

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1002452 Subdivision Name Lands of RAY A. GRAHAM III

Surveyor Chris Medina Company Wilson & Co.

Contact person Chris Medina Phone # 348-4000 email _____

Barbara A. Ranero _____ 5-14-03
Approved *Not Approved Date

DXF RECEIVED 5-14-03 DATE
 HARD-COPY RECEIVED 5-14-03 DATE

DISCLOSURE STATEMENT

NAD 27 Grid

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

File Format and naming

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

Coordinate System

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

Content

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

Comments:

AGIS Use Only: Copied cov 2452 to agiscov on 5-14-03 Client Notified by phone 5-14-03

"NOTICE OF SUBDIVISION PLAT CONDITIONS"
BULK LAND PLAT
TRACT 6-A, CITY OF ALBUQUERQUE
AND
TRACT 6-B, LANDS OF RAY A. GRAHAM III.

The plat of Tract 6-A, City of Albuquerque and Tract 6-B, Lands of Ray A. Graham III has been granted a variance or waiver from certain subdivision requirements pursuant to Section 7 of the City of Albuquerque Subdivision Ordinance.

Future subdivision of lands within this plat, zoning Site Development Plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified, or removed when future plats and/or Site Development Plans are approved.

By its approval of this subdivision the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; park and open space requirements; drainage requirements and/or improvements; and, excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all or from a portion of the area within the subject subdivision.

Tract 6-A, City of Albuquerque

all
By: James B. Czar for Jay Czar
Jay J. Czar
Chief Administrative Officer
City of Albuquerque

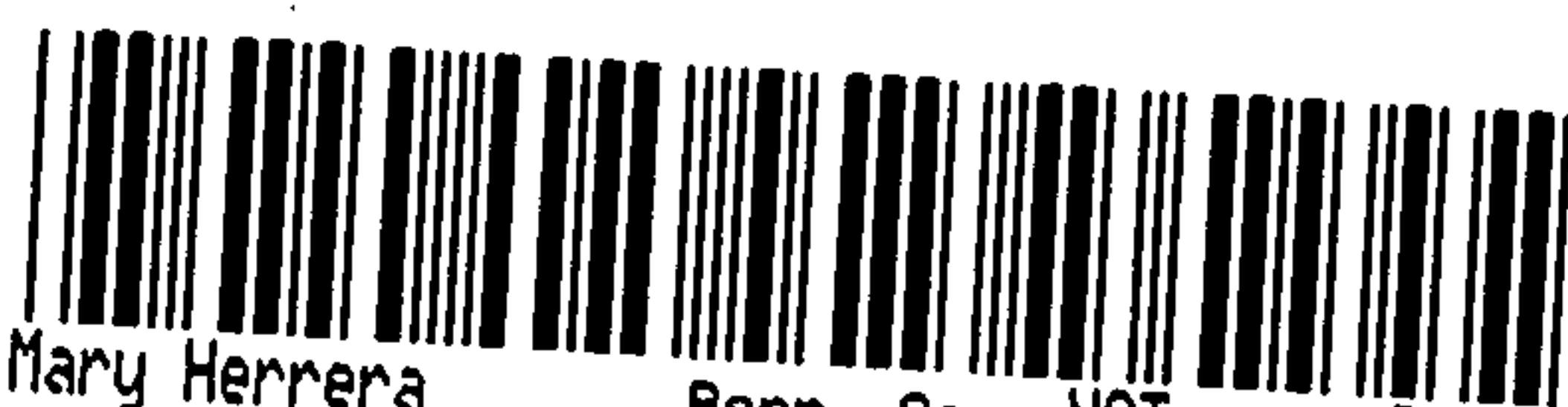
Acknowledgment

State of New Mexico)
County of Bernalillo) SS.

This instrument was acknowledged before me on this 9th day of May, 2003, for and on the behalf of The City of Albuquerque

By: James B. Lewis, Acting Chief Administrative Officer

Notary Public: Felicia L. Green
My Commission Expires 1-27-06



2003086215
5869228
Page: 1 of 2
05/22/2003 11:27A
Bk-A56 Pg-6032

Tract 6-B, Ray A. Graham III

By: Ray A. Graham III
Ray A. Graham III, Owner

Acknowledgment

State of NEW MEXICO)
County of BERNALILLO) SS.

This instrument was acknowledged before me on this 24th day of April, 2003, for and on the behalf of Ray A. Graham III

By: RAY A. GRAHAM III

Notary Public: Miriam E. Lewis
My Commission Expires 7-1-03

Sherran Matson 5/22/03
Chairman Development Review Board Date

Done 5/14/03 ✓

5-19-03
DM

APPLICATION NO. 03DRB-00773	PROJECT NO. 1002452
PROJECT NAME Lands of Ray A Graham III	
EPC APPLICATION NO.	
APPLICANT / AGENT Wilson Chris Medina	PHONE NO. 348-4132
ZONE ATLAS PAGE E-12 / F-12	
FINAL	
IR ONE STOP COMMENT FORM LOG PLAT	

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>RS</i>	DATE 5/14/03	DATE
COMMENTS:		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>RS</i>	DATE 5/15/03	DATE
COMMENTS:		

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>BLB</i>	DATE 5/19/03	DATE
COMMENTS:		

PARKS AND REC (505) 768-5328		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>CS</i>	DATE 5/16/03	DATE
COMMENTS:		

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED 5/19/03	DATE <i>DM</i>	DATE
COMMENTS:		
5/14/03 DXF approved		

(Return form with plat / site plan)



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

3-27-2003

3. **Project # 1002452**
03DRB-00338 Major-Bulk Land Variance
03DRB-00339 Major-Preliminary Plat

WILSON & COMPANY INC. agent(s) for CITY OF ALBUQUERQUE, OPEN SPACE DIVISION AND RAY A. GRAHAM III request(s) the above action(s) for all or a portion of Lot(s) 6, Tract(s) A, B AND 1-6, **LANDS OF RAY A. GRAHAM III - OVENWEST**, zoned SU-1, C-2 USES, O-1 USES PRD (10 du/A) and located EAST OF COORS BLVD NW, between LEARNING RD NW and MONTANO RD NW containing approximately 71 acre(s). [REF: 02DRB-00058, 00059, 00116, 01543 under Project #1000965] (E-12/F-12)

At the March 26, 2003, Development Review Board meeting, the Bulk Land Variance was approved subject to the Findings and Conditions of the Subdivision Ordinance as follows:

BULK LAND VARIANCE:

1. The variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community.
2. The variance will not conflict significantly with the goals and provisions of any City, County or AMAFCA adopted plan or policy; the applicable zoning ordinance, or any other City code or ordinance.
3. The variance will not permit, encourage or make possible undesired development in the 100-year floodplain.
4. The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

The Preliminary Plat was approved.

If you wish to appeal this decision, you must do so by April 10, 2003, in the manner described below.

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



OFFICIAL NOTICE
PAGE TWO

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

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

For Sheran Matson, AICP, DRB Chair

cc: City of Albuquerque, Open Space Division, P.O. Box 1293, 87103
Wilson & Company Inc., 4900 Lang Ave NE, 87109
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002452 AGENDA#: 3 DATE: 3-26-03

1. Name: Chris Medusa Address: Wilson & Co Zip: _____

2. Name: John Justman Address: 924 Park Ave S.W. Zip: Greenwich

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002452

AGENDA ITEM NO: 3

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the BLV.

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: March 26, 2003



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 26, 2003

Project # 1002452

03DRB-00338 Major-Bulk Land Variance

03DRB-00339 Major-Preliminary Plat

WILSON & COMPANY INC. agent(s) for CITY OF ALBUQUERQUE, OPEN SPACE DIVISION AND RAY A. GRAHAM III request(s) the above action(s) for all or a portion of Lot(s) 6, Tract(s) A, B AND 1-6, **LANDS OF RAY A. GRAHAM III - OVENWEST**, zoned SU-1, C-2 USES, O-1 USES PRD (10 du/A) and located EAST OF COORS BLVD NW, between LEARNING RD NW and MONTANO RD NW containing approximately 71 acre(s). [REF: 02DRB-00058, 00059, 00116, 01543 under Project #1000965] (E-12/F-12)

AMAFCA No adverse comments.

COG Consistent with established transportation plans and policies.

Transit No comments received.

Zoning Enforcement Reviewed, no comment.

Neighborhood Coord. Letters sent to Taylor Ranch (R) and La Luz Landowners Neighborhood Assns.

APS No adverse comments.

Police Department

A review of following case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. No comments.

Fire Department No adverse comments.

PNM Gas Approves.

PNM Electric Approves.

Comcast No comments received.

QWEST No comments received.

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

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

Open Space Division

Zoning for the City of Albuquerque-owned Tract 6-A should be SU-1 for MPOS (Major Public Open Space).

City Engineer

Does this match the approved Site Plan for Subdivision? Comments on plat.
No objection to BLV.

Transportation Development

No adverse comment. Future development will be responsible for the construction of a bike lane along Coors Boulevard and any other requirements as indicated in the Coors Corridor Plan.

Parks & Recreation No adverse comments.

Utilities Development No objection to Bulk Land Variance. No objection to Preliminary Plat approval.

Planning Department

No objection to the proposed actions. Will the parking lot still be viable once the Montano interchange is built? Applicant has one year from approval of the preliminary plat to file the final plat.

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

cc:Wilson & Company Inc., Attn: Chris Medina, 4900 Lang Ave NE, 87109

City of Albuquerque Open Space Division, P.O. Box 1293, 87103



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, March 26, 2003, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1002516

03DRB-00331 Major-Bulk Land Variance
03DRB-00332 Minor-Prelim&Final Plat
Approval

ALDRICH LAND SURVEYING, INC. agent(s) for CURB, INC. & AVALON WEST LLC request(s) the above action(s) for all or a portion of Tract(s) A-1 & B-1, **ROSNER TRACT**, and Tract A, **LANDS OF WESTLAND DEVELOPMENT**, zoned R-LT, located on BLAKE RD SW, between LANDS OF RIO BRAVO PARTNERS and LANDS OF SALAZAR-DAVIS containing approximately 106 acre(s). [REF: DRB-99-80] (N-8)

Project # 1002334

03DRB-00333 Major-Vacation of Public Easements
03DRB-00334 Major-Vacation of Public Easements
03DRB-00335 Major-Vacation of Public Easements
03DRB-00336 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC., agent(s) for JOHN R POSEN request(s) the above action(s) for all or a portion of Lot(s) 19A, Block(s) 19A, **FOOTHILLS ESTATES**, and Lot(s) 1-11, **COPPER PARK**, zoned R-T, located on COPPER AVE NE, between CHELWOOD BLVD NE and TRAMWAY BLVD NE containing approximately 1 acre(s). [REF: 02EPC-01695] (K-22)

Project # 1002452

03DRB-00338 Major-Bulk Land Variance
03DRB-00339 Major-Preliminary Plat

WILSON & COMPANY INC. agent(s) for CITY OF ALBUQUERQUE, OPEN SPACE DIVISION AND RAY A. GRAHAM III request(s) the above action(s) for all or a portion of Lot(s) 6, Tract(s) A, B AND 1-6, **LANDS OF RAY A. GRAHAM III - OVENWEST**, zoned SU-1, C-2 USES, O-1 USES PRD (10 du/A) and located EAST OF COORS BLVD NW, between LEARNING RD NW and MONTANO RD NW containing approximately 71 acre(s). [REF: 02DRB-00058, 00059, 00116, 01543 under Project #1000965] (E-12/F-12)

SEE PAGE 2...



PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1002503

03DRB-00337 Major-Vacation of Pub
Right-of-Way


03DRB-00340 Major-Vacation of Public
Easements

03DRB-00341 Major-Vacation of Public
Easements

03DRB-00342 Major-Vacation of Public
Easements

WILSON & COMPANY INC. agent(s) for VOLCANO CLIFFS PROPERTY OWNERS ASSOCIATION request(s) the above action(s) for Lots 7-9, Inclusive, Block 10; Lots 8-11, Inclusive, Block 11; Lots 1 and 8 - 14, Inclusive, Block 12 and Lots 1-3, Inclusive, Block 14, **ALL IN VOLCANO CLIFFS SUBDIVISION, UNIT 5, TOGETHER WITH**, Lots 1-12, Inclusive, Block 1; Lots 1-10, Inclusive, Block 2; Lots 1-12, Block 3; Lots 1 -15, Block 4 and Lots 13-20, Inclusive, Block 5, **ALL IN VOLCANO CLIFFS SUBDIVISION, UNIT 24**, zoned R-1, located on 81st ST NW, between UNSER BLVD NW and MARIGOLD DR NW containing approximately 42 acre(s). (D-10)

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


for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 10, 2003.

04/32

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

Meeting Date: 3/26/03
Zone Atlas Page: E-12-2
F-12-2
Notification Radius: 100 Ft.

App#	<u>13 D2B-10338</u>
Proj#	<u>1002452</u>
Other#	<u>13 D2B-10339</u>

Cross Reference and Location: _____

Applicant: City of Albany - Open Space Div. of Ray Graham III ✓

Address: PO Box 1293, Albany NM 87103

Agent: Wilson & Company, INC (Attn: Chris Medina) ✓

Address: 4900 Canyon Ave NE, 87109

SPECIAL INSTRUCTIONS

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

Date Mailed: 3/7/03

Signature: [Handwritten Signature]

RECORDS WITH LABELS

PAGE 1

101206221216040208 LEGAL: PARC EL 5 -A2-A PLAT OF PARCEL 5-A2-A LANDS OF JOEL LAND USE:
 PROPERTY ADDR: 00000 6000 COORS BLVD NW
 OWNER NAME: WALGREEN HASTINGS CO
 OWNER ADDR: 00200 WILMOT RD DEERFIELD IL 60015

101206225316240202 LEGAL: PARC EL 5 -A1 LANDS OF NOEL P TAYLOR (REDIV OF PARCE LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: TAYLOR JOEL P ETUX ETAL TRUST
 OWNER ADDR: 00000 ALBUQUERQUE NM 87103

101206217617830505 LEGAL: TRAC T 38 -4. PLAT FOR TRACT 27B-B-1 AND TRACTS 38-1 LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: LEASE PLAN NORTH AMERICA INC
 OWNER ADDR: 00000 BORGER TX 79008

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

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

101206214915630108 LEGAL: TRAC T D1 C PLAT FOR TRACT D-1 TAYLOR RIDGE SUBDIVIS LAND USE:
 PROPERTY ADDR: 00000 4200 MONTANO NW
 OWNER NAME: PETER DEFRIES CORPORATION
 OWNER ADDR: 08525 JEFFERSON NE ALBUQUERQUE NM 87113

101206213713730109 LEGAL: TRAC T D1 D PLAT FOR TRACT D-1 TAYLOR RIDGE SUBDIVIS LAND USE:
 PROPERTY ADDR: 00000 5701 COORS RD NW
 OWNER NAME: HALLE PROPERTIES LLC C/O DISCO
 OWNER ADDR: 14631 SCOTTSDALE RD SCOTTSDALE AZ 85254

101206208411530110 LEGAL: TR D -2 TAYLOR RIDGE SUBD CONT 11.2663 AC M/L LAND USE:
 PROPERTY ADDR: 00000 5601 TAYLOR RANCH DR NW
 OWNER NAME: AMERICAN REALPROP
 OWNER ADDR: 05601 TAYLOR RANCH DR NW ALBUQUERQUE NM 87120

101206218912930216 LEGAL: TRAC T OF LAND WITHIN THE E/2 OF THE SW/4 OF SEC 25 LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: CITY OF ALBUQUERQUE REAL ESTAT
 OWNER ADDR: 00000 ALBUQUERQUE NM 87103

101206218606630215 LEGAL: TR O F LA ND IN S/2 SW/4 & PORT OF MONTANO RD EXTENS LAND USE:
 PROPERTY ADDR: 00000 4000 LEARNING RD NW
 OWNER NAME: GRAHAM RAY A III
 OWNER ADDR: 00000 ALBUQUERQUE NM 87120

101206209608830112 LEGAL: TR F CORRECTED PLAT OF TAYLOR RIDGE SUBD CONT 1.75 LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: CITY OF ALBUQUERQUE REAL ESTAT
 OWNER ADDR: 00000 ALBUQUERQUE NM 87103

RECORDS WITH LABELS

PAGE 2

101206226211440361 LEGAL: LOT 48 C ORRECTED PLAT OF BOSQUE MONTANO SUBDIVISIO LAND USE:
 PROPERTY ADDR: 00000 3616 CALLE OVEJA CT NW
 OWNER NAME: RAYLEE HOMES INC
 OWNER ADDR: 04011 BARBARA LP SE RIO RANCHO NM 87124

101206226611340362 LEGAL: LOT 47 C ORRECTED PLAT OF BOSQUE MONTANO SUBDIVISIO LAND USE:
 PROPERTY ADDR: 00000 3612 CALLE OVEJA CT NW
 OWNER NAME: RAYLEE HOMES INC
 OWNER ADDR: 04011 BARBARA LP SE RIO RANCHO NM 87124

101206226911140363 LEGAL: LOT 46 C ORRECTED PLAT OF BOSQUE MONTANO SUBDIVISIO LAND USE:
 PROPERTY ADDR: 00000 3608 CALLE OVEJA CT NW
 OWNER NAME: RAYLEE HOMES INC
 OWNER ADDR: 04011 BARBARA LP SE RIO RANCHO NM 87124

101206227210840364 LEGAL: LOT 45 C ORRECTED PLAT OF BOSQUE MONTANO SUBDIVISIO LAND USE:
 PROPERTY ADDR: 00000 3604 CALLE OVEJA CT NW
 OWNER NAME: RAYLEE HOMES INC
 OWNER ADDR: 04011 BARBARA LP SE RIO RANCHO NM 87124

101206227510640365 LEGAL: LOT 44 C ORRECTED PLAT OF BOSQUE MONTANO SUBDIVISIO LAND USE:
 PROPERTY ADDR: 00000 3602 CALLE OVEJA CT NW
 OWNER NAME: MARRIOTT JOHN T & MARRIOTT MAR
 OWNER ADDR: 03602 CALLE OVEJA CT NW ALBUQUERQUE NM 87114

101206227910440366 LEGAL: LOT 43 C ORRECTED PLAT OF BOSQUE MONTANO SUBDIVISIO LAND USE:
 PROPERTY ADDR: 00000 3600 CALLE OVEJA CT NW
 OWNER NAME: JAECKEL KURT
 OWNER ADDR: 03600 CALLE OVEJA CT NW ALBUQUERQUE NM 87120

101206204005530911 LEGAL: LOT 8 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL OF LAND USE:
 PROPERTY ADDR: 00000 5336 APOLLO DR NW
 OWNER NAME: KARA AZIM
 OWNER ADDR: 05336 APOLLO DR NW ALBUQUERQUE NM 87120

101206203704930910 LEGAL: LOT 9 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL OF LAND USE:
 PROPERTY ADDR: 00000 5332 APOLLO DR NW
 OWNER NAME: DIDIAN PATRICIA A
 OWNER ADDR: 05332 APOLLO DR NW ALBUQUERQUE NM 87120

101206203304630909 LEGAL: LT 1 0 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL OF LAND USE:
 PROPERTY ADDR: 00000 5328 APOLLO DR NW
 OWNER NAME: SULEIMAN IMAN
 OWNER ADDR: 05328 APOLLO DR NW ALBUQUERQUE NM 87120

101206202904330908 LEGAL: LT 1 1 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL OF LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: PAUL HELENE
 OWNER ADDR: 05601 TAYLOR RANCH DR NW ALBUQUERQUE NM 87120

101206202504030907 LEGAL: LT 1 2 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL OF LAND USE:
 PROPERTY ADDR: 00000 5320 APOLLO DR NW
 OWNER NAME: BAILEY JIM C
 OWNER ADDR: 05320 APOLLO DR NW ALBUQUERQUE NM 87120

RECORDS WITH LABELS

PAGE 3

101206202103630906 LEGAL: LT 1 3 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL OF LAND USE:
PROPERTY ADDR: 00000 5316 APOLLO DR NW
OWNER NAME: SAAVEDRA HENRY & CHARISSA
OWNER ADDR: 05316 APOLLO DR NW ALBUQUERQUE NM 87120

101206201703330905 LEGAL: LT 1 4 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL OF LAND USE:
PROPERTY ADDR: 00000 5312 APOLLO DR NW
OWNER NAME: MARTIN YOLANDA M
OWNER ADDR: 05312 APOLLO DR NW ALBUQUERQUE NM 87120

101206201303030904 LEGAL: LT 1 5 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL OF LAND USE:
PROPERTY ADDR: 00000 5308 APOLLO DR NW
OWNER NAME: MONTOYA TROY A & MICHELLE OTER
OWNER ADDR: 05308 APOLLO DR NW ALBUQUERQUE NM 87120

101206201002730903 LEGAL: LT 1 6 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL OF LAND USE:
PROPERTY ADDR: 00000 5304 APOLLO NW
OWNER NAME: GARCIA JOHN & ROSE MARIE
OWNER ADDR: 05304 APOLLO NW ALBUQUERQUE NM 87120

101206200602330902 LEGAL: LT 1 7 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL OF LAND USE:
PROPERTY ADDR: 00000 5300 APOLLO NW
OWNER NAME: MODKINS CURTIS & KRISTI
OWNER ADDR: 05300 APOLLO NW ALBUQUERQUE NM 87120

101206200301930901 LEGAL: LT 1 8 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL OF LAND USE:
PROPERTY ADDR: 00000 5236 APOLLO DR NW
OWNER NAME: STEVENS MICHAEL LEE & CAROL AN
OWNER ADDR: 05236 APOLLO DR NW ALBUQUERQUE NM 87120

101106252401441709 LEGAL: LT 1 9 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL OF LAND USE:
PROPERTY ADDR: 00000 5232 APOLLO DR NW
OWNER NAME: KOURY KAREN A
OWNER ADDR: 00000 ALBUQUERQUE NM 87193

101106252101141708 LEGAL: LT 2 0 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL OF LAND USE:
PROPERTY ADDR: 00000 5228 APOLLO DR NW
OWNER NAME: SISNEROS MANUEL E
OWNER ADDR: 05228 APOLLO DR NW ALBUQUERQUE NM 87120

101106251700741707 LEGAL: LT 2 1 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL OF LAND USE:
PROPERTY ADDR: 00000 5224 APOLLO DR NW
OWNER NAME: BROUGHTON RANDALL J
OWNER ADDR: 05224 APOLLO DR NW ALBUQUERQUE NM 87120

101106250500841705 LEGAL: LT 2 3 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL OF LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: SANDOVAL RUBEN & SHANNON
OWNER ADDR: 10901 CARTAGENA AV SW ALBUQUERQUE NM 87121

101106251100241706 LEGAL: LT 2 2 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL OF LAND USE:
PROPERTY ADDR: 00000 5220 APOLLO DR NW
OWNER NAME: RAYER JOHN R & HOSTER BARRY A
OWNER ADDR: 05220 APOLLO DR NW ALBUQUERQUE NM 87120

RECORDS WITH LABELS

PAGE 4

101106148050510301 LEGAL: TR A PLA T MIRADOR SUBD CONT 2.7356 AC M/L OR 119.1 LAND USE:
PROPERTY ADDR: 00000 5109 COORS NW
OWNER NAME: GIL VIRGILIO S
OWNER ADDR: 06506 CALLE REDONDA NW ALBUQUERQUE NM 87120

101206106547920143 LEGAL: PORT L1 & 2 SEC 36 T11N R2E EXC PORT OUT TO R/W CO LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: GRAHAM RAY A III
OWNER ADDR: 00000 ALBUQUERQUE NM 87120

101206115043520110 LEGAL: LOT 4A P LAT OF LOT 4A BOSQUE PREPARATORY SCHOOL CO LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: BOSQUE SCHOOL
OWNER ADDR: 04000 LEARNING RD NW ALBUQUERQUE NM 87120

101106149445610217 LEGAL: TR O F LA ND WITHIN THE E1/2 OF THE NE1/4 OF THE NE1 LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: GRAHAM RAY A III
OWNER ADDR: 00000 ALBUQUERQUE NM 87120

101206106036120135 LEGAL: TR O F LA ND WITHIN THE W 1/2 NW 1/4 SEC 36 T11N R2E LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: GRAHAM RAY A III
OWNER ADDR: 00000 ALBUQUERQUE NM 87120



City of Albuquerque

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

Date: February 6, 2003

TO CONTACT NAME: Christopher A. Medina
 COMPANY/AGENCY: Wilson & Co.
 ADDRESS/ZIP: 4900 Lang Ave NE 87109
 PHONE/FAX #: 348-4132 / 348-4055

Thank you for your inquiry of 2-6-03 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Tract 6, Plat of Tracts A, B, 1, 2, 3, 4, 5 & 6, of Lands of Ray A. Baham III, Overwest Corp. & City of Albuquerque.
 zone map page(s) E-12, F-12.

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

La Luz Landowners
 Neighborhood Association
 Contacts: Bennett King
10 Arco NW 87120
792-0118 (h)
Rae Perls
15 Jennie Court NW
898-8833 (h) 87120

Jaylor Ranch
 Neighborhood Association
 Contacts: Ceil vanBerkel
5716 Morcan Ln NW / 87120
899-2738 (h) 845-9565 (w)
Colene Wolfley
6804 Staghorn Dr NW
890-9414 (h) 87120-4806

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

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

Sincerely,

Dalaina B. Carmora
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

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

7000 0520 0023 2750 5396

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

Postmark: ALBUQUERQUE NM 28 FEB 2003

Recipient's Name (Please Print Clearly) (To be completed by mailer)
RAE PEARLS LALUZ HOMEOWNERS ASSN.
 Street, Apt. No.; or PO Box No.
15 TENNIS COURT NW
 ALBUQUERQUE NM 87120
 PS Form 3800, February 2000 See Reverse for Instructions

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

7000 0520 0023 2750 5372

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

Postmark: ALBUQUERQUE NM 28 FEB 2003

Recipient's Name (Please Print Clearly) (To be completed by mailer)
JOLENE WOLFLEY/TAYLOR RANCH ASSN.
 Street, Apt. No.; or PO Box No.
6801 SAGHATA DR NW
 ALBUQUERQUE NM 87120
 PS Form 3800, February 2000 See Reverse for Instructions

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

7000 0520 0023 2750 5402

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

Postmark: ALBUQUERQUE NM 28 FEB 2003

Recipient's Name (Please Print Clearly) (To be completed by mailer)
BENNETT KING/LALUZ HOMEOWNERS ASSN.
 Street, Apt. No.; or PO Box No.
10 ARDO NW
 ALBUQUERQUE NM 87120
 PS Form 3800, February 2000 See Reverse for Instructions

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

7000 0520 0023 2750 5389

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

Postmark: ALBUQUERQUE NM 28 FEB 2003

Recipient's Name (Please Print Clearly) (To be completed by mailer)
Ceil Van Berkel-Taylor Ranch Neighborhood
 Street, Apt. No.; or PO Box No.
5716 MARGEN LANE NW
 ALBUQUERQUE NM 87120
 PS Form 3800, February 2000 See Reverse for Instructions

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS

- Application for subdivision (Plat) on FORM S, including those submittal requirements. Variance and subdivision should be applied for simultaneously. (24 copies)
 - Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived
 - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
 - Any original and/or related file numbers are listed on the cover application
- DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for dedicated and City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 24 copies
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

VACATION OF PRIVATE EASEMENT

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

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

Christopher A. Medina
Applicant name (print)
Christopher A. Medina 2/28/03
Applicant signature / date

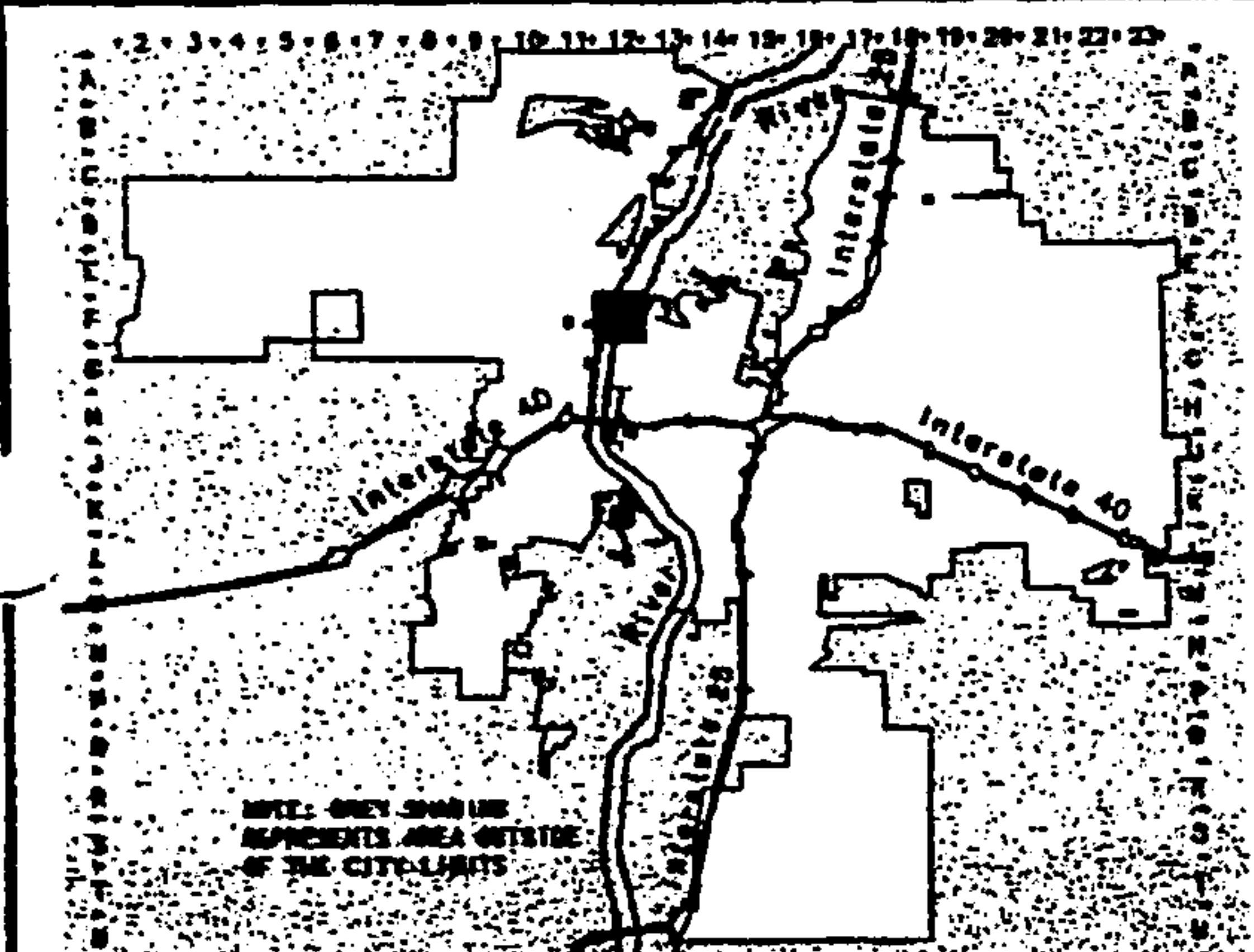
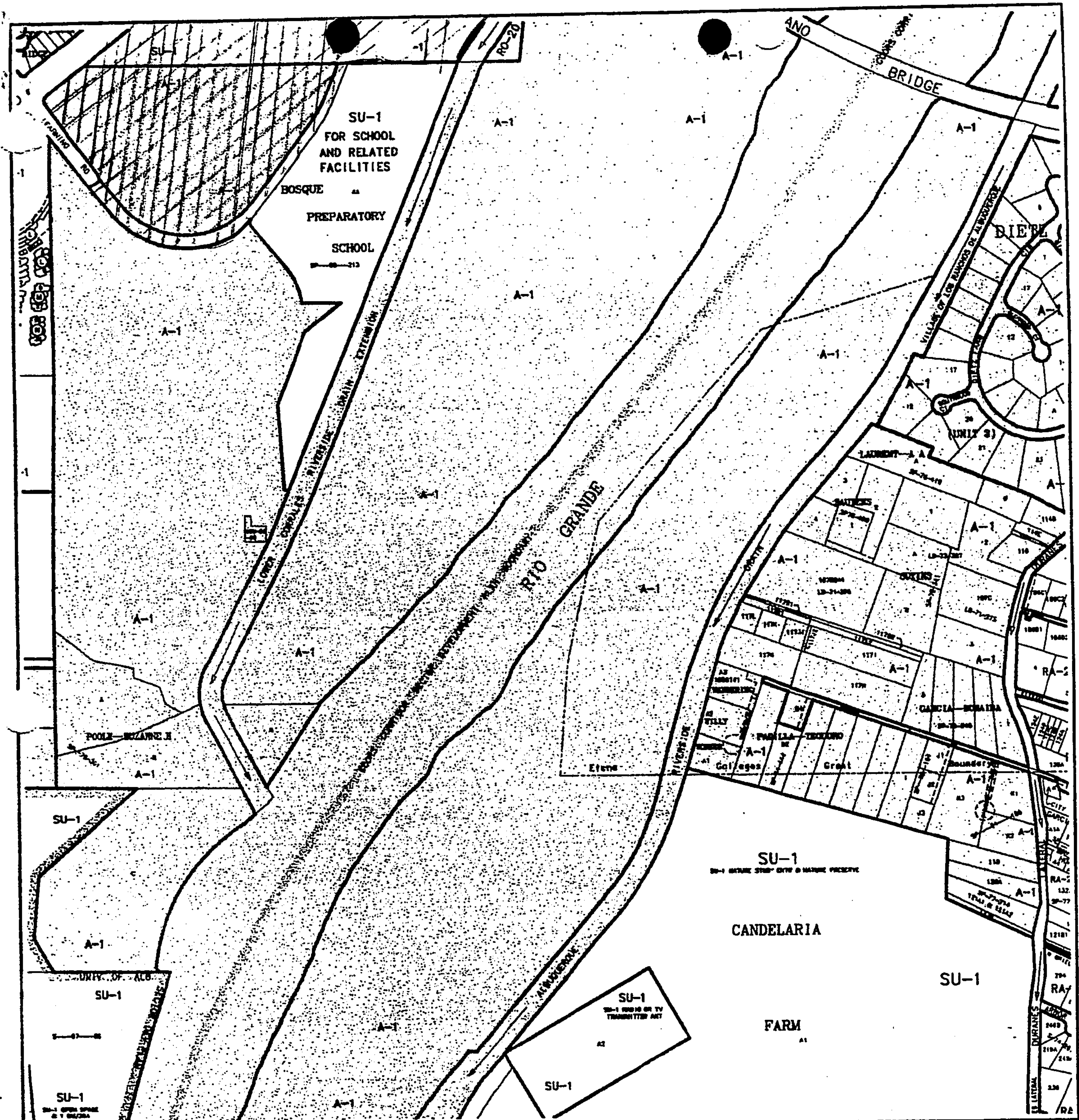


Form revised September 2001

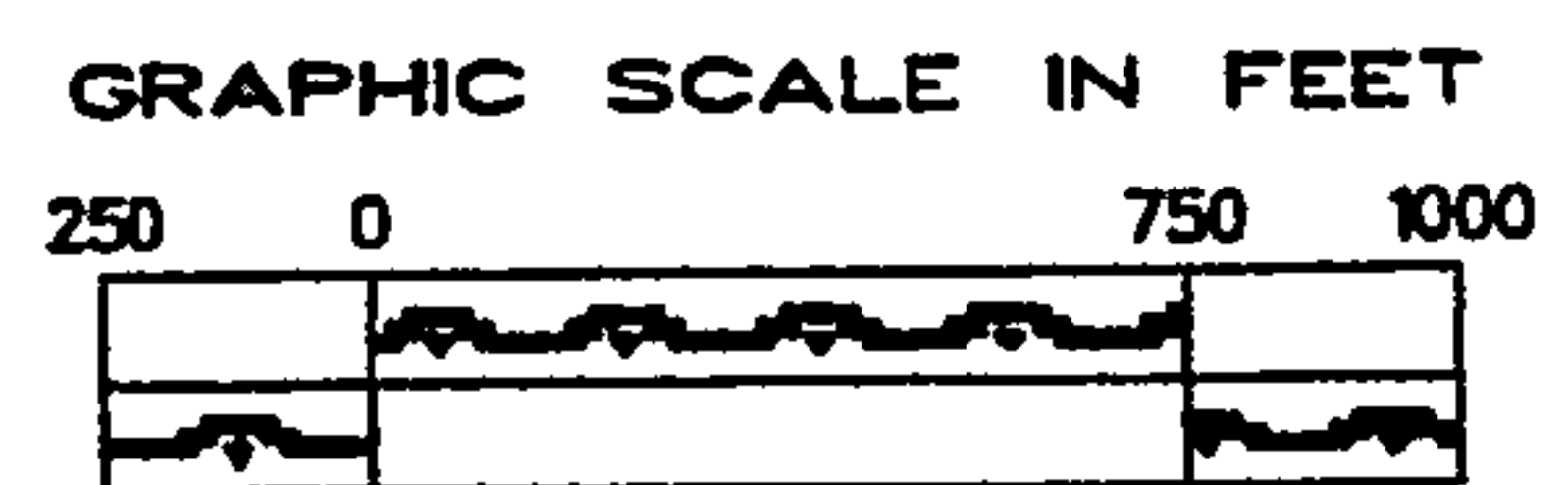
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
03DRP - 00338

BA Hubert 2/28/03
Planner signature / date
Project # 1002452



CITY OF
Albuquerque
Advanced Geographic Information System
PLANNING DEPARTMENT
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Zone Atlas Page
F-12-Z
Map Amended through July 28, 2000

**WILSON
& COMPANY**

4900 Lang Ave, NE
Albuquerque, NM 87109
P.O. Box 94000 87199-4000
505-348-4000

Albuquerque
Colorado Springs
Denver
El Paso
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Los Angeles
Phoenix
Rio Rancho
Salina
San Bernardino
Wichita
Wilson & Company
Latin America, LLC

February 28, 2003

**City of Albuquerque
Development Review Board**
Plaza Del Sol
600 Second Street NW
Albuquerque, NM 87103

**Re: Request Preliminary Plat Approval
Proposed Major Subdivision
Request for Bulk Land Variance**

To Whom It May Concern:

This letter is to inform the **City of Albuquerque, Development Review Board** that Wilson & Company, acting as the agent on behalf of The City of Albuquerque, Open Space Division makes a request for a Major Subdivision Preliminary Plat Approval and a Bulk Land Variance from subdivision design standards of the proposed subdivision of existing Tract 6 of "Plat of Tracts A, B, 1, 2, 3, 4, 5, & 6 of Lands of Ray A. Graham III, Owenwest Corp., and City of Albuquerque". The related DRB numbers for this case are as follows: 02-DRB-00058, 02-DRB-00059, 02-DRB-00116, 02-DRB-01543, and DRB-1000965.

This proposed major subdivision would create two tracts 6-A and 6-B from the existing tract 6. Tract 6-A will become a 2.18-acre tract to be used as a parking lot and trailhead area accessed from Montano Road. Tract 6-B will remain vacant and undeveloped. The creation of tract 6-A will provide parking for the public to access the Bosque and its trail system thus alleviating offsite parking on private property and improving access to the Bosque.

Currently the existing tract 6 is accessed from Learning Rd. and Montano Rd. The new tracts will still have access to major streets. Tract 6-A will have access to Montano Rd. and tract 6-B will retain access to Montano Rd. and Learning Rd.

The bulk land variance from subdivision standards is being asked for both newly created tracts. Tract 6-A the Open Space Tract to be used as a parking lot will have no water or sewer utilities and the access to the tract from Montano Rd. is already constructed. A variance is being asked for the infrastructure improvements. The variance for tract 6-B is for the entire tract which improvements will be addressed at the time of development by the current owner.



SUBDIVISION	Supplemental form S	ZONING	Supplemental form Z
<input checked="" type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation & Zone Establishment	
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> Sector Plan (Phase I, II, III)	
<input type="checkbox"/> Vacation	V	<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Change	
SITE DEVELOPMENT PLAN	P	<input type="checkbox"/> Text Amendment	
<input type="checkbox"/> ...for Subdivision Purposes		APPEAL / PROTEST of...	A
<input type="checkbox"/> ...for Building Permit		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal	
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L		

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

APPLICANT INFORMATION:

NAME: <u>City of Albuquerque, Open Space Division & Ray A. Graham III</u>	PHONE: <u>505-452-5207</u>
ADDRESS: <u>P.O. BOX 1293</u>	FAX: <u>505-873-6628</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87103</u>	E-MAIL: _____
Proprietary interest in site: <u>Owner</u>	
AGENT (if any): <u>Wilson & Company, Inc., Attn: Christopher Medina</u>	PHONE: <u>505-348-4132</u>
ADDRESS: <u>4900 Lang Ave</u>	FAX: <u>505-348-4055</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87109</u>	E-MAIL: <u>camedina@wilsonco.com</u>

DESCRIPTION OF REQUEST: Requesting final plat approval and signatures for a major subdivision to create two lots from one existing lot. The purpose of one of the lots is to create a parking lot for access to the bosque off of Montano Rd. for the City Open Space Division.

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. 6 Block: N/A Unit: N/A

Subdiv. / Addn. Plat of Tracts A, B, 1, 2, 3, 4, 5, & 6 of Lands of Ray A. Graham III, Owenwest

Current Zoning: SU1 C-2 uses O-1 uses PED (1000A) Proposed zoning: SU1

Zone Atlas page(s): E12 & F12 No. of existing lots: 1 No. of proposed lots: 2

Total area of site (acres): 70.5865 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A

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

UPC No. 101206218606630215 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: COORS BLVD.

Between: LEARNING RD. and MONTANO RD

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 02 DRB 00058, 02 DRB 00059, 02 DRB 00116, 02 DRB 01543, DRB-1002452/03 DRB.00338, 03-DRB-00339 AND DRB-1002452

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 2-28-03

SIGNATURE Christopher A. Medina DATE 3/14/03

(Print) Christopher A. Medina Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03 DRB. 00773</u>	<u>FP</u>	<u>53</u>	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>IR</u>			Total \$ <u>0</u>

gm 5/14/03
Planner signature / date

Project # 1002452

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

Amended preliminary plat approval expires after one year.

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

Christopher A. Medina
Applicant name (print)

Christopher A. Medina 5/14/03
Applicant signature / date

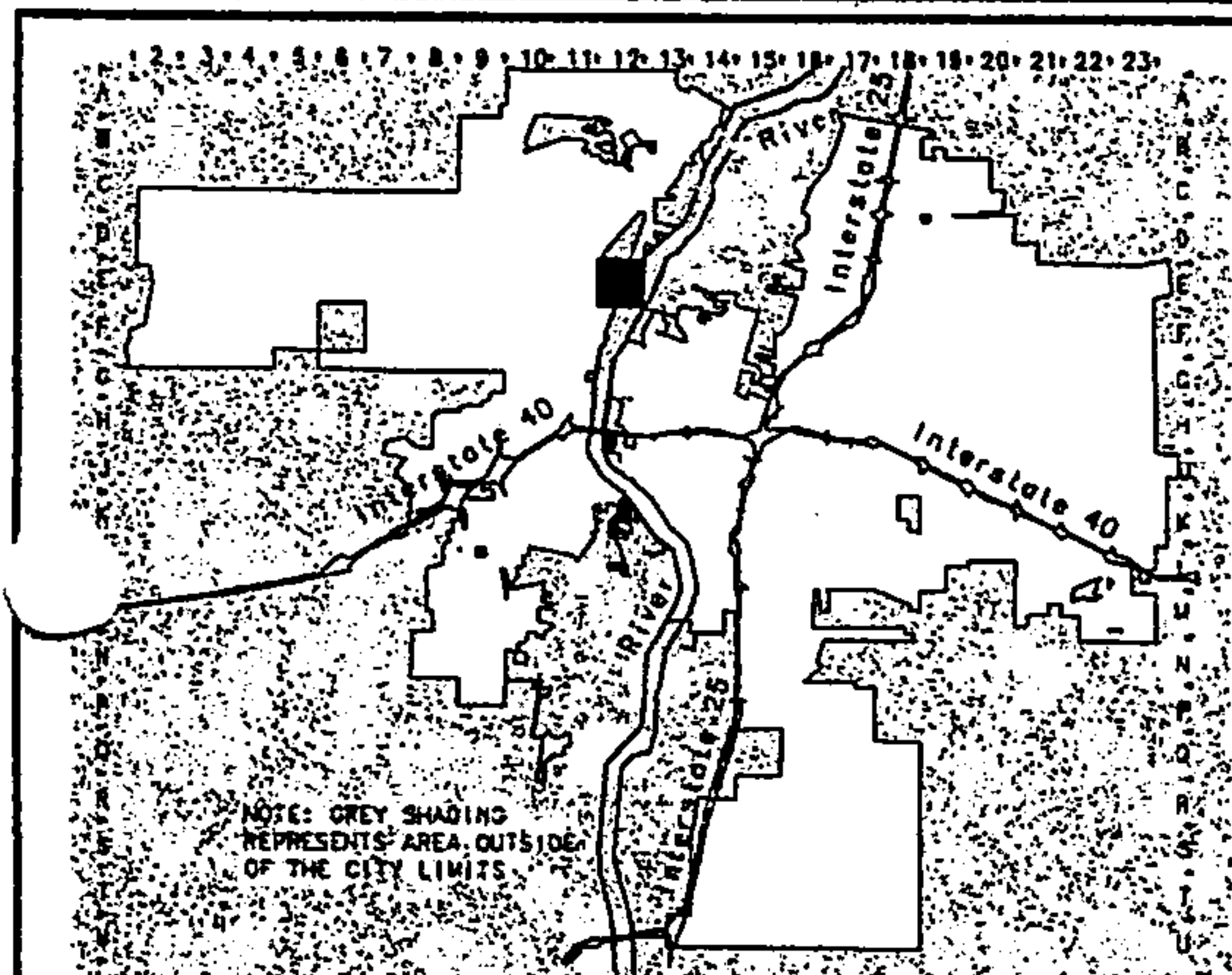
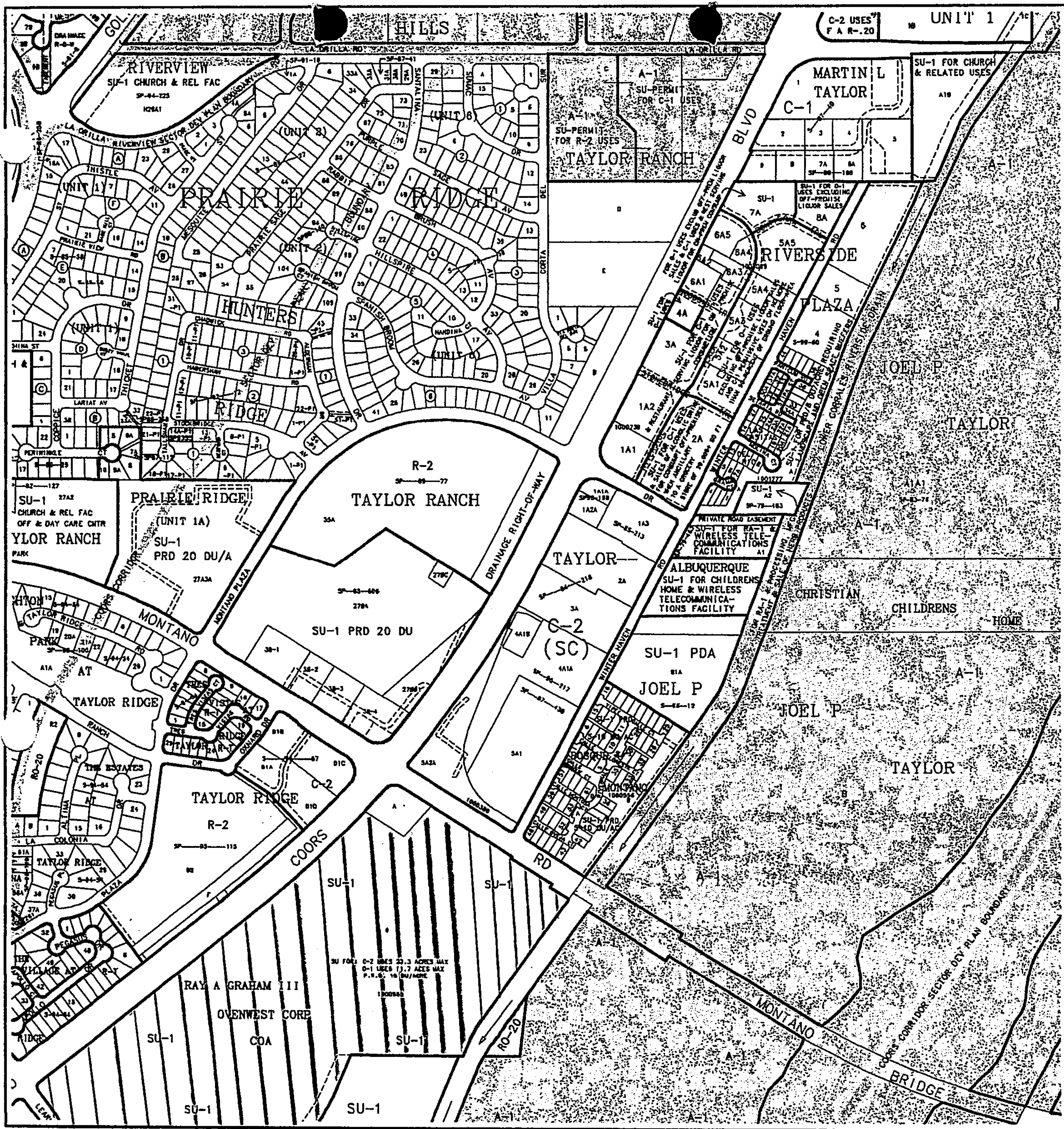


Form revised February 2003

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

Application case numbers
03DRB- - 00773

CM 5/14/03
Planner signature / date
Project # 1002452

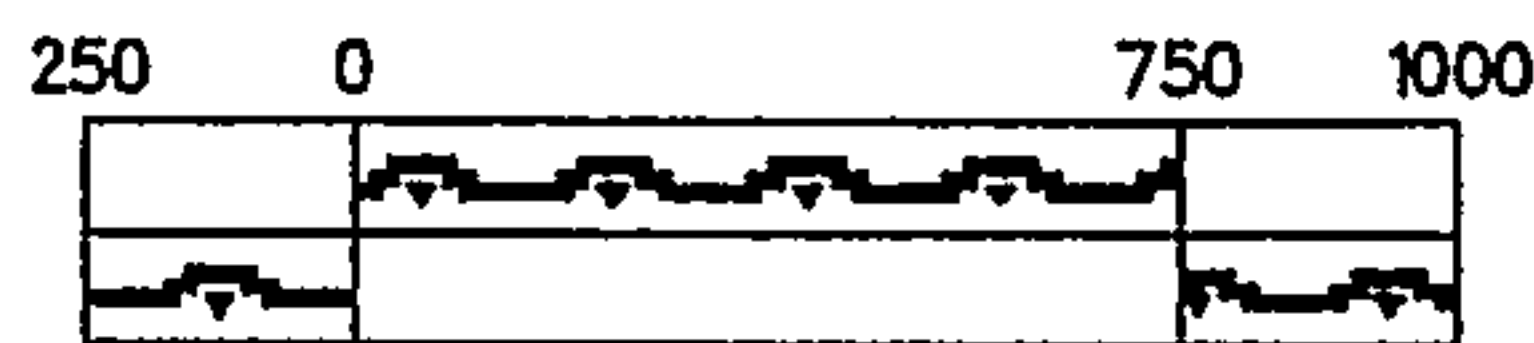


CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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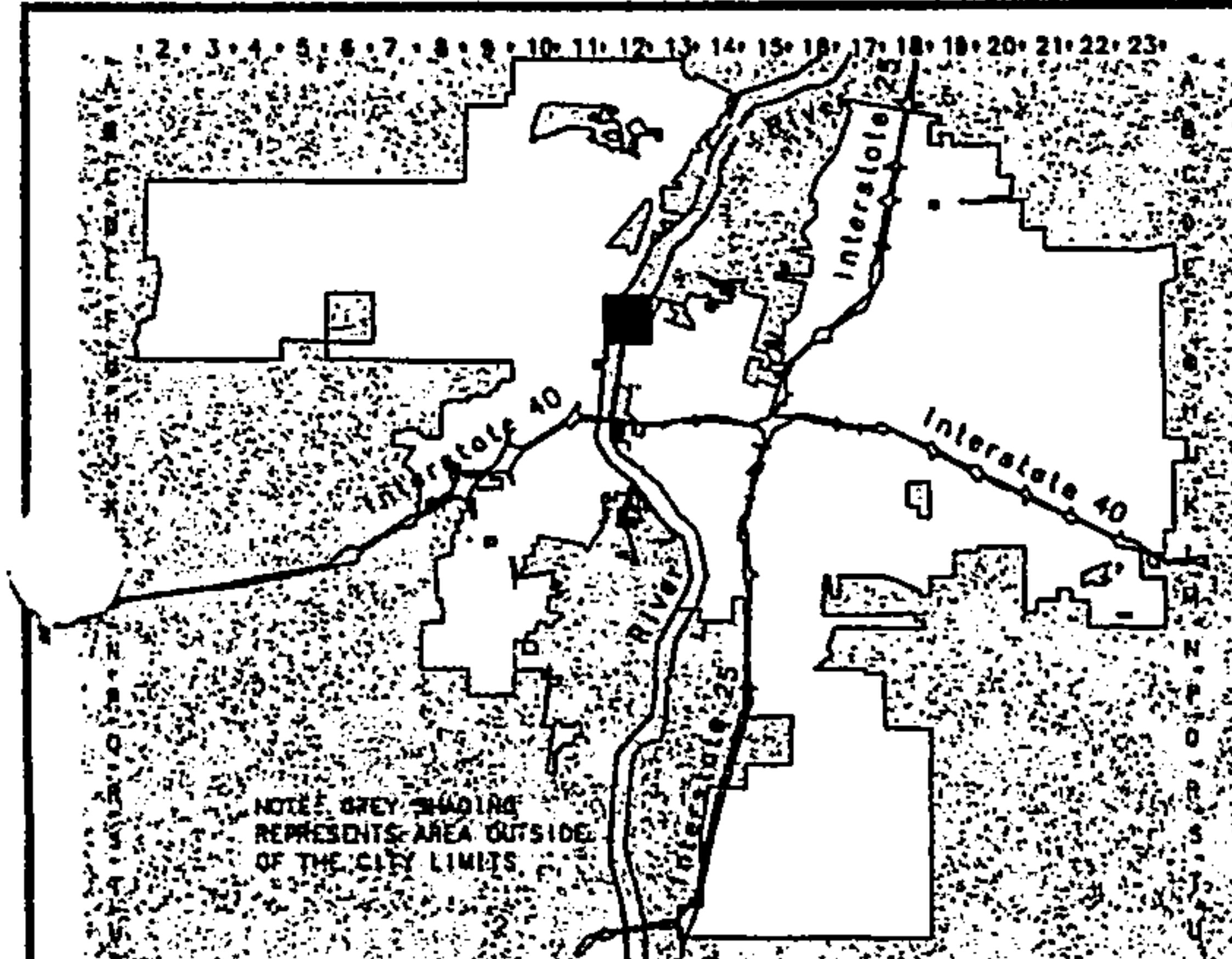
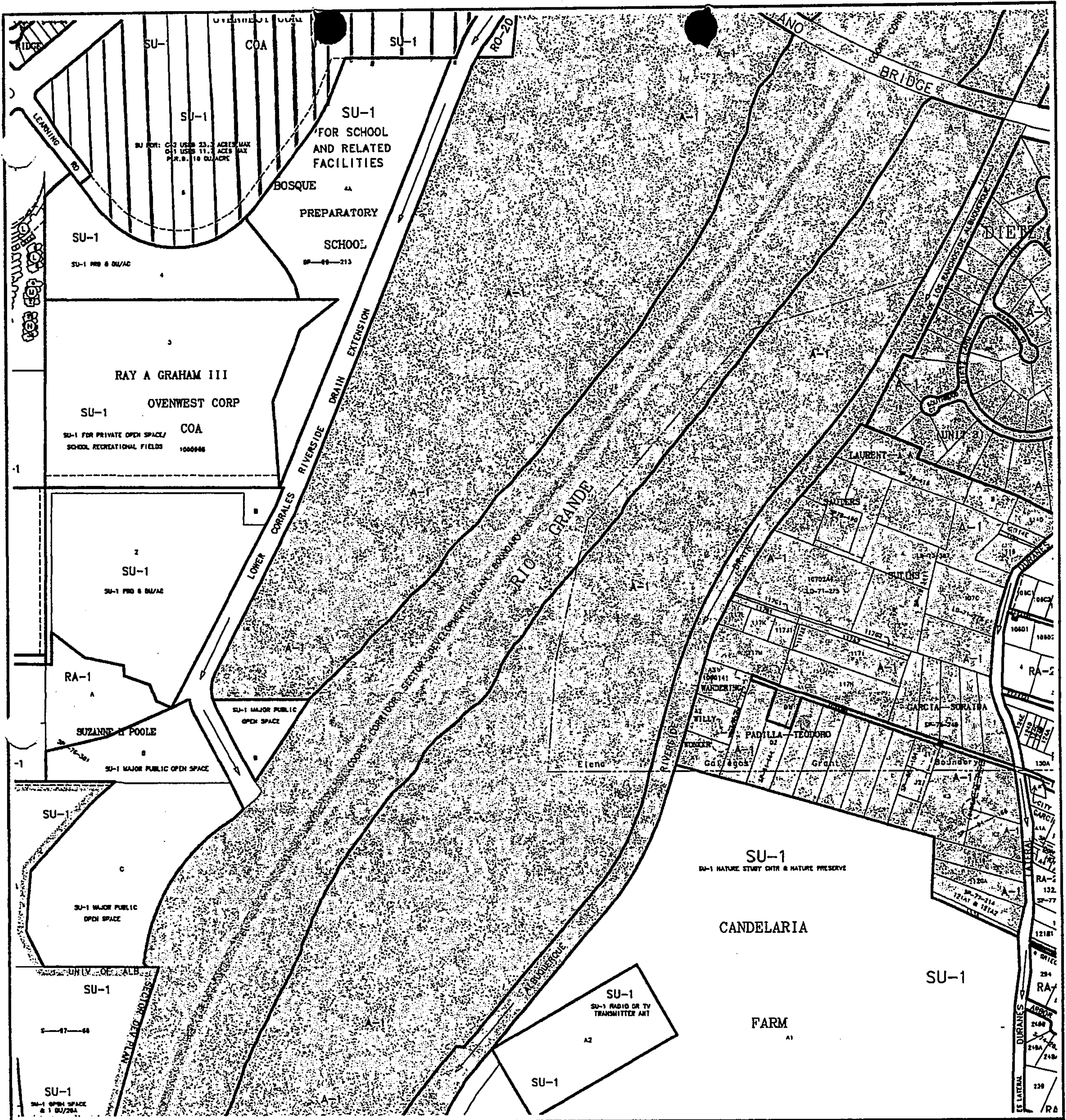
GRAPHIC SCALE IN FEET



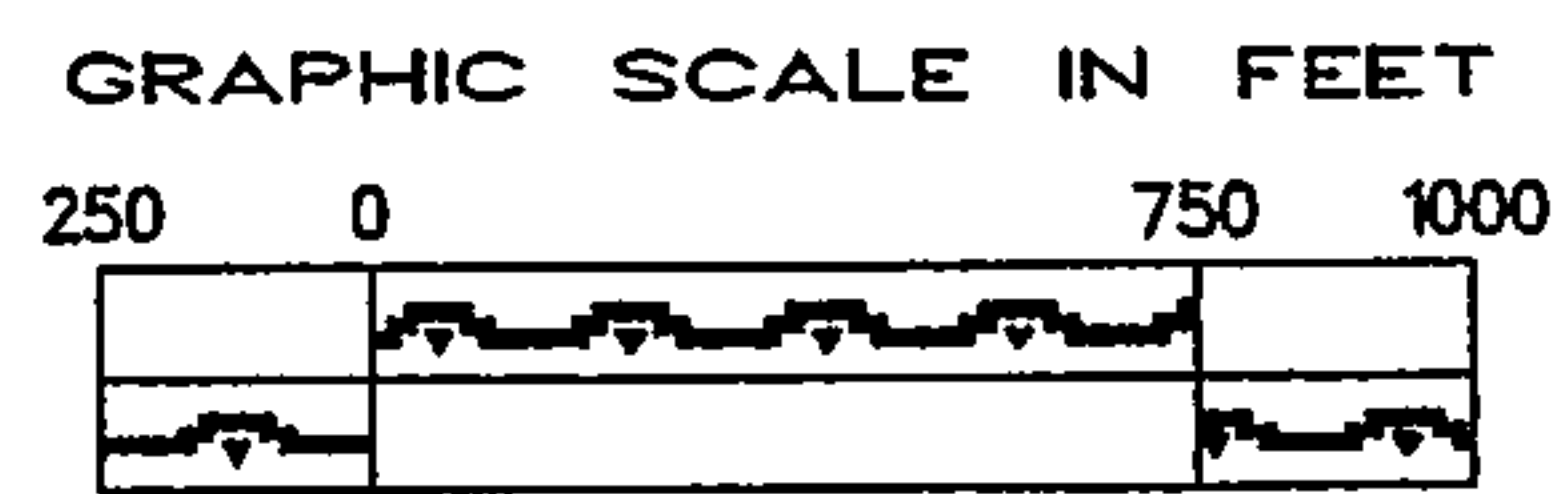
Zone Atlas Page

E-12-Z

Map Amended through January 21, 2003



CITY OF Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
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Zone Atlas Page
F-12-Z
 Map Amended through January 21, 2003

May 14, 2003

City of Albuquerque
Development Review Board
Plaza Del Sol
600 Second Street NW
Albuquerque NM 87103

Re: Final Plat Approval
Tract 6-A City of Albuquerque
Tract 6-B Lands of Ray A. Graham III

To whom it may concern:

Wilson and Company acting as agent for the City of Albuquerque is requesting signatures and final plat approval for the Bulk Land Plat of Tract 6-A City of Albuquerque and Tract 6-B Lands of Ray A. Graham III.

The property is located near the intersection of Coors Blvd and Montano Rd. The purpose of this plat is to create tract 6-A for the City of Albuquerque open space, the creation of this tract will be used for parking to alleviate parking on private owners property to access the bosque trail system. If you have any questions please contact me at 348-4132.

Wilson & Company

Christopher A M



City of Albuquerque

MAYOR / CAO OFFICE

Martin J. Chávez, Mayor

Interoffice Memorandum

May 7, 2003

To: Department Directors
From: Jay J. Czar, Chief Administrative Officer
Subject: SIGNATURE AUTHORITY

I will be out of the office Thursday and Friday, May 7 & 8, 2003 and James B. Lewis, Chief Operations Officer, will serve as Acting Chief Administrative Officer with full signature authority.

c: Martin J. Chavez, Mayor



SUBDIVISION

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

Supplemental form **S**

V

SITE DEVELOPMENT PLAN

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

P

L

Supplemental form **Z**

ZONING

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

Z

APPEAL / PROTEST of...

A

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

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: City of Albuquerque, Open Space Division ; Ray A. Graham III
 ADDRESS: P.O. Box 1293
 CITY: Albuquerque STATE NM ZIP 87103
 Proprietary interest in site: Owner
 AGENT (if any): Wilson & Company, Inc. Engineers and Architects, Attn: Chris Medina
 ADDRESS: 4900 Lang Ave. NE
 CITY: Albuquerque STATE NM ZIP 87109

PHONE: 505-452-5207
 FAX: 505-873-6628
 E-MAIL: _____
 PHONE: 505-348-4132
 FAX: 505-348-4055
 E-MAIL: camedina@wilsonco.com

DESCRIPTION OF REQUEST: Requesting preliminary plat and a bulk land variance approval for a major subdivision to create two lots from one existing lot. The purpose of one of the lots is to create a parking lot for access to the bosque off of Montano Rd. for City Open Space Division.

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. 6 Block: N/A Unit: N/A
 Subdiv. / Addn. Plat of Tracts A, B, 1, 2, 3, 4, 5, & 6 of Lands of Ray A. Graham III, Ovenwest
 Current Zoning: SU-1 C-2 USES O-1 USES PRD (10 DU/A) Proposed zoning: SAME
 Zone Atlas page(s): E12 & F12 No. of existing lots: 1 No. of proposed lots: 2
 Total area of site (acres): 70.5865 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
 Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO
 UPC No. 101206218606630215 MRGCD Map No. 31
 LOCATION OF PROPERTY BY STREETS: On or Near: COORS BLVD.
 Between: LEARNING RD and MONTANO RD.

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 02 DRB 00058, 02 DRB 00059, 02 DRB 00116, 02 DRB 01543, DRB-1000965, & DRB-1002452 SK.

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 2-05-03

SIGNATURE Christopher A Medina DATE 2-28-03

(Print) Christopher A. Medina Applicant Agent

FOR OFFICIAL USE ONLY

Form revised September 2001

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

03DRB - 00338
03DRD - 00339
Advert & NOTIF. Fee

Action

BLP
PPA

S.F.

V
S(2)

Fees

\$ 145.00
\$ 595.00
\$ 75.00
\$
\$

Hearing date

MARCH 26th '03

Project #

1002452

Robert 2/28/03
 Planner signature / date

Total

\$ 815.00

FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
- Proposed Infrastructure List. *BLK. LND. VAR. ATTCHD.*
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Preliminary plat approval expires after one year.

DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

- MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**
- MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**
- MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)**

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

- Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
- Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

(Temporary sidewalk deferral uses FORM-V)

- 1 copy of each of the following items
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Plat or plan reduced to 8.5" x 11"
- Official D.R.B. Notice of the original approval
- Approved Infrastructure List. If not applicable, please initial. _____
- Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Any original and/or related file numbers are listed on the cover application

DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

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

Christopher A. Medina
Applicant name (print)
Christopher A. Medina 2/28/03
Applicant signature / date



Form revised September 2001

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

Application case numbers
03 DRB - 00339

B. Denbest 2/28/03
Planner signature / date
Project # 1002452

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS

- Application for subdivision (Plat) on FORM S, including those submittal requirements. Variance and subdivision should be applied for simultaneously. (24 copies)
 - Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived
 - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
 - Any original and/or related file numbers are listed on the cover application
- DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for dedicated and City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 24 copies
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

VACATION OF PRIVATE EASEMENT

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

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

Christopher A. Medina
Applicant name (print)

Christopher A. Medina 2/28/03
Applicant signature / date



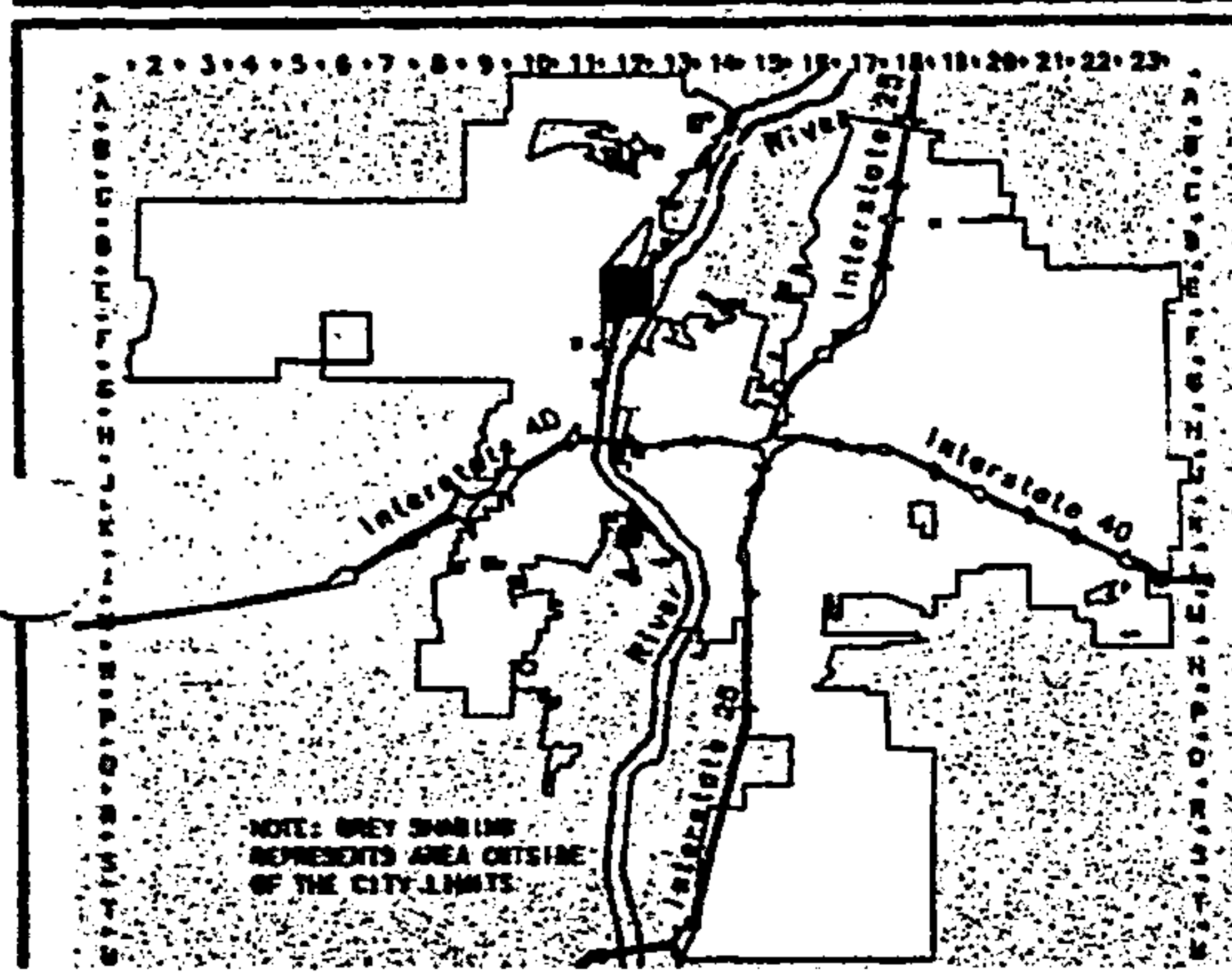
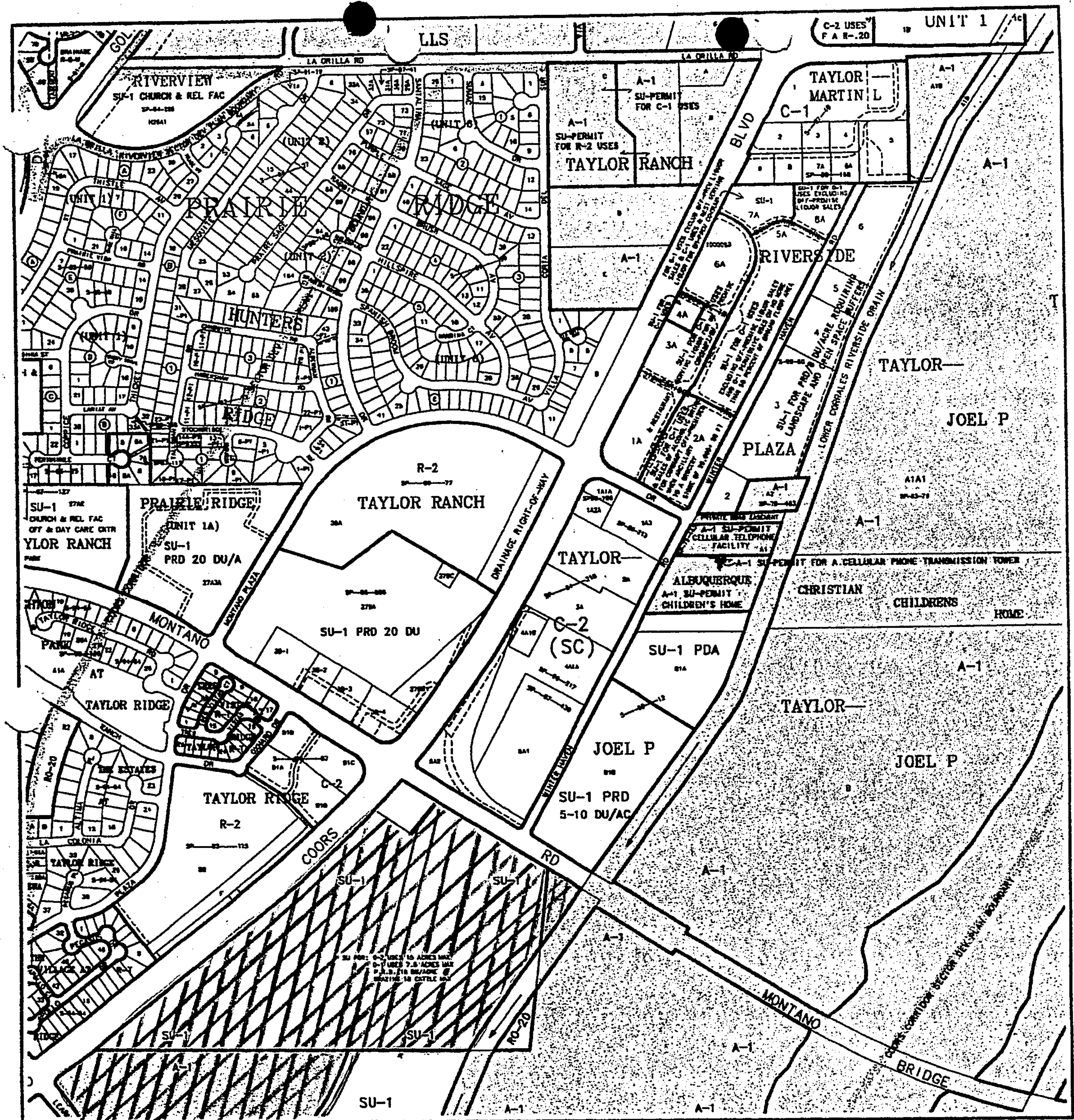
Form revised September 2001

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

Application case numbers
03DRB - 00338

BA Bennett 2/28/03
Planner signature / date

Project # 1002452

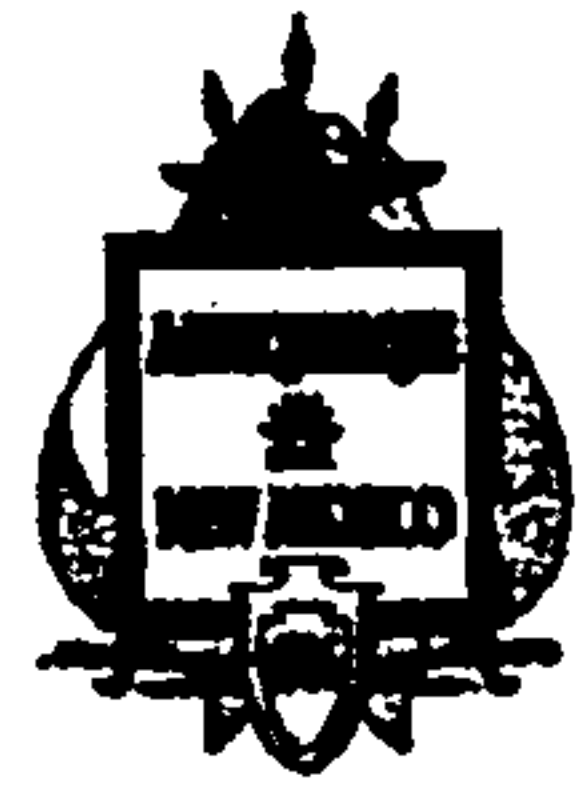
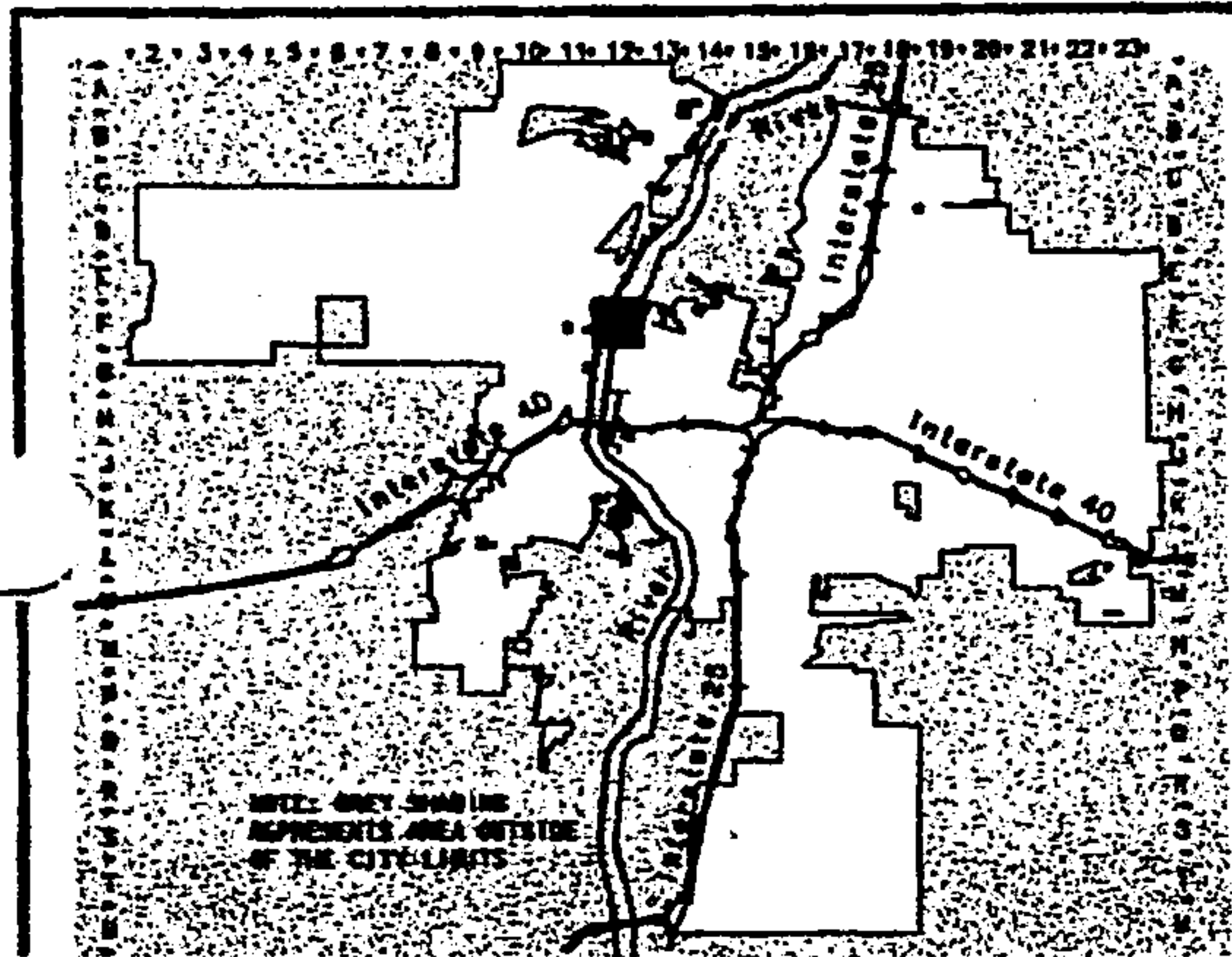
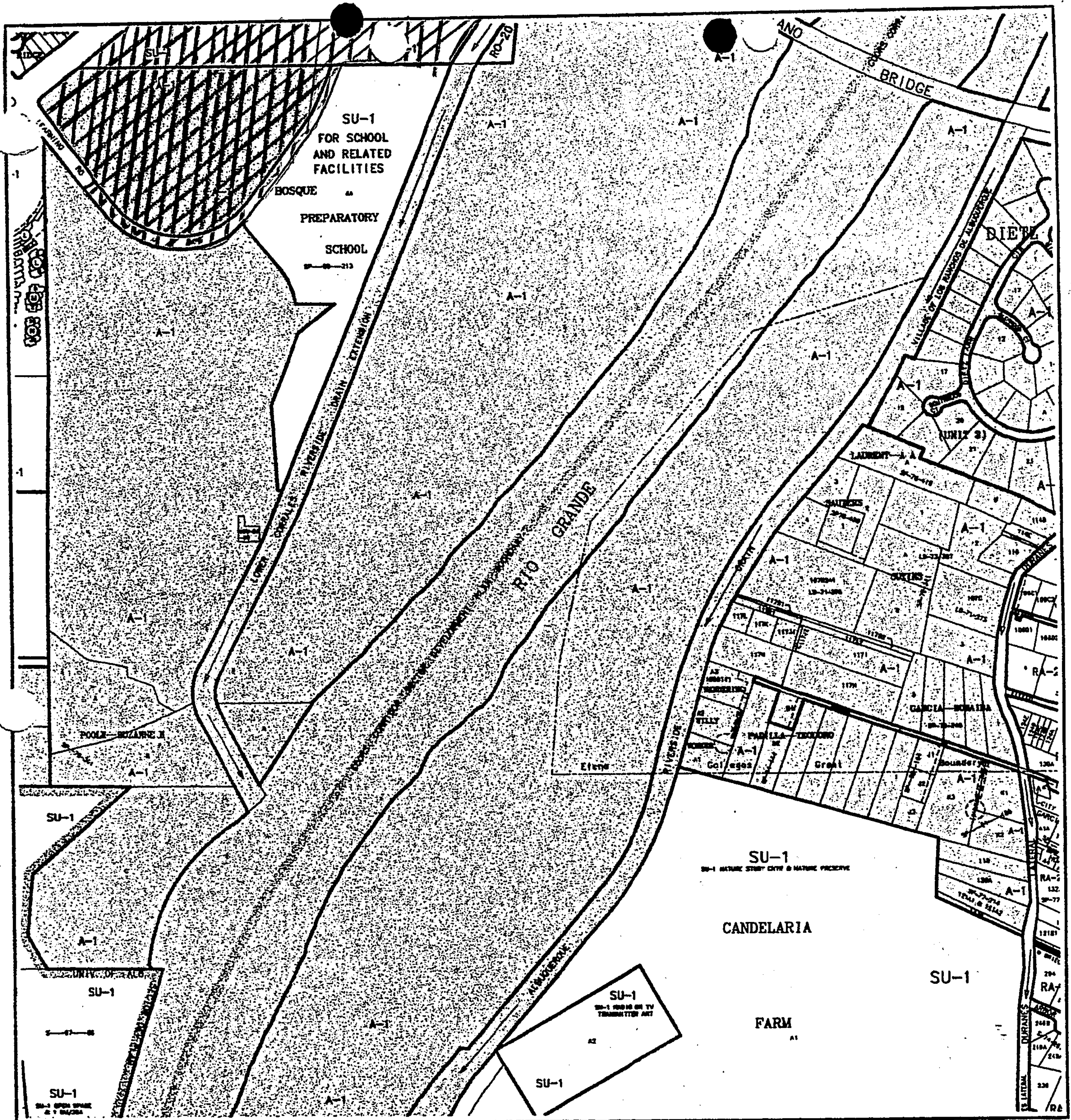


CITY OF ALBUQUERQUE
Albuquerque Geographic Information Systems
PLANNING DEPARTMENT
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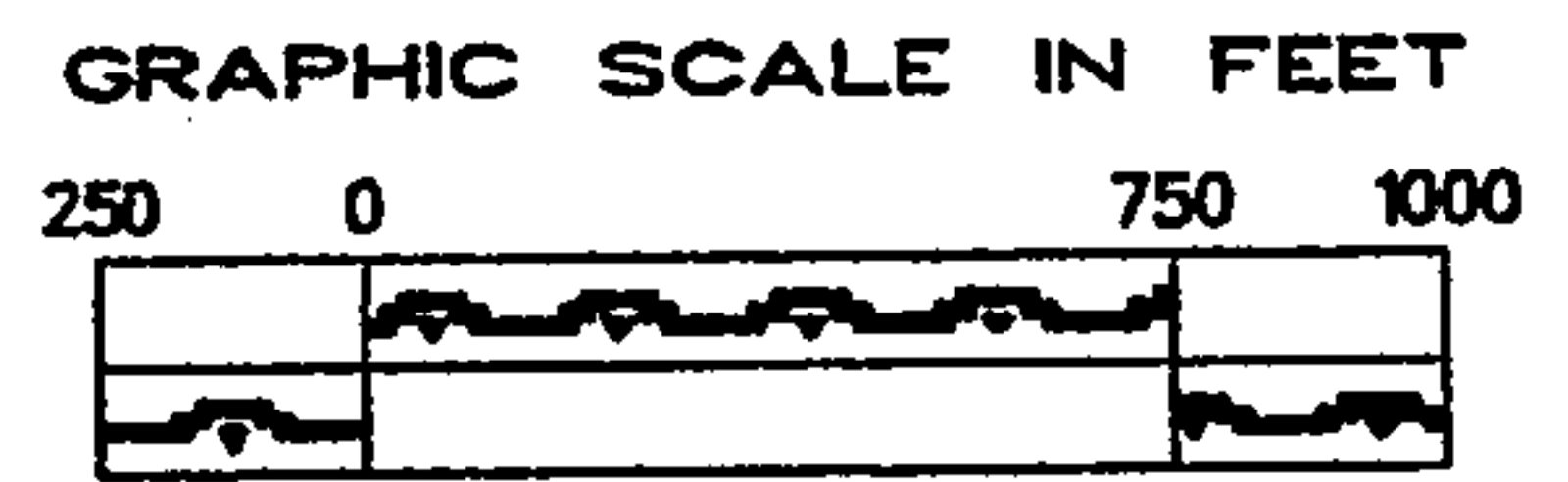


Zone Atlas Page
E-12-Z
 Map Amended through July 28, 2000

NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS.



CITY OF
Albuquerque
A **G** **I** **S**
PLANNING DEPARTMENT
© Copyright 2000



Zone Atlas Page
F-12-Z
Map Amended through July 28, 2000

**WILSON
& COMPANY**

4900 Lang Ave, NE
Albuquerque, NM 87109
P.O. Box 94000 87199-4000
505-348-4000

Albuquerque
Colorado Springs
Denver
El Paso
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Los Angeles
Phoenix
Rio Rancho
Salina
San Bernardino
Wichita
Wilson & Company
Latin America, LLC

February 28, 2003

City of Albuquerque
Development Review Board
Plaza Del Sol
600 Second Street NW
Albuquerque, NM 87103

Re: Request Preliminary Plat Approval
Proposed Major Subdivision
Request for Bulk Land Variance

To Whom It May Concern:

This letter is to inform the **City of Albuquerque, Development Review Board** that Wilson & Company, acting as the agent on behalf of The City of Albuquerque, Open Space Division makes a request for a Major Subdivision Preliminary Plat Approval and a Bulk Land Variance from subdivision design standards of the proposed subdivision of existing Tract 6 of "Plat of Tracts A, B, 1, 2, 3, 4, 5, & 6 of Lands of Ray A. Graham III, Owenwest Corp., and City of Albuquerque". The related DRB numbers for this case are as follows: 02-DRB-00058, 02-DRB-00059, 02-DRB-00116, 02-DRB-01543, and DRB-1000965.

This proposed major subdivision would create two tracts 6-A and 6-B from the existing tract 6. Tract 6-A will become a 2.18-acre tract to be used as a parking lot and trailhead area accessed from Montano Road. Tract 6-B will remain vacant and undeveloped. The creation of tract 6-A will provide parking for the public to access the Bosque and its trail system thus alleviating offsite parking on private property and improving access to the Bosque.

Currently the existing tract 6 is accessed from Learning Rd. and Montano Rd. The new tracts will still have access to major streets. Tract 6-A will have access to Montano Rd. and tract 6-B will retain access to Montano Rd. and Learning Rd.


The bulk land variance from subdivision standards is being asked for both newly created tracts. Tract 6-A the Open Space Tract to be used as a parking lot will have no water or sewer utilities and the access to the tract from Montano Rd. is already constructed. A variance is being asked for the infrastructure improvements. The variance for tract 6-B is for the entire tract which improvements will be addressed at the time of development by the current owner.



28 February, 2003
Page 2

Thank you, for you time on this matter. If you have any questions concerning this project, please contact me at (505) 348-4132.

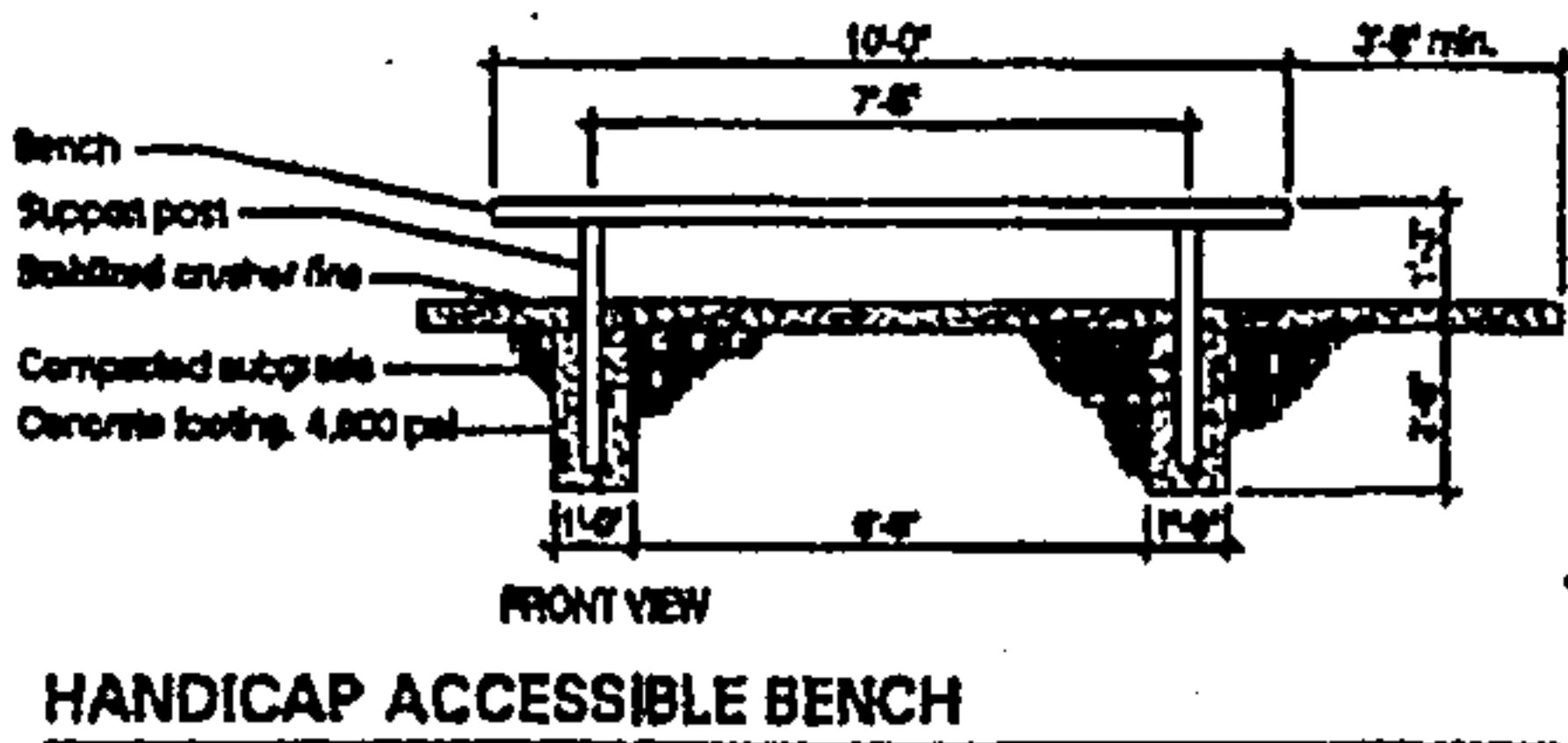
WILSON & COMPANY



Christopher A. Medina, PLS
Survey Project Manager
Email: camedina@wilsonco.com

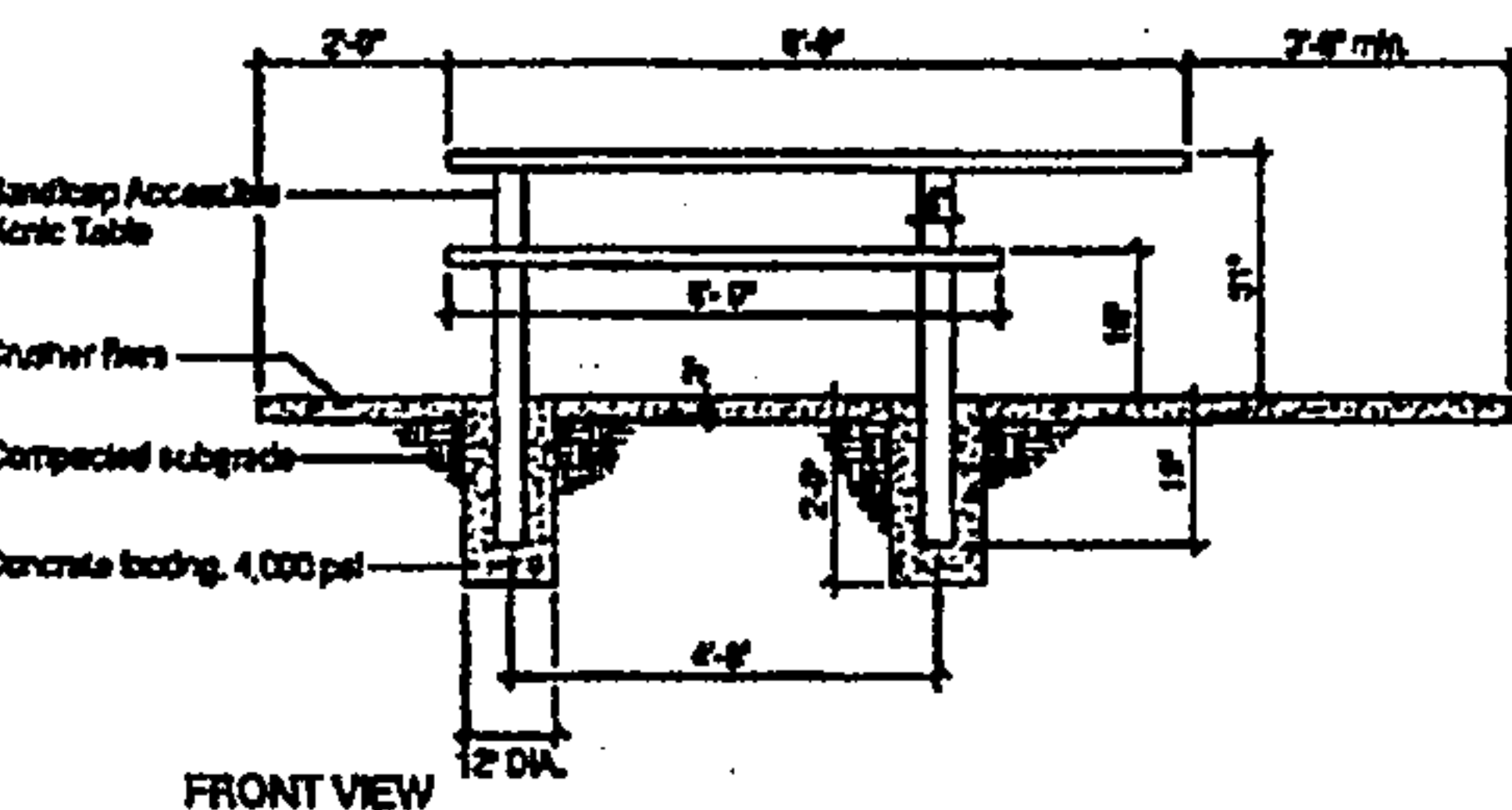
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Enclosures
File: X2614056





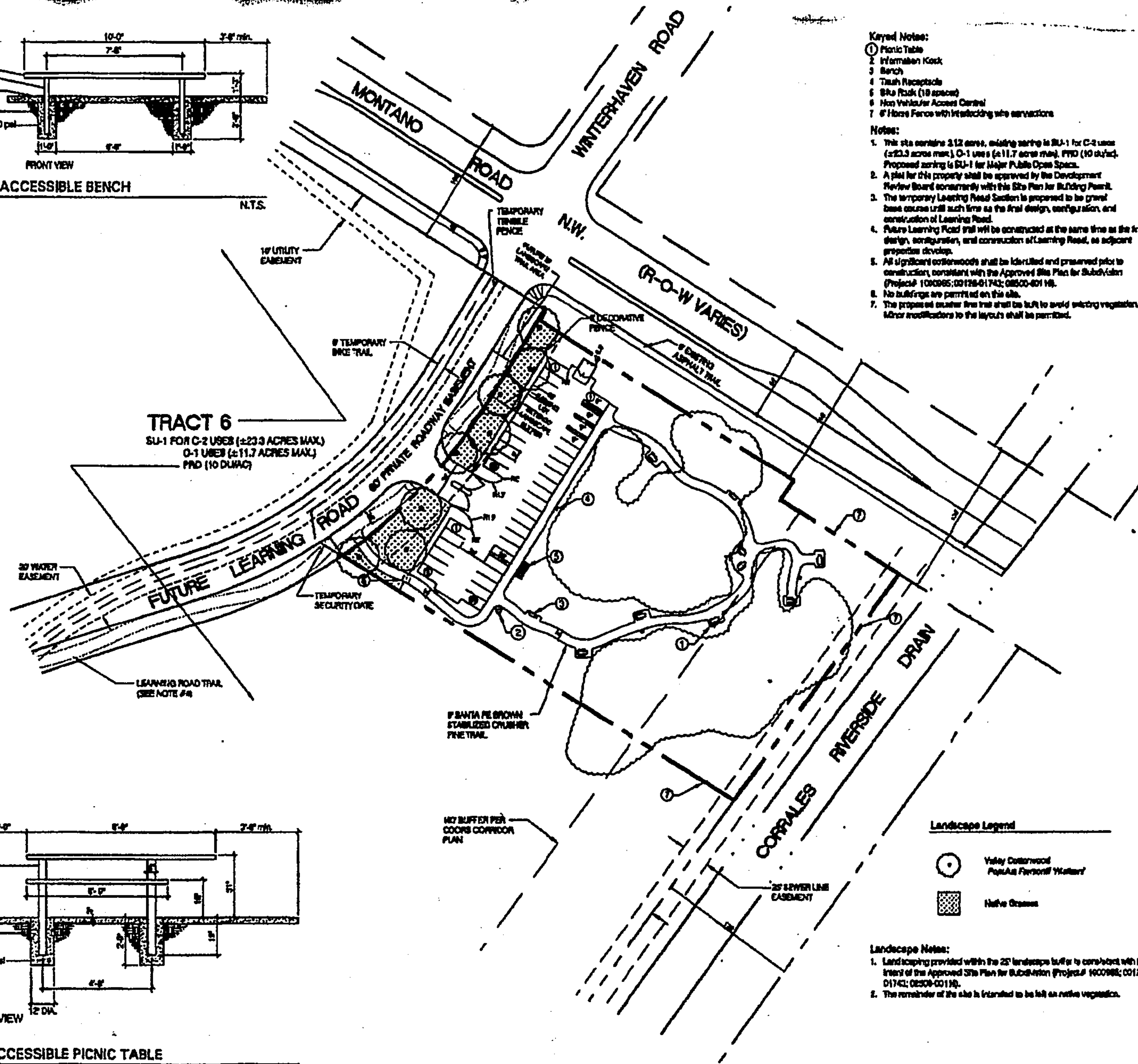
HANDICAP ACCESSIBLE BENCH

N.T.S.



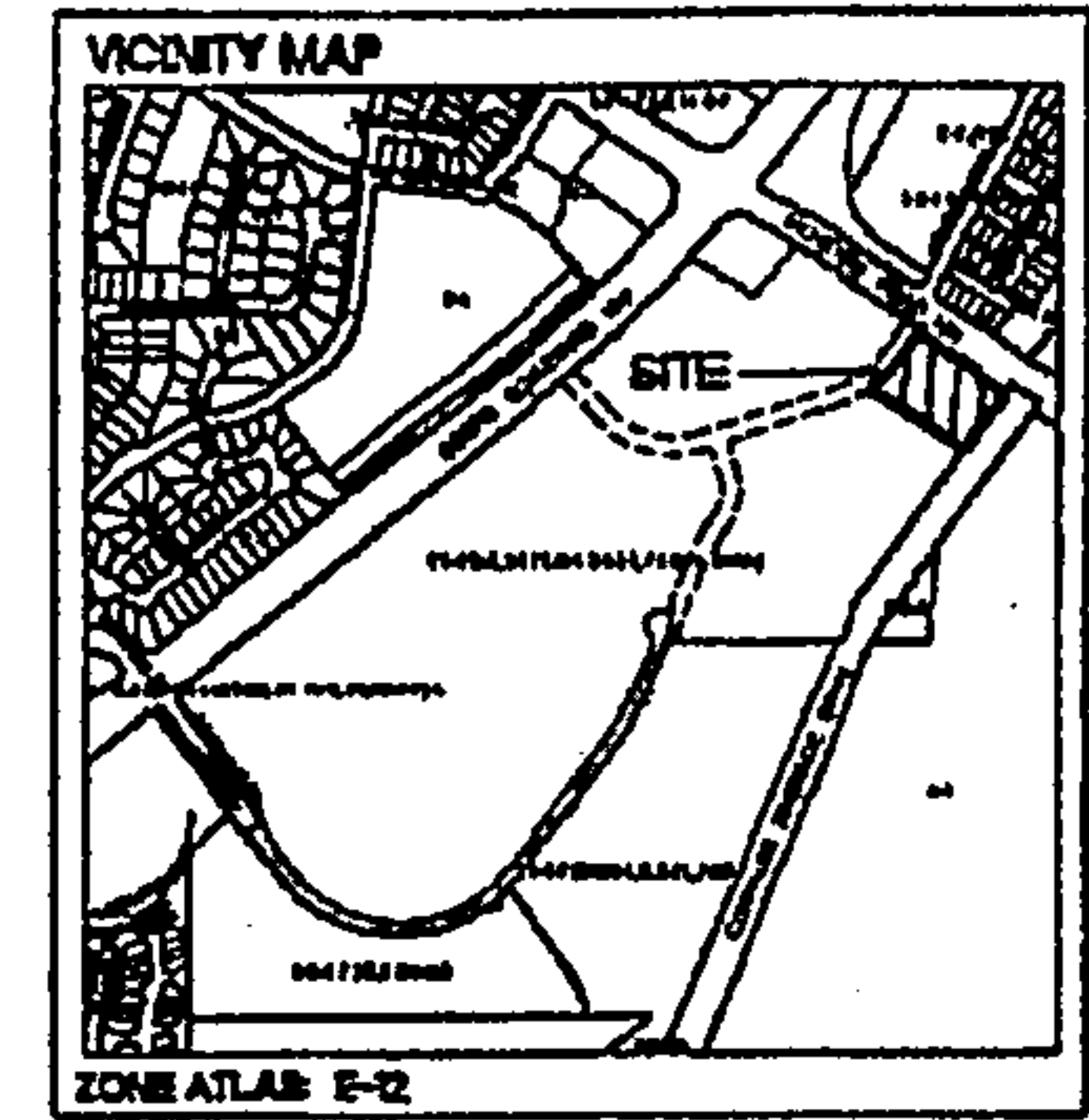
HANDICAP ACCESSIBLE PICNIC TABLE

N.T.S.



- Keyed Notes:
- 1 Picnic Table
 - 2 Information Kiosk
 - 3 Bench
 - 4 Trash Receptacle
 - 5 Bike Rack (18 spaces)
 - 6 Non Vehicle Access Control
 - 7 6' Fence with Interlocking site servicers

- Notes:
1. This site contains 212 acres, existing zoning is SU-1 for C-2 uses (±23.3 acres max.), O-1 uses (±11.7 acres max.), PRD (10 du/acre). Proposed zoning is SU-1 for Major Public Open Space.
 2. A plat for this property shall be approved by the Development Review Board concurrently with this Site Plan for Building Permit.
 3. The temporary Learning Road Section is proposed to be gravel base course until such time as the final design, configuration, and construction of Learning Road.
 4. Future Learning Road will be constructed at the same time as the final design, configuration, and construction of Learning Road, as adjacent property develops.
 5. All significant cottonwoods shall be identified and preserved prior to construction, consistent with the Approved Site Plan for Subdivision (Project# 100065; 00128-01743; 08500-801 MB).
 6. No buildings are permitted on this site.
 7. The proposed easement line shall be set to avoid existing vegetation. Minor modifications to the layout shall be permitted.



APPROVALS

PROJECT# 100065

EPC# _____ DR# _____

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

Site Plan for Building Permit

COORS/MONTAÑO TRAILHEAD

Prepared For: City of Albuquerque
Open Space Division
P.O. Box 1290
Albuquerque, New Mexico 87103

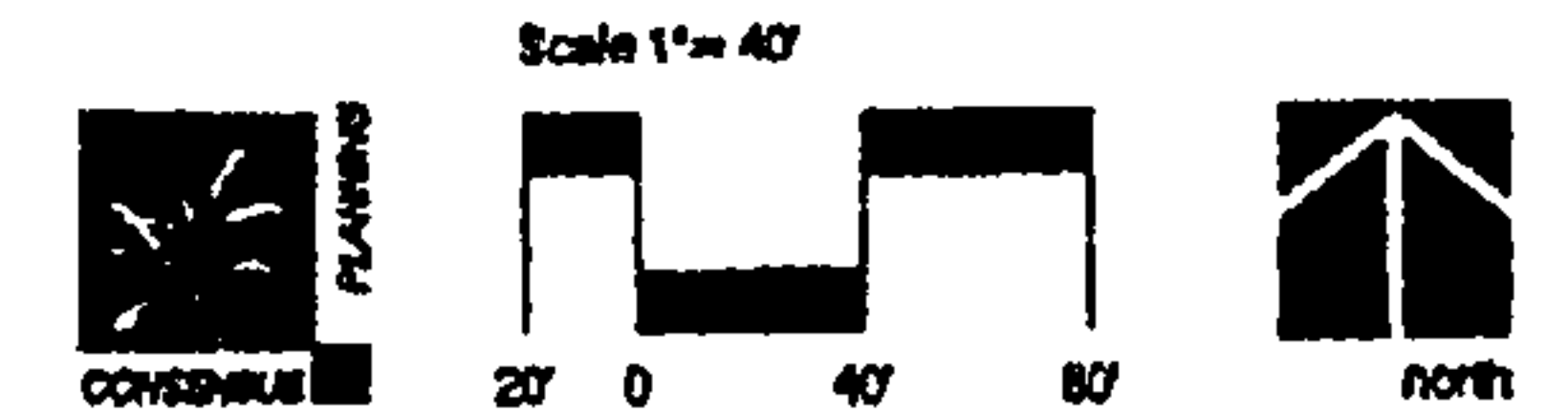
Prepared By: Consensus Planning, Inc.
824 Park Avenue SW
Albuquerque, New Mexico 87102

Bordenave Design
P.O. Box 91194
Albuquerque, New Mexico 87199

Landscape Legend

- Valley Cottonwood
- Populus Fremontii
- Native Grasses

- Landscape Notes:
1. Landscaping provided within the 25' landscape buffer is consistent with the intent of the Approved Site Plan for Subdivision (Project# 100065; 00128-01743; 08500-801 MB).
 2. The remainder of the site is intended to be left as native vegetation.



December 18, 2002

Sheet 1 of 2

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME Montano & Coors Trailhead

AGIS MAP # E-12 & F12

LEGAL DESCRIPTION Tract G; Plat of Tracts A, B, 1, 2, 3, 4, 5, & 6 of lands of Ray A. Graham III, Owenwest Corp. and City of Albuquerque

 DRAINAGE REPORT

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on _____ [date].

Christopher A. [Signature]

Applicant / Agent

_____ [Date]

Bruce Byle

Hydrology Division Representative

2/28/03

_____ [Date]

 WATER AND SEWER AVAILABILITY STATEMENT

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

_____ [Date]
Applicant / Agent

_____ [Date]

X/A - Bulk Land Variance already applied for

Utilities Division Representative

_____ [Date]

DRB# 1002452

03DRB 00338 & 339



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 28, 2003

Jean J. Bordenave, PE
Bordenave Designs
P.O. Box 91194
Albuquerque, NM 87199

**Re: City Trailhead Parking (Learning Rd.) Cncp. Grading and Drainage Plan
Engineer's Stamp dated 12-17-02 (E12/D19)**

Dear Mr. Bordenave,

Based upon the information provided in your submittal dated 12-19-02, the above referenced plan is approved for Site Development Plan for Subdivision action by the DRB. Prior to Work Order, please submit a more comprehensive plan that can be constructed. Include a profile of Learning Rd. and grades along Montano. It would be prudent to include data about the master plan also, since it is Hydrology's policy to have all plans submitted be able to stand on their own merit.

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: Pam Lujan
file



City of Albuquerque

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

Date: February 6, 2003

TO CONTACT NAME: Christopher A. Medina
COMPANY/AGENCY: Wilson & Co.
ADDRESS/ZIP: 4900 Lang Ave NE 87109
PHONE/FAX #: 348-4132 / 348-4055

Thank you for your inquiry of 2-6-03 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Tract 6, Plat of Tracts A, B, 1, 2, 3, 4, 5 & 6, of Lands of Ray A. Baham III, Owenwest Corp. & City of Albuquerque. zone map page(s) E-12, F-12.

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

La Luz Landowners
Neighborhood Association
Contacts: Bennett King
10 Arco NW 87120
792-0118 (h)
Rae Perls
15 Jennie Court NW
898-8833 (h) 87120

Jaylor Ranch
Neighborhood Association
Contacts: Ceil vanBerkel
5716 Morcan Ln. NW / 87120
899-2738 (h) 845-9565 (w)
Glene Wolfley
6804 Staghorn Dr. NW
890-9414 (h) 87120-4806

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

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

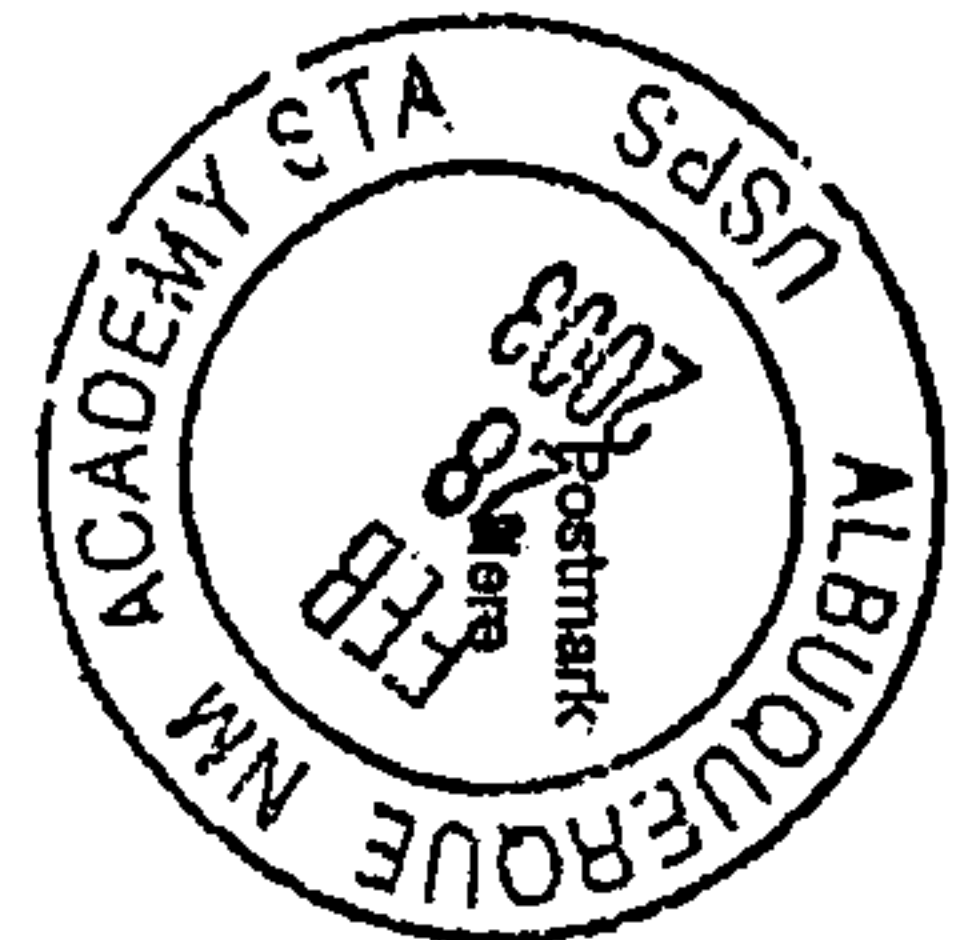
Sincerely,

Dalaina S. Carmora
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

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

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

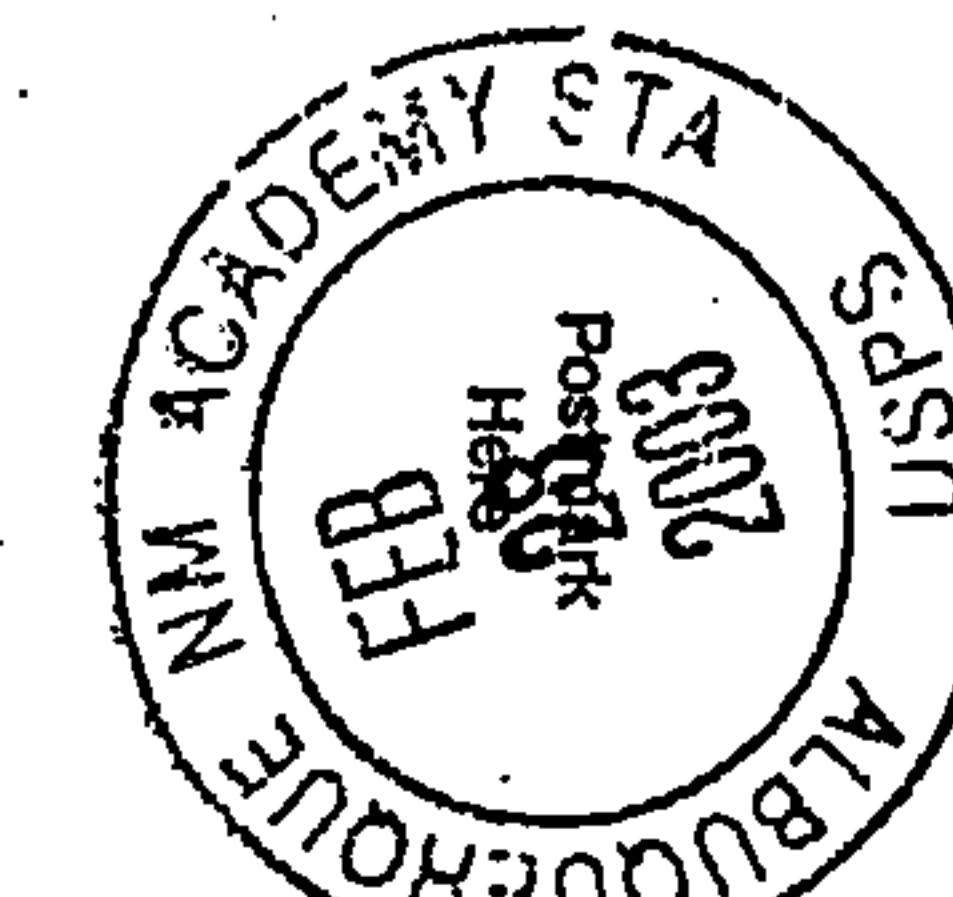


Recipient's Name (Please Print Clearly) (To be completed by mailer)
RAE PERLS/LALUZ HOMEOWNERS ASSOC.
 Street, Apt. No.; or PO Box No.
15 JENNIS COURT NW
 City, State, ZIP+4
ALBUQUERQUE NM 87120
 PS Form 3800, February 2000 See Reverse for Instructions

7000 0520 0023 2750 5396

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

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

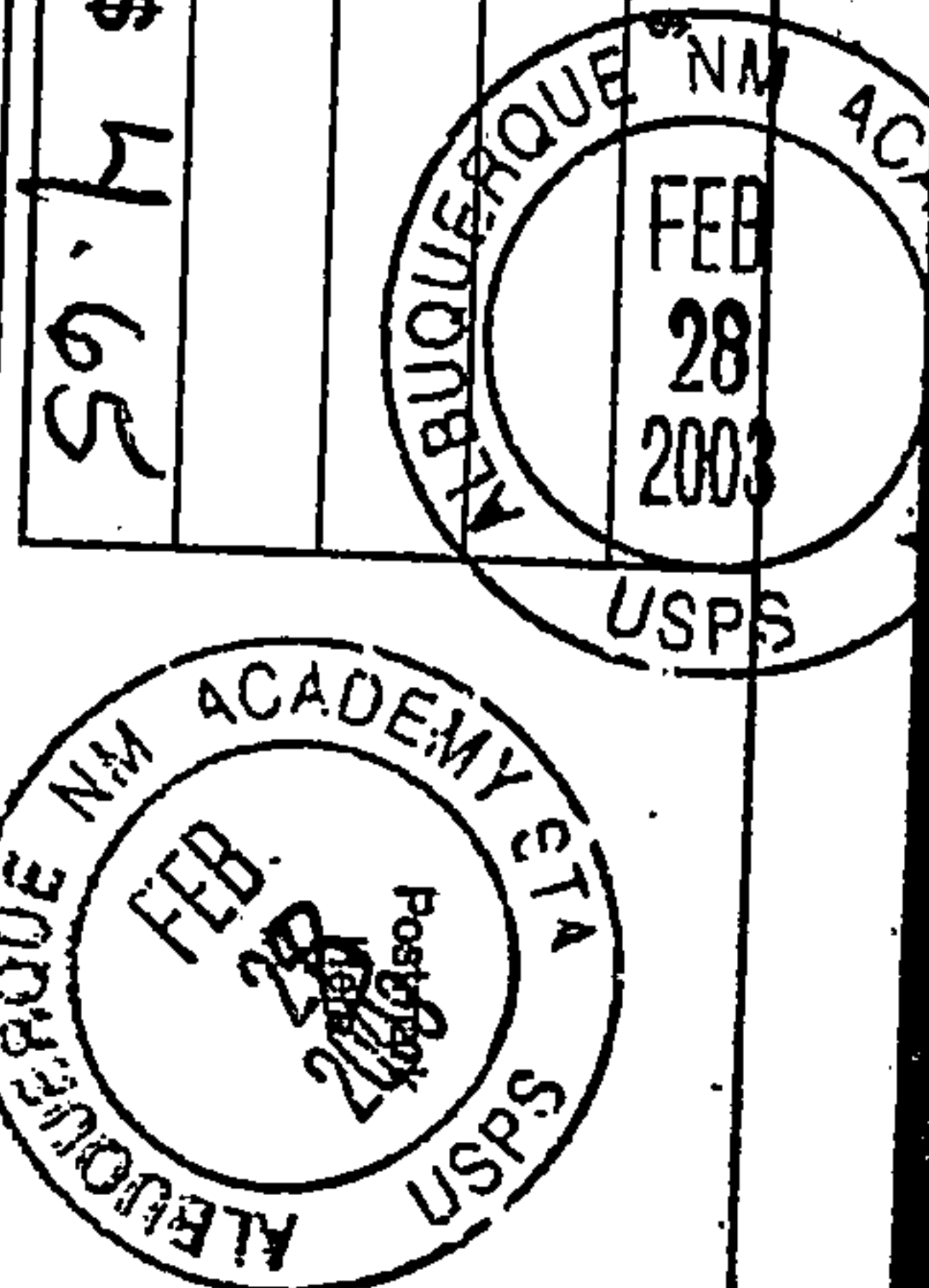


Recipient's Name (Please Print Clearly) (To be completed by mailer)
BENNETT KING/LALUZ HOMEOWNERS ASSOC.
 Street, Apt. No.; or PO Box No.
10 ARBO NW
 City, State, ZIP+4
ALBUQUERQUE NM 87120
 PS Form 3800, February 2000 See Reverse for Instructions

7000 0520 0023 2750 5402

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

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

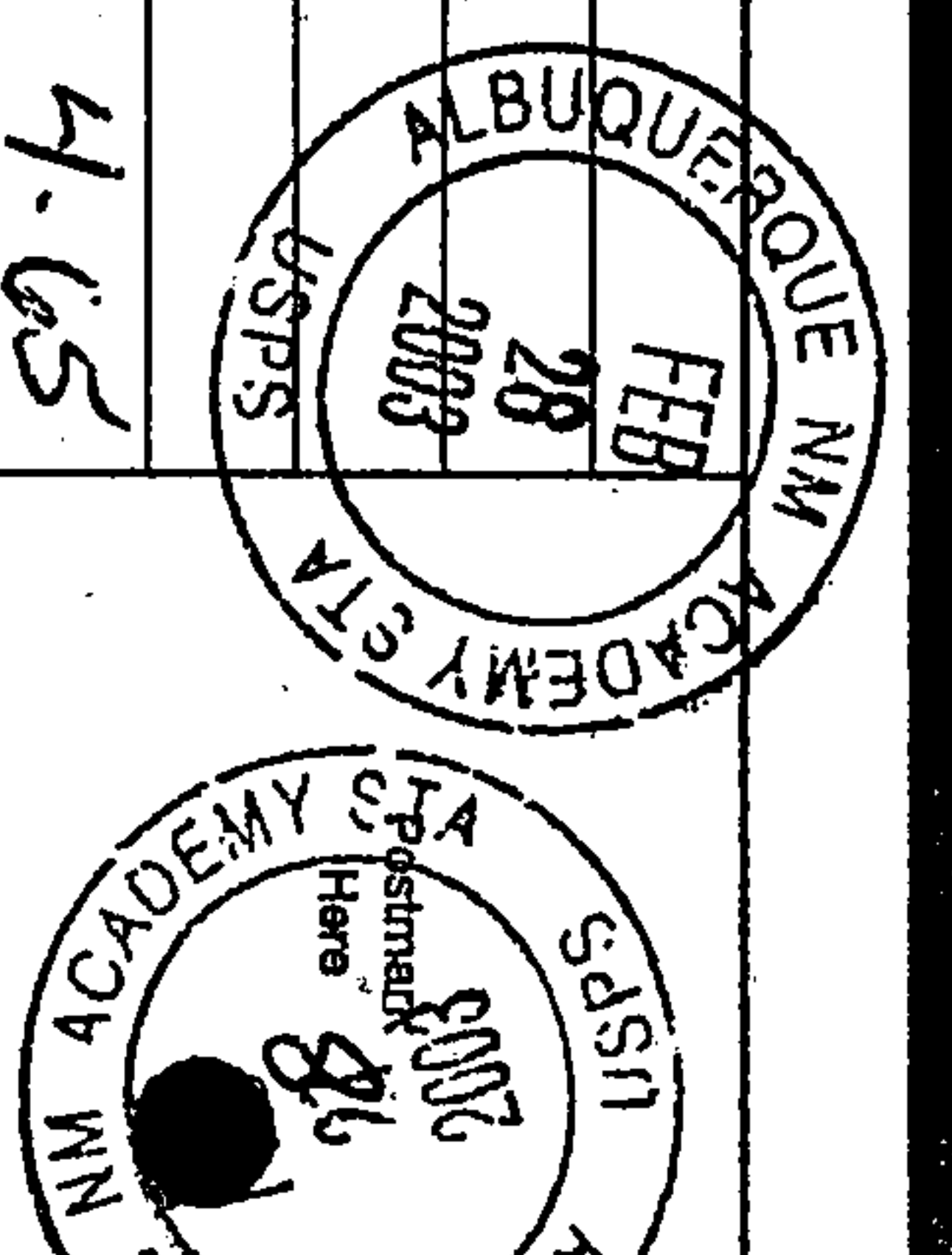


Recipient's Name (Please Print Clearly) (To be completed by mailer)
JOLENE WOLFLEY/TWLOE RANCH ASSOC.
 Street, Apt. No.; or PO Box No.
1601 SAGHORN DR NW
 City, State, ZIP+4
ALBUQUERQUE NM 87120
 PS Form 3800, February 2000 See Reverse for Instructions

7000 0520 0023 2750 5372

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

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



Recipient's Name (Please Print Clearly) (To be completed by mailer)
CEL VAN BERKEL-TAYLOR RANCH DEVELOPERS
 Street, Apt. No.; or PO Box No.
5716 MORGAN LANE NW
 City, State, ZIP+4
ALBUQUERQUE NM 87120
 PS Form 3800, February 2000 See Reverse for Instructions

7000 0520 0023 2750 5389

**WILSON
& COMPANY**

4900 Lang Ave, NE
Albuquerque, NM 87109
P.O. Box 94000 87199-4000
505-348-4000

Albuquerque
Colorado Springs
Denver
El Paso
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Los Angeles
Phoenix
Rio Rancho
Salina
San Bernardino
Wichita
Wilson & Company
Latin America, LLC

February 27, 2003

Bennett King
La Luz Landowners Association
10 Arco NW
Albuquerque, NM 87120
(505) 792-0118

Re: **Neighborhood Association Notification**
Plat of Tract 6A City of Albuquerque and Track 6B
Lands of Ray A. Graham III
Major Subdivision Preliminary Plat Approval
Bulk Land Variance From Subdivision Design Standards

Dear Mr. Bennett King:

This letter is to inform the **La Luz Landowners Association** that Wilson & Company, acting as the agent on behalf of The City of Albuquerque Open Space Division, has submitted an application to subdivide existing Tract 6 of "Plat of Tracts A, B, 1, 2, 3, 4, 5, & 6 of Lands of Ray A. Graham III, Owenwest Corp., and City of Albuquerque" located between Learning Rd. and Montano Rd. and lying east of Coors Blvd. and west of the Corrales Drain, also an application for a bulk land variance from subdivision design standards has been submitted.

The proposed subdivision would create two new tracts (tract 6A & 6B) from the existing tract 6. Tract 6A will become a 2.18-acre tract to be used as a parking lot and trailhead area accessed from Montano Road. Tract 6B will remain vacant and undeveloped; a bulk land variance is requested for this tract. The creation of tract 6A will provide parking for the public to access the Bosque and its trail system thus alleviating offsite parking on private property and improving access to the Bosque.

The proposed new subdivision is being submitted to the City of Albuquerque for Preliminary Plat and Bulk Land Variance approval. Attached is a vicinity map showing the location of this project for your reference. If you have any questions concerning this project, please contact me at (505) 348-4132.

The City of Albuquerque Development Review Board will hold a public hearing on Wednesday, March 26, 2003 at 9:00 a.m. at Plaza Del Sol, 600 Second Street NW, Hearing Room, Lower Level. If you have any questions for the City Planning Staff, please contact the Planning Department at (505) 924-3860.

WILSON & COMPANY



Christopher A. Medina
Survey Project Manager
Email: camedina@wilsonco.com

cam
Enclosures
File: X2614056

**WILSON
& COMPANY**

4900 Lang Ave, NE
Albuquerque, NM 87109
P.O. Box 94000 87199-4000
505-348-4000

Albuquerque
Colorado Springs
Denver
El Paso
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Los Angeles
Phoenix
Rio Rancho
Salina
San Bernardino
Wichita
Wilson & Company
Latin America, LLC

February 27, 2003

Rae Perls
La Luz Landowners Association
15 Tennis Court NW
Albuquerque, NM 87120
(505) 898-8833

Re: **Neighborhood Association Notification**
Plat of Tract 6A City of Albuquerque and Track 6B
Lands of Ray A. Graham III
Major Subdivision Preliminary Plat Approval
Bulk Land Variance From Subdivision Design Standards

Dear Mr. Rae Perls:

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Survey Project Manager
Email: camedina@wilsonco.com

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& COMPANY**

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P.O. Box 94000 87199-4000
505-348-4000

Albuquerque
Colorado Springs
Denver
El Paso
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Los Angeles
Phoenix
Rio Rancho
Salina
San Bernardino
Wichita

Wilson & Company
Latin America, LLC

February 27, 2003

Ceil Van Berkel
Taylor Ranch Neighborhood Association
5716 Morgan Lane NW
Albuquerque, NM 87120
(505) 899-2738

Re: **Neighborhood Association Notification**
Plat of Tract 6A City of Albuquerque and Track 6B
Lands of Ray A. Graham III
Major Subdivision Preliminary Plat Approval
Bulk Land Variance From Subdivision Design Standards

Dear Mr. Ceil Van Berkel:

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WILSON & COMPANY

Christopher A Medina

Christopher A. Medina
Survey Project Manager
Email: camedina@wilsonco.com

cam
Enclosures
File: X2614056

**WILSON
& COMPANY**

4900 Lang Ave, NE
Albuquerque, NM 87109
P.O. Box 94000 87199-4000
505-348-4000

Albuquerque
Colorado Springs
Denver
El Paso
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Los Angeles
Phoenix
Rio Rancho
Sallna
San Bernardino
Wichita
Wilson & Company
Latin America, LLC

February 27, 2003

Jolene Wolfley
Taylor Ranch Neighborhood Association
6804 Staghorn Dr. NW
Albuquerque, NM 87120
(505) 890-9414

Re: **Neighborhood Association Notification**
Plat of Tract 6A City of Albuquerque and Track 6B
Lands of Ray A. Graham III
Major Subdivision Preliminary Plat Approval
Bulk Land Variance From Subdivision Design Standards

Dear Ms. Jolene Wolfley:

This letter is to inform the **La Luz Landowners Association** that Wilson & Company, acting as the agent on behalf of The City of Albuquerque Open Space Division, has submitted an application to subdivide existing Tract 6 of "Plat of Tracts A, B, 1, 2, 3, 4, 5, & 6 of Lands of Ray A. Graham III, Ovenwest Corp., and City of Albuquerque" located between Learning Rd. and Montano Rd. and lying east of Coors Blvd. and west of the Corrales Drain, also an application for a bulk land variance from subdivision design standards has been submitted.

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WILSON & COMPANY

Christopher A Medina

Christopher A. Medina
Survey Project Manager
Email: camedina@wilsonco.com

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

APPLICANT: CITY OPEN SPACE Date of request: 11/20/02 Zone atlas page(s): E-12

CURRENT: Zoning SU-1 C-2, O-1, PRD
Parcel Size (acres / sq.ft.) 2.12 AC.

Legal Description -
Lot or Tract # TRACT 6 Block # _____
Subdivision Name LANDS OF RAY A. GRAHAM III, OWENWEST CORP, & CO

REQUESTED CITY ACTION(S):

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

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

PROPOSED DEVELOPMENT:

GENERAL DESCRIPTION OF ACTION: 2.12 ACRE

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

of units - _____ PARKING LOT / TRAIL HEAD - NO BUILDINGS
Building Size - _____ (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 *Angeline Johnson* Date 11/20/02
(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:

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

Tony [Signature]
TRAFFIC ENGINEER

11-20-02
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 14-16-3-14 OF ZONE CODE. TL
11-20-02

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

ENVIRONMENTAL HEALTH

DATE

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

TIS - SUBMITTED ___/___/___
- FINALIZED ___/___/___

TRAFFIC ENGINEER

DATE

AQIA - SUBMITTED ___/___/___
- FINALIZED ___/___/___

ENVIRONMENTAL HEALTH

DATE

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

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

PAID RECEIPT

APPLICANT NAME RAY GRAHM & CITY OF ALBU.
AGENT WILSON & CO.
ADDRESS 4900 LANG AV. NE 87109
PROJECT NO. 1002452
APPLICATION NO. 03DRB-00338 & 339

\$ 740 441006 / 4983000 (DRB Cases)
\$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)
\$ 75⁰⁰ 441018 / 4971000 (Notification)

\$ 815⁰⁰ **Total amount due**

WILSON & COMPANY

P.O. Box 94000
Albuquerque, NM 87199-4000
505-348-4000



83-62
1011

077996
077996

VOID AFTER 90 DAYS

2/28/2003

PAY*****815 DOLLARS AND *****00 CENTS \$*****815.00

TO THE ORDER OF
CITY OF ALBUQUERQUE PLANNING DEPT.
P.O. BOX 1293 City Of Albuquerque
ALBUQUERQUE, NM 87103 US

TWO SIGNATURES REQUIRED OVER \$50,000
DUPLICATE
City Of Albuquerque
Division

02/28/2003 12:02PM LOC: ANN
X
RECEIPT# 00004961 WSH# 008 TRANS# 0024
Account# 742096 Fund 0110
Activity 4983000
Trans Amt \$815.00
J24 Misc \$740.00
counterreceipt.doc

02/28/2003 12:03PM LOC: ANN
X
RECEIPT# 00004962 WSH# 008 TRANS# 0024
Activity 4971000
Trans Amt \$815.00
J24 Misc \$75.00
CK \$815.00
CHANGE \$0.00

Thank You

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from MARCH 11th 03 To MARCH 26th 03

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

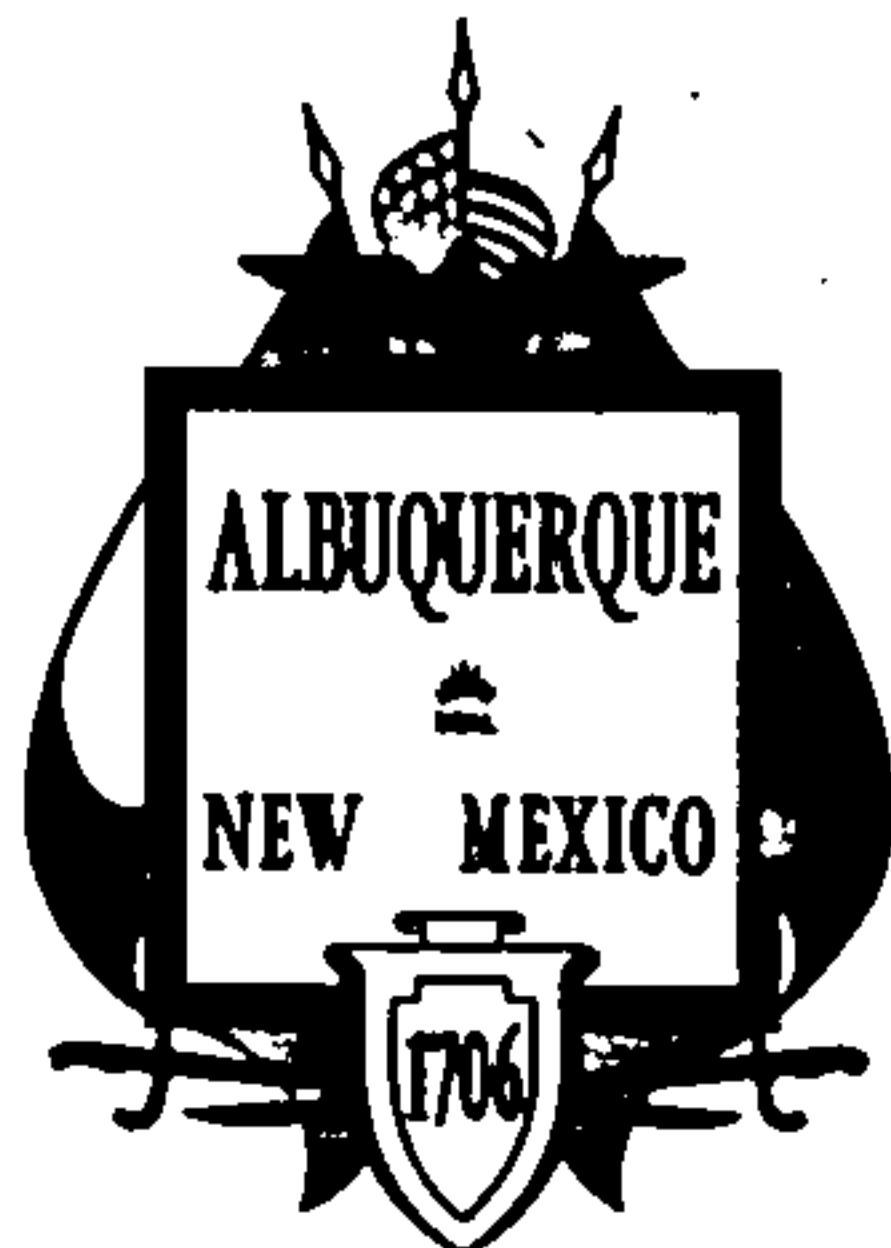
Christopher A. M... 2/28/03
(Applicant or Agent) (Date)

I issued 2 signs for this application, 2/28/03 [Signature]
(Date) (Staff Member)

3/26/03

Final plot okay to internally
route.

Smelton



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002452

AGENDA ITEM NO: 18

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:

Cross-lot drainage easements required.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: February 5, 2003



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002452

Item No. 18

Zone Atlas E-12

DATE ON AGENDA 2-05-03

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"/>	Bulk land plat may be appropriate.
<input type="checkbox"/>	A site sketch is needed, street improvements may be required.
<input type="checkbox"/>	All easements or record need to be shown.

- Bulk land plat may be appropriate.
- A site sketch is needed, street improvements may be required.
- All easements or record need to be shown.

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



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

February 5, 2003 9:00 a.m.
MEMBERS:

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

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9 a.m. Adjourned: 11:25 a.m.
- B. Changes and/or Additions to the Agenda
- C. Announcements

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000355**
03DRB-00023 Major-Vacation of Public Easements

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

03DRB-00027 Minor-Prel & Final Plat

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

2. **Project # 1001267**
03DRB-00021 Major-Preliminary Plat Approval
03DRB-00022 Minor-Temp Defer SDWK

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

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

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

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

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

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

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

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

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

03DRB-00131 Minor-Final Plat Approval

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

6. **Project # 1002132**

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

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

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

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

7. **Project # 1002375**

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

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

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

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

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

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

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

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

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

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

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

12. **Project # 1001786**
03DRB-00128 Minor-Ext of SIA for Temp
Defer SDWK

WILLIAM T. CANIGLIA agent(s) for THE GARDENS, INC. request(s) the above action(s) for all or a portion of Lot(s) 1, 3, 4, 5, 7, 19, 24, 25, 26, 33 AND 35, UNIT 1, Tract(s) C-3, **THE GARDENS ON THE RIO GRANDE**, zoned RA-1 residential and agricultural zone, semi-urban area, located on the SOUTH SIDE OF MOUNTAIN RD NW, between LAGUNA SECA LN NW and ALAMEDA DRAIN containing approximately 18 acre(s). [REF: 02DRB-00381] (J-12) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

13. **Project # 1002094**
03DRB-00134 Minor-Final Plat Approval

WAYJOHN SURVEYING INC. agent(s) for TRELIS PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) A, ALVARADO GARDENS, UNIT 2, **LA TIERRA QUE CANTA**, zoned RA-2, located on TRELIS DR NW, between CAMPBELL RD NW and ORO VISTA NW containing approximately 3 acre(s). [REF: ZA-78-16, 02DRB-01069, SP-78-134] (G-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS, CITY ENGINEER AND PLANNING.**

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

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

02DRB-01860 Minor-Prelim&Final Plat Approval

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

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

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

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

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

NO ACTION IS TAKEN ON THESE CASES:

IF APPLICANT IS NOT PRESENT, COMMENTS WILL BE FORWARDED

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

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

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

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

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

20. Other Matters: NONE

ADJOURNED: 11:25 A.M.

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

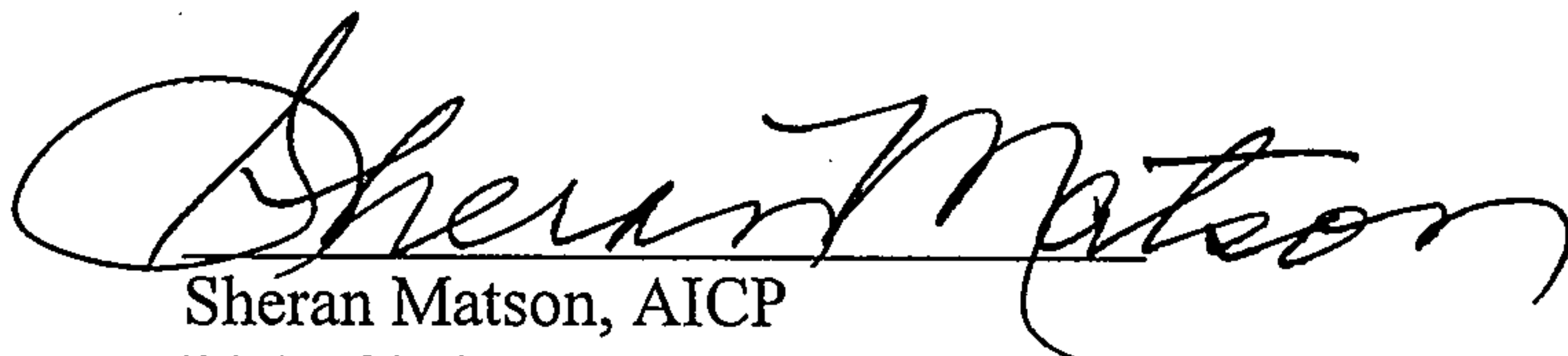
Item # 18

Project # 1002452

Application # 03DRB-00129

Subject: Lands of Ray Graham III, Ovenwest/ Sketch Plat

Does City own Lot 6B as well?



Sheran Matson, AICP
DRB Chairperson
924-3880



SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

Supplemental form **S**

S

V

P

L

Supplemental form

ZONING

Z

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

APPEAL / PROTEST of...

A

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

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: City of Albuquerque, Open Space Division

ADDRESS: P.O. Box 1293

CITY: Albuquerque

STATE NM

ZIP 87103

Proprietary interest in site: Owner

AGENT (if any): Wilson & Company, Inc. Engineers and Architects, Attn: Chris Medina

ADDRESS: 4900 Lang Ave.

CITY: Albuquerque

STATE NM

ZIP 87109

PHONE: 505-452-5207

FAX: 505-873-6628

E-MAIL: _____

PHONE: 505-348-4132

FAX: 505-348-4055

E-MAIL: camedina@wilsonco.com

DESCRIPTION OF REQUEST: Requesting platting action for a minor subdivision to create two lots from one existing lot. The purpose of one of the lots is to create a parking lot for access to the bosque off of Montano Rd. for City Open Space Division.

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. 6

Block: N/A

Unit: N/A

Subdiv. / Addn. Plat of Tracts A, B, 1, 2, 3, 4, 5, & 6 of Lands of Ray A. Graham III, Owenwest

Current Zoning: SU-1 C-2 USES O-1 USES PRD (10 DU/A)

Proposed zoning: SAME

Zone Atlas page(s): E12 & F12

No. of existing lots: 1

No. of proposed lots: 2

Total area of site (acres): 70.5865

Density if applicable: dwellings per gross acre: N/A

dwellings per net acre: N/A

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

Within 1000FT of a landfill? NO

UPC No. 101206218606630215

MRGCD Map No. 31

LOCATION OF PROPERTY BY STREETS: On or Near: COORS BLVD NW

Between: LEARNING RD NW

and MONTANO RD. NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 02 DRB 00058, 02 DRB 00059, 02 DRB 00116, & 02 DRB 01543

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

SIGNATURE

Christopher A Medina

DATE 1/28/03

(Print) Christopher A. Medina

Applicant Agent

FOR OFFICIAL USE ONLY

Form revised September 2001

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

03 DRB. 00129

Action

SK.

S.F.

9(3)

Fees

\$ CP

\$ _____

\$ _____

\$ _____

\$ _____

Total

\$ CP

Hearing date

Feb. 5th 03

Project #

1002452

Boeber 1/28/03
Planner signature / date

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

SKETCH PLAT REVIEW AND COMMENT

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

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL

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

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

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

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

Amended preliminary plat approval expires after one year.

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

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

Christopher A. Medina
Applicant name (print)
Christopher A. Medina 1/28/03
Applicant signature / date

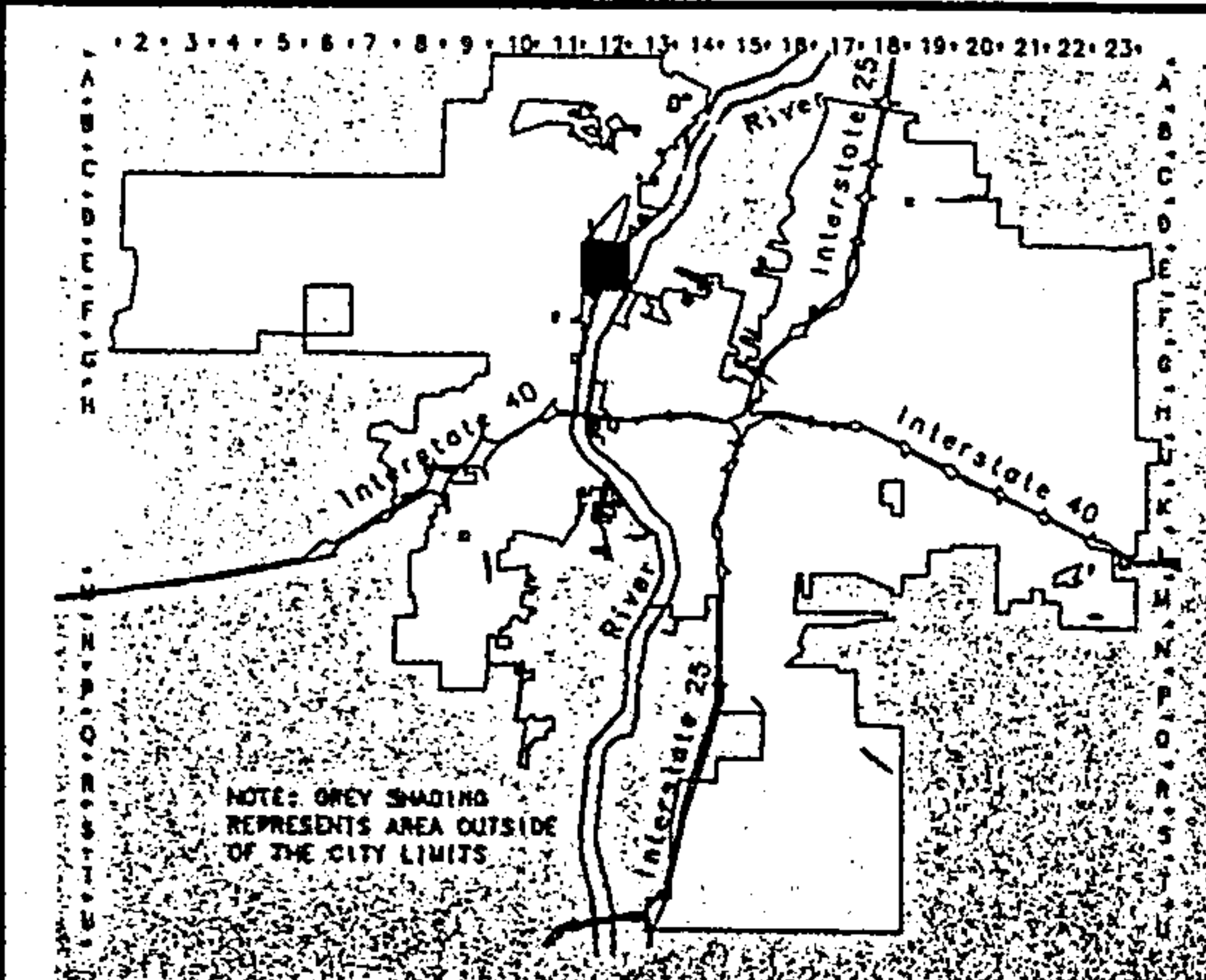
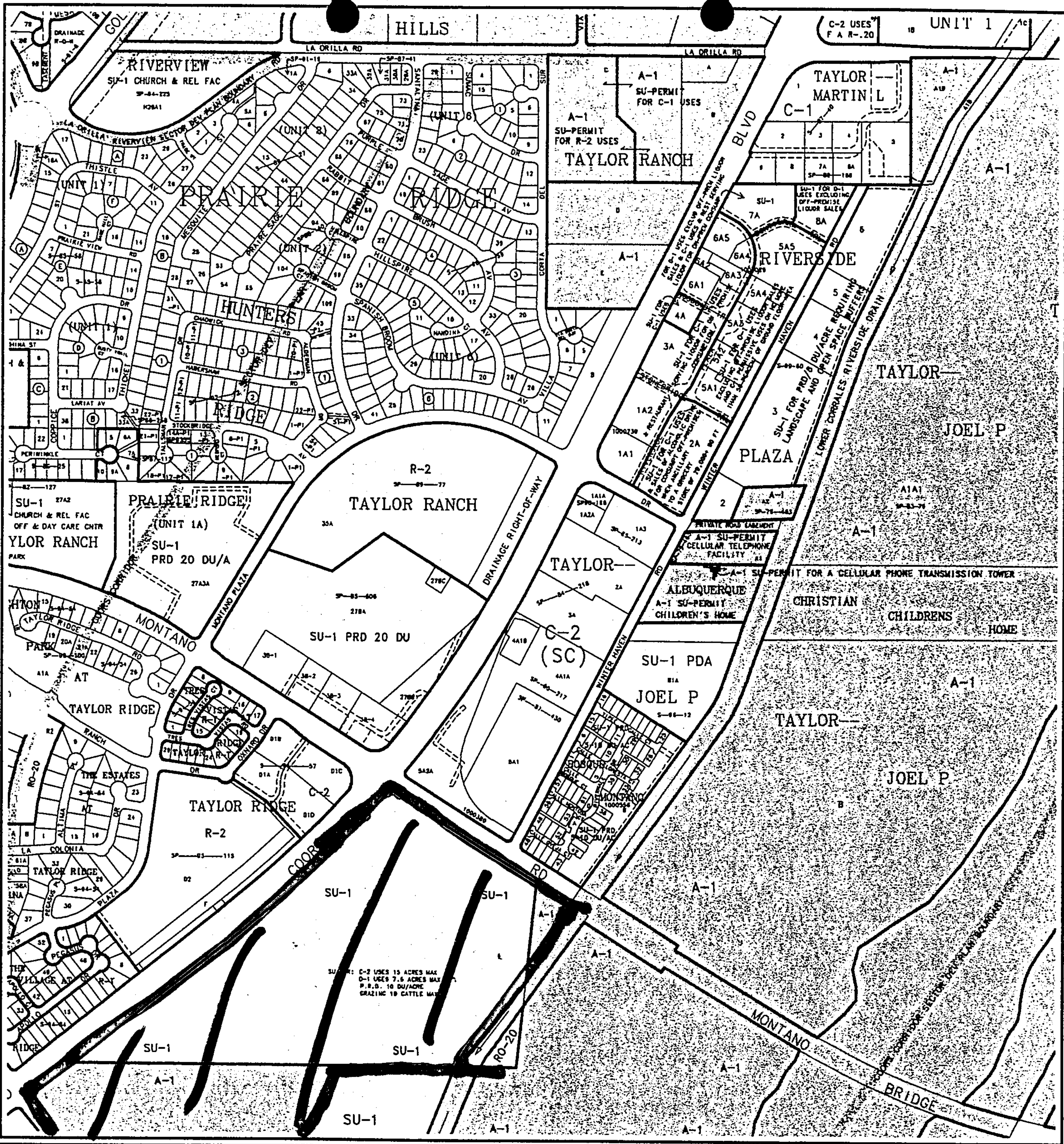


Form revised September 2001

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

Application case numbers
03DRB-00129

Robert 1/28/03
Planner signature / date
Project # 1002452

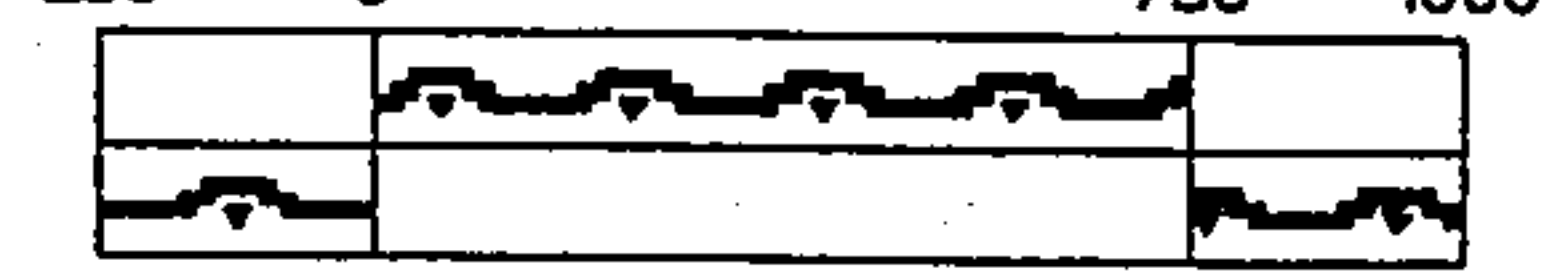


CITY OF Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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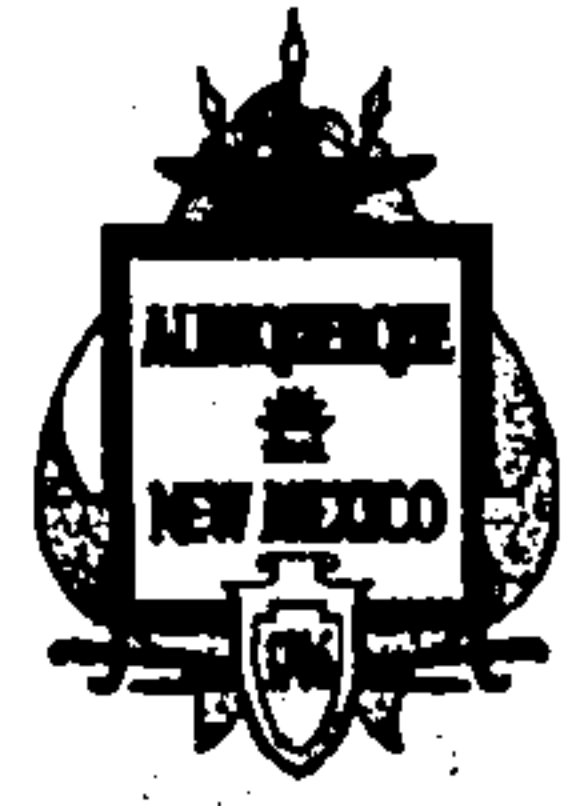
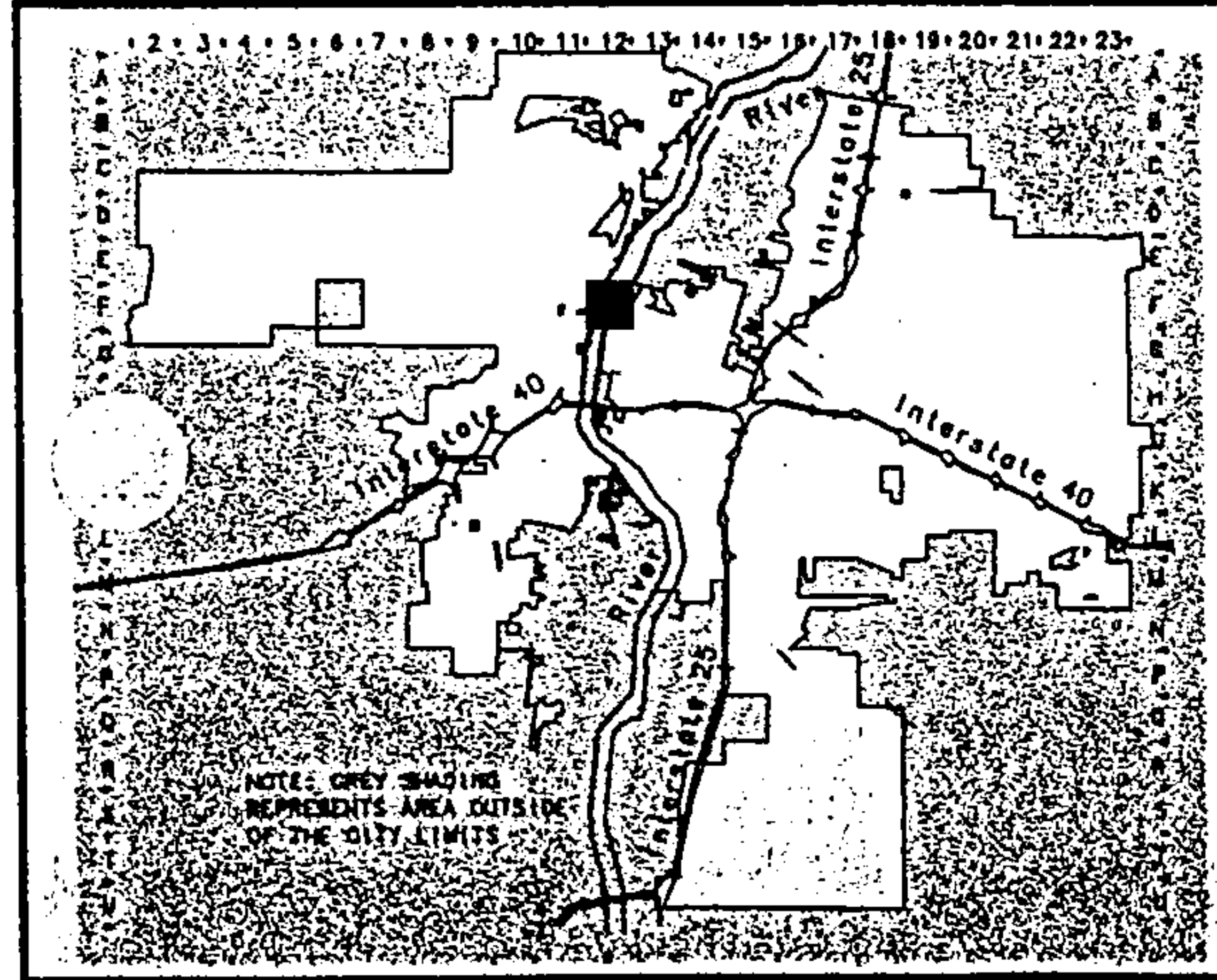
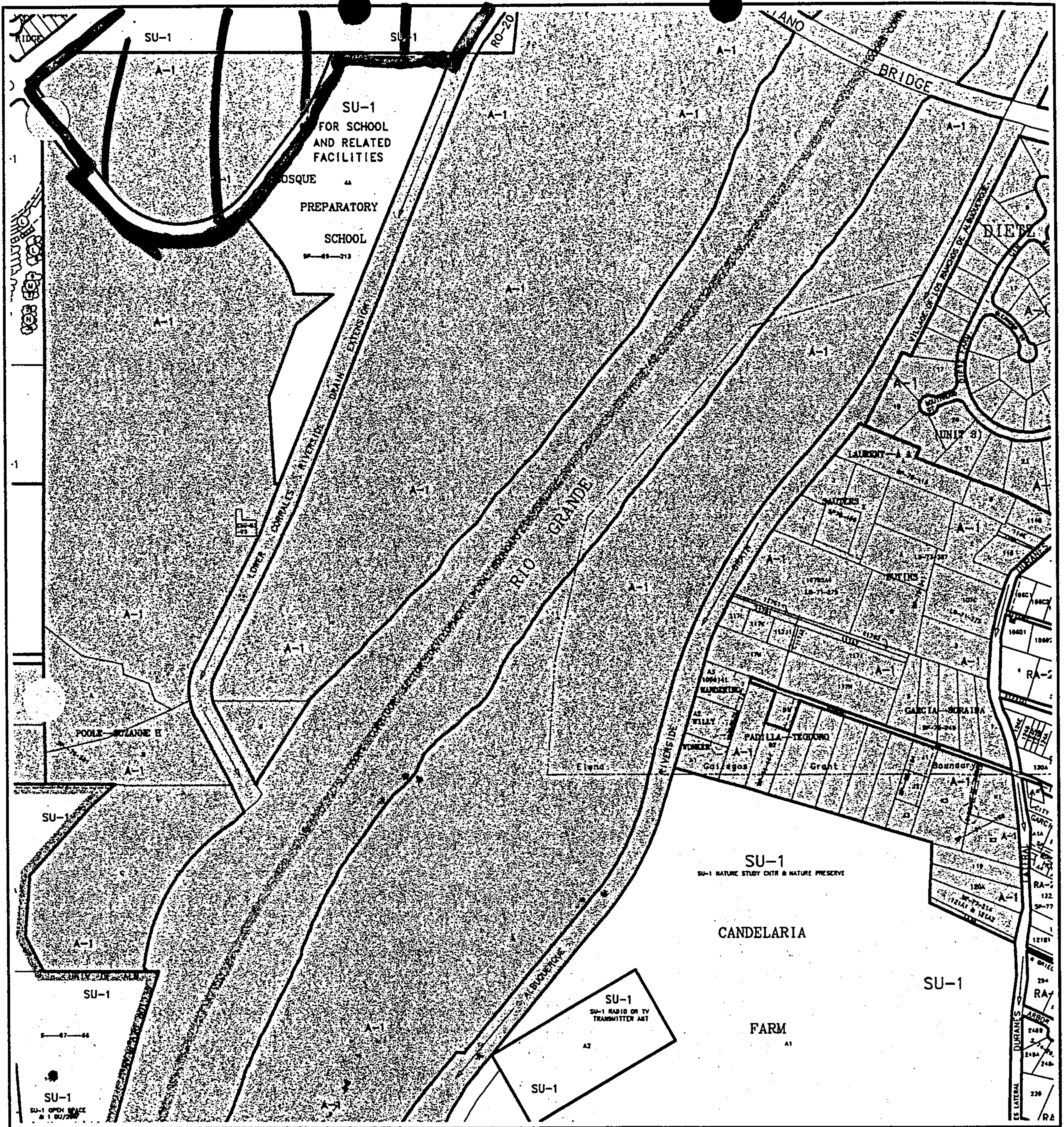
GRAPHIC SCALE IN FEET



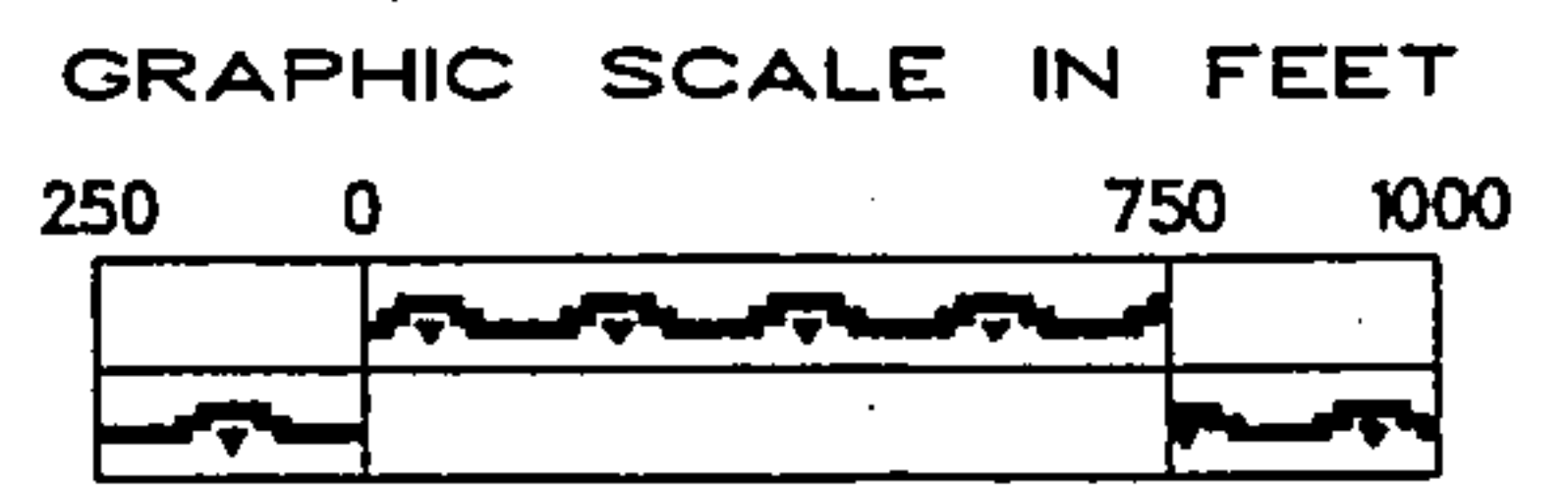
Zone Atlas Page

E-12-Z

Map Amended through April 03, 2002



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

F-12-Z

Map Amended through April 03, 2002

**WILSON
& COMPANY**

4900 Lang Ave, NE
Albuquerque, NM 87109
P.O. Box 94000 87199-4000
505-348-4000

Albuquerque
Colorado Springs
Denver
El Paso
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Los Angeles
Phoenix
Rio Rancho
Salina
San Bernardino
Wichita
Wilson & Company
Latin America, LLC

January 28, 2003

**City of Albuquerque
Development Review Board**
Plaza Del Sol
600 Second Street NW
Albuquerque, NM 87103

**Re: Request for Sketch Plat Review
Proposed Minor Subdivision**

To Whom It May Concern:

This letter is to inform the **City of Albuquerque, Development Review Board** that Wilson & Company, acting as the agent on behalf of The City of Albuquerque, Open Space Division requests for a Sketch Plat review and comment of the proposed minor subdivision of the existing Tract 6 of "Plat of Tracts A, B, 1, 2, 3, 4, 5, & 6 of Lands of Ray A. Graham III, Ovenwest Corp., and City of Albuquerque". The related DRB numbers for this case are as follows: 02-DRB-00058, 02-DRB-00059, 02-DRB-00116, & 02-DRB-01543.

The proposed minor subdivision will create two lots from the existing tract 6 of Plat of Tracts A, B, 1, 2, 3, 4, 5, & 6 of Lands of Ray A. Graham III, Ovenwest Corp., and City of Albuquerque. One of the lots will be a 2.18-acre tract to be used as a parking lot accessed from Montano Rd. This parking will provide parking for the public to access the Bosque and its trail system. By providing parking to the public it will help alleviate offsite parking on private property.

If you have any questions concerning this project, please contact me at (505) 348-4132.

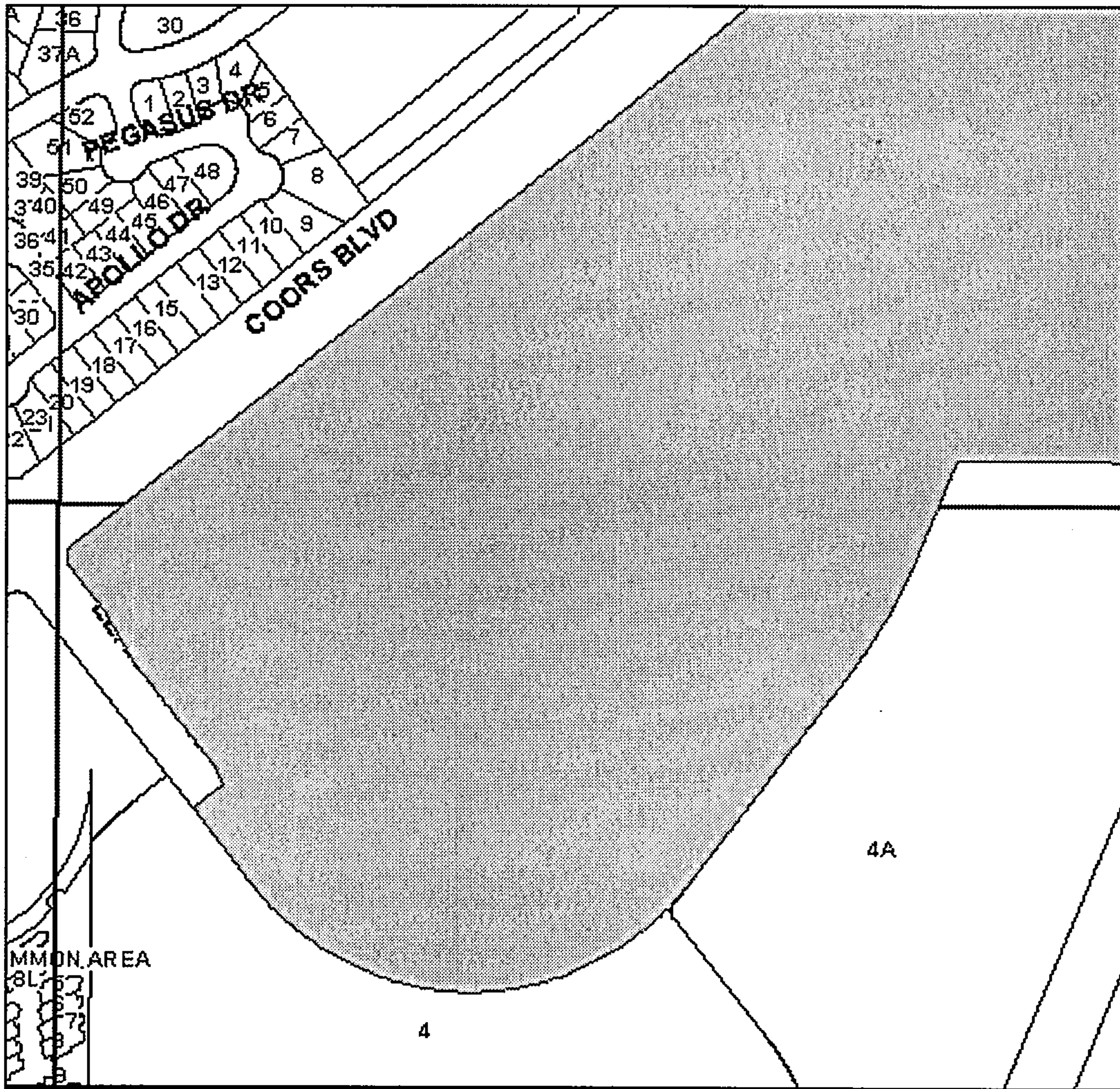
WILSON & COMPANY



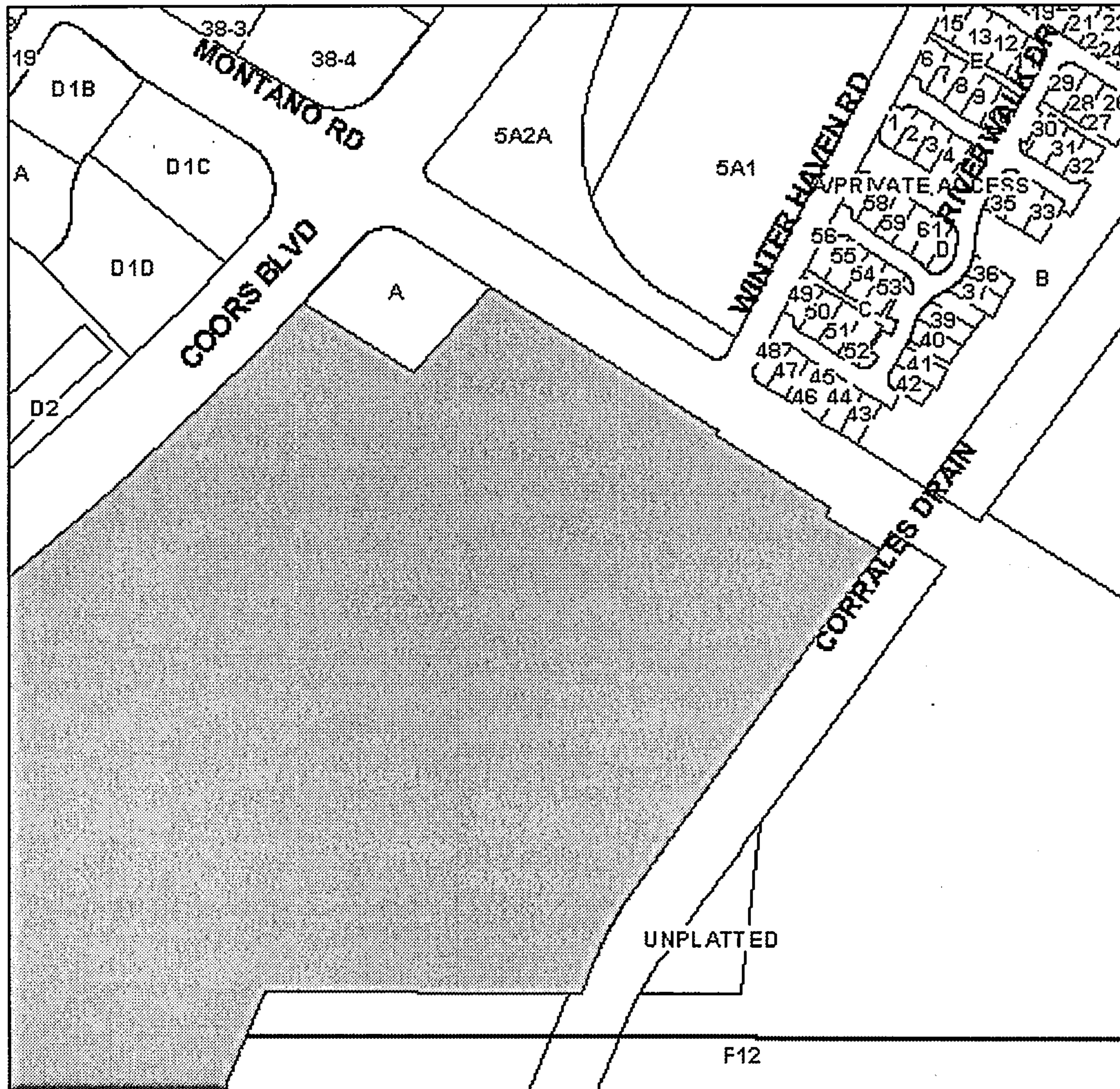
Christopher A. Medina
Survey Project Manager
Email: camedina@wilsonco.com

cam
Enclosures
File: X2614056

A



Selected Address: 99999 COORS BLVD NW
Zoning: SU-1 C-2 USES O-1 USES PRD(10 DU/A)
Lot/Block/Subd: 6 , 0000 , GR HAM--RAY A III OVENWEST CORP COA
Council District/Name: FIVE , CADIGAN
County Commission: 1
Rep District/Sen District: 17 , 13
Nbr Assoc: TAYLOR RANCH R
Zoning: SU-1 C-2 USES O-1 USES PRD(10 DU/A)
Voter Pct: 30
High Sch District: CIBOLA
Mid Sch District: LBJ
Elem Sch District: MARIE HUGHES
ZoneMap Page: E12
Jurisdiction: CITY
Police Beat: 128/WESTSIDE
Flood Zone: Nothing Selected
Comm Plan Area: WEST SIDE
UPC #: 101206218606630215
Owner Name: GRAHAM RAY A III
Owner City/State/Zip: ALBUQUERQUE / NM / 87120 NM



Selected Address: 99999 COORS BLVD NW
 Zoning: SU-1 C-2 USES O-1 USES PRD(10 DU/A)
 Lot/Block/Subd: 6 , 0000 , GRAHAM--RAY A III OVENWEST CORP COA
 Council District/Name: FIVE , CADIGAN
 County Commission: 1
 Rep District/Sen District: 17 , 13
 Nbr Assoc: TAYLOR RANCH R
 Zoning: SU-1 C-2 USES O-1 USES PRD(10 DU/A)
 Voter Pct: 30
 High Sch District: CIBOLA
 Mid Sch District: LBJ
 Elem Sch District: MARIE HUGHES
 ZoneMap Page: E12
 Jurisdiction: CITY
 Police Beat: 128/WESTSIDE
 Flood Zone: Nothing Selected
 Comm Plan Area: WEST SIDE
 UPC #: 101206218606630215
 Owner Name: GRAHAM RAY A III
 Owner City/State/Zip: ALBUQUERQUE / NM / 87120 NM