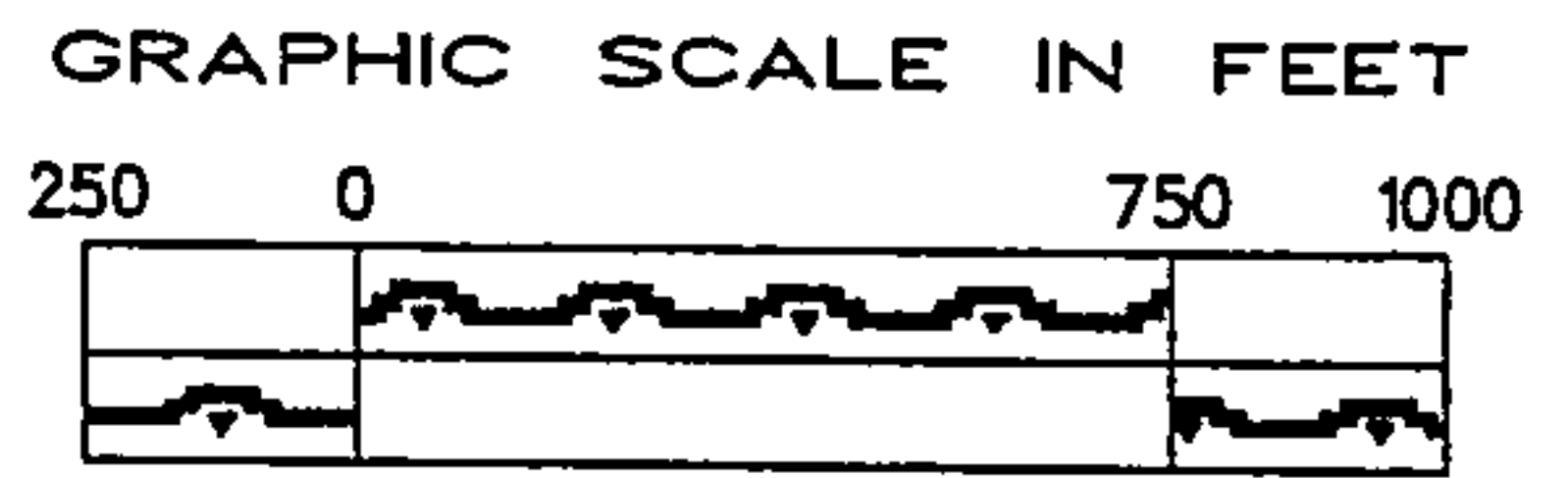
[Signature] Planner signature / date
Project # 1002379



CITY OF Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2002



Zone Atlas Page

A-10-Z

Map Amended through April 03, 2002

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

February 21, 2003

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

Re: Preliminary Plat, Grading Plan, Sidewalk Deferral, and Vacation Approval
Paradise Skies Unit 10

Dear Ms. Matson:

Enclosed for Development Review Board (DRB) review and approval are copies of the following information:

- Applications for Development Review
- Twenty-four (24) copies each of the Preliminary Plat and Grading Plan
- Twenty-four (24) copies of the Infrastructure List (Exhibit "A")
- Six (6) copies of the Reason/Location of Request for Sidewalk Deferral (Exhibit "B")
- Twenty-four (24) copies of the Reason/Location of Request for easement vacations (Exhibit "C")
- Letter from the Office of Neighborhood Coordination
- Forms DRWS and TIS, and
- Fee in the amount of \$3900.00

Please place this item on the DRB Agenda to be heard on March 19, 2003. If you have any questions or require further information, please call me at 823-1000.

Sincerely,



Rick Beltramo, P.E.
Vice President
Community Development and Planning Group

ntl
Enclosures



City of Albuquerque

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

Date: February 10, 2003

TO CONTACT NAME: Mary Snyder
COMPANY/AGENCY: Bohannon Hudson Inc
ADDRESS/ZIP: 7500 Jefferson NE 87109
PHONE/FAX #: 798-7988

Thank you for your inquiry of 2-10-03 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Paradise Skies, Unit 4

zone map page(s) A-10

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

Skies West

Neighborhood Association
Contact: Joni Skapayko
10523 Saurus Ct. NW
792-9227 (W) 87114
Bill Davis
10634 Capricorn Pl. NW
890-1712 (W) 87114

Neighborhood Association
Contact: _____

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

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

Sincerely,

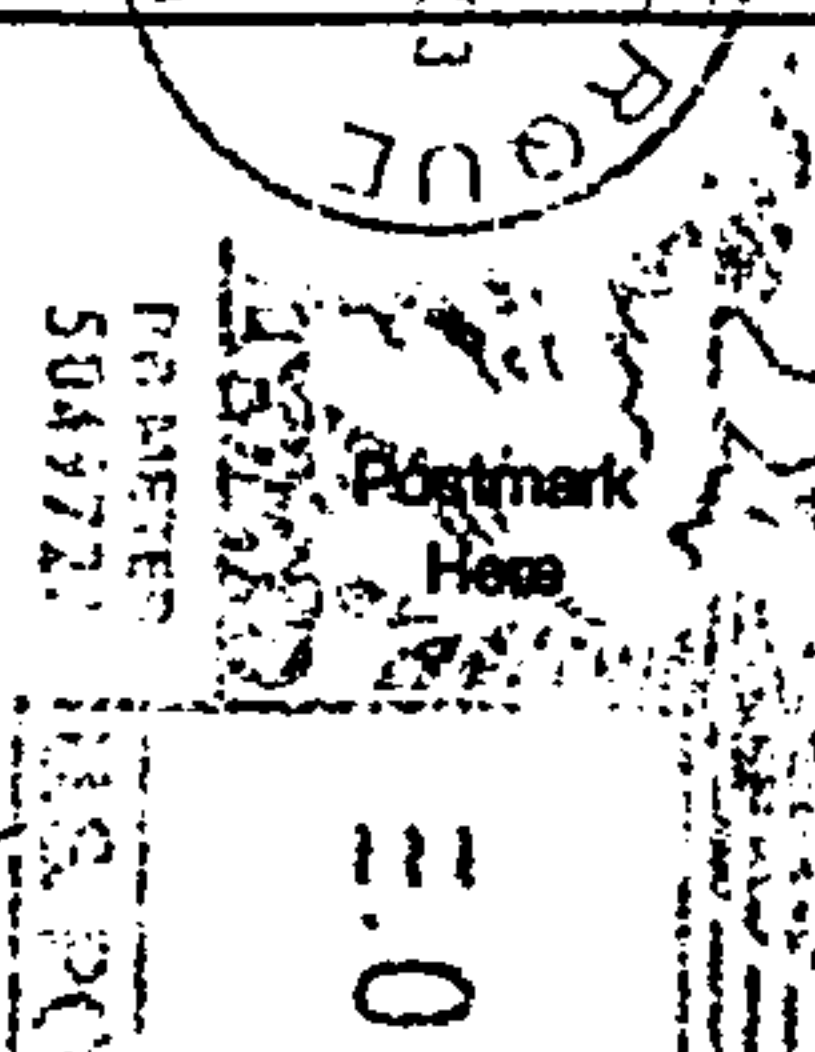
Dalana S. Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

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

7001 1940 0005 5000 2256 9522 4960

OFFICIAL USE

Postage	\$.60	
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.65	

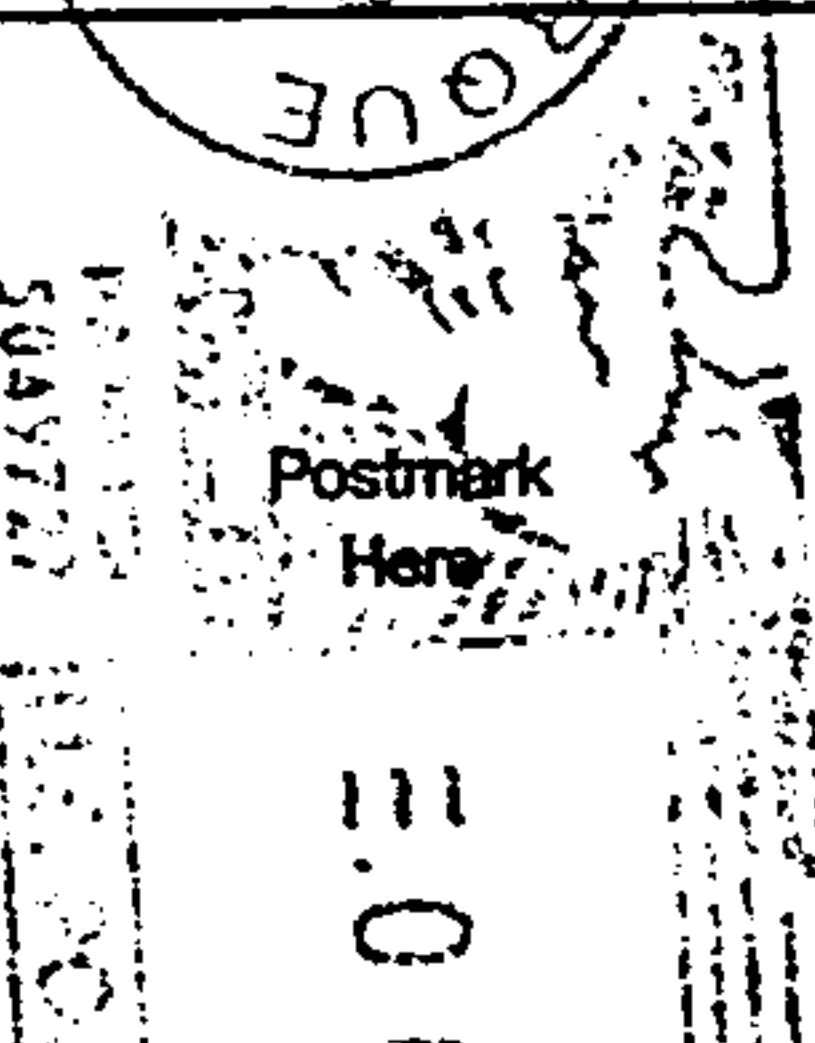
Sent To BILL DAVIS
 Street, Apt. No.;
 or PO Box No. 10636 CARRICORN PL NW
 City, State, ZIP+ 4 ALBUQ 87114

PS Form 3800, January 2001 See Reverse for Instructions

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

7001 1940 0005 5000 2256 9522 4953

OFFICIAL USE

Postage	\$.60	
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.65	

Sent To TOM SKOPAYKO
 Street, Apt. No.;
 or PO Box No. 10523 TAURUS CT NW
 City, State, ZIP+ 4 ALBUQ 87114

PS Form 3800, January 2001 See Reverse for Instructions

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

February 20, 2003

Mr. Tom Skopayko
10523 Taurus Court NW
Albuquerque, NM 87114

Re: Paradise Skies Unit 10 Subdivision
Preliminary Plat, Grading Plan, Vacation Requests, and Sidewalk Deferral

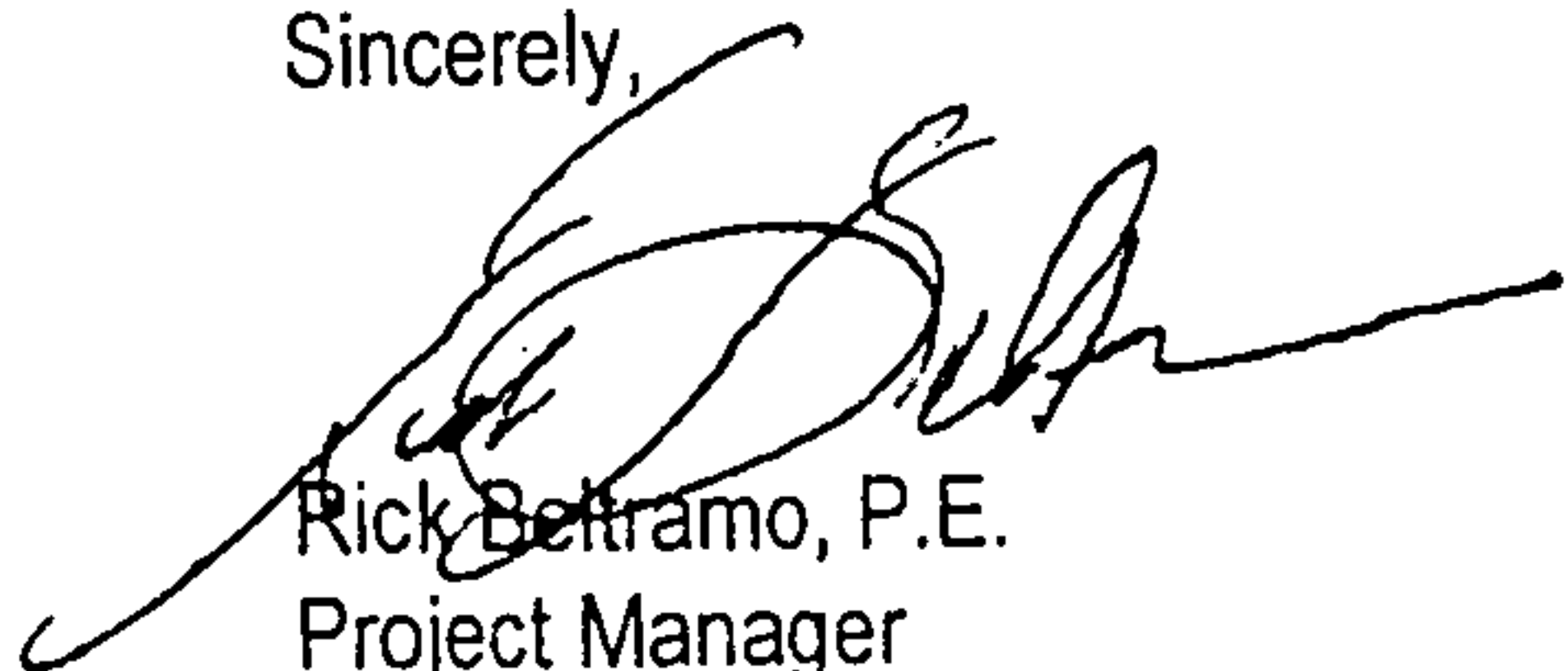
Dear Mr. Skopayko:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Skies West Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Longford Homes, is seeking approval of a preliminary plat, grading plan, vacation requests, and sidewalk deferral for the above referenced project from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the application package that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



Rick Beltramo, P.E.
Project Manager
Community Development and Planning Group

RB/NL
Enclosures

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

February 20, 2003

Mr. Bill Davis
10636 Capricorn Pl. NW
Albuquerque, NM 87114

Re: Paradise Skies Unit 10 Subdivision
Preliminary Plat, Grading Plan, Vacation Requests, and Sidewalk Deferral

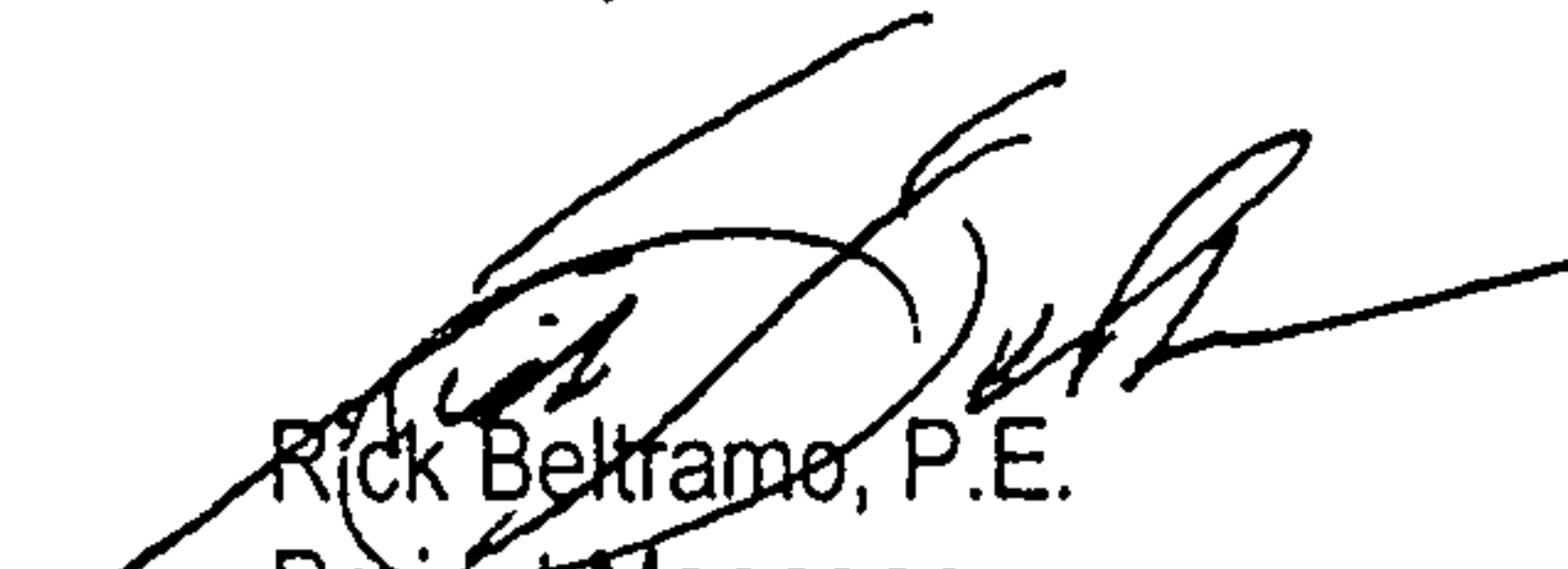
Dear Mr. Davis:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Skies West Neighborhood Association.

This letter is to advise you that Bohannon Huston, Inc., agent for Longford Homes, is seeking approval of a preliminary plat, grading plan, vacation requests, and sidewalk deferral for the above referenced project from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the application package that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



Rick Beltramo, P.E.
Project Manager
Community Development and Planning Group

RB/NL
Enclosures

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

CITY OF ALBUQUERQUE

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

APPLICANT: LONGFORD HOMES Date of request: 2/21/03 Zone atlas page(s): A-10

CURRENT:
Zoning R-1
Parcel Size (acres / sq.ft.) 9.2 acres

Legal Description -
Lot or Tract # 1-26 + 35-42 Block # 4 and 5
Subdivision Name Paradise Skies Unit 10

REQUESTED CITY ACTION(S):

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

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION: 1

of units - 68
Building Size - 4000 (sq. ft.)

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

Applicant or Representative  Date 2-21-03
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

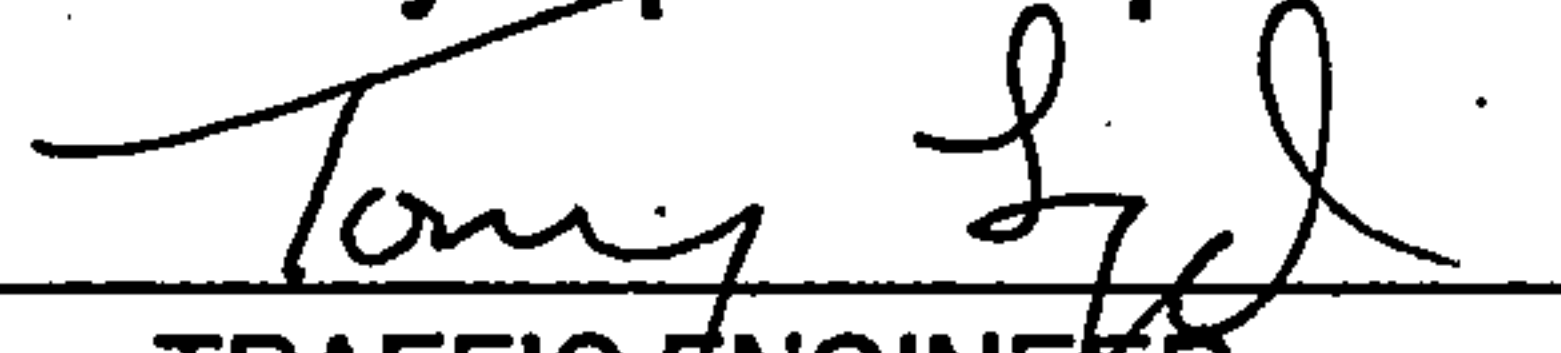
TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [] BORDERLINE []

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.

 2-21-03
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:

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



January 16, 2003

Ms Nina Leung
Bohannan Huston
Courtyard One
7500 Jefferson NE
Albuquerque, NM 87109

Re: Paradise Skies Unit 10

Dear Ms Leung:

New Mexico Utilities, Inc., will be able to provide water and wastewater service to the above referenced site located in Albuquerque, New Mexico, County of Bernalillo, subject to the rules and regulations of the New Mexico Public Regulation Commission and the tariffs and policies of New Mexico Utilities, Inc.

Sincerely,
New Mexico Utilities, Inc.


Bob Gay
Vice President

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 PARADISE SKIES UNIT 10

AGIS MAP # A-10-Z

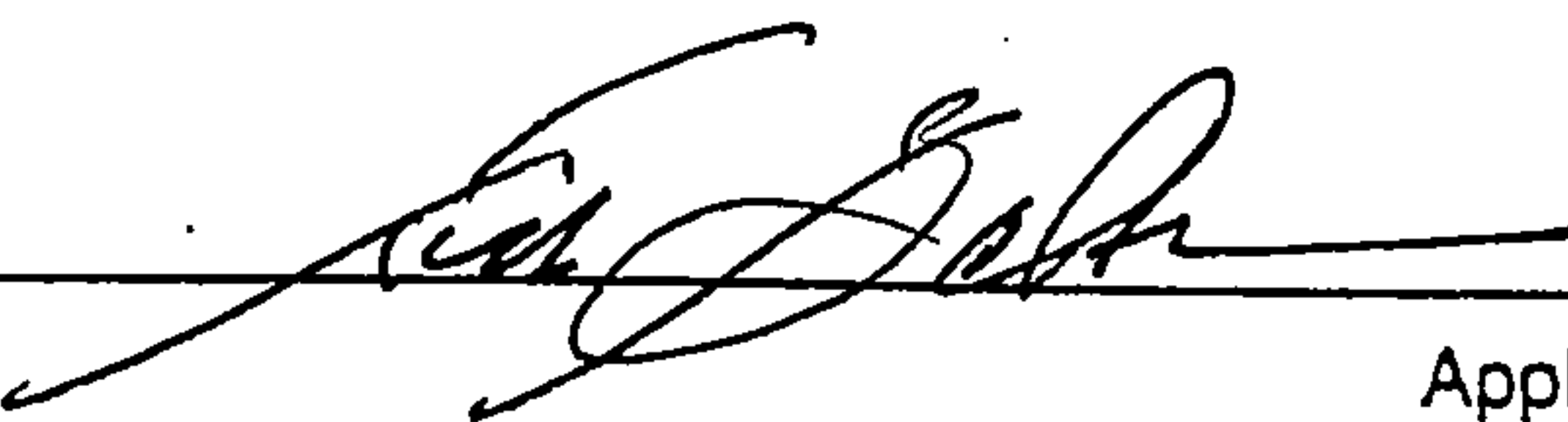
LEGAL DESCRIPTION LOTS 1-26, Block 5 ANA

LOTS 35-42, Block 4

Paradise Heights Unit 4

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 2/21/03 [date].


Applicant / Agent

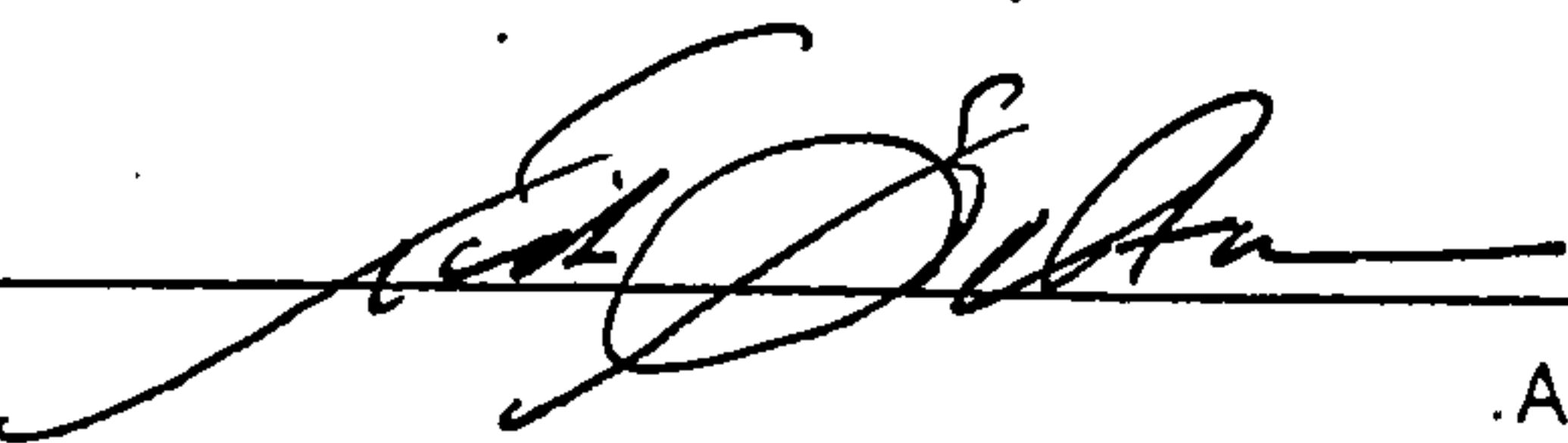
2/21/03
Date

Hydrology Division Representative

Date

WATER AND SEWER AVAILABILITY STATEMENT

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


Applicant / Agent

2/21/03
Date

Utilities Division Representative

Date

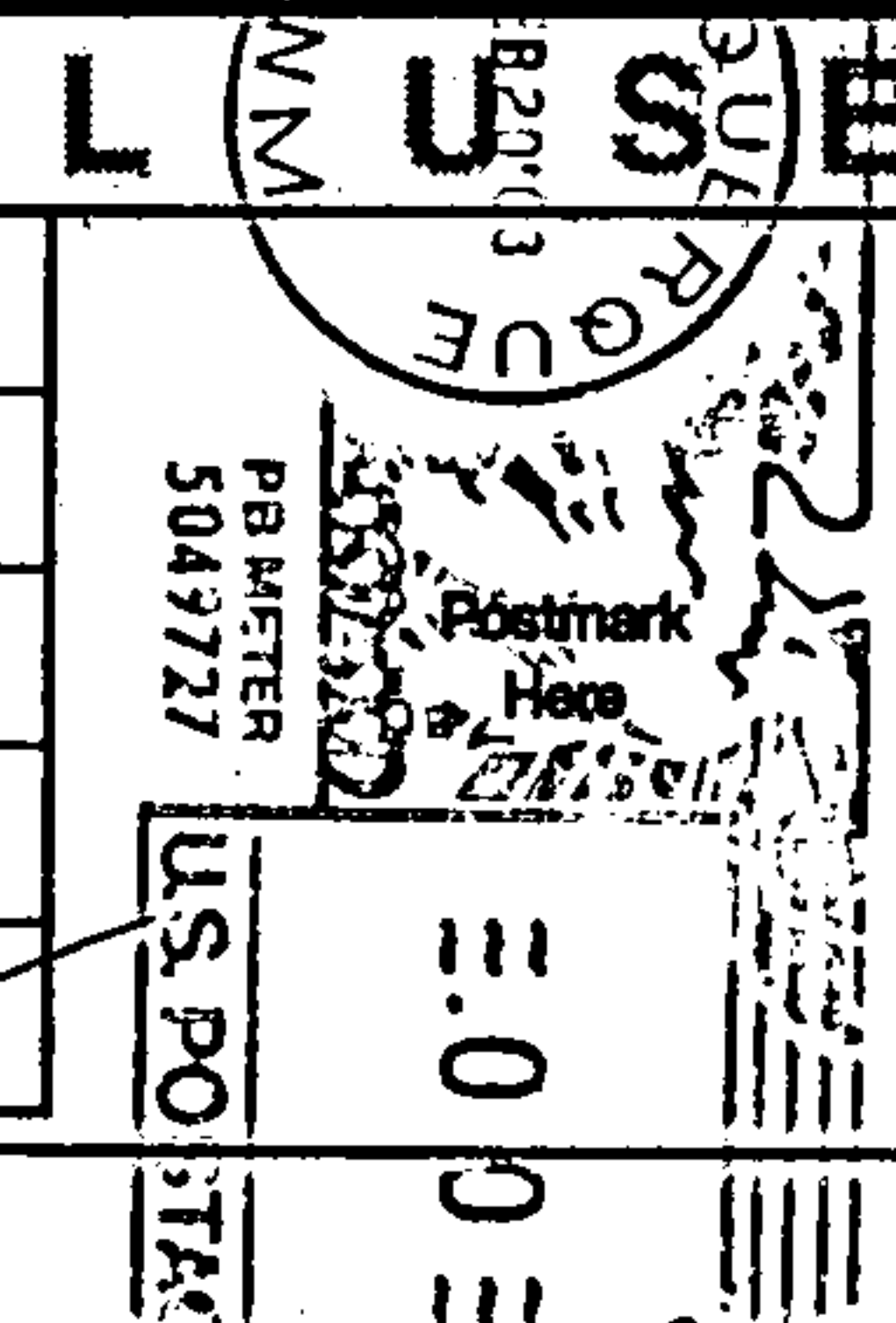
= DRB# 1002379

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

0964 2256 5000 0461 7002

OFFICIAL USE

Postage	\$.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.65



Sent To **BILL DAVIS**
 Street, Apt. No.; or PO Box No. **10636 CARRICORN P.E. NW**
 City, State, ZIP+ 4 **ALBUQ 87114**

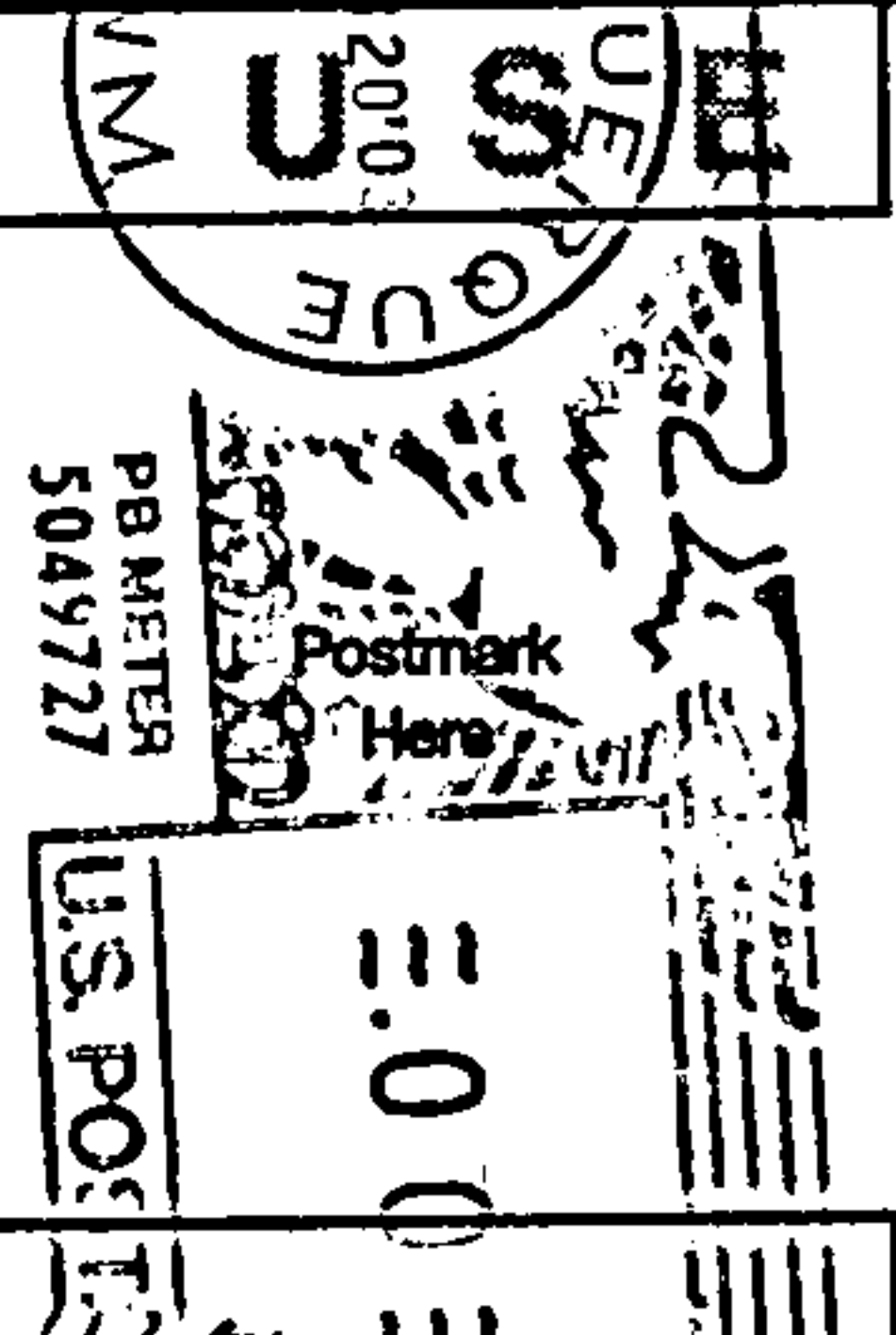
PS Form 3800, January 2001 See Reverse for Instructions

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

ES64 2256 5000 0461 7002

OFFICIAL USE

Postage	\$.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.65



Sent To **TOM SKOPAYKO**
 Street, Apt. No.; or PO Box No. **10523 TAURUS CT NW**
 City, State, ZIP+ 4 **ALBUQ 87114**

PS Form 3800, January 2001 See Reverse for Instructions

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

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

PAID RECEIPT

APPLICANT NAME Longford Homes
AGENT Bohannon Heston Inc.
ADDRESS 7500 Jefferson NE
PROJECT NO. 1002379
03400 00269 - 00273
APPLICATION NO. 03500 00274 - 00276

\$ 3,825⁰⁰ 441006 / 4983000 (DRB Cases)
\$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)
\$ 75⁰⁰ 441018 / 4971000 (Notification)

\$ 3,900.⁰⁰ **Total amount due**

02/21/2003 11:22AM LOC: ANN
X
RECEIPT# 00003966 WSH# 006 TRANS# 0011
Account 441018 Fund 0110
Activity 4971000 TRSKDM
Trans Amt \$3,900.00
J24 Misc \$75.00
CK \$3,885.00
CA \$50.00

DUPLICATE
City Of Albuquerque
Treasury Division

DUPLICATE
City Of Albuquerque
Treasury Division

02/21/2003 11:22AM LOC: ANN
X
RECEIPT# 00003965 WSH# 006 TRANS# 0011
Account 441006 Fund 0110
Activity 4983000 TRSKDM
Trans Amt \$3,900.00
J24 Misc \$3,825.00

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 4 2003 To March 19 2003.

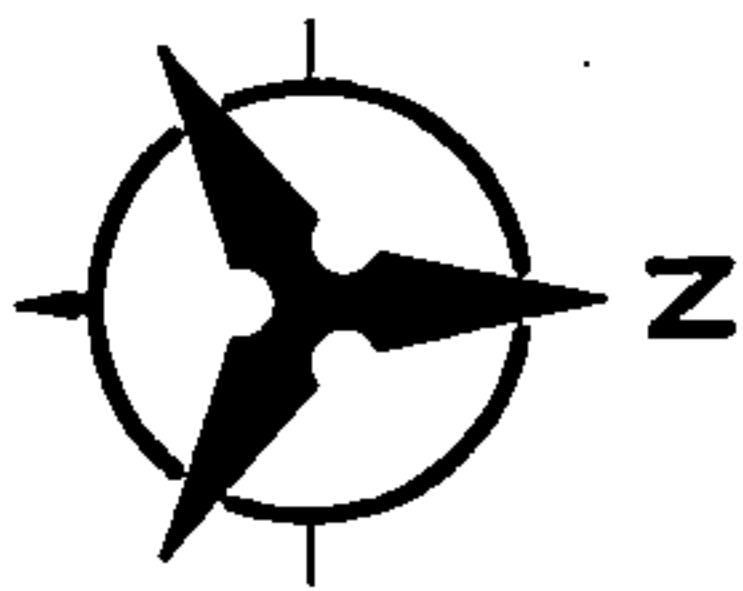
5. REMOVAL

- 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.

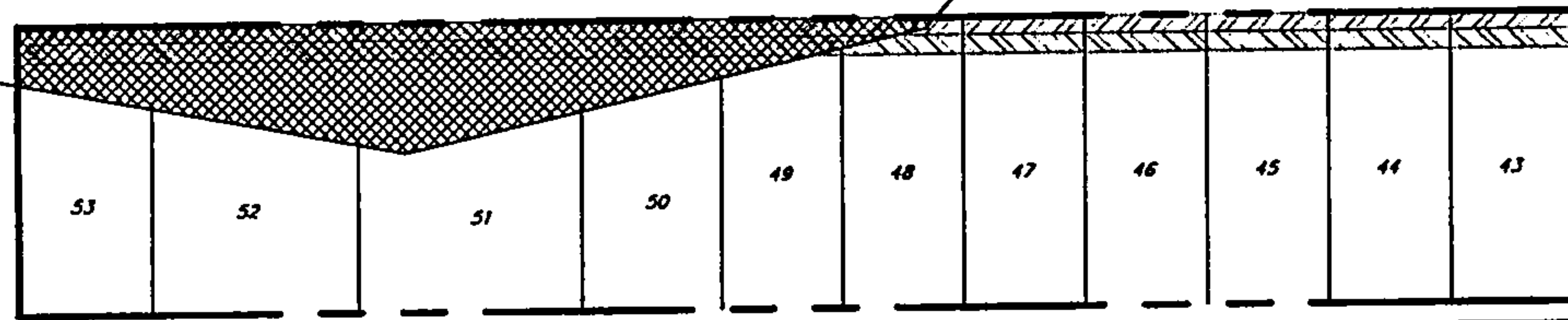
, 2-21-03
(Applicant or Agent) (Date)

I issued 3 signs for this application, 2/21/2003, Margaret Dick
(Date) (Staff Member)

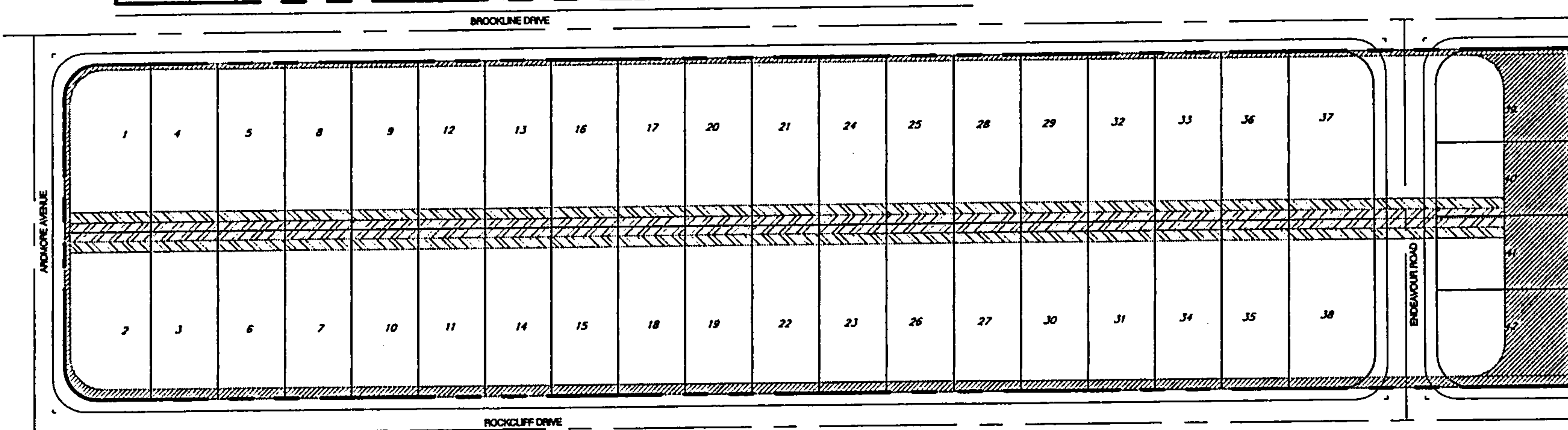


NOT TO SCALE

-  7' ELECTRIC AND TELEPHONE EASEMENT TO BE VACATED
-  8' MISC. UTILITY EASEMENT TO BE VACATED
-  PUBLIC RIGHT-OF-WAY TO BE VACATED
-  RIGHT-OF-WAY TO BE DEDICATED TO A.M.A.F.C.A.



BROOKLINE DRIVE



ROCKCLIFF DRIVE

ENDEAVOUR ROAD

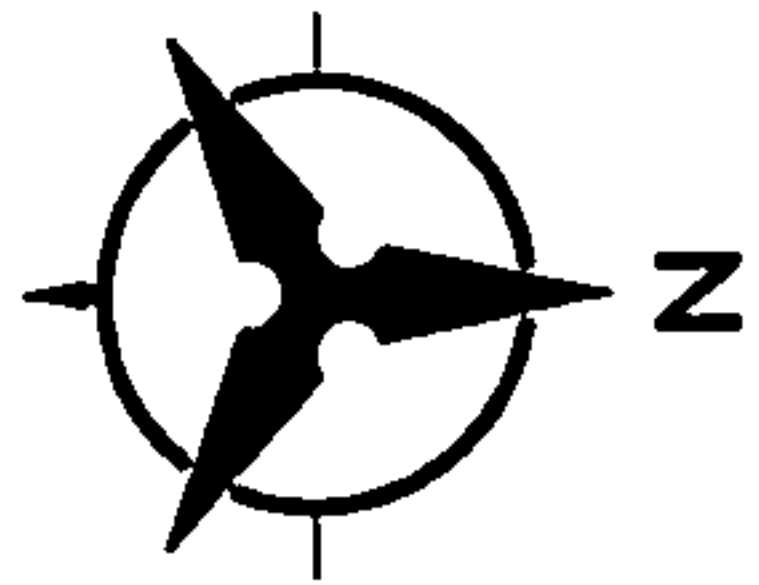
EXHIBIT B
 Date 4/16/03

EXHIBIT "C"
PARADISE SKIES UNIT 10
VACATION OF EASEMENTS
AND PUBLIC RIGHT-OF-WAY

APRIL 2003

Bohannon & Huston INC.

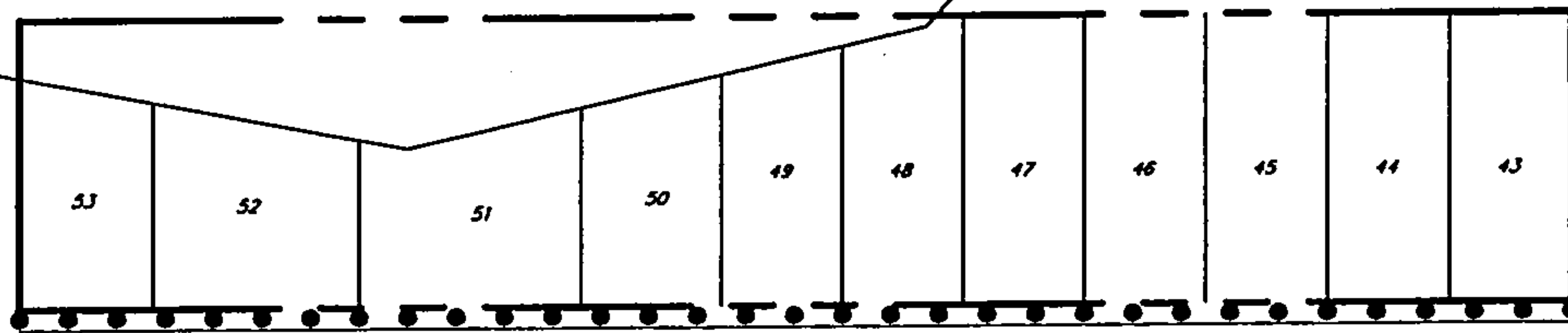
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES



NOT TO SCALE



DEFERRED sidewalks to be built on a lot-by-lot basis as home construction is completed. The deferral is requested to reduce damage to sidewalks due to building construction activities.



BROOKLINE DRIVE

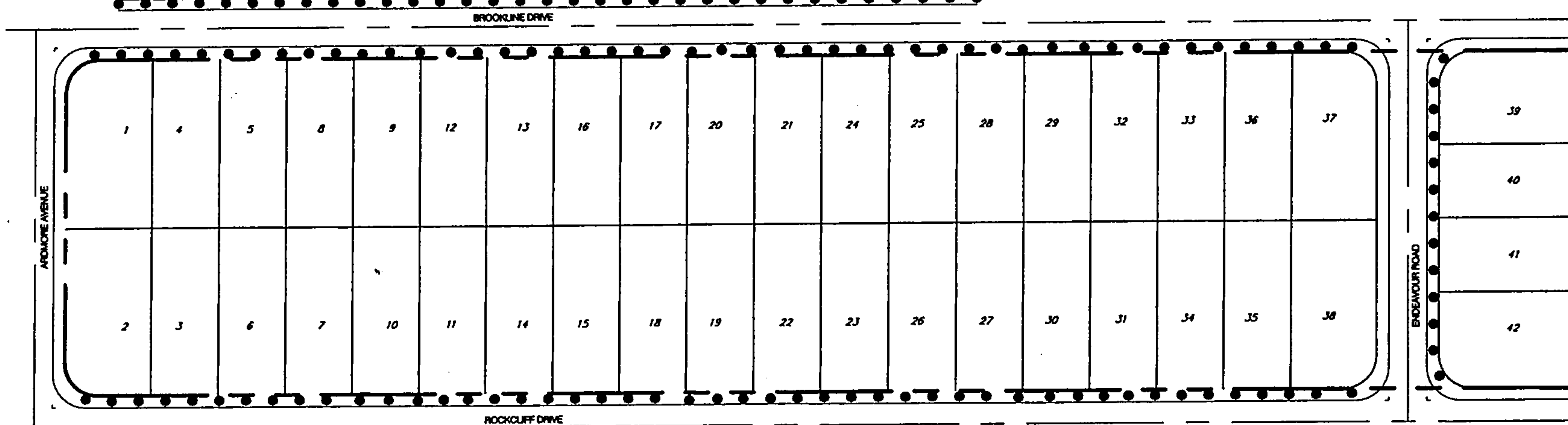
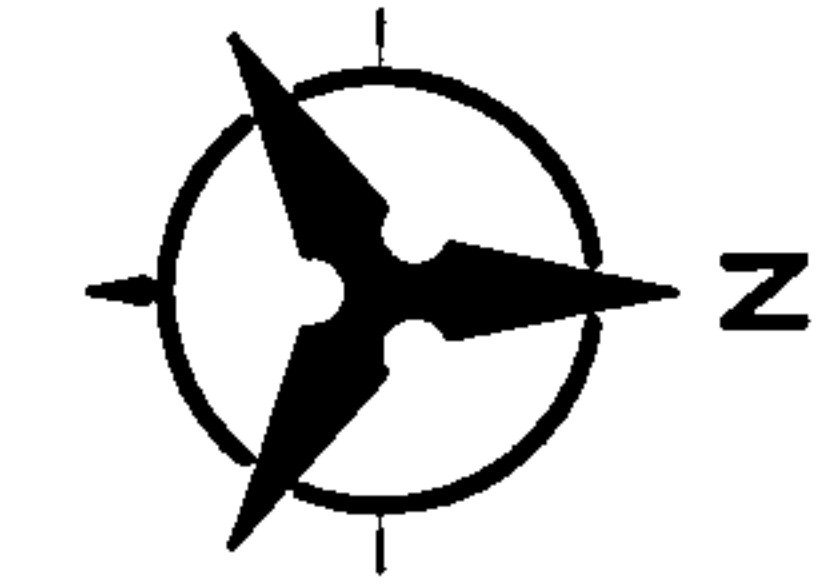


EXHIBIT ~~"B"~~ PARADISE SKIES UNIT 10 SIDEWALK DEFERRAL APRIL 2003

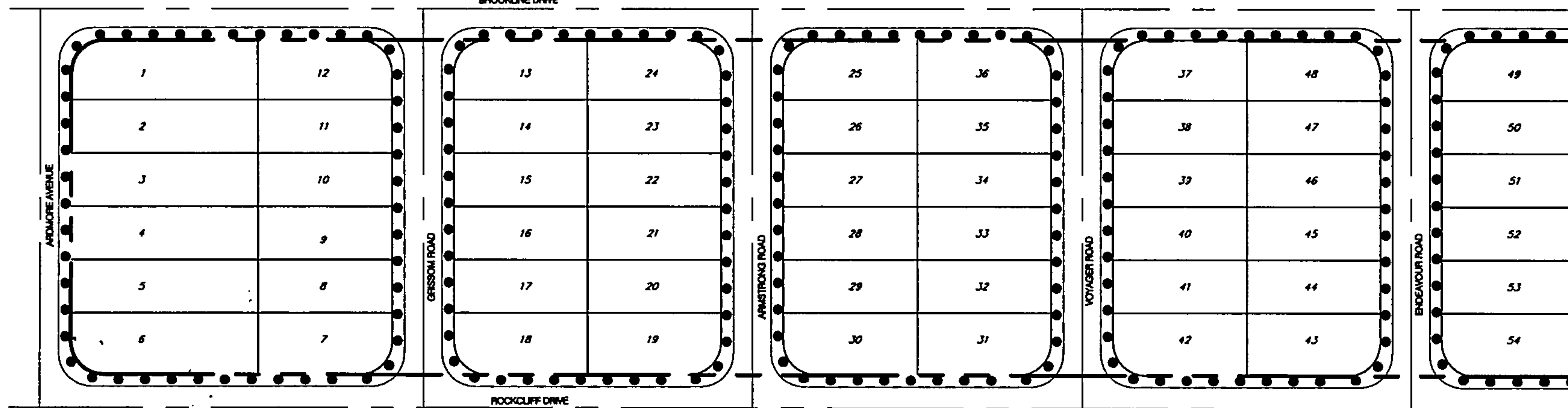
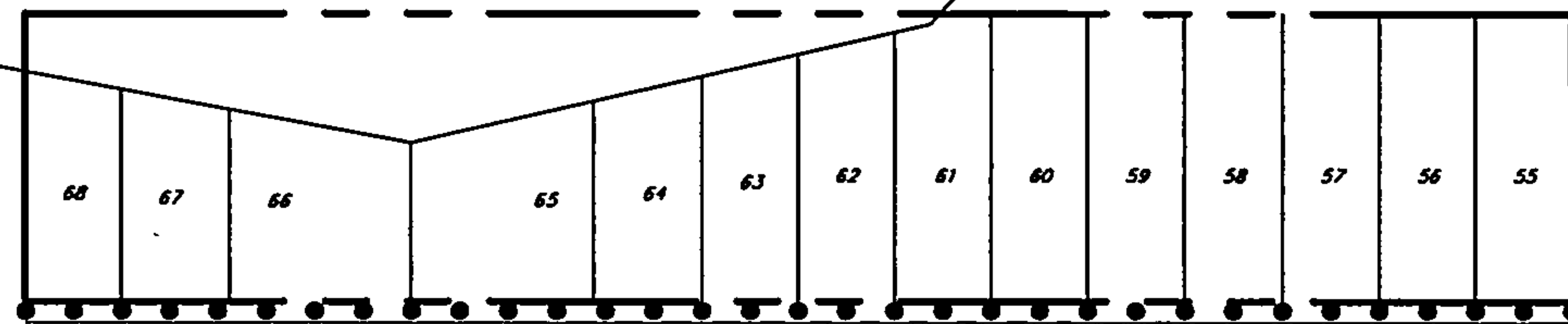
EXHIBIT C
Date 4/16/03

Bohannon & Huston INC.

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES



NOT TO SCALE



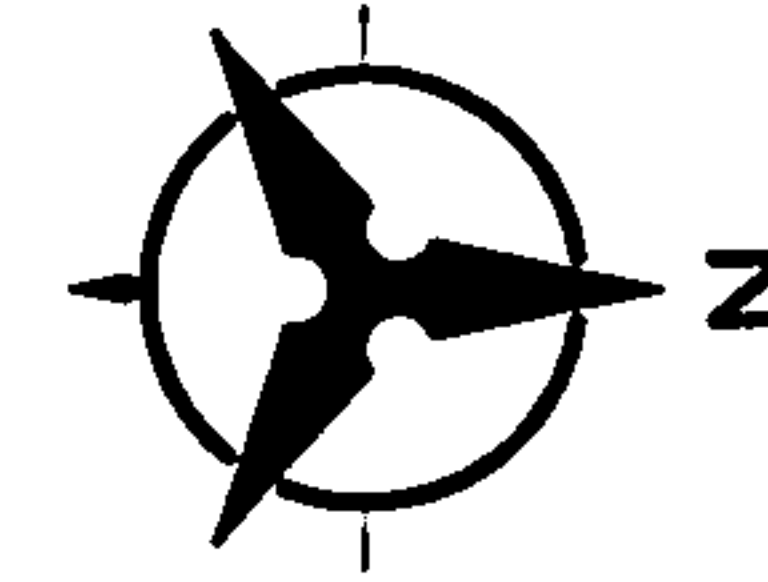
DEFERRED sidewalks to be built on a lot-by-lot basis as home construction is completed. The deferral is requested to reduce damage to sidewalks due to building construction activities.

~~EXHIBIT C~~
Date 02/20/03

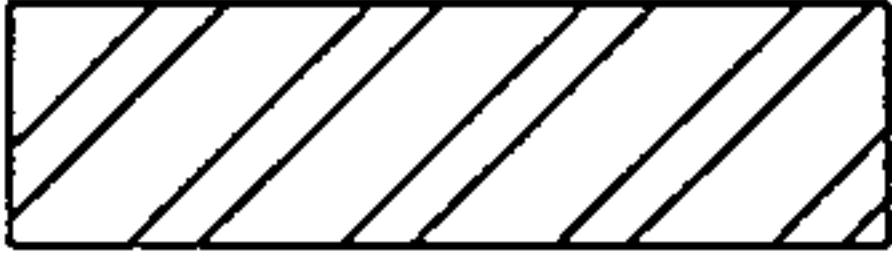

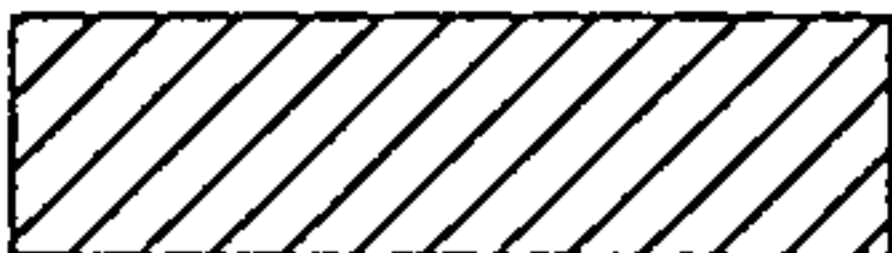

EXHIBIT "B" PARADISE SKIES UNIT 10 SIDEWALK DEFERRAL 02/20/03

Bohannon Huston INC.

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING  SPATIAL DATA  ADVANCED TECHNOLOGIES



NOT TO SCALE

-  7' ELECTRIC AND TELEPHONE EASEMENT TO BE VACATED
-  8' MISC. UTILITY EASEMENT TO BE VACATED
-  PUBLIC RIGHT-OF-WAY TO BE VACATED
-  RIGHT-OF-WAY TO BE DEDICATED TO A.M.A.F.C.A.

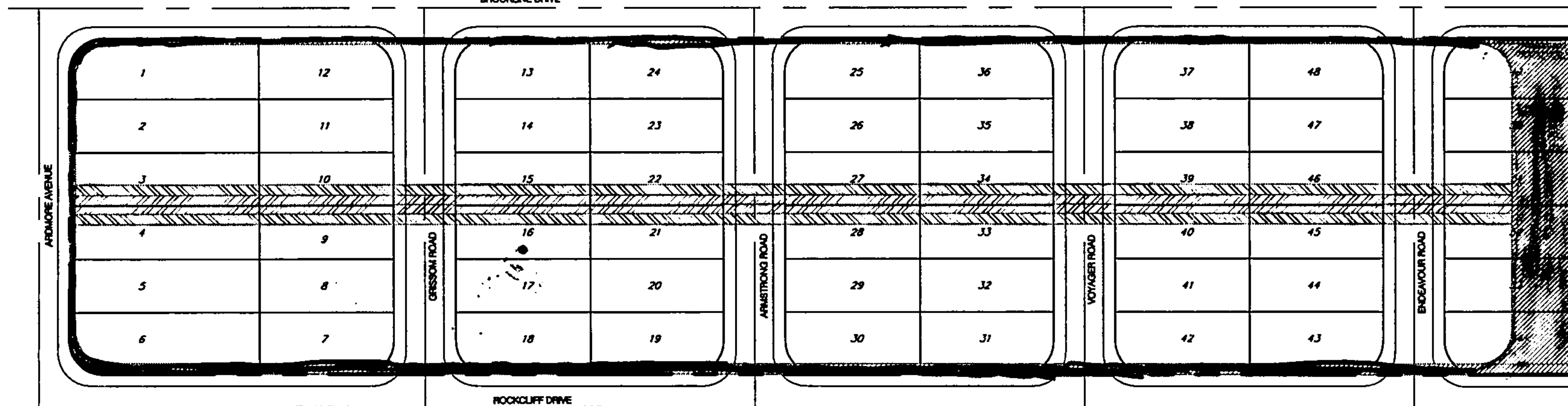
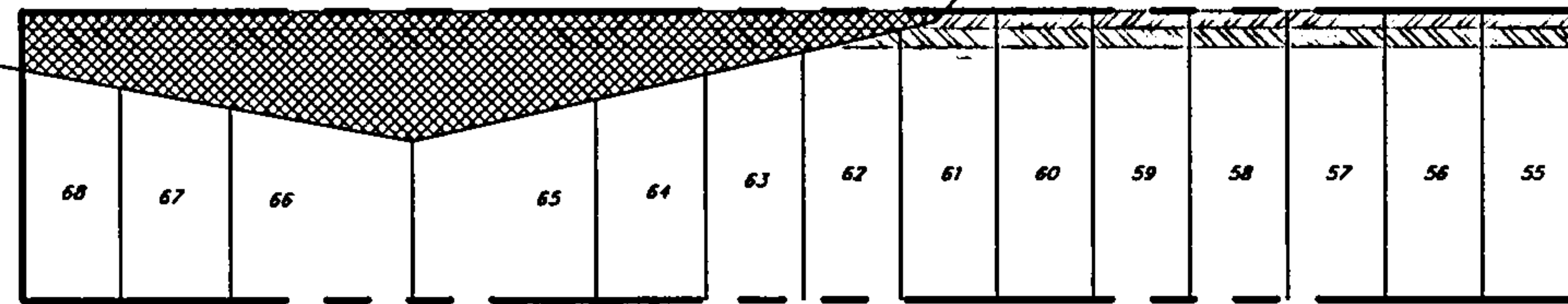


EXHIBIT B
 Date 3/19/03

EXHIBIT ~~A~~
PARADISE SKIES UNIT 10
VACATION OF EASEMENTS
AND PUBLIC RIGHT-OF-WAY

02/20/03

Bohannon  Huston  INC.

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING  SPATIAL DATA  ADVANCED TECHNOLOGIES

Figure 12

INFRASTRUCTURE LIST

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

PARADISE SKIES UNIT 10 SUBDIVISION

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
PUBLIC ROADWAY IMPROVEMENTS									
		8' F-EOP	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON WEST SIDE ONLY (32' F-F TOTAL PAVEMENT WIDTH)	ROCKCLIFF DRIVE	NORTH BOUNDARY	ARDMORE AVENUE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	BROOKLINE DRIVE	LOT 43	LOT 53	/	/	/
		24' F-EOP	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON EAST SIDE ONLY	BROOKLINE DRIVE	NORTH BOUNDARY	LOT 43	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	ENDEAVOUR ROAD	ROCKCLIFF DRIVE	BROOKLINE DRIVE	/	/	/
		4' F-EOP	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON NORTH SIDE ONLY* (28' F-F TOTAL PAVEMENT WIDTH)	ARDMORE AVENUE	ROCKCLIFF DRIVE	BROOKLINE DRIVE	/	/	/

* SIDEWALKS TO BE DEFERRED.

STREET LIGHTS AS PER COA DPM

MODIFIED PROCEDURE 'C'

OFFSITE TRAFFIC MITIGATION FEE: \$400/LOT X 53 LOTS = \$21200

SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

PUBLIC STORM DRAIN IMPROVEMENTS

18"
DIA

RCP W/ NEC. MH'S, LATERALS
& INLETS

BROOKLINE DRIVE LOT 53

SOUTH BOUNDARY

WALL DRAIN

BROOKLINE PLACE CUL-DE-SAC TERMINUS

WALL DRAIN

ROCKCLIFF COURT CUL-DE-SAC TERMINUS

CONCRETE SLOPE PROTECTION PER AMAFCA REQUIREMENTS AT ENERGY DISSIPATOR
LOCATED SOUTH OF ROCKCLIFF COURT IN CALABACILLAS ARROYO

NOTE:

A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED
PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES.

/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

PUBLIC WATERLINE IMPROVEMENTS

8" DIA

WATERLINE W/ NEC. VALVES
FH'S, MJ'S & RJ'S

BROOKLINE DRIVE NORTH BOUNDARY

SOUTH BOUNDARY

8" DIA

WATERLINE W/ NEC. VALVES
FH'S, MJ'S & RJ'S

ENDEAVOUR ROAD ROCKCLIFF DRIVE

BROOKLINE DRIVE

8" DIA

WATERLINE W/ NEC. VALVES
FH'S, MJ'S & RJ'S

ARDMORE AVENUE ROCKCLIFF DRIVE

BROOKLINE DRIVE

/	/	/
/	/	/
/	/	/

PUBLIC SANITARY SEWER IMPROVEMENTS

8" DIA

SANITARY SEWER W/ NEC.
MH'S & SERVICES

BROOKLINE DRIVE NORTH BOUNDARY

SOUTH BOUNDARY

8" DIA

SANITARY SEWER W/ NEC.
MH'S & SERVICES

ENDEAVOUR ROAD ROCKCLIFF DRIVE

BROOKLINE DRIVE

/	/	/
/	/	/

NINA LEUNG
PREPARED BY: PRINT NAME

DRB CHAIR

DATE

PARKS & GENERAL SERVICES

DATE

BOHANNAN HUSTON INC.
FIRM:

TRANSPORTATION DEVELOPMENT

DATE

AMAFCA

DATE

Nina Leung 4-4-03
SIGNATURE DATE

UTILITY DEVELOPMENT

DATE

CITY ENGINEER

DATE

MAXIMUM TIME ALLOW TO CONSTRUCT
IMPROVEMENTS WITHOUT A DRB EXTENSION

NEW MEXICO UTILITIES INC.

DATE

DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Figure 12

INFRASTRUCTURE LIST

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

PARADISE SKIES UNIT 10 SUBDIVISION

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
PUBLIC ROADWAY IMPROVEMENTS									
		16' F-EOP	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON WEST SIDE ONLY* (40' F-F TOTAL PAVEMENT WIDTH)	ROCKCLIFF DRIVE	NORTH BOUNDARY	ARDMORE AVENUE	/	/	/
		32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	BROOKLINE DRIVE	LOT 49	ARDMORE AVENUE	/	/	/
		24' F-EOP	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON EAST SIDE ONLY* WAIVER OF SIDEWALK NORTH OF ENDEAVOUR ROAD	BROOKLINE DRIVE	NORTH BOUNDARY	LOT 49	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES SIDEWALK ON NORTH SIDE TO BE DEFERRED	ENDEAVOUR ROAD	ROCKCLIFF DRIVE	BROOKLINE DRIVE	/	/	/
		8' F-EOP	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON NORTH SIDE ONLY (32' F-F TOTAL PAVEMENT WIDTH)	ARDMORE AVENUE	ROCKCLIFF DRIVE	BROOKLINE DRIVE	/	/	/

* SIDEWALKS TO BE DEFERRED.

STREET LIGHTS AS PER COA DPM

MODIFIED PROCEDURE 'C'

OFFSITE TRAFFIC MITIGATION FEE: \$400/LOT X 62 LOTS = \$24800

SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

PUBLIC STORM DRAIN IMPROVEMENTS

18"
DIA

RCP W/ NEC. MH'S, LATERALS
& INLETS

BROOKLINE DRIVE LOT 62

SOUTH BOUNDARY

WALL DRAIN

BROOKLINE PLACE CUL-DE-SAC TERMINUS

WALL DRAIN

ROCKCLIFF COURT CUL-DE-SAC TERMINUS

SLOPE PROTECTION PER AMAFCA REQUIREMENTS AT ENERGY DISSIPATOR
LOCATED SOUTH OF ROCKCLIFF COURT IN CALABACILLAS ARROYO

NOTE:

A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED
PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES.

/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

PUBLIC WATERLINE IMPROVEMENTS

8" DIA

WATERLINE W/ NEC. VALVES
FH'S, MJ'S & RJ'S

BROOKLINE DRIVE NORTH BOUNDARY

SOUTH BOUNDARY

8" DIA

WATERLINE W/ NEC. VALVES
FH'S, MJ'S & RJ'S

ENDEAVOUR ROAD ROCKCLIFF DRIVE

BROOKLINE DRIVE

8" DIA

WATERLINE W/ NEC. VALVES
FH'S, MJ'S & RJ'S

ARDMORE AVENUE ROCKCLIFF DRIVE

BROOKLINE DRIVE

/	/	/
/	/	/
/	/	/

PUBLIC SANITARY SEWER IMPROVEMENTS

8" DIA

SANITARY SEWER W/ NEC.
MH'S & SERVICES

BROOKLINE DRIVE NORTH BOUNDARY

SOUTH BOUNDARY

8" DIA

SANITARY SEWER W/ NEC.
MH'S & SERVICES

ENDEAVOUR ROAD ROCKCLIFF DRIVE

BROOKLINE DRIVE

/	/	/
/	/	/

NINA LEUNG
PREPARED BY: PRINT NAME

DRB CHAIR

DATE

PARKS & GENERAL SERVICES

DATE

BOHANNAN HUSTON INC.
FIRM:

TRANSPORTATION DEVELOPMENT

DATE

AMAFCA

DATE

Nina Leung 5-21-03
SIGNATURE DATE

UTILITY DEVELOPMENT

DATE

CITY ENGINEER

DATE

MAXIMUM TIME ALLOW TO CONSTRUCT
IMPROVEMENTS WITHOUT A DRB EXTENSION

NEW MEXICO UTILITIES INC.

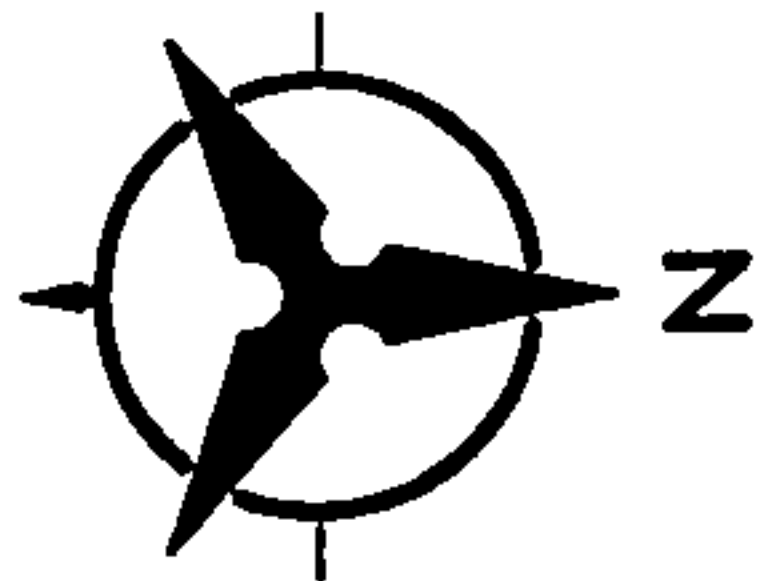
5-21-03

DATE

DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER



NOT TO SCALE



DEFERRED sidewalks to be built on a lot-by-lot basis as home construction is completed. The deferral is requested to reduce damage to sidewalks due to building construction activities.



WAIVED Sidewalks

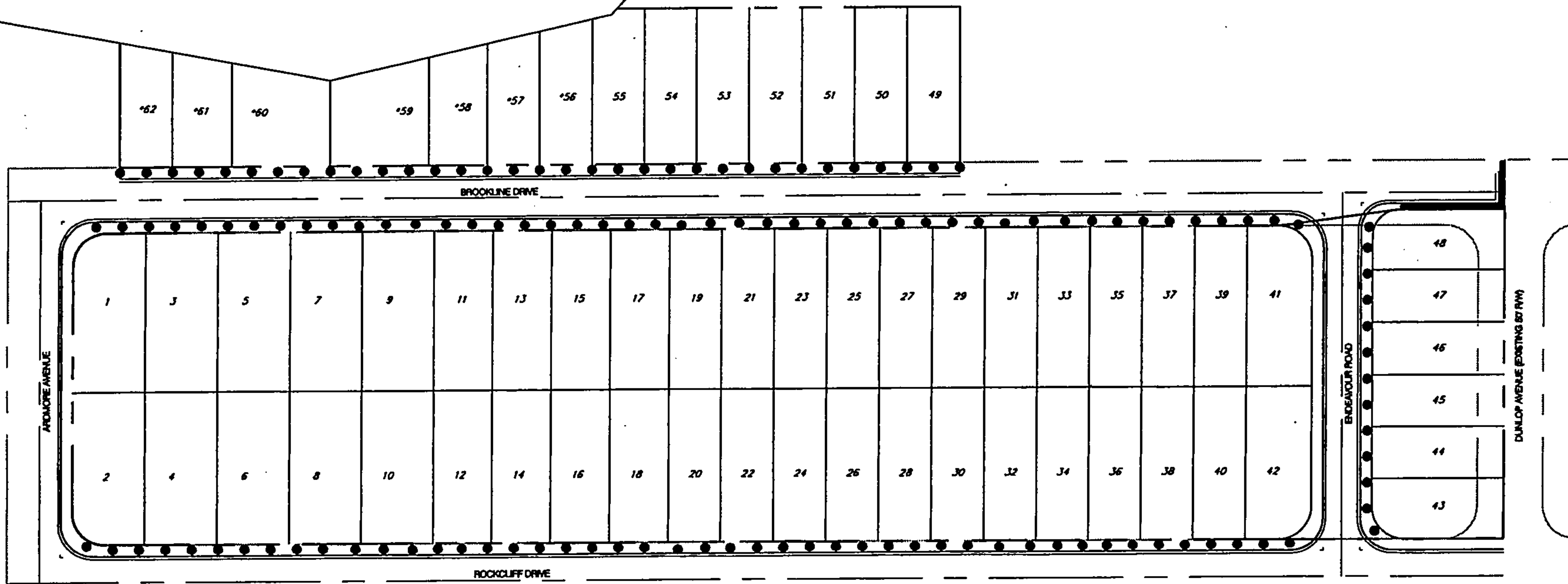
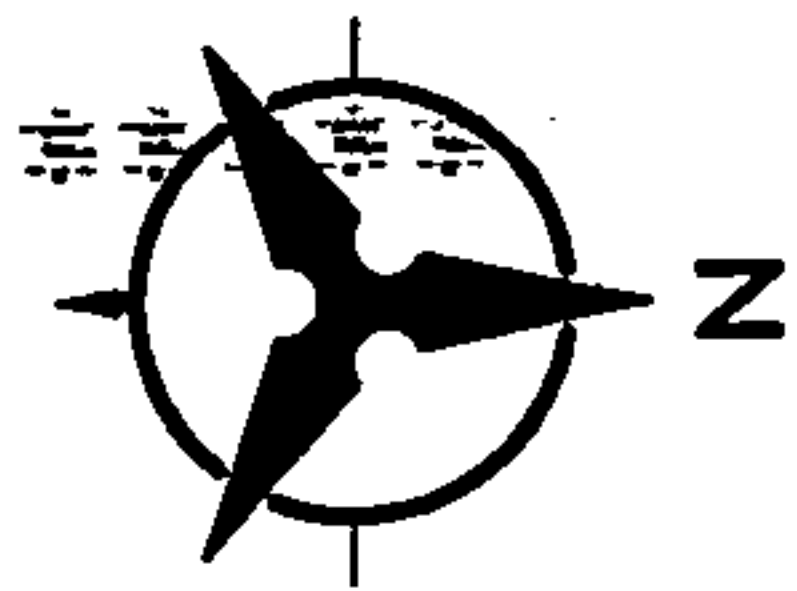


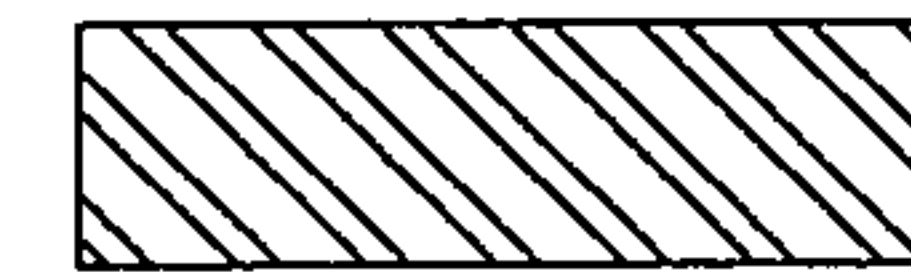
EXHIBIT "B" 6/4/03
PARADISE SKIES UNIT 10
SIDEWALK DEFERRAL/WAIVER
MAY 2003

Bohannon & Huston INC.

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES



NOT TO SCALE



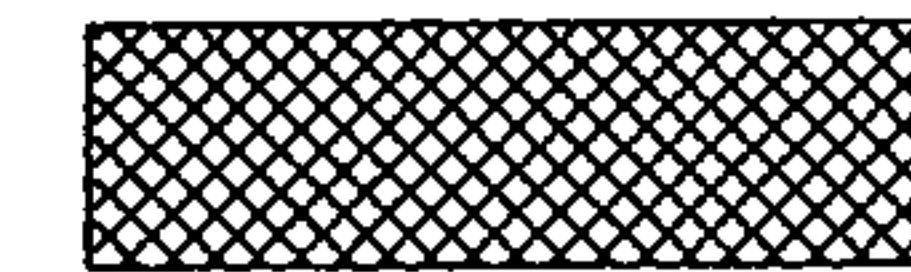
7' ELECTRIC AND TELEPHONE EASEMENT TO BE VACATED



8' MISC. UTILITY EASEMENT TO BE VACATED



PUBLIC RIGHT-OF-WAY TO BE VACATED



RIGHT-OF-WAY TO BE DEDICATED TO A.M.A.F.C.A.

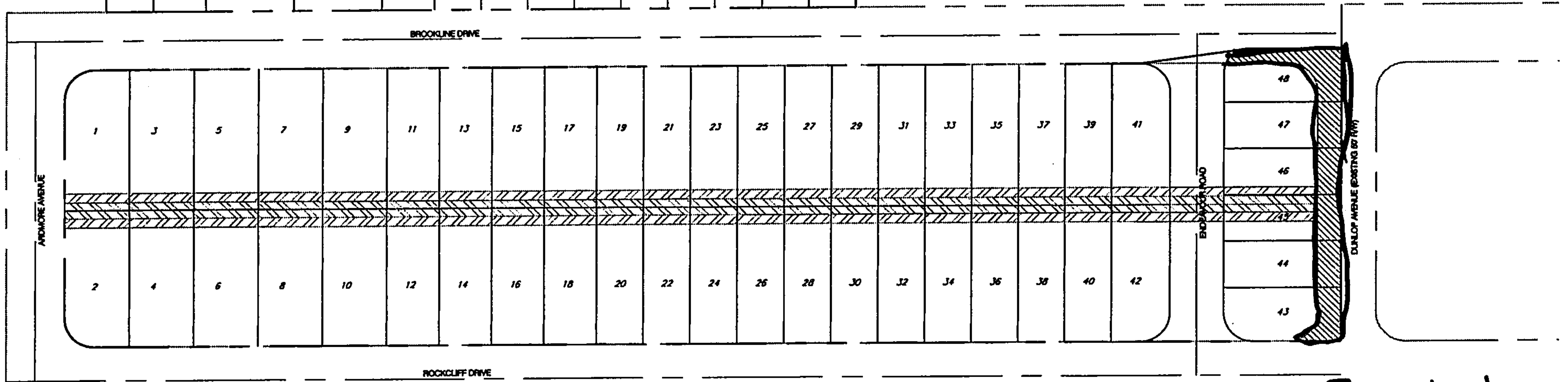
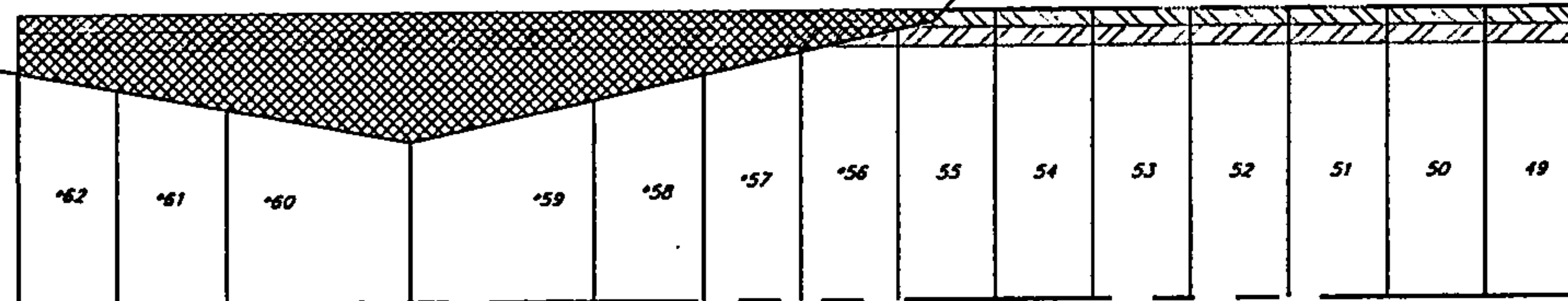


EXHIBIT "B" 6/4/03

PARADISE SKIES UNIT 10
VACATION OF EASEMENTS
AND PUBLIC RIGHT-OF-WAY

MAY 2003

Bohannon & Huston INC.

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES



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: 1002379

AGENDA ITEM NO: 20

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval. Prudent line easement dedicated to AMAFCA
 An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION:

discussed

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

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: December 18, 2002



K

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

Development Review Board Comments

Project Number: 1002379
Application Number: 02DRB-01867

DRB Date: 12/18/02
Item Number: 20

Subdivision: Paradise Skies Unit 10
Lots 1-26 & 35-42, Block 5, Unit 4 Paradise Heights Unit 10

Zoning: R-1

Zone Page: A-10

New Lots (or units) : 21

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

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

Signed: CS
Christina Sandoval, (PRD)

Phone: 768-5328



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002379

Item No. 20

Zone Atlas A-10

DATE ON AGENDA 12-18-02

INFRASTRUCTURE REQUIRED (x)YES ()NO

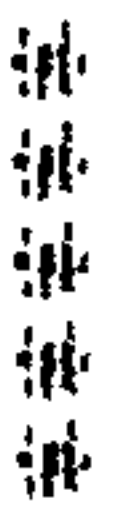
CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

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

No.	Comment
<input type="checkbox"/>	The standard street improvements are required on an infrastructure list.
<input type="checkbox"/>	The streets need to meet the requirements of the DPM.
<input type="checkbox"/>	The McMahon extension is proposed in this vicinity, coordination with that project is needed.

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



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

Meeting Date: December 18, 2002

**Agenda Item: 20 Project #: 1002379
Application # 02DRB-01867**

Subject: Paradise Heights, Unit 10

This property lies within the boundaries of the Westside Strategic Plan as a point of information.

No adverse comments on the sketch plat.

Sheran Matson, DRB Planning Representative

Telephone: 924-3880

Fax: 505-924-3864

A City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

SUBDIVISION Supplemental form **S**

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

ZONING Supplemental form **Z**

Annexation & Zone Establishment
 Sector Plan
 Zone Change
 Text Amendment

SITE DEVELOPMENT PLAN **P**

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

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

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

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

APPLICANT INFORMATION:

NAME: LONGFORD AT PARADISE SKIES, LP PHONE: 761-9911
 ADDRESS: 7301 JEFFERSON NE FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: _____
 Proprietary interest in site: OWNER
 AGENT (if any): BOHANNAN HUSTON, INC. PHONE: 823-1000
 ADDRESS: 7500 JEFFERSON NE FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: _____

DESCRIPTION OF REQUEST: SKETCH PLAT REVIEW AND COMMENT

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

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

Lot or Tract No. LOTS 1-26 AND 35-42 Block: 5 Unit: 4
 Subdiv. / Addn. PARADISE HEIGHTS UNIT 4
 Current Zoning: R-1 Proposed zoning: R-T
 Zone Atlas page(s): A-10 No. of existing lots: 34 No. of proposed lots: 55
 Total area of site (acres): 8.9 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO
 UPC No. 101006647449211344 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: _____
 Between: BROOKLINE BLVD NW and ROCKCLIFF BLVD NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 2-86-67

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

SIGNATURE [Signature] DATE 12/10/02
 (Print) RICK BELTRAMO _____ Applicant Agent

FOR OFFICIAL USE ONLY

.pdf Form revised Sept. 2001

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>02 DRB - 01867</u>	<u>SK</u>		\$ <u>[Signature]</u>
<input checked="" type="checkbox"/> All fees have been collected				\$ _____
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>Dec. 18, 2002</u>			Total \$ <u>[Signature]</u>

[Signature] 12/9/02 Project # 1002379
 Planner signature / date

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

SKETCH PLAT REVIEW AND COMMENT

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Copy of previous D.R.B. approved infrastructure list
 - Copy of the Official D.R.B. Notice of approval
 - Any original and/or related file numbers are listed on the cover application
- Extensions are not reviewed through internal routing.**
 Extension of preliminary plat approval expires after one year.
 DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION FINAL PLAT APPROVAL

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing
 - SIA financial guaranty verification
 - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing
 - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
 - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.
 DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

RICK BELTRAMO

Rick Beltramo Applicant name (print)
Rick Beltramo 12/10/02
 Applicant signature / date

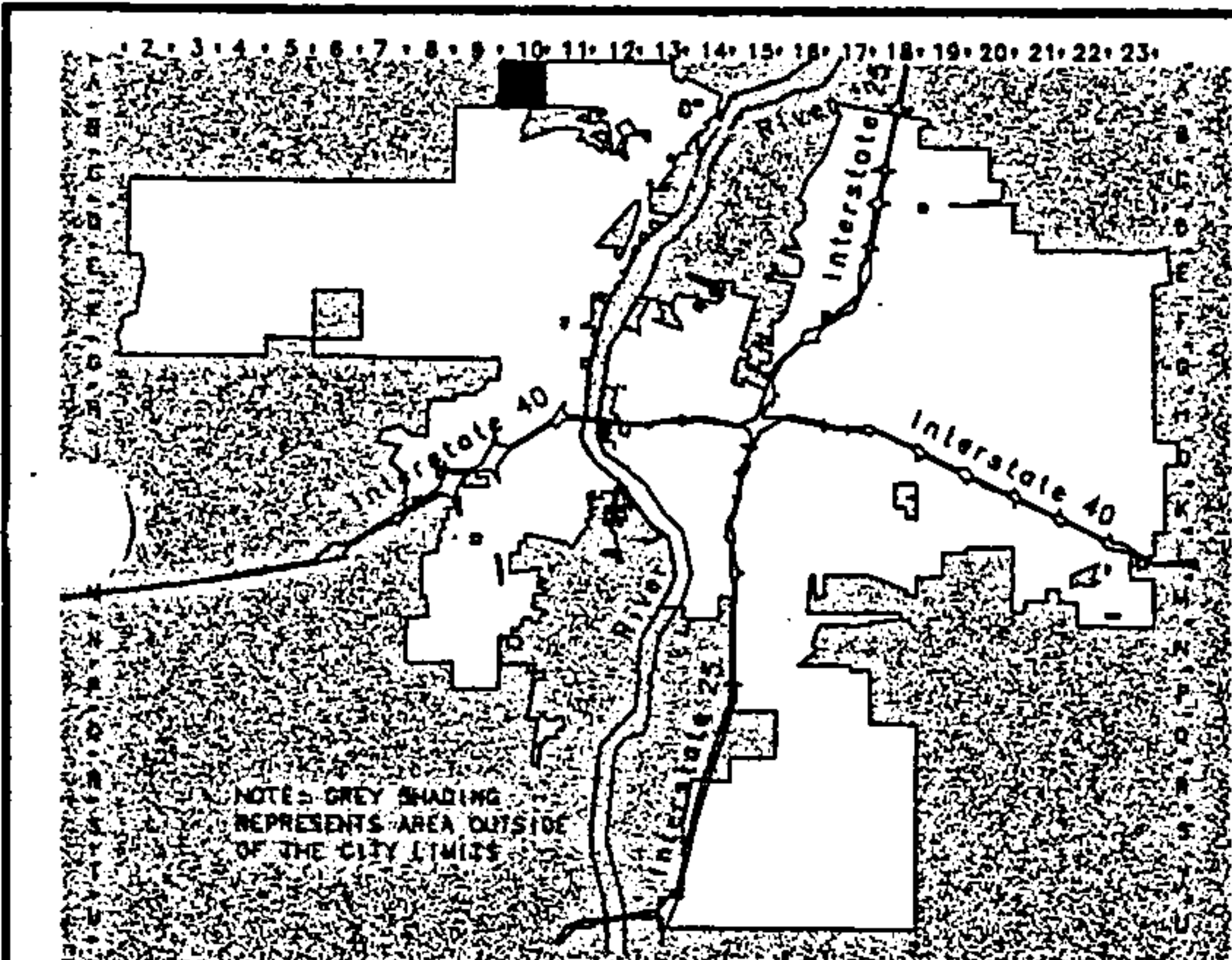
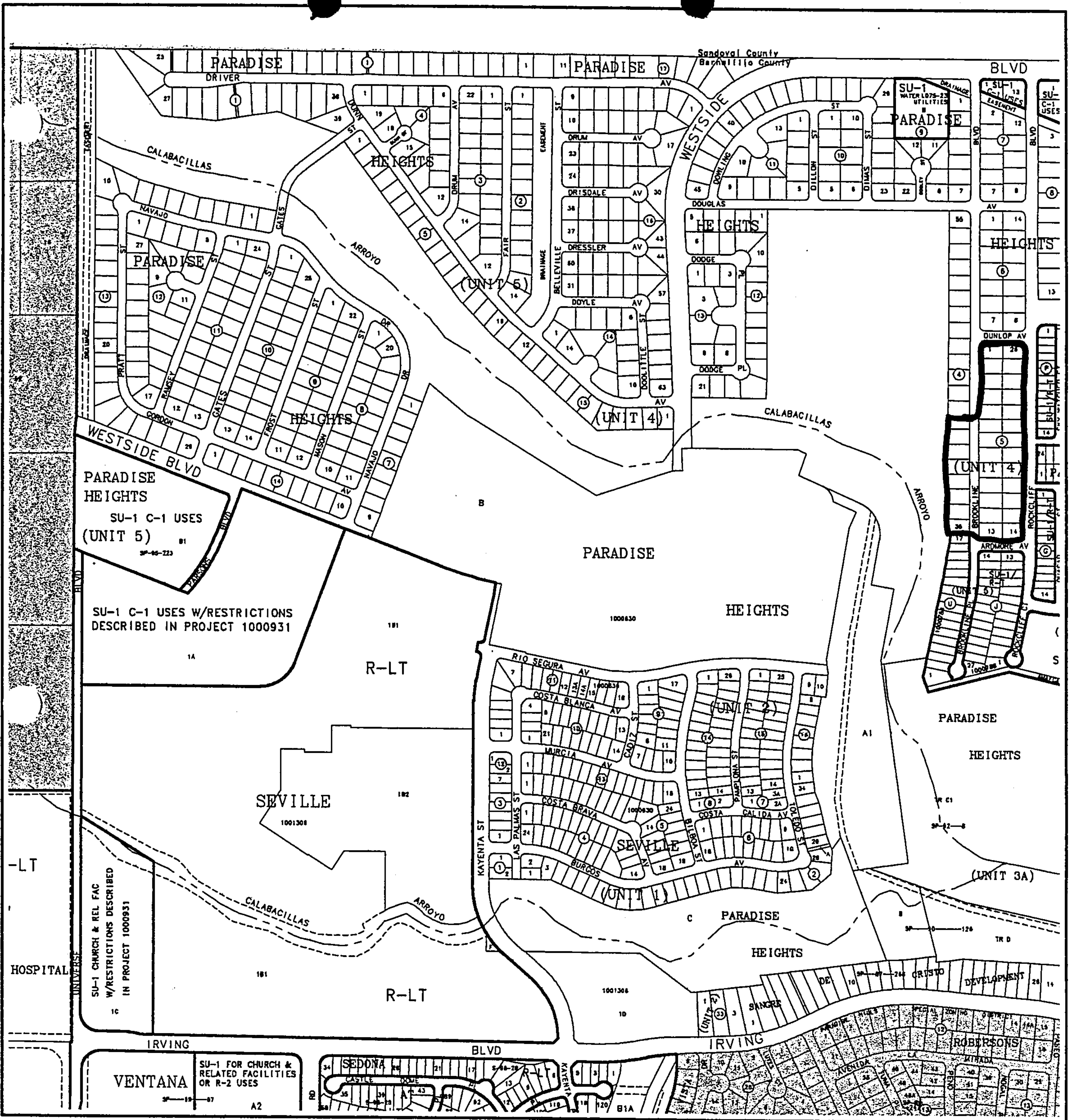


Form revised September 2001

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

Application case numbers
 020243 - 01867

Paul Cardillo 12/9/02
 Planner signature / date
Project # 1002379



CITY OF
Albuquerque

A G I S
Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2002

GRAPHIC SCALE IN FEET

250 0 750 1000



Zone Atlas Page

A-10-Z

Map Amended through April 03, 2002

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

December 10, 2002

Roger Green, Chairman
Development Review Board
City of Albuquerque
Albuquerque, New Mexico 87103

Re: Sketch Plat Review and Comment
Paradise Skies Unit 10

Dear Roger:

Submitted for review is proposed Paradise Skies Unit 10, a replat of former Paradise Heights Unit 4.

Enclosed for Development Review Board (DRB) review and comment are copies of the following information:

- Development Review Applications
- Six (6) copies each of the Sketch Plat, and
- Zone Atlas Map

This sketch plat is being presented to the Development Review Board for the purpose of obtaining City input and comment.

Please place this item on the DRB Agenda to be heard on December 18, 2002. If you have any questions or need further information, please call.

Sincerely,



Rick Beltramo, P.E.

Project Manager
Community Development and Planning Group

mls
Enclosures
Cc: Mr. Mark Ruhlman

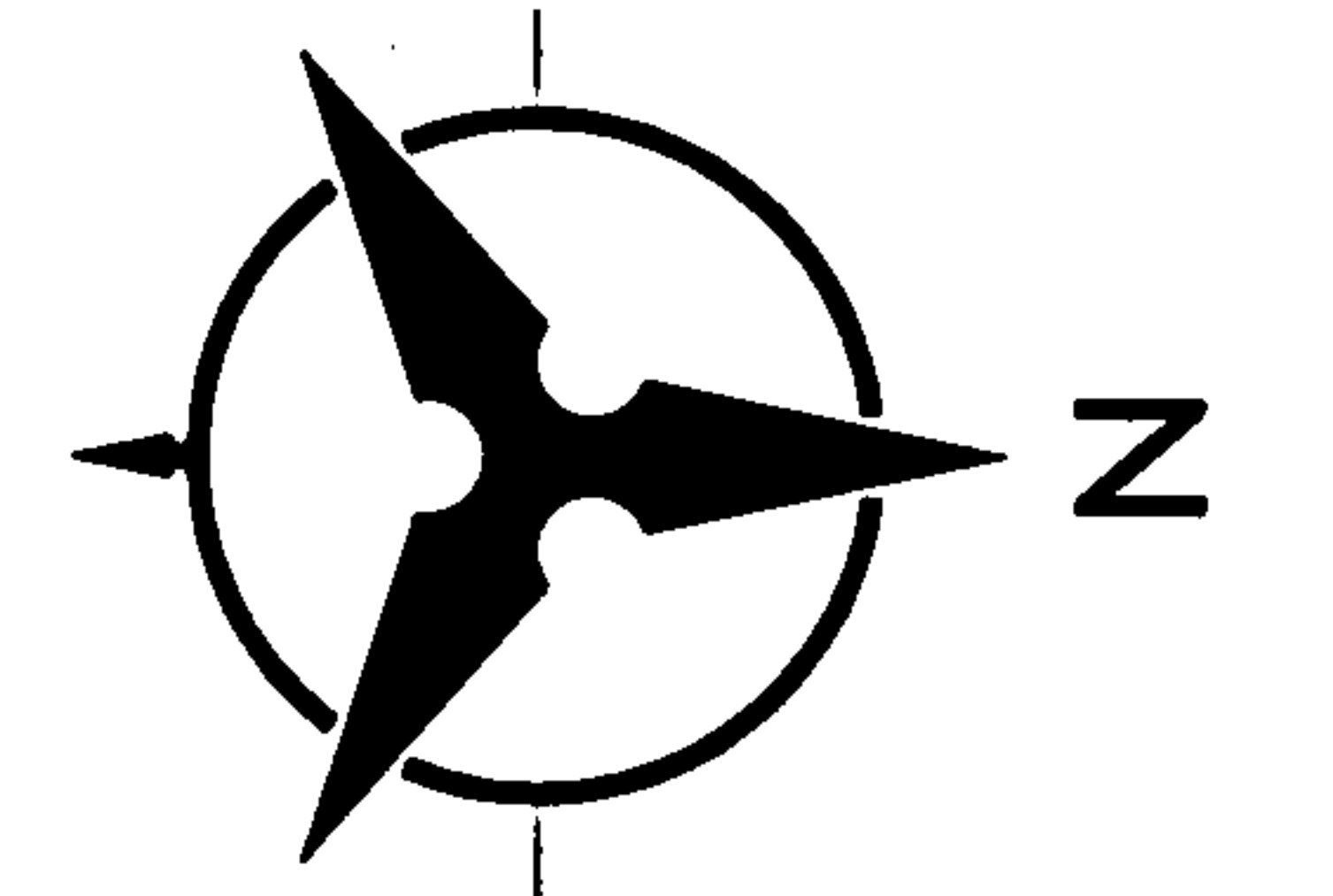
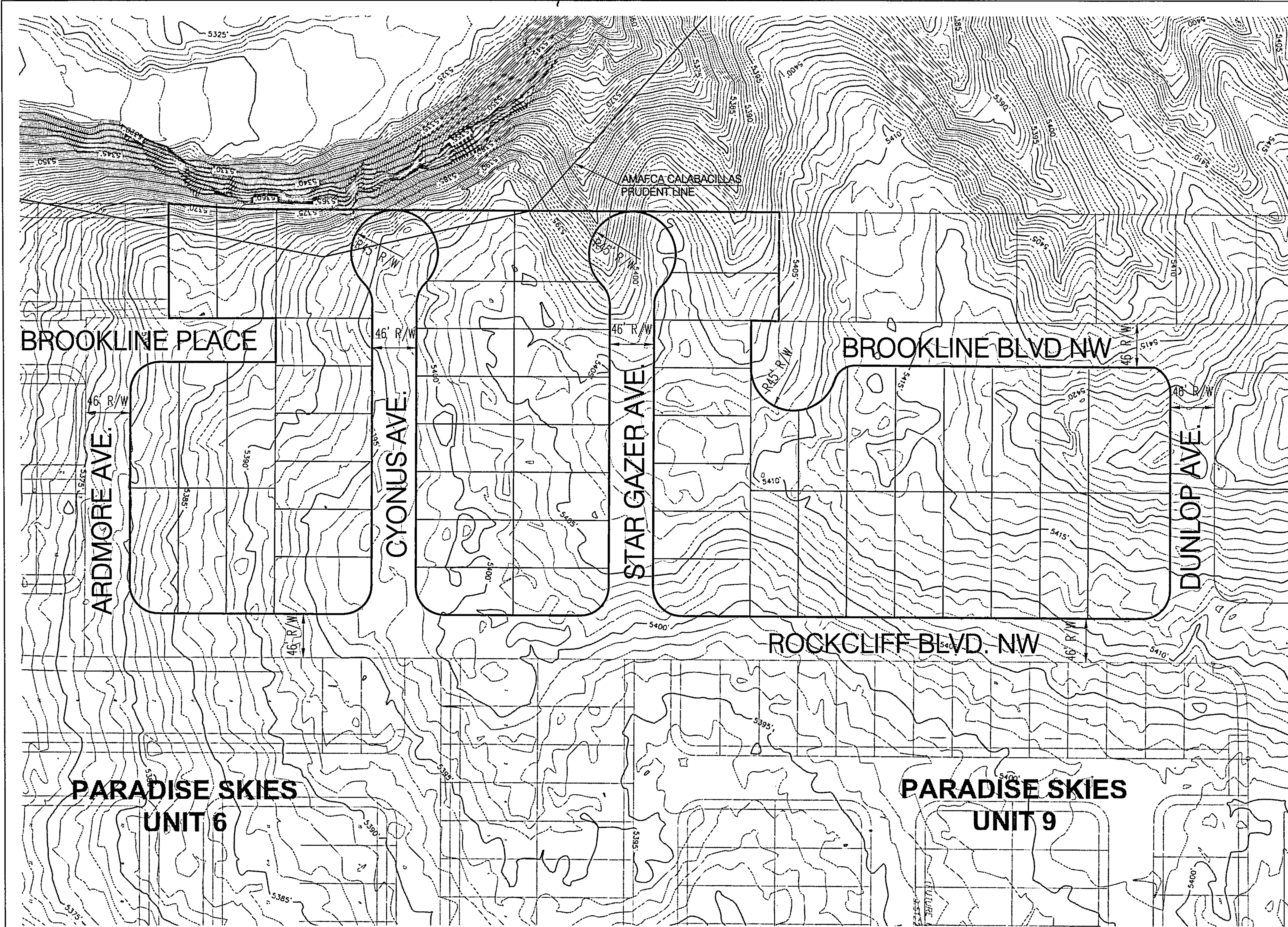
a:\snyder\030219\data\011\sketch.plat

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

1002379



SCALE 1"=100'

**SKETCH PLAT
PARADISE SKIES
UNIT 10**

55 LOTS
TYP. LOT DIMENSIONS: 50'X100'



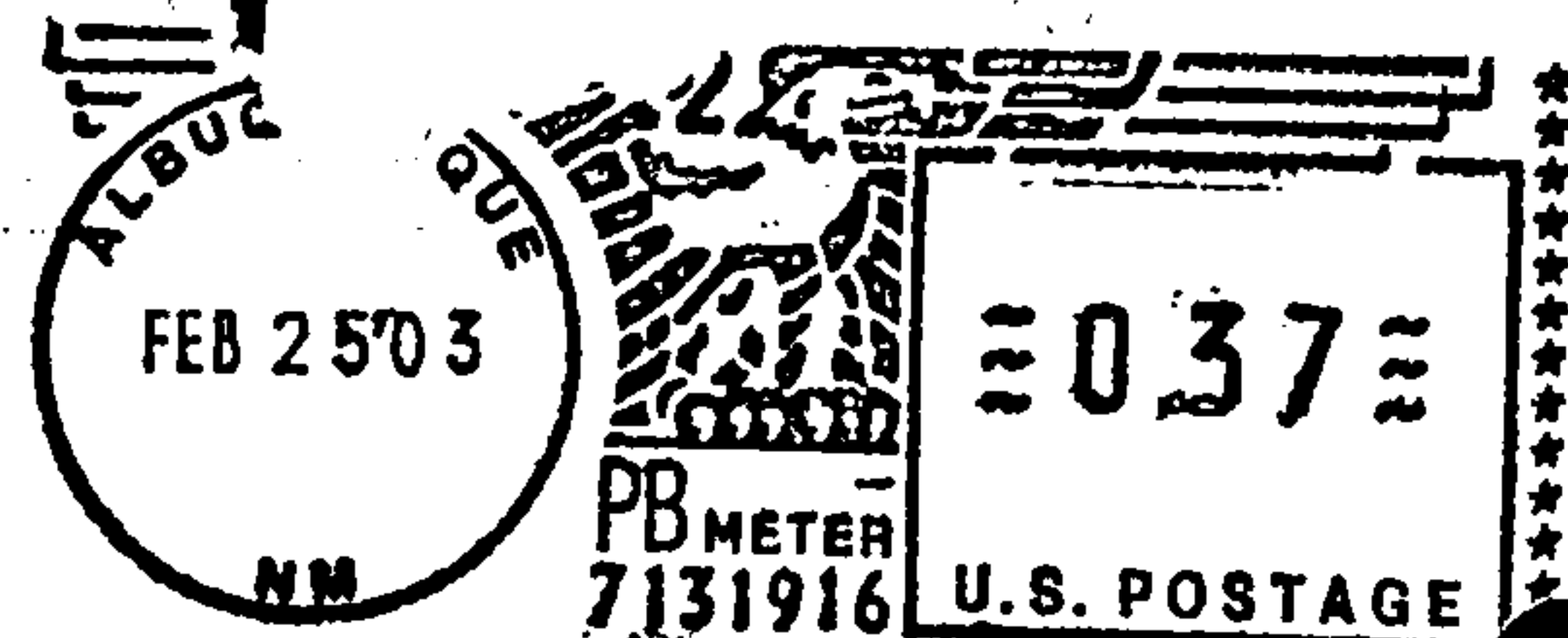
Bohannon & Huston
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT



101006647625241115

LONGFORD AT PARADISE SKIES LP
2260 CORPORATE CI
HENDERSON NV 89014

RETURN
TO SENDER 
FORWARD EXPIRED

89074-27103-1233





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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, March 19, 2003, beginning at 9:00 a.m.** for the purpose of considering the following:

Project # 1002138

03DRB-00238 Major-Vacation of Pub Right-of-Way
03DRB-00237 Minor-Prelim&Final Plat Approval
03DRB-00239 Minor-Sidewalk Variance
03DRB-00240 Minor-Temp Defer SDWK

LARRY READ & ASSOCIATES, INC., agent(s) for SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 19, Block(s) 2, (to be known as **ABIS SUBDIVISION, NORTH ALBUQUERQUE ACRES, TRACT 2 UNIT 3**, zoned RD, located on OAKLAND AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 1 acre(s). [REF: 02DRB-01219] (C-19)

Project # 1002492

03DRB-00261 Major-Vacation of Public Easements

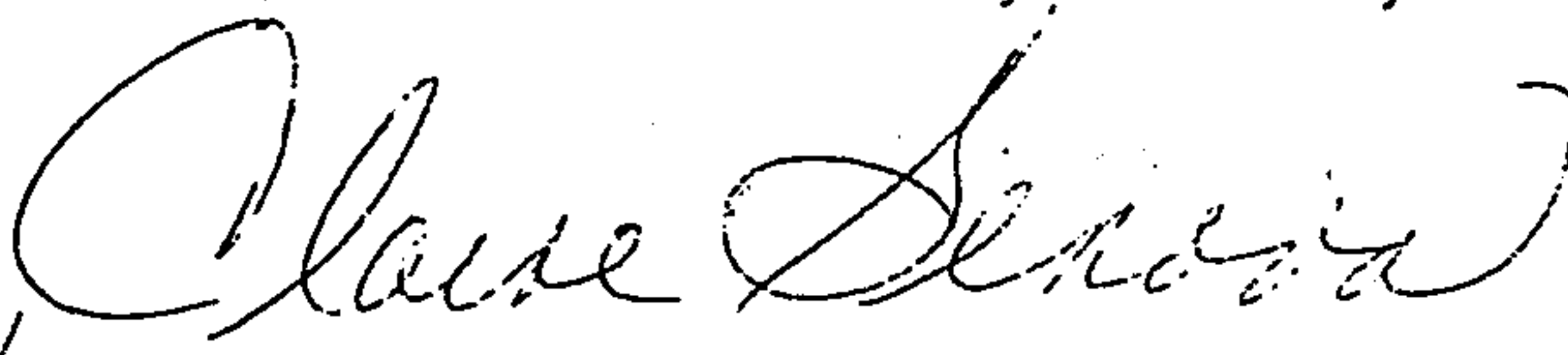
PRECISION SURVEYS INC. agent(s) for GRANDE AVENUE PARTNERS LTD request(s) the above action(s) for all or a portion of Tract(s) A-1 & A-2, **BROWNEWELL & LAIHS HIGHLAND ADDITION**, zoned SU-2-MD-1, located on DR MARTIN LUTHER KING JR AVE NE, between MULBERRY NE and CEDAR NE containing approximately 5 acre(s). (K-15)

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03DRB-00272 Major-Vacation of Pub Right-of-Way
03DRB-00273 Major-Vacation of Pub Right-of-Way
03DRB-00274 Minor-Vacation of Private Easements
03DRB-00275 Minor-Vacation of Private Easements
03DRB-00276 Minor-Temp Defer SDWK

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

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


for Sheran Matson, AICP, Chair
Development Review Board

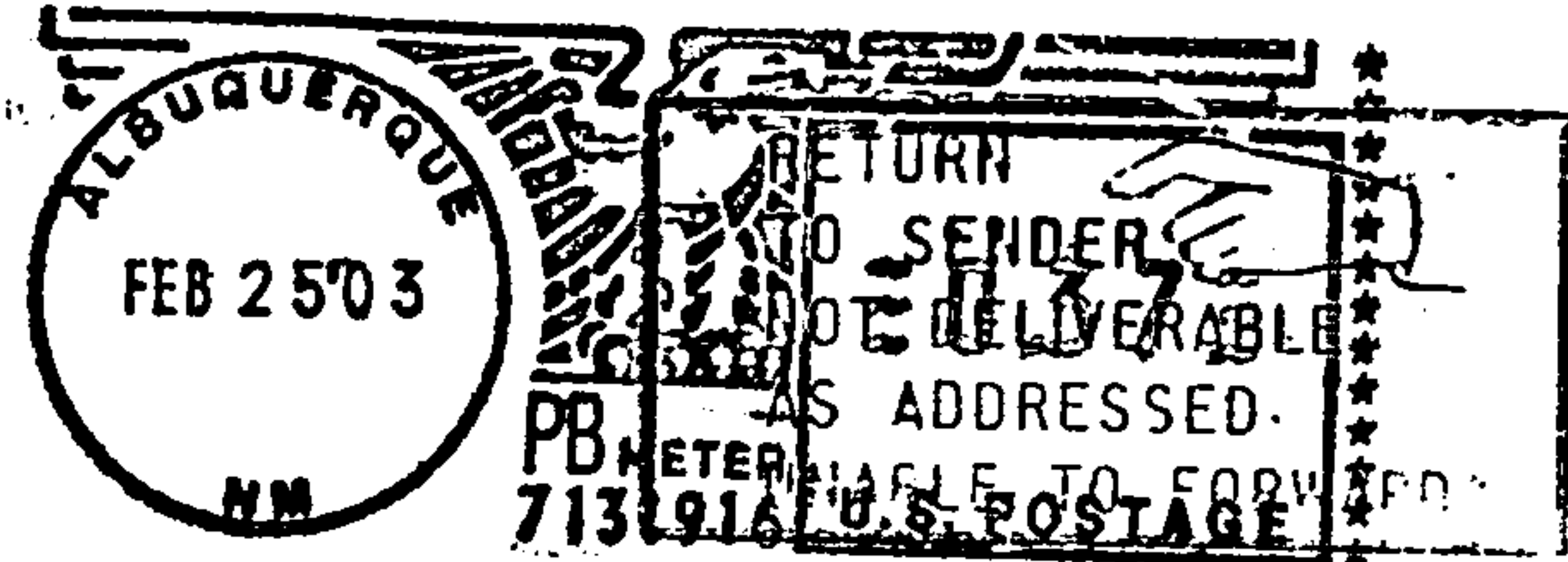
TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 3, 2003.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT



to UNKNOWN

101106600426822601

GALLEGOS ROJERIO A & GALVAN N
6143 URSA AV NW
ALBUQUERQUE NM 87114

DRB

871 147-7524 259





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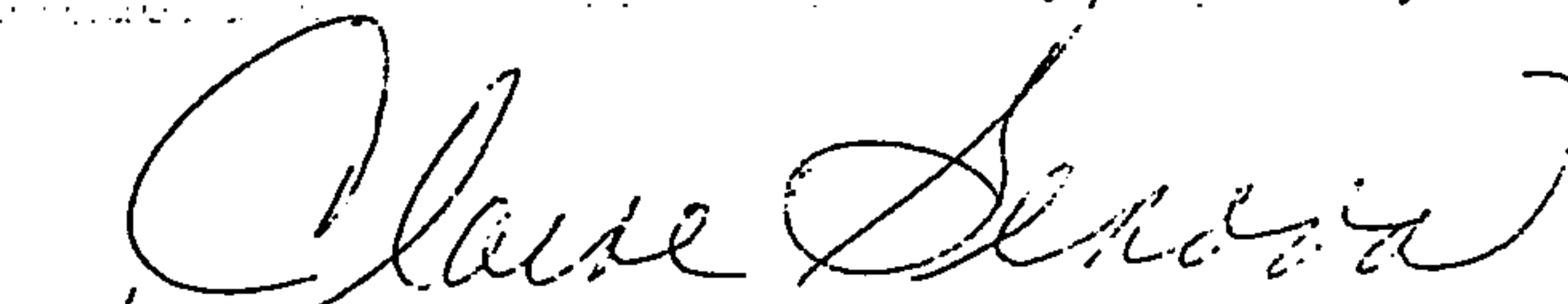
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for Sheran Matson, AICP, Chair
Development Review Board

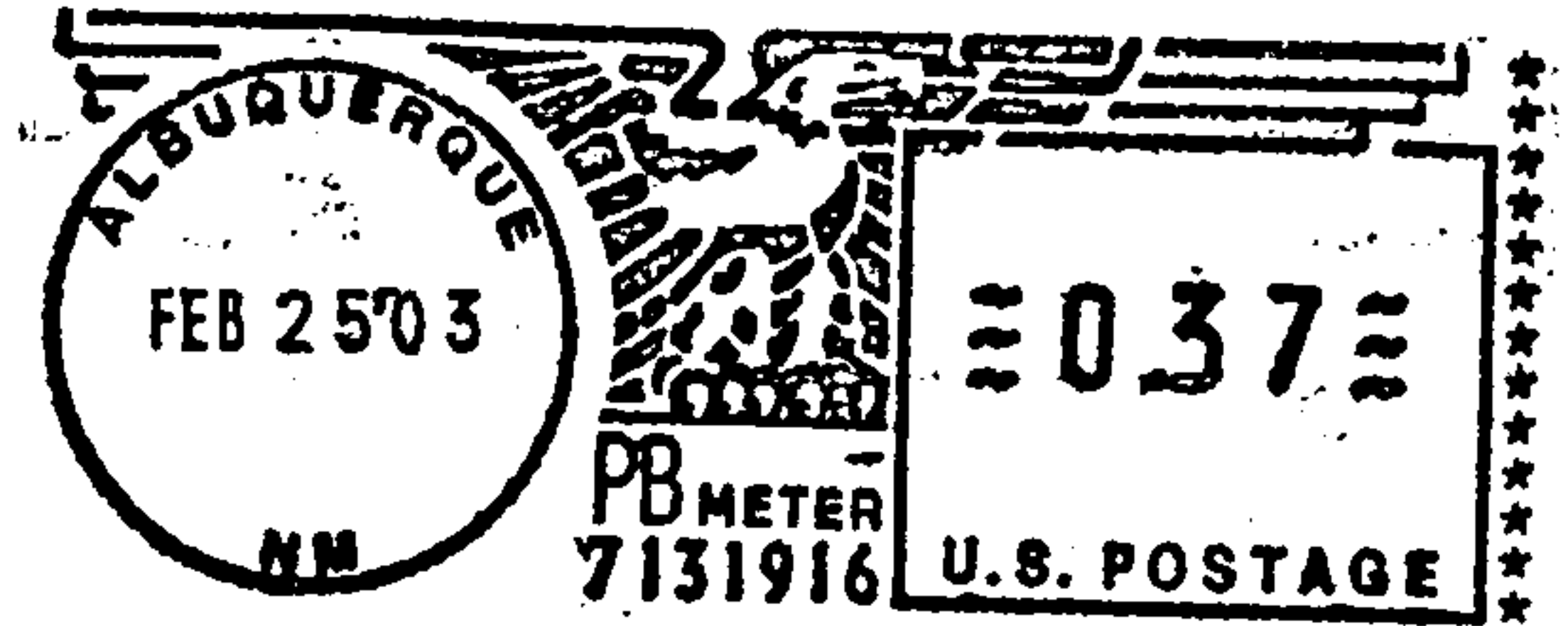
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City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT



101006641/3/510210

PARADISE HEIGHTS L L C
CHUCH

6301 INDIAN SCHOOL NE
ALBUQUERQUE NM 87110

ANK

89104818533





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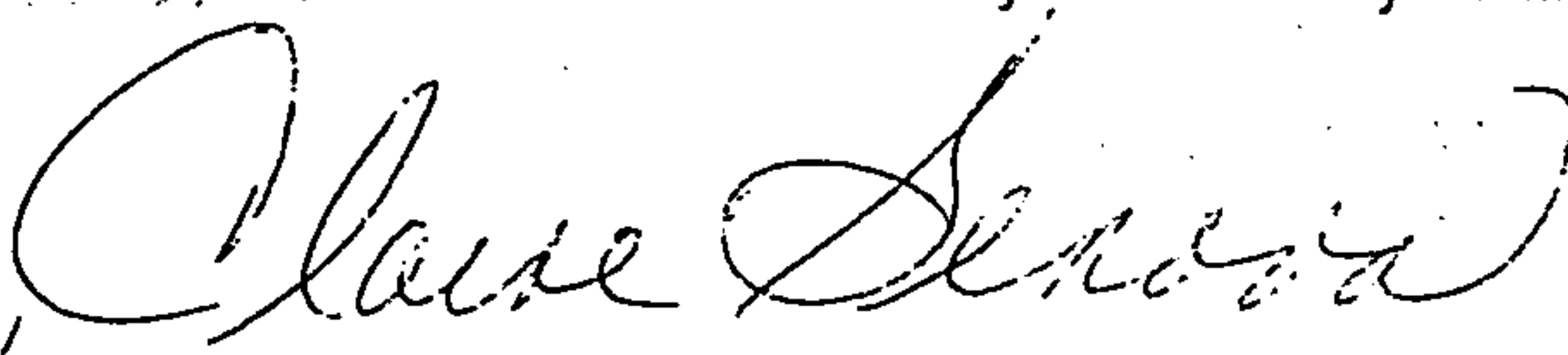
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