



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

July 13, 2005

**2. Project # 1002397**  
05DRB-01042 Major-Two Year SIA

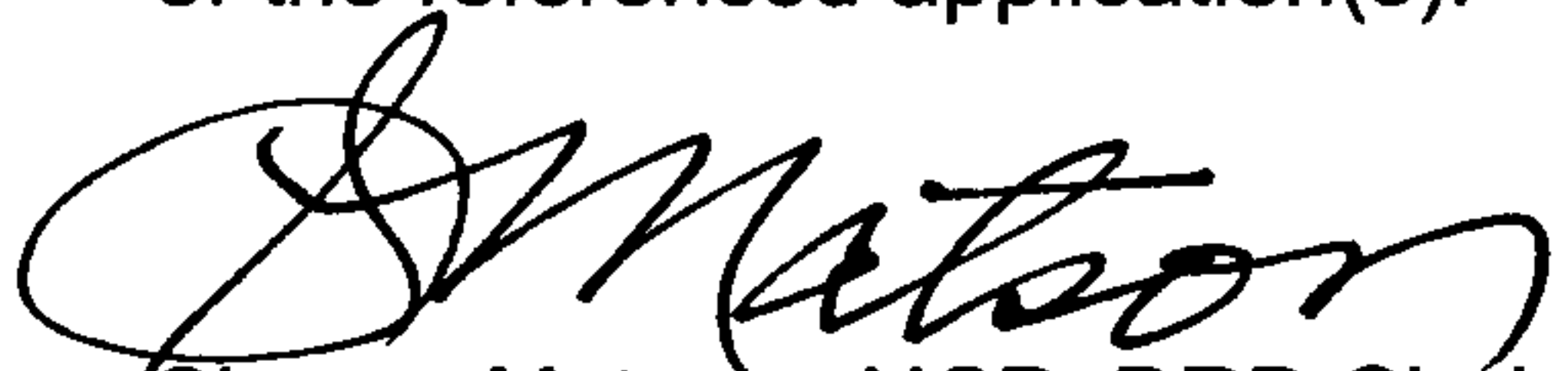
TIERRA WEST LLC agent(s) for SHULL REALTY & WATERS EDGE LLC request(s) the above action(s) for all or a portion of Lot(s) 1-10, **BOSQUE PLAZA**, zoned C-1, located on LA ORILLA RD NW, between COORS BLVD NW and CORRALES DRAIN containing approximately 12 acre(s). [REF: Z-87-56, DRB-87-200, 02DRB-01925, 04DRB-01196 ] (E-12)

At the July 13, 2005, Development Review Board meeting, a six-month extension of the Subdivision Improvements Agreement was approved.

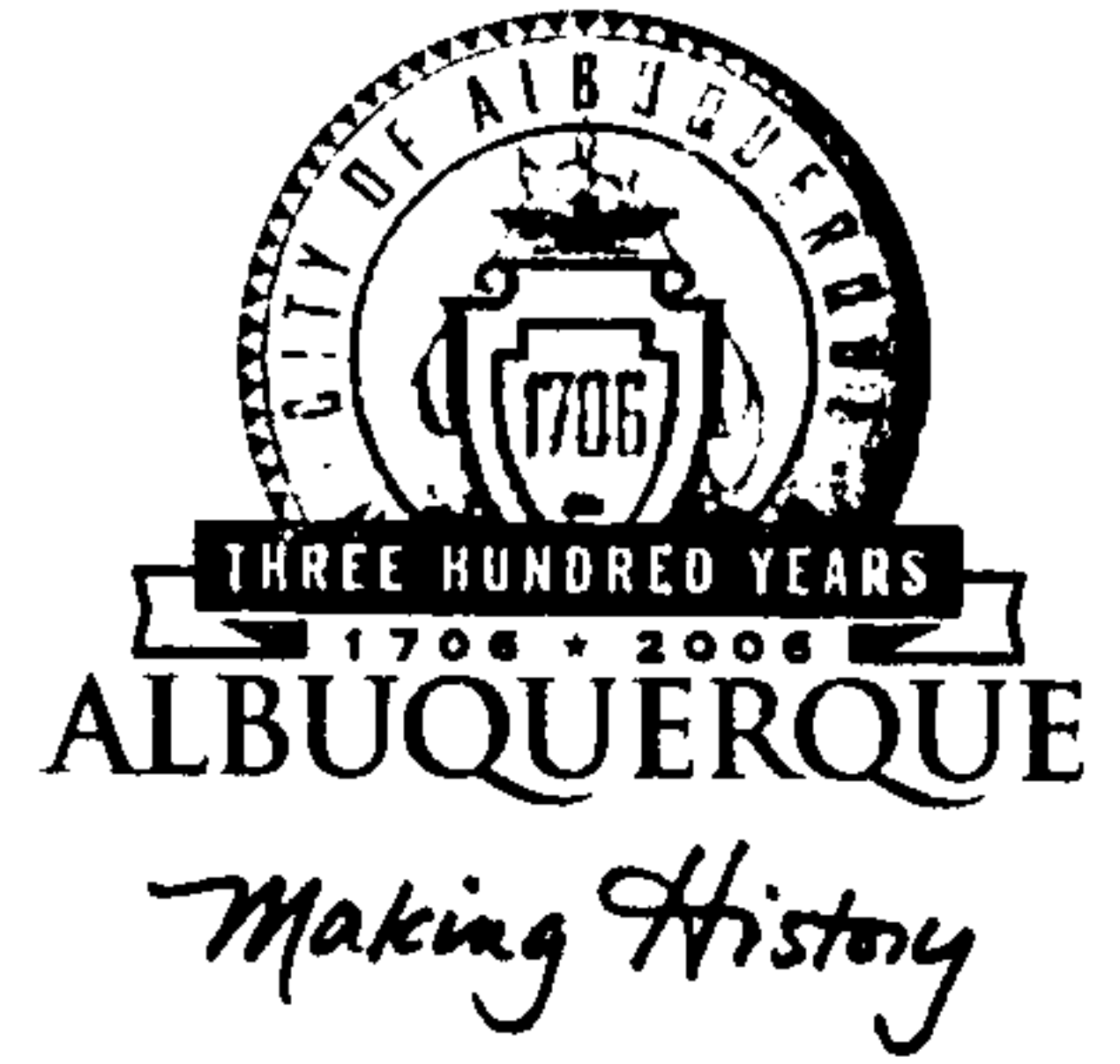
If you wish to appeal this decision, you must do so by July 28, 2005, in the manner described below.

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

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

  
Sheran Matson, AICP, DRB Chair

cc: Tierra West, LLC, 8509 Jefferson St NE, Abq., NM 87113  
Shull Realty & Water Edge LLC, 5445 Edith Blvd Unit F, Abq., NM 87107  
Scott Howell, Property Management/Legal Department 4<sup>th</sup> Floor, City/County Bldg  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
DRB File



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002397**

**AGENDA ITEM NO: 2**

**SUBJECT:**

SIA Extension

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

P.O. Box 1293

The Hydrology Section has no objection to the extension request.

Albuquerque

**RESOLUTION:**

New Mexico 87103

APPROVED X<sup>6 mo</sup>; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

www.cabq.gov

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 13, 2005

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002397 AGENDA#: 2 DATE: 7/13/15

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: \_\_\_\_\_

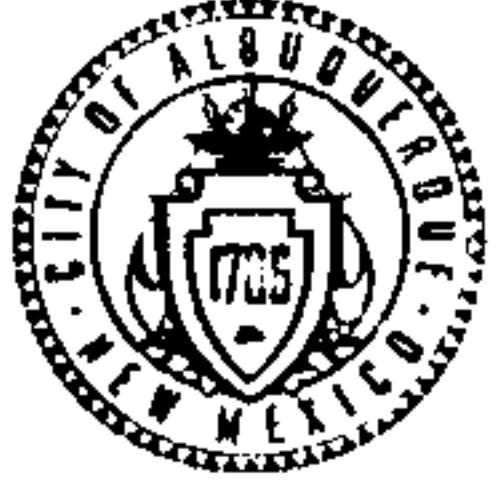
10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

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

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

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

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



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

July 13, 2005

**Project # 1002397**  
05DRB-01042 Major-One Year SIA

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) 1-10, **BOSQUE PLAZA**, zoned C-1, located on LA ORILLA RD NW, between COORS BLVD NW and CORRALES DRAIN containing approximately 12 acre(s). [REF: Z-87-56, DRB-87-200, 02DRB01925, 04DRB01196] (E-12)

AMAFCA No comment.

COG No comment.

Transit No objection to the request.

Zoning Enforcement No adverse comments.

Neighborhood Coordination

Letters sent to Coors Trail NA (R), Taylor Ranch NA (R) and Alban Hills NA.

APS No comments received.

Police Department No CPTED or crime prevention comments at this time.

Fire Department No adverse comment.

PNM Electric & Gas No comment.

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

City Engineer

The Hydrology section has no objection to the extension request.

Transportation Development

1. Have the improvements been built?

Parks & Recreation

No objection.

Utilities Development

As stated 6 months ago, the sanitary sewer line in La Orilla is required for adjacent and off-site development. A maximum 6 month extension may be granted.

Planning Department

There is no objection to this one year request.

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

cc: Shull Realty & Waters Edge LLC, 5445 Edith Blvd NW, Unit F, 87107

Tierra West LLC, 8509 Jefferson St NE, 87113

635

**CITY OF PLANNING  
PLANNING DEPARTMENT  
PROPERTY OWNERSHIP LIST**

**Meeting Date:** JULY 13, 2005  
**Zone Atlas Page:** E-12-Z  
**Notification Radius:** 100 Ft.

**Project# 1002397**  
**App# 05DRB-01042**

**Cross Reference and Location:**

**Applicant:** SHULL REALTY & WATERS EDGE LLC  
**Address:** 5445 EDITH BLVD NW, UNIT F  
ALBUQUERQUE NM 87107

**Agent:** TIERRA WEST, LLC  
**Address:** 8509 JEFFERSON ST NE  
ALBUQUERQUE NM 87113

**Special Instructions:**

**Notice must be mailed from the  
City's 15 day prior to the meeting.**

**Date Mailed:** JUNE 24, 2005

**Signature:** KYLE TSETHLIKAI

## RECORDS WITH LABELS

PAGE 1

101206349103040309	LEGAL: TR 1 -B B LK 15 (SECOND CORRECTED REPLAT OF LT 1 & A LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: COORS EIGHT PACK OWNER ADDR: 06605 UPTOWN	BL NE ALBUQUERQUE NM	87110
101206335802140106	LEGAL: 006 005A LBAN HILLS SUBD REPL OF UNIT I LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: CAMPBELL JOHN C & JOAN E CO-TR OWNER ADDR: 08705 SPAIN	NE ALBUQUERQUE NM	87111
101206342802640308	LEGAL: TR 1 -E B LK 15 (SECOND CORRECTED REPLAT OF LT 1 & A LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: COORS EIGHT PACK OWNER ADDR: 06605 UPTOWN	BL NE ALBUQUERQUE NM	87110
101206234549210115	LEGAL: PARC EL B PLAT OF ANNEXATION (BEING A PORT OF NW 1/ LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: E BLAUGRUND AND ASSOCIATES OWNER ADDR: 02909 YALE	BL SE ALBUQUERQUE NM	87106
101206248050510222	LEGAL: TR A -1-B SUMMARY PLAT SHOWING TRS A-1-A & A-1-B OF LAND USE: PROPERTY ADDR: 00000 LA DRILLA OWNER NAME: CHURCH OF CHRIST RIVERSIDE OWNER ADDR: 03100 LA DRILLA	NW ALBUQUERQUE NM	87120
101206242951210214	LEGAL: LT 1 PLA T OF LTS 1-9 (FMLY TRS A-1-A & A-2-B) LAND LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: LA DRILLA GROUP LLC OWNER ADDR: 06509 DAWN VIEW	DR NE ALBUQUERQUE NM	87111
101206244947910215	LEGAL: LT 5 PLA T OF LTS 1-9 (FMLY TRS A-1-A & A-2-B) LAND LAND USE: PROPERTY ADDR: 00000 COORS OWNER NAME: INVESTMENT CO SOUTHWEST INC OWNER ADDR: 00000	ALBUQUERQUE NM	87196
101206242748710232	LEGAL: LT 4 PLA T OF LTS 1-9 (FMLY TRS A-1-A & A-2-B) LAND LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: UNITED NEW MEXICO BANK OWNER ADDR: 00000	ALBUQUERQUE NM	87103
101206241248710226	LEGAL: LT 3 PLA T OF LTS 1-9 (FMLY TRS A-1-A & A-2-B) LAND LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: UNITED NEW MEXICO BANK OWNER ADDR: 00000	ALBUQUERQUE NM	87103
101206239348710227	LEGAL: LT 2 PLA T OF LTS 1-9 (FMLY TRS A-1-A & A-2-B) LAND LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: UNITED NEW MEXICO BANK OWNER ADDR: 00000	ALBUQUERQUE NM	87103
101206242747010231	LEGAL: LT 6 -A P LAT OF LTS 7A & 6A LANDS OF MARTIN L TAYLO LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: UNITED NEW MEXICO BANK OWNER ADDR: 00000	ALBUQUERQUE NM	87103

## RECORDS WITH LABELS

PAGE 2

101206241547010233	LEGAL: LOT 7A P LAT OF LTS 7A & 6A LANDS OF MARTIN L TAYLO LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: UNITED NEW MEXICO BANK OWNER ADDR: 00000	ALBUQUERQUE NM	87103
101206239647010229	LEGAL: LT 8 PLA T OF LTS 1-9 (FMLY TRS A-1-A & A-2-B) LAND LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: UNITED NEW MEXICO BANK OWNER ADDR: 00000	ALBUQUERQUE NM	87103
101206238047010228	LEGAL: LT 9 PLA T OF LTS 1-9 (FMLY TRS A-1-A & A-2-B) LAND LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: UNITED NEW MEXICO BANK OWNER ADDR: 00000	ALBUQUERQUE NM	87103
101206238644910305	LEGAL: TRAC T 7- A PLAT OF TRACTS 1-A THRU TRACTS 8-A RIVER LAND USE: PROPERTY ADDR: 00000 COORS OWNER NAME: DEL CARMEN ENTERPRISES LLC OWNER ADDR: 07009 PROSPECT	AV NE ALBUQUERQUE NM	87110
	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE		
101206241844710304	LEGAL: TRAC T 8- A PLAT OF TRACTS 1-A THRU TRACTS 8-A RIVER LAND USE: PROPERTY ADDR: 00000 WINTER HAVEN OWNER NAME: DEL CARMEN ENTERPRISES LLC OWNER ADDR: 07009 PROSPECT	AV NE ALBUQUERQUE NM	87110
101206246246411032	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE		
101206245645711031	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE		
101206245345111030	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE		





# "Attachment A"

Karen Kline, Tierra West, LLC  
Zone Map: E-12

**COORS TRAIL N.A. (CRT) "R"**

**\*Alexandra Ostwald**

6423 Bosque Meadows NW/87120 898-1915 (h)

Janet Laros

2924 River Willow Tr. NW/87120 890-0657 (h)

**TAYLOR RANCH N.A. (TRN) "R"**

Bill Jack Rodgers

8308 Cedar Creek Dr. NW/87120 897-9737 (h)

Jolene Wolfley

6804 Staghorn Dr. NW/87120 890-9414 (h)

**ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY O-92,** you are most welcomed to notify the following "*Unrecognized*" neighborhood associations of this project.

**LETTERS MUST BE SENT TO BOTH**  
**CONTACTS OF EACH**  
**NEIGHBORHOOD ASSOCIATION.**



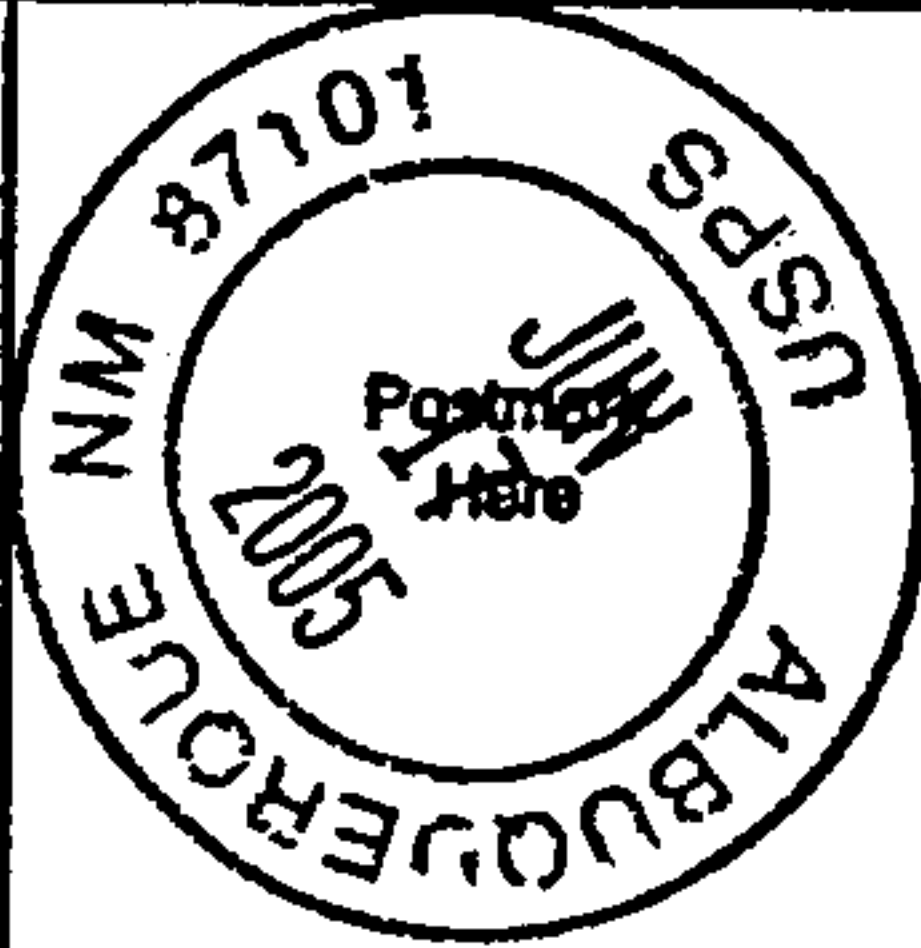
7005 1160 0000 1000 2720


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Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.65</b>



Sent To:   
 Recipient Name: BILL JACK RODGERS  
 Street, Apt or PO Box: TAYLOR RANCH N.A.  
 City, State: 8308 CEDAR CREEK DR NW  
 City, State: ALBUQUERQUE NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

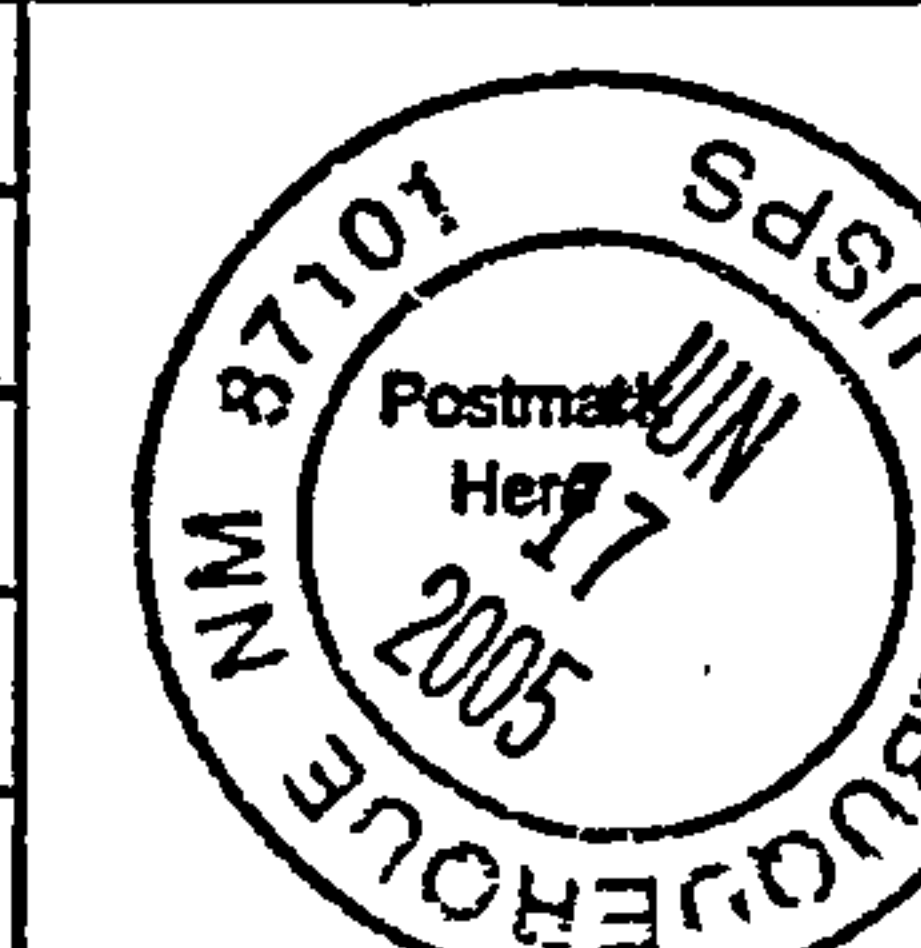
7005 1160 0000 1000 2713


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**OFFICIAL USE**

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Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.65</b>



Sent To:   
 Recipient Name: ALEXANDRA OSTWALD  
 Street, Apt or PO Box: COORS TRAIL N.A.  
 City, State: 6423 BOSQUE MEADOWS NW  
 City, State: ALBUQUERQUE NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

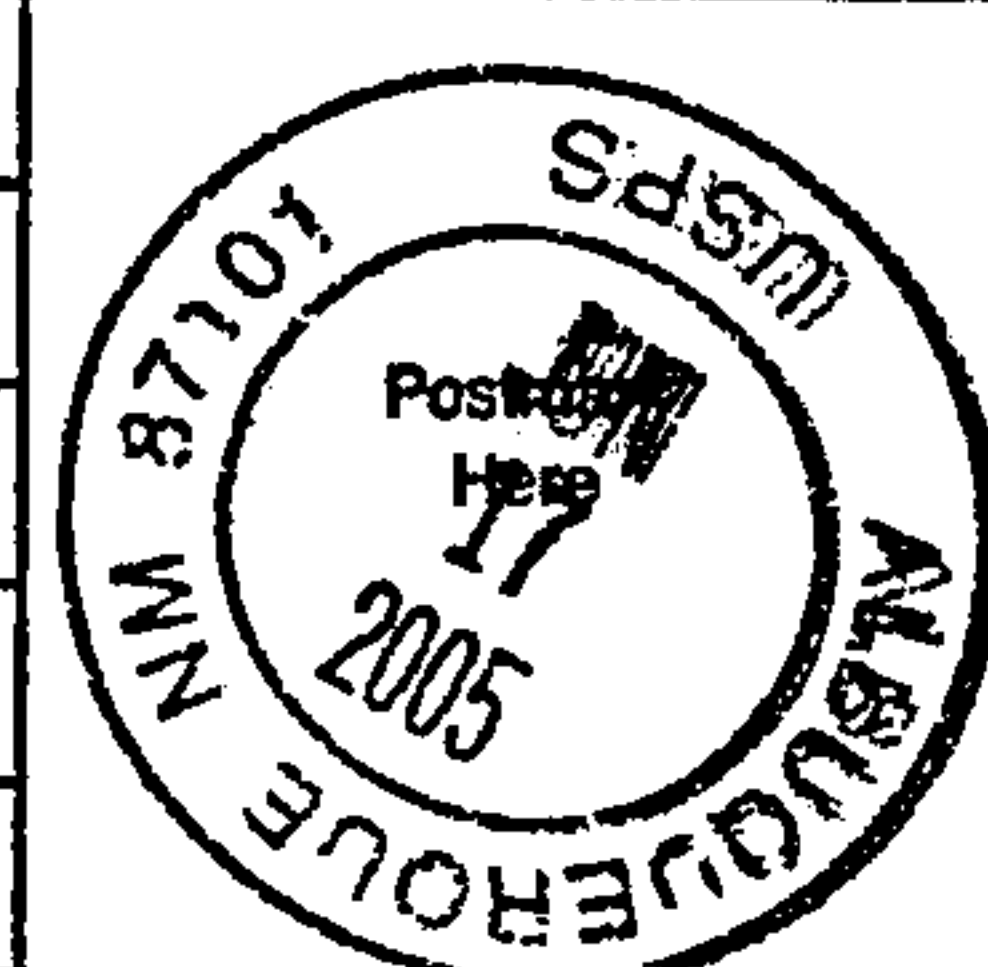
7005 1160 0000 1000 2706


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**OFFICIAL USE**

Postage	\$ 1.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.65</b>



Sent To:   
 Recipient Name: JANET LAROS  
 Street, Apt or PO: COORS TRAIL N.A.  
 City, State: 2924 RIVER WILLOW TR NW  
 City, State: ALBUQUERQUE NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

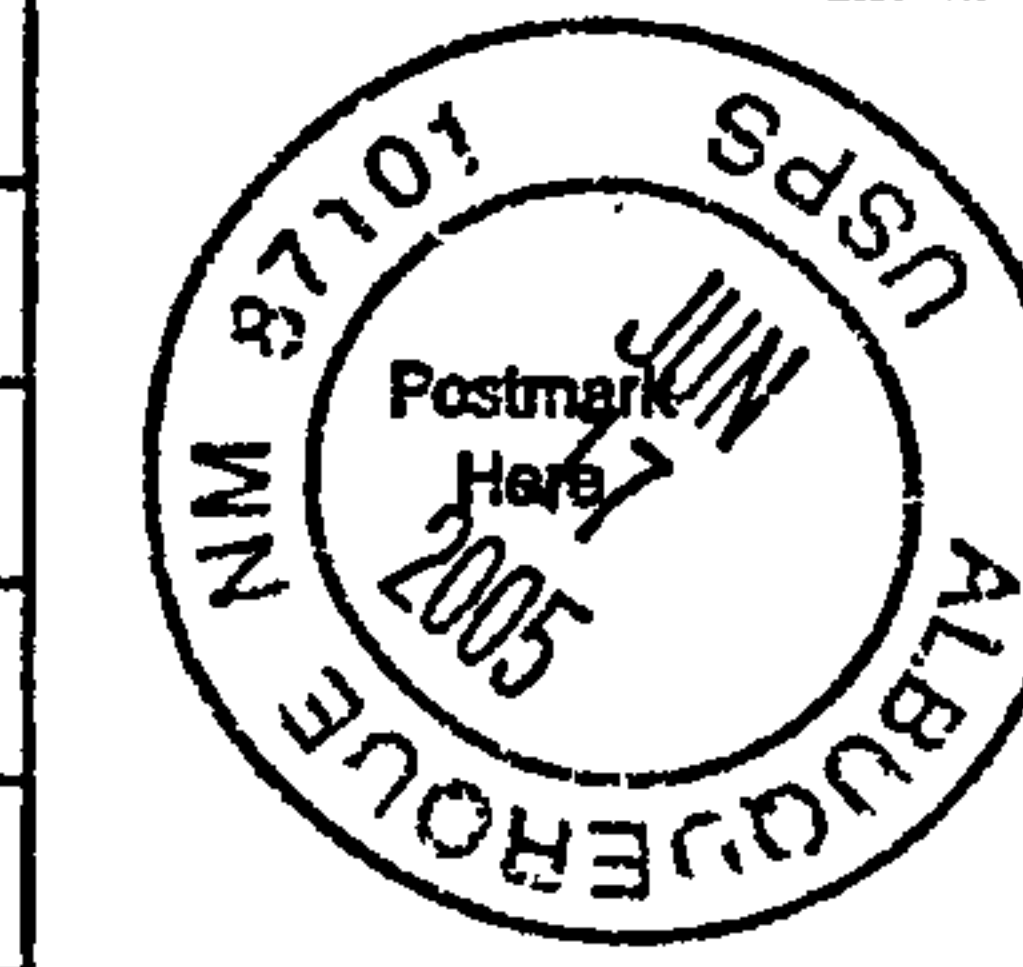
7005 1160 0000 1000 2737


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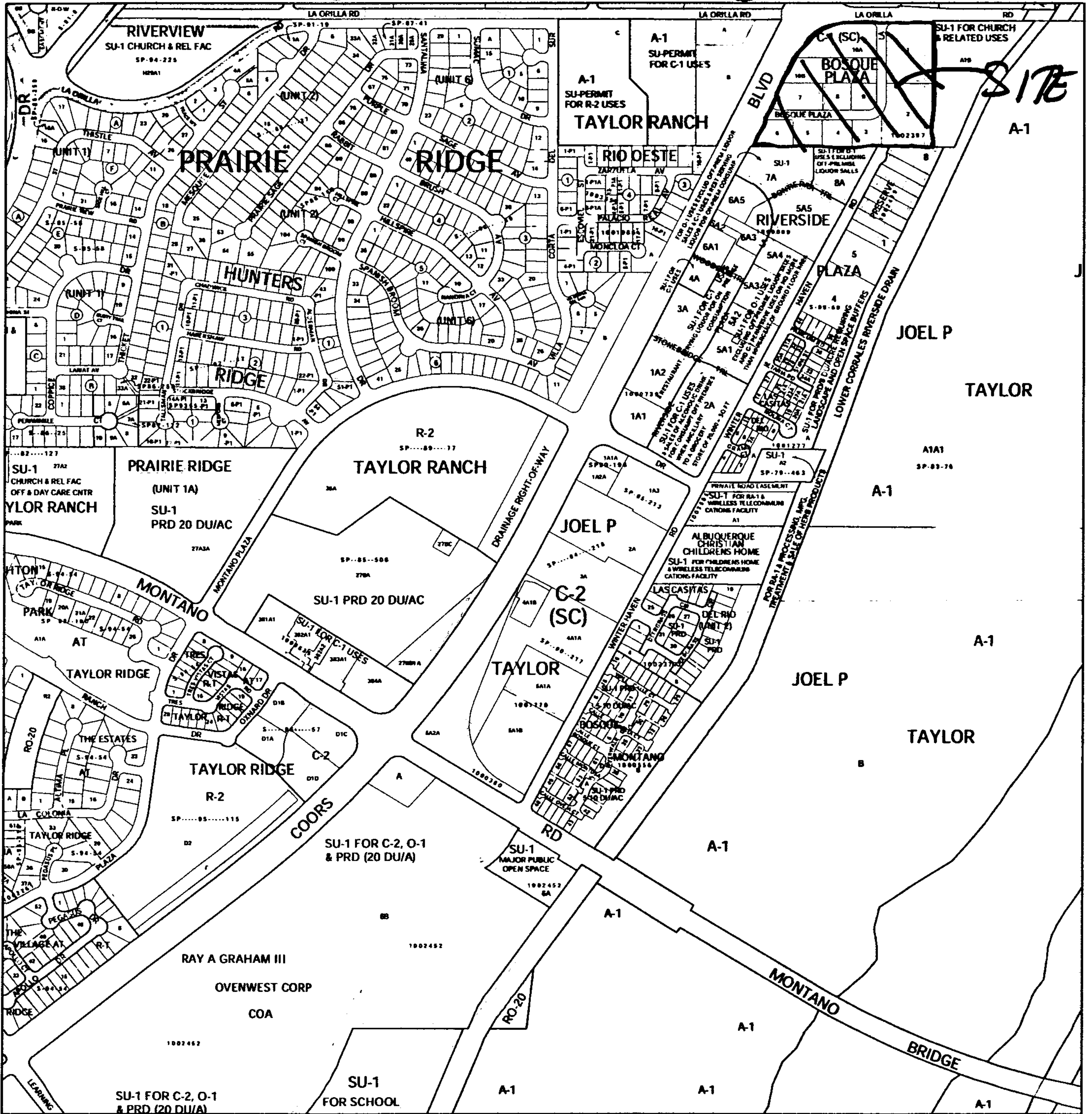
**OFFICIAL USE**

Postage	\$ 1.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.65</b>



Sent To:   
 Recipient Name: JOLENE WOLFLEY  
 Street, Apt or PO: TAYLOR RANCH N.A.  
 City, State: 6804 STAGHORN DR NW  
 City, State: ALBUQUERQUE NM 87120

PS Form 3800, June 2002 See Reverse for Instructions



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

Map amended through: Apr 22, 2005

Note: Grey Shading Represents Area Outside of the City Limits

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

**Selected Symbols**

Outside City Limits	⊖ ⊖	Petroglyph Mon.
Sector Plans	—	Escarpment
Design Overlay Zones	—	2 Mile Airport Zone
City Historic Zone	—	Airport Noise Contours
K K K H-1 Buffer Zone	—	Wall Overlay Zone

0 750 1,500 Feet



# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

(505) 858-3100  
fax (505) 858-1118

twllc@tierrawestllc.com  
1-800-245-3102

June 17, 2005

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


RE: ~~Five~~<sup>ONE</sup> Year Extension of Subdivision Improvement Agreement for Bosque Plaza  
Zone Atlas Page E-12; DRB Project #1002397

Dear Ms. Matson:

Tierra West LLC, on behalf of Shull Realty and Waters Edge LLC, request the ~~Five~~<sup>ONE</sup> Year Extension of Subdivision Improvement Agreement for Bosque Plaza. The site is located on La Orilla Road NW between Coors Boulevard NW and Corrales Drain. The SIA will be expiring soon and the construction paperwork will be submitted to the city in the next week for this reason we request the two-year extension.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,

  
Sara Lavy, P.E.

Enclosure/s

cc: Jim Shull  
Karen Arfman  
Janet Laros, Coors Trail N.A.  
Alexandra Ostwald, Coors Trail N.A.  
Bill Jack Rodgers, Taylor Ranch N.A.  
Jolene Wolfley, Taylor Ranch N.A.

JN: 20074.001  
SCL/kk



**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, July 13, 2005**, beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1000614**

05DRB-00982 Major-Two Year SIA

TIERRA WEST LLC agent(s) for DEVELOPMENT SERVICES LTD CO request(s) the above action(s) for, **LA CUEVA OESTE, UNITS 2 & 4**, zoned R-D residential and related uses zone, developing area, located on HOLLY AVE NE, between LOUISIANA BLVD NE and SAN PEDRO DR NE containing approximately 37 acre(s). [REF: 04DRB000913] (C-18)

**Project # 1002397**

05DRB-01042 Major-One Year SIA

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) 1-10, **BOSQUE PLAZA**, zoned C-1, located on LA ORILLA RD NW, between COORS BLVD NW and CORRALES DRAIN containing approximately 12 acre(s). [REF: Z-87-56, DRB-87-200, 02DRB01925, 04DRB01196] (E-12)

**Project # 1000724**

05DRB-00989 Major-One Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for GSR GROUP, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **RAYO DEL SOL, UNIT 1**, zoned R-LT, located behind TOM TENORIO PARK, between COORS BLVD SW and UNSER BLVD SW containing approximately 9 acre(s). [REF: 02DRB-01268,0044001098, Z-97-87] (M-10)

**Project # 1000965**

05DRB-01025 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) 1, LANDS OF RAY GRAHAM III (to be known as **ANDALUCIA AT LA LUZ**) zoned SU-1 PRD special use zone, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 85 acre(s). [REF: 05DRB00124] (F-11)

**SEE PAGE 2 . . .**



PUBLIC HEARING--DEVELOPMENT REVIEW BOARD  
CITY OF ALBUQUERQUE

PAGE 2

**Project # 1004139**

05DRB-00969 Major-Preliminary Plat Approval

BRASHER & LORENZ agent(s) for STEVE SLICK request(s) the above action(s) for all or a portion of Lot(s) 27, 28 & 29, and Tract(s) 1, Block(s) 17, Tract(s) 1, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **MODESTO SEVEN**) zoned R-D, 3DU/ACRE, located on MODESTO AVE NE, between BARSTOW NE and VENTURA NE containing approximately 3 acre(s). [REF: 05DRB-00668] (B-20)

**Project # 1004272**

05DRB-01033 Major-Preliminary Plat Approval  
05DRB-01038 Minor-Sidewalk Waiver  
05DRB-01039 Minor-Temp Defer SDWK

ISAACSON & ARFMAN agent(s) for CURB INC request(s) the above action(s) for Tract(s) 16D, BULK LAND PLAT, Tract(s) 16-A, 16-B, 16-C, 16-D, 16-E & 16-F, (to be known as **EL RANCHO GRANDE, UNIT 17**) zoned R-D residential and related uses zone, developing area, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 3 acre(s). (N-8)

**Project # 1003520**

04DRB-01567 Major-Preliminary Plat Approval  
05EPC-00122  
AC-05-06

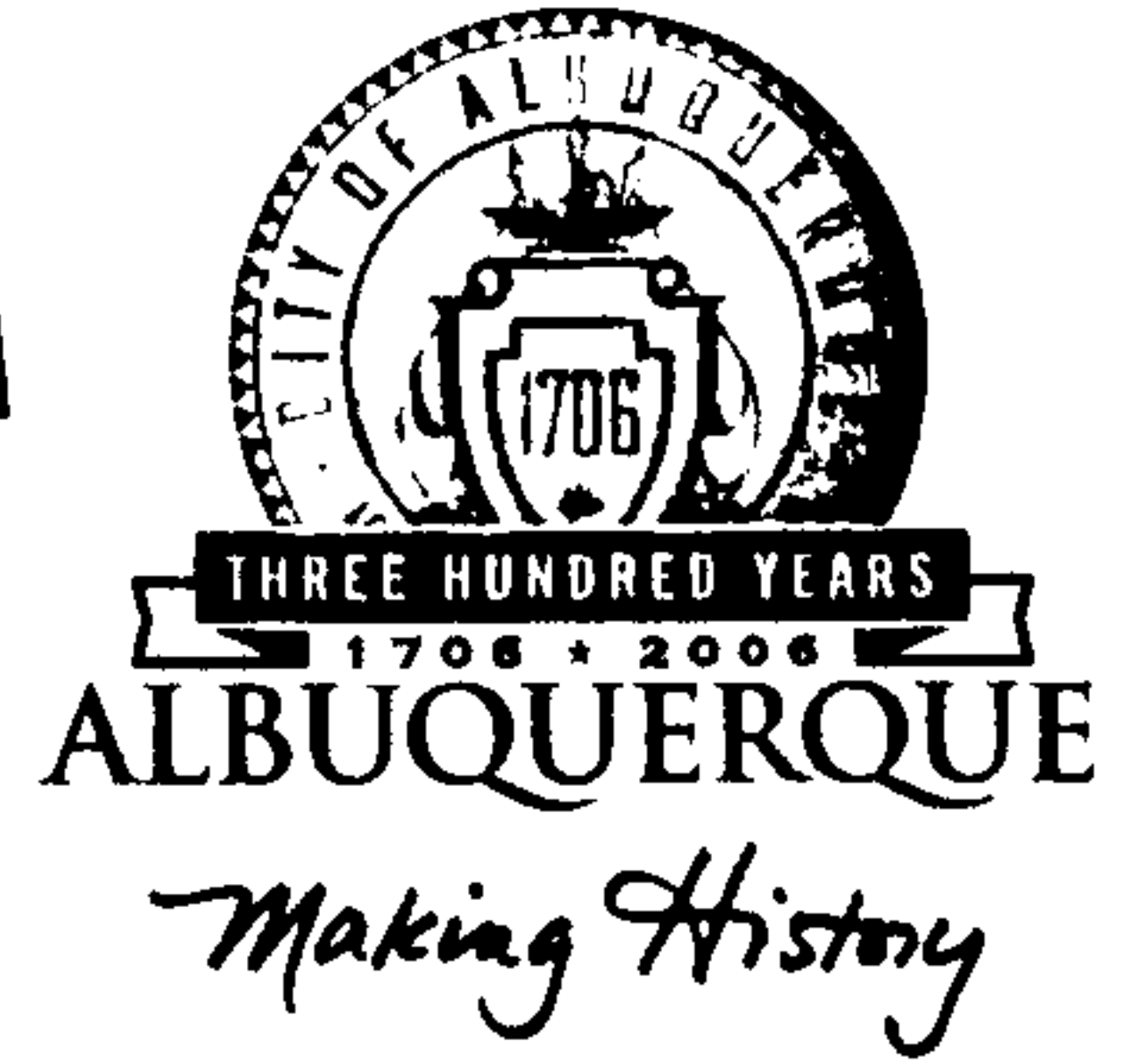
MARK GOODWIN & ASSOCIATES PA agent(s) for WASHINGTON STREET INVESTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 16, Tract(s) 1, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as **BENJAMIN PLACE SUBDIVISION**) zoned R-D, located on GLENDALE AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2 acre(s). [REF: 04DRB00999] (B-20) **REMANDED BACK TO DRB FOR WALL HEIGHTS AND STEP INTERVALS.**

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

  
Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JUNE 27, 2005.**





## **NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD**

June 27, 2005

**TO:** Bill Jack Rodgers and Jolene Wolfley, Taylor Ranch Neighborhood Association  
Alexandra Ostwald and Janet Laros, Coors Trail Neighborhood Association:

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately twelve (12) acre(s): Major One Year Subdivision Improvement Agreement for Bosque Plaza.**

*Proposed by:* Tierra West, LLC at 858-3100

*Agent for:* Shull Realty and Waters Edge, LLC

*For property located:* **On or near La Orilla Road NW between Coors Boulevard NW and Corrales Drain.**

P.O. Box 1293

*The case number(s) assigned is:* **05DRB- 01042, Proj. ...**

Albuquerque

City Planning accepted application for this request on **June 17, 2005.**

The owner, applicant, and/or agent certified at the time of application acceptance that they notified you of the proposed action by *certified mail, return receipt requested.*

New Mexico 87103

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m. on Wednesday, July 13, 2005** in the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

www.cabq.gov

You should contact **Claire Senova** at **924-3946** to confirm this date, time, and to seek further information.

If you have any questions **-OR-** have not been contacted by the applicant, please call **Stephani Winklepleck** at **924-3902** or by e-mail at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov).

Sincerely,

***Stephani J. Winklepleck***

*Stephani I. Winklepleck*

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

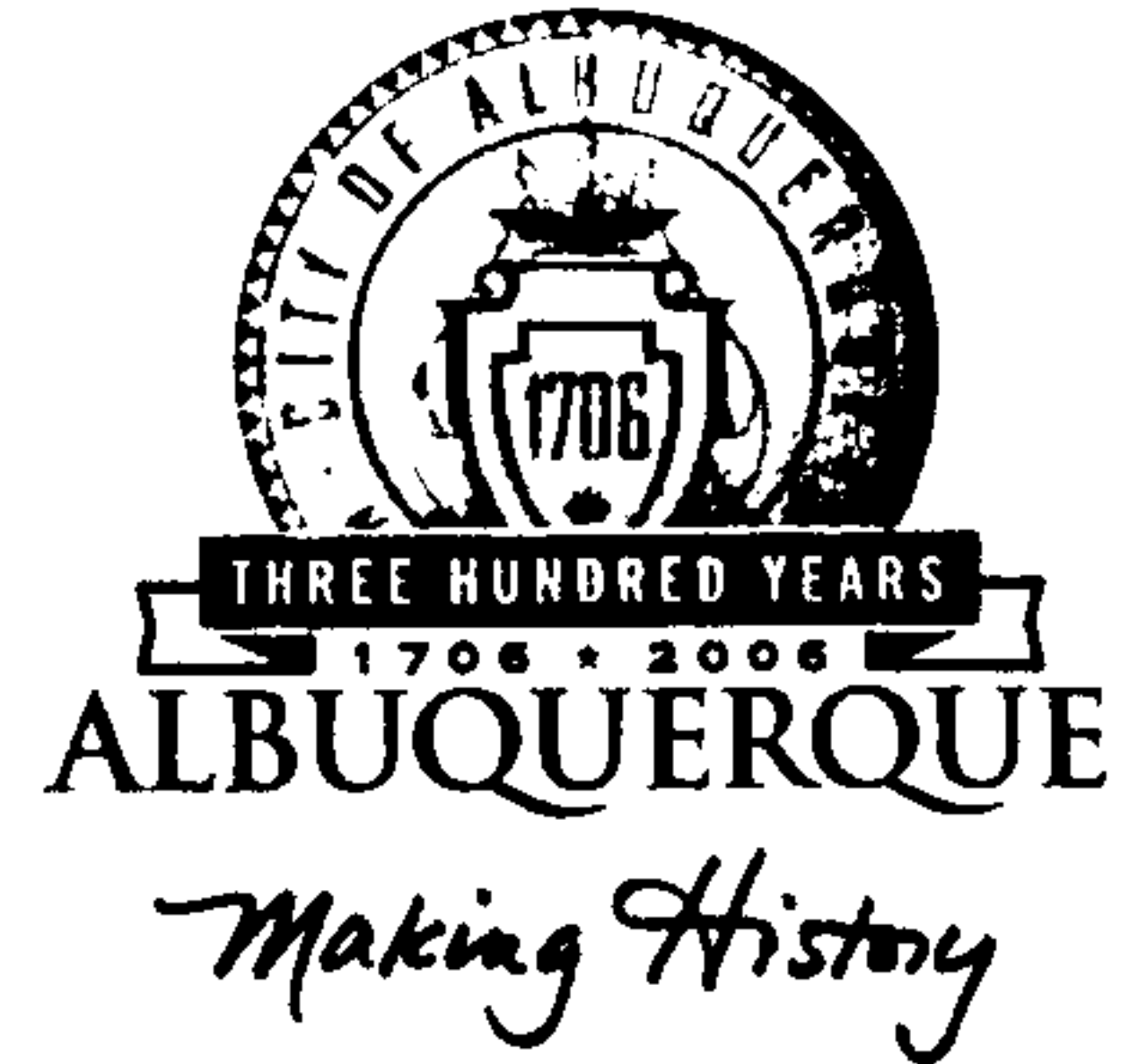
PLANNING DEPARTMENT

**cc: Claire Senova, DRB  
Administrative Assistant**



# CITY OF ALBUQUERQUE

FYI



## **NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD**

June 27, 2005

**TO:** Jack Scott and Jim Wolcott, Alban Hills Neighborhood Association

This letter is a **COURTESY NOTIFICATION** from the City of Albuquerque pertaining to a request for: Requests the following for approximately twelve (12) acre(s): Major One Year Subdivision Improvement Agreement for Bosque Plaza.

*Proposed by:* Tierra West, LLC at 858-3100

*Agent for:* Shull Realty and Waters Edge, LLC

*For property located:* On or near La Orilla Road NW between Coors Boulevard NW and Corrales Drain.

P.O. Box 1293

*The case number(s) assigned is:* 05DRB- 01042, Project # 1002397.

Albuquerque

City Planning accepted application for this request on **June 17, 2005**.

The owner, applicant, and/or agent **WAS NOT** required notifying you of the proposed action by *certified mail, return receipt requested*.

New Mexico 87103

Please be advised that this application is scheduled for a hearing before the Development Review Board at **9 a.m. on Wednesday, July 13, 2005** at the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW**.

www.cabq.gov

You should contact Claire Senova at **924-3946** to confirm this date, time, and to seek further information.

If you have any questions, please call Stephani Winklepleck at **924-3902** or by e-mail at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov).

Sincerely,

*Stephani I. Winklepleck*

Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

**cc: Claire Senova, DRB  
Administrative Assistant**

#11



Complete 5-26-05 Bl.

# DRB CASE ACTION LOG (PREL & FINAL)

REVISED 2/5/04

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.: **05DRB-00821 (P&F)**

Project # **1002397**

Project Name: **BOSQUE PLAZA**

Agent: **Tierra West LLC**

Phone No.: **858-3100**

Your request for (SDP for SUB), (SDP for BR), (**FINAL PLATS**), (MASTER DEVELOP. PLAN), was approved on 5/25/05 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.**
- AGIS DXF File approval required.** *OK*
- Copy of recorded plat for Planning.**

Project Number 1002397

#11



# DRB CASE ACTION LOG (PREL & FINAL)

REVISED 2/5/04

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.: 05DRB-00821 (P&F)

Project # 1002397

Project Name: BOSQUE PLAZA

Agent: Tierra West LLC

Phone No.: 858-3100

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

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

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

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

- PLANNING (Last to sign): \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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  - 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.**
- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.**

*OK*

Project Number 1002397





2. **Project # 1003011**  
05DRB-00439 Major-Vacation of Pub  
Right-of-Way

CITY OF ALBUQUERQUE agent(s) for BRAKE MASTERS, INC. request(s) the above action(s) for all or a portion of Block(s) 4 & 5, Tract(s) A, **INEZ ADDITION**, zoned C-2, located on WYOMING BLVD NE, between PROSPECT AVE NE and MENAUL BLVD NE containing approximately 5 acre(s). [REF: 03DRB02088, 03DRB02089] [*Deferred from 4/13/05 & 5/11/05 & 5/25/05*] (H-19) **DEFERRED AT THE AGENT'S REQUEST TO 6/8/05.**

3. **Project # 1003445**  
05DRB-00724 Major-Vacation of Pub  
Right-of-Way  
05DRB-00725 Major-Vacation of  
Public Easements  
05DRB-00726 Minor-Prelim&Final Plat  
Approval

ISAACSON & ARFMAN PA agent(s) for AMERICAN EAGLE L.P., c/o R. J. SCHAEFER REALTY request(s) the above action(s) for all or a portion of Tract(s) B-1, C-1 & D-1, Lot(s) 6-A-1, **ALBUQUERQUE WEST, UNIT 1**, zoned SU-1 PDA TO INCLUDE C-3 USES, located on NUNZIO AVE NW, between PARADISE BLVD NW and EAGLE RANCH RD NW containing approximately 27 acre(s). [REF: DRB-94-132, DRB-94-512, Z-83-89, 04DRB00751, 04DRB00752, 04DRB00753] (C-12) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PROPERTY MANAGEMENT SIGNATURE AND 15-DAY APPEAL PERIOD.**

4. **Project # 1003655**  
05DRB-00661 Major-Vacation of  
Public Easements  
05DRB-00660 Major-Vacation of Pub  
Right-of-Way  
05DRB-00659 Major-Preliminary Plat  
Approval  
05DRB-00663 Minor-Temp Defer  
SDWK

DAVID A AUBE agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15, 16, 17 and a portion of 18, Block(s) 1, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **LA VISTA @ DESERT RIDGE TRAILS**) zoned R-D, located on WYOMING NE, between EAGLE ROCK NE and MODESTO NE containing approximately 3 acre(s). [REF: 04DRB01373] [*Deferred from 5/11/05 & 5/18/05*] (C-19) **THE VACATION OF PUBLIC**

05DRB-00662 Minor-Sidewalk Waiver

EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE VACATION OF PUBLIC R/W WAS WITHDRAWN AT THE AGENT'S REQUEST. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/25/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/23/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: NEED TO APPLY FOR A SUBDIVISION DESIGN VARIANCE FOR THE LENGTH OF THE CUL-DE-SAC. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

5. **Project # 1003856**  
05DRB-00721 Major-Preliminary Plat Approval  
05DRB-00722 Minor-Subd Design (DPM) Variance  
05DRB-00723 Minor-Temp Defer SDWK

COMMUNITY SCIENCES CORP agent(s) for MICHAEL'S HOMES request(s) the above action(s) for all or a portion of Tract(s) 8B1A1 & 10A2A, M.R.G.C.D MAP 52 (DON FELIPE #2) (to be known as **IZABEL SUBDIVISION**) zoned RA-2, located on WEST GLEN SW, between METZGAR SW and WEST LEA SW containing approximately 9 acre(s). [REF: 04DRB0969] [*Deferred from 5/25/05*] (Q-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/8/05.**

05DRB-00827 Minor-SiteDev Plan Subd

COMMUNITY SCIENCES CORP agent(s) for MICHAEL'S HOMES request(s) the above action(s) for all or a portion of Tract(s) 8-B-1-A-1 & 10-A-2-A MRGCD MAP 52 (DON FELIPE #2) (to be known as **IZABEL SUBDIVISION**), zoned RA-2, located on WEST GLEN SW, between METZGAR SW and WEST LEA SW containing approximately 9 acre(s) [REF: 04DRB0969] [*Deferred from 5/25/05*] (Q-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/8/05.**



6. **Project # 1004073**  
05DRB-00514 Major-Preliminary Plat Approval  
05DRB-00515 Major-Vacation of Public Easements  
05DRB-00516 Minor-Subd Design (DPM) Variance  
05DRB-00517 Minor-Sidewalk Waiver  
05DRB-00518 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 5, **JUAN TABO HILLS, UNIT 1**, zoned R-D, located on JUAN TABO BLVD NE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 102 acre(s). *[Deferred from 4/20/05 & 5/18/05]* (M-21/M-22) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/25/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/12/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION OF FINAL PLAT: A REPLAT OF TRACT 1 SHALL BE DONE GRANTING THE NECESSARY EASEMENTS AND RIGHTS-OF-WAY. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS INDICATED ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

05DRB-00781 Minor-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES PA agent(s) for JTH LLC request(s) the above action(s) for all or a portion of Tract(s) 5, **JUAN TABO HILLS**, zoned RD, located on JUAN TABO BLVD NE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 102 acre(s). *[Deferred from 5/18/05]*(M-21) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DESIGN REQUIREMENTS ON THE PLAN.**

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

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

7. **Project # 1001740**  
05DRB-00823 Minor-SiteDev Plan  
BldPermit/EPC
- CONTROLLED AIR INCORPORATED agent(s) for SUJEY THAKUR request(s) the above action(s) for all or a portion of Lot(s) A, Block(s) 31-B, **BRENTWOOD HILLS**, zoned SU-1 FOR C-1, R-1 USES, located on CANDELARIA RD NE, between CHELWOOD BLVD NE and containing approximately 3 acre(s). [REF: 04EPC-01838] [David Stallworth, EPC Case Planner] (H-22) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR A REVISED UTILITY PLAN AND TO PLANNING FOR EPC CASE PLANNERS COMMENTS AND 3 COPIES OF THE SITE PLAN.**

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

8. **Project # 1003369**  
05DRB-00826 Minor-Extension of  
Preliminary Plat
- ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 16, Tract(s) 3, **VINTER COURT SUBDIVISION, UNIT 3**, zoned R-D, located on WILSHIRE NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [REF: 04DRB00511, 04DRB00513, 04DRB00519, 04DRB00514] (C-20) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**
9. **Project # 1003087**  
05DRB-00828 Major-Final Plat  
Approval
- PRECISION SURVEYS INC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) A, **WESTLAND NORTH** (to be known as **WATERSHED SUBDIVISION**) zoned SU-2, located on ARROYO VISTA BLVD NW and TIERRA PENTADA ST NW and containing approximately 531 acre(s). (J-7, J-8, H-7,

H-8 & H-9) FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR RESTRICTIVE EASEMENT LANGUAGE ADDED TO SHEET 11 FOR LOTS 27 AND 28 AND TO PLANNING FOR AMAFCA'S SIGNATURE AND BULK LAND PLAT VARIANCE LANGUAGE AND AGIS DXF FILE.

10. **Project # 1000464**  
05DRB-00820 Major-Final Plat  
Approval

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) H-6A1A-1 & H-6A1A-2, **RIVERVIEW PARCELS**, zoned SU-1 IP USES W/EXCEPTIONS, located on GOLF COURSE RD NW, between PASEO DEL NORTE NW and SHELLEY ROSE DR NW containing approximately 7 acre(s). [REF: 04DRB01729] (C-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR QUIT-CLAIM AMAFCA EASEMENT REFERENCED ON THE PLAT AND AMAFCA'S SIGNATURE AND TO PLANNING FOR A COPY OF THE AA APPROVAL LETTER.**

11. **Project # 1002397**  
05DRB-00821 Minor-Prelim&Final Plat  
Approval

TIERRA WEST LLC agent(s) for JIM W SHULL & CHRISTEN SHULL request(s) the above action(s) for all or a portion of Lot(s) 5-A & 6-A, **BOSQUE PLAZA**, zoned C-1 (S-C), located on COORS BLVD NW, between LA ORILLA RD NW and RIVERSIDE PLAZA LN NW containing approximately 2 acre(s). [REF: 04DRB01784] (E-12) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**



12. **Project # 1003672**  
05DRB-00704 Minor-Prelim&Final Plat  
Approval  
05DRB-00705 Minor-Temp Defer  
SDWK

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 3, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **ESTRADA COURT**) zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01423] (*Deferred from 5/4/05 & 5/18/05 & 5/25/05*) (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 6/8/05.**

13. **Project # 1003738**  
05DRB-00824 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for TOM WELCH request(s) the above action(s) for all or a portion of Tract(s) A, Block(s) 13, **TIJERAS PLACE ADDITION**, zoned C-1 & O-1, located on SAN MATEO BLVD NE, between COPPER AVE NE and ORTIZ DR NE containing approximately 1 acre(s). [REF: 04ZHE01621] (K-18) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR A 4 FOOT RIGHT-OF-WAY EASEMENT ALONG TRACT A-1.**

14. **Project # 1004145**  
05DRB-00825 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for JUNCTION PARTNER II, JIM PERNER request(s) the above action(s) for all or a portion of Lot(s) 19-A-1-B, **MONTGOMERY BUSINESS PARK**, zoned SU-1 PRD, located on LAGRIMA DE ORO NE, between MONTGOMERY BLVD NE and MONTGOMERY PARKWAY LOOP NE containing approximately 2 acre(s). [REF: V-86-102, Z-87-107, Z-78-69-12, DRB-97-410, 05AA00679] (F-21) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO APPLY FOR A NEW WATER/SEWER ACCOUNT**

**FOR LOTS AND GET TAPPING PERMITS,  
RECOMMEND CHANGING ADDRESS ALSO.**

15. **Project # 1004183**  
05DRB-00809 Minor-Prelim&Final Plat  
Approval
- SURVEYS SOUTHWEST LTD agent(s) for LAURIE HICKS request(s) the above action(s) for all or a portion of Lot(s) B, Block(s) 7, **PERFECTO, MARIANO & JESUS ARMIJO ADDITION**, zoned SU-2, located on 8<sup>TH</sup> STREET NW and MARQUETTE AVE NW and containing approximately 1 acre(s). [REF: ZA-85-456] [*Deferred from 5/25/05*] (J-14) **DEFERRED AT THE AGENT'S REQUEST TO 6/1/05.**
16. **Project # 1001763**  
04DRB-01136 Minor- Final Plat  
Approval
- SURVEYS SOUTHWEST LTD agent(s) for J. HOWARD MOCK, LAVA PARTNERS request(s) the above action(s) for all or a portion of Tract(s) C-1, **ALBUQUERQUE WEST**, zoned SU-1 FOR C-1 PERMISSIVE USES, located on 57<sup>TH</sup> ST NW, between QUAIL RD NW and OURAY RD NW containing approximately 2 acre(s). [REF:DRB-96-279, 02DRB00308, 309, 02DRB00856] (*Indef. Deferred from 7/28/04 & Final plat indef deferred 1/19/05 for the SIA*) (H-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR OFFSITE SEWER EASEMENT.**
17. **Project # 1003759**  
05DRB-00294 Minor-Prelim&Final Plat  
Approval
- SURVEYS SOUTHWEST LTD agent(s) for KEN BALIZER request(s) the above action(s) for all or a portion of Tract(s) 173A and 174, MRGCD MAP 31, (to be known as **LANDS OF KEN BALIZER**, zoned

RA-2, located on ARCADIAN TR NW, between CALLE LOS VECINOS NW and SAN ISIDRO ST NW containing approximately 1 acre(s). [REF: 04DRB01702] (*Preliminary & Final Indef Deferred 2/23/05*) (G-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

18. **Project # 1002758**  
05DRB-00816 Minor-Prelim&Final Plat  
Approval

WILKS CO agent(s) for NEW MEXICO KWIK LUBE LLC request(s) the above action(s) for all or a portion of Tract(s) 40, Block(s) 6, **CASA GRANDE ESTATES, UNIT 1**, zoned C-1, located on CANDELARIA RD NE, between TRAMWAY NE and CHELWOOD NE containing approximately 1 acre(s). [REF: DRB-97-146, 03ZHE01015, 03BOA01694, 03BOA02119] (H-23) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO SHOW ADJACENT OFFSITE EASEMENT ALONG WEST PROPERTY LINE FOR EXISTING WATERLINE 24 FEET WIDE ACCESS EASEMENT MUST BE LABELED "PRIVATE" NOT "PUBLIC" FOR WATER/SEWER SERVICES. NEED BENEFICIARIES AND MAINTENANCE NOTE AND TRANSPORTATION DEVELOPMENT FOR MAINTENANCE AND BENEFICIARY NOTE FOR EASEMENT, DISTANCE FROM FACE OF CURB TO PROPERTY LINE WIDTH AND LOCATION OF SIDEWALK.**

19. **Project # 1004185**  
05DRB-00817 Minor-Prelim&Final Plat  
Approval

WILKS CO agent(s) for UNITED SOUTH BROADWAY CORPORATION, request(s) the above action(s) for all or a portion of Lot(s) 5 & 6, Block(s) 37, **EASTERN ADDITION**, zoned SU-2 NCR, located on EDITH BLVD SE, between AVENIDA CESAR CHAVEZ SE and TRUMBULL AVE SE containing approximately 1 acre(s). (L-14) **PRELIMINARY AND**



**FINAL PLAT APPROVED AND SIGNED OFF BY  
THE BOARD.**

20. **Project # 1004186**  
05DRB-00815 Minor-Prelim&Final Plat  
Approval

WILKS CO agent(s) for PAT ARAGON request(s) the above action(s) for all or a portion of Lot(s) 1-2, Block(s) 7, **JOHN BARON BURG PARK**, zoned R-1, located on 20<sup>TH</sup> STREET NW, between ASPEN AVE NW and I-40 containing approximately 1 acre(s). (H-13) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

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

**THERE ARE NO SKETCH PLATS THIS WEEK . . .**

21. Approval of the Development Review Board Minutes for May 11, 2005. **DRB MINUTES FOR MAY 11, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:30 A.M.

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
May 25, 2005  
DRB Comments**

**ITEM # 11**

**PROJECT # 1002397**

**APPLICATION # 05-00821**

**RE: Bosque Plaza /minor P&F plat**

AGIS dxf is on file dated 5/17/05

If agent does not believe an AA is required to show the new lot line, he must convince Planning.

V



---

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

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002397**

**AGENDA ITEM NO: 11**

**SUBJECT:**

Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

No adverse comments.

**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:** May 25, 2005

**2397**

### DXF Electronic Approval Form

DRB Project Case #:

Subdivision Name:


Surveyor:

Contact Person:

Contact Information:

DXF Received:       Hard Copy Received:

Coordinate System:

  
\_\_\_\_\_  
Approved

05-17-2005  
\_\_\_\_\_  
Date

\* The DXF file cannot be accepted (at this time) for the following reason(s):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**AGIS Use Only**

Copied fc **2397**      to agiscov on **5/17/2005**      Contact person notified on **5/17/2005**



DRB CASE ACTION LOG (PREL & FINAL)  
REVISED 2/5/04

Completed  
1/2/16/04  
OS

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.: 04DRB-01668 (P&F)  
Project Name: BOSQUE PLAZA  
Agent: Surv-Tek Inc.

Project # 1002397  
Phone No.: 897-3366

Project Number

1002397

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 11/17/04 by the DRB with delegation of signature(s) to the following departments.

**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

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

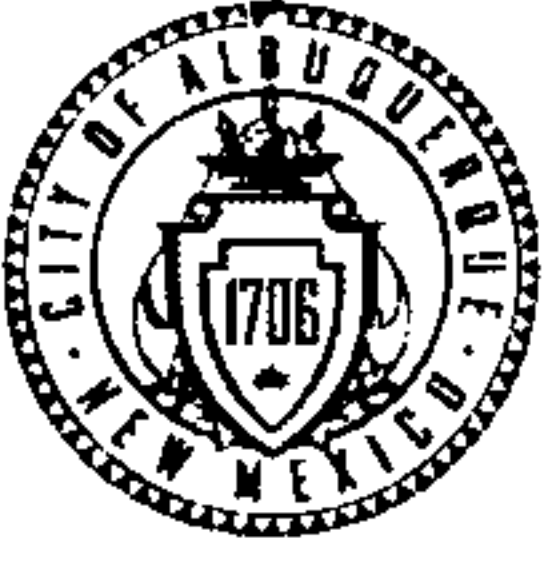
CITY ENGINEER / AMAFCA: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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.**
- AGIS DXF File approval required.** OK
- Copy of recorded plat for Planning.**

*(Handwritten signature and circle around the bottom list items)*



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

December 15, 2004

**3. Project # 1002397**  
04DRB-01784 Major-Two Year SIA

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) 1-10, **BOSQUE PLAZA**, zoned C-1 neighborhood commercial zone, located on LA ORILLA RD NW, between COORS BLVD NW and the CORRALES DRAIN containing approximately 12 acre(s). [REF: Z-87-56, DRB-87-200, 02DRB01925, 04DRB01196] (E-12)

At the December 15, 2004, Development Review Board meeting, a six-month extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by December 30, 2004 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 Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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

  
Sheran Matson, AICP, DRB Chair

Cc: Shull Realty & Waters Edge LLC, 5445 Edith Blvd, Unit F, 87107  
Tierra West LLC, 8509 Jefferson NE, 87113  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File



DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002397 AGENDA#: 3 DATE: 12.15.04

1. Name: Jan Long Address: Herndale West 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: \_\_\_\_\_

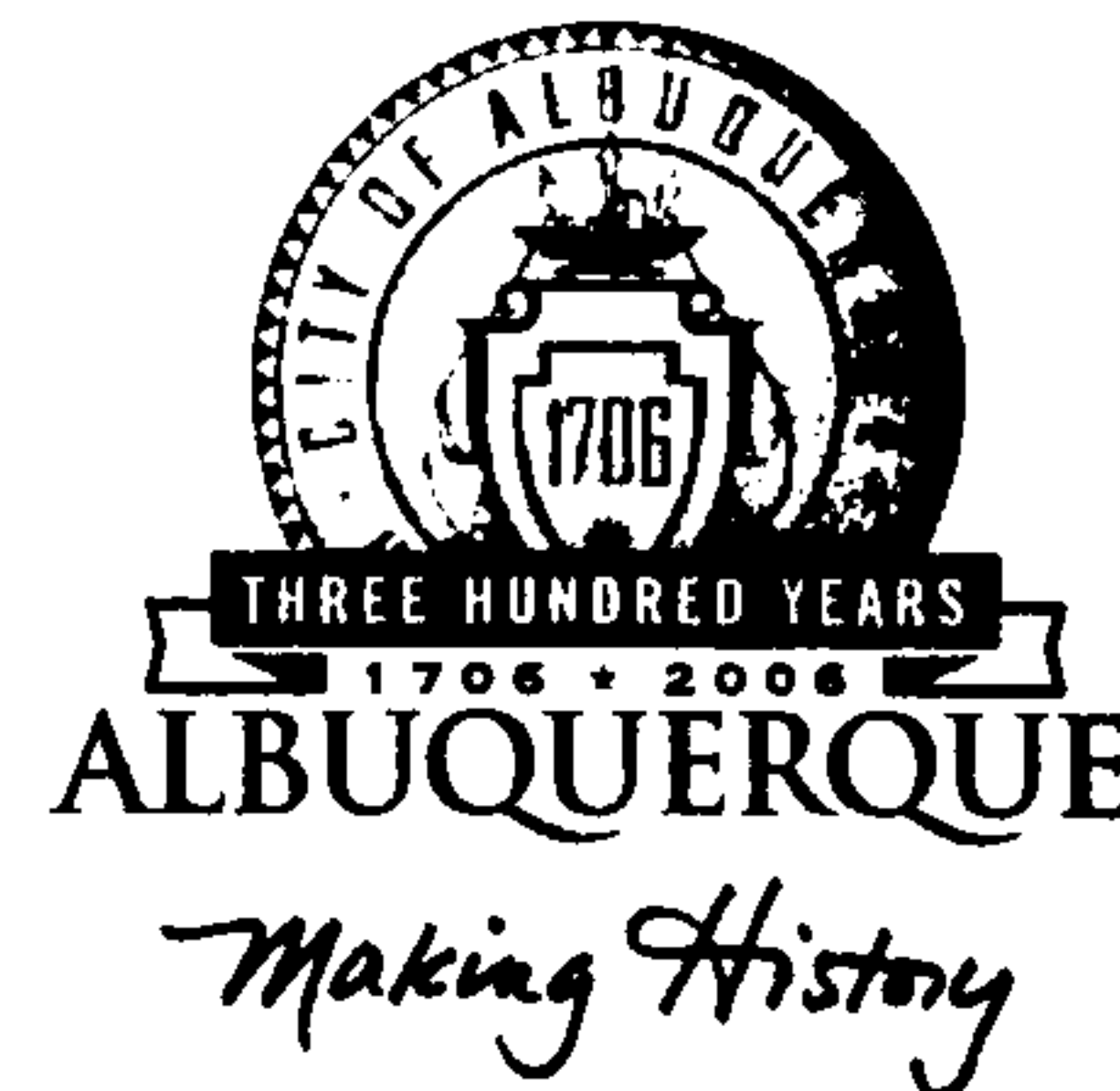
11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

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

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

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

# CITY OF ALBUQUERQUE



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1002397**

**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 Dev. Plan     |
| (04) Preliminary Plat   | (09) Infrastructure List | (14) Cost Allocation Plan |

**(15) SIA - 2 yr**

**ACTION REQUESTED:**

P.O. Box 1293

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

**ENGINEERING COMMENTS:**

Albuquerque

The Hydrology Section has no objection to the extension request.

New Mexico 87103

**RESOLUTION:**

*6 months*

www.cabq.gov

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:** December 15, 2004



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

December 15, 2004

**Project # 1002397**  
04DRB-01784 Major-Two Year SIA

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) 1-10, **BOSQUE PLAZA**, zoned C-1 neighborhood commercial zone, located on LA ORILLA RD NW, between COORS BLVD NW and the CORRALES DRAIN containing approximately 12 acre(s). [REF: Z-87-56, DRB-87-200, 02DRB01925, 04DRB01196] (E-12)

AMAFCA	No adverse comments.
COG	No comments received.
Transit	No comments received.
Zoning Enforcement	Reviewed, no comment.
Neighborhood Coordination	
Letters sent to Taylor Ranch NA (R) and Coors Trail NA (R).	
APS	No comments received.
Police Department	No adverse comments.
Fire Department	No adverse comments.
PNM Electric & Gas	Approves.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	Site is not within 1000 feet of a landfill. No comment.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.

City Engineer

No objection to the extension request.

Transportation Development

Not opposed to the extension, however, what is the status of roadwork being done on La Orilla? Wasn't the agreement with the church to have this portion of the road completed as soon as possible?

Parks & Recreation

No objection.

Utilities Development

The sanitary sewer line in La Orilla is required. A maximum 6-month extension may be granted.

Planning Department

No adverse comments.

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

cc: Shull Realty & Water Edges LLC, 5445 Edith Blvd NE, Unit F, 87107

Tierra West LLC, 8509 Jefferson St NE, 87113



**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, December 15, 2004**, beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1002397**  
04DRB-01784 Major-Two Year SIA

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) 1-10, **BOSQUE PLAZA**, zoned C-1 neighborhood commercial zone, located on LA ORILLA RD NW, between COORS BLVD NW and the CORRALES DRAIN containing approximately 12 acre(s). [REF: Z-87-56, DRB-87-200, 02DRB01925, 04DRB01196] (E-12)

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

Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 29, 2004.**



**CITY OF PLANNING  
PLANNING DEPARTMENT  
PROPERTY OWNERSHIP LIST**

**Meeting Date:** DECEMBER 15, 2004  
**Zone Atlas Page:** E-12-Z  
**Notification Radius:** 100 Ft.

**Project#** 1002397  
**App#** 04DRB-01784

**Cross Reference and Location:**

**Applicant:** SHULL REALTY & WATER EDGES, LLC  
**Address:** 5445 EDITH BLVD NE, UNIT F  
ALBUQUERQUE NM 87107

**Agent:** TIERRA WEST, LLC  
**Address:** 8509 JEFFERSON ST. NE  
ALBUQUERQUE NM 87113

**Special Instructions:**

**Notice must be mailed from the  
City's 15 day prior to the meeting.**

**Date Mailed:** NOVEMBER 24, 2004

**Signature:** KYLE TSETHLIKAI 

PROPERTY OWNERSHIP / LEGAL LIST

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

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

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

Page    /    Of    /   

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
E-12	1012062	429-512	102-14	✓ 1012062
		373-487	27	✓ mp
		412-487	26	✓ mp
		427-487	32	✓ mp
		449-479	15	✓
		427-470	81	✓ mp
		415-470	33	✓ mp
		396-470	29	✓ mp
		350-470	28	✓ mp
		480-505	22	✓
		386-449	103-05	✓ mp 1013062
		418-447	04	✓ mp
		399-421	12	✓ mp
		387-427	15	✓ mp
		377-434	16	✓ mp
		402-464	110-32	
		450-457	31	
		453-451	30	
		450-449	29	

447-440 110 28  
 444-434 27  
 500-385 102 40 ✓  
 345-492 101 15 ✓  
 300-493 05 ✓  
 358-021 401 04 ✓  
 373-048 08 ✓  
 428-026 403 08 ✓  
 491-030 09 ✓  
 444-040 10 ✓  
 460-510 702 03 ✓



<mainframe@coa1mp3.cabq.gov>

11/22/2004 10:03 AM

To:  
cc:  
cc:  
Subject:

1 R E C O R D S W I T H L A B E L S PAGE  
1  
01012062 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
0101206242951210214 LEGAL: LT 1 PLA T OF LTS 1-9 (FMLY TRS A-1-A & A-2-B)  
LAND LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: LA ORILLA GROUP LLC  
OWNER ADDR: 06509 DAWN VIEW DR NE  
ALBUQUERQUE NM 87111  
0101206239348710227 LEGAL: LT 2 PLA T OF LTS 1-9 (FMLY TRS A-1-A & A-2-B)  
LAND LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: UNITED NEW MEXICO BANK  
OWNER ADDR: PO BOX 1081  
ALBUQUERQUE NM 87103  
0101206241248710226 LEGAL: LT 3 PLA T OF LTS 1-9 (FMLY TRS A-1-A & A-2-B)  
LAND LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: UNITED NEW MEXICO BANK  
OWNER ADDR: PO BOX 1081  
ALBUQUERQUE NM 87103  
0101206242748710232 LEGAL: LT 4 PLA T OF LTS 1-9 (FMLY TRS A-1-A & A-2-B)  
LAND LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: UNITED NEW MEXICO BANK  
OWNER ADDR: PO BOX 1081  
ALBUQUERQUE NM 87103  
0101206244947910215 LEGAL: LT 5 PLA T OF LTS 1-9 (FMLY TRS A-1-A & A-2-B)  
LAND LAND USE:  
PROPERTY ADDR: 00000 COORS  
OWNER NAME: INVESTMENT CO SOUTHWEST INC  
OWNER ADDR: PO BOX 4040  
ALBUQUERQUE NM 87196  
0101206242747010231 LEGAL: LT 6 -A P LAT OF LTS 7A & 6A LANDS OF MARTIN L  
TAYLO LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: UNITED NEW MEXICO BANK  
OWNER ADDR: PO BOX 1081  
ALBUQUERQUE NM 87103  
0101206241547010233 LEGAL: LOT 7A P LAT OF LTS 7A & 6A LANDS OF MARTIN L  
TAYLO LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: UNITED NEW MEXICO BANK  
OWNER ADDR: PO BOX 1081  
ALBUQUERQUE NM 87103  
0101206239647010229 LEGAL: LT 8 PLA T OF LTS 1-9 (FMLY TRS A-1-A & A-2-B)  
LAND LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: UNITED NEW MEXICO BANK  
OWNER ADDR: PO BOX 1081  
ALBUQUERQUE NM 87103

0101206238047010228 LAND LAND USE: LEGAL: LT 9 PLAT OF LTS 1-9 (FMLY TRS A-1-A & A-2-B)  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: UNITED NEW MEXICO BANK  
OWNER ADDR: PO BOX 1081  
87103

ALBUQUERQUE NM 0101206248050510222 OF LAND USE: LEGAL: TR A -1-B SUMMARY PLAT SHOWING TRS A-1-A & A-1-B  
PROPERTY ADDR: 00000 LA ORILLA  
OWNER NAME: CHURCH OF CHRIST RIVERSIDE  
OWNER ADDR: 03100 LA ORILLA NW  
87120

ALBUQUERQUE NM 0101206238644910305 RIVER LAND USE: LEGAL: TRAC T 7- A PLAT OF TRACTS 1-A THRU TRACTS 8-A  
PROPERTY ADDR: 00000 COORS  
OWNER NAME: DEL CARMEN ENTERPRISES LLC  
OWNER ADDR: 07009 PROSPECT AV NE  
87110

ALBUQUERQUE NM 0101206241844710304 RIVER LAND USE: LEGAL: TRAC T 8- A PLAT OF TRACTS 1-A THRU TRACTS 8-A  
PROPERTY ADDR: 00000 WINTER HAVEN  
OWNER NAME: DEL CARMEN ENTERPRISES LLC  
OWNER ADDR: 07009 PROSPECT AV NE  
87110

ALBUQUERQUE NM 0101206239942110312 LAND USE: LEGAL: TRAC T 5- A5 TRACT 5-A1 THRU 5-A RIVERSIDE PLAZA  
PROPERTY ADDR: 00000 RIVERSIDE PLAZA  
OWNER NAME: RIVERSIDE PLAZA LTD CO  
OWNER ADDR: PO BOX 66180  
87190

ALBUQUERQUE NM 0101206238742710315 RIVERSIDE LAND USE: LEGAL: TRAC T 6- A4 PLAT OF TRACTS 6-A1 THRU 6-A5  
PROPERTY ADDR: 00000 RIVERSIDE PLAZA  
OWNER NAME: RIVERSIDE PLAZA LTD. CO  
OWNER ADDR: PO BOX 66180  
87190

ALBUQUERQUE NM 0101206237743410316 RIVERSIDE LAND USE: LEGAL: TRAC T 6- A5 PLAT OF TRACTS 6-A1 THRU 6-A5  
PROPERTY ADDR: 00000 RIVERSIDE PLAZA  
OWNER NAME: RIVERSIDE PLAZA LTD. CO  
OWNER ADDR: PO BOX 66180  
87190

ALBUQUERQUE NM 0101206246246411032 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
0101206245645711031 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
0101206245345111030 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
0101206245044911029 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
0101206244744011028 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
0101206244443411027 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
0101206250038510240 LEGAL: SELY POR OF TR A-1-A-1 LANDS OF JOEL P TAYLOR  
CONT LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: JOEL & NINA TAYLOR FNDN INC  
OWNER ADDR: 05700 TAYLOR RANCH RD  
ALBUQUERQUE NM 87120





101206246246411032 Legal Desc: Lot 8 Preserve Being A Replat Of Lot 6 Riverside Plaza Cont .5746  
Ac.  
Property Addr: 0000  
  
Owners Name: Winterhaven Partners, LLC  
Owners Addr: 7620 Jefferson St. NE  
Albuquerque NM 87109

101206245645711031 Legal Desc: Lot 7 Preserve Being A Replat Of Lot 6 Riverside Plaza Cont .3716  
Ac.  
Property Addr: 0000  
  
Owners Name: Winterhaven Partners, LLC  
Owners Addr: 7620 Jefferson St. NE  
Albuquerque NM 87109

101206245345111030 Legal Desc: Lot 6 Preserve Being A Replat Of Lot 6 Riverside Plaza Cont .3876  
Ac.  
Property Addr: 0000  
  
Owners Name: Winterhaven Partners, LLC  
Owners Addr: 7620 Jefferson St. NE  
Albuquerque NM 87109

101206245044611029 Legal Desc: Lot 5 Preserve Being A Replat Of Lot 6 Riverside Plaza Cont .3911  
Ac.  
Property Addr: 0000  
  
Owners Name: Winterhaven Partners, LLC  
Owners Addr: 7620 Jefferson St. NE  
Albuquerque NM 87109

101206244744011028 Legal Desc: Lot 4 Preserve Being A Replat Of Lot 6 Riverside Plaza Cont .3946  
Ac.  
Property Addr: 0000  
  
Owners Name: Winterhaven Partners, LLC  
Owners Addr: 7620 Jefferson St. NE  
Albuquerque NM 87109

101206244443411027 Legal Desc: Lot 3 Preserve Being A Replat Of Lot 6 Riverside Plaza Cont .3980  
Ac.  
Property Addr: 0000  
  
Owners Name: Winterhaven Partners, LLC  
Owners Addr: 7620 Jefferson St. NE  
Albuquerque NM 87109

101306206051020203 Legal Desc: Tract A-1-D Lands Of Joel P. Taylor Being A N'ly Port Of Tract A  
Lands Of Joel P Taylor  
Property Addr: 0000

Owners Name: Joel & Nina Taylor Foundation  
Owners Addr: 5700 Taylor Ranch Rd NW  
Albuquerque NM 87120

# "Attachment A"

Karen Kline, Tierra West, LLC  
Zone Map: E-12

## COORS TRAIL N.A. (R)

**\*Jennifer Perry**

2608 Bosque Del Sol Ln. NW/87120 890-7379 (h)

Alexandra Ostwald

6423 Bosque Meadows NW/87120 898-1915 (h)

## TAYLOR RANCH N.A. (R)

**\*Don MacCornack**

5300 Hattiesburg NW/87120 897-1593 (h)

Eddie Costello

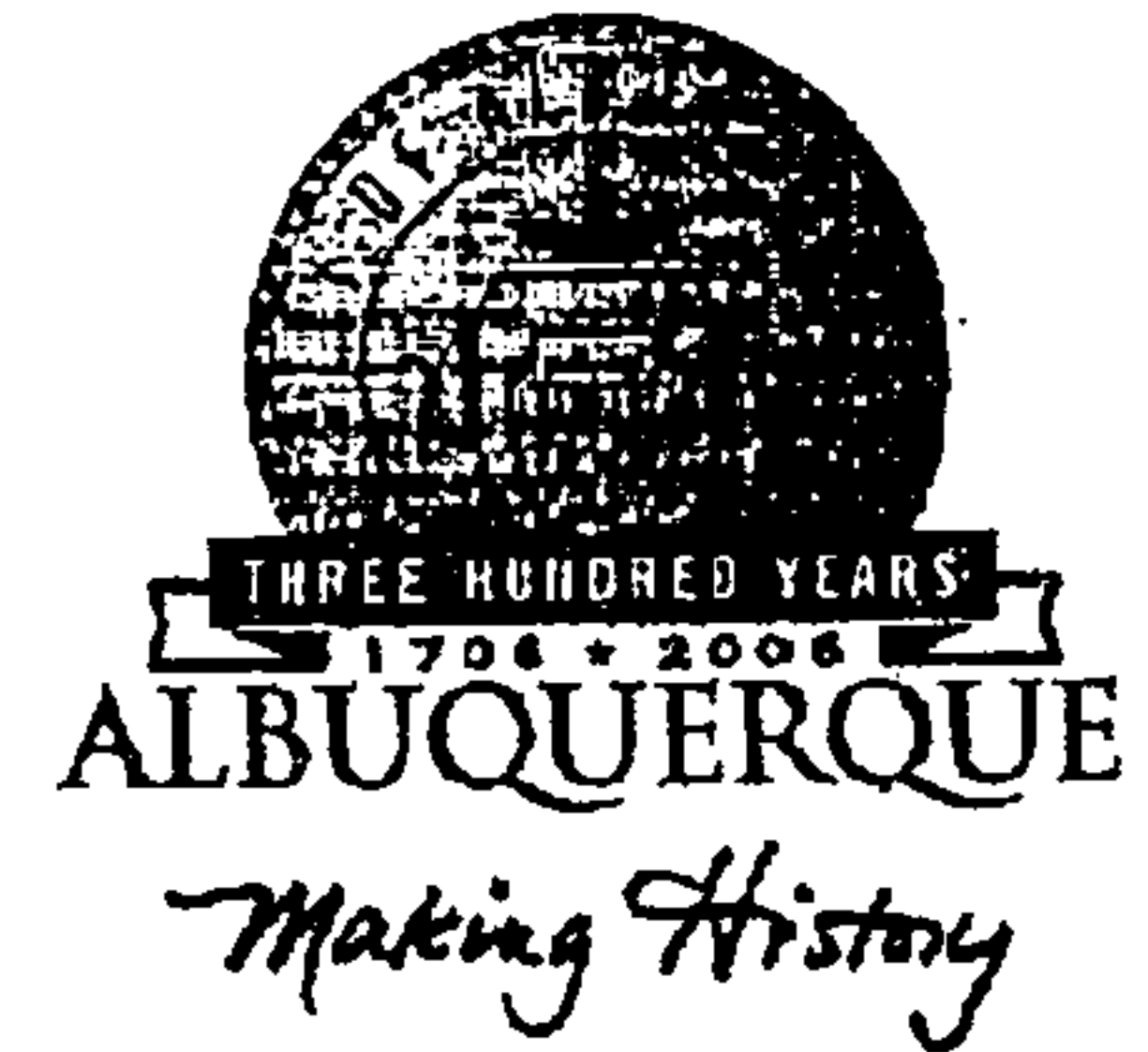
1111 Alameda NW, Ste. J/87114 362-6700 (w)

**ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY O-92,** you are most welcomed to notify the following "*Unrecognized*" neighborhood associations of this project.

**LETTERS MUST BE SENT TO BOTH**  
**CONTACTS OF EACH**  
**NEIGHBORHOOD ASSOCIATION.**



# CITY OF ALBUQUERQUE



November 05, 2004

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

Fred W. Reed & Jim & Christen Shull  
 LA CRILLA GROUP, LLC  
 5445 Edith Blvd. NE  
 Albuquerque, NM 87107

Re: NOTICE OF UPCOMING DEADLINE FOR COMPLETION OF IMPROVEMENTS AND CITY'S  
 INTENTION TO CALL FINANCIAL GUARANTY-SIA PROCEDURE B

PROJECT: BOSQUE PLAZA

PROJECT NO: 713481

Dear Mr. Reed & Mrs. & Mrs. Shull:

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

I am the Assistant City Attorney who represents the City in matters relating to construction of infrastructure by subdividers. As you are aware, LA CRILLA GROUP, LLC & JIM & CHRISTEN SHULL (the "Subdivider") signed a SUBDIVISION IMPROVEMENTS AGREEMENT PROCEDURE B ("Agreement") with the City committing the Subdivider to complete construction of required infrastructure by DECEMBER 10, 2004 ("Construction Deadline"). Therefore, if construction will not be completed by the Construction Deadline, the City may grant the Subdivider an extension of time to complete the construction of the required subdivision improvements if the Subdivider meets the following conditions.

The City may grant an extension, not to exceed a total of two years from the date of execution of the original agreement with the City, if the Subdivider submits a written request for extension of time to construct, and delivers the request to the City Engineering Division, Project Review Section, at least fifteen (15) days prior to the Construction Deadline. The City will review the request and apparent consequences of granting an extension. If the extension is allowed, the Subdivider will be required to complete an extension agreement and submit the required, revised financial guaranty to the City by the construction completion deadline date.

Project# 1002397

SHULL REALTY & WATER EDGES, LLC  
5445 EDITH BLVD NE, UNIT F  
ALBUQUERQUE NM 87107

TIERRA WEST, LLC  
8509 JEFFERSON ST. NE  
ALBUQUERQUE NM 87113

JENNIFER PERRY  
Coors Trail Neigh. Assoc.  
2608 BOSQUE DEL SOL LN. NW  
ALBUQUERQUE NM 87120

ALEXANDRA OSTWALD  
Coors Trail Neigh. Assoc.  
6423 BOSQUE MEADOWS NW  
ALBUQUERQUE NM 87120

DON MacLAKE  
Taylor Ranch Neigh. Assoc.  
5300 HATTIESBURG NW  
ALBUQUERQUE NM 87120

EDDIE COSTELLO  
Taylor Ranch Neigh. Assoc.  
1111 ALAMEDA BLVD NW, STE# J  
ALBUQUERQUE NM 87114

101206242951210214

101206239348710227

101206244947910215

LA ORILLA GROUP LLC  
6509 DAWN VIEW DR NE  
ALBUQUERQUE NM 87111

UNITED NEW MEXICO BANK  
PO BOX 1081  
ALBUQUERQUE NM 87103

INVESTMENT CO SOUTHWEST INC  
PO BOX 4040  
ALBUQUERQUE NM 87196

101206248050510222

101206238644910305

101206239942110312

CHURCH OF CHRIST RIVERSIDE  
3100 LA ORILLA NW  
ALBUQUERQUE NM 87120

DEL CARMEN ENTERPRISES LLC  
7009 PROSPECT AV NE  
ALBUQUERQUE NM 87110

RIVERSIDE PLAZA LTD CO  
PO BOX 66180  
ALBUQUERQUE NM 87190

101206250038510240

101206234549210115

101206335802140106

JOEL & NINA TAYLOR FNDN INC  
5700 TAYLOR RANCH RD NW  
ALBUQUERQUE NM 87120

E BLAUGRUND AND ASSOCIATES  
2909 YALE BL SE  
ALBUQUERQUE NM 87106

CAMPBELL JOHN C & JOAN E CO-T  
8705 SPAIN NE  
ALBUQUERQUE NM 87111

101206337304840108

101206342802640308

101206246246411032

MARTINEZ ROBERT ETUX  
2214 DORA AV NW  
ALBUQUERQUE NM 87104

COORS EIGHT PACK  
6605 UPTOWN BL NE  
ALBUQUERQUE NM 87110

WINTERHAVEN PARTNERS, LLC  
7620 JEFFERSON ST. NE  
ALBUQUERQUE NM 87109



21

# DRB CASE ACTION LOG (PREL & FINAL)

REVISED 2/5/04

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.: 04DRB-01668 (P&F)

Project # 1002397

Project Name: BOSQUE PLAZA

Agent: Surv-Tek Inc.

Phone No.: 897-3366

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 11/17/04 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.**
- AGIS DXF File approval required.** *OK*
- Copy of recorded plat for Planning.**

Project Number

1002397





**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

November 17, 2004

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M.      Adjourned: 11:55 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

- 1. **Project # 1000029**  
04DRB-01650 Major-Vacation of Public Easements  
04DRB-01651 Minor-Extension of Preliminary Plat

BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND & TRUST request(s) the above action(s) for all or a portion of Lot(s) C & B-1-A-1 **DUKE CITY LUMBER CO ADDITION** and Lot(s) D-1-A, **ARBOLERA DE VIDA, PHASE 2**, zoned S-M1, S-DR, located on BELLAMAH AVE NW, between 19<sup>TH</sup> ST NW and 18<sup>TH</sup> ST NW containing approximately 26 acre(s). [REF: 03DRB01785, 03DRB01786] (H-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**



2. **Project # 1001273**  
04DRB-01659 Major-SiteDev Plan BldPermit

TIERRA WEST LLC agent(s) for SEDBERRY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 5B2C1B2A, **RENAISSANCE CENTER**, zoned SU-1 FOR C-2, located on MERCANTILE AVE NE, between I-25 FRONTAGE ROAD and CULTURE AVE NE containing approximately 4 acre(s). [REF: Z-94-13-1] [Deferred from 11/17/04] (F-16) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

3. **Project # 1003420**  
04DRB-01657 Major-Vacation of Pub Right-of-Way

ISAACSON & ARFMAN PA agent(s) for WINDMILL MANOR PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, VOLCANO CLIFFS SUBDIVISION (to be known as **SUNRISE RIDGE**, zoned R-LT residential zone, located on TESUQUE DR NW, between MONTANO RD NW and CRYSTAL ST NW containing approximately 1 acre(s). [REF: 04EPC00682, 04DRB01508, 04DRB01509] (E-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

- 04DRB-01508 Major-Preliminary Plat Approval  
04DRB-01509 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for WINDMILL MANOR PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, VOLCANO CLIFFS UNIT 3, (to be known as **SUNRISE RIDGE SUBDIVISION**) zoned R-LT, located on MONTANO RD NW, between TESUQUE DR NW and SHADOW RIDGE DR NW containing approximately 5 acre(s). [REF: 04EPC00682] [Deferred from 10/27/04 & 11/11/04] (E-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/17/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/10/04 THE PRELIMINARY PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALK ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

4. **Project # 1003696**  
04DRB-01654 Major-Vacation of Pub Right-of-Way  
04DRB-01655 Major-Preliminary Plat Approval  
04DRB-01656 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for DAVID SOULE request(s) the above action(s) for all or a portion of Lot(s) 1-17, VINCINTI MONTANO SUBDIVISION AND Tract(s) A, B & C, JUANITA LOPEZ VIGIL SUBDIVISION, (to be known as **TORRENTINO SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on 97<sup>TH</sup> ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). [REF:04DRB01495] [Deferred from 11/17/04] (L-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

5. **Project # 1003238**  
04DRB-01569 Major-Preliminary Plat Approval  
04DRB-01573 Minor-Vacation of Private Easements  
04DRB-01571 Minor-Sidewalk Waiver  
04DRB-01572 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Lot(s) A, B C, Tract(s) 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B AND 315-A-1-A-1, M.R.G.C.D. MAP 35 AND LAND OF ALBERT PEREZ, TRACT(S) B1 AND B2, LAND OF MACIEL & TRUJILLO (to be known as **FLORAL MEADOWS SUBDIVISION**, zoned R-LT residential zone, located on INTERSTATE 40 between RIO GRANDE BLVD NW and MONTOYA ST NW containing approximately 8 acre(s). [REF: 04EPC00156, 04EPC00157, 04DRB00661, 04DRB01227] [Deferred from 11/3/04] (H-12/H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/17/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/10/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

6. **Project # 1003571**  
04DRB-01517 Major-Vacation of Public Easements  
04DRB-01518 Major-Preliminary Plat Approval  
04DRB-01519 Minor-Sidewalk Waiver  
04DRB-01520 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 9-B-1, 9-B-2 and 12-A-2, **EL RANCHO GRANDE 1, UNIT 9B**, zoned R-LT residential zone, located on BLAKE RD NW, between AMOLE CHANNEL and 98<sup>TH</sup> ST NW containing approximately 36 acre(s). [REF: 04DRB01134] [Deferred from 11/3/04 & 11/10/04 & 11/17/04] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

**SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS**

**NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THE REQUEST MAY BE INDEFINITELY DEFERRED.**

7. **Project # 1003775**  
04DRB-01745 Minor-SiteDev Plan BldPermit

SCHLEGEL LEWIS ARCHITECTS agent(s) for DGM LLC request(s) the above action(s) for all or a portion of Tract(s) G-1A-1, **SEVEN BAR RANCH**, zoned SU-1 FOR C-2 USES, located on COTTONWOOD DR NW, between COTTONWOOD PARK NW and OLD AIRPORT AVE NW containing approximately 2 acre(s). [REF: Z-96-92, AA-98-138] *[Deferred from 11/17/04]* (A-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**
  
8. **Project # 1003671**  
04DRB-01746 Minor-SiteDev Plan BldPermit

KIRA SOWANICK agent(s) for SOUTHWEST GLASS AND GLAZING request(s) the above action(s) for all or a portion of Tract(s) 27, **LADERA BUSINESS PARK**, zoned SU-1, located on UNSER BLVD NW, between LADERA DR NW and 98<sup>TH</sup> ST NW containing approximately 3 acre(s). [REF: 04DRB01422] **[Russell Brito for Lola Bird, EPC Case Planner]** (H-9/H-10) **THE INFRASTRUCTURE LIST DATED 11/17/04 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR EPC COMMENTS AND INFRASTRUCTURE LIST LANGUAGE ON SIGNATURE BLOCK.**
  
9. **Project # 1001946**  
04DRB-01670 Minor-SiteDev Plan  
BldPermit/EPC

WADE-TRIM agent(s) for TARGET CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A-1, **LOS ANGELES CENTER**, zoned M-1 light manufacturing zone, located on PASEO DEL NORTE NE, between I-25 and SAN PEDRO NE containing approximately 11 acre(s). [REF: 04EPC01032, 04DRB01177, 04DRB01178, 04DRB01176] **[Makita Hill, EPC Case Planner]** *[Deferred from 11/3/04 & 11/17/04]* (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 12/15/04.**

10. **Project # 1003010**  
04DRB-01687 Minor-SiteDev Plan  
BldPermit/EPC

DEKKER/PERICH/SABATINI agent(s) for T. S. MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) A, (to be known as **HOUSING @ ALBUQUERQUE LITTLE THEATRE**, zoned SU-2 CLD, located on CENTRAL AVE SW, between LAGUNA BLVD SW and SAN PASQUALE AVE SW containing approximately 2 acre(s). [REF: 02EPC01669, 03EPC0670, 02EPC01671, 03EPC01704, 04DRB00366, 04EPC00860] [11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04] [Makita Hill, EPC Case Planner] (J-13) **THE INFRASTRUCTURE LIST DATED 11/17/04 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND CITY ENGINEER FOR SIA AND THREE COPIES OF THE SITE PLAN.**

11. **Project # 1002786**  
04DRB-01635 Minor-SiteDev Plan BldPermit

JIM MILLER & ASSOCIATES agent(s) for DEKE NOFTSKER request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, Block(s) 5, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 IP, located on SAN MATEO NE, between SAN DIEGO NE and BEVERLY HILLS AVE NE containing approximately 2 acre(s).[REF: 03DRB01075, 03DRB01508, 03DRB01457, 04DRB000365] [Deferred from 10/27/04 & 11/10/04] (B-18) **THE INFRASTRUCTURE LIST DATED 11/17/04 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR REVIEW OF COMMENTS ON SITE PLAN.**

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

12. **Project # 1003236**  
04DRB-01739 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for all or a portion of Lot(s) 1, MARIN SUBDIVISION, (to be known as **VILLA DE LA CHAMISA, UNIT 1**, zoned SU-1 FOR PRD, located on PARADISE BLVD NW, between VIVALDI TRAIL NW and BIG SAGE NW containing approximately 9 acre(s). [REF: 04DRB00801, 04DRB00802, 04DRB00799, 04DRB00800, 04DRB00804] (B-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR PERIMETER WALLS AND AGIS DXF FILE.**



13. **Project # 1001463**  
04DRB-01736 Minor-Prelim&Final Plat  
Approval

LLAVE CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 5 & 6, **VENTURA VILLAGE SUBDIVISION**, zoned SU-2 RT, located on VILLAGE AVE NE, between VENTURA NE and HOLBROOK NE containing approximately 1 acre(s). [REF: 0A2EPC01148, 02EPC01150, 02DRB01494, 02DRB01366, 02DRB01365, 01DRB0129, 03DRB00479, 02DRB01550, 02DRB01549] (C-20) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR ENCROACHMENT AGREEMENT AND CLARIFICATION OF DIMENSION ON PEDESTRIAN EASEMENTS.**

14. **Project # 1002858**  
04DRB-01744 Minor-Amended Prelim&Final  
Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) G, H & I ARROWWOOD RANCH DEVELOPMENT, **MESA @ ANDERSON HILLS**, zoned R-2 residential zone, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 43 acre(s). [REF: Z-99-58, SPR-95-2-2, SD-87-4-1] (N-9/P-9) **THE AMENDED PRELIMINARY PLAT AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1001926**  
04DRB-01394 Major-Final Plat Approval

TIERRA WEST, LLC agent(s) for JD HOME, INC & JOHN LORENTZEN request(s) the above action(s) for all or a portion of Tract(s) 225, **MUSTANG MESA SUBDIVISION, TOWN OF ATRISCO GRANT, AIRPORT UNIT**, zoned R-2, located on 72<sup>ND</sup> PL NW, between INTERSTATE 40 WEST and GLEN RIO RD NW containing approximately 5 acre(s). [REF: 03DRB01224, 03DRB01115] [*Final Plat was Indefinitely Deferred for SIA on 10/13/04.*] (J-10) **THE FINAL PLAT WAS APPROVED AND DELEGATED TO PLANNING FOR PROPERTY MANAGEMENT'S SIGNATURE.**

16. **Project # 1003688**  
04DRB-01463 Minor-Prelim&Final Plat  
Approval

SURV-TEK INC., agent(s) for JAMES BAKER, THE TRAILS LLC, LONGFORD GROUP INC., request(s) the above action(s) for all or a portion of Tract(s) H, **THE TRAILS**, zoned RD, located on RAINBOW BLVD NW south of PASEO DEL NORTE NW containing approximately 6 acre(s). [*Deferred from 11/17/04*] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

17. **Project # 1003231**  
04DRB-01743 Minor-Amnd Prelim Plat  
Approval

WILSON & COMPANY agent(s) for LONGFORD AT ARROWWOOD LLC request(s) the above action(s) for all or a portion of Tract(s) 30A-1 LANDS OF SALAZAR/QUATRO/J.S.J.HANNETT, **LONGFORD @ ARROWWOOD**, zoned R-LT residential zone, located on 98<sup>TH</sup> ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 30 acre(s). [REF: 04DRB00261, 04DRB00263] (N-9) **THE AMENDED INFRASTRUCTURE LIST DATED 11/17/04 WAS APPROVED. THE AMENDED GRADING PLAN DATED 11/8/04 WAS APPROVED. THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH CONDITION OF FINAL PLAT: TO REVISIT THE WIDTH OF COLOBEL AND AMOLE MESA AT THE INTERSECTION OF 98<sup>TH</sup> STREET. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT DATED 6/16/04.**

18. **Project # 1003774**  
04DRB-01742 Minor-Prelim&Final Plat  
Approval

COMMUNITY SCIENCES CORPORATION agent(s) for GEORGE MCCLELLAN request(s) the above action(s) for all or a portion of Tract(s) 5-A-1 and 5-A-2, **SANDIA MANOR SUBDIVISION**, zoned R-1 residential zone, located on PIEDRAS RD NE, between CAMINO DE LA SIERRA NE and OAXWOOD NE containing approximately 1 acre(s). (L-23) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1003187**  
04DRB-01704 Minor-Final Plat Approval  
04DRB-01705 Minor-Temp Defer SDWK

ABQ ENGINEERING INC agent(s) for AMERI-CONTRACTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 5E, LANDS OF UNM AND PARADISE VALLEY SUBDIVISION, (to be known as **VISTA DEL RINCON SUBDIVISION**) zoned R-1 residential zone, located on the southeast corner of GOLF COURSE RD NW and MARNA LYNN AVE NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: 04DRB00037, 04DRB00910, 04DRB01365, 04DRB01366, 04DRB001586] [11/10/04 *NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04*] (C-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU RECEIPT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

20. **Project # 1003673**  
04DRB-01637 Minor-Prelim&Final Plat  
Approval  
04DRB-01638 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 7, 8 and 9, Block(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **OAKLAND SOUTH SUBDIVISION**) zoned RD, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01424] [Deferred from 10/27/04 & 11/3/04, [11/10/04 *NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04*] (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/17/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/9/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

21. **Project # 1002397.**  
04DRB-01668 Minor-Prelim&Final Plat  
Approval

SURV-TEK INC agent(s) for LA ORILLA GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) 10, **BOSQUE PLAZA**, zoned C-1 (SC), located on COORS BLVD NW, between COORS BLVD NW and LA ORILLA RD WEST containing approximately 3 acre(s). [REF: 02DRB-01925, 01926, 03DRB00634, 04DRB00768, 04DRB01588, 04DRB01587, 04DRB00707, 04DRB00798] *[Deferred from 11/3/04 & 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]*(E-12) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

22. **Project # 1003634**  
04DRB-01297 Minor-Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 4, 5 & 6, Block(s) 12, **EASTERN ADDITION**, zoned SU-2 MR, located on CROMWELL AVE SE, between HIGH ST SE and WALTER ST SE containing approximately 1 acre(s). *[Deferred from 9/1/04] [Final Plat indefinitely deferred for SIA, 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]*(K-14) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

23. **Project # 1003668**  
04DRB-01414 Minor-Prelim&Final Plat  
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 5, Block(s) 3, Tract(s) 3, Unit(s) 3, **NORTH ALBUQUERQUE ACRES**, zoned RD-3, located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). *[Was indefinitely deferred at the agent's request, 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]**[Deferred from 11/17/04]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 12/29/04.**



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

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

24. **Project # 1001685**  
04DRB-01741 Minor-Sketch Plat or Plan

WILSON & COMPANY agent(s) for the CITY OF ALBUQUERQUE AND GOLF COURSE MCMAHON LLC request(s) the above action(s) for all or a portion of Tract(s) 1B, **PARADISE NORTH SUBDIVISION**, zoned SU-1 IP, located on GOLF COURSE RD NW, between MCMAHON BLVD NW and IRVING BLVD NW containing approximately 24 acre(s). [REF: 02DRB00005, 04DRB01566] (A-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

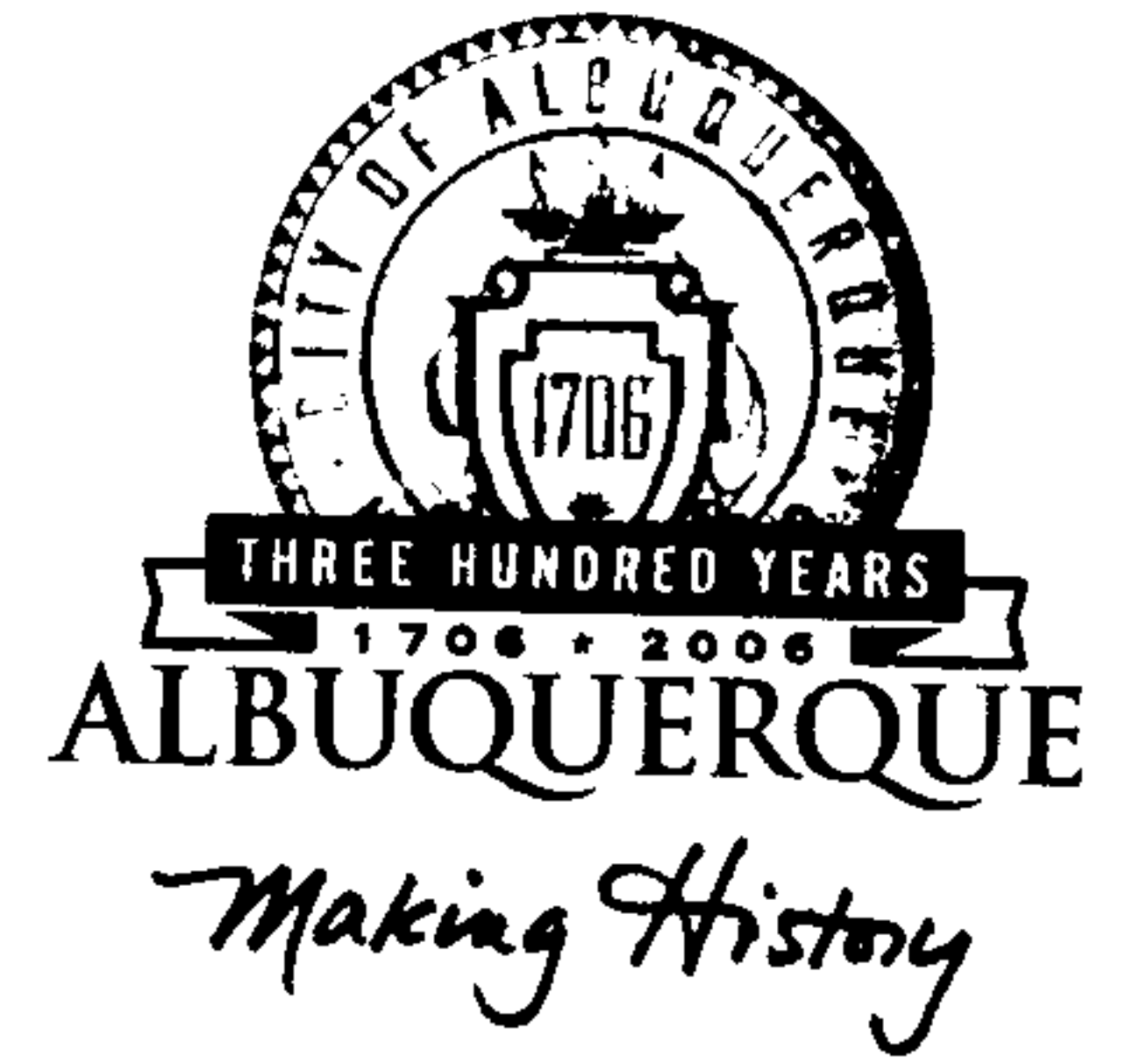
25. Approval of the Development Review Board Minutes for November 3, 2004. **THE DRB MINUTES FOR NOVEMBER 3, 2004 WERE APPROVED.**

Other Matters:

The Development Review Board signed a plat for Project #1001785/04DRB-01775.

ADJOURNED: 11:55 a.m.

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002397**

**AGENDA ITEM NO: 21**

**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 Dev. Plan     |
| (04) Preliminary Plat   | (09) Infrastructure List | (14) Cost Allocation Plan |

**ACTION REQUESTED:**

P.O. Box 1293

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

Albuquerque

**ENGINEERING COMMENTS:**

No adverse comments.

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

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

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

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

FOR:

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

**DATE:** November 17, 2004

AGIS ELECTRONIC APPROVAL FORM

DRB Project Case #: 1002397

Subdivision Name: Bosque Plaza - Lots 10A and 10B

Surveyor: Russ P. Hugg

Company/Agent: SurvTek, Inc

Contact Person: Margo Lucero E-mail: \_\_\_\_\_

Phone: 897-3366 Fax: \_\_\_\_\_

DXF Received Date: 11/4/2004

Hard-Copy Date: 11/4/2004

Coordinate system:  NMSP Grid (NAD 83)  NMSP Grid (NAD 27)  Ground rotated to NMSP Grid  Other

*Margo Lucero*  
Approved

11/4/04  
Date

\*The dxf file cannot be accepted at this time for the following reason(s):

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

AGIS Use Only

Copied cov2397 to agiscov on 11/4/2004. Contact person notified on 11/4/2004



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

November 10, 2004 9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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- A. Call to Order: 9:00 A.M. Adjourned: 9:25 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 # 1002092**  
04DRB-01623 Major-Two Year SIA **BOHANNAN HUSTON INC agent(s) for OXBOW NORTH VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, Unit(s) 1, 2 & 3, OXBOW NORTH, zoned SU-3 special center zone, located on COORS BLVD NW, between NAMASTE DR NW and north of ST PIUS X HIGH SCHOOL containing approximately 40 acre(s). [REF: 04DRB01159] (F-11) A ONE-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**



2. **Project # 1002464**  
04DRB-01576 Major-Vacation of Pub  
Right-of-Way

PRECISION SURVEYS INC agent(s) for UNSER VULCAN LLC request(s) the above action(s) for all or a portion of Lot(s) 6A, **SANTA FE VILLAGE, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on VULCAN RD NW, between BOGART ST NW and UNSER BLVD NW containing approximately 1 acre(s). [REF: 03DRB00191] (F-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
  
3. **Project # 1003420**  
04DRB-01508 Major-Preliminary Plat  
Approval  
04DRB-01509 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for WINDMILL MANOR PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, VOLCANO CLIFFS UNIT 3, (to be known as **SUNRISE RIDGE SUBDIVISION**) zoned R-LT, located on MONTANO RD NW, between TESUQUE DR NW and SHADOW RIDGE DR NW containing approximately 5 acre(s). [REF: 04EPC00682] [Deferred from 10/27/04 & 11/17/04] (E-10) **DEFERRED AT THE AGENT'S REQUEST TO 11/17/04.**
  
4. **Project # 1002051**  
03DRB-02008 Major-Preliminary Plat  
Approval  
03DRB-02009 Major-Vacation of Public  
Easements  
03DRB-02010 Minor-Vacation of Private  
Easements  
03DRB-02011 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE - UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [Deferred from 6/9/04, 6/23/04, 8/4/04 & 9/29/04] [REF: 02DRB-00963] (B-10) **NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT. THE REQUEST WAS INDEFINITELY DEFERRED.**

5. **Project # 1003571**  
04DRB-01517 Major-Vacation of Public Easements  
04DRB-01518 Major-Preliminary Plat Approval  
04DRB-01519 Minor-Sidewalk Waiver  
04DRB-01520 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 9-B-1, 9-B-2 and 12-A-2, **EL RANCHO GRANDE 1, UNIT 9B**, zoned R-LT residential zone, located on BLAKE RD NW, between AMOLE CHANNEL and 98<sup>TH</sup> ST NW containing approximately 36 acre(s). [REF: 04DRB01134] *[Deferred from 11/3/04 & 11/10/04]* (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/17/04.**

6. **Project # 1003470**  
04DRB-01522 Major-Bulk Land Variance  
04DRB-01523 Major-Preliminary Plat Approval  
04DRB-01524 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for SCOTT SCHIABOR SPS LC request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, **VISTA VIEJA SUBDIVISION, KASSUBA-MONTBEL LANDS**, zoned R-1 residential zone, located on 81<sup>ST</sup> ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] *[Deferred from 11/3/04 & 11/10/04]* (D-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

7. **Project # 1003705**  
04DRB-01540 Major-Vacation of Public Easements  
04DRB-01539 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING LLC agent(s) for DR VIJAY AGARWAL request(s) the above action(s) for all or a portion of Lot(s) 7, 8 AND 9 and the south 47 feet of Lot(s) 4, 5, 6, Block(s) 22, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2 MC, located on OAK ST NE, between TIJERAS NE and COPPER NE containing approximately 1 acre(s). [REF:V-78-38] *[Deferred from 11/3/04]* (K-15) **NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT. THE REQUEST WAS INDEFINITELY DEFERRED.**

8. **Project # 1003125**  
04DRB-01505 Major-Bulk Land Variance  
04DRB-01506 Minor-Prelim&Final Plat  
Approval

MOLZEN-CORBIN & ASSOCIATES agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D & S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN (OLD) NW and SHOOTING RANGE PARK RD NW containing approximately 300 acre(s). *[Deferred from 10/27/04 & 11/3/04 & 11/10/04, NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 12/8/04]* [REF: 03EPC02054](F-6/G-6) **DEFERRED TO 12/8/04.**

- 04DRB-01630 Minor-SiteDev Plan  
Subd/EPC

CONSENSUS PLANNING agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D, F AND S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN NW and SHOOTING RANGE ACCESS RD NW containing approximately 300 acre(s). [REF: 03EPC02054, 04DRB01505, 04DRB01506][**Chris Hyer, EPC Case Planner**] *[Deferred from 10/27/04 & 11/3/04 & 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 12/8/04]* (F-5/G-6) **DEFERRED TO 12/8/04.**

**SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS**

**NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THE REQUEST MAY BE INDEFINITELY DEFERRED.**

9. **Project # 1003010**  
04DRB-01687 Minor-SiteDev Plan  
BldPermit/EPC

DEKKER/PERICH/SABATINI agent(s) for T. S. MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) A, (to be known as **HOUSING @ ALBUQUERQUE LITTLE THEATRE**, zoned SU-2 CLD, located on CENTRAL AVE SW, between LAGUNA BLVD SW and SAN PASQUALE AVE SW containing approximately 2 acre(s). [REF: 02EPC01669, 03EPC0670, 02EPC01671, 03EPC01704, 04DRB00366, 04EPC00860] *[11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]* [**Makita Hill, EPC Case Planner**] (J-13) **DEFERRED TO 11/17/04.**

10. **Project # 1002786**  
04DRB-01635 Minor-SiteDev Plan  
BldPermit

JIM MILLER & ASSOCIATES agent(s) for DEKE NOFTSKER request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, Block(s) 5, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 IP, located on SAN MATEO NE, between SAN DIEGO NE and BEVERLY HILLS AVE NE containing approximately 2 acre(s). [REF: 03DRB01075, 03DRB01508, 03DRB01457, 04DRB000365] *[Deferred from 10/27/04 & 11/10/04]* (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 11/17/04.**

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

11. **Project # 1000633**  
04DRB-01700 Minor-Ext of SIA for Temp  
Defer SDWK

BOHANNAN HUSTON INC agent(s) for HIGH DESERT INVESTMENT INC request(s) the above action(s) for all or a portion of Lot(s) 6A-1,13, 15, 9, 11, 5, 6 and 7, **JOURNAL CENTER, PHASE 2, UNIT 2**, zoned IP, located on TIBURON ST NE, between MASTHEAD ST NE and WOLCOTT AVE NE [REF: 02DRB01598] (D-17) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALK WAS APPROVED.**

12. **Project # 1001289**  
04DRB-01701 Minor-Ext of SIA for Temp  
Defer SDWK

TIERRA WEST LLC agent(s) for K B HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Lot(s) 1-114, **DESERT PINE UNIT 2**, zoned RD, located on EUCARIZ AVE SW, between 94<sup>TH</sup> STREET SW and 98<sup>TH</sup> STREET SW containing approximately 16 acre(s). [REF: 01DRB00777, 02DRB01207] *[11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT]* (L-9) **INDEFINITELY DEFERRED ON A NO SHOW.**



13. **Project # 1000635**  
04DRB-01698 Minor-Vacation of Private  
Easements

PRECISION SURVEYS INC agent(s) for COORS & MONTANO LLC request(s) the above action(s) for all or a portion of Tract(s) 38-1-A, 38-L-A and 38-3-A, **TAYLOR RANCH SUBDIVISION**, zoned SU-1 FOR C-1, located on MONTANO RD NW, between COORS BLVD NW and MONTANO PLAZA DR NW containing approximately 4 acre(s). [REF: 04DRB01092, 04DRB01093, 03DRB00613, 03DRB00454, 03DRB00455] (E-12) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

14. **Project # 1002405**  
04DRB-01703 Minor-Prelim&Final Plat  
Approval

MARK GOODWIN & ASSOC PA agent(s) for TANGER REDLANDS, LLC request(s) the above action(s) for all or a portion of Tract(s) A-28-B1, NORTHEAST UNIT TOWN OF ATRISCO GRANT, **REDLANDS SHOPPING CENTER**, zoned SU-1/C-1, located on REDLANDS RD NW, between COORS BLVD NW and ATRISCO DR NW containing approximately 5 acre(s). [REF: 03DRB00879] *[Deferred from 11/10/04]* (G-11) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

15. **Project # 1002858**  
04DRB-01683 Minor-Amnd Prelim Plat  
Approval

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for **MESA @ ANDERSON HILLS, UNIT 1**, zoned R-2, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 43 acre(s). [REF: 04DRB01155, Z-88-58] (N-9/P-9) **THE AMENDED PRELIMINARY PLAT WAS WITHDRAWN AT THE AGENT'S REQUEST.**

16. **Project # 1003187**  
04DRB-01704 Minor-Final Plat Approval  
04DRB-01705 Minor-Temp Defer SDWK

ABQ ENGINEERING INC agent(s) for AMERI-CONTRACTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 5E, LANDS OF UNM AND PARADISE VALLEY SUBDIVISION, (to be known as **VISTA DEL RINCON SUBDIVISION**) zoned R-1 residential zone, located on the southeast corner of GOLF COURSE RD NW and MARNA LYNN AVE NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: 04DRB00037, 04DRB00910, 04DRB01365, 04DRB01366, 04DRB001586] *[11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]* (C-12) **DEFERRED TO 11/17/04.**

17. **Project # 1003467**  
04DRB-01706 Minor-Prelim&Final Plat Approval

WALLACE BINGHAM agent(s) for CHARLIE MOSS request(s) the above action(s) for all or a portion of Lot(s) 11, **RICE'S DURANES ADDITION, UNIT 1**, zoned R-2, located on RICE AVE NW, between I-40 and INDIAN SCHOOL NW containing approximately 1 acre(s). [REF: DRB 95-337, DRB 95-438, 04DRB00814] (H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/10/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/1/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

18. **Project # 1003673**  
04DRB-01637 Minor-Prelim&Final Plat Approval  
04DRB-01638 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 7, 8 and 9, Block(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **OAKLAND SOUTH SUBDIVISION**) zoned RD, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01424] *[Deferred from 10/27/04 & 11/3/04, [11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]* (C-20) **DEFERRED TO 11/17/04.**

19. ~~Project # 1002397~~  
04DRB-01668 Minor-Prelim&Final Plat  
Approval

SURV-TEK INC agent(s) for LA ORILLA GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) 10, **BOSQUE PLAZA**, zoned C-1 (SC), located on COORS BLVD NW, between COORS BLVD NW and LA ORILLA RD WEST containing approximately 3 acre(s). [REF: 02DRB-01925, 01926, 03DRB00634, 04DRB00768, 04DRB01588, 04DRB01587, 04DRB00707, 04DRB00798] *[Deferred from 11/3/04 & 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04](E-12) DEFERRED TO 11/17/04.*

20. **Project # 1003634**  
04DRB-01297 Minor-Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 4, 5 & 6, Block(s) 12, **EASTERN ADDITION**, zoned SU-2 MR, located on CROMWELL AVE SE, between HIGH ST SE and WALTER ST SE containing approximately 1 acre(s). *[Deferred from 9/1/04] [Final Plat indefinitely deferred for SIA, 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04](K-14) DEFERRED TO 11/17/04.*

21. **Project # 1003668**  
04DRB-01414 Minor-Prelim&Final Plat  
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 5, Block(s) 3, Tract(s) 3, Unit(s) 3, **NORTH ALBUQUERQUE ACRES**, zoned RD-3, located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). *[Was indefinitely deferred at the agent's request, 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04] (C-20) DEFERRED TO 11/17/04.*

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

22. **Project # 1003759**  
04DRB-01702 Minor-Sketch Plat or Plan
- KEN BALIZER request(s) the above action(s) for all or a portion of Tract(s) 173-A-1, 173-A-2, 174-A and 174-B, M.R.G.C.D. MAP 31, zoned RA-2 residential and agricultural zone, located on SAN ISIDRO ST NW, between CANDELARIA NW and GRIEGOS NW containing approximately 1 acre(s). *[INDEF. DEFERRED ON A NO SHOW 11/10/04]* (G-13) **COMMENTS RECEIVED BY THE AGENT.**
23. Approval of the Development Review Board Minutes for October 27, 2004. **DRB MINUTES FOR OCTOBER 27, 2004 WERE APPROVED.**

ADJOURNED: 9:25 A.M.



ONE STOP SHOP  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT  
Development & Building Services

PAID RECEIPT

APPLICANT NAME

La Orella Group LLC

AGENT

Scott Lee

ADDRESS

\_\_\_\_\_

PROJECT & APP #

1002397 / 04DRB07668

PROJECT NAME

Basque Plaza

\$ \_\_\_\_\_ 441032/3424000 Conflict Management Fee

\$ 50.00 441006/4983000 DRB Actions

\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ \_\_\_\_\_ 441018/4971000 Public Notification

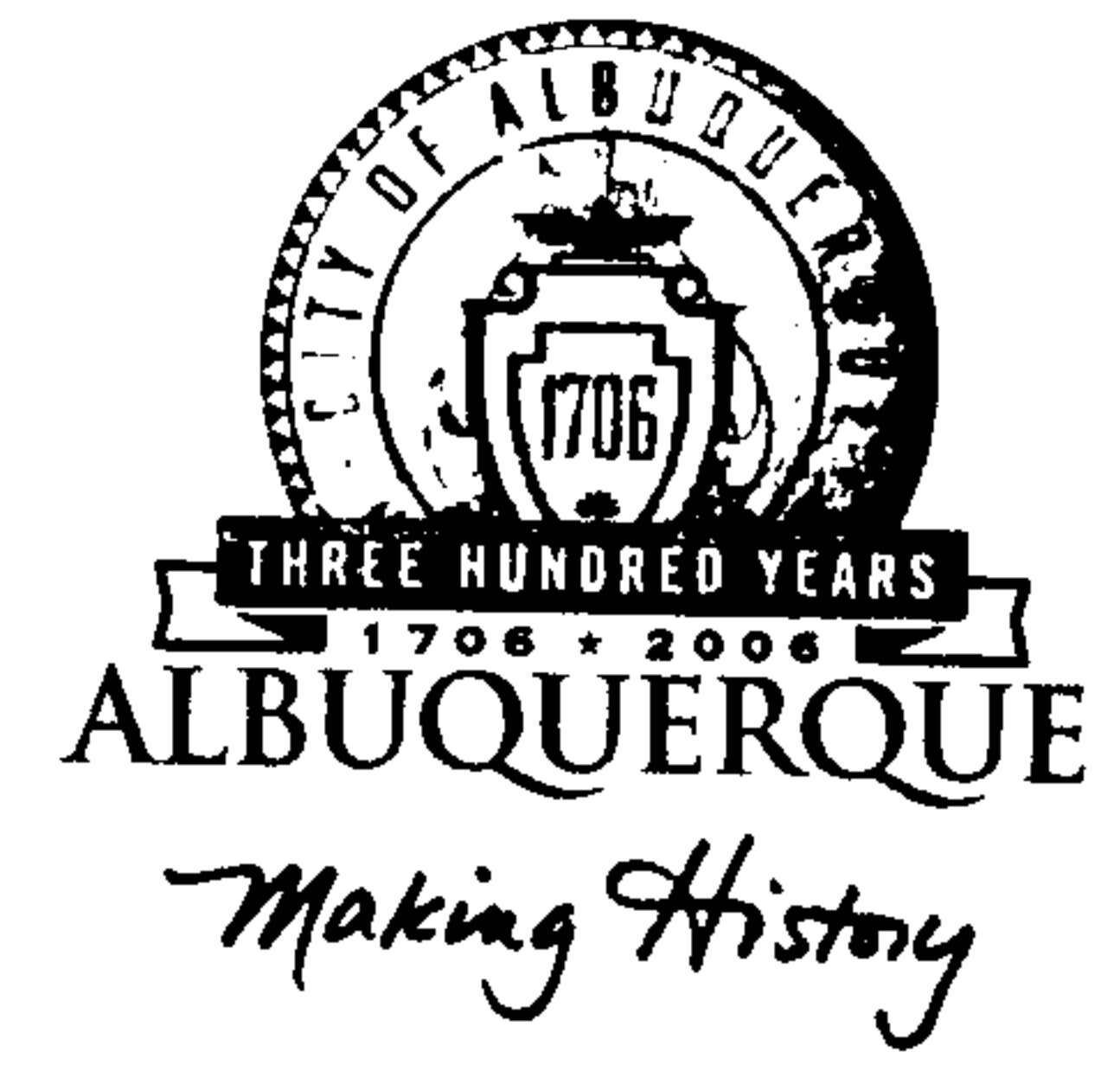
\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study

\$ 50.00 TOTAL AMOUNT DUE

\*\*\*NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

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

11/10/2004 11:14AM LOC: ANN  
X  
RECEIPT# 00034494 WSH 007 TRANSH 0010  
Account 441006 Fund 0110  
Activity 4983000 TRSLJS  
Trans Amt \$50.00  
J24 Misc \$50.00  
CA \$60.00  
CHANGE \$10.00



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1002397**

**AGENDA ITEM NO: 19**

**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 Dev. Plan     |
| (04) Preliminary Plat   | (09) Infrastructure List | (14) Cost Allocation Plan |

**ACTION REQUESTED:**

P.O. Box 1293

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

Albuquerque

**ENGINEERING COMMENTS:**

No adverse comments.

New Mexico 87103

**RESOLUTION:**

*indef*

www.cabq.gov

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:** November 10, 2004



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

November 3, 2004

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

- A. Call to Order: 9:00 a.m. Adjourned: 11:40 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 # 1003571**  
04DRB-01517 Major-Vacation of Public Easements  
04DRB-01518 Major-Preliminary Plat Approval  
04DRB-01519 Minor-Sidewalk Waiver  
04DRB-01520 Minor-Temp Defer SDWK
- MARK GOODWIN & ASSOCIATES agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 9-B-1, 9-B-2 and 12-A-2, **EL RANCHO GRANDE 1, UNIT 9B**, zoned R-LT residential zone, located on BLAKE RD NW, between AMOLE CHANNEL and 98<sup>TH</sup> ST NW containing approximately 36 acre(s). [REF: 04DRB01134] *[Deferred from 11/3/04]* (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**

2. **Project # 1003520**  
04DRB-01567 Major-Preliminary Plat  
Approval  
04DRB-01570 Minor-Ext of SIA for Temp  
Defer SDWK (WITHDRAWN)  
04DRB-01568 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for WASHINGTON STREET INVESTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 16, Tract(s) 1, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as **BENJAMIN PLACE SUBDIVISION**) zoned R-D, located on GLENDALE AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2 acre(s). [REF: 04DRB00999] [Deferred from 11/3/04] (B-20) 04DRB-1570 WAS WITHDRAWN. **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

3. **Project # 1001685**  
04DRB-01566 Major-Vacation of Pub  
Right-of-Way

WILSON & COMPANY agent(s) for GOLF COURSE & MCMAHON LLC request(s) the above action(s) for all or a portion of Tract(s) 1-B, **PARADISE NORTH**, zoned SU-1 FOR IP, located on GOLF COURSE RD NW, between MCMAHON BLVD NW and IRVING BLVD NW containing approximately 24 acre(s). [REF: 02DRB-00005] (A-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1003470**  
04DRB-01522 Major-Bulk Land Variance  
04DRB-01523 Major-Preliminary Plat  
Approval  
04DRB-01524 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for SCOTT SCHIABOR SPS LC request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, **VISTA VIEJA SUBDIVISION**, KASSUBA-MONTBEL LANDS, zoned R-1 residential zone, located on 81<sup>ST</sup> ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] [Deferred from 11/3/04] (D-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**



5. **Project # 1003238**  
04DRB-01569 Major-Preliminary Plat  
Approval  
04DRB-01573 Minor-Vacation of Private  
Easements  
04DRB-01571 Minor-Sidewalk Waiver  
04DRB-01572 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Lot(s) A, B C, Tract(s) 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B AND 315-A-1-A-1, M.R.G.C.D. MAP 35 AND LAND OF ALBERT PEREZ, TRACT(S) B1 AND B2, LAND OF MACIEL & TRUJILLO (to be known as **FLORAL MEADOWS SUBDIVISION**, zoned R-LT residential zone, located on INTERSTATE 40 between RIO GRANDE BLVD NW and MONTOYA ST NW containing approximately 8 acre(s). [REF: 04EPC00156, 04EPC00157, 04DRB00661, 04DRB01227] *[Deferred from 11/3/04]* (H-12/H-13) **DEFERRED AT THE AGENT'S REQUEST TO 11/17/04.**

6. **Project # 1003705**  
04DRB-01540 Major-Vacation of Public  
Easements  
04DRB-01539 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING LLC agent(s) for DR VIJAY AGARWAL request(s) the above action(s) for all or a portion of Lot(s) 7, 8 AND 9 and the south 47 feet of Lot(s) 4, 5, 6, Block(s) 22, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2 MC, located on OAK ST NE, between TIJERAS NE and COPPER NE containing approximately 1 acre(s). [REF:V-78-38] *[Deferred from 11/3/04]* (K-15) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**

7. **Project # 1003717**  
04DRB-01565 Major-Vacation of Pub  
Right-of-Way

ERIC C JOHNSON request(s) the above action(s) for all or a portion of Lot(s) 6, Block(s) 38, **EASTERN ADDITION**, zoned SU-2 NCR, located on AVENIDA CESAR CHAVEZ SE, between BROADWAY SE and ARNO SE containing approximately 1 acre(s). (L-14) **VACATION WAS DENIED.**

8. **Project # 1003369**  
04DRB-00514 Major-Drainage Plan to  
Determine the Cost Allocation for Storm  
Drainage Improvements

BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, VINTNER COURT SUBDIVISION, zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [Deferred from 5/12/04, 5/26/04, 6/9/04, 6/23/04, 7/14/04, 7/21/04, 8/11/04, 8/25/04, 9/8/04, 10/6/04 & 11/3/04] (C-20) **DEFERRED AT THE BOARD'S REQUEST TO JANUARY 12, 2005.**

9. **Project # 1003125**  
04DRB-01505 Major-Bulk Land Variance  
04DRB-01506 Minor-Prelim&Final Plat  
Approval

MOLZEN-CORBIN & ASSOCIATES agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D & S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN (OLD) NW and SHOOTING RANGE PARK RD NW containing approximately 300 acre(s). [Deferred from 10/27/04 & 11/3/04] [REF: 03EPC02054](F-6/G-6) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**

04DRB-01630 Minor-SiteDev Plan  
Subd/EPC

CONSENSUS PLANNING agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D, F AND S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN NW and SHOOTING RANGE ACCESS RD NW containing approximately 300 acre(s). [REF: 03EPC02054, 04DRB01505, 04DRB01506][Chris Hyer, EPC Case Planner] [Deferred from 10/27/04 & 11/3/04] (F-5/G-6) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**

**SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS**

**NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THE REQUEST MAY BE INDEFINITELY DEFERRED.**

10. **Project # 1001946**  
04DRB-01670 Minor-SiteDev Plan  
BldPermit/EPC
- WADE-TRIM agent(s) for TARGET CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A-1, **LOS ANGELES CENTER**, zoned M-1 light manufacturing zone, located on PASEO DEL NORTE NE, between I-25 and SAN PEDRO NE containing approximately 11 acre(s). [REF: 04EPC01032, 04DRB01177, 04DRB01178, 04DRB01176] **[Makita Hill, EPC Case Planner] [Deferred from 11/3/04] (D-18) DEFERRED AT THE AGENT'S REQUEST TO 11/17/04.**
11. **Project # 1003372**  
04DRB-01234 Minor-SiteDev Plan Subd
- DEKKER/PERICH/SABATINI agent(s) for TIM OTT request(s) the above action(s) for all or a portion of Lot(s) 30-A, Block(s) 11, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 FOR M-1, located on ALAMEDA BLVD NE, between SAN MATEO BLVD NE and I-25 containing approximately 1 acre(s). [REF: 03DRB00092, DRB-96-352] (The site plan for building permit was withdrawn at the agent's request.) *[Site Plan for Subdivision was deferred from 8/18/04 & 9/8/04] (C-18) THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO ACCOMMODATE NEW PUBLIC SAS MANHOLE WITHIN NEW PUBLIC SAS & WATER EASEMENTS AND TO PLANNING FOR 3 COPIES OF SITE PLAN.*
- 04DRB-01665 Minor-Prelim&Final Plat  
Approval
- Forstbauer Surveying agent(s) for Tijeras Place LLC request(s) the above action(s) for all or a portion of Lot(s) 30-A, Block(s) 11, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 FOR M-1, located on ALAMEDA BLVD NE, between SAN MATEO BLVD NE and I-25 containing approximately 1 acre(s). [REF: 03DRB00092, DRB-96-352, 04DRB01369] (C-18) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO ACCOMMODATE NEW PUBLIC SAS MANHOLE WITHIN NEW PUBLIC SAS & WATER EASEMENTS AND TO PLANNING TO RECORD.**

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

12. **Project # 1002397**  
04DRB-01668 Minor-Prelim&Final Plat Approval
- SURV-TEK INC agent(s) for LA ORILLA GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) 10, **BOSQUE PLAZA**, zoned C-1 (SC), located on COORS BLVD NW, between COORS BLVD NW and LA ORILLA RD WEST containing approximately 3 acre(s). [REF: 02DRB-01925, 01926, 03DRB00634, 04DRB00768, 04DRB01588, 04DRB01587, 04DRB00707, 04DRB00798] *[Deferred from 11/3/04]* (E-12) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**
13. **Project # 1002711**  
04DRB-01646 Minor-Final Plat Approval
- MARK GOODWIN & ASSOCIATES agent(s) for STV INVESTMENTS VII, LLC request(s) the above action(s) for all or a portion of Lot(s) 7-12 and 21-26, Tract(s) A, NORTH ALBUQUERQUE ACRES, (to be known as **OAKLAND ESTATES**, zoned R-D residential and related uses zone, developing area, located on EAGLE ROCK AVE NE, between SAN PEDRO NE and LOUISIANA BLVD NE containing approximately 11 acre(s). [REF: 03EPC00907, 03EPC00908, 03EPC00915] (C-18) **FINAL PLAT WS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND OPEN SPACE NOTE.**
14. **Project # 1002948**  
04DRB-01669 Minor-Final Plat Approval
- ISAACSON & ARFMAN, PA agent(s) for MS DEV ONE, LLC request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Tract(s) A1,171A1BA, LANDS OF JACK F CULLY (to be known as **VISTA FAISAN SUBDIVISION**, zoned RA-2, located on ADOBE RD NW, between GUADALUPE TRAIL NW and OPEN SPACE containing approximately 6 acre(s). [REF: 03EPC01736, 03DRB01485, 03DRB01486, 03DRB01497, 04DRB01504] (F-14) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR M.R.G.C.D. SIGNATURE AND PARKS FOR CASH-IN-LIEU.**



15. **Project # 1003573**  
04DRB-01417 Minor-Prelim&Final Plat  
Approval

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 & 30, Block(s) 2, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, **OAKLAND NORTH SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB-01138] *[Deferred from 9/22/04 & 10/6/04]* (C-20) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

16. **Project # 1003673**  
04DRB-01637 Minor-Prelim&Final Plat  
Approval  
04DRB-01638 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 7, 8 and 9, Block(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **OAKLAND SOUTH SUBDIVISION**) zoned RD, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01424] *[Deferred from 10/27/04 & 11/3/04]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**

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

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

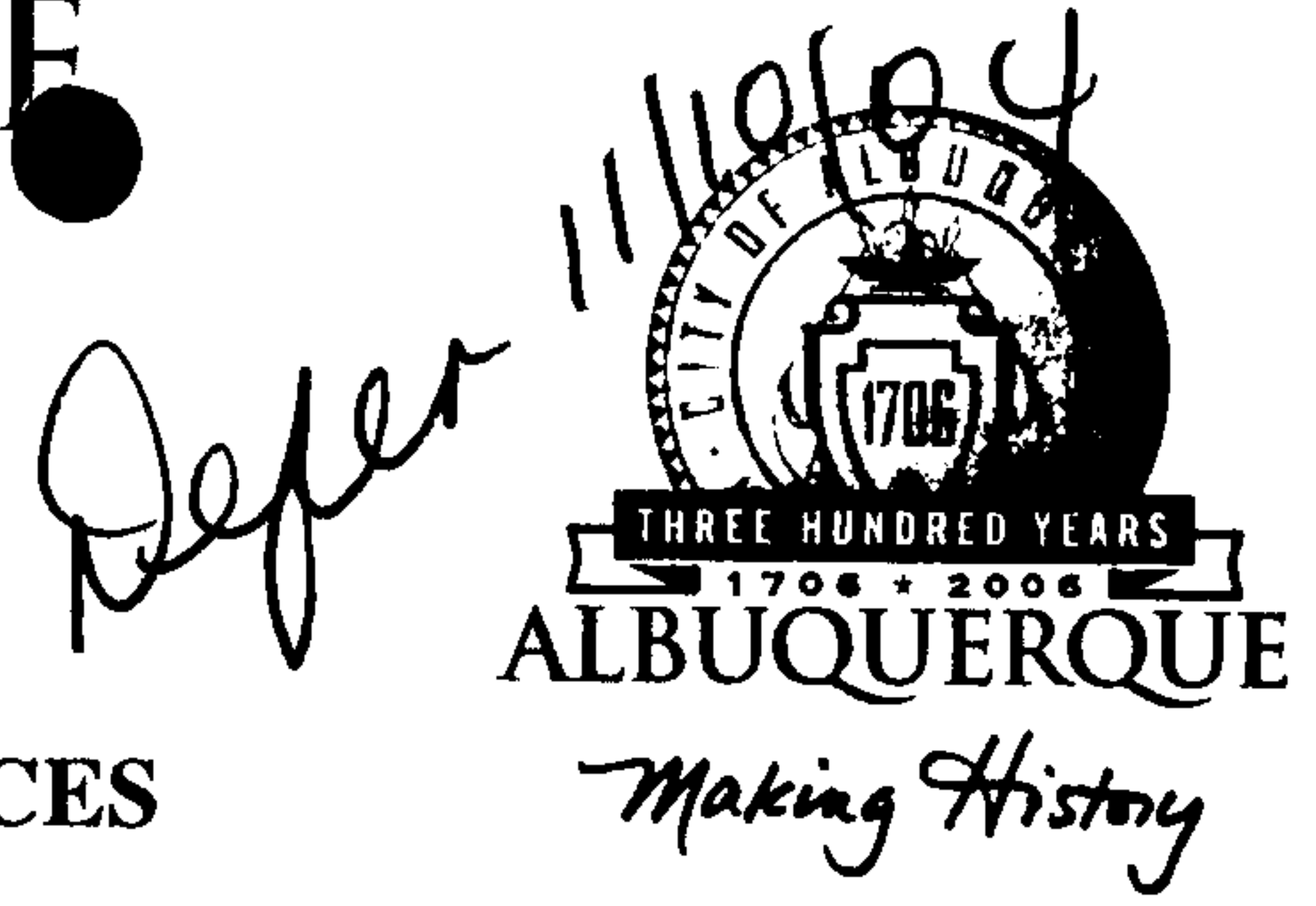
17. **Project # 1003748**  
04DRB-01660 Minor-Sketch Plat or Plan

SANDRA DAVIS request(s) the above action(s) for all or a portion of Tract(s) 8-E & 9-E, **LANDS OF HOLLINGSWORTH**, zoned RA-2 residential and agricultural zone, located on ARCADIAN TRAIL NW, between VAN CLEAVE RD NW and GRIEGOS RD NW containing approximately 2 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Approval of the Development Review Board Minutes for October 20, 2004. **THE DRB MINUTES FOR OCTOBER 20, 2004 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:40 A.M.

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002397**

**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 Dev. Plan     |
| (04) Preliminary Plat   | (09) Infrastructure List | (14) Cost Allocation Plan |

**ACTION REQUESTED:**

P.O. Box 1293

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

**ENGINEERING COMMENTS:**

Albuquerque

No adverse comments.

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

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

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

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

FOR:

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

**DATE:** November 3, 2004





**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT**

**November 3, 2004**

**DRB Comments**

**ITEM # 12**

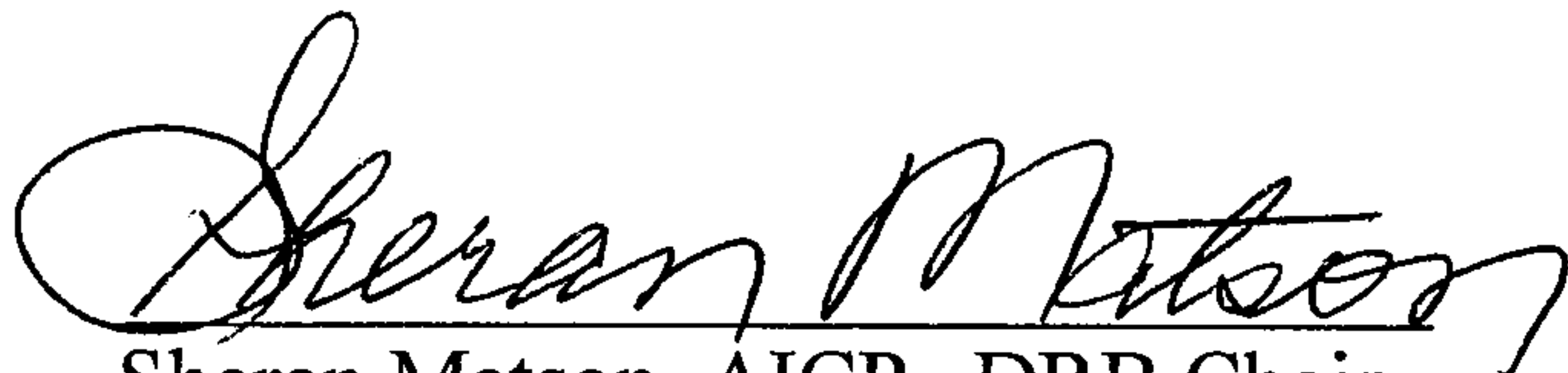
**PROJECT # 1002397**

**APPLICATION # 04-01668**

**RE: Tract 10, Bosque Plaza/minor plat**

Planning will sign the final plat once the AGIS dxf is approved.

Applicant may file the plat provided Planning receives a recorded copy to close the file.



Sheran Matson, AICP DRB Chair

924-3880 Fax 924-3864 smatson@cabq.gov



# FRONT COUNTER ROUTING FAX FORM

TO: Mary on Russ

FAX NUMBER: \_\_\_\_\_

SENT BY: Olave  
Initial

DATE: 11/4/04

PROJECT NO: \_\_\_\_\_ APPLICATION NO: \_\_\_\_\_

\*\*\*\*\*

Comments from 11/3 Mtg.

ONE STOP SHOP  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT  
Development & Building Services

PAID RECEIPT

APPLICANT NAME

*La Orella Group*

AGENT

*MW - Tek*

ADDRESS

PROJECT & APP #

*1002397 04-01668*

PROJECT NAME

*Basque Plaza*

\$            441032/3424000 Conflict Management Fee

\$ 50<sup>00</sup> 441006/4983000 DRB Actions *Referral*

\$            441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$            441018/4971000 Public Notification

\$            441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study

\$ 50<sup>00</sup> TOTAL AMOUNT DUE

\*\*\*NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

THIS DOCUMENT HAS VISIBLE FIBERS DISCERNIBLE FROM BOTH SIDES AND A TRUE DOCUCHECK™ WATERMARK

**SURV-TEK, Inc.**  
Consulting Surveyors  
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114  
Phone: 505-897-3366 Fax: 505-897-3377

**BANK OF AMERICA**  
ACH R/T 107000327 2211 95-32 NM 1070 50907

PAY TO THE ORDER OF *City of Albuquerque*

City of Albuquerque  
Treasury Division

11/3/2004 12:09PM LOC: ANNA DOLLARS

RECEIPT# 00034061-0000071 TRANS# 0013

Account# 441006/4983000 END 0110

Activity 493000 TRSLS

Trans Amt \$50.00

J24: Miss \$50.00

CK *[Signature]* AUTHORIZED SIGNATURE \$50.00

MEMO *Basque Plaza*

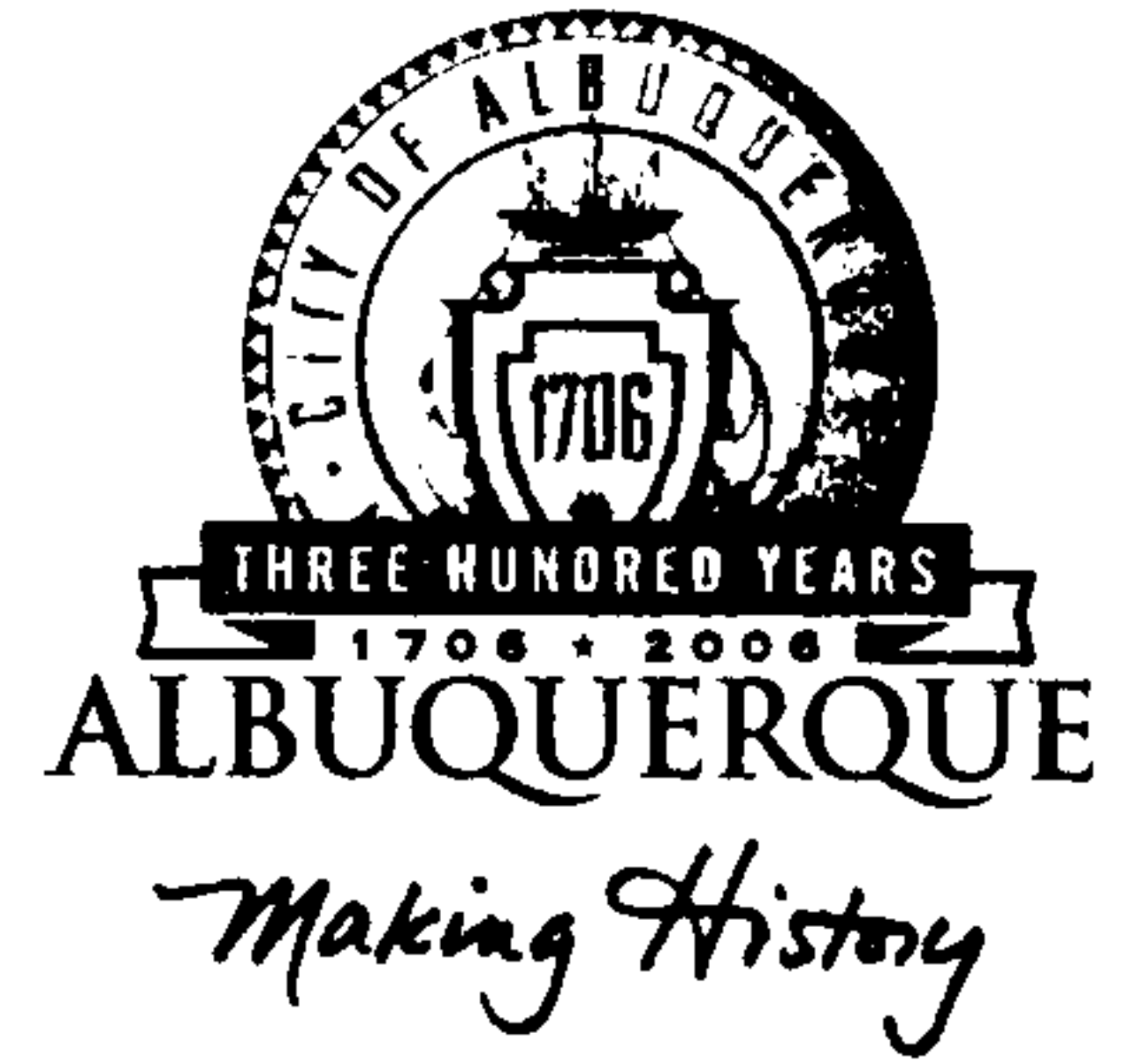
THIS DOCUMENT IS ALTERATION PROTECTED AND REFLECTS FLUORESCENT FIBERS UNDER UV LIGHT

⑈050907⑈ ⑆107000327⑆ 004275593649⑈ Thank You





# CITY OF ALBUQUERQUE



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1002397**

**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      | <b>(08)</b> Final Plat   | (13) Master Dev. Plan     |
| <b>(04)</b> Preliminary Plat | (09) Infrastructure List | (14) Cost Allocation Plan |

**ACTION REQUESTED:**

P.O. Box 1293

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

**ENGINEERING COMMENTS:**

Albuquerque

No adverse comments.

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

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

11-10-04

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

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

FOR:

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

**DATE:** November 3, 2004

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT**

**November 3, 2004**

**DRB Comments**

**ITEM # 12**

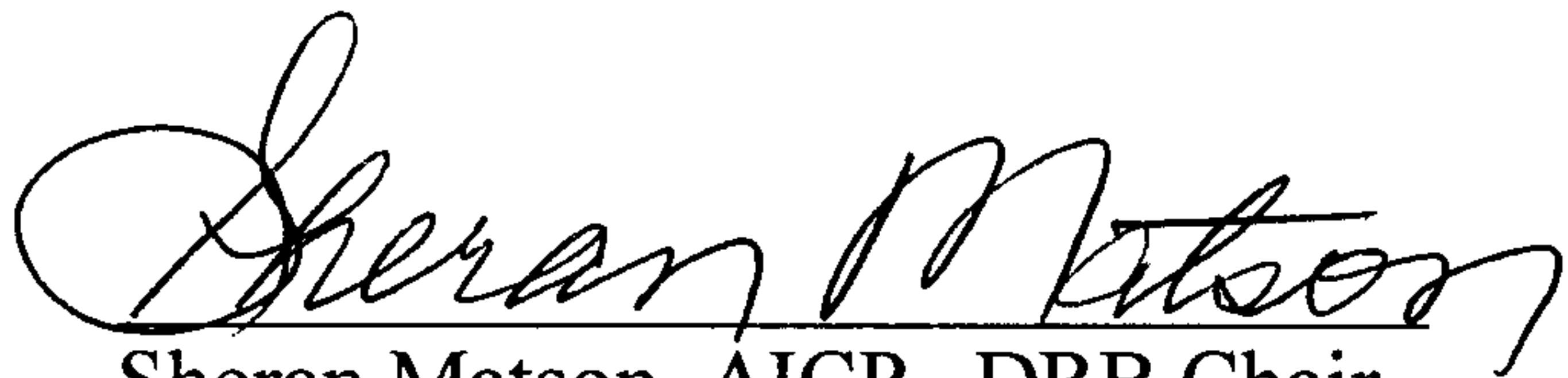
**PROJECT # 1002397**

**APPLICATION # 04-01668**

**RE: Tract 10, Bosque Plaza/minor plat**

Planning will sign the final plat once the AGIS dxf is approved.

Applicant may file the plat provided Planning receives a recorded copy to close the file.



Sheran Matson, AICP DRB Chair

924-3880 Fax 924-3864 smatson@cabq.gov

# **SURV TEK, INC.**

## **Consulting Surveyors**

9384 Valley View Drive, NW Albuquerque, New Mexico 87114  
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

#12

November 1, 2004

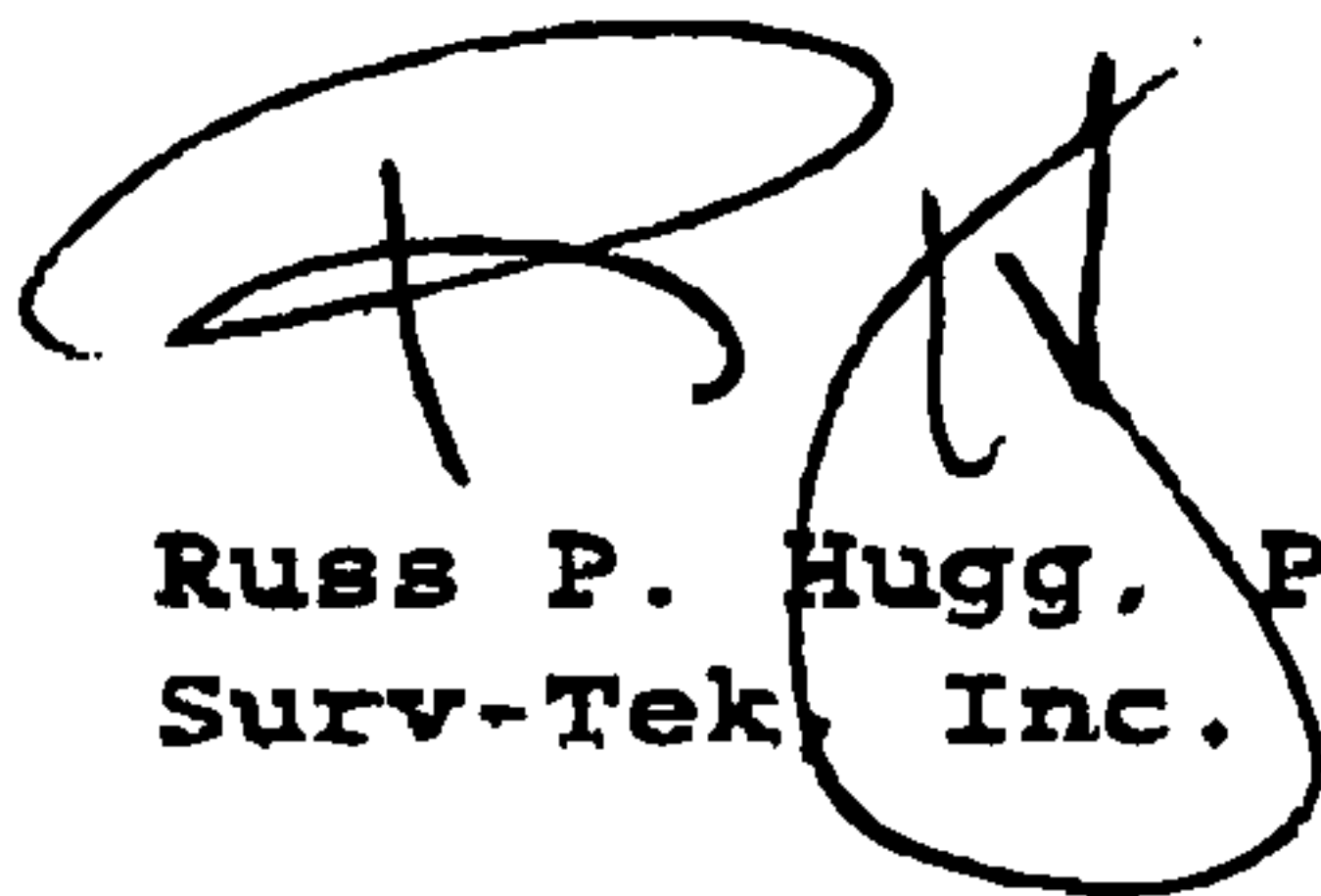
Albuquerque Development Review Board  
P O Box 1293  
Albuquerque, New Mexico 87103

Attention : Claire Senova, DRB Administrative Assistant

Re: DRB-Project No. 1002397: Lots 10-A and 10-B, Bosque Plaza,  
City of Albuquerque, Bernalillo County, New Mexico.

Please defer the public hearing on this project one (1) week to  
November 10, 2004.

Sincerely,



Russ P. Hugg, PS  
Surv-Tek, Inc.

# SURV TEK, INC.

## Fax

Subject: DRB 1002397      Date: 11.2.04  
 To: DRB      Attn: CLAIRE SENOVA  
 Phone:      Fax: 924-3864  
 From: RUSS HUGG      Pages: 2

### COMMENTS:

CLAIRE - MARGO IS OUT SICK  
 TODAY, BUT I WILL HAVE HER  
 FOLLOW UP WITH YOU TOMORROW

Thanks  
 RUSS





**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

October 20, 2004

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

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

Adjourned: 10:33 a.m.

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

1. **Project # 1001875**  
04DRB-01455 Major-Two Year SIA  
04DRB-01454 Minor-Amnd Prelim Plat  
Approval  
04DRB-01456 Minor-Final Plat Approval

TIERRA WEST LLC agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 2, KINSCHERFF & UNPLATTED LAND IN PRESLEY CO OF NM (to be known as **WESTERN TRAILS ESTATES**), zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and the SAN ANTONIO ARROYO containing approximately 22 acre(s). [REF: Z-71-124, 02DRB00570, 02EPC00838, 02DRB01793, 04AA00996] (F-11) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED. THE AMENDED PRELIMINARY PLAT AND GRADING PLAN ENGINEER STAMP DATED 7/7/04 WERE APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND CITY ENGINEER FOR AMAFCA SIGNATURE, SD EASEMENTS AND WATER LINE EASEMENT METES AND BOUNDS.**
  
2. **Project # 1001934**  
04DRB-01471 Major-Vacation of Public  
Easements

WILKS COMPANY agent(s) for MICHAEL EAVES request(s) the above action(s) for all or a portion of Lot(s) 4-E, 4-F and 4-G, **ALVARADO GARDENS, UNIT 1**, zoned RA-2 residential and agricultural zone, located on RIO GRANDE BLVD NW, between CAMPBELL RD NW and MATTHEW AVE NW containing approximately 1 acre(s). [REF: DRB-94-465] (G-12/G-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1002022**  
04DRB-01477 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for T S MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 8 & 9, **VISTA WEST SUBDIVISION**, zoned R-D, located on UNSER BLVD SW, between EUCARIZ SW and TOWER SW containing approximately 10 acre(s). [REF: 03DRB01295, 04DRB01239, 04DRB01238, 04DRB01307, 04DRB01308] (L-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

04DRB-01308 Minor-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for T. S. MC NANEY & ASSOCIATES, request(s) the above action(s) for all or a portion of Tract(s) 8 & 9, **VISTA WEST SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on TOWER RD SW, between UNSER BLVD NW and EUCARIZ AVE. SE containing approximately 10 acre(s). [REF: 02DRB-01237, 03DRB-00424] [*Final Plat deferred from 9/1/04 & 9/8/04 & 9/15/04 & 10/6/04*] (L-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD.**

4. **Project # 1002334**  
04DRB-01482 Major-Vacation of Public Easements  
04DRB-01479 Minor-Prelim&Final Plat Approval  
04DRB-01480 Minor-Sidewalk Waiver  
04DRB-01481 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for HARVEST HOMES, LLC request(s) the above action(s) for all or a portion of Block(s) 19-A FOOTHILLS ESTATES, (to be known as **COPPER PARK SUBDIVISION**, zoned R-T residential zone, located on COPPER AVE NE, between CHELWOOD PARK BLVD NE and CHICO RD NE containing approximately 1 acre(s). [REF: Z-91-1, ZA-83-17, 02EPC01695, 03DRB00333] (K-22) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/20/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/24/04 THE PRELIMINARY PLAT WAS APPROVED WITH A CONDITION OF FINAL PLAT. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED A SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

**SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS**

**NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THE REQUEST MAY BE INDEFINITELY DEFERRED.**

5. **Project # 1002397**  
04DRB-01587 Minor-SiteDev Plan Subd/EPC  
04DRB-01588 Minor-SiteDev Plan BldPermit/EPC

RIO GRANDE ENGINEERING agent(s) for LA ORILLA GROUP LLC request(s) the above action(s) for all or a portion of Lot(s) 10, **BOSQUE PLAZA**, zoned C-1 (SC), located on COORS BLVD NW, between LA ORILLA NW and MONTANO BLVD NW containing approximately 3 acre(s). [REF: Z-87-56, Z-87-69, CSU-74-16, PROJECT 1001888 ZHE] [Chris Hyer, EPC Case Planner] (E-12) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PARKING STALL DIMENSIONS AND WHEEL STOP NOTE.**



6. **Project # 1000874**  
04DRB-01516 Minor-SiteDev Plan  
BldPermit/EPC  
04DRB-01514 Minor-Prelim&Final Plat  
Approval  
04DRB-01515 Minor-Vacation of Private  
Easements

PRECISION SURVEYS INC agent(s) for THE BEACH LAND ACQUISITION LLC request(s) the above action(s) for all or a portion of Tract(s) B-1-A, **RENAISSANCE CENTER III**, zoned SU-1 FOR C-2, located on DESERT SURF CIRCLE NE, between ALEXANDER BLVD NE and MONTANO RD NE containing approximately 7 acre(s). [REF: 04EPC01213, AA-97-42, DRB-97-8, Z-99-116] [Elvira Lopez, EPC Case Planner] [*Deferred from 10/13/04*] (F-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR ELVIRA'S INITIALS. WITH THE SIGNING OF THE INFRASTRUCTURE LISTED DATED 10/20/04 THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO CITY ENGINEER FOR SIA , ADDITIONAL PRIVATE STORM DRAIN EASEMENTS AND TO PLANNING FOR THE AGIS DXF FILE. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

7. **Project # 1003572**  
04DRB-01135 Minor-Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for BRUNACINI DEVELOPMENT, ANGELO BRUNACINI request(s) the above action(s) for all or a portion of Tract(s) A, **JOURNAL CENTER PHASE 2, UNIT 2**, zoned IP industrial park zone, located on RUTLEDGE ST NE, between NORTH DIVERSION CHANNEL and SNAPROLL ST NE containing approximately 15 acre(s). (*Indefinitely Deferred from 7/28/04*) (D-17) **FINAL PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO CITY ENGINEER FOR AMAFCA'S SIGNATURE.**

8. **Project # 1003187**  
04DRB-01586 Minor-Amnd Prelim Plat  
Approval

ABQ ENGINEERING agent(s) for AMERI-CONTRACTORS LLC request(s) the above action(s) for all or a portion of Tract(s) 5E, LANDS OF UNM & Tract(s) 5, PARADISE VALLEY SUBDIVISION (FORMERLY KNOWN AS MARNA LYNN SUBDIVISION (to be known as **VISTA DEL RINCON SUBDIVISION**) zoned R-1, located on MARNA LYNN NW, between GOLF COURSE NW and EDUCATION NW containing approximately 2 acre(s). [REF: 04DRB00037,04DRB01365,04DRB01366,04DRB00910] (C-12) **WITH THE SIGNING OF THE AMENDED INFRASTRUCTURE LIST DATED 10/20/04 THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

9. **Project # 1000420**  
04DRB-01542 Minor-Prelim&Final Plat  
Approval

SURV-TEK INC agent(s) for JOHN J HAMILTON request(s) the above action(s) for all or a portion of Tract(s) H1-A-1, **THE 25**, zoned IP, located on THE 25 WAY NE, west of I-25 NE and south of JEFFERSON NE containing approximately 5 acre(s). [REF: 04DRB00935, 03DRB01005, 03DRB01766] (F-17) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ACCESS EASEMENT.**

10. **Project # 1001785**  
04DRB-01584 Minor-Prelim&Final Plat  
Approval

DOUG SMITH agent(s) for GORDON STALGREN request(s) the above action(s) for all or a portion of Block(s) 6, Tract(s) A, **OXSHEER HEIGHTS**, zoned C-1, located on NE, between MCKNIGHT NE and INDIAN SCHOOL NE containing approximately 1 acre(s). [REF: 02DRB00379] (J-20) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR BLANKET WATER SEWER EASEMENT OVER BOTH LOTS FOR SERVICE LINE AND AGIS DXF FILE AND TO TRANSPORTATION DEVELOPMENT FOR 3-FOOT DEDICATION OF RIGHT-OF-WAY ALONG EUBANK.**

11. **Project # 1003721**  
04DRB-01585 Minor-Prelim&Final Plat  
Approval

DOUG SMITH agent(s) for WENDELL JONES request(s) the above action(s) for all or a portion of Lot(s) B, C & D, **CAMPBELL'S ADDITION #1**, zoned M-1 light manufacturing zone, located on MESCALERO RD NW, between 2ND ST NW and the AT & SF RAILROAD containing approximately 2 acre(s). (G-15) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

12. **Project # 1002864**  
04DRB-01583 Minor-Prelim&Final Plat  
Approval

COMMUNITY SCIENCES CORPORATION agent(s) for D R HORTON INC request(s) the above action(s) for all or a portion of Lot(s) 56 & 57, **CANTACIELO SUBDIVISION**, zoned R-LT, located on VENTACELLO DR NW, between IRVING NW and UNIVERSE NW containing approximately 1 acre(s). [REF: 04DRB00242, 04DRB01499] (A-9) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

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

**THERE ARE NO SKETCH PLATS THIS WEEK...**

13. Approval of the Development Review Board Minutes for September 29 and October 6, 2004. **DRB MINUTES FOR SEPTEMBER 29 AND OCTOBER 6, 2004 WERE APPROVED.**

ADJOURNED: 10:33 A.M.

5



# DRB CASE ACTION LOG (SITE PLAN SUBD.)

REVISED 2/5/04

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

DRB Application No.: <u>04DRB-01587 (SPS)</u>	Project #: <u>1002397</u>
Project Name <u>BOSQUE PLAZA</u>	
Agent: <u>Rio Grande Engineering</u>	Phone No.: <u>321-9099</u>

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOPMENT PLAN), was approved on 10/20/04 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.**
- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.**

Project Number 1002397



5



# DRB CASE ACTION LOG (SITE PLAN B.P.)

REVISED 2/5/04

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.: 04DRB-01588 (SBP)  
Project Name: BOSQUE PLAZA  
Agent: Rio Grande Engineering

Project # 1002397  
Phone No.: 321-9099

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/20/04 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

- TRANSPORTATION: SMALL DIMENSIONS (8' 1/2' WIDE) ✓
- USE of BUMPERS TO PREVENT COLLISION ✓
- USE 8' SIDE
- OK 10-20-04
- UTILITIES: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- CITY ENGINEER / AMAFCA: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- PARKS / CIP: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- PLANNING (Last to sign): \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

- Planning must record this plat. Please submit the following items:**
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  - 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.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

Project Number

1002397

5



# DRB CASE ACTION LOG (SITE PLAN SUBD.)

REVISED 2/5/04

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.: **04DRB-01587 (SPS)**

Project #: **1002397**

Project Name **BOSQUE PLAZA**

Agent: **Rio Grande Engineering**

Phone No.: **321-9099**

Your request for **(SDP for SUB)**, (SDP for BP), (FINAL PLATS), (MASTER DEVELOPMENT PLAN), was approved on **10/20/04** by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

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

PARKS / CIP: \_\_\_\_\_  
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PLANNING (Last to sign): \_\_\_\_\_  
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- 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.**
- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.**

Project Number

1002397



# DRB CASE ACTION LOG (SITE PLAN B.P.)

REVISED 2/5/04

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.: 04DRB-01588 (SBP)  
Project Name: BOSQUE PLAZA  
Agent: Rio Grande Engineering

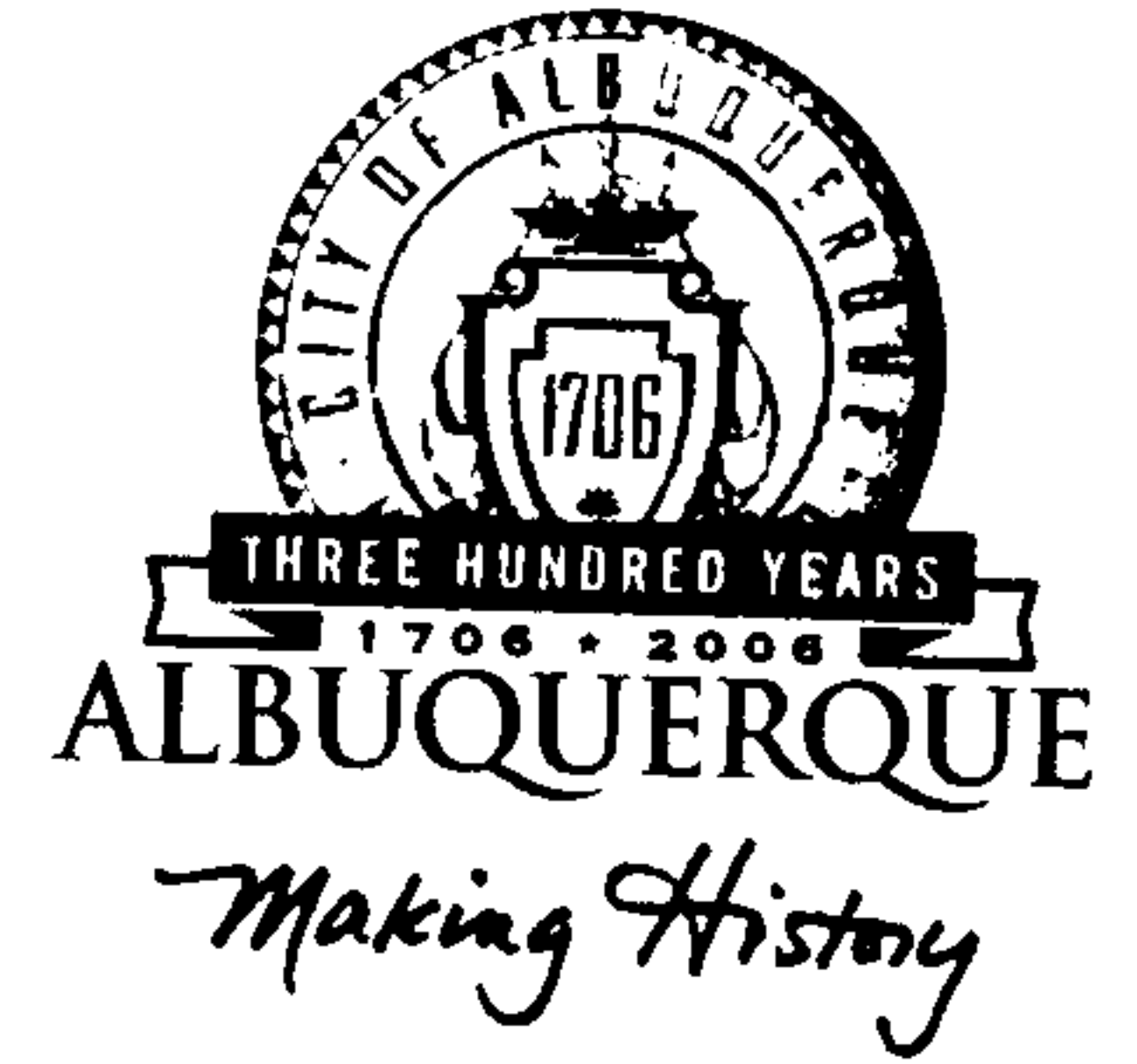
Project # 1002397  
Phone No.: 321-9099

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/29/04 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

- TRANSPORTATION: STALL DIMENSIONS (6 1/2' WIDE)
- USE of BUMPERS TO PREVENT P.H. or
- USE 8' S.W.
- 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.
  - AGIS DXF File approval required.
  - Copy of recorded plat for Planning.

Project Number 1002397



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1002397**

**AGENDA ITEM NO: 5**

**SUBJECT:**

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

**ACTION REQUESTED:**

P.O. Box 1293

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

Albuquerque

**ENGINEERING COMMENTS:**

Platting action a concurrent requirement.

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

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:** October 20, 2004



City of Albuquerque  
Planning Department  
Inter-Office Memorandum



October 14, 2004

TO: Sheran Matson, DRB Chair  
FROM: Christopher Hyer, Senior Planner   
RE: Project # 1002397 04DRB-01587/01588

The Environmental Planning Commission approved 04EPC 01211 (Site Development Plan for Subdivision) and 04EPC 01212 (Site Development Plan for Building Permit) zoned C-1 (SC) on September 16, 2004 for Project 1002397. The applicant has satisfied all of the conditions of approval.

If you should have any questions regarding this case, please do not hesitate to call me at 924-3927.

Thank you.

3



Completed 9/9/04 PA

# DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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.: 04DRB-001196 (FP)

Project # 1002397

Project Name: LANDS OF MARTIN TAYLOR

Agent: Tierra West LLC

Phone No.: 858-3100

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS) (MASTER DEVELOP. PLAN), was approved on 8/11/04 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

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

CITY ENGINEER / AMARCA: \_\_\_\_\_  
A+C OK  
pvt esnts lots 1, 2, 3  
declaration of covenants John 10/15

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.
- AGIS DXF File approval required. OK
- Copy of recorded plat for Planning.

Project Number 1002397

3



# DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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.: 04DRB-001196 (FP)  
Project Name: LANDS OF MARTIN TAYLOR  
Agent: Tierra West LLC

Project # 1002397  
Phone No.: 858-3100

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (~~MASTER DEVELOP. PLAN~~), was approved on 8/11/04 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

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

CITY ENGINEER / AMAFCA: \_\_\_\_\_  
 A+C  
 pvt esmts lots 1, 2, 3  
 declaration of covenants

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.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

Project Number 1002397

AGIS ELECTRONIC APPROVAL FORM

DRB Project Case #: 1002397

Subdivision Name: Bosque Plaza

Surveyor: Russ P. Hugg

Company/Agent: SurvTek, Inc

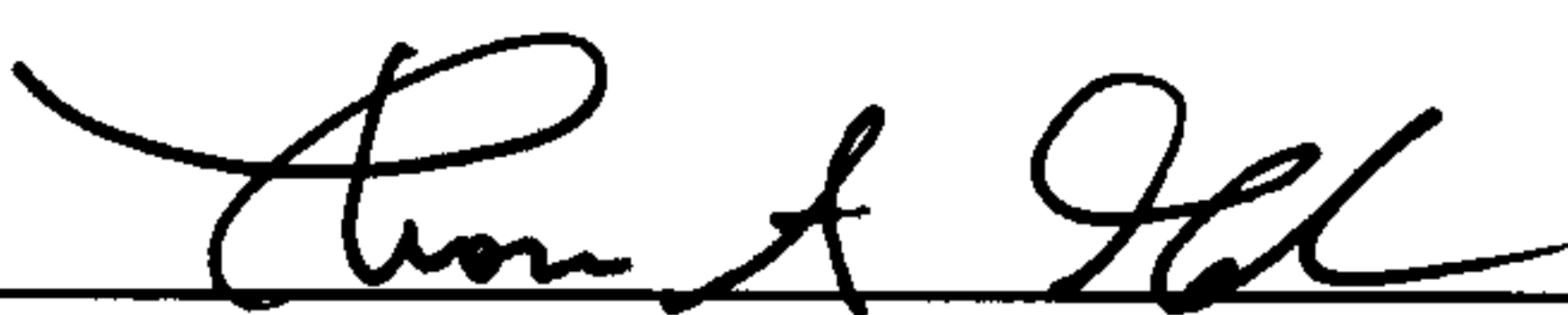
Contact Person: Karen Kline E-mail: \_\_\_\_\_

Phone: 897-3366 Fax: \_\_\_\_\_

DXF Received Date: 8/3/2004

Hard-Copy Date: 8/3/2004

Coordinate system:  NMSP Grid (NAD 83)  NMSP Grid (NAD 27)  Ground rotated to NMSP Grid  Other

  
Approved

8/3/04  
Date

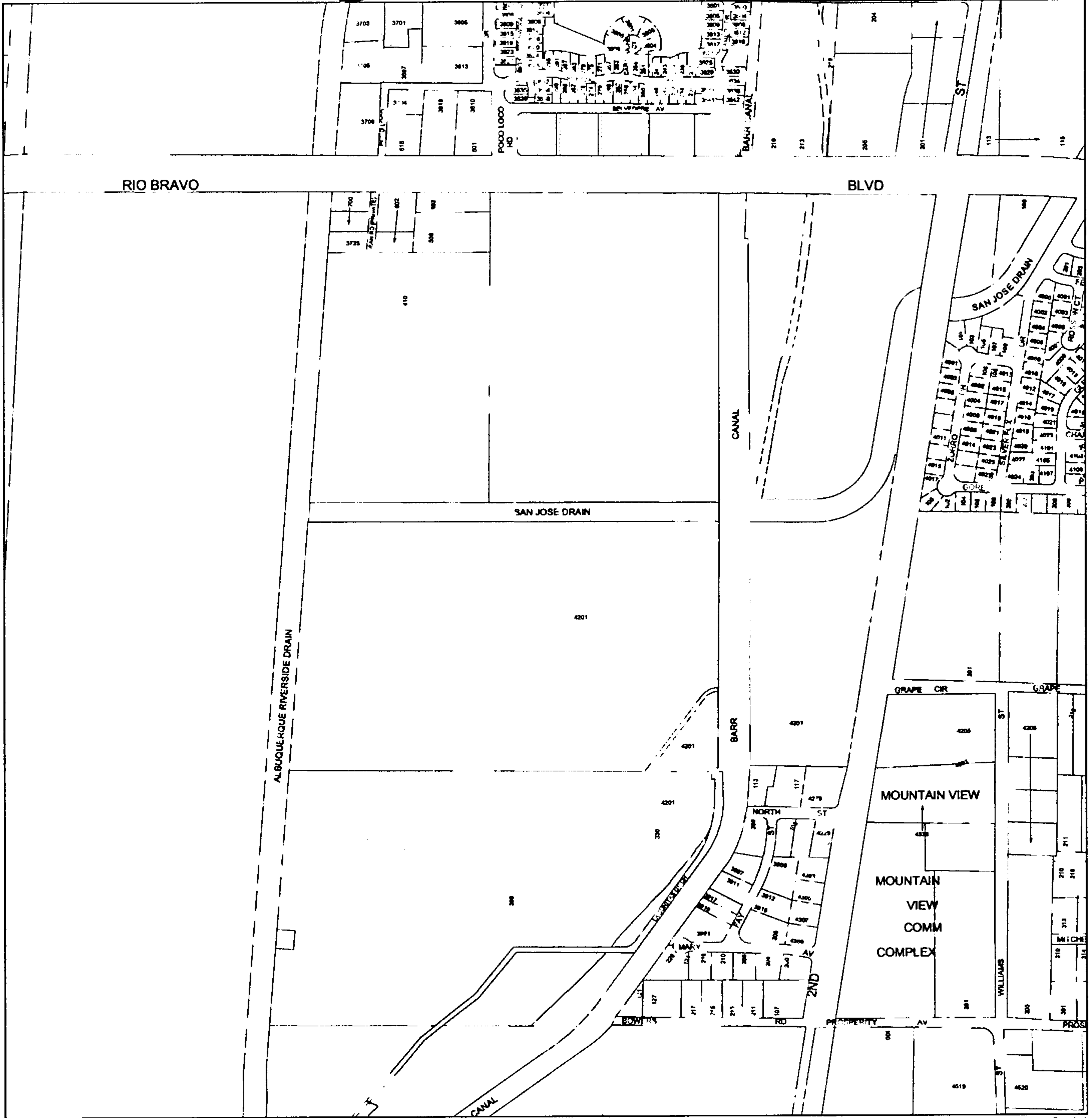
\*The dxf file cannot be accepted at this time for the following reason(s):

\_\_\_\_\_  
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AGIS Use Only

Copied cov3381 to agiscov on 5/5/2004. Contact person notified on 5/5/2004



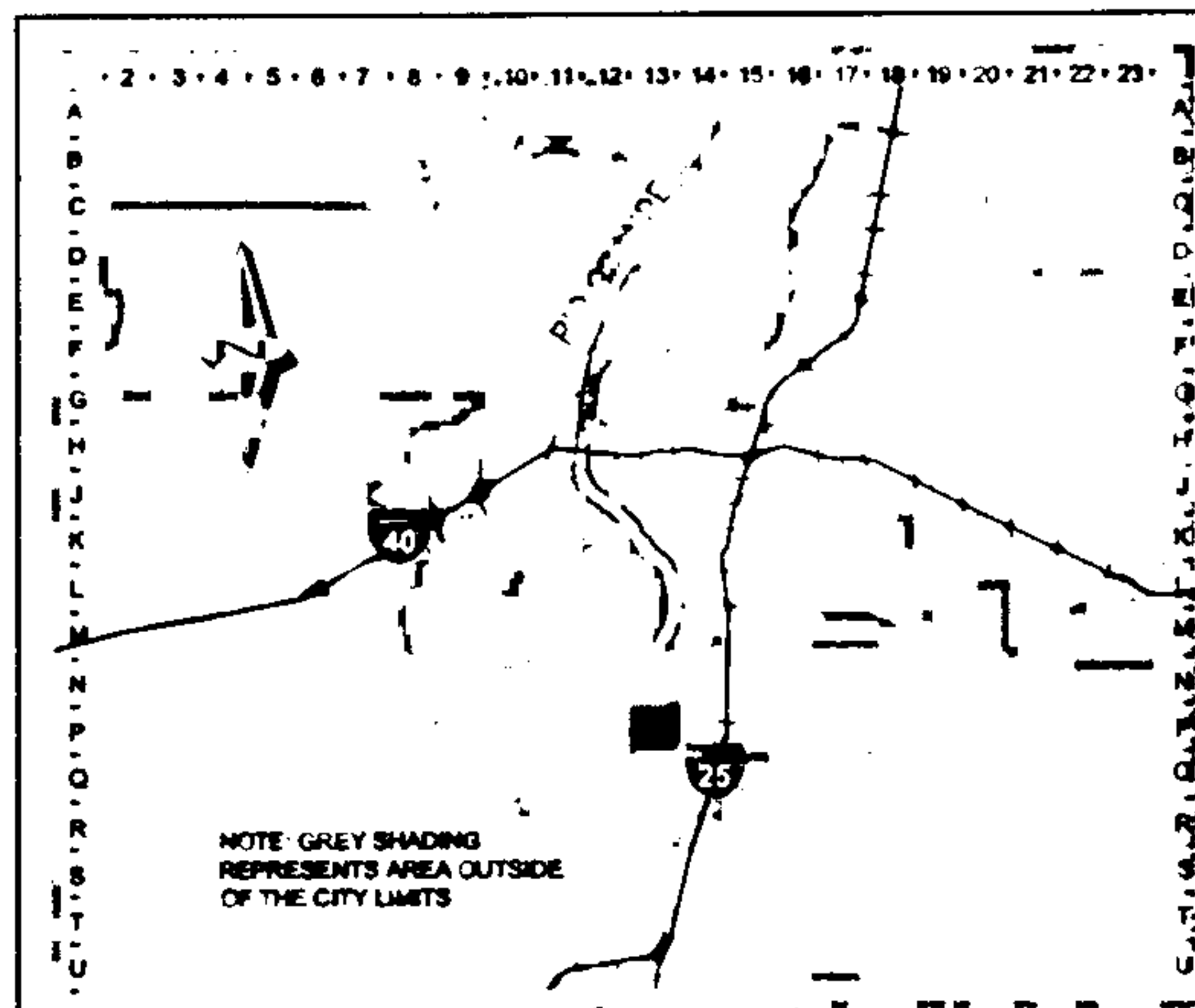


Q-12

Q-13

N-13

Q-14

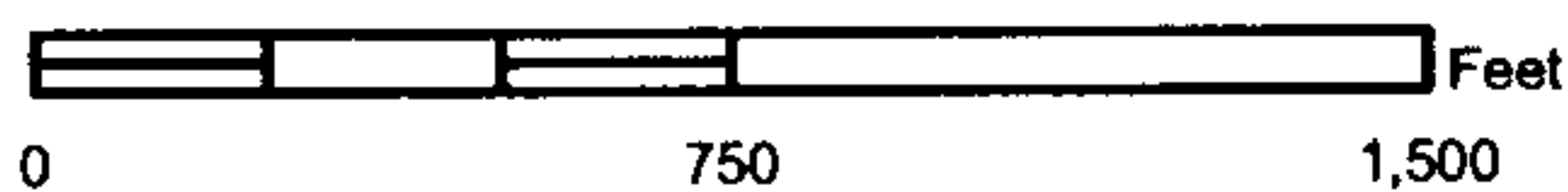


Address Map Page:

**P-13**

Symbol Legend

- Unincorporated Areas
- Parcel Boundaries
- Easement Lines
- Freeway Lanes



These addresses are for information purposes only and are not intended for address verification.



THREE HUNDRED YEARS  
1706 - 2006  
**ALBUQUERQUE**

*Hacienda Historia*

**A**lbuquerque **G**eographic **I**nformation **S**ystem  
**PLANNING DEPARTMENT**

© Copyright 2004

Map amended through: Jul 23, 2004



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

August 11, 2004 9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

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

Adjourned: 11:25 A.M.

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

1. **Project # 1001562**  
04DRB-01103 Major-Two Year SIA  
04DRB-01105 Major-Two Year SIA  
MARK GOODWIN & ASSOCIATES, PA agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) A, Block(s) 28, FOUR HILLS VILLAGE, 5<sup>TH</sup> INSTALLMENT (to be known as **RESERVE @ FOUR HILLS**, zoned R-1 residential zone, located on WAGON TRAIL DR SE, between RATON AVE SE and RIO ARRIBA AVE SE containing approximately 17 acre(s). [REF: 02DRB-01096, 02DRB-01097, 02DRB-01098, 02DRB-01263] (M-22) **A TWO YEAR EXTENSION OF THE SIA WAS APPROVED. A TWO YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1000296**  
04DRB-01109 Major-Vacation of  
Public Easements

BOHANNAN HUSTON, INC agent(s) for SCOTT PATRICK HOMES request(s) the above action(s) for all or a portion of Lot(s) 16P1 & 17P1, **OXBOW VILLAGE**, zoned SU-3 special center zone, located on OXBOW VILLAGE LN NW, between ALAMAGORDO DR NW and MORNING DOVE NW containing approximately 1 acre(s). [REF: 01400-DRB-01808] (G-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

- 04DRB-01186 Minor-Prelim&Final Plat  
Approval

BOHANNAN HUSTON, INC agent(s) for GARY & JUNE MARTIN-SCOTT PATRICK HOMES request(s) the above action(s) for all or a portion of Lot(s) 16-A, P1, **OXBOW VILLAGE**, zoned SU-3 special center zone, located on OXBOW VILLAGE LN NW, between ST JOSEPH'S DR NW and ALAMAGORDO DR NW containing approximately 1 acre(s). [REF: 04DRB00109] (G-11) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

3. **Project # 1002511**  
04DRB-01118 Major-Preliminary Plat  
Approval  
04DRB-01119 Minor-Temp Defer SDWK  
04DRB-01120 Minor-Sidewalk Waiver

ISAACSON & ARFMAN PA agent(s) for KB HOME OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) A UNIT 1, **SUNDANCE SUBDIVISION UNIT 2**, zoned R-LT residential zone, located on BLUEWATER RD NW, between UNSER BLVD NW and UNSER DIVERSION CHANNEL containing approximately 15 acre(s). [REF: 03DRB-00858, 01578, 01805, 04DRB-00358, 00359] (K-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST REDATED 8/11/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/24/03 THE PRELIMINARY PLAT WAS APPROVED. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**



4. **Project # 1003542**  
04DRB-01081 Major-Vacation of Pub  
Right-of-Way
- GEORGE & LULU SAGE-ALLISON request(s) the above action(s) for all or a portion of Lot(s) 23 & 24, Block(s) 31, **PEREA ADDITION**, zoned SU-2 special neighborhood zone, TH, located on 15<sup>TH</sup> ST NW, between ORCHARD PL NW and MARBLE AVE NW containing approximately 1 acre(s). [REF:V-80-17](J-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
5. **Project # 1003554**  
04DRB-01099 Major-Vacation of Pub  
Right-of-Way  
04DRB-01100 Major-Vacation of Public  
Easements
- TIERRA WEST LLC agent(s) for AMC DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 1-10, Block(s) 7 Lot(s) 1-10 Block(s) 8 and Lot(s) 1-8 Block(s) 9, **SKYLINE HEIGHTS**, zoned C-2 community commercial zone, located on CENTRAL AVE SE, between EUBANK BLVD SE and CONCHAS ST SE containing approximately 7 acre(s). [REF: ZA-88-406] (L-20) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE FOLLOWING CONDITION OF FINAL PLAT: THE EXISTING SANITARY SEWER LINE WILL BE RELOCATED AND/OR ABANDONED AS REQUIRED BY THE CITY.**
6. **Project # 1003369**  
04DRB-00514 Major-Drainage Plan to  
Determine the Cost Allocation for Storm  
Drainage Improvements
- BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, **NORTH ALBUQUERQUE ACRES, VINTNER COURT SUBDIVISION**, zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). *[Deferred from 5/12/04, 5/26/04, 6/9/04, 6/23/04, 7/14/04, 7/21/04 & 8/11/04]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 8/25/04.**



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

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

7. **Project # 1000399**  
04DRB-01191 Minor-SiteDev Plan  
Subd/EPC  
04DRB-01192 Minor-SiteDev Plan  
BldPermit/EPC
- GREGORY HICKS & ASSOCIATES P.C. agent(s) for UROLOGY NETWORK OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) A-1-B & A-1-C, **LOMAS CENTER**, zoned SM, SU-1, SM; R-G, located on the southeast corner of BROADWAY NE between LOMAS BLVD NE and ROMA NE containing approximately 1 acre(s). [REF: 04DRB-00957, 00952, 00953, SP-93-192] [**Carmen Marrone, EPC Case Planner**] (J-14) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR STALL DIMENSIONS. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR STALL DIMENSIONS AND PARKING CALCULATIONS.**
8. **Project # 1003371**  
04DRB-01184 Minor-SiteDev Plan  
BldPermit
- STEPHEN C DAY, ARCHITECT agent(s) for DRIVETIME AUTOMOTIVE, DAN PACKOWSKI request(s) the above action(s) for all or a portion of Lot(s) 31 & 32, Block(s) 11, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, (to be known as **DRIVE TIME @ ALAMEDA**) zoned SU-2 FOR M-1, located on ALAMEDA BLVD NE, between SAN MATEO NE and I-25 containing approximately 2 acre(s). [REF: 04DRB00531] [*Deferred from 8/11/04*] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 8/25/04.**

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

9. **Project # 1003416**  
04DRB-01183 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for MICHAEL GOMEZ request(s) the above action(s) for all or a portion of Tract(s) 317-A, **TOWN OF ATRISCO GRANT, UNIT 3**, zoned R-1 residential zone, located on BRIDGE ST SW, between EUCARIZ AVE SW and YERBA RD SW containing approximately 3 acre(s). [REF: 04DRB-00670] (L-11) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
  
10. **Project # 1003549**  
04DRB-01091 Minor- Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST, LTD agent(s) for DANIEL PUCETTI request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 1, **ROSEMONT PARK ADDITION**, zoned S-MRN (SAWMILL R-C), located on MOUNTAIN RD NW, between 12<sup>TH</sup> ST NW and 11<sup>TH</sup> ST NW containing approximately 1 acre(s). [REF: ZA-81-350, ZA-84-445, V-76-42] (Was indefinitely deferred on 7/21/04) (J-13) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**
  
11. **Project # 1002711**  
04DRB-01189 Minor-Subd Design  
(DPM) Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for STV INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Lot(s) 7-12, 21-26, Block(s) 27, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, (to be known as **OAKLAND ESTATES**) zoned R-D residential and related uses zone, developing area, located on EAGLE ROCK AVE NE, between SAN PEDRO NE and LOUISIANA BLVD NE containing approximately 11 acre(s). [REF: 03110-01915, 03138-1914] [Was listed under Project #1003099 in error] (C-18) **A SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED A SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

12. **Project # 1002050**  
04DRB-01193 Minor-Prelim&Final Plat  
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for MEL FRAMIE, LLC request(s) the above action(s) for all or a portion of Lot(s) 23A-P1 THRU 30A-P1, **TRAILS @ LAS MARCADAS SUBDIVISION**, zoned R-LT residential zone, located on GOLF COURSE RD NW, between MARNA LYNN AVE NW and JILL PATRICIA ST NW containing approximately 2 acre(s). [REF: V-89-95, 03EPC00146, 03DRB00573] (C-12) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ENCROACHMENT AGREEMENT AND PUE WITHIN RIGHT-OF-WAY AND UTILITIES SIGNATURES ON THE PLAT.**

13. **Project # 1002397**  
04DRB-01196 Major-Final Plat Approval

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 TAYLOR-MARTIN L**, zoned C-1 neighborhood commercial zone, located on LA ORILLA RD NW, between COORS BLVD NW and CORRALES DRAIN containing approximately 12 acre(s). [REF:Z-87-56, DRB-87-200, 02DRB01925, 04DRB-00762, 00797, 00798 (E-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR A & C, PRIVATE EASEMENTS ON LOTS 1, 2 & 3 AND DECLARATION OF COVENANTS.**

14. **Project # 1002851**  
04DRB-01194 Major-Final Plat Approval

ABQ ENGINEERING INC agent(s) for LOS CANDELARIAS PARTNERS request(s) the above action(s) for all or a portion of Tract(s) 4, **LA PLAZA ACEQUIA 1**, ALVARADO GARDENS, zoned R-2 residential zone, located on CANDELARIA NW, between RIO GRANDE NW and DURANES LATERAL containing approximately 2 acre(s). [REF: 03DRB-01639, 03DRB-01278] (G-12) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1003026**  
04DRB-01195 Minor-Final Plat Approval

ABQ ENGINEERING INC agent(s) for LOS CANDELARIAS PARTNERS request(s) the above action(s) for all or a portion of Lot(s) 3, **LA PLAZA ACEQUIA 2**, ALVARADO GARDENS, zoned R-LT residential zone, located on CANDELARIA NW, between CANDELARIA NW and DURANES LATERAL containing approximately 1 acre(s). [REF: 03DRB-01712] (G-12) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1003175**  
04DRB-01190 Minor-Final Plat Approval

BOHANNAN HUSTON agent(s) for D. R. HORTON request(s) the above action(s) for all or a portion of Tract(s) 33C-1-A, **SUN GATE SUBDIVISION**, zoned R-LT residential zone, located on GIBSON BLVD SW, between BLAKE RD SW and MESA ARENOSA DR SW containing approximately 25 acre(s). [REF: 04DRB-00010, 00011& 00012] (N-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1003588**  
04DRB-01173 Minor-Prelim&Final Plat Approval

RHOMBUS PA, INC. agent(s) for UNM FOUNDATION, INC. request(s) the above action(s) for all or a portion of Lot(s) 21-A & B-1, Block(s) 10, **PEREA ADDITION**, zoned SU-2 special neighborhood zone, TH, located on MARQUETTE AVE NW, between 12<sup>TH</sup> ST NW and 13<sup>TH</sup> ST NW containing approximately 1 acre(s). [REF: LUC-92-8, 1002925/03LUC-01423] (J-13) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**



18. **Project # 1003537**  
04DRB-01180 Minor-Prelim&Final Plat  
Approval

COMMUNITY SCIENCES CORP agent(s) for PULTE HOMES request(s) the above action(s) for all or a portion of Lot(s) 104-106, **PINON POINTE SUBDIVISION, UNIT 5**, zoned R-LT residential zone, located on WEYMOUTH ST NW, between IRVING BLVD NW and LAS VENTANAS RD NW containing approximately 1 acre(s). [REF: 04DRB01067] (B-9) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1003112**  
04DRB-01005 Major-Final Plat  
Approval

COMMUNITY SCIENCES CORP agent(s) for COLLATZ INC, JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF COLLATZ INC, **RINCONADA TRAILS**, zoned SU-1 special use zone, located on UNSER BLVD NW, between UNSER BLVD NW and WESTERN TRAILS NW containing approximately 9 acre(s). [REF: 03DRB-01994, 04DRB-00166, 04DRB-00167, 04DRB-00168] [*Deferred from 7/14/04, 7/21/04, 8/4/04 & 8/11/04*] (F-11/F-12) **DEFERRED AT THE AGENT'S REQUEST TO 8/18/04.**

20. **Project # 1001087**  
04DRB-00004 Minor- Final Plat  
Approval

HALE & SUN CONSTRUCTION INC request(s) the above action(s) for all or a portion of Lot(s) 3-4, **MAJOR ACRES SUBDIVISION**, zoned SU-2,R-T, located on 12<sup>th</sup> ST NW, between CANDELARIA RD NW and MATTHEW AVE NW containing approximately 1 acre(s). [REF: 1002231, 02ZHE-01435, 01DRB-002688, 01DRB-01891] [Final Plat was indefinitely deferred on 3/31/04] (G-14) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA.**

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

21. **Project # 1003591**  
04DRB-01185 Minor-Sketch Plat or Plan
- BOHANNAN HUSTON agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) 31A-1-A, **SUN GATE ESTATES**, zoned R-LT residential zone, located on GIBSON BLVD SW, between BLAKE RD SW and 98<sup>TH</sup> ST SW containing approximately 45 acre(s). [REF: 03DRB-01679 & 80, 1003014] (N-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
22. **Project # 1003593**  
04DRB-01198 Minor-Sketch Plat or Plan
- BOHANNAN HUSTON agent(s) for D. R. HORTON request(s) the above action(s) for all or a portion of Tract(s) 6, **VENTANA RANCH WEST**, zoned R-LT residential zone, located on IRVING BLVD NW and VENTANA RIDGE RD NW, containing approximately 24 acre(s). (B-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
23. **Project # 1003594**  
04DRB-01199 Minor-Sketch Plat or Plan
- BOHANNAN HUSTON agent(s) for D. R. HORTON request(s) the above action(s) for all or a portion of Tract(s) 1A, 1B & 3, **VENTANA RANCH WEST**, zoned R-LT residential zone, located on PASEO DEL NORTE NW and IRVING BLVD NW, containing approximately 32 acre(s). (B-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. **Project # 1001568**  
04DRB-01170 Minor-Sketch Plat or Plan

LINDA CARROLL agent(s) for INTERNATIONAL FOOD SERVICE HOLDINGS, LLC request(s) the above action(s) for all or a portion of Tract(s) 90, **MRGCD, MAP 35**, zoned R-1 residential zone, RA-2, located on RIO GRANDE BLVD NW, between INDIAN SCHOOL RD NW and LOS ANAYAS RD NW containing approximately 2 acre(s). [REF:01EPC-01563] (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

25. **Project # 1003589**  
04DRB-01181 Minor-Sketch Plat or Plan

SAMUEL DICKEY request(s) the above action(s) for all or a portion of Tract(s) 4A & 4B, **RAY PENA SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on WESTWARD LN NW, between ATRISCO DR NW and NORTHERN TRAIL NW containing approximately 1 acre(s). (F-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. **Project # 1003592**  
04DRB-01200 Minor-Sketch Plat or Plan

RHODES & SALMON PC agent(s) for GOLDEN SLUMBERS INC request(s) the above action(s) for all or a portion of Lot(s) 1, **SUNDT INDUSTRIAL AREA SCHMIDER PARCEL**, zoned M-2 heavy manufacturing zone, located on CANDELARIA NE, between EDITH NE and I-25 containing approximately 3 acre(s). (G-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. Approval of the Development Review Board Minutes for July 28, 2004. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JULY 28, 2004 WERE APPROVED.**

ADJOURNED: 11:25 A.M.

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
August 11, 2004  
DRB Comments**

**Item # 13**

**Project # 1002397**

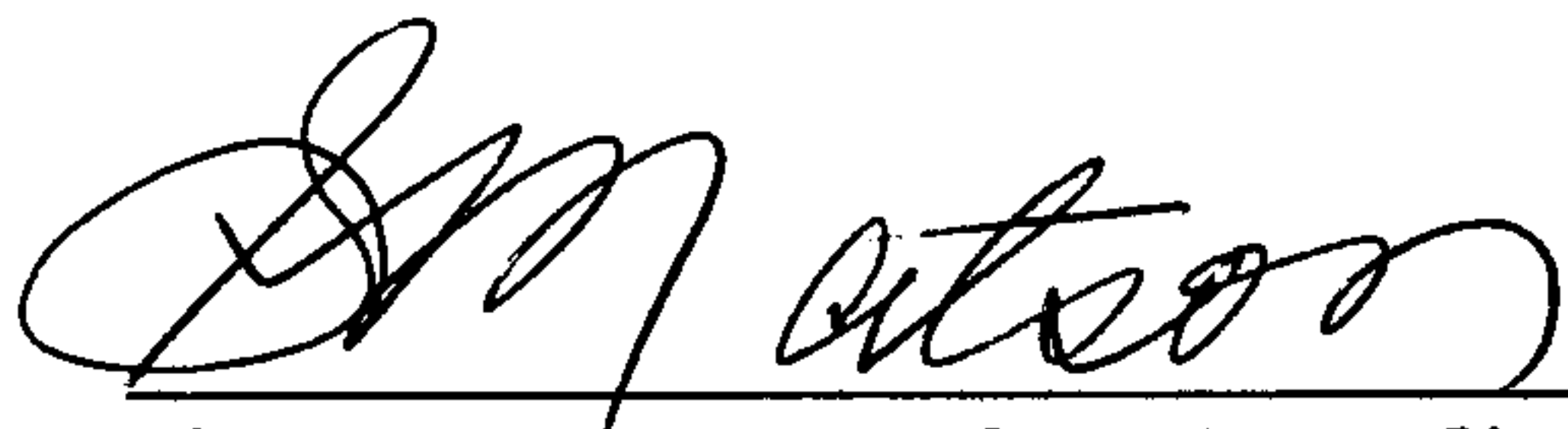
**Application # 04-01196**

**RE: Lots 1-9, Lands of Taylor-Martin L/final plat**

Are there any changes between the preliminary & final plat?

The one condition of final plat is met with the approved re-vacation actions.

No objection to the re-plat.

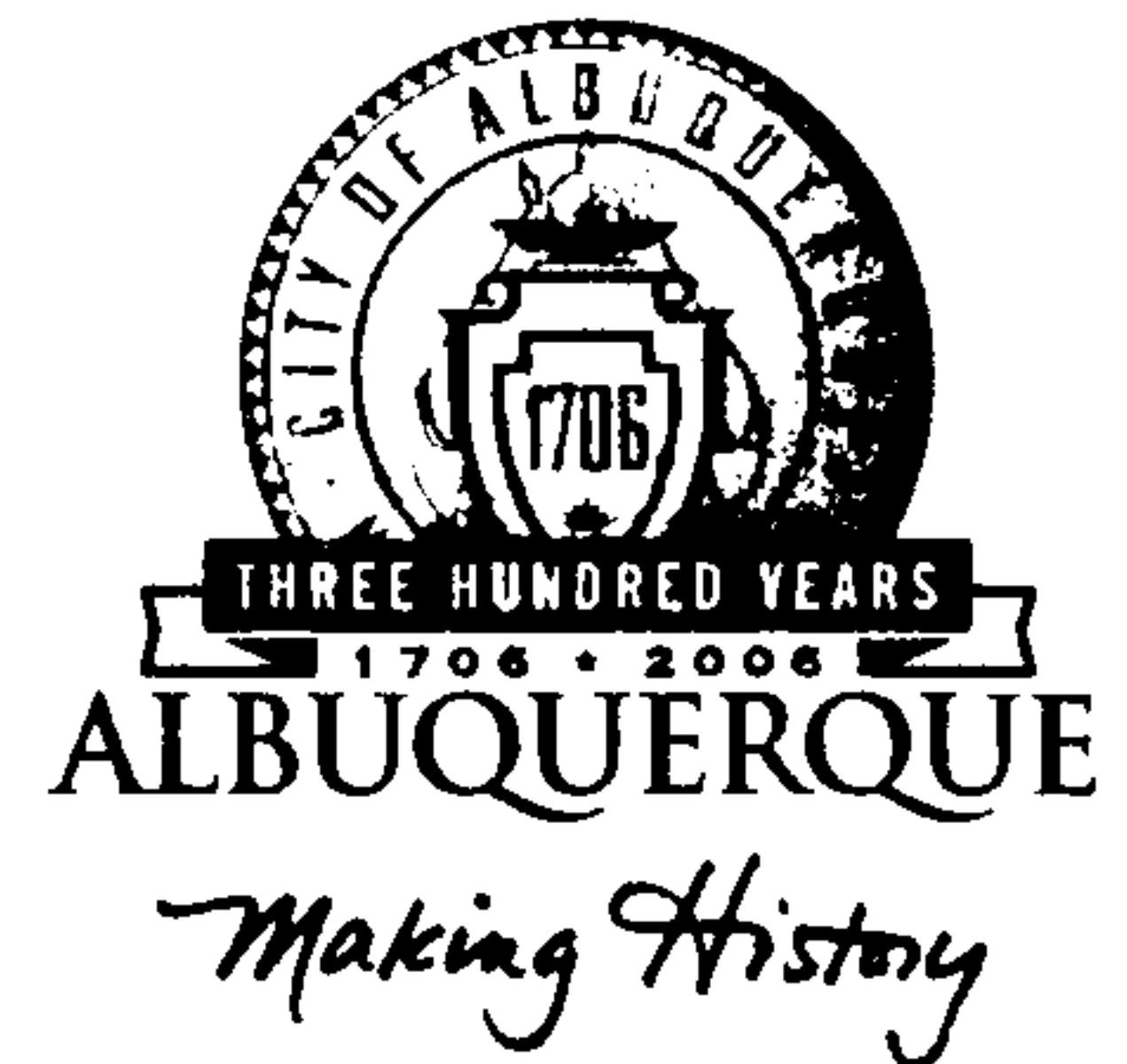


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Sheran Matson, AICP DRB Chair  
924-3880 fax 924-3864 smatson@cabq.gov



# CITY OF ALBUQUERQUE



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1002397**

**AGENDA ITEM NO: 13**

**SUBJECT:**

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

**ACTION REQUESTED:**

P.O. Box 1293

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

Albuquerque

**ENGINEERING COMMENTS:**

An executed Subdivision Improvements Agreement with financial guarantees is on file for Final Plat sign-off.  
Comments on plat.  
Agreement and covenant still in process

New Mexico 87103

www.cabq.gov

**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:** August 11, 2004



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

June 16, 2004

### **2. Project # 1002397**

04DRB-00798 Major-Vacation of Public Easements

04DRB-00797 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 TAYLOR - MARTIN L.**, zoned C-1 neighborhood commercial zone, located on LA ORILLA RD NW, between COORS BLVD NW and CORRALES DRAIN containing approximately 12 acre(s). [REF: Z-87-56, DRB-87-200, 04DRB-00762] (E-12)

At the June 16, 2004, Development Review Board meeting, the vacations were approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

### FINDINGS:

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

### CONDITIONS:

1. 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.
3. Affected utility companies shall acknowledge the vacation by their signatures on the replat.

If you wish to appeal this decision, you must do so by July 1, 2004 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.



## OFFICIAL NOTICE OF DECISION

### PAGE 2

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.)

for Sheran Matson, AICP, DRB Chair

cc: Tierra West LLC, 8509 Jefferson NE, 87113  
Shull Realty & Waters Edge LLC, 5445 Edith Blvd NE, Unit F, 87107  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg  
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002397 AGENDA#: 2 DATE: 6.16.04

1. Name: Sara Levy Address: 11111 1st St 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

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002397**

**AGENDA ITEM NO: 2**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

The Hydrology Section has no objection to the vacation request.

**RESOLUTION:**

APPROVED ; 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 16, 2004



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

June 16, 2004

**Project # 1002397**

04DRB-00798 Major-Vacation of Public Easements  
04DRB-00797 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 TAYLOR-MARTIN L.**, zoned C-1 neighborhood commercial zone, located on LA ORILLA RD NW, between COORS BLVD NW and CORRALES DRAIN containing approximately 12 acre(s). [REF: Z-87-56, DRB-87-200, 04DRB-00762 ] (E-12)

AMAFCA No adverse comments.

COG No Adverse Comments

Transit No comments received.

Zoning Enforcement No comments received.

Neighborhood Coordination

Letters sent to Taylor Ranch (R) and Albin Hills (R) Neighborhood Assns.

APS No comments received.

Police Department No adverse comments.

Fire Department No adverse comments.

PNM Electric & Gas

PNM approves the vacations with the stipulation that a 5' PUE be granted along the East boundary of the tract to allow for the expansion of the existing single-phase electric line into a three phase electric line in the future.

Comcast No comments received

QWEST No comments received

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

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

Open Space Division

No adverse comments.

City Engineer The Hydrology section has no objection to the vacation request.

Transportation Development No objection to requested actions.

Parks & Recreation Defer to the agencies having an interest in the easements.

Utilities Development No objection to Vacation requests.

Planning Department

No objection to the vacation requests. As a condition of preliminary plat extension approval on 5/26/04 for this property, the vacation must be completed through final platting action within one year or a new application for preliminary plat is required.

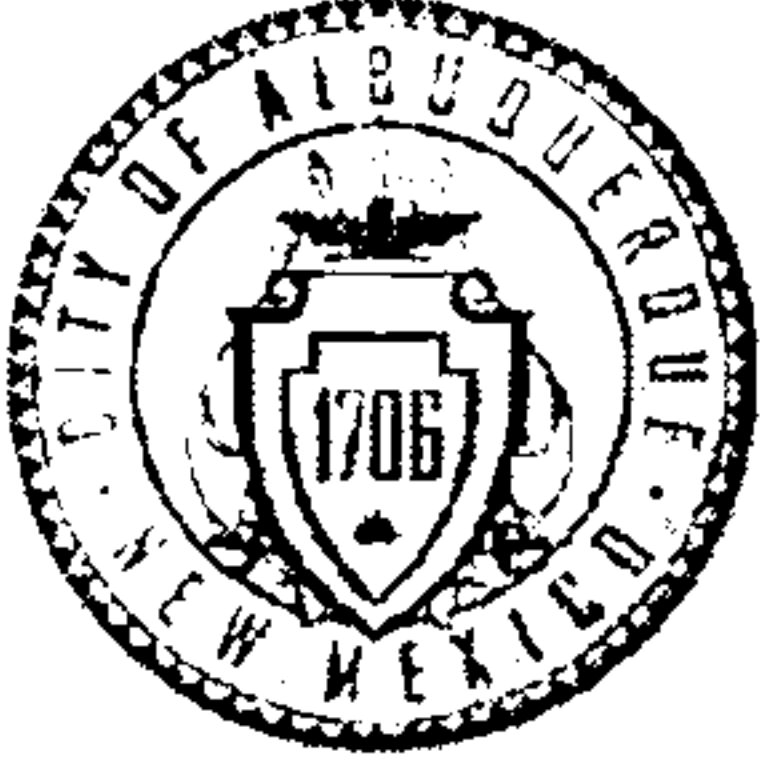
**IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING**

cc:Shull Realty & Waters Edge LLC, 5445 Edith Blvd NE, # Unit F, 87107

Tierra West LLC, 8509 Jefferson St NE, 87113







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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, June 16, 2004**, beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1002002**

04DRB-00803 Major-Vacation of Public Easements  
04DRB-00805 Minor-Prelim&Final Plat Approval

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for RETAIL DEVELOPMENT INC, LLC request(s) the above action(s) for a Portion of Drainage Easement, **BEAR CANYON ARROYO**, zoned C-3 heavy commercial zone, located on SAN MATEO BLVD NE, between SAN MATEO BLVD NE and I-25 containing approximately 5 acre(s). [REF: 03DRB-00168, 03DRB-00605, 02DRB-01743 ] (E-17)

**Project # 1002397**

04DRB-00798 Major-Vacation of Public Easements  
04DRB-00797 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 TAYLOR-MARTIN L.**, zoned C-1 neighborhood commercial zone, located on LA ORILLA RD NW, between COORS BLVD NW and CORRALES DRAIN containing approximately 12 acre(s). [REF: Z-87-56, DRB-87-200, 04DRB-00762 ] (E-12)

**Project # 1003236**

04DRB-00802 Major-Vacation of Public Easements  
04DRB-00799 Minor-SiteDev Plan Subd/EPC  
04DRB-00800 Minor-SiteDev Plan BldPermit/EPC  
04DRB-00801 Major-Preliminary Plat Approval  
04DRB-00804 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for JENNIFER SOUL request(s) the above action(s) for all or a portion of Lot(s) 1, **MARIN S/D, TBKA VILLA DE LA CHAMISA**, zoned SU-1 special use zone, FOR PRD, located on PARADISE BLVD NW, between VIVALDI TRAIL NW and BIG SAGE NW containing approximately 9 acre(s). [REF: 04EPC-00150 ] (B-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 meeting should contact Claire Senova, Planning Department, at 924-3946. Hearing Impaired users may contact her via the New Mexico Relay Network by calling toll-free: 1-800-659-8331.

  
Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, May 31, 2004.**

**CITY OF PLANNING  
PLANNING DEPARTMENT  
PROPERTY OWNERSHIP LIST**

**Meeting Date:** JUNE 16, 2004  
**Zone Atlas Page:** E-12-Z  
**Notification Radius:** 100 Ft.

**Project#** 1002397  
**App#** 04DRB-00797  
**App#** 04DRB-00798

**Cross Reference and Location:**

**Applicant:** SHULL REALTY & WATERS EDGE, LLC  
**Address:** 5445 EDITH BLVD NE, # UNIT F  
ALBUQUERQUE NM 87107

**Agent:** TIERRA WEST, LLC  
**Address:** 8509 JEFFERSON ST NE  
ALBUQUERQUE NM 87113

**Special Instructions:**

**Notice must be mailed from the  
City's 15 day prior to the meeting.**

**Date Mailed:** MAY 28, 2004

**Signature:** KYLE TSETHLIKAI

RECORDS WITH LABELS

PAGE 1

101206349103040309	LEGAL: TR 1 -B B LK 15 (SECOND CORRECTED REPLAT OF LT 1 & A LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: COORS EIGHT PACK OWNER ADDR: 06605 UPTOWN	BL NE ALBUQUERQUE NM	87110
101206335802140106	LEGAL: 006 005A LBAN HILLS SUBD REPL OF UNIT I LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: CAMPBELL JOHN C & JOAN E CO-TR OWNER ADDR: 08705 SPAIN	NE ALBUQUERQUE NM	87111
101206342802640308	LEGAL: TR 1 -E B LK 15 (SECOND CORRECTED REPLAT OF LT 1 & A LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: COORS EIGHT PACK OWNER ADDR: 06605 UPTOWN	BL NE ALBUQUERQUE NM	87110
101206234549210115	LEGAL: PARC EL B PLAT OF ANNEXATION (BEING A PORT OF NW 1/ LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: E BLAUGRUND AND ASSOCIATES OWNER ADDR: 02909 YALE	BL SE ALBUQUERQUE NM	87106
101206248050510222	LEGAL: TR A -1-B SUMMARY PLAT SHOWING TRS A-1-A & A-1-B OF LAND USE: PROPERTY ADDR: 00000 LA ORILLA OWNER NAME: CHURCH OF CHRIST RIVERSIDE OWNER ADDR: 03100 LA ORILLA	NW ALBUQUERQUE NM	87120
101206242951210214	LEGAL: LT 1 PLA T OF LTS 1-9 (FMLY TRS A-1-A & A-2-B) LAND LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: LA ORILLA GROUP LLC OWNER ADDR: 06509 DAWN VIEW	DR NE ALBUQUERQUE NM	87111
101206244947910215	LEGAL: LT 5 PLA T OF LTS 1-9 (FMLY TRS A-1-A & A-2-B) LAND LAND USE: PROPERTY ADDR: 00000 COORS OWNER NAME: INVESTMENT CO SOUTHWEST INC OWNER ADDR: 00000	ALBUQUERQUE NM	87196
101206242748710232	LEGAL: LT 4 PLA T OF LTS 1-9 (FMLY TRS A-1-A & A-2-B) LAND LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: UNITED NEW MEXICO BANK OWNER ADDR: 00000	ALBUQUERQUE NM	87103
101206241248710226	LEGAL: LT 3 PLA T OF LTS 1-9 (FMLY TRS A-1-A & A-2-B) LAND LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: UNITED NEW MEXICO BANK OWNER ADDR: 00000	ALBUQUERQUE NM	87103
101206239348710227	LEGAL: LT 2 PLA T OF LTS 1-9 (FMLY TRS A-1-A & A-2-B) LAND LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: UNITED NEW MEXICO BANK OWNER ADDR: 00000	ALBUQUERQUE NM	87103
101206242747010231	LEGAL: LT 6 -A P LAT OF LTS 7A & 6A LANDS OF MARTIN L TAYLO LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: UNITED NEW MEXICO BANK OWNER ADDR: 00000	ALBUQUERQUE NM	87103

RECORDS WITH LABELS

PAGE 2

101206241547010233	LEGAL: LOT 7A P LAT OF LTS 7A & 6A LANDS OF MARTIN L TAYLO LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: UNITED NEW MEXICO BANK OWNER ADDR: 00000	ALBUQUERQUE NM	87103
101206239647010229	LEGAL: LT 8 PLA T OF LTS 1-9 (FMLY TRS A-1-A & A-2-B) LAND LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: UNITED NEW MEXICO BANK OWNER ADDR: 00000	ALBUQUERQUE NM	87103
101206238047010228	LEGAL: LT 9 PLA T OF LTS 1-9 (FMLY TRS A-1-A & A-2-B) LAND LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: UNITED NEW MEXICO BANK OWNER ADDR: 00000	ALBUQUERQUE NM	87103
101206238644910305	LEGAL: TRAC T 7- A PLAT OF TRACTS 1-A THRU TRACTS 8-A RIVER LAND USE: PROPERTY ADDR: 00000 COORS OWNER NAME: DEL CARMEN ENTERPRISES LLC OWNER ADDR: 07009 PROSPECT	AV NE ALBUQUERQUE NM	87110
	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE		
101206241844710304	LEGAL: TRAC T 8- A PLAT OF TRACTS 1-A THRU TRACTS 8-A RIVER LAND USE: PROPERTY ADDR: 00000 WINTER HAVEN OWNER NAME: DEL CARMEN ENTERPRISES LLC OWNER ADDR: 07009 PROSPECT	AV NE ALBUQUERQUE NM	87110
101206246246411032	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE		
101206245645711031	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE		
101206245345111030	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE		

# **"Attachment A"**

Karen Kline, Tierra West, LLC  
Zone Map: e-12

**TAYLOR RANCH N.A. (R)**

**\*Don MacCornack**

5300 Hattiesburg NW/87120 897-1593 (h)

Jolene Wolfley

6804 Staghorn Dr. NW/87120-4806 890-9414 (h)

**LETTERS MUST BE SENT TO BOTH**  
**CONTACTS OF EACH**  
**NEIGHBORHOOD ASSOCIATION.**



# 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: 05/19/04 Time Entered: 11:55 a.m. ONC Rep. Initials: SW



May 19, 2004

City of Albuquerque  
Environmental Planning Commission  
Development Review Board  
PO Box 1293  
Albuquerque, NM 87103

RE: Lots 1-9, Lands of Taylor-Martin L.  
Zone Atlas Page E12  
DRB#: 1002397

To Whom It May Concern:

As the Owner/Developer, I hereby grant Ronald R. Bohannon, P.E. of Tierra West LLC to act as agent on behalf of Waters Edge LLC., on matters pertaining to any and all submittals to the City of Albuquerque regarding the above referenced project.

Bob Tinley  
Print Name

[Signature]  
Sign Name

5-20-04  
Date







**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
- Design elevations & cross sections of perimeter walls 3 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
- 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
- Signed** Pre-Annexation Agreement if Annexation required.
- 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. KK
- Previous SIA extension notice, if one has been issued. If not applicable, please initial. KK
- 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
- Fee (see schedule)

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.

RONALD R. BOHANNAN, P.E.  
 Applicant name (print)  
Karen Kline for 6.17.05  
 Applicant signature / date



Form revised 11/04

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

Application case numbers  
05DRB - 01042  
 \_\_\_\_\_  
 \_\_\_\_\_

Sandy Sandley 06/17/05  
 Planner signature / date  
**Project # 1002397**

# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

(505) 558-3100  
fax (505) 858-1118

twllc@tierrawestllc.com  
1-800-245-3102

June 17, 2005

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

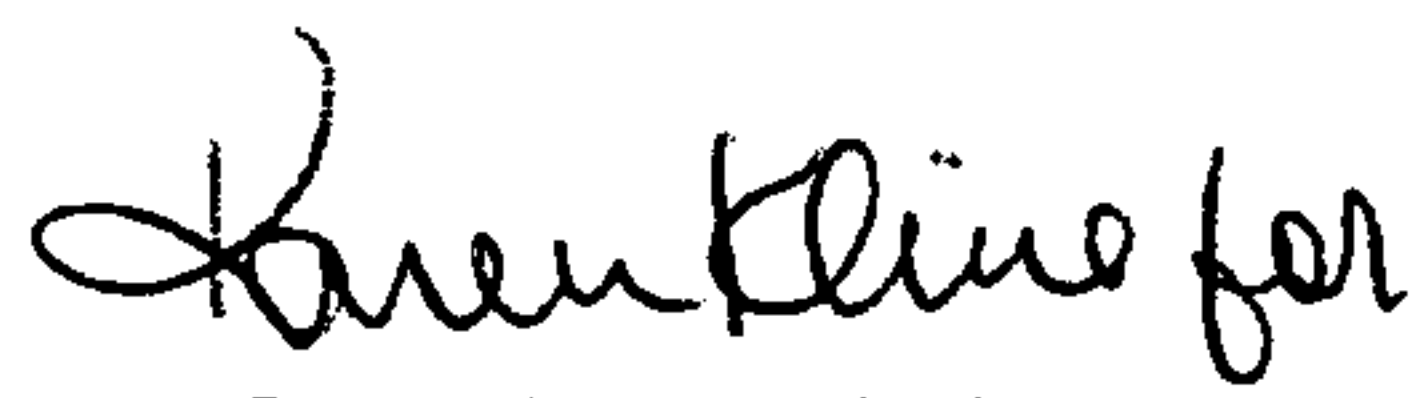
RE: ~~Two~~<sup>ONE</sup> Year Extension of Subdivision Improvement Agreement for Bosque Plaza  
Zone Atlas Page E-12; DRB Project #1002397

Dear Ms. Matson:

Tierra West LLC, on behalf of Shull Realty and Waters Edge LLC, request the ~~Two~~<sup>ONE</sup> Year Extension of Subdivision Improvement Agreement for Bosque Plaza. The site is located on La Orilla Road NW between Coors Boulevard NW and Corrales Drain. The SIA will be expiring soon and the construction paperwork will be submitted to the city in the next week for this reason we request the two-year extension.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,

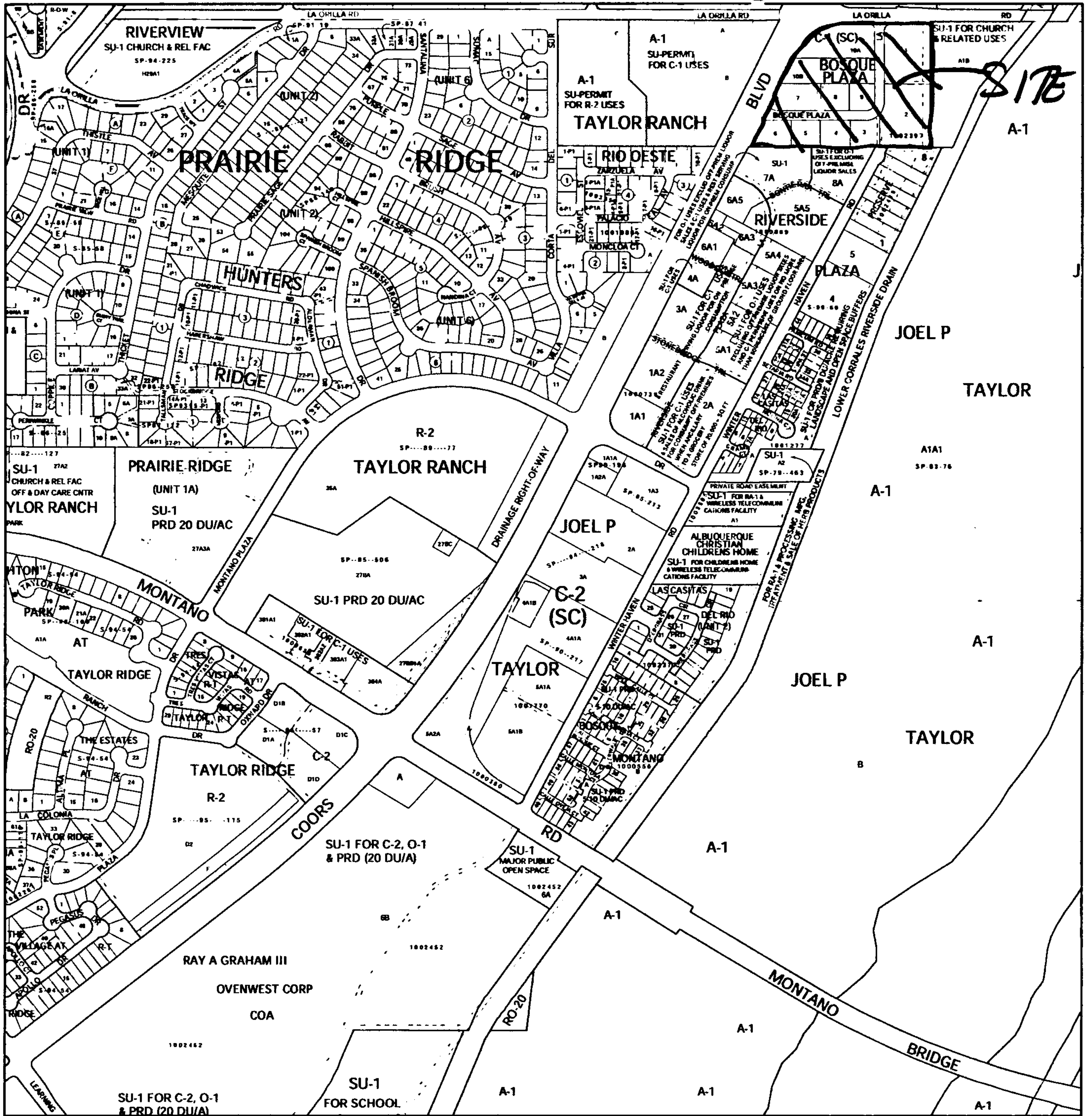
  
Sara Lavy, P.E.

Enclosure/s

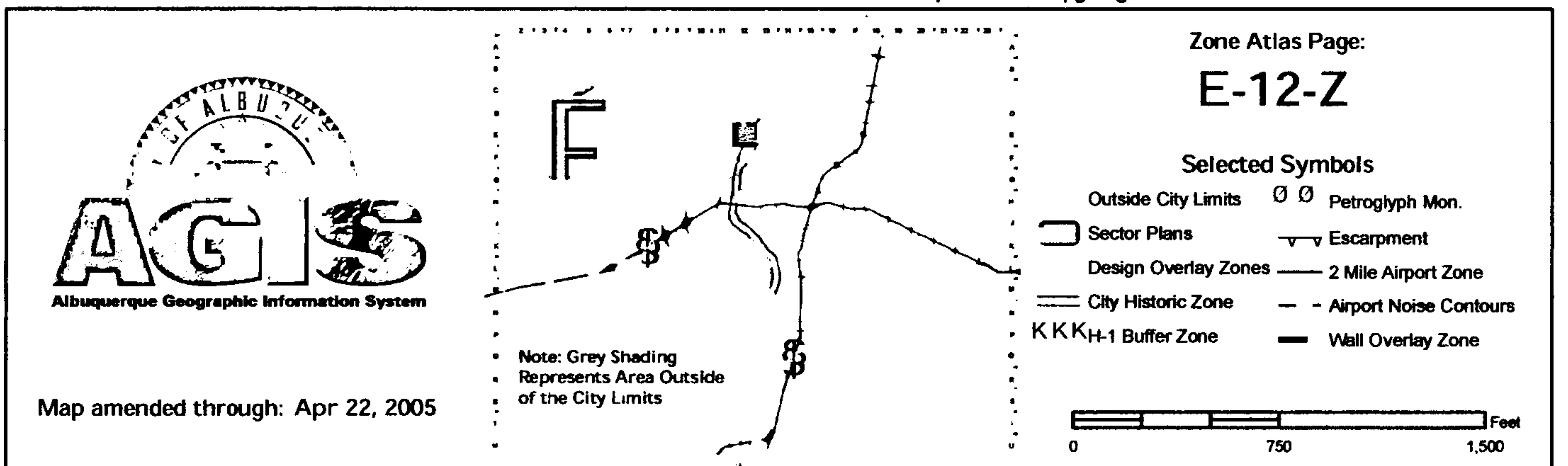
cc: Jim Shull  
Karen Arfman  
Janet Laros, Coors Trail N.A.  
Alexandra Ostwald, Coors Trail N.A.  
Bill Jack Rodgers, Taylor Ranch N.A.  
Jolene Wolfley, Taylor Ranch N.A.

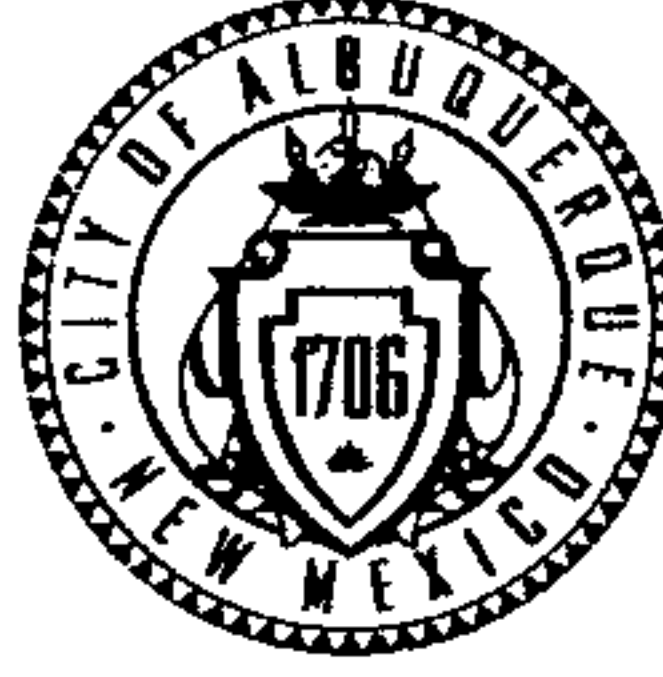
JN: 20074.001  
SCL/kk





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





**City of Albuquerque**  
P.O. Box 1293, Albuquerque, NM 87103

**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.

June 16, 2005

Karen Kline  
Tierra West, LLC  
8509 Jefferson NE/87113  
Phone: 858-3100/Fax: 858-1118  
Email: [kkline@tierrawestllc.com](mailto:kkline@tierrawestllc.com)

Dear Karen:

Thank you for your inquiry of **June 16, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOTS 1-10, BOSQUE PLAZA (USED TO BE LOTS 1-9, LANDS OF MARTIN L. TAYLOR) LOCATED ON LA ORILLA ROAD NW BETWEEN COORS BOULEVARD NW AND CORRALES DRAIN zone map E-12.**

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

**SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.**

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 me at (505) 924-3902 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

*Stephani Winklepleck*

Neighborhood Program Coordinator  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

planningrnaform(10/6/04)



# NOTICE TO APPLICANTS

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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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: 06/16/05 Time Entered: 4:40 p.m. ONC Rep. Initials: SW

# "Attachment A"

Karen Kline, Tierra West, LLC  
Zone Map: E-12

**COORS TRAIL N.A. (CRT) "R"**

**\*Alexandra Ostwald**

6423 Bosque Meadows NW/87120 898-1915 (h)

Janet Laros

2924 River Willow Tr. NW/87120 890-0657 (h)

**TAYLOR RANCH N.A. (TRN) "R"**

Bill Jack Rodgers

8308 Cedar Creek Dr. NW/87120 897-9737 (h)

Jolene Wolfley

6804 Staghorn Dr. NW/87120 890-9414 (h)

**ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY O-92,** you are most welcomed to notify the following "*Unrecognized*" neighborhood associations of this project.

**LETTERS MUST BE SENT TO BOTH**  
**CONTACTS OF EACH**  
**NEIGHBORHOOD ASSOCIATION.**

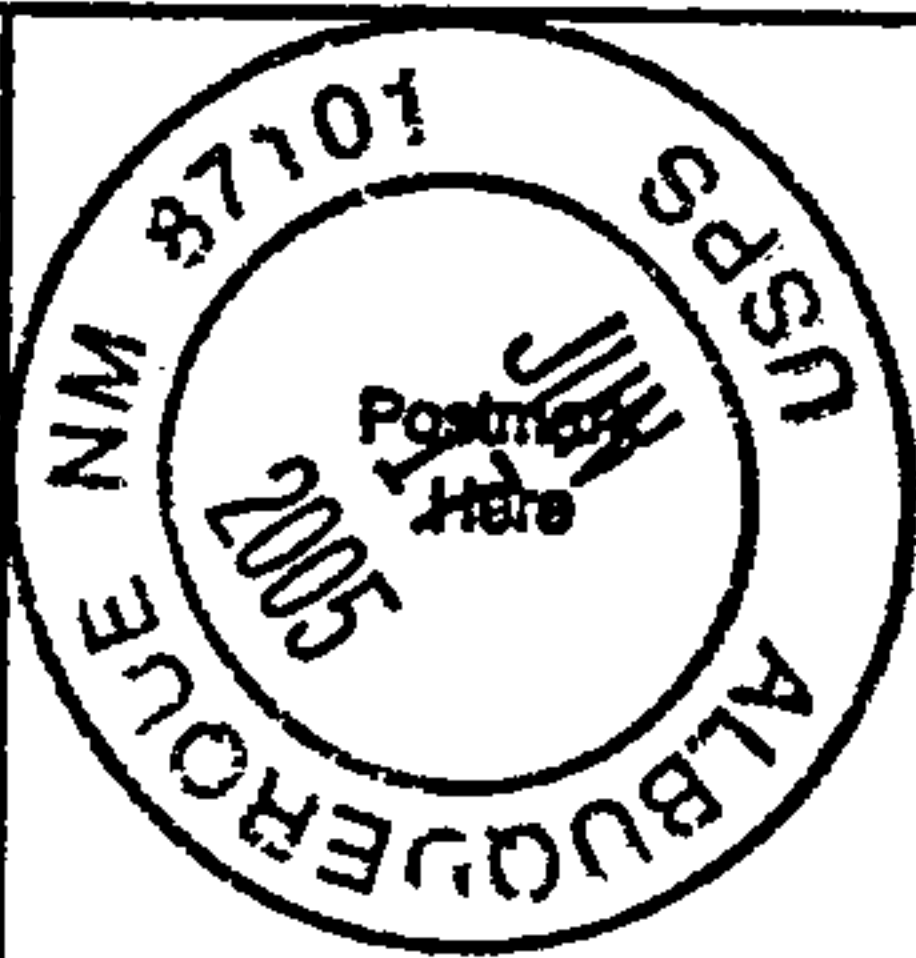
7005 1160 0000 1000 09TT 5007


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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ 1.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.65</b>



Sent To:   
 Street or PO Box: BILL JACK RODGERS  
 City, State: TAYLOR RANCH N.A.  
 City, State: 8308 CEDAR CREEK DR NW  
 City, State: ALBUQUERQUE NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

7005 1160 0000 1000 09TT 5007


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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ 1.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.65</b>



Sent To:   
 Street, Apt or PO Box: ALEXANDRA OSTWALD  
 City, State: COORS TRAIL N.A.  
 City, State: 6423 BOSQUE MEADOWS NW  
 City, State: ALBUQUERQUE NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

7005 1160 0000 1000 09TT 5007


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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ 1.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.65</b>



Sent To:   
 Street or PO Box: JANET LAROS  
 City, State: COORS TRAIL N.A.  
 City, State: 2924 RIVER WILLOW TR NW  
 City, State: ALBUQUERQUE NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

7005 1160 0000 1000 09TT 5007


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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ 1.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.65</b>



Sent To:   
 Street or PO Box: JOLENE WOLFLEY  
 City, State: TAYLOR RANCH N.A.  
 City, State: 6804 STAGHORN DR NW  
 City, State: ALBUQUERQUE NM 87120

PS Form 3800, June 2002 See Reverse for Instructions





JW2074  
In writing  
DLB

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

December 15, 2004

**3. Project # 1002397**  
04DRB-01784 Major-Two Year SIA

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) 1-10, **BOSQUE PLAZA**, zoned C-1 neighborhood commercial zone, located on LA ORILLA RD NW, between COORS BLVD NW and the CORRALES DRAIN containing approximately 12 acre(s). [REF: Z-87-56, DRB-87-200, 02DRB01925, 04DRB01196] (E-12)

At the December 15, 2004, Development Review Board meeting, a six-month extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by December 30, 2004 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 Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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

  
Sheran Matson, AICP, DRB Chair

Cc:Shull Realty & Waters Edge LLC, 5445 Edith Blvd, Unit F, 87107  
Tierra West LLC, 8509 Jefferson NE, 87113  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File



20014  
SIA

**MYERS, OLIVER & PRICE, P.C.**

LAWYERS  
1401 CENTRAL AVENUE, N.W.  
ALBUQUERQUE, NEW MEXICO 87104

JOHN A. MYERS  
SCOTT OLIVER\*  
CHARLES P. PRICE III  
KEVIN J. McCREADY  
HOPE MEAD WYNN

TELEPHONE  
(505)247-9080

FACSIMILE  
(505)247-9109

\*ALSO LICENSED IN TEXAS

e-mail: [jmyers@moplaw.com](mailto:jmyers@moplaw.com)

January 20, 2005

<sup>3440</sup>  
**Via Facsimile 924-3430** <sup>10:31 AM</sup>  
Kevin Curran  
City of Albuquerque  
P.O. Box 2248  
Albuquerque, New Mexico 87103


Re: La Orilla Group, L.L.C./Jim and Christen Shull  
Project No. 7134.81

Dear Kevin:

Enclosed are copies of an Extension Agreement and Loan Reserve Letters for La Orilla Group, LLC and Jim and Christen Shull, the originals of which will be delivered to you tomorrow by Karen Kline with Tierra West. You will note on the first and last pages of the original Loan Reserve letters that Jay Czar's name has been struck through and James B. Lewis' name has been inserted. Please be advised that Jason Shaffer of Sunrise Bank of Albuquerque authorized me to make these changes.

Thank you.

Very truly yours,  
MYERS, OLIVER & PRICE, P.C.

By:   
Karen Lee Arfman  
Legal Assistant

/kla

Enclosures

cc w/enc.: Ms. Karen Kline (Hand Delivered with originals)  
Mr. Jim Shull (Telefaxed: 344-1159)  
Mr. Jason Shaffer (Telefaxed: 244-8037) <sup>10:16 AM</sup>

**FIGURE 18  
EXTENSION AGREEMENT**

PROJECT NO. 7134.81

This Agreement made this day of \_\_\_\_\_, 20\_\_\_\_, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and [name of developer/subdivider:] **LA ORILLA GROUP LLC AND JIM W. SHULL JR., AND CHRISTEN SHULL** ("Developer"), whose address is **5445 EDITH BLVD UNIT F, ALBUQUERQUE, NM 87107** and whose telephone number is **505.344.1141**, is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Developer entered into an Agreement on the **6th** day of **JULY**, **2004**, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on **JULY 8, 2004** at Book Misc. **A80**, pages **5447** through **--**, ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the day of **December 10, 20 04**; and

WHEREAS, the Earlier Agreement was amended by an Extension Agreement dated \_\_\_\_\_, recorded \_\_\_\_\_, in Book Misc. \_\_\_\_\_, pages \_\_\_\_\_ through \_\_\_\_\_, records of Bernalillo County, New Mexico, extending the construction deadline to \_\_\_\_\_; and

WHEREAS, it appears that the Developer will be unable to complete construction of the improvements by the deadline specified in the Agreement; and

WHEREAS, the City is willing to grant Developer an extension of time in which to complete construction of all or part of the improvements, provided the Developer posts an acceptable financial guarantee, as required by the City's Subdivision Ordinance and the Development Process Manual; and

WHEREAS, the Developer is able to provide the required financial guaranty:

NOW THEREFORE in consideration of the above and the mutual promises contained herein, the parties agree:

1. The required completion date for construction of the improvements, as set forth in paragraph **A** of the Earlier Agreement, is extended [Complete either A or B:]

A. for all improvements, the **15th** day of **JUNE, 2005**.

B. on portions of the improvements as follows:

<u>IMPROVEMENTS</u>	<u>COMPLETION DATE</u>
<b><u>INFRASTRUCTURE</u></b>	<b><u>JUNE 15, 2005</u></b>
—	—
—	—

2. With this Extension Agreement, Developer has provided the City with the following financial guaranty:

Type of Financial Guaranty: LOAN RESERVE LETTER  
 Amount: \$ 272,660.95  
 Name of Financial Institution or Surety providing Guaranty:  
SUNRISE BANK  
 Date City first able to call Guaranty: JUNE 15, 2005  
 [Construction Completion Deadline]: JUNE 15, 2005  
 If Guarantee other than a Bond, last day City able to call on Guaranty is:  
AUGUST 15, 2005  
 Additional information: INFRASTRUCTURE

Type of Financial Guaranty: LOAN RESERVE LETTER  
 Amount: \$ 272,660.95  
 Name of Financial Institution or Surety providing Guaranty:  
SUNRISE BANK  
 Date City first able to call Guaranty: JUNE 15, 2005  
 [Construction Completion Deadline]: JUNE 15, 2005  
 If Guarantee other than a Bond, last day City able to call on Guaranty is:  
AUGUST 15, 2005  
 Additional information: INFRASTRUCTURE

3. The parties agree that all terms and conditions of the Earlier Agreement not in conflict with this Extension Agreement shall remain valid, in force, and binding upon the parties. By executing this Agreement, the parties only intention is to extend the construction completion deadline established in the Earlier Agreement and establish a revised financial guarantee for the benefit of the City.

Executed on the date stated in the first paragraph of this Agreement.

SUBDIVIDER:

CITY OF ALBUQUERQUE

By [Signature]: *Fred W. Reed*  
 Name: FRED W. REED  
 Title: MANAGING MEMBER  
 Dated: 1.18.05  
**LA ORILLA GROUP LLC**

Approved by: \_\_\_\_\_  
 City Engineer  
 Dated: \_\_\_\_\_

By [Signature]: *Jim W. Shull & Christen Shull*  
 Name: JIM W. SHULL & CHRISTEN SHULL  
 Title: HUSBAND & WIFE  
 Dated: 1/19/09

STATE OF New Mexico  
COUNTY OF Bernalillo

SUBDIVIDER'S NOTARY

) ss.

This instrument was acknowledged before me on 18<sup>th</sup> day of January, 2005  
by [name(s) of person(s):] FRED W. REED, [title or capacity, for instance, "President" or  
"Owner":] MANAGING MEMBER of [Subdivider:] LA ORILLA GROUP LLC

[Signature]  
Notary Public

My Commission Expires:  
OFFICIAL SEAL  
RICHARD A. DAVIS  
NOTARY PUBLIC-STATE OF NEW MEXICO  
1/12/06

STATE OF New Mexico  
COUNTY OF Bernalillo

SUBDIVIDER'S NOTARY

) ss.

This instrument was acknowledged before me on 19<sup>th</sup> day of January, 2005  
by [name(s) of person(s):] JIM W. SHULL & CHRISTEN SHULL, [title or capacity, for  
instance, "President" or "Owner":] HUSBAND & WIFE of [Subdivider:] JIM W. SHULL &  
CHRISTEN SHULL

[Signature]  
Notary Public

My Commission Expires:



OFFICIAL SEAL  
KELLY D. McCLELLAND  
NOTARY PUBLIC  
STATE OF NEW MEXICO

02/06/08

My Commission Expires: 02/06/08

STATE OF NEW MEXICO )  
) ss.  
COUNTY OF BERNALILLO )

CITY'S NOTARY

This instrument was acknowledged before me on 19<sup>th</sup> day of January, 2005 by \_\_\_\_\_  
\_\_\_\_\_, City Engineer, of the City of Albuquerque, a municipal corporation, on  
behalf of said corporation.

\_\_\_\_\_  
Notary Public

My Commission Expires:

\_\_\_\_\_





SUNRISE BANK OF ALBUQUERQUE

January 19, 2005

~~Mr. Czar~~ **James B. Lewis**  
Chief Administrative Officer  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

RE: Loan Reserve for: Jim W. Shull and Christen Shull  
City of Albuquerque Project No.: 713481  
Project Name: INFRASTRUCTURE FOR LANDS OF MARTIN L. TAYLOR UNIT 1

Dear Mr. Czar

This letter is to advise the City of Albuquerque ("City") that, at the request of Jim W. Shull and Christen Shull, Sunrise Bank of Albuquerque, ("Financial Institution") in Albuquerque, New Mexico, holds as a loan reserve the sum of Two Hundred, Seventy Two Thousand, Six Hundred, Sixty and 95/100. (\$272,660.95) ("Loan Reserve") for the exclusive purpose of providing the financial guarantee which the City requires Jim W. Shull and Christen Shull ("Subdivider") to provide for the installation of the improvements which must be constructed at Lands of Martin L. Taylor, Unit 1, Project No. 713481 ("Project"). The amount of the Loan Reserve is 125% of the City's estimated cost of improvements as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on \_\_\_\_\_ in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. \_\_\_\_\_, at pages \_\_\_\_\_ to \_\_\_\_\_ ("Earlier Agreement").

- 1) Reduction of Reserve. If the Assistant Director of Public Works/Engineering for the City, or that person's authorized designee, determines that it is appropriate to release a specified amount of the loan reserves as the result of the Subdivider's construction of a portion of the required infrastructure, then the Assistant Director of Public Works/Engineering, or that person's authorized designee, may execute an "Authorization to Release" which will authorize the Financial Institution to

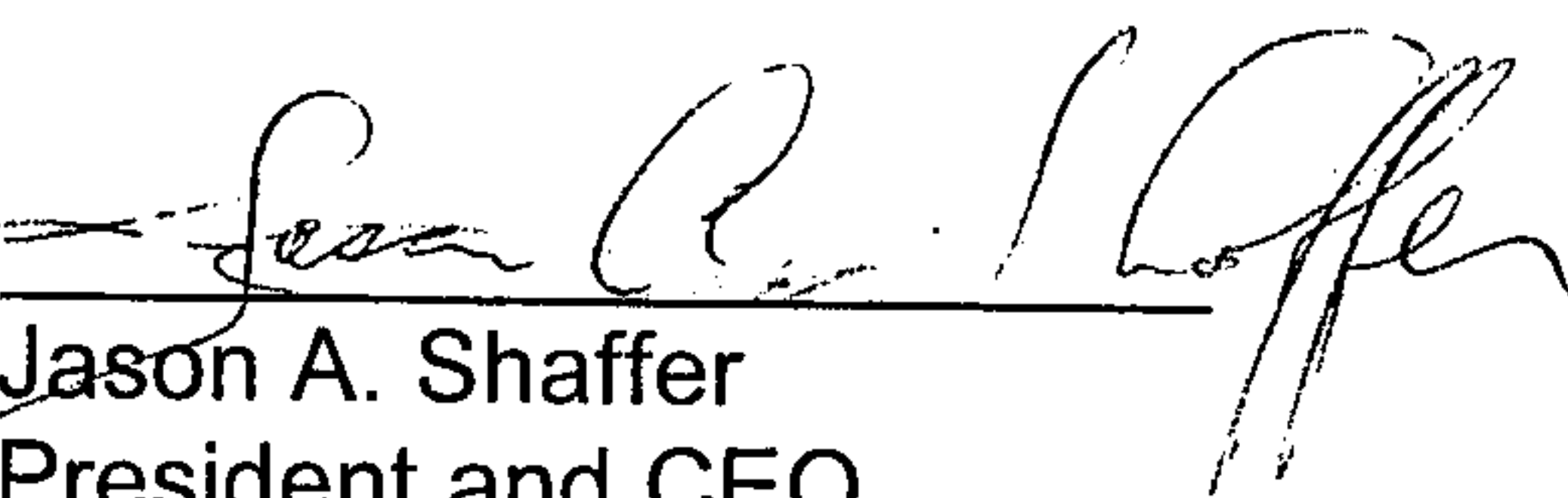
release a specified amount from the loan reserves. The Authorization to Release will state the amount of the "reduced Loan Reserve Balance" which must be maintained following the reduction. The Reduced Loan Reserve Balance shall not be reduced by more than 90% of the City's estimated cost of the Project until the Project is accepted by the City. When the Financial Institution receives the Authorization to Release, which has been signed by the City, the Financial Institution may reduce the loan reserve to the Reduced Loan Reserve Balance.

- 2) Liability of Financial Institution. Although the City may approve the Financial Institution's release of a part of the loan reserves, the approval will not constitute the City's final acceptance of part or all of the Project. However, no matter what agreement exists between the Subdivider and the City, the total liability of the Financial Institution to the City with respect to the loan reserves established pursuant to this Loan Reserve Letter shall at all times be limited to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City, and the Financial Institution's liability to the City under this Loan Reserve Letter shall cease upon termination of the loan reserve as provided in Section 4 herein.
- 3) Draw on Reserve. If by June 15, 2005 the improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the City, then, upon presentation between June 15, 2005 and August 15, 2005 inclusive, the City may demand payment from the Financial Institution up to the lesser of the amount stated in this Loan Reserve Balance authorized in writing by the City. The City may demand payment by delivering to the Financial Institution a certified "Demand for Payment" executed by the CAO or the CAO's authorized designee, which shall state that the Subdivider has failed to comply with the terms of the Agreement and also shall state the estimated cost of completing the improvements, specified in the Agreement ("Estimated Cost of Completion"). Upon receipt of the Demand for Payment, the Financial Institution promptly shall draw from the loan reserves by cashier's check to the City of Albuquerque the amount of 125% of the estimated cost of completion, not to exceed the lesser of the total Reduced Loan Reserve Balance authorized in writing by the City. The Financial Institution shall deliver the cashier's check promptly to the City.

- 4) Termination of Reserve. This loan reserve is for the benefit of the City and shall be irrevocable until the occurrence of one of the following:
- A. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
  - B. City delivery of the Demand for Payment and the Financial Institution's payment to the City by cashier's check as required Section "3" herein; or
  - C. Expiration of the date August 15, 2005; or
  - D. Written termination of this Loan Reserve Letter, signed by its Chief Administrative Officer of the City.

Sunrise Bank of Albuquerque

By: \_\_\_\_\_

  
Jason A. Shaffer  
President and CEO

ACCEPTED:  
City of Albuquerque

By: \_\_\_\_\_

~~James B. Lewis~~ James B. Lewis  
Chief Administrative Officer



SUNRISE BANK OF ALBUQUERQUE

January 19, 2005

~~xxxxxx~~ **James B. Lewis**  
Chief Administrative Officer  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

RE: Loan Reserve for: La Orilla, LLC  
City of Albuquerque Project No.: 713481  
Project Name: INFRASTRUCTURE FOR LANDS OF MARTIN L. TAYLOR UNIT 1

Dear Mr. Czar

This letter is to advise the City of Albuquerque ("City") that, at the request of La Orilla, LLC, Sunrise Bank of Albuquerque, "Financial Institution") in Albuquerque, New Mexico, holds as a loan reserve the sum of Two Hundred, Seventy Two Thousand, Six Hundred, Sixty and 95/100. (\$272,660.95) ("Loan Reserve") for the exclusive purpose of providing the financial guarantee which the City requires La Orilla, LLC ("Subdivider") to provide for the installation of the improvements which must be constructed at Lands of Martin L. Taylor, Unit 1, Project No. 713481 ("Project"). The amount of the Loan Reserve is 125% of the City's estimated cost of improvements as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on \_\_\_\_\_ in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. \_\_\_\_\_, at pages \_\_\_\_\_ to \_\_\_\_\_ ("Earlier Agreement").

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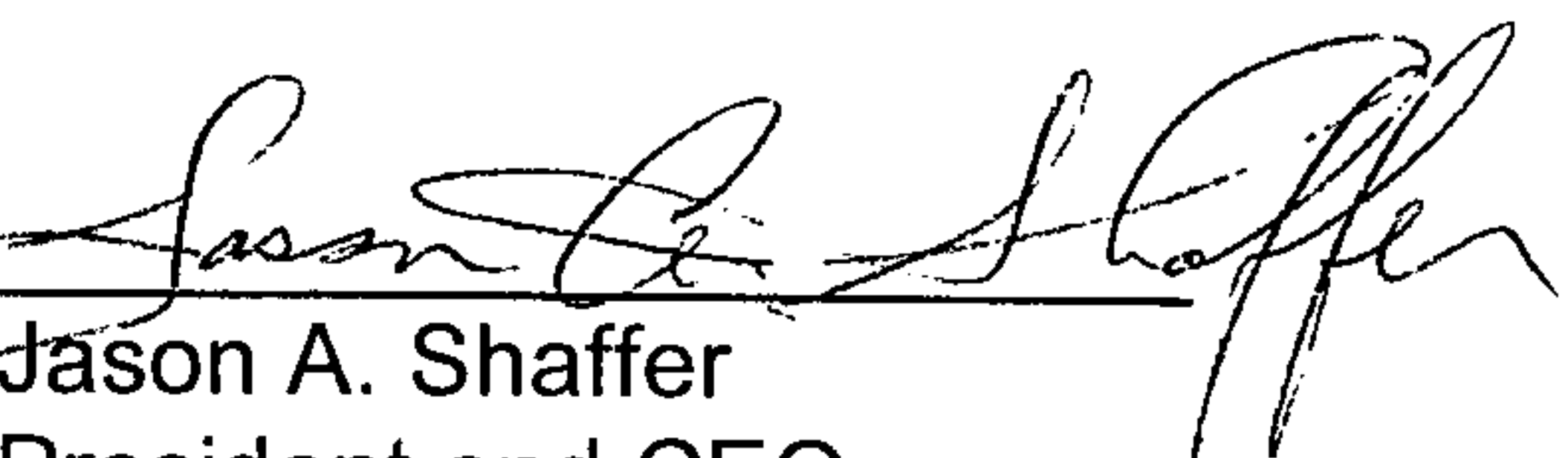
release a specified amount from the loan reserves. The Authorization to Release will state the amount of the "reduced Loan Reserve Balance" which must be maintained following the reduction. The Reduced Loan Reserve Balance shall not be reduced by more than 90% of the City's estimated cost of the Project until the Project is accepted by the City. When the Financial Institution receives the Authorization to Release, which has been signed by the City, the Financial Institution may reduce the loan reserve to the Reduced Loan Reserve Balance.

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- 4) Termination of Reserve. This loan reserve is for the benefit of the City and shall be irrevocable until the occurrence of one of the following:
- A. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
  - B. City delivery of the Demand for Payment and the Financial Institution's payment to the City by cashier's check as required Section "3" herein; or
  - C. Expiration of the date August 15, 2005; or
  - D. Written termination of this Loan Reserve Letter, signed by its Chief Administrative Officer of the City.

Sunrise Bank of Albuquerque

By: \_\_\_\_\_

  
Jason A. Shaffer  
President and CEO

ACCEPTED:  
City of Albuquerque

By: \_\_\_\_\_

~~James B. Lewis~~ James B. Lewis  
Chief Administrative Officer

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

**ORIGINAL**

FIGURE 12

INFRASTRUCTURE LIST

EXHIBIT "A"

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

Date Submitted: 5-07-03  
Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: 5-07-03  
Date Preliminary Plat Expires: 5-07-04  
# 1002397 → DRB Project No.: 4001182 ~~1001182~~  
DRB Application No. 03D2300634

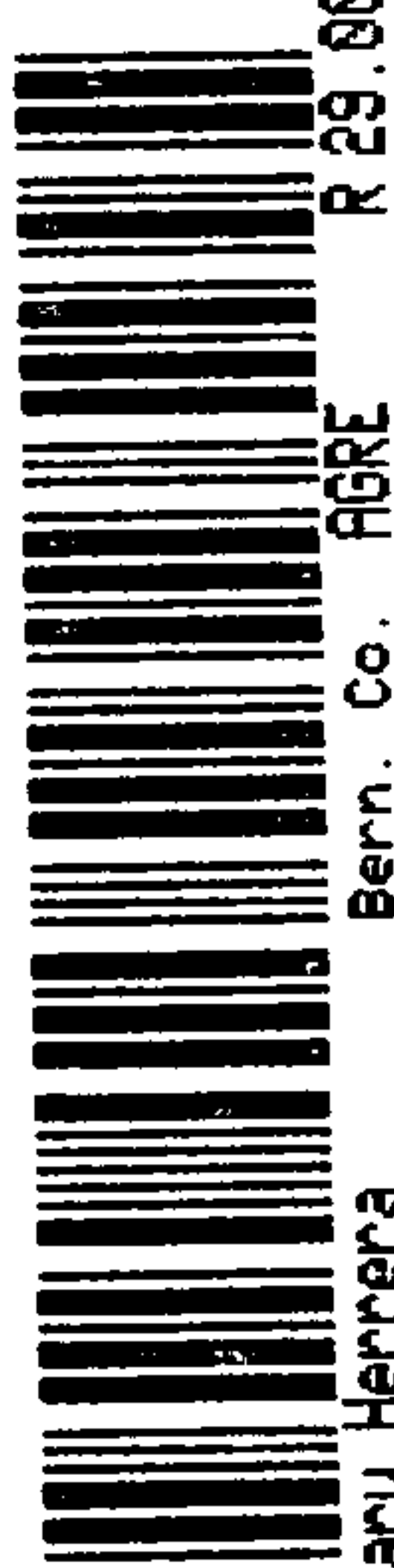
LOTS 1-A,2-A,3-A,4-A,5-A,6-A,7-A,8-A,9-A, LANDS OF MARTIN TAYLOR  
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 1-9, LANDS OF MARTIN TAYLOR  
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector
		10"	WATERLINE	BOSQUE PLAZA LOOP 'PRIVATE'	COORS BLVD	LA ORILLA	/	/
		6'	Bike Lane	Coors Boulevard	S. Property line	North Property Line	/	/
		8"	SANITARY SEWERLINE	LA ORILLA	EX. LINE	COORS BLVD RIGHT-OF-WAY	/	/
		8"	SANITARY SEWERLINE	BOSQUE PLAZA LOOP 'PRIVATE'	LA ORRILA RD	LOT 9-A	/	/

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R 29.00 Bk-180 Pg-5447  
Mary Herrera Bern. Co. AGRE



# ORIGINAL

		32' F-F	PERMANENT PAVING, CURB AND GUTTER 4' SIDEWALK	BOSQUE PLAZA LOOP 'PRIVATE'	COORS BLVD	LA ORILLA RD
		NA	PRIVATE DRAINAGE EASEMENT WITH PRIVATE DRAINAGE COVENANT	DETENTION POND 2 AC-FT		
		10' MINIMUM	DRAINAGE CHANNEL	15' PRIVATE DRAINAGE EASEMENT	BOSQUE PLAZA LOOP 'PRIVATE'	POND
		10' MINIMUM	DRAINAGE CHANNEL	24' PRIVATE DRAINAGE EASEMENT	BOSQUE PLAZA LOOP 'PRIVATE'	WINTERHAVEN TERMINUS
		24 F-E	ARTERIAL PAVING CURB AND GUTTER 4' SIDEWALK (SOUTH SIDE ONLY)	LA ORILLA RD	COORS BLVD	EAST PROPERTY LINE
		6'	PCC SIDEWALK	COORS BLVD	SOUTH PROPERTY LINE	NORTH PROPERTY LINE
		VARIES	DECELERATION LANE/ INTERSECTION IMPROVEMENTS PER NMSHTD DRIVEWAY PERMI'	COORS BOULEVARD	ENTRANCE	PER NMSHTD DRIVEWAY PERMIT

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Mary Herrera  
 Bern. Co. AGRE R 29.00





# ORIGINAL

## NOTES

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 Page: 11 of 11  
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 Mary Herrera  
 Bern. Co. AGRE  
 R 29.00

### AGENT / OWNER

David Soule

NAME (print)

Tierra West, LLC

FIRM

*DMW* 5/6/03

SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT  
THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: 5-07-05

### DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

*Sheran Nelson* 5/7/03

DRB CHAIR - date

*Christina Sandoval* 5/7/03

PARKS & GENERAL SERVICES - date  
Recreation

*R. D. ...* 5-07-03

TRANSPORTATION DEVELOPMENT - date

*Robert ...* 5/7/03

UTILITY DEVELOPMENT - date

*Brad L. Bigham* 5/7/03

CITY ENGINEER - date

AMAFCA - date

- date

- date

### DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

3



Completed 9/9/04 PA

# DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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.: 04DRB-001196 (FP)	Project # 1002397
Project Name: LANDS OF MARTIN TAYLOR	
Agent: Tierra West LLC	Phone No.: 858-3100

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 8/11/04 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

Project Number 1002397

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

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

CITY ENGINEER / AMATCA: \_\_\_\_\_  
 A+C (initials)  
 pvt esmts lots 1, 2, 3 (initials)  
 declaration of covenants (initials)

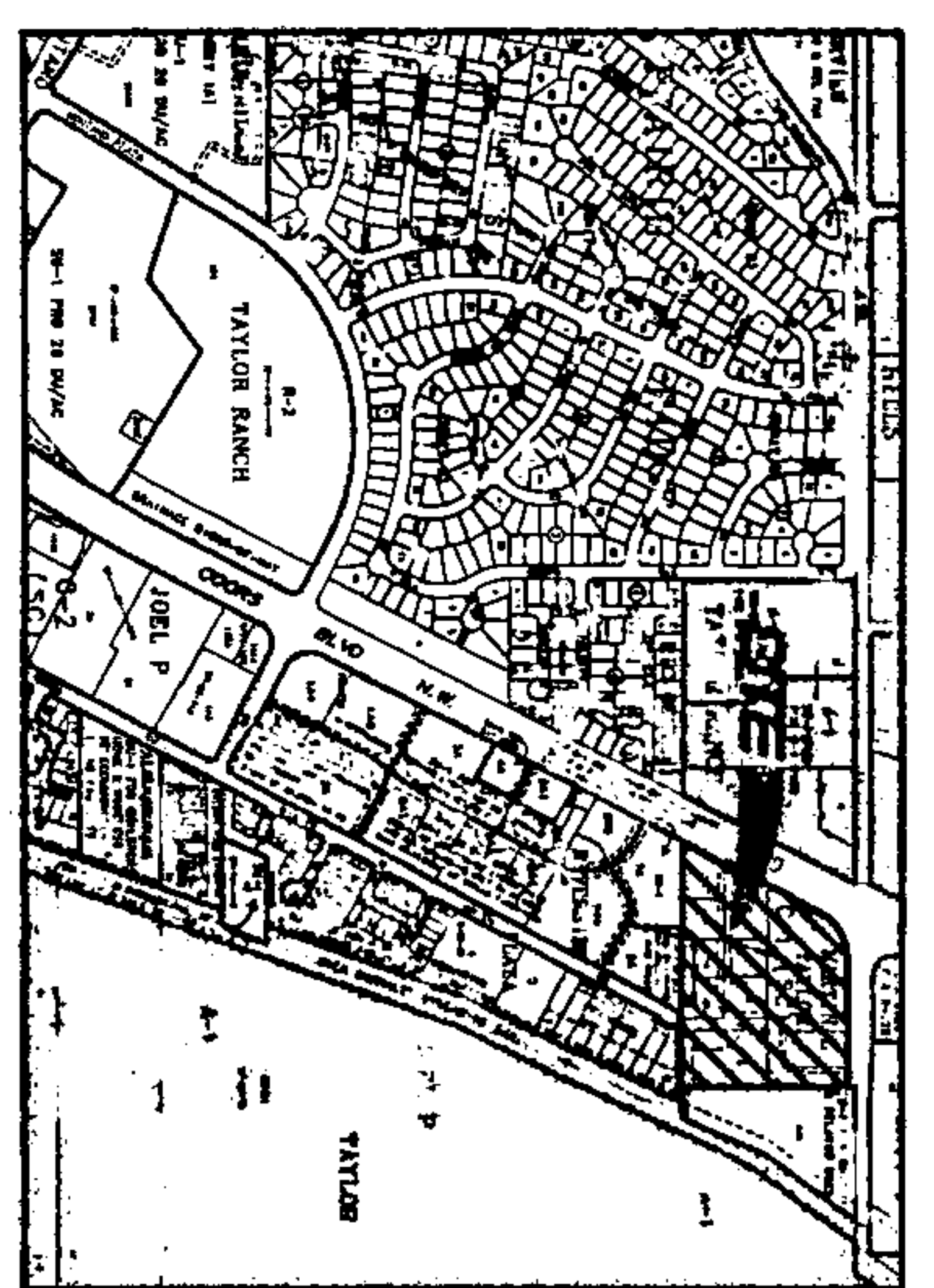
PARKS / CIP: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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.
  - AGIS DXF File approval required. (initials)
  - Copy of recorded plat for Planning.



**BOSQUE PLAZA**  
 (BEING A REPLAT OF LOTS 1, 2, 3, 4, 5, 6A, 7A, 8 AND 9,  
 LANDS OF MARTIN L. TAYLOR)  
 WITHIN  
**SECTION 25, TOWNSHIP 11 NORTH, RANGE 2 EAST**  
**NEW MEXICO FEDERAL MERIDIAN**  
**CITY OF ALBUQUERQUE**  
**ESQUALLEO COUNTY, NEW MEXICO**  
 JUNE, 2004



**VICINITY MAP**  
 NOT TO SCALE

**GENERAL NOTES**  
 1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) adopted at the Albuquerque Control Survey/New Mexico State Highway Commission Monument 744448-NM (NAD 1983).  
 2. Distances are ground.  
 3. Distances along curved lines are arc lengths.  
 4. Record Plot or Deed bearings and distances where they differ from those established by this field survey are shown in parentheses ( ).  
 5. All corners found in place and tied were logged with a brass disk stamped "HUGO L.S. 9750", "HUGO L.S. 11828" unless otherwise indicated hereon.  
 6. All corners that were set are either a 5/8" rebar with cap stamped "HUGO L.S. 9750" or a concrete nail with brass disk stamped "HUGO L.S. 9750" unless otherwise indicated hereon.  
 7. Field surveys were performed during the month of March, 2004.  
 8. Documents used in the preparation of this survey are as follows:  
 A. Plat entitled "LANDS OF MARTIN L. TAYLOR", filed on October 23, 1987, in Volume C34, Folio 195, records of Bernalillo County, New Mexico.  
 B. Plat entitled "LANDS OF MARTIN L. TAYLOR", filed on May 31, 1988, in Plot Book C36, Folio 147, records of Bernalillo County, New Mexico.  
 C. Plat entitled "RIVERSIDE PLAZA", filed May 18, 1998, in Volume 89C, Folio 121, records of Bernalillo County, New Mexico.  
 D. Plat entitled "RIVERSIDE PLAZA", filed June 1, 2000, in Volume 2000C, Folio 148, records of Bernalillo County, New Mexico.  
 E. Plat entitled "LANDS OF JOEL P. TAYLOR", filed March 11, 1980, in Volume C18, Folio 104, records of Bernalillo County, New Mexico.  
 9. City of Albuquerque Zone Allow Page: E-12-2  
 10. U.C.L.S. Log Number: 2003131189  
 11. Total number of existing lots: 9  
 12. Total number of new parcels created: 10 Lots & 1 Tract  
 13. Total acreage of all width private streets created: 0.0238 miles  
 14. Gross subdivision acreage: 11.4810 acres  
 15. Current Zoning: C-1 (SC)

**NOTE**  
 City of Albuquerque Water and Sanitary Sewer Service to the properties shown hereon must be verified and coordinated with the Public Works Department, City of Albuquerque.

**DISCLAIMER STATEMENT**

- The purpose of this plat is to:
1. Establish the existing lots.
  2. Show recorded easements per OADR#-0079899E and OADR#-0079799E.
  3. Create ten new lots and one tract.
  4. Grant private access road, public utility, public drainage, private drainage, City of Albuquerque water & sewer easements.

**TREASURER'S CERTIFICATION**

This is to certify that taxes are current and paid on the following property:  
 UPG# 10128242951210214 LOT 1  
 UPG# 10128242951210217 LOT 2  
 UPG# 10128242951210218 LOT 3  
 UPG# 10128242951210219 LOT 4  
 UPG# 10128242951210220 LOT 5  
 UPG# 10128242951210221 LOT 6  
 UPG# 10128242951210222 LOT 7  
 UPG# 10128242951210223 LOT 8  
 UPG# 10128242951210224 LOT 9  
 UPG# 10128242951210225 LOT 10  
 UPG# 10128242951210226 LOT 11  
 UPG# 10128242951210227 LOT 12  
 UPG# 10128242951210228 LOT 13  
 UPG# 10128242951210229 LOT 14  
 UPG# 10128242951210230 LOT 15  
 UPG# 10128242951210231 LOT 16  
 UPG# 10128242951210232 LOT 17  
 UPG# 10128242951210233 LOT 18  
 UPG# 10128242951210234 LOT 19  
 UPG# 10128242951210235 LOT 20  
 UPG# 10128242951210236 LOT 21  
 UPG# 10128242951210237 LOT 22  
 UPG# 10128242951210238 LOT 23  
 UPG# 10128242951210239 LOT 24  
 UPG# 10128242951210240 LOT 25  
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 UPG# 10128242951210581 LOT 366  
 UPG#





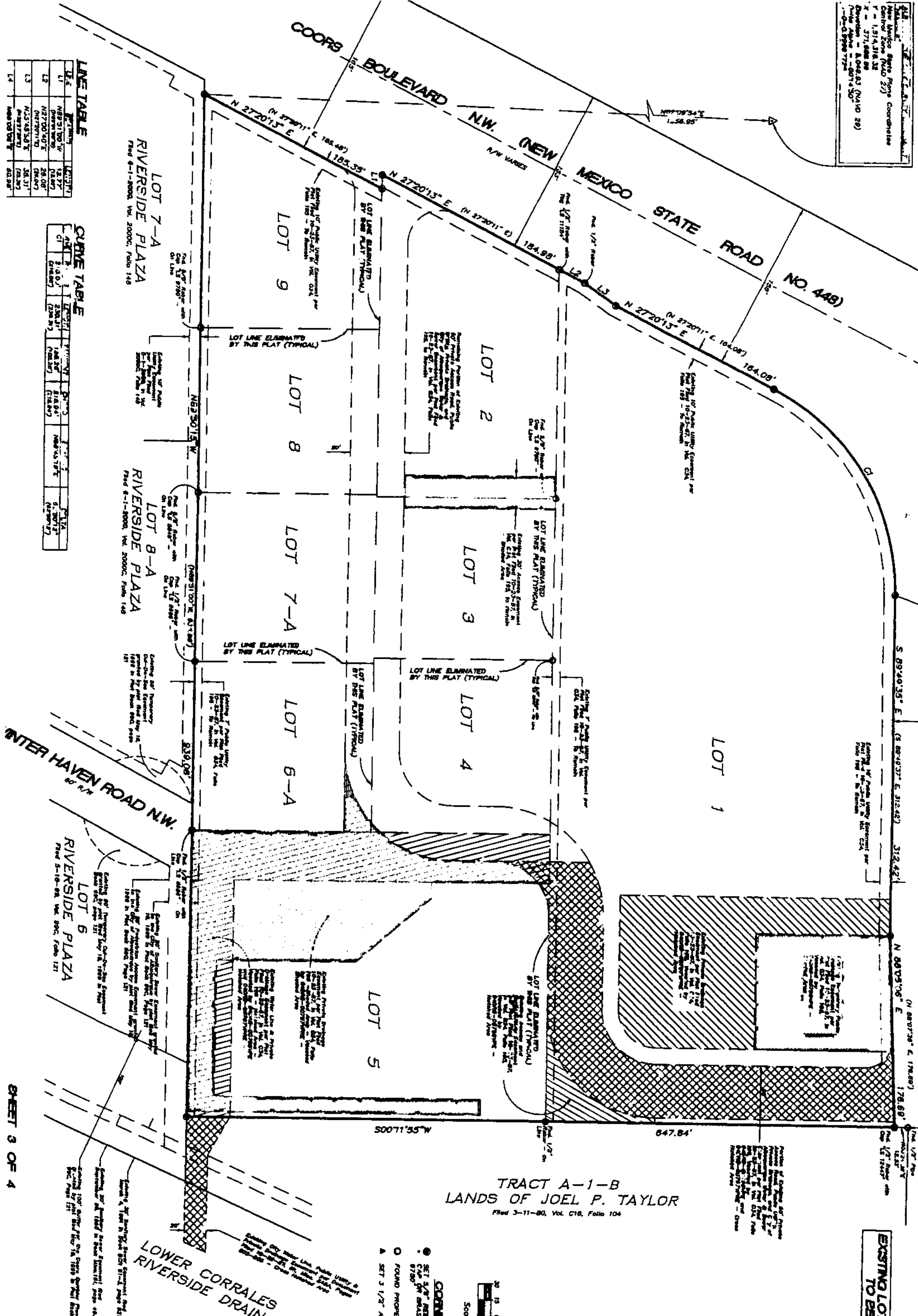
NEW MEXICO STATE PLATS COMMISSION  
 Central Zone (PLAT 23)  
 X = 1,314,186.33  
 Y = 1,314,186.33  
 Zone Area = 8,964.82 (MILO 23)  
 Zone Area = 8,964.82 (MILO 23)

NEW MEXICO STATE PLATS COMMISSION  
 Central Zone (PLAT 23)  
 X = 1,314,186.33  
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 Zone Area = 8,964.82 (MILO 23)  
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SECTION 25, TOWNSHIP 11 NORTH, RANGE 2 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUENQUE  
 ESQUALLO COUNTY, NEW MEXICO  
 JUNE, 2004

**BOSQUE PLAZA**  
 (BEING A REPLAT OF LOTS 1, 2, 3, 4, 5, 6A, 7A, 8 AND 9,  
 LANDS OF MARTIN L. TAYLOR)  
 WRITTEN  
 SECTION 25, TOWNSHIP 11 NORTH, RANGE 2 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUENQUE  
 ESQUALLO COUNTY, NEW MEXICO  
 JUNE, 2004

EXISTING LOTS AND EASEMENTS  
 TO BE ELIMINATED



TRACT A-1-B  
 LANDS OF JOEL P. TAYLOR  
 Plat 3-11-80, Vol. C18, Folio 104



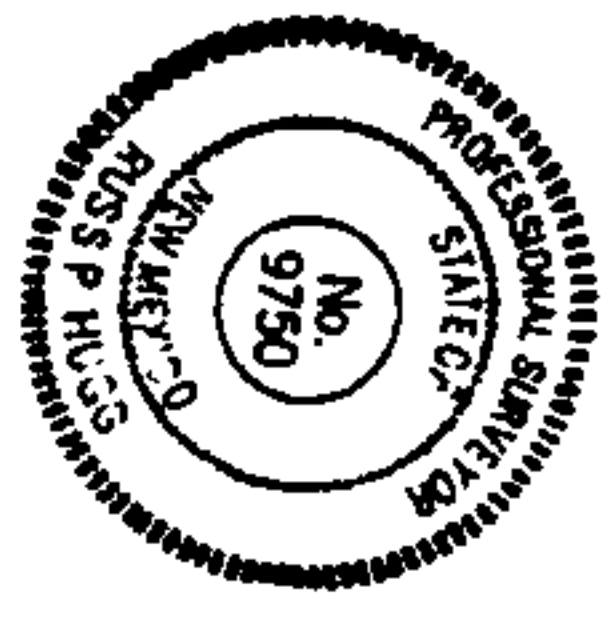
- CORNER LEGEND**
- SET 3/4" IRON CORNER 1/4" DIA. WITH CAP OR BRASS DISK CORNER MARK 9750
  - FOUND PROPERTY CORNER AS INDICATED
  - ▲ SET 3 1/2" ALUMINUM CENTERLINE MONUMENT

**LINE TABLE**

LINE	BEARING	DISTANCE	AREA
L1	N 27°20'13" E	164.08'	13,141.86
L2	N 27°20'13" E	164.08'	13,141.86
L3	N 27°20'13" E	164.08'	13,141.86
L4	N 27°20'13" E	164.08'	13,141.86

**CURVE TABLE**

STATION	CHORD BEARING	CHORD DISTANCE	ARC BEARING	ARC DISTANCE
1+00	N 27°20'13" E	164.08'	27°20'13"	164.08'
2+00	N 27°20'13" E	164.08'	27°20'13"	164.08'
3+00	N 27°20'13" E	164.08'	27°20'13"	164.08'
4+00	N 27°20'13" E	164.08'	27°20'13"	164.08'



SHEET 3 OF 4





**ONE STOP SHOP  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT  
Development & Building Services**

**PAID RECEIPT**

APPLICANT NAME SHULL REALTY & WATERS EDGE  
 AGENT TIERRA WEST  
 ADDRESS 8509 JEFFERSON NE  
 PROJECT & APP # 1002397 / 05 DRB01042  
 PROJECT NAME BOSQUE PLAZA

City of Albuquerque  
Treasury Division

6/17/2005 11:14AM LOC: ANX  
 RECEIPT# 00042494 USH 006 TRANSH 0013  
 Account 441018 Fund 0110  
 Activity 4971000 TRSASR  
 TRANS AMT \$145.00  
 J24 Misc \$75.00  
 CK \$145.00  
 CHANGE \$0.00

Thank You

- \$ 20.00 441032/3424000 Conflict Management Fee
- \$ 50.00 441006/4983000 DRB Actions
- \$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
- \$ 75.00 441018/4971000 Public Notification
- \$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
 Major/Minor Subdivision  Site Development Plan  Bldg Permit  
 Letter of Map Revision  Conditional Letter of Map Revision  
 Traffic Impact Study
- \$ 145.00 TOTAL AMOUNT DUE

**\*\*NOTE:** If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

6/17/2005 11:14AM  
 RECEIPT# 00042494 USH 006  
 Account 441018 Fund 0110  
 Activity 4971000 TRSASR  
 TRANS AMT \$145.00  
 J24 Misc \$75.00  
 CK \$145.00  
 CHANGE \$0.00

**TIERRA WEST LLO**  
 8509 JEFFERSON NE  
 ALBUQUERQUE, NM 87113  
 (505) 858-3100

2068  
95-677/1070

DATE 6/16/05

PAY TO THE ORDER OF City of Albuquerque \$ 145.00

One Hundred & Forty Five and 00/100 DOLLARS

High Desert State Bank  
 Member FDIC  
 8110 Ventura NE  
 Albuquerque, NM 87122

FOR DRB SIA EXT

20074-DRB-SIA EXTENSION

RECEIPT# 00042494 USH 006 TRANSH 0013  
 Account 441032 Fund 0110  
 Activity 3424000 TRSASR  
 Trans Amt \$145.00  
 J24 Misc \$20.00

201813

© HARLAND STYLE XXI



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

### 4. TIME

Signs must be posted from 6.28.05 To 7.13.05.

### 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.

Karen Kline, 6.16.05  
(Applicant or Agent) (Date)

I issued 2 signs for this application, 06/17/05, Sandy Handberg  
(Date) (Staff Member)

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

**SUBDIVISION**

- \_\_\_\_\_ Major Subdivision action
- X Minor Subdivision action
- \_\_\_\_\_ Vacation
- \_\_\_\_\_ Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE**

- \_\_\_\_\_ Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- \_\_\_\_\_ Annexation
- \_\_\_\_\_ County Submittal
- V EPC Submittal
- \_\_\_\_\_ Zone Map Amendment (Establish or Change Zoning)
- \_\_\_\_\_ Sector Plan (Phase I, II, III)
- \_\_\_\_\_ Amendment to Sector, Area, Facility or Comprehensive Plan
- \_\_\_\_\_ Text Amendment (Zoning Code/Sub Regs)
- \_\_\_\_\_ Street Name Change (Local & Collector)
- L A **APPEAL / PROTEST of...**
- D Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

**APPLICANT INFORMATION:**

NAME: Jim W. Shull & Christen Shull PHONE: 344.1141  
 ADDRESS: 5445 Edith Blvd Unit F FAX: 344.1159  
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL:  
 Proprietary interest in site: OWNER/DEVELOPER **List all owners:** Jim W. Shull & Christen Shull  
 AGENT (if any): TIERRA WEST LLC PHONE: 858.3100  
 ADDRESS: 8509 JEFFERSON NE FAX: 858.1118  
 CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

**DESCRIPTION OF REQUEST:** PRELIMINARY/FINAL PLAT APPROVAL

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

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

Lot or Tract No. Lots 5-A & 6-A Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. Bosque Plaza

Current Zoning: C-1 (SC) Proposed zoning: SAME  
 Zone Atlas page(s): E-12 No. of **existing** lots: 2 N o. of **proposed** lots: 2  
 Total area of site (acres): 1.0555 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_  
 Within city limits? X Yes. No \_\_\_\_\_, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO  
 UPC No. 101206238047010228 & 101206239647010229 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Coors Boulevard NW  
 Between: La Orilla Road NW and Riverside Plaza Lane 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.): Project #: 1002397 -- 04DRB-01784

Check-off if project was previously reviewed by Sketch Plat/Plan ? , or Pre-application Review Team ? . Date of review: \_\_\_\_\_  
**SIGNATURE** \_\_\_\_\_ DATE 5/16/05  
 (Print) RONALD B. BOHANNAN, P.E. \_\_\_\_\_ Applicant X Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	05DRB- _____ - (10821)	PEF	5(3)	\$ 285.00
<input checked="" type="checkbox"/> All fees have been collected	_____ - _____	CmF	_____	\$ 20.00
<input checked="" type="checkbox"/> All case #s are assigned	_____ - _____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____ - _____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____ - _____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____ - _____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus				Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>5-25-05</u>			\$ <u>305.00</u>
	<u>5-17-05</u>			
	Planner signature / date			
				Project # <b>1002397</b>



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

**SKETCH PLAT REVIEW AND COMMENT**

**YOUR ATTENDANCE IS REQUIRED.**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

**Your attendance is required.**

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

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

Extension of preliminary plat approval expires after one year.

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

**Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- SIA financial guaranty verification
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**Your attendance is required.**

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.

~~VACANT~~ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.

Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)

Letter briefly describing, explaining, and justifying the request

Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.

Property owner's and City Surveyor's signatures on the Mylar drawing

Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer

Fee (see schedule)

Any original and/or related file numbers are listed on the cover application

Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**

**DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

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

**Your attendance is required.**

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

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

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

Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings.

Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings

Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)

Letter briefly describing, explaining, and justifying the request

Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.

Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended

Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year

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

RONALD R. BOHANNAN, P.E.



Applicant name (print)

5/16/05  
Applicant signature / date



Form revised 3/03, 8/03, 11/03 & 8/04

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

Application case numbers	
<u>05DRB</u>	<u>-00821</u>
_____	_____
_____	_____

[Signature] 5-17-05  
Planner signature / date

**Project # 1002397**

# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

(505) 858-3100  
fax (505) 858-1110

twllc@tierrawestllc.com  
1-800-245-3102

May 16, 2005

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

**RE: Minor Preliminary/Final Plat for Lots 5-A & 6-A, Bosque Plaza  
Zone Atlas Page E-12; DRB Project #1002397**

Dear Ms. Matson:

Tierra West LLC, on behalf of Jim W. Shull and Christen Shull, requests approval of the Minor Preliminary/Final plat for the above-referenced project. The site is located on Coors Boulevard NW between La Orilla Road NW and Riverside Plaza Lane NW. The site is zoned C-1 (SC). The reason for the DRB action is to shift the interior property line to the east by approximately 18 feet in order to accommodate the requirements for the proposed building that will be built on Lot 6-A. All existing easements will stay the same.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

cc: Jim Shull

JN: 20074.0009  
RRB/kk





ONE STOP SHOP  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT  
Development & Building Services

PAID RECEIPT

APPLICANT NAME Jim W. Shall & Christen Shall  
AGENT Tierra West  
ADDRESS \_\_\_\_\_  
PROJECT & APP # 1002397/05 DRB 00821  
PROJECT NAME Bosque Plaza

\$ 20.00 441032/3424000 Conflict Management Fee  
\$ 285.00 441006/4983000 DRB Actions  
\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
\$ \_\_\_\_\_ 441018/4971000 Public Notification  
\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study  
\$ 305.00 TOTAL AMOUNT DUE

\*\*\*NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

TIERRA WEST LLC  
8509 JEFFERSON NE  
ALBUQUERQUE, NM 87113  
(505) 858-3100

2033

DATE 5/16/05 95-677/1070

PAY TO THE ORDER OF City of Albuquerque \$ 305.00  
Three Hundred & Five and 00 DOLLARS

HIGH DESERT STATE BANK  
Member FDIC  
8110 Ventura NE  
Albuquerque, NM 87122

FOR 200740009 Replat Donna J Bohannan

002033 107006677 201813



# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

### SUBDIVISION

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

### SITE DEVELOPMENT PLAN

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

### STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

Supplemental form

### S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- D**  Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

### APPLICANT INFORMATION:

NAME: SHULL REALTY & WATERS EDGE LLC PHONE: 344.1141  
 ADDRESS: 5445 EDITH BLVD UNIT F FAX: 344.1159  
 CITY: ALBUQUERQUE STATE NM ZIP 87107 E-MAIL:  
 Proprietary interest in site: DEVELOPER List all owners: HUSKY OIL CO OF DELAWARE % FLYING J PROPERTY TAX  
 AGENT (if any): TIERRA WEST LLC PHONE: 858.3100  
 ADDRESS: 8509 JEFFERSON NE FAX: 858.1118  
 CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

### DESCRIPTION OF REQUEST: TWO YEAR EXTENSION OF SUBDIVISION IMPROVEMENT AGREEMENT

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 1-10 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. BOSQUE PLAZA

Current Zoning: C-1 Proposed zoning: SAME  
 Zone Atlas page(s): E12 No. of existing lots: 10 No. of proposed lots: 10  
 Total area of site (acres): \_\_\_\_\_ 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. 1012062429651210214, ETC..... MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: LA ORILLA ROAD NW  
 Between: COORS BLVD NW and CORRALES DRAIN

### 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-87-56/DRB-87-200/02DRB-01925 .....04DRB-01196 -- DRB PROJECT # 1002397

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

SIGNATURE \_\_\_\_\_ DATE 11/19/04  
 (Print) RONALD R. BOHANNAN, P.E.  Applicant  Agent

### FOR OFFICIAL USE ONLY

Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	04DRB - 01784	SIA	5(2)	\$ 50.00
<input type="checkbox"/> All fees have been collected	_____	AD Fee	_____	\$ 75.00
<input type="checkbox"/> All case #s are assigned	_____	cmf	_____	\$ 20.00
<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	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>12-15-04</u>			Total \$ 145.00

11-19-04  
 Planner signature / date

Project # 1002397

**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
- Design elevations & cross sections of perimeter walls **3 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
- 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
- Fee (see schedule)

**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.

Ronald R. Bohannon, P.E.



Applicant name (print)

11/19/04   
Applicant signature / date



Form revised 9/01, 8/03, 9/03 and 8/04

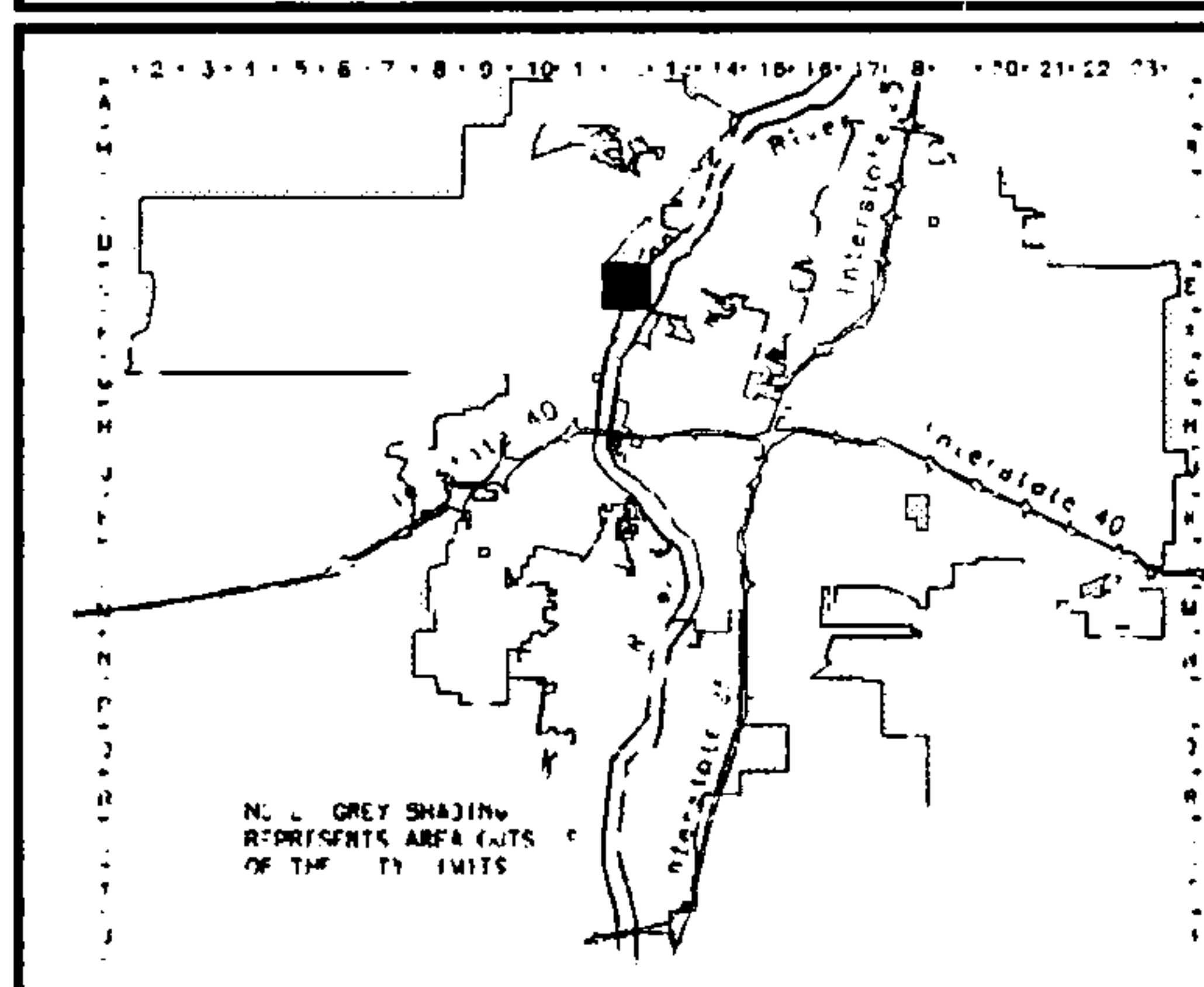
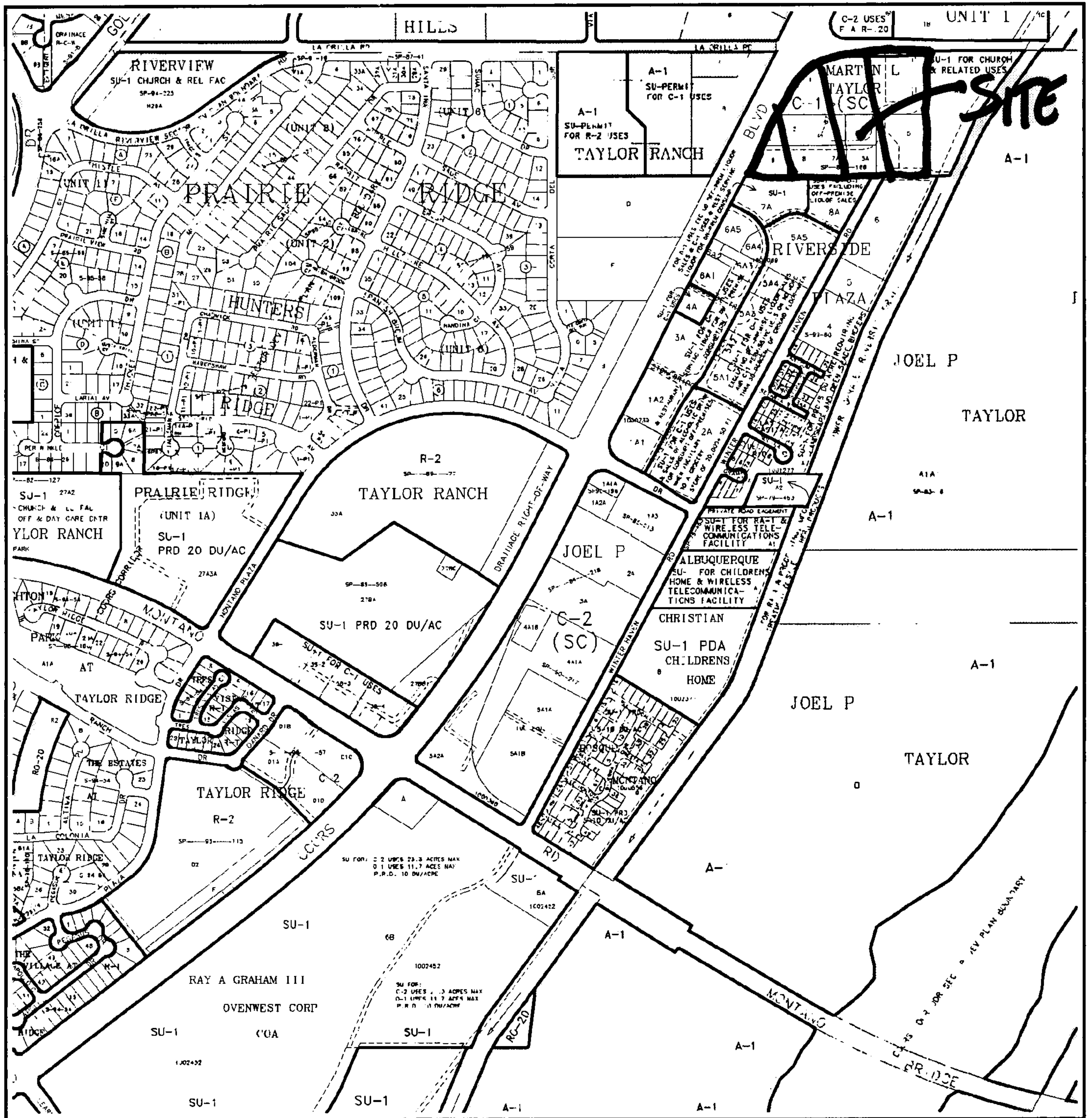
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers	
<u> 04DRB - 01784 </u>	
_____	_____
_____	_____

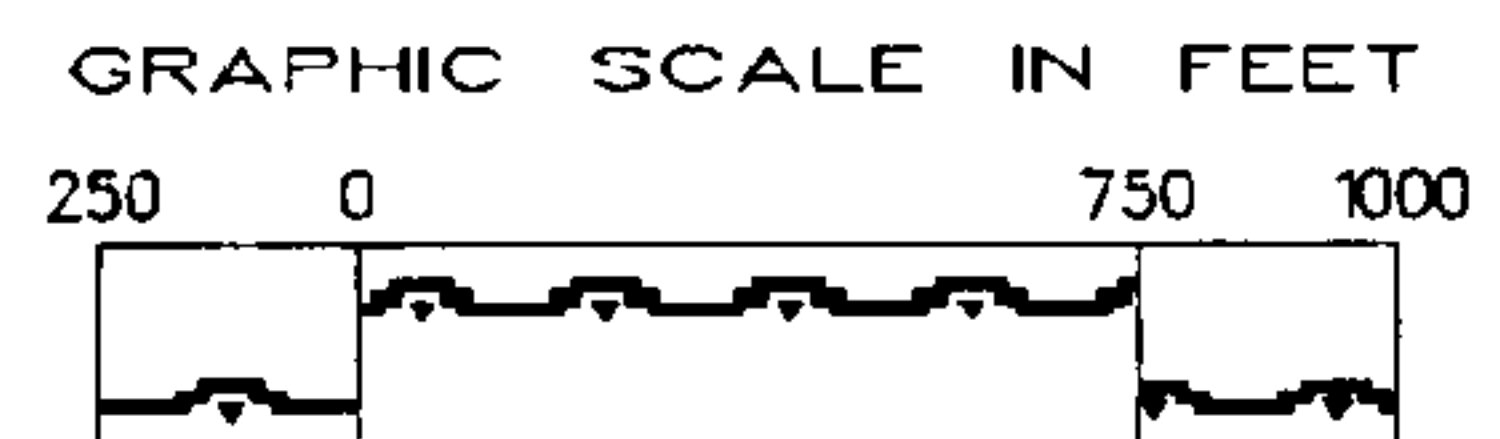
Phillip Kuebler 11-19-04   
Planner signature / date

**Project # 1002397**





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



# Zone Atlas Page E12-Z

Map Amended through July 30, 2003

# TIERRA WEST, LLC

5509 Jefferson NE  
Albuquerque, NM 87113

(505) 858-3100  
fax (505) 858-1118

twllc@tierrawestllc.com  
1-800-245-3102

November 18, 2004

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

**RE: Two Year Extension of Subdivision Improvement Agreement for Bosque Plaza  
Zone Atlas Page E-12; DRB Project #1002397**

Dear Ms. Matson:

Tierra West LLC, on behalf of Shull Realty and Waters Edge LLC, request the Two Year Extension of Subdivision Improvement Agreement for Bosque Plaza. The site is located on La Orilla Road NW between Coors Boulevard NW and Corrales Drain. The SIA will be expiring soon and the construction paperwork will be submitted to the city in the next week for this reason we request the two-year extension.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,

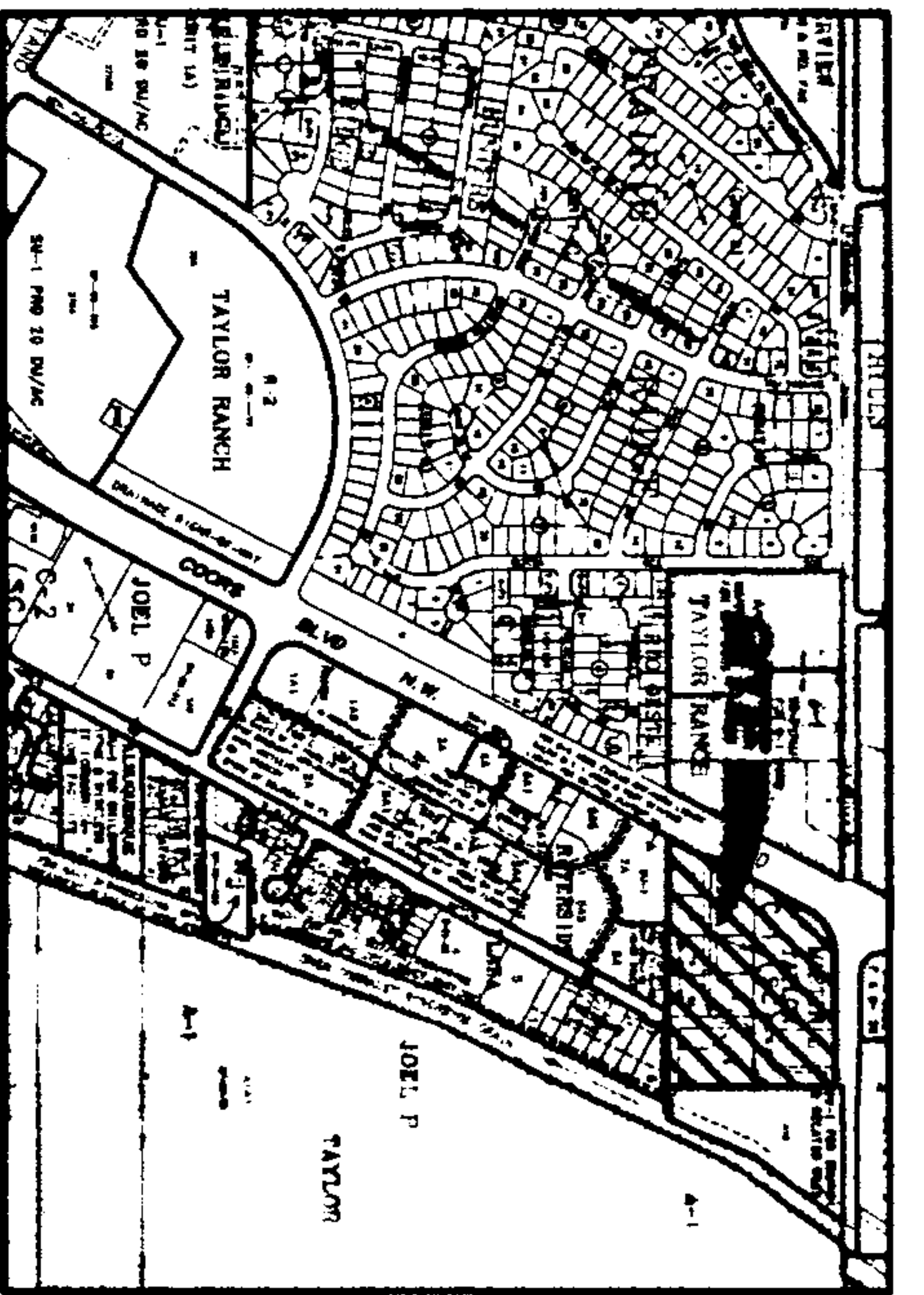
  
Ronald R. Bohannon, P.E.

Enclosure/s

cc: Jim Shull  
Karen Arfman  
Jennifer Perry, Coors Trail N.A.  
Alexandra Ostwald, Coors Trail N.A.  
Don MacCornack, Taylor Ranch N.A.  
Eddie Costello, Taylor Ranch N.A.

JN: 20074.001  
RRB/kk





**GENERAL NOTES**

**PLAT MAP**  
NOT TO SCALE

Boundaries are New Mexico State Plane Grid Bearings (Central Zone) originated at the Albuquerque Central Survey/New Mexico State Highway Commission Monument NM4448-NM (NAD 1983).

1. Distances are ground.
2. Distances along surveyed lines are as lengths.
3. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parentheses ( ).
4. All corners found in place and held were tagged with a brass disk stamped "HUGO L.S. 9750" or a concrete nail with brass disk stamped "HUGO L.S. 9750" unless otherwise indicated hereon.
5. Field surveys were performed during the month of March, 2004.
6. Documents used in the preparation of this survey are as follows:
  - A. Plat entitled "LANDS OF MARTIN L. TAYLOR", filed on October 23, 1987, in Volume C34, Folio 189, records of Bernalillo County, New Mexico.
  - B. Plat entitled "LANDS OF MARTIN L. TAYLOR", filed on May 31, 1988, in Plat Book C36, Folio 147, records of Bernalillo County, New Mexico.
  - C. Plat entitled "RIVERSIDE PLAZA", filed May 18, 1989, in Volume 89C, Folio 121, records of Bernalillo County, New Mexico.
  - D. Plat entitled "RIVERSIDE PLAZA", filed June 1, 2000, in Volume 2000G, Folio 148, records of Bernalillo County, New Mexico.
  - E. Plat entitled "LANDS OF JOEL P. TAYLOR", filed March 11, 1980, in Volume C18, Folio 104, records of Bernalillo County, New Mexico.
  - F. City of Albuquerque Zone Atlas Page: E-18-Z
  - G. U.C.L.S. Log Number 3003151189
  - H. Total number of existing lots: 9
  - I. Total number of new parcels created: 10 Lots & 1 Tract
  - J. Total mileage of all width private streets created: 0.0236 miles
  - K. Gross subdivision coverage: 11.4810 acres
  - L. Current Zoning: C-1 (SC)

**NOTE**

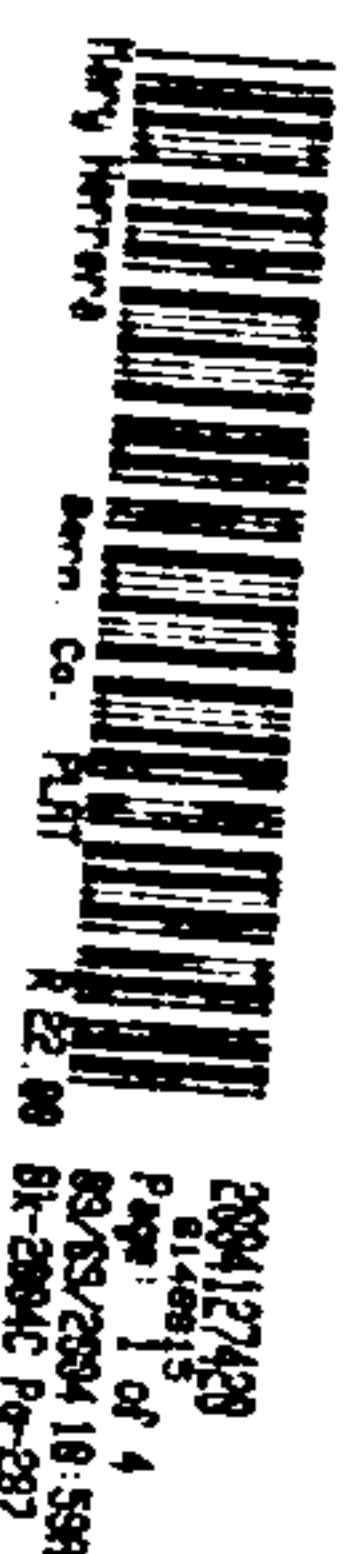
CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO THE PROPERTIES SHOWN HEREON MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE.

**DISCLAIMER STATEMENT**

The purpose of this plat is to:

1. Eliminate the existing lots.
2. Show vacated easements per O4DRB-00789WPE and O4DOMB-00787WPE.
3. Create ten new lots and one tract.
4. Grant private access road, public utility, public drainage, private drainage, City of Albuquerque water & sewer easements.

090382



**TREASURER'S CERTIFICATION**

This is to certify that taxes are current and paid on the following property:

- UPC# 101208242801210214 LOT 1
- UPC# 101208242801210215 LOT 2
- UPC# 101208242801210216 LOT 3
- UPC# 101208242801210217 LOT 4
- UPC# 101208242801210218 LOT 5
- UPC# 101208242801210219 LOT 6
- UPC# 101208242801210220 LOT 7-4
- UPC# 101208242801210221 LOT 7-4
- UPC# 101208242801210222 LOT 8
- UPC# 101208242801210223 LOT 9
- UPC# 101208242801210224 LOT 9

United New Mexico Bank  
Invest Co. Southwold Inc.  
La Orilla Group LLC.

*[Signature]*  
Bernalillo County Treasurer's Office  
Date: 9/1/2004

**PUBLIC UTILITY EASEMENTS**

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. PNM Electric Services for installation, maintenance and service of underground electrical lines, transformers and other equipment and related facilities reasonably necessary to provide electrical service.
- B. PNM Gas Services for installation, maintenance and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas service.
- C. Wheat Corporation for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to, ground pedestals and structures.
- D. Comcast Digital Cable for the installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services, including, in the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purpose described above, together with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purpose set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool deck, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of poles, steekins, or any structures adjacent to or near easements shown on this plat.

**DISCLAIMER**

In approving this plat, PNM Electric Services and PNM Gas Services did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not make nor release any assessment or easement rights to which it may be entitled.

**NOTE**

Said Lots 1 through 10 and Tract A are subject to all restrictions, conditions and requirements as set forth in that certain "BOSQUE PLAZA DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS", filed in the Office of the County Clerk of Bernalillo County, New Mexico, on the 15th day of July, 2004 in Book 2004 Page 50119.

**BOSQUE PLAZA**  
(BEING A REPLAT OF LOTS 1, 2, 3, 4, 5, 6A, 7A, 8 AND 9, LANDS OF MARTIN L. TAYLOR)  
WITHIN  
**SECTION 26, TOWNSHIP 11 NORTH, RANGE 2 EAST**  
**NEW MEXICO PRINCIPAL MERIDIAN**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**  
JUNE, 2004

PROJECT NUMBER: 1002397

Application Number: O4-01196

**PLAT APPROVAL**

- UNM Approver: *[Signature]* 8-16-04
- PNM Electric Services: *[Signature]* 8-16-04
- PNM Gas Services: *[Signature]* 8-16-04
- Direct Communications: *[Signature]* 8-16-04
- City Engineer: *[Signature]* 8-16-04
- New Mexico Utilities: *[Signature]* Date

City Surveyor: *[Signature]* 7-30-04

Real Property Division: *[Signature]* 8/11/04

Environmental Health Department: *[Signature]* 8-11-04

Public Works, Sanitation Division: *[Signature]* 8-11-04

Utilities Department: *[Signature]* 8/11/04

Planning Department: *[Signature]* 8/11/04

Public Works, Planning Department: *[Signature]* 8/11/04

City Engineer: *[Signature]* 9/1/04

City Engineer: *[Signature]* 8/11/04

City Engineer: *[Signature]* 8/11/04

City Engineer: *[Signature]* 8/11/04

City Engineer: *[Signature]* 8/11/04

City Engineer: *[Signature]* 8/11/04

City Engineer: *[Signature]* 8/11/04

City Engineer: *[Signature]* 8/11/04

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City Engineer: *[Signature]* 8/11/04

City Engineer: *[Signature]* 8/11/04

City Engineer: *[Signature]* 8/11/04

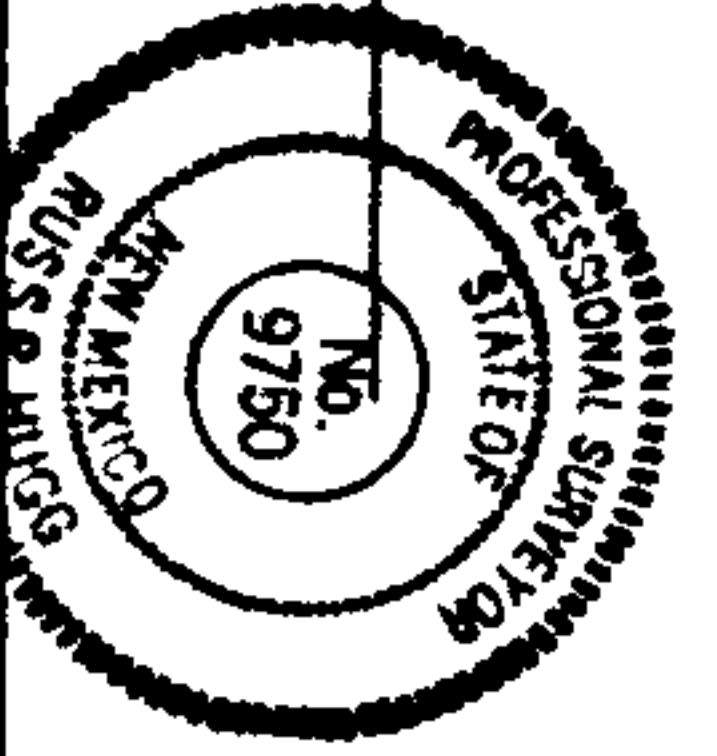
City Engineer: *[Signature]* 8/11/04

City Engineer: *[Signature]* 8/11/04

City Engineer: *[Signature]* 8/11/04

City Engineer: *[Signature]* 8/11/04

City Engineer: *[Signature]* 8/11/04



**SURVOTEK, INC.**

Consulting Surveyors  
4400 Central Expressway, N.E. Albuquerque, New Mexico 87114  
Phone: 505-897-8888  
Fax: 505-897-8877

**LEGAL DESCRIPTION**

All of Lots numbered One (1), Two (2), Three (3), Four (4), Five (5), Eight (8) and Nine (9), Lands of Martin L. Taylor, as the same is shown and designated on said plat, filed in the office of the County Clerk of Bernalillo County, New Mexico, on October 23, 1987, in Plat Book C34, Folio 195, together with all of Lots Six-A (6-A) and Seven-A (7-A), Lands of Martin L. Taylor, as the same is shown and designated on said plat, filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 31, 1988, in Volume C36, Folio 147.

Said parcel contains 11.4610 acres more or less.

**DEDICATION**

SURVEYED and REPLATTED and now comprising LOTS 1 THRU 10 AND TRACT A, BOSQUE PLAZA (BEING A REPLAT OF LOTS 1, 2, 3, 4, 5, 6A, 7A, 8 AND 9, LANDS OF MARTIN L. TAYLOR) WITHIN SECTION 25, TOWNSHIP 11 NORTH, RANGE 2, EAST NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, is with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby consent to the elimination of lot lines and easements as shown hereon. Said owner(s) and proprietor(s) do hereby grant public utility easements to the use of the public forever, and all other new easements as shown hereon. Said owner(s) do hereby convey Tract A in fee simple to the Bosque Plaza Owners Association. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby certify that they are so authorized to act.

**OWNER LOT 1**

LA ORILLA GROUP, LLC  
a New Mexico limited liability company

*[Signature]*  
By: Frederick W. Reed, III, Managing Member

**ACKNOWLEDGEMENT**

STATE OF New Mexico SS  
COUNTY OF Bernalillo

This instrument was acknowledged before me on this 21<sup>st</sup> day of July, 2004, by Frederick W. Reed, III, Managing Member of La Orilla Group, LLC, a New Mexico limited liability company

*[Signature]*  
Notary Public  
11-18-2005  
My Commission expires: 11-18-2005

**OWNER LOTS 2, 3, 4, 6A, 7A, 8 AND 9**

Jim W. Shull and Christen Shull, his wife

*[Signatures]*  
Jim W. Shull Christen Shull

**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO SS  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on this 22<sup>nd</sup> day of July, 2004, by Jim and Christen Shull.

*[Signature]*  
Notary Public  
11-18-2005  
My Commission expires: 11-18-2005

2894127428  
614413  
Page: 2 of 4  
83/89/2894 18-539  
BX-2894C Pg-287  
Hary Herrera Bern. Co. PLRT R 22.88

**BOSQUE PLAZA**  
(BEING A REPLAT OF LOTS 1, 2, 3, 4, 5, 6A, 7A, 8 AND 9, LANDS OF MARTIN L. TAYLOR)  
WITHIN  
SECTION 25, TOWNSHIP 11 NORTH, RANGE 2 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JUNE, 2004

**OWNER LOT 5**  
WATERS EDGE, LLC  
a New Mexico limited liability company

*[Signature]*  
By: Bob Triley, Member

**ACKNOWLEDGEMENT**

STATE OF New Mexico SS  
COUNTY OF Bernalillo

This instrument was acknowledged before me on this 20<sup>th</sup> day of July, 2004, by Waters Edge, LLC, a New Mexico limited liability company

*[Signature]*  
Notary Public  
11-18-2005  
My Commission expires: 11-18-2005



**SHEET 2 OF 4**  
**SURVOTEK, INC.**  
Consulting Surveyors  
6048 Paradise Blvd. N.E. Albuquerque, New Mexico 87114  
Phone: 505-897-8800 Fax: 505-897-8877



ALBUQUERQUE CITY SURVEY MONUMENT  
 Station 1 of 4  
 P 1814.82811  
 S 372.82428  
 D 1018.022 (NAD 83)  
 O 01927254

ALBUQUERQUE CITY SURVEY MONUMENT  
 Station 1 of 4  
 P 1814.82811  
 S 372.82428  
 D 1018.022 (NAD 83)  
 O 01927254

299112129  
 Station 1 of 4  
 P 1814.82811  
 S 372.82428  
 D 1018.022 (NAD 83)  
 O 01927254

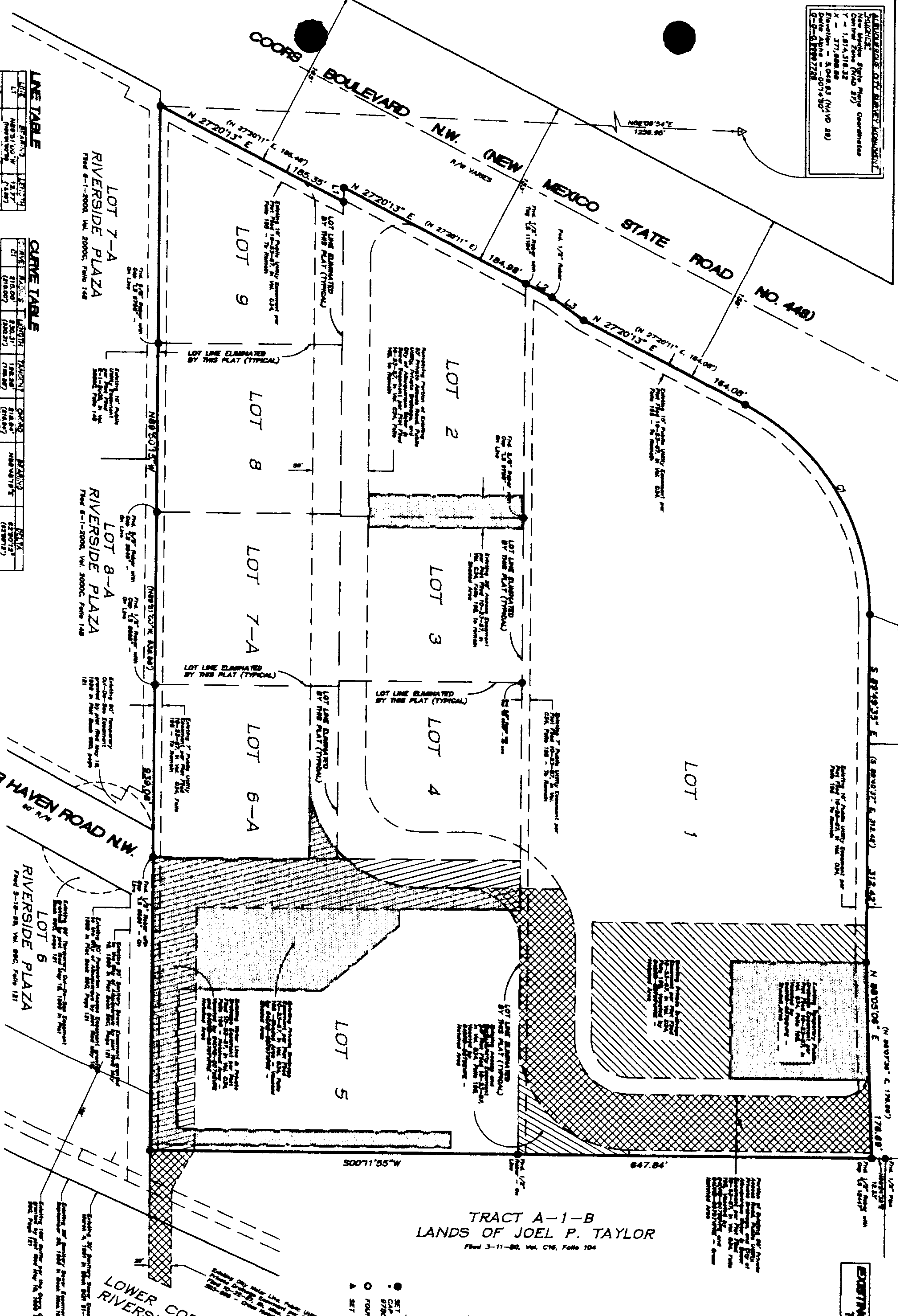
**BOSQUE PLAZA**  
 (BEING A REPLAT OF LOTS 1, 2, 3, 4, 5, 6A, 7A, 8 AND 9,  
 LANDS OF MARTIN L. TAYLOR)  
 WITHIN  
 SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNILLO COUNTY, NEW MEXICO  
 JUNE, 2004

EXISTING LOTS AND EASEMENTS  
 TO BE ELIMINATED

TRACT A-1-B  
 LANDS OF JOEL P. TAYLOR  
 Plat 3-11-88, Vol. C16, Folio 104



- CORNER LEGEND**
- SET 5/8" REBAR ON CONCRETE NAIL WITH 0750 OR SMALLER DIAM. W/ 0750 LS
  - FOUND PROPERTY CORNER AS INDICATED
  - ▲ SET 3/8" ALUMINUM CENTERLINE MONUMENT

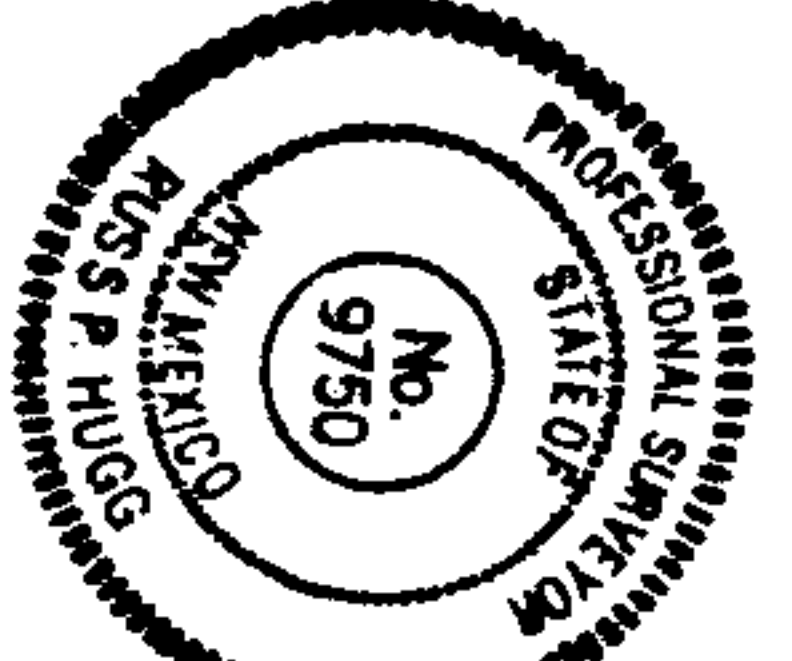


**LINE TABLE**

LINE	BEARING	LENGTH	MARK
L1	N 27°20'13" E	184.98'	1/2" IRON PIN
L2	N 27°20'13" E	184.98'	1/2" IRON PIN
L3	N 27°20'13" E	184.98'	1/2" IRON PIN
L4	N 27°20'13" E	184.98'	1/2" IRON PIN

**CURVE TABLE**

STATION	CHORD BEARING	CHORD LENGTH	ARC BEARING	ARC LENGTH
1	N 27°20'13" E	184.98'	27°20'13"	184.98'
2	N 27°20'13" E	184.98'	27°20'13"	184.98'
3	N 27°20'13" E	184.98'	27°20'13"	184.98'
4	N 27°20'13" E	184.98'	27°20'13"	184.98'





ALBUQUERQUE CITY SUBREPLY MONUMENT  
 New Mexico State Plane Coordinates  
 Y = 1,814,316.32  
 X = 371,888.58  
 Elevation = 5,018.822 (NGVD83)  
 Date of Survey = 007444  
 G.C. = 0 8557728

ALBUQUERQUE CITY SUBREPLY MONUMENT  
 New Mexico State Plane Coordinates  
 Y = 1,814,316.11  
 X = 372,824.25  
 Elevation = 5,018.822 (NGVD83)  
 Date of Survey = 007444  
 G.C. = 0 8557728

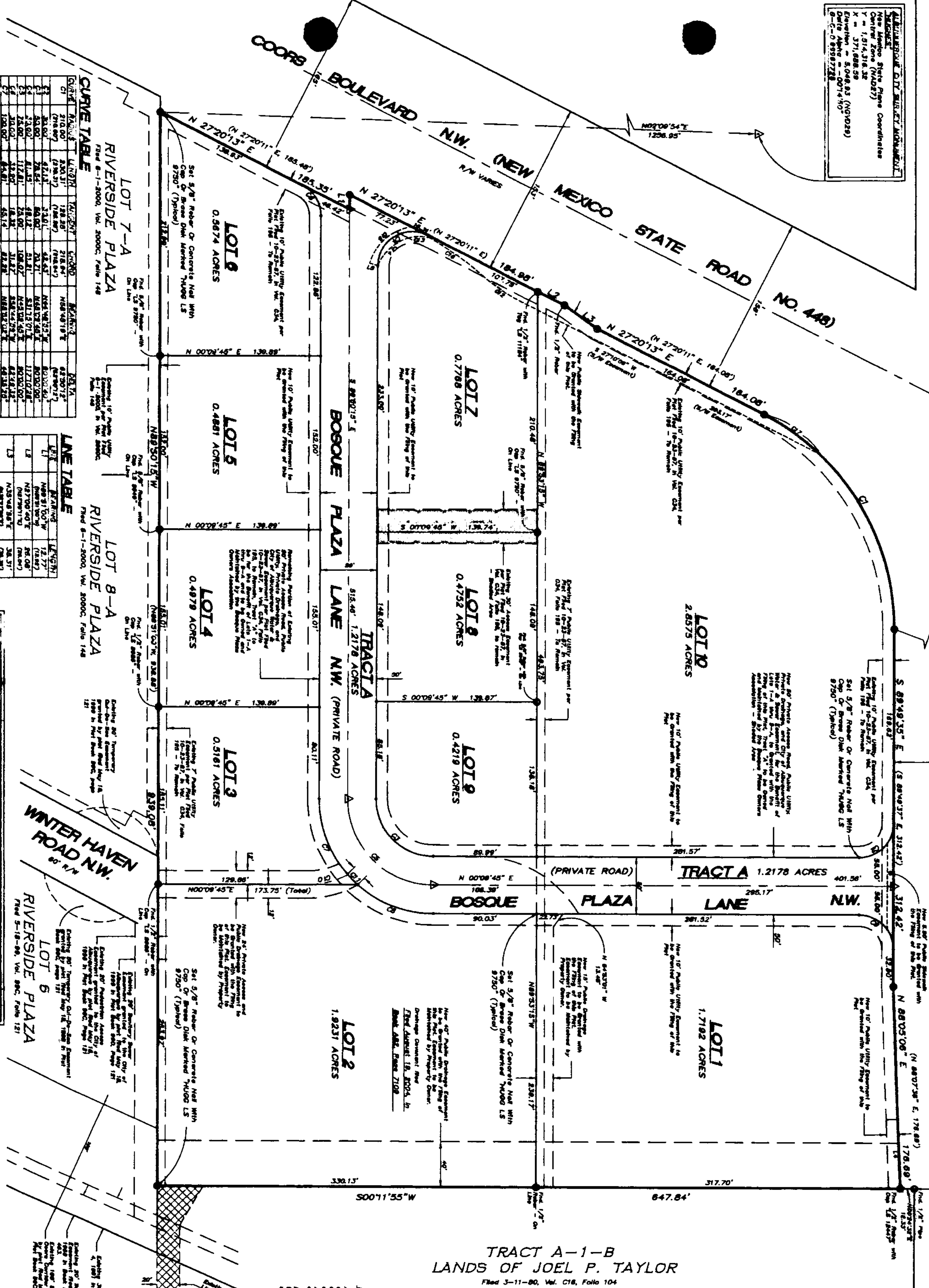
289127439  
 11/11/05  
 Page 4 of 4  
 89/82/280 10:59N  
 81-584C P:287  
 8/2/08  
 81-584C P:287

LA ORILLA ROAD

LA ORILLA ROAD NW

**BOSQUE PLAZA**  
 (BEING A REPLAT OF LOTS 1, 2, 3, 4, 5, 6A, 7A, 8 AND 9,  
 LANDS OF MARTIN L. TAYLOR)  
 WITHIN  
**SECTION 25, TOWNSHIP 21 NORTH, RANGE 2 EAST**  
**NEW MEXICO PRINCIPAL MERIDIAN**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**  
 JUNE, 2004

**NEW LOTS AND EASEMENTS  
 TO BE CREATED**



**TRACT A-1-B**  
**LANDS OF JOEL P. TAYLOR**  
 Filed 3-11-80, Vol. C18, Folio 104



- CONCRETE LEGEND**
- SET 5/8" REBAR OR CONCRETE NAIL WITH CAP OR BRASS DISK MARKED "HUGO LS 8750"
  - FOUND PROPERTY CORNER AS INDICATED
  - ▲ SET 3 1/2" ALUMINUM CENTERLINE MONUMENT

**NOTE**  
 All street centerline monumentation shall be installed at all centerline P.C.'s, P.T.'s, angle points and street intersections. All centerline monumentation shall be set using the standard City of Albuquerque (C-1/2") aluminum monument stamped with the number 8750 and will be set flush with the third smallest fit. Monumentation will be offset at all points of curvature, points of tangency and points of intersection of other street points to show use of centerline monumentation.

**LOWER CORRALES RIVERSIDE DRAIN**

**LOT 7-A**  
**RIVERSIDE PLAZA**  
 Filed 8-1-2000, Vol. 2000C, Folio 148

**LOT 8-A**  
**RIVERSIDE PLAZA**  
 Filed 8-1-2000, Vol. 2000C, Folio 148

**LOT 6**  
**RIVERSIDE PLAZA**  
 Filed 5-18-94, Vol. 94C, Folio 121

**CURVE TABLE**

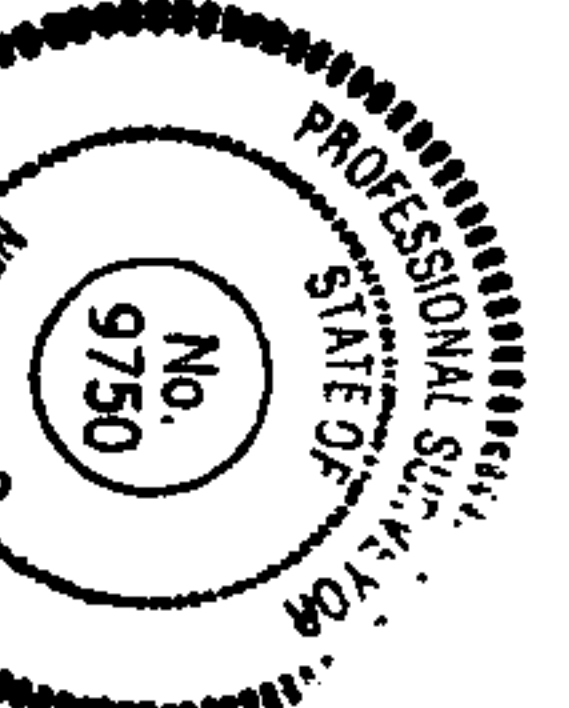
Station	Radius	Chord	Angle	Distance
1	120.00	120.00	90.00	120.00
2	120.00	120.00	90.00	120.00
3	120.00	120.00	90.00	120.00
4	120.00	120.00	90.00	120.00
5	120.00	120.00	90.00	120.00
6	120.00	120.00	90.00	120.00
7	120.00	120.00	90.00	120.00
8	120.00	120.00	90.00	120.00
9	120.00	120.00	90.00	120.00
10	120.00	120.00	90.00	120.00
11	120.00	120.00	90.00	120.00
12	120.00	120.00	90.00	120.00
13	120.00	120.00	90.00	120.00
14	120.00	120.00	90.00	120.00
15	120.00	120.00	90.00	120.00
16	120.00	120.00	90.00	120.00
17	120.00	120.00	90.00	120.00
18	120.00	120.00	90.00	120.00
19	120.00	120.00	90.00	120.00
20	120.00	120.00	90.00	120.00
21	120.00	120.00	90.00	120.00
22	120.00	120.00	90.00	120.00
23	120.00	120.00	90.00	120.00
24	120.00	120.00	90.00	120.00
25	120.00	120.00	90.00	120.00
26	120.00	120.00	90.00	120.00
27	120.00	120.00	90.00	120.00
28	120.00	120.00	90.00	120.00
29	120.00	120.00	90.00	120.00
30	120.00	120.00	90.00	120.00
31	120.00	120.00	90.00	120.00
32	120.00	120.00	90.00	120.00
33	120.00	120.00	90.00	120.00
34	120.00	120.00	90.00	120.00
35	120.00	120.00	90.00	120.00
36	120.00	120.00	90.00	120.00
37	120.00	120.00	90.00	120.00
38	120.00	120.00	90.00	120.00
39	120.00	120.00	90.00	120.00
40	120.00	120.00	90.00	120.00
41	120.00	120.00	90.00	120.00
42	120.00	120.00	90.00	120.00
43	120.00	120.00	90.00	120.00
44	120.00	120.00	90.00	120.00
45	120.00	120.00	90.00	120.00
46	120.00	120.00	90.00	120.00
47	120.00	120.00	90.00	120.00
48	120.00	120.00	90.00	120.00
49	120.00	120.00	90.00	120.00
50	120.00	120.00	90.00	120.00
51	120.00	120.00	90.00	120.00
52	120.00	120.00	90.00	120.00
53	120.00	120.00	90.00	120.00
54	120.00	120.00	90.00	120.00
55	120.00	120.00	90.00	120.00
56	120.00	120.00	90.00	120.00
57	120.00	120.00	90.00	120.00
58	120.00	120.00	90.00	120.00
59	120.00	120.00	90.00	120.00
60	120.00	120.00	90.00	120.00
61	120.00	120.00	90.00	120.00
62	120.00	120.00	90.00	120.00
63	120.00	120.00	90.00	120.00
64	120.00	120.00	90.00	120.00
65	120.00	120.00	90.00	120.00
66	120.00	120.00	90.00	120.00
67	120.00	120.00	90.00	120.00
68	120.00	120.00	90.00	120.00
69	120.00	120.00	90.00	120.00
70	120.00	120.00	90.00	120.00
71	120.00	120.00	90.00	120.00
72	120.00	120.00	90.00	120.00
73	120.00	120.00	90.00	120.00
74	120.00	120.00	90.00	120.00
75	120.00	120.00	90.00	120.00
76	120.00	120.00	90.00	120.00
77	120.00	120.00	90.00	120.00
78	120.00	120.00	90.00	120.00
79	120.00	120.00	90.00	120.00
80	120.00	120.00	90.00	120.00
81	120.00	120.00	90.00	120.00
82	120.00	120.00	90.00	120.00
83	120.00	120.00	90.00	120.00
84	120.00	120.00	90.00	120.00
85	120.00	120.00	90.00	120.00
86	120.00	120.00	90.00	120.00
87	120.00	120.00	90.00	120.00
88	120.00	120.00	90.00	120.00
89	120.00	120.00	90.00	120.00
90	120.00	120.00	90.00	120.00
91	120.00	120.00	90.00	120.00
92	120.00	120.00	90.00	120.00
93	120.00	120.00	90.00	120.00
94	120.00	120.00	90.00	120.00
95	120.00	120.00	90.00	120.00
96	120.00	120.00	90.00	120.00
97	120.00	120.00	90.00	120.00
98	120.00	120.00	90.00	120.00
99	120.00	120.00	90.00	120.00
100	120.00	120.00	90.00	120.00

**LINE TABLE**

Line	Bearing	Length
L1	N 89° 51' 00" W	15.27
L2	N 89° 51' 00" W	15.27
L3	N 89° 51' 00" W	15.27
L4	N 89° 51' 00" W	15.27
L5	N 89° 51' 00" W	15.27
L6	N 89° 51' 00" W	15.27
L7	N 89° 51' 00" W	15.27
L8	N 89° 51' 00" W	15.27
L9	N 89° 51' 00" W	15.27
L10	N 89° 51' 00" W	15.27
L11	N 89° 51' 00" W	15.27
L12	N 89° 51' 00" W	15.27
L13	N 89° 51' 00" W	15.27
L14	N 89° 51' 00" W	15.27
L15	N 89° 51' 00" W	15.27
L16	N 89° 51' 00" W	15.27
L17	N 89° 51' 00" W	15.27
L18	N 89° 51' 00" W	15.27
L19	N 89° 51' 00" W	15.27
L20	N 89° 51' 00" W	15.27
L21	N 89° 51' 00" W	15.27
L22	N 89° 51' 00" W	15.27
L23	N 89° 51' 00" W	15.27
L24	N 89° 51' 00" W	15.27
L25	N 89° 51' 00" W	15.27
L26	N 89° 51' 00" W	15.27
L27	N 89° 51' 00" W	15.27
L28	N 89° 51' 00" W	15.27
L29	N 89° 51' 00" W	15.27
L30	N 89° 51' 00" W	15.27
L31	N 89° 51' 00" W	15.27
L32	N 89° 51' 00" W	15.27
L33	N 89° 51' 00" W	15.27
L34	N 89° 51' 00" W	15.27
L35	N 89° 51' 00" W	15.27
L36	N 89° 51' 00" W	15.27
L37	N 89° 51' 00" W	15.27
L38	N 89° 51' 00" W	15.27
L39	N 89° 51' 00" W	15.27
L40	N 89° 51' 00" W	15.27
L41	N 89° 51' 00" W	15.27
L42	N 89° 51' 00" W	15.27
L43	N 89° 51' 00" W	15.27
L44	N 89° 51' 00" W	15.27
L45	N 89° 51' 00" W	15.27
L46	N 89° 51' 00" W	15.27
L47	N 89° 51' 00" W	15.27
L48	N 89° 51' 00" W	15.27
L49	N 89° 51' 00" W	15.27
L50	N 89° 51' 00" W	15.27
L51	N 89° 51' 00" W	15.27
L52	N 89° 51' 00" W	15.27
L53	N 89° 51' 00" W	15.27
L54	N 89° 51' 00" W	15.27
L55	N 89° 51' 00" W	15.27
L56	N 89° 51' 00" W	15.27
L57	N 89° 51' 00" W	15.27
L58	N 89° 51' 00" W	15.27
L59	N 89° 51' 00" W	15.27
L60	N 89° 51' 00" W	15.27
L61	N 89° 51' 00" W	15.27
L62	N 89° 51' 00" W	15.27
L63	N 89° 51' 00" W	15.27
L64	N 89° 51' 00" W	15.27
L65	N 89° 51' 00" W	15.27
L66	N 89° 51' 00" W	15.27
L67	N 89° 51' 00" W	15.27
L68	N 89° 51' 00" W	15.27
L69	N 89° 51' 00" W	15.27
L70	N 89° 51' 00" W	15.27
L71	N 89° 51' 00" W	15.27
L72	N 89° 51' 00" W	15.27
L73	N 89° 51' 00" W	15.27
L74	N 89° 51' 00" W	15.27
L75	N 89° 51' 00" W	15.27
L76	N 89° 51' 00" W	15.27
L77	N 89° 51' 00" W	15.27
L78	N 89° 51' 00" W	15.27
L79	N 89° 51' 00" W	15.27
L80	N 89° 51' 00" W	15.27
L81	N 89° 51' 00" W	15.27
L82	N 89° 51' 00" W	15.27
L83	N 89° 51' 00" W	15.27
L84	N 89° 51' 00" W	15.27
L85	N 89° 51' 00" W	15.27
L86	N 89° 51' 00" W	15.27
L87	N 89° 51' 00" W	15.27
L88	N 89° 51' 00" W	15.27
L89	N 89° 51' 00" W	15.27
L90	N 89° 51' 00" W	15.27
L91	N 89° 51' 00" W	15.27
L92	N 89° 51' 00" W	15.27
L93	N 89° 51' 00" W	15.27
L94	N 89° 51' 00" W	15.27
L95	N 89° 51' 00" W	15.27
L96	N 89° 51' 00" W	15.27
L97	N 89° 51' 00" W	15.27
L98	N 89° 51' 00" W	15.27
L99	N 89° 51' 00" W	15.27
L100	N 89° 51' 00" W	15.27

**NOTE**  
 Said Lots 1 through 10 and Tract A are subject to all restrictions, conditions and requirements as set forth in that certain "BOSQUE PLAZA DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS" filed in the office of the County Clerk of Bernalillo County, New Mexico on the 28th day of July, 2004 in Book 481, Page 5448.

**SHEET 4 OF 4**  
**SURVOTEK, INC.**  
 Consulting Surveyors  
 8445 Paradise Blvd. N.E. Albuquerque, New Mexico 87114  
 Phone: 505-897-0888  
 Fax: 505-897-5877





200074  
Incoming  
DRB

## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

May 26, 2004

### 4. Project # 1002397

04DRB-00762 Minor-Extension of Preliminary Plat

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, (to be known as **BOSQUE PLAZA**, LANDS OF TAYLOR-MARTIN L., zoned C-1 neighborhood commercial zone, located on LA ORILLA RD NW, between COORS BLVD NW and CORRALES MAIN CANAL containing approximately 12 acre(s). [REF: Z-87-56 & 69, DRB-87-200, 02DRB-01926, 03DRB-00634] (E-12)

At the May 26, 2004, Development Review Board meeting, a one-year extension of the preliminary plat was approved with the following condition for final plat: the vacation actions must be re-approved and final plat filed within one year.

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.)

If you wish to appeal this decision, you must do so by June 10, 2004 in the manner described below.

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

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

  
Sheran Matson, AICP, DRB Chair

Cc: Shull Realty & Waters Edge LLC, 5445 Edith Blvd Unit E, 87107  
Tierra West LLC, 8509 Jefferson St. NE, 87113  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg  
File



3



Completed 9/9/04  
with LRF  
PA

# DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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.: 04DRB-001196 (FP)  
Project Name: LANDS OF MARTIN TAYLOR  
Agent: Tierra West LLC

Project # 1002397  
Phone No.: 858-3100

Project Number 1002397

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 8/11/04 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

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

CITY ENGINEER / AMARCA: \_\_\_\_\_  
 ATC OK  
 pvt esmts lots 1, 2, 3  
 declaration of covenants OK PA

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

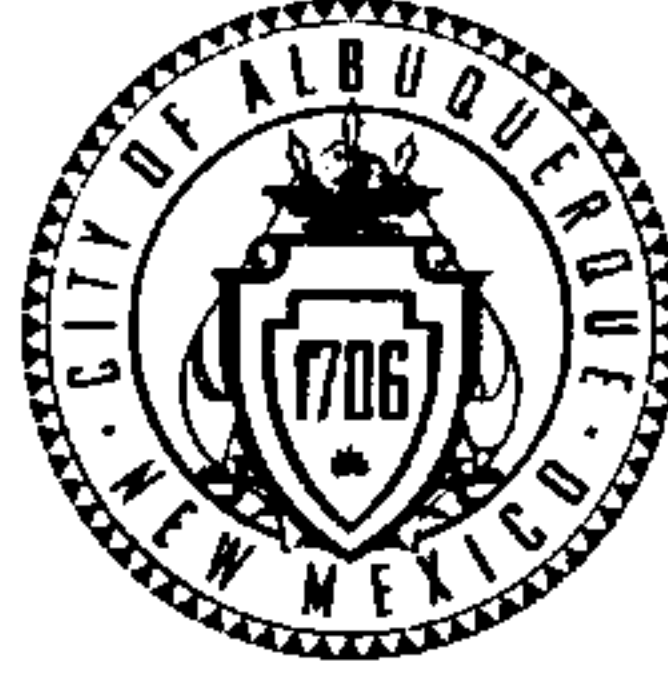
PLANNING (Last to sign): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**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.
- AGIS DXF File approval required. OK
- Copy of recorded plat for Planning.





## City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

**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.

November 18, 2004

Karen Kline  
Tierra West, LLC  
8509 Jefferson NE/87113  
Phone: 858-3100/Fax: 858-1118  
Email: [kkline@tierrawestllc.com](mailto:kkline@tierrawestllc.com)

Dear Karen:

Thank you for your inquiry of **November 18, 2004** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOTS 1-10, BOSQUE PLAZA (USED TO BE LOTS 1-9, LANDS OF MARTIN L. TAYLOR) LOCATED ON LA ORILLA ROAD NW BETWEEN COORS BOULEVARD NW AND CORRALES DRAIN** zone map E-12.

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

### **SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.**

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 me at (505) 924-3902 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

*Stephani Winklepleck*

Neighborhood Program Coordinator  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

planningrnaform(10/6/04)

# 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: 11/18/04 Time Entered: 1:50 p.m. ONC Rep. Initials: SW

# "Attachment A"

Karen Kline, Tierra West, LLC  
Zone Map: E-12

**COORS TRAIL N.A. (R)**

**\*Jennifer Perry**

2608 Bosque Del Sol Ln. NW/87120 890-7379 (h)

Alexandra Ostwald

6423 Bosque Meadows NW/87120 898-1915 (h)

**TAYLOR RANCH N.A. (R)**

**\*Don MacCornack**

5300 Hattiesburg NW/87120 897-1593 (h)

Eddie Costello

1111 Alameda NW, Ste. J/87114 362-6700 (w)

**ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY O-92,** you are most welcomed to notify the following "*Unrecognized*" neighborhood associations of this project.

**LETTERS MUST BE SENT TO BOTH**  
**CONTACTS OF EACH**  
**NEIGHBORHOOD ASSOCIATION.**



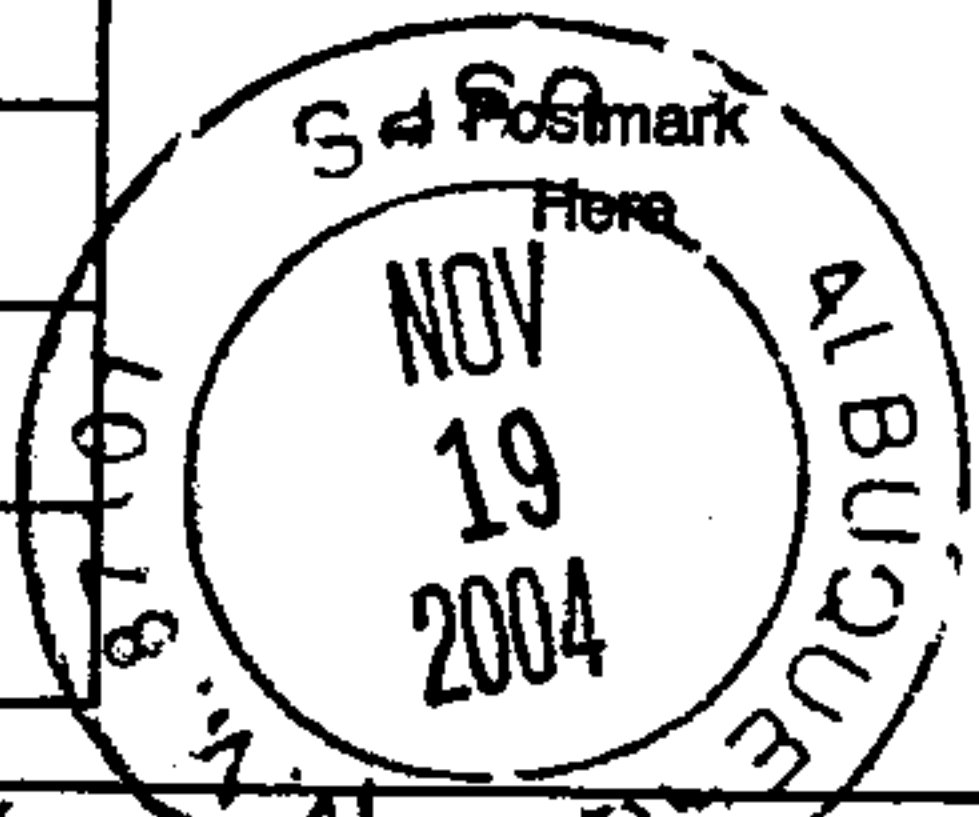
7003 3110 0000 1599 9361

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ 1.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.65</b>



Sent To **ALEXANDRA Ostwald**  
 Street, Apt. No., or PO Box No. **6423 BOSQUE MEADOWS NW**  
 City, State, ZIP+4 **ABQ NM 87120**

PS Form 3800, June 2002 See Reverse for Instructions

7003 3110 0000 1599 9361

U.S. Postal Service™  
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**OFFICIAL USE**

Postage	\$ 1.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.65</b>



Sent To **JENNIFER PERRY**  
 Street, Apt. No., or PO Box No. **2608 BOSQUE DEL SOL LN NW**  
 City, State, ZIP+4 **ABQ NM 87120**

PS Form 3800, June 2002 See Reverse for Instructions

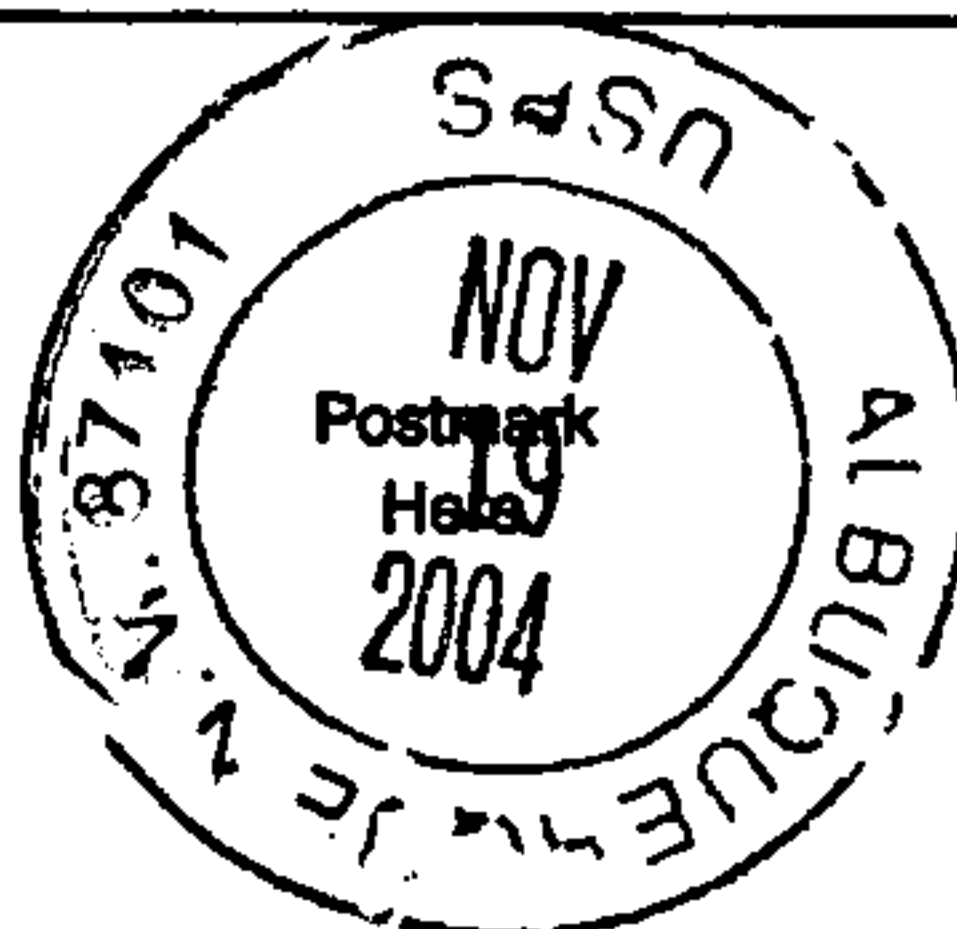
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U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ 1.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.65</b>



Sent To **DON MACCORNECK**  
 Street, Apt. No., or PO Box No. **5300 HATTIESBURG NW**  
 City, State, ZIP+4 **ABQ NM 87120**

PS Form 3800, June 2002 See Reverse for Instructions

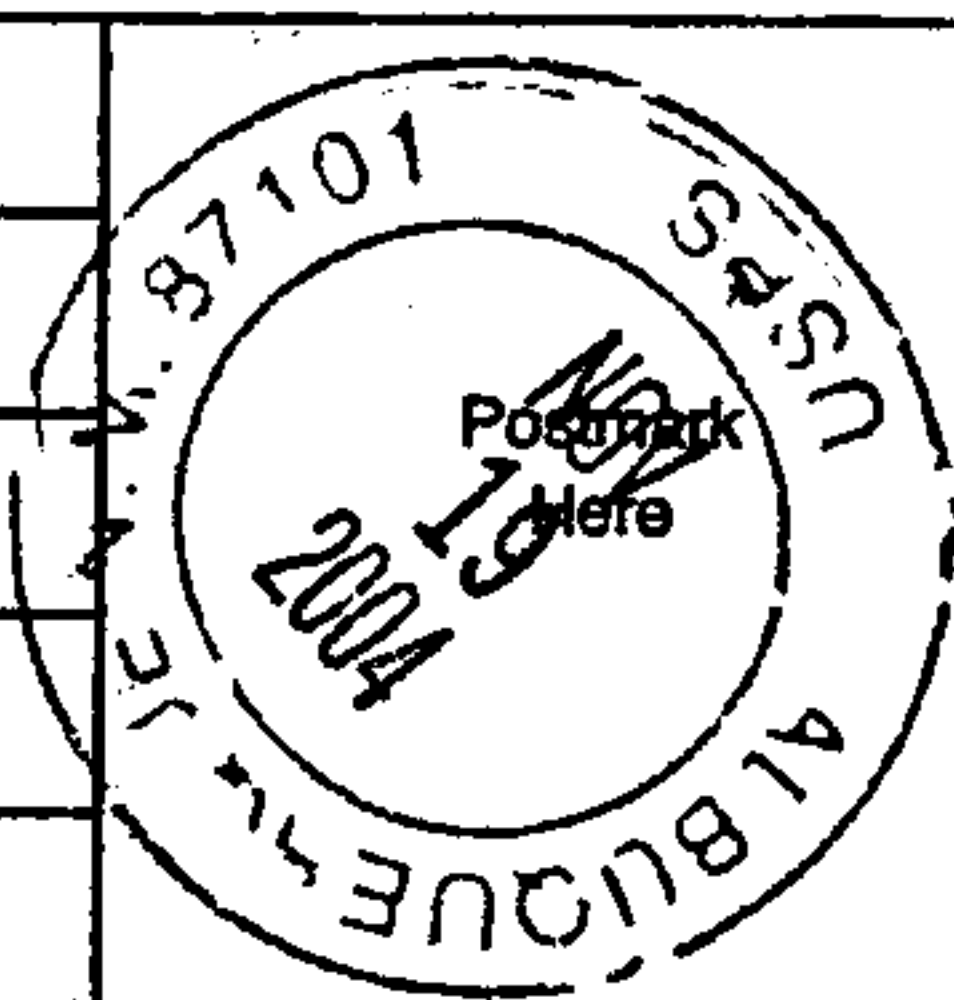
7003 3110 0000 1599 9330

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ 1.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.65</b>

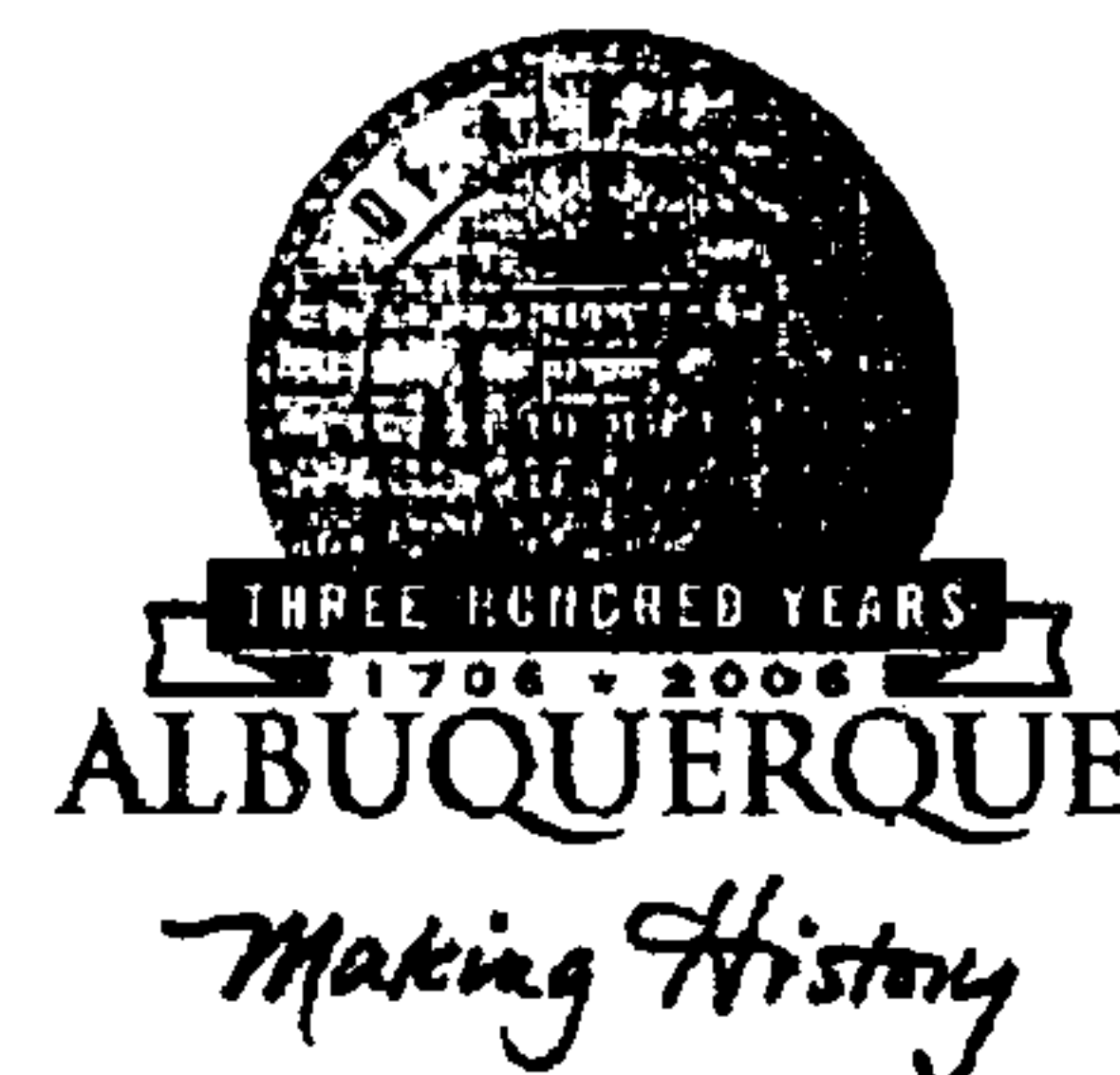


Sent To **EDDIE COSTELLO**  
 Street, Apt. No., or PO Box No. **1111 ALAMEDA NW STE J**  
 City, State, ZIP+4 **ABQ NM 87114**

PS Form 3800, June 2002 See Reverse for Instructions



# CITY OF ALBUQUERQUE



November 05, 2004

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

Fred W. Reed & Jim & Christen Shull  
 LA CRILLA GROUP, LLC  
 5445 Edith Blvd. NE  
 Albuquerque, NM 87107

Re: NOTICE OF UPCOMING DEADLINE FOR COMPLETION OF IMPROVEMENTS AND CITY'S  
 INTENTION TO CALL FINANCIAL GUARANTY-SIA PROCEDURE B

PROJECT: BOSQUE PLAZA

PROJECT NO: 713481

Dear Mr. Reed & Mrs. & Mrs. Shull:

P.O. Box 1293

Albuquerque

New Mexico 87103

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

I am the Assistant City Attorney who represents the City in matters relating to construction of infrastructure by subdividers. As you are aware, LA ORILLA GROUP, LLC & JIM & CHRISTEN SHULL (the "Subdivider") signed a SUBDIVISION IMPROVEMENTS AGREEMENT PROCEDURE B ("Agreement") with the City committing the Subdivider to complete construction of required infrastructure by DECEMBER 10, 2004 ("Construction Deadline"). Therefore, if construction will not be completed by the Construction Deadline, the City may grant the Subdivider an extension of time to complete the construction of the required subdivision improvements if the Subdivider meets the following conditions.

The City may grant an extension, not to exceed a total of two years from the date of execution of the original agreement with the City, if the Subdivider submits a written request for extension of time to construct, and delivers the request to the City Engineering Division, Project Review Section, at least fifteen (15) days prior to the Construction Deadline. The City will review the request and apparent consequences of granting an extension. If the extension is allowed, the Subdivider will be required to complete an extension agreement and submit the required, revised financial guaranty to the City by the construction completion deadline date.

November 05, 2004

Page 2

PROJECT: BOSQUE PLAZA;

PROJECT NO: 713481

THIS LETTER PROVIDES NOTICE TO THE SUBDIVIDER THAT, IF THE CONSTRUCTION IS NOT COMPLETED BY THE CONSTRUCTION DEADLINE, THE CITY MAY DECLARE THE AGREEMENT TO BE IN DEFAULT AND WILL HOLD THE SUBDIVIDER AND THE SURETY, JOINTLY AND SEVERALLY LIABLE FOR 125% OF THE COST OF COMPLETING THE IMPROVEMENTS UNLESS: (1) THE SUBDIVIDER SUBMITS A WRITTEN REQUEST FOR EXTENSION (2) (IF THE CITY APPROVES THE EXTENSION) THE SUBDIVIDER SUBMITS THE REQUIRED EXTENSION AGREEMENT AND FINANCIAL GUARANTY TO THE CITY BY THE CONSTRUCTION DEADLINE.

PLEASE NOTE THAT THE CITY REQUIRES THE FINANCIAL INSTITUTION ISSUING THE FINANCIAL GUARANTY TO BE A FEDERALLY INSURED INSTITUTION OR A SURETY LICENSED TO DO BUSINESS IN NEW MEXICO.

Please immediately contact the Project Administrator, Marilyn Maldonado at 924-3997 and tell her whether: (1) the construction will be completed by the Construction Deadline Date; or (2) the Subdivider will be submitting a written request for extension; and, if an extension is granted by the City, the Subdivider then will be submitting an extension agreement and related financial guaranty to the City by the Construction Deadline.

Very truly yours,



Kevin J. Curran  
Assistant City Attorney

KJC/kj  
cc: File  
#1

with  
SIA

**FIGURE 12**  
**SUBDIVISION IMPROVEMENTS**  
**AGREEMENT-PUBLIC AND/OR PRIVATE**  
**(Procedure B)**

**AGREEMENT TO CONSTRUCT**  
**PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS**

THIS AGREEMENT is made this 10th day of July, 2004, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and LA ORILLA GROUP LLC and JIM W. SHULL JR., and CHRISTEN SHULL ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.]: A LIMITED LIABILITY COMPANY and HUSBAND and WIFE, whose address is 5445 EDITH BLVD UNIT F, ALBUQUERQUE NM, 87107 and whose telephone number is (505) 344-1141, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [describe:] LOTS 1 - 9, LANDS OF MARTIN L. TAYLOR, recorded on OCTOBER 23, 19 87 in the records of the Bernalillo County Clerk at Book C34C, Folio 195 (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] LA ORILLA GROUP LLC, JIM W. SHULL, JR. and CHRISTEN SHULL ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as LANDS OF MARTIN L. TAYLOR UNIT 1 describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 10th day of December, 2004 ("Construction Completion Deadline"), at no cost to the City. The improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 7134.81.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board (DRB), unless the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason

Mary Herrera Bern. Co. AGRE R 29.00 2004095701 6189194 Page: 1 of 11 07/08/2004 03:58P Bk-A80 Pg-5447



Work Order Requirements. The City agrees to issue a Work Order after:

A. The Subdivider causes to be submitted all documents, and meets all requirements listed in Development Process Manual, Volume 1, Chapter 5, Work Order Process, and figure 1, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Subdivider has procured or has caused to be procured public liability insurance in the amount of not less than One Million Dollars (\$1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage as a result of any condition of the Subdivision, the Improvements or the Subdivider's construction activities within, or related to the Subdivision. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured's. The Subdivider must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that, if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail 30 days written notice to the City, attention City Engineer.

B. The Subdivider complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

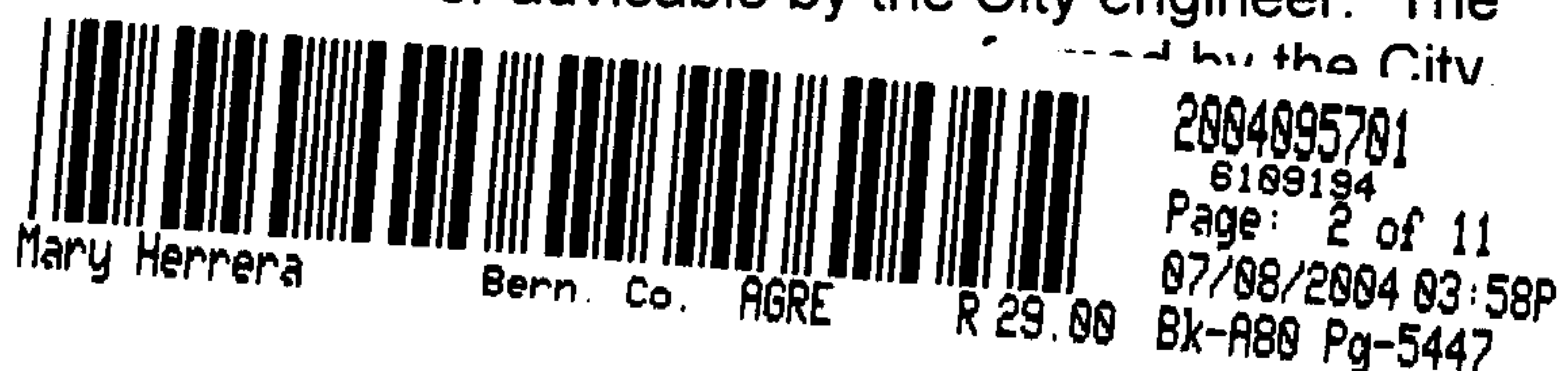
<u>Type of Fee</u>	<u>Amount</u>
<u>Engineering Fee</u>	<u>3.25% of Actual Construction Cost</u>
<u>Excavation &amp; Sidewalk Fees</u>	<u>As required per City-approved estimate</u>
<u>Street Restoration Fees</u>	<u>As required per City-approved estimate (Fig. 7)</u>

*(Note: The Subdivider must pay the City all City fees which have been incurred during construction before the City will accept the Public Improvements)*

4. Surveying, Inspection and Testing. The improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the Public Improvements shall be performed by SURV-TEK INC., and construction surveying of the Private Improvements shall be performed by SURV-TEK INC.. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection methods. Inspection of the construction of the Public Improvements shall be performed by TIERRA WEST LLC, and inspection of the Private Improvements shall be performed by TIERRA WEST LLC, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider shall ensure that the inspecting entity provides all inspection results, reports and related data to the City, which the City equires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City engineer. The Subdivider shall pay the City a reasonable





C. Field Testing. Field-testing of the construction of the Public Improvements shall be performed by VINYARD & ASSOC., and field testing of the Private Improvements shall be performed by VINYARD & ASSOC., both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for the Public Works Construction. If any field-testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports, and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable and the Subdivider shall pay the City a reasonable fee therefore.

5. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following "Financial Guarantee:"

Type of Financial Guaranty: LOAN RESERVE LETTER  
Amount: \$ 272,660.95  
Name of Financial Institution or Surety providing Guaranty:  
SUNRISE BANK  
Date City first able to call Guaranty: December 10, 2004  
[Construction Completion Deadline]: December 10, 2004  
If Guarantee other than a Bond, last day City able to call on Guaranty is:  
February 10, 2005  
Additional information: Infrastructure

Type of Financial Guaranty: LOAN RESERVE LETTER  
Amount: \$ 272,660.95  
Name of Financial Institution or Surety providing Guaranty:  
SUNRISE BANK  
Date City first able to call Guaranty: December 10, 2004  
[Construction Completion Deadline]: December 10, 2004  
If Guarantee other than a Bond, last day City able to call on Guaranty is:  
February 10, 2005  
Additional information: Individual releases or reduction of Loan Reserve Letters shall not be permitted.

6. Notice of Start of Construction. Before construction begins, the Subdivider shall deliver an acceptable Notice to Proceed to the City and shall arrange or a preconstruction conference and all required inspections.

7. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1,



Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the Public Improvements and a Certificate of Completion for the Private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the Subdivision Ordinance. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

8. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon or in which the Public Improvements are constructed, the Subdivider will convey to the city all real and personal property rights which the City deems reasonably necessary, and all Public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the Public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

9. Reduction of Financial Guaranty Upon Partial Completion. The subdivider shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

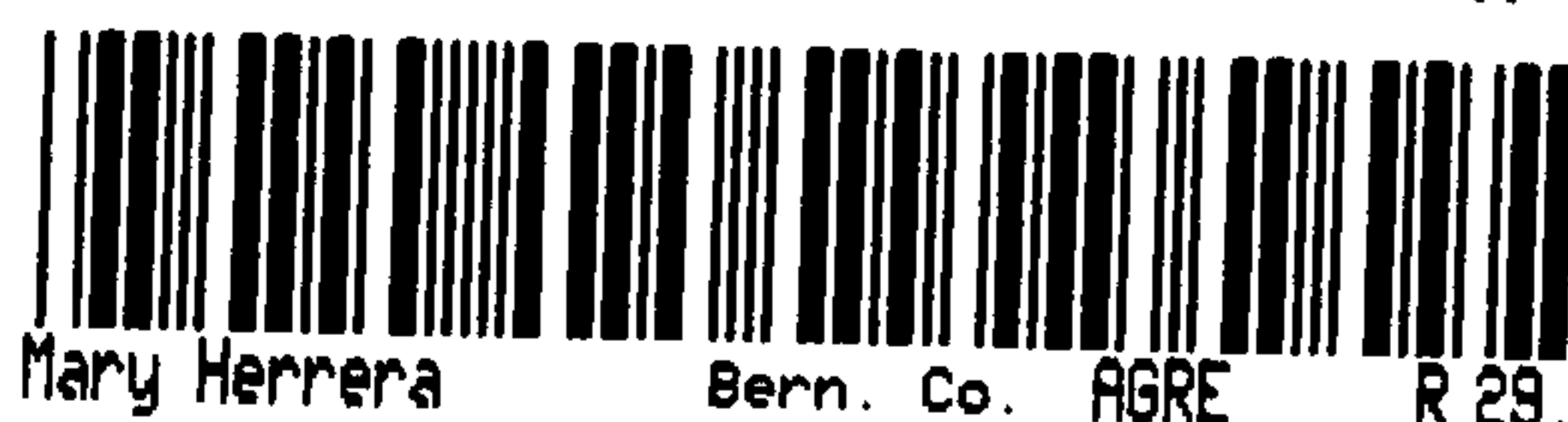
A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the Development Process Manual, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guaranty other than a loan reserve letter has been provided, the completed Improvements must be freestanding, functionally independent of any Improvements which have not yet been completed and completed in substantial compliance with the approved construction plans, as determined by City onsite inspection in order to qualify for a Financial Guaranty reduction. If the Improvements, which have been, completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the subdivider must submit the following documents to the City for review and approval:

- (1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;
- (2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the Subdivision Ordinance.
- (3) Conveyance of real and personal property rights which meet the requirements of Section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed Public Improvements and a Certificate of Partial Completion for the completed Private Improvements.

10. Indemnification. Until the Improvements are accepted by the City, the Developer shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Developer agrees to defend, indemnify and hold harmless the City and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Developer, its agents, representatives, contractors or subcontractors or arising from the failure of the Developer, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Developer herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports,





surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

11. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

12. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has posted a suitable financial guaranty and entered into a Subdivision Improvements Agreement with the City. Thereafter, when the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

13. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to the Financial Guaranty.

14. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

15. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.

16. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

18. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

19. Captions. The captions t





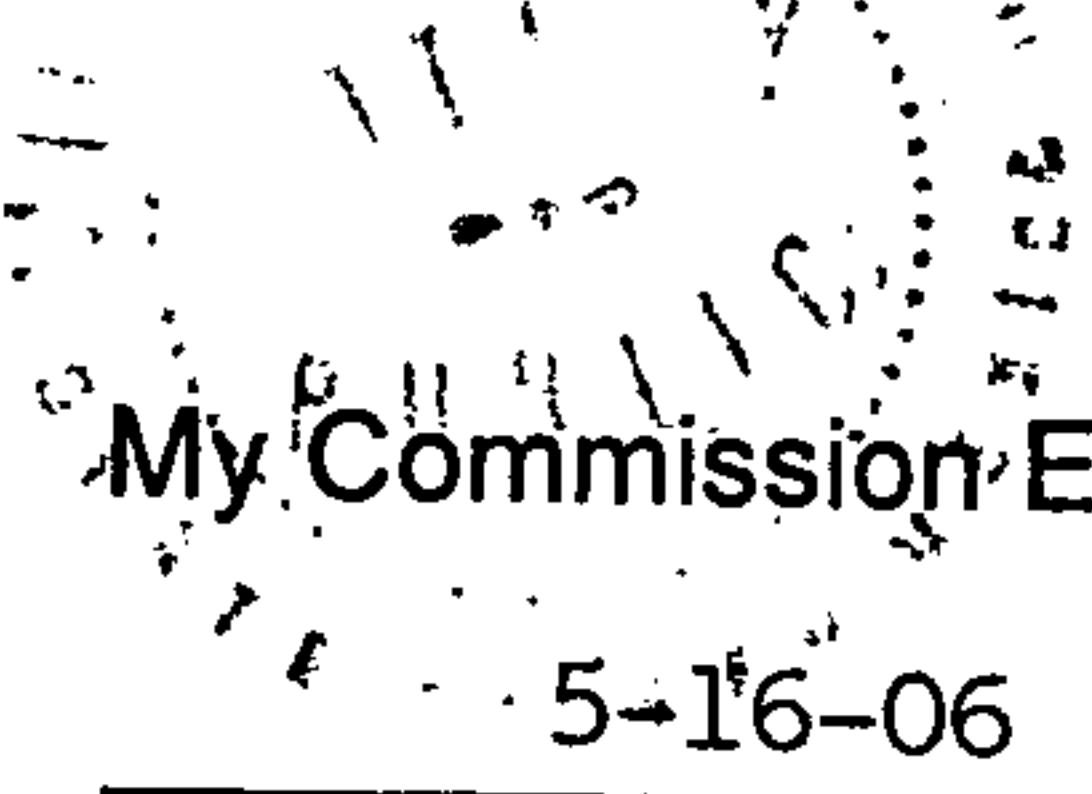


SUBDIVIDER'S NOTARY

STATE OF NEW MEXICO )  
 ) ss.  
COUNTY OF BERNALILLO )

This instrument was acknowledged before me on 17TH day of JUNE, 2004 by  
[name(s) of person(s):] JIM W. SHULL, JR. and CHRISTEN SHULL, [title or capacity, for  
instance, "President" or "Owner":] HUSBAND and WIFE of [Subdivider:].

*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public



My Commission Expires:  
5-16-06

CITY'S NOTARY

STATE OF NEW MEXICO )  
 ) ss.  
COUNTY OF BERNALILLO )

This instrument was acknowledged before me on 16<sup>th</sup> day of July, 2004 by  
Richard Douthett City Engineer, of the City of Albuquerque, a municipal corporation, on behalf of said  
corporation.

*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public

My Commission Expires:

January 27, 2005

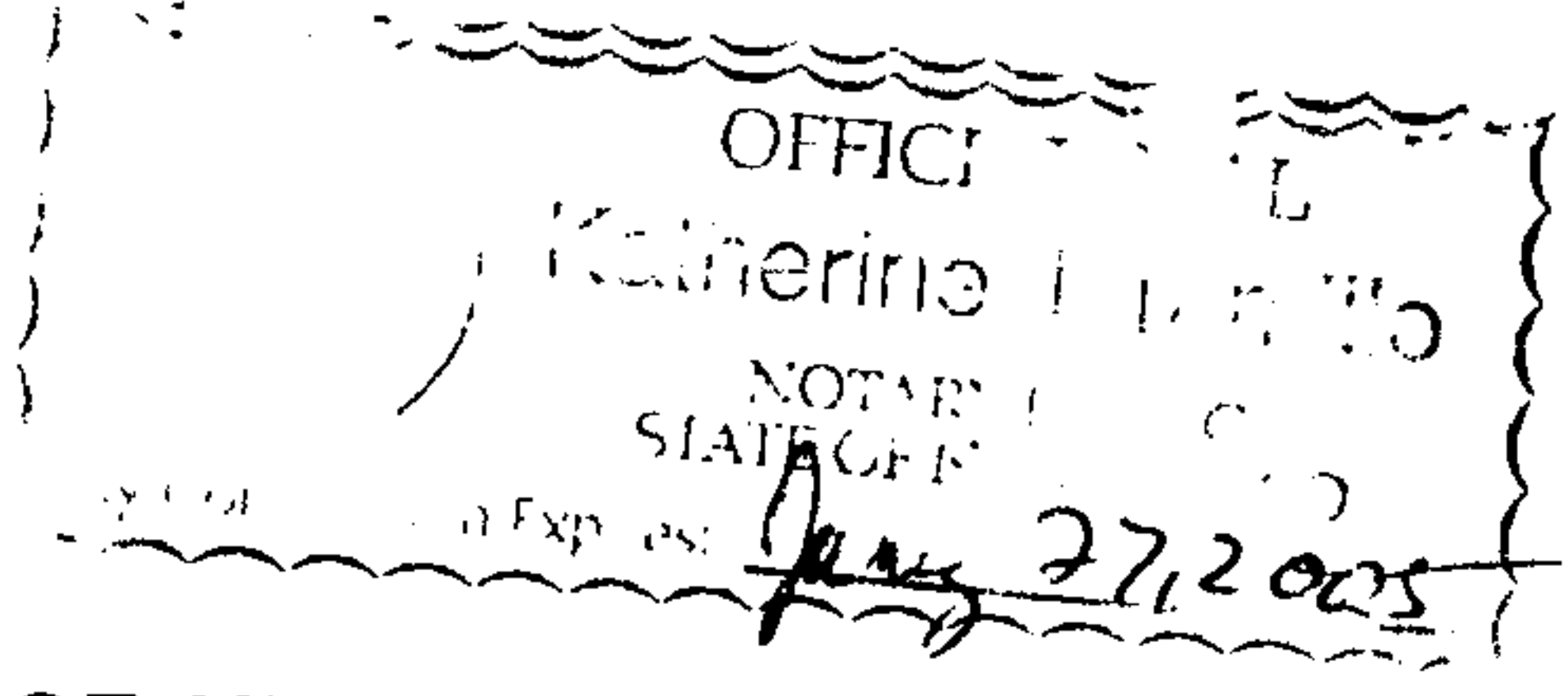
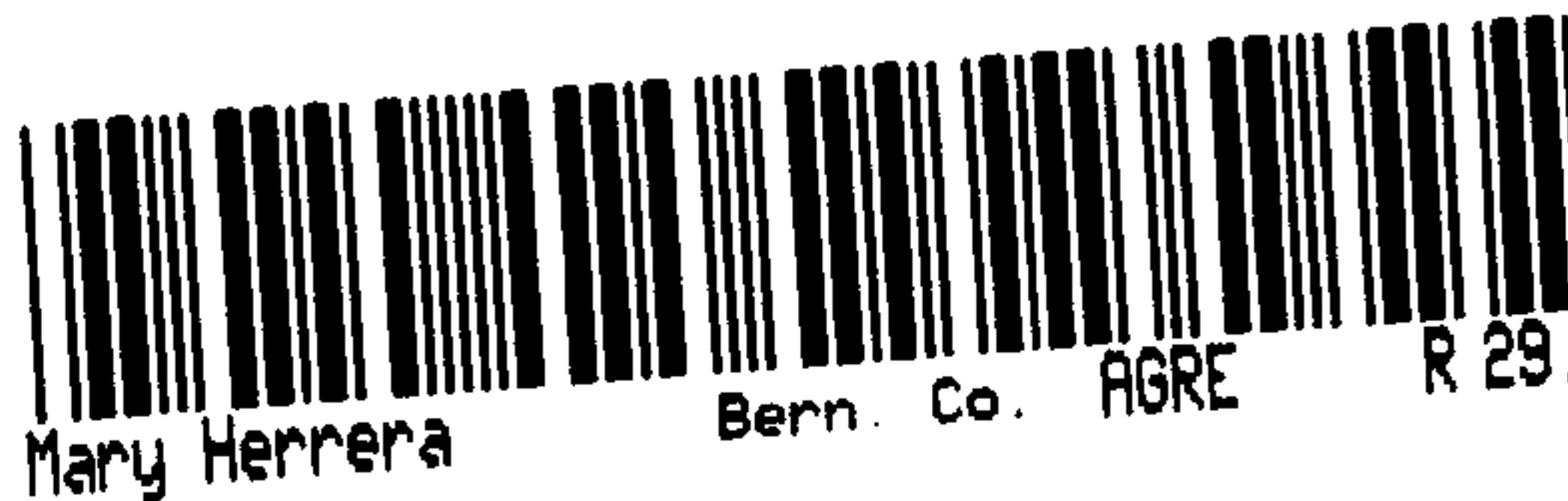


EXHIBIT A AND POWER OF ATTORNEY ATTACHED

H:\SHULL\JAM\LEGALDOC\2074 SIA PROCEDURE B final.doc\June 17, 2004



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Page: 7 of 11  
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Bk-A80 Pg-5447

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

**ORIGINAL**

FIGURE 12

INFRASTRUCTURE LIST

EXHIBIT "A"

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

Date Submitted: 5-07-03  
Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: 5-07-03  
Date Preliminary Plat Expires: 5-07-04  
# 1002397 → DRB Project No.: 4001182 ~~1001182~~  
DRB Application No. 03DEB00634

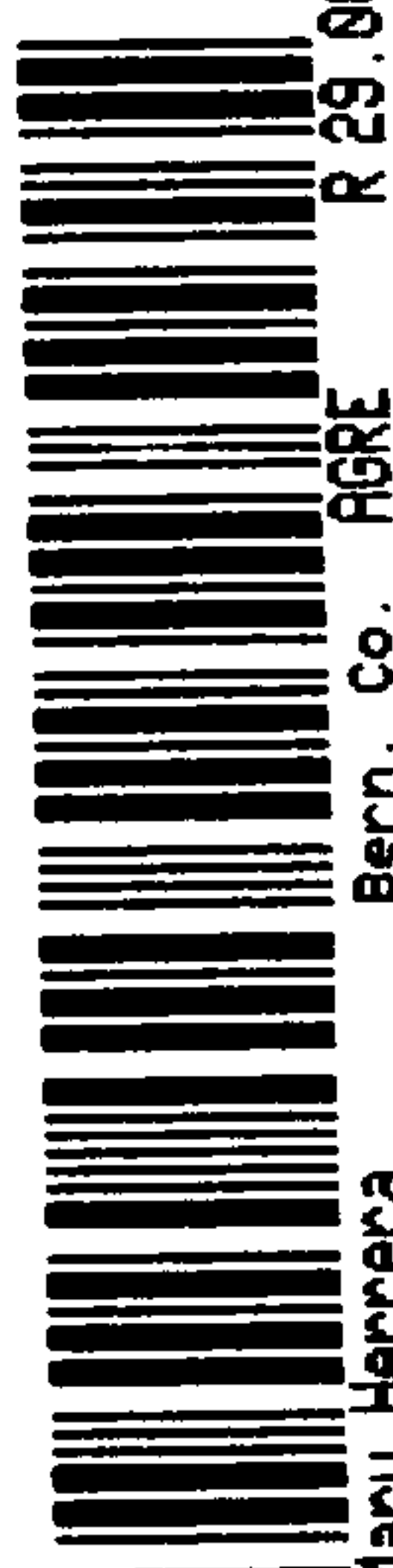
LOTS 1-A,2-A,3-A,4-A,5-A,6-A,7-A,8-A,9-A, LANDS OF MARTIN TAYLOR  
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 1-9, LANDS OF MARTIN TAYLOR  
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector
		10"	WATERLINE	BOSQUE PLAZA LOOP 'PRIVATE'	COORS BLVD	LA ORILLA	/	/
		6'	Bike Lane	(coors Below)	S Property line	North Property Line	/	/
		8"	SANITARY SEWERLINE	LA ORILLA	EX. LINE	COORS BLVD RIGHT-OF-WAY	/	/
		8"	SANITARY SEWERLINE	BOSQUE PLAZA LOOP 'PRIVATE'	LA ORRILA RD	LOT 9-A	/	/

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Bern. Co. AGRE  
Mary Herrera

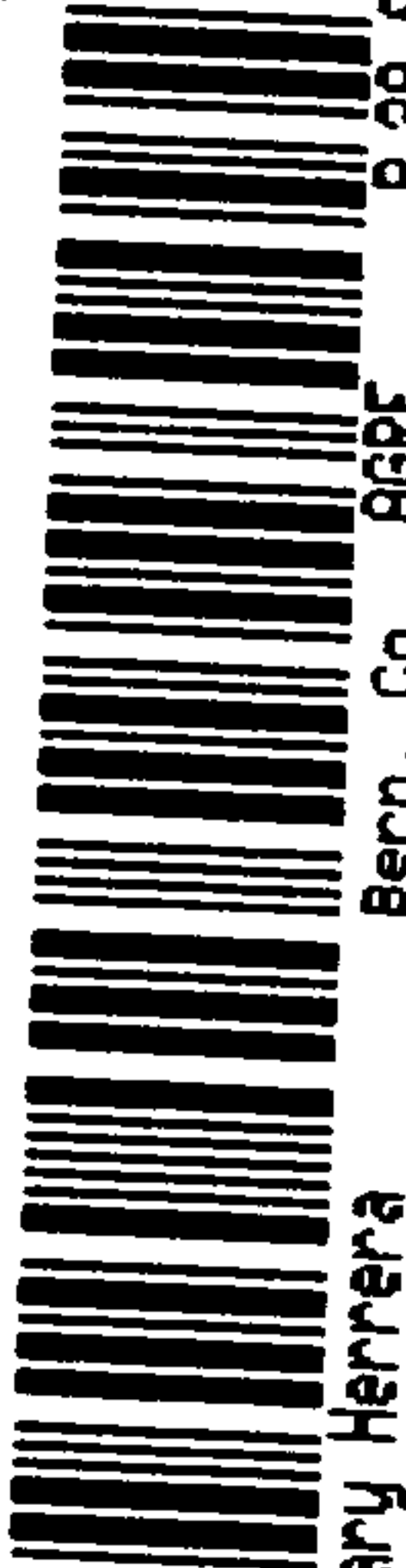


# ORIGINAL

		32' F-F	PERMANENT PAVING, CURB AND GUTTER 4' SIDEWALK	BOSQUE PLAZA LOOP 'PRIVATE'	COORS BLVD	LA ORILLA RD
		NA	PRIVATE DRAINAGE EASEMENT WITH PRIVATE DRAINAGE COVENANT	DETENTION POND 2 AC-FT		
		10' MINIMUM	DRAINAGE CHANNEL	15' PRIVATE DRAINAGE EASEMENT	BOSQUE PLAZA LOOP 'PRIVATE'	POND
		10' MINIMUM	DRAINAGE CHANNEL	24' PRIVATE DRAINAGE EASEMENT	BOSQUE PLAZA LOOP 'PRIVATE'	WINTERHAVEN TERMINUS
		24 F-E	ARTERIAL PAVING CURB AND GUTTER 4' SIDEWALK (SOUTH SIDE ONLY)	LA ORILLA RD	COORS BLVD	EAST PROPERTY LINE
		6'	PCC SIDEWALK	COORS BLVD	SOUTH PROPERTY LINE	NORTH PROPERTY LINE
		VARIES	DECELERATION LANE/ INTERSECTION IMPROVEMENTS PER NMSHTD DRIVEWAY PERMI'	COORS BOULEVARD	ENTRANCE	PER NMSHTD DRIVEWAY PERMIT

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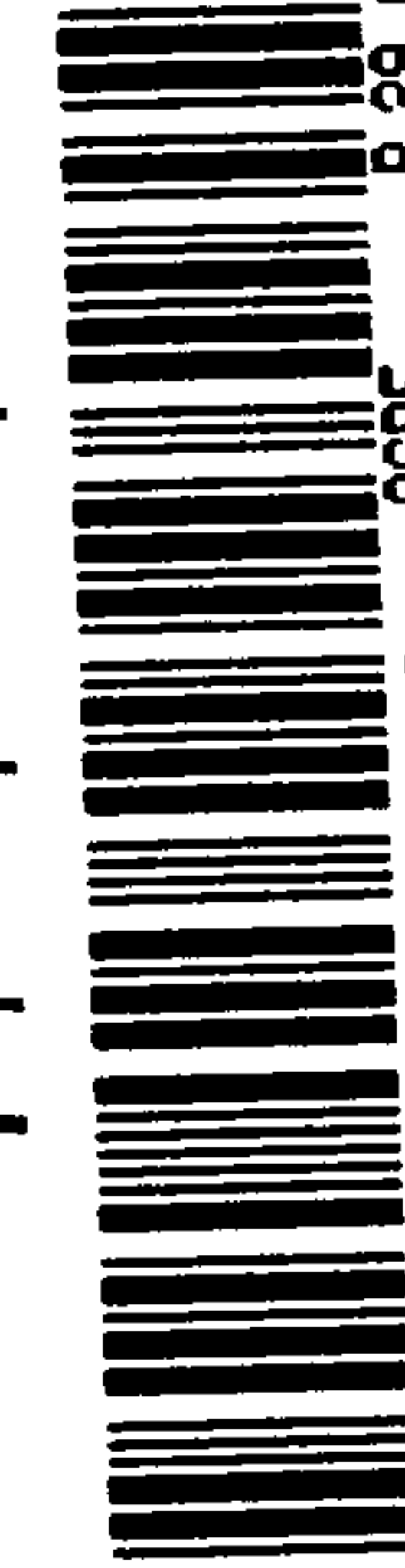


Mary Herrera  
Bern. Co. AGRE R 29.00

# ORIGINAL

<input type="checkbox"/>	<input type="checkbox"/>	Water Infrastructure to include Valves, Fittings, Valve Boxes and Fire Hydrants as required.
<input type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer to include Manholes and Service Connections as required.
<input type="checkbox"/>	<input type="checkbox"/>	Catch Basins and RCP connections included with Storm Sewer
<input type="checkbox"/>	<input type="checkbox"/>	Residential Street Lights per DPM.
<input type="checkbox"/>	<input type="checkbox"/>	Certified Grading and Drainage with Private Walls and Private Drainage (Non- work order item) Required for SIA/Financial Guarantee Release.

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/	/	6109194	/
/	/	Page: 10 of 11	/
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/	/	Bern. Co. AGRE	/
/	/	Mary Herrera	/





# ORIGINAL

## NOTES

1

2

3

### AGENT / OWNER

David Soule

NAME (print)

Tierra West, LLC

FIRM

*DMN* 5/6/03

SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT  
THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: 5-07-05

### DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

*Sherm Nelson* 5/7/03

DRB CHAIR - date

*R. D. ...* 5-07-03

TRANSPORTATION DEVELOPMENT - date

*Robert ...* 5/7/03

UTILITY DEVELOPMENT - date

*Brad L. Bigham* 5/7/03

CITY ENGINEER - date

*Christina Dandora* 5/7/03

PARKS & GENERAL SERVICES - date

Recreation

AMAFCA - date

- date

- date

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Mary Herrera  
Bern. Co. FIRE  
R 29.00

### DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



SUNRISE BANK OF ALBUQUERQUE

June 10, 2004

Jay J. Czar  
Chief Administrative Officer  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

RE: Loan Reserve for: La Orilla, LLC  
City of Albuquerque Project No.: 713481  
Project Name: INFRASTRUCTURE FOR LANDS OF MARTIN L. TAYLOR UNIT 1

Dear Mr. Czar

This letter is to advise the City of Albuquerque ("City") that, at the request of La Orilla, LLC, Sunrise Bank of Albuquerque, "Financial Institution") in Albuquerque, New Mexico, holds as a loan reserve the sum of Two Hundred, Seventy Two Thousand, Six Hundred, Sixty and 95/100. (\$272,660.95) ("Loan Reserve") for the exclusive purpose of providing the financial guarantee which the City requires La Orilla, LLC ("Subdivider") to provide for the installation of the improvements which must be constructed at Lands of Martin L. Taylor, Unit 1, Project No. 713481 ("Project"). The amount of the Loan Reserve is 125% of the City's estimated cost of improvements as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on 7/8/04 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. 480, at pages 5447 to 5447 ("Earlier Agreement").

- 1) Reduction of Reserve. If the Assistant Director of Public Works/Engineering for the City, or that person's authorized designee, determines that it is appropriate to release a specified amount of the loan reserves as the result of the Subdivider's construction of a portion of the required infrastructure, then the Assistant Director of Public Works/Engineering, or that person's authorized designee, may execute an "Authorization to Release" which will authorize the Financial Institution to

release a specified amount from the loan reserves. The Authorization to Release will state the amount of the "reduced Loan Reserve Balance" which must be maintained following the reduction. The Reduced Loan Reserve Balance shall not be reduced by more than 90% of the City's estimated cost of the Project until the Project is accepted by the City. When the Financial Institution receives the Authorization to Release, which has been signed by the City, the Financial Institution may reduce the loan reserve to the Reduced Loan Reserve Balance.


- 2) Liability of Financial Institution. Although the City may approve the Financial Institution's release of a part of the loan reserves, the approval will not constitute the City's final acceptance of part or all of the Project. However, no matter what agreement exists between the Subdivider and the City, the total liability of the Financial Institution to the City with respect to the loan reserves established pursuant to this Loan Reserve Letter shall at all times be limited to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City, and the Financial Institution's liability to the City under this Loan Reserve Letter shall cease upon termination of the loan reserve as provided in Section 4 herein.
  
- 3) Draw on Reserve. If by December 10, 2004 the improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the City, then, upon presentation between December 10, 2004 and February 10, 2005 inclusive, the City may demand payment from the Financial Institution up to the lesser of the amount stated in this Loan Reserve Balance authorized in writing by the City. The City may demand payment by delivering to the Financial Institution a certified "Demand for Payment" executed by the CAO or the CAO's authorized designee, which shall state that the Subdivider has failed to comply with the terms of the Agreement and also shall state the estimated cost of completing the improvements, specified in the Agreement ("Estimated Cost of Completion"). Upon receipt of the Demand for Payment, the Financial Institution promptly shall draw from the loan reserves by cashier's check to the City of Albuquerque the amount of 125% of the estimated cost of completion, not to exceed the lesser of the total Reduced Loan Reserve Balance authorized in writing by the City. The Financial Institution shall deliver the cashier's check promptly to the City.

- 4) Termination of Reserve. This loan reserve is for the benefit of the City and shall be irrevocable until the occurrence of one of the following:
- A. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
  - B. City delivery of the Demand for Payment and the Financial Institution's payment to the City by cashier's check as required Section "3" herein; or
  - C. Expiration of the date February 10, 2005; or
  - D. Written termination of this Loan Reserve Letter, signed by its Chief Administrative Officer of the City.

Sunrise Bank of Albuquerque

By:   
Jason A. Shaffer  
President and CEO

ACCEPTED:  
City of Albuquerque

By:   
Jay J. Czar  
Chief Administrative Officer

*KJE 7/6/04*

*9/12/04*





SUNRISE BANK OF ALBUQUERQUE

June 10, 2004

Jay J. Czar  
Chief Administrative Officer  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

RE: Loan Reserve for: Jim W. Shull and Christen Shull  
City of Albuquerque Project No.: 713481  
Project Name: INFRASTRUCTURE FOR LANDS OF MARTIN L. TAYLOR UNIT 1

Dear Mr. Czar

This letter is to advise the City of Albuquerque ("City") that, at the request of Jim W. Shull and Christen Shull, Sunrise Bank of Albuquerque, ("Financial Institution") in Albuquerque, New Mexico, holds as a loan reserve the sum of Two Hundred, Seventy Two Thousand, Six Hundred, Sixty and 95/100. (\$272,660.95) ("Loan Reserve") for the exclusive purpose of providing the financial guarantee which the City requires Jim W. Shull and Christen Shull ("Subdivider") to provide for the installation of the improvements which must be constructed at Lands of Martin L. Taylor, Unit 1, Project No. 713481 ("Project"). The amount of the Loan Reserve is 125% of the City's estimated cost of improvements as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on 7/8/04 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. A 80, at pages 5447 to 5447 ("Earlier Agreement").

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- 4) Termination of Reserve. This loan reserve is for the benefit of the City and shall be irrevocable until the occurrence of one of the following:
- A. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
  - B. City delivery of the Demand for Payment and the Financial Institution's payment to the City by cashier's check as required Section "3" herein; or
  - C. Expiration of the date February 10, 2005; or
  - D. Written termination of this Loan Reserve Letter, signed by its Chief Administrative Officer of the City.

Sunrise Bank of Albuquerque


By: 

Jason A. Shaffer  
President and CEO

ACCEPTED:  
City of Albuquerque

By: 

Jay J. Czar  
Chief Administrative Officer

 7/2/04

 7/2/04



**ONE STOP SHOP  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT  
Development & Building Services**

**PAID RECEIPT**

\*\*\*DUPLICATE\*\*\*  
City of Albuquerque  
Treasury Division

APPLICANT NAME Shull Realty & Waters  
AGENT Tienna West  
ADDRESS 8509 Jefferson  
PROJECT & APP # 1002397/04DRB 01784  
PROJECT NAME Bosque Plaza

11/19/2004 10:38AM LOC: ANN  
X RECEIPT# 00034962 WSH 007 TRANSH 0020  
Account 441006 Fund 0110 TRSLJS  
Activity 4983000 \$145.00  
Trans Amt \$50.00  
J24 Misc

Thank You

- \$ 20.00 441032/3424000 Conflict Management Fee
- \$ 50.00 441006/4983000 DRB Actions
- \$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
- \$ 75.00 441018/4971000 Public Notification
- \$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
 Major/Minor Subdivision     Site Development Plan     Bldg Permit  
 Letter of Map Revision     Conditional Letter of Map Revision  
 Traffic Impact Study
- \$ 145.00 TOTAL AMOUNT DUE

**\*\*\*NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.**

<p>REC 11/19/2004 ACTIVITY 4983000 ACC AMT 75.00 TRANS AMT 20.00 J24 MISC</p>	<p>TIERRA WEST LLC 8509 JEFFERSON NE ALBUQUERQUE, NM 87113 (505) 858-3100</p>	<p>1821 95-677/1070</p>
<p>PAY TO THE ORDER OF <u>City of Albuquerque</u></p>	<p>DATE <u>11/18/04</u></p>	<p>***DUPLICATE*** City of Albuquerque Treasury Division \$ <u>145.00</u></p>
<p><u>One Hundred &amp; Forty Five and 00/100</u></p>	<p>11/19/2004 10:38AM X RECEIPT# 00034963 WSH 007 TRANSH 0020 Account 441018 Fund 0110 Activity 4971000 TRSLJS</p>	<p>DOLLARS <u>145.00</u> LUC: ANN</p>
<p>HIGH DESERT STATE BANK Member FDIC 8110 Ventura NE Albuquerque, NM 87122</p>	<p><u>Tienna West</u> 201813</p>	<p>\$75.00 \$145.00 \$50.00</p>
<p>FOR <u>DRB-51A 2.0074.0001</u></p>	<p>CHARGE</p>	<p>Thank You</p>



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

### 4. TIME

Signs must be posted from 11.30.04 To 12.15.04.

### 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.

*Robert L. ...* (Applicant or Agent), 11.19.04 (Date)

I issued 2 signs for this application, 11-19-04 (Date), *Robert L. ...* (Staff Member)



<b>SUBDIVISION</b>	Supplemental form <b>S</b>	<b>ZONING AND PLANNING</b>	Supplemental form <b>Z</b>
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation	
<input checked="" type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> County Submittal	
<input type="checkbox"/> Vacation	<b>V</b>	<input type="checkbox"/> EPC Submittal	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)	
<b>SITE DEVELOPMENT PLAN</b>		<input type="checkbox"/> Sector Plan (Phase I, II, III)	
<input type="checkbox"/> ... for Subdivision Purposes	<b>P</b>	<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan	
<input type="checkbox"/> ... for Building Permit		<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)	
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<b>L</b>		
		<b>APPEAL / PROTEST OF ...</b>	<b>A</b>
		<input type="checkbox"/> 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: <u>LA ORILLA GROUP, LLC.</u>	PHONE: <u>344-1141</u>
ADDRESS: <u>5445 EDITH NE SUITE F</u>	FAX: <u>344-1159</u>
CITY: <u>ALBUQUERQUE</u> STATE <u>NM</u> ZIP <u>87107</u>	E-MAIL: _____
Proprietary Interest in Site: <u>OWNER</u> List all owners: _____	
AGENT (if any): <u>Surv-Tek, Inc</u>	PHONE: <u>897-3366</u>
ADDRESS: <u>9384 VALLEY VIEW DRIVE NW</u>	FAX: <u>897-3377</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87114</u>	E-MAIL: <u>russhugg@survtek.co</u>

DESCRIPTION OF REQUEST: PRELIMINARY AND 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. <u>10</u>	Block: _____	Unit: _____
Subdv. / Addn. <u>BOSQUE PLAZA</u>		
Current Zoning: <u>C-1(SC)</u>	Proposed zoning: <u>C-1(SC)</u>	
Zone Atlas pages(s) <u>E-12</u>	No. of existing lots: <u>1</u>	No. of proposed lots: <u>2</u>
Total area of site (acres): <u>2.8575</u>	Density if applicable: dwellings per gross acre: <u>N/A</u>	dwellings per net acre: <u>N/A</u>
Within city Limits? <input checked="" type="checkbox"/> Yes. <input type="checkbox"/> No, (but site is within 5 miles of the city limits.)	Within 1000FT of a landfill? <u>N/A</u>	
UPC No. <u>101206242951210214</u>	MRGCD Map No. _____	
LOCATION OF PROPERTY BY STREETS: On or Near: <u>COORS BLVD. @ LA ORILLA RD WEST</u>		
Between: _____ and _____		

CASE HISTORY: 0400748 03-00634 02-01926 02-01925  
 List any current or prior case numbers that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): DRB 1002397  
04 DRB 01588, 04-DRB 01587, 04 DRB 00797, 04 DRB 0078

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

SIGNATURE Margo Lucero DATE 10-26-04  
 (Print) Margo Lucero Applicant  Agent

**FOR OFFICIAL USE ONLY**  
3/04

Form revised 9/01, 3/03, 7/03, 10/03,

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04 DRB - 01668</u>	<u>PEF</u>	<u>SC3</u>	<u>\$ 285.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	_____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	_____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	_____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	_____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	_____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	_____
	Hearing date <u>11-3-04</u>			Total <u>\$ 305.00</u>

Project # 1002397



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

**SKETCH PLAT REVIEW AND COMMENT**

- \_\_\_ Scale drawing of the proposed subdivision (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
  - \_\_\_ Scaled site plan showing existing 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
- 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
- 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
  - \_\_\_ 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.  
Internal routing usually takes 2 to 7 working days.

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL IN ETZ (COUNTY)**

DS

- 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 showing existing land use including structures, parking, Bldg. setbacks, street improvements, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 3 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
  - Copy of CDRA comments, if a County case
  - Copy of County application, if a County case
  - 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.  
Internal routing usually takes 2 to 7 working days.

**AMENDMENT TO INFRASTRUCTURE LIST (...with minor changes. See note below.)**

**AMENDMENT TO GRADING PLAN (...with minor changes. See note below.)**

**AMENDMENT TO MINOR SUBDIVISION PRELIMINARY PLAT (See note below.)**

NOTE: These actions are for Major Subdivision infrastructure lists and grading plans with minor changes or Minor Subdivision Plats approved with final sign-off delegated.

- \_\_\_ 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.  
Internal routing usually takes 2 to 7 working days.

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

Mary Hume  
Applicant name (print)  
Mary Hume  
Applicant signature / date  
10-26-04



Form revised September 2006

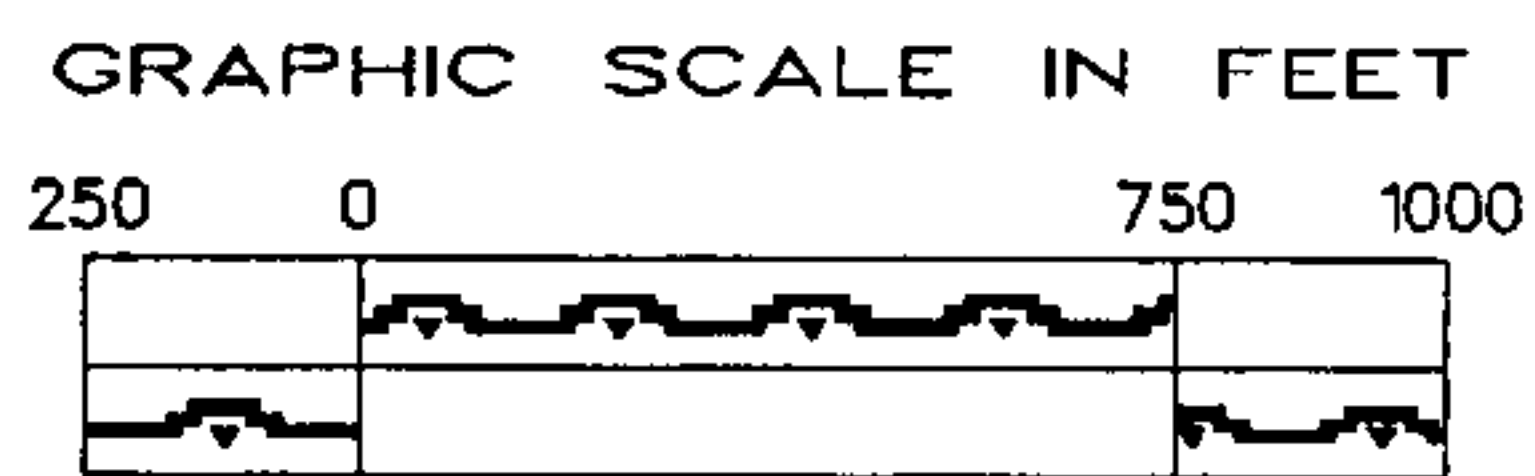
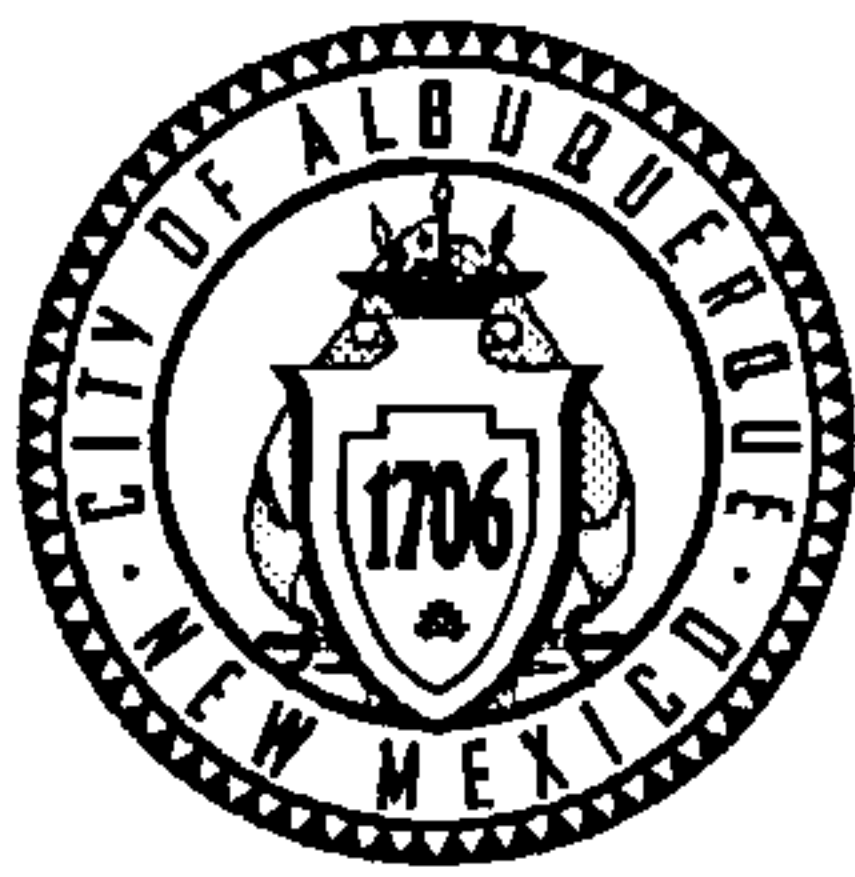
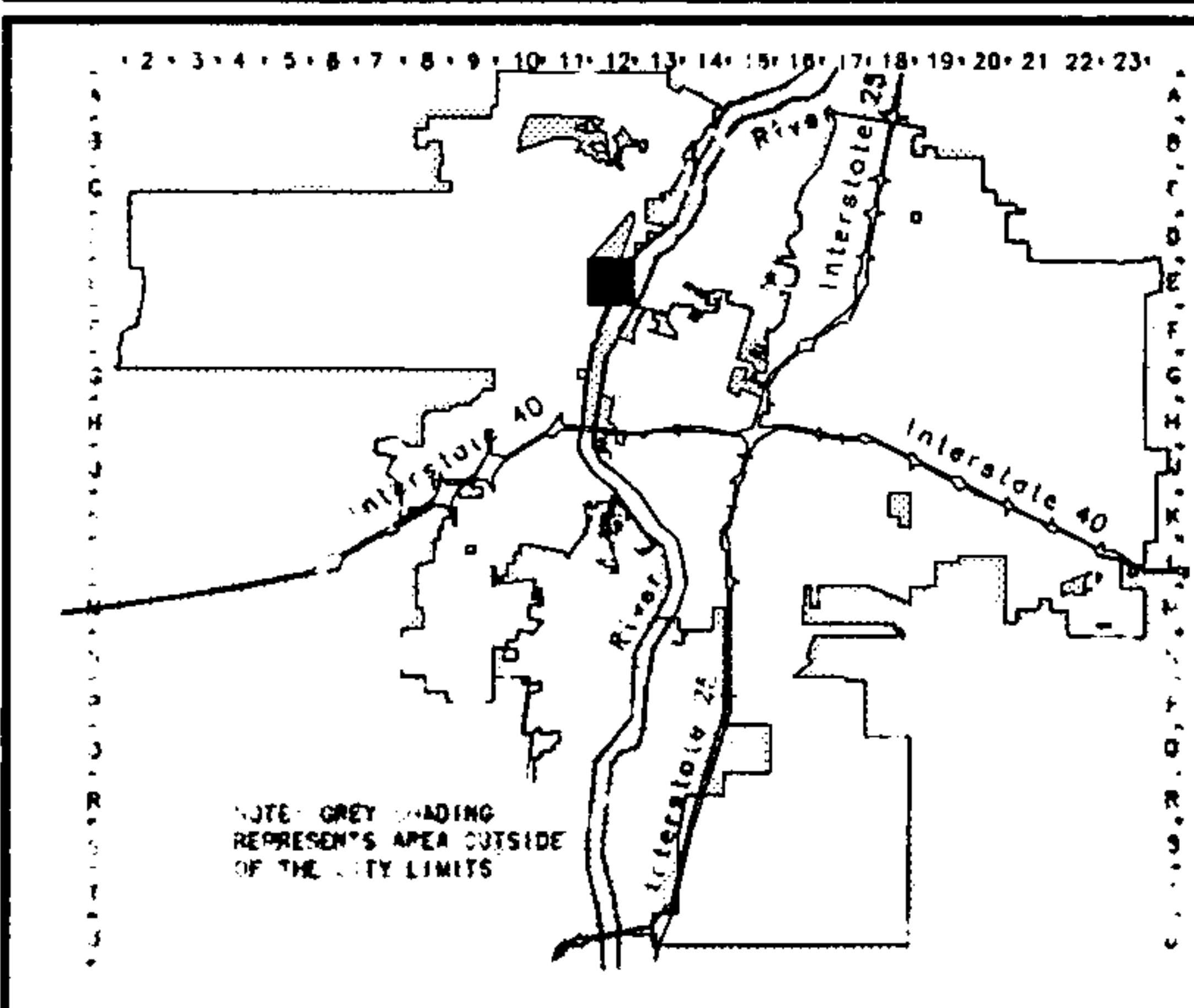
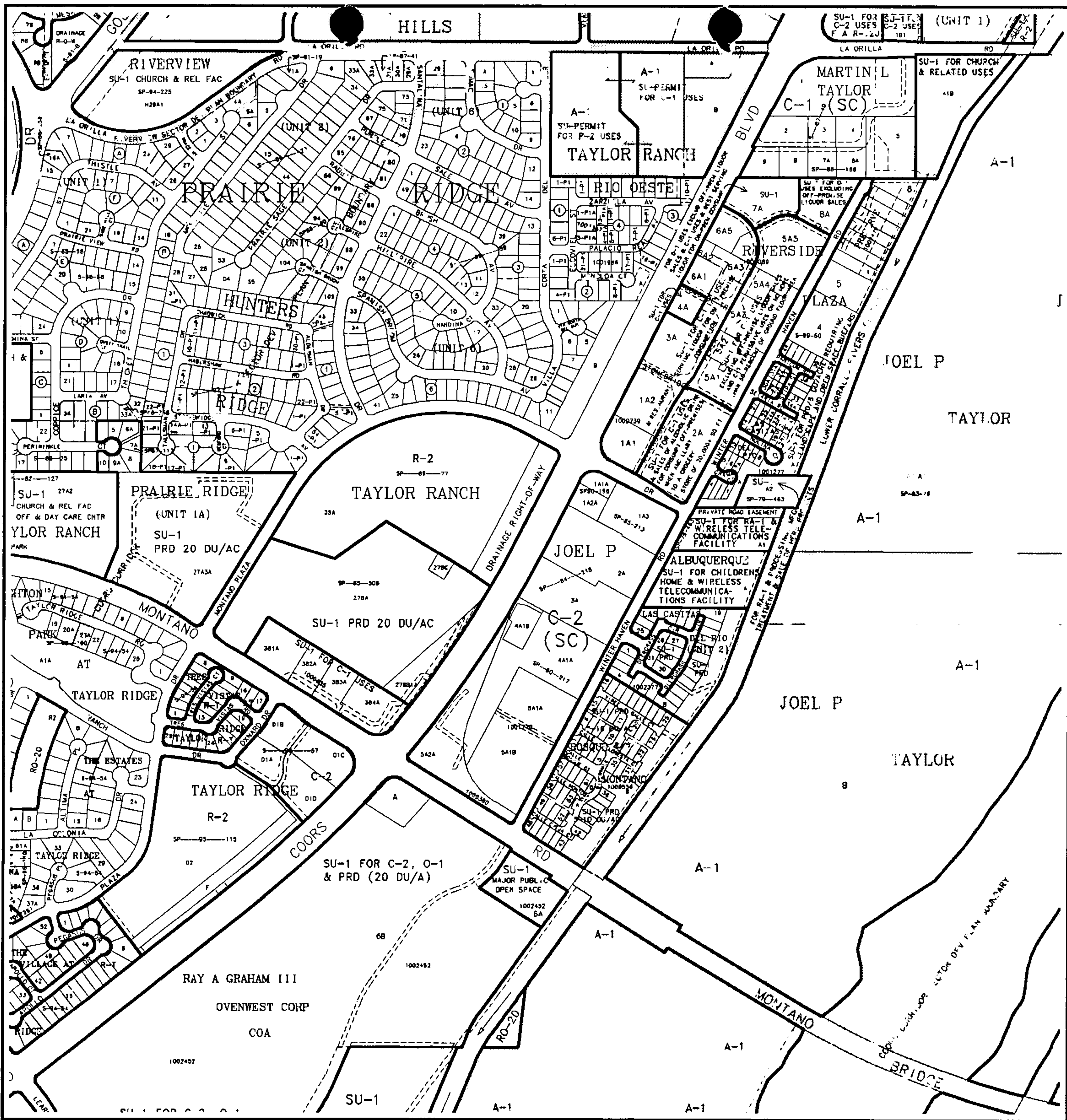
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
04DRB 01668

Robin Fuel  
Planner signature / date

Project # 1002397





**A**buquerque **G**eographic **I**nformation **S**ystem  
PLANNING DEPARTMENT  
© Copyright 2004

**Zone Atlas Page**  
**E-12-Z**  
Map Amended through July 06, 2004



# **SURV TEK, INC.**

---

## **Consulting Surveyors**

9384 Valley View Drive, NW Albuquerque, New Mexico 87114  
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

October 25, 2004

Albuquerque Development Review Board  
PO Box 1293  
Albuquerque, New Mexico 87103

Attention: Sheran Matson, Chair

RE: Lots 10-A and 10-B, Bosque Plaza, City of Albuquerque,  
Bernalillo County, New Mexico (E-12-Z).

The owner of the above captioned property, La Orilla Group, L.L.C., is hereby filing application with the City of Albuquerque Development Review Board for Preliminary and Final Plat approval to divide existing Lot 10 into two (2) lots.

Sincerely,

  
Russ P. Hugg, PS  
Surv-Tek, Inc.

October 25, 2004

Mr. Russ P. Hugg  
Surv-Tek, Inc,  
5643 Paradise Boulevard N.W.  
Albuquerque, New Mexico 87114


Dear Russ:

By this letter, I hereby authorize you to act as agent on behalf of La Orilla Group, L.L.C., for the purpose of re-platting Lot 10, Bosque Plaza, City of Albuquerque, Bernalillo County, New Mexico.

Please call me if you have any further questions.

Sincerely,

La Orilla Group, L.L.C.

 LA ORILLA LLC MANAGING MEMBER  
By: Frederick W. Reed, III, Managing Member

5445 Edith Boulevard NE  
Suite F  
Albuquerque, New Mexico 87107

ONE STOP SHOP  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT  
Development & Building Services

PAID RECEIPT

APPLICANT NAME La Ohilla Group  
AGENT Surv-TEK  
ADDRESS 9384 Valley View Dr NW  
PROJECT & APP # 1002397/04DRB 01668  
PROJECT NAME Bosque Plaza Tr 10

\$ 20.00 441032/3424000 Conflict Management Fee

\$ 285.00 441006/4983000 DRB Actions

\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ \_\_\_\_\_ 441018/4971000 Public Notification

\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study

\$ 305.00 TOTAL AMOUNT DUE

\*\*\*NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

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

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

10/26/2004 9:09AM LOC: ANNX  
RECEIPT# 00030761 WSH 009 TRANS# 0002  
Account 441032 Fund 0110  
Activity Counterreceipt.doc 6/21/04 TRSKAL  
Trans Amt \$305.00  
J24 Misc \$20.00

Thank You

10/26/2004 9:09AM LOC: ANNX  
RECEIPT# 00030762 WSH 008 TRANS# 0002  
Account 441006 Fund 0110  
Activity 4983000 TRSKAL  
Trans Amt \$305.00  
J24 Misc \$285.00  
VI \$305.00  
CHANGE \$0.00

Thank You



# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

### SUBDIVISION

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

### SITE DEVELOPMENT PLAN

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

### STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

### Supplemental form

### S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...
- D Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

### APPLICANT INFORMATION:

NAME: La Orilla Group LLC PHONE: 344-1141  
 ADDRESS: 5445 Edith BLVD NE, Suite F FAX: 344-1159  
 CITY: ALBUQUERQUE STATE NM ZIP 87107 E-MAIL: -  
 Proprietary interest in site: OWNER List all owners: \_\_\_\_\_  
 AGENT (if any): RIO GRANDE ENGINEERING PHONE: 321-9099  
 ADDRESS: 3500 Comanche BLVD NE, Suite 25 FAX: 872-2205  
 CITY: ALBUQUERQUE STATE NM ZIP 87107 E-MAIL: DAVID@Riograndedeveloping.com

DESCRIPTION OF REQUEST: Approval of site plan for subdivision & 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. Lot 10, Bosque Plaza Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. Bosque Plaza  
 Current Zoning: C1 (SC) Proposed zoning: C-1 (SC)  
 Zone Atlas page(s): E-12-2 No. of existing lots: 1 No. of proposed lots: 2  
 Total area of site (acres): 2.85 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? \_\_\_\_\_  
 UPC No. 101206242951210214 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: COORS BLVD NW  
 Between: La Orilla NW and MONTANO BLVD NW

CASE HISTORY: Chris Hyer, 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.):  
PRS # 1001888, Z-87-56, Z87-69, CSU74-16, C9-75-26, AX-7-9

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

SIGNATURE [Signature] DATE 10/12/04  
 (Print) Will Jones  Applicant  Agent

### FOR OFFICIAL USE ONLY

Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>04DRB-01587</u>	<u>SPS</u>	_____	\$ <u>-0-</u>
<input type="checkbox"/> All fees have been collected	<u>04DRB-01588</u>	<u>SBP</u>	_____	\$ <u>-0-</u>
<input type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>10.20.04</u>			Total	\$ <u>20.00</u>

Chloe Senora 10/12/04  
 Planner signature / date

Project # 1002397



**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.

David Sale, Rio Grande Engineers  
Applicant name (print)  
DM 10/11/04  
Applicant signature / date



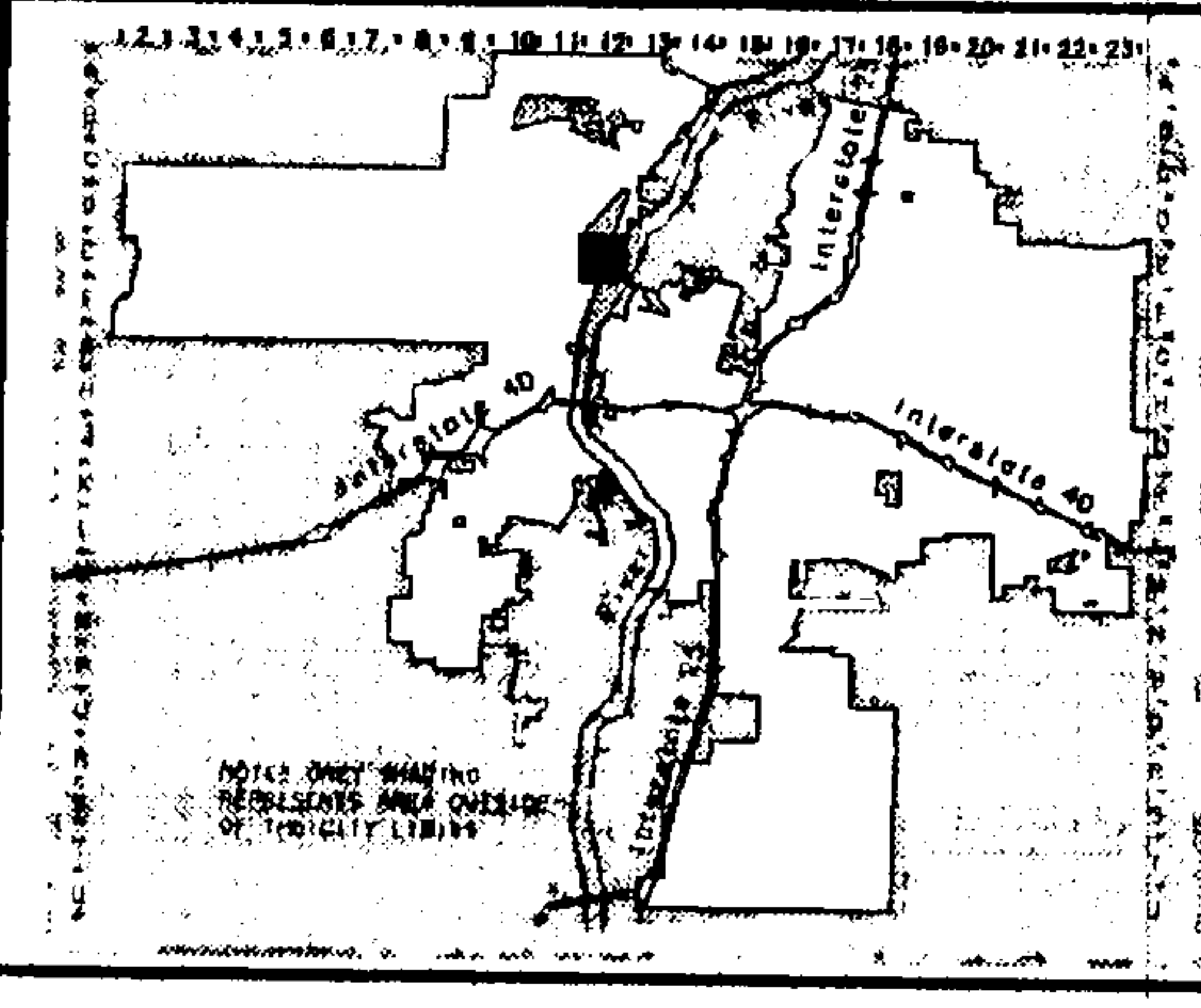
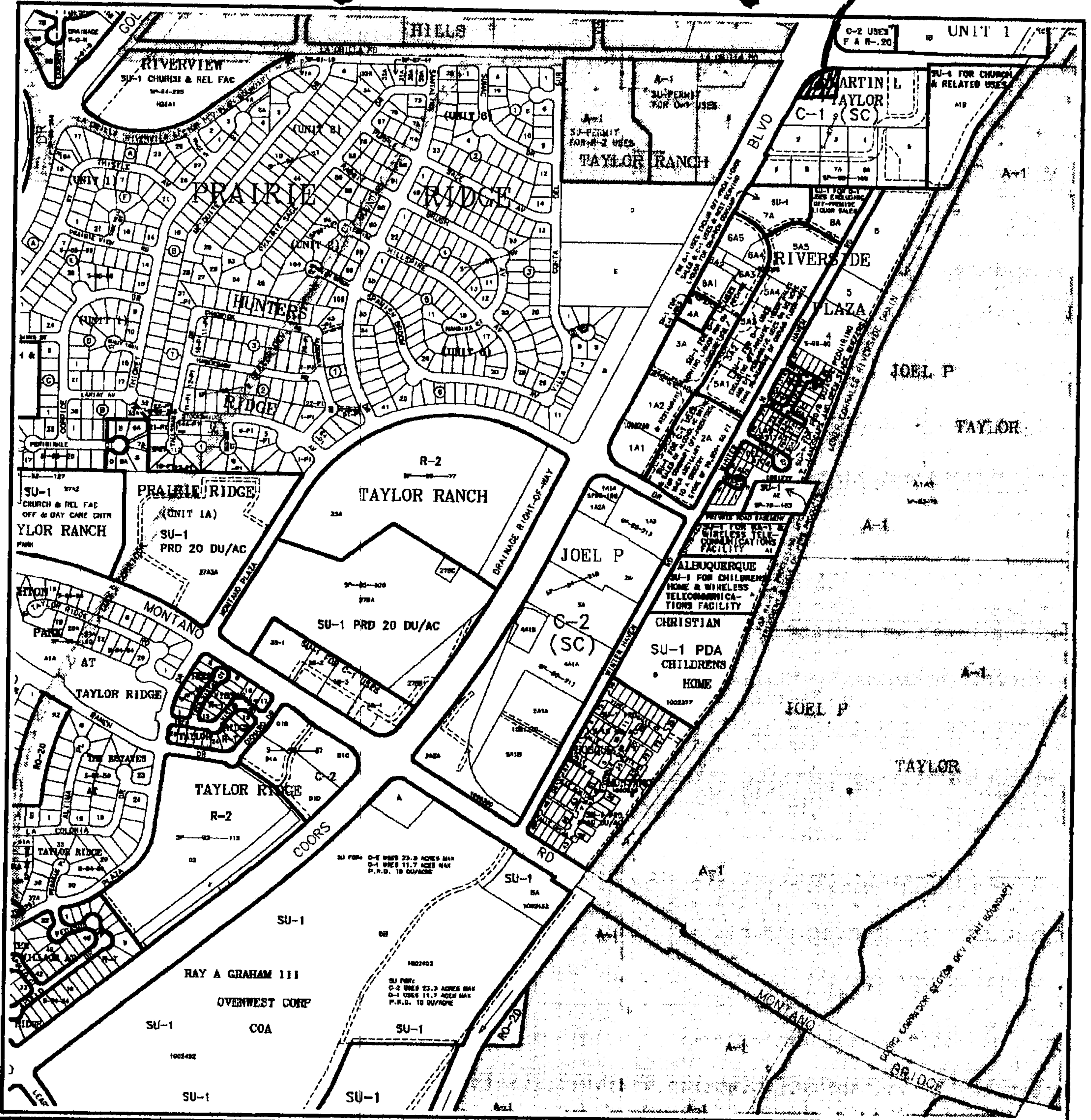
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
CYDRB - C1587  
CYDRB - C1588

Form revised September 2001  
Clare Senora 10/12/04  
 Planner signature / date  
**Project # 1002397**



SITE



**CITY OF Albuquerque**  
**Planning Department**  
 © Copyright 2003

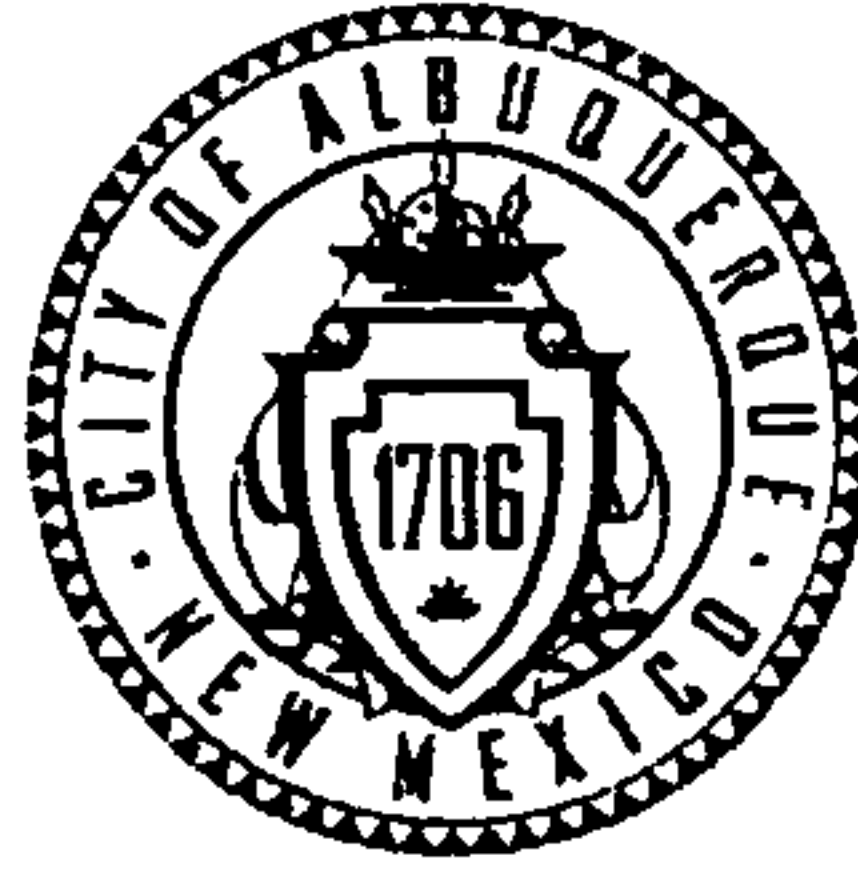


**Zone Atlas Page**

**E-12-Z**

Map Amended through July 31, 2003





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

Date: September 17, 2004

**OFFICIAL NOTIFICATION OF DECISION**

FILE: **Project # 1002397**  
04EPC-01211 EPC Site Development Plan-  
Subdivision  
04EPC-01212 EPC Site Development Plan-  
Building Permit

La Orilla Group LLC  
5445 Edith Blvd. NE, Suite F  
Albuq. NM 87107

LEGAL DESCRIPTION: for all or a portion of Tract(s) A, **LANDS OF MARTIN L. TAYLOR**, zoned C-1 (SC), located on COORS BLVD. NW, between LA ORILLA NW and MONTANO BLVD. NW, containing approximately 3 acre(s). (E-12) (Chris Hyer, Staff Planner)

On September 16, 2004 the Environmental Planning Commission voted to approve Project 1002397/ *04EPC 01211*, a site development plan for subdivision, for Lot 10, Lands of Martin L. Taylor, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. This is a request for the approval of a site development plan for subdivision for an approximately 2.8575-acre site located at the south-east corner of the intersection of Coors Boulevard NW and La Orilla Road NW. The intended purpose of the northern most lot is a Village Inn restaurant.
2. The request furthers the applicable goals and policies of the *Comprehensive Plan* by proposing a quality urban environment, ensuring that new development shall respect neighborhood and environmental and social conditions and resources. It shows new growth accommodated in an area where vacant land is contiguous to existing urban facilities (*Policies d, e, i, j, l, m*).
3. The submitted site plan furthers the intent of the *West Side Strategic Plan* by proposing continued growth in an appropriate location due to its contiguous location to the rest of the City and efficient location for receiving services (*Policies 3.12*).

4. The submitted site plan furthers the applicable policies of the *Coors Corridor Plan* by proposing a development with an intensity which is compatible with the roadway function, environmental concerns and design guidelines. It also furthers the goals of the plan by providing a 35-foot landscape buffer area along Coors Boulevard. (*Policy 1, page 103-104*).
5. The subject request was deficient for 4-weeks from the time of submittal to the date of the study session. However, the applicant has been able to provide all necessary information and a recommendation can be forwarded to the EPC.
6. The applicant has been able to provide documentation showing that financial responsibility is levied to the owner of the entire shopping center. This information as well as the now approved replat of the shopping center site will be included as part of the project file.

**CONDITIONS:**

1. The EPC delegates final sign-off authority of this site development plan 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. Conditions of approval for the proposed Site Development Plan for Subdivision and Site Development Plan for Building Permit shall include:
  - a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
  - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
  - c. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for this project. Including, the improvements to La Orilla Road as recommended in the TIS.
  - d. Main drive aisle on south side of the Village Inn Restaurant, including driveway from Bosque Plaza Loop Rd., will need to be constructed permanent and full width (24').
  - e. Provide cross access agreement between tracts.
  - f. Site plan shall comply and be designed per DPM Standards.
  - g. Dedication of a *minimum* 78 feet of right-of-way from the centerline of Coors Boulevard a limited access, principal arterial as designated on the Long Range Roadway System.

OFFICIAL NOTICE OF DECISION  
SEPTEMBER 16, 2004  
PROJECT #1002397  
PAGE 3 OF 6

- h. Dedication of an additional 6 feet of right-of-way along Coors Boulevard, as required by the City Engineer, to provide for on-street bicycle lanes as designated on Long Range Bikeways System.
    - i. Construction of the bicycle lane along Coors Boulevard, adjacent to the subject property, as designated on Long Range Bikeways System.
    - i. Provide additional right-of-way as necessary, and construct the fourth northbound travel lane on Coors Boulevard adjacent to the subject property consistent with the Coors Corridor Plan (see figure 6).
  3. The maximum building height and minimum building setbacks for both Lot 10-A and Lot 10-B shall be shown on the approved site plan.
- 

On September 16, 2004 the Environmental Planning Commission voted to approve Project 1002397/04EPC 01212, a site development plan for building permit, for Lot 10-A, Lands of Martin L. Taylor, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. This is a request for the approval of a site development plan for subdivision for an approximately 2.8575-acre site located at the south-east corner of the intersection of Coors Boulevard NW and La Orilla Road NW. The intended purpose of the northern most lot is a Village Inn restaurant.
2. The request furthers the applicable goals and policies of the *Comprehensive Plan* by proposing a quality urban environment, ensuring that new development shall respect existing neighborhood and environmental and social conditions and resources. It shows new growth accommodated in an area where vacant land is contiguous to existing urban facilities (*Policies d, e, i*).
3. The submitted site plan furthers the intent of the *West Side Strategic Plan* by proposing continued growth in an appropriate location due to its contiguous location to the rest of the City and efficient location for receiving services (*Policies 3.12*).
4. The submitted site plan furthers the applicable policies of the *Coors Corridor Plan* by proposing a development with an intensity which is compatible with the roadway function, environmental concerns and design guidelines. It also furthers the goals of the plan by providing a 35-foot landscape buffer area along Coors Boulevard. (*Policy 1, page 103-104*).
5. The subject request was deficient for 4-weeks from the time of submittal to the date of the study session. However, the applicant has been able to provide all necessary information and a recommendation can be forwarded to the EPC.
6. The applicant has been able to provide documentation showing that financial responsibility is levied to the owner of the entire shopping center. This information as well as the now approved replat of the shopping center site will be included as part of the project file.



**CONDITIONS:**

1. The EPC delegates final sign-off authority of this site development plan 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. Conditions of approval for the proposed Site Development Plan for Subdivision and Site Development Plan for Building Permit shall include:
  - a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
  - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
  - c. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for this project. Including, the improvements to La Orilla Road as recommended in the TIS.
  - d. Main drive aisle on south side of the Village Inn Restaurant, including driveway from Bosque Plaza Loop Rd., will need to be constructed permanent and full width (24').
  - e. Provide cross access agreement between tracts.
  - f. Site plan shall comply and be designed per DPM Standards.
  - g. Dedication of a *minimum* 78 feet of right-of-way from the centerline of Coors Boulevard a limited access, principal arterial as designated on the Long Range Roadway System.
  - h. Dedication of an additional 6 feet of right-of-way along Coors Boulevard, as required by the City Engineer, to provide for on-street bicycle lanes as designated on Long Range Bikeways System.
  - j. Construction of the bicycle lane along Coors Boulevard, adjacent to the subject property, as designated on Long Range Bikeways System.
3. The financial guarantee of provision of all infra-structure will be provided. If there is an agreement between the shopping center owner and the applicant, that shall be provided.
4. An increase in landscaping material must be provided. The landscaped area along Coors shall be expanded to provide for public use and should be made wider.
5. The use of "cobble" shall not be considered a landscaping material in the landscaped area and shall be changed into a pervious material.

OFFICIAL NOTICE OF DECISION  
SEPTEMBER 16, 2004  
PROJECT #1002397  
PAGE 5 OF 6

6. The use of gravel as a landscape ground cover shall be altered to include more of a "living ground cover". Gravel is allowed to be used, but will not be used as a primary ground cover, only to bridge gaps between plants and as an accent in the landscaping beds. Landscape areas over 36-square-feet in size should be shown with 75% coverage by living groundcover.
7. The landscaping of this site should compliment the future development of the rest of the shopping center and other developments along Coors Boulevard.
8. The height of the pole-mounted lights will not exceed 20-foot maximum from the grade of the parking lot.
9. Reference and pictures of the 3 walls adjacent to Coors Boulevard shown on the landscaping plan shall be removed.
10. There is no direct access to Coors other than Bosque Plaza Loop Road via La Orilla Road.

**IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY OCTOBER 1, 2004 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. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.**

**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 they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

OFFICIAL NOTICE OF DECISION  
SEPTEMBER 16, 2004  
PROJECT #1002397  
PAGE 6 OF 6

YOU WILL RECEIVE NOTIFICATION IF ANY 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 Richard Dineen  
Planning Director

RD/CH/ac

cc: Rio Grande Engineering, 3500 Comanche Blvd. NE, Suite E-5, Albuquerque, NM 87107  
Don MacCornack, Taylor Ranch NA, 5300 Hattiesburg NW, Albuquerque, NM 87120  
Eddie Costello, Taylor Ranch NA, 1111 Alameda NW, Ste 7, Albuquerque, NM 87114  
Rick Foerster, 400 W. 48<sup>th</sup> Ave., Denver, Co., 80216





October 11, 2004

Ms. Sheran Matson  
Chair- Development Review Board  
City of Albuquerque  
600 Second Street NW  
Albuquerque, NM 87102

**RE: Site Plan for Subdivision and Building Permit  
Lot 10 Bosque Plaza Subivision  
Project # 1002397**

Dear Ms. Matson:

The purpose of this letter is to introduce and explain the proposed Site Plan for Subdivision, Site Plan for Building Permit for Lot 10, Bosque Plaza Loop. The Site Plan for Subdivision and Building Permit was approved with the final approval delegated to the DRB by the EPC on September 16, 2004. This approval was based upon 14 conditions for Subdivision and 10 for Building Permit. The following is a list of the conditions of approval along with a brief narrative as to how the plans have been modified to meet the conditions:.

***Site Plan for Subdivision:***

1. The EPC delegates final sign-off authority of this site development plan to the 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.

**This letter satisfies this condition.**

2. Conditions of approval for the proposed Site Development Plan for Subdivision and Site Development Plan for Buildign Permit Sahall include:

- A. All the requirements of previous actions taken by the EPC and the DRB must be completed and / or provided for.

**A copy of the SIA and infrastructure list for the overall subdivision is attached.**

- B. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).

**As shown on the attached SIA and Infrastructure list, these items have been guaranteed.**

- C. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for this project. Including, the improvements to La Orilla Road as recommended in the TIS.
- As shown on the attached SIA and Infrastructure list, these items have been guaranteed.**

- D. Main drive aisle on south side of the Village inn Restaurant, including driveway from Bosque Plaza loop Rd., will need to be constructed permanent and full width (24).

**The site plan for Subdivision and building permit reflect the 24' full width Pavement.**

- E. Provided cross access agreement between tracts.

**This will be provided on the Plat, and is shown on note 3, sheet 1**

- F. Site Plan shall comply and be designed per DPM Standards.  
**We have reviewed the site plan and feel it complies with the DPM.**
- G. Dedication of a minimum 78 feet of right-of-way from the centerline of Coors Boulevard a limited access, principal arterial as designated on the Long Range Roadway System.  
**This existing right of way exceeds 78' from centerline.**
- H. Dedication of an additional 6 feet of right-of-way along Coors Boulevard, as required by the City Engineer, to provide for on-street bicycle lanes as designated on Long Range Bikeways System.  
**As shown on the attached SIA and Infrastructure list, these items have been guaranteed.**
- I. Construction of the bicycle lane along Coors Boulevard, adjacent to the subject property, as designated on Long Range Bikeways System.  
**As shown on the attached SIA and Infrastructure list, these items have been guaranteed.**
- J. Provide additional right-of-way as necessary, and construct the fourth northbound travel lane on Coors Boulevard adjacent to the subject property consistent with the Coors Corridor Plan (see figure 6).  
**As shown on the attached SIA and Infrastructure list, these items have been guaranteed.**
3. The maximum building height and minimum building setbacks for both Lot 10-A and Lot 10-B shall be shown on the approved site plan  
**The building height and setback requirements are listed on notes #10 and #11 on sheets 1 and 2.**



**Site Plan for Building Permit:**

1. The EPC delegates final sign-off authority of this site development plan to the 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.

**This letter satisfies this condition.**

2. Conditions of approval for the proposed Site Development Plan for Subdivision and Site Development Plan for Building Permit Shall include:

- a. All the requirements of previous actions taken by the EPC and the DRB must be completed and / or provided for.

**As shown on the attached SIA and Infrastructure list, these items have been guaranteed.**

- b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).

**As shown on the attached SIA and Infrastructure list, these items have been guaranteed.**

- c. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for this project. Including, the improvements to La Orilla Road as recommended in the TIS. **As shown on the attached SIA and Infrastructure list, these items have been guaranteed.**
  
- d. Main drive aisle on south side of the Village inn Restaurant, including driveway from Bosque Plaza loop Rd., will need to be constructed permanent and full width (24).  
**The site plan for Subdivision and building permit reflect the 24' full width Pavement.**
  
- e. Provided cross access agreement between tracts.  
**This will be provided on the Plat.**
  
- f. Site Plan shall comply and be designed per DPM Standards.  
**We have reviewed the site plan and feel it complies with the DPM.**
  
- g. Dedication of a minimum 78 feet of right-of-way from the centerline of Coors Boulevard a limited access, principal arterial as designated on the Long Range Roadway System.  
**This existing right of way exceeds 78' from centerline.**
  
- h. Dedication of an additional 6 feet of right-of-way along Coors Boulevard, as required by the City Engineer, to provide for on-street bicycle lanes as designated on Long Range Bikeways System.  
**As shown on the attached SIA and Infrastructure list, these items have been guaranteed.**
  
- i. Construction of the bicycle lane along Coors Boulevard, adjacent to the subject property, as designated on Long Range Bikeways System.

**As shown on the attached SIA and Infrastructure list, these items have been guaranteed.**

- j. Provide additional right-of-way as necessary, and construct the fourth northbound travel lane on Coors Boulevard adjacent to the subject property consistent with the Coors Corridor Plan (see figure 6).

**As shown on the attached SIA and Infrastructure list, these items have been guaranteed.**

- 3. The financial guarantee of provision of all infrastructure will be provided if there is an agreement between the shopping center owner and the applicant that shall be provided.

**As shown on the attached SIA and Infrastructure list, these items have been guaranteed.**

- 4. An increase in landscaping material must be provided. The landscaped area along Coors shall be expanded to provide for public use and should be made wider.

**The landscape plan has been modified to have more landscaping.**

- 5. The use of "cobble" shall not be considered a landscaping material in the landscaped area and shall be changed into a pervious material.

**The landscape plan has been modified to have more landscaping.**

- 6. The use of gravel as landscape ground cover shall be altered to include more of a "living ground cover". Gravel is allowed to be used, but will not be used as a primary ground cover, only to bridge gaps between plants and as an accent in the landscaping beds. Landscape areas of 36 square-feet in size should be shown with 75% coverage by living groundcover.

**The landscape plan has been modified to have more landscaping.**

- 7. The landscaping of this site should compliment the future development of the rest of



the shopping center and other developments along Coors Boulevard.

**This is the first development of this center. Based upon the SC classification each development will be coming to EPC. The future landscaping compatibility will be confirmed by the EPC and DRB for the future actions.**

8. The height of the pole-mounted lights will not exceed 20-foot maximum from the grade of the parking lot.

**The height of the pole mounted lights have been modified on sheet #2**

9. Reference and pictures of the 3 walls adjacent to Coors Boulevard shown on the landscaping plan shall be removed.

**All reference and details have been removed from the plans.**

10. There is no direct access to Coors other than Bosque Plaza Loop Road via La Orilla Road.

**As shown on the site plan sheets, no access is proposed along Coors or La Orilla. The only access point is at Bosque Plaza Loop Road.**

Based upon the satisfaction of the EPC's conditions of approval, we request approval by the DRB of the enclosed Site Plan for Subdivision for Lot 10- Bosque Plaza and for Building Permit for Lot 10-A, Bosque Plaza Subdivision.

Should you have any questions regarding this submittal, feel free to contact me.

Sincerely,



David Soule, PE

cc: Rick Foerster  
Jim Shull

JN: 2438

Drbsubltr101104

STEWART TITLE/M. DAYTON  
FILE# 01650339

No. Of Lots 9  
Nearest Major Street COORS & LA ORILLA

**FIGURE 12**  
**SUBDIVISION IMPROVEMENTS**  
**AGREEMENT-PUBLIC AND/OR PRIVATE**  
**(Procedure B)**

**AGREEMENT TO CONSTRUCT**  
**PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS**

THIS AGREEMENT is made this 10th day of July, 2004, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and LA ORILLA GROUP LLC and JIM W. SHULL JR., and CHRISTEN SHULL ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.]: A LIMITED LIABILITY COMPANY and HUSBAND and WIFE, whose address is 5445 EDITH BLVD UNIT F, ALBUQUERQUE NM, 87107 and whose telephone number is (505) 344-1141, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [describe:] LOTS 1 - 9, LANDS OF MARTIN L. TAYLOR, recorded on OCTOBER 23, 1987 in the records of the Bernalillo County Clerk at Book C34C, Folio 195 (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] LA ORILLA GROUP LLC, JIM W. SHULL, JR. and CHRISTEN SHULL ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat of Site Development Plan Identified as LANDS OF MARTIN L. TAYLOR UNIT 1 describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 10th day of December, 2004 ("Construction Completion Deadline"), at no cost to the City. The improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 7134.81.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board (DRB), unless the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason

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Nary Herrera Bern. Co. AGRE R 29.09



Work Order Requirements. The City agrees to issue a Work Order after:

A. The Subdivider causes to be submitted all documents, and meets all requirements listed in Development Process Manual, Volume 1, Chapter 5, Work Order Process, and figure 1, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Subdivider has procured or has caused to be procured public liability insurance in the amount of not less than One Million Dollars (\$1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage as a result of any condition of the Subdivision, the Improvements or the Subdivider's construction activities within, or related to the Subdivision. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured's. The Subdivider must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that, if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail 30 days written notice to the City, attention City Engineer.

B. The Subdivider complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

<u>Type of Fee</u>	<u>Amount</u>
<u>Engineering Fee</u>	<u>3.25% of Actual Construction Cost</u>
<u>Excavation &amp; Sidewalk Fees</u>	<u>As required per City-approved estimate</u>
<u>Street Restoration Fees</u>	<u>As required per City-approved estimate (Fig. 7)</u>

(Note: The Subdivider must pay the City all City fees which have been incurred during construction before the City will accept the Public Improvements)

4. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the Public Improvements shall be performed by SURV-TEK INC., and construction surveying of the Private Improvements shall be performed by SURV-TEK INC.. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection methods. Inspection of the construction of the Public Improvements shall be performed by TIERRA WEST LLC, and inspection of the Private Improvements shall be performed by TIERRA WEST LLC, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider shall ensure that the inspecting entity provides all inspection results, reports and related data to the City, which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City engineer. The Subdivider shall pay the City a reasonable fee for any inspection performed by the City.

Figure 12 - page 2



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C. Field Testing. Field-testing of the construction of the Public Improvements shall be performed by VINYARD & ASSOC., and field testing of the Private Improvements shall be performed by VINYARD & ASSOC., both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for the Public Works Construction. If any field-testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports, and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any fieldtesting performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable and the Subdivider shall pay the City a reasonable fee therefore.

5. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following "Financial Guarantee:"

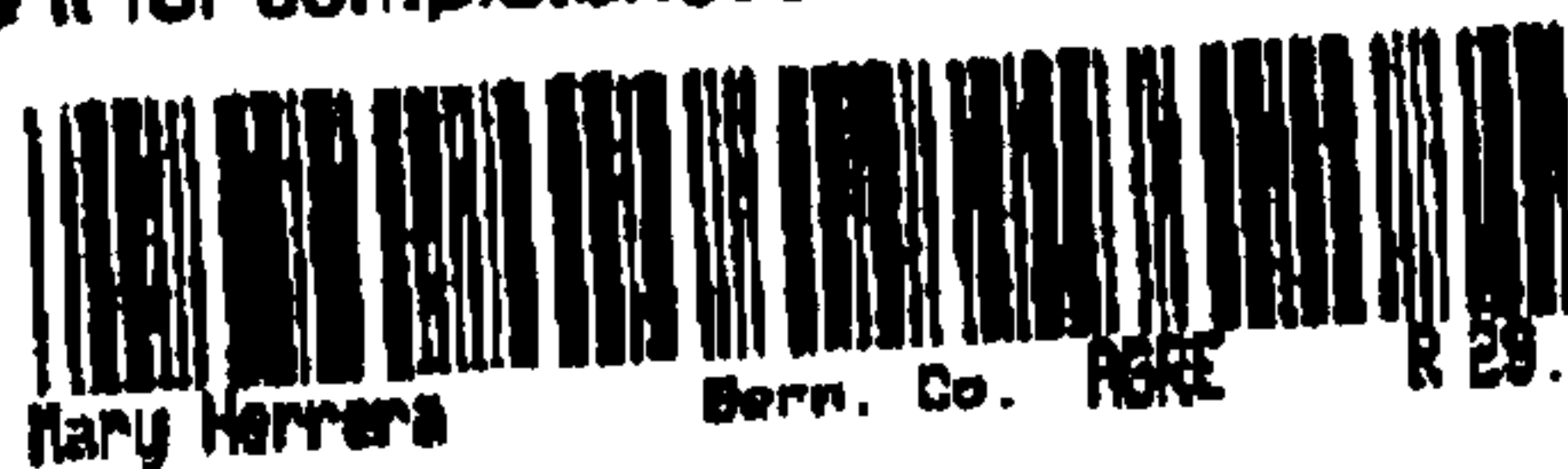
Type of Financial Guaranty: LOAN RESERVE LETTER  
 Amount: \$ 272,660.95  
 Name of Financial Institution or Surety providing Guaranty:  
SUNRISE BANK  
 Date City first able to call Guaranty: December 10, 2004  
 [Construction Completion Deadline]: December 10, 2004  
 If Guarantee other than a Bond, last day City able to call on Guaranty's:  
February 10, 2005  
 Additional information: Infrastructure

Type of Financial Guaranty: LOAN RESERVE LETTER  
 Amount: \$ 272,660.95  
 Name of Financial Institution or Surety providing Guaranty:  
SUNRISE BANK  
 Date City first able to call Guaranty: December 10, 2004  
 [Construction Completion Deadline]: December 10, 2004  
 If Guarantee other than a Bond, last day City able to call on Guaranty is:  
February 10, 2005  
 Additional information: Individual releases or reduction of Loan Reserve Letters shall not be permitted.

6. Notice of Start of Construction. Before construction begins, the Subdivider shall deliver an acceptable Notice to Proceed to the City and shall arrange or a preconstruction conference and all required inspections.

7. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1,

Figure 12 - page 3



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Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the Public Improvements and a Certificate of Completion for the Private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the Subdivision Ordinance. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

8. Conveyance of Property Rights When the Improvements are completed, if the City does not own the real property upon or in which the Public Improvements are constructed, the Subdivider will convey to the city all real and personal property rights which the City deems reasonably necessary, and all Public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the Public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

9. Reduction of Financial Guaranty Upon Partial Completion The subdivider shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the Development Process Manual, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guaranty other than a loan reserve letter has been provided, the completed Improvements must be freestanding, functionally independent of any Improvements which have not yet been completed and completed in substantial compliance with the approved construction plans, as determined by City onsite inspection in order to qualify for a Financial Guaranty reduction. If the Improvements, which have been, completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the subdivider must submit the following documents to the City for review and approval:

- (1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;
- (2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the Subdivision Ordinance.
- (3) Conveyance of real and personal property rights which meet the requirements of Section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed Public Improvements and a Certificate of Partial Completion for the completed Private Improvements.

10. Indemnification. Until the Improvements are accepted by the City, the Developer shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Developer agrees to defend, indemnify and hold harmless the City and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Developer, its agents, representatives, contractors or subcontractors or arising from the failure of the Developer, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Developer herein; provided, however, to the extent, if at all, Section 567-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports,





surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

11. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

12. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has posted a suitable financial guaranty and entered into a Subdivision Improvements Agreement with the City. Thereafter, when the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

13. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to the Financial Guaranty.

14. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

15. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.

16. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

18. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

19. Captions. The captions t

Figure 12 - page 5

Mary Herrera Bern. Co. FERE R 29.00 2004095781 0100124 Page: 5 of 11 07/03/2004 09:58P Bk-R00 Pg-5447 t of





**SUBDIVIDER'S NOTARY**

STATE OF NEW MEXICO )  
 ) ss.  
COUNTY OF BERNALILLO )

This instrument was acknowledged before me on 17TH day of JUNE, 2004 by  
[name(s) of person(s):] JIM W. SHULL, JR. and CHRISTEN SHULL [title or capacity, for  
instance, "President" or "Owner":] HUSBAND and WIFE of [Subdivider.]

*[Signature]*  
Notary Public

My Commission Expires:  
5-16-06

**CITY'S NOTARY**

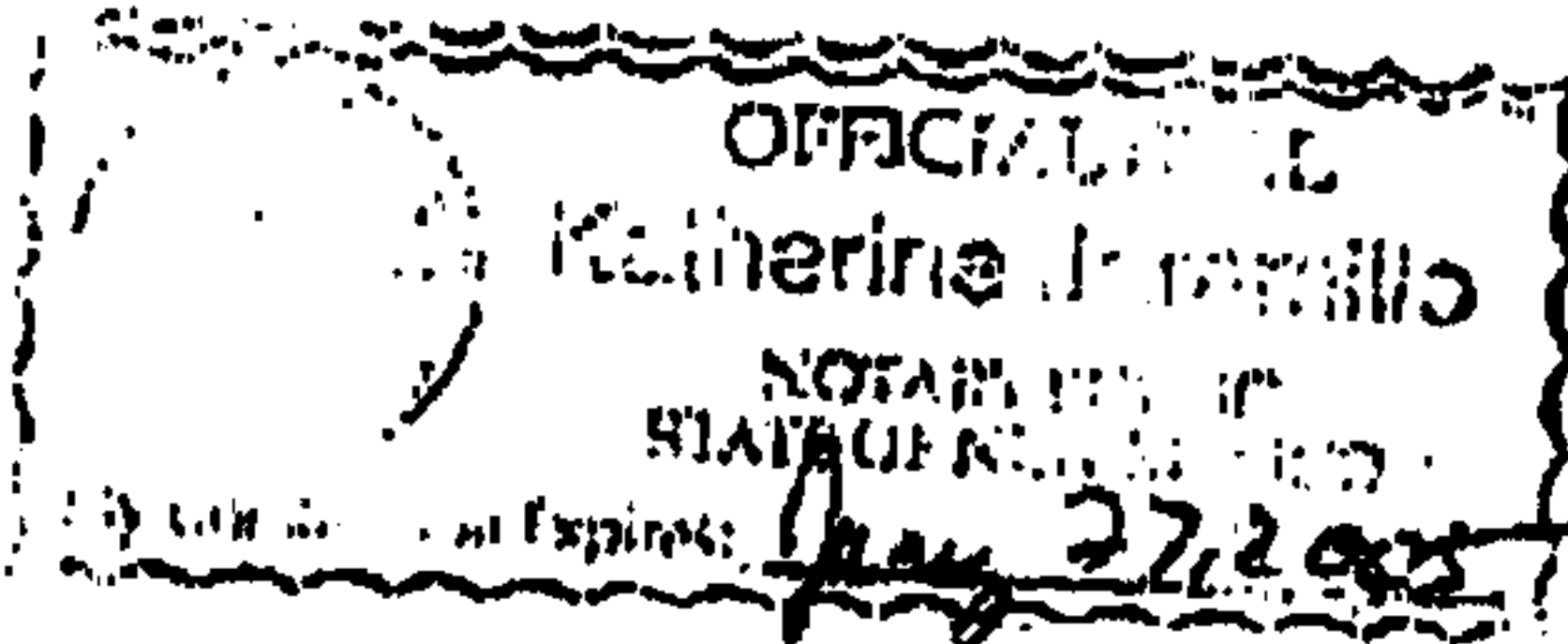
STATE OF NEW MEXICO )  
 ) ss.  
COUNTY OF BERNALILLO )

This instrument was acknowledged before me on 6th day of July, 2004 by  
Richard [Signature] City Engineer, of the City of Albuquerque, a municipal corporation, on behalf of said  
corporation.

*[Signature]*  
Notary Public

My Commission Expires:

January 27, 2005



**EXHIBIT A AND POWER OF ATTORNEY ATTACHED**

H:\SHULL\JAM\LEGALDOC\2074 SIA PROCEDURE 8 final.doc\June 17, 2004



2884895701  
6100104  
Page 7 of 11  
87/08/2004 03:58P  
Bk-R80 Pg-5447

ONE STOP SHOP  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT  
Development & Building Services

PAID RECEIPT

APPLICANT NAME La Opella Group LLC  
AGENT Rio Grande Engineers  
ADDRESS 1002397  
PROJECT & APP # 1001888 / 04DRB 01587 / 04DRB01588  
PROJECT NAME Basque Plaza

\$ 20.00 441032/3424000 Conflict Management Fee  
\$ \_\_\_\_\_ 441006/4983000 DRB Actions  
\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
\$ \_\_\_\_\_ 441018/4971000 Public Notification  
\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study  
\$ 20.00 TOTAL AMOUNT DUE

\*\*\*NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

DAVID SOULE  
9101 WILSHIRE NE  
ALBUQUERQUE, NM 87122

95-449/1070  
40005002  
1105  
DATE 10/12/04

PAY TO THE ORDER OF COA \$ 20.00  
Twenty & 00/100 DOLLARS

**Peoples**  
Banking Unusual  
MEMO Submittal - VF  
2155 Louisiana Blvd. NE, Ste. 1000  
Albuquerque, NM 87110  
Ph. 505-888-3300  
Member FDIC

*[Signature]*



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

10/12/2004            11:58AM            LOC: ANN  
X  
RECEIPT# 00030047 WSH 008    TRANSH 0028  
Account 441032            Fund 0110  
Activity 3424000                    TRSKAL  
Trans Amt                    \$20.00  
J24 Misc                            \$20.00  
CK                                    \$20.00  
CHANGE                                \$0.00

Thank You



Supplemental form **S**

**SUBDIVISION**

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 **Z**

**ZONING & PLANNING**

Annexation

County Submittal

EPC Submittal

Zone Map Amendment (Establish or Change Zoning)

Sector Plan (Phase I, II, III)

Amendment to Sector, Area, Facility or Comprehensive Plan

Text Amendment (Zoning Code/Sub Regs)

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

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

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

**APPLICANT INFORMATION:**

NAME: SHULL REALTY & WATERS EDGE LLC PHONE: 344.1141

ADDRESS: 5445 EDITH BLVD UNIT F FAX: 344.1159

CITY: ABQ STATE NM ZIP 87107 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNER/DEVELOPER List all owners: LA ORILLA GROUP LLC; UNITED NM BANK; INVESTMENT CO SW INC.

AGENT (if any): TIERRA WEST LLC PHONE: 858-3100

ADDRESS: 8509 JEFFERSON NE FAX: 858-1118

CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

DESCRIPTION OF REQUEST: **FINAL PLAT APPROVAL**

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

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

Lot or Tract No. LOTS 1-9 Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv. / Addn. LANDS OF TAYLOR-MARTIN L.

Current Zoning: C-1 Proposed zoning: C-1

Zone Atlas page(s): E-12 No. of existing lots: 9 No. of proposed lots: 9

Total area of site (acres): 11.46 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. 101206242951210214, ETC..... MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: LA ORILLA NW

Between: COORS BLVD NW and CORRALES DRAIN

**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-87-56/DRB-87-200/02DRB-01925..... 04DRB-00762/04DRB-00797/04DRB-00798 - DRB# 1002397

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

SIGNATURE Donna Bohannan DATE 8.3.04

RONALD R. BOHANNAN, P.E. Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>04DRB - 01196</u>	<u>FP</u>		\$ <u>0-</u>
<input type="checkbox"/> All fees have been collected		<u>OMF</u>		\$ <u>20.00</u>
<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				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>8-11-04</u>			Total \$ <u>20.00</u>

Clare Jensen 8/3/04  
Planner signature / date

**Project # 1002397**

**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.
- N/A Design elevations & cross sections of perimeter walls
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- SIA financial guaranty verification
- 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.

RONALD R. BOHANNAN, P.E.

Applicant name (print)

*R. Bohannon* 8.3.04  
Applicant signature / date



Form revised 10/03

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

Application case numbers  
C90RP - 01196

*Alvaro Acosta* 8/3/04  
Planner signature / date

**Project # 1002397**



# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

(505) 858-3100  
fax (505) 858-1118

twllc@tierrawestllc.com  
1-800-245-3102

August 3, 2004

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

**RE: Final Plat Approval of Lots 1-9, Lands of Taylor-Martin L.  
Zone Atlas Page E12  
DRB# 1002397**

Dear Ms. Matson:

Tierra West LLC, on behalf of the property owner, request Final Plat Approval for Bosque Plaza. The site is located on La Orilla Road NW between Coors Boulevard NW and Corrales Drain. On May 26, 2004, the DRB approved the extension of the Preliminary Plat and on June 16, 2004 they approved the vacation of the public and private easements. The SIA has been recorded and is attached. Future wall designs will be a condition of EPC approval.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

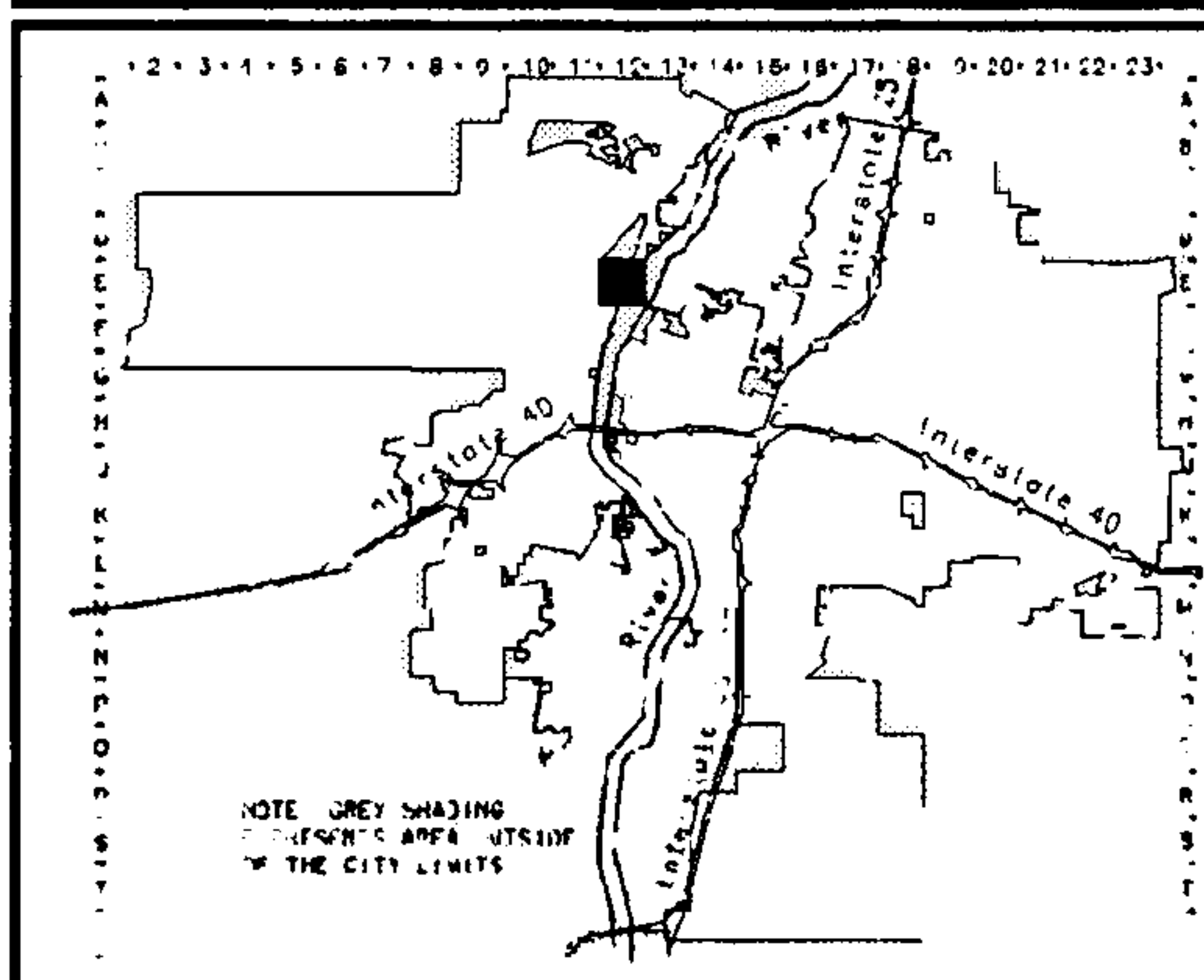
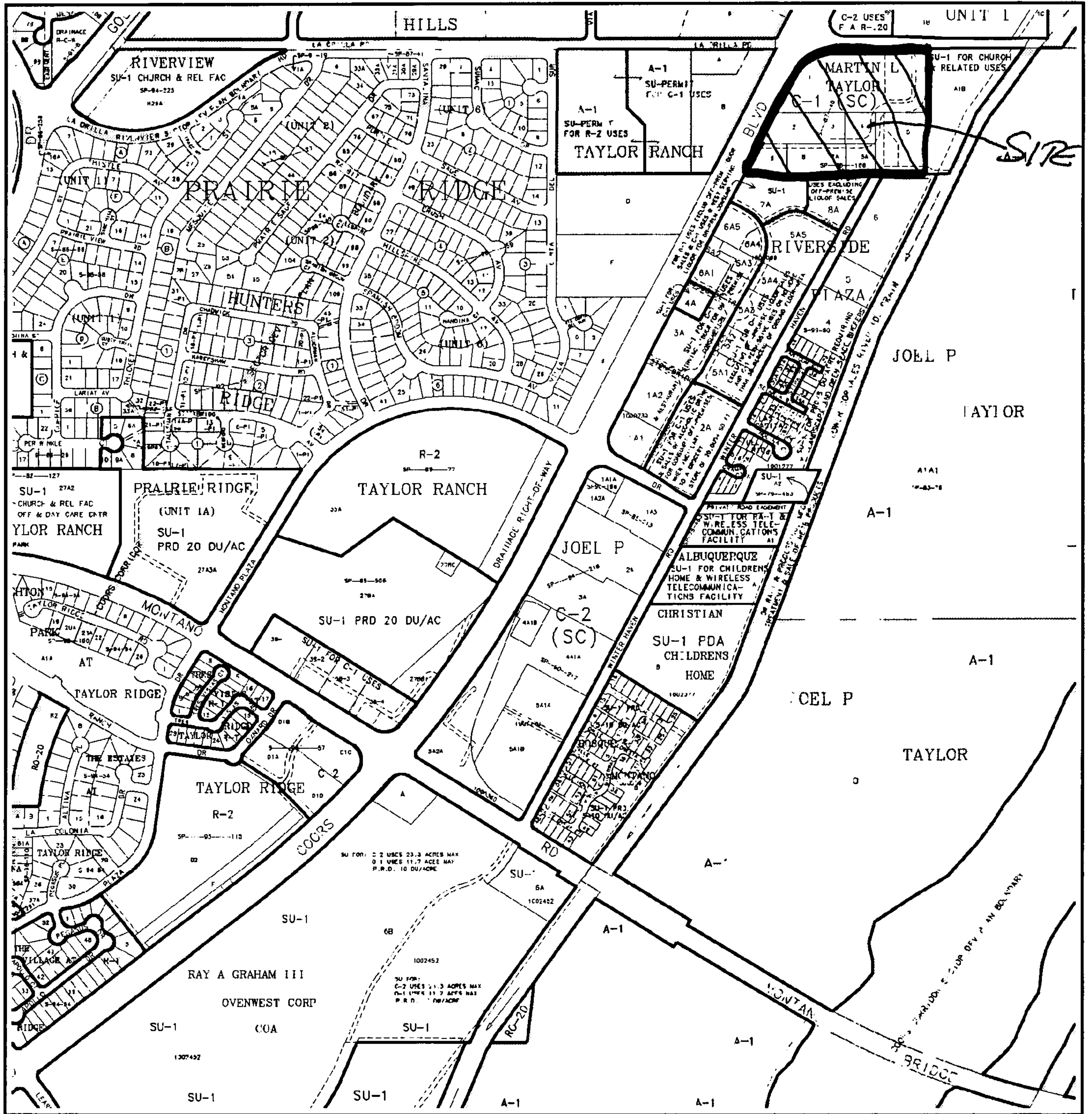
Sincerely,

*for Donna Bohannon*  
for Ronald R. Bohannon, PE

Enclosure/s

cc: Jim Shull  
Bob Tinley

JN: 200074.0001  
RRB/kk



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

© Copyright 2003



**Zone Atlas Page**

**E12-Z**

Map Amended through July 30, 2003



FIGURE 12  
SUBDIVISION IMPROVEMENTS  
AGREEMENT-PUBLIC AND/OR PRIVATE  
(Procedure B)

AGREEMENT TO CONSTRUCT  
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 10th day of July, 2004, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and LA ORILLA GROUP LLC and JIM W. SHULL JR., and CHRISTEN SHULL ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.]: A LIMITED LIABILITY COMPANY and HUSBAND and WIFE, whose address is 5445 EDITH BLVD UNIT F, ALBUQUERQUE NM, 87107 and whose telephone number is (505) 344-1141, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

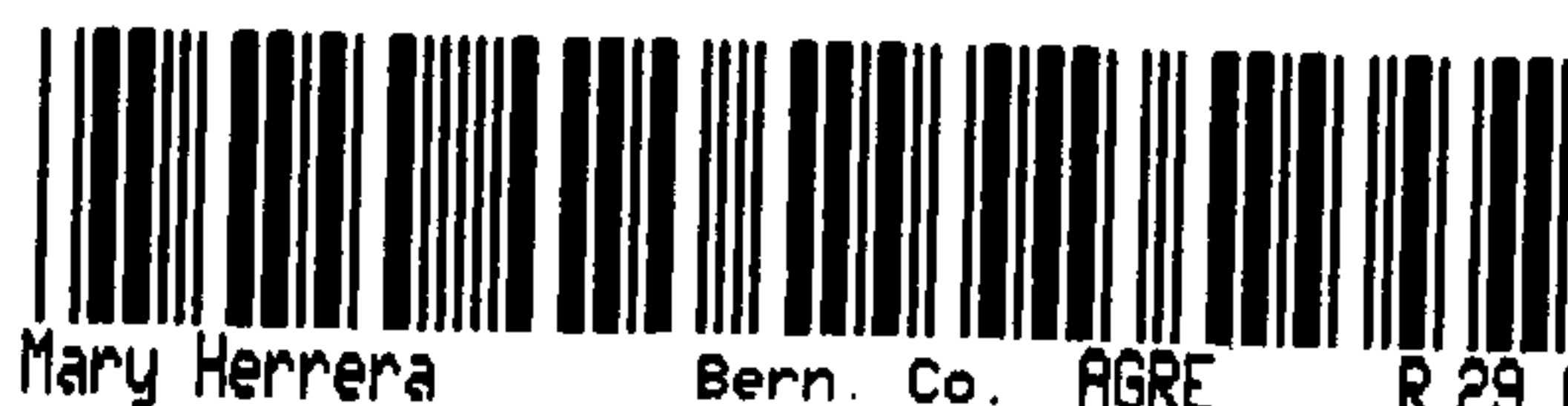
1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [describe:] LOTS 1 - 9, LANDS OF MARTIN L. TAYLOR, recorded on OCTOBER 23, 1987 in the records of the Bernalillo County Clerk at Book C34C, Folio 195 (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] LA ORILLA GROUP LLC, JIM W. SHULL, JR. and CHRISTEN SHULL ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as LANDS OF MARTIN L. TAYLOR UNIT 1 describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 10th day of December, 2004 ("Construction Completion Deadline"), at no cost to the City. The improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 7134.81.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board (DRB), unless the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason





ONE STOP SHOP  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT  
Development & Building Services

PAID RECEIPT

APPLICANT NAME

Shull Realty

AGENT

Jessie West

ADDRESS

\_\_\_\_\_

PROJECT & APP #

1002397 -

PROJECT NAME

Ranking Taylor Master

\$ 20<sup>00</sup> 441032/3424000 Conflict Management Fee

\$ \_\_\_\_\_ 441006/4983000 DRB Actions

\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ \_\_\_\_\_ 441018/4971000 Public Notification

\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study

\$ 20<sup>00</sup> TOTAL AMOUNT DUE

\*\*\*NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form  
**SUBDIVISION** **S**  
 \_\_\_\_\_ Major Subdivision action  
 \_\_\_\_\_ Minor Subdivision action  
X \_\_\_\_\_ 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 & PLANNING** **Z**  
 \_\_\_\_\_ Annexation  
 \_\_\_\_\_ County Submittal  
 \_\_\_\_\_ EPC Submittal  
 \_\_\_\_\_ Zone Map Amendment (Establish or Change Zoning)  
 \_\_\_\_\_ Sector Plan (Phase I, II, III)  
 \_\_\_\_\_ Amendment to Sector, Area, Facility or Comprehensive Plan  
 \_\_\_\_\_ Text Amendment (Zoning Code/Sub Regs)

**APPEAL / PROTEST of...** **A**  
 \_\_\_\_\_ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

**APPLICANT INFORMATION:**

NAME: SHULL REALTY & WATERS EDGE LLC PHONE: 344.1141  
 ADDRESS: 5445 EDITH BLVD UNIT F FAX: 344.1159  
 CITY: ABQ STATE NM ZIP 87107 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER/DEVELOPER List all owners: LA ORILLA GROUP LLC; UNITED NM BANK; INVESTMENT CO SW INC.

AGENT (if any): TIERRA WEST LLC PHONE: 858-3100  
 ADDRESS: 8509 JEFFERSON NE FAX: 858-1118  
 CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

DESCRIPTION OF REQUEST: VACATION OF PUBLIC & PRIVATE EASEMENTS *Drainage, utility, WS - Public Drainage, WS & access Rd - Private*  
 Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. X No. Private

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

Lot or Tract No. LOTS 1-9 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. LANDS OF TAYLOR-MARTIN L.  
 Current Zoning: C-1 Proposed zoning: C-1  
 Zone Atlas page(s): E-12 No. of existing lots: 9 No. of proposed lots: 9  
 Total area of site (acres): 11.46 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_  
 Within city limits? X Yes. No \_\_\_\_\_, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO  
 UPC No. 101206242951210214, ETC..... MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: LA ORILLA NW  
 Between: COORS BLVD NW and CORRALES DRAIN

**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-87-56/DRB-87-200/02DRB-01925..... 04DRB-00762/DRB# 1002397

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

SIGNATURE [Signature] DATE 5/20/04  
 (Print) RONALD R. BOHANNAN, P.E. Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

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

Application case numbers	Action	S.F.	Fees
<u>04DRB - 00797</u>	<u>V PRE</u>	<u>V</u>	<u>\$ 45.00</u>
<u>04DRB -</u>	<u>V PE</u>	<u>V</u>	<u>\$ 45.00</u>
<u>-</u>	<u>Ad. Fee</u>	<u>-</u>	<u>\$ 75.00</u>
<u>-</u>	<u>CP</u>	<u>-</u>	<u>\$ 20.00</u>
<u>-</u>	<u>-</u>	<u>-</u>	<u>\$</u>
Total			<u>\$ 185.00</u>

Hearing date 6-16-04

[Signature]  
 Planner signature / date 5/21/04

Project # 1002397



**FORM V: SUBDIVISION VARIANCES & VACATIONS**

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

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

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

**VACATION OF PUBLIC EASEMENT**

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

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

**SIDEWALK DESIGN VARIANCE**

**SIDEWALK WAIVER**

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

**TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

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

**VACATION OF PRIVATE EASEMENT**

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

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

Ronald R. Bohannon, P.E.  
Applicant name (print)  
[Signature] 5/29/09  
Applicant signature / date



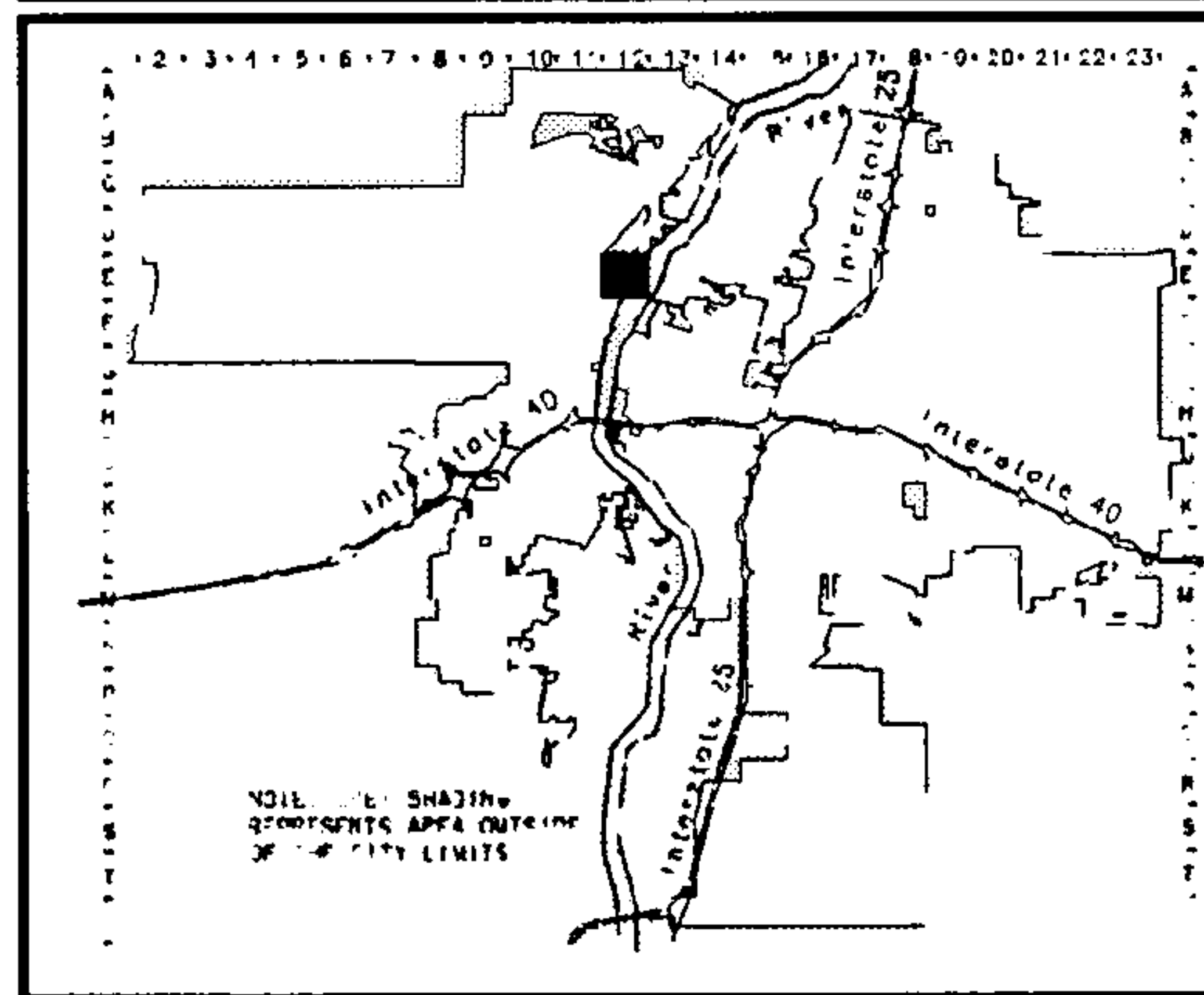
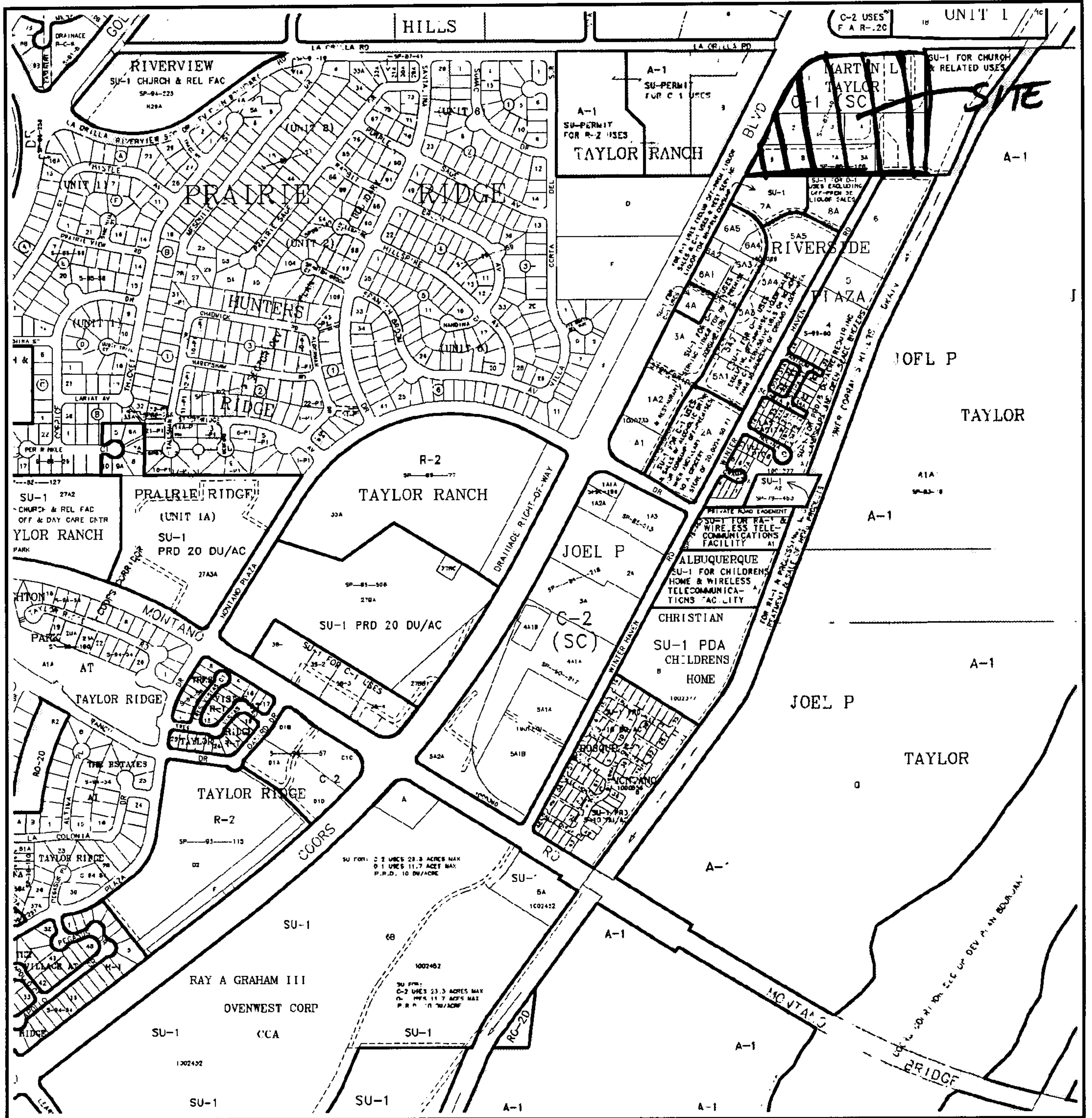
Form revised April 2003

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
04DRB - -00797  
04DRB - -  
- -

[Signature] 5/21/04  
Planner signature / date

**Project # 1002397**





CITY OF  
Albuquerque  
Geographic Information System  
PLANNING DEPARTMENT

© Copyright 2003



Zone Atlas Page

**E-12-Z**

Map Amended through July 31, 2003

May 19, 2004

City of Albuquerque  
Environmental Planning Commission  
Development Review Board  
PO Box 1293  
Albuquerque, NM 87103

**RE: Lots 1-9, Lands of Taylor-Martin L.  
Zone Atlas Page E12  
DRB#: 1002397**

To Whom It May Concern:

As the Owner/Developer, I hereby grant Ronald R. Bohannon, P.E. of Tierra West LLC to act as agent on behalf of Waters Edge LLC., on matters pertaining to any and all submittals to the City of Albuquerque regarding the above referenced project.

Bob Tinley  
Print Name

[Signature]  
Sign Name

5-20-04  
Date

May 19, 2004

City of Albuquerque  
Environmental Planning Commission  
Development Review Board  
PO Box 1293  
Albuquerque, NM 87103

**RE: Lots 1-9, Lands of Taylor-Martin L.  
Zone Atlas Page E12  
DRB#: 1002397**

To Whom It May Concern:

As the Owner/Developer, I hereby grant Ronald R. Bohannon, P.E. of Tierra West LLC to act as agent on behalf of La Orilla LLC, on matters pertaining to any and all submittals to the City of Albuquerque regarding the above referenced project.

Jim Skull  
Print Name  
[Signature]  
Sign Name  
5/20/04  
Date



May 19, 2004


City of Albuquerque  
Environmental Planning Commission  
Development Review Board  
PO Box 1293  
Albuquerque, NM 87103

**RE: Lots 1-9, Lands of Taylor-Martin L.  
Zone Atlas Page E12  
DRB#: 1002397**

To Whom It May Concern:

As the Owner/Developer, I hereby grant Ronald R. Bohannon, P.E. of Tierra West LLC to act as agent on behalf of Wells Fargo Bank National Association, successor-in-interest to United New Mexico Bank, on matters pertaining to any and all submittals to the City of Albuquerque regarding the above referenced project.

WELLS FARGO BANK NATIONAL ASSOCIATION,

By:   
Logan Manatt  
AVP

5-20-04  
Date

# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

(505) 858-3100  
fax (505) 858-1118

twll@tierrawestllc.com  
1-800-245-3102

May 20, 2004

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

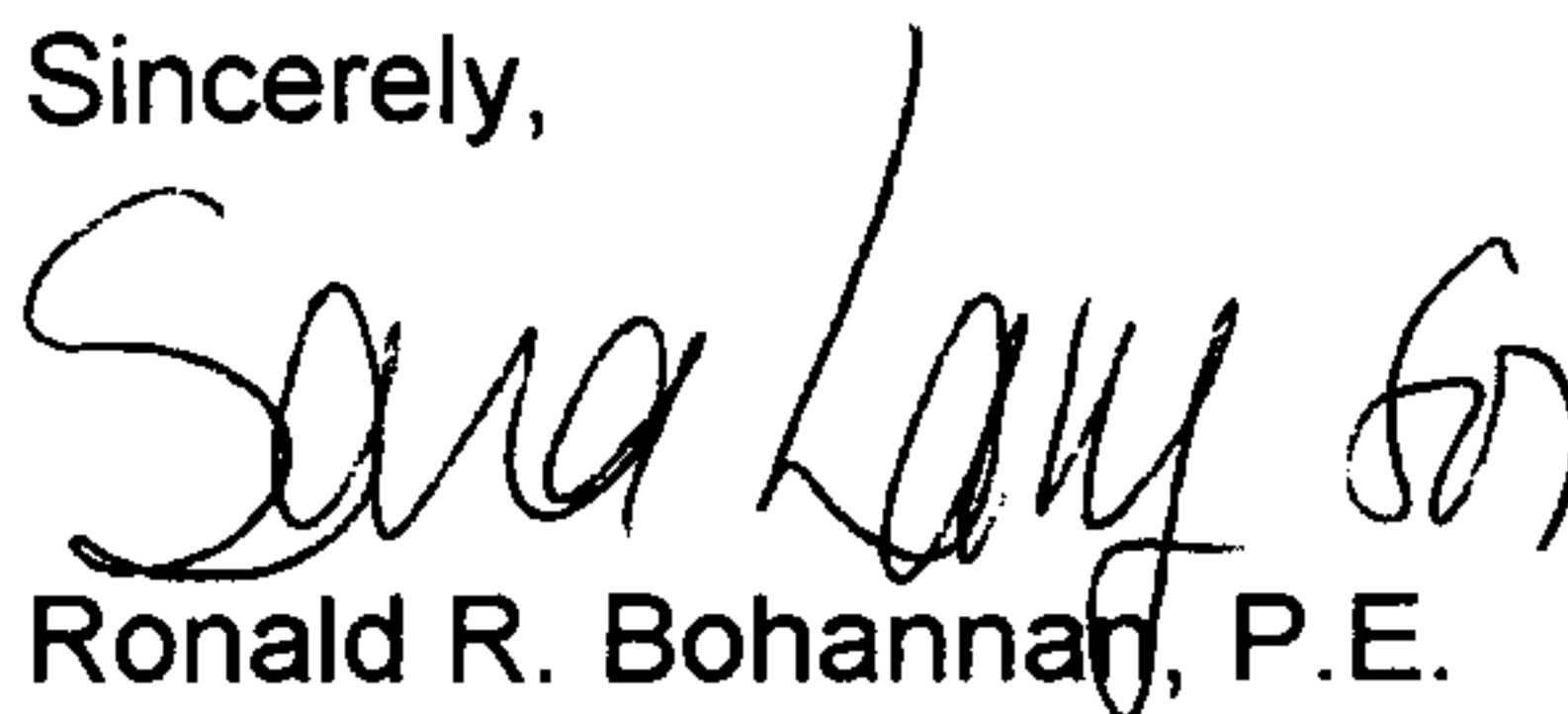
**RE: Vacation of Public and Private Easements on Lots 1-9, Lands of Taylor-Martin L.  
Zone Atlas Page E12  
DRB# 1002397**

Dear Ms. Matson:

Tierra West LLC, on behalf of the property owners request vacation of both public and private easements. This is a re-vacation of the easements due to the expiration of the vacation of 2002. The purpose of this vacation is to allow the owners to reconfigure the access, utility and drainage easements into a more desirable location to allow for a developable project. The enclosed vacation exhibit describes the easements to be vacated as well as the easements that will be granted with the plat. The proposed configuration of the vacated easement and the proposed easement realignments are consistent with the approved grading plan and meets Transportation Developments requirements.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

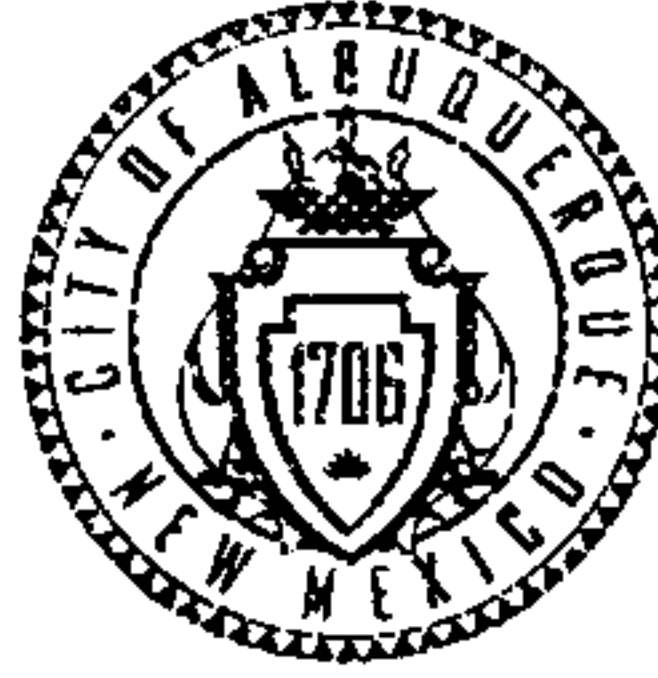
Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

Cc: Jim Shull  
Bob Tinley  
Don MacCornack, Taylor Ranch N.A.  
Jolene Wolfley, Taylor Ranch N.A.  
JN: 200074.0001  
RRB/kk



## City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

May 19, 2004

Karen Kline  
Tierra West, LLC  
8509 Jefferson NE/87113  
Phone: 858-3100/Fax: 858-1118  
Email: [kkline@tierrawestllc.com](mailto:kkline@tierrawestllc.com)

Dear Karen:

Thank you for your inquiry of May 19, 2004 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at LOTS 1-9, LANDS OF TAYLOR-MARTIN L. - LOCATED BETWEEN COORS BOULEVARD NW AND CORRALES DRAIN, zone map E-12.

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

### SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

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 me at (505) 924-3902 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

*Stephani Winklepleck*

Senior Administrative Assistant  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

planningrnaform(04/09/03)

**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



# 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: 05/19/04 Time Entered: 11:55 a.m. ONC Rep. Initials: SW

# **"Attachment A"**

Karen Kline, Tierra West, LLC  
Zone Map: e-12

**TAYLOR RANCH N.A. (R)**

**\*Don MacCornack**

5300 Hattiesburg NW/87120 897-1593 (h)

Jolene Wolfley

6804 Staghorn Dr. NW/87120-4806 890-9414 (h)

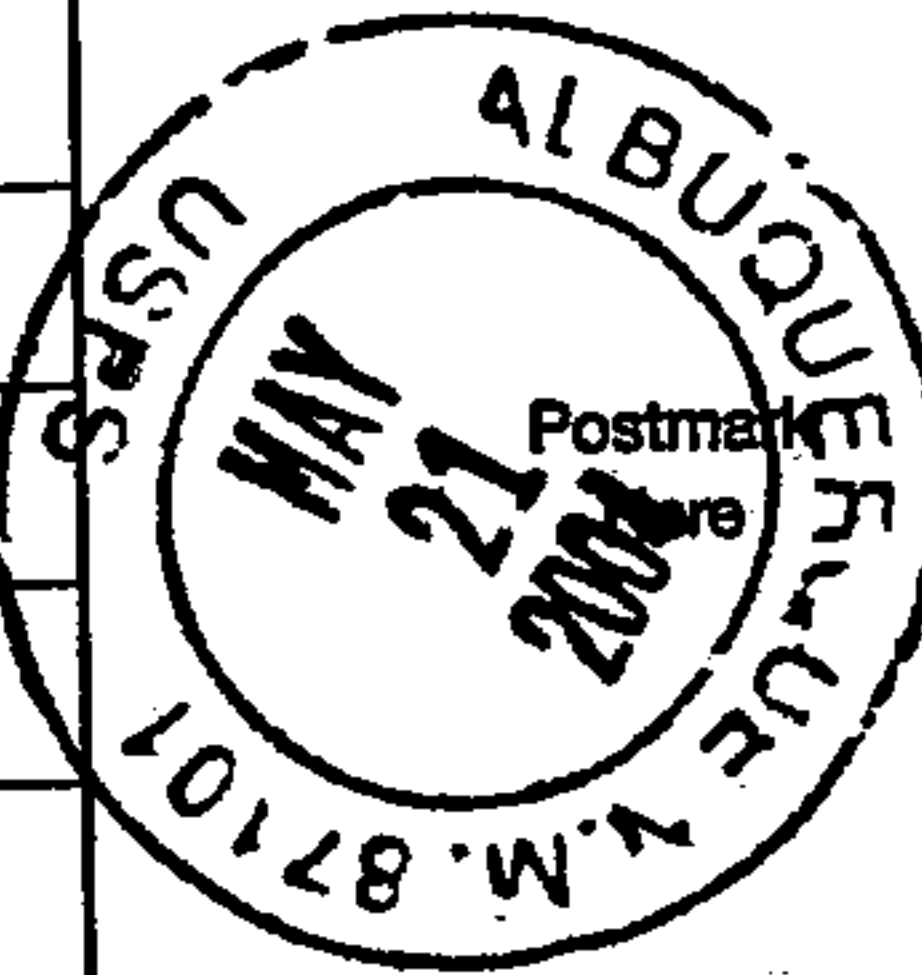
**LETTERS MUST BE SENT TO BOTH**  
**CONTACTS OF EACH**  
**NEIGHBORHOOD ASSOCIATION.**

7002 0860 0002 3202 1645

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

**OFFICIAL USE**

Postage	\$ 1.29
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 5.44</b>



Sent To Don MacCoenack

Street, Apt. No.;  
or PO Box No. 5300 Hattiesburg NW

City, State, ZIP+ 4 ABQ NM 87120

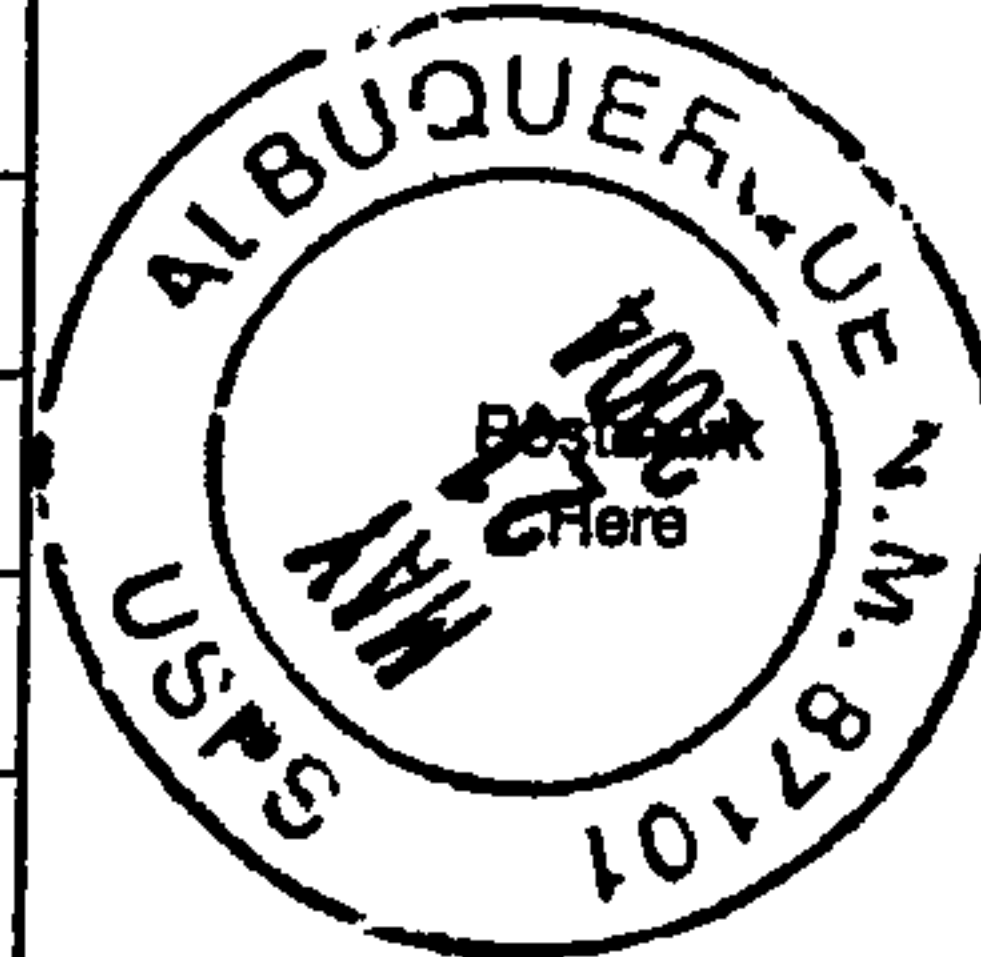
PS Form 3800, April 2002 See Reverse for Instructions

7002 0860 0002 3202 1638

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

**OFFICIAL USE**

Postage	\$ 1.29
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 5.44</b>



Sent To JOLENE Wolfley

Street, Apt. No.;  
or PO Box No. 6804 STAGHOEN DR NW

City, State, ZIP+ 4 ABQ 87120

PS Form 3800, April 2002 See Reverse for Instructions



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

### 4. TIME

Signs must be posted from 6-1-04 To 6-16-04.

### 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.

Karen Olive, 5/21/04  
(Applicant or Agent) (Date)

I issued 2 signs for this application, 5-21-04, [Signature]  
(Date) (Staff Member)



AGIS ELECTRONIC APPROVAL FORM

DRB Project Case #: 1002864

Subdivision Name: Cantacielo - Lots 56A & 57A

Surveyor: Cliff A Spirock

Company/Agent: Community Sciences Corporation


Contact Person: \_\_\_\_\_ E-mail: \_\_\_\_\_

Phone: 897-0000 Fax: \_\_\_\_\_

DXF Received Date: 10/12/2004

Hard-Copy Date: ~~10/12/2004~~ 10/13/04

Coordinate system:  NMSP Grid (NAD 83)  NMSP Grid (NAD 27)  Ground rotated to NMSP Grid  Other

  
Approved

10/13/04  
Date

\*The dxf file cannot be accepted at this time for the following reason(s):

TIES on 1<sup>st</sup> plat bad  
Good DXF on round 2

AGIS Use Only

Copied cov2864 to agiscov on ~~10/12/2004~~ . Contact person notified on ~~10/12/2004~~

10/13/04

10/13/04





## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

May 26, 2004

#### 4. Project # 1002397

04DRB-00762 Minor-Extension of Preliminary Plat

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, (to be known as **BOSQUE PLAZA**, LANDS OF TAYLOR-MARTIN L., zoned C-1 neighborhood commercial zone, located on LA ORILLA RD NW, between COORS BLVD NW and CORRALES MAIN CANAL containing approximately 12 acre(s). [REF: Z-87-56 & 69, DRB-87-200, 02DRB-01926, 03DRB-00634] (E-12)

At the May 26, 2004, Development Review Board meeting, a one-year extension of the preliminary plat was approved with the following condition for final plat: the vacation actions must be re-approved and final plat filed within one year.

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.)

If you wish to appeal this decision, you must do so by June 10, 2004 in the manner described below.

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

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

  
Sheran Matson, AICP, DRB Chair

Cc: Shull Realty & Waters Edge LLC, 5445 Edith Blvd Unit E, 87107  
Tierra West LLC, 8509 Jefferson St. NE, 87113  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg  
File



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002397**

**AGENDA ITEM NO: 4**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

The Hydrology Section has no objection to the extension request.

**RESOLUTION:** *lyc*

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:** May 26, 2004

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
Development Review Board  
May 26, 2004 Comments**

**ITEM # 4**

**PROJECT # 1002397**

**APPLICATION # 04-00762**

**RE: Bosque Plaza/ext of prelim. plat**

The vacations originally approved on January 15, 2003 have expired as the final plat was not approved and recorded within 12 months of January 15, 2003. They will have to be resubmitted for approval. Extensions & amendments of the preliminary plat do not extend that one year period for vacations.

As this preliminary plat includes vacations no longer valid, the extension of the preliminary plat cannot occur at this time. In addition the one year time period to extend a preliminary plat has also expired as it was originally approved on May 7, 2003. Even adding the 15 day appeal period, the preliminary plat has expired.

*OK to extend since lots are still  
developable w/out approval of  
vacations per Duarte  
\*cond. of Final Plat - vacations  
re-approved.*

*Sheran Matson*

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



# City of Albuquerque



## DEVELOPMENT/ PLAN 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 & PLANNING** **Z**  
 Annexation  
 County Submittal  
 EPC Submittal  
 Zone Map Amendment (Establish or Change Zoning)  
 Sector Plan (Phase I, II, III)  
 Amendment to Sector, Area, Facility or Comprehensive Plan  
 Text Amendment (Zoning Code/Sub Regs)

**APPEAL / PROTEST of...** **A**  
 Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

**APPLICANT INFORMATION:**

NAME: Shull Realty & Waters Edge LLC PHONE: 505-344-1141  
 ADDRESS: 5445 Edith Blvd Unit F FAX: 505-344-1159  
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owners & Developers List all owners: \_\_\_\_\_  
 AGENT (if any): Tierra West LLC PHONE 505-858-3100  
 ADDRESS: 8509 Jefferson St NE FAX: 5-5-858-1118  
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

**DESCRIPTION OF REQUEST:** Extension request to the Preliminary Plat approval

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

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

Lot or Tract No. Lots 1-9 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. Lands of Taylor -Martin L Bosque PLAZA  
 Current Zoning: C-1 Proposed zoning: Same  
 Zone Atlas page(s): E-12 No. of existing lots: 9 No. of proposed lots: 10  
 Total area of site (acres): 11.46 Density if applicable: dwellings per gross acre: n/a dwellings per net acre: n/a  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No  
 UPC No. 101206242951210214 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: La Orilla NW  
 Between: Coors Blvd NW and Corrales Main Canal

**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-87-56/Z-87-69/DRB 87-200/02DRB-01925/02DRB-01926/1001888(ZHE)/03DRB-00634 -- #1002397

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

SIGNATURE \_\_\_\_\_ DATE 5/14/04

FOR OFFICIAL USE ONLY BOHANNAN, P.E.

Form revised 9/01, 8/02, 9/03, 10/02, 3/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04DRB - 00762</u>	<u>EPP</u>	<u>2(3)</u>	<u>\$ 50.00</u>
<input checked="" type="checkbox"/> All fees have been collected				\$
<input checked="" type="checkbox"/> All case #s are assigned				\$
<input checked="" type="checkbox"/> AGIS copy has been sent		<u>CONFL. MGMT FEE</u>		<u>\$ 20.00</u>
<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				Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				<u>\$ 70.00</u>

Hearing date 5-26-04

Bohannan 5/14/04  
 Planner signature / date

Project # 1002397

**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.
- Design elevations & cross sections of perimeter walls
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- SIA financial guaranty verification
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application

**DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**Your attendance is required.**

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

**DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

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

**Your attendance is required.**

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

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

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

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 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.

Ronald R. Bohannon 5/14/04  
Applicant name (print)

[Signature]  
Applicant signature / date



Form revised 10/03

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

Application case numbers  
04 DRB - 00762

[Signature] 5/14/04  
Planner signature / date

**Project # 100 2397**



# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

(505) 858-3100  
fax (505) 858-1118

twllc@tierrawestllc.com  
1-800-245-3102

May 14, 2004

Ms. Sheran Matson, Chair  
Development Review Board  
CITY OF ALBUQUERQUE  
P.O. Box 1293  
Albuquerque, NM 87103

**RE: Lots 1 – 9, Lands of Martin L. Taylor;  
SE Corner of La Orilla & Coors Boulevard, NW  
DRB # 87-200; City Project Number 1002397**

Dear Ms. Matson:

Tierra West, LLC, on behalf of the property owners, requests an extension of the Preliminary Plat approval for the above-referenced property. The plat was previously approved and the original purpose of this replat is to adjust lots lines, create one additional tract, incorporate DRB approved vacations, and to dedicate Right-of Way. The site currently has an approved Infrastructure List and SIA. The previous preliminary plat amended and replaced the original infrastructure list and SIA with new documents. The extension will allow the developer additional time to process the SIA and place the guarantee.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,



Ronald R. Bohannon, PE

Enclosure/s

cc: Jim Shull  
Bob Tinley  
Eddie Costello, Taylor Ranch HOA

JN 20074  
RRB/db







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

**ORIGINAL**

FIGURE 12

INFRASTRUCTURE LIST

EXHIBIT "A"

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

Date Submitted: 5-07-05

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

Date Preliminary Plat Approved: 5-07-03

Date Preliminary Plat Expires: 5-07-04

# 1002397 → DRB Project No.: 1001182 ~~1001182~~

DRB Application No. 03D2300634

LOTS 1-A,2-A,3-A,4-A,5-A,6-A,7-A,8-A,9-A, LANDS OF MARTIN TAYLOR  
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 1-9, LANDS OF MARTIN TAYLOR  
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			<i>Public Improvements</i>						
		10"	WATERLINE	BOSQUE PLAZA LOOP 'PRIVATE'	COORS BLVD	LA ORILLA	/	/	/
		6'	Bk Lann	(coors Boulevard)	S Property line	North Property Line	/	/	/
		8"	SANITARY SEWERLINE	LA ORILLA	EX. LINE	COORS BLVD RIGHT-OF-WAY	/	/	/
		8"	SANITARY SEWERLINE	BOSQUE PLAZA LOOP 'PRIVATE'	LA ORRILA RD	LOT 9-A	/	/	/

# ORIGINAL

		32' F-F	PERMANENT PAVING, CURB AND GUTTER 4' SIDEWALK	BOSQUE PLAZA LOOP 'PRIVATE'	COORS BLVD	LA ORILLA RD	/	/	/
		NA	PRIVATE DRAINAGE EASEMENT WITH PRIVATE DRAINAGE COVENANT	DETENTION POND 2 AC-FT			/	/	/
		10' MINIMUM	DRAINAGE CHANNEL	15' PRIVATE DRAINAGE EASEMENT	BOSQUE PLAZA LOOP 'PRIVATE'	POND	/	/	/
		10' MINIMUM	DRAINAGE CHANNEL	24' PRIVATE DRAINAGE EASEMENT	BOSQUE PLAZA LOOP 'PRIVATE'	WINTERHAVEN TERMINUS	/	/	/
		24 F-E	ARTERIAL PAVING CURB AND GUTTER 4' SIDEWALK (SOUTH SIDE ONLY)	LA ORILLA RD	COORS BLVD	EAST PROPERTY LINE	/	/	/
		6'	PCC SIDEWALK	COORS BLVD	SOUTH PROPERTY LINE	NORTH PROPERTY LINE	/	/	/
		VARIES	DECELERATION LANE/ INTERSECTION IMPROVEMENTS PER NMSHTD DRIVEWAY PERMI	COORS BOULEVARD	ENTRANCE	PER NMSHTD DRIVEWAY PERMIT	/	/	/





# ORIGINAL

## NOTES

1

2

3

### AGENT / OWNER

David Soule

NAME (print)

Tierra West, LLC

FIRM

MM 5/6/03

SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT  
THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: 5-07-05

### DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

*Sheran Nelson* 5/7/03

DRB CHAIR - date

*R. D. ...* 5-07-03

TRANSPORTATION DEVELOPMENT - date

*Robert ...* 5/7/03

UTILITY DEVELOPMENT - date

*Brad L. Bigham* 5/7/03

CITY ENGINEER - date

*Christina Sandoval* 5/7/03

PARKS & GENERAL SERVICES - date

Recreation

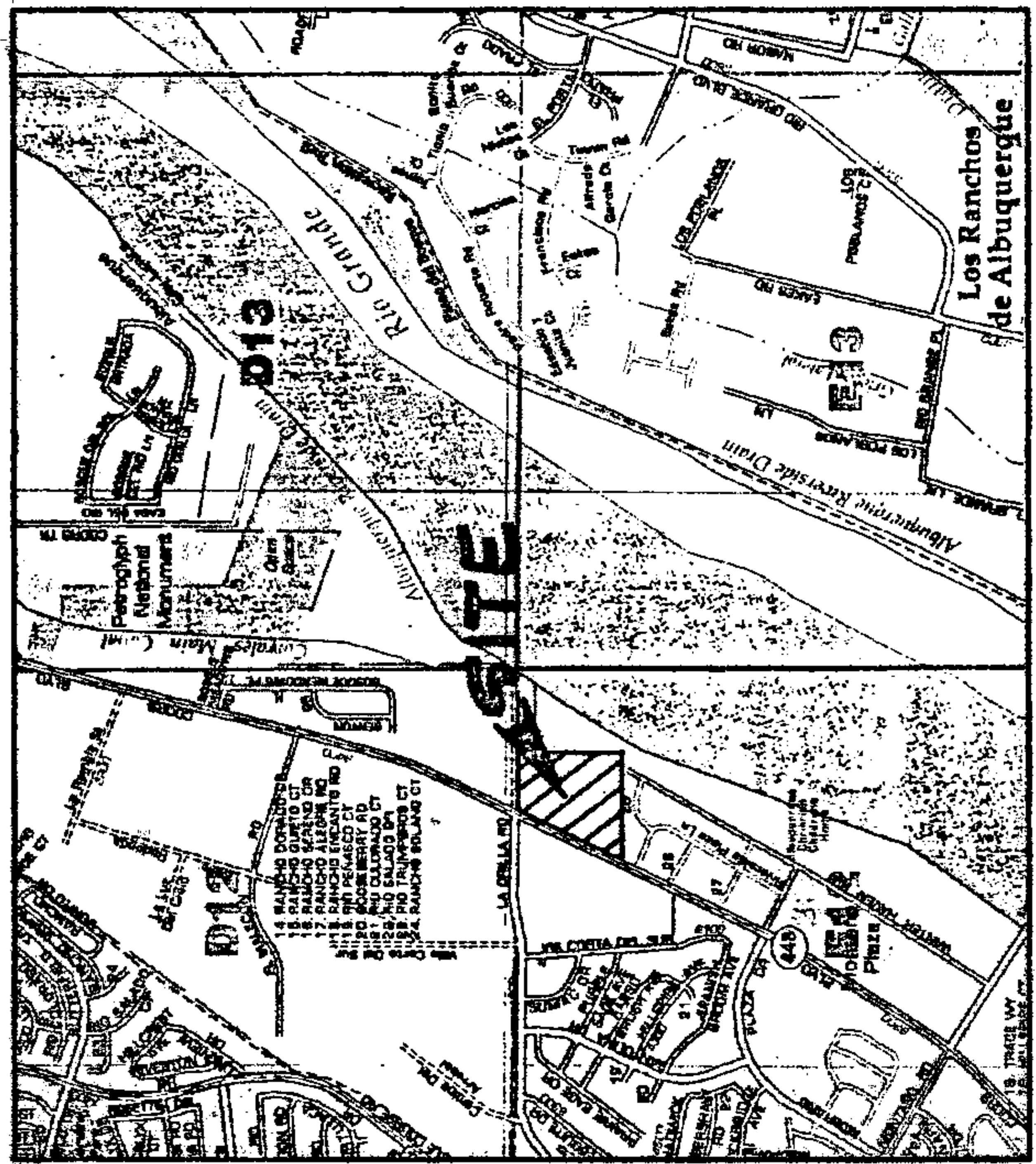
AMAFCA - date

- date

- date

### DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



**PRELIMINARY PLAT**  
**LOTS 1-A, 2-A, 3-A, 4-A, 5-A, 6-A, 7-A, 8-A, 9-A AND TRACT A**  
**LANDS OF MARTIN L. TAYLOR**  
 (BEING A REPLAT OF LOTS 1, 2, 3, 4, 5, 6A, 7A, 8 AND 9,  
 WITHIN  
 SECTION 26, TOWNSHIP 11 NORTH, RANGE 2 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 APRIL, 2003

**LEGAL DESCRIPTION**

All of Lots numbered One (1), Two (2), Three (3), Four (4), Five (5), Eight (8) and Nine (9), Lands of Martin L. Taylor, as the same are more fully described in the plat, filed in the office of the County Clerk of Bernalillo County, New Mexico, on October 23, 1987, in Plat Book C34, Folio 193, together with all of Lots Six-A (6-A), and Seven-A (7-A), Lands of Martin L. Taylor, as the same are shown and designated on said plat, filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 31, 1988, in Volume C36, Folio 147.  
 Said parcel contains 11.4610 acres more or less.

**APPROVALS**

Approved for monumentation and street names

*[Signature]*  
 City of Albuquerque Surveyor

4-21-03

**GENERAL NOTES**

- Bearings are New Mexico State Plane Grid Bearings (Central Zone) originated at the Albuquerque Control Survey/New Mexico State Highway Commission Monument "NM446-NS" (NAD 1927).
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ( ).
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750". "HUGG L.S. 11808" unless otherwise indicated hereon.
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- Field surveys were performed during the month of March, 2003.
- Documents used in the preparation of this survey are as follows:
  - Plat entitled "LANDS OF MARTIN L. TAYLOR", filed on October 23, 1987, in Volume C34, Folio 193, records of Bernalillo County, New Mexico.
  - Plat entitled "LANDS OF MARTIN L. TAYLOR", filed on May 31, 1988, in Plat Book C36, Folio 147, records of Bernalillo County, New Mexico.
  - Plat entitled "RIVERSIDE PLAZA", filed May 16, 1999, in Volume 99C, Folio 121, records of Bernalillo County, New Mexico.
  - Plat entitled "RIVERSIDE PLAZA", filed June 1, 2000, in Volume 2000C, Folio 146, records of Bernalillo County, New Mexico.
  - Plat entitled "LANDS OF JOEL P. TAYLOR", filed March 11, 1980, in Volume C18, Folio 104, records of Bernalillo County, New Mexico.
  - City of Albuquerque Zone Alias Page: E-12-Z
  - U.C.L.S. Log Number 2003T51189
  - Total number of existing lots: 9
  - Total number of new lots created: 10
  - Total mileage of full width streets created: 0.0238 miles
  - Gross subdivision acreage: 11.4610 acres

LA CRILLA, LLC  
 OWNER: LOT 1

*[Signature]*

WELLS FARGO BANK  
 OWNER: LOTS 2, 3, 4, 6A, 7A, 8 AND 9

*[Signature]*

WATERS EDGE, LLC  
 OWNER: LOT 5

*[Signature]*



SHEET 1 OF 3

**SURVOTEK, INC.**

CONSULTING SURVEYORS  
 6045 Franklin Blvd., N.E. Albuquerque, New Mexico 87114  
 Phone: 505-897-5899 Fax: 505-897-5377



**PRELIMINARY FLAT**  
**LOTS 1-A, 2-A, 3-A, 4-A, 5-A,**  
**6-A-1, 7-A-1, 8-A, 9-A AND TRACT A**  
**LANDS OF MARTIN L. TAYLOR**  
 (BEING A REPLAT OF LOTS 1, 2, 3, 4, 5, 6A, 7A, 8 AND 9,  
 LANDS OF MARTIN L. TAYLOR)

SECTION 25, TOWNSHIP 11 NORTH, RANGE 2 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 APRIL, 2003

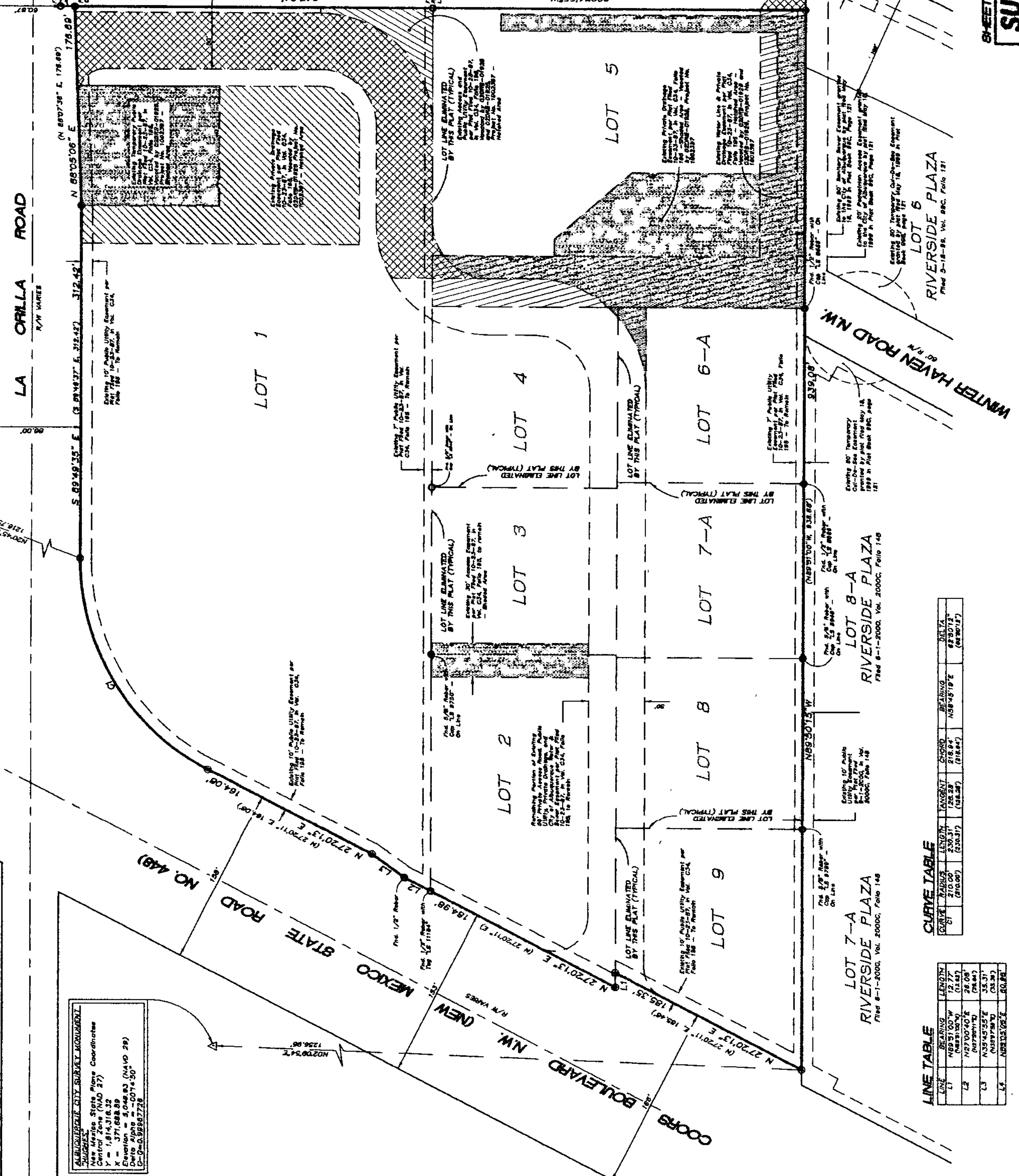
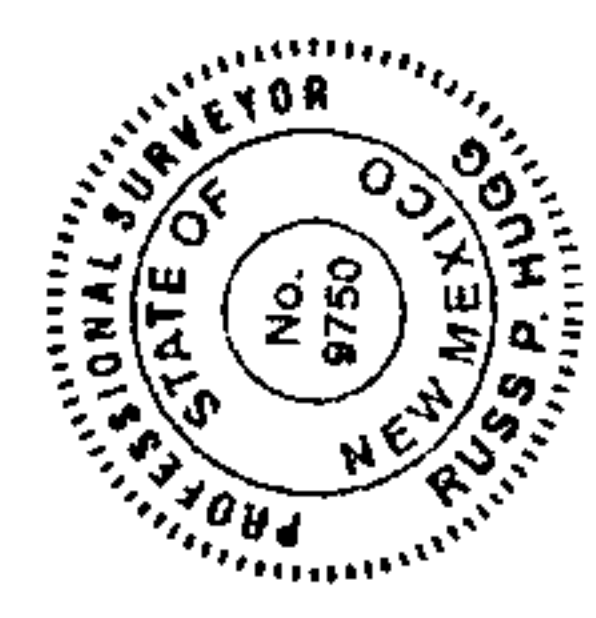
**EXISTING LOTS AND EASEMENTS  
 TO BE ELIMINATED**

Portion of Existing 80' Private  
 Access Road, Public Utility  
 Easement, and 10' Right-of-Way  
 Easement, as shown on Plat  
 No. 100-2137, Filed for  
 Record in Public Records,  
 Bernalillo County, New Mexico,  
 1988, Book 100, Page 137.  
 1988, Book 100, Page 137.

TRACT A-1-B  
 LANDS OF JOEL P. TAYLOR  
 Filed 3-11-80, Vol. 016, Page 104



- CORNER LEGEND**
- SET 5/8" BEARS OR CONCRETE NAIL WITH  
CAP OR BRASS DISK MARKED "JUGOS LS  
9750"
  - FOUND PROPERTY CORNER AS INDICATED
  - ▲ SET 3/4" ALUMINUM CENTERLINE MONUMENT



**ALBUQUERQUE CITY SURVEY MONUMENT**  
 NUM-446-NM  
 New Mexico State Plane Coordinates  
 Central Zone (NAD 27)  
 X = 1,914,836.17  
 Y = 372,524.25  
 Elevation = 5,018.52 (NAVD 29)  
 C-0-0-0.8887854

**ALBUQUERQUE CITY SURVEY MONUMENT**  
 NUM-446-NM  
 New Mexico State Plane Coordinates  
 Central Zone (NAD 27)  
 X = 1,914,836.17  
 Y = 372,524.25  
 Elevation = 5,018.52 (NAVD 29)  
 C-0-0-0.8887854

**CURVE TABLE**

CURVE	BEARING	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	N89°10'00" W	230.31'	230.31'	218.84'	N89°45'18" E	87°20'13"
2	N89°10'00" W	230.31'	230.31'	218.84'	N89°45'18" E	87°20'13"

**LINE TABLE**

LINE	BEARING	LENGTH
1	N89°10'00" W	12.37'
2	N89°10'00" W	28.08'
3	N89°10'00" W	28.08'
4	N89°10'00" W	28.08'

**SURVOTEK, INC.**  
 Consulting Surveyors  
 8643 Paradise Blvd., N. Albuquerque, New Mexico 87114  
 Phone: 505-887-8086  
 Fax: 505-887-8377

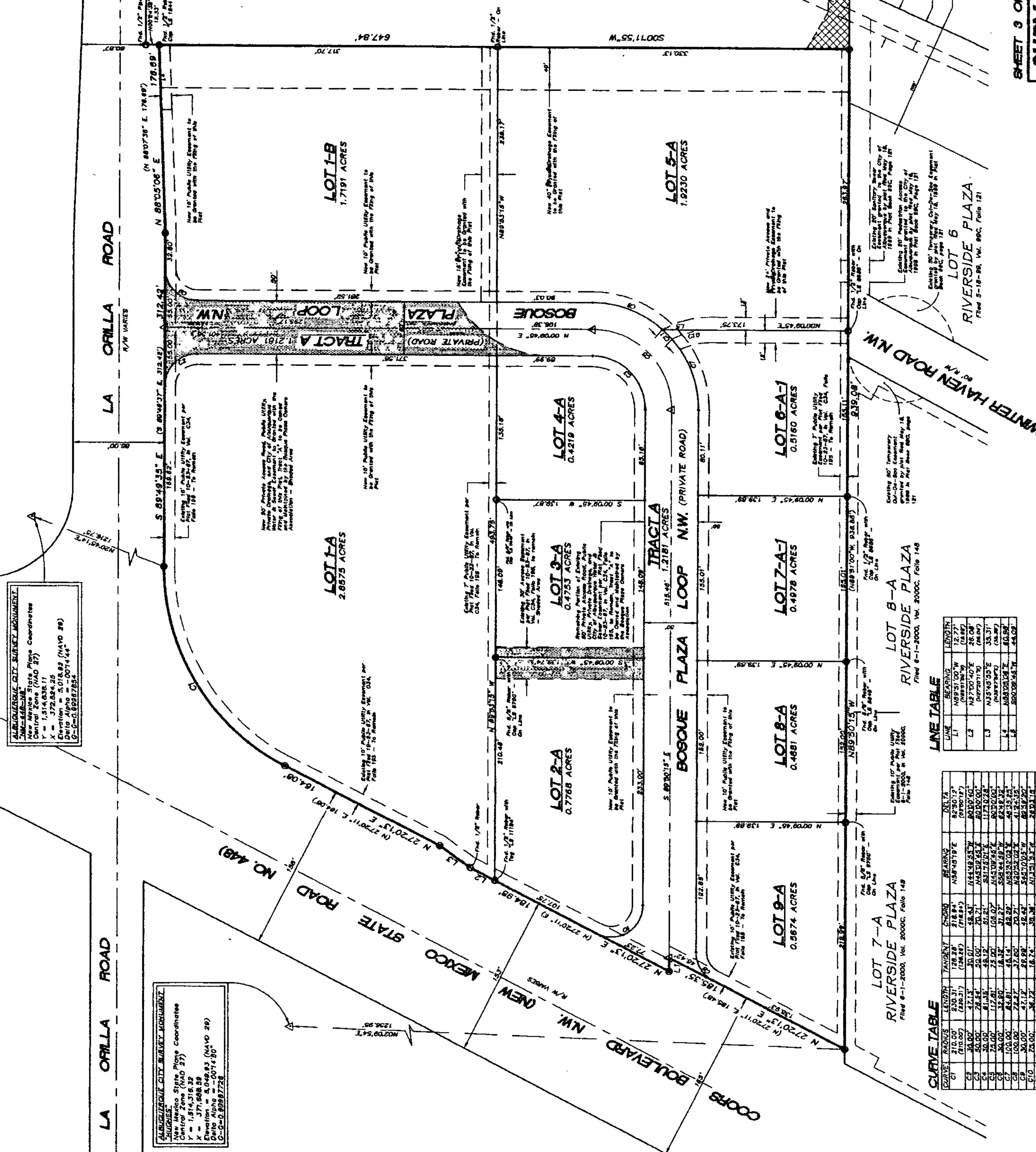


**PRELIMINARY PLAT**  
**LOTS 1-A, 2-A, 3-A, 4-A, 5-A, 6-A, 7-A, 8-A, 9-A AND TRACT A**  
**LANDS OF MARTIN L. TAYLOR**  
 (BEING A REPLAT OF LOTS 1, 2, 3, 4, 5, 6A, 7A, 8 AND 9,  
 WITHIN  
 SECTION 26, TOWNSHIP 11 NORTH, RANGE 2 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 APRIL, 2003

**NEW LOTS AND EASEMENTS  
 TO BE CREATED**

**ALBUQUERQUE CITY SURVEY MONUMENT**  
 518-448-1111  
 New Mexico State Plane Coordinates  
 Central Zone (NAD 83)  
 X = 1,514,636.11  
 Y = 378,584.25  
 Elevation = 5,016.82 (NAVD 89)  
 G-1 = 0.00000000  
 G-2 = 0.00000000

**ALBUQUERQUE CITY SURVEY MONUMENT**  
 518-448-1111  
 New Mexico State Plane Coordinates  
 Central Zone (NAD 83)  
 X = 1,514,316.39  
 Y = 377,698.39  
 Elevation = 4,940.81 (NAVD 89)  
 G-1 = 0.00000000  
 G-2 = 0.00000000



**CORNER LEGEND**  
 ● SET 5/8" REBAR OR CONCRETE NAIL WITH  
 CAP OR BRASS DISK MARKED "UGS LS"  
 9750  
 ○ FOUND PROPERTY CORNER AS INDICATED  
 ▲ SET 3/2" ALUMINUM CENTERLINE MONUMENT

**NOTE**  
 All street centerline monumentation shall be installed at all  
 centerline PC's, PT's, angle points and street intersections. All  
 centerline monumentation will be set using the standard three and  
 one half inch (3 1/2") aluminum monument stamped "City of  
 Albuquerque" and "Survey" with the survey number, PS Number 97500  
 and will be set flush with the final asphalt lift.  
 Markers will be offset at all points of curvature, points of  
 intersection and all other angle points to allow  
 use of centerline monumentation.



**LINE TABLE**

LINE	BEARING	LENGTH
L1	N89°51'00"W	12.77
L2	N89°51'00"E	12.77
L3	N89°51'00"E	26.00
L4	N89°51'00"E	33.37
L5	N89°51'00"E	40.88
L6	N89°51'00"E	48.39

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	100.00	310.00	155.00	310.00	90.00
C2	100.00	310.00	155.00	310.00	90.00
C3	100.00	310.00	155.00	310.00	90.00
C4	100.00	310.00	155.00	310.00	90.00
C5	100.00	310.00	155.00	310.00	90.00
C6	100.00	310.00	155.00	310.00	90.00
C7	100.00	310.00	155.00	310.00	90.00
C8	100.00	310.00	155.00	310.00	90.00
C9	100.00	310.00	155.00	310.00	90.00
C10	100.00	310.00	155.00	310.00	90.00

14. **Project # 1002626**  
03DRB-00680 Minor-Prelim&Final Plat  
Approval

JEFF MORTENSEN & ASSOCIATES., INC. agent(s) for UNIVERSITY OF NEW MEXICO, REAL ESTATE OFFICE request(s) the above action(s) for all or a portion of Tract(s) A, Parcels 4 and 6, **UNPLATTED LANDS OF THE REGENTS OF THE UNM**, zoned R-1 residential zone, located on AVENIDA CESAR CHAVEZ SE BETWEEN UNIVERSITY BLVD SE AND BUENA VISTA DR SE containing approximately 4 acre(s). [REF: DRB-95-49, Z-90-23] (L-15) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR OFFSITE ACCESS AND DRAINAGE EASEMENTS AND PLANNING FOR DXF FILE.**

15. **Project # 1002397**  
03DRB-00634 Minor-Preliminary Plat  
Approval

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, located on LA ORILLA NW, between COORS BLVD NW and the CORRALES DRAIN containing approximately 12 acre(s). [REF: Z-87-56 / Z-87-69, DRB-87-200, 02DRB-01928, 02DRB-01925, 02DRB-01926] [Deferred from 4/30/03] (E-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/7/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/6/03 THE PRELIMINARY PLAT WAS APPROVED.**





**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

May 7, 2003

9:00 a.m.

**MEMBERS:**

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

Richard Dourte, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 10:40 A.M.

\*\*\*\*\*  
\*\*\* TX REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

TX/RX NO 3425  
CONNECTION TEL 93456882  
SUBADDRESS  
CONNECTION ID  
ST. TIME 05/18 08:58  
USAGE T 00'55  
PGS. 2  
RESULT OK

# PLANNING DEPARTMENT

P.O. Box 1293  
Albuquerque, NM 87103  
600 2nd St. NW  
Albuquerque, NM 87102



## Fax Transmittal Cover Sheet

To: Boise

Company: \_\_\_\_\_

Fax No: 345-6882

Telephone: \_\_\_\_\_

From: Alfredo Salas (924-3370)

Division: **Administration Planning Department**

Telephone: **505-924-3860**

Total No. Of Pages (Including Cover Page) 2

# PLANNING DEPARTMENT

P.O. Box 1293  
Albuquerque, NM 87103  
600 2nd St. NW  
Albuquerque, NM 87102



## Fax Transmittal Cover Sheet

To: Boise

Company: \_\_\_\_\_

Fax No: 345-6882

Telephone: \_\_\_\_\_

From: Alfredo Salas (924-3370)

Division: **Administration Planning Department**

Telephone: **505-924-3860**

Total No. Of Pages (Including Cover Page) 2

COMMENTS: Please place order from our  
department Thank you.





**ONE STOP SHOP  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT  
Development & Building Services**

**PAID RECEIPT**

APPLICANT NAME Shull Realty & Waters' Edge LLC  
 AGENT TIERRA WEST LLC  
 ADDRESS 8509 JEFFERSON ST, NE  
 PROJECT & APP # 1002397/04DRB-00762  
 PROJECT NAME BOSQUE PLAZA

\$ 20<sup>00</sup> 469099/4916000 Conflict Management Fee  
 \$ 50<sup>00</sup> 441006/4983000 DRB Actions  
 \$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
 \$ \_\_\_\_\_ 441018/4971000 Public Notification  
 \$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
     ( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
     ( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
     ( ) Traffic Impact Study  
 \$ 70<sup>00</sup> TOTAL AMOUNT DUE

\*\*\*NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

05/14/2004 4:01PM  
 RECEIPT# 00022736 WSH# 006 TR/SH# 0048  
 Account 441006 Fund 0110  
 Activity 4983000  
 Trans Amt \$70.00  
 J24 Misc  
 CK \$50.00  
 CA \$50.00  
 CHANGE \$30.00

City Of Albuquerque  
Treasury Division

Counterreceipt.doc 12/29/03  
 LOC: ANNX  
 TRSEJA

City Of Albuquerque  
Treasury Division

05/14/2004 4:01PM LOC: ANNX  
 RECEIPT# 00022735 WSH 006 TRANSH 0048  
 Account 469099 Fund 0110  
 Activity 4916000 TRSEJA  
 Trans Amt \$70.00  
 J24 Misc \$20.00

Thank You

Thank You



goto: [www.cabq.gov/planning/drbdrbage.html](http://www.cabq.gov/planning/drbdrbage.html)



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

May 7, 2003

9:00 a.m.

**MEMBERS:**

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

ATTN Jim Shull  
344-1159F

5-16-03  
f

Richard Dourte, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

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

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

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

Adjourned: 10:40 A.M.

15. **Project # 1002397**  
03DRB-00634 Minor-Preliminary Plat Approval

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, located on LA ORILLA NW, between COORS BLVD NW and the CORRALES DRAIN containing approximately 12 acre(s). [REF: Z-87-56 / Z-87-69, DRB-87-200, 02DRB-01928, 02DRB-01925, 02DRB-01926] [Deferred from 4/30/03] (E-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/7/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/6/03 THE PRELIMINARY PLAT WAS APPROVED.**





**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

May 7, 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

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

**NOTE:** INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946 (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.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

Adjourned: 10:40 A.M.

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

1. **Project # 1000419**  
03DRB-00590 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(s) 1B-1-A-1, 1B-1-B-1 and 1B-1-C-1, **RENAISSANCE CENTER**, zoned SU-1 for Auto Sales & C-1 uses, located on RENAISSANCE BLVD NE, between MONTANO RD NE and UNION WAY RD NE containing approximately 3 acre(s). [REF: 02DRB-00165, 02DRB-00164, 02AA-00814] (F-16) **A ONE YEAR EXTENSION OF THE SIA, PROCEDURE B MODIFIED, FOR OFF-SITE TRAFFIC MITIGATION WAS APPROVED TO THE CONSTRUCTION COMPLETION DEADLINE DATE OF 4/30/04. AN SIA EXTENSION, PROCEDURE B, FOR ON-SITE INFRASTRUCTURE WAS DENIED.**
  
2. **Project # 1000788**  
03DRB-00582 Major-Two Year SIA  
(Procedure B)

BOHANNAN HUSTON, INC. agent(s) for LONGFORD @ PARADISE SKIES, LP request(s) the above action(s) for all or a portion of Lot(s) ALL, **PARADISE SKIES, UNIT 8**, zoned SU-1 special use zone / R-T, located on the SOUTH SIDE OF MCMAHON BLVD NW, between ROCKCLIFF BLVD NW and MILKY WAY ST NW containing approximately 21 acre(s). [REF: 01DRB-00272 THRU 00274, 01DRB-01293, 02DRB-00227] (A-11) **A TWO YEAR SIA WAS APPROVED. THE EXISTING CONSTRUCTION COMPLETION DEADLINE DATE OF 3/28/03 AS IDENTIFIED IN THE MOST RECENT SIA WAS APPROVED TO 3/28/05.**

3. **Project # 1000633**  
03DRB-00592 Major-SiteDev Plan  
BldPermit

DEKKER/PERICH/SABATINI LTD agent(s) for NEW MEXICO EDUCATIONAL ASSISTANCE FOUNDATION request(s) the above action(s) for all or a portion of Lot(s) 9, Unit(s) 1, JOURNAL CENTER 2, zoned IP, located on TIBURON ST NE, between HANCOCK CT NE and MASTHEAD ST NE containing approximately 4 acre(s).(D-17) SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO ADDRESS THE FOLLOWING COMMENTS: "THE SIDEWALK THAT HAS VEHICLE OVERHANG NEEDS TO BE 8 FT. IN WIDTH. THE PARKING STALLS ADJACENT TO A WALL NEEDS TO HAVE A BUFFER DISTANCE OF 5 FT. CLEARLY CALL OUT ALL ADJACENT CROSS ACCESS EASEMENTS AND DOCUMENT THE EASEMENTS."

4. **Project # 1001334**  
03DRB-00584 Major-Preliminary Plat  
Approval  
03DRB-00585 Minor-Temp Defer SDWK  
03DRB-00586 Minor-Sidewalk Variance

MARK GOODWIN & ASSOCIATES PA agent(s) for C & W LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 465 & a portion of 466, (to be known as WESTBROOK HEIGHTS, UNIT 2), TOWN OF ATRISCO GRANT - UNIT 7, zoned R-D (9DU/Ac), located on SAN YGNACIO RD SW, between UNSER BLVD SW and 82<sup>nd</sup> ST SW containing approximately 10 acre(s). [REF: 02DRB-01316] (L-10) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/7/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/9/03, THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION: "ADDITIONAL RIGHT-OF-WAY MAY BE REQUIRED FOR SAGE RD. SW TO INCORPORATE A BIKE LANE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONT AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.



5. **Project # 1001413**  
03DRB-00593 Major-Vacation of Public Easements  
03DRB-00594 Major-Vacation of Public Easements  
03DRB-00591 Major-Preliminary Plat Approval  
03DRB-00595 Minor-Sidewalk Waiver  
03DRB-00596 Minor-Temp Deferral of Sidewalk

BOHANNAN HUSTON INC., AGENTS FOR SANDIA PROPERTIES LIMITED CO., request(s) the above action(s) for all or a portion of Tract(s) Y-1A-1A-3 and Y-1A-1A-4, Unit(s) 5 & 6, **PINON POINTE @ VENTANA RANCH**, zoned RLT, and located on the SOUTH SIDE OF IRVING BLVD NW between LAS VENTANAS RD NW and RAINBOW BLVD NW containing approximately 29 acre(s). [REF: 02DRB-00516 BLP, 02DRB-00517 PPA, 03DRB-00570 SK, 02DRB-00120 SK] (B-9) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBITS B-1 & B-2 IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/7/03 AND APPROVAL OF THE GRADING PLAN DATED 5/5/03 THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONT AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

6. **Project # 1001543**  
03DRB-00588 Major-Vacation of Public Easements  
03DRB-00589 Major-Vacation of Public Easements  
03DRB-00587 Minor-Final Plat Approval

JEFF MORTENSEN & ASSOCIATES INC., agent(s) for HOECH REAL ESTATE CORP., request(s) the above action(s) for Parcel 5, **DESERT RIDGE PLACE - UNIT 1**, zoned RD, located on VENTURA ST NE, between NORTH DOMINGO BACA ARROYO and HOLLY AVE NE containing approximately 3 acre(s). [REF: 02DRB-01121, 02DRB-01122 and 02DRB-01123] (C-20) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR AMENDMENT TO THE INFRASTRUCTURE LIST TO INCLUDE A WALL ON THE WESTSIDE OF VENTURA ST. NE, AND PLANNING FOR THE DXF FILE.**

7. **Project # 1002400**  
03DRB-00580 Major-Vacation of Public  
Easements  
03DRB-00581 Minor-Final Plat Approval

ABQ ENGINEERING agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) west ½ of Lot(s) 4, 5 & 6, Block(s) 18, **MONKBRIDGE ADDITION**, zoned SU-2 special neighborhood zone, R-T, located on the NORTH SIDE OF CANDELARIA BLVD NW, between OTRA VEZ CT NW and CUERVO CT NW containing approximately 5 acre(s). [REF: 03DRB-00094, 03DRB-00267, 03DRB-00256, 02DRB-01935] [Deferred from 5/7/03] (G-14) **DEFERRED AT THE AGENT'S REQUEST FOR FINAL PLAT TO 5/21/03.**

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

TIERRA WEST LLC agent(s) for FORTIS ADVISORS LLC request(s) the above action(s) for TRACTS 38-1, 38-2, 38-3, 38-4, AND 27B-B1, **TAYLOR RANCH - ECKERD DRUG PLAZA**, zoned SU-1 FOR C-1 PERMISSIVE AND CONDITIONAL Uses, located on MONTANO RD NW between MONTANO PLAZA NW and COORS BLVD NW containing approximately 6 acre(s). [REF: DRB-98-106, AA-99-194] [Deferred from 4/23/03] [Deferred from 5/7/03] (E-12) **DEFERRED AT THE AGENT'S REQUEST TO 5/14/03.**

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

ADVANCED ENGINEERING & CONSULTING, LLC agent(s) for SADLER SOUTHWEST LTD. request(s) the above action(s) for all or a portion of Tract(s) 3, **MENAU DEVELOPMENT AREA**, zoned M-1 light manufacturing zone, located on UNIVERSITY BLVD NE, between MENAU BLVD NE and CLAREMONT AVE NE containing approximately 3 acre(s). [Deferred from 5/7/03] (H-15) **INDEFINITELY DEFERRED ON A NO SHOW.**

10. **Project # 1002322**  
03DRB-00420 – Major-Preliminary Plat  
Approval

MULE BARN ENTERPRISES, agent(s) for ACME REAL ESTATE FUND, LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 23, **ORIGINAL TOWNSITE OF WESTLAND**, zoned SU-2 special neighborhood zone, IP, located on Sunset Gardens SW between 90<sup>th</sup> St SW and 94<sup>th</sup> St SW containing approximately 8 acre(s). [REF: 02DRB-01666 SK] [Deferred from 5/7/03] (L-9) **DEFERRED AT THE AGENT'S REQUEST TO SUBMIT SITE DEVELOPMENT PLAN TO 5/21/03.**

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

BOHANNAN HUSTON INC agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) 5B, **MANZANO MESA**, zoned SU-1, located on SOUTHERN BLVD SE, between JUAN TABO BLVD SE and EUBANK BLVD SE containing approximately 13 acres. [REF: 01DRB-00169] [Deferred from 4/30/03] (L-21) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/7/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/5/03 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION: "VACATION OF EXISTING WATER/SEWER EASEMENTS MUST BE REPLACED WITH A TEMPORARY WATER LINE EASEMENT OR CANNOT BE VACATED UNTIL RELOCATED WELL LINE IS IN OPERATION."** VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR THE WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONT AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.



**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.

12. **Project # 1001770**  
03DRB-00636 Minor-SiteDev Plan Subd/EPC  
03DRB-00638 Minor-SiteDev Plan BldPermit/EPC  
03DRB-00639 Minor-Preliminary Plat & Final Plat Approval
- TIERRA WEST LLC agent(s) for REMBE PROPERTIES LLC request(s) the above action(s) for all or a portion of Tract(s) 5A1, **LANDS OF JOEL P TAYLOR**, zoned C-2 (SC), located on MONTANO RD NW, between COORS BLVD NW and WINTER HAVEN RD NW containing approximately 6 acre(s). [REF: Z-83-17/DRB-87-202, 02EPC-01937/02EPC-01938] [**Debbie Stover, EPC Case Planner**] [Deferred from 4/30/03] (E-12) **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION AND SITE PLAN FOR BUILDING PERMIT WERE APPROVED AND DELEGATED TO PLANNING TO MAKE SURE DEBBIE STOVER'S EPC COMMENTS WERE ADDRESSED. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR A COPY OF AN EASEMENT AND MAINTENANCE AGREEMENT AS SHOWN ON THE PLAT AND FOR THE DXF FILE.**

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

13. **Project # 1001926**  
03DRB-00674 Minor-Prelim&Final Plat Approval
- BEN PLATANIA request(s) the above action(s) for all or a portion of Lot(s) 225, **TOWN OF ATRISCO GRANT AIRPORT ADDITION**, zoned R-2 residential zone, located on the NORTH SIDE OF GLEN RIO RD NW, between 68TH ST NW and 72ND ST NW containing approximately 5 acre(s). [REF: 02DRB-00568(VRW)] [HEARD UNDER PROJECT # 1000694 IN ERROR. ] [Deferred from 5/7/03] (J-10) **DEFERRED AT AGENT'S REQUEST TO 5/14/03.**

14. **Project # 1002626**  
03DRB-00680 Minor-Prelim&Final Plat  
Approval

JEFF MORTENSEN & ASSOCIATES., INC. agent(s) for UNIVERSITY OF NEW MEXICO, REAL ESTATE OFFICE request(s) the above action(s) for all or a portion of Tract(s) A, Parcels 4 and 6, **UNPLATTED LANDS OF THE REGENTS OF THE UNM**, zoned R-1 residential zone, located on AVENIDA CESAR CHAVEZ SE BETWEEN UNIVERSITY BLVD SE AND BUENA VISTA DR SE containing approximately 4 acre(s). [REF: DRB-95-49, Z-90-23] (L-15) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR OFFSITE ACCESS AND DRAINAGE EASEMENTS AND PLANNING FOR DXF FILE.**

15. **Project # 1002397**  
03DRB-00634 Minor-Preliminary Plat  
Approval

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, located on LA ORILLA NW, between COORS BLVD NW and the CORRALES DRAIN containing approximately 12 acre(s). [REF: Z-87-56 / Z-87-69, DRB-87-200, 02DRB-01928, 02DRB-01925, 02DRB-01926] [Deferred from 4/30/03] (E-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/7/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/6/03 THE PRELIMINARY PLAT WAS APPROVED.**

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

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

16. **Project # 1002629**  
03DRB-00683 Minor-Sketch Plat or Plan
- BRENDAN T. O'SULLIVAN, agent(s) for all or a portion of Lot(s) 10 & 11, Block(s) C , **DAVIDSON ADDITION**, zoned SU-2 special neighborhood zone, R-T, located on CANDELARIA RD NW, between 9TH ST NW and 10TH ST NW containing approximately 1 acre(s). [REF: Z-91-56](G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
17. Approval of the Development Review Board Minutes for April 23, 2003. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 10:40 a.m.



**CITY OF ALBUQUERQUE**  
**Planning Department**  
**Development Review Board**  
**5/7/03 Comments**

**Item : 15**

**Project : 10022397**

**Application: 03DRB-00634**

**RE : Lands of Martin L. Taylor**

No objection.



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



**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: 1002397**

**AGENDA ITEM NO: 15**

**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 |
| <b>(04)</b> Preliminary Plat | (09) Infrastructure List | (14) Other                   |

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An approved drainage plan dated 5-6-03 is on file for Preliminary Plat approval.  
 Comments on infrastructure list.

**RESOLUTION:**

*signed I.L.*

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

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

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

FOR:

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

**DATE:** May 7, 2003



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

April 30, 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

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

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

Adjourned: 10:55 A.M.

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

- 1. **Project # 1001140**  
03DRB-00557 Major-Two Year SIA

ADVANCED ENGINEERING & CONSULTING agent(s) for SCOTT COLE request(s) the above action(s) for all or a portion of Lot(s) 21, Block(s) 26, **NORTH ALBUQUERQUE ACRES TRACT A, UNIT B**, zoned SU-2 for IP, located on EAGLE ROCK AVE NE, between SAN PEDRO NE and LOUISIANA NE containing approximately 1 acre(s). [REF: 01DRB-00391, DRB-99-52] (C-18) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED TO THE CONSTRUCTION COMPLETION DEADLINE DATE OF MAY 24, 2005. THIS WILL BE THE LAST EXTENSION.**



2. **Project # 1001396**  
03DRB-00525 Major-Vacation of Public Easements

MARK GOODWIN & ASSOCIATES PA agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) T-2-A-1□1, **MESETA DEL NORTE SUBDIVISION**, zoned R-1, located on VISTA DEL NORTE NE, between EDITH BLVD NE and LOS LOMITAS NE containing approximately 22 acre(s). [REF: 02DRB-00682, 02DRB-01871, 02DRB-01645, 02DRB-00428] (D-16) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1002492**  
03DRB-00556 Major-Vacation of Pub Right-of-Way

FRED RIVERA JR., agent(s) for GRAND AVENUE PARTNERS, C/O BERGER BRIGGS request(s) the above action(s) for all or a portion of Lot(s) A-2, Block(s) 28, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2 special neighborhood zone, MD-1, located on the NORTH SIDE OF TIJERAS AVE NE, between MULBERRY ST NE and CEDAR ST NE containing approximately 1 acre(s). [REF: 03DRB-00261 (V) 03DRB-00398 (P&F), DRB-99-214 ] (K-15) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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). [Deferred from 4/9/03] (K-15) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

03DRB-00398 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for GRANDE AVENUE PARTNERS LTD request(s) the above action(s) for all or a portion of Block(s) 28, 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 1 acre(s). [REF: 03DRB-00261] [Deferred from 4/9/03] (K-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/30/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/29/03 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

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

BOHANNAN HUSTON INC agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) 5B, **MANZANO MESA**, zoned SU-1, located on SOUTHERN BLVD SE, between JUAN TABO BLVD SE and EUBANK BLVD SE containing approximately 13 acres. [REF: 01DRB-00169] [Deferred from 4/30/03] (L-21) **DEFERRED AT THE AGENT'S REQUEST TO 5/7/03**

**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.**

5. **Project # 1001770**  
03DRB-00636 Minor-SiteDev Plan Subd/EPC  
03DRB-00638 Minor-SiteDev Plan BldPermit/EPC  
03DRB-00639 Minor-Preliminary Plat Approval

TIERRA WEST LLC agent(s) for REMBE PROPERTIES LLC request(s) the above action(s) for all or a portion of Tract(s) 5A1, **LANDS OF JOEL P TAYLOR**, zoned C-2 (SC), located on MONTANO RD NW, between COORS BLVD NW and WINTER HAVEN RD NW containing approximately 6 acre(s). [REF: Z-83-17/DRB-87-202, 02EPC-01937/02EPC-01938] [**Debbie Stover, EPC Case Planner**] [Deferred from 4/30/03] (E-12) **DEFERRED AT THE AGENT'S REQUEST TO ADDRESS BOARD COMMENTS TO 5/7/03.**

6. **Project # 1002249**  
03DRB-00635 Minor-SiteDev Plan Subd/EPC  
03DRB-00637 Minor-SiteDev Plan BldPermit/EPC

TIERRA WEST LLC agent(s) for WALMART STORES EAST, INC. request(s) the above action(s) for all or a portion of Tract(s) F1 & E1, **AMERICAN SQUARE**, zoned C-2 community commercial zone, located on CARLISLE BLVD NE, between CLAREMONT AVE NE and PHOENIX AVE NE containing approximately 13 acre(s). [REF: 02EPC-01475 & 02EPC-01476, 03DRB-00445 VPE] [**Debbie Stover, EPC Case Planner**] [Deferred from 4/30/03] (H-16) **DEFERRED AT THE AGENT'S REQUEST TO 5/14/03.**

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

GEORGE RAINHART ARCHITECTS agent(s) for THOM JOSEPH - THUNDER WEST DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) A-13 and 6, TOWN OF ATRISCO GRANT, **WESTBLUFF CENTER AND Lot(s) 9, PALISADES**, Block(s) 9, zoned SU-1, IP uses, located on ATRISCO NW, between I-40 NW and MIAMI NW containing approximately 7 acre(s). [REF: 02EPC-00636 (SPS) 02EPC-00637 (SBP) **[Russell Brito, EPC Case Planner]** [Deferred from 4/23/03] (H-11) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE INFRASTRUCTURE LIST DATED 4/30/03 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA.**

03DRB-00602 Minor-Prelim&Final Plat  
Approval

MARK GOODWIN & ASSOCIATES PA, agent(s) for SAYLOR PROPERTIES, request(s) the above action(s) for all or a portion of Lot(s) A-13 NE UNIT, TOWN OF ATRISCO GRANT Tract(s) 6, **WESTBLUFF CENTER SUBDIVISION** and a portion of Block(s) 9, **PALISADES ADDITION**, (to be known as **HORIZON ACADEMY SUBDIVISION**), zoned SU-1, IP uses, located on ATRISCO NW, between I-40 NW and MIAMI NW containing approximately 7 acre(s). [REF: 03DRB-00562 & 03DRB-00564] [Deferred from 4/23/03] (H-11) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR THE DXF FILE.**

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

8. **Project # 1001347**  
03DRB-00626 Minor-Extension of  
Preliminary Plat

ISAACSON & ARFMAN PA agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) A, B & D, ALBUQUERQUE SOUTH, **UNIT 3 (to be known as EL RANCHO GRANDE 6, 7 & 8)**, zoned RESIDENTIAL PER RIO BRAVO SECTOR DEVELOPMENT PLAN, located on the WEST SIDE OF SNOW VISTA BLVD SW, between DE ANZA DR SW and VALLEY VIEW CIRCLE SW containing approximately 43 acre(s). [REF: 02DRB-00764, 02DRB-00765] (M-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THIS APPROVAL INCLUDES THE EXTENSION OF THE INFRASTRUCTURE LIST DATED 5/15/02.**



9. **Project # 1002397**  
03DRB-00634 Minor-Preliminary Plat  
Approval

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, located on LA ORILLA NW, between COORS BLVD NW and the CORRALES DRAIN containing approximately 12 acre(s). [REF: Z-87-56 / Z-87-69, DRB-87-200, 02DRB-01928, 02DRB-01925, 02DRB-01926] (E-12) **DEFERRED AT THE AGENT'S REQUEST TO ADDRESS CITY ENGINEER AND TRANSPORTATION DEVELOPMENT COMMENTS TO 5/7/03.**

10. **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] [Was indefinitely deferred on April 16, 2003, to work out issues, at the agent's request.] (G-9, G-10, H-9/H-10) **FINAL PLAT WAS APPROVED AND DELEGATED TO PLANNING FOR AMAFCA AND PROPERTY MANAGEMENT'S SIGNATURE.**

11. **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].[Was Indefinitely Deferred on 4/30/03] (L-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

12. **Project # 1001753**  
03DRB-00612 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES PA agent(s) for MESA VERDE DEVELOPMENT CORP. request(s) the above action(s) for all or a portion of Lot(s) 2-14, Block(s) 11, Tract 1, Unit 3, & Lot(s) 19-32, Block(s) 10, Tract(s) 1, Unit 3, NORTH ALBUQUERQUE ACRES, UNIT 3, **(to be known as DESERT RIDGE TRAILS EAST)** zoned R-D residential and related uses zone, developing area, located on FLORENCE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 12 acre(s). [REF: 1001753, 02EPC-00277, 278 & 279; ANNEX EXISTING ZONING, 1001073, 01DRB-00243 SK] **(B-19) WITHDRAWN AT THE AGENT'S REQUEST.**

13. Approval of the Development Review Board minutes for April 16, 2003. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 10:55 A.M.



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1002397**

**AGENDA ITEM NO: 9**

**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 |
| <b>(04)</b> Preliminary Plat | (09) Infrastructure List | (14) Other                   |

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An approved drainage report dated 9-25-02 is on file for Preliminary Plat approval.  
 Comments on infrastructure list.  
 Street must be private.

**RESOLUTION:**

5-7-03

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

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

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

FOR:

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

**DATE:** April 30, 2003





# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002397

Item No. 9

Zone Atlas E-12

DATE ON AGENDA 4-30-03

INFRASTRUCTURE REQUIRED (x)YES ( )NO

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

### TYPE OF APPROVAL REQUESTED:

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

No.	Comment
<input type="checkbox"/>	The remaining private access easement that was not vacated needs to be vacated prior to a public road being dedicated on top of it. (should be a 1 week turnaround).
<input type="checkbox"/>	The connector road may be private if this internal street is private, however if the street is to be public, then it should also be public.
<input type="checkbox"/>	A bike lane for the future 4 lane section of Coors needs to be constructed.
<input type="checkbox"/>	Comments on the infrastructure list.



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

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

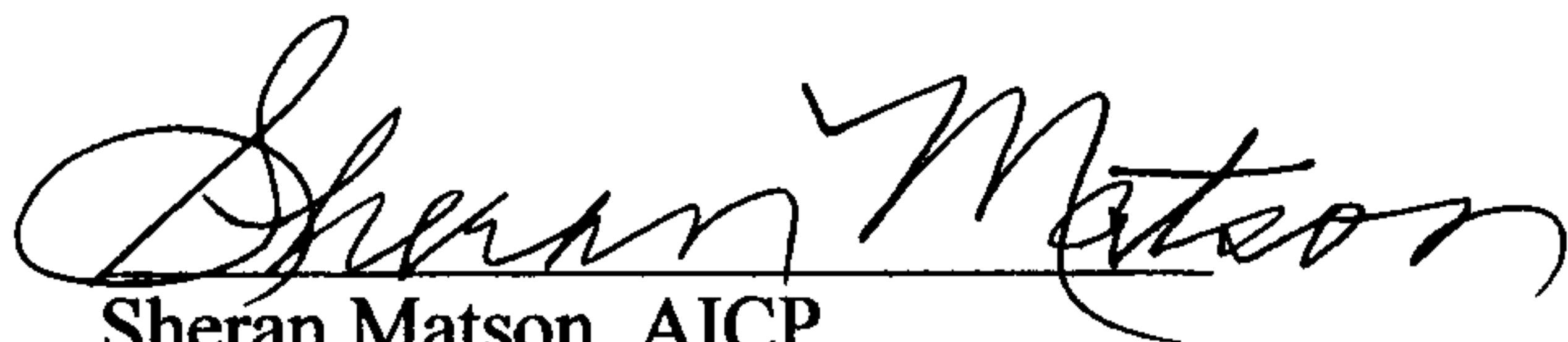
**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
Development Review Board  
4/30/03 Comments**

**Item: 9**

**Project: 1002397      Application: 03DRB-00634**

**RE: Lands of Martin L. Taylor**

No objection to preliminary plat approval.

A handwritten signature in cursive script that reads "Sheran Matson". The signature is written in black ink and is positioned above the printed name and title.

Sheran Matson, AICP

DRB Chairperson

914-3880    Fax 924-3864



## OFFICIAL NOTICE

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
LAND DEVELOPMENT COORDINATION DIVISION

1-16-2003

**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)

At the January 15, 2003, Development Review Board meeting, the Vacations were approved as shown on Exhibit B in the Planning file, subject to the Findings and Conditions of the Subdivision Ordinance as follows:

FINDINGS:

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

CONDITIONS:

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

If you wish to appeal this decision, you must do so by January 30, 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.





**OFFICIAL NOTICE  
PAGE TWO**

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.)

Roger Green  
Acting, DRB Chair

Cc: Shull Realty & Waters Edge LLC, 5445 Edith Blvd, Unit F, 87107  
Tierra West LLC, 8509 Jefferson NE, 87113  
Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg.  
File



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1002397**

**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 dated 9-25-02 supports this vacation request.

**RESOLUTION:**

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

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

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

FOR:

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

**DATE:** January 15, 2003

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002397 AGENDA#: 3 DATE: 1.15.03

1. Name: David Sale Address: 8509 Jefferson Zip: 97123

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  
PLANNING DEPARTMENT  
LAND DEVELOPMENT COORD. DIV.

DEVELOPMENT REVIEW BOARD  
January 15, 2003  
**Project # 1002397**

**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 CORRS BLVD NW and CORRALES DRAIN NW containing approximately 12 acre(s). [REF: Z-87-56, Z-87-69] (E-12)

AMAFCA No objection to requested actions. AMAFCA notes that there is limited discharge and adequate storm water detention must be provided

COG No adverse comments.

Transit No comments received.

Zoning Enforcement Reviewed, no comment.

Neighborhood Coord. Letters sent to Taylor Ranch (R) and Alban Hills Neighborhood Assns.

APS No comments received.

Police Department

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

Fire Department No adverse comments.

PNM Gas Approves.

PNM Electric

PNM Elec has no objection to the various vacations. There is an existing UG Electric line near the East end of the development site.

It appears to be in the adjacent tract, but if any portion of the utilities are in the N-S 50' road being vacated, PNM retains all easement rights for those utilities. Developer needs to locate and show the existing utilities on a separate detail for PNM, before final plat sign off.

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

Is the 24' private access and public drainage easement (between Lots 5 and 6A) intended to connect to Winterhaven Road?

If so, Open Space Division (OSD) advances the position that this is a logical and desirable location to provide the public with access to the Rio Grande Valley State Park (RGVSP) *bosque* and trail-system.

Further, OSD recommends that 'Public Access' be called out as a compatible use within the proposed 40' drainage easement (along the eastern boundary of the tract) in this application request.

OSD wishes to discuss with the applicant the potential for pursuing opportunities for the provision of a public-parking area in the southeast corner of the tract.

City Engineer The Hydrology section has no objection to the vacation requests.

Transportation Development

Refer to the agencies having interest in the waterline, drainage and public utility easement for comments on the vacation of those easements. A layout of La Orilla is needed to determine if vacation of the private access easement is appropriate. Left turn access needs to be retained.

Parks & Recreation No objection.

## Utilities Development

1. A revised Vacation Exhibit is needed showing separate vacations of access, drainage, and utilities.
2. No objection to Vacation requests if proper exhibit is provided.

## Planning Department

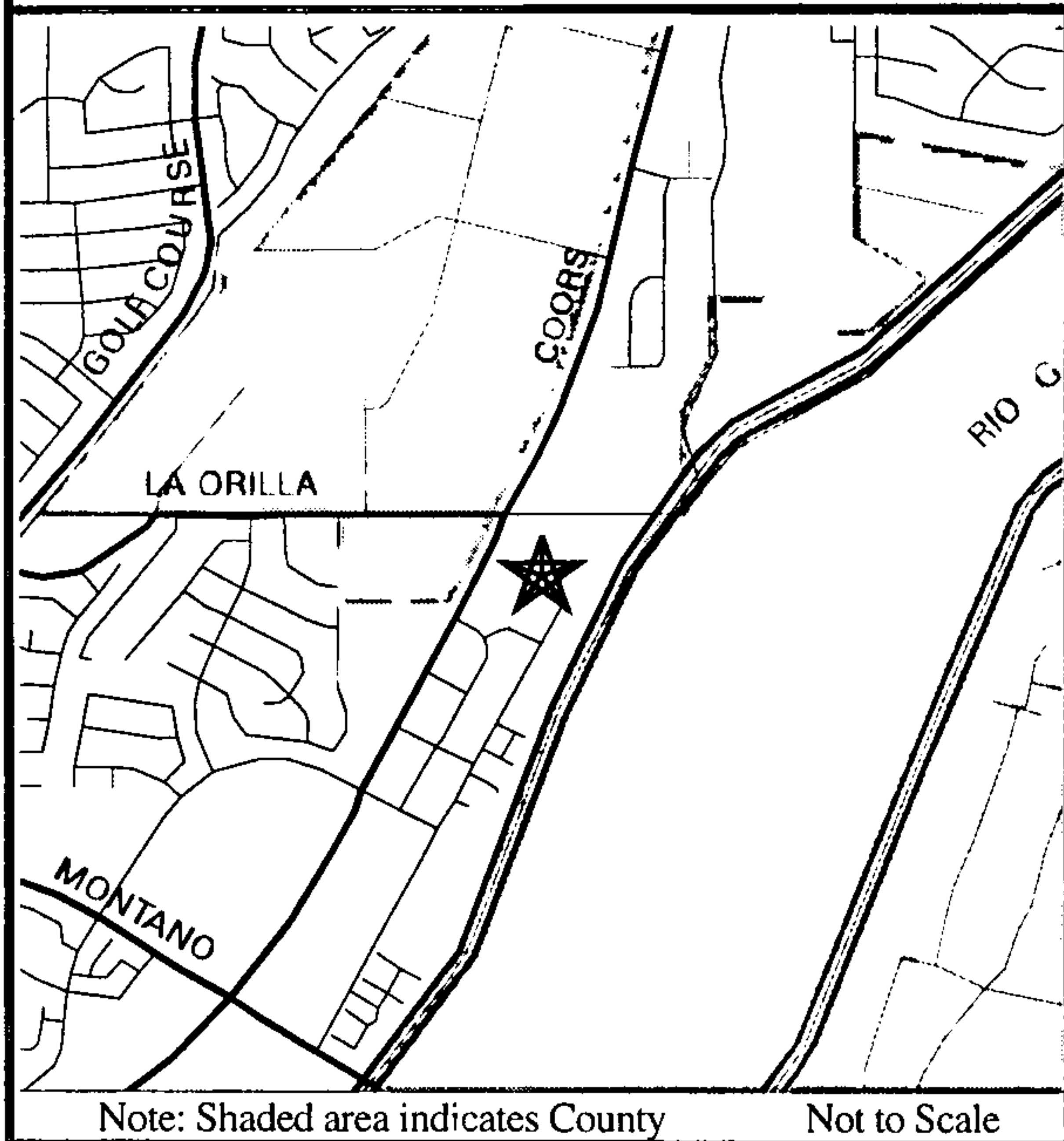
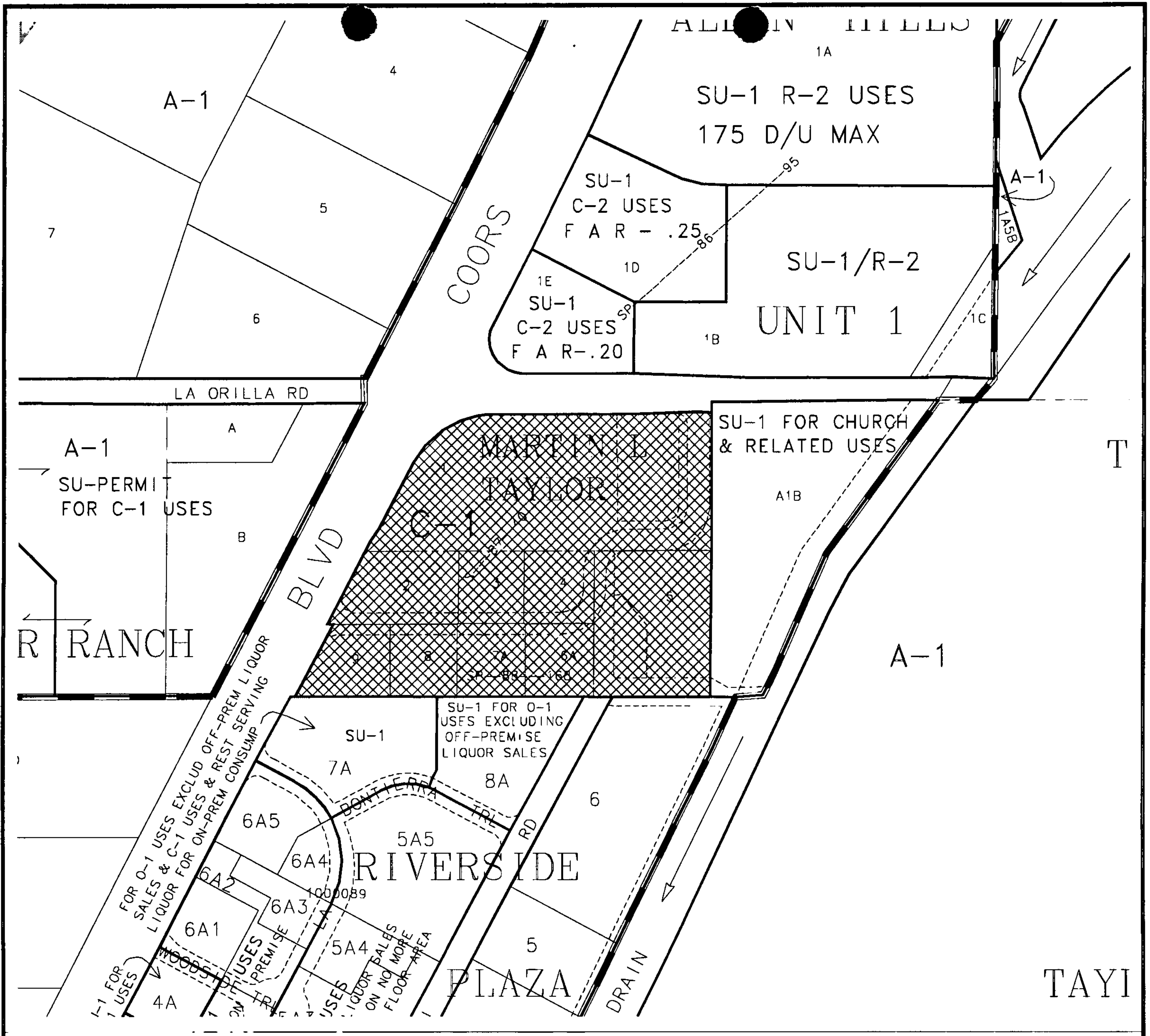
No objection to the requested actions. Defer to Transportation Development.

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

cc:Shull Realty & Water Edge LLC, 5445 Edith Blvd NE, Unit F, 87107

Tierra West LLC, 8509 Jefferson NE, 87113





ZONING MAP



Scale 1" = 322'

PROJECT NO.  
1002397

HEARING DATE  
1-15-03

MAP NO.  
E-12

ADDITIONAL CASE NUMBER(S)  
02DRB-01925  
02DRB-01926

Note: Shaded area indicates County Not to Scale



**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 15, 2003**, beginning at **9:00 a.m.** for the purpose of considering the following:

**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 86<sup>TH</sup> ST SW and 82<sup>ND</sup> ST SW containing approximately 10 acre(s). [REF: DRB-99-21] (M-9)

**Project # 1001986**

02DRB-01927 Major-Preliminary Plat Approval  
02DRB-01928 Minor-Temp Defer SDWK  
02DRB-01929 Minor-Subd Design Variance

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

**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 CORRS BLVD NW and CORRALES DRAIN NW containing approximately 12 acre(s). [REF: Z-87-56, Z-87-69] (E-12)

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

  
Roger Green, Acting Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, DECEMBER 30, 2003.**

#  
170

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

Meeting Date: 1-15-03

Zone Atlas Page: E-12-2

Notification Radius: 100 Ft.

App#	<u>02DRB-01925</u>
Proj#	<u>1002397</u>
Other#	<u>02DRB-01924</u>

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

Applicant: Shull Realty & Water Edge, LLC ✓

Address: 5445 Edith Blvd NE, unit F, 87107

Agent: Terra west, LLC ✓

Address: 8529 Jefferson St NE, 87113

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

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

Date Mailed: 12-27-02

Signature: K. Sepulveda



## RECORDS WITH LABELS

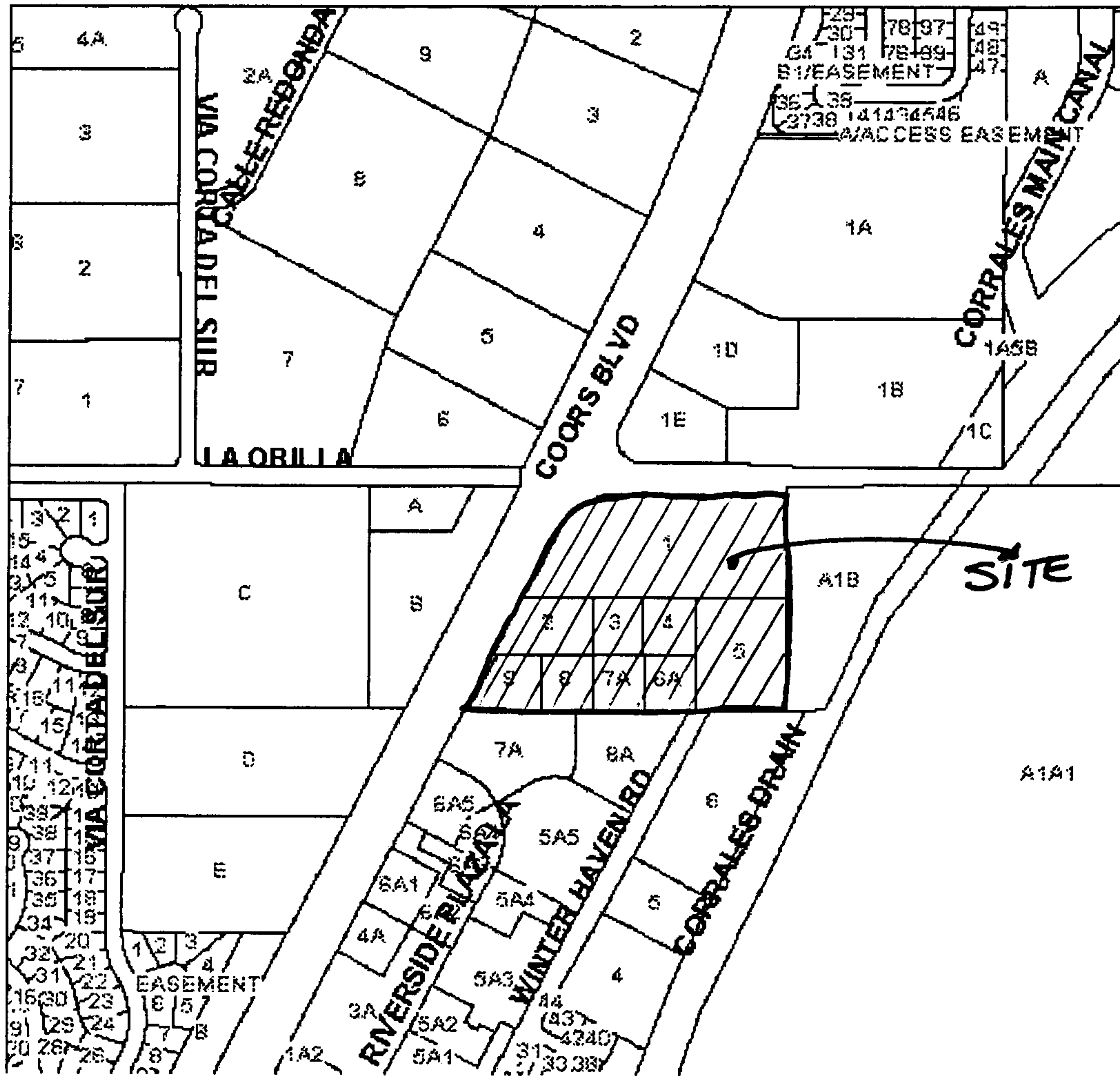
PAGE 1

101206248050510222	LEGAL: TR A -1-B SUMMARY PLAT SHOWING TRS A-1-A & A-1-B OF LAND USE: PROPERTY ADDR: 00000 3100 LA DRILLA OWNER NAME: JOEL & NINA TAYLOR FNDN INC %A OWNER ADDR: 05700 TAYLOR RANCH	RD	ALBUQUERQUE	NM 87120
101206234549210115	LEGAL: PARC EL B PLAT OF ANNEXATION (BEING A PORT OF NW 1/ LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: E BLAUGRUND AND ASSOCIATES C/O OWNER ADDR: 02909 YALE	BL SE	ALBUQUERQUE	NM 87106
101206242951210214	LEGAL: LT 1 PLA T OF LTS 1-9 (FMLY TRS A-1-A & A-2-B) LAND LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: LA DRILLA GROUP LLC OWNER ADDR: 00112 VELARDE	RD NW	ALBUQUERQUE	NM 87107
101206244947910215	LEGAL: LT 5 PLA T OF LTS 1-9 (FMLY TRS A-1-A & A-2-B) LAND LAND USE: PROPERTY ADDR: 00000 COORS BLVD NW OWNER NAME: WATERS EDGE LLC C/O BOB TINLEY OWNER ADDR: 00000		ALBUQUERQUE	NM 87196
101206242748710232	LEGAL: LT 4 PLA T OF LTS 1-9 (FMLY TRS A-1-A & A-2-B) LAND LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: UNITED NEW MEXICO BANK OWNER ADDR: 00000		ALBUQUERQUE	NM 87103
101206241248710226	LEGAL: LT 3 PLA T OF LTS 1-9 (FMLY TRS A-1-A & A-2-B) LAND LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: UNITED NEW MEXICO BANK OWNER ADDR: 00000		ALBUQUERQUE	NM 87103
101206239348710227	LEGAL: LT 2 PLA T OF LTS 1-9 (FMLY TRS A-1-A & A-2-B) LAND LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: UNITED NEW MEXICO BANK OWNER ADDR: 00000		ALBUQUERQUE	NM 87103
101206242747010231	LEGAL: LT 6 -A P LAT OF LTS 7A & 6A LANDS OF MARTIN L TAYLO LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: UNITED NEW MEXICO BANK OWNER ADDR: 00000		ALBUQUERQUE	NM 87103
101206241547010233	LEGAL: LOT 7A P LAT OF LTS 7A & 6A LANDS OF MARTIN L TAYLO LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: UNITED NEW MEXICO BANK OWNER ADDR: 00000		ALBUQUERQUE	NM 87103
101206239647010229	LEGAL: LT 8 PLA T OF LTS 1-9 (FMLY TRS A-1-A & A-2-B) LAND LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: UNITED NEW MEXICO BANK OWNER ADDR: 00000		ALBUQUERQUE	NM 87103
101206238047010228	LEGAL: LT 9 PLA T OF LTS 1-9 (FMLY TRS A-1-A & A-2-B) LAND LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: UNITED NEW MEXICO BANK OWNER ADDR: 00000		ALBUQUERQUE	NM 87103

## RECORDS WITH LABELS

PAGE 2

101206238644910305	LEGAL: TRAC T 7- A PLAT OF TRACTS 1-A THRU TRACTS 8-A RIVER LAND USE: PROPERTY ADDR: 00000 6360 COORS BLVD NW OWNER NAME: DEL CARMEN ENTERPRISES LLC OWNER ADDR: 07009 PROSPECT	AV NE	ALBUQUERQUE	NM 87110
101206241844710304	LEGAL: TRAC T 8- A PLAT OF TRACTS 1-A THRU TRACTS 8-A RIVER LAND USE: PROPERTY ADDR: 00000 OWNER NAME: DEL CARMEN ENTERPRISES LLC OWNER ADDR: 07009 PROSPECT	AV NE	ALBUQUERQUE	NM 87110
101206244543410203	LEGAL: LOT 6 LD TS 2 THRU 6 AND TRACTS 1 THRU 8 RIVERSIDE LAND USE: PROPERTY ADDR: 00000 OWNER NAME: TAYLOR J P & N M FAMILY PARTNE OWNER ADDR: 00000		ALBUQUERQUE	NM 87103
101206230344310104	LEGAL: PARC EL D PLAT OF ANNEXATION (BEING A PORT OF NW 1/ LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: SAVIGNAC NOEL F ETUX OWNER ADDR: 00617 VAL VERDE	DR SE	ALBUQUERQUE	NM 87108



Selected Address: 6380 COORS BLVD NW  
 Zoning: C-1  
 Lot/Block/Subd: 1 , 0000 , TAYLOR--MARTIN L  
 ZoneMap Page: E12  
 UPC #: 101206242951210214

Selected Address: 99999 COORS BLVD NW  
 Zoning: C-1  
 Lot/Block/Subd: 2 , 0000 , TAYLOR--MARTIN L  
 ZoneMap Page: E12  
 UPC #: 101206239348710227

Selected Address: 99999 COORS BLVD NW  
 Zoning: C-1  
 Lot/Block/Subd: 3 , 0000 , TAYLOR--MARTIN L  
 ZoneMap Page: E12  
 UPC #: 101206241248710226

**Selected Address: 99999 COORS BLVD NW**  
**Zoning: C-1**  
**Lot/Block/Subd: 4 , 0000 , TAYLOR--MARTIN L**  
**ZoneMap Page: E12**  
**UPC #: 101206242748710232**

**Selected Address: 99999 COORS BLVD NW**  
**Zoning: C-1**  
**Lot/Block/Subd: 5 , 0000 , TAYLOR--MARTIN L**  
**ZoneMap Page: E12**  
**UPC #: 101206244947910215**

**Selected Address: 99999 COORS BLVD NW**  
**Zoning: C-1**  
**Lot/Block/Subd: 6A , 0000 , TAYLOR--MARTIN L**  
**ZoneMap Page: E12**  
**UPC #: 101206242747010231**

**Selected Address: 99999 COORS BLVD NW**  
**Zoning: C-1**  
**Lot/Block/Subd: 7A , 0000 , TAYLOR--MARTIN L**  
**ZoneMap Page: E12**  
**UPC #: 101206241547010233**

**Selected Address: 99999 COORS BLVD NW**  
**Zoning: C-1**  
**Lot/Block/Subd: 8 , 0000 , TAYLOR--MARTIN L**  
**ZoneMap Page: E12**  
**UPC #: 101206239647010229**

**Selected Address: 99999 COORS BLVD NW**  
**Zoning: C-1**  
**Lot/Block/Subd: 9 , 0000 , TAYLOR--MARTIN L**  
**ZoneMap Page: E12**  
**UPC #: 101206238047010228**





# 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 18, 2002

TO CONTACT NAME: Karen Keine  
 COMPANY/AGENCY: Sierra West, LLC  
 ADDRESS/ZIP: 8509 Jefferson NE 87113  
 PHONE/FAX #: 858-3100 / 858-1118

Thank you for your inquiry of 12-18-02 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at lots 1-9, Taylor-Martin &

zone map page(s) E-12

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

Taylor Ranch  
 Neighborhood Association  
 Contacts: Ceil vanBerkel  
5716 Morgan Ln NW / 87120  
899-2738 (h) 845-9565 (w)  
Opelene Wolfley  
6804 Stashorn NW  
890-9414 (h) 87120-4806

Neighborhood Association  
 Contacts: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

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

Sincerely,  
Dalaine S. Cannon  
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

# NOTICE TO APPLICANTS

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS


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

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

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

\*\*\*\*\*

(below this line for OCNC use only)

Date of Inquiry: 12-18-02 Time Entered: 1:30pm OCNC Rep. Initials: 

**ORIGINAL**

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

**FIGURE 12**

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

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

**INFRASTRUCTURE LIST**

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

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

**EXHIBIT "A"**

DRB Project No.: 1002397

**TO SUBDIVISION IMPROVEMENTS AGREEMENT**

DRB Application No.: \_\_\_\_\_

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

**LOTS 1-A,2-A,3-A,4-A,5-A,6-A,7-A,8-A,9-A, LANDS OF MARTIN TAYLOR**

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

**LOTS 1-9, LANDS OF MARTIN TAYLOR**

**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<i>Public Improvements</i>									
<input type="text"/>	<input type="text"/>	10"	WATERLINE	50' PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT	COORS BLVD	La Orilla	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>	8"	SANITARY SEWERLINE	LA ORILLA	EX. LINE	COORS BLVD RIGHT-OF-WAY	/	/	/
<input type="text"/>	<input type="text"/>	8"	SANITARY SEWERLINE	BOSQUE PLAZA LOOP	LA ORRILA RD	LOT 9-A	/	/	/



<input type="checkbox"/>	<input type="checkbox"/>	32' F-F	PERMANENT PAVING, CURB AND GUTTER 4' SIDEWALK	BOSQUE PLAZA LOOP	COORS BLVD	LA ORILLA RD	/	/	/		
<input type="checkbox"/>	<input type="checkbox"/>	NA	PUBLIC DRAINAGE EASEMENT WITH PRIVATE DRAINAGE COVENANT	DETENTION POND			/	/	/		
<input type="checkbox"/>	<input type="checkbox"/>	NA	TEMPORARY DIVERSION CHANNEL	TEMPORARY DRAINAGE EASEMENT	EX. CULVERTS	50' PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT	/	/	/		
<input type="checkbox"/>	<input type="checkbox"/>	10' MINIMUM	DRAINAGE CHANNEL	20' PRIVATE DRAINAGE EASEMENT	BOSQUE PLAZA LOOP ACCESS AND PUBLIC	WINTERHAVEN TERMINUS	/	/	/		
<input type="checkbox"/>	<input type="checkbox"/>	24 F-E	ARTERIAL PAVING CURB AND GUTTER 4' SIDEWALK (SOUTH SIDE ONLY)	LA ORILLA RD	COORS BLVD	EAST PROPERTY LINE	/	/	/		
<input type="checkbox"/>	<input type="checkbox"/>	6'	PCC SIDEWALK	COORS BLVD	SOUTH PROPERTY LINE	NORTH PROPERTY LINE	/	/	/		
<input type="checkbox"/>	<input type="checkbox"/>	Water Infrastructure to include Valves, Fittings, Valve Boxes and Fire Hydrants as required.							/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer to include Manholes and Service Connections as required.							/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	Catch Basins and RCP connections included with Storm Sewer							/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	Residential Street Lights per DPM.							/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	Certified Grading and Drainage with Private Walls and Private Drainage (Non-work order item) Required for SIA/Financial Guarantee Release.							/	/	/

**NOTES**

1 \_\_\_\_\_  
 \_\_\_\_\_

2 \_\_\_\_\_  
 \_\_\_\_\_

3 \_\_\_\_\_  
 \_\_\_\_\_

4 \_\_\_\_\_  
 \_\_\_\_\_

5 \_\_\_\_\_

<b>AGENT / OWNER</b>	<b>DEVELOPMENT REVIEW BOARD MEMBER APPROVALS</b>
----------------------	--

David Soule, PE  
 NAME (print)

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

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

Tierra West, LLC  
 FIRM

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

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

MM 4/22/03  
 SIGNATURE - date

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

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

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

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

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

<b>DESIGN REVIEW COMMITTEE REVISIONS</b>
--

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

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

**ORIGINAL**

FIGURE 12

INFRASTRUCTURE LIST

EXHIBIT "A"

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

LOTS 1-A,2-A,3-A,4-A,5-A,6-A,7-A,8-A,9-A, LANDS OF MARTIN TAYLOR

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 1-9, LANDS OF MARTIN TAYLOR

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

*10/10*

Date Submitted: 5-07-03

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

Date Preliminary Plat Approved: 5-07-03

Date Preliminary Plat Expires: 5-07-04

DRB Project No. ~~1001102~~ 1002377

DRB Application No. 03DEB00634

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
<i>Public Improvements</i>									
<input type="text"/>	<input type="text"/>	10"	WATERLINE	BOSQUE PLAZA LOOP 'PRIVATE'	COORS BLVD	LA ORILLA	/	/	/
<input type="text"/>	<input type="text"/>	6'	Bike Lane	COORS Boulevard	S. Property line	North Airport Line	/	/	/
<input type="text"/>	<input type="text"/>	8"	SANITARY SEWERLINE	LA ORILLA	EX. LINE	COORS BLVD RIGHT-OF-WAY	/	/	/
<input type="text"/>	<input type="text"/>	8"	SANITARY SEWERLINE	BOSQUE PLAZA LOOP 'PRIVATE'	LA ORRILA RD	LOT 9-A	/	/	/



		32' F-F	PERMANENT PAVING, CURB AND GUTTER 4' SIDEWALK	BOSQUE PLAZA LOOP 'PRIVATE'	COORS BLVD	LA ORILLA RD	/	/	/
		NA	PRIVATE DRAINAGE EASEMENT WITH PRIVATE DRAINAGE COVENANT	DETENTION POND 2 AC-FT			/	/	/
		10' MINIMUM	DRAINAGE CHANNEL	15' PRIVATE DRAINAGE EASEMENT	BOSQUE PLAZA LOOP 'PRIVATE'	POND	/	/	/
		10' MINIMUM	DRAINAGE CHANNEL	24' PRIVATE DRAINAGE EASEMENT	BOSQUE PLAZA LOOP 'PRIVATE'	WINTERHAVEN TERMINUS	/	/	/
		24 F-E	ARTERIAL PAVING CURB AND GUTTER 4' SIDEWALK (SOUTH SIDE ONLY)	LA ORILLA RD	COORS BLVD	EAST PROPERTY LINE	/	/	/
		6'	PCC SIDEWALK	COORS BLVD	SOUTH PROPERTY LINE	NORTH PROPERTY LINE	/	/	/
		VARIES	DECELERATION LANE/ INTERSECTION IMPROVEMENTS PER NMSHTD DRIVEWAY PERMI'	COORS BOULEVARD	ENTRANCE	PER NMSHTD DRIVEWAY PERMIT	/	/	/

--	--

Water Infrastructure to include Valves, Fittings, Valve Boxes and Fire Hydrants as required.

--	--

Sanitary Sewer to include Manholes and Service Connections as required.

--	--

Catch Basins and RCP connections included with Storm Sewer

--	--

Residential Street Lights per DPM.

--	--

Certified Grading and Drainage with Private Walls and Private Drainage (Non- work order item) Required for SIA/Financial Guarantee Release.

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

## NOTES

1

2

3

### AGENT / OWNER

### DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

David Soule

NAME (print)

Tierra West, LLC

FIRM

DMM 5/6/03

SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT

THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: 5-07-05

Sheran Nelson 5/7/03

DRB CHAIR - date

R. D. ... 5-07-03

TRANSPORTATION DEVELOPMENT - date

Robert ... 5/7/03

UTILITY DEVELOPMENT - date

Brad J. Byham 5/7/03

CITY ENGINEER - date

Christina Landoval 5/7/03

PARKS & GENERAL SERVICES - date

Recreation

AMAFCA - date

- date

- date

### DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



Figure 4

EXHIBIT "D"  
to Subdivision Improvements Agreement  
DEVELOPMENT REVIEW BOARD (DRB)  
REQUIRED INFRASTRUCTURE LISTING  
for Lots 1-9, Lands of Martin L. Taylor

Following is a summary of Public/Private Infrastructure required to be constructed or financially guaranteed to be constructed for the above development.

<u>Size</u>	<u>*Type Improvement</u>	<u>Location</u>	<u>From</u>	<u>To</u>
(SEE ATTACHED SHEET)				

This instructional information may be deleted from official listings

\* Types may include Arterial Paving, Residential Paving, Water Line, Sanitary Sewer, Storm Sewer, Drainage Channel, Sidewalks, and Retaining Walls. Any non-standard design or waivers must be clearly described in this listing.

If phased Platting is anticipated, a listing should be prepared for each proposed phase.

Use additional sheets as necessary to complete the listing. The final page must be signed by the preparer and provide signature spaces for DRB members, as illustrated below.

Prepared by: [Signature]  
Print Name JOHN F. ESQUIVEL  
Firm A & E ENGINEERING INC.

Development Review Board Member Approvals

<u>David Hama</u> 5/29/87 Traffic Date	<u>W. [Signature]</u> 9-29-87 WRQ Date	<u>Janet Gaiers</u> 9-29-87 Parks & Recreation Date
<u>Roger A. Green</u> 9/29/87 City Engineer/AMAFCA date		<u>Richard Green</u> 9-29-87 DRB Chairman Date

SIZE	TYPE IMPROVEMENT	LOCATION	FROM	TO
10"	Public Waterline & Appurtenances	Within the 50' P.U.E., And Egress & Ingress Easement	Coors Blvd.	La Orilla Rd.
8 "	"	Within the 25' Waterline easement thru Lot 5	The existing 10" waterline along the West side of the lower Corrales drain.	The 50' P.U.E. & Egress & Ingress Easement
8"	Public Sanitary Sewer and Appurtenances	50' P.U.E. thru Lots 1-9	La Orilla Rd.	50' West of lot line of lots 8&9
40' Width	Private access Road, Residential Paving, 2 Curb and gutters, Sidewalk	50' P. <sup>access</sup> E., lots 1-9	Coors Blvd 50" P.U.E. NE	La Orilla Rd. N.W.
24' Width	Arterial Pavement, <sup>1 Curb and gutter</sup> + median curb & gutter	South side of La Orilla Rd. N.W.	N.E. cor. Lot 1	Coors Blvd. N.W.
6' Width	Sidewalks	South side of La Orilla <u>East Side</u> Coors Blvd. (DEFERRED)	N.E. cor. Lot 1 La Orilla	<sup>N.W.</sup> S.W. cor. Lot 9-1 <del>Coors Blvd.</del> LA ORILLA RD.
17' <sup>14' shoulder</sup> 45' Width	Paved deceleration Lanes	Coors Blvd. South entrance	<del>S.W. cor. Lot 9</del> 150' long + 100' taper	<del>S.W. cor. Lot 1</del>
12" DELETE	P.V.C. Stormdrain Catch Basin & Pond (DELETE)	Within Easement on lot 5 (DELETE)	S.W. cor. Lot 5 Within Esmt.	Lower Corrales Drain
3'-5'	8" Retaining Wall	Along East Boundary	S.E. cor. Lot 5	N.W. cor. Lot 1
(DELETE)	Storm Drain Pond & Appurtenances	Within the N.E. corner of Lot 1	From Pond to La Orilla Rd. N.W. }	

*JFE 9/21/87*  
*John E. ... 2/8/89*

# 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: SHULL REALTY & WATERS EDGE LLC PHONE: 344-1141

ADDRESS: 5445 EDITH BLVD UNIT F FAX: 344-1159

CITY: ABQ STATE NM ZIP 87107 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNERS/DEVELOPERS

AGENT (if any): TIERRA WEST LLC PHONE: 858-3100

ADDRESS: 8509 JEFFERSON FAX: 858-1118

CITY: ABQ STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

DESCRIPTION OF REQUEST: PRELIMINARY PLAT APPROVAL & AMENDMENT TO INFRASTRUCTURE LIST

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 1-9 Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv. / Addn. LANDS OF TAYLOR - MARTIN L

Current Zoning: C-1 Proposed zoning: SAME

Zone Atlas page(s): E-12 No. of existing lots: 9 No. of proposed lots: 10

Total area of site (acres): 11.46 Density if applicable: dwellings per gross acre: 0 dwellings per net acre: 0

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. 101206242951210214 .... MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: LA ORILLA NW

Between: COORS BLVD NW and CORRALES DRAIN

**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-87-56/Z-87-69/DRB-87-200/02DRB-01925/02DRB-01926/1001888(ZHE)

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

SIGNATURE RRB for DATE 4/22/03

(Print) RONALD R. BOHANNAN, P.E.  Applicant  Agent

**FOR OFFICIAL USE ONLY**

.pdf Form revised Sept. 2001

	Application case numbers	Action	SF.	Fees
<input type="checkbox"/> INTERNAL ROUTING	<u>03DRB - 00634</u>	<u>PPA</u>	<u>S3</u>	<u>\$ 845,-</u>
<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				\$
	Hearing date <u>'Apr 30 2003</u>			Total <u>\$ 845,-</u>

RRB 4/22/03

Planner signature / date

Project # 1002397



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

**SKETCH PLAT REVIEW AND COMMENT**

**Your attendance is required.**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

**Your attendance is required.**

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

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

Extension of preliminary plat approval expires after one year.

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

**Your attendance is required.**

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

**DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED**

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**Your attendance is required.**

- ✓ / Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.

\_\_\_ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.

✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)

✓ Letter briefly describing, explaining, and justifying the request

✓ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.

✓ Property owner's and City Surveyor's signatures on the Mylar drawing

*N/A* Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer

✓ Fee (see schedule) *845*

✓ 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.**

**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

*N/A* Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.

*N/A* 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.

RONALD R. BOHANNAN, P.E.

*RM for*

Applicant name (print)

*4/22/03*

Applicant signature / date



Form revised February 2003

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

Application case numbers  
*03DRB - -00634*

*RM 4/22/03*

Planner signature / date

**Project # 1002397**

# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

(505) 558-3100  
fax (505) 858-1118

twllc@tierrawestllc.com  
1 800 245 3102

April 22, 2003

Ms. Sheran Matson, Chair  
Development Review Board  
CITY OF ALBUQUERQUE  
P.O. Box 1293  
Albuquerque, NM 87103

**RE: Lots 1 – 9, Lands of Martin L. Taylor;  
SE Corner of La Orilla & Coors Boulevard  
DRB # 87-200;**

Dear Ms. Matson:

Tierra West, LLC, on behalf of the property owners, requests Preliminary Plat approval for the referenced property. The purpose of this replat is to adjust lots lines, create one additional tract, incorporate DRB approved vacations, and to dedicate Right-of Way. The site currently has an approved Infrastructure List and SIA. The intent of this action is to amend/replace the current Infrastructure list and SIA with new documents. We enclosed the existing Infrastructure List and the proposed new List.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,



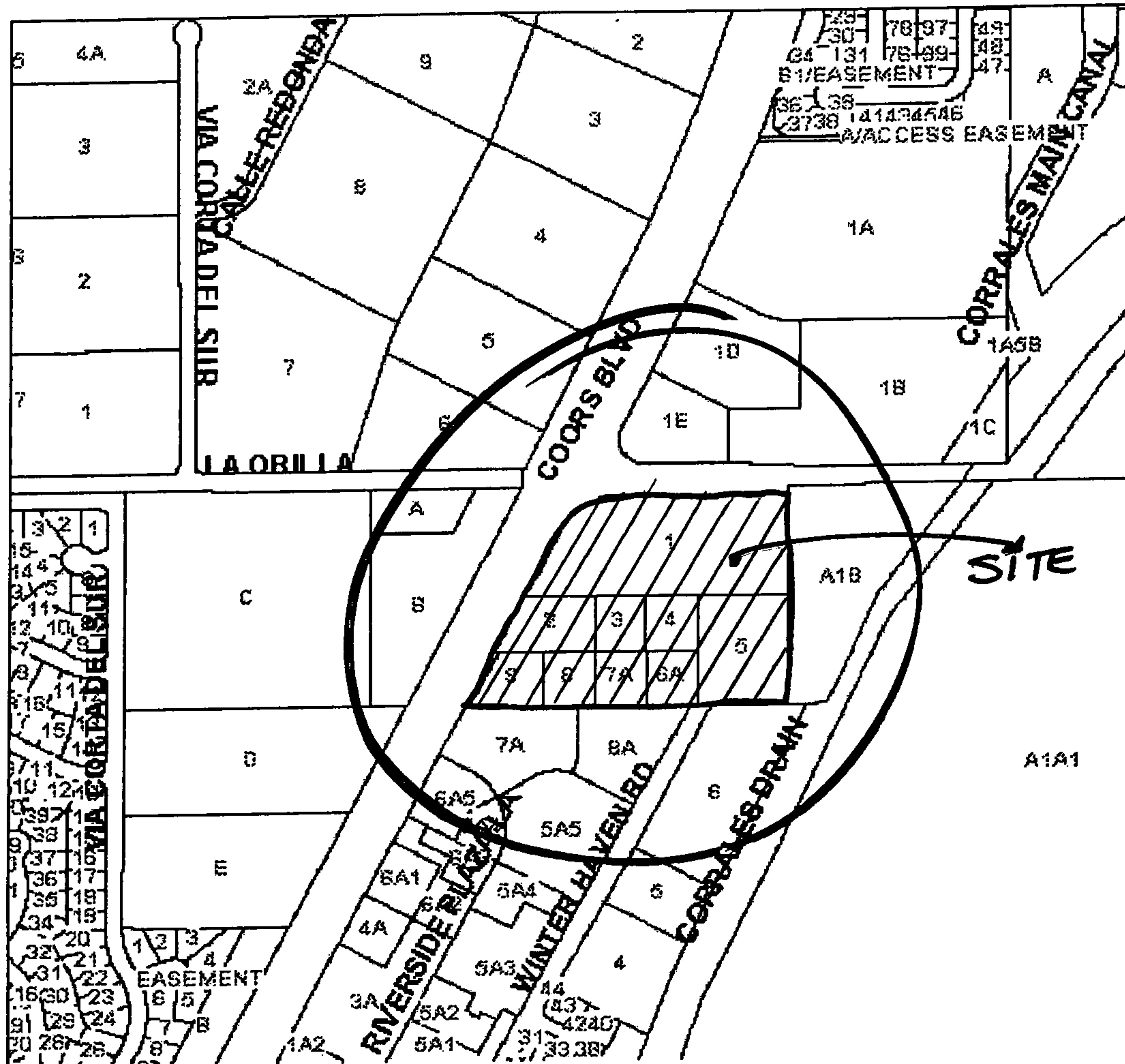
David Soule, PE

Enclosure/s

cc: Jim Shull  
Bob Tinley  
Eddie Costello, Taylor Ranch HOA

ds

2000:200074Sheranmatson042203



**Selected Address: 6380 COORS BLVD NW**  
**Zoning: C-1**  
**Lot/Block/Subd: 1 , 0000 , TAYLOR--MARTIN L**  
**ZoneMap Page: E12**  
**UPC #: 101206242951210214**

**Selected Address: 9999 COORS BLVD NW**  
**Zoning: C-1**  
**Lot/Block/Subd: 2 , 0000 , TAYLOR--MARTIN L**  
**ZoneMap Page: E12**  
**UPC #: 101206239348710227**

**Selected Address: 9999 COORS BLVD NW**  
**Zoning: C-1**  
**Lot/Block/Subd: 3 , 0000 , TAYLOR--MARTIN L**  
**ZoneMap Page: E12**  
**UPC #: 101206241248710226**



**Selected Address: 99999 COORS BLVD NW**  
**Zoning: C-1**  
**Lot/Block/Subd: 4 , 0000 , TAYLOR--MARTIN L**  
**ZoneMap Page: E12**  
**UPC #: 101206242748710232**

**Selected Address: 99999 COORS BLVD NW**  
**Zoning: C-1**  
**Lot/Block/Subd: 5 , 0000 , TAYLOR--MARTIN L**  
**ZoneMap Page: E12**  
**UPC #: 101206244947910215**

**Selected Address: 99999 COORS BLVD NW**  
**Zoning: C-1**  
**Lot/Block/Subd: 6A , 0000 , TAYLOR--MARTIN L**  
**ZoneMap Page: E12**  
**UPC #: 101206242747010231**

**Selected Address: 99999 COORS BLVD NW**  
**Zoning: C-1**  
**Lot/Block/Subd: 7A , 0000 , TAYLOR--MARTIN L**  
**ZoneMap Page: E12**  
**UPC #: 101206241547010233**

**Selected Address: 99999 COORS BLVD NW**  
**Zoning: C-1**  
**Lot/Block/Subd: 8 , 0000 , TAYLOR--MARTIN L**  
**ZoneMap Page: E12**  
**UPC #: 101206239647010229**

**Selected Address: 99999 COORS BLVD NW**  
**Zoning: C-1**  
**Lot/Block/Subd: 9 , 0000 , TAYLOR--MARTIN L**  
**ZoneMap Page: E12**  
**UPC #: 101206238047010228**

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

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

### PAID RECEIPT

**APPLICANT NAME** SHULL & ASSOC

**AGENT** TW

**ADDRESS** \_\_\_\_\_

**PROJECT NO.** 100 2397

**APPLICATION NO.** 03 DRB - 00634

\$ 845.- 441006 / 4983000 (DRB Cases)

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

\$ \_\_\_\_\_ 441018 / 4971000 (Notification)

\$ 845.- **Total amount due**

**SHULL & ASSOCIATES, INC.**  
5445 EDITH NE, SUITE F 269-2952  
ALBUQUERQUE, NM 87107

1453

PAY TO THE ORDER OF

City of Albuq.  
Eight hundred forty five 00/100

DATE 4/20/03 95-7242/3070

\$ 845.00

DOLLARS

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

FOR Loans + la Orella

\*\*\*DUPLICATE\*\*\*  
City of Albuquerque  
Treasury Division

⑈001453⑈ ⑈307072427⑈ 0092007020⑈

04/22/03 11421AM LOC: ANN  
X  
RECEIPT# 00007783 WSH# 008 TRANS# 0011  
Account 441006 Fund 0110  
Activity 4983000 TRSDMM  
Trans Amt \$845.00  
J24 Misc \$845.00  
CK 10/28/02 \$845.00  
CHANGE \$0.00

# 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: SHULL REALTY & WATERS EDGE LLC PHONE: \_\_\_\_\_

ADDRESS: 5445 EDITH BLVD UNIT F FAX: \_\_\_\_\_

CITY: ABQ STATE NM ZIP 87107 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNERS/DEVELOPERS

AGENT (if any): TIERRA WEST LLC PHONE: 858-3100

ADDRESS: 8509 JEFFERSON NE FAX: 858-1118

CITY: ABQ STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

DESCRIPTION OF REQUEST: VACATION OF PUBLIC & PRIVATE EASEMENTS

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 1-9 Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv. / Addn. LANDS OF TAYLOR - MARTIN L

Current Zoning: C-1 Proposed zoning: C-1

Zone Atlas page(s): E-12 No. of existing lots: 9 No. of proposed lots: 9

Total area of site (acres): 11.46 Density if applicable: dwellings per gross acre: 0 dwellings per net acre: 0

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. 101206242951210214 ..... MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: LA ORILLA NW

Between: COORS BLVD NW and CORRALES DRAIN

**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-87-56

DRB 87-200 Z-87-69 1001888 ZHE(CU)

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

SIGNATURE RMM for DATE \_\_\_\_\_

(Print) RONALD R. BOHANNAN, P.E. \_\_\_\_\_ 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>02DRB - 01925</u>	<u>VPE</u>	<u>✓</u>	<u>\$ 90</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>02DRB - 01926</u>	<u>VPRE</u>	<u>✓</u>	<u>\$ 0</u>
<input checked="" type="checkbox"/> All case #s are assigned	-	<u>Ad. &amp; Not. Fee.</u>	-	<u>\$ 70</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	-	-	-	<u>\$</u>
<input checked="" type="checkbox"/> Case history #s are listed	-	-	-	<u>\$</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	-	-	-	<u>\$</u>
<input type="checkbox"/> E.H.D.P. density bonus	-	-	-	<u>\$</u>
<input type="checkbox"/> E.H.D.P. fee rebate	-	-	-	<u>\$</u>
Hearing date <u>JAN. 15<sup>th</sup> 2003</u>				Total <u>\$ 160<sup>00</sup></u>

Bohannan 12/29/02  
Planner signature / date

Project # 1002397



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

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

**VACATION OF PUBLIC EASEMENT**

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

**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.

RONALD R. BOHANNAN, P.E.

*MM for*

Applicant name (print)

12/20/02

Applicant signature / date



pdf Form revised Sept. 2001

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

Application case numbers

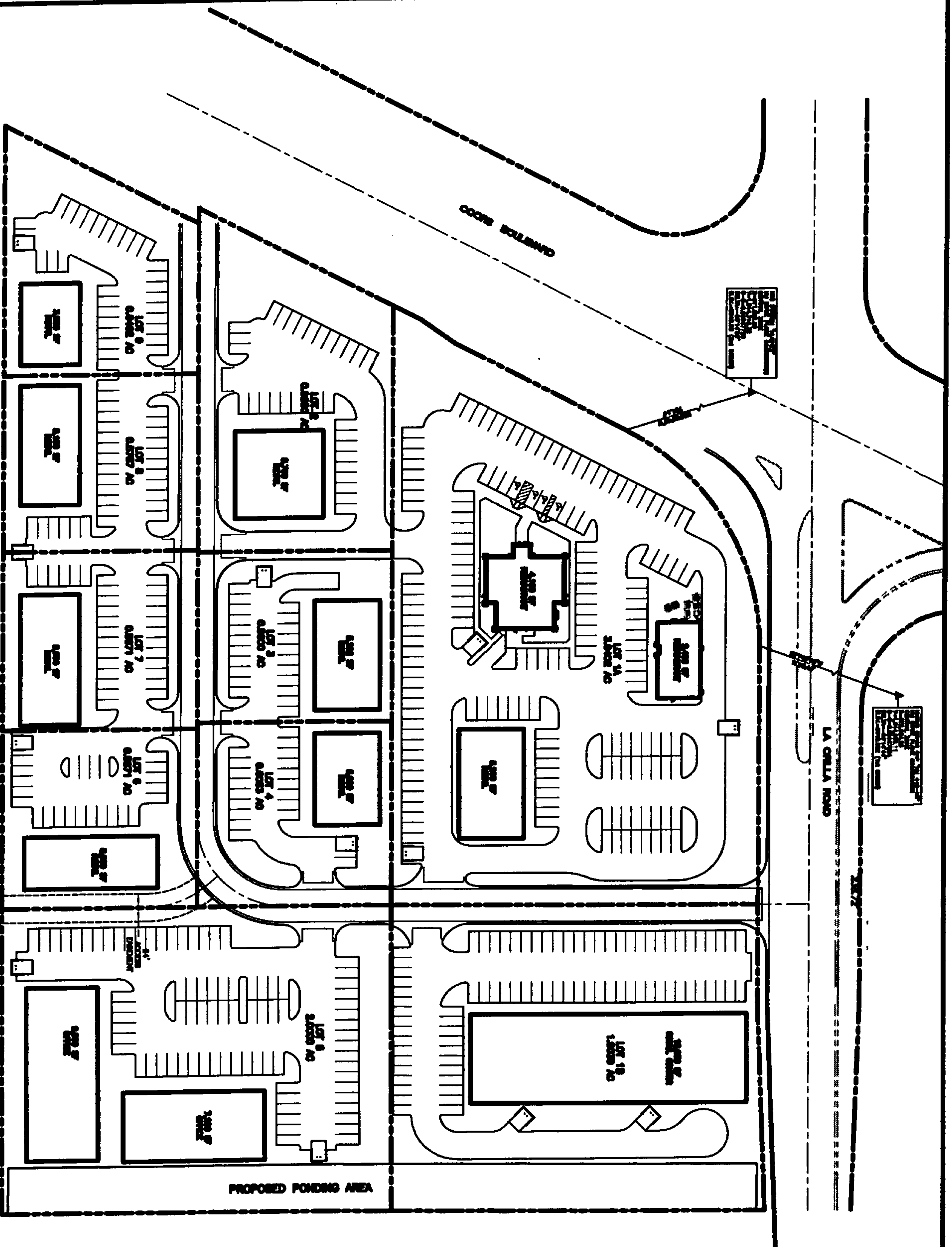
02DRB-01925

02DRB-01926

*B. Albert* 12/20/02

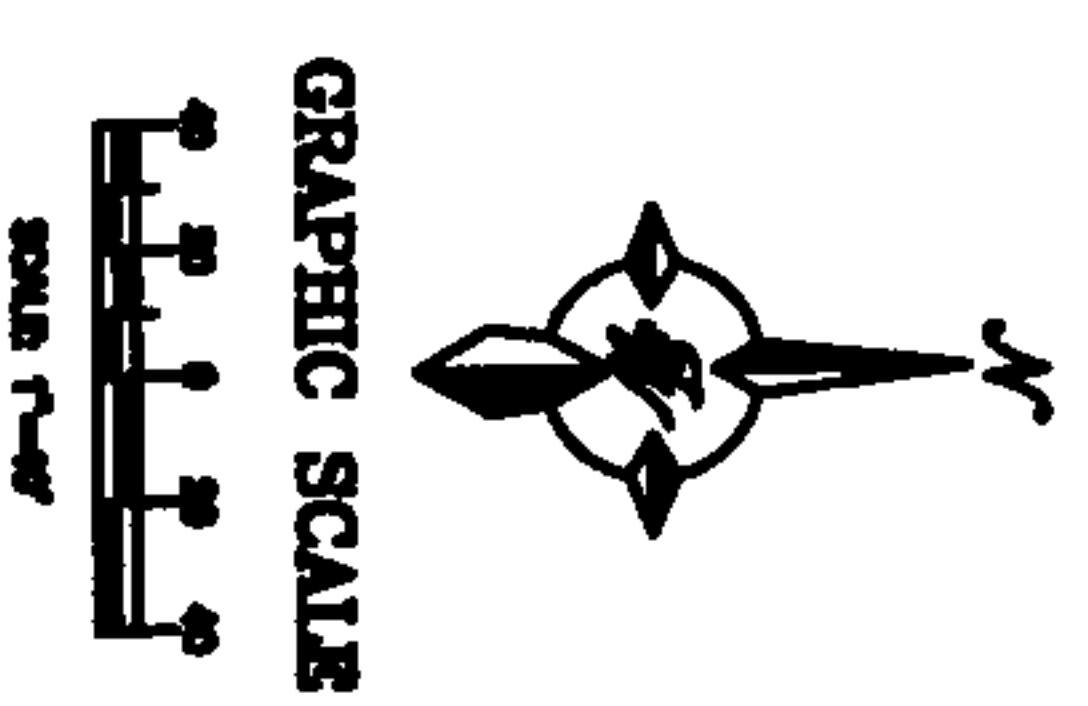
Planner signature / date

**Project # 1002397**



**EXHIBIT B**  
Date 1/15/03

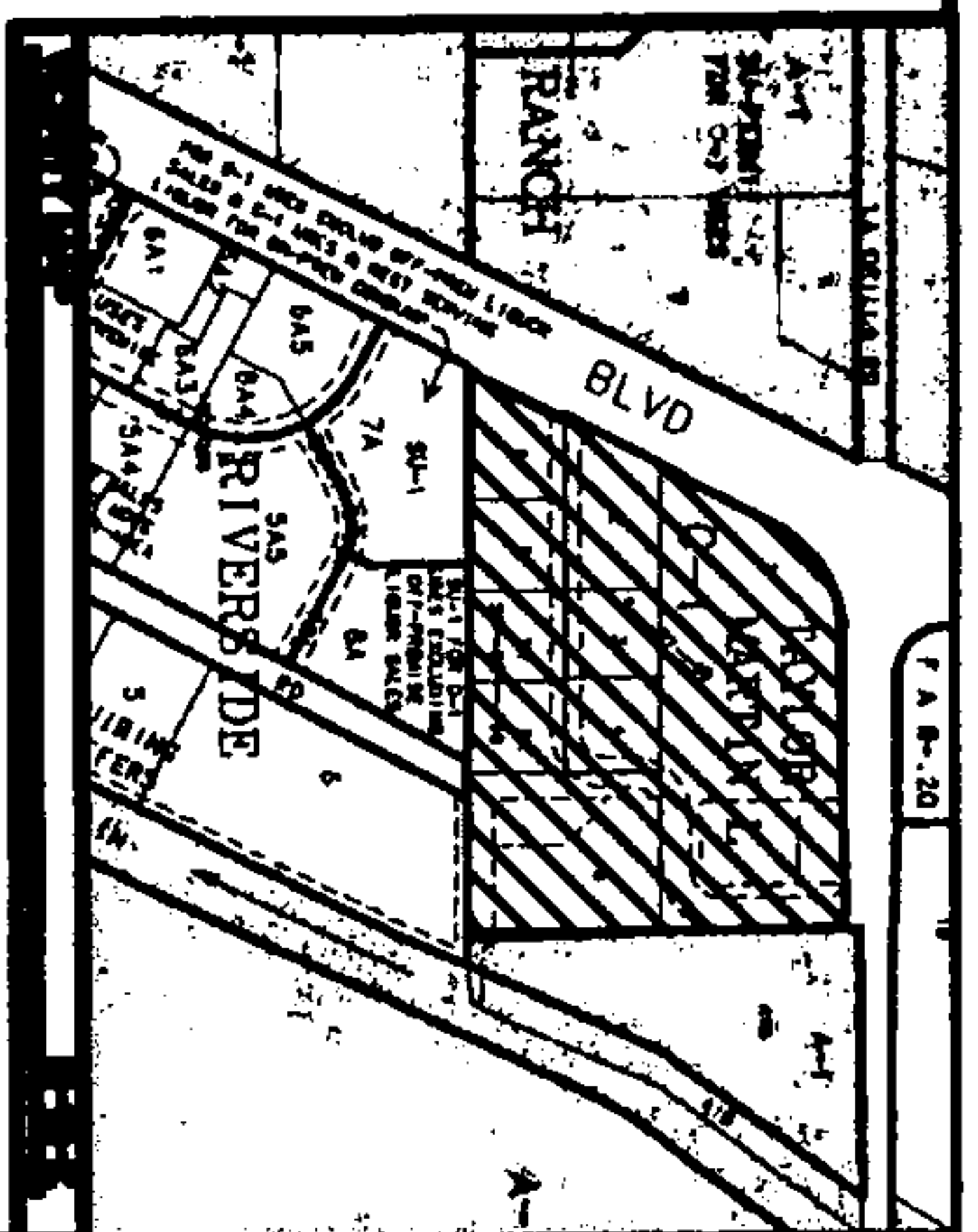
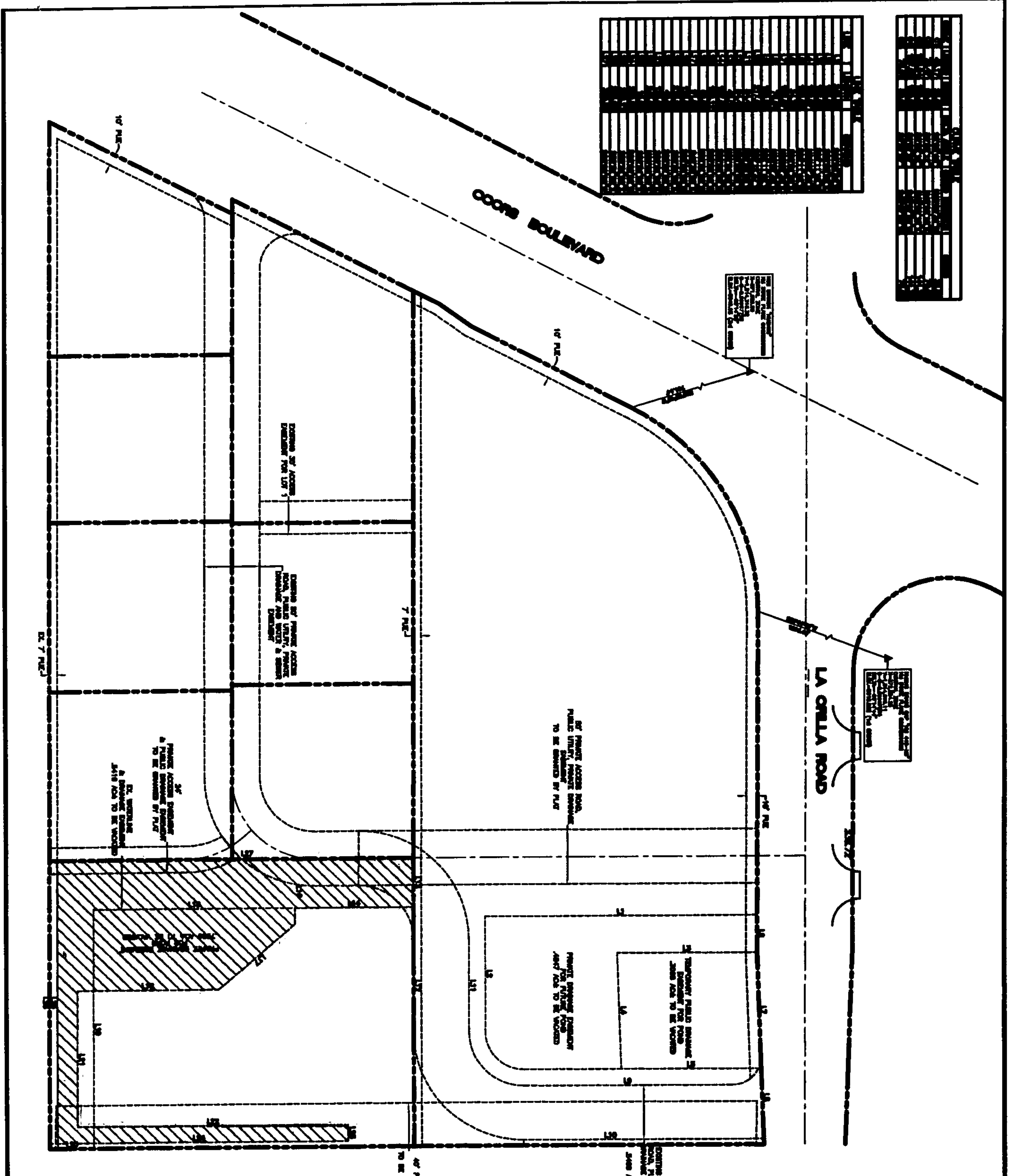
CONTRACTOR: TERRA WEST, LLC 1100 WEST 10TH STREET ANAHEIM, CA 92801-3100	DATE: 1-15-03
PROJECT: LA ORILLA AND COORA METAL CENTER SITE LAYOUT	SHEET: SHEET 1
PREPARED BY: T.E. JAMES	DATE: 1-15-03









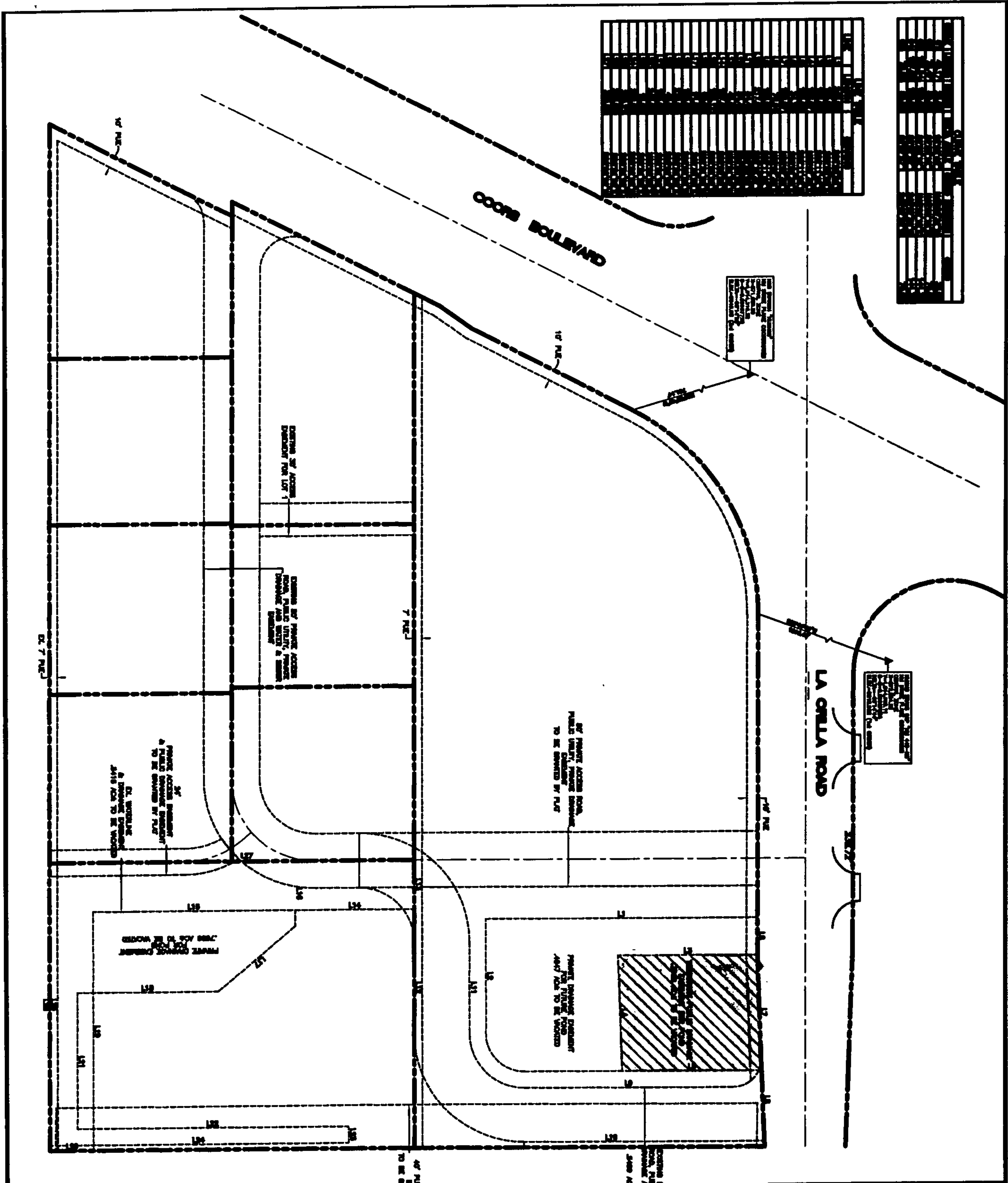


OWNER	LA ORILLA AND COORS RETAIL CENTER
DESIGNER	VACATION EXPERT
DATE	11-01-00
PROJECT NO.	0001
SCALE	1" = 100'
PROJECT & SITE	LA ORILLA AND COORS RETAIL CENTER
DESIGNED BY	TERESA WEST, LLC
DATE	11-01-00
PROJECT NO.	0001
SCALE	1" = 100'



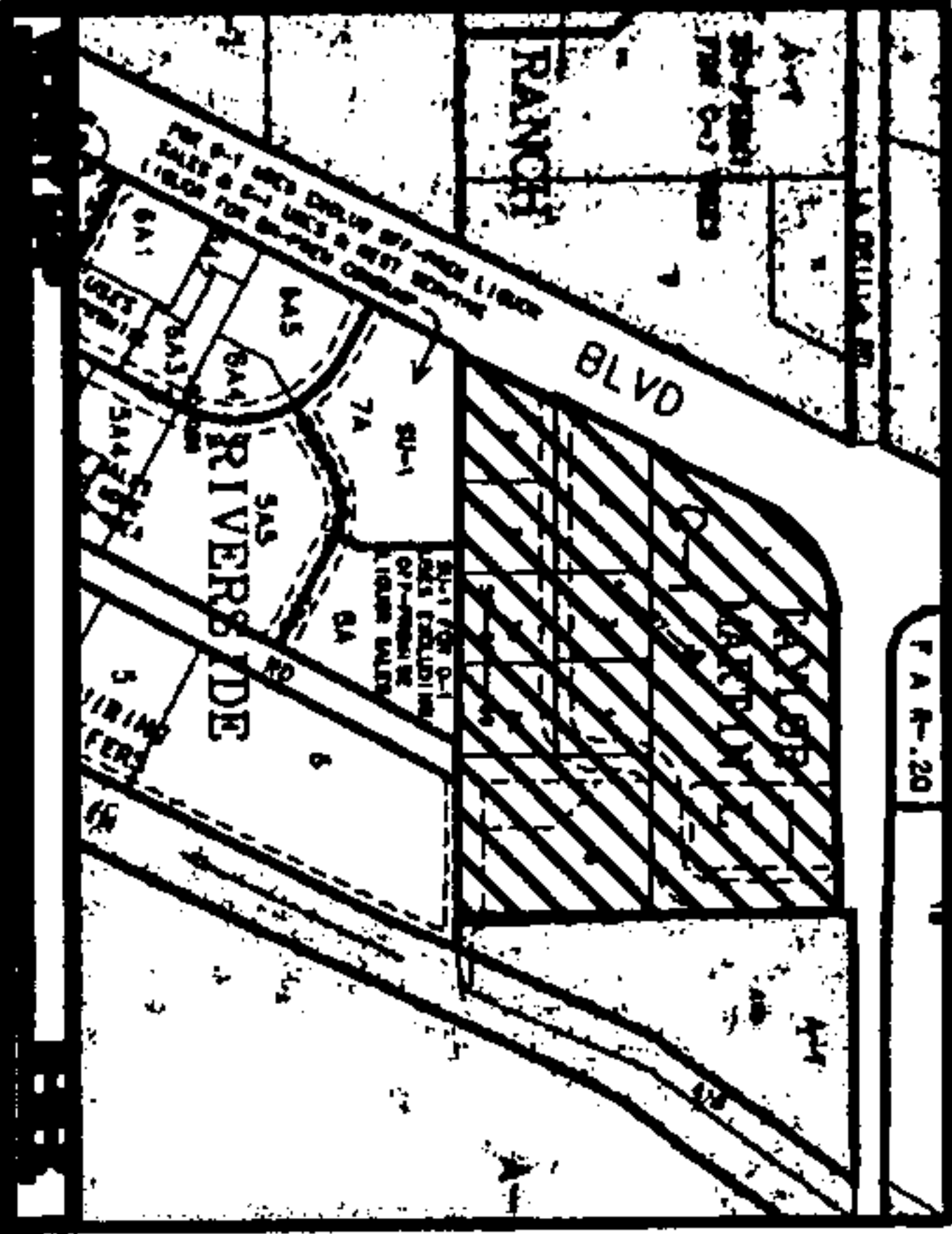
- LEGEND**
- PROPERTY LINE
  - CONCRETE
  - AREA TO BE VACCATED
  - AREA TO BE GRASSED



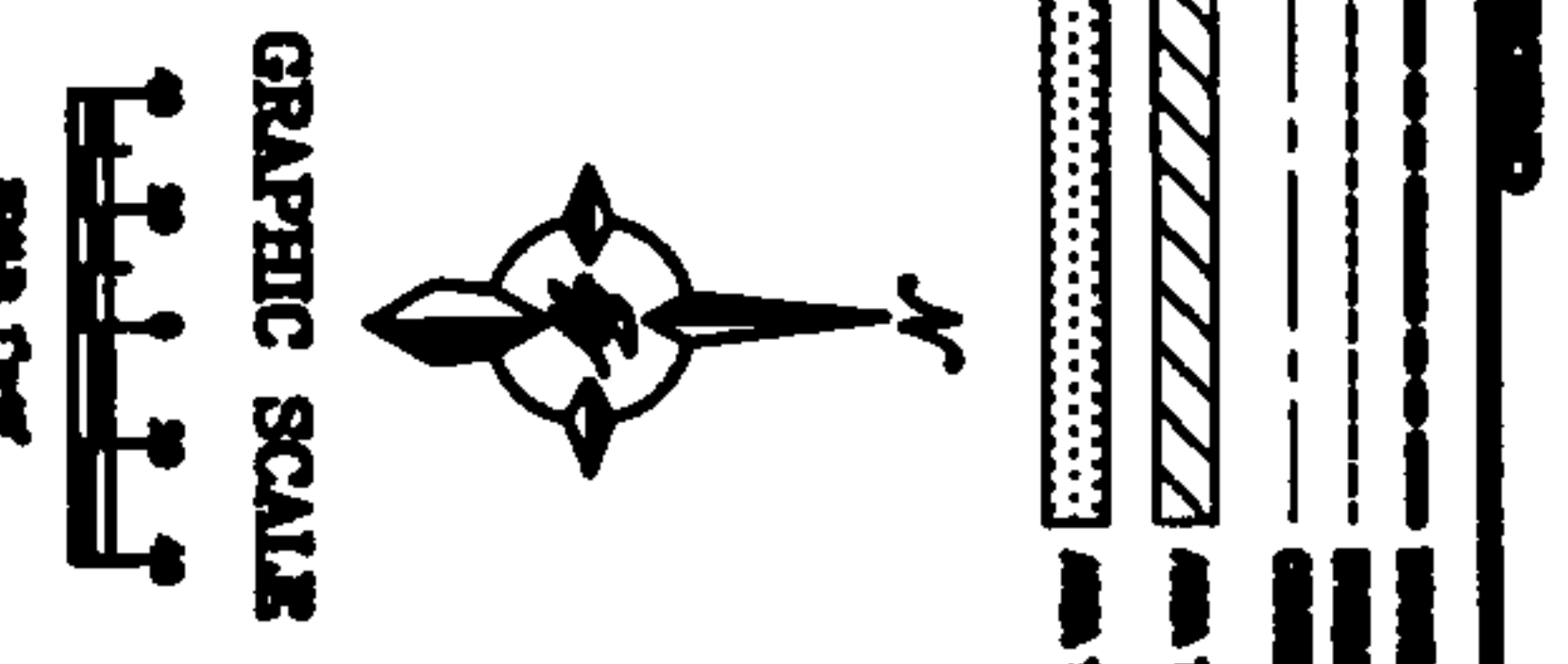


THE STATE OF CALIFORNIA  
 COUNTY OF LOS ANGELES  
 I, \_\_\_\_\_  
 a Notary Public in and for the State of California,  
 do hereby certify that the foregoing is a true and correct copy of the original as the same appears in my records.  
 My Commission Expires \_\_\_\_\_

THE STATE OF CALIFORNIA  
 COUNTY OF LOS ANGELES  
 I, \_\_\_\_\_  
 a Notary Public in and for the State of California,  
 do hereby certify that the foregoing is a true and correct copy of the original as the same appears in my records.  
 My Commission Expires \_\_\_\_\_



<b>LA ORILLA AND COOPER RETAIL CENTER VACATION EXHIBIT</b>		SHEET 1 11-21-20 APPROVED
JENNA WEST, LLC 1000 WESTERN BLVD SUITE 200 LOS ANGELES, CALIFORNIA 90015		SHEET 1 11-21-20 APPROVED
PREPARED BY: JENNA WEST, LLC DATE: 11-21-20		SHEET 1 11-21-20 APPROVED



- LEGEND**
- PROPERTY LINE
  - - - - - EXISTING DRIVEWAY
  - ..... AREA TO BE VACATED
  - ▨ AREA TO BE VACATED













# TIERRA WEST, LLC

5509 Jefferson NE  
Albuquerque, NM 87113

(505) 858-3100  
fax (505) 858-1118

twllc@tierrawestllc.com  
1-800-245-3102

December 19, 2002

Mr. Roger Green, P.E.  
Chairman  
Development Review Board  
CITY OF ALBUQUERQUE  
P.O. Box 1293  
Albuquerque, NM 87103

**RE: Lots 1 – 9, Lands of Martin L. Taylor; DRB # 87-200;  
SE Corner of La Orilla & Coors Boulevard**

Dear Roger:

Tierra West, LLC, on behalf of the property owners, requests vacation of both public and private easements. The purpose of this vacation is to allow the owners to reconfigure the access, utility and drainage easements into a more desirable location to allow for a developable project. The enclosed vacation exhibit describes the easements to be vacated as well as the easements that will be granted with the subsequent replatting of this parcels. The proposed configuration of the vacated easement and the proposed easement realignments are consistent with the approved grading plan and meets Transportation Developments requirements

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,

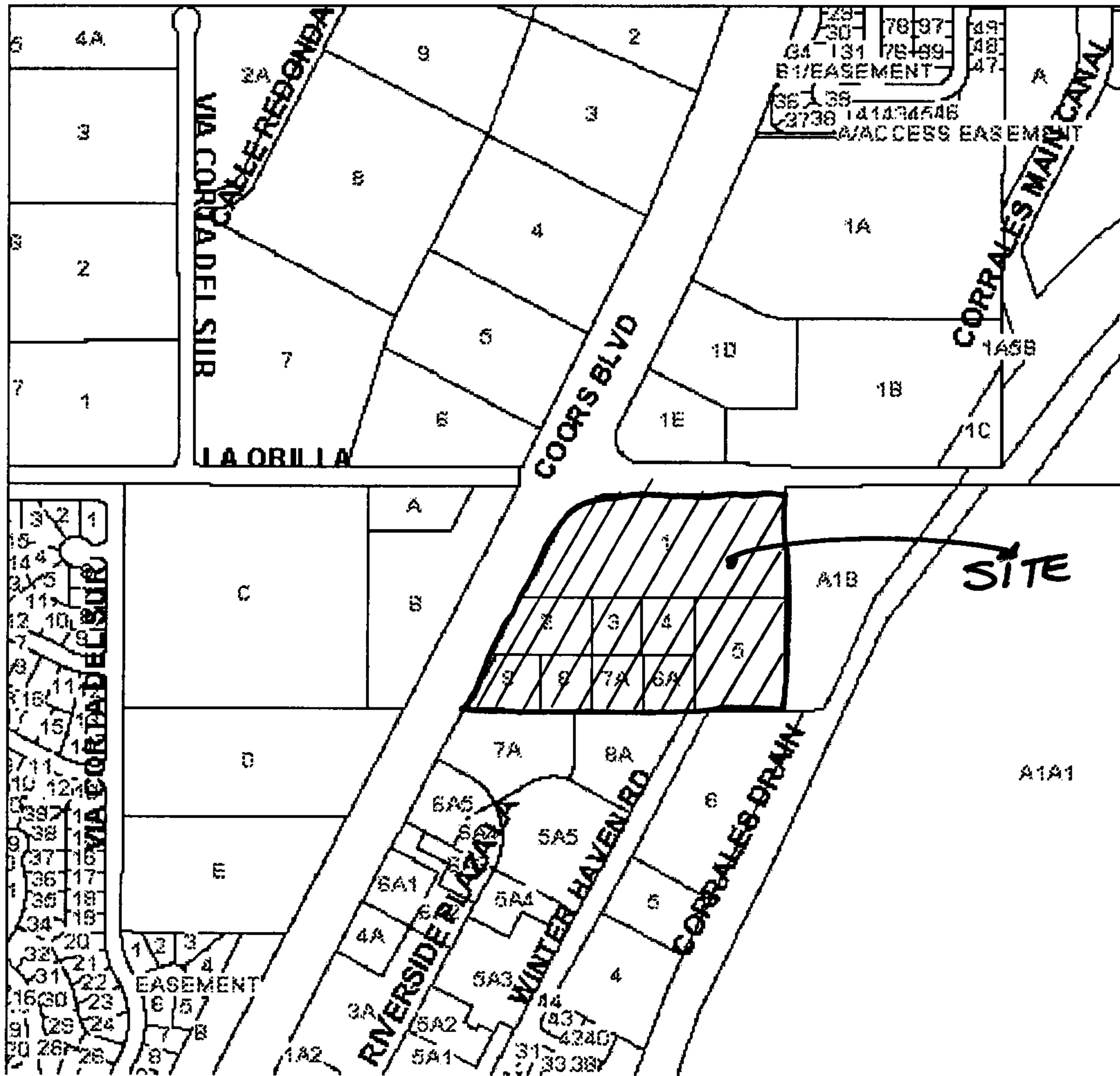


David Soule, P.E.

Enclosure/s

cc: Jim Shull  
Bob Tinley  
Ceil Van Berkel, Taylor Ranch HOA  
Jolene Wolfly, Taylor Ranch HOA

ds



**Selected Address: 6380 COORS BLVD NW**  
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**Lot/Block/Subd: 1 , 0000 , TAYLOR--MARTIN L**  
**ZoneMap Page: E12**  
**UPC #: 101206242951210214**

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**Zoning: C-1**  
**Lot/Block/Subd: 2 , 0000 , TAYLOR--MARTIN L**  
**ZoneMap Page: E12**  
**UPC #: 101206239348710227**

**Selected Address: 99999 COORS BLVD NW**  
**Zoning: C-1**  
**Lot/Block/Subd: 3 , 0000 , TAYLOR--MARTIN L**  
**ZoneMap Page: E12**  
**UPC #: 101206241248710226**

**Selected Address: 99999 COORS BLVD NW**  
**Zoning: C-1**  
**Lot/Block/Subd: 4 , 0000 , TAYLOR--MARTIN L**  
**ZoneMap Page: E12**  
**UPC #: 101206242748710232**

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**ZoneMap Page: E12**  
**UPC #: 101206241547010233**

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**ZoneMap Page: E12**  
**UPC #: 101206238047010228**



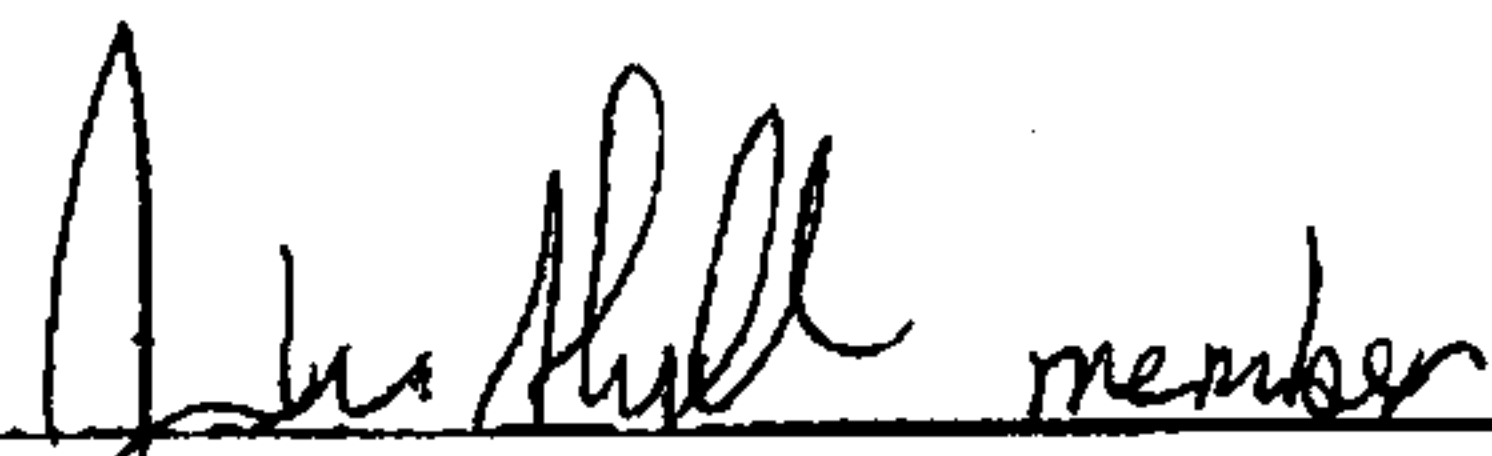
December 18, 2002

City of Albuquerque  
Planning Department  
PO Box 1293  
Albuquerque, NM 87103

Re: LOTS 1-9, TAYLOR-MARTIN L  
ALBUQUERQUE, NEW MEXICO

To Whom It May Concern:

As the Owner/Developer, I hereby grant Ronald R. Bohannon and Tierra West, LLC to act as agent on behalf of LA ORILLA LLC on matters pertaining to the EPC Submittal, DRB Submittal and any Replatting of LOTS 1-9, TAYLOR-MARTIN L project.

  
\_\_\_\_\_  
(Name & Title)

December 18, 2002  
(Date)


December 18, 2002

City of Albuquerque  
Planning Department  
PO Box 1293  
Albuquerque, NM 87103

Re: LOTS 1-9, TAYLOR-MARTIN L  
ALBUQUERQUE, NEW MEXICO

To Whom It May Concern:

As the Owner/Developer, I hereby grant Ronald R. Bohannon and Tierra West, LLC to act as agent on behalf of WATERS EDGE LLC on matters pertaining to the EPC Submittal, DRB Submittal and any Replatting of LOTS 1-9, TAYLOR-MARTIN L project.

  
MEMBER  
\_\_\_\_\_  
(Name & Title)

December 18, 2002  
(Date)



# 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 18, 2002

TO CONTACT NAME: Karen Keene  
 COMPANY/AGENCY: Sierra West, LLC  
 ADDRESS/ZIP: 8509 Jefferson NE 87113  
 PHONE/FAX #: 858-3100 / 858-1118

Thank you for your inquiry of 12-18-02 requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at lots 1-9, Taylor-Martin &

zone map page(s) E-12

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

Taylor Ranch  
 Neighborhood Association  
 Contacts: Ceal vanBerkel  
5716 Morgan Ln NW / 87120  
899-2738 (h) 845-9565 (w)  
Sylene Wolfley  
16804 Stashorn NW  
890-9414 (h) 87120-4806

Neighborhood Association  
 Contacts: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

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

Sincerely,  
Paloma R. Carriona  
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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



# NOTICE TO APPLICANTS

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

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

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

\*\*\*\*\*

(below this line for OCNC use only)

Date of Inquiry: 12-18-02 Time Entered: 1:30pm OCNC Rep. Initials: [Signature]

# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

Phone: 505-858-3100  
Fax: 505-858-1118

## FACSIMILE TRANSMITTAL

**To:** OFFICE OF NEIGHBORHOOD COORDINATION      FAX: 924-3913  
TOTAL OF ( 3 ) PAGES

**From:** KAREN KLINE

**Subject:** HOMEOWNERS ASSOCIATION INFORMATION      JN: 200074

**Date:** December 18, 2002

**PLEASE FORWARD INFORMATION ON ALL RECOGNIZED AND UNRECOGNIZED  
HOMEOWNER ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS:  
LOTS 1-9, TAYLOR-MARTIN L**

LOCATED ON LEGAL DESCRIPTION  
LA ORILLA NW  
STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN COORS BLVD NW AND CORRALES DRAIN  
STREET NAME OR OTHER IDENTIFYING LANDMARK      STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS SHEET:  
( E-12 ).  
ZONE ATLAS #

PLEASE CALL IF YOU HAVE ANY QUESTIONS.

SHOULD YOU HAVE ANY QUESTIONS REGARDING THIS TRANSMITTAL OR  
ANY OTHER ITEMS PERTAINING TO THIS PROJECT, PLEASE DO NOT HESITATE  
TO CONTACT OUR OFFICE.

IF YOU DO NOT RECEIVE ALL PAGES OF THIS TRANSMITTAL, OR IF MATERIAL IS NOT LEGIBLE,  
PLEASE CONTACT OUR OFFICE FROM 8:00 AM TO 5:00 PM, MST, MONDAY THROUGH FRIDAY.  
THANK YOU.

TRANSMISSION VERIFICATION REPORT

TIME : 12/18/2002 11:29  
NAME : TIERRA WEST  
FAX : 505-858-1118  
TEL : 505-858-3100

DATE, TIME	12/18 11:28
FAX NO./NAME	9243913
DURATION	00:00:58
PAGE(S)	03
RESULT	OK
MODE	STANDARD ECM

## TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

Phone: 505-858-3100  
Fax: 505-858-1118

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BETWEEN COORS BLVD NW AND CORRALES DRAIN  
STREET NAME OR OTHER IDENTIFYING LANDMARK      STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS SHEET:  
(E-12)  
ZONE ATLAS #

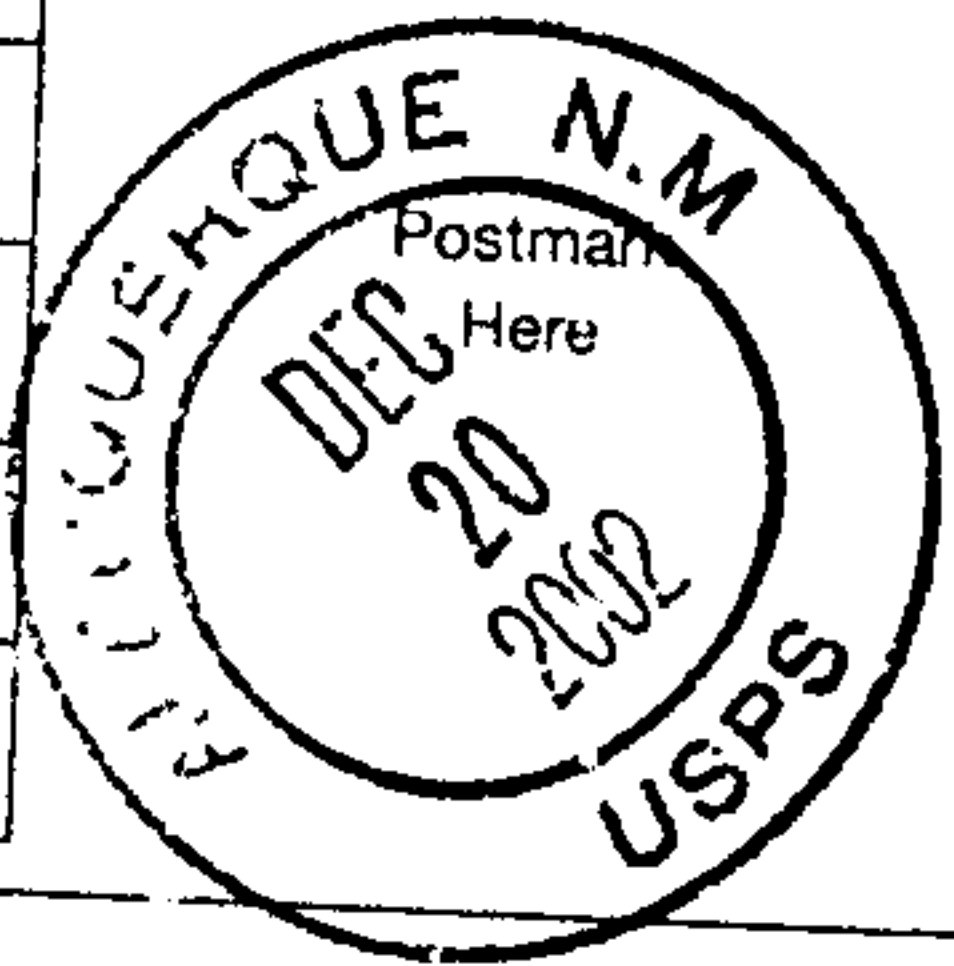
PLEASE CALL IF YOU HAVE ANY QUESTIONS.



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

7002 0510 0002 9479 4004

Postage	\$ 1.29
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 5.34</b>

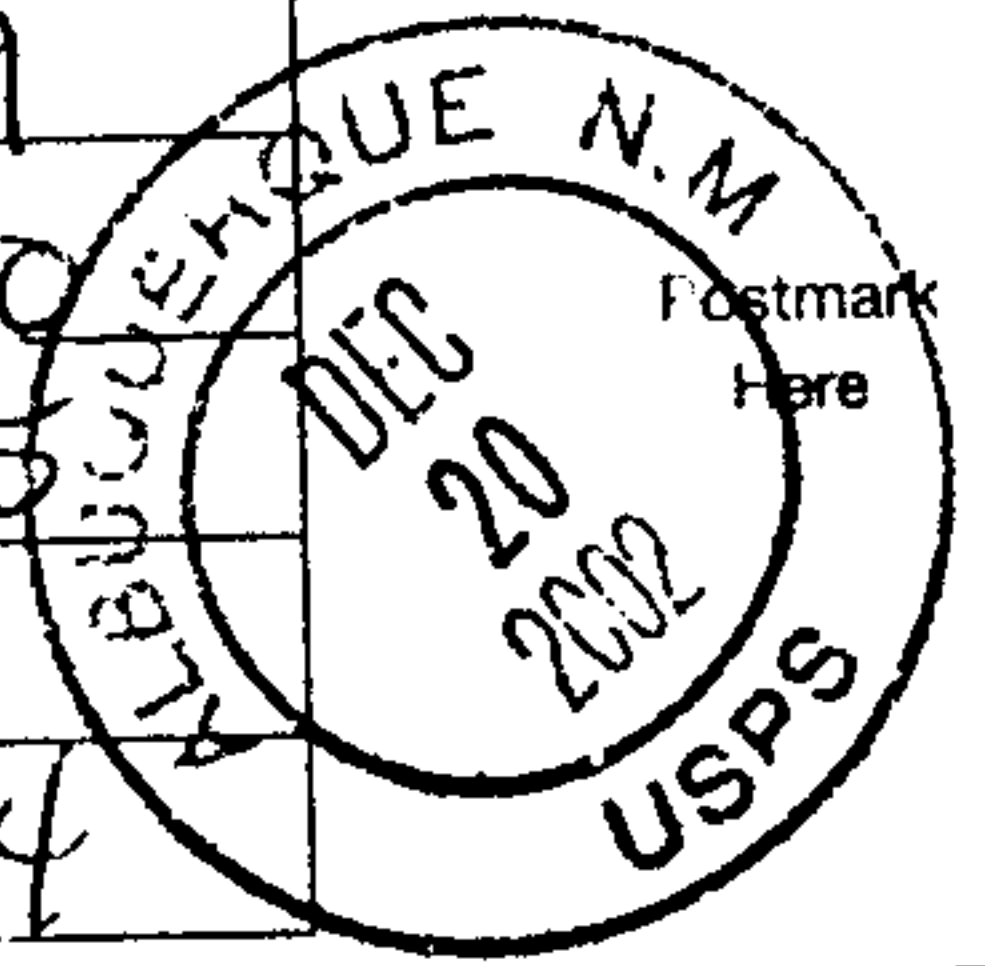


Sent To  
 Jolene Wolfley  
 Street, Apt. No. or PO Box No. 6804 STAGHORN DENW  
 City, State, ZIP+4 ABQ NM 87120

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

7002 0510 0002 9479 4011

Postage	\$ 1.29
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 5.34</b>



Sent To  
 CEL VAN BERKEL  
 Street, Apt. No. or PO Box No. 5716 MORGAN CANE NW  
 City, State, ZIP+4 ABQ NM 87120

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

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

**PAID RECEIPT**

**APPLICANT NAME** SITULL REALTY & WATERS EDGE LLC  
**AGENT** TIERRA WEST LLC  
**ADDRESS** 8509 JEFFERSON ST. NE  
**PROJECT NO.** 1002397  
**APPLICATION NO.** 020PB-01925 & 26

\$ 90<sup>00</sup> 441006 / 4983000 (DRB Cases)  
 \$ \_\_\_\_\_ 441006 / 4971000 (EPC & AA / LUCC / Appeals)  
 \$ 70<sup>00</sup> 441018 / 4971000 (Notification)  
 \$ 160<sup>00</sup> **Total amount due**

TIERRA WEST LLC 05-89  
 8509 JEFFERSON NE APT. 858-3100  
 ALBUQUERQUE NM 87113

DATE 12-20-02 95-32 NM 1152 1070

CITY OF ALBUQUERQUE

PAY TO THE ORDER OF ONE HUNDRED SIXTY & 4/100 \$ 160.00 DOLLARS

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

Bank of America  
 Treasury Division  
 ACH R/T 107000327

Donna J. Bohannon  
 City of Albuquerque  
 Treasury Division

12/20/2002 FOR  
 RECEIPT# 00001438 WSH 008 TRANSH 0011  
 Account 441018 Fund 0110  
 Activity 4971000 TRSEZM  
 Trans Amt \$160.00  
 J24 Misc \$70.00  
 CK counterreceipt.doc \$160.00  
 CHANGE \$0.00

RECEIPT# 00001438 WSH 008 TRANSH 0011  
 Account 441006 Fund 0110  
 Activity 4983000 TRSEZM  
 Trans Amt \$160.00  
 J24 Misc 10/28/02 \$90.00

10:56AM LOC: ANN AMERICAN SPIRIT

Thank You



# 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 31<sup>st</sup> 2002 To JAN. 15, 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.

Karen Kane, 12-20-02  
(Applicant or Agent) (Date)

I issued 3 signs for this application, 12/20/02, Bobber  
(Date) (Staff Member)