

#20



Complete
10-4-04 Bl

DRB CASE ACTION LOG (SITE PLAN SUB & SITE B.P.)

REVISED 3/20/2003

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

DRB Application No.: 03-01968 (SPS) AND 03-01969 (SBP)

Project # 1002421

Project Name: TOWN OF ATRISCO GRANT TR 3, UNIT 6

EPC Application No: 03EPC-00692

Agent: Garrett Smith Ltd.

Phone No.: 766.6968

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

TRANSPORTATION: _____

UTILITIES: _____

X

CITY ENGINEER / AMAFCA: SIA

X

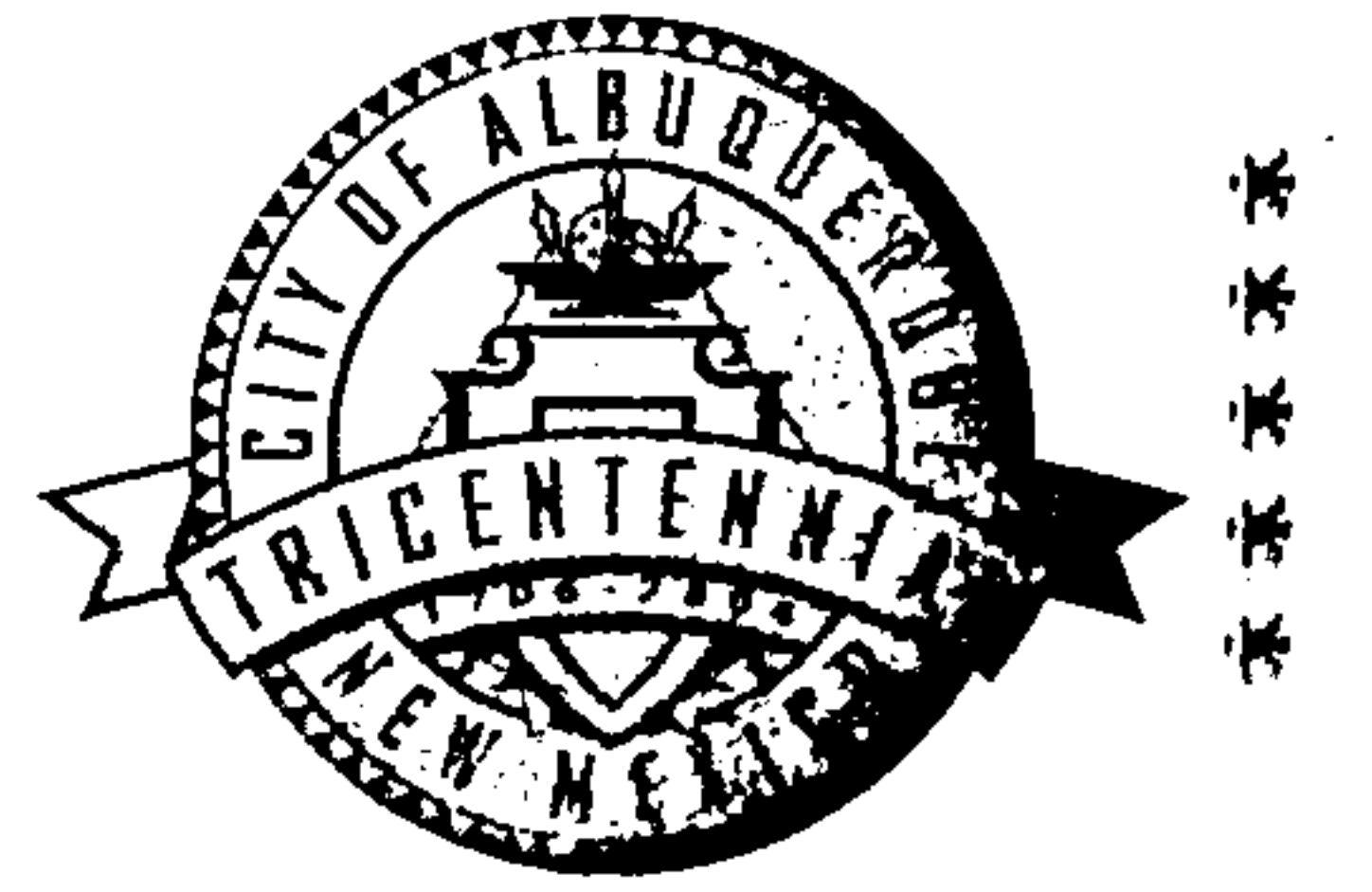
PARKS / CIP: Cash-in-Lieu \$ for park dedication fee

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

Rec'd 3 Copies Returned mylar to Customer
10-4-04 Bl

Project Number 1002421

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002421

AGENDA ITEM NO: 9

SUBJECT:

Site Plan for Subd

ACTION REQUESTED:

REV/CMT:0 APP:(x) SIGN-OFF:0 EXTN:0 AMEND:0

P.O. Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

New Mexico 87103

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ¹¹⁻²¹⁻⁰⁷ X; COMMENTS PROVIDED ____; WITHDRAWN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
924-3986

DATE: November 14, 2007

#20



ALAMEDA COUNTY

DRB CASE ACTION LOG (SITE PLAN SUB & SITE B.P.)

REVISED 3/20/2003

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

DRB Application No.: 03-01968 (SPS) AND 03-01969 (SBP)

Project # 1002421

Project Name: TOWN OF ATRISCO GRANT TR 3, UNIT 6

EPC Application No: 03EPC-00692

Agent: Garrett Smith Ltd.

Phone No.: 766.6968

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

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

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

X

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

X

- PARKS / CIP: Cash-in-Lieu & for park dedication fee
- _____
- _____
- _____
- _____

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

Project Number

1002421



11/17/03

**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

December 17, 2003

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

NOTE: THE DEVELOPMENT REVIEW BOARD WILL TAKE A LUNCH BREAK AFTER ITEM 20. (THE TIME MAY CHANGE DEPENDING UPON DEFERRALS).

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 Adjourned:
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 # 1002885**
03DRB-01980 Major-Vacation of Pub
Right-of-Way
03DRB-01983 Major-Preliminary Plat
Approval
03DRB-01981 Minor-Vacation of Private
Easements
03DRB-01985 Minor-Temp Defer SDWK
03DRB-01984 Minor-Sidewalk Waiver
- JEFF MORTENSEN & ASSOCIATES, agent(s) for DESERT RIDGE DEVELOPMENT LLC & GENEVA LLC request(s) the above action(s) for all or a portion of Lot(s) 10 - 24 and Lot(s) 7 - 15 and easterly portion of Lot 16, Block(s) 18 & 20, Unit 3, Tract 3, Unit 1, North Albuquerque Acres, (to be known as **OCOTILLO SUBDIVISION**) zoned RD (4DU/A), located on HOLBROOK ST NE between ANAHEIM AVE NE and PASEO DEL NORTE NE containing approximately 25 acre(s). [REF: 03DRB-01354, 03DRB-01355, 03DRB-01356] (C-21) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12-17-03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12-16-03. THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION THAT THE HOMEOWNER'S ASSOCIATION DOCUMENT MUST BE FILED WITH THE FINAL PLAT. 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.**

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

*
*

SURVEYS SOUTHWEST agent(s) for WEF@O PARTNERS request(s) the above action(s) for all or a portion of Tract(s) 4B, 4-A-1, 5-B-1 and 5-B-2, V.#E. **BARRETT SUBDIVISION AND LANDS OF WEF@O**, zoned C-2 community commercial zone, located on CENTRAL AVE SW, between UNSER BLVD SW and 86TH ST SW containing approximately 15 acre(s). [REF: V-79-19, V-88-3, V-86-58] [Deferred from 10/15/03, 11/5/03 & 11/19/03 & 12/10/03] (K-10) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12-17-03 AND APPROVAL OF THE GRADING PLAN ENGINEERING PLAN STAMPED DATED 11-13-03 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

- 03DRB-01692 Minor-SiteDev Plan Subd

DENISH KLINE ASSOCIATES INC agent(s) for WEF@O PARTNERS INC request(s) the above action(s) for all or a portion of Tract(s) 4-B, 4-A-1, 5-B-1 AND 5-B-2, **BARRETT SUBDIVISION, LANDS OF WEF@O**, zoned C-2 community commercial zone, located on CENTRAL AVE SW, between UNSER BLVD SW and 86TH ST SW containing approximately 15 acre(s). [REF: V-88-3, 03DRB-01567, 03DRB-01568, 01569, 03DRB-01566, 01570] [Deferred from 10/15/03, 11/5/03 & 11/19/03 & 12/10/03] (K-10) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

3. **Project # 1001068**
 03DRB-01982 Major-Two Year SIA

MARK GOODWIN AND ASSOCIATES agent(s) for MESA VERDE DEVELOPMENT CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 1 and 2, Block(s) 5, 6 and 1, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **DESERT RIDGE TRAILS**) zoned R-D, located on FLORENCE AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 76 acre(s). [REF: 1001068] (B-19/C-19) **A 9-MONTH EXTENSION OF THE SIA WAS APPROVED.**

4. **Project # 1001071**
03DRB-01957 Major-Vacation of Public Easements
03DRB-01958 Minor-Prelim&Final Plat Approval

SOUTHWEST SURVEYING CO. agent(s) for STUSON, INC. request(s) the above action(s) for all or a portion of Tract(s) B, **EL DORADO NORTH SUBDIVISION**, zoned R-D residential and related uses zone, developing area, 9 DU/AC, located on EUCARIZ AVE SW, between WESLEY CT SW and 90TH ST SW containing approximately 1 acre(s). [REF:02DRB-00347, 02DRB-00348, 02DRB-01256] (L-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR DRAINAGE CERTIFICATION AND PLANNING FOR PARKS NOTE ON OPEN SPACE, DXF FILE AND 15 DAY APPEAL PERIOD.**

5. **Project # 1002645**
03DRB-01965 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Tract(s) 1-B-1-A, **SEVILLE SUBDIVISION**, zoned R-LT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and KAYENTA PL NW containing approximately 27 acre(s). [REF: 03DRB-00741, 1002645] (A-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

6. **Project # 1002800**
03DRB-01990 Major-Preliminary Plat Approval
03DRB-01991 Minor-Subd Design (DPM) Variance
03DRB-01992 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ALPHA EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 10-23, Block(s) 12, **NORTH ALBUQUERQUE ACRES, TRACT 1, UNIT 3**, (to be known as **QUIVERA ESTATES**), zoned R-D, located on MODESTO AVE NE between WYOMING BLVD NE and BARSTOW ST NE containing approximately 14 acre(s). [REF: 03DRB-01127] [deferred from 12-17-03] (B-19) **DEFERRED AT THE AGENT'S REQUEST TO 12-31-03.**

7. **Project # 1002935**
03DRB-01964 Major-Vacation of Public
Easements

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO., INC request(s) the above action(s) for all or a portion of Parcel 1, **SUNDORO SUBDIVISION**, zoned SU-2 R-LT, located on LADERA BLVD NW, between 98th ST NW and UNSER BLVD NW containing approximately 55 acre(s). [REF: 03DRB-00736, 03DRB-01447, 03DRB-01449, 03DRB-01550, 03DRB-01551, 01552, 01553] (J-8/J-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

8. **Project # 1003111**
03DRB-01986 Major-Preliminary Plat
Approval
03DRB-01987 Minor-Vacation of Private
Easements
03DRB-01988 Minor-Temp Defer SDWK
03DRB-01989 Minor-Sidewalk Waiver

ISAACSON AND ARFMAN, P.A. agent(s) for THE STROSNIDER COMPANY request(s) the above action(s) for all or a portion of Tract(s) B, **WINDMILL MANOR**, zoned SU-1 PRD, located on DELLYNE AVE NW, between MARIPOSA DR NW and VALLE VISTA DR NW containing approximately 4 acre(s). [REF: DRB-96-355, Z-95-79, Z-98-57] [deferred from 12-17-03] (E-11) **DEFERRED AT THE AGENT'S REQUEST TO 12-31-03.**

03DRB-02079 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING agent(s) for THE STROSNIDER GROUP request(s) the above action(s) for all or a portion of Tract(s) A & B, **WINDMILL MANOR PLACE**, zoned SU-1 for PRD, located on DELLYNE AVE NW, between MARIPOSA DR NW and VALLE VISTA DR NW containing approximately 4 acre(s). [REF: Z-95-79, Z-98-57] **[RUSSELL BRITO EPC CASE PLANNER]** [deferred from 12-17-03] (E-11) **DEFERRED AT THE AGENT'S REQUEST TO 12-31-03.**

9. **Project # 1001753**
03DRB-01884 Major-Preliminary Plat
Approval
03DRB-01885 Minor-Subd Design (DPM)
Variance
03DRB-01999 Minor-Sidewalk Waiver
03DRB-01998 Minor-Subd Design (DPM)
Variance

MARK GOODWIN & ASSOCIATES agent(s) for MESA VERDE DEVELOPMENT CORP. request(s) the above action(s) for all or a portion of Lot(s) 1-11, Tract(s) 1, Block(s) 11, Unit(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **DESERT RIDGE TRAILS EAST**) zoned RD (3 DU/AC), located on FLORENCE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 11 acre(s). [Deferred from 11/26/03, 12/3/03, 12/17/03] (B-19) **APPLICATION #03DRB-01885 MINOR-SUBD DESIGN (DPM) VARIANCE WAS WITHDRAWN AT THE AGENT'S REQUEST. THE REMAINING REQUESTS WERE DEFERRED AT THE AGENT'S REQUEST TO 12-31-03.**

10. **Project # 1000922**
03DRB-01953 Major-Preliminary Plat
Approval
03DRB-01954 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT, request(s) the above action(s) for all or a portion of **VOLCANO CLIFFS SUBDIVISION, UNIT 20**, LOTS 1-30, BLOCK 1, LOTS 1-38, BLOCK 2, LOTS 1-62, BLOCK 3, LOTS 1-14, BLOCK 4 AND LOTS 1-22, BLOCK 5 AND **VOLCANO CLIFFS SUBDIVISION, UNIT 21**, ALL BLOCKS AND LOTS AND **VOLCANO CLIFFS SUBDIVISION, UNIT 23**, LOTS 1-10, BLOCK 1, LOTS 1-13, BLOCK 2, LOTS 1-21, BLOCK 3, LOTS 1-51, BLOCK 4, LOTS 1-27, BLOCK 5, LOTS 1-6, BLOCK 6, LOTS 1-28, BLOCK 7 AND LOTS 1-7, BLOCK 8 AND **VOLCANO CLIFFS SUBDIVISION, UNIT 27**, LOTS 16-18 AND 22, BLOCK 2, LOTS 1-8, BLOCK 4 AND LOTS 1-7, BLOCK 5, (to be known as **LA CUENTISTA SUBDIVISION**) zoned R-1, located on the east and west sides of Unser Blvd NW (Kimmick) between Urraca NW and Camino de Paz NW, containing approximately 50 acres. [REF: DRB-97-98, V-97-116, 02DRB-01783, 02DRB-01785,,03DRB-01725, 03DRB-01728] [deferred from 12-10-03, 12-17-03] (C-10/11 & D-10/11) **DEFERRED AT THE AGENT'S REQUEST TO 12-31-03.**

11. **Project # 1002519**
03DRB-01950 Major-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES, agent(s) for SAN PEDRO EQUITIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 16, Block(s) 5, Tract(s) 2, NORTH ALBUQUERQUE ACRES, (to be known as **TOWNHOMES @ LA CUEVA**) zoned R-D residential and related uses zone, developing area, 7 DU/AC, located on WYOMING BLVD NE, between SIGNAL AVE NE and WILSHIRE AVE NE containing approximately 1 acre(s). [deferred from 12-10-03] (C-19) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF WAS DELEGATED TO CITY ENGINEER FOR SIA.**

03DRB-01883 Major-Vacation of Pub
Right-of-Way
03DRB-01882 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES agent(s) for SAN PEDRO EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 16, Tract(s) 2, Block(s) 5, Unit(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **TOWNHOMES @ LA CUEVA**), zoned RD (7 DU/AC), located on WYOMING BLVD NE, between SIGNAL AVE NE and WILSHIRE AVE NE containing approximately 1 acre(s). [Deferred from 11/26/03 & 12/10/03] (C-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12-17-03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11-07-03 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

03DRB-02019 Minor-Subd Design (DPM)
Variance
03DRB-02020 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES agent(s) for SAN PEDRO EQUITIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 16, Block(s) 5, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **TOWNHOMES @ LA CUEVA**), zoned R-D residential and related uses zone, developing area, 7 DU/AC, located on WYOMING BLVD NE, between SIGNAL AVE. NE and WILSHIRE AVE. NE containing approximately 1 acre(s). [REF: 03DRB-001950, 03DRB-01882] [deferred from 12/10/03] (C-19) **A SIDEWALK VARIANCE FROM DESIGN STANDARDS 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.**

12. **Project # 1002668**
03DRB-01888 Major-Preliminary Plat
Approval
03DRB-01889 Major-Vacation of Public
Easements
03DRB-01890 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for VISTA MAGNIFICA LLC request(s) the above action(s) for all or a portion of Block(s) 5, Tract(s) C and Tract(s) E & F, Block(s) 2, **VISTA MAGNIFICA**, and Lot(s) B, Block(s) 8, **PALISADES ADDITION**, zoned R-LT, located on ATRISCO DR NW, between I-40 NW and CLIFFSIDE DR NW containing approximately 7 acre(s). [REF: 03EPC-01089, 03DRB-00811] [Deferred from 11/26/03 & 12/10/03] (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 01-07-04.**

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

BOHANNAN HUSTON, INC. & DENISH-KLINE ASSOCIATES, agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of **Tract(s) D** (to be known as **TAOS @ THE TRAILS**, The Trails (a portion of Tract 4, Black Ranch) zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). REF: 03DRB-01429 (SK)] [Deferred from 10/8/03, 11/5/03 & 11/26/03 & 12/10/03] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 12-31-03.**

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

BOHANNAN HUSTON INC. & DENISH - KLINE ASSOCIATES, agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of **Tract(s) C** (to be known as **SANTA FE @ THE TRAILS**) **The Trails (portion of Tract 4, Black Ranch)** zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 17 acre(s). [Deferred from 10/8/03, 11/5/03 & 11/19/03, 11/26/03 & 12/10/03] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 12-31-03.**

15. **Project # 1002792**
03DRB-01780 Major-Vacation of Public
Easements

03DRB-01945 Minor-SiteDev Plan
Subd/EPC
03DRB-01946 Minor-SiteDev Plan
BldPermit/EPC

03DRB-02084 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for TRUST OF ALBERT & MARY BLACK request(s) the above action(s) for all or a portion of Tract(s) 14A & 14B, BLACK RANCH, (to be known as **COTTONWOOD CROSSING**) zoned SU-1 for C-1 & Rest (ETC) & SU-1, O-1, located on COORS BLVD NW, between ALAMEDA BLVD NW and the CALABACILLAS ARROYO containing approximately 10 acre(s). [REF: 03EPC-01085 & 01086] [Deferred from 11/12/03 & 11/26/03 & 12/10/03] (B-14) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

GEORGE RAINHART ARCHITECTS & ASSOCIATES, agents for TRUST OF ALBERT & MARY BLACK request(s) the above action(s) for all or a portion of Tract(s) 14A & 14B, BLACK RANCH, (to be known as **COTTONWOOD CROSSING**) zoned SU-1 for C-1 & Rest (ETC) & SU-1, O-1, located on COORS BLVD NW, between ALAMEDA BLVD NW and the CALABACILLAS ARROYO containing approximately 10 acre(s). [REF: 03EPC-01085 & 01086, 03DRB-01780] [**Debbie Stover, EPC Case Planner**] [Deferred from 11/26/03 & 12/10/03] (B-14) **THE SITE PLAN FOR SUBDIVISION AND SITE PLAN FOR BUILDING PERMIT WERE APPROVED AND DELEGATED TO PLANNING FOR EPC CONDITIONS AND UTILITIES DEVELOPMENT FOR FIRE MARSHAL'S APPROVAL.**

TIERRA WEST LLC agent(s) for TRUST OF ALBERT & MARY BLACK request(s) the above action(s) for all or a portion of Tract(s) 14A & 14B, BLACK RANCH, (to be known as **COTTONWOOD CROSSING**) zoned SU-1 for C-1 & Rest. (ETC) & SU-1 O-1, located on COORS BLVD. NW, between COORS BLVD. NW and SEVEN BAR LOOP NW containing approximately 10 acre(s). [REF: DRB-94-358, DRB-98-61, 03EPC 01086] (B-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12-17-03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12-17-03 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT APPROVAL: PROVIDE ACCESS TO LOTS 1 AND 3. FINAL PLAT WAS INDEFINITELY DEFERRED FOR SIA.**

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.

16. **Project # 1000901**
03DRB-02080 Minor-SiteDev Plan
BldPermit/EPC
03DRB-02081 Minor-Amnd SiteDev Plan
Subd
- CONSENSUS PLANNING, INC. agent(s) for BOSQUE PREPARATORY SCHOOL request(s) the above action(s) for all or a portion of Lot(s) 4A, **BOSQUE PREPARATORY SCHOOL**, zoned SU-1 for School & Related Facilities, located on LEARNING ROAD NW, between COORS BLVD. NW and RIO GRANDE BOSQUE containing approximately 23 acre(s). [REF: 03EPC 01666] **[JUANITA VIGIL, EPC CASE PLANNER]** (F-12) **THE SITE PLAN FOR BUILDING PERMIT AND THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO UTILITIES FOR FIRE FLOW REQUIREMENTS.**
17. **Project # 1002874**
03DRB-02069 Minor-SiteDev Plan
BldPermit/EPC
- SITES SOUTHWEST agent(s) for CITY OF ALBUQUERQUE WATER UTILITY request(s) the above action(s) for all or a portion of Tract(s) S2A1, **ATRISCO BUSINESS PARK**, zoned IP industrial park zone, located on LOS VOLCANES RD NW, between UNSER BLVD. NW and COORS BLVD. NW containing approximately 1 acre(s). [REF:03EPC-01326, DRB-98-413, DRB-95-242 SV-95-31,Z-92-57] **[RUSSELL BRITO, EPC CASE PLANNER FOR SIMON SHIMA]** (J-9/J-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RECORDED EASEMENT AND WIDTH OF EASEMENT 15-FOOT MINIMUM.**

18. **Project # 1002371**
03DRB-02085 Minor-SiteDev Plan
Subd/EPC
03DRB-02086 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for HOFFMANTOWN CHURCH WEST request(s) the above action(s) for all of a portion of Tract(s) 1A,1B,1C and Tract A, Bosque Meadows, **ALBAN HILLS SUBDIVISION, UNIT ONE**, zoned SU-1 for R-2 with church related uses, SU-1 for C-2, located on LA ORILLA NW, between COORS BLVD. NW and the CORRALES DRAIN containing approximately 17 acre(s). **[RUSSELL BRITO, EPC CASE PLANNER FOR SIMON SHIMA]** [deferred from 12-17-03] (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 1-14-04.**

19. **Project # 1003120**
03DRB-02021 Minor-SiteDev Plan
BldPermit

BOHANNAN HUSTON INC. AND CONSENSUS PLANNING, INC. agent(s) for IDI request(s) the above action(s) for all or a portion of Tract(s) 1, **LEVI STRAUSS COMPANY ADDITION**, zoned SU-2 for M-1, located on ALAMEDA BLVD. NE, between OAKLAND AVE NE and WILSHIRE AVE. NE containing approximately 12 acre(s). [REF: Z-70-124] [Deferred from 12-10-03] (C-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR HIGHWAY DEPARTMENT SIGNED LEASE AGREEMENT, A MONUMENT SIGN AND WATER USE FOR FESCUE.**

20. **Project # 1002421**
03DRB-01968 Minor-SiteDev Plan Subd
03DRB-01969 Minor-SiteDev Plan
BldPermit/EPC

GARRETT SMITH LTD agent(s) for NEW LIFE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 111-B, **TOWN OF ATRISCO GRANT, TRACT III - UNIT 6**, zoned SU-1 PRD (20DU/A, located on GWIN RD SW, between DELIA RD SW and 69TH ST SW containing approximately 1 acre(s). [REF: 03DRB-00053, 03EPC-00692] **[Juanita Vigil, EPC Case Planner]** [Deferred from 11/26/03 & 12/10/03] (K-10) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND DELEGATED TO PARKS FOR PAYMENT OF CASH-IN-LIEU FOR PARK DEDICATION FEE AND CITY ENGINEER FOR SIA.**

DRB TOOK A 30 MINUTE LUNCH BREAK

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

21. **Project # 1000849**
03DRB-02074 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST LTD. agent(s) for BILL WADE request(s) the above action(s) for all or a portion of Lot(s) 1-5, **BREEZE @ MOUNTAIN GATE**, zoned SU-1 PRD, located on FOUR HILLS ROAD SE, between WENONAH AVE. SE and LANIER DRIVE SE containing approximately 1 acre(s). (L-23) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN-OFF DELEGATED TO UTILITIES TO PROVIDE AS-BUILT DRAWINGS SHOWING LOCATIONS OF ALL METER BOXES AND SEWER STUBS.**
22. **Project # 1001209**
03DRB-02063 Minor-Prelim&Final Plat
Approval
- MARK GOODWIN & ASSOCIATES. agent(s) for CLIFFORD CAPITAL FUND, INC. request(s) the above action(s) for all or a portion of Tract(s) A, **LAVA TRAILS**, zoned SU-1 special use zone, located on WESTERN TRAILS DR NW, between UNSER BLVD. NW and ATRISCO RD. NW containing approximately 6 acre(s). [REF: 02DRB-00183, 01DRB-00562, Z-98-139][deferred from 12-17-03] (F10 - F11) **DEFERRED AT THE AGENT'S REQUEST TO 1-7-04.**
23. **Project # 1001409**
03DRB-02032 Minor-Extension of
Preliminary Plat
- MUKUND C. PATEL request(s) the above action(s) for all or a portion of Lot(s) 20-A, Block 1, Unit 1, **CANDLELIGHT FOOTHILLS**, zoned R-1, located on LOMAS BLVD. NE, between MONTE LARGO DR. NE and SUMMIT HILLS DR. NE containing approximately 2 acre(s). (J-23) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

24. **Project # 1001796**
03DRB-02078 Minor- Prelim&Final Plat
Approval

*
*

SAMUEL C DE BACA request(s) the above action(s) for all or a portion of Lot(s) 1, **STOUT SUBDIVISION**, zoned SU-1 for O-1 Permissive Uses, located on COORS BLVD. NW, between EAGLE RANCH RD. NW and PASEO DEL NORTE NW containing approximately 18 acre(s). [REF: 03DRB 00916, Z-98-17, Z-84-122, S-98-25] (C-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

25. **Project # 1002345**
03DRB-02082 Minor-Prelim&Final Plat
Approval

CLINT SHERRILL & ASSOCIATES agent(s) for GOLDEN VENTURES LLC request(s) the above action(s) for all or a portion of Lot(s) 3, **BROADWAY INDUSTRIAL CENTER**, zoned SU-2 HM, located on SAN JOSE AVE. SE, between KARSTEN COURT SE and I-25 containing approximately 14 acre(s). (M-14/15) **THE PRELIMINARY PLAT WAS APPROVED WITH THE FINAL PLAT SIGN-OFF DELEGATED TO UTILITIES DEVELOPMENT TO OPEN A SEWER ACCOUNT FOR LOT 3-B AND POSSIBLY A WATER ACCOUNT AND FOR AGIS DXF FILE, AND TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK ON KARSTEN? MAINTENANCE AND BENEFICIARIES OF ACCESS EASEMENTS, I-25 ACCESS CONTROL LANE AND PARKING AND MODEL HOME AREA BEING USED BY LOT 3-B.**

26. **Project # 1002743**
03DRB-02083 Minor-Prelim&Final Plat
Approval

BORDENAVE DESIGNS agent(s) for OVENWEST CORP request(s) the above action(s) for all or a portion of Tract(s) H, **LA LUZ DEL OESTE**, zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s). (F-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12-17-03 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: THE APPROVAL OF THE GRADING PLAN FOR TRACT H IS REQUIRED. PROVIDE PRIVATE SANITARY SEWER SERVICE EASEMENTS. PROVIDE AN APPROVED TURNAROUND WITHIN LOT H. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

27. **Project # 1003034**
03DRB-02070 Minor-Prelim&Final Plat
Approval
03DRB-02071 Minor-Vacation of Private
Easements

SURVEYS SOUTHWEST LTD. agent(s) for JOHN MAHONEY request(s) the above action(s) for all or a portion of Lot(s) 11A & 11B, Block(s) 20 and Lot 10, **BROWNEWELL LAILS HIGHLAND ADDITION**, zoned SU-2, located on COPPER AVE. NE, between CEDAR ST. NE and SPRUCE ST. NE containing approximately 1 acre(s). [REF: DRB-96-163, 03DRB 01761] (K-15) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED-OFF BY THE BOARD. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

28. **Project # 1003037**
03DRB-02072 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD. agent(s) for RUTH ROSENSTEIN request(s) the above action(s) for all or a portion of Lot(s) 17-20, **PEREA ADDITION**, zoned SU-2 TH, located on 12TH ST. NW, between GRANITE AVE. NW and MARBLE NW containing approximately 1 acre(s). (J-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED-OFF BY THE BOARD.**

29. **Project # 1003132**
03DRB-02073 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST agent(s) for TED WATERMAN request(s) the above action(s) for all or a portion of Lot(s) 9 UNIT 3, **BROADWAY INDUSTRIAL CENTER SUBDIVISION** zoned SU-2 special neighborhood zone, HM, located on KARSTEN CT SE, between INTERSTATE 25 and BROADWAY BLVD. SE containing approximately 4 acre(s). (L-15) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER TO ADD DRAINAGE TO ACCESS EASEMENT AND UTILITIES DEVELOPMENT FOR A COPY OF AS-BUILTS SHOWING WATER AND SEWER SERVICE TO LOT 9.**

30. **Project # 1003094**
03DRB-01997 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for CITY OF ALBUQUERQUE / MUNICIPAL DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 1-24, Block(s) 30, **NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE**, zoned SU-3, located on 3rd ST SE, between LEAD SE and SILVER SE containing approximately 3 acre(s). [REF: 03DRB-01886] [Deferred from 12/3/03] (K-14) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

31. **Project # 1003133**
03DRB-02076 Minor-Prelim&Final Plat
Approval
03DRB-02077 Minor-Vacation of Private
Easements

ISAACSON & ARFMAN PA agent(s) for TRICOR SOUTHWEST CORP. request(s) the above action(s) for all or a portion of Lot(s) L-1, M, N & P, **FRANKLIN PLAZA**, zoned C-3/C-2 (SU), located on CENTRAL NE, between JUAN TABO NE and SKYLINE NE containing approximately 9 acre(s). [REF: Z-88-53] [deferred from 12-17-03](L-22) **DEFERRED AT AGENT'S REQUEST TO 1-7-04.**

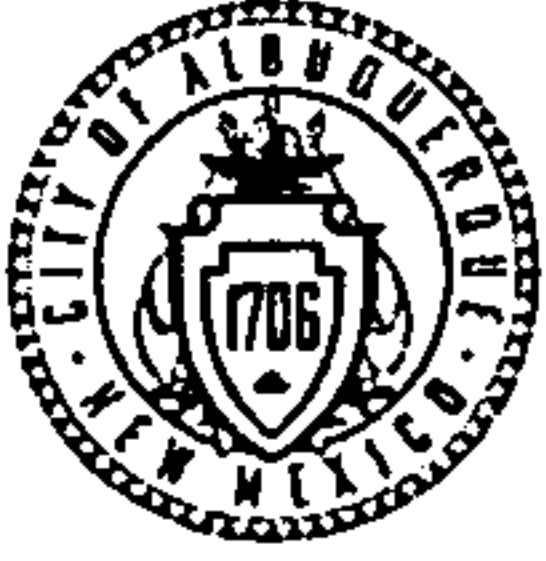
32. **Project # 1000087**
03DRB-02075 Minor-Ext of SIA for Temp
Defer SDWK

ISAACSON & ARFMAN, P. A. agent(s) for THE STROSNIDER COMPANY request(s) the above action(s) for all or a portion of Lot(s) 11-15, **PALOMA DEL SOL SUBD.**, zoned R-1 residential zone, located on the southeast corner of MCMAHON and BANDELIER BLVD NW, between GOLF COURSE RD. NW and TUSCANY DR. NW containing approximately 36 acre(s). [REF: 00450-00014, 01500-01779, DRB-95-63, S-95-15, V-95-61, SV-95-25] (A-12) **A 2-YEAR EXTENSION TO THE 4-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

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

33. **Project # 1003121**
03DRB-02029 Minor-Sketch Plat or Plan
ZXOLT PALCZA agent(s) for STEWART INGHAM request(s) the above action(s) for all or a portion of Lot(s) 19, **MRGCD MAP 36**, zoned R-1, located on LOS TOMASES NW, between LOS POBLANOS NW and MENAUL NW containing approximately 1 acre(s). (H-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**
34. **Project # 1003123**
03DRB-02044 Minor-Sketch Plat or Plan
JERRY MILLER agent(s) for KPM LLC request(s) the above action(s) for all or a portion of Tract(s) 77B1, **MRGCD MAP 37**, zoned S-MI, located on 5TH ST NW, between HAYNES NW and ASPEN NW containing approximately 2 acre(s). (H-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**
35. **Project # 1003131**
03DRB-02068 Minor-Sketch Plat or Plan
BILLY W. BACA request(s) the above action(s) for all or a portion of Lot(s) B & C, **HUNING CASTLE ADDITION**, zoned R-T residential zone, located on SAN PATRICIO & ALCALDE AVE SW, between LEAD AVE. SW and COAL AVE. SW containing approximately 1 acre(s). [REF: Z-72-203] (K-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**
36. Approval of the Development Review Board Minutes for December 3, 2003. **THE MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

Adjourned: 2:40 P.M.



11/11/03

**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

December 10, 2003 9:00 a.m.
MEMBERS:

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

Wilfred Gallegos, Transportation Development
Richard Dourte, 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
 - B. Changes and/or Additions to the Agenda
 - C. New or Old Business
- Adjourned:

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

1. **Project # 1001012**
03DRB-01948 Major-Two Year SIA

LARRY READ & ASSOCIATES, INC. agent(s) for JOE SANTANGELO request(s) the above action(s) for all or a portion of Tract(s) 1, **SUNSHINE COUNTRY**, zoned SU-1 special use zone, MHP, located on BLAKE RD SW, between COORS BLVD SW and UNSER BLVD SW containing approximately 27 acre(s). [REF: AX-97-19, Z-97-109, DRB-98-64] (N-10) **A ONE YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1001696**
03DRB-01952 Major-Two Year SIA

TIERRA WEST LLC agent(s) for PICO LLC request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 30, 31 and 32, Block(s) 3, Tract(s) 3N, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **PICO LA CUEVA SUBDIVISION**) zoned R-D, located on BARSTOW NE, between ALAMEDA BLVD NE and OAKLAND AVE NE containing approximately 5 acre(s). [REF: 02DRB-00073] (C-20) **A TWO YEAR EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1000922**
03DRB-01953 Major-Preliminary Plat Approval
03DRB-01954 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT, request(s) the above action(s) for all or a portion of **VOLCANO CLIFFS SUBDIVISION, UNIT 20**, LOTS 1-30, BLOCK 1, LOTS 1-38, BLOCK 2, LOTS 1-62, BLOCK 3, LOTS 1-14, BLOCK 4 AND LOTS 1-22, BLOCK 5 *AND* **VOLCANO CLIFFS SUBDIVISION, UNIT 21**, ALL BLOCKS AND LOTS *AND* **VOLCANO CLIFFS SUBDIVISION, UNIT 23**, LOTS 1-10, BLOCK 1, LOTS 1-13, BLOCK 2, LOTS 1-21, BLOCK 3, LOTS 1-51, BLOCK 4, LOTS 1-27, BLOCK 5, LOTS 1-6, BLOCK 6, LOTS 1-28, BLOCK 7 *AND* LOTS 1-7, BLOCK 8 *AND* **VOLCANO CLIFFS SUBDIVISION, UNIT 27**, LOTS 16-18 AND 22, BLOCK 2, LOTS 1-8, BLOCK 4 AND LOTS 1-7, BLOCK 5, (to be known as **LA CUENTISTA SUBDIVISION**) zoned R-1, located on the east and west sides of Unser Blvd NW (Kimmick) between Urraca NW and Camino de Paz NW, containing approximately 50 acres. [REF: DRB-97-98, V-97-116, 02DRB-01783, 02DRB-01785,,03DRB-01725, 03DRB-01728] [deferred from 12-10-03] (C-10/11 & D-10/11) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**

4. **Project # 1002519**
03DRB-01950 Major-SiteDev Plan
Subd

MARK GOODWIN & ASSOCIATES, agent(s) for
SAN PEDRO EQUITIES, LLC request(s) the above
action(s) for all or a portion of Lot(s) 16, Block(s) 5,
Tract(s) 2, NORTH ALBUQUERQUE ACRES, (to be
known as **TOWNHOMES @ LA CUEVA**) zoned R-D
residential and related uses zone, developing area,
7 DU/AC, located on WYOMING BLVD NE, between
SIGNAL AVE NE and WILSHIRE AVE NE
containing approximately 1 acre(s). [deferred from
12-10-03] (C-19) **DEFERRED AT AGENT'S
REQUEST TO 12-17-03.**

03DRB-01883 Major-Vacation of Pub
Right-of-Way
03DRB-01882 Minor-Prelim&Final
Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for
SAN PEDRO EQUITIES LLC request(s) the above
action(s) for all or a portion of Lot(s) 16, Tract(s) 2,
Block(s) 5, Unit(s) 3, NORTH ALBUQUERQUE
ACRES, (to be known as **TOWNHOMES @ LA
CUEVA**), zoned RD (7 DU/AC), located on
WYOMING BLVD NE, between SIGNAL AVE NE
and WILSHIRE AVE NE containing approximately 1
acre(s). [Deferred from 11/26/03 & 12/10/03] (C-19)
DEFERRED AT AGENT'S REQUEST TO 12-17-03.

03DRB-02019 Minor-Subd Design
(DPM) Variance
03DRB-02020 Minor-Sidewalk
Waiver

MARK GOODWIN & ASSOCIATES agent(s) for
SAN PEDRO EQUITIES, LLC request(s) the above
action(s) for all or a portion of Lot(s) 16, Block(s) 5,
Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT
3, (to be known as **TOWNHOMES @ LA CUEVA**),
zoned R-D residential and related uses zone,
developing area, 7 DU/AC, located on WYOMING
BLVD NE, between SIGNAL AVE. NE and
WILSHIRE AVE. NE containing approximately 1
acre(s). [REF: 03DRB-001950, 03DRB-01882]
[deferred from 12/10/03] (C-19) **DEFERRED AT
AGENT'S REQUEST TO 12-17-03.**

5. **Project # 1002668**
03DRB-01888 Major-Preliminary Plat Approval
03DRB-01889 Major-Vacation of Public Easements
03DRB-01890 Minor-Temp Defer SDWK
- MARK GOODWIN & ASSOCIATES agent(s) for VISTA MAGNIFICA LLC request(s) the above action(s) for all or a portion of Block(s) 5, Tract(s) C and Tract(s) E & F, Block(s) 2, **VISTA MAGNIFICA**, and Lot(s) B, Block(s) 8, **PALISADES ADDITION**, zoned R-LT, located on ATRISCO DR NW, between I-40 NW and CLIFFSIDE DR NW containing approximately 7 acre(s). [REF: 03EPC-01089, 03DRB-00811] [Deferred from 11/26/03 & 12/10/03] (H-11) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**
6. **Project # 1002792**
03DRB-01780 Major-Vacation of Public Easements
- TIERRA WEST LLC agent(s) for TRUST OF ALBERT & MARY BLACK request(s) the above action(s) for all or a portion of Tract(s) 14A & 14B, **BLACK RANCH**, zoned SU-1 for C-1 & Rest (ETC) & SU-1,O-1, located on COORS BLVD NW, between ALAMEDA BLVD NW and the CALABACILLAS ARROYO containing approximately 10 acre(s).[REF: 03EPC-01085 & 01086] [Deferred from 11/12/03 & 11/26/03 & 12/10/03] (B-14) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**
- 03DRB-01945 Minor-SiteDev Plan Subd/EPC
03DRB-01946 Minor-SiteDev Plan BldPermit/EPC
- GEORGE RAINHART ARCHITECTS & ASSOCIATES, agents for TRUST OF ALBERT & MARY BLACK request(s) the above action(s) for all or a portion of Tract(s) 14A & 14B, **BLACK RANCH**, zoned SU-1 for C-1 & Rest (ETC) & SU-1, O-1, located on COORS BLVD NW, between ALAMEDA BLVD NW and the CALABACILLAS ARROYO containing approximately 10 acre(s).[REF: 03EPC-01085 & 01086, 03DRB-01780] [**Debbie Stover, EPC Case Planner**] [Deferred from 11/26/03 & 12/10/03] (B-14) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**

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

BOHANNAN HUSTON, INC. & DENISH-KLINE ASSOCIATES, agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of **Tract(s) D** (to be known as **TAOS @ THE TRAILS**, The Trails (a portion of Tract 4, Black Ranch) zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). REF: 03DRB-01429 (SK)] [Deferred from 10/8/03, 11/5/03 & 11/26/03 & 12/10/03] (C-9) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**

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

BOHANNAN HUSTON INC. & DENISH - KLINE ASSOCIATES, agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of **Tract(s) C** (to be known as **SANTA FE @ THE TRAILS**) The Trails (portion of Tract 4, Black Ranch) zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 17 acre(s). [Deferred from 10/8/03, 11/5/03 & 11/19/03, 11/26/03 & 12/10/03] (C-9) **DEFERRED AT AGENT'S REQUEST TO 12/17/03.**

9. **Project # 1003016**
03DRB-01690 Major-Vacation of Pub
Right-of-Way

SURVEYS SOUTHWEST, LTD. agent(s) for ROBERT DAVIS request(s) the above action(s) for all or a portion of Block(s) A, Tract(s) A, **DEL MAR TERRACE**, zoned C-1 neighborhood commercial zone, located on COMANCHE RD NE, between WYOMING BLVD NE and GENERAL BRADLEY ST NE containing approximately 3 acre(s). [REF: ZA-96-98] [Deferred from 10/29/03] (G-20) **WITHDRAWN AT AGENT'S REQUEST.**

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

SURVEYS SOUTHWEST agent(s) for WEFCO PARTNERS request(s) the above action(s) for all or a portion of Tract(s) 4B, 4-A-1, 5-B-1 and 5-B-2, **V. E. BARRETT SUBDIVISION AND LANDS OF WEFCO**, zoned C-2 community commercial zone, located on CENTRAL AVE SW, between UNSER BLVD SW and 86TH ST SW containing approximately 15 acre(s). [REF: V-79-19, V-88-3, V-86-58] [Deferred from 10/15/03, 11/5/03 & 11/19/03 & 12/10/03] (K-10) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**

03DRB-01692 Minor-SiteDev Plan
Subd

DENISH KLINE ASSOCIATES INC agent(s) for WEFCO PARTNERS INC request(s) the above action(s) for all or a portion of Tract(s) 4-B, 4-A-1, 5-B-1 AND 5-B-2, **BARRETT SUBDIVISION, LANDS OF WEFCO**, zoned C-2 community commercial zone, located on CENTRAL AVE SW, between UNSER BLVD SW and 86TH ST SW containing approximately 15 acre(s). [REF: V-88-3, 03DRB-01567, 03DRB-01568, 01569, 03DRB-01566, 01570] [Deferred from 10/15/03, 11/5/03 & 11/19/03 & 12/10/03] (K-10) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**

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, THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

11. **Project # 1001209**
03DRB-02027 Minor-SiteDev Plan
BldPermit/EPC
03DRB-02028 Minor-SiteDev Plan
Subd/EPC

GEORGE RAINHART & ASSOCIATES agent(s) for JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) A, **LAVA TRAILS**, zoned SU-1 for Neighborhood Commercial, located on WESTERN TRAILS NW, between UNSER BLVD NW and ATRISCO RD NW containing approximately 6 acre(s). [REF: 03EPC 00699/00701, 02500-00126, DRB 94-525] [Russell Brito, EPC Case Planner] [deferred from 12-10-03] (F-10) **DEFERRED TO 1-7-04.**

12. **Project # 1003120**
03DRB-02021 Minor-SiteDev Plan
BldPermit

BOHANNAN HUSTON INC. AND CONSENSUS PLANNING, INC. agent(s) for IDI request(s) the above action(s) for all or a portion of Tract(s) 1, **LEVI STRAUSS COMPANY ADDITION**, zoned SU-2 for M-1, located on ALAMEDA BLVD. NE, between OAKLAND AVE NE and WILSHIRE AVE. NE containing approximately 12 acre(s). [REF: Z-70-124] [deferred from 12-10-03] (C-18) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**

13. **Project # 1002796**
03DRB-02022 Minor-SiteDev Plan
BldPermit/EPC
03DRB-02024 Minor-SiteDev Plan
Subd/EPC

RMKM ARCHITECTURE agent(s) for ALBUQUERQUE FIRE DEPARTMENT, request(s) the above action(s) for all or a portion of Lot(s) 8-11, **KAY ADDITION** and Lots 8-10, Block(s) 4, **LOMA VERDE ADDITION**, zoned SU-1 & C-1, located on DALLAS NE, between CHARLESTON ST. NE and CHICO RD. NE containing approximately 1 acre(s). [REF:03EPC01099,01100,01101] [**Debbie Stover, EPC Case Planner**] [deferred from 12-10-03] (K-19) **WAS INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

14. **Project # 1002421**
03DRB-01968 Minor-SiteDev Plan
Subd
03DRB-01969 Minor-SiteDev Plan
BldPermit/EPC

GARRETT SMITH LTD agent(s) for NEW LIFE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 111-B, **TOWN OF ATRISCO GRANT, TRACT III – UNIT 6**, zoned SU-1 PRD (20DU/A, located on GWIN RD SW, between DELIA RD SW and 69TH ST SW containing approximately 1 acre(s). [REF: 03DRB-00053, 03EPC-00692] [**Juanita Vigil, EPC Case Planner**] [Deferred from 11/26/03 & 12/10/03] (K-10) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**

15. **Project # 1002873**
03DRB-01975 Minor-SiteDev Plan
BldPermit/EPC

DCSW INC agent(s) for MORELAND CORP request(s) the above action(s) for all or a portion of Tract(s) 5A & 7A, **YALE BUSINESS PARK**, zoned SU-1 Permissive O-1, C-2, IP, located on CENTRE AVE SE AND INTERNATIONAL AVE SE and containing approximately 5 acre(s). [REF: 03EPC-01324] [**Debbie Stover, EPC Case Planner**] [Deferred from 11/26/03] (L-16) **THE SITE PLAN FOR THE BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

03DRB-02033 Minor- Prelim&Final
Plat Approval

MARK GOODWIN & ASSOCIATES, agents for ALBUQUERQUE FACILITIES LLC, request(s) the above action(s) for all or a portion of Tract(s) 5A & 7A, **CAVAN SUNPORT CENTER**, zoned SU-1 Permissive O-1, C-2, IP, located on CENTRE AVE SE AND INTERNATIONAL AVE SE and containing approximately 5 acre(s). [REF: 03EPC-01324, 03DRB-01975] (L-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

16. **Project # 1003114**
03DRB-02000 Minor-SiteDev Plan
BldPermit

G. DONALD DUDLEY ARCHITECT, AIA, agent(s) for GARRETT GROUP INC request(s) the above action(s) for all or a portion of Lot(s) 9, **ALAMEDA BUSINESS PARK**, zoned SU-2 IP-EP, located on PASEO ALAMEDA NE, between PASEO DEL NORTE NE and ALAMEDA BLVD NE containing approximately 1 acre(s). [REF: 1000624, DRB-98-223] [Deferred from 12/3/03] (C-16) **THE SITE PLAN FOR THE BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS

17. **Project # 1002639**
03DRB-02026 Minor-Final Plat
Approval
- ISAACSON & ARFMAN PA agent(s) for TWO JOES LLC request(s) the above action(s) for all or a portion of Lot(s) 6-14, Block(s) 4, (to be known as **TREMENTINA SUBDIVISION**), NORTH ALBUQUERQUE ACRES TRACT 2, UNIT 3, zoned RD (7 du acre), located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 10 acre(s). [REF: 03DRB-00717 PP] (C-19) **THE FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
18. **Project # 1002335**
03DRB-02023 Minor-Extension of
Preliminary Plat
- WALLACE BINGHAM agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Tract(s) A, Block(s) 5, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3,(to be known as **TREVISO SUBDIVISION**) zoned R-D, located on WILSHIRE NE, between WYOMING NE and LOUISIANA NE containing approximately 3 acre(s). [REF: 02DRB-01698 PP] (C-19) **THE ONE YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

19. **Project # 1000460**
03DRB-02025 Minor-Sketch Plat or Plan
- KIRK WESSELINK agent(s) request(s) the above action(s) for all or a portion of Tract(s) 493, Unit(s) 7, **TOWN OF ATRISCO GRANT**, zoned R-1, located on SAGE RD. SW, between 86TH ST. SW and SAGE RD. SW containing approximately 5 acre(s). [REF: DRB-98-24/DRB-98-303, DRB-99-321/DRB-98-251] (M-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**
20. Approval of the Development Review Board Minutes for November 26, 2003. **THE BOARD APPROVED MINUTES SUBJECT TO CHANGES.**

ADJOURNED: 11:00 A.M.



Ma

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

ALBUQUERQUE

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002421

AGENDA ITEM NO: 14

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved Subdivision Improvements Agreement with financial guarantees is required for Site Development Plan sign-off by City Engineer.

RESOLUTION:

12-17-03

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: December 10, 2003



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

ALBUQUERQUE

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002421

AGENDA ITEM NO: 14

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved Subdivision Improvements Agreement with financial guarantees is required for Site Development Plan sign-off by City Engineer.

RESOLUTION:


12-17-03

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

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

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

FOR:

SIGNED: 
Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: December 10, 2003

#14



DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: 03-01975 (SBP)
Project Name: YALE BUSINESS PARK
Agent: DCSW INC.

Project # 1002873
EPC Application No.: 03EPC-01324
Phone No.: _____

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 12/10/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): *[Handwritten signature]*

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

Project Number 1002873



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

November 26, 2003

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned:

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1001753**
03DRB-01884 Major-Preliminary Plat
Approval
03DRB-01885 Minor-Subd Design (DPM)
Variance

MARK GOODWIN & ASSOCIATES agent(s) for MESA VERDE DEVELOPMENT CORP. request(s) the above action(s) for all or a portion of Lot(s) 1-11, Tract(s) 1, Block(s) 11, Unit(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **DESERT RIDGE TRAILS EAST**) zoned RD (3 DU/AC), located on FLORENCE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 11 acre(s). [Deferred from 11/26/03] (B-19) **DEFERRED AT THE AGENT'S REQUEST TO 12/3/03.**

2. **Project # 1002519**
03DRB-01883 Major-Vacation of Pub
Right-of-Way
03DRB-01882 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES agent(s) for SAN PEDRO EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 16, Tract(s) 2, Block(s) 5, Unit(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as TOWNHOMES @ LA CUEVA), zoned RD (7 DU/AC), located on WYOMING BLVD NE, between SIGNAL AVE NE and WILSHIRE AVE NE containing approximately 1 acre(s). [Deferred from 11/26/03] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 12/10/03.**

3. **Project # 1002856**
03DRB-01891 Major-Bulk Land
Variance
03DRB-01893 Major-Vacation of
Public Easements
03DRB-01892 Minor-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) C through F, ARROWOOD RANCH DEVELOPMENT, (to be known as MEADOWS @ ANDERSON HILLS, zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between FUTURE 98TH ST SW and FUTURE UNSER BLVD SW containing approximately 107 acre(s). [REF: 03DRB-00234, (1001979) 02DRB-01496 & 01497] [Listed under Project #1002480 in error] (P-9) **BULK LAND VARIANCE WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

4. **Project # 1002668**
03DRB-01888 Major-Preliminary Plat
Approval
03DRB-01889 Major-Vacation of
Public Easements
03DRB-01890 Minor-Temp Defer
SDWK

MARK GOODWIN & ASSOCIATES agent(s) for VISTA MAGNIFICA LLC request(s) the above action(s) for all or a portion of Block(s) 5, Tract(s) C and Tract(s) E & F, Block(s) 2, **VISTA MAGNIFICA**, and Lot(s) B, Block(s) 8, **PALISADES ADDITION**, zoned R-LT, located on ATRISCO DR NW, between I-40 NW and CLIFFSIDE DR NW containing approximately 7 acre(s). [REF: 03EPC-01089, 03DRB-00811] [Deferred from 11/26/03] (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 12/10/03.**

5. **Project # 1003094**
03DRB-01886 Major-Vacation of Pub
Right-of-Way

BOHANNAN HUSTON, INC. agent(s) for PHOENIX PROPERTY COMPANY request(s) the above action(s) for all or a portion of Block(s) 30, **NM TOWN COMPANY ORIGINAL TOWNSITE**, zoned SU-3 special center zone, located on LEAD AVE SE, between 3rd ST SE and 2nd ST SE containing approximately 1 acre(s). (K-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH 2 CONDITIONS OF FINAL PLAT APPROVAL.**

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

BOHANNAN HUSTO. INC. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 14, **EL RANCHO GRANDE, UNIT 14**, zoned R-LT, located on GIBSON BLVD SW, between BLAKE RD SW and MESSINA DR SW, containing approximately 23 acre(s). *[Deferred from 11/5/03]* (N-8, N-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/26/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/21/03 THE PRELIMINARY PLAT WAS APPROVED. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

BOHANNAN HUSTON INC. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 15, **EL RANCHO GRANDE SUBDIVISION, UNIT 15**, zoned R-LT, located on GIBSON BLVD SW, between BLAKE RD SW and MESSINA DRIVE SW containing approximately 23 acre(s). *[Deferred from 11/5/03]* (N-8, N-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/26/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/21/03 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 ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

MARK GOODWIN & ASSOCIATES, agent(s) for WESTLAND DEVELOPMENT CO., INC request(s) the above action(s) for all or a portion of Tract(s) J-2-A (to be known as **SUNDORO SOUTH, UNITS 1, 2 & 3**) WESTLAND NORTH SUBDIVISION, zoned SU-2 / R-LT, located on 98TH ST NW, between I-40 NW and LADERA DR NW containing approximately 35 acre(s). *[Deferred from 10/8/03, 10/22/03 & 11/5/03]* (J-8) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/26/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/16/03 THE PRELIMINARY PLAT WAS APPROVED. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B 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. . A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

9. **Project # 1002792**
03DRB-01780 Major-Vacation of
Public Easements

TIERRA WEST LLC agent(s) for TRUST OF ALBERT & MARY BLACK request(s) the above action(s) for all or a portion of Tract(s) 14A & 14B, **BLACK RANCH**, zoned SU-1 for C-1 & Rest (ETC) & SU-1, O-1, located on COORS BLVD NW, between ALAMEDA BLVD NW and the CALABACILLAS ARROYO containing approximately 10 acre(s). [REF: 03EPC-01085 & 01086] [Deferred from 11/12/03 & 11/26/03] (B-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/10/03.**

03DRB-01945 Minor-SiteDev Plan
Subd/EPC
03DRB-01946 Minor-SiteDev Plan
BldPermit/EPC

GEORGE RAINHART ARCHITECTS & ASSOCIATES, agents for TRUST OF ALBERT & MARY BLACK request(s) the above action(s) for all or a portion of Tract(s) 14A & 14B, **BLACK RANCH**, zoned SU-1 for C-1 & Rest (ETC) & SU-1, O-1, located on COORS BLVD NW, between ALAMEDA BLVD NW and the CALABACILLAS ARROYO containing approximately 10 acre(s). [REF: 03EPC-01085 & 01086, 03DRB-01780] [Debbie Stover, EPC Case Planner] [Deferred from 11/26/03] (B-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/10/03.**

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

BOHANNAN HUSTON, INC. & DENISH-KLINE ASSOCIATES, agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of Tract(s) D (to be known as **TAOS @ THE TRAILS**, The Trails (a portion of Tract 4, Black Ranch) zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). REF: 03DRB-01429 (SK)] [Deferred from 10/8/03, 11/5/03 & 11/26/03] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/10/03.**

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

BOHANNAN HUSTON & DENISH - KLINE ASSOCIATES, agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) C (to be known as **SANTA FE @ THE TRAILS**) The Trails (portion of Tract 4, Black Ranch) zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 17 acre(s). [Deferred from 10/8/03, 11/5/03 & 11/19/03, 11/26/03] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/10/03.**

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.

12. **Project # 1001656**
03DRB-01942 Minor-SiteDev Plan
BldPermit/EPC

MOLZEN-CORBIN & ASSOCIATES, agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT, request(s) the above action(s) for all or a portion of Tract(s) A & E, **DOUBLE EAGLE II AIRPORT**, zoned SU-1 special use zone, for Double Eagle Airport, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN NW and SHOOTING RANGE PARK RD NW containing approximately 14 acre(s). [REF: 02EPC-01956] [Chris Hyer, EPC Case Planner] (E-6, F-4, F-6) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

13. ~~Project # 1002421~~
03DRB-01968 Minor-SiteDev Plan
Subd
03DRB-01969 Minor-SiteDev Plan
BldPermit/EPC

GARRETT SMITH ...D agent(s) for NEW LIFE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 111-B, TOWN OF ATRISCO GRANT, TRACT III - UNIT 6, zoned SU-1 PRD (20DU/A, located on GWIN RD SW, between DELIA RD SW and 69TH ST SW containing approximately 1 acre(s). [REF: 03DRB-00053, 03EPC-00692] [Juanita Vigil, EPC Case Planner] [Deferred from 11/26/03] (K-10) DEFERRED AT THE AGENT'S REQUEST TO 12/10/03.

14. Project # 1002873
03DRB-01975 Minor-SiteDev Plan
BldPermit/EPC

DCSW INC agent(s) for MORELAND CORP request(s) the above action(s) for all or a portion of Tract(s) 5A & 7A, YALE BUSINESS BARK, zoned SU-1 Permissive O-1, C-2, IP, located on CENTRE AVE SE AND INTERNATIONAL AVE SE and containing approximately 5 acre(s). [REF: 03EPC-01324] [Debbie Stover, EPC Case Planner] [Deferred from 11/26/03] (L-16) DEFERRED AT THE AGENT'S REQUEST TO 12/10/03.

15. **Project # 1000694**
03DRB-01897 Minor-SiteDev Plan
BldPermit/EPC
03DRB-01898 Minor-Prelim&Final Plat
Approval

JCG & ASSOCIATES agent(s) for FAMILY WORSHIP CENTER request(s) the above action(s) for all or a portion of Lot(s) 226-230, **TOWN OF ATRISCO GRANT-AIRPORT UNIT**, zoned SU-1 for Church, located on GLENRIO RD NW, between I-40 and 72nd ST NW containing approximately 8 acre(s). [REF: DRB-96-415, DRB-96-313] [Mary Piscitelli, EPC Case Planner] [Deferred from 11/12/03] (J-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND REVISED SHEET C7, AND TO TRANSPORTATION DEVELOPMENT FOR PARKING LOT LAYOUT NEEDS TO BE DIMENSIONED FOR STALL SIZES AND ANGLE WIDTHS AND PARKING SPACE DETAIL DRAWING FOR TRANSPORTATION DEVELOPMENT SIGN OFF.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS

16. **Project # 1000132**
03DRB-01944 Minor-Ext of SIA for
Temp Defer SDWK

D. R. HORTON INC agent(s) request(s) the above action(s) for all or a portion of **CANTABELLA SUBDIVISION, UNIT 2**, zoned R-LT, located on VENTANA RD NW, EAST OF UNIVERSE BLVD NW and containing approximately 19 acre(s). [REF: 1000132, 1001453, 1000143] (B-10) **WITHDRAWN AT THE AGENT'S REQUEST.**

17. **Project # 1001453**
03DRB-01943 Minor-Ext of SIA for
Temp Defer SDWK

D. R. HORTON INC agent(s) request(s) the above action(s) for all or a portion of **CANTABELLA SUBDIVISION, UNIT 3**, zoned R-LT, located on VENTANA RD NW, EAST OF UNIVERSE BLVD NW and containing approximately 20 acre(s). [REF: 1000132, 1000143] (B-10) **WITHDRAWN AT THE AGENT'S REQUEST.**

18. **Project # 1000408**
03DRB-01971 Minor-Extension of Preliminary Plat
- MARK GOODWIN & ASSOCIATES agent(s) for C&W LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 490 & 491, Unit(s) 7, TOWN OF ATRISCO GRANT, **SAGE POINT SUBDIVISION**, zoned RD (14 DU/A), located on SAGE RD SW, between 86th ST SW and 82nd ST SW containing approximately 10 acre(s). (M-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**
19. **Project # 1000147**
03DRB-01973 Minor-Extension of Preliminary Plat
- MARK GOODWIN & ASSOCIATES agent(s) for C&W LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 57-60, Unit(s) 2, TOWN OF ATRISCO GRANT, **WHISPERING POINTE SUBDIVISION**, zoned RD (9 DU/A), located on SUNSET GARDENS SW between 82ND ST SW and UNSER BLVD SW containing approximately 24 acre(s). (L-10) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**
20. **Project # 1001400**
03DRB-01961 Minor-Prelim&Final Plat Approval
- RHOMBUS PA INC agent(s) for SORIDA GRIEGO REVOCABLE TRUST, ELSIE CLARK, TTEE, request(s) the above action(s) for all or a portion of Lot(s) 5, Tract(s) 197-b-1-a and 197-b-1-b, MRGCD MAP #35, **SORIDA ADDITION**, zoned RA-2 residential and agricultural zone, located on FLORAL RD NW, between DURANES RD NW and PACHECO LN NW containing approximately 1 acre(s). [REF: 01DRB-01140] (H-12) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

ADVANCED ENGINEER & CONSULTING, LLC agent(s) for FRANCISCO L. MELENDEZ request(s) the above action(s) for all or a portion of Lot(s) 13-A & 14-A, **RAYNOLDS ADDITION**, zoned SU-2 special neighborhood zone, MFR, located on 11TH ST SW, between SILVER AVE SW and GOLD AVE SW containing approximately 0.1625 acre(s). [REF: ZA-94-76, 02ZHE-00937 (1002035), 02DRB-01614, WAS INDEF. DEFERRED ON 11/5/03] (K-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR A CORRECT PRIVATE SANITARY SEWER EASEMENT TO SERVE CENTER LOT AND CLEAR SITE TRIANGLE EASEMENT ON BOTH END LOTS AND AMAFCA'S SIGNATURES.**

22. **Project # 1002132**
03DRB-01963 Minor-Final Plat
Approval

BOHANNAN HUSTON, INC agent(s) for ENTRADA DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) G, **VILLAGE CENTER NORTH**, (to be known as **VILLA DE VILLAGIO**) zoned SU1-R2, located on STONEBROOK PL NW, between SUMMER RIDGE RD NW and MONTEREY PIER DR NW containing approximately 13 acre(s). [REF: 1000898] (A-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PAYMENT OF CASH-IN-LIEU AND AMAFCA'S SIGNATURE.**

23. **Project # 1002636**
03DRB-01959 Minor-Prelim&Final Plat
Approval
03DRB-01960 Minor-Sidewalk Waiver

SURVEYS SOUTHWEST LTD agent(s) for ROBERT SIEGLITZ request(s) the above action(s) for all or a portion of Lot(s) 24, **RICE'S DURANES ADDITION NO. 1**, zoned R-2 residential zone, located on RICE AVE NW, between RIO GRANDE BLVD NW and DURANES NW containing approximately 1 acre(s). [REF: 03DRB-01084, 03DRB-00708] [Deferred from 11/26/03] (H-13) **DEFERRED AT THE AGENT'S REQUEST TO 12/3/03.**

24. **Project # 1002933**
03DRB-01966 Minor-Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES, INC agent(s) for HOECH REAL ESTATE CORP request(s) the above action(s) for all or a portion of Lot(s) 28, Block(s) 18, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3, (to be known as **VINEYARD ESTATES, UNIT IV-B**) zoned RD (5 DU/A), located on CARMEL AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 2 acre(s). [REF: 03DRB-01443, 03DRB-01444, 03DRB-01446] (C-20) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

25. **Project # 1001730**
03DRB-01972 Minor-Sketch Plat or
Plan

SURVEYS SOUTHWEST LTD agent(s) for JOHN & CRISTY ROMERO request(s) the above action(s) for all or a portion of Tract(s) 175-A-1, 175-A-3, 175-A-2-B, 181-A-1-A, **MRGCD MAP 35**, zoned RA2, located on LEONORA DR NW, between GABALDON RD NW and CAMILO LN NW containing approximately 2 acre(s). [REF: 02DRB-00203, 02DRB-00482] (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. **Project # 1003110**
03DRB-01967 Minor-Sketch Plat or
Plan

WILKS COMPANY ag (s) for SAMHO LLC
request(s) the above action(s) for all or a portion of
Lot(s) 5 & 6, Block(s) 4, **MONKBRIDGE ADDITION**,
zoned C-3 heavy commercial zone, located on 4TH
ST NW, between AZTEC NW and VERANDA NW
containing approximately 1 acre(s). (G-14) **THE
ABOVE REQUEST WAS REVIEWED AND
COMMENTS WERE GIVEN.**

27. Approval of the Development Review Board Minutes for November 12, 2003. **MINUTES WERE
APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 12:35 P.M.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

ALBUQUERQUE

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB- 1002421 Item No. 13 Zone Atlas K-10

DATE ON AGENDA 11-26-03

INFRASTRUCTURE REQUIRED () YES () NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

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

No.	Comment
①	WHY ARE SIDEWALKS NOT ON INFRASTRUCTURE LIST (WITHIN PUBLIC R-O-W)
②	SITE PLAN FOR SUB-DIVISION SHOULD LIST RAMP FOR C3
③	HOW WILL OVERTAKING OF VEHICLES BE PREVENTED ONTO WALKWAYS? STANDARD SPACE IS 8-5' X 20'

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:



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

Development Review Board Comments

Project Number: 1002421
Application Number: 03DRB-01968

DRB Date: 11/26/03
Item Number: 13

Subdivision:

Tract 111-B, Town of Atrisco Grant, Tract III-Unit 6

Request for:

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

Zoning: SU-1 PRD

Zone Page: K-10


New Lots (or units) : 15

Parks and Recreation Comments:

This request will be subject to the following requirements of the City Park Dedication and Development Ordinance:

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 15 new residential units will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

Signed: 

Christina Sandoval, (DMD)

Phone: 768-3808



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

天
天
天
天
天

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002421

AGENDA ITEM NO: 13

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage plan is on file for Preliminary Plat approval.

RESOLUTION:

12-10-03

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

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: November 26, 2003

Vertical stamp or mark on the right margin.

#13

City of Albuquerque
Planning Department
Inter-Office Memorandum

November 25, 2003

TO: Sheran Matson, DRB Chair
FROM: Juanita Vigil, Planner
SUBJECT: Project # 1002421 New Life Homes

The Environmental Planning Commission approved Project 1002421/03EPC 00692, Site Development Plan for Building Permit, on June 19, 2003 and delegated approval of the Site Development Plan for Subdivision to the Development Review Board. This case was appealed to City Council and was remanded back to EPC to have the applicant provide additional off-street parking spaces. The EPC allowed the case to be delegated to DRB for the placement of those additional spaces. The applicant has provided the 21 off-street parking spaces but does not meet the following requirements:

1. The applicant is not providing parking spaces that are 20' in length and a barrier two feet from a pedestrian walkway.
2. The submittal does not meet condition number 8, which requires a 6' wide landscape buffer between off-street parking spaces and the property line. Currently, the submittal shows a 6' wide pedestrian walkway in place of the landscape buffer.

After meeting with the agent regarding these issues, it was determined that the site has the space to accommodate these two requirements but would require shifting elements of the site. Since the agent was not able to modify the site plan by the November 26, 2003 DRB hearing, delegation to Planning staff for final approval is appropriate.

If you should have any questions regarding this matter, please do not hesitate to call me at 924-3349.

Thank you.

*n/26/03
Juanita Vigil needs to
initial SDR maps before
I sign.*

November 9, 2007

City of Albuquerque
Planning Department
Inter-Office Memorandum

TO: Sheran Matson, DRB Chair
FROM: Anna DiMambro, Planner ^{AD}
SUBJECT: Project # 1002421

On September 20, 2007, the Environmental Planning Commission approved Project # 1002421, case number 07EPC 40037, a request to amend a site development plan for subdivision for Lots 111B and 111C, Town of Atrisco Grant, Unit 6, located on Bataan SW between Delia Ave SW and Gwin St SW.

Upon DRB approval of the site development plan for subdivision, the applicant will have satisfied all of the EPC conditions of approval.

If you should have any questions regarding this case, please do not hesitate to call me at 924-3924.

Thank you.



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

ALBUQUERQUE

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002421

AGENDA ITEM NO: 20

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

site plan for Bld permit.

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

RESOLUTION:

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: December 17, 2003

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To

Private Inspector	City Inspector	City Cnst Engineer

1 _____ NOTES

2 _____

3 _____

AGENT / OWNER

DENNIS A. LORENZ

NAME (print)

BRASHER & LORENZ

FIRM

[Signature]
SIGNATURE - date

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

R.J.
12/17/03

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 12/17/03
DRB CHAIR - date

[Signature] 12/17/03
PARKS & GENERAL SERVICES - date

[Signature] 12/17/03
TRANSPORTATION DEVELOPMENT - date

[Signature] 12/17/03
UTILITY DEVELOPMENT - date

[Signature] 12-17-03
CITY ENGINEER - date

AMA FCA - date
- date
- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

Oct 27 03 02:01 P BRASHER & LORENZ

11 December 2003

Ms. Sheran Matson, Chair
Development Review Board
City of Albuquerque
Plaza Del Sol
Albuquerque, New Mexico 87102

RE: Site Development Plan for Subdivision - Newlife Homes 3 - 15 Unit Apartment
Development: Project # 1002421
03DRB-01968 Minor-SiteDev Plan Subd
03DRB-01969 Minor-Site OPlan BldPermit/EPC

Dear Ms. Matson:

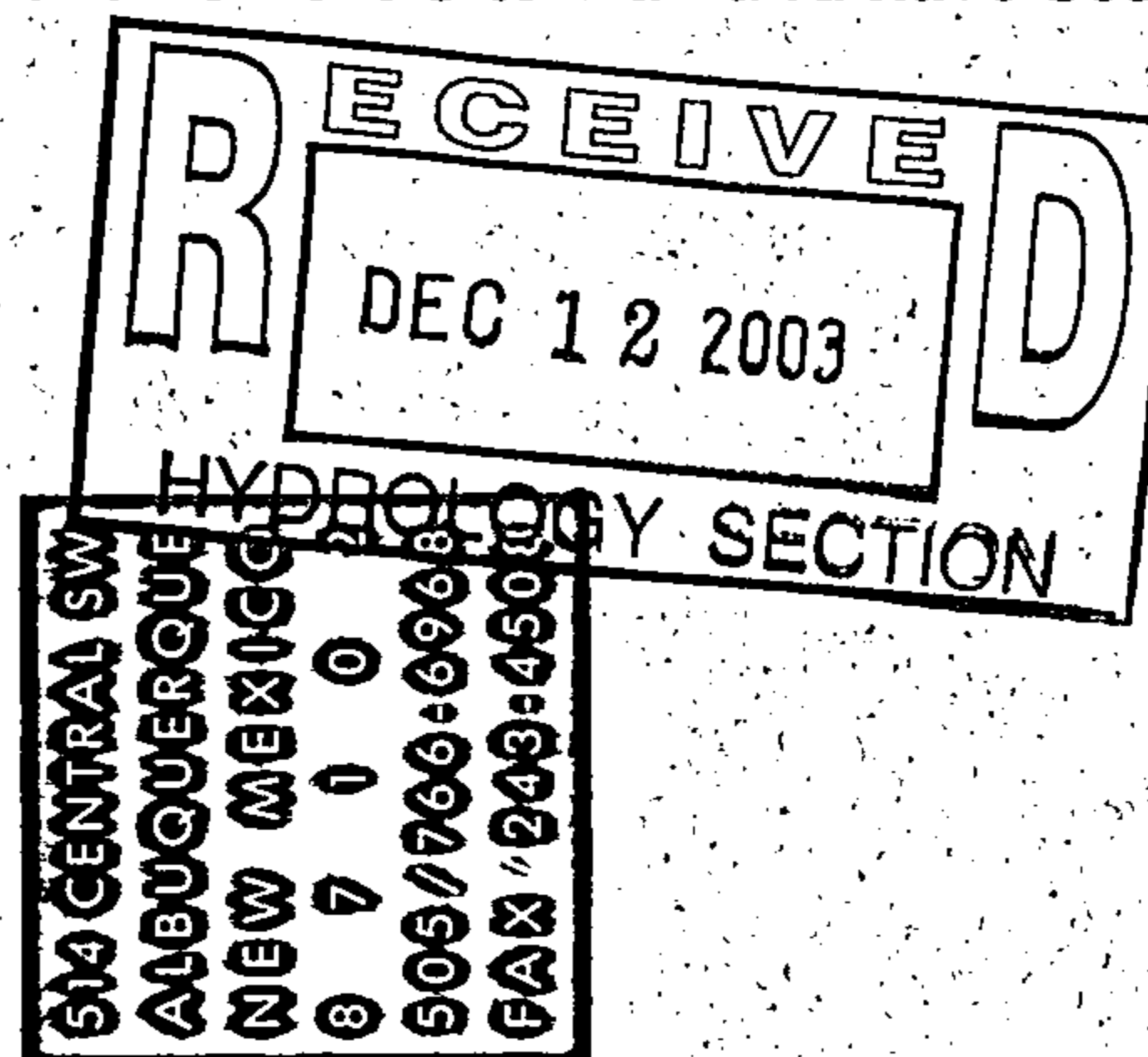
Submitted herewith for review and approval are 5 copies of the documents required for Site Development Plan for Building Permit with corrections or additions as noted:

1. Water meter size and calculations have been faxed to Roger Green.
2. Six " water line to be built as part of the project is added to Sheet C-3. Future 6" water line is shown relocated (requested by Roger Green).
3. New sidewalks are shown on Infrastructure List (requested by Wilfred Gallegos).
4. Site Development Plan for Subdivision shows radius of 25' at C3 (requested by Wilfred Gallegos).
5. Standard parking spaces are shown as 18'-0" with 2'-0" overhang area not within 6'-0" sidewalk (requested by Wilfred Gallegos).
6. Park Dedication fee will be paid by the Owner, NewLife Homes 3, during building permit.
8. The pedestrian walkway at the north property line is replaced with a landscape buffer.
9. The Landscape Plan has been revised to reflect changes necessitated by issues noted above.
10. The six (6) parking spaces added are labeled as such on the Site Plan and have been reviewed and initialed by Juanita Vigil.

Sincerely,



Ronald Jacob, Project Manager



SHERMAN
MATSON

#20

11 December 2003

Ms. Sheran Matson, Chair
Development Review Board
City of Albuquerque
Plaza Del Sol
Albuquerque, New Mexico 87102

RE: Site Development Plan for Subdivision - Newlife Homes 3 - 15 Unit Apartment
Development: Project # 1002421
03DRB-01968 Minor-SiteDev Plan Subd
03DRB-01969 Minor-Site OPlan BldPermit/EPC

Dear Ms. Matson:

This office has requested deferral from the 10 December 2003 DRB Hearing Agenda. A check for \$50.00 is attached.

The changes to Site Plan, Landscape Plan and Conceptual Utilities Plan were not ready for submittal on or before 7 December 2003.

We request that the subject project be placed on the 17 December 2003 DRB Agenda.

Sincerely,



Ronald Jacob
Project Manager

514 CENTRAL SW
ALBUQUERQUE
NEW MEXICO
8 7 1 0 2
505/766-6968
FAX/243-4508

ONE STOP SHOP ••• FRONT COUNTER

City of Albuquerque • Planning Department

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

PAID RECEIPT

APPLICANT NAME

NEW LIFE HOMES

AGENT

GARRETT SMITH LTD.

ADDRESS

514 CENTRAL SW

PROJECT NO.

1002421

APPLICATION NO.


030RB-01968 & 01969 SDP SD & SPBP

\$ 50⁰⁰ 441006 / 4983000 (DRB Cases) Deferral Fee

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

\$ _____ 441018 / 4971000 (Notification)

\$ 50⁰⁰ Total amount due

GARRETT SMITH LTD. 07-91 514 CENTRAL SW 505-766-6968 ALBUQUERQUE, NM 87102		10313 <small>95-219 176 1070</small> DATE <u>December 12, 2003</u>
PAY TO THE ORDER OF <u>City of Albuquerque</u>		\$ <u>50.00</u>
<u>Fifty and No/100</u>		DOLLARS <input checked="" type="checkbox"/>
 Wells Fargo Bank New Mexico, N.A. 200 Lomas NW Albuquerque, NM 87102 www.wellsfargo.com	***DUPLICATE*** <i>Stephanie [Signature]</i> City of Albuquerque	
FOR <u>NewLife Homes 3 (DRB)</u>		9:07AM LOC: ANNX
MICR: <u>⑈010313⑈ +⑈107002192⑈ ⑈1017550548⑈ ⑈003</u>		

Account	441006	Fund	0110
Activity	4983000	TRSTAN	
Trans Amt		\$50.00	
J24 Misc		\$50.00	
CK	10/28/03	\$50.00	
CHANGE		\$0.00	

4/13/2003

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 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: NEW LIFE HOMES, INC. PHONE: 505-293-7553

ADDRESS: P.O. BOX 90486 FAX: 505-293-7049

CITY: ALBUQUERQUE STATE NM ZIP 87199 E-MAIL: ---

Proprietary interest in site: 15 UNIT APARTMENT DEVELOPMENT

AGENT (if any): GARRETT SMITH LTD. PHONE: 505-766-6968

ADDRESS: 514 CENTRAL NW FAX: 505-243-4508

CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: ---

DESCRIPTION OF REQUEST: APPROVAL OF SITE DEVELOPMENT PLAN FOR SUBDIVISION

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

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

Lot or Tract No. TRACT 111-B Block: --- Unit: 6

Subdiv./ Adn. TOWN OF ANISCO GRANT TRACT III

Current Zoning: SU-1 PRD 20 DU/A Proposed zoning: N/A

Zone Atlas page(s): K-10-2 No. of existing lots: --- No. of proposed lots: ---

Total area of site (acres): .75 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. --- MRGCD Map No. ---

LOCATION OF PROPERTY BY STREETS: On or Near: GWYN RD. NW

Between: DELIA RD. NW and 69TH ST. NW

CASE HISTORY: Juanita Vigil, 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.): 100242, 03 DRB-00053 SKETCH PLAN 03EPC-00692

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

SIGNATURE R. Jacobs DATE 11/18/03

(Print) RONALD JACOBS ___ Applicant Agent

FOR OFFICIAL USE ONLY

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

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	03DRB - 01968	SPS	---	\$ 385.00
<input checked="" type="checkbox"/> All fees have been collected	03DRB - 01969	SBP	---	\$
<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 <u>NO</u>	---	---	---	\$
<input type="checkbox"/> F.H.D.P. density bonus	---	---	---	\$
<input type="checkbox"/> F.H.D.P. fee rebate	---	---	---	\$
Hearing date <u>NOV 26 2003 9:00 AM</u>				Total \$ <u>385.00</u>

JM "11/18/03"
Planner signature / date

Project # 1002421

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.

RONALD JACOB
Applicant name (print)
R. Jacob
Applicant signature / date
11/18/03



Form revised September 2001

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

Application case numbers
03DRB - 01968

JM 11/18/03
Planner signature / date
Project # 1002421

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.

RONALD JACOB
Applicant name (print)
R. Jacob 11/18/03
Applicant signature / date



Form revised September 2001

- ✓ Checklists complete
 - ✓ Fees collected
 - ✓ Case #s assigned
 - ☐ Related #s listed
- Application case numbers
03DRB -01969

JM 11/18/03
Planner signature / date
Project # 1002421

SIA Sequence #	COA DRC Project #	Size

Private Inspector	City Inspector	City Cnstl Engineer
/	/	/
/	/	/
/	/	/
/	/	/

Type of Improvement	Location	From	To

NOTES

1

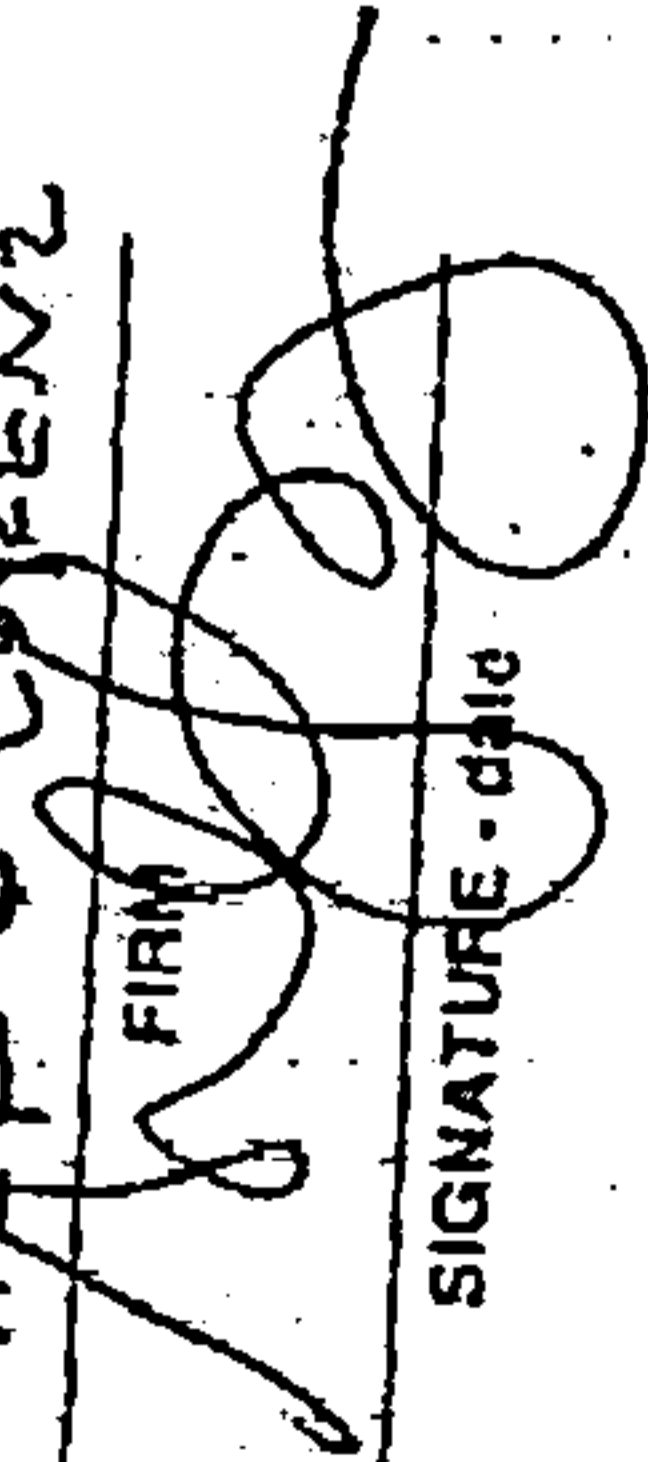
2

3

AGENT/OWNER: DENNIS A. LORENZ

NAME (print): DENNIS A. LORENZ

FIRM: BRASHER & LORENZ

SIGNATURE - date: 

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date _____

TRANSPORTATION DEVELOPMENT - date _____

UTILITY DEVELOPMENT - date _____

CITY ENGINEER - date _____

PARKS & GENERAL SERVICES - date _____

AMA/CA - date _____

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT/OWNER



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

Date: June 20, 2003

OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1002421
03EPC-00692 EPC Site Development Plan-Building
Permit

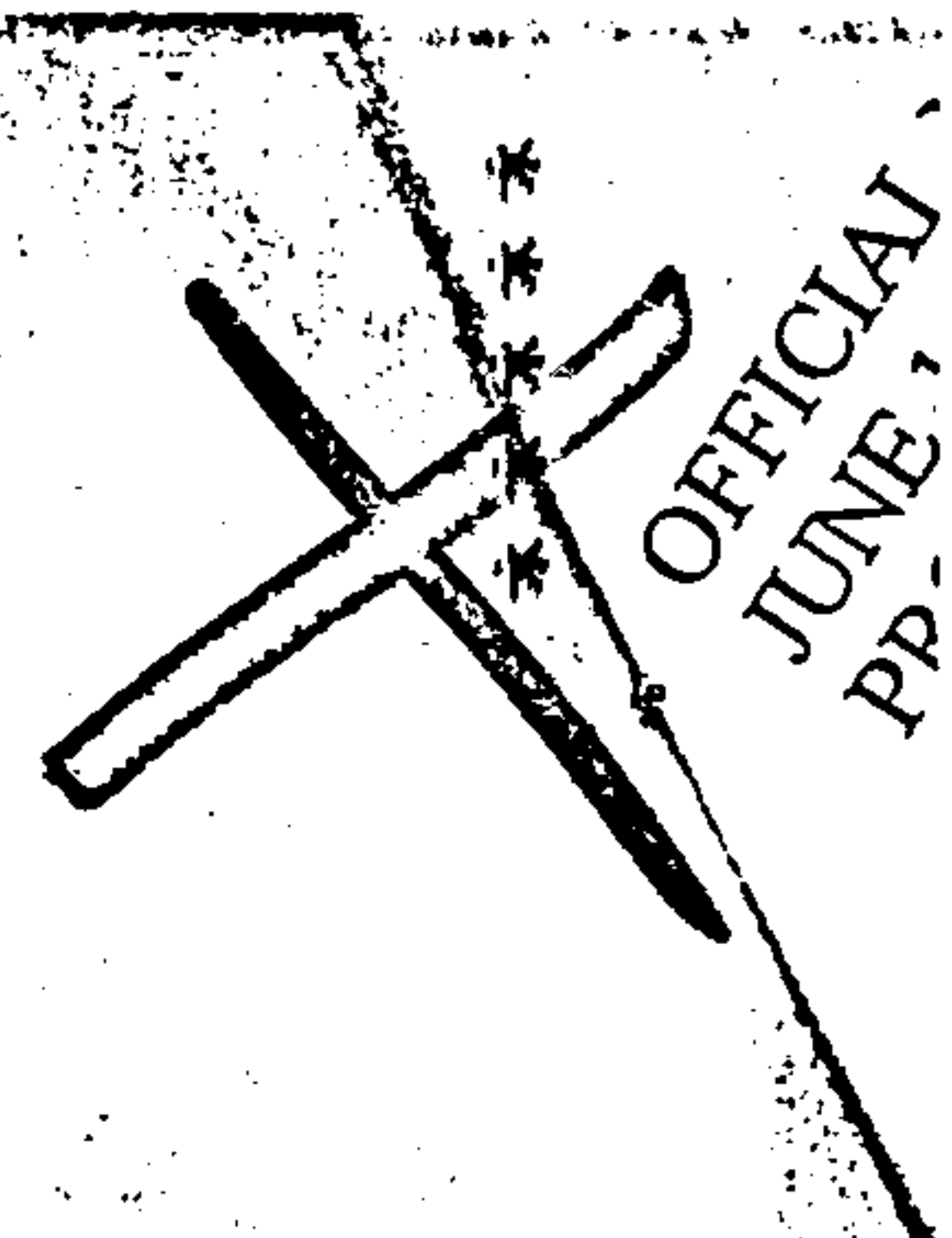
Newlife Homes, Inc.
P.O. Box 90486
Albuq. NM 87199

LEGAL DESCRIPTION: for all or a portion of Tract 111, Town of Atrisco Grant, Unit 6, zoned SU-1 PRD 20 du/a, located on GWIN ROAD SW, between 69TH STREET SW and BATAAN DR SW, containing approximately 1 acre. (K-10) Juanita Vigil, Staff Planner

On June 19, 2003 the Environmental Planning Commission voted to approve Project 1002421/03EPC 00692, a site development plan for building permit, for a 0.75-acre portion of Tract 111, Town of Atrisco Grant, Unit 6, zoned SU-1 PRD 20 DU/Acre, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for building permit for a 0.75-acre site, the westerly portion of Tract 111, Town of Atrisco Grant, Unit 6, located on Gwin Road between 69th Street and Bataan Dr SW. The subject site is an undeveloped property zoned SU-1 PRD 20/DU/Acre.
2. The applicant is proposing to develop the site with 15, single-story, single bedroom apartment units with 544 square feet for each unit. The site plan depicts small clusters of three units surrounded by outdoor landscaped and open space areas. According to the applicant, individuals with special needs and who are able to live in an independent living situation will occupy these units.
3. The proposed development is an allowed use under the site's SU-1 for PRD 20 DU/Acre zone category.



4. The site development plan furthers the applicable policies and intent of the *Comprehensive Plan* by allowing new growth to be accommodated in an area where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured. (Policy 5e, Established Urban, Comprehensive Plan)
5. This site plan for building permit request is for 15 dwelling units within the boundaries of the *West Side Strategic Plan*. Comments received from Albuquerque Public Schools currently indicate that Alamosa Elementary, Truman Middle School and West Mesa High School are operating close to capacity and are projected to accrue substantial enrollment increases within the next five years. Approval of this request will not adversely affect the student capacities at these schools. (Policy 2.5, WSSP).
6. This request furthers the goals of the *West Side Strategic Plan* by proposing development at a higher density in an area near the intersection of Bridge and Coors. (Policy 3.29, WSSP)
7. This request is also in conformance with the design guidelines of the *West Route 66 Sector Development Plan*. (Beginning on page 82)
8. The submittal will be adequate with some changes and conditions and will meet the definition of a site development plan for building permit as defined in the *Comprehensive City Zoning Code*.

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. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
- ~~2. The applicant shall obtain approval of a site development plan for subdivision from the Development Review Board (DRB) as defined in the *Comprehensive City Zoning Code*.~~
3. The applicant shall provide information on the site development plan for subdivision that identifies maximum building heights, minimum building setbacks, maximum number of dwelling units and Floor Area Ratio calculations consistent with the information provided on the proposed submittal.
4. The applicant shall provide information that clearly identifies useable open calculations that shall be consistent with the amount identified in the R-2 zone of the *Comprehensive City Zoning Code*.

OFFICIAL NOTICE OF DECISION

JUNE 19, 2003

PROJECT #1002421

PAGE 3 OF 4

5. A notation shall be provided on the submittal indicating that all lighting fixtures shall be of full cut-off type to prevent fugitive light from escaping beyond the property line. The light source shall not be visible from below the fixture housing.
6. The materials colors of all doors and windows shall be provided.
7. Identify area on the site plan with access aisle for future parking lot for a minimum of 6 spaces. No permanent structure shall be placed upon this area. The landscaping plan shall reflect the possible future parking and access aisle in the placement of trees.
8. The applicant shall modified the submittal to ensure that the required landscape buffer along the south and north property lines are provided between areas dedicated for off-street parking and property lines as required in Section 14-16-3-10(E)(3) of the *Comprehensive City Zoning Code*.
9. The landscape plan shall identify the number of plant species that will be installed on the subject site.
10. The submittal shall be modified to ensure that all internal pedestrian walkways are 6' wide as specified in Section 14-16-3-1(G)(1) of the *Comprehensive City Zoning Code*.
11. The applicant shall comply with the conditions of approval as stipulated by the City Engineer:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
 - b. Site shall comply and be designed per DPM Standards and current COA Zoning Code.
 - c. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JULY 7, 2003 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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

OFFICIAL NOTICE OF DECISION

JUNE 19, 2003

PROJECT #1002421

PAGE 4 OF 4

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

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

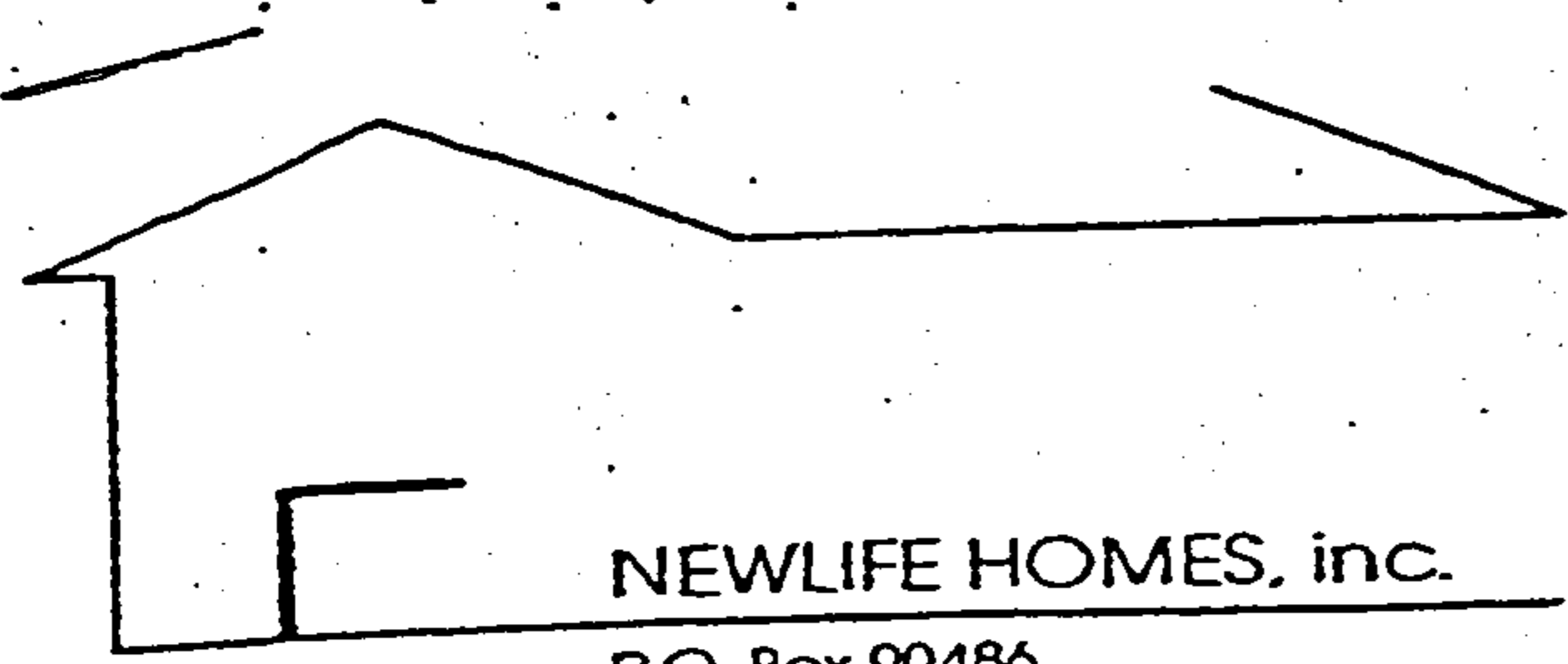
Sincerely,


For Victor J. Chavez
Planning Director

VJC/JV/ac

cc: Garrett Smith Ltd., 514 Central SW, Albuquerque, NM 87102
Johnny Pena, Alamosa NA, 6013 Sunset Gardens SW, Albuquerque, NM 87121
Carlos Roybal, Alamosa NA, 6013 Sunset Gardens SW, Albuquerque, NM 87121
Klarissa Pena, 6525 Sunset Gardens SW, Albuquerque, NM 87121
Robert Hall, 609 Bataan SW, Albuquerque, NM 87121

1111111111



NEWLIFE HOMES, inc.
P.O. Box 90486
Albuquerque, NM 87199-0486

TEL (505) 293-7553
FAX (505) 293-7049

June 26, 2001

Dear Stephanie,

The Board of NewLife Homes met on June 21 and unanimously approved the appointment of Garrett Smith Ltd. to be the architect for our Westside Apartment Complex. This will be an exciting endeavor and we appreciate the time you spent on the proposal.

When we spoke on the 22nd I mentioned that HUD requires a project planning conference to be held sometime in mid July. They have not come back to me with a precise date or time. Traditionally this meeting has been at their Ft. Worth office but we convinced them to have a video conference at the local HUD office downtown. The meeting is not anticipated to exceed one hour.

I am enclosing the official HUD project planning conference agenda with areas highlighted that pertain to the project architect. I have had mixed reports on the import of the meeting. Previous Section 811 recipients have said that the meeting was only an occasion for HUD to outline the program. On the other hand HUD has indicated that they would like to see some preliminary design considerations.

At a minimum HUD requires the project architect and myself (sponsor/owner/developer) to attend the meeting and we should have a preparatory meeting prior to the video conference. I also want to bring the architect up to speed with other aspects of the project as they relate to HUD's requirements.

Please let me know when we can meet and who will be able to attend the mid July conference.

Sincerely,

John Bloomfield

18 November 2003

Ms. Sheran Matson, Chair
Development Review Board
City of Albuquerque
Plaza Del Sol
Albuquerque, New Mexico 87102

RE: Site Development Plan for Subdivision - Newlife Homes 3 - 15 Unit Apartment
Development

Dear Ms. Matson:

Submitted herewith for review and approval are 6 copies of the documents required for Site
Development Plan for Subdivision. This submittal is made per an EPC condition of
approval for Site Development Plan for Building Permit - PROJECT #1002421.

The subdivision of the 3.1793 Acres Tract III, Unit No. 6, Town of Atrisco Grant, Carlos
Rey Subdivision is required to allow for sale to NewLife Homes, Inc. a .75 Acre parcel for
which a 15 Unit Apartment Development will be constructed.

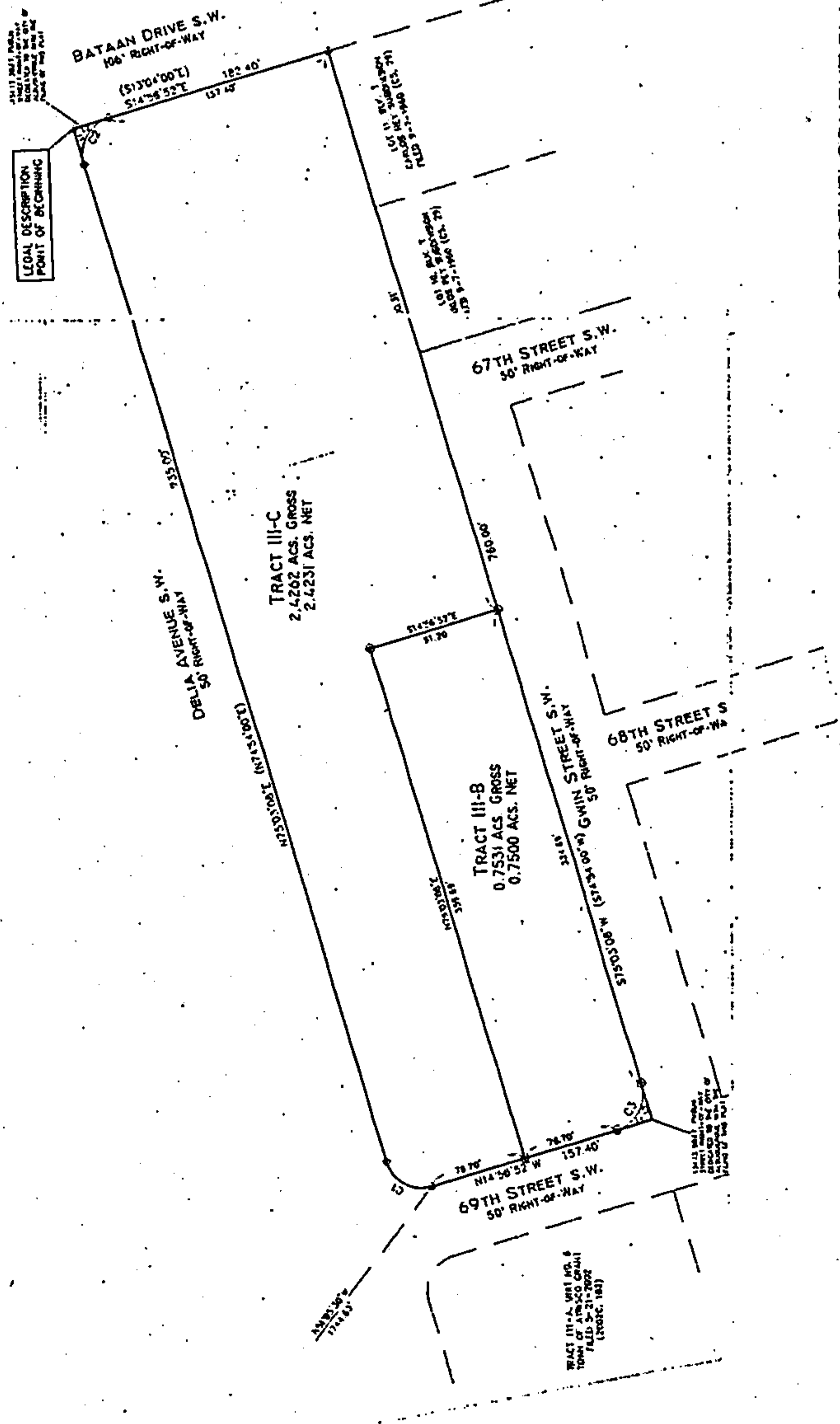
Copies of the Site Plan and Building Elevations submitted to EPC are attached.

Sincerely,



Ronald Jacob
Project Manager

514 CENTRAL SW
ALBUQUERQUE
NEW MEXICO
8 7 1 0 2
505/766-6968
FAX / 248-4508



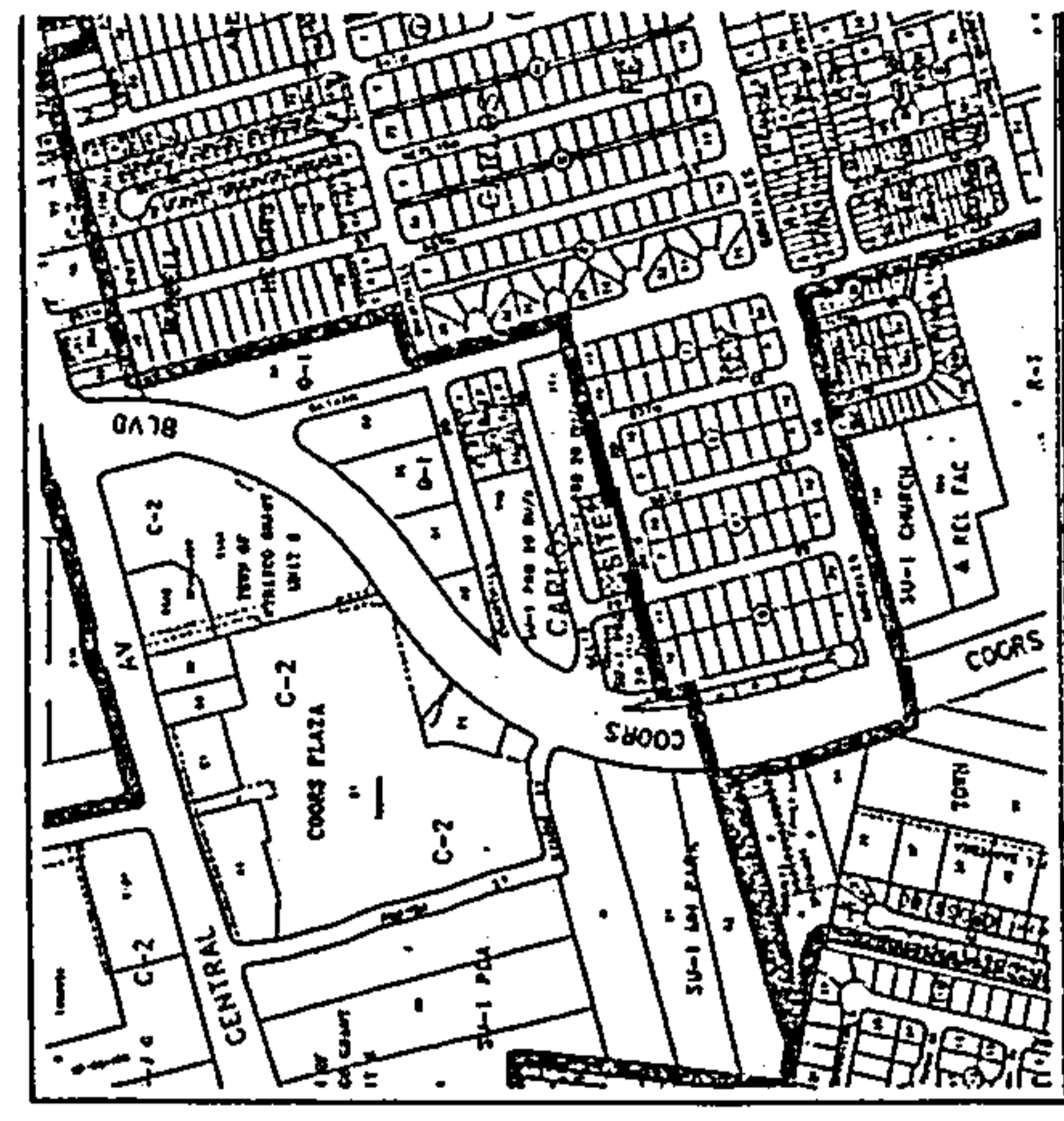
**SITE DEVELOPMENT PLAN FOR SUBDIVISION:
REQUIRED INFORMATION**

THE SITE: The site now consists of 1 undeveloped lot containing approximately 3.1793 acres zoned SU-1 PRD 20 Dwelling Units per Acre.

SUMMARY OF REQUEST: Approval of request for subdivision to create 2 tracts/lots. Tract III-C containing approximately 2.4262 acres and Tract III-B containing approximately 0.7531 acres.

PROPOSED USE: The zoning for Tract III-B is SU-1 PRD 20 du/a. A Site Plan for Building Permit has been approved with conditions by the EPC Project Number: 1002421 Case Number: 03EPC 00082. A copy of the Site Plan and Building Elevations are attached. The proposed development for Tract III-B is to build 15 single bedroom apartments. A condition of approval, by EPC, requires a Site Development Plan for Subdivision.

- MAXIMUM BUILDING HEIGHT:** 16'-0"
- MINIMUM BUILDING SETBACKS:**
 - Front Yard 5'-0"
 - Side Yard 5'-0"
 - Street Side Yard 25'-0"
 - Rear Yard 5'-0"
 - Distance Between Buildings 15'-0"
- MAXIMUM TOTAL DWELLING UNITS:** 20 Dwelling Units per Acre
- MAXIMUM FLOOR AREA RATIO:** .25



Vicinity Map - No. K-10

EPC PROJECT #: _____
CASE #: _____
DRB #: _____

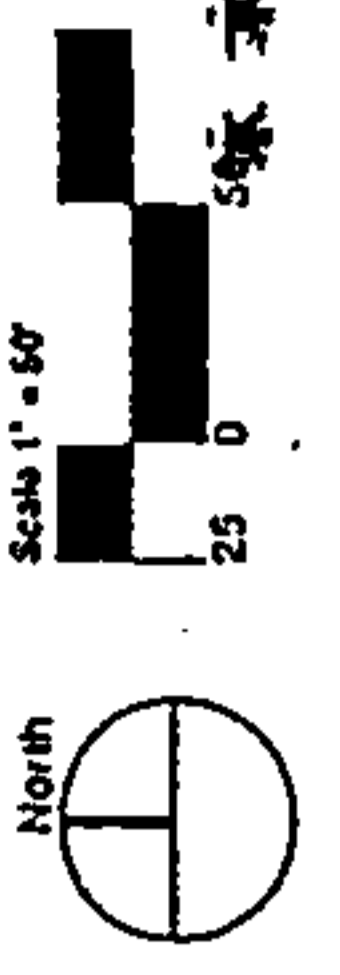
APPROVALS

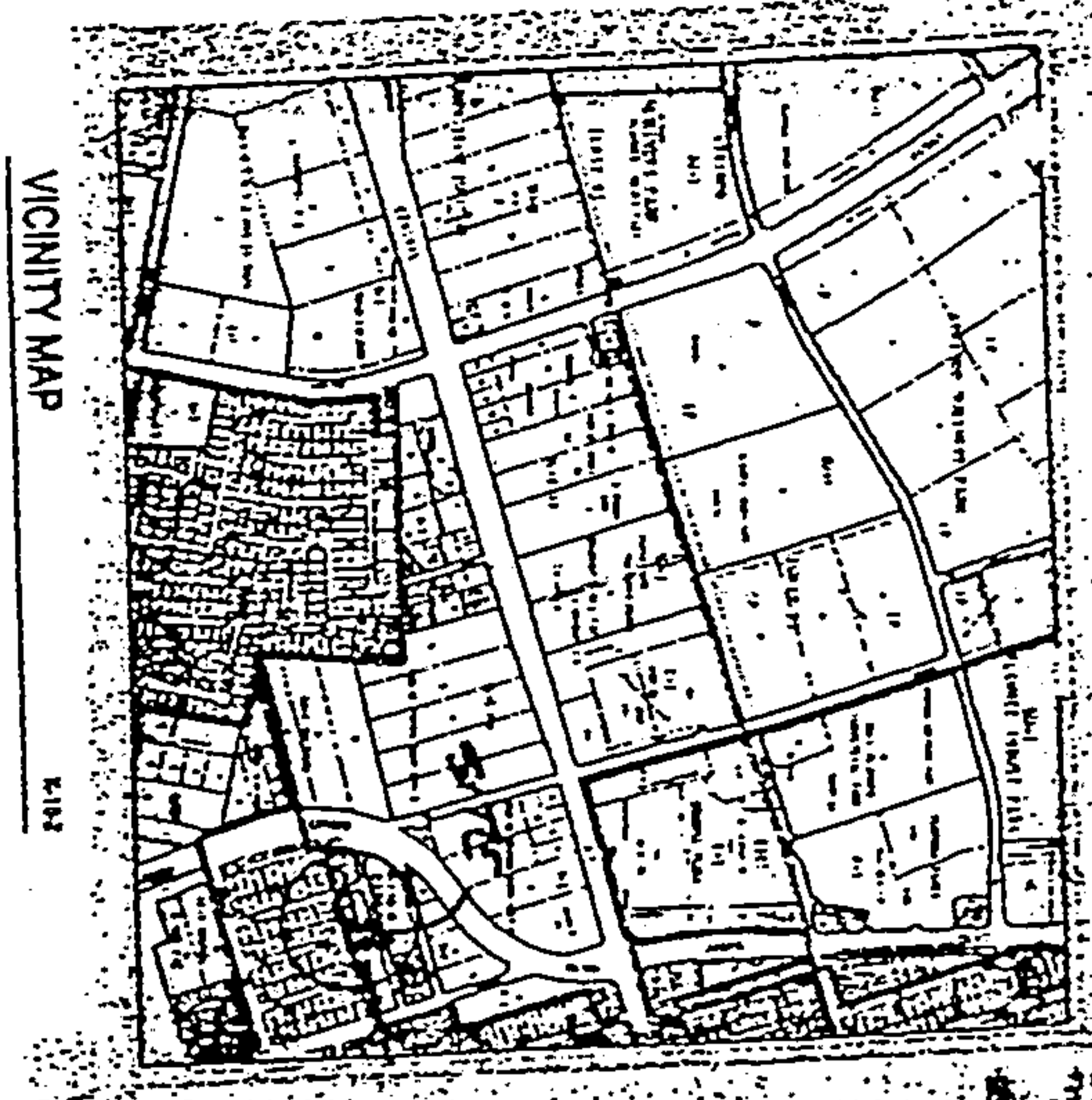
Planning Director	Date
Transportation Development	Date
City Engineer / AMAPCA	Date
Utility Development	Date
Parks and Recreation Development	Date

**Site Plan for Subdivision
Tracts III-B & III-C
NEWLIFE HOMES, INC.**

Prepared for:
NewLife Homes, Inc.
P.O. Box 00486
Albuquerque, NM 87199

Prepared by:
Garrett Smith Ltd.
514 Central SW
Albuquerque, NM 87102





Application Number: _____
 This plan is submitted with the specific Site Development Plan approved by the
 City of Vancouver Planning Commission (1971), and
 is subject to the conditions in the Official Development Plan and the
 Official Development Permit (ODP) issued by the City of Vancouver.

DATE DEVELOPMENT PLAN RESOVED APPROVAL

Public Engineering, Transportation Division	Date
Urban Development	Date
Parks and Recreation Department	Date
City Engineer	Date
Environmental Health Department (Sanitation)	Date
Real Estate Management	Date
City Administration, Planning Department	Date

OFF STREET PARKING
 (1) 10 SPACES PROVIDED FOR EACH OF THE 10 UNITS (10 SPACES)
 (2) 10 SPACES PROVIDED FOR EACH OF THE 10 UNITS (10 SPACES)
 (3) 10 SPACES PROVIDED FOR EACH OF THE 10 UNITS (10 SPACES)
 (4) 10 SPACES PROVIDED FOR EACH OF THE 10 UNITS (10 SPACES)

SYMBOL LEGEND:

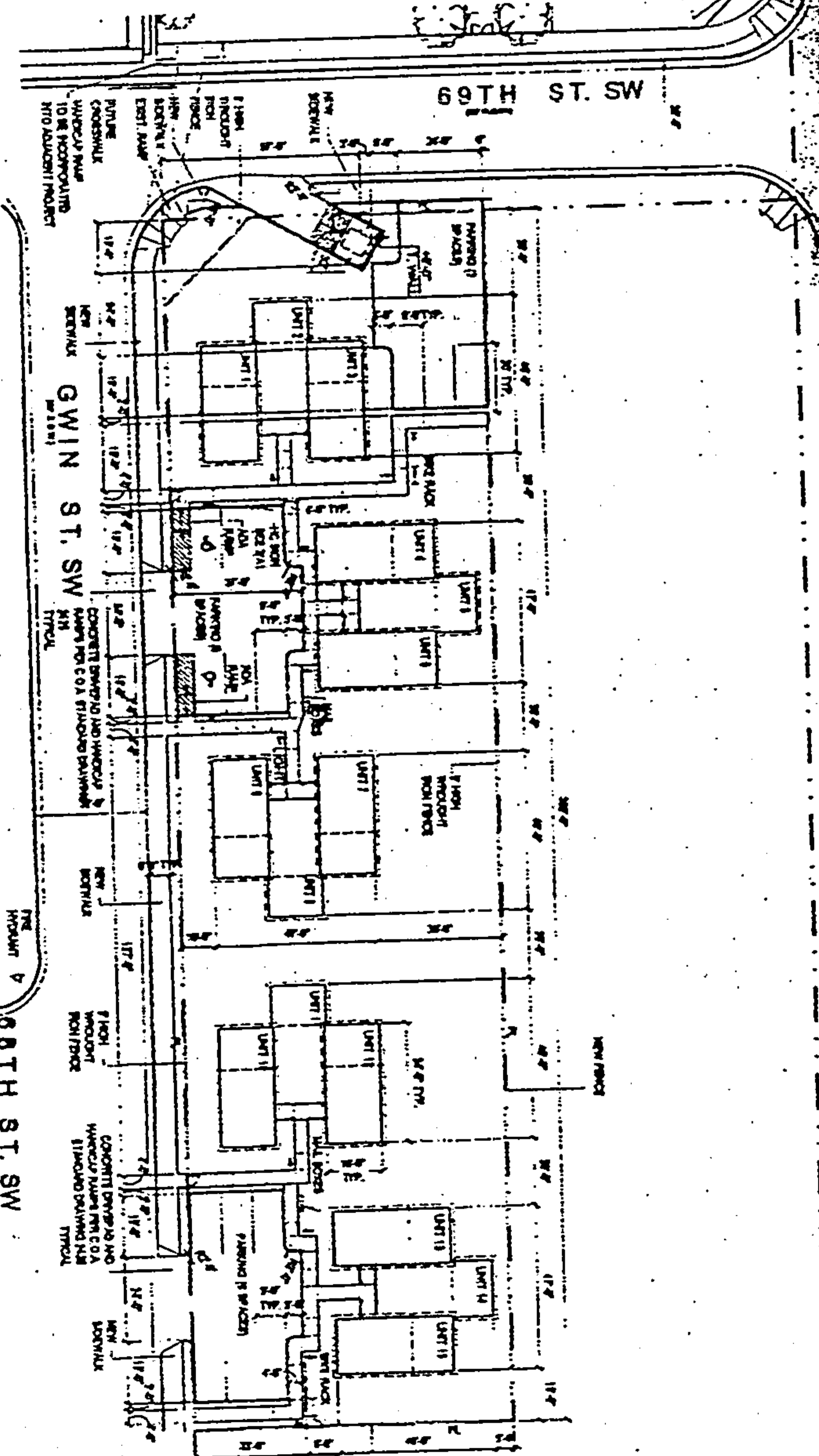
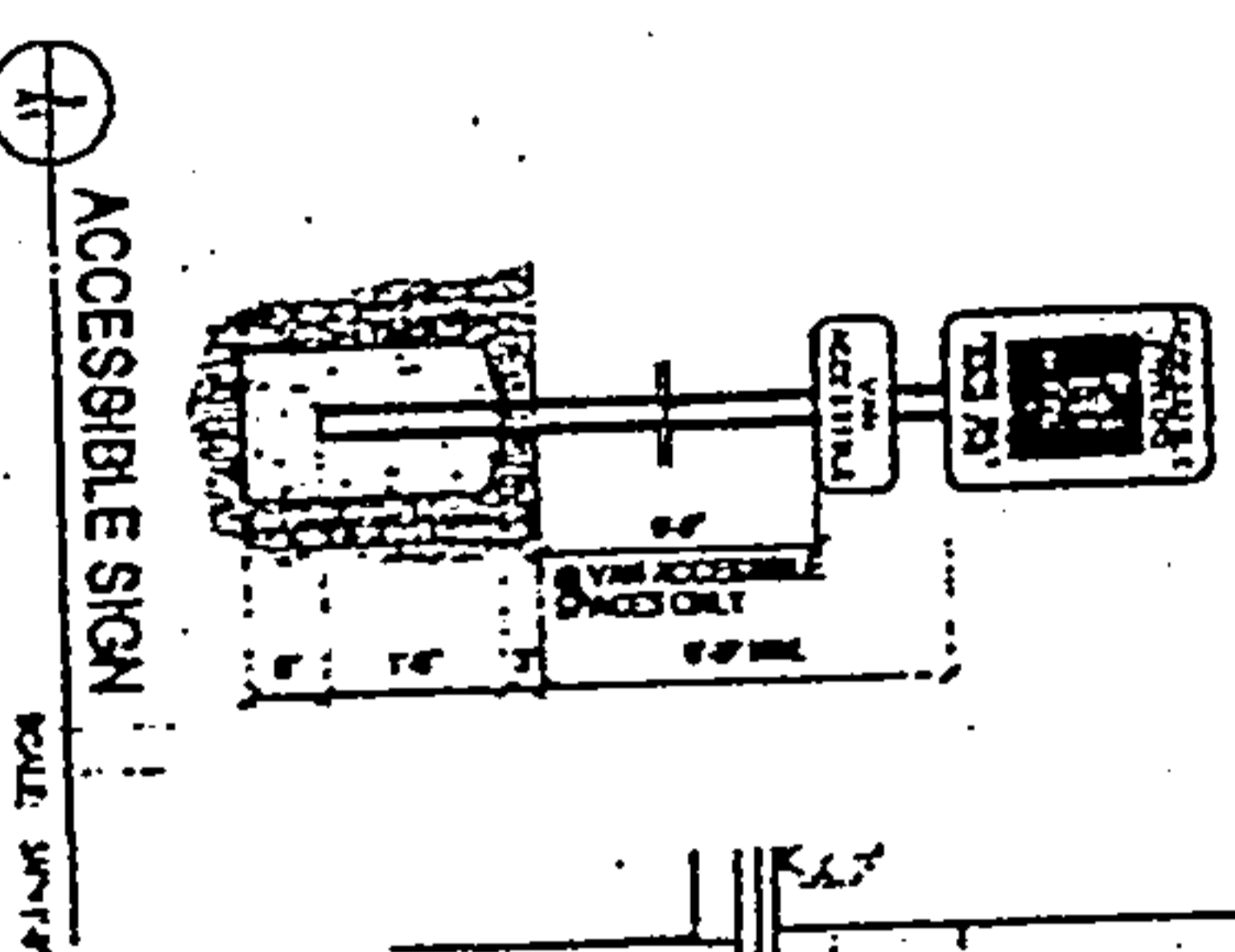
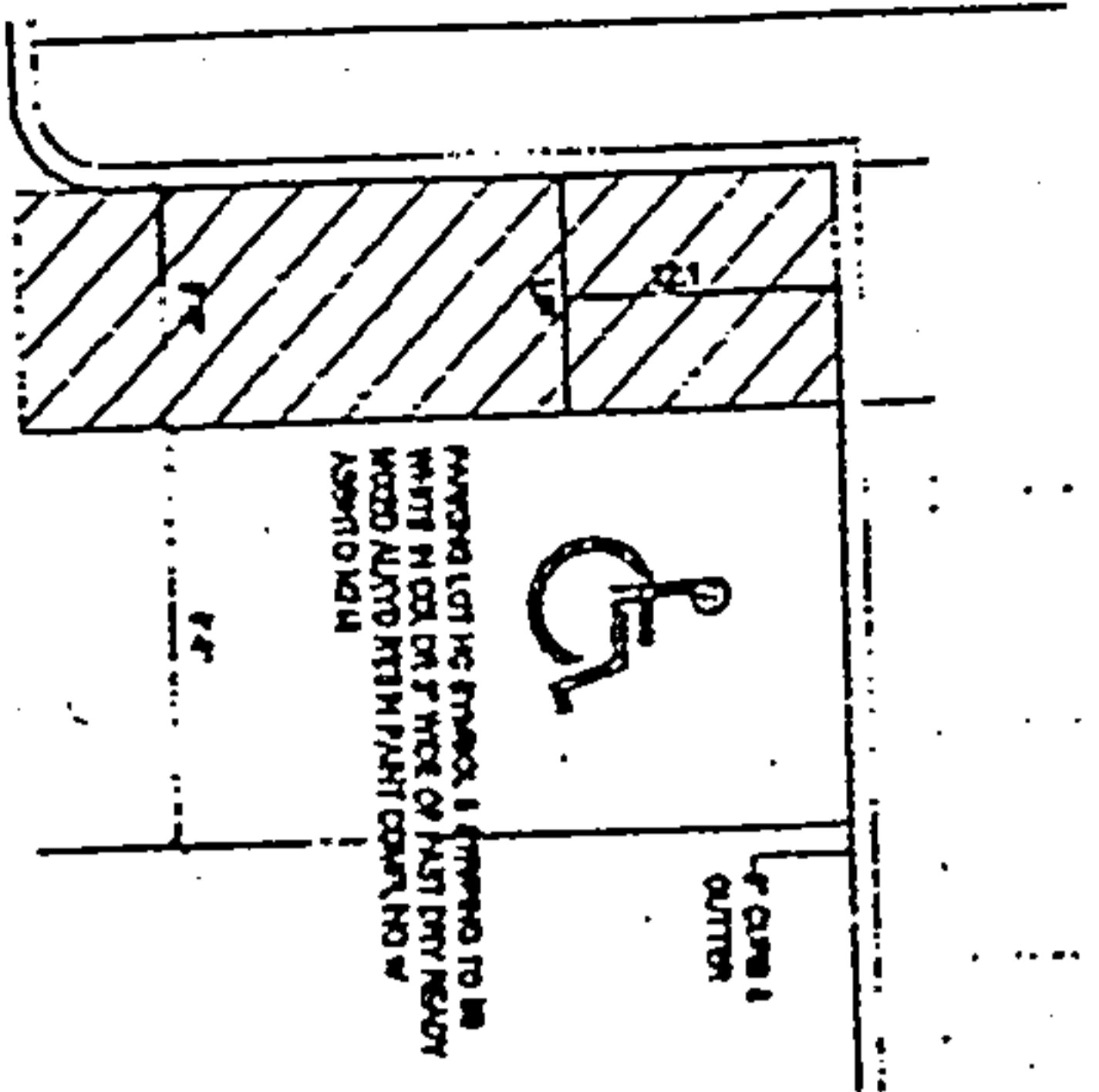
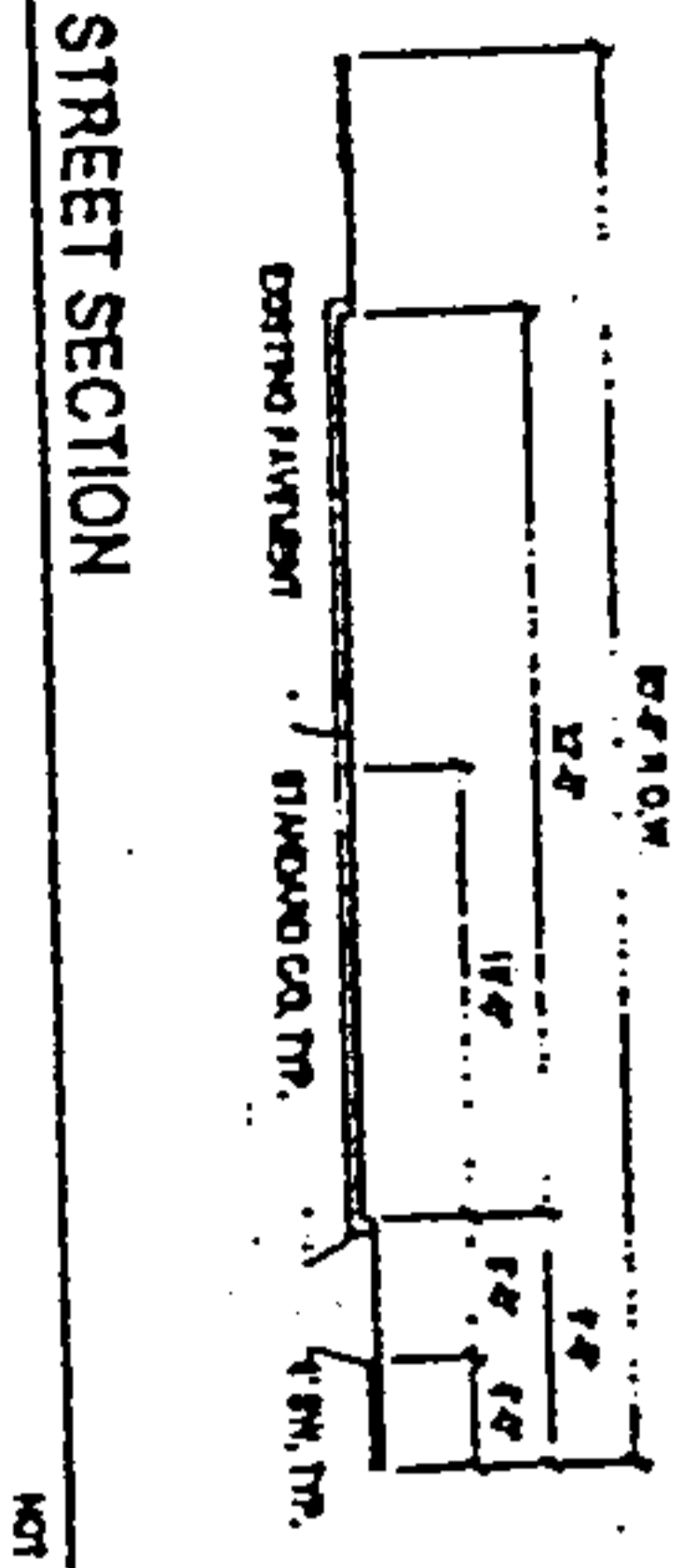
- WALL LIGHT
- POLE LIGHT
- ROAD SIGN
- MAIL BOXES
- HIGH RISE SIGNAGE
- PROTECTIVE LINE

PAVING MATERIALS
 COURTYARD: STAINED / TINTED CONCRETE
 SIDEWALK: GRANITE
 DRIVEWAY: ASPHALT

BUILDING AREA CALCULATIONS

UNIT AREA	111 SF
10 UNITS	1110 SF
RECREATIONAL	110 SF
TOTAL AREA	1220 SF

-38-



SITE PLAN
 SCALE: 1/8" = 1'-0"

A1

NEW LIFE HOMES - 3
 EPC SA
 SITE PLAN

GARRETT SMITH LTD

016 CENTRAL ST
 VANCOUVER BC
 V6C 2K1
 TEL: 688-7888
 FAX: 688-4188

不 亦 亦 亦 亦

BIG CENTRAL BV
ALBUQUERQUE
NEW MEXICO
87103
505/766-4566
FAX/505-4888

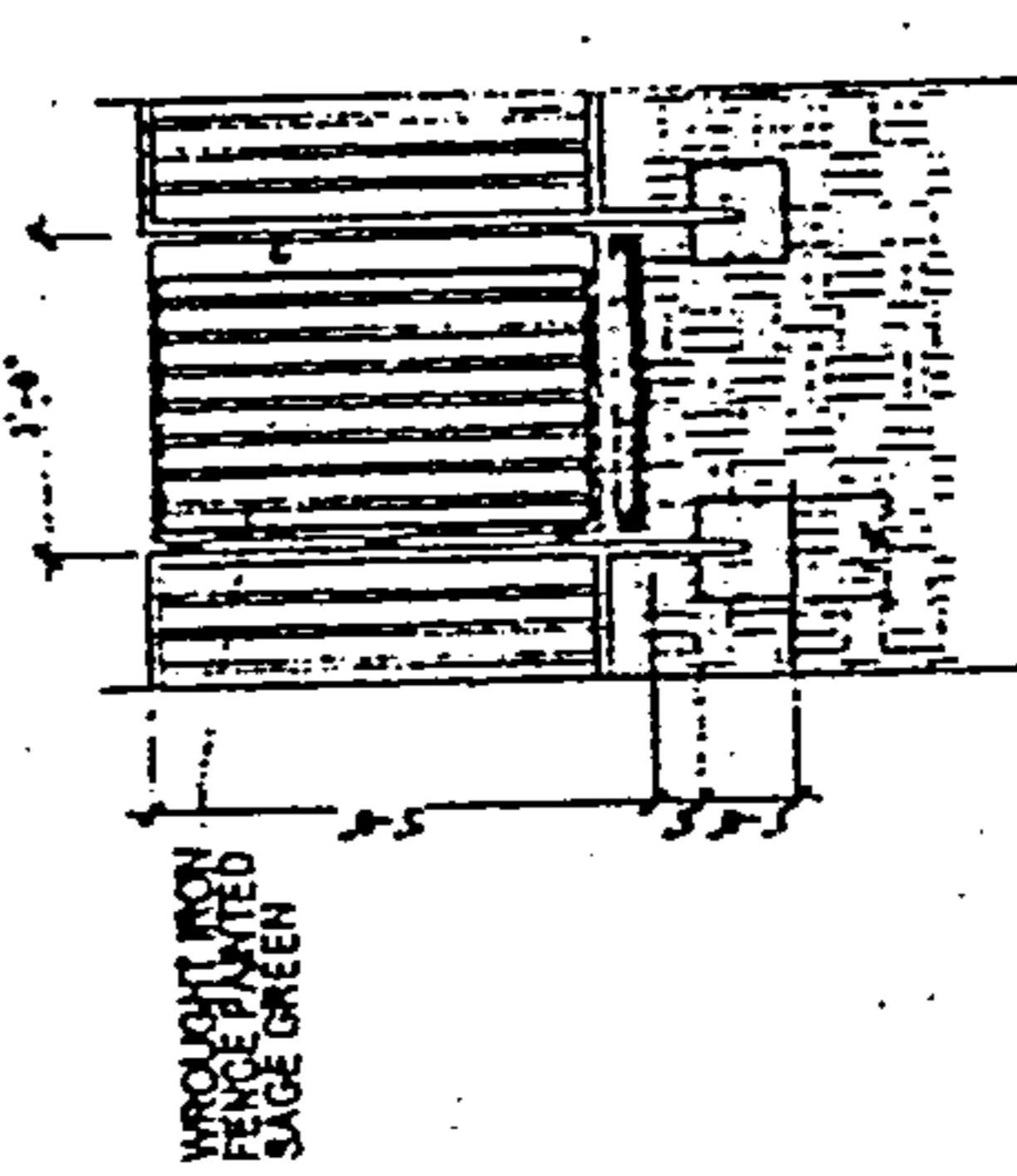
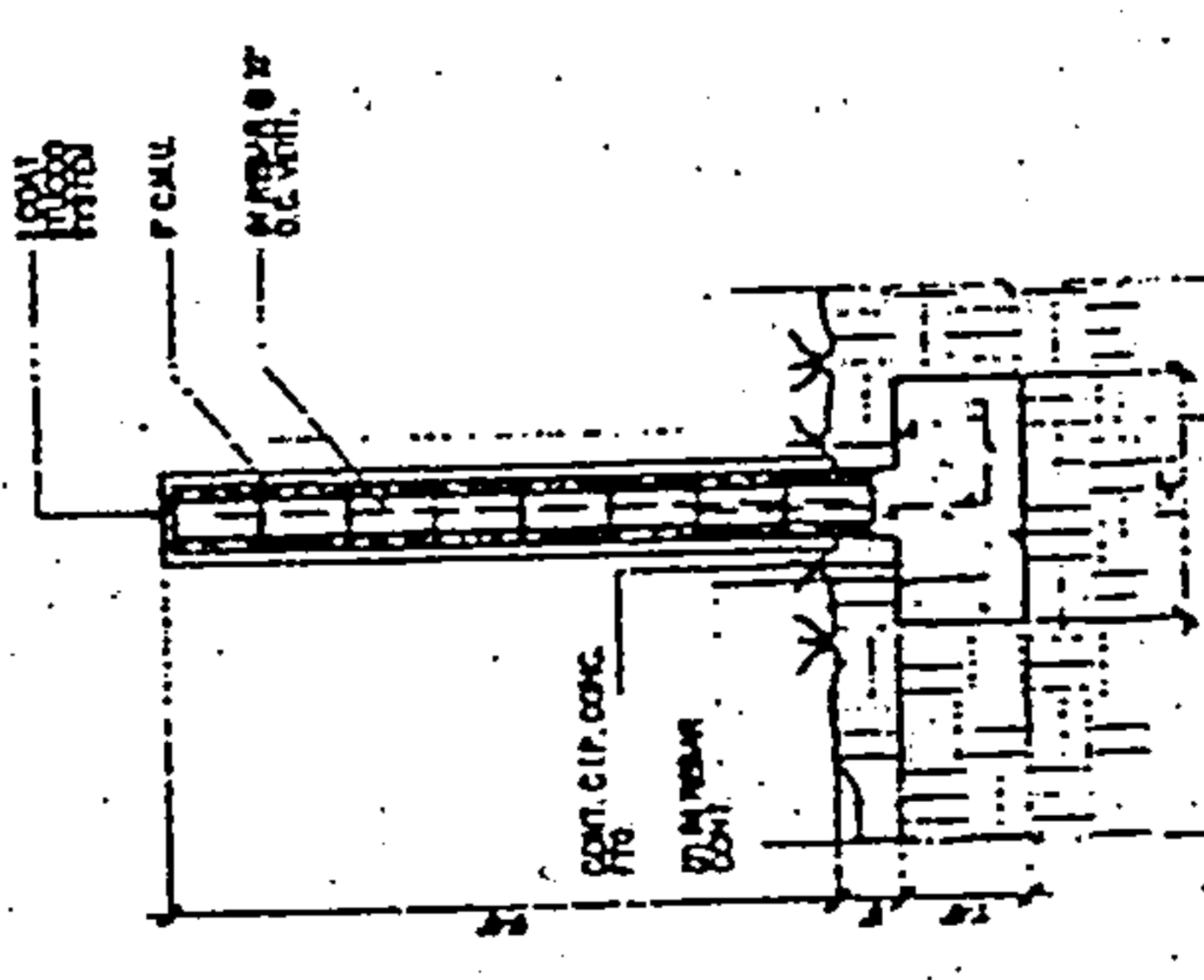
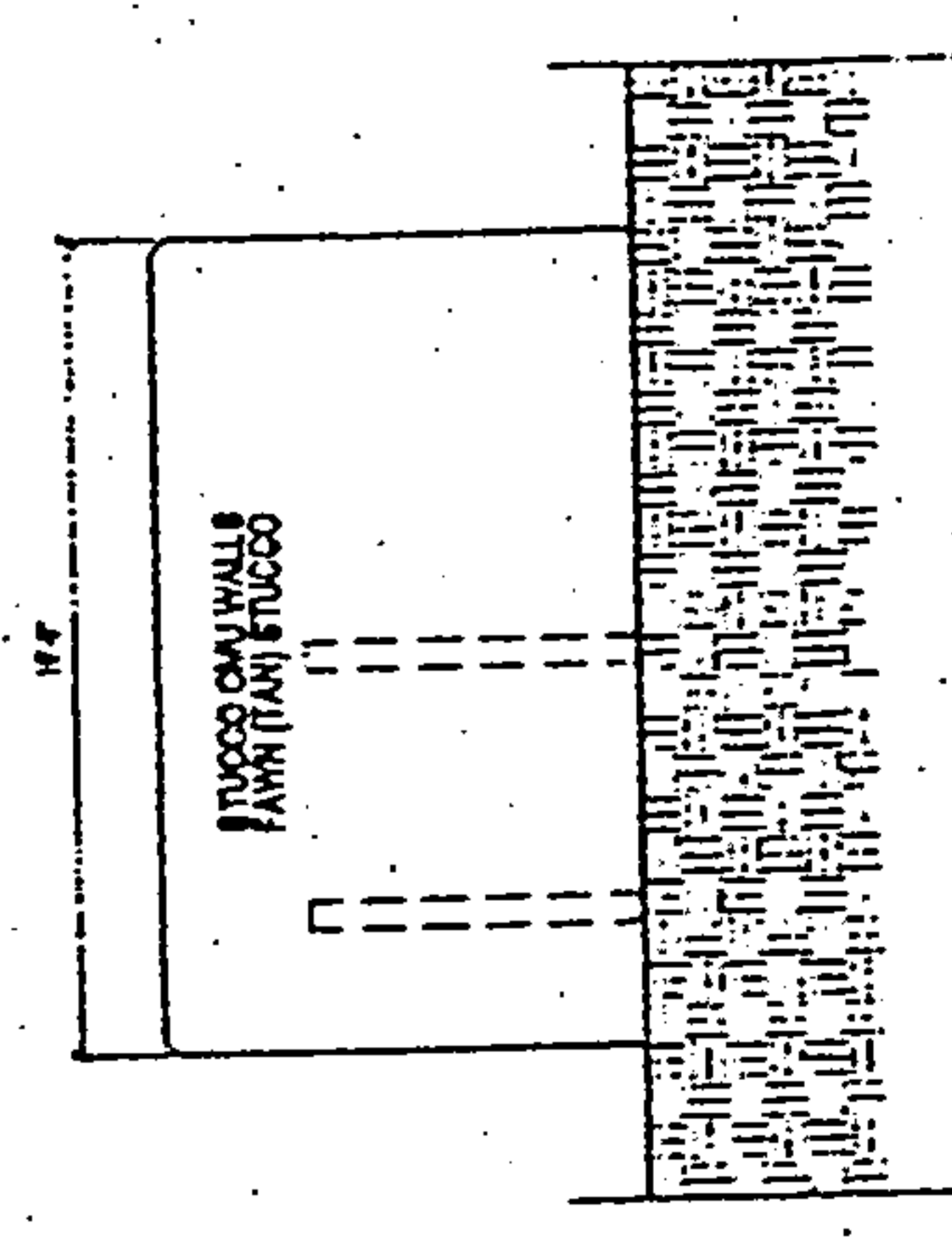
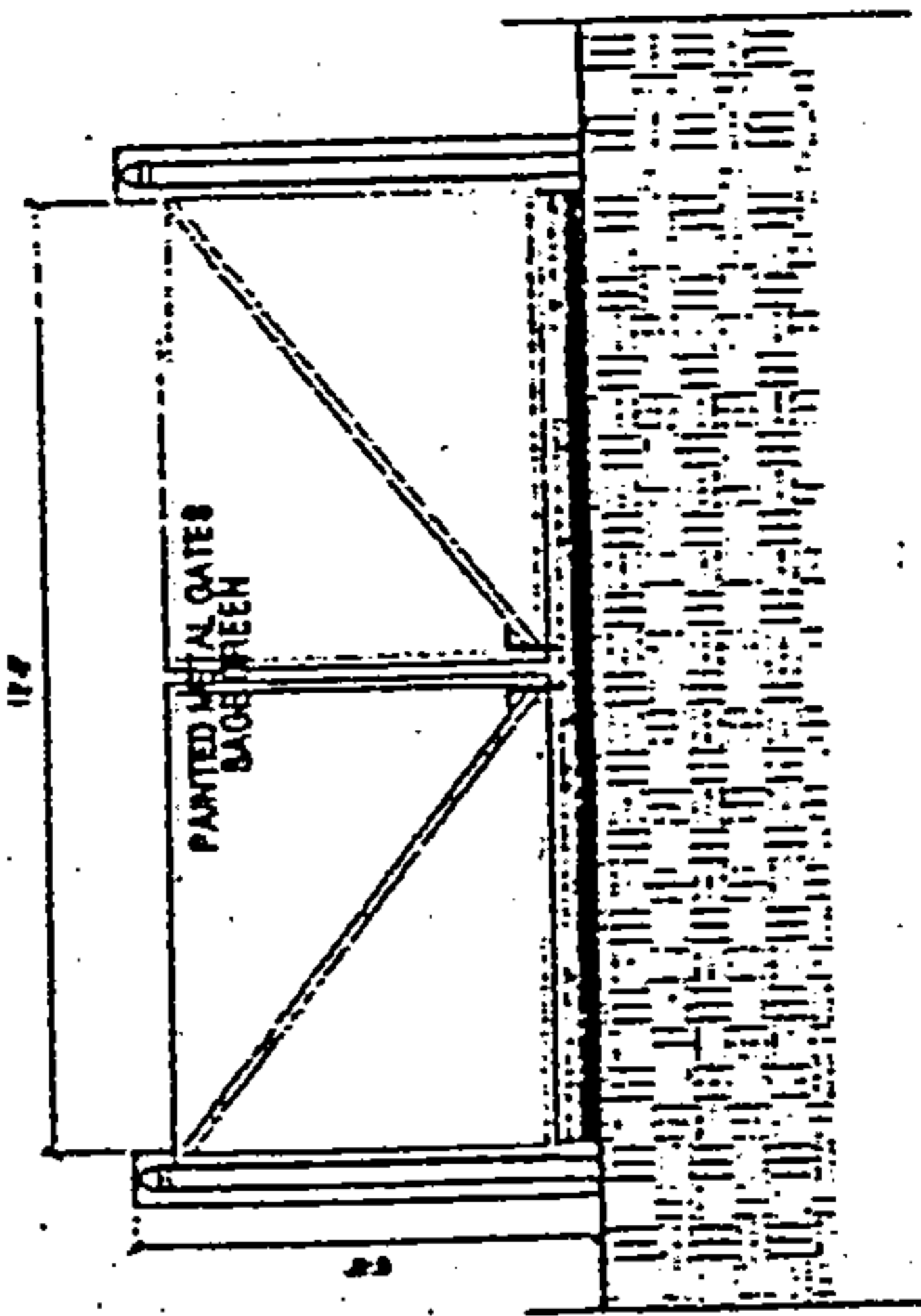
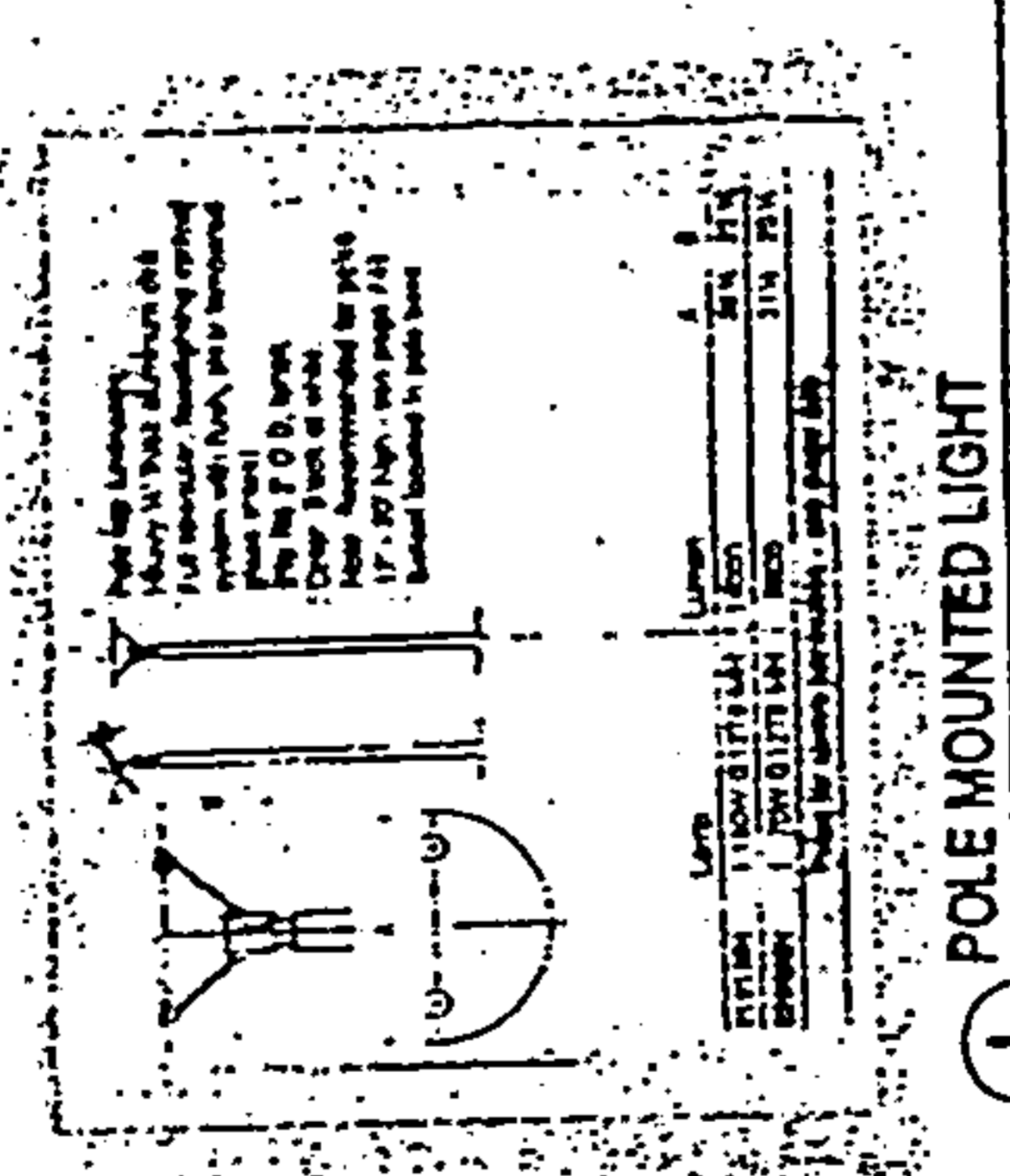
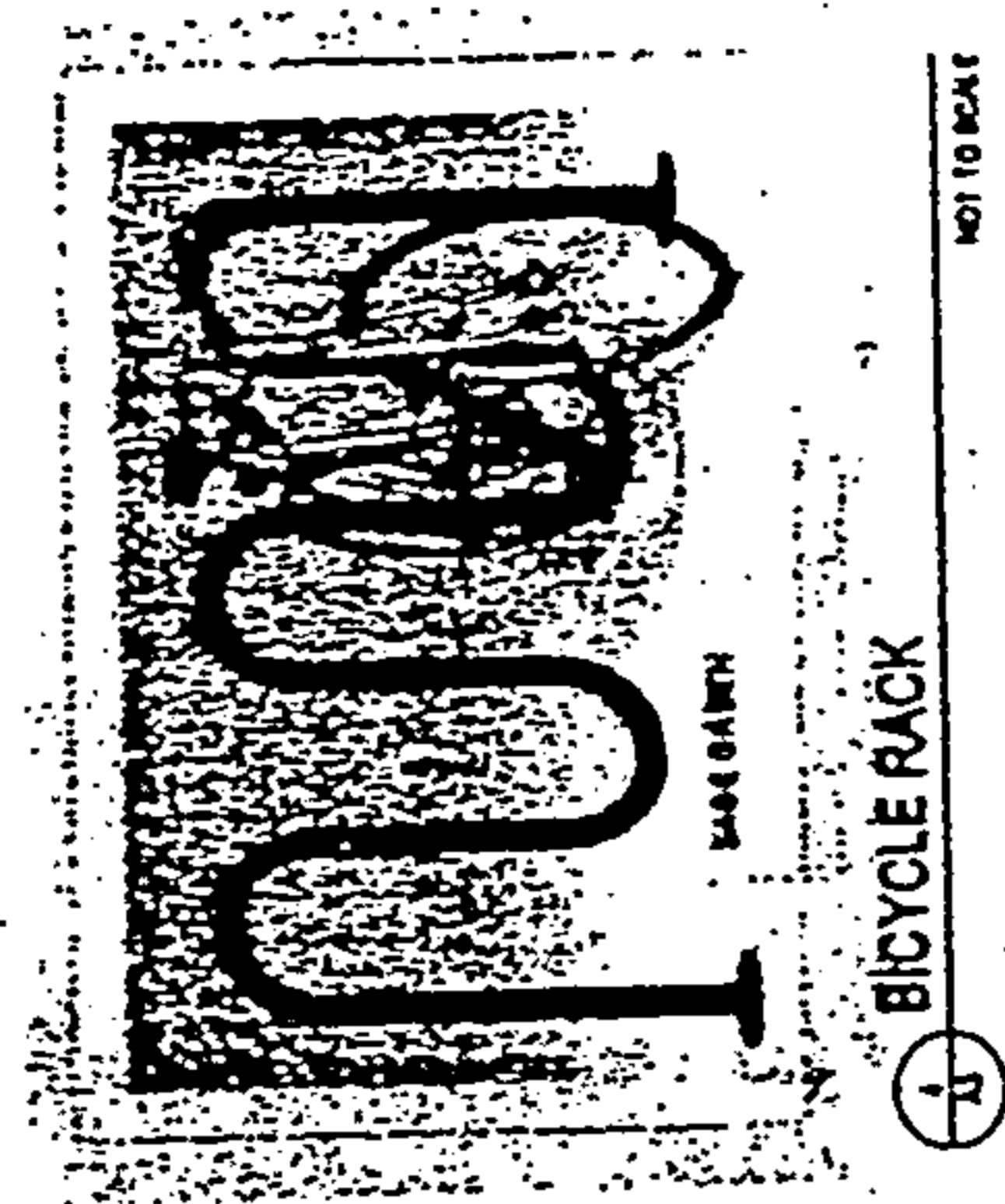
GARRETT SMITH LTD

NEW LIFE HOMES-3
ECS 4
SIEDA 5

DATE: 10/28/98
SCALE: AS SHOWN
DRAWN BY: S.M.P.

A2

景观建筑



DUMPSTER ENCLOSURE
SCALE: 1/4"=1'-0"

DUMPSTER ENCLOSURE
SCALE: 3/4"=1'-0"

PEDESTRIAN FENCES & GATES
SCALE: 1/4"=1'-0"

314-CENTRAL BV
ALBUQUERQUE
NEW MEXICO
07103
909/756-4900
FAX/756-4999

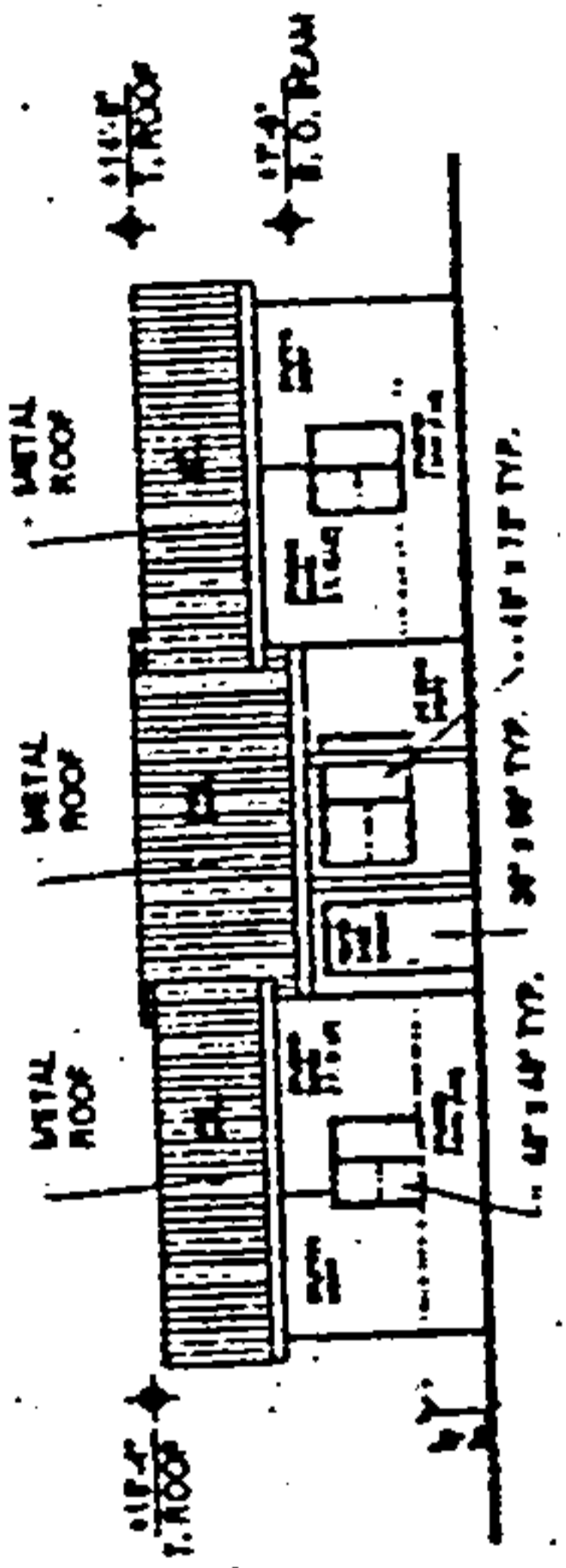
GARRETT/SMITH LTD

NEW LIFE HOMES - 3
EPC SUBMITTAL
BUILDING ELEVATIONS

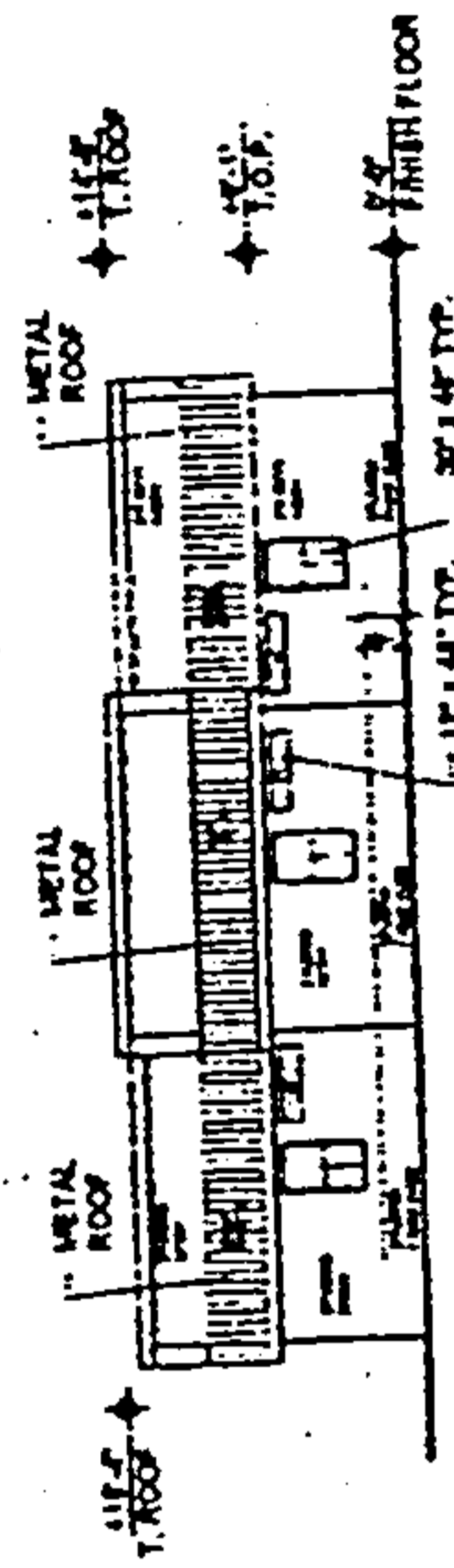
DATE: 04/18/07
SCALE: 1/8" = 1'-0"
DRAWN BY: BAW/B

A3

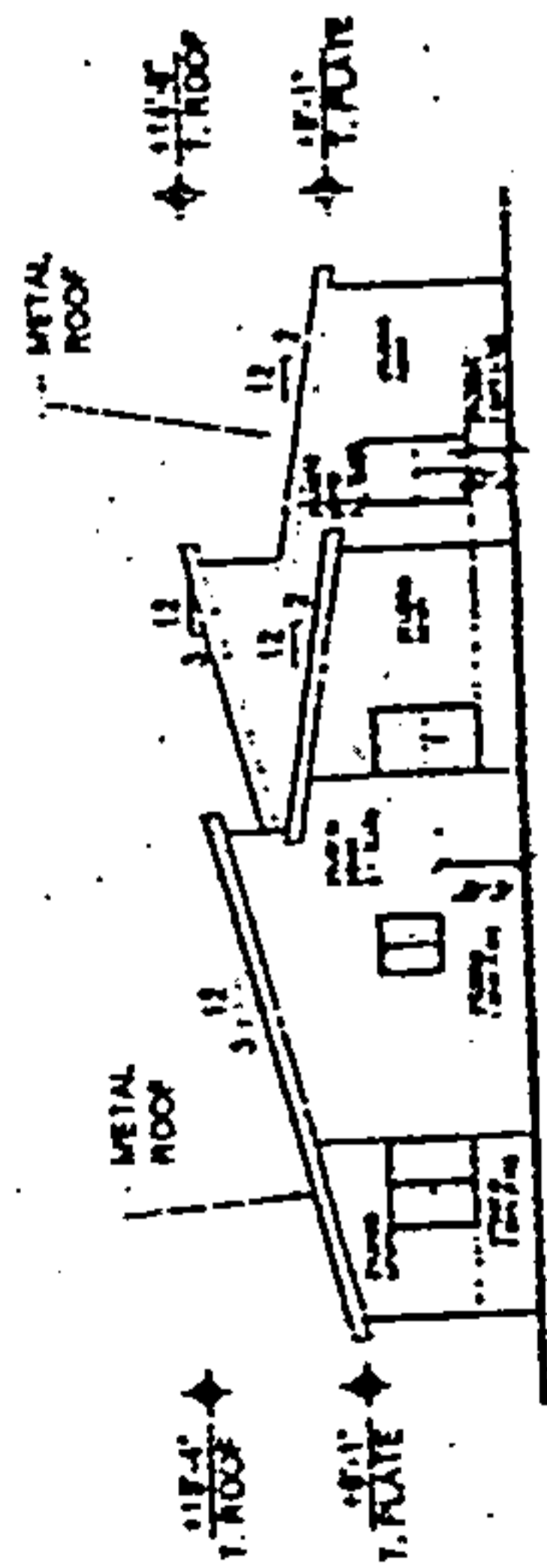
NOTE: ALL STUCCO COLORS BY EL REV.
REFER TO STUCCO SAMPLE CHART OF
STANDARD EL REV COLORS. (1117 P.140)
1/2" MOVT: 197 DERIM
ALL FACIA, RAKE, SOFFITS, PORTS AND
SEALS TO BE PAINTED WHITE



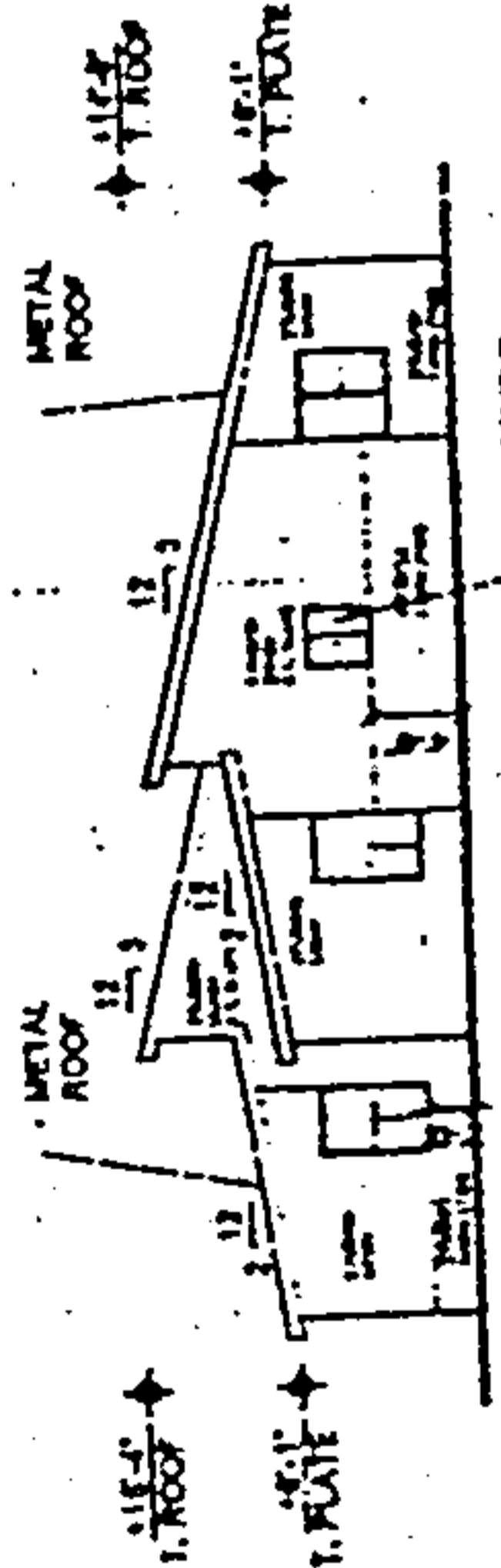
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

SITE DEVELOPMENT PLAN FOR SUBDIVISION CHECKLIST

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission (EPC). Since development proposals vary in type and scale, there may be application requirements that are not included here and others that may not be necessary. Nonetheless, it is the applicant's responsibility to provide a complete submittal. The EPC will not consider incomplete submittals. Incomplete submittals run the risk of not being scheduled for hearing until they are made complete. Site development plans should ordinarily be composed of the following plan sheets:

1. **Site Plan** (required)
2. **Design requirements for future site development plans for building permit** (optional, but STRONGLY recommended)

The following checklist describes the minimum information necessary for each sheet. Most of the site plan requirements for *Sheet #1* are taken from the definition for "SITE DEVELOPMENT PLAN" as outlined in the Zoning Code (§ 14-16-1-1 et. seq.). The Applicant shall include and check off all items shown on the site plan or write in "n/a" if not applicable.

Accompanying Material

- A. Fee payment
- B. Complete application
- C. Written Summary of Request
- D. 8-1/2" x 11" reductions

SHEET # 1 - SITE PLAN (Required)

- 1. Scale: at least 1" = 100'
- 2. Bar Scale
- 3. North Arrow
- 4. Scaled Vicinity Map
- 5. The Site (property lines)
- 6. Proposed Use(s)
- 7. Pedestrian Ingress and Egress (Access)
- 8. Vehicular Ingress and Egress (Access)
- 9. Any Internal Circulation Requirements
- 10. For each lot:
 - a. Maximum Building Height
 - b. Minimum Building Setback
 - c. Maximum Total Dwelling Units and / or
 - d. Nonresidential Uses' Maximum Floor Area Ratio (F.A.R.)

SEE ATTACHED SITE PLAN FOR BUILDING PERMIT

**SHEET #2 – DESIGN REQUIREMENTS FOR FUTURE SITE DEVELOPMENT
PLANS FOR BUILDING PERMIT (Optional, but STRONGLY
recommended)**

- 1. Overall Design Theme and Land Use Concept
- 2. Off-Street Parking Requirements and Design (Automobile and Bicycle)
- 3. Street Design
- 4. Transit Facilities (benches, shelters, pedestrian connections, etc.)
- 5. Landscape Design Requirements (plant list, buffer areas, locations, amounts, etc.)
- 6. Architectural Design Requirements (façade elements, massing, colors, materials, etc.)
- 7. Signage Design Requirements (face area, colors, materials, maximum height, etc.)
- 8. Lighting Design Requirements (type, locations, colors materials, maximum height, etc.)
- 9. Pedestrian Amenities (walkways, plazas, shade structures, etc.)

18 November 2003

Ms. Sheran Matson, Chair
Development Review Board
City of Albuquerque
Plaza Del Sol
Albuquerque, New Mexico 87102

RE: Site Development Plan for Building Permit - Newlife Homes 3 - 15 Unit Apartment
Development - PROJECT #1002421

Dear Ms. Matson:

In regard to the "Conditions" noted in the "OFFICIAL NOTICE OF APPROVAL" dated
19 June 2003 we submit the following:

CONDITIONS:

No. 1. This letter specifies all modifications made to the Site Plan.

No. 2. A Site Development Plan for Subdivision has been submitted with the Site Plan for
Building Permit.

No. 3. Maximum building heights, minimum building setbacks, maximum number of
dwelling units and Floor Area Ration calculations are indicated on the Site Development
Plan for Subdivision.

No. 4. Useable Open Space calculations are shown on the revised Site Plan Sheet A - 1.

No. 5. All lighting fixtures are noted to be full cut off type with no visible light source from
below the fixture housing.

No. 6. Material colors of doors and windows are shown on Sheet A - 2 Site Details.

No. 7. As a result of the settlement of the appeal, City Council Appeal Number: AC-03-20,
six (6) additional parking are shown to be paved with drive way, curb cut and drive pad. The
Site Plan and Landscape Plan have been modified to reflect this parking addition.

614 CENTRAL SW
ALBUQUERQUE
NEW MEXICO
8 7 1 0 2
505/766-6968
FAX // 243-4508

No. 8. The submittal has been modified to provide the required landscape buffer along the north and south property lines between areas dedicated for off-street parking and property lines as required in Section 14-16-3-10 (E)(3) of the Comprehensive Zoning Code.

No. 9. The revised Landscape Plan shows the number of plant species to be installed.

No. 10. All internal pedestrian walkways are shown to be 6' wide as specified in Section 14-16-3-1(G)(1) of the Comprehensive Zoning Code.

No. 11. a. The Site Plan for Building Permit shows curb cuts & ADA sidewalk ramps that will be part of the construction project.

b. All site work is designed and will be constructed per DPM Standards and current COA Zoning code.

c. Letter dated 29 May 2003 is attached which gives approval to the Conceptual Grading and Drainage Plan.

Attached is a copy of the Infrastructure List prepared by Brasher & Lorenz Engineers.

Sincerely,


Ronald Jacob
Project Manager



City of Albuquerque

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

Date: April 25, 2003

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

Thank you for your inquiry of 4-25-03 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at portion of lot 111, Carlos Rey Area

zone map page(s) K10

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

Alamosa

Neighborhood Association
 Contacts: Johnny Pena
16013 Sunset Gardens SW
839-0372 (w) 87121
Carlos Raybal
16013 Sunset Gardens SW
907-5565 (w) 87121

Neighborhood Association
 Contacts: _____

See reverse side for additional Neighborhood Association Information: YES NO

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

Sincerely,

Dalaina J. Carmora
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

Additional Neighborhood Association Information

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

K4

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

Skyview West
Neighborhood Association
Contacts: Jony Chalutz
305 Claire Ln SW
831-5824 (W) 87121
Beatrice Pucella
201 Claire Ln SW
831 5556 (W) 87121

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

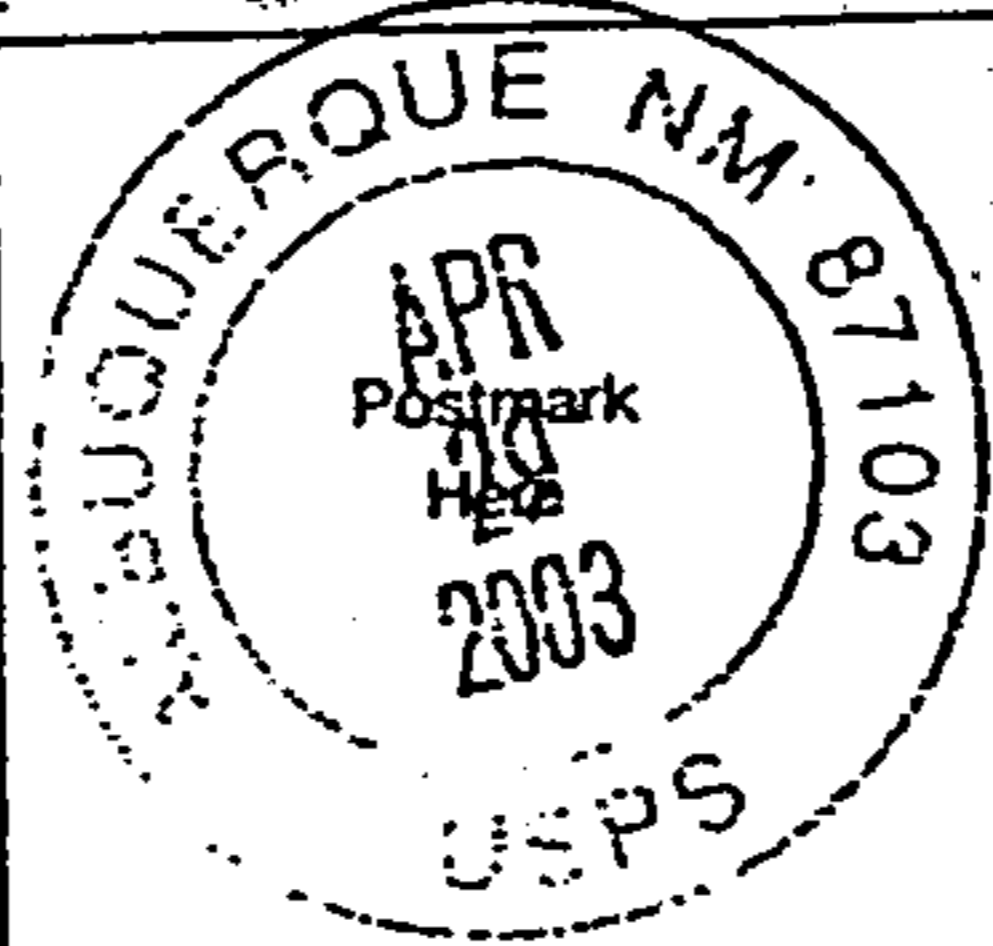
Neighborhood Association

Contacts: _____

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

OFFICIAL USE

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



Sent To Tony Chavez
 Street, Apt. No., or PO Box No. 305 Claire SW
 City, State, ZIP+4 Alb NM 87121

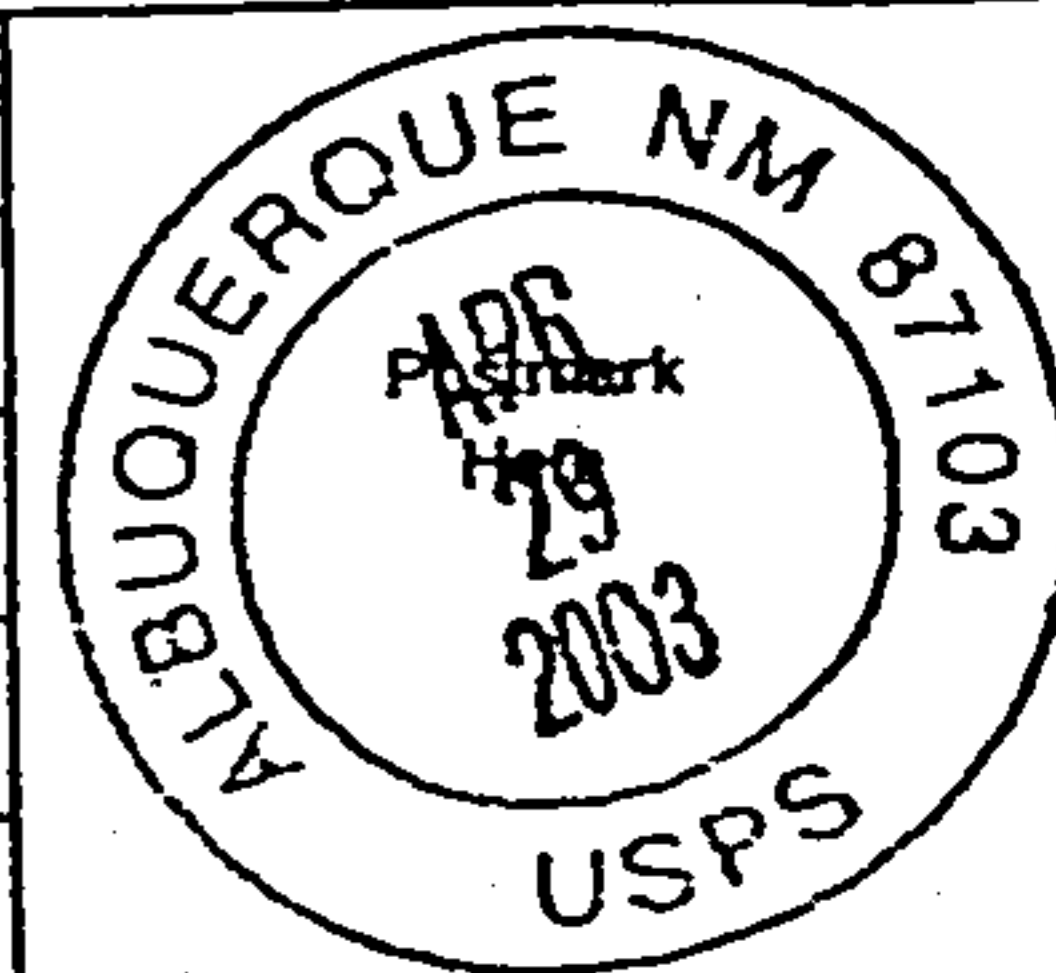
PS Form 3800, January 2001 See Reverse for Instructions

7001 2510 0009 0792 3611

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

OFFICIAL USE

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



Sent To Carlos Roybal
 Street, Apt. No., or PO Box No. 6013 Sunset Gardens SW
 City, State, ZIP+4 Alb NM 87121

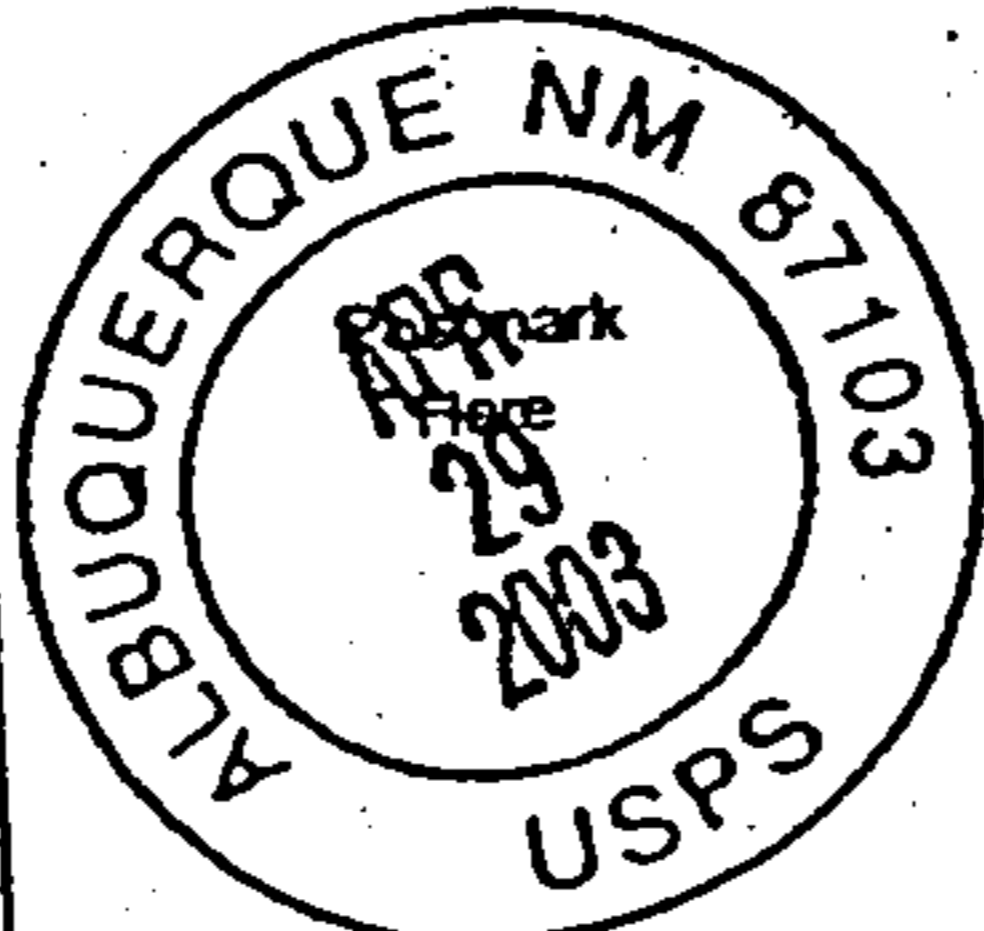
PS Form 3800, January 2001 See Reverse for Instructions

7001 2510 0009 0792 3598

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

OFFICIAL USE

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



Sent To Beatrice Purcella
 Street, Apt. No., or PO Box No. 201 Claire Ln SW
 City, State, ZIP+4 Alb NM 87121

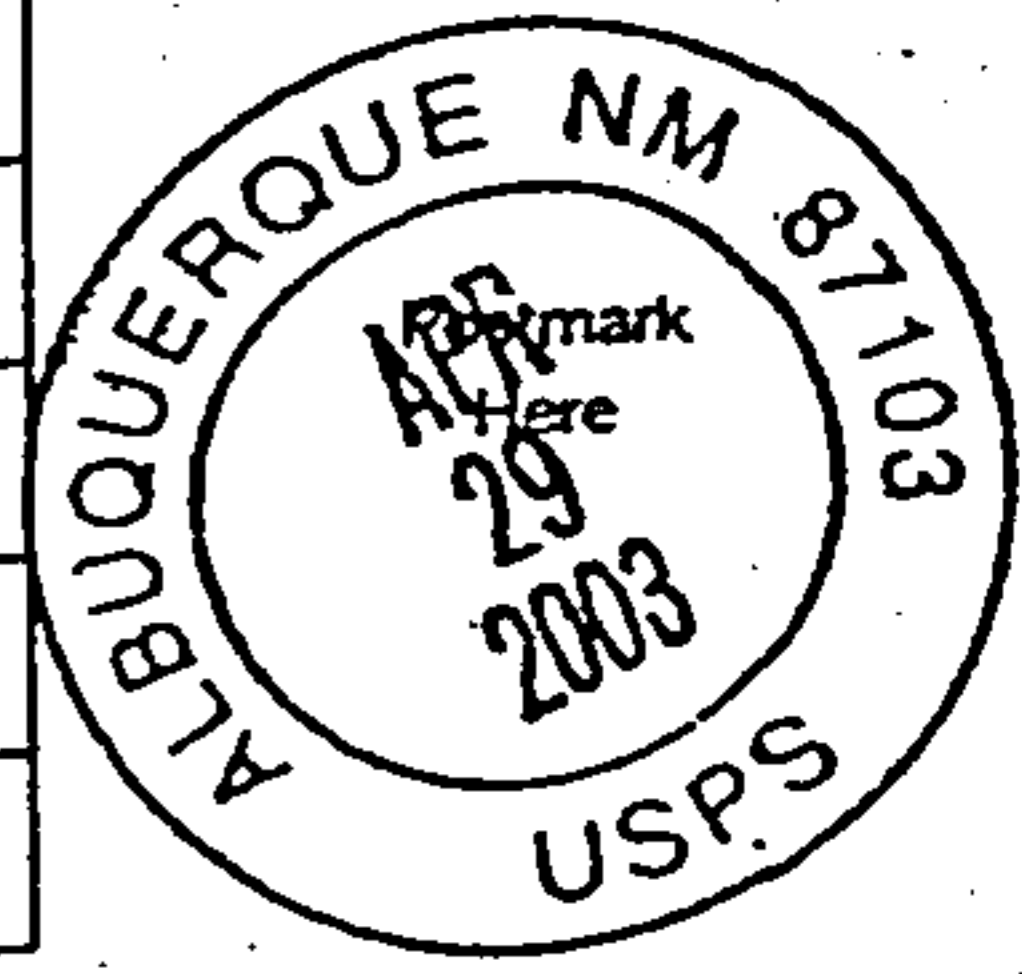
PS Form 3800, January 2001 See Reverse for Instructions

7001 2510 0009 0792 3628

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

OFFICIAL USE

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



Sent To Johnny Peña
 Street, Apt. No., or PO Box No. 6013 Sunset Gardens SW
 City, State, ZIP+4 Alb NM 87121

PS Form 3800, January 2001 See Reverse for Instructions

7001 2510 0009 0792 3604



PLANNING

CONSENSUS

April 28, 2003

Mr. Tony Chavez
305 Claire Street SW
Albuquerque, NM 87121

Landscape Architecture
Urban Design
Planning Services

Dear Mr. Chavez:

924 Park Avenue SW
Albuquerque, NM 87102

(505) 764-9801
Fax 342-5495
cp@consensusplanning.com
www.consensusplanning.com

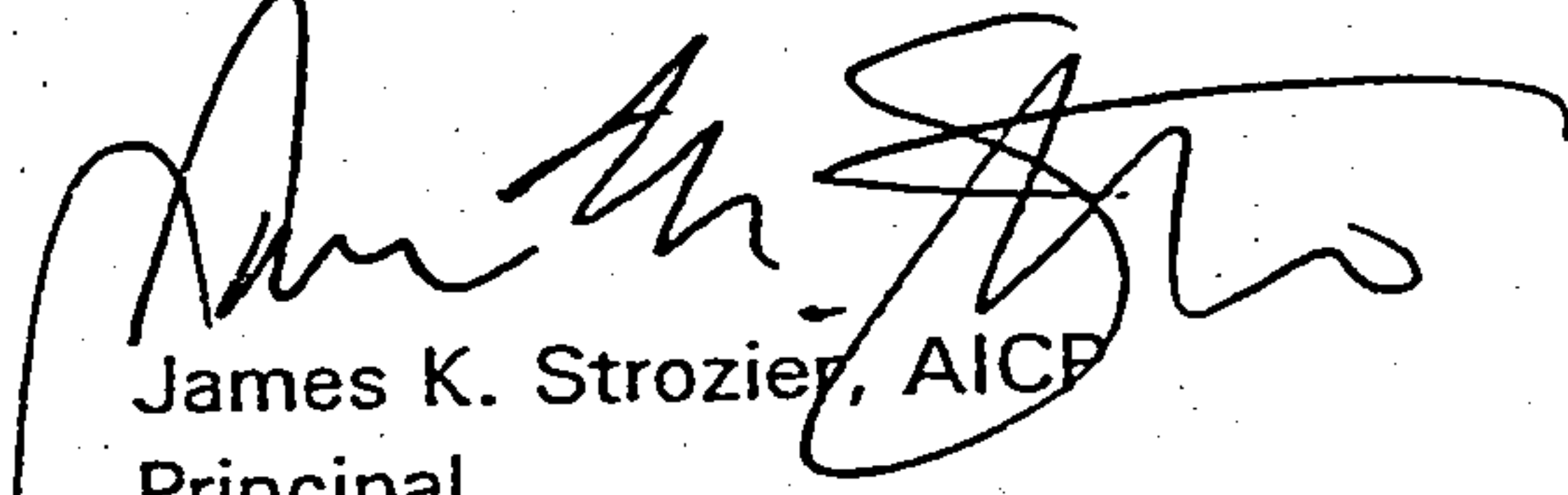
The purpose of this letter is to inform you and the members of the Skyview West Neighborhood Association that Consensus Planning Inc. and Garrett Smith Architects have submitted a request for a Site Development Plan for a 3/4 acre property located at the Northeast corner of 69th Street and Gwin Road. The property legal description is a portion of the Easterly Portion of Tract 111, Unit 6, Town of Atrisco Grant.

The request seeks to develop 15 garden apartments on this property. The land use is consistent with the zoning for the property, which is SU-1 for PRD 20 du's per acre. The developer for the project is Newlife Homes, Inc. The Site Plan includes the following features:

- Small clusters of three units surrounding outdoor patio/plaza areas,
- Natural xeriscaping with clusters of turf and shade trees, and

Please call me at 764-9801 or Ron Jacob with Garrett Smith Architects (766-6968) if you have any questions or desire additional information. I have attached a copy of the landscape plan and building elevations for your review.

Sincerely,

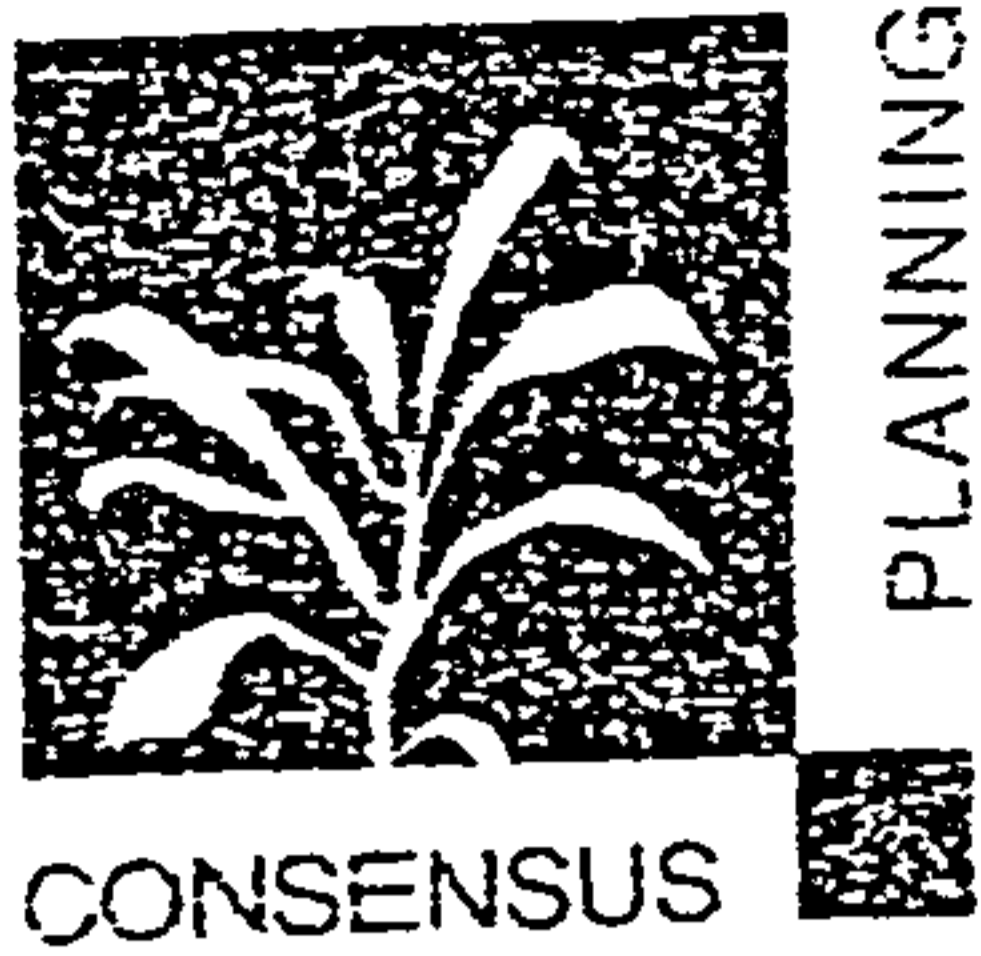


James K. Strozier, AICP
Principal

c: John Bloomfield, Executive Director, Newlife Homes, Inc.

FRANCIS

Mr. R. Moore AICP
Mr. M. Strozier AICP
Chas. J. Green ASLA



Landscape Architecture
Urban Design
Planning Services

924 Park Avenue SW
Albuquerque, NM 87102
(505) 764-9801
Fax 542-5495
cp@consensusplanning.com
www.consensusplanning.com

April 28, 2003

Mr. Johnny Pena
6013 Sunset Gardens SW
Albuquerque, NM 87121

Dear Mr. Pena:

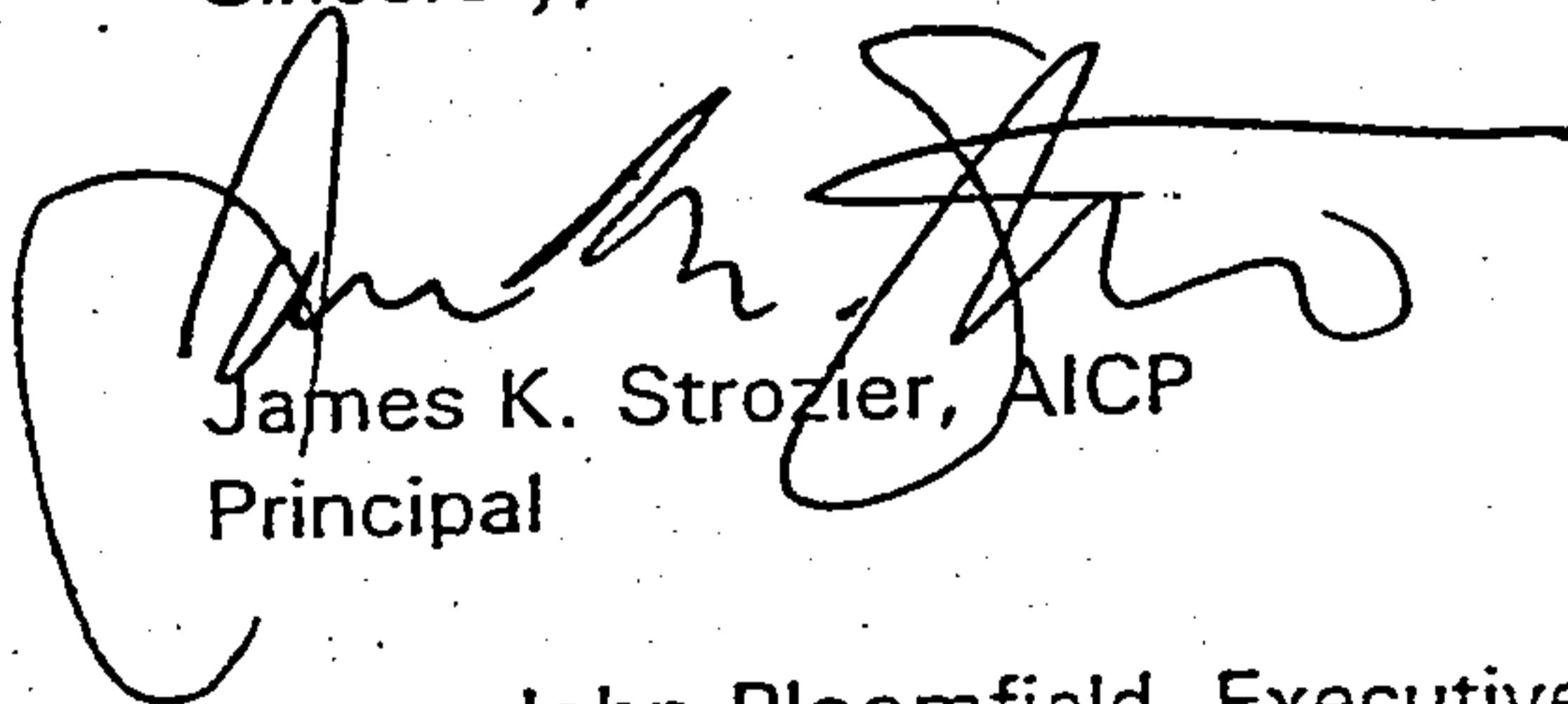
The purpose of this letter is to inform you and the members of the Sunset Gardens Neighborhood Association that Consensus Planning Inc. and Garrett Smith Architects have submitted a request for a Site Development Plan for a $\frac{3}{4}$ acre property located at the Northeast corner of 69th Street and Gwin Road. The property legal description is a portion of the Easterly Portion of Tract 111, Unit 6, Town of Atrisco Grant.

The request seeks to develop 15 garden apartments on this property. The land use is consistent with the zoning for the property, which is SU-1 for PRD 20 du's per acre. The developer for the project is Newlife Homes, Inc. The Site Plan includes the following features:

- Small clusters of three units surrounding outdoor patio/plaza areas,
- Natural xeriscaping with clusters of turf and shade trees, and

Please call me at 764-9801 or Ron Jacob with Garrett Smith Architects (766-6968) if you have any questions or desire additional information. I have attached a copy of the landscape plan and building elevations for your review.

Sincerely,

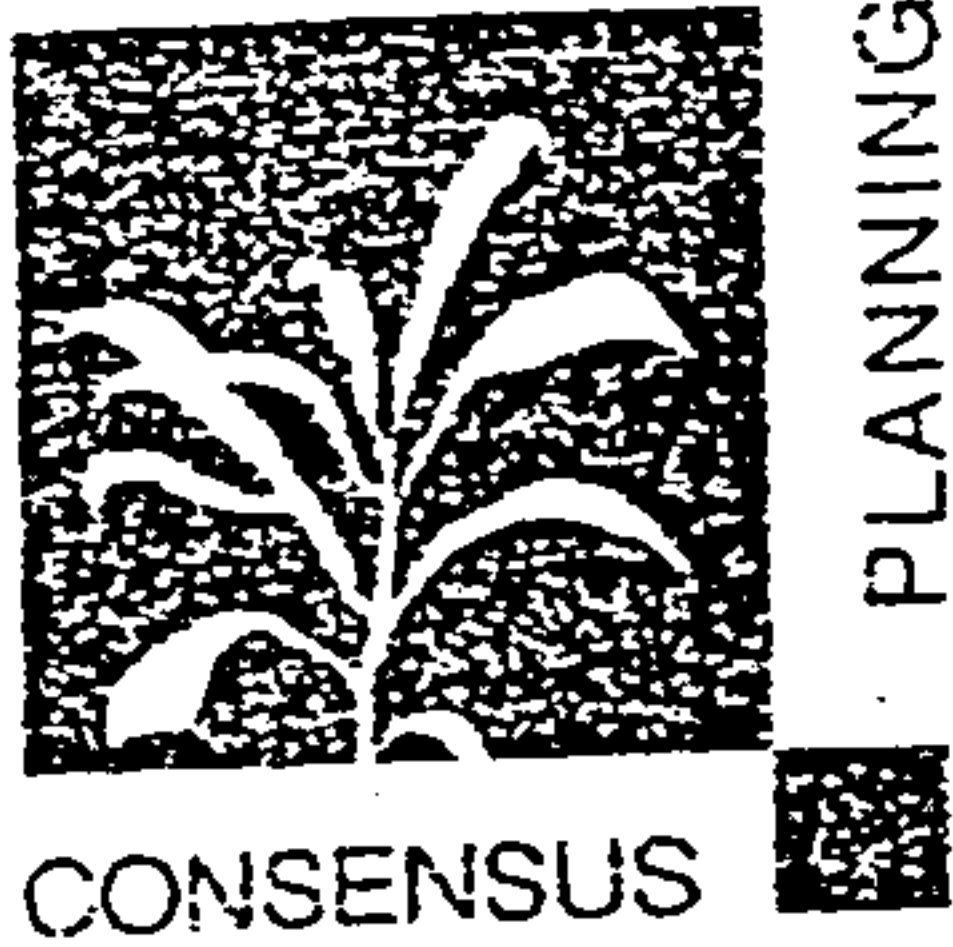


James K. Strozler, AICP
Principal

c: John Bloomfield, Executive Director, Newlife Homes, Inc.

FRY CIPALE

James R. Murphy AICP
James K. Strozler AICP
Christopher J. Green, ASLA



Landscape Architecture
Urban Design
Planning Services

924 Park Avenue SW
Albuquerque, NM 87102
(505) 764-9801
Fax 842-5495
cn@consensusplanning.com
www.consensusplanning.com

April 28, 2003

Mr. Carlos Roybal
6013 Sunset Gardens SW
Albuquerque, NM 87121

Dear Mr. Roybal:

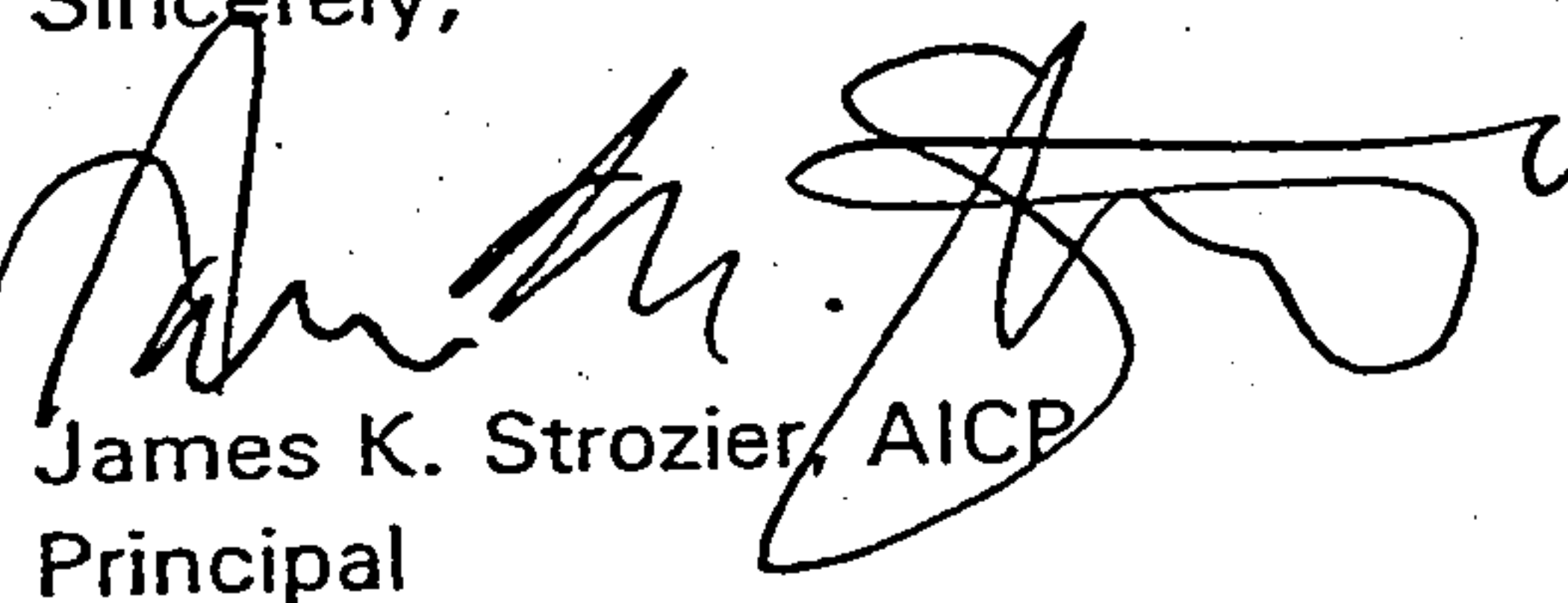
The purpose of this letter is to inform you and the members of the Sunset Gardens Neighborhood Association that Consensus Planning Inc. and Garrett Smith Architects have submitted a request for a Site Development Plan for a $\frac{3}{4}$ acre property located at the Northeast corner of 69th Street and Gwin Road. The property legal description is a portion of the Easterly Portion of Tract 111, Unit 6, Town of Atrisco Grant.

The request seeks to develop 15 garden apartments on this property. The land use is consistent with the zoning for the property, which is SU-1 for PRD 20 du's per acre. The developer for the project is Newlife Homes, Inc. The Site Plan includes the following features:

- Small clusters of three units surrounding outdoor patio/plaza areas,
- Natural xeriscaping with clusters of turf and shade trees, and

Please call me at 764-9801 or Ron Jacob with Garrett Smith Architects (766-6968) if you have any questions or desire additional information. I have attached a copy of the landscape plan and building elevations for your review.

Sincerely,



James K. Strozier, AICP
Principal

c: John Bloomfield, Executive Director, Newlife Homes, Inc.

PRINCIPALS

Nancy F. Warrick AICP
James K. Strozier AICP
Christopher J. Grant ASLA



PLANNING

CONSENSUS

Landscape Architecture
Urban Design
Planning Services

924 Park Avenue SW
Albuquerque, NM 87102

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

April 28, 2003

Ms. Beatrice Purcella
201 Claire Lane SW
Albuquerque, NM 87121

Dear Ms. Purcella:

The purpose of this letter is to inform you and the members of the Skyview West Neighborhood Association that Consensus Planning Inc. and Garrett Smith Architects have submitted a request for a Site Development Plan for a 3/4 acre property located at the Northeast corner of 69th Street and Gwin Road. The property legal description is a portion of the Easterly Portion of Tract 111, Unit 6, Town of Atrisco Grant.

The request seeks to develop 15 garden apartments on this property. The land use is consistent with the zoning for the property, which is SU-1 for PRD 20 du's per acre. The developer for the project is Newlife Homes, Inc. The Site Plan includes the following features:

- Small clusters of three units surrounding outdoor patio/plaza areas,
- Natural xeriscaping with clusters of turf and shade trees, and

Please call me at 764-9801 or Ron Jacob with Garrett Smith Architects (766-6968) if you have any questions or desire additional information. I have attached a copy of the landscape plan and building elevations for your review.

Sincerely,

James K. Strozier, AICP
Principal

cc: John Bloomfield, Executive Director, Newlife Homes, Inc.

5/1/03/CP/AB

John Bloomfield AICP
James K. Strozier AICP
Christina J. Owen ASLA

CITY OF ALBUQUERQUE

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

APPLICANT: NEW LIFE HOMES, INC. Date of request 4/15/03 Zone atlas page(s): K-10-2

CURRENT: Zoning SU-1 PRD

Legal Description - Lot or Tract # 111-B Block # _____

Parcel Size (acres / sq.ft.) .75 A

Subdivision Name TOWN OF ATASCOCO GRANT

REQUESTED CITY ACTION(S):

Annexation [] Sector Plan []
Comp. Plan [] Zone Change []
Amendment [] Conditional Use []

Site Development Plan: Building Permit []
a) Subdivision [] Access Permit []
b) Build'g Purposes [] Other []
c) Amendment []

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION:

of units - 15
Building Size - 540 (sq. ft.)

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

Applicant or Representative R. J. [Signature] Date 4-15-03
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [] BORDERLINE []
PWD, Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL 600 2nd St NW Plaza del Sol Bldg. 924-3991 or 3994

THRESHOLDS MET? YES [] NO [] Mitigating reasons for not requiring TIS: Previously studied: []

Notes:

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

[Signature] 4-15-03
TRAFFIC ENGINEER DATE

AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED: YES [] NO [] BORDERLINE []
ENVIRONMENTAL HEALTH DEPT. Air Quality Div. 3rd Floor / Rm. 3023 City/County Bldg. 768-2600

THRESHOLDS MET? YES [] NO [] Mitigating reasons for not requiring AQIA: Previously studied: []

Notes: PER SECTION 14-16-14-3 ZONE CODE. TL 4/15/03

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

N/A [Signature] 4-15-03
ENVIRONMENTAL HEALTH DATE

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

TIS - SUBMITTED / /
- FINALIZED / /

TRAFFIC ENGINEER

DATE

AQIA - SUBMITTED / /
- FINALIZED / /

ENVIRONMENTAL HEALTH

DATE

-27-

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 28, 2003

Garrett Smith Ltd.
514 Central SW
Albuquerque, New Mexico 87102
Attn: Ronald Jacob

Re: Water and Sanitary Sewer Availability / a Portion of Tract 111,
Town of Atrisco Grant Unit 6

K-10

Mr. Jacob:

Existing Conditions: Tract 111 is a vacant 3-acre parcel bounded by Gwin, 69th, Delia and Bataan. Zoning is SU1-PRD 20Dus / Ac. Land use is governed by the West Route 66 Sector Plan. Existing public utilities include a 6-inch water line in Gwin and Bataan, and an 8-inch sanitary sewer collector in Bataan. There are no lines in Delia or 69th. Delia is unimproved right-of-way.

Proposed: Your sketch plat showed a 15-unit apartment development on the west 180-feet of the property. This is the third such proposal. See projects #1002421 and #1001626. Note: Your sketch showed access from Gwin and Delia at the southeast and northeast corners of the development. This may have to be realigned to match 68th Street. I recommend you discuss this with Transportation Development.

Land Use: Development as proposed will require site plans for subdivision and building permit approved by both the Environmental Planning Commission and the Development Review Board. The project was discussed at a 'PA' meeting February 25. Prior to EPC action I recommend a sketch plat review with the DRB. Contact Development Services regarding procedures.

Infrastructure: Subdivision and / or service will be contingent on construction of public improvements in the adjoining rights-of-way. This will include a 6-inch zone 1W water line loop from Gwin, north in 69th to Delia, and east to the 6-inch in Bataan. Sanitary sewer requirement will depend in part on platting and land use. At minimum an 8-inch will be required in Delia from Bataan to Tract D3. See attached. Design and construction will be at the developer / property owners expense and must be coordinated through the City of Albuquerque 'COA' via the 'DRC / City Work Order' process. Designs must be by a New Mexico registered professional engineer. Construction must be by a licensed, bonded public utility contractor. Some construction may be deferred via financial guarantees. This will be determined by the DRB at platting.

Fire Protection: The Fire Marshal's requirements of February 19 call for 1086 GPM. Requirements were based on Type VN construction with a maximum building area of 1620 sq. ft. System maps show a hydrant at 68th and Gwin at your southeast entrance. Another is proposed at Delia and 69th. See project #70001.81. Assuming completion of that project no additional hydrants would be required.

Service: Grades permitting, and assuming deferral of required infrastructure via financial guarantees, service will be available via routine connection. Sanitary sewer service will be available via connection to manhole #892. The north face of the manhole must be core drilled and the lateral installed in line with the main. Service connection must be coordinated through a licensed plumber. Installation must conform to the plumbing code as adopted, and to effective Department connection requirements. Metered water service will be available via routine connection to the existing 6-inch line in Gwin. Metered service must be coordinated through the Customer Services Office: 924-3920.

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

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

Sincerely,

John F. McDonough
Engineering Associate
Development and Building Services

Attachment: System / Location Map(s)

c: f/ #1002421 and #1001626
f/ availability K-10
f/ readers #30211

-33-

ALBUQUERQUE FIRE DEPARTMENT

FIRE HYDRANT AND INSTANTANEOUS FIRE FLOW REQUIREMENTS

ALBUQUERQUE FIRE DEPARTMENT
FIRE MARSHAL'S PLAN CHECKING OFFICE
600 2ND ST N.W., 8TH Floor, Plaza del Sol
Albuquerque, New Mexico 87102
(505) 924-3611 / FAX (505) 924-3619

ZONE MAP NUMBER K-10-2

REFERRAL # _____

SITE ADDRESS _____

LEGAL DESCRIPTION: SUBJECT TRACT III TOWN OF ATRISCO GRANT UNIT 6

COWIN ST. / 69TH / DELA SW

NUMBER HYDRANTS REQUIRED FOR THE LARGEST BUILDING 1

INSTANTANEOUS FLOW REQUIRED 1086

SQUARE FOOTAGE - LARGEST BUILDING 1620

TYPE CONSTRUCTION UN

PERTINENT DATA FOR DETERMINATION AND LOCATION OF FIRE HYDRANTS

ALL REQUIRED HYDRANTS SHALL BE INSTALLED AND OPERABLE PRIOR TO CONSTRUCTION

ALL REQUIRED HYDRANTS SHALL BE WITHIN 450 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.

ALL REQUIRED HYDRANTS SHALL BE WITHIN 300 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.

TOTAL NUMBER HYDRANTS REQUIRED FOR THIS PHASE OF CONSTRUCTION OR SITE 1

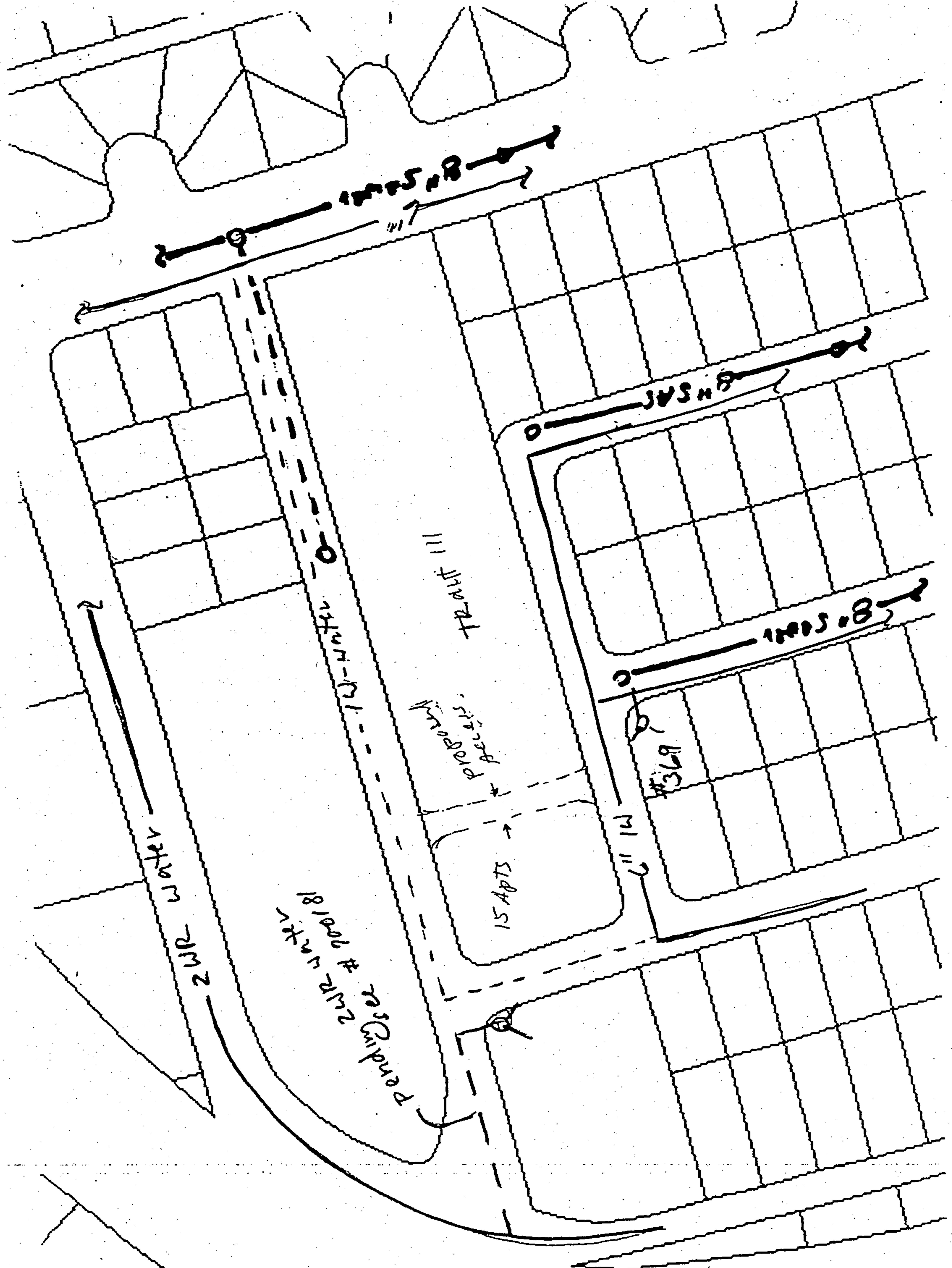
DATE: 2/19/03

FIRE DEPARTMENT INSPECTOR: Joseph Jew

RECEIVED BY: Ronald Jew TELEPHONE: 505/766-6968

- NOTES:
1. ALL HYDRANTS NEEDED TO PROTECT AN INDIVIDUAL BUILDING MUST BE ABLE TO PROVIDE A MINIMUM RESIDUAL OF 20 PSI. UNDER REQUIRED FIRE FLOW CONDITIONS.
 2. DETERMINATION OF THE WATER SYSTEM CAPASITY TO PROVIDE REQUIRED FIRE FLOW SHALL BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION (924-3987), BASED ON PEAK DAY CRITERIA.
 3. DESIGN OF PRIVATE FIRE PROTECTION SYSTEMS IS THE RESPOSIBILITY OF THE DEVELOPER'S CONSULTANT. APPROVAL OF DESIGN MUST BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION.

WHITE - INDIVIDUAL YELLOW - FILE



A2

See letter 4
7-28-03



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 29, 2003

Dennis Lorenz, PE
Brasher & Lorenz, Inc.
2201 San Pedro NE, Bldg. 1
Albuquerque, NM 87110

**Re: New Life Homes - 3 Conceptual Grading and Drainage Plan
Engineer's Stamp dated 4-29-03 (K10/D41A)**

Dear Mr. Lorenz,

Based on information provided in your submittal dated 4-30-03, the above referenced plan is approved for Site Development Plan for Building Permit, Site Development Plan for Subdivision and Preliminary/Final Plat action by the DRB.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham, PE
Sr. Engineer, Planning Dept.
Development and Building Services

C: file

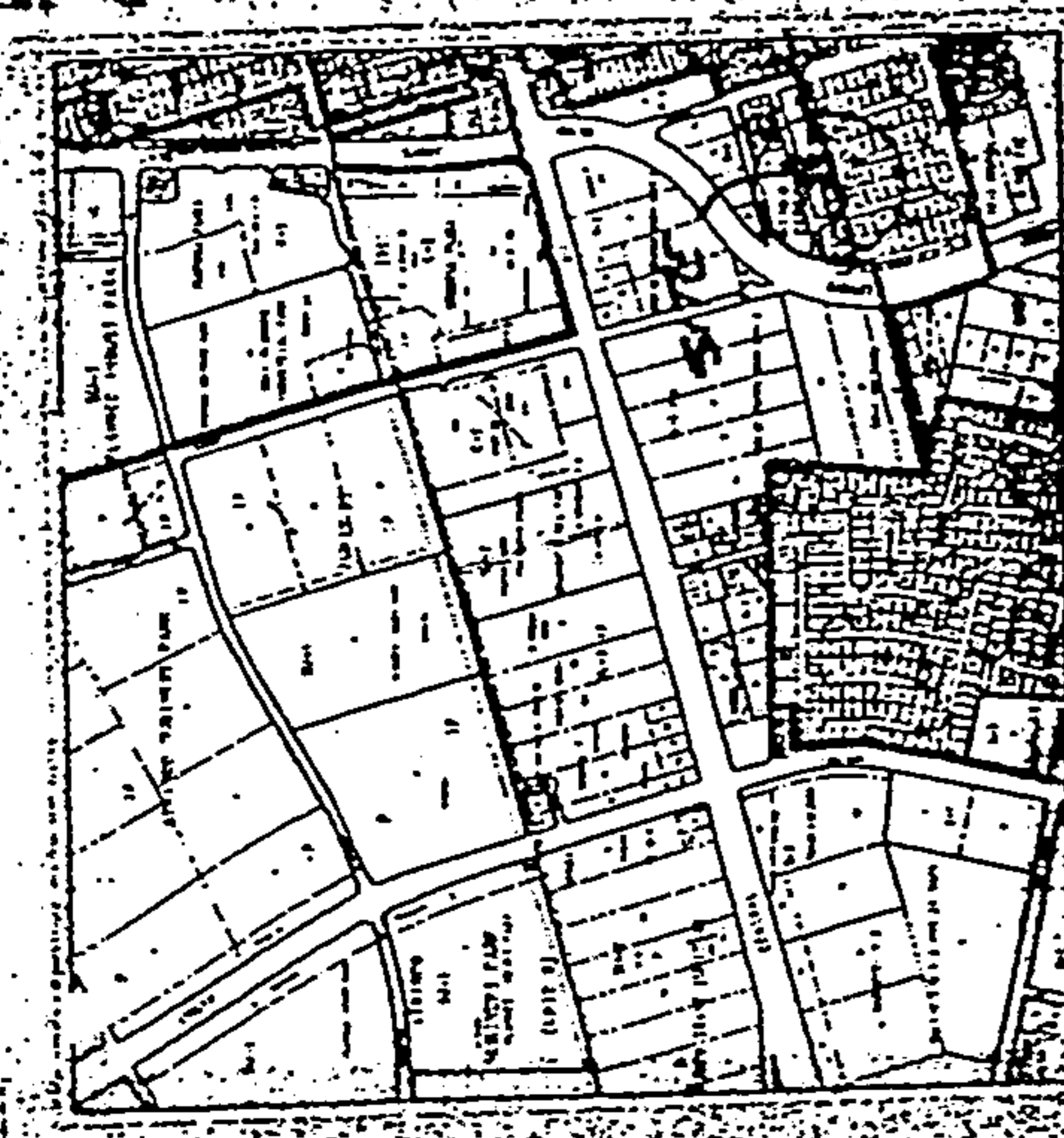
PERMITS REQUIRED:

Application Number: _____

This plan is submitted with the specific site development plan approved by the and the Environmental Planning Commission (EPC), and the Planning and Construction in the Official Jurisdiction of District and is hereby:

FOR THE DEVELOPMENT PLAN, RESIDENTIAL:

Traffic Engineering, Transportation Division	Date: _____
City Development	Date: _____
Public and Recreation Department	Date: _____
City Engineer	Date: _____
Environmental Health Department (sanitation)	Date: _____
Public Works Management	Date: _____
City Clerk/Personnel Planning Department	Date: _____



SHEET INDEX

A1	SITE PLAN
A2	SITE DETAILS
A3	BUILDING ELEVATIONS
L1	LANDSCAPE PLAN
C1	CONCEPTUAL GRADING & DRAINAGE PLAN
C2	PHASING PLAN
C3	CONCEPTUAL UTILITY PLAN

SITE DATA

PROPOSED DRAINAGE: RESIDENTIAL PARTNERSHIP

LOT AREA: 37 ACRES

BUILDING AREA: 1180 SF

PARKING AREA: 828 SF

BUILDING AREA CALCULATIONS

UNIT AREA: 841 SF

11 UNITS: 9251 SF

RESIDENTIAL: 1180 SF

TOTAL AREA: 1180 SF

PAVING MATERIALS

COURTYARD: STAMPED PATTERNO CONCRETE

SIDEWALK: GRAY CONC.

PARKING LOT: ASPHALT

SYMBOL LEGEND:

- WALL LIGHT
- POLE LIGHT
- BASE PACE
- MAIL BOXES
- HEIGHT MARKER
- PROPERTY LINE

OFF STREET PARKING

THE (1) SPACE IS PROVIDED FOR EACH OF THE (1) UNITS IN THIS BLOCK.

PLEASE SEE COVER LETTER FOR PARKING VALUANCE REQUEST.

ADDITIONAL PARKING (10) SPACES

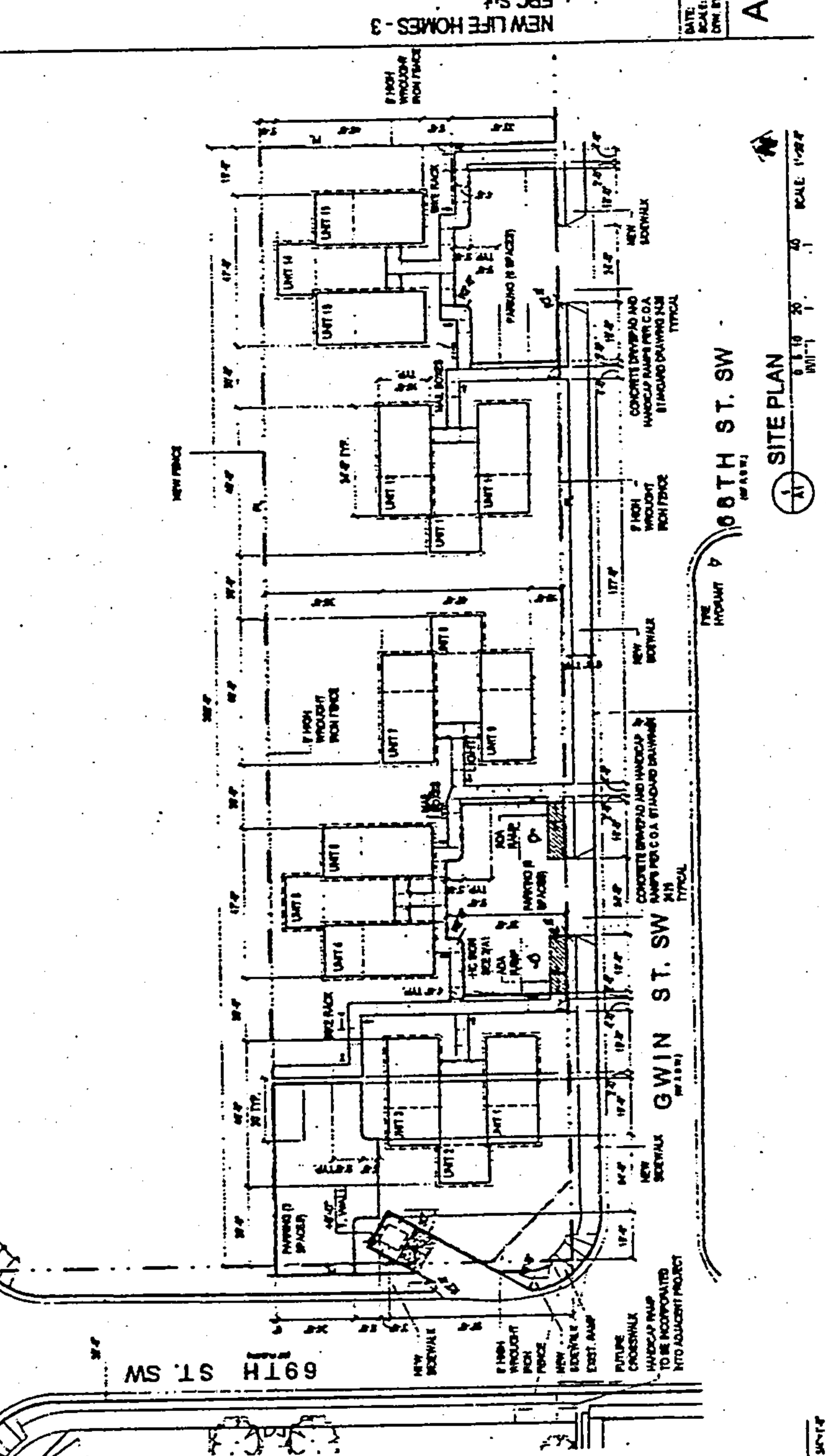
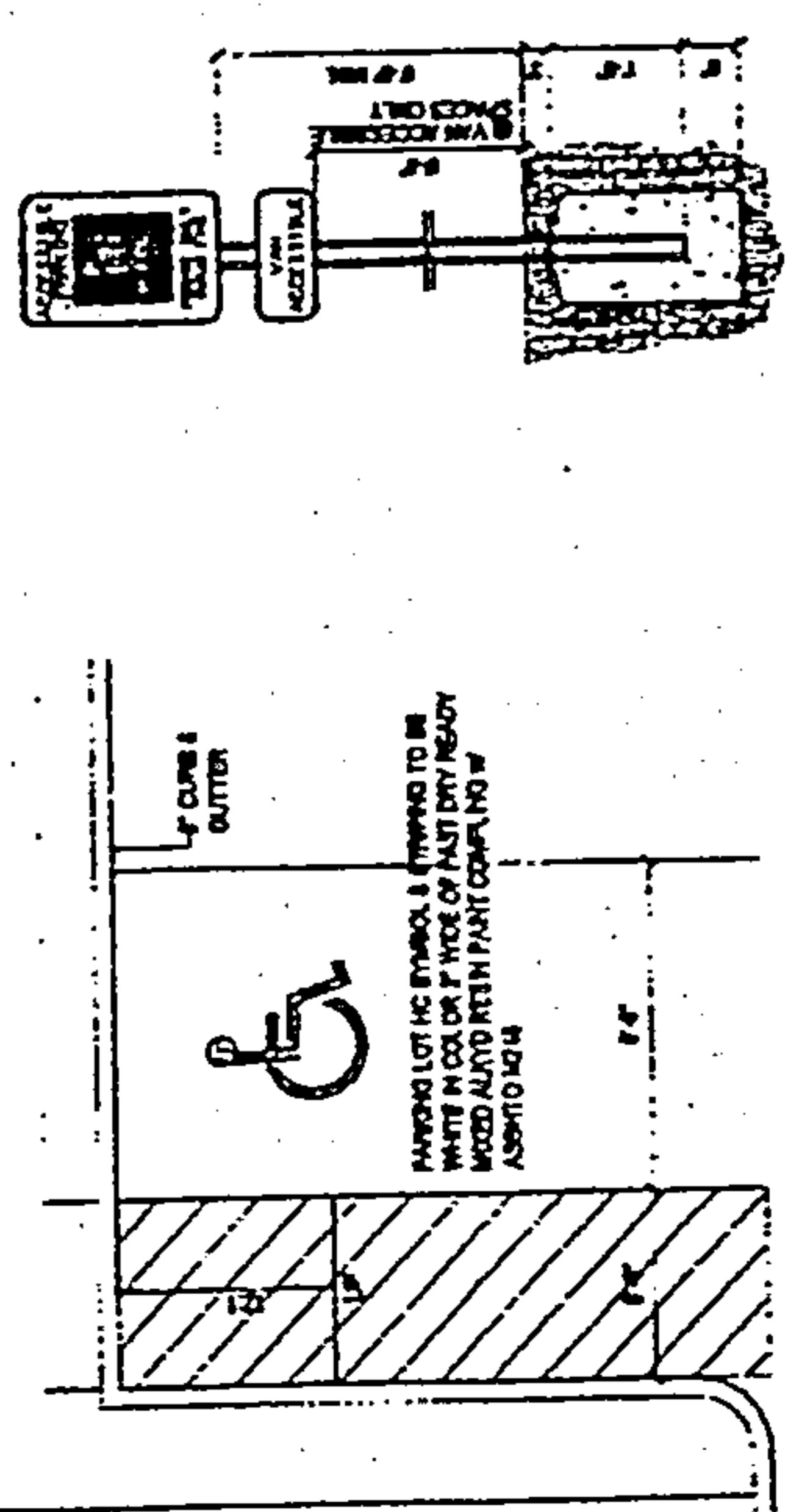
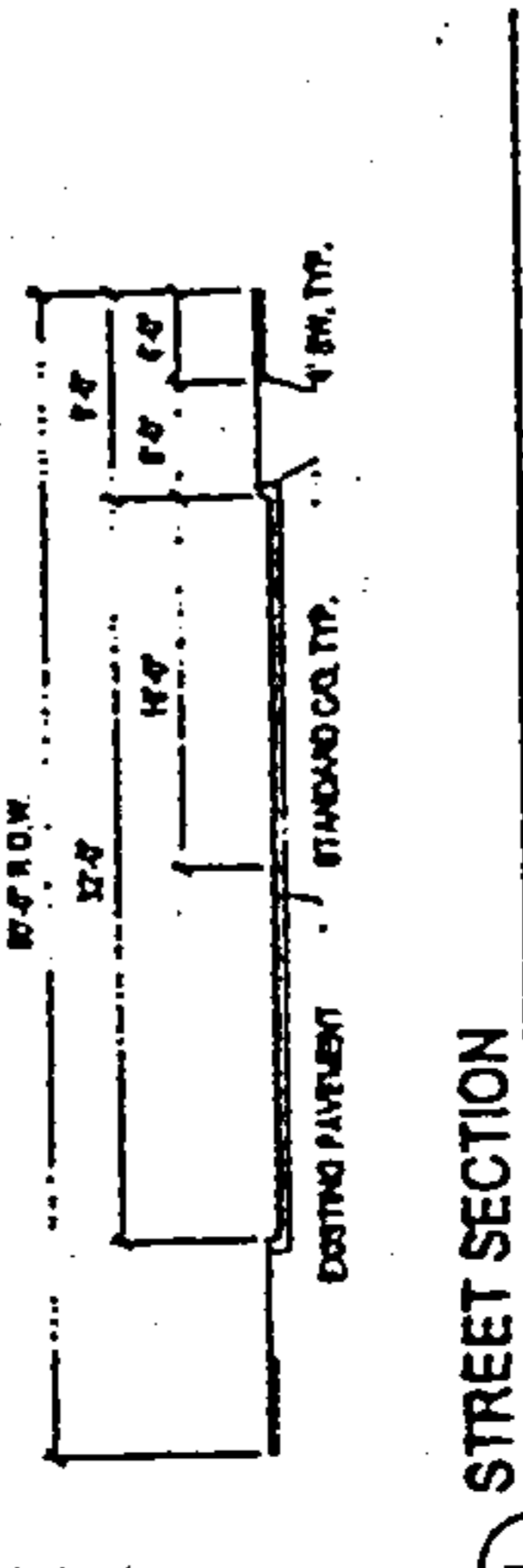
ADDITIONAL SPACES PROVIDED: TWO (2)

TOTAL OFF STREET PARKING PROVIDED: FIFTEEN (15)

BICYCLE PARKING

THE (1) BICYCLE PARKING SPACE IS PROVIDED FOR EACH TWO OF THE (1) UNITS IN THIS BLOCK.

ADDITIONAL BICYCLE PARKING PROVIDED: TWO (2)



A2

DATE: N/A
SCALE: AS SHOWN
DRAWN BY: ERM

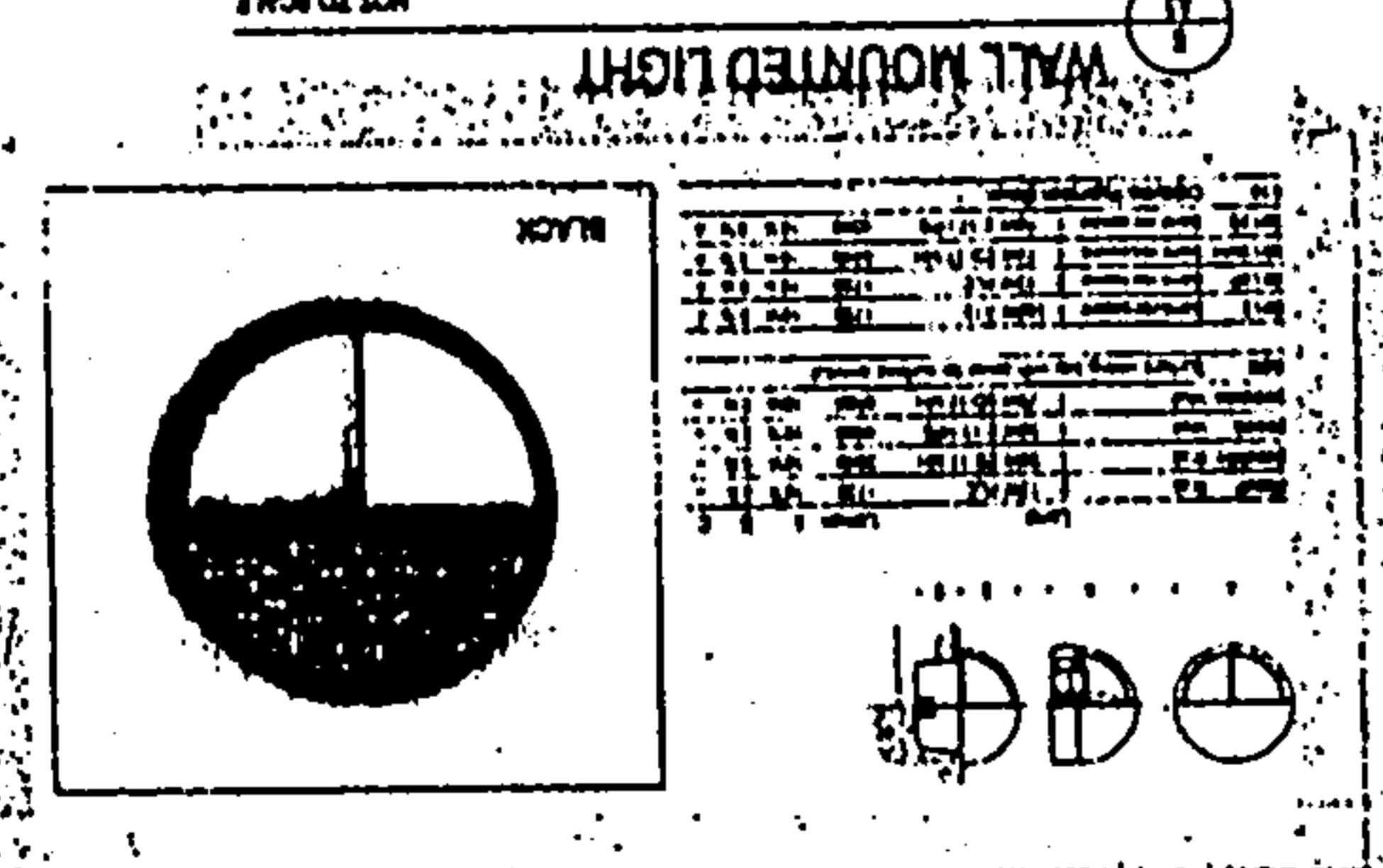
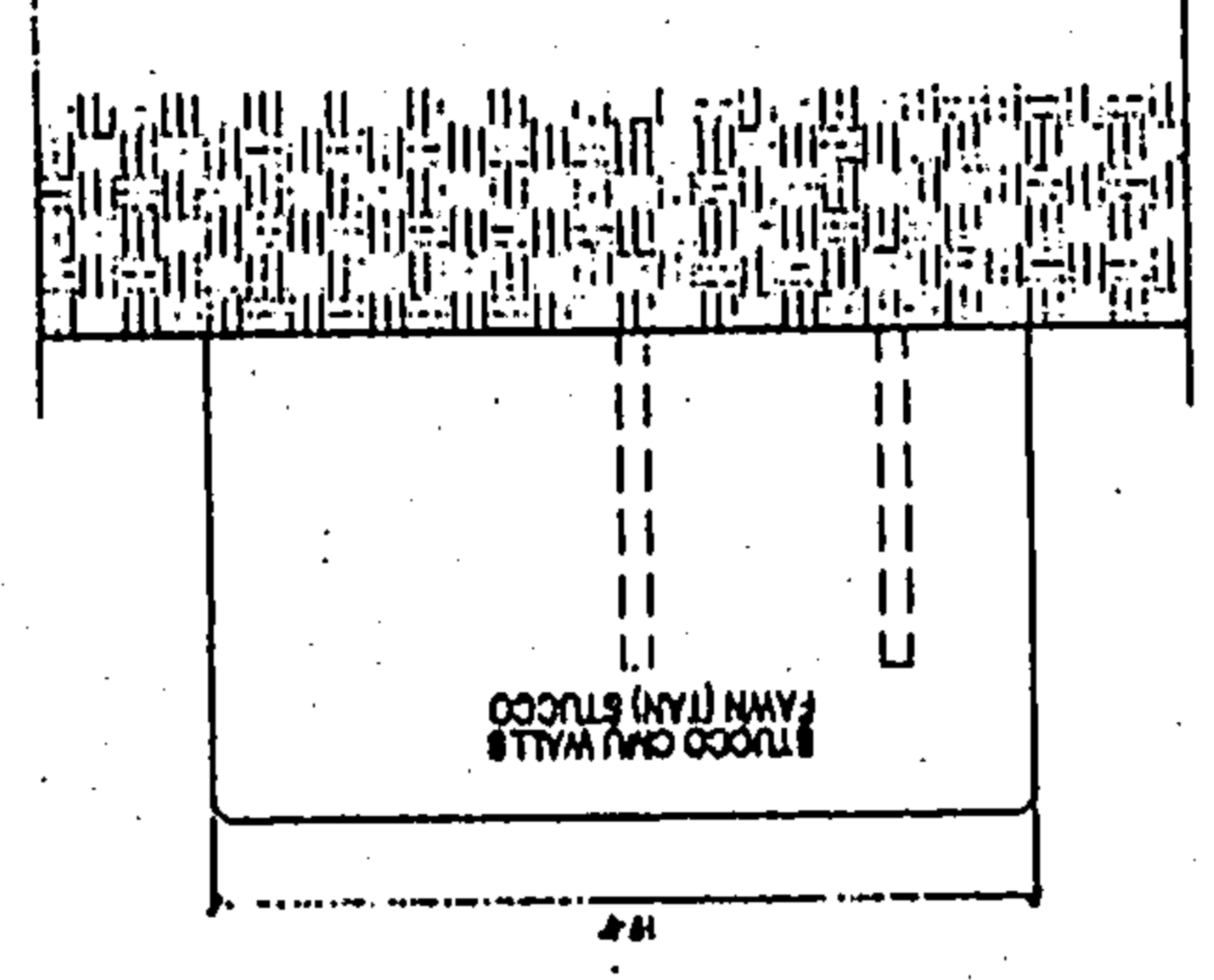
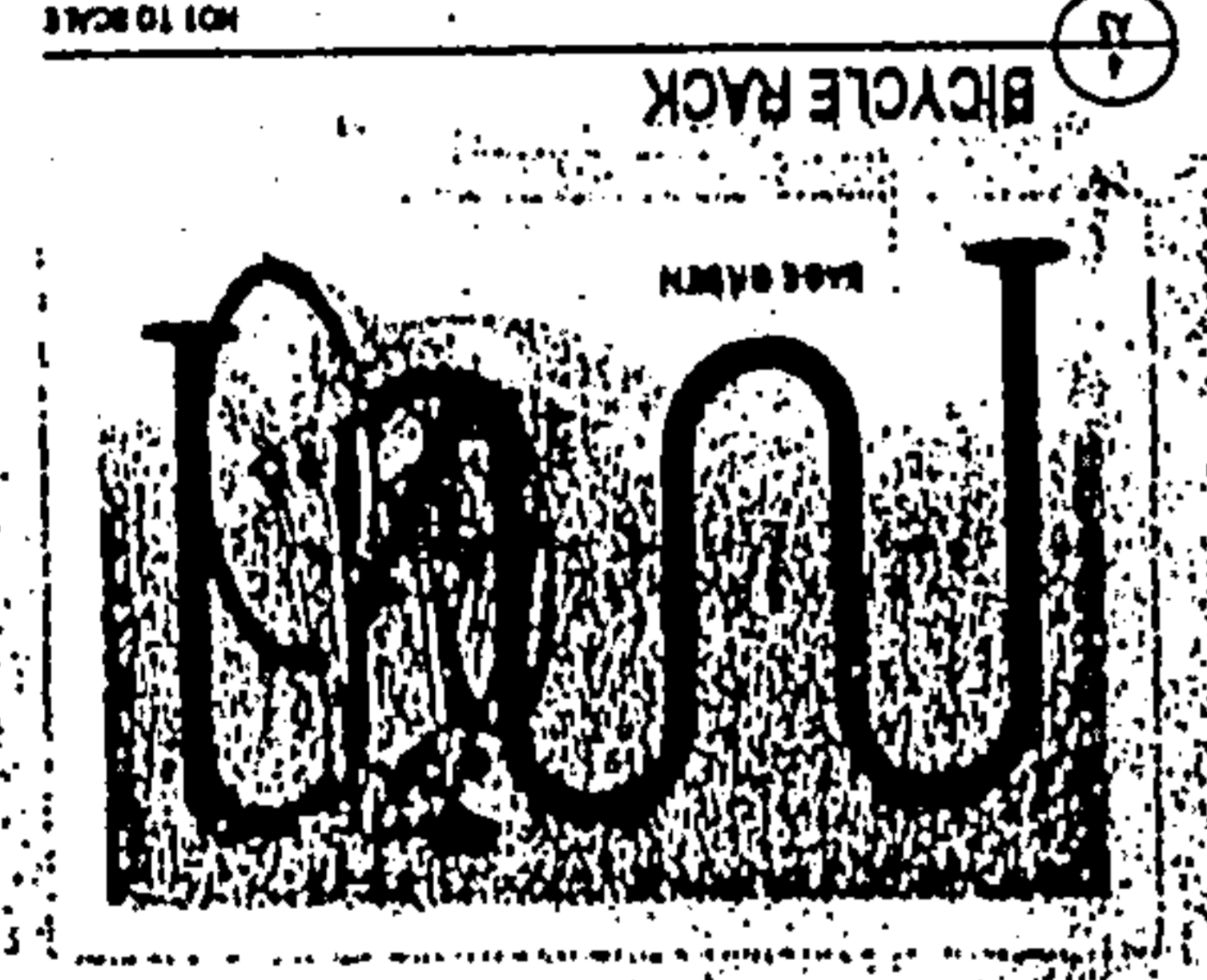
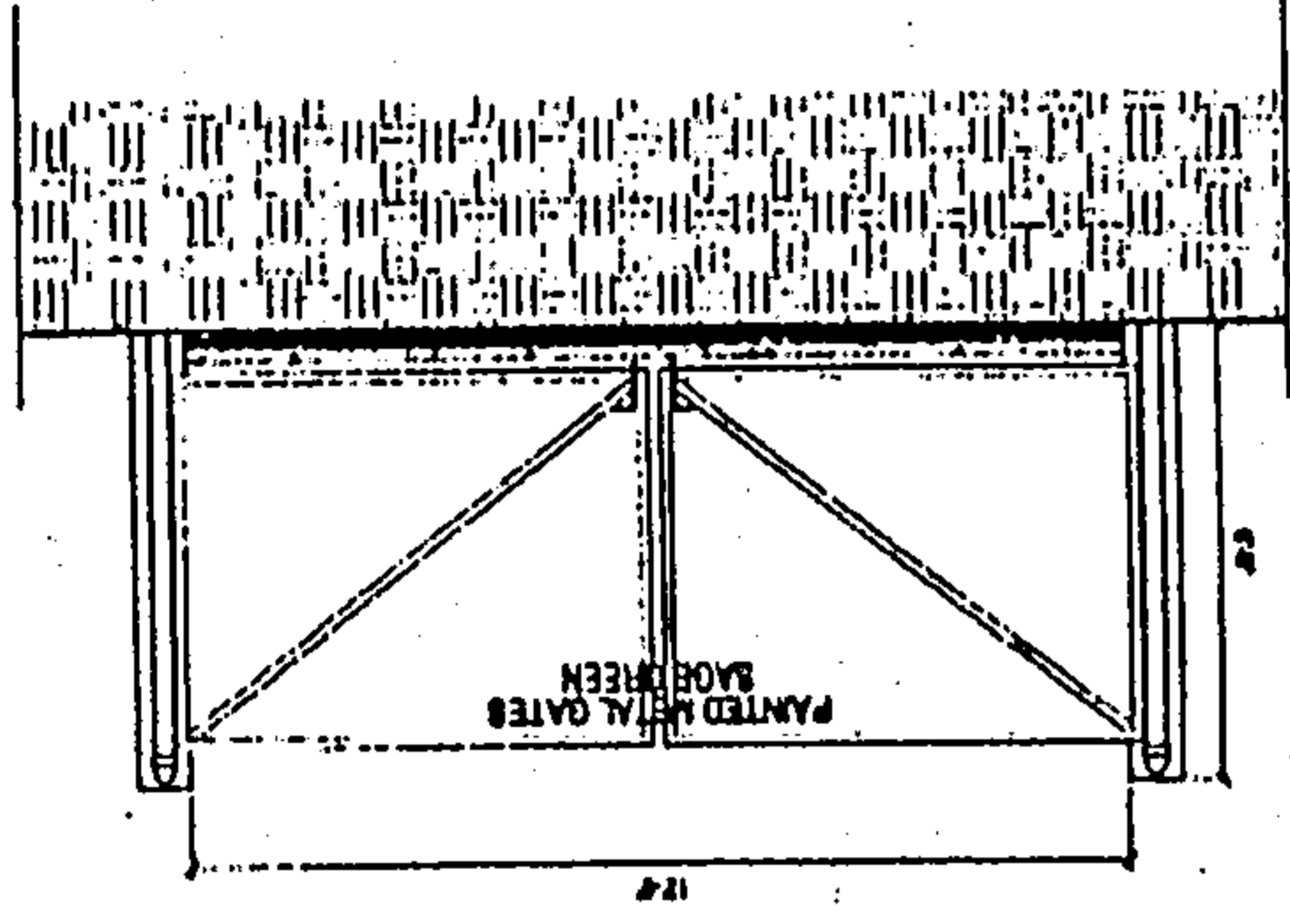
NEW LIFE HOMES - 3
EPC'S
SITE D, S

CAR

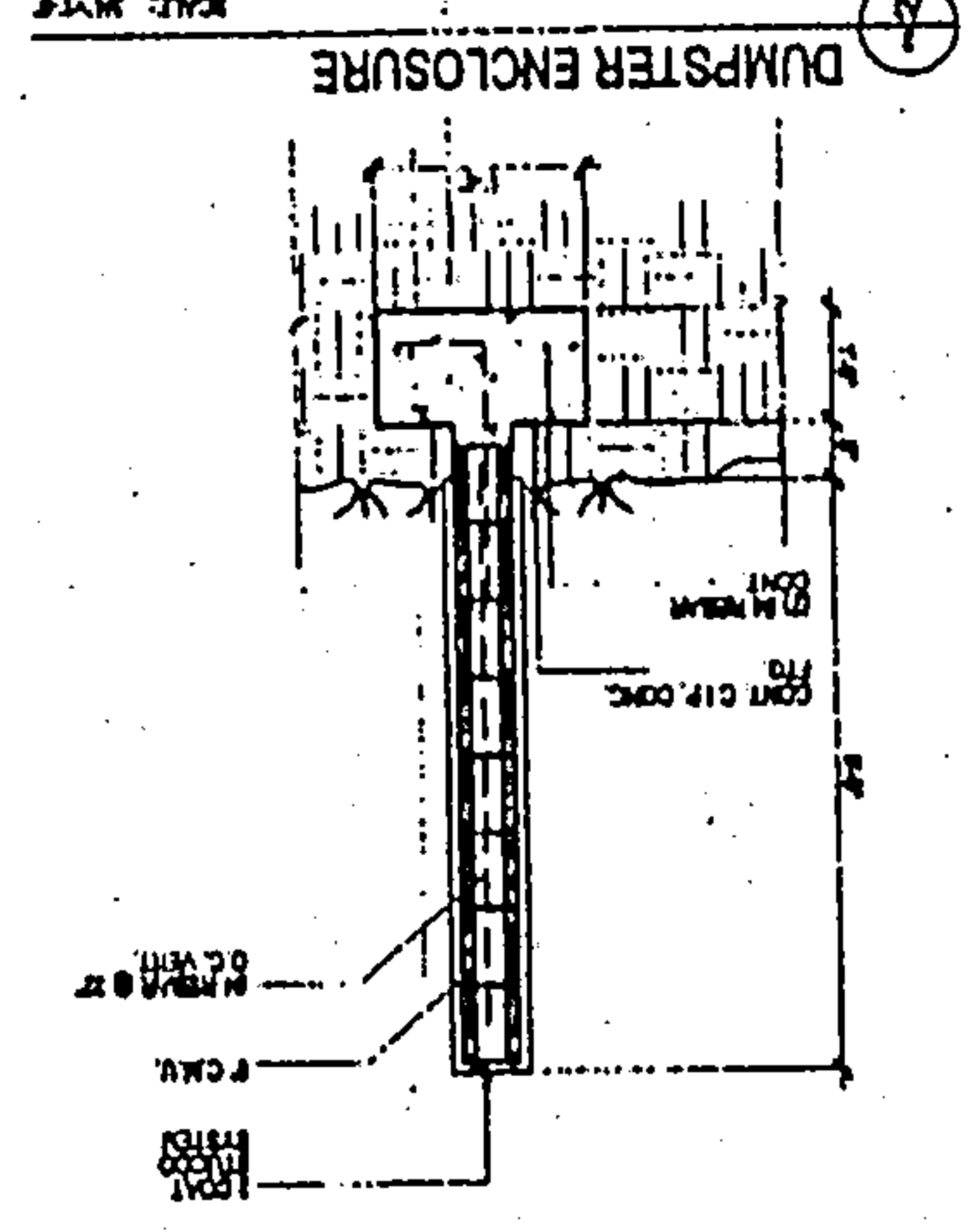
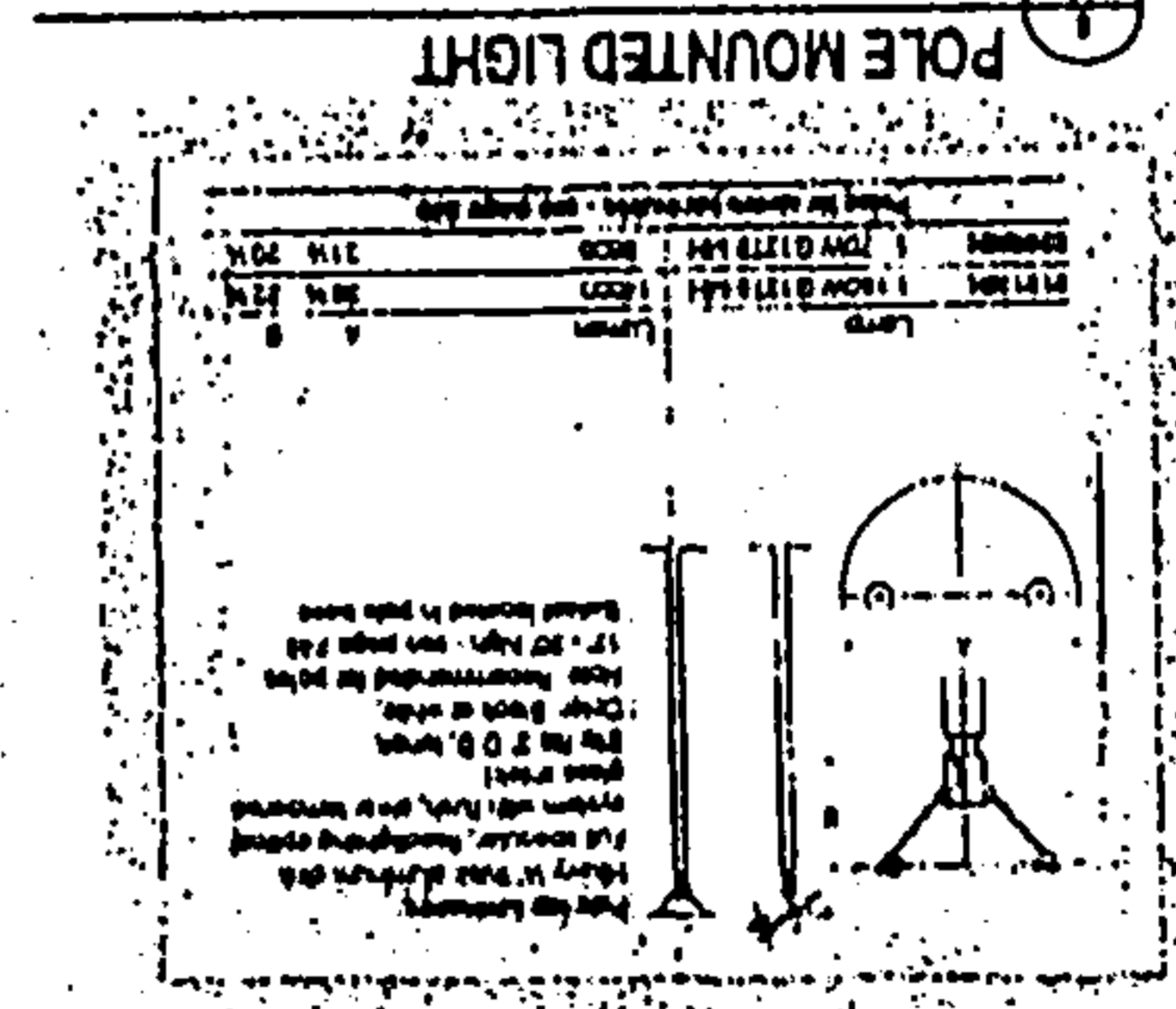
SMITH LTD

ALBUQUERQUE
NEW MEXICO
87102
505/788-4888
FAX/262-4888

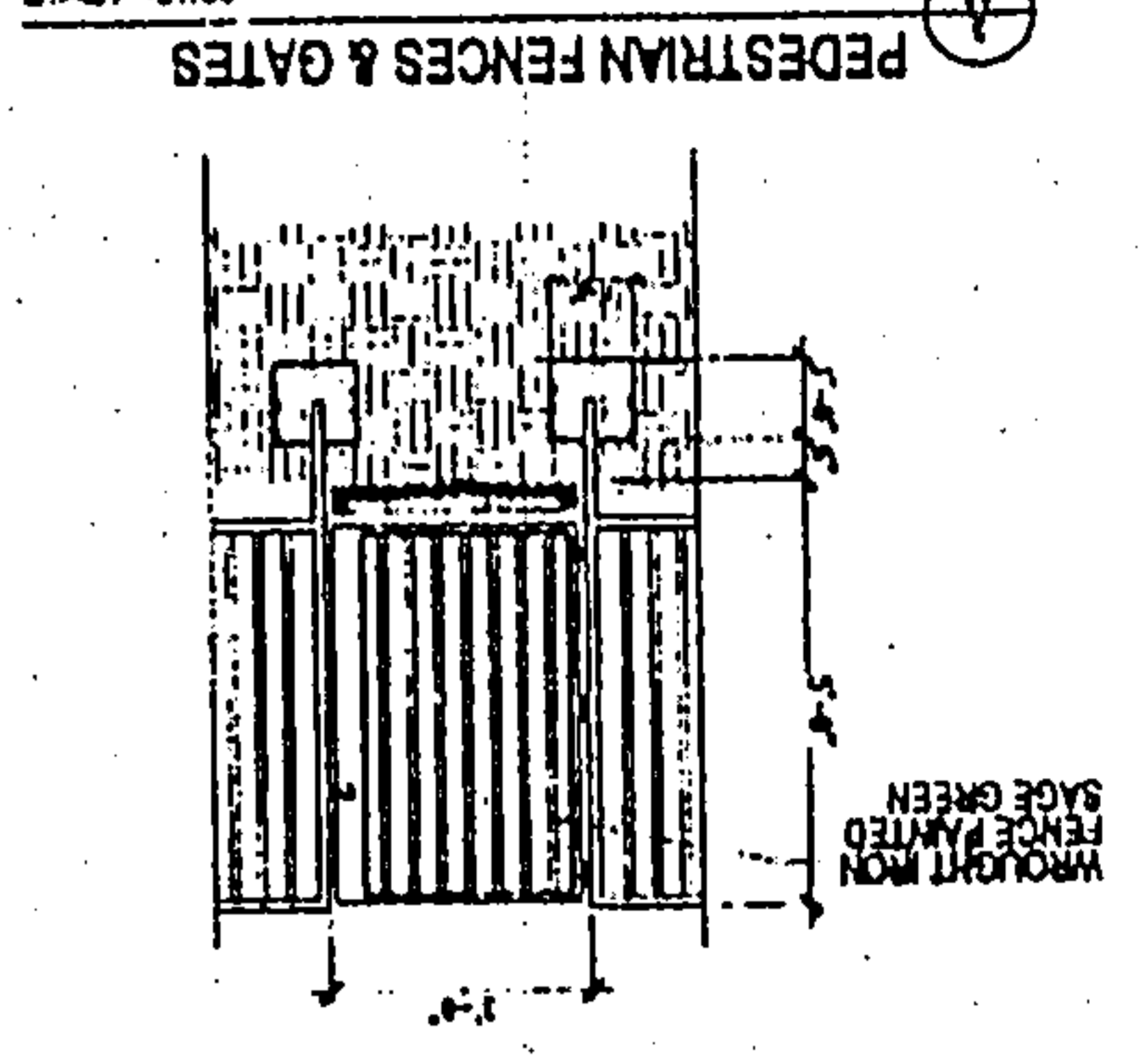
PC BARRTTA



DUMPSTER ENCLOSURE
SCALE: 1/2\"/>



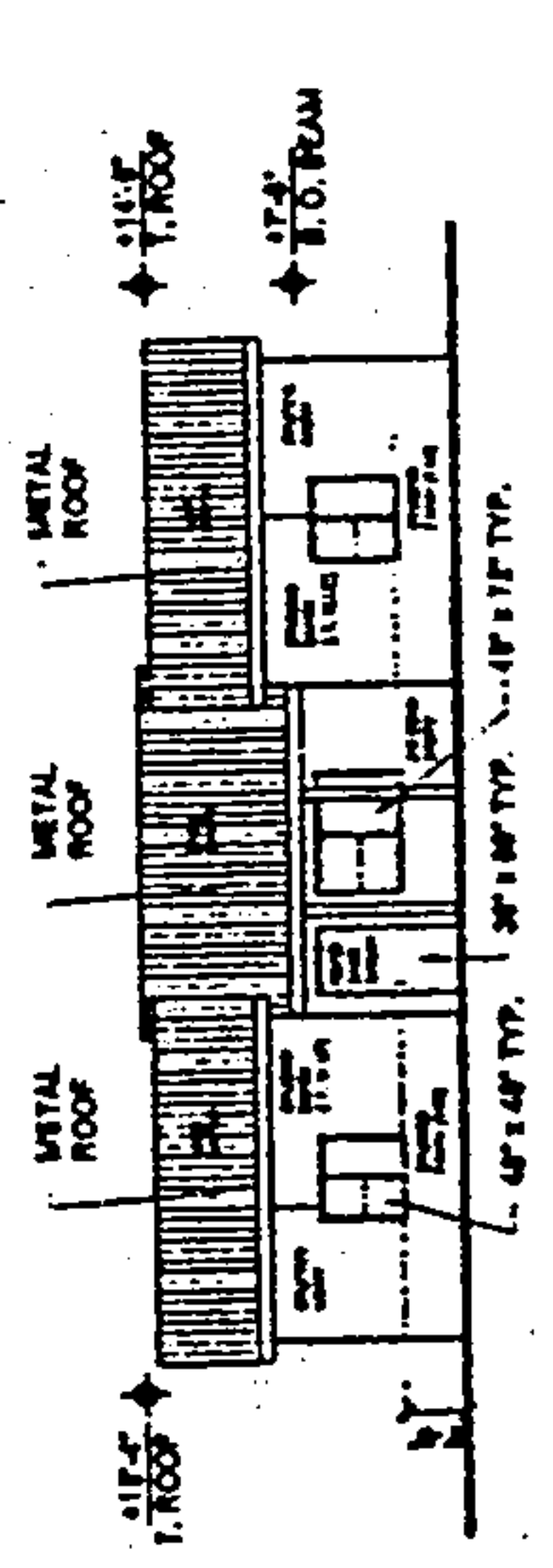
DUMPSTER ENCLOSURE
SCALE: 1/2\"/>



PEDESTRIAN FENCES & GATES
SCALE: 1/2\"/>

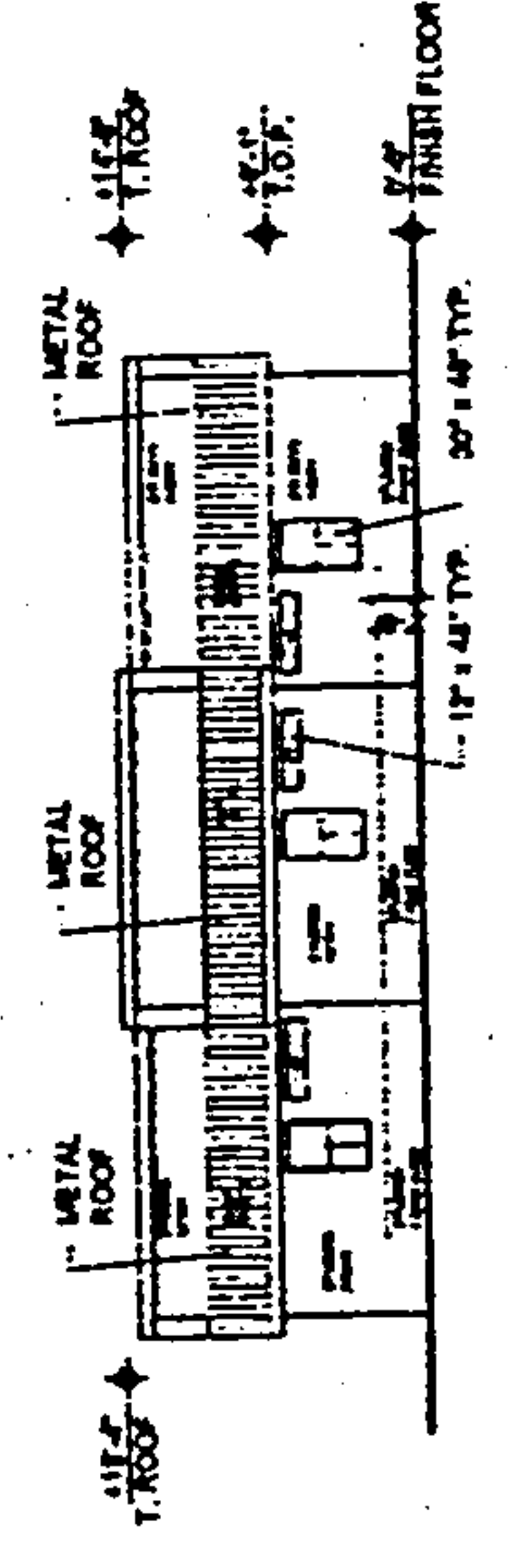
-68-

NOTE: ALL STUCCO COLORS BY EL REV.
REFER TO STUCCO SAMPLE CHART OF
STANDARD EL REV COLORS (11/7/11/11/11)
178 FLOOR; 187 DENISE
ALL FACIA, RAFTER, SOFFITS, POSTS AND
BEAMS TO BE PAINTED WHITE



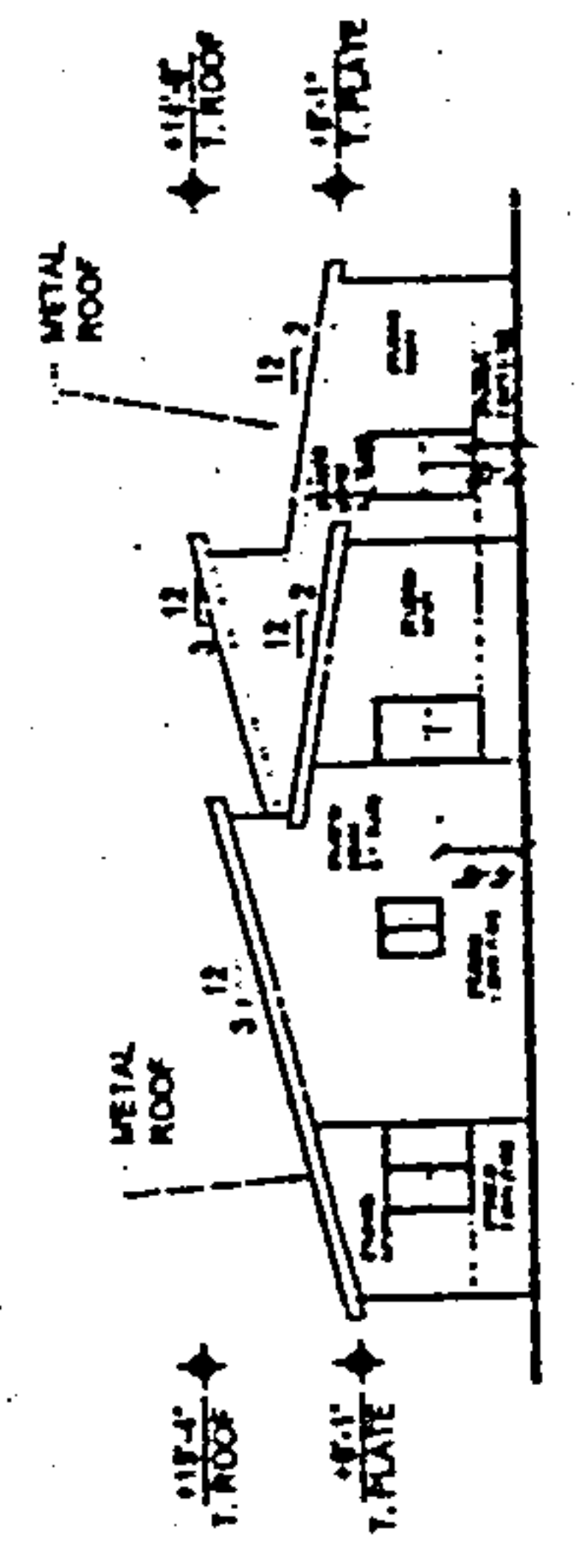
FRONT ELEVATION

SCALE: 1/8" = 1'-0"
0 4 8 16



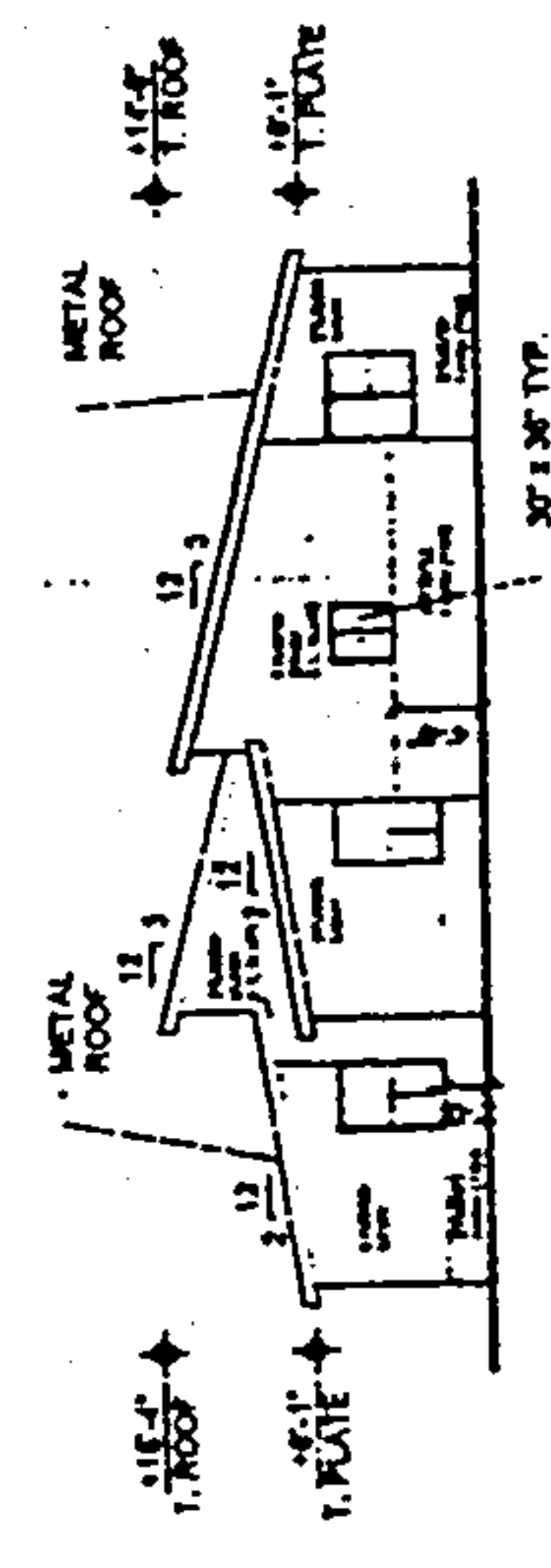
REAR ELEVATION

SCALE: 1/8" = 1'-0"
0 4 8 16



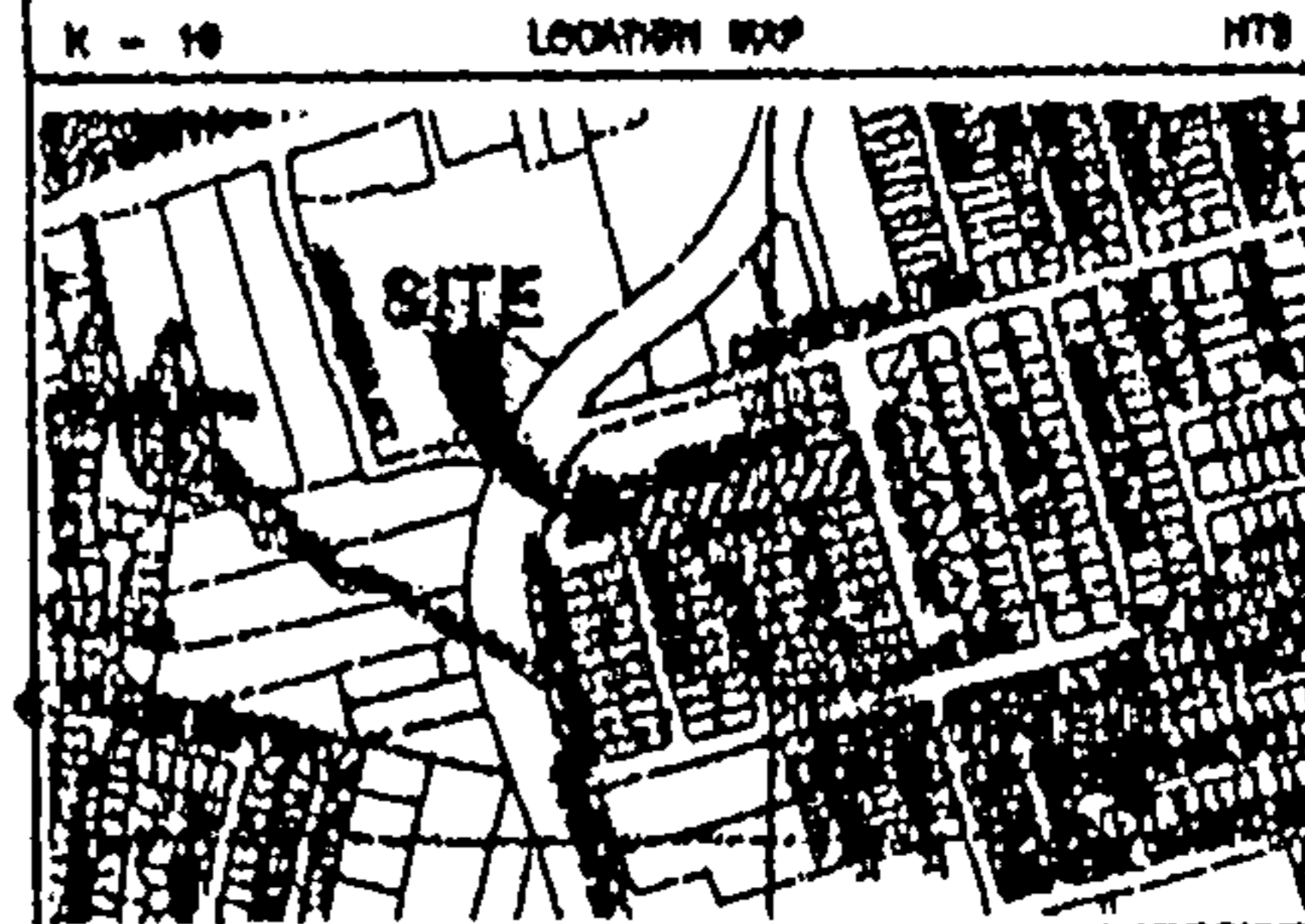
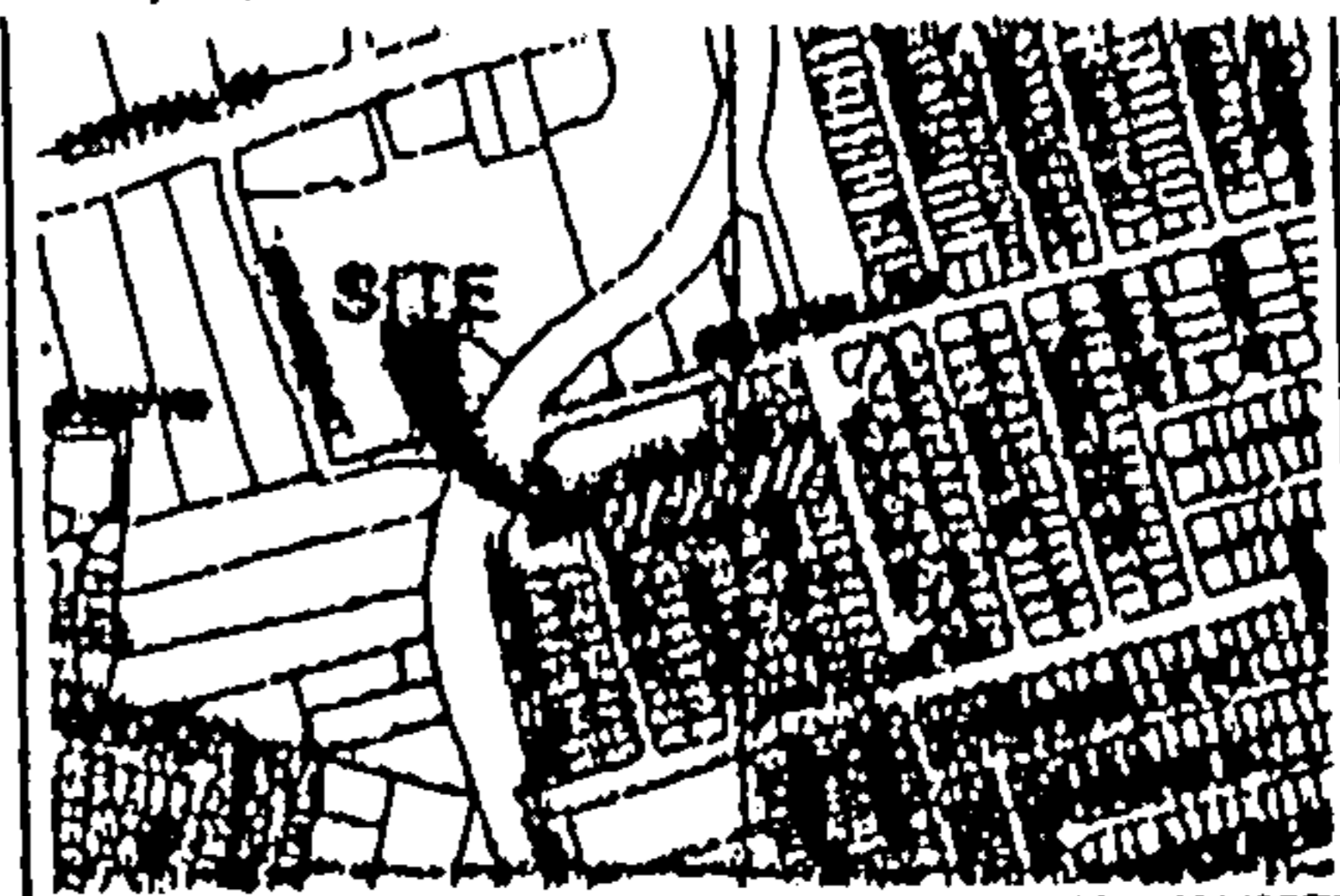
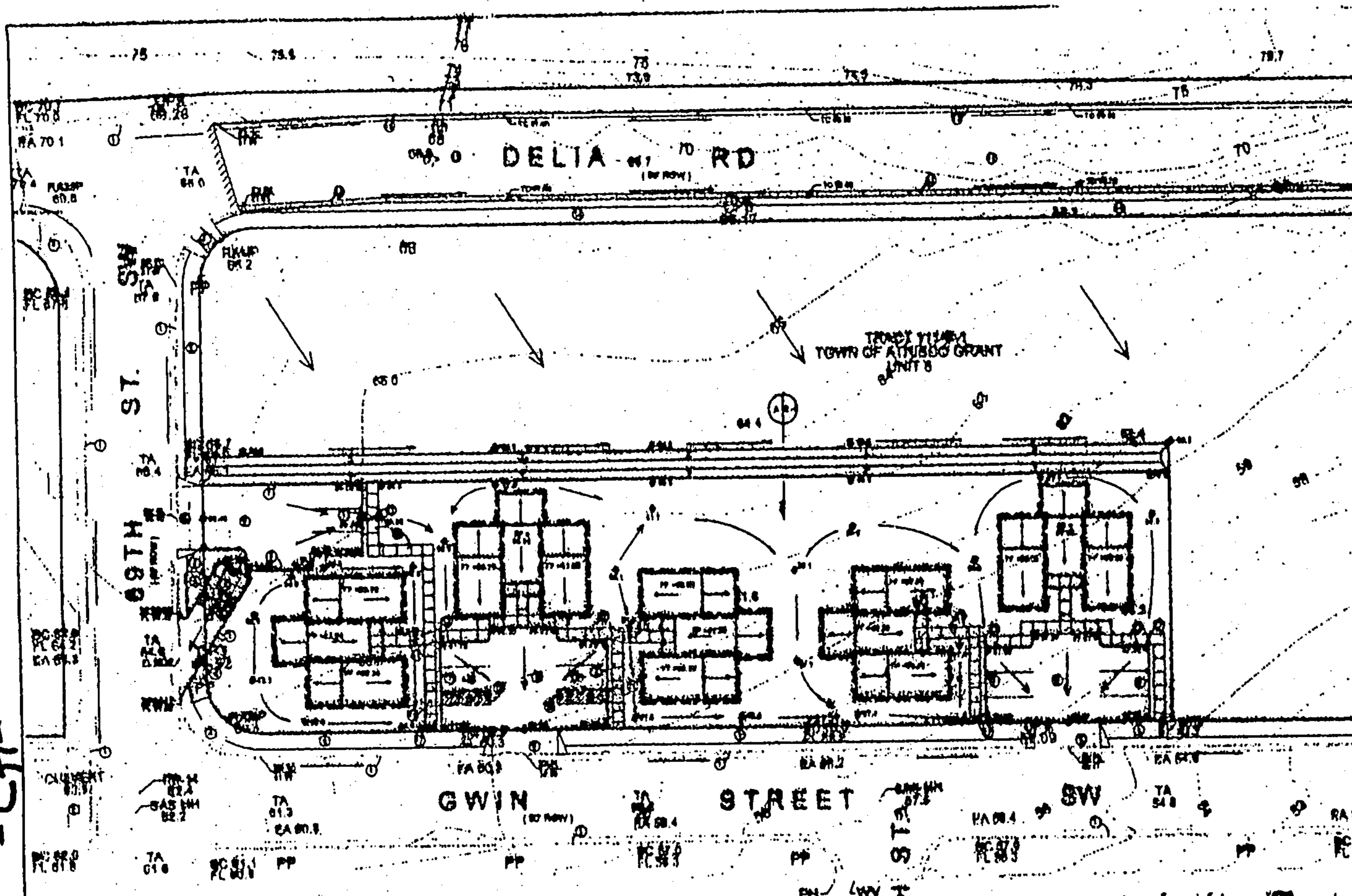
SIDE ELEVATION

SCALE: 1/8" = 1'-0"
0 4 8 16



SIDE ELEVATION

SCALE: 1/8" = 1'-0"
0 4 8 16



BRASHER & LORBER
CONSULTING ENGINEERS
10000 RIVINGTON DRIVE, SUITE 100
ALBUQUERQUE, NEW MEXICO 87123
TEL: 253-0800 FAX: 253-0800



811 CENTRAL SW
ALBUQUERQUE
NEW MEXICO
87105
TEL: 253-0800 FAX: 253-0800

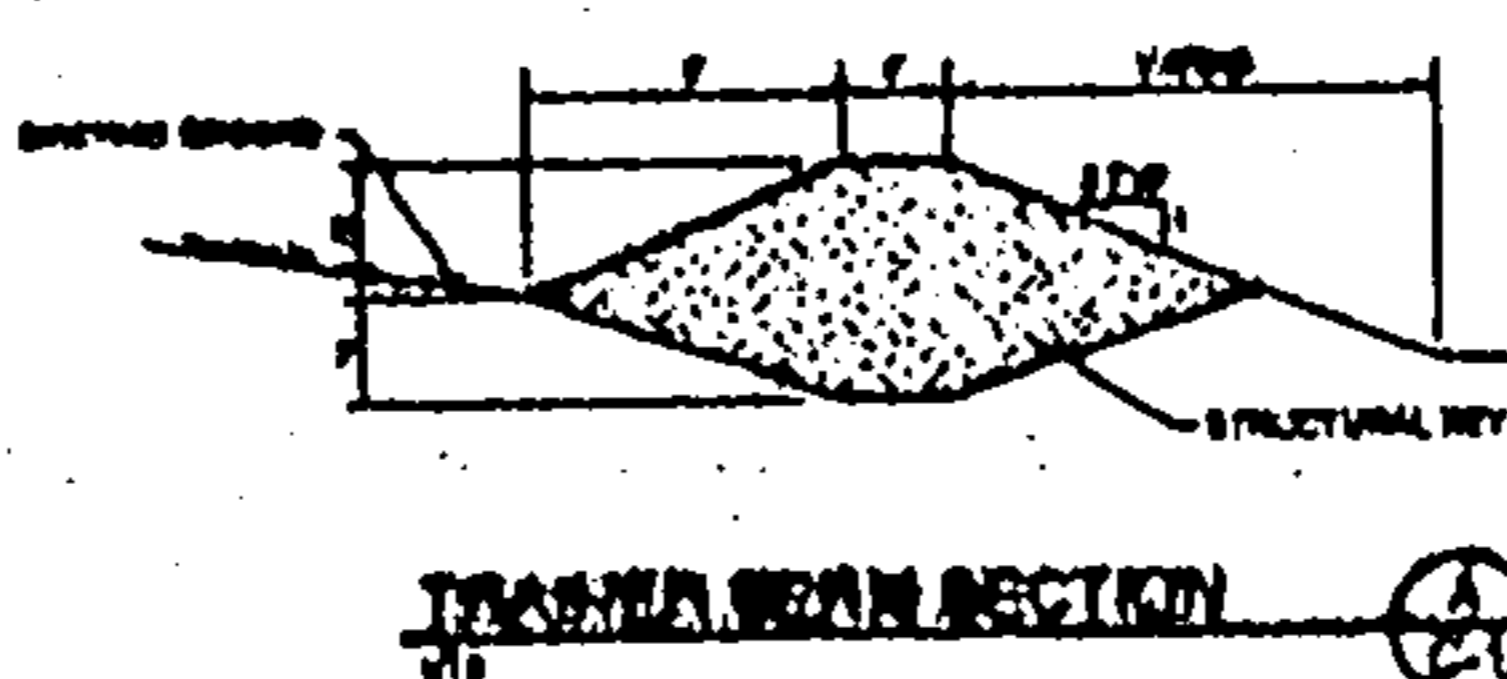
GARRETT, SMITH, LTD.
CONSULTING ENGINEERS
10000 RIVINGTON DRIVE, SUITE 100
ALBUQUERQUE, NEW MEXICO 87123
TEL: 253-0800 FAX: 253-0800

NEW LIFE HOMES - 3
ALBUQUERQUE, NEW MEXICO
CONCEPTUAL GRADING
AND DRAINAGE PLAN

SCALE:
1" = 20'
DATE:
04-26-2003
SHEET:
C-1

- LEGEND**
- EXISTING SPOT ELEVATION
 - PROPOSED SPOT ELEVATION
 - DIRECTION OF FLOW
 - DRAINAGE SWALE
 - EXISTING STRUCTURE
 - EXISTING CURB/STREET
 - EXISTING CURB/STREET
 - PROPOSED CURB/STREET
 - EXISTING ASPHALT TO BE REMOVED AND REPAVED
 - PROPOSED CHAIN LINK FENCE
 - PROPOSED POST AND RAIL FENCE
 - EXISTING MAILBOX
 - EXISTING STREET LIGHT
 - EXISTING COLUMN

- GRADING PLAN NOTES**
1. All proposed grading shall be in accordance with the standards of the local authority having jurisdiction.
 2. This plan represents the grading that shall be constructed to provide for the drainage of the site. It is not intended to represent the final finished grade of the site. Future alterations of grades shall be the responsibility of the owner.
 3. Grading shall be done in accordance with the standards of the local authority having jurisdiction.
 4. The plan is prepared to show the proposed grading and drainage. It is not intended to represent the final finished grade of the site. Future alterations of grades shall be the responsibility of the owner.
 5. The owner shall be responsible for obtaining all necessary permits and approvals from the local authority having jurisdiction.
 6. All proposed grading shall be in accordance with the standards of the local authority having jurisdiction.
 7. The owner shall be responsible for obtaining all necessary permits and approvals from the local authority having jurisdiction.



KEYED NOTES

1. EXISTING ASPHALT TO BE REMOVED AND REPAVED
2. EXISTING ASPHALT TO BE REMOVED AND REPAVED
3. EXISTING ASPHALT TO BE REMOVED AND REPAVED
4. EXISTING ASPHALT TO BE REMOVED AND REPAVED
5. EXISTING ASPHALT TO BE REMOVED AND REPAVED
6. EXISTING ASPHALT TO BE REMOVED AND REPAVED
7. EXISTING ASPHALT TO BE REMOVED AND REPAVED
8. EXISTING ASPHALT TO BE REMOVED AND REPAVED
9. EXISTING ASPHALT TO BE REMOVED AND REPAVED
10. EXISTING ASPHALT TO BE REMOVED AND REPAVED
11. EXISTING ASPHALT TO BE REMOVED AND REPAVED
12. EXISTING ASPHALT TO BE REMOVED AND REPAVED
13. EXISTING ASPHALT TO BE REMOVED AND REPAVED
14. EXISTING ASPHALT TO BE REMOVED AND REPAVED
15. EXISTING ASPHALT TO BE REMOVED AND REPAVED
16. EXISTING ASPHALT TO BE REMOVED AND REPAVED
17. EXISTING ASPHALT TO BE REMOVED AND REPAVED

-27-

CONCEPTUAL GRADING & DRAINAGE PLAN
PURPOSE AND SCOPE
THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED GRADING AND DRAINAGE FOR THE PROJECT. THE PLAN IS TO BE USED AS A GUIDE FOR THE CONSTRUCTION OF THE PROJECT. THE PLAN IS TO BE USED AS A GUIDE FOR THE CONSTRUCTION OF THE PROJECT. THE PLAN IS TO BE USED AS A GUIDE FOR THE CONSTRUCTION OF THE PROJECT.


EXISTING CONDITIONS
THE PROJECT SITE IS PRESENTLY UNDEVELOPED. THE SITE BOUNDARIES APPROXIMATELY 1.5-ACRES AND IS BOUNDARY AS PER THE 1/4-ACRE TRACT. THE SITE IS BOUNDARY AS PER THE 1/4-ACRE TRACT. THE SITE IS BOUNDARY AS PER THE 1/4-ACRE TRACT.

PROPOSED CONDITIONS
AS SHOWN ON THE PLAN, THE PROPOSED GRADING AND DRAINAGE FOR THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE PROPOSED GRADING AND DRAINAGE PLAN. THE PROPOSED GRADING AND DRAINAGE FOR THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE PROPOSED GRADING AND DRAINAGE PLAN.

THE PROPOSED GRADING AND DRAINAGE FOR THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE PROPOSED GRADING AND DRAINAGE PLAN. THE PROPOSED GRADING AND DRAINAGE FOR THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE PROPOSED GRADING AND DRAINAGE PLAN.

ALL ELEVATIONS ON THIS PLAN ARE IN FEET ABOVE MEAN SEA LEVEL UNLESS OTHERWISE NOTED. THE PROPOSED GRADING AND DRAINAGE FOR THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE PROPOSED GRADING AND DRAINAGE PLAN.

THE PROPOSED GRADING AND DRAINAGE FOR THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE PROPOSED GRADING AND DRAINAGE PLAN. THE PROPOSED GRADING AND DRAINAGE FOR THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE PROPOSED GRADING AND DRAINAGE PLAN.

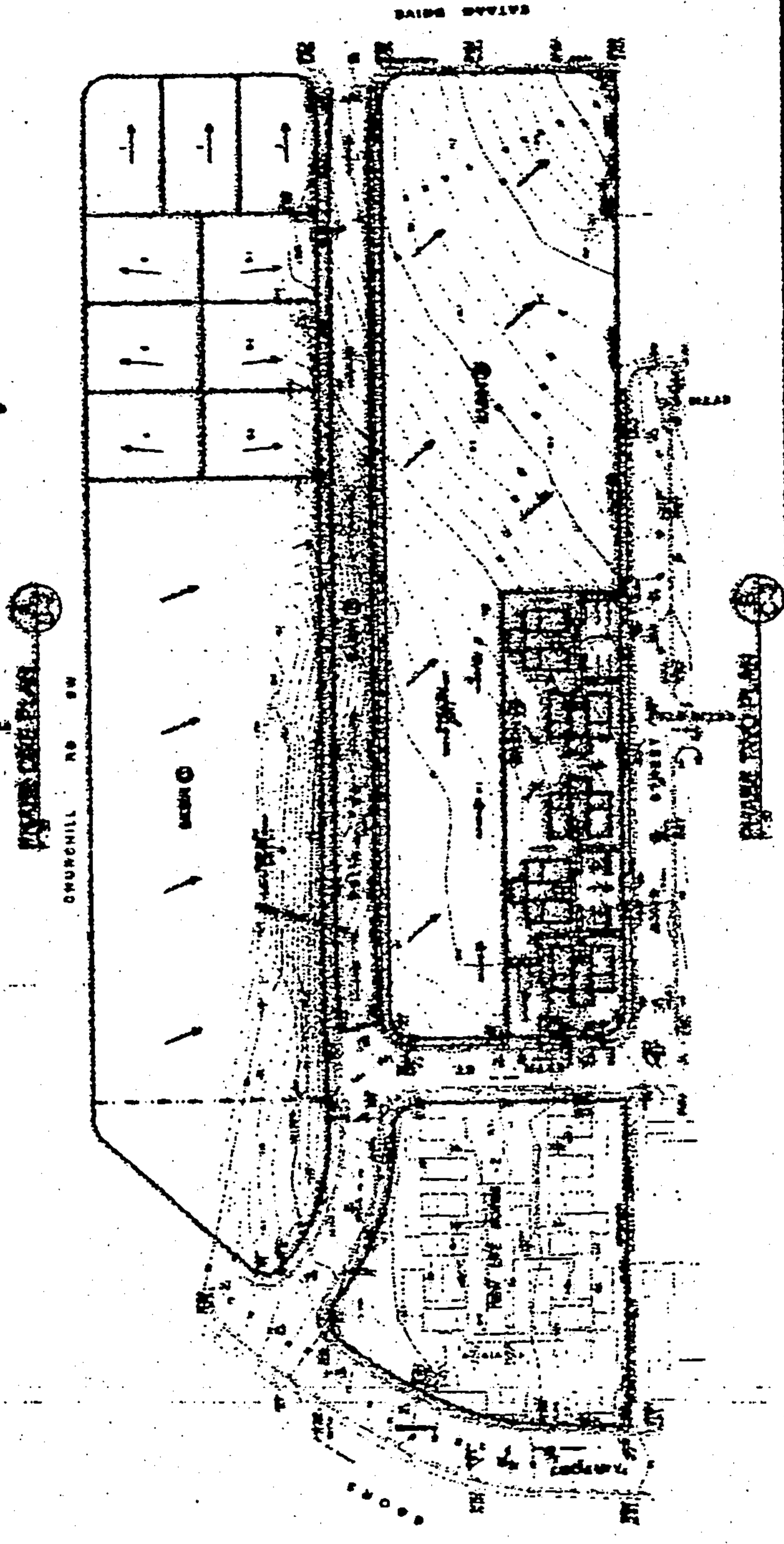
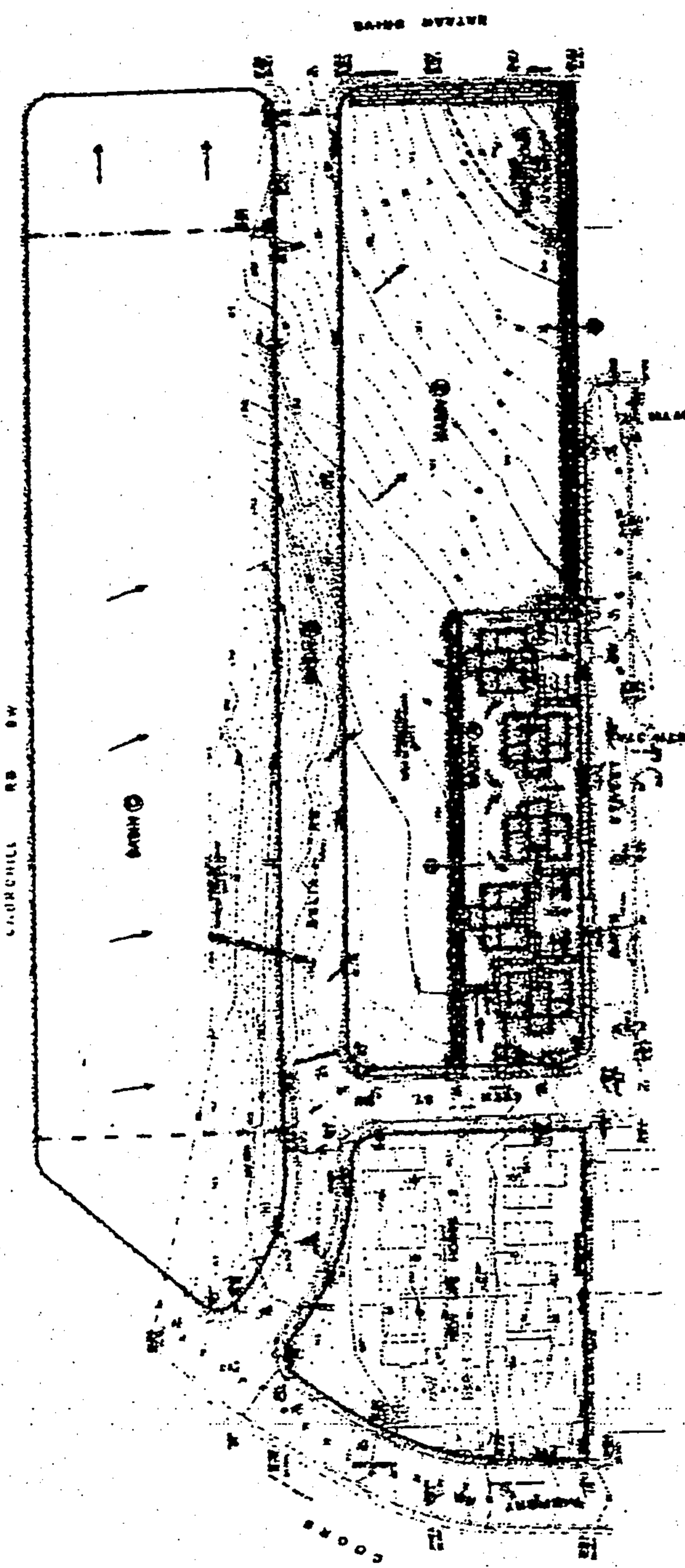
 <p>G. L. GARDNER & SONS, INC. CIVIL ENGINEERS NEW BRITAIN, CONNECTICUT</p>	<p>NEW LIFE HOSES - 3</p>	<p>DATE: 04-28-1960</p>	<p>SCALE: 1" = 10'</p>
	<p>PHASING PLAN</p>	<p>PROJECT: NEW BRITAIN</p>	<p>DRILL: C-2</p>


LEGEND

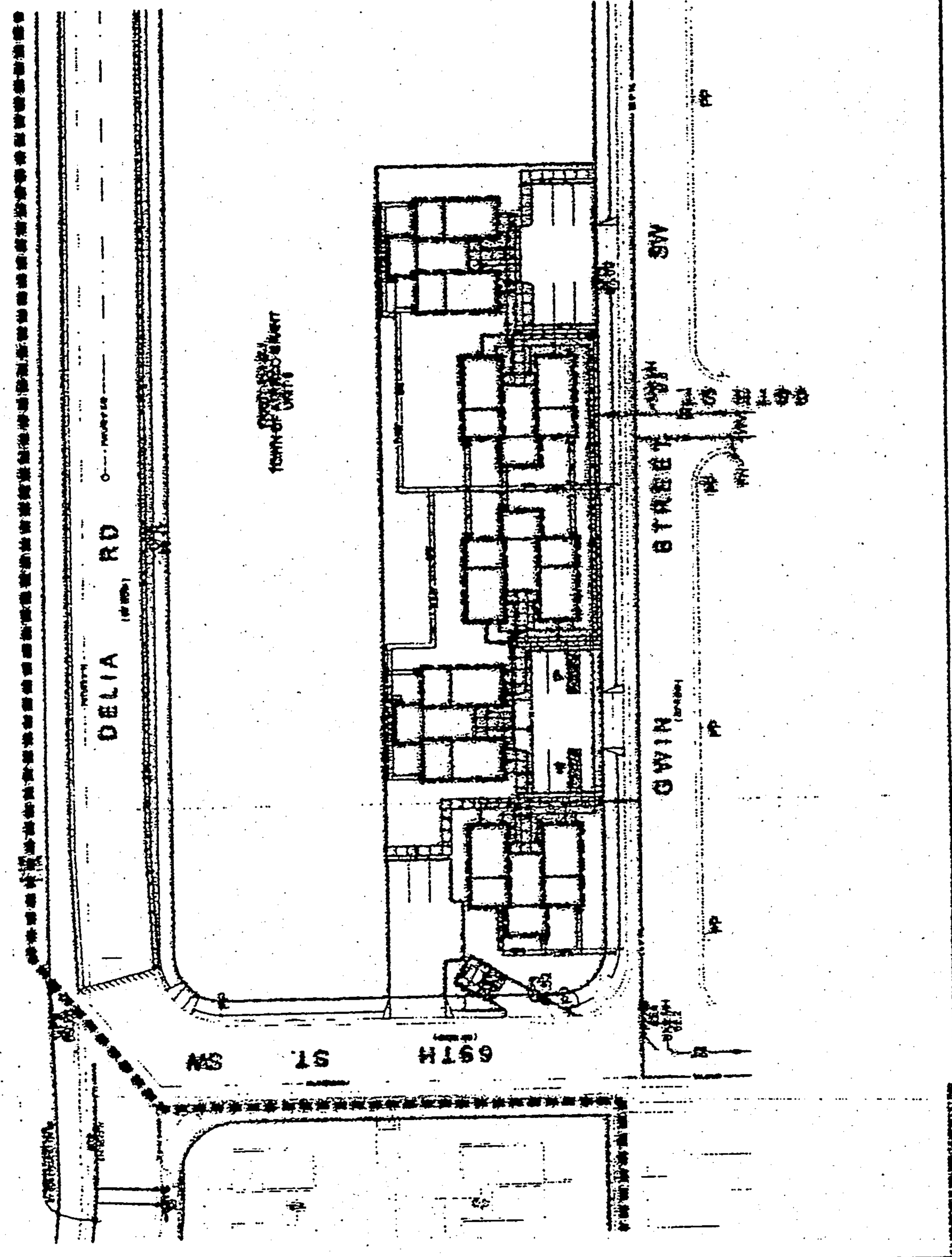
- EXISTING GRADE ELEVATION
- PROPOSED GRADE ELEVATION
- EXISTING CURB
- PROPOSED CURB
- EXISTING DRIVEWAY
- PROPOSED DRIVEWAY
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- EXISTING CONCRET
- PROPOSED CONCRET
- EXISTING ASPHALT TO BE IMPROVED AND REPAIRED
- EXISTING DRIVE LANE FENCE
- PROPOSED DRIVE LANE FENCE
- EXISTING POST AND RAIL FENCE
- PROPOSED POST AND RAIL FENCE
- EXISTING WALKWAY
- PROPOSED WALKWAY
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- EXISTING COLUMN
- PROPOSED COLUMN

NOTES

1. ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AS APPLICABLE.
2. THE PROPOSED DRIVEWAY SHALL BE 12 FEET WIDE AND SHALL BE CONCRETE.
3. THE PROPOSED SIDEWALK SHALL BE 4 FEET WIDE AND SHALL BE CONCRETE.
4. THE PROPOSED DRIVE LANE FENCE SHALL BE 4 FEET HIGH AND SHALL BE POST AND RAIL.
5. THE PROPOSED WALKWAY SHALL BE 4 FEET WIDE AND SHALL BE CONCRETE.
6. THE PROPOSED STREET LIGHT SHALL BE 15 FEET HIGH AND SHALL BE A STANDARD STREET LIGHT.
7. THE PROPOSED COLUMN SHALL BE 4 FEET HIGH AND SHALL BE CONCRETE.



 <p>Garbett Smith Ltd. 1111 UNIVERSITY AVE. NEW BRIDGE NEW BRIDGE NEW BRIDGE NEW BRIDGE NEW BRIDGE</p>		<p>NEW LIFE HOMES - 3 CONCEPTUAL UTILITY PLAN</p>													
<p>LEGEND</p> <table border="1"> <tr> <th>TYPE</th> <th>SYMBOL</th> <th>DESCRIPTION</th> </tr> <tr> <td>EXISTING</td> <td>---</td> <td>EXISTING</td> </tr> <tr> <td>PROPOSED</td> <td>---</td> <td>PROPOSED</td> </tr> <tr> <td>...</td> <td>...</td> <td>...</td> </tr> </table>		TYPE	SYMBOL	DESCRIPTION	EXISTING	---	EXISTING	PROPOSED	---	PROPOSED	<p>SCALE: 1" = 20'</p> <p>DATE: 04-28-2008</p> <p>BY: C-3</p>	
TYPE	SYMBOL	DESCRIPTION													
EXISTING	---	EXISTING													
PROPOSED	---	PROPOSED													
...													



SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/7/2003

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here: Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

11/18/03

Applicant or Agent Signature / Date

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. **Site Plan** (including utilities and easements)
2. **Landscaping Plan**
3. **Preliminary Grading Plan** (A separate Grading Plan sheet is required for a sites 1 acre or more.)
4. **Building and Structure Elevations**

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A."** Each non-applicable designation must be explained by notation on the Checklist.

Accompanying Material

- A. 82" x 11" reduction for each plan sheet.
- B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 - SITE PLAN

A. General Information

- 1. Date of drawing and/or last revision
- 2. Scale: 1.0 acre or less 1" = 10'
1.0 - 5.0 acres 1" = 20'
Over 5 acres 1" = 50'
Over 20 acres 1" = 100' *[Other scales as approved by staff]*
- 3. Bar scale
- 4. North arrow
- 5. Scaled vicinity map
- 6. Existing structures on the site and within 20 feet of the site boundaries
- 7. Property lines (clearly identify)
- 8. Existing and proposed easements (identify each)

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/7/2003

B. Proposed Development

1. Structural

- A. Location of existing and proposed structures (distinguish between existing & proposed)
- B. Square footage of each structure
- C. Proposed use of each structure
- ~~N/A~~ D. Temporary structures, signs and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions thereof
- ~~N/A~~ G. Loading facilities
- H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, if applicable.

2. Parking and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. Location and typical dimensions, including handicapped spaces
 - 2. Calculations: spaces required: _____ provided: _____
Handicapped spaces required: _____ provided: _____
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: _____
provided: _____
 - 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to Chapter 23 of DPM)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Curb cut locations and dimensions
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
 - 3. Location and description of amenities, including patios, benches, tables, etc.

3. Streets and Circulation

- A. Locate and identify adjacent public and private streets and alleys.
 - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
 - 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - 3. Location of traffic signs and signals related to the functioning of the proposal
 - 4. Identify existing and proposed medians and median cuts
 - 5. Sidewalk widths and locations, existing and proposed
- ~~N/A~~ B. Identify Alternate transportation facilities within site or adjacent to site
 - 1. Bikeways and bike-related facilities

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/7/2003

- 2. Pedestrian trails and linkages
- 3. Bus facilities, including routes, bays and shelters existing or required

4. Utilities

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

5. Phasing

- A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 - LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff.

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
 - C. Ponding areas either for drainage or landscaping/recreational use
- 7. Identify type, location and size of plantings (common and/or botanical names).
 - A. Existing, indicating whether it is to be preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system
- 9. Planting Beds, indicating square footage of each bed
- 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for Maintenance (statement)
- 12. Statement of compliance with Water Conservation... Ordinance, see article 6-1-1-1.
- 13. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 14. Landscaped area provided; square footage and percent (specify clearly on plan)

SHEET #3 - PRELIMINARY GRADING PLAN -

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/7/2003

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Building footprints
- 7. Location of Retaining walls

B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas, erosion and sediment control facilities.
- 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- A. Scale (minimum of 1/8" or as approved by Planning Staff).
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 - 1. Identify facade orientation
 - 2. Dimensions of facade elements, including overall height and width
 - 3. Location, material and colors of windows, doors and framing
 - 4. Materials and colors of all building elements and structures

N/A E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discuss submittal requirements with Planning Department staff.

B. Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.

Applicants should make sure that the submitted site development plan drawings are accurate and complete, and that items specified in this checklist have been clearly indicated on the plan drawings as required.

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

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

PAID RECEIPT

APPLICANT NAME NEW LIFE
AGENT Garrett Smith
ADDRESS _____
PROJECT NO. 1002421
APPLICATION NO. 03 DRB - 01968

\$ 385 441006 / 4983000 (DRB Cases)
\$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)
\$ _____ 441018 / 4971000 (Notification)

\$ 385 Total amount due

GARRETT SMITH LTD. 07-91
514 CENTRAL SW 505-766-6968
ALBUQUERQUE, NM 87102

10260

PAY TO THE ORDER OF City of Albuquerque

DATE November 18, 2003 ⁹⁵⁻²¹⁹176
1070

\$ 385⁰⁰ ~~XX~~

Three hundred and eighty five and ^{no}/₁₀₀ DOLLARS



Wells Fargo Bank New Mexico, N.A.
200 Lomas NW
Albuquerque, NM 87102
www.wellsfargo.com

FOR _____

Stephanie Vencil ** MP

⑈010260⑈ ⑆107002192⑆ 1017550548⑈

City Of Albuquerque
Treasury Division

11/18/2003 10:08AM LOC: ANN
X
RECEIPT# 00016091 WSH 007 TRANS# 0008
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt \$385.00
J24 Misc \$385.00
CK 10/28/02 \$385.00
CHANGE \$0.00



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

ALBUQUERQUE

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002421

AGENDA ITEM NO: 13

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage plan is required for Preliminary Plat approval.

RESOLUTION:

discussal

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: January 22, 2003



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

ALBUQUERQUE

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002421

Item No. 13

Zone Atlas K-10

DATE ON AGENDA 1-22-03

INFRASTRUCTURE REQUIRED (x)YES ()NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

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

No.	Comment
<input type="checkbox"/>	Was the plat which is part of this exhibit filed?
<input type="checkbox"/>	The standard street improvements are required on an infrastructure list.
<input type="checkbox"/>	The streets need to meet the requirements of the DPM.

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



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

Project Number: 1002421
Application Number: 03DRB-00053

DRB Date: 1/22/03
Item Number: 13

Subdivision:

Tracts 111, Town of Atrisco Grant, Eastern Portion, Unit 6

Zoning: SU-1, PRD

Zone Page: K-10

New Lots (or units) : 15

Request for:

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

Parks and Recreation Comments:

This request will be subject to the following requirements of the City Park Dedication and Development Ordinance:

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 15 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

Signed:

Christina Sandoval, (PRD)

Phone: 768-5328

原
案
文
本

CITY OF ALBUQUERQUE
Planning Department
Development Review Board
Minor Case Comments
For
January 22, 2003 Meeting

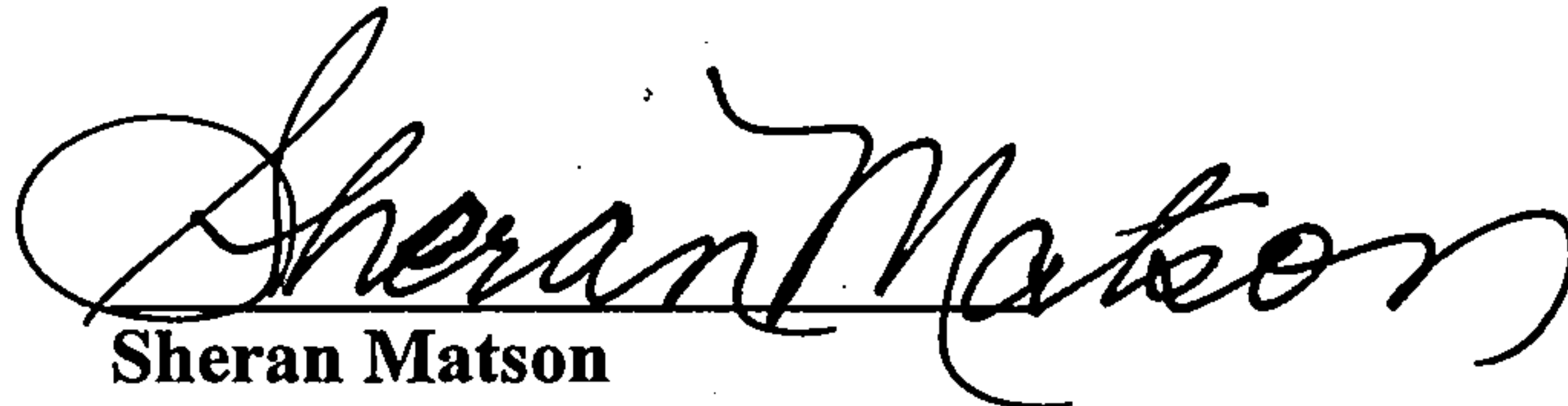
Item # 13

Project # 1002421

Application # 03DRB-00053

Subject: Town of Atrisco Grant, Eastern Portion, Unit 6/ Sketch Plan

No adverse comment. The zoning requires EPC site plan approval.



Sheran Matson

Planning Representative

Phone # 924-3880 Fax # 924-3864

SKETCH PLAT REVIEW AND COMMENT

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL

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

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

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

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

Amended preliminary plat approval expires after one year.

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

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

JOHN BLOOMFIELD for NEWLIFE HOMES
Applicant name (print)

[Signature] 1.13.03
Applicant signature / date



Form revised September 2001

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

Application case numbers
030RB - 00053
 - -
 - -

[Signature] 1/13/03
Planner signature / date
 Project # 1002421

A City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

Supplemental form **S**

SUBDIVISION

Major Subdivision action

Minor Subdivision action

Vacation

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

Annexation & Zone Establishment

Sector Plan

Zone Change

Text Amendment

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

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

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

APPLICANT INFORMATION:

NAME: NEWLIFE HOMES (JOHN BLOOMFIELD) PHONE: 293 7553

ADDRESS: P.O. Box 90486 FAX: 293 7049

CITY: ALBUQUERQUE STATE NM ZIP 87199 E-MAIL: BOGGIS@MSN.COM

Proprietary interest in site: OPTION TO PURCHASE

AGENT (if any): _____ PHONE: _____

ADDRESS: _____ FAX: _____

CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: SKETCH PLAN FOR REVIEW and COMMENT.

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

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

Lot or Tract No. 111 Block: _____ Unit: _____

Subdiv. / Addn. TOWN OF AGRISCO GRANT UNIT 6 Eastern portion

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

Zone Atlas page(s): K-10-21 No. of existing lots: 20 No. of proposed lots: 15

Total area of site (acres): 1 Density if applicable: dwellings per gross acre: 15 dwellings per net acre: _____

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

UPC No. 101005749210141311 MRGCD Map No. N/A

LOCATION OF PROPERTY BY STREETS: On or Near: GRIN and BATAAN SW

Between: _____ and _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 2-79-20

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

SIGNATURE John Bloomfield DATE 1.13.03

(Print) JOHN BLOOMFIELD for NEWLIFE HOMES Applicant Agent

Form revised September 2001

FOR OFFICIAL USE ONLY

- 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>03DRB - 00053</u>	<u>GK</u>	<u>5(3)</u>	<u>\$ 0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>JAN 22, 03</u>			Total \$ <u>0</u>

John Bloomfield 1-13-03
Planner signature / date

Project # 1002421

Co. Clerk

Ret. Lot 111 Siddees
Town of Amherst
Unit 6.



© **Description of the Project**

(I) Narrative Description of the Building, Structures, Community Spaces

The design of the building is important when providing housing for this target market.

It is also important for the structure to be attractively positioned and with the appropriate height, scale, and mass, to blend in attractively to the adjacent built environment and the urban fabric of the neighborhood.

The proposed project sits at the nexus of commercial strip and retail development and single dwelling homes near a strong activity node, and close to a new community/health facility.

We envisage a tastefully designed building in southwest style whose scale and mass is in harmony and will add value to the neighborhood.

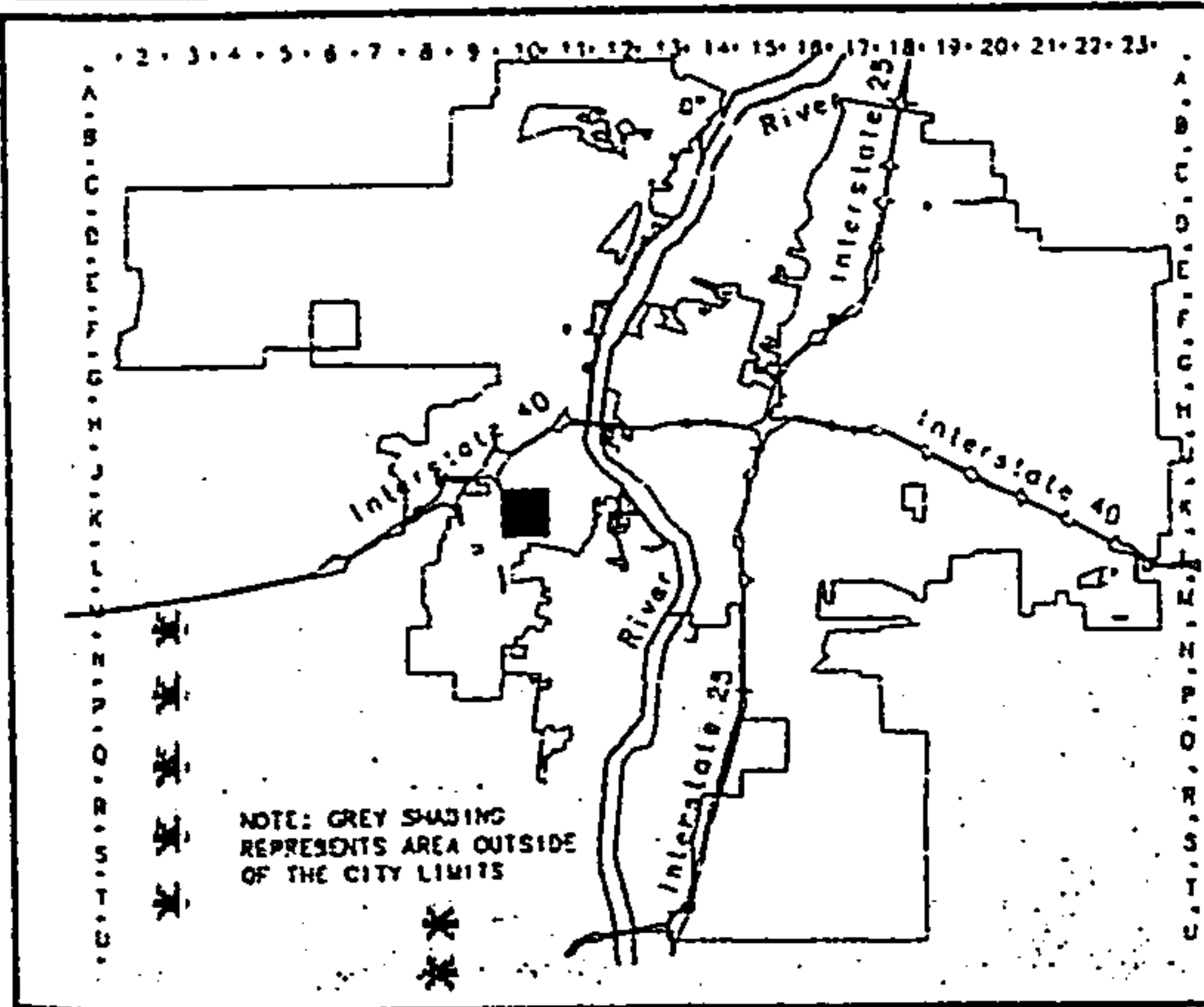
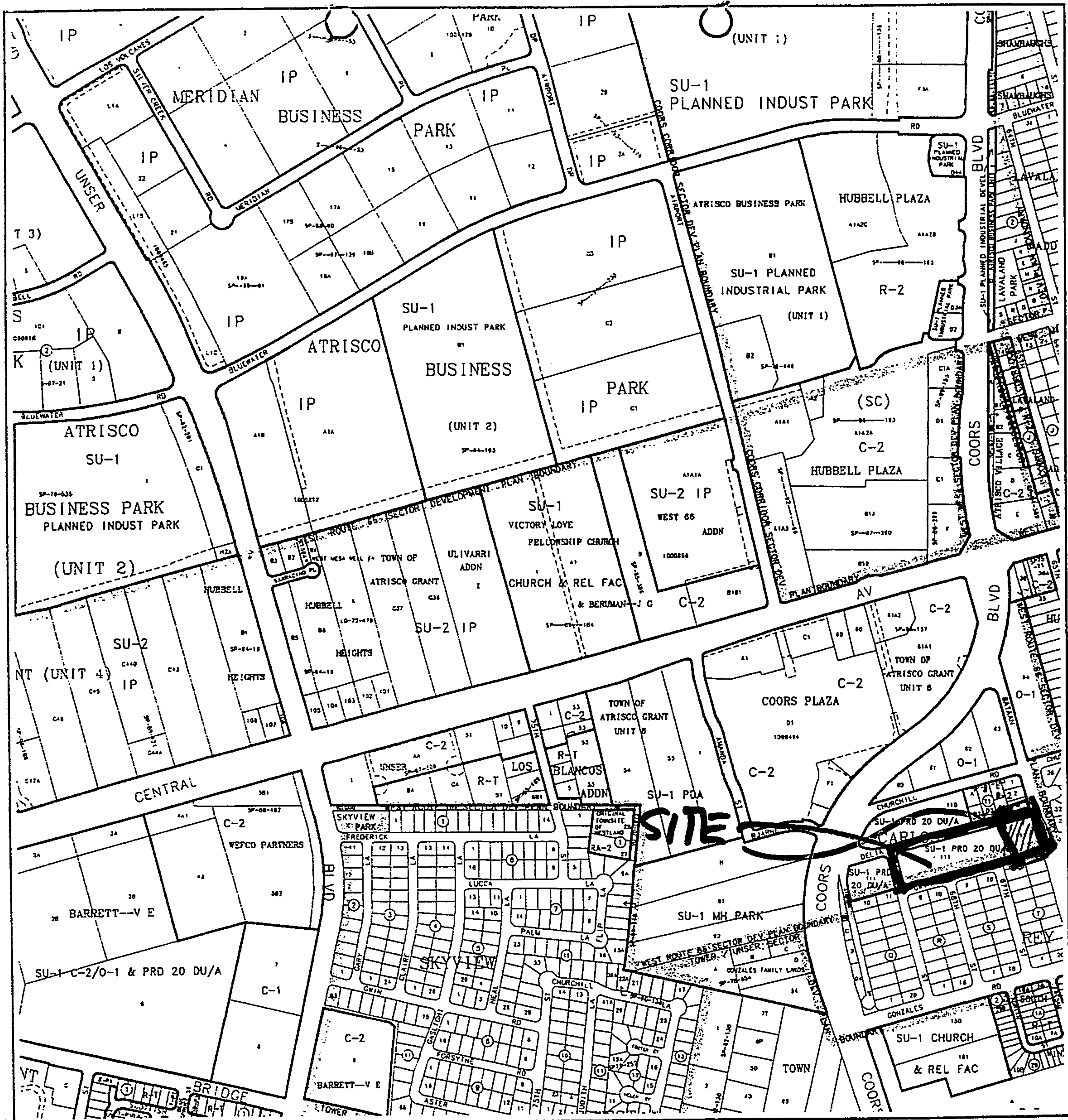
The project will provide 15 one-bedroom units (includes mgr), approximately 540 sq. ft. each.

In addition there will be a community room of approximately 750 sq. ft. and laundry room of approximately 200 sq. ft. located in the center of the complex adjacent to the other units.

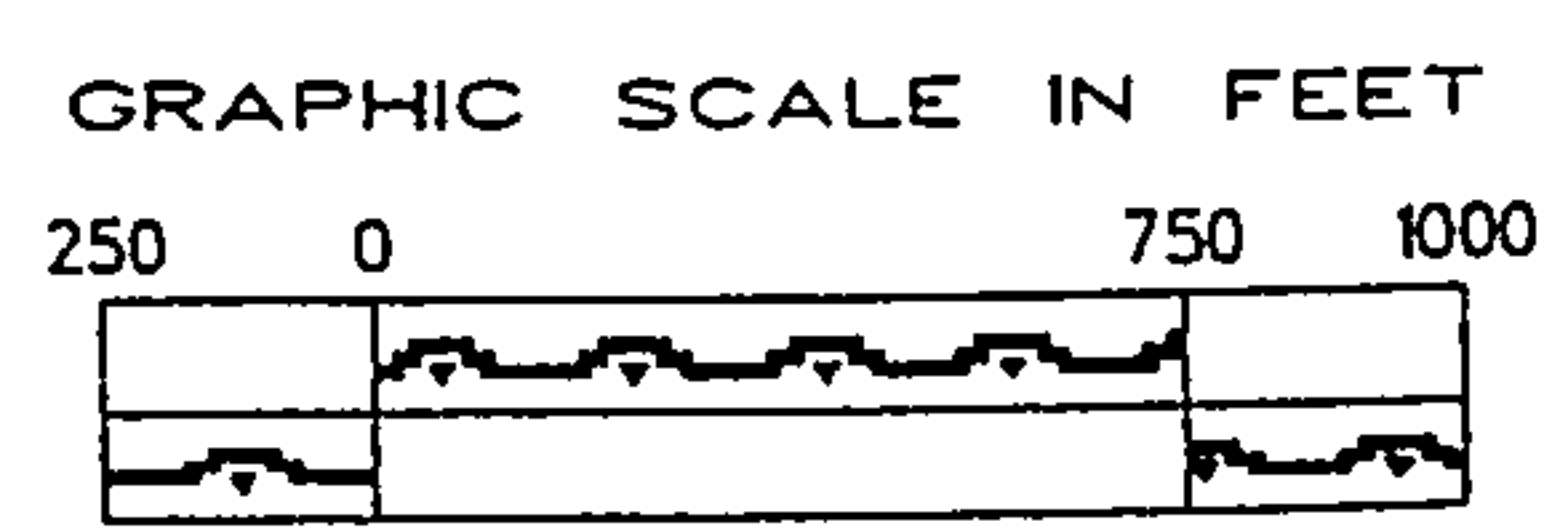
Each unit consists of a kitchen, living room, bedroom with wall cupboard space and bathroom. The apartments will be unfurnished. The community room and 2 units will be wheelchair accessible, and all access points to the property wheel chair accessible.

3 parking bays will be set aside for wheelchair accessibility at the very front of the building. Each kitchen will have a refrigerator and stove. All apartments will have self regulating gas furnaces, and evaporative coolers for warm weather cooling. Standard smoke detectors and

fire extinguishers will be in every unit. Although not an absolute requirement we like all our residents to have a telephone in the event of emergencies, and phone jacks will be installed in all units.



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

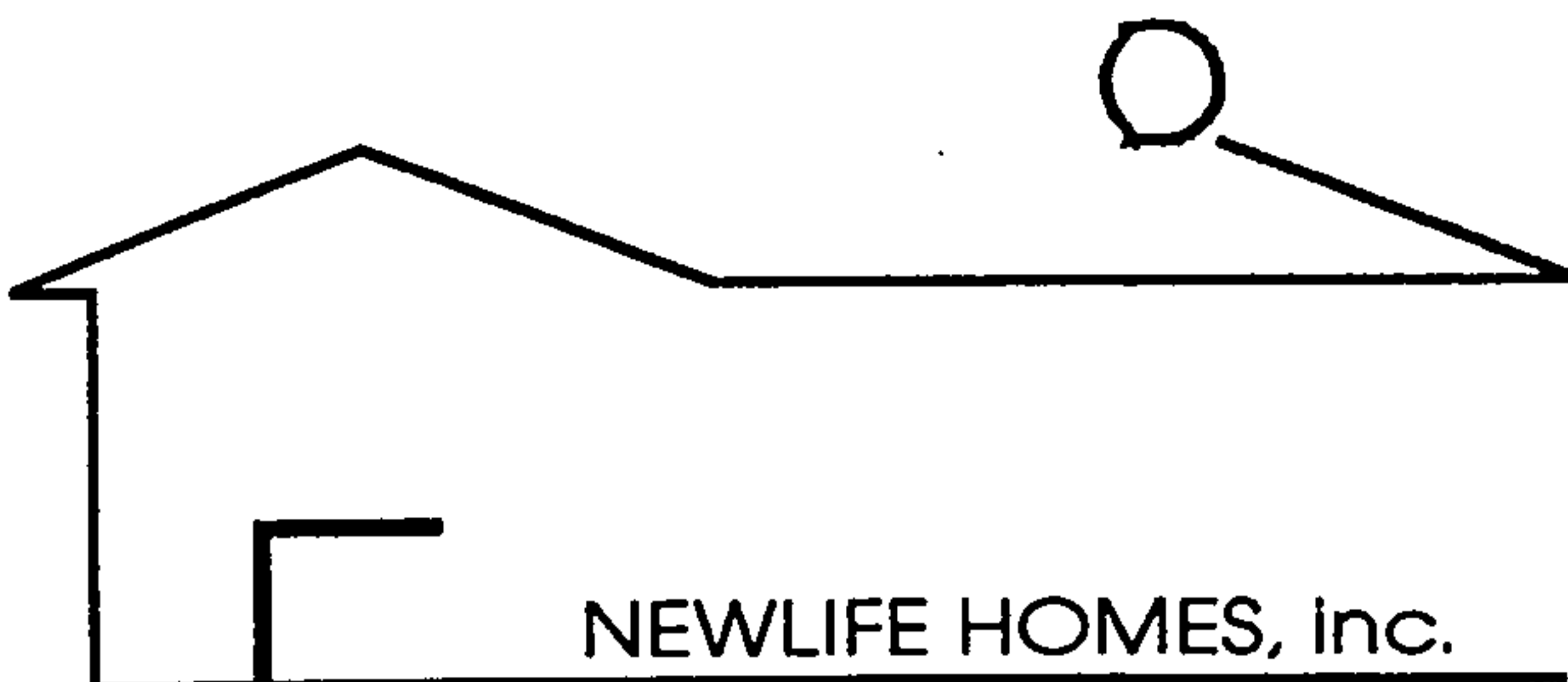


Zone Atlas Page

K-10-Z

Map Amended through April 03, 2002

762-4090



NEWLIFE HOMES, Inc.

P.O. Box 90486.
Albuquerque, NM 87199-0486

TEL (505) 293-7553
FAX (505) 293-7049

January 13, 2003

DRB Sketch Plat and Review of eastern portion of Tract 111, Town of Atrisco Grant

We request preliminary comment on a proposed 15 unit multi-housing development, on approximately one acre of land on the very eastern edge of Tract 111.

We recently had approval for an 18 unit development on the western portion of Tract 111. There were some unexpected platting and infrastructure issues which we had not anticipated. For this new proposal we would like to get a sense of what the infrastructure requirements and costs would be, platting issues, and any other concerns before we proceed further.

A narrative description of the structures, community spaces, topographical and demographic description of the site and adjacent areas is attached.

Sincerely,

John Bloomfield
Executive Director

*
*
*
*
*

Dedicated to providing safe affordable housing for the mentally ill

(iv) Narrative topographical and demographic description of the site and area

The site comprises 40,000 square feet located in the vicinity of Central Avenue and Coors Blvd. in southwest Albuquerque. The property borders Bataan on the east, Della road on the north, 69th on the west, and an existing single family residential area to the south.(see site location appendix 4)

There is a 5 acre parcel of vacant land to the north of the site and 3 acres of vacant land to the west of the site.

The site is ideal for our potential residents being close to public transport, health and social facilities, and shopping centers, and with great mountain vistas.

We have held a pre-EPC meeting with the City of Albuquerque's Planning Department with representatives from zoning, parks, transportation, community services, and public works.

There were no concerns raised about the proposed development which is in keeping with the guidelines for the area. We were advised to obtain a water and sewer availability statement from Public Works Department, Utility Development Division. The fire flow requirements will depend on the type of construction, design and density, and it is likely that we will need to supply one fire hydrant.

The site is located within the Southwest Mesa Planning area in terms of the City's Consolidated Plan 1998-2002. At a more detailed level the site is located within the City's West Route 66 Sector Development Plan.

In terms of the Consolidated Plan the Southwest Mesa has a population of 31,000 people, 20% of whom are below the overall poverty rate for the City. 20% of households are headed by single females and 5% of the population are over 65.

74% of the population are Hispanic, 20% Anglo, 3% African American, and 2% Native

American.

The Southwest Mesa Planning Workshop comprising neighborhood groups, identified the need for more mixed income housing in the area, and street improvements along Central which is the western gateway to Albuquerque.

The new Alamosa community center provides much needed health and social services, library facilities, community meeting rooms, a community recreation center, parks, and a child development center.

In terms of the City's goals for housing in the area, investment will involve housing rehabilitation, and new construction of mixed income single residential and multi-family housing.

\$2.5 m. will be sought for revitalization efforts along West Central.

West Route 66 Sector Development Plan

This detailed City planning document provides the policy framework for developing this area.

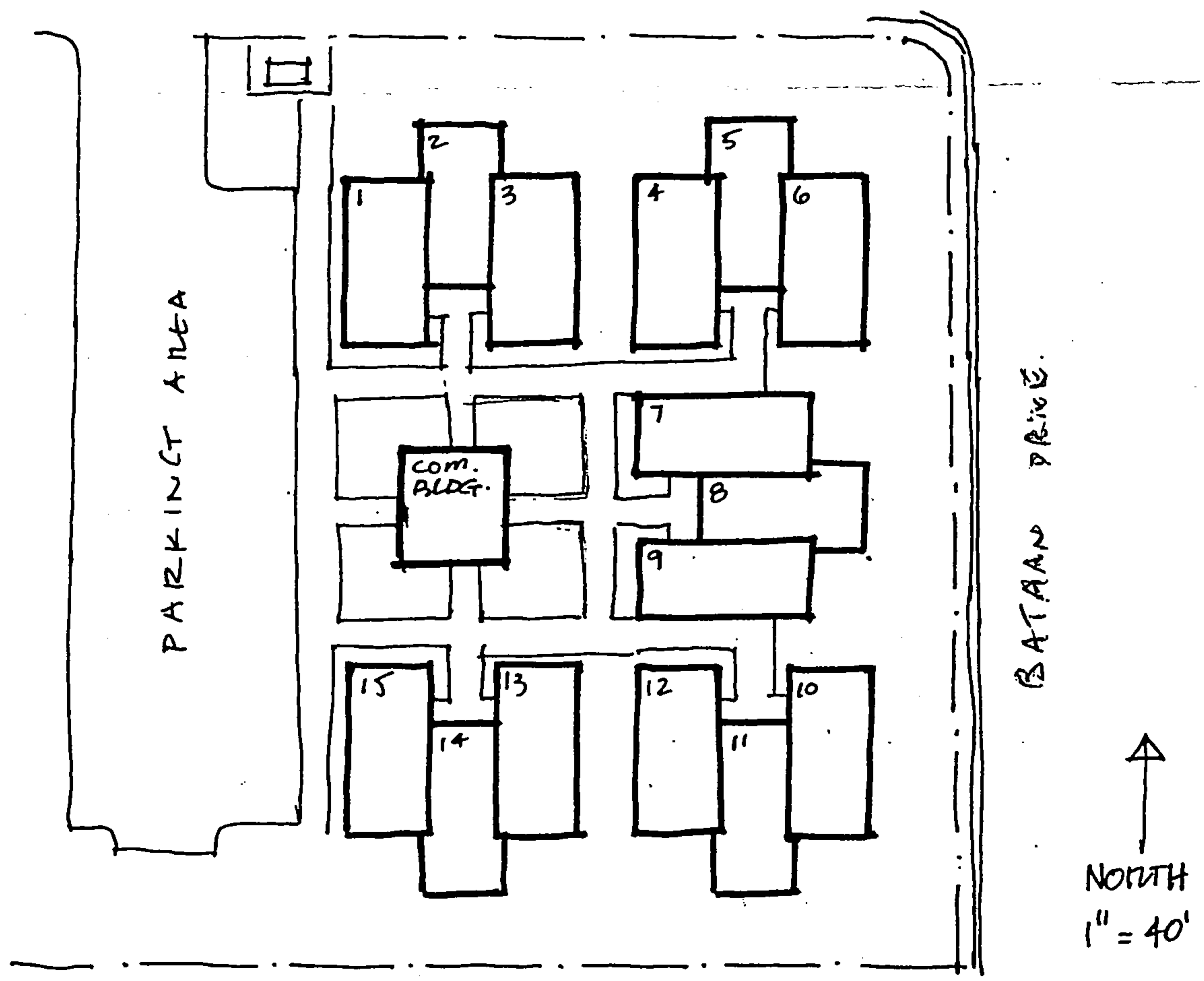
Our proposed site is located at the western edge of the planning area.

The West Route 66 Sector Development Plan has as its broad objective to create a strong positive visual impression along west Central Avenue which will enhance and add value to adjacent neighborhoods, whilst preserving the historic importance of Central Avenue/Route 66.

The zoning and land use for the area is indicated on maps 1&2.

Our site is zoned SU-1 PRD (Planned Residential Development) at 20 dwelling units per acre.

The site is referenced in the West Route 66 Sector Development Plan where the zoning is justified as follows.. " The higher density zoning addresses this property's adjacency to Coors Boulevard, and at the same time maintains the residential character of the surrounding area. One corner of the block is already zoned and developed with R-2 uses.



NEW LIFE HOMES
15 UNIT DEVELOPMENT
540 SF EACH UNIT
750 SF COMMUNITY BUILDING

GWIN STREET



100 2421

|||||

