



DRB CASE ACTION LOG

REVISED 8/20/2002

*Completed
1-27-03
JMA*

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

DRB Application No.: 02-01896 (SBP)
Project Name: RANCHO ENCANTADO NORTE
Agent: CONSENSUS PLANNING

Project # 1002384 (2ND SITE PLAN)
EPC Application No.: 01138-01744, Z-95-94, Z-99-84
Phone No.: 764-9801

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 1/15/03 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): _____
- See comments dated _____
 - EPC comments (name) _____
 - Planning must record this plat. Please submit the following items:
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 - Tax printout from the County Assessor.
 - Include 3 copies of the approved site plan along with the originals.
 - County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
 - Property Management's signature must be obtained prior to Planning Department's signature.

Project Number 1002384 (2nd)

APPLICATION NO. 02DRB - 01896	PROJECT NO. 1002384
PROJECT NAME RANCHO ENCANTADO NORTE	
EPC APPLICATION NO.	
APPLICANT / AGENT <i>Consensus Plan / Chris Green</i>	PHONE NO. 764-9801
ZONE ATLAS PAGE	
<h1 style="margin: 0;">ONE STOP COMMENT FORM LOG</h1> <div style="text-align: right; font-style: italic; font-size: 1.2em;"> Completed 1-27-03 </div>	

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

PARKS AND REC (505) 768-5328		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE <i>1-23-03</i>	DATE
COMMENTS:		

(Return form with plat / site plan)



DRB CASE ACTION LOG

REVISED 8/20/2002

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

DRB Application No.: 02-01896 (SBP)	Project # 1002384 (2 ND SITE PLAN)
Project Name: RANCHO ENCANTADO NORTE	EPC Application No.: 01138-01744, Z-95-94, Z-99-84
Agent: CONSENSUS PLANNING	Phone No.: 764-9801

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 1/15/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

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CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

See comments dated _____

EPC comments (name) _____

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- The original plat and a mylar copy for the County Clerk.
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Include 3 copies of the approved site plan along with the originals.

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

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

Project Number 1002384 (2nd)



**DEVELOPMENT REVIEW BOARD
AGENDA**

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

January 15, 2003 9:00 a.m.

MEMBERS:

Roger Green, Acting DRB Chair
Claire Senova, Administrative Assistant

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Sheran Matson, Planning
Christina Sandoval, Parks & Recreation

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

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

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

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

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

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

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

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

MARK GOODWIN & ASSOCIATES, PA, agent(s) for C & W LAND DEVELOPMENT ENTERPRISE INC. request(s) the above action(s) for all or a portion of Tract(s) 490 & 91, **SAGE POINTE SUBDIVISION**, TOWN OF ATRISCO GRANT #7, zoned R-D residential and related uses zone, developing area, 14 DU/AC, located on the SOUTH SIDE OF SAGE RD SW, between 82ND ST SW and 86TH ST SW containing approximately 10 acre(s). [REF: DRB-99-21, 00440-00438 XPP, 01440-00353 XPP, 02DRB-00365 XPP, 02DRB-00492 AMPP] [Deferred from 1/8/03] (M-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/2/02 THE PRELIMINARY PLAT WAS APPROVED. THE SIDEWALK VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONTAGE AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**
2. **Project # 1001986**
02DRB-01927 Major-Preliminary Plat Approval
02DRB-01928 Minor-Temp Defer SDWK
02DRB-01929 Minor-Subd Design Variance

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

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

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

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

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

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

CONSENSUS PLANNING agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1 (to be known as **RANCHO ENCANTADO SUR**) COORS VILLAGE, zoned SU-3 special center zone, located on WESTERN TRAIL NW, between ATRISCO DR NW and COORS BLVD NW containing approximately 11 acre(s). [REF: 01138-01744, Z-95-94, Z-99-84, DRB-95-195, DRB-96-361] (F-11) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

02DRB-01896 Major-SiteDev Plan BldPermit

CONSENSUS PLANNING agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1 (to be known as **RANCHO ENCANTADO NORTE**) COORS VILLAGE, zoned SU-3, located on WESTERN TRAIL NW, between ATRISCO DR NW and COORS BLVD NW containing approximately 17 acre(s). [REF: 01138-01744, Z-95-94, Z-99-84, DRB-95-195, DRB-96-361] (F-11) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

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

BOHANNAN HUSTON INC agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1 and 4, **RANCHO ENCANTADO NORTE, RANCHO ENCANTADO SUR AND CONDOMINIUM SUBDIVISIONS**, zoned SU-3 special center zone, located on the southside of WESTERN TR NW, between ATRISCO DR NW and COORS BLVD NW containing approximately 17 acre(s). [REF: 02EPC-01165, 02EPC-01170, 02EPC-01161] (F-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/15/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/25/02 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONTAGE AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

CONSENSUS PLANNING agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 4B, **COORS VILLAGE**, zoned SU-3 special center zone, located on the southside of WESTERN TR NW, between ATRISCO DR NW and COORS BLVD NW [REF: 02DRB-01879, 02EPC-01170, 01138-01744, DBB-96-361, DRB-95-195, Z-99-84] [**Juanita Vigil, EPC Case Planner**] [Deferred from 1/8/03] (F-11) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

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

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

6. **Project # 1001760**
03DRB-00018 Minor-SiteDev Plan
Subd/EPC
- CONSENSUS PLANNING INC., agent(s) for MOOSE LODGE #1517 request(s) the above action for all or a portion of Tract(s) A, **LOYAL ORDER OF MOOSE ALBUQUERQUE LODGE # 1517, FRANCISCAN ACRES**, zoned SU-2 special neighborhood zone, SU-I for NCR Uses, located on EDITH BLVD NE, between I-40 and ARVADA AV NE containing approximately 2 acre(s). [REF: Z-70-140, Z-85-37, ZA-81-89] [**Juanita Vigil, EPC Case Planner**] (H-15) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**
7. **Project # 1000624**
03DRB-00020 Minor-SiteDev Plan
BldPermit
- ADVANCED ENGINEERING & CONSULT. agent(s) for MICHAEL BENAVIDEZ request(s) the above action(s) for all or a portion of Lot(s) 48, **ALAMEDA BUSINESS PARK**, zoned SU-2 special neighborhood zone, IP-EP, located on CALLE ALAMEDA NE, between PASEO ALAMEDA NE and VISTA ALAMEDA NE containing approximately 1 acre(s). [REF: DRB-98-223] (C-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT.**

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

8. **Project # 1000126**
03DRB-00016 Minor-Ext of SIA for Temp
Defer SDWK
- BOHANNAN HUSTON, INC. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) 2-6, 9&12-, **SAUVIGNON SUBDIVISION, UNIT 1**, zoned R-D residential and related uses zone, developing area, located on SO. SIDE OF SAN ANTONIO DR NE, between SKY VALLEY WAY NE and LOWELL ST. NE containing approximately 16 acre(s). [REF: 02500-00032, 00410-00054] [Deferred from 1/15/03] (E-22) **DEFERRED AT THE AGENT'S REQUEST TO 1/22/03.**

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

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

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

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

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

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

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

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

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

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

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

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

THERE ARE NO SKETCH PLAT CASES THIS WEEK...

ADJOURNED: 11:11 A.M.



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

PAGE 4

Project # 1002384

02DRB-01895 Major-SiteDev Plan BldPermit

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

02DRB-01896 Major-SiteDev Plan BldPermit

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

02DRB-01879 Major-Preliminary Plat Approval
02DRB-01880 Major-Vacation of Pub Right-of-Way

02DRB-01883 Major-Vacation of Public Easements

02DRB-01884 Minor-Sidewalk Waiver

02DRB-01885 Minor-Temp Defer SDWK

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

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.

Roger Green, Acting Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, DECEMBER 23, 2002.



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE
PAGE 3**

Project # 1001993

02DRB-01841 Major-Vacation of Pub
Right-of-Way
02DRB-01842 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOC., INC. agent(s) for CITY OF ALBUQUERQUE & SHIRLEY LESLIE request(s) the above action(s) for all or a portion of Lot(s) F & G, **ACADEMY PLACE SUBDIVISION**, zoned R-2 residential zone & C-1, located on the SOUTH SIDE OF OSUNA RD NE, between JUAN TABO BLVD NE and MORRIS ST NE containing approximately 4 acre(s). [REF: 02DRB-01545 SK, 02EPC-00825 ZMA, 02EPC-00824 SDP, 02EPC-00844 SDP] (F-21)

Project # 1002250

02DRB-01882 Major-Bulk Land Variance
02DRB-01886 Minor-Prelim&Final Plat
Approval
02DRB-01887 Major-Vacation of Public
Easements

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A-1, **VENTANA RANCH**, zoned SU-1 for RT, located on UNIVERSE BLVD NW, between IRVING BLVD NW and VENTANA RD NW containing approximately 23 acre(s). [REF: 02EPC-01480, DRB-99-54] (B-10)

Project # 1002368

02DRB-01810 Major-Vacation of Public
Easements

MARK GOODWIN & ASSOCIATES, PA, agent(s) for K B HOME NEW MEXICO request(s) the above action(s) for all or a portion of Lot(s) 5A1A, B1, A1, 393, 392, and 391, **WEST RIDGE SUBDIVISION**, zoned SU-1/RD, located on UNSER BLVD NW, between OLD OURAY RD NW and NEW OURAY RD NW containing approximately 38 acre(s). [REF: 1001932] (G-9)

Project # 1002375

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

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

SEE PAGE 4...



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

Project # 1000131

02DRB-01897 Major – Two Year SIA
02DRB-01898 Minor – Ext. SIA Temp Deferral
of Sdwks

MARK GOODWIN & ASSOCIATES, PA agent(s) for BROADWAY DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Sections 28, 29, 32, 33 - T10R3, **BROADWAY INDUSTRIAL CENTER, UNIT 3**, zoned SU-2 MH, located on SAN JOSE AVE SE BETWEEN BROADWAY BLVD SE AND I-25 containing approximately 60 acre(s). [REF: DRB-99-8, 02DRB-00400, 02DRB-00402, 01DRB-01559, 01DRB-01791] (M-14)

Project # 1000408

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

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

Project # 1001866

02DRB-01848 Major-Preliminary Plat Approval
02DRB-01849 Minor – Temp Defer SDWK

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

SEE PAGE 3...



**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, January 8, 2003, beginning at 9:00 a.m.** for the purpose of considering the following:

Project # 1000196
02DRB-01850 Major-Two Year SIA

TIERRA WEST LLC agent(s) for BEN RUIZ request(s) the above action(s) for all or a portion of Lot(s) C1B, **CORONADO SAVINGS & LOAN**, zoned SU-1 special use zone, for C-1 uses, located on COORS BLVD NW, between SEQUOIA RD NW and REDLANDS RD NW containing approximately 2 acre(s). [REF: 00450-00641, 02DRB-00845] (G-11)

Project # 1000269
02DRB-01878 Major-Two Year SIA

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

Project # 1000950
02DRB-01875 Major-Two Year SIA

DINESH C. KHOLWADWALA request(s) the above action(s) for all or a portion of Lot(s) 4A1, **MENAU DEVELOPMENT**, zoned M-1 light manufacturing zone, located on MENAU BLVD NE, between UNIVERSITY BLVD NE and PRINCETON DR NE containing approximately 3 acre(s). [REF: 00410-01688, DRB-99-107, V-99-41, Z-98-21] (H-15)

SEE PAGE 2...

A City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

Supplemental form
SUBDIVISION **S**
 _____ Major Subdivision action
 _____ Minor Subdivision action
 _____ Vacation **V**
 _____ Variance (Non-Zoning)

Supplemental form
ZONING **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: DR Horton Homes PHONE: 797-4245
 ADDRESS: 4400 Alameda Boulevard NE, Suite B FAX: 797-9881
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: _____
 Proprietary interest in site: Owner
 AGENT (if any): Consensus Planning PHONE: (505) 764-9801
 ADDRESS: 924 Park Avenue SW FAX: (505) 842-5495
 CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: _____

DESCRIPTION OF REQUEST: Site Plan for Building Permit for Rancho Encantado Norte, a single family subdivision.

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

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

Lot or Tract No. Tract 1 Block: _____ Unit: _____
 Subdiv. / Addn. Coors Village
 Current Zoning: SU-3 Proposed zoning: SU-3
 Zone Atlas page(s): F-11 No. of existing lots: 1 No. of proposed lots: 81
 Total area of site (acres): 16.4 Density if applicable: dwellings per gross acre: 4.9 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. 101106112008931201 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Western Trail NW
 Between: Atrisco Drive NW and Coors 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.):
Z-95-94, Z-99-84, DRB-95-195, DRB-96-361, 01138 01744 (#1001624)

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team Date of review: 3/6/02

SIGNATURE Chris Green DATE 12-13-02
 (Print) Chris Green _____ 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	<u>02DRB - 01896</u>	<u>SBP</u>	<u>P2</u>	<u>\$ 385</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	<u>No fee</u>	_____	<u>\$ 75</u>
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>JAN 8 2003</u>	_____	_____	<u>\$ 460.-</u>

JM 12/13/02
 Planner signature / date

Project # 1002384

FORM P(2): SITE PLAN REVIEW - D.R.B. PUBLIC HEARING

SITE DEVELOPMENT PLAN FOR SUBDIVISION

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 24 copies for DRB public hearings
 - 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
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- D. R. B. hearings are approximately ONE MONTH after the 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) 24 copies for DRB public hearings
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) 24 copies for DRB public hearings
 - 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
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
 - Blue-line copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule) 385
 - Any original and/or related file numbers are listed on the cover application
- D. R. B. hearings are approximately ONE MONTH after the 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) 24 copies for DRB public hearings
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) 24 copies for DRB public hearings
 - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) 24 copies for DRB public hearings
 - 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
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- D. R. B. hearings are approximately ONE MONTH after the 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.

Chris Green

Chris Green

Applicant name (print)

12-13-02

Applicant signature / date



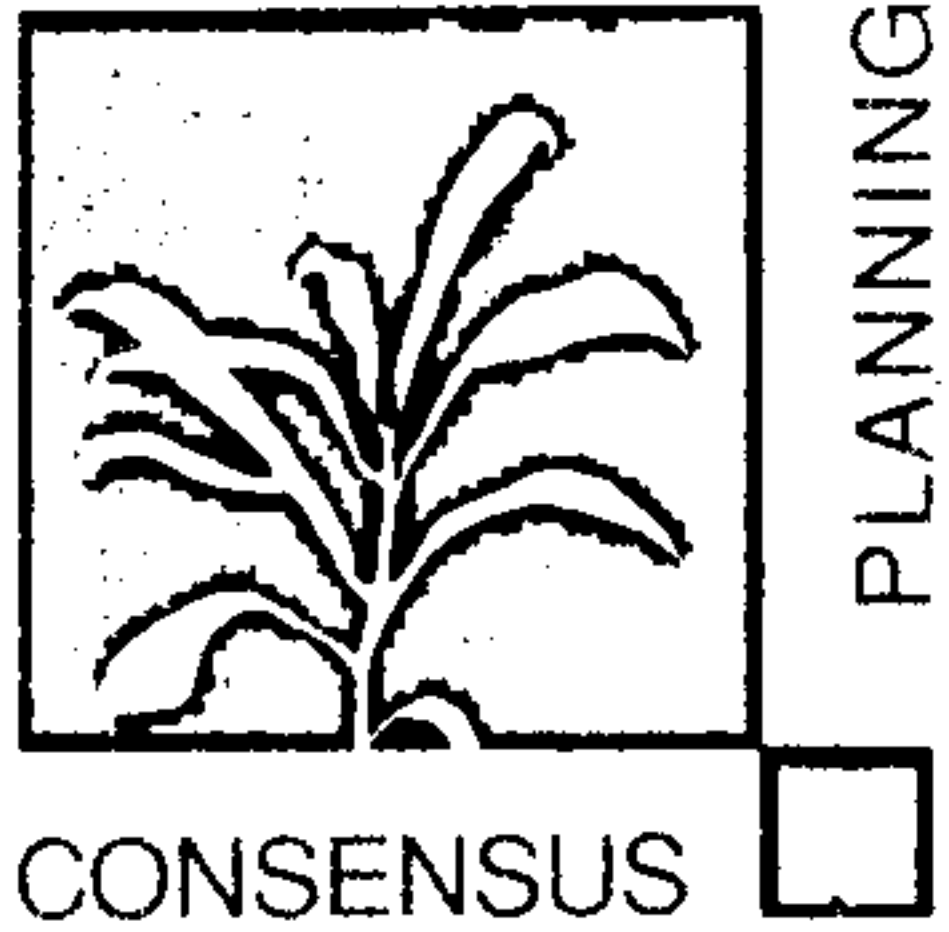
Form revised September 2001

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
02 DRB - 01896

JM 12/13/02

Planner signature / date

Project # 1002384



Landscape Architecture
Urban Design
Planning Services

924 Park Avenue SW
Albuquerque, NM 87102

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

December 13, 2002

Mr. Roger Green, Interim Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Rancho Encantado Norte/Rancho Encantado Sur

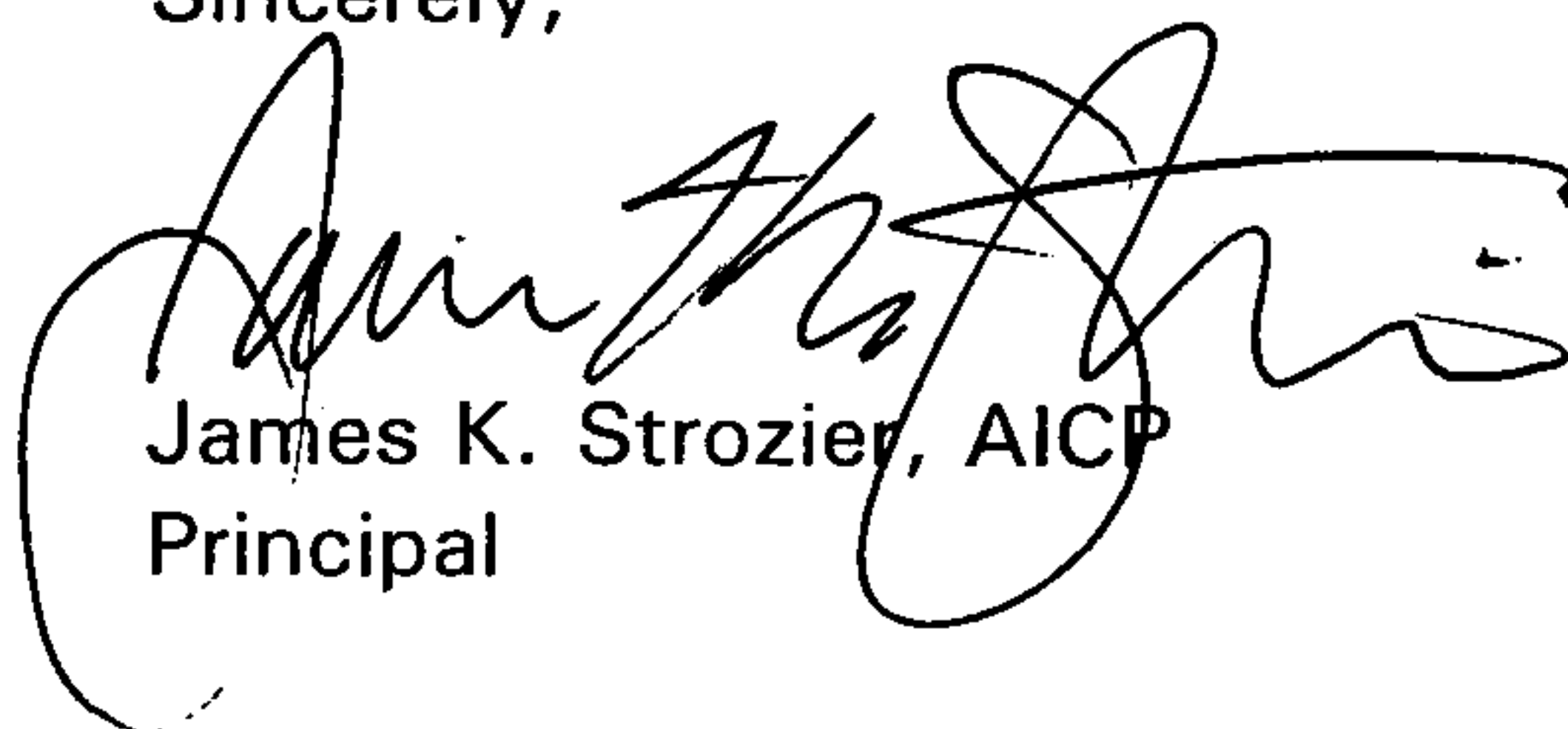
Dear Roger:

The purpose of this letter is to describe our submittal to the Development Review Board. This request includes Site Plans for Building Permit for two residential subdivisions on tracts within the Coors Village Center, located at Coors Boulevard NW and Western Trail NW.

There are separate Site Plans submitted for Tract 1 (Rancho Encantado Norte), and Rancho Encantado Sur. These site plans include the lot layout, Landscape Plans, Grading and Drainage Plans, Utility Plans, and Typical Elevations. These Site Plans are consistent with the previously approved amendments to both the University of Albuquerque Sector Development Plan and Site Plan for Subdivision for the Coors Village Center. A copy of the University of Albuquerque Sector Development Plan is included as the document that authorized delegation of these Site Plans to the DRB.

We look forward to your approval of these requests. Please feel free to call me with any questions or comments, or if you require additional information.

Sincerely,



James K. Strozier, AICP
Principal

PRINCIPALS

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

c: Bob Prewitt, DR Horton Homes
RP Bohannon, DR Horton Homes

December 11, 2002

Mr. Roger Green
Acting Chair, Development Review Board
Planning Department
City of Albuquerque
Plaza del Sol 2nd Floor
600 2nd Street NW
Albuquerque, NM 87102

Re: Proposed Rancho Encantado Development
Coors Road and Western Trail NW
(Formerly Coors Village Center)

Dear Mr. Green:

This letter is transmitted to confirm that Consensus Planning, Inc. is authorized to act as our agent for the purpose of Development Review Board submittals required in connection with the referenced project.

Please call me if you have any questions or need any additional information.

Sincerely,



R. P. Bohannon, PE
Land Development
Engineering and Construction Manager



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: December 12, 2002

TO CONTACT NAME: Chris Green
COMPANY/AGENCY: Consensus Planning
ADDRESS/ZIP: 924 Park Ave SW 87102
PHONE/FAX #: 764-9801 / 842-5495

Thank you for your inquiry of 12-12-02 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tracts 1+4, Coors Village

zone map page(s) Fill

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

Ladera Heights
Neighborhood Association
Contacts: Shari Lewis
PO Box 66328 / 87193
301-5995 (cell)
Jena Prescott
PO Box 66328 / 87193
839-5072 (w)

Taylor Ranch
Neighborhood Association
Contacts: Cell Van Berkel
5716 Morgan Ln NW / 87120
899-2738 (r) 845-9565 (w)
Jolene Wolfley
6804 Saffron Dr NW
890-9414 (h) 8720-4806

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

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

Sincerely,

Dalana S. Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

Additional Neighborhood Association Information

Quaker Heights
 Neighborhood Association
 Contacts: Matthew Baca
5125 Northern Trail NW
352-9428 (w) 246-6418 (w)
Melonie Matthews
4801 Northern Trail NW
352-5645 (w)

Neighborhood Association
 Contacts: _____

Neighborhood Association
 Contacts: _____

Neighborhood Association
 Contacts: _____

As a common courtesy you may notify the surrounding NA(s) for your project.

La Luz Oil Sol
 Neighborhood Association
 Contacts: Ed Swenson
One Wind NW 87120
898-5600 (message)
Ray Graham
One Wind NW 87120
898-5600 (message)

Neighborhood Association
 Contacts: _____

Neighborhood Association
 Contacts: _____

Neighborhood Association
 Contacts: _____

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

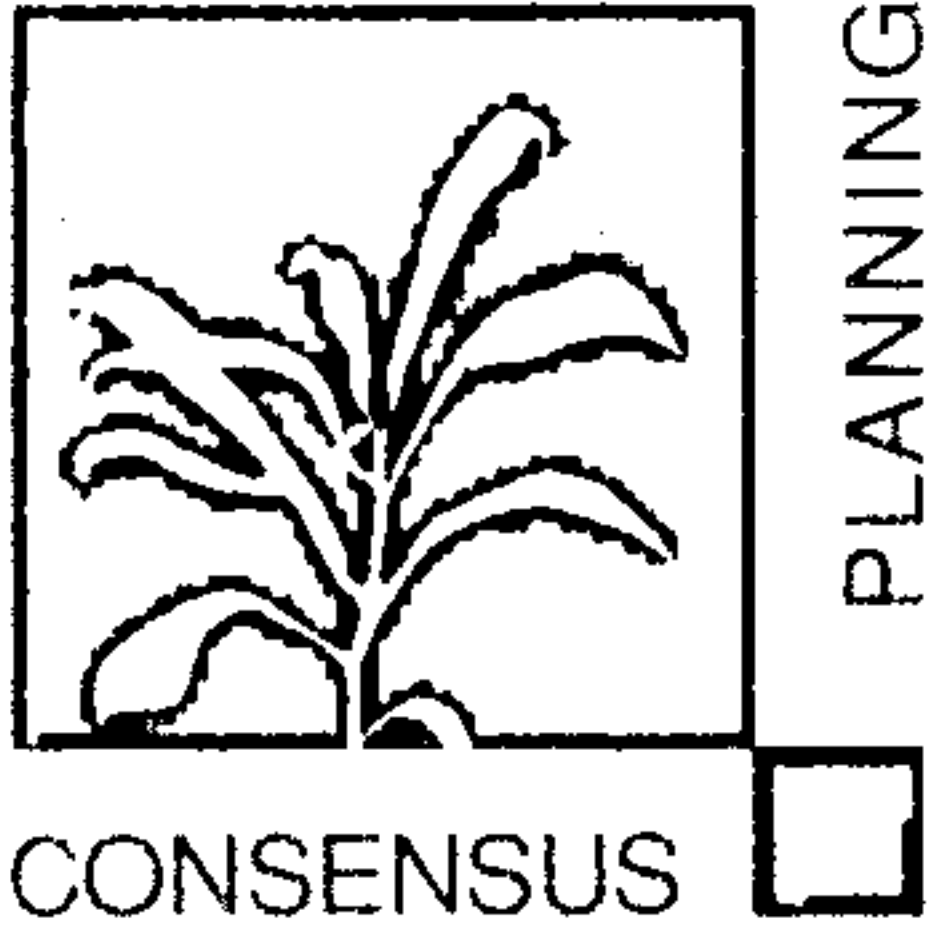
Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

(below this line for OCNC use only)

Date of Inquiry: 12-12-02 Time Entered: 10:15 am OCNC Rep. Initials: OC



December 13, 2002

Mr. Ed Swenson
La Luz del Sol Neighborhood Association
One Wind NW
Albuquerque, NM 87120

Landscape Architecture
Urban Design
Planning Services

Dear Mr. Swenson:

924 Park Avenue SW
Albuquerque, NM 87102

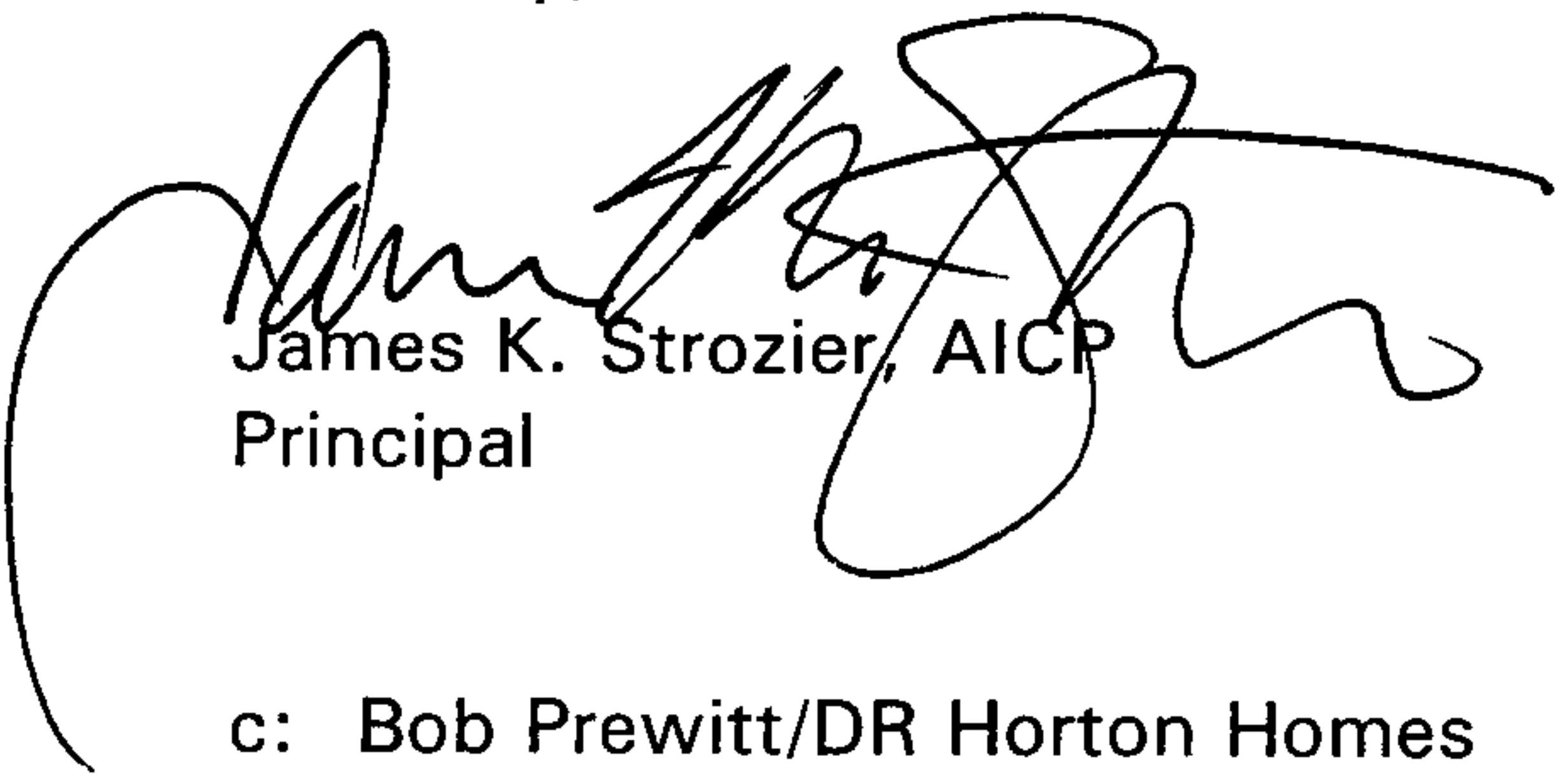
(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

The purpose of this letter is to inform you and the members of the La Luz del Sol Neighborhood Association that Consensus Planning Inc. has submitted requests to the Development Review Board for Site Plan for Building Permit for 2 single family residential subdivisions at the corner of Atrisco Drive NW and Western Trail NW. The subdivisions, to be developed by DR Horton Homes, are located on Tract 1 (Rancho Encantado Norte) and Tract 4 (Rancho Encantado Sur) of the Coors Village Center.

These Site Plans are in accordance with the Site Plan for Subdivision for the Coors Village Center, which was amended and approved by the Environmental Planning Commission of September 19, 2002.

Attached is a copy of the zone atlas sheet with the 2 projects identified. Please feel free to call me at 764-9801 if you have any questions, desire additional information, or would like us to meet with you and your board.

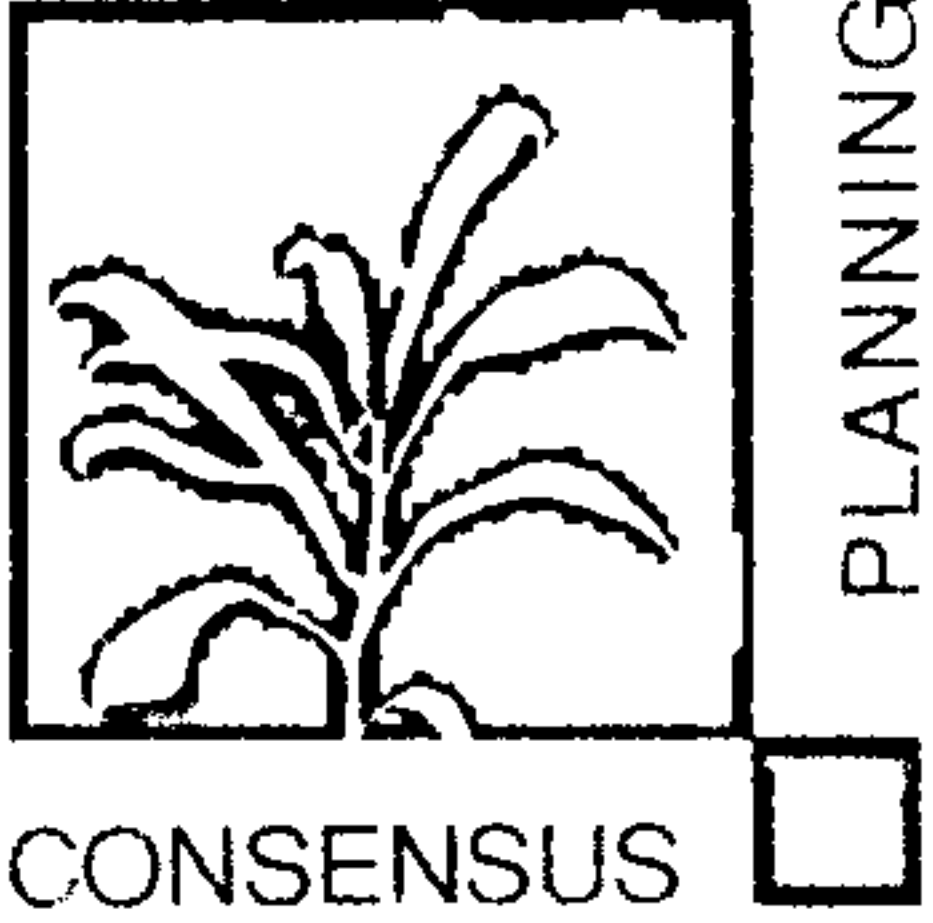
Sincerely,


James K. Strozier, AICP
Principal

c: Bob Prewitt/DR Horton Homes
RP Bohannan/DR Horton Homes

PRINCIPALS

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



December 13, 2002

Mr. Ray Graham
La Luz del Sol Neighborhood Association
One Wind NW
Albuquerque, NM 87120

Landscape Architecture
Urban Design
Planning Services

Dear Mr. Graham:

924 Park Avenue SW
Albuquerque, NM 87102

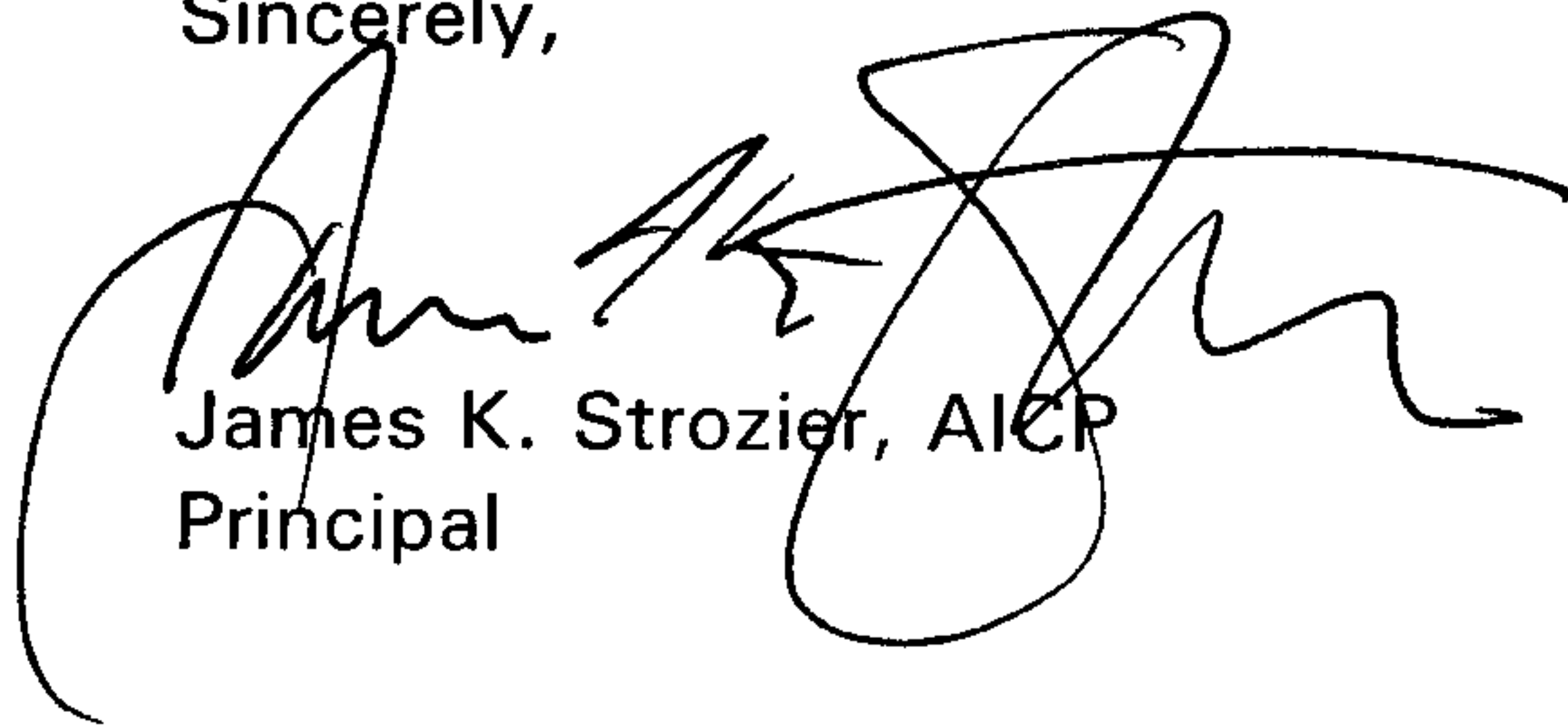
(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

The purpose of this letter is to inform you and the members of the La Luz del Sol Neighborhood Association that Consensus Planning Inc. has submitted requests to the Development Review Board for Site Plan for Building Permit for 2 single family residential subdivisions at the corner of Atrisco Drive NW and Western Trail NW. The subdivisions, to be developed by DR Horton Homes, are located on Tract 1 (Rancho Encantado Norte) and Tract 4 (Rancho Encantado Sur) of the Coors Village Center.

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Sincerely,

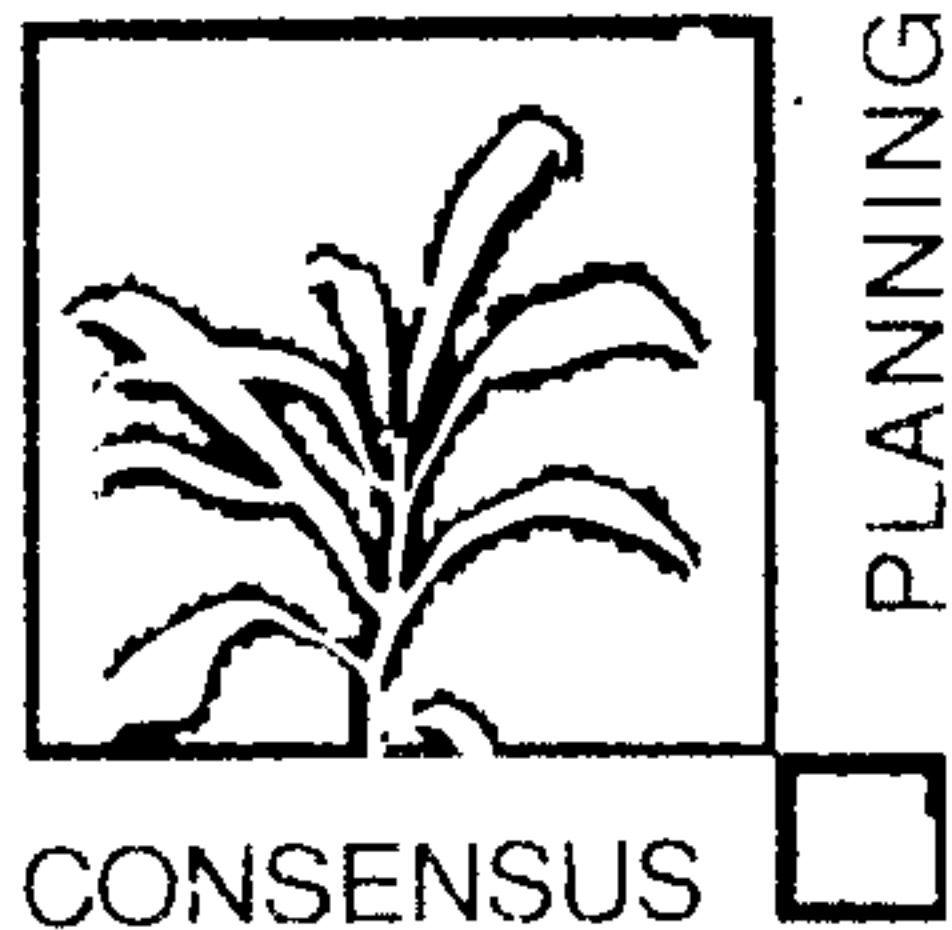


James K. Strozier, AICP
Principal

c: Bob Prewitt/DR Horton Homes
RP Bohannan/DR Horton Homes

PRINCIPALS

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



December 13, 2002

Ms. Shari Lewis
Ladera Heights Neighborhood Association
P.O. Box 66328 NW
Albuquerque, NM 87193

Landscape Architecture
Urban Design
Planning Services

Dear Ms. Lewis:

924 Park Avenue SW
Albuquerque, NM 87102

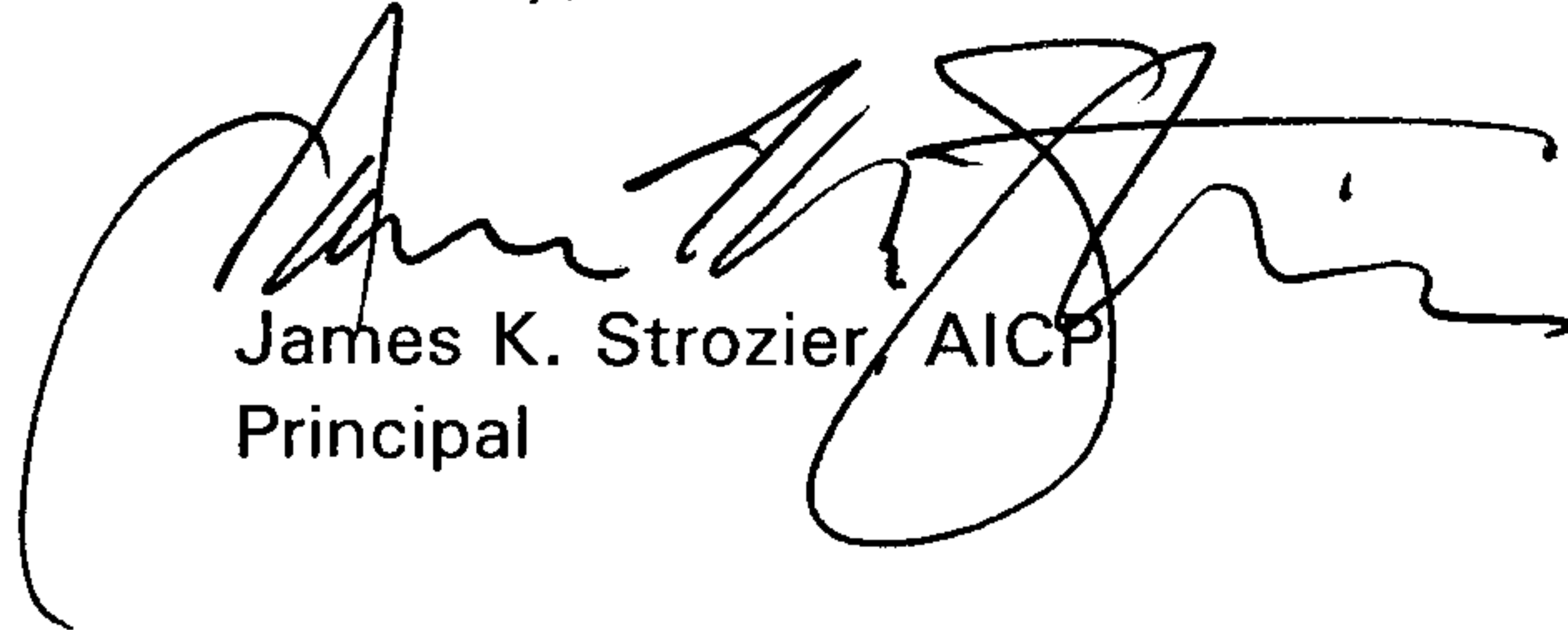
(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

The purpose of this letter is to inform you and the members of the La Luz del Sol Neighborhood Association that Consensus Planning Inc. has submitted requests to the Development Review Board for Site Plan for Building Permit for 2 single family residential subdivisions at the corner of Atrisco Drive NW and Western Trail NW. The subdivisions, to be developed by DR Horton Homes, are located on Tract 1 (Rancho Encantado Norte) and Tract 4 (Rancho Encantado Sur) of the Coors Village Center.

These Site Plans are in accordance with the Site Plan for Subdivision for the Coors Village Center, which was amended and approved by the Environmental Planning Commission of September 19, 2002.

Attached is a copy of the zone atlas sheet with the 2 projects identified. Please feel free to call me at 764-9801 if you have any questions, desire additional information, or would like us to meet with you and your board.

Sincerely,

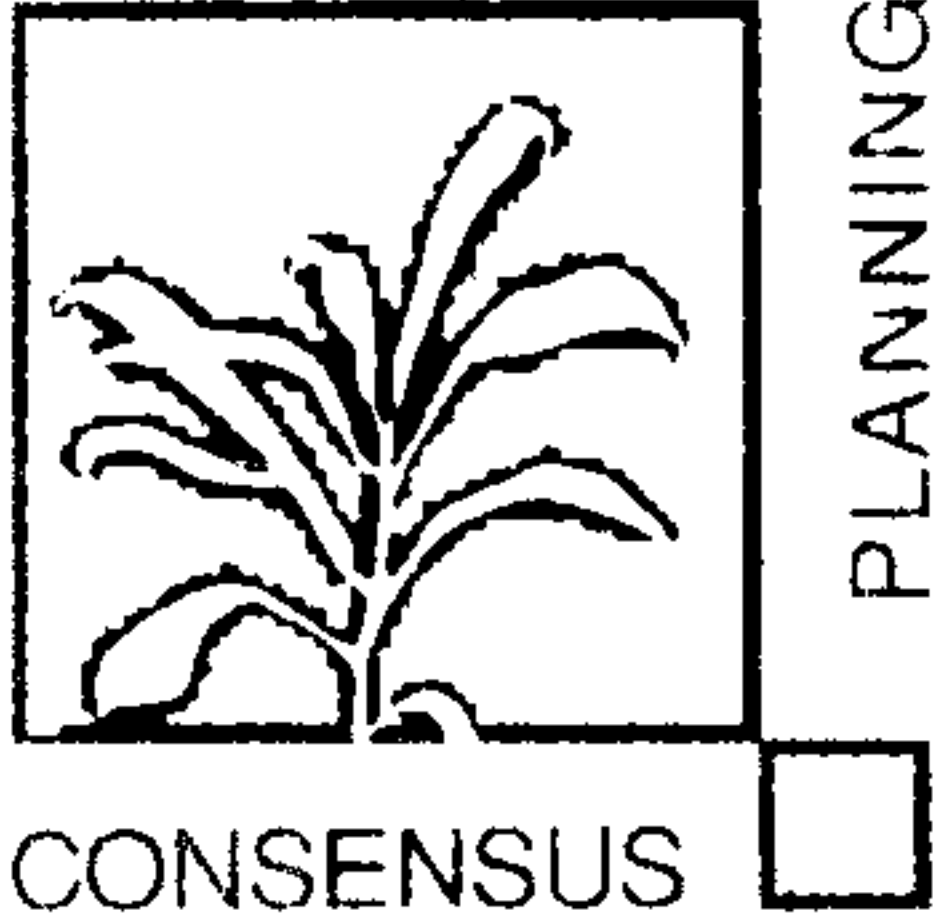


James K. Strozier, AICP
Principal

c: Bob Prewitt/DR Horton Homes
RP Bohannan/DR Horton Homes

PRINCIPALS

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



Landscape Architecture
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Albuquerque, NM 87102

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Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

December 13, 2002

Ms. Tena Prescott
Ladera Heights Neighborhood Association
P.O. Box 66328
Albuquerque, NM 87193

Dear Ms. Prescott:

The purpose of this letter is to inform you and the members of the La Luz del Sol Neighborhood Association that Consensus Planning Inc. has submitted requests to the Development Review Board for Site Plan for Building Permit for 2 single family residential subdivisions at the corner of Atrisco Drive NW and Western Trail NW. The subdivisions, to be developed by DR Horton Homes, are located on Tract 1 (Rancho Encantado Norte) and Tract 4 (Rancho Encantado Sur) of the Coors Village Center.

These Site Plans are in accordance with the Site Plan for Subdivision for the Coors Village Center, which was amended and approved by the Environmental Planning Commission of September 19, 2002.

Attached is a copy of the zone atlas sheet with the 2 projects identified. Please feel free to call me at 764-9801 if you have any questions, desire additional information, or would like us to meet with you and your board.

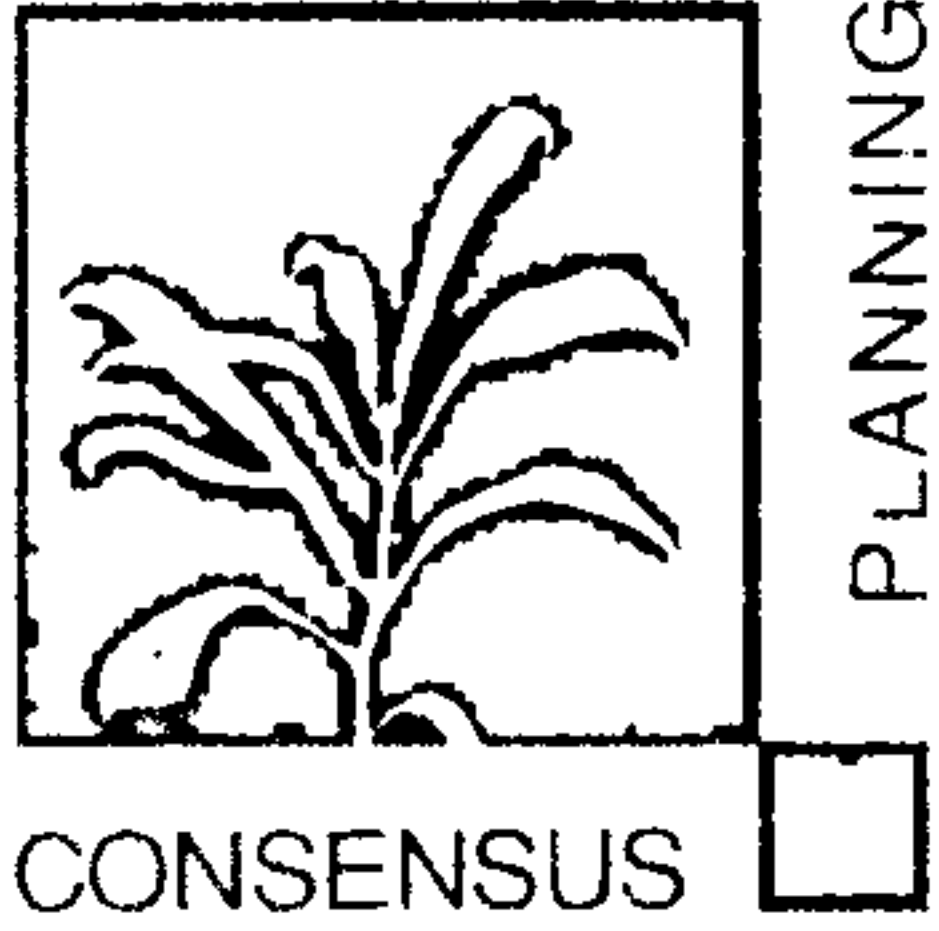
Sincerely,

James K. Strozier, AICP
Principal

c: Bob Prewitt/DR Horton Homes
RP Bohannan/DR Horton Homes

PRINCIPALS

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



Landscape Architecture
Urban Design
Planning Services

924 Park Avenue SW
Albuquerque, NM 87102

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

December 13, 2002

Mr. Matthew Baca
Quaker Heights Neighborhood Association
5125 Northern Trail, NW
Albuquerque, NM 87120

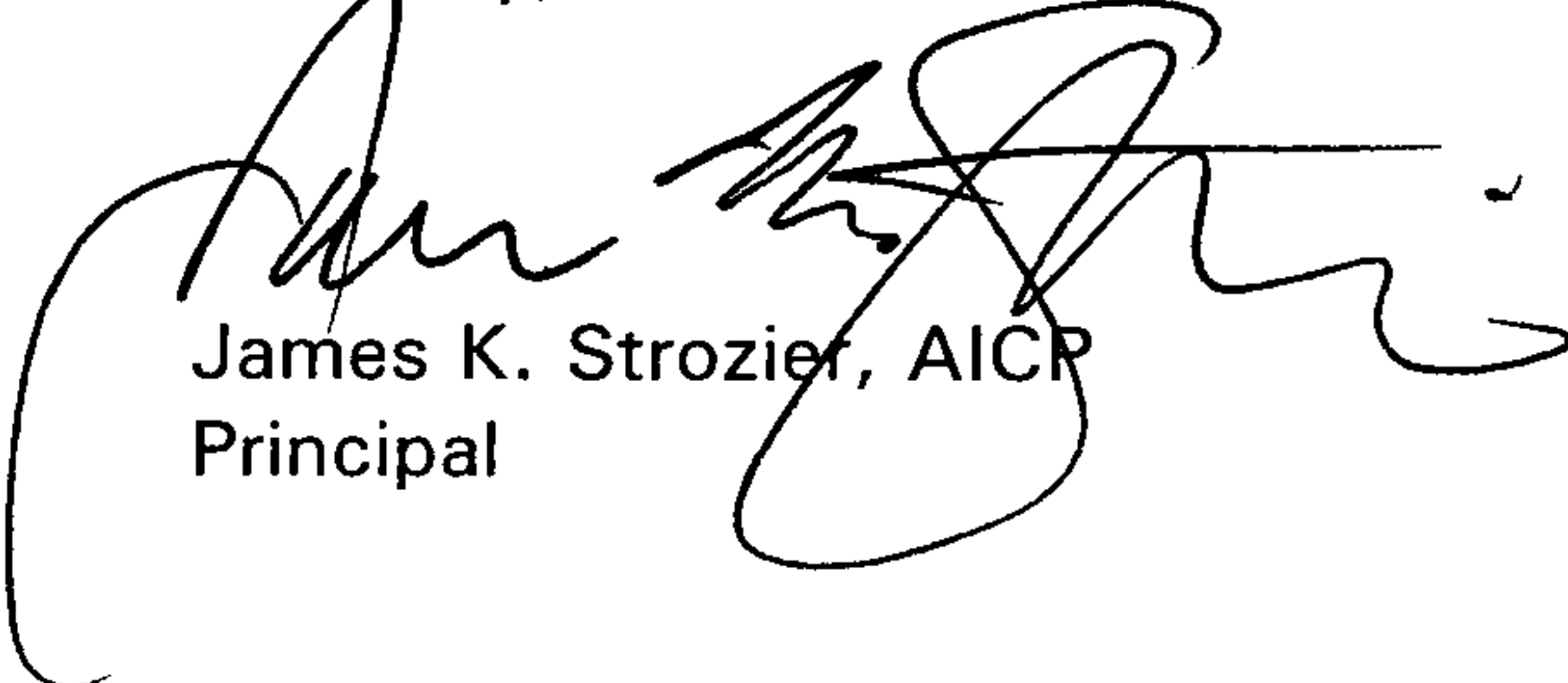
Dear Mr. Baca:

The purpose of this letter is to inform you and the members of the La Luz del Sol Neighborhood Association that Consensus Planning Inc. has submitted requests to the Development Review Board for Site Plan for Building Permit for 2 single family residential subdivisions at the corner of Atrisco Drive NW and Western Trail NW. The subdivisions, to be developed by DR Horton Homes, are located on Tract 1 (Rancho Encantado Norte) and Tract 4 (Rancho Encantado Sur) of the Coors Village Center.

These Site Plans are in accordance with the Site Plan for Subdivision for the Coors Village Center, which was amended and approved by the Environmental Planning Commission of September 19, 2002.

Attached is a copy of the zone atlas sheet with the 2 projects identified. Please feel free to call me at 764-9801 if you have any questions, desire additional information, or would like us to meet with you and your board.

Sincerely,

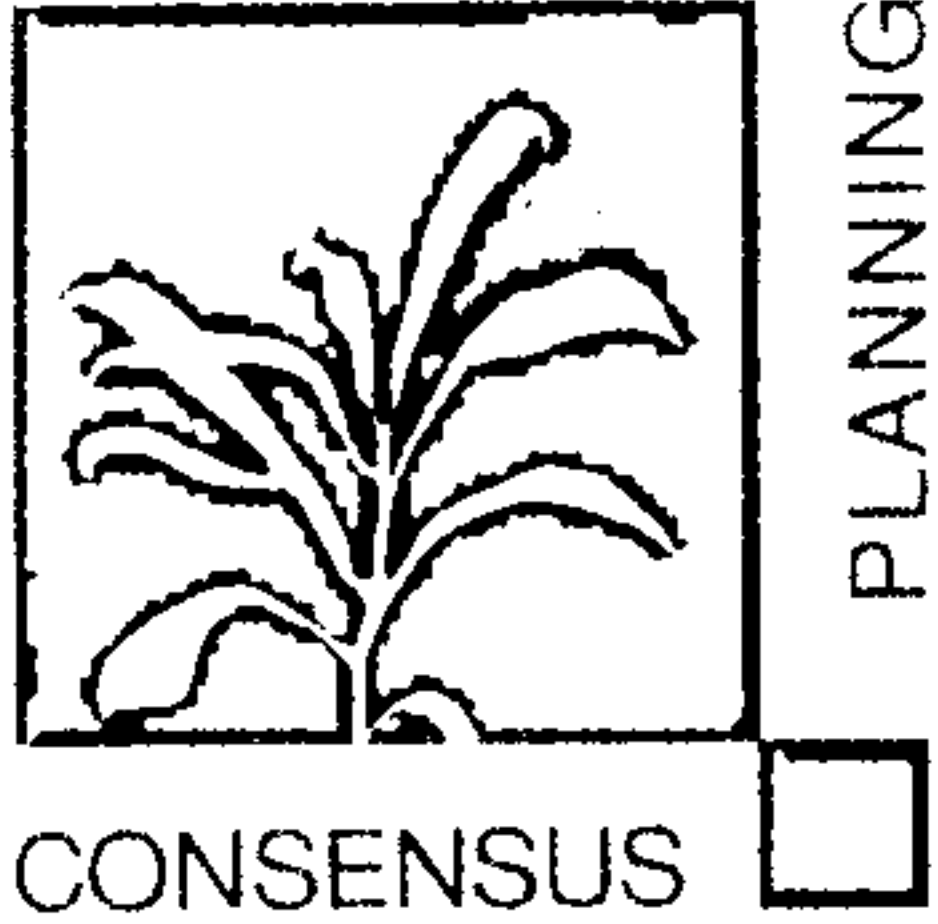


James K. Strozier, AICP
Principal

c: Bob Prewitt/DR Horton Homes
RP Bohannan/DR Horton Homes

PRINCIPALS

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



December 13, 2002

Ms. Melonie Matthews
Quaker Heights Neighborhood Association
3301 Coors Rd. NW, #R300
Albuquerque, NM 87120

Landscape Architecture
Urban Design
Planning Services

Dear Ms. Matthews:

924 Park Avenue SW
Albuquerque, NM 87102

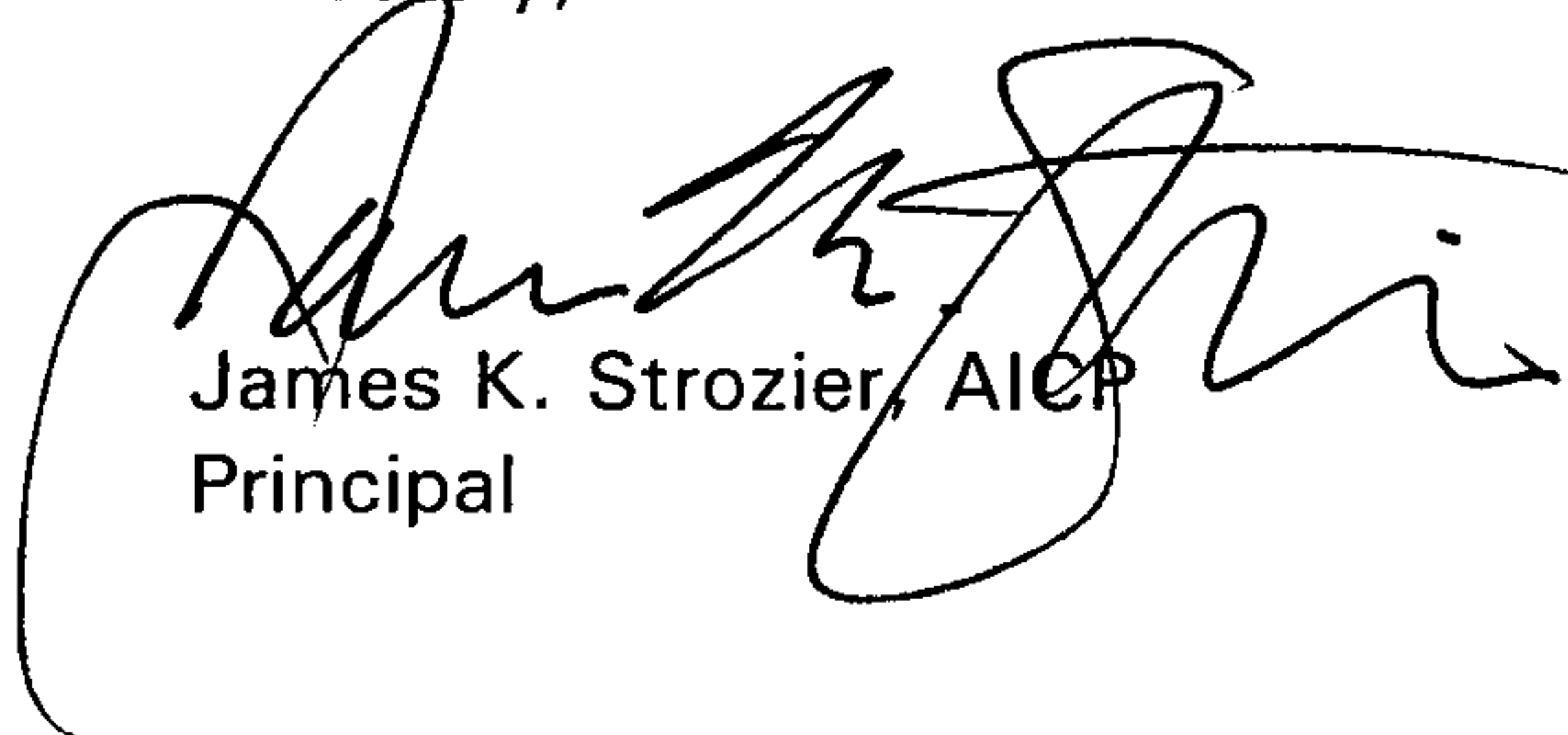
(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

The purpose of this letter is to inform you and the members of the La Luz del Sol Neighborhood Association that Consensus Planning Inc. has submitted requests to the Development Review Board for Site Plan for Building Permit for 2 single family residential subdivisions at the corner of Atrisco Drive NW and Western Trail NW. The subdivisions, to be developed by DR Horton Homes, are located on Tract 1 (Rancho Encantado Norte) and Tract 4 (Rancho Encantado Sur) of the Coors Village Center.

These Site Plans are in accordance with the Site Plan for Subdivision for the Coors Village Center, which was amended and approved by the Environmental Planning Commission of September 19, 2002.

Attached is a copy of the zone atlas sheet with the 2 projects identified. Please feel free to call me at 764-9801 if you have any questions, desire additional information, or would like us to meet with you and your board.

Sincerely,

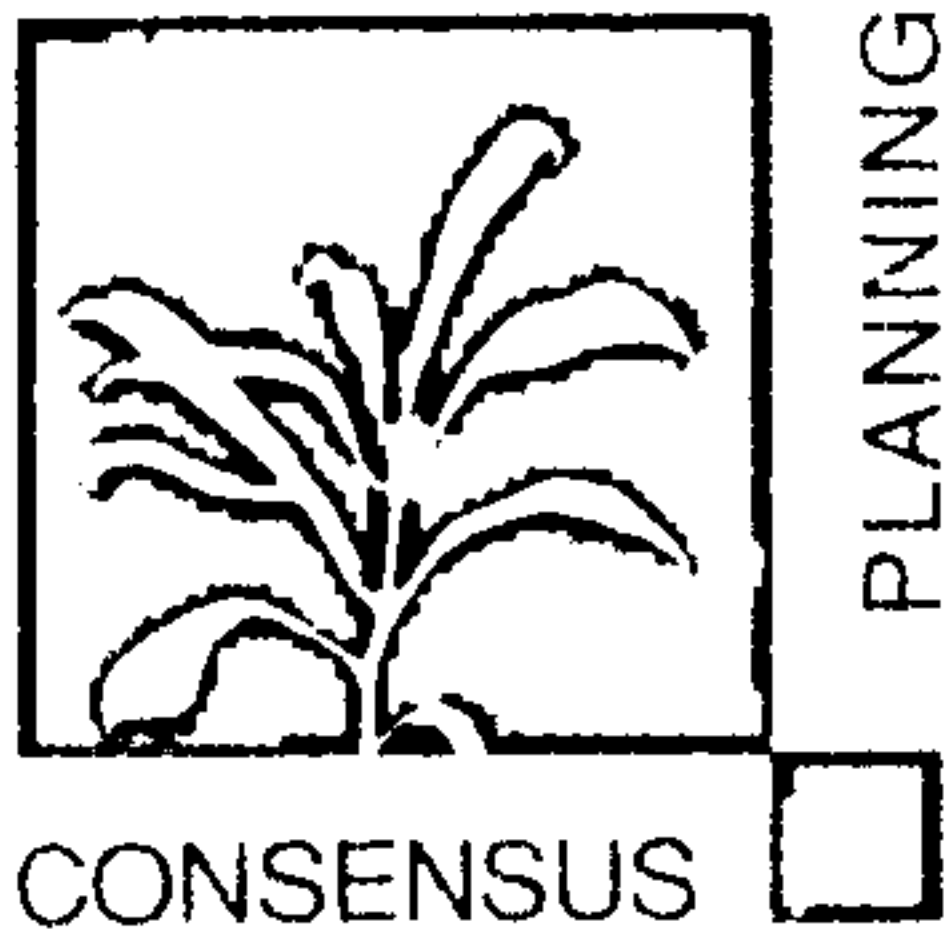


James K. Strozier, AICP
Principal

c: Bob Prewitt/DR Horton Homes
RP Bohannan/DR Horton Homes

PRINCIPALS

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



December 13, 2002

Ms. Ceil van Berkel
Taylor Ranch Neighborhood Association
5716 Morgan Lane, NW
Albuquerque, NM 87120

Landscape Architecture
Urban Design
Planning Services

Dear Ms. van Berkel:

924 Park Avenue SW
Albuquerque, NM 87102

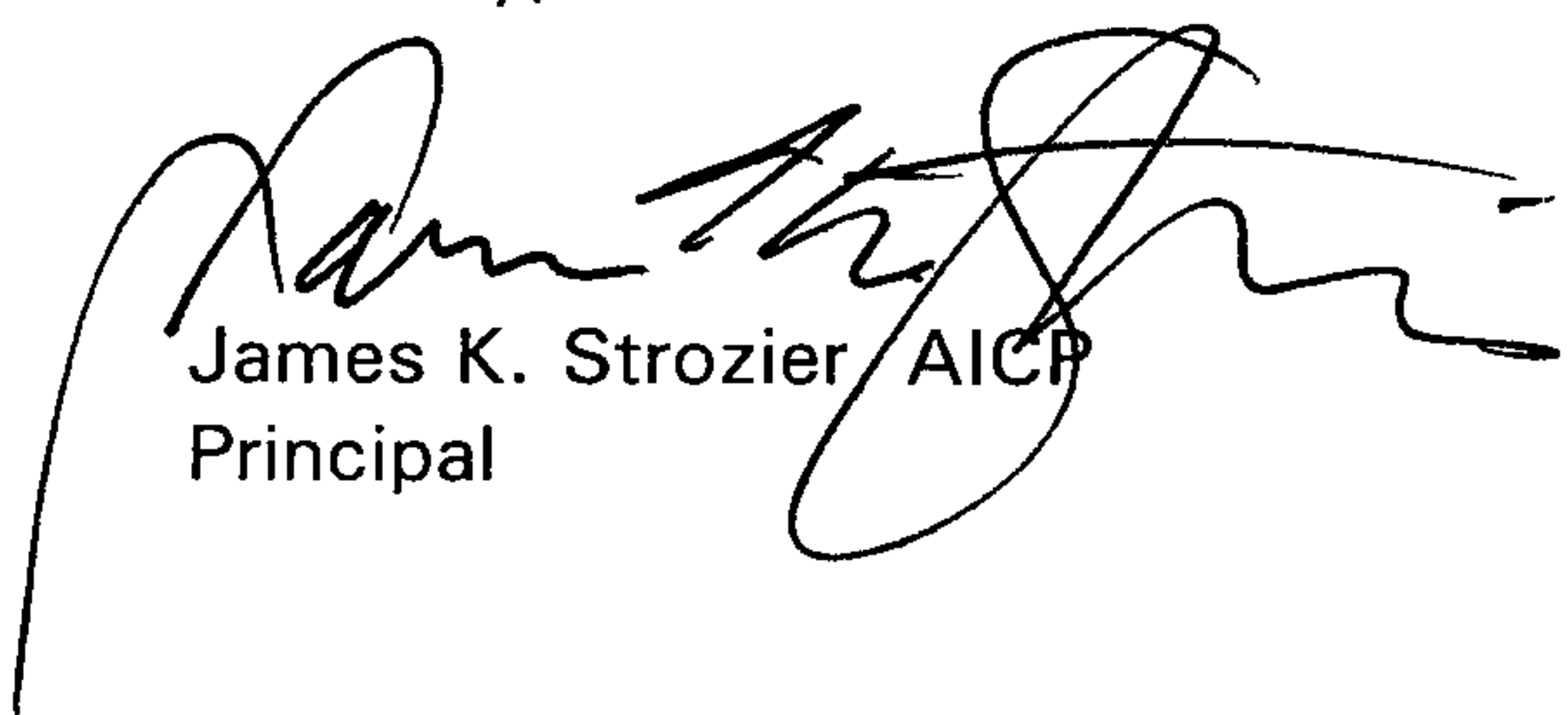
(505) 764-9801
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Sincerely,



James K. Strozier AICP
Principal

c: Bob Prewitt/DR Horton Homes
RP Bohannan/DR Horton Homes

PRINCIPALS

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



PLANNING

CONSENSUS



December 13, 2002

Ms. Jolene Wolfley
Taylor Ranch Neighborhood Association
6804 Staghorn Drive, NW
Albuquerque, NM 87120-4806

Landscape Architecture
Urban Design
Planning Services

Dear Ms. Wolfley:

924 Park Avenue SW
Albuquerque, NM 87102

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

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James K. Strozier, AICP
Principal

c: Bob Prewitt/DR Horton Homes
RP Bohannan/DR Horton Homes

PRINCIPALS

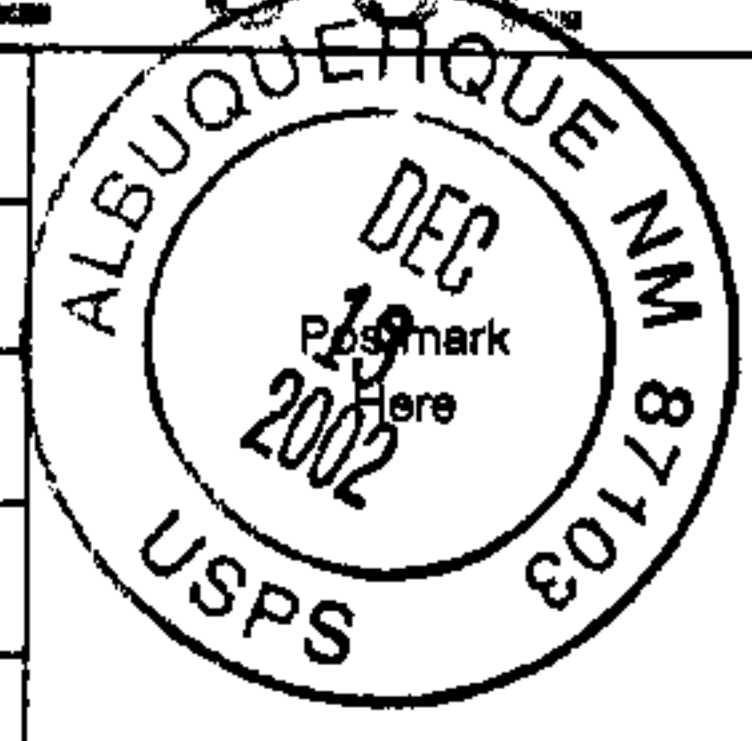
Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

7001 2510 0009 0792 1242

CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42



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

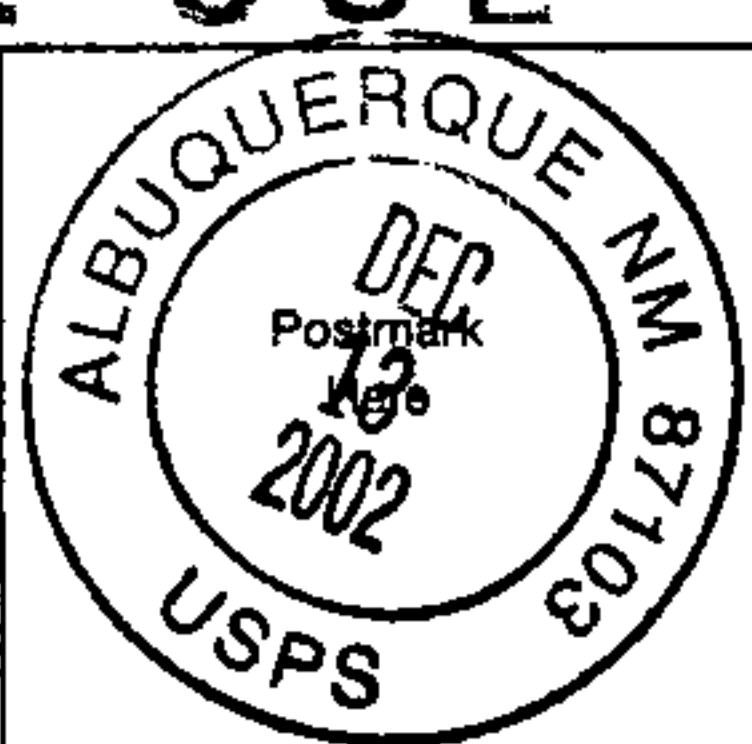
PS Form 3800, January 2001 See Reverse for Instructions

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

7001 2510 0009 0792 1252

OFFICIAL USE

Postage	\$.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42



Sent To **Melonic Matthews**
 Street, Apt. No., or PO Box No. **3701 Coors Rd. NW**
 City, State, ZIP+4 **Albuquerque, NM 87120**

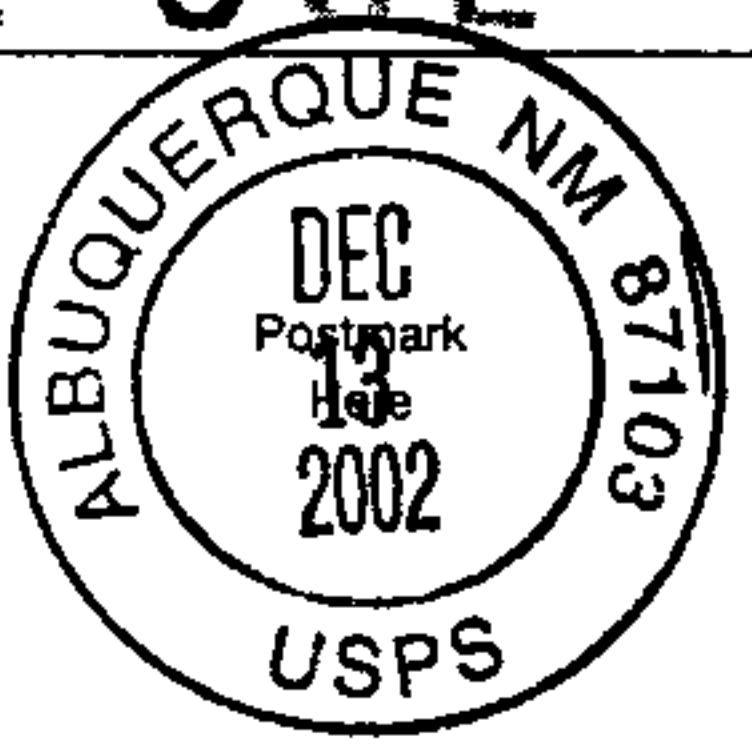
PS Form 3800, January 2001 See Reverse for Instructions

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

7001 2510 0009 0792 1266

OFFICIAL USE

Postage	\$.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42



Sent To **Ceri Van Berkel**
 Street, Apt. No., or PO Box No. **5716 Morgan Ln NW**
 City, State, ZIP+4 **Albuquerque, NM 87120**

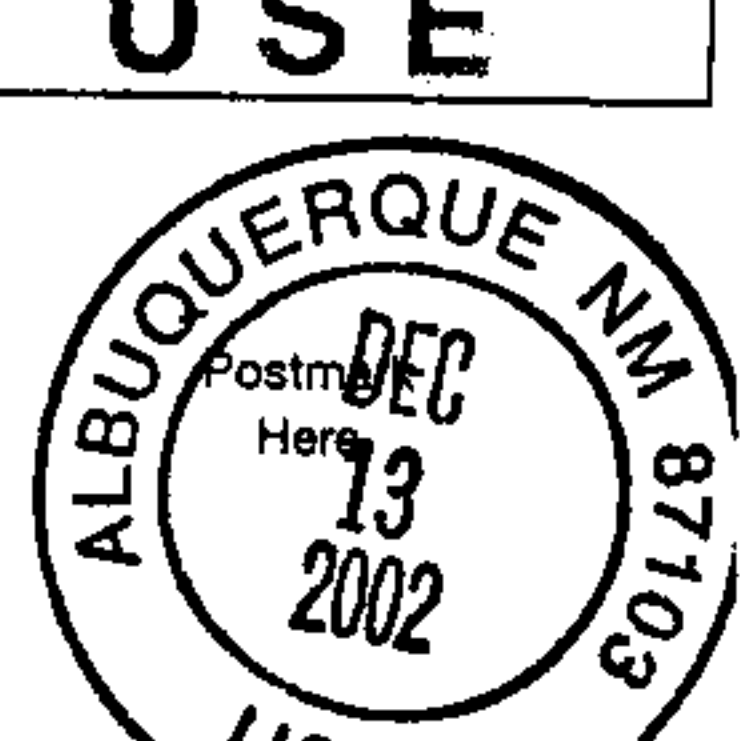
PS Form 3800, January 2001 See Reverse for Instructions

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

7001 2510 0009 0792 1273

OFFICIAL USE

Postage	\$.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42



Sent To **Tolene Wolfley**
 Street, Apt. No., or PO Box No. **6804 Staghorn Dr. NW**
 City, State, ZIP+4 **Albuquerque, NM 87120**

PS Form 3800, January 2001 See Reverse for Instructions

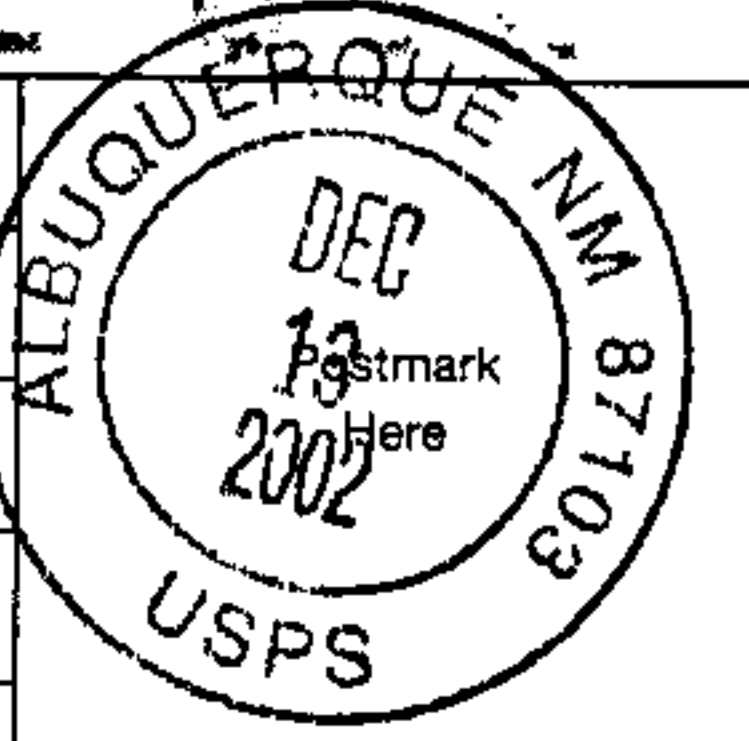
U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

7001 2510 0009 0792 1211

CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42



Sent To **Ed Swenson**
 Street, Apt. No., or PO Box No. **One Wind NW**
 City, State, ZIP+4 **Albuquerque, NM 87120**

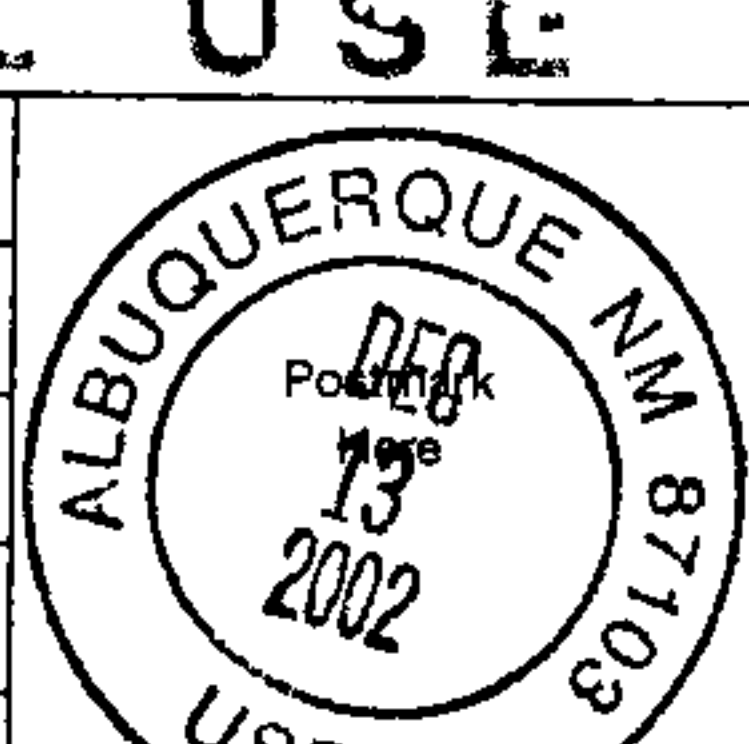
PS Form 3800, January 2001 See Reverse for Instructions

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

7001 2510 0009 0792 1228

OFFICIAL USE

Postage	\$.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42



Sent To **Shari Lewis**
 Street, Apt. No., or PO Box No. **P.O. Box 66328**
 City, State, ZIP+4 **Albuquerque, NM 87193**

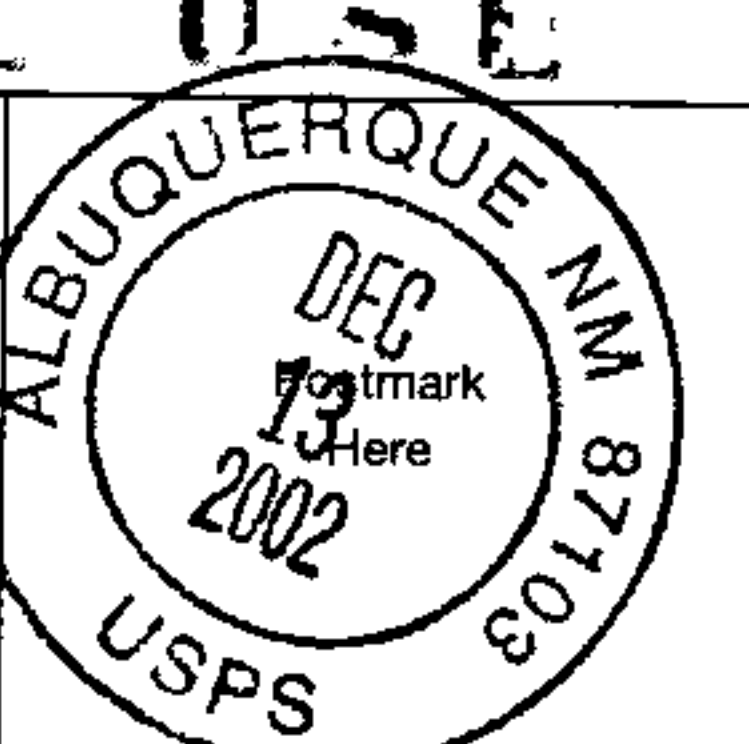
PS Form 3800, January 2001 See Reverse for Instructions

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

7001 2510 0009 0792 1204

OFFICIAL USE

Postage	\$.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42



Sent To **Rae Graham**
 Street, Apt. No., or PO Box No. **One Wind**
 City, State, ZIP+4 **Albuquerque, NM 87120**

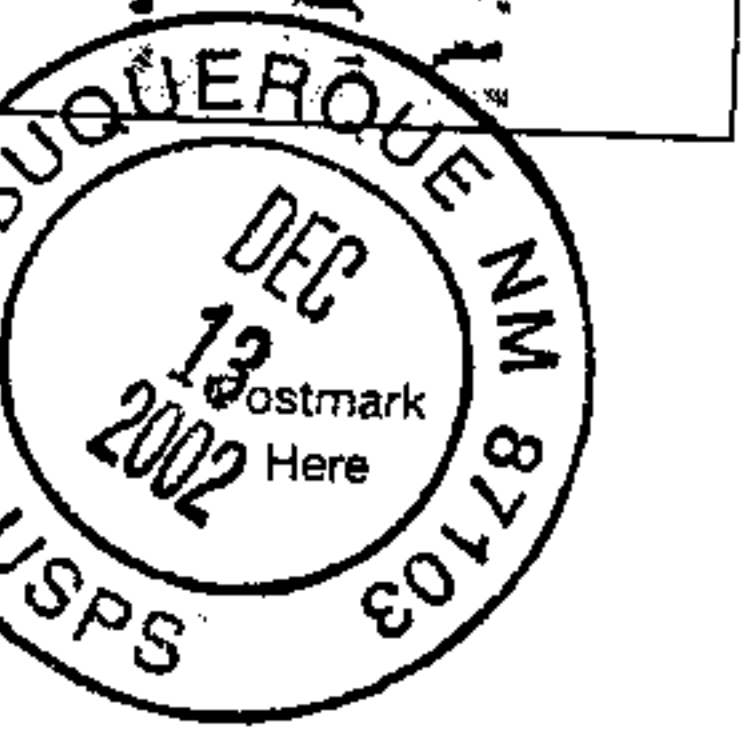
PS Form 3800, January 2001 See Reverse for Instructions

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

7001 2510 0009 0792 1235

OFFICIAL USE

Postage	\$.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42



Sent To **Tena Prescott**
 Street, Apt. No., or PO Box No. **P.O. Box 66328**
 City, State, ZIP+4 **Albuquerque, NM 87193**

PS Form 3800, January 2001 See Reverse for Instructions

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

SITE DEVELOPMENT PLAN CHECKLIST FOR BUILDING PERMITS

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission. Since development proposals vary in type and scale, there may be application requirements that are not included here. Site development plan submitted will ordinarily be composed of the following plan sheets:

1. Site Plan (including utilities and easements)
2. Landscaping Plan
3. Grading Plan
4. Building Elevations

Submitted shall be organized in the above manner. In addition, 8 1/2" by 11" reductions must be included with plan submitted. The following checklist describes the minimum information necessary for element. Applicant shall check off all items shown on the site plan or label as **NA**, if not applicable.

SHEET #1 - SITE PLAN

A. General Information

1. Scale

Under 1.0 acre	1" = 10'
1.0 - 5.0 acres	1" = 20'
Over 5 acres	1" = 50'
Over 20 acres	1" = 100'
Other scales as approved by staff	

2. Bar Scale

3. North Arrow

4. Scaled Vicinity Map

5. Existing structures on site and site adjacent to the proposal that impact, or are impacted by the project.

6. Property lines

7. Existing and proposed easement (identify each)

B. Proposed Development

1. Structural

A. Existing and proposed structures on the property and in the adjacent properties including privacy and retaining walls

B. Square footage of each structure

C. Proposed of each structure

~~NA~~ D. Temporary structures, sign and other improvements

E. Wall(s), fence(s), and screening: height, length, color, and materials. Show cross-sections for retaining walls.

~~NA~~ F. Dimensions of all principal site elements

~~NA~~ G. Loading facilities

~~NA~~ H. Site lighting (height, type, and intensity)

2. Non-Structural and Parking

NA A. Parking design with spaces numbered per aisle and totaled.

- 1. Location
- 2. Arrangements
- 3. Dimensions
- 4. Turning spaces
- 5. Drives
- 6. Aisles
- 7. Ingress
- 8. Egress
- 9. Number of spaces required: _____
Provided: _____
- 10. Handicapped parking, spaces required: _____
Provided: _____

NA B. Bicycle racks, spaces required: _____
Provided: _____

NA C. Refuse container and enclosure, if applicable.

C. Street and Circulation

- 1. Identification and location of public or private streets and alleys with proper name, existing and proposed width dimensions.
- 2. Curve radii
- 3. Right-of-Way width
- 4. Pavement width, flow line to flow line including medians and median cuts.
- 5. Sidewalk widths and locations, existing and proposed.
- NA 6. Rail spurs, if applicable
- 7. Location of traffic signs and signals related to the functioning of the proposal.
- 8. Bikeways
- NA 9. Bus facilities, including bays and shelters where required.
- 10. Curb cut size and type.
- 11. Provisions for non-auto transportation, including transit and bicycle related improvements and pedestrian linkage.

D. Utilities

- 1. Fire hydrant locations, existing and proposed.
- 2. Distribution lines
- 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- 4. Existing water, sewer, storm drainage facilities (public and/or private).
- 5. Proposed water, sewer, storm drainage facilities (public and/or private)

E. Phasing

- 1. Proposed phasing of improvements and provision for interim facilities. Information on future phasing should be included, if applicable.

SHEET #2 - LANDSCAPING PLAN

*If appropriate maybe shown on sheet #1, site plan with the approval of planning staff.
See article 6-1-1-1 at all water conservation/water waste and maintenance statement.*

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavements, sidewalks, slope pavings, curb, and gutters, etc.).
 - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.).
 - C. Ponding areas either for drainage or landscaping/recreational use.
- 7. Identify nature, location and size of shrubbery and trees (common and/or botanical names).
 - A. Existing, indicating whether it is to preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- 8. Irrigation System
- 9. Planting Beds
- 10. Turf Area - only 20% of landscaped area can be high water turf, in square feet and percentage.
- 11. Responsibility for maintenance
- 12. Statement of Water Waste, etc.
- 13. Landscaped area requirement, in square feet and percent: 18,519 SF (15%)
- 14. Landscaped area provided, in square and percent: 19,800 SF (16%)

SHEET #3 - GRADING PLAN

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Existing topography and structural improvements within at least 25 feet beyond property boundaries (more may be required).
- 5. Property Lines
- 6. Existing and proposed easements
- 7. Proposed contours and/or spot elevations
- 8. Retaining walls

B. Proposal

- 1. Grading submittals, ponding areas, erosion and sediment control facilities:
 - A. Conceptual grading and drainage plan
 - B. Drainage plan (maybe required for other submittals)
 - C. Drainage Report (maybe required for other submittals)
- A. Cross Sections
Provide cross section for all perimeter property lines at the point of the greatest grade change: Where the grade change is greater than 4 feet, provide one additional cross section in each direction within no more than 100 feet of the reference point

- B. **Spot Elevation**
Provide spot elevations existing and proposed within 20 feet of both sides of the property line, not to exceed intervals of 100 feet.
- C. **Grade Changes**
Identify grade change on the site greater than 2 feet with shading or a single cross-hatch. Identify grade changes greater than 4 feet with darker shading or a double cross-hatch.

SHEET #4 - BUILDING AND STRUCTURES OF ELEVATIONS TO SCALE

A. General Information

- 1. **Scale (minimum of 1/8" or as approved by Planning Staff).**
- 2. **Bar Scale**
- 3. **Facade orientation (elevation of all sides of the buildings)**
- 4. **Dimension, to scale if not shown in plan including overall height and width, and dimensions of major facade elements.**
- 5. **Location materials and colors of windows and building entrances**
- 6. **Materials and colors of buildings and structures**

B. Signage

- 1. **Elevations**
- 2. **Location**
- 3. **Height and width**
- 4. **Sign face area**
- 5. **Lighting**
- 6. **Materials and Colors**
- 7. **Additional information including, renderings, perspective drawings may be submitted.**
 - A. **Samples**
 - 1 **Presentation Models**
 - 2. **Photos**

CITY OF ALBUQUERQUE

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

APPLICANT: D.R. HORTON HOMES Date of request: 12 / 13 / 02 Zone atlas page(s): F-11

CURRENT: Zoning SU-3 Legal Description - Lot or Tract # TRS 1 AND 4 Block # _____
Parcel Size (acres / sq.ft.) 16.40 Subdivision Name COORS VILLAGE

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 [XX]
c) Amendment [] PRELIMINARY PLAT

PROPOSED DEVELOPMENT: No construction / development [XXX] # of units - 133
New Construction [] Building Size - _____ (sq. ft.)
Expansion of existing development []

GENERAL DESCRIPTION OF ACTION: 1

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

Applicant or Representative [Signature] Date 12/12/02
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

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

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

THRESHOLDS MET? YES [X] NO [] Mitigating reasons for not requiring TIS: Previously studied: [X]
Notes: A.L. SPANOS TIS JULY 1995
WESTERN TRAIL / COORS (A.L. SPANOS UPDATE) TIS FEBRUARY 2000

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

[Signature] 12-12-02
TRAFFIC ENGINEER DATE

AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED: YES [] NO [X] BORDERLINE []

ENVIRONMENTAL HEALTH DEPT. Air Quality Div. 3rd Floor / Rm. 3023 City/County Bldg. 768-2600

THRESHOLDS MET? YES [] NO [X] Mitigating reasons for not requiring AQIA: Previously studied: []
Notes: * FOR THE SUBMITTAL OF 133 SINGLE FAMILY HOMES.
PER SECTION 14-16-14-3 OF THE CITY'S ZONING CODE. 12-12-02

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.

[Signature] 12/12/02
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	<u>1</u> / <u>1</u> / <u>02</u>	<u>[Signature]</u>	<u>12-12-02</u>
	- FINALIZED	<u>1</u> / <u>1</u> / <u>95</u>	TRAFFIC ENGINEER	DATE
AQIA	- SUBMITTED	<u>2</u> / <u>1</u> / <u>00</u> UPDATE		
	- FINALIZED	<u>1</u> / <u>1</u> / <u>02</u>	ENVIRONMENTAL HEALTH	DATE

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

DUPLICATE
City of Albuquerque
Treasury Division

12/13/2002 12:46PM LCC: ANN
X
RECEIPT# 00001267 WSH 007 TRASH 0023
ACCOUNT 441018 Fund 0110 TRSCCS
Activity 4971000 \$920.00
Trans Amt
J24 Misc \$110.00
CK \$920.00

PAID RECEIPT

APPLICANT NAME

DR Horton

AGENT

Consensus Planning

ADDRESS

PROJECT NO.

1002384

APPLICATION NO.

02DRB 01895
01896

\$ 770. 441006 / 4983000 (DRB Cases)

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

\$ 150. 441018 / 4971000 (Notification)

920. \$ 920. **Total amount due**

CONSENSUS PLANNING INC

924 PARK AVE SW
ALBUQUERQUE, NM 87102

8170

WCMA Working Capital Management Account

DATE 12.12.02 25-80/440

PAY TO THE ORDER OF

City of Albuquerque

\$ 920.00

Nine Hundred, Twenty and 00/100 DOLLARS



Merrill Lynch

BANK ONE BANK ONE, COLUMBUS NA
Columbus, Ohio 43271

MEMO

[Handwritten Signature]

⑈008170⑈ ⑆044000804⑆ 040801771984⑈

DUPLICATE
City Of Albuquerque
Treasury Division

12/13/2002 12:46PM LCC: ANN
X
RECEIPT# 00001266 WSH 007 TRASH 0023
Account 441006 Fund 0110
Activity 4983000 10/28/02 TRSCCS
Trans Amt \$920.00
J24 Misc \$770.00

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 Dec 24 2002 To JAN 8 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.

Chris Green (Applicant or Agent), 12-13-02 (Date)

I issued 2 signs for this application, 12/13/02 (Date), MA (Staff Member)

02 DRB - 01896