

19

Completed
8/27/03



DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: 03-01226 (FP)	Project # 1002479
Project Name: THE PRESERVE	EPC Application No.:
Agent: Isaacson & Afrman PA	Phone No.: 268-8828

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 7/31/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

~~PLANNING~~ (Last to sign): _____

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

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

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

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

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

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

Copy of recorded plat for Planning.

Project Number 1002479

19



DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: 03-01226 (FP)	Project # 1002479
Project Name: THE PRESERVE	EPC Application No.:
Agent: Isaacson & Afrman PA	Phone No.: 268-8828

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 2/30/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

~~PLANNING~~ (Last to sign): _____

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

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

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

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

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

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

Copy of recorded plat for Planning.

Project Number 1002479

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1002479 Subdivision Name The Preserve

Surveyor ~~Fred~~ Gary Hugg Company Isaacson & Artman

Contact person Fred Artman Phone # _____ email _____

Patricia M-Cyrt _____ 7/22/03
Approved *Not Approved Date

DXF RECEIVED 7/22/03 DATE
 HARD-COPY RECEIVED 7/22/03 DATE
 DISCLOSURE STATEMENT

NAD 27, Ground Coor.

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

File Format and naming

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

Coordinate System

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

Content

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

Comments:

AGIS Use Only: Copied cov 2479 to agiscov on 7/22/03 Client Notified 7/22/03



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

July 30, 2003

9:00 a.m.

MEMBERS:

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

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 12:14 p.m.

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

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

1. **Project # 1000313**
03DRB-01068 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES, PA agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for all or a portion of Lot(s) ALL, **EL VALLADO SUBDIVISION**, zoned SU-1/PRD, located on HIDDEN VALLEY DR SE, between SAGEWOOD CT SE and FENNEL CT SE containing approximately 11 acre(s). [REF: DRB-98-142] (L-22) **A ONE-YEAR SIA WAS APPROVED. THE EXISTING CONSTRUCTION COMPLETION DEADLINE DATE OF 7/18/03 AS IDENTIFIED IN THE MOST RECENT SIA WAS EXTENDED TO 7/18/04.**

2. **Project # 1000072**
03DRB-01107 Major - Vacation of
Public Right-of-Way
03DRB-01104 Major-Preliminary Plat
Approval
03DRB-01106 Minor -Temp Deferral of
Sidewalks

MARK GOODWIN & ASSOCIATES, PA agent(s) for D R HORTON request(s) the above action(s) for all or a portion of Lot(s) 14-19, Block(s) 34, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B**, (to be known as **THE CARMEL SUBDIVISION** *formerly BREEZE @ LA CUEVA*) zoned RD, located on LOUISIANA BLVD NE, between HOLLY AVE NE and CARMEL AVE NE containing approximately 6 acre(s). [REF: 1000200] (C-18) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/30/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/25/03 THE PRELIMINARY PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project # 1001348**
03DRB-01091 Major-Vacation of Public Easements

TIERRA WEST LLC, AGENTS FOR NEWMAN HOMES INC., request(s) the above action(s) for all or a portion of Lot(s) 58, 59 and 60, **QUAIL SPRINGS**, zoned R-D 7DU/A, located on QUAIL SPRINGS NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 1 acre(s). [REF: 01ZHE-00963, thru, 01ZHE-00983] (C-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1002050**
03DRB-01059 Major – Preliminary Plat Approval
03DRB-01060 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA, agent(s) for MEL FAMIE LLC, request(s) the above action(s) for all or a portion of Tract(s) B-2, **LAS MARCADAS SUBDIVISION**, zoned R-LT, located on GOLF COURSE RD NW, between MARNA LYNN AVE NW and JILL PATRICIA ST NW containing approximately 7 acre(s). [REF: V-89-95, 03EPC-00146, 03DRB-00573] [Deferred from 7/30/03] (C-12) **DEFERRED AT THE AGENT'S REQUEST TO 8/13/03.**

5. **Project # 1002324**
03DRB-01112 Major-Vacation of Public Easements

ISAACSON & ARFMAN agent(s) for MOCHO, CHANEY, OLSON & MOCHO LLC request(s) the above action(s) for all or a portion of Lot(s) 7-A-1-B, Block(s) 4, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B**, zoned IP, located on VENICE AVE NE, between SAN MATEO NE and NORTH I-25 NE containing approximately 1 acre(s). (B-18) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

03DRB-01227 Minor-Prelim&Final Plat

ISAACSON & ARFMAN agent(s) for MOCHO, CHANEY, OLSON & MOCHO LLC request(s) the above action(s) for all or a portion of Lot(s) 7-A-1-B, Block(s) 4, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B**, zoned IP, located on VENICE AVE NE, between SAN MATEO NE and NORTH I-25 NE containing approximately 1 acre(s). (B-18) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR CITY ACCEPTANCE OF STORM DRAIN.**

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

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

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

MARK GOODWIN & ASSOCIATES PA agent(s) for MEL FAMIE, LLC request(s) the above action(s) for all or a portion of Lot(s) 1-3, CLYDE LELAND SUBDIVISION, (to be known as **PETROGLYPH GARDENS SUBDIVISION**) zoned R-T residential zone, located on the EAST SIDE OF ATRISCO DR NW, between LEGENDS AVE NW and WESTERN TRAIL NW containing approximately 3 acre(s). [REF: Z-85-38-5C2, 02DRB-01720 SK] [Deferred from 6/25/03 & 7/23/03] (F-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/30/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/7/03 THE PRELIMINARY PLAT WAS APPROVED WITH 2 CONDITIONS. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

8. **Project # 1001523**
03DRB-00757 Major-Vacation of Pub
Right-of-Way
03DRB-00758 Minor-Vacation of Private
Easements
03DRB-00756 Minor-Prelim&Final Plat
Approval
03DRB-00755 Major-Bulk Land Variance

COMMUNITY SCIENCES CORP agent(s) for UNSER - 98TH ST and AIM MANAGEMENT request(s) the above action(s) for, **LADERA INDUSTRIAL CENTER**, zoned SU-1, located on UNSER BLVD NW, between LADERA DR NW and OURAY DR NW (VACATED) containing approximately 129 acre(s). [REF: EPC-00152, EPC-00153, EPC-00229, 1002404, 1001523] [Deferred from 6/4/03, 6/18/03 & 7/9/03] (H-9, H-10) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

- Project # 1001523**
03DRB-00899 Minor-Amnd SiteDev Plan
Subd

MARK GOODWIN & ASSOCIATES, PA agent(s) for UNSER - 98TH STREET PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 2, **LADERA INDUSTRIAL CENTER**, zoned SU-1 for Light Industrial, located on UNSER BLVD NW between 98TH ST NW and LADERA DR NW containing approximately 120 acre(s). [REF: 01EPC-01405, 02DRB-00518, 03DRB-00755] [Deferred from 6/11/03, 7/9/03 & 7/30/03] (H-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/29/03.**

**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.**

9. **Project # 1000375**
03DRB-01174 Minor-Prelim&Final Plat
Approval
03DRB-01175 Minor-Amnd SiteDev
Plan Subd
- WAYJOHN SURVEYING, INC. agent(s) for
CARLISLE PARTNERS, LLC request(s) the above
action(s) for all or a portion of Tract(s) C-4, **DUKE
CITY INDUSTRIAL AREA**, zoned C-2 community
commercial zone, SC, located on the north side of
CLAREMONT AVE NE, between WELLESLEY DR
NE and CARLISLE BLVD NE containing
approximately 5 acre(s). [REF: DRB-99-281, Z-99-76,
DRB-96-173, 03DRB-00942] (H-16) **THE
PRELIMINARY PLAT WAS APPROVED WITH
FINAL SIGN OFF DELEGATED TO
TRANSPORTATION DEVELOPMENT FOR ACCESS
EASEMENT TO BE 24-FEET IN WIDTH. THE
AMENDED SITE PLAN FOR SUBDIVISION WAS
APPROVED WITH FINAL SIGN OFF DELEGATED
TO TRANSPORTATION DEVELOPMENT TO
CHECK FOR THE PLAT TO CONFORM TO THE
SITE PLAN.**
10. **Project # 1002634**
03DRB-01172 Minor-SiteDev Plan
BldPermit/EPC
- KELLS & CRAIG ARCHITECTS INC., agent(s) for
CITY OF ALBUQUERQUE / OPEN SPACE,
request(s) the above action(s) for all or a portion of
Tract(s) 6B2, **LOS POBLANOS RANCH**, zoned SU-1
for Major Public Open Space, located on TIERRA
VIVA PL NW, between MONTANO RD NW and the
GRIEGOS DRAIN NW containing approximately 2
acre(s). [REF: 03EPC-00695] [CHRIS HYER, EPC
CASE PLANNER] (F-13) **THE SITE PLAN FOR
BUILDING PERMIT WAS APPROVED WITH FINAL
SIGN OFF DELEGATED TO CITY ENGINEER TO
CHECK FOR PROPER SIGNATURES ON THE
INFRASTRUCTURE LIST.**

11. **Project # 1001426**
03DRB-00812 Minor-Amnd SiteDev Plan
BldPermit

JERRY DANIELE agent(s) for NEW LIFE BAPTIST CHURCH request(s) the above action(s) for all or a portion of Block(s) 2A & 2B, Tract(s) N, **ATRISCO BUSINESS PARK, UNIT 2**, zoned IP, located on LOS VOLCANES RD NW, between UNSER BLVD. NW and COORS NW containing approximately 5 acre(s). [REF: DRB 99-199, 01450-01196] [Deferred from 5/28/03] (J-10) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

12. **Project # 1001864**
03DRB-01229 Minor-SiteDev Plan
BldPermit/EPC

JUNIPER DESIGN agent(s) for S. G. PROPERTIES request(s) the above action(s) for all or a portion of Tract(s) F-1, Block(s) 1, **COUNTRY CLUB SUBDIVISION**, zoned SU-2 special neighborhood zone, MD-1, located on DR MARTIN LUTHER KING JR AVE NE, between MULBERRY ST NE and CEDAR ST NE containing approximately 1 acre(s). [REF: 02EPC-01120] [**DEBBIE STOVER, EPC CASE PLANNER**] (K-15) **THE ABOVE REQUEST WAS INDEFINITELY DEFERRED.**

13. **Project # 1002832**
03DRB-01230 Minor-SiteDev Plan
BldPermit

MILLER & ASSOCIATES, agent(s) for PECK-TRASK INVESTMENTS LLC request(s) the above action(s) for all or a portion of Lot(s) 53 , (to be known as **PTI ELECTRICAL CONTRACTORS**), **ALAMEDA BUSINESS PARK**, zoned SU-2 IP-EP, located on VISTA ALAMEDA NE, between EDITH BLVD NW and the AMAFCA NORTH DIVERSION CHANNEL NW containing approximately 1 acre(s). [REF: DRB-98-223, 1000624] (C-16) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO ADDRESS COMMENTS IN FILE.**

14. **Project # 1002786**
03DRB-01075 Minor-SiteDev Plan
BldPermit

JIM MILLER - MILLER & ASSOCIATES, agent(s) for FIDELITY TRUST CO. request(s) the above action(s) for all or a portion of Lot(s) 1-3, Block(s) 5, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned IP industrial park zone, located on SAN MATEO BLVD NE, between SAN DIEGO AVE NE and BEVERLY HILLS AVE NE containing approximately 3 acre(s). [REF: 01ZHE-01832] [Deferred from 7/9/03 & 7/30/03] (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 8/6/03.**

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

15. **Project # 1001396**
03DRB-01231 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Block(s) 13, Tract(s) 1-A, 2-A & 3-A, **ALTA TIERRA DEL NORTE, UNIT 1**, zoned R-1 residential zone, located on CALLE MONTANA NE, between VISTA DEL NORTE DR NE and CALLE FUERTE NE containing approximately 1 acre(s). [REF: 02DRB-00682, 02DRB-01871] (D-16) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE DXF FILE.**

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

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) Y-1A-1A-3, VENTANA RANCH, **PINON POINTE - UNIT 5**, zoned R-LT, located on LAS VENTANAS RD NW, between IRVING BLVD NW and RAINBOW BLVD NW containing approximately 17 acre(s). [REF: 03DRB-00591] [Deferred from 7/23/03] (B-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR THE DXF FILE.**

17. **Project # 1002025**
03DRB-01217 Minor-Final Plat
Approval

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 (to be known as **WEST PLATEAU MOBILE HOME SUBDIVISION**, zoned SU-1 special use zone, FOR MH, located on the west side of 90TH ST NW, between VOLCANO RD NW and BLUEWATER RD NW containing approximately 4 acre(s). [REF: 03DRB-00044, 03DRB-00045] (K-09) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR DXF FILE AND P-1 DESIGNATIONS AFTER LOT #.**

18. **Project # 1002266**
03DRB-01232 Minor-Preliminary Plat
Approval

WILKS CO agent(s) for MICHAEL A EAVES request(s) the above action(s) for all or a portion of Tract(s) 121-B-2-A and 121-B-1, (to be known as Lands of Eaves & Olguin >, **MRGCD MAP 31**, zoned RA-2, located WEST OF RIO GRANDE BLVD NW, between ARBOR RD NW and TEODORO RD NW containing approximately 1 acre(s). [REF: 02DRB-01538] (F-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/30/03 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: 1) ACCESS EASEMENT SHALL BE WIDENED TO 22- FEET. 2) SOLID WASTE'S CONCURRENCE IS REQUIRED PRIOR TO FINAL PLAT APPROVAL.**

19. **Project # 1002479**
03DRB-01226 Minor-Final Plat
Approval

ISAACSON & ARFMAN PA, agent(s) for JAY REMBE, (DBA WINTERHAVEN PARTNERS), request(s) the above action(s) for all or a portion of Lot(s) 6, RIVERSIDE PLAZA, (to be known as **THE PRESERVE**) zoned SU-1 special use zone, FOR PRD, 8DU/AC, and located on the east side of WINTERHAVEN RD NW, between MONTANO RD NW and LA ORILLA RD NW containing approximately 4 acre(s). [REF: 03DRB-00233, 03DRB-00813, .814 & .815, 03DRB-00718] (E-12) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

CONSENSUS PLANNING, agent(s) for WEST MESA MINI STORAGE, request(s) the above action(s) for all or a portion of Tract(s) 334/SLY, **TOWN OF ATRISCO GRANT, UNIT 8**, zoned SU-1 special use zone, OFFICE, located on the NORTHWEST CORNER OF MIAMI ST NW AND 57TH ST NW containing approximately 6 acre(s). [REF: 03EPC-00312, 03EPC-00314, 03EPC-00315] [MAKITA HILL, EPC CASE PLANNER] [*Deferred from 6/25/03, 7/9/03 & 7/16/03 WITH THE SIGNING OF THE AMENDED INFRASTRUCTURE LIST DATED 7/16/03 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS DEFERRED TO 7/23/03, was indefinitely deferred on a no show 7/23/03 & 7/30/03*] (H-11) **INDEFINITELY DEFERRED ON A NO SHOW.**

THERE ARE NO SKETCH PLATS THIS WEEK

21. Approval of the Development Review Board Minutes for July 16, 2003. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

Other Matters: **Project #1000593/Application #03DRB-01079 (SBP) Sign-off of Site Plan with delegation for request heard 7/23/03. THIS ACTION WAS TAKEN.**

ADJOURNED: 12:14 P.M.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
July 30, 2003 Comments**

Item # 19

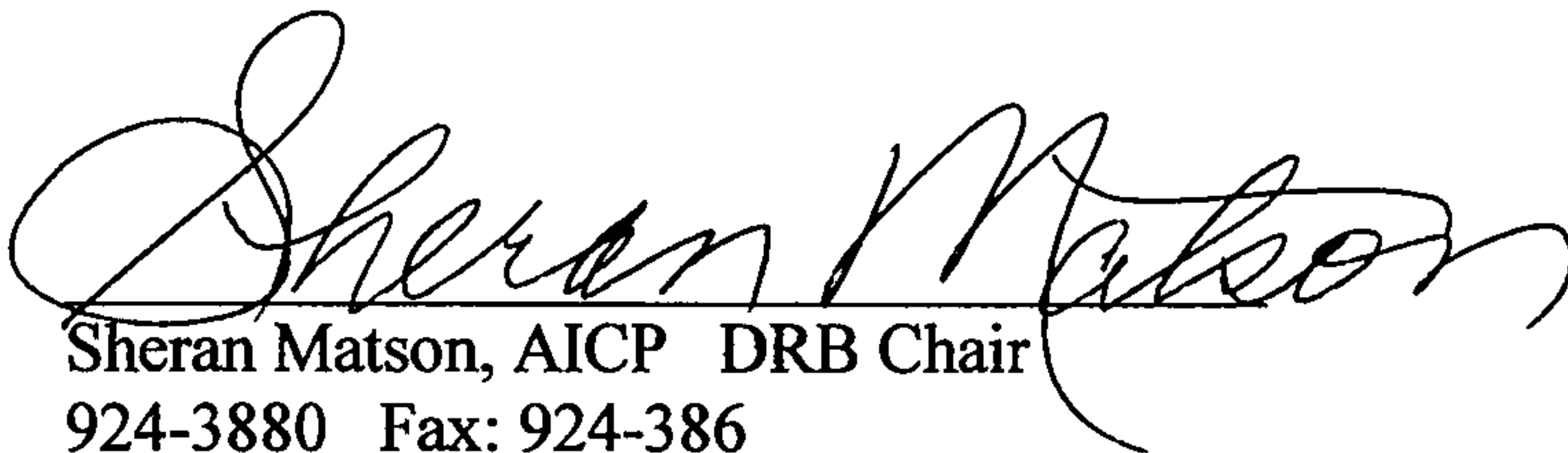
Project # 1002479

Application # 03DRB-01226

RE: The Preserve

No objection to the requested action.

Please be sure to provide Planning with a recorded copy of the plat to close the file.


Sheran Matson, AICP DRB Chair
924-3880 Fax: 924-386



#

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

Development Review Board Comments

Project Number: 1002479
Application Number: 03DRB-00984

DRB Date: 7/30/03
Item Number: 19

Subdivision: The Preserve
Lot 6, Riverside Plaza

Zoning: SU-1 PRD

Zone Page: E-12

New Lots (or units) : 8

Request for:


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

Parks and Recreation Comments:

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 8 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

Signed: 

Christina Sandoval, (PRD)

Phone: 768-5328



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: 1002479

AGENDA ITEM NO: 19

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An executed Subdivision Improvements Agreement with financial guarantees is on file for Final Plat sign-off.
 No adverse comments on plat.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: July 30, 2003



DRB CASE ACTION LOG (1)

REVISED 3/20/2003

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

DRB Application No.: 03-00813 (SPS) 03-00814 (SBP)

Project # 1002479

Project Name: RIVERSIZE PLAZA

EPC Application No.: 03EPC-00308,00309

Agent: Isaacson & Arfman PA

Phone No.: 268-8828 FRED

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 6/1/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

Project Number 1002479



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

6-4-2003

9. Project # 1002479
03DRB-00718 Major-Vacation of Public Easements

ISAACSON & ARFMAN, PA agent(s) for JAY REMBE request(s) the above action(s) for all or a portion of Lot(s) 6, **RIVERSIDE PLAZA**, zoned SU-1, for PRD/ 8DU/AC, located on E. SIDE OF WINTERHAVEN RD NW, between MONTANO RD NW and LA ORILLA RD NW containing approximately 6 acre(s). [REF: 03DRB-00233] (E-12)

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

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

03DRB-00813 Minor-SiteDev Plan Subd/EPC
03DRB-00814 Minor-SiteDev Plan BldPermit/EPC
03DRB-00815 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN agent(s) for JAY REMBE request(s) the above action(s) for all or a portion of Lot(s) 6, **RIVERSIDE PLAZA**, zoned SU-1 for PRD (8DU/ac), located on WINTERHAVEN RD NW, between MONTANO RD NW and LA ORILLA RD NW containing approximately 6 acre(s). [REF: 03EPC-00308, 03EPC-00309, 03DRB-00233, 03DRB-00718] [DEBBIE STOVER, EPC CASE PLANNER] [Deferred from 5/28/03] (E-12)

At the June 4, 2003, Development Review Board meeting, the site plan for subdivision and the site plan for building permit were approved and signed off by the Board.

With the signing of the infrastructure list dated 6/4/03 and approval of the grading plan engineer stamp dated 6/2/03 the preliminary plat was approved. The final plat was indefinitely deferred.

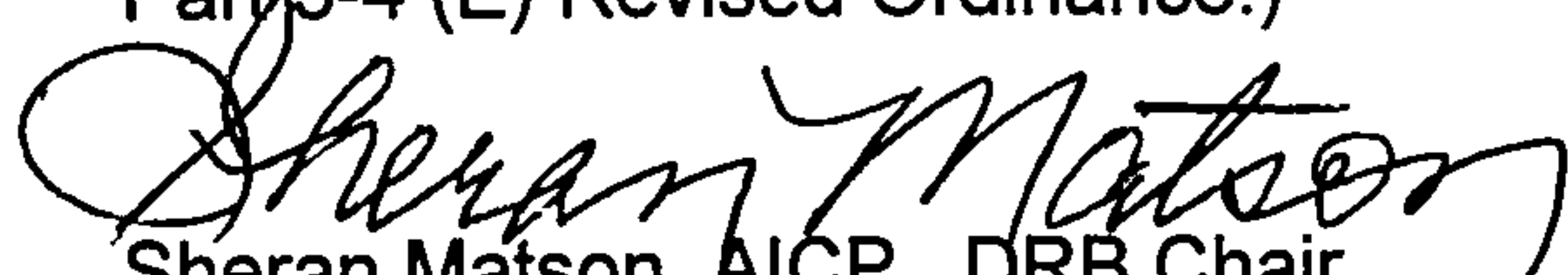
If you wish to appeal this decision, you must do so by June 19, 2003, in the manner described below.

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

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

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

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


Sheran Matson, AICP, DRB Chair

cc: Jay Rembe, 7620 Jefferson St NE, 87109
Isaacson & Arfman PA, 128 Monroe St NE, 87108
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File



DRB CASE ACTION LOG (1)

REVISED 3/20/2003

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

DRB Application No.: 03-00813 (SPS) 03-00814 (SBP)

Project # 1002479

Project Name: RIVERSIZE PLAZA

EPC Application No.: 03EPC-00308,00309

Agent: Isaacson & Arfman PA

Phone No.: 268-8827500

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 6/1/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

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

Project Number 1002479

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002479 AGENDA#: 9 DATE: 6.4.03

1. Name: Jay Lembe Address: _____ Zip: _____

2. Name: Charles Calan Address: _____ Zip: _____

3. Name: Fred Gergman 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: 1002479

AGENDA ITEM NO: 9

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage plan dated 6-2-03 is on file for Preliminary Plat approval.
 No objection to vacation.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: June 4, 2003

5



DRB CASE ACTION LOG (2)

REVISED 3/20/2003

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

DRB Application No.: 03-00815 (P&F)
Project Name: RIVERSIDE PLAZA
Agent: Isaacson & Arfman PA

Project # 1002479
EPC Application No.: 03EPC-00308, 00309
Phone No.: 268-8828 Fred

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

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

Project Number

1002479

CITY OF ALBUQUERQUE

#5

Planning Department

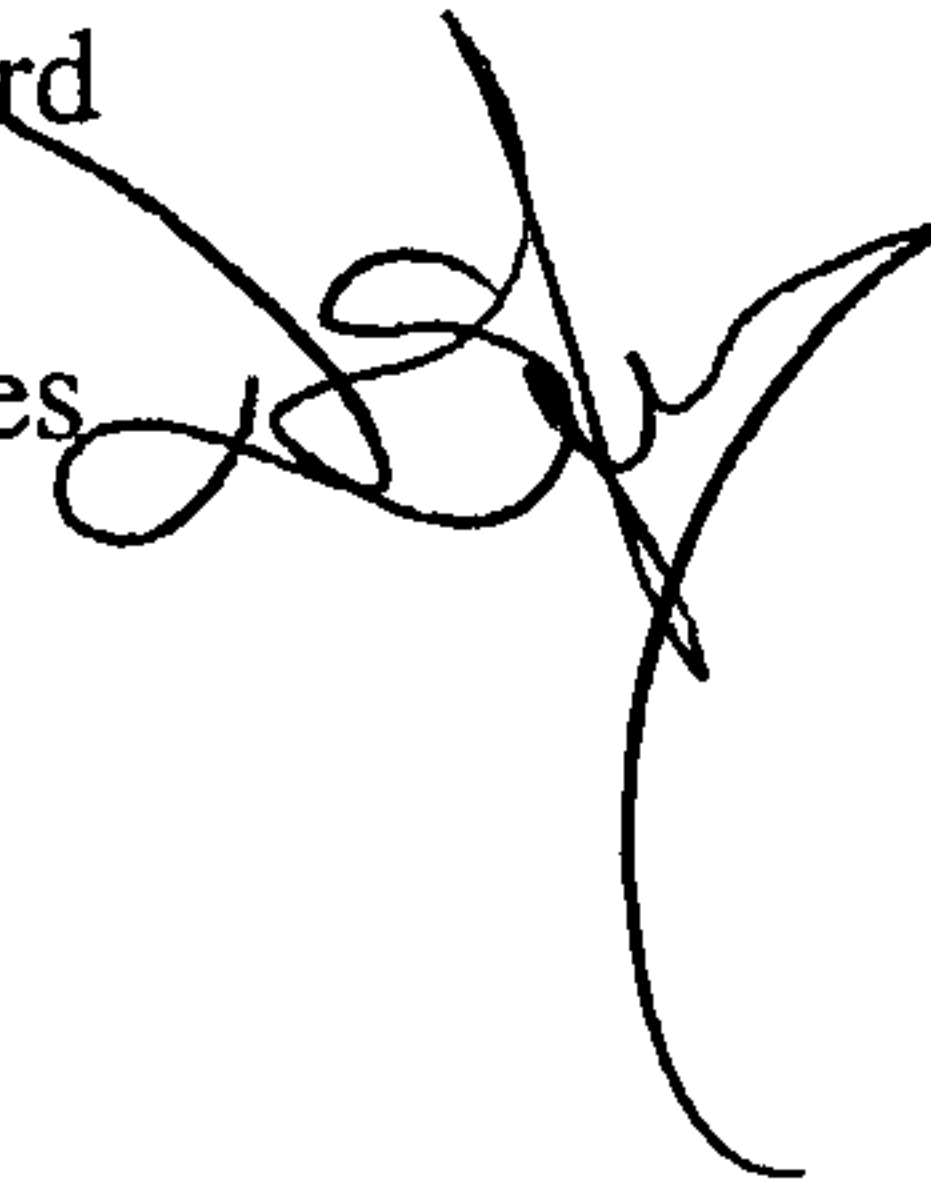
Development Services Division

TO: Sheran Matson, Chair, Development Review Board

FROM: Deborah L. Stover, Planner, Development Services

DATE: 5-21-03

SUBJECT: EPC CONDITIONS FOR PROJECT 1002479



The purpose of this memo is to address the itemized letter from . Fred Arfman for the above referenced case:

Site Development Plan for Subdivision

All conditions of approval have been met.

Staff defers to Transportation Development Services regarding conditions related to traffic and transportation issues.

Site Development Plan for Building Permit

All conditions of approval have been met.

Staff defers to Transportation Development Services regarding conditions related to traffic and transportation issues.

C H R I S T O P H E R L. C A L O T T, A. I. A.
A r c h i t e c t U r b a n D e s i g n e r

RE: PROJECT #1002479, AGENDA DATE: MAY 28, 2003
ITEM #5

Ms. Christina Sandoval
Senior Planner
Parks and Recreation Department
Planning and Design Division
1801 4th Street, NW
Albuquerque, New Mexico, 87102

Dear Ms. Sandoval,

May 26, 2003

This letter is to follow-up on our discussion on Friday, May 16 about the dedication of lands from our 3.3 acre subdivision *The Preserve* on Winter Haven Road, N.W. We have proposed to dedicate the 20-foot Pedestrian Access Easement along the northern boundary of this property filed May 18, 1999 granted to the City of Albuquerque to the Department of Parks and Recreation in exchange for all required Parks and Recreation fees for this subdivision. We believe that this valuable access route to the Rio Grande State Park fulfills your Department's mission to provide access to quality open space opportunities and natural amenities throughout the City.

We greatly appreciate your Department's consideration of this request.

Very Best,



Christopher Calott, AIA
Partner, Infill Solutions

cc: Sheran Matson, Chair, City of Albuquerque *Design Review Board*

1 4 0 5 R o m a A v e n u e, N. W.
A l b u q u e r q u e, N e w M e x i c o, 8 7 1 0 4
5 0 5 . 8 4 2 . 8 6 4 7 C h r i s C a l o t t @ A O L . c o m

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002479 AGENDA#: 5 DATE: 5.28

1. Name: Fred A. Johnson Address: Johnson & A. Johnson Zip: _____

2. Name: Jenny Bonaviti Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002479

AGENDA ITEM NO: 5

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.
 An approved drainage plan is required for Preliminary Plat approval.
 An approved infrastructure list is required for Preliminary Plat approval.
 An executed Subdivision Improvements Agreement with financial guarantees is required for Final Plat sign-off.

RESOLUTION:

6/4/03

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

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: May 28, 2003



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 28, 2003

Project # 1002479
03DRB-00718 Major-Vacation of Public Easements

ISAACSON & ARFMAN, PA agent(s) for JAY REMBE request(s) the above action(s) for all or a portion of Lot(s) 6, **RIVERSIDE PLAZA**, zoned SU-1, for PRD/ 8DU/AC, located on E. SIDE OF WINTERHAVEN RD NW, between MONTANO RD NW and LA ORILLA RD NW containing approximately 6 acre(s). [REF: 03DRB-00233] (E-12)

AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No comments received.
Zoning Enforcement	Reviewed, no comment.
Neighborhood Coord.	Letter sent to Taylor Ranch (R) Neighborhood Assn.
APS	No adverse comments.
Police Department	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	

Open Space Division (OSD) has NO OBJECTION to the Vacation request.



ALBUQUERQUE
NEW MEXICO

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 28, 2003

Project # 1002479
03DRB-00718 Major-Vacation of Public Easements

ISAACSON & ARFMAN, PA agent(s) for JAY REMBE request(s) the above action(s) for all or a portion of Lot(s) 6, **RIVERSIDE PLAZA**, zoned SU-1, for PRD/ 8DU/AC, located on E. SIDE OF WINTERHAVEN RD NW, between MONTANO RD NW and LA ORILLA RD NW containing approximately 6 acre(s). [REF: 03DRB-00233] (E-12)

AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No comments received.
Zoning Enforcement	Reviewed, no comment.
Neighborhood Coord.	Letter sent to Taylor Ranch (R) Neighborhood Assn.
APS	No adverse comments.
Police Department	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	

Open Space Division (OSD) has NO OBJECTION to the Vacation request.

Open Space Division

However, OSD suggests a condition that ensures that a connection to the 20' Pedestrian Access Easement called out in the plat -- from the terminus of the Winterhaven cul-de-sac along the northern boundary and extending to the eastern property line -- be provided for.

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

Transportation Development

No adverse comments.

Parks & Recreation

Defer to Transportation.

Utilities Development

No objection to Vacation request.

Planning Department

No objection. Applicant has one year to file the plat recording the vacation.

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

cc: Jay Rembe, 7620 Jefferson St NE, 87109

Isaacson & Arfman PA, 128 Monroe St NE, 87108



**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, May 28, 2003, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1000546

03DRB-00732 Major-SiteDev Plan BldPermit
03DRB-00711 Major-Amnd SiteDev Plan Subd

CHERRY / SEE ARCHITECTS agent(s) for CITY OF ALBUQUERQUE, PARKS & REC. request(s) the above action(s) for all or a portion of Lot(s) NA, Tract(s) NA, PHIL CHACON PARK, zoned SU-1, Municipal Park & Rel. Fac., located on LOUISIANA BLVD SE, between GIBSON BLVD SE and SOUTHERN BLVD SE containing approximately 50 acre(s). [REF: DRB-96-214, Z-96-96, Z-94-11, AA-00691, AA-00966, 02AA-00504] (L-19)

Project # 1000627

03DRB-00675 Major-Vacation of Public Easements
03DRB-00678 Major-Vacation of Public Easements
03DRB-00679 Major-Vacation of Public Easements
03DRB-00677 Major-Vacation of Public Easements
03DRB-00676 Minor-Vacation of Private Easements

ISAACSON AND ARFMAN PA agent(s) for CALVARY CHAPEL request(s) the above action(s) for all or a portion of Tract(s) A, CALVARY CHAPEL, zoned O-1, M-1, located on NW CORNER OF OSUNA, between WASHINGTON NE and containing approximately 20 acre(s). [REF: DRB-94-142, DRB-94-143, 1000627 00440-00856] (E-17)

Project # 1001796

03DRB-00716 Major-Vacation of Public Easements

SAMUEL C DE BACA agent(s) for SAMUEL C DE BACA request(s) the above action(s) for all or a portion of Lot(s) 1, STOUT SUBDIVISION, zoned SU-1 for O-1 Permissive Uses, located on COORS BLVD NW, between EAGLE RANCH RD NW and PASEO DEL NORTE NW containing approximately 18 acre(s). [REF: Z-98-17, Z-84-122, DRB-97-507/S-98-25] (C-13)

Project # 1002479

03DRB-00718 Major-Vacation of Public Easements

ISAACSON & ARFMAN, PA agent(s) for JAY REMBE request(s) the above action(s) for all or a portion of Lot(s) 6, RIVERSIDE PLAZA, zoned SU-1, for PRD/8DU/AC, located on E. SIDE OF WINTERHAVEN RD NW, between MONTANO RD NW and LA ORILLA RD NW containing approximately 6 acre(s). [REF: 03DRB-00233] (E-12)

SEE PAGE 2.....



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

PAGE 2

Project # 1002638

03DRB-00714 Major-Vacation of Pub Right-of-Way

CAM NGUYEN agent(s) for CAM NGUYEN request(s) the above action(s) for all or a portion of Lot(s) 13, Block(s) 31, **BUENA VENTURA SUBDIVISION**, zoned R-1, located on ALTEZ ST NE, between EUBANK BLVD NE and WYOMING BLVD NE containing approximately 1 acre(s). [REF: NA] (K-20)

Project # 1002639

03DRB-00719 Minor-Sidewalk Waiver
03DRB-00720 Minor-Temp Defer SDWK
03DRB-00721 Minor-Subd Design (DPM) Variance
03DRB-00722 Major-SiteDev Plan Subd
03DRB-00717 Major-Preliminary Plat Approval

ISAACSON & ARFMAN, PA agent(s) for BOYHAHN, LLC request(s) the above action(s) for all or a portion of Lot(s) 6-14, Block(s) 4, Tract(s) 2, North Albuquerque Acres, **TREMENTINA SUBDIVISION** zoned RD/SU-1, 7 DU/AC, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD. NE containing approximately 9 acre(s). (C-19)

Project # 1002640

03DRB-00728 Minor-Temp Defer SDWK
03DRB-00723 Major-Preliminary Plat Approval
03DRB-00726 Minor-Sidewalk Variance
03DRB-00725 Minor-Sidewalk Variance
03DRB-00724 Major-SiteDev Plan BldPermit

ISAACSON & ARFMAN PA agent(s) for BOYHAHN LLC request(s) the above action(s) for all or a portion of Lot(s) 22-32, Block(s) 3, Tract(s) 2, NO. ALBUQ. ACRES, **VISTA DEL AGUILA SUBDIVISION**, zoned RD SU-1, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 12 acre(s). (C-19)

Project # 1002642

03DRB-00730 Major-Vacation of Pub Right-of-Way

CITY OF ALBUQUERQUE, DEPT. OF PUBLIC WORKS request(s) the above action(s) for all or a portion of Block(s) NA, Tract(s) NA, **WEST TOWER RD R.O.W. @ 98TH ST. SW, NA**, zoned NA, located on TOWER RD SW, between EUCARIZ AVE. SW and SAN YGNACIO RD. SW containing approximately 1 acre(s). (L-9)

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). Hearing Impaired users may access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MAY 12, 2003.

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

Meeting Date: May 28, 2003

Zone Atlas Page: E-12-2

Notification Radius: 100 Ft.

App# <u>13 DR13-00718</u>
Proj# <u>1002479</u>
Other#

Cross Reference and Location: _____

Applicant: Jay Rembe ✓

Address: 7020 Jefferson St NE, 87109

Agent: Isaacson & Artman, P.A. ✓

Address: 128 Monroe St NE, 87108

SPECIAL INSTRUCTIONS

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

Date Mailed: May 9, 2003

Signature: K. Tse-Hui Kai

1012062 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101206244543410203 LEGAL: LOT 6 LOTS 2 THRU 6 AND TRACTS 1 THRU 8 RIVERSIDE LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: TAYLOR J P & N M FAMILY PARTNE
OWNER ADDR: 00000 ALBUQUERQUE NM 87103

101206243040110224 LEGAL: LOT 5 LOTS 2 THRU 6 AND TRACTS 1 THRU 8 RIVERSIDE LAND USE:
PROPERTY ADDR: 00000 6282 WINTERHAVEN RD NW
OWNER NAME: BRENNAN WILLIAM T & BENITA
OWNER ADDR: 00000 CORRALES NM 87048

101206241938010220 LEGAL: LOT 4 LOTS 2 THRU 6 AND TRACTS 1 THRU 8 RIVERSIDE LAND USE:
PROPERTY ADDR: 00000 6260 WINTER HAVEN RD NW
OWNER NAME: WELLS FARGO BANK NEW MEXICO N
OWNER ADDR: 00000 ALBUQUERQUE NM 87103

101206238038010310 LEGAL: TRACT 5- A3 TRACT 5-A1 THRU 5-A RIVERSIDE PLAZA BEI LAND USE:
PROPERTY ADDR: 00000 6300 RIVERSIDE PLAZA LN
OWNER NAME: TITAN OFFICE PARTNERS ONE LTD
OWNER ADDR: 06400 UPTOWN BL NE ALBUQUERQUE NM 87110

101206238540210311 LEGAL: TRACT 5- A4 TRACT 5-A1 THRU 5-A RIVERSIDE PLAZA BEI LAND USE:
PROPERTY ADDR: 00000 RIVERSIDE PLAZA LN NW
OWNER NAME: RIVERSIDE PLAZA LTD CO
OWNER ADDR: 00000 ALBUQUERQUE NM 87190

101206239942110312 LEGAL: TRACT 5- A5 TRACT 5-A1 THRU 5-A RIVERSIDE PLAZA BEI LAND USE:
PROPERTY ADDR: 00000 RIVERSIDE PLAZA LN NW
OWNER NAME: RIVERSIDE PLAZA LTD CO
OWNER ADDR: 00000 ALBUQUERQUE NM 87190

101206241844710304 LEGAL: TRACT 8- A PLAT OF TRACTS 1-A THRU TRACTS 8-A RIVER LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: DEL CARMEN ENTERPRISES LLC
OWNER ADDR: 07009 PROSPECT AV NE ALBUQUERQUE NM 87110

101206241547010233 LEGAL: LOT 7A PLAT OF LOTS 7A & 6A LANDS OF MARTIN L TAYLO LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: UNITED NEW MEXICO BANK
OWNER ADDR: 00000 ALBUQUERQUE NM 87103

101206242747010231 LEGAL: LOT 6 -A PLAT OF LOTS 7A & 6A LANDS OF MARTIN L TAYLO LAND USE:

PROPERTY ADDR: 00000 N/A
OWNER NAME: UNITED NEW MEXICO BANK
OWNER ADDR: 00000 ALBUQUERQUE NM 87103

101206244947910215 LEGAL: LT 5 PLA T OF LTS 1-9 (FMLY TRS A-1-A & A-2-B) LAND LAND USE:
PROPERTY ADDR: 00000 COORS BLVD NW
OWNER NAME: WATERS EDGE LLC C/O BOB TINLEY
OWNER ADDR: 00000 ALBUQUERQUE NM 87196

101206242748710232 LEGAL: LT 4 PLA T OF LTS 1-9 (FMLY TRS A-1-A & A-2-B) LAND LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: UNITED NEW MEXICO BANK
OWNER ADDR: 00000 ALBUQUERQUE NM 87103

101206241248710226 LEGAL: LT 3 PLAT OF LTS 1-9 (FMLY TRS A-1-A & A-2-B) LAND LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: UNITED NEW MEXICO BANK
OWNER ADDR: 00000 ALBUQUERQUE NM 87103

101206248050510222 LEGAL: TR A -1-B SUMMARY PLAT SHOWING TRS A-1-A & A-1-B OF LAND USE:
PROPERTY ADDR: 00000 3100 LA ORILLA
OWNER NAME: JOEL & NINA TAYLOR FNDN INC %A
OWNER ADDR: 05700 TAYLOR RANCH RD ALBUQUERQUE NM 87120

101206250038510240 LEGAL: SELY POR OF TR A-1-A-1 LANDS OF JOEL P TAYLOR CONT LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: JOEL & NINA TAYLOR FNDN INC %
OWNER ADDR: 05700 TAYLOR RANCH RD ALBUQUERQUE NM 87120

"Attachment A"

Ruth Lozano, Isaacson and Arfman, P.A.
Zone Map: E-12

TAYLOR RANCH N.A. (R)

***Eddie Costello**

1111 Alameda NW, St. J/87114 792-1066 (w)

Jolene Wolfley

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

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



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

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

May 1, 2003

Ruth Lozano
Isaacson and Arfman, P.A.
128 Monroe St. NE/87108
Phone: 268-8828/Fax: 268-2632

Dear Ruth:

Thank you for your inquiry of May 1, 2003 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at LOT 6, RIVERSIDE PLAZA zone map E-12.

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL. RETURN RECEIPT REQUESTED. BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(04/09/03)

Proj# 1002479

JAY REMBE
7620 JEFFERSON ST NE
ALBUQUERQUE NM 87109

JOLENE WOLFLEY
Taylor Ranch Neigh. Assoc.
6804 STAGEHORN DR NW
ALBUQUERQUE NM 87120-4806

101206241938010220

WELLS FARGO BANK NEW MEXICO N
PO BOX 1968
ALBUQUERQUE NM 87103

101206241844710304

DEL CARMEN ENTERPRISES LLC
7009 PROSPECT AV NE
ALBUQUERQUE NM 87110

101206241248710226

UNITED NEW MEXICO BANK
PO BOX 1081
ALBUQUERQUE NM 87103

ISAACSON & ARFMAN, P.A.
128 MONROE ST NE
ALBUQUERQUE NM 87108

101206244543410203

TAYLOR J P & N M FAMILY PARTN
PO BOX 1968
ALBUQUERQUE NM 87103

101206238038010310

TITAN OFFICE PARTNERS ONE LTD
6400 UPTOWN BL NE
ALBUQUERQUE NM 87110

101206241547010233

UNITED NEW MEXICO BANK
PO BOX 1830
ALBUQUERQUE NM 87103

101206248050510222

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

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

101206243040110224

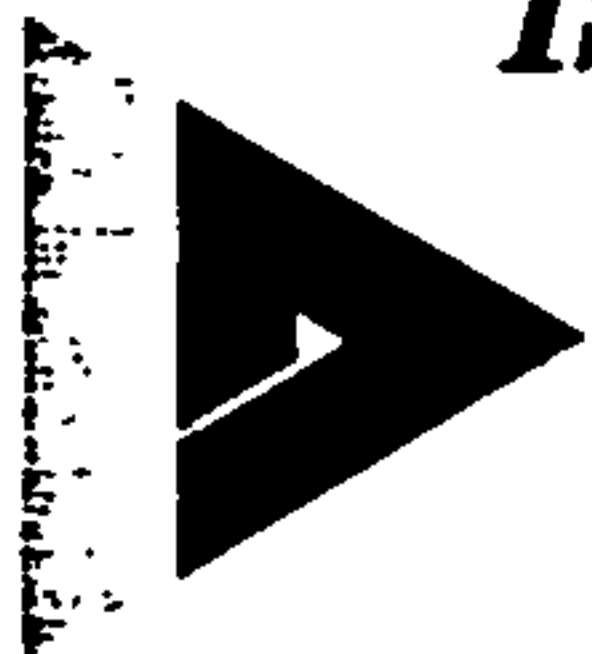
BRENNAN WILLIAM T & BENITA
PO BOX 675
CORRALES NM 87048

101206238540210311

RIVERSIDE PLAZA LTD CO
PO BOX 3881
ALBUQUERQUE NM 87190

101206244947910215

WATERS EDGE LLC
C/O BOB TINLEY
PO BOX 4040
ALBUQUERQUE NM 87196



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

May 2, 2003

Ms. Sheran Matsen
DRB Chair
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102


**RE: The Preserve
 Lot 6, Riverside Plaza**

SUBJ: Vacation of a portion of a Temporary Public Access Easement

Dear Ms. Matsen:

The Owners have received EPC concurrence to vacate that portion of subject easement not programmed for dedication by final plat. We request DRB approval on this matter at the upcoming DRB meeting.

Sincerely,
Isaacson & Arfman, P.A.


Fred C. Arfman, P.E.
FCA/nav



Supplemental form

Supplemental form

SUBDIVISION **S**

ZONING & PLANNING

Z

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

- Annexation
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Subdivision Regulations)

SITE DEVELOPMENT PLAN **P**

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

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

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

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

APPLICANT INFORMATION:

NAME: Jay Rembe dba WINTERHAVEN PARTNERS, LLC PHONE: 878-0008
 ADDRESS: 7620 Jefferson St. NE FAX: 878-0002
 CITY: ABQ STATE NM ZIP 87109 E-MAIL: _____

Proprietary interest in site: OWNER
 AGENT (if any): ISAACSON + ARFMAN, P.A. PHONE: 268-8828
 ADDRESS: 128 Monroe St. NE FAX: 268-2632
 CITY: ABQ STATE NM ZIP 87108 E-MAIL: iamengrs@swcp.com

DESCRIPTION OF REQUEST: A Final Plat Approval (tbka The Preserve)

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

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

Lot or Tract No. Lot 6 Block: _____ Unit: _____
 Subdiv. / Addn. Riverside Plaza The Preserve
 Current Zoning: SU-1 For PRD/8 DU/Acre Proposed zoning: No Change
 Zone Atlas page(s): E-12 No. of existing lots: 1 No. of proposed lots: 8
 Total area of site (acres): 3.3365 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
 UPC No. 101206244543410203 MRGCD Map No. NA

LOCATION OF PROPERTY BY STREETS: On or Near: Winter Haven Rd. NW
 Between: Montano Rd. NW and La Orilla Rd. NW

CASE HISTORY: Proj # 1002479; 03DRB-00233; 03DRB-00813; 03DRB-00814; 03DRB-00718; 03DRB-00815; 03EPC-00308; 03EPC-00309

Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team . Date of review: 2/26/03
 DATE 7/21/03

SIGNATURE Fred C. Arfman DATE _____
 (Print) Fred C. Arfman Applicant Agent

Form revised 9/01, 3/03

FOR OFFICIAL USE ONLY

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03DRB - 01226</u>	<u>FPA</u>	<u>83</u>	\$ <u>0.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<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 checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>JULY 30th 03</u>				Total \$ <u>0.00</u>
Planner signature / date <u>B. Steinhilber 7/22/03</u>				Project # <u>1002479</u>

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) 0.00
- 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 result in deferral of actions.

Fred C. Arfman

Applicant name (print)

Fred C. Arfman

7/21/03
Applicant signature / date

Form revised MARCH 2003



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

Application case numbers
05DRB - 01226

B. Gilbert

7/22/03
Planner signature / date

Project # 1002479



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

July 21, 2003

Ms. Sheran Matson
DRB Chairperson
Development & Building Services Division
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

**RE: The Preserve
Lot 6, Riverside Plaza**

SUBJ: Request for Final Plat Approval

Dear Ms. Matson:

The Owners of the referenced property request DRB final plat approval action and have submitted the required information as part of their submittal package. We request DRB approval on this matter at the upcoming DRB meeting.

Sincerely,

ISAACSON & ARFMAN, P.A.



Fred C. Arfman, P.E.

FCA/rtl

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: May 20, 2003

Date Site Plan Approved: 6/4/03

Date Preliminary Plat Approved: 6/4/03

Date Preliminary Plat Expires: 6/4/04

DRB Project No.: 1002479

DRB Application No.: 03-00815

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

THE PRESERVE

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 6, RIVERSIDE PLAZA

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crst Engr
15-1	716181	8" 430	2MH's w/8 services Sanitary Sewer	Parallel to SAS Interceptor	Lot 1	Lot 8	/	/	/
		3/4" 4	doublers Water Service	Winterhaven Rd.	"	"	/	/	/
		STD	1 Fire Hydrant w/35' 6" w/L		Lot 4	-----	/	/	/
		ART	Paving 50x10	"	East Side of Cul-de-Sac		/	/	/
		STD	Curb & Gutter 130	"	"		/	/	/
		5' 390	PCC Sidewalk	"	Lot 1	Lot 8	/	/	/
							/	/	/
							/	/	/



2003123981
5907004
Page: 7 of 9
07/17/2003 03:04P
Rk-AG0 Pg-3714

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To
<input type="text"/>	<input type="text"/>					
<input type="text"/>	<input type="text"/>					
<input type="text"/>	<input type="text"/>					

Private Inspector	City Inspector	City Cnst Engr
/	/	/
/	/	/
/	/	/

NOTES

1. Sidewalks to be constructed along east side of Winterhaven Road. No internal sidewalks.
2. Residential lighting per DPM.
3. Grading and Drainage Certification required per DPM (prior to release of financial guarantees) to include private retaining walls as defined on the approved grading plan.
4. All water to include fire hydrants, valves, and appurtenances per DPM.

AGENT/OWNER

Fred C. Arfman, PE

NAME (print)

Isaacson & Arfman, P.A.

FIRM

Fred C. Arfman 05-20-03
SIGNATURE - date

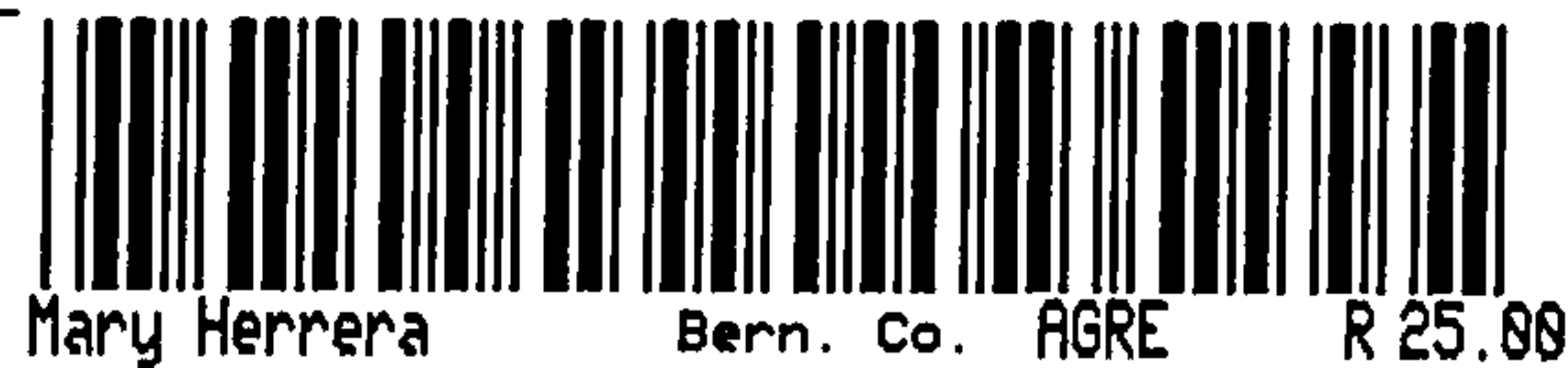
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: 6-04-05

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

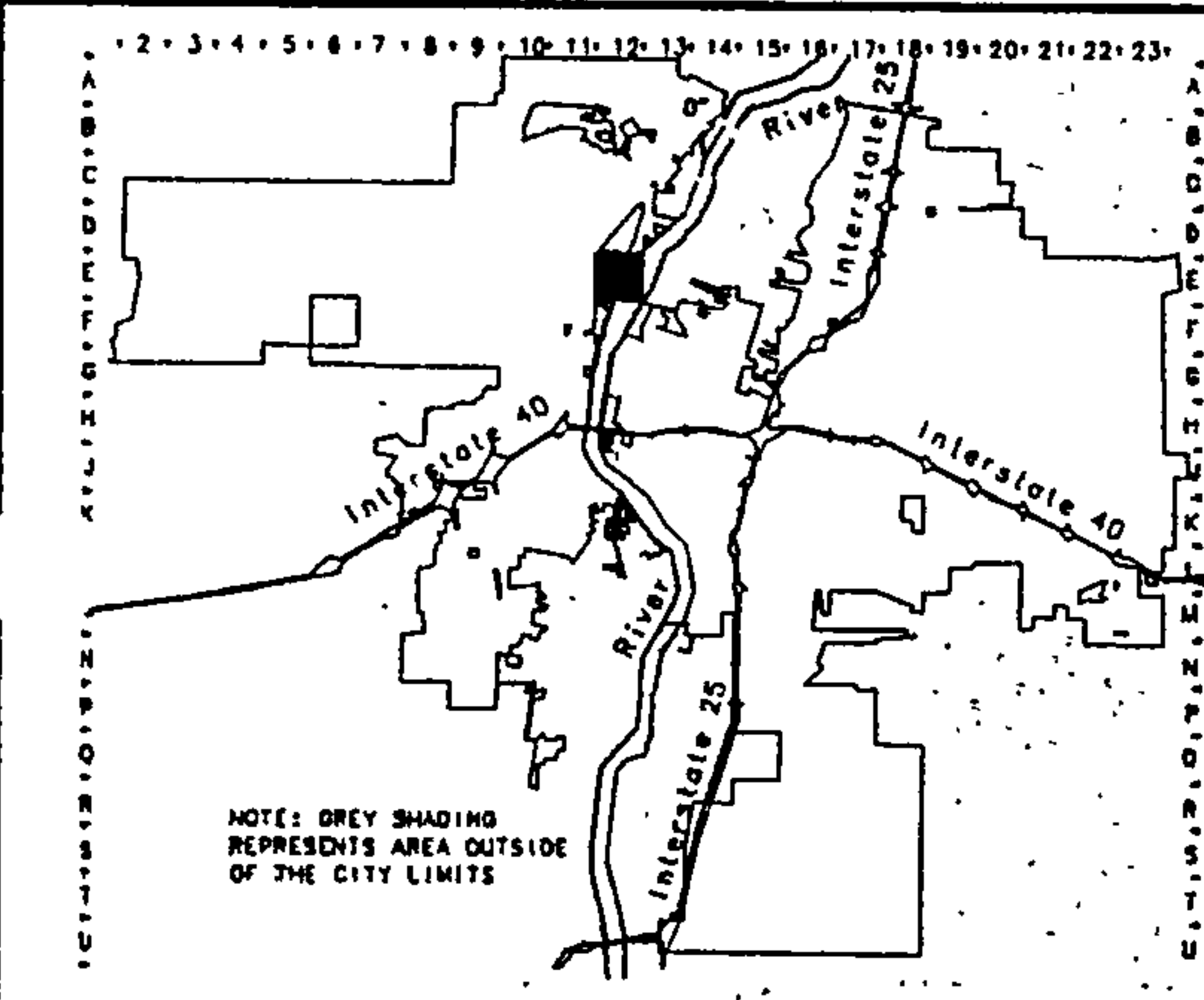
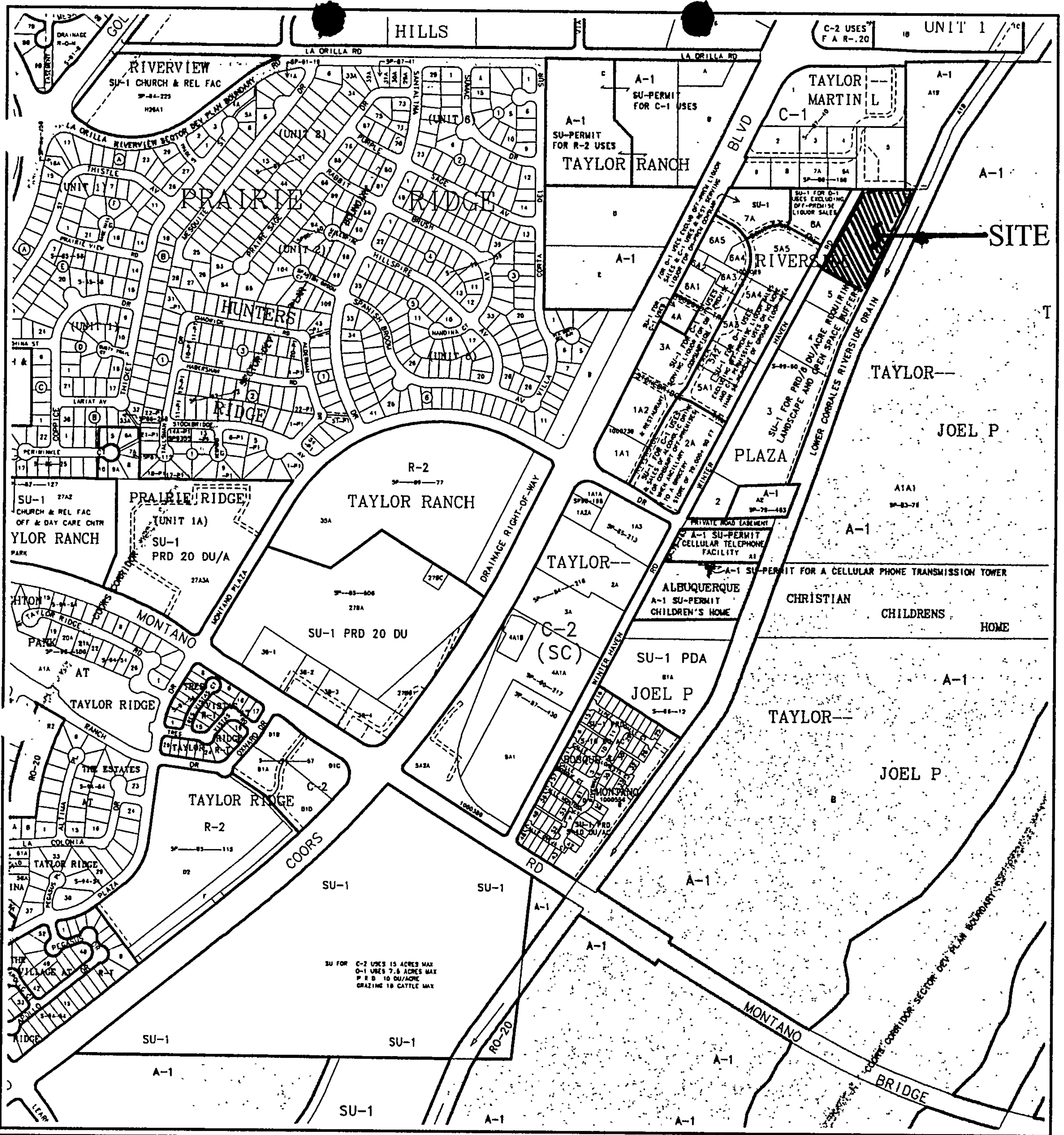
Sherran Watson 6/4/03 DRB CHAIR - date
Christina Sandoral 6/4/03 PARKS & RECREATION - date
Phil L. ... 6-04-03 TRANSPORTATION DEVELOPMENT - date
 AMAFCA - date
Rogert ... 6/4/03 UTILITY DEVELOPMENT - date
 - date
Brady J. Bybe 6/4/03 CITY ENGINEER - date
 - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

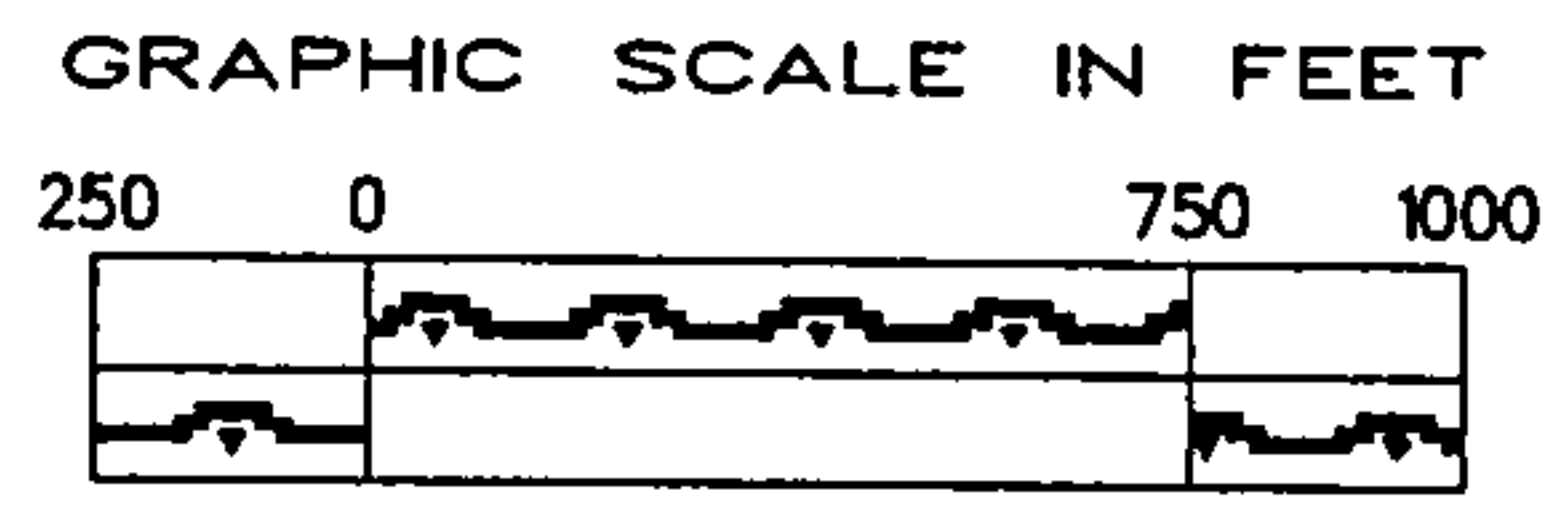


2003123981
5907004
Page: 8 of 9
07/17/2003 03:04P
Bk-A60 Pg-3714



CITY OF Albuquerque
Albuquerque **G**eographic **I**nformation **S**ystem
 PLANNING DEPARTMENT

© Copyright 2002



Zone Atlas Page

E-12-Z

Map Amended through April 03, 2002

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: May 20, 2003

Date Site Plan Approved: 4/4/03

Date Preliminary Plat Approved: 6/4/03

Date Preliminary Plat Expires: 6/4/04

DRB Project No.: 1002479

DRB Application No.: 03-00815

9

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

THE PRESERVE

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 6, RIVERSIDE PLAZA

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engr
		8"	Sanitary Sewer	Parallel to SAS Interceptor	Lot 1	Lot 8	/	/	/
		3/4"	Water Service	Winterhaven Rd.	"	"	/	/	/
		STD	Fire Hydrant	"	Lot 4	-----	/	/	/
		ART	Paving	"	East Side of Cul-de-Sac		/	/	/
		STD	Curb & Gutter	"	"		/	/	/
		5'	PCC Sidewalk	"	Lot 1	Lot 8	/	/	/
							/	/	/
							/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engr
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

NOTES

1. Sidewalks to be constructed along east side of Winterhaven Road. No internal sidewalks.
2. Residential lighting per DPM.
3. Grading and Drainage Certification required per DPM (prior to release of financial guarantees) to include private retaining walls as defined on the approved grading plan.
4. All water to include fire hydrants, valves, and appurtenances per DPM.

AGENT/OWNER

Fred C. Arfman, PE
NAME (print)

Isaacson & Arfman, P.A.
FIRM

Fred C. Arfman 05-20-03
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: 6-04-05

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Alexander M. Peterson 6/4/03 DRB CHAIR - date
Christina Sandorel 6/4/03 PARKS & RECREATION - date

Phil W. ... 6-04-03
TRANSPORTATION DEVELOPMENT - date

Roger ... 6/4/03
UTILITY DEVELOPMENT - date

Brady J. Byhr 6/4/03
CITY ENGINEER - date

AMAFCA - date
- date
- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

A City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

Supplemental form **S**

SUBDIVISION

___ Major Subdivision action

K Minor Subdivision action **P/F**

___ Vacation **V**

___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

X ...for Subdivision Purposes **SPS**

F ...for Building Permit **SPBP**

___ IP Master Development Plan

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

Supplemental form **Z**

ZONING

___ Annexation & Zone Establishment

___ Sector Plan

___ Zone Change

___ Text Amendment

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

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

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

APPLICANT INFORMATION:

NAME: JAY REMBE PHONE: 878-0008

ADDRESS: 7620 JEFFERSON ST. NE FAX: 878-0052

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

Proprietary interest in site: OWNER

AGENT (if any): ISAACSON & ARFMAN, PA PHONE: 268-8828

ADDRESS: 128 MONROE ST. NE FAX: 268-2632

CITY: ABQ STATE NM ZIP 87108 E-MAIL: iamengrs@swcp.com

DESCRIPTION OF REQUEST: PREL/FINAL MINOR PLAT ACTION ALONG WITH EPC APPROVED S.D.P. FOR SUBDIVISION & BUILDING PERMIT

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

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

Lot or Tract No. LOT 6 Block: _____ Unit: _____

Subdiv. / Addn. RIVERSIDE PLAZA

Current Zoning: SU-1 FOR PRD/BA/AE Proposed zoning: NO CHANGE

Zone Atlas page(s): E-12 No. of existing lots: 1 No. of proposed lots: 8

Total area of site (acres): 5.66 Density if applicable: dwellings per gross acre: 1 dwellings per net acre: _____

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

UPC No. 101 206 244 5434 10203 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: WINTERHAVEN RD NW

Between: MONTANO RD. and LA ORILLA RD.

CASE HISTORY: Del Stover EPC case Planner # 1002479

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 03DRB-00000-00233, 03DRB-00000-00718 VPE 03EPC-00308/309

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

SIGNATURE Fred C. Arfman DATE 05-20-03

(Print) FRED C. ARFMAN ___ Applicant X 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	Action	S.F.	Fees
<u>03DRB - 00813</u>	<u>SPS</u>	<u>P3</u>	<u>\$ 0</u>
<u>- 00814</u>	<u>SPBP</u>	<u>P3</u>	<u>\$ 0</u>
<u>- 00815</u>	<u>P/F</u>	<u>S3</u>	<u>\$ 705.-</u>
			\$
			\$
			\$
Hearing date <u>MAY 28 2003</u>			Total <u>\$ 705.-</u>

NO

JAR 5/20/03
Planner signature / date

Project # 1002479

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) 145 + 70 x 8 560 + 145 \$705.-

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.

FRED C. AREMAN

Applicant name (print)

Fred C. Arman

Applicant signature / date

05-20-03

Form revised September 2001



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

Application case numbers

03DRB - 00813
 - 00814
 - 00815

JM 5/20/03

Planner signature / date

Project # 1002479

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

SKETCH PLAN REVIEW AND COMMENT

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR SUBDIVISION

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - Blue-line copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies. *Not Commercial*
 - Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
 - Infrastructure List, if relevant to the site plan
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

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

FRED C. AREMAN
Applicant name (print)

Fred C. Arman 05-20-03
Applicant signature / date



Form revised September 2001

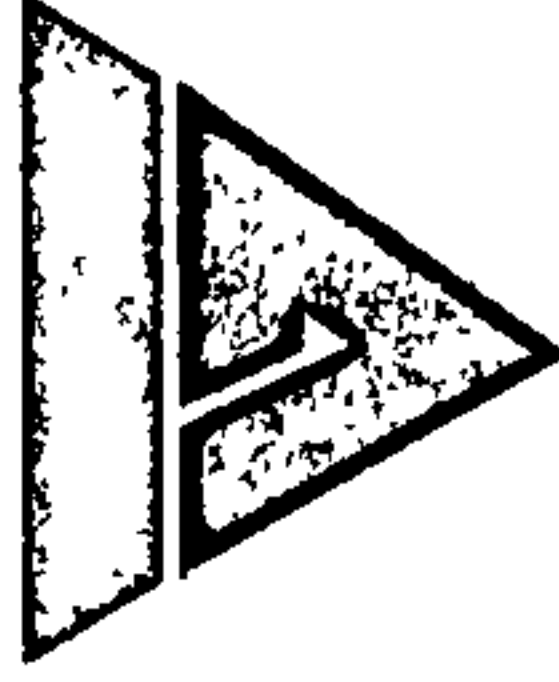
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers

-	-00813
03DR-B	-00814
	-00815

JM 5/20/03
Planner signature / date

Project # 1002479



PROJECT MEMORANDUM

5/20/03

TO: Development Review Board, All Members

FROM: Fred C. Arfman, Isaacson & Arfman, P.A.

REF: The Preserve

I&A PROJ NO: 1276

SUBJ: Minor Subdivision (Preliminary/Final) Plat Approval
DRB Final Sign-Off for EPC Approved SDP for
Subdivision and Building Permit
COA Project No. 1002479

Action on the above subjects is requested per the standard DPM procedures. The SDP was approved with condition by the EPC. Those conditions have been addressed and are reflected on the accompanying SDP.

Plat is being presented for final plat approval. Plat has a vacation request of a temporary public roadway easement scheduled for public hearing on 05-28-03.

All three actions (Plat, SDP, and Vacation) shall be heard at the same DRB date.



PROJECT MEMORANDUM

5/20/03

TO: Development Review Board, All Members

FROM: Fred C. Arfman, Isaacson & Arfman, P.A.

REF: The Preserve

I&A PROJ NO: 1276

SUBJ: EPC Condition Compliance
COA Project No. 1002479

Conditions 1 through 7 of the Official Notice of Decision, dated April 18, 2003 have been addressed as follows:

1. Submittal of this letter satisfies the condition.
2. Word "shall" has replaced the word "will" within the Design Standards.
3. External sidewalk is now designated as a 5' wide PCC sidewalk.
4. Section H: Landscaping of the SDP has been added to the Landscape Plan.
5. Landscape Plan:
 - A. Property lines shown through tree canopies with tree trunk indicated.
 - B. Note removed.
 - C. Gravel roadway surfacing noted.
 - D. Cottonwood trees are designated on the plan.
6. Conditions from City Engineer and Public Works Department:
 - A. Plat has requested dedication of additional right-of-way for the ultimate configuration of Winterhaven Road cul-de-sac. A required infrastructure list has been prepared to reflect the required improvement items.
 - B. Site is in compliance with DPM standards and City of Albuquerque zoning code.
 - C. Detail (notes) added to entry gates.
 - D. Replat has been submitted to the DRB for processing and approval.
 - E. Sanitary sewer has been realigned to be adjacent and parallel to the 48" diameter SAS interceptor. Gravel access surfacing surrounds each new SAS manhole. Walls have been relocated per requirements.
 - F. Approved Conceptual Grading & Drainage Plan on record at Hydrology Division.
7. Driveways noted as being a minimum of 20' long.

FAX TO: FRED APFMAN

FROM: CHRIS CALOTT

OUR EPC RESULTS!

(5 PAGES)



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

Date: April 18, 2003

OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1002479
03EPC-00308 EPC Site Development Plan-
Subdivision
03EPC-00309 EPC Site Development Plan-
Building Permit

Chris Calott
1405 Roma NW
Albuq. NM 87104

LEGAL DESCRIPTION: for all or a portion of Lot(s) 6, **Riverside Plaza**, zoned SU-1 PRD 8 du acre, located on WINTER HAVEN ROAD NW, between MONTANO ROAD NW and LA ORILLA ROAD NW, containing approximately 4 acre(s). (E-12) Deborah Stover, Staff Planner

On April 17, 2003, the Environmental Planning Commission voted to approve Project 1002479, 03EPC 00308, a request for site development plan for subdivision for Tract 6, Riverside Plaza, based on the following Findings:

FINDINGS:

1. This is a request for approval of a site development plan for subdivision for an approximately 3.3-acre site located north of Montano Road between the Rio Grande and Winter Haven Road NW. The applicant proposes a residential development of 8 single-family residential units.
2. The request furthers the applicable goals and policies of the *Comprehensive Plan* by proposing a quality urban environment, ensuring that new development shall respect existing neighborhood and environmental and social conditions and resources. It shows new growth accommodated in an area where vacant land is contiguous to existing urban facilities (*Policies d & e*).
3. Per APS comments school attendance from this location includes Petroglyph Elementary, James Monroe Middle School, and Cibola High School. Under the existing zoning this property could be developed with 26 lots, this subdivision action will create only 8 lots. A 69% reduction accordingly as a result of this action the impact on APS schools is reduced as compared to the prior zoning entitlement.

OFFICIAL NOTICE OF DECISION
APRIL 17, 2003
PROJECT #1002479
PAGE 2

4. The submitted site plan furthers the intent of the *West Side Strategic Plan* by proposing continued growth in an appropriate location due to its contiguous location to the rest of the City and efficient location for receiving services (*Policy 3.12*).
 5. The submitted site plan furthers the applicable policies of the *Coors Corridor Plan* by proposing a development with intensity, which is compatible with the roadway function, environmental concerns and design guidelines. It also furthers the goals of the plan by providing a 100-foot landscape buffer area along the lower Corrales Riverside Drain and providing access to bosque lands while attempting to preserve the natural wildlife habitat and maintaining essential flood control and drainage functions (*Issue 3, Policy 8*).
-

On April 17, 2003, the Environmental Planning Commission voted to approve Project 1002479, 03EPC-00309 EPC Site Development Plan- Building Permit , FOR Tract 6, Riverside Plaza, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for building permit for an approximately 3.3-acre site located north of Montano Road between the Rio Grande and Winter Haven Road NW. The applicant proposes a residential development of 8 single-family residential units.
2. The request furthers the applicable goals and policies of the *Comprehensive Plan* by proposing a quality urban environment, ensuring that new development shall respect existing neighborhood and environmental and social conditions and resources. It shows new growth accommodated in an area where vacant land is contiguous to existing urban facilities (*Policies d, e, g, h, i*).
3. Per APS comments school attendance from this location includes Petroglyph Elementary, James Monroe Middle School, and Cibola High School. Under the existing zoning this property could be developed with 26 lots, this subdivision action will create only 8 lots. A 69% reduction accordingly as a result of this action the impact on APS schools is reduced as compared to the prior zoning entitlement.
4. The submitted site plan furthers the intent of the *West Side Strategic Plan* by proposing continued growth in an appropriate location due to its contiguous location to the rest of the City and efficient location for receiving services (*Policy 3.12*).

OFFICIAL NOTICE OF DECISION
APRIL 17, 2003
PROJECT #1002479
PAGE 3

- 5. The submitted site plan furthers the applicable policies of the *Coors Corridor Plan* by proposing a development with intensity, which is compatible with the roadway function, environmental concerns and design guidelines. It also furthers the goals of the plan by providing a 100-foot landscape buffer area along the lower Corrales Riverside Drain and providing access to bosque lands while attempting to preserve the natural wildlife habitat and maintaining essential flood control and drainage functions (*Issue 3, Policy 8*).

CONDITIONS:

- 1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan dated April 4, 2003, since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals. The legend shall be modified to correspond to the site plan. ()
- 2. Within the Design Standards section, the word 'shall' shall replace the word will and should throughout the listings in order to clarify that these standards are to be followed by each developer. ()
- 3. The external sidewalks adjacent to Winter Haven shall be a minimum of 5-foot wide. (FCA)
- 4. All comments that are included in the Landscape Section of the Design Standards shall be on the landscape plan as well. ()
- 5. Landscape Plan: ()
 - a. All trees within the 100-foot buffer area shall be placed within property lines to remove any confusion as to ownership and maintenance between owners. Two trees per lot would be in keeping with the area.
 - b. The note that states that "Final landscape layout and design to be determined upon receipt of final grading plan" shall be removed from the landscape plan.
 - c. Paving material on the private roadway shall be noted as gravel on the landscape plan.
 - d. Use of native oaks and cottonwoods historically found in the bosque system shall be considered for this site.
- 6. Conditions from City Engineer and Public Works Department:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for. (FCA)
 - b. Site shall comply and be designed per DPM Standards and current COA Zoning Code. (FCA)

OFFICIAL NOTICE OF DECISION
 APRIL 17, 2003
 PROJECT #1002479
 PAGE 4

- c. Provide detail for gate operation. ?
 - d. Re-plat. ()
(FCA)
 - e. Some changes to the utility plan may be required. Alignment of the proposed on site sewer collector requires discussion. As shown graveled access road improvements would be required to all manholes. There must be no ponding in existing or proposed utility easements. Walls and or fences cannot run within COA utility easements. The fence proposed along the east property line must be moved to the west side of the easement. See availability statement of March 5, 2003. OK
 - f. An approved drainage plan is required for Site Plan-sign off. (FCA)
7. Driveways shall not be less than 20 feet long. (FCA)

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY MAY 2, 2003 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.


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

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

OFFICIAL NOTICE OF DECISION
APRIL 17, 2003
PROJECT #1002479
PAGE 5

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

Sincerely,


for Victor J. Chavez
Planning Director

VJC/DS/ac

cc: Jolene Wolfley, 6804 Staghorn Dr. NW, Albuquerque, NM 87120
Eddie Costello, P.O. Box 66288, Albuquerque, NM 87193-6288

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 JAY REMBE
AGENT I + A
ADDRESS _____
PROJECT NO. 100 2479
APPLICATION NO. _____

\$ 705.- 441006 / 4983000 (DRB Cases)
\$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)
\$ _____ 441018 / 4971000 (Notification)
\$ 705.- Total amount due

268-8828 15078
ISAACSON AND ARFMAN, P.A.
128 MONROE ST. NE
ALBUQUERQUE, NM 87108

PAY TO THE ORDER OF City of Albuquerque \$ 705⁰⁰
SEVEN HUNDRED, FIVE ¹/₁₀₀ DOLLARS

DATE 5/20/03 95-219-176 / 1070

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

FOR 1276 - THE PRESERVE Paul C. [Signature]
DUPLICATE
City Of Albuquerque
Treasury Division

⑈015078⑈ ⑆107002192⑆ 1350743997⑈

05/20/2003 12:31PM LOC: ANN
X
RECEIPT# 00009478 WSH# 008 TRANS# 0027
Account 441006 Fund 0110
Activity 4983000 TRSDMM
Trans Amt \$705.00
J24 Misc 10/28/02 \$705.00
CK \$705.00
CHANGE \$0.00

A City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

SUBDIVISION Supplemental form **S**

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

ZONING Supplemental form **Z**

Annexation & Zone Establishment
 Sector Plan
 Zone Change
 Text Amendment

SITE DEVELOPMENT PLAN **P**

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

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

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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: JAY REMBE PHONE: 878-0008
 ADDRESS: 7620 JEFFERSON ST. NE FAX: 878-0002
 CITY: ALBUQ. STATE NM ZIP 87109 E-MAIL: _____
 Proprietary interest in site: OWNER
 AGENT (if any): ISAACSON & ARFMAN, P.A. PHONE: 268-8828
 ADDRESS: 128 MONROE ST NE FAX: 268-2632
 CITY: ABQ STATE NM ZIP 87108 E-MAIL: iamengrs@swcp.com

DESCRIPTION OF REQUEST: VACATION OF TEMPORARY PUBLIC ACCESS ESM'T.

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

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

Lot or Tract No. LOT 6 Block: _____ Unit: _____
 Subdiv. / Addn. RIVERSIDE PLAZA
 Current Zoning: SN-1 FOR PRD/SPU/AC. Proposed zoning: SAME
 Zone Atlas page(s): E-12 No. of existing lots: 1 No. of proposed lots: 8(N/A)
 Total area of site (acres): 5.66 Ac. 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. 101206244543410203 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: WINTERHAVEN RD. N.W.
 Between: MONTANO RD. and LA ORILLA 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.): _____

PROJ. 1002479, 03 DRB-00000-00233

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: EPC 04-17-03

SIGNATURE Fred C. Arfman DATE _____
 (Print) FRED C. ARFMAN _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised September 2001

INTERNAL ROUTING

Application case numbers	Action	S.F.	Fees
<u>03DRB - 00718</u>	<u>VPE</u>	<u>✓</u>	<u>\$ 45</u>
	<u>NOTIF. FEE</u>		<u>\$ 75.00</u>
			\$
			\$
			\$
			\$
Hearing date <u>MAY 28, 03</u>			Total <u>\$ 120.00</u>

- 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

Robert 5/04/03 Project # 1002479
 Planner signature / date

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for dedicated and City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 24 copies
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule) 4500 + 7500 NOTF..
 - 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.

FRED C. ARFMAN
 FOR: ISAACSON & ARFMAN, P.A. Applicant name (print)
Fred C. Arfman 05.02.03
 Applicant signature / date



Form revised September 2001

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

Application case numbers
 03DRB - 00718

Robert 5/02/03
 Planner signature / date
Project # 1002479



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

May 2, 2003

Ms. Sheran Matsen
DRB Chair
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

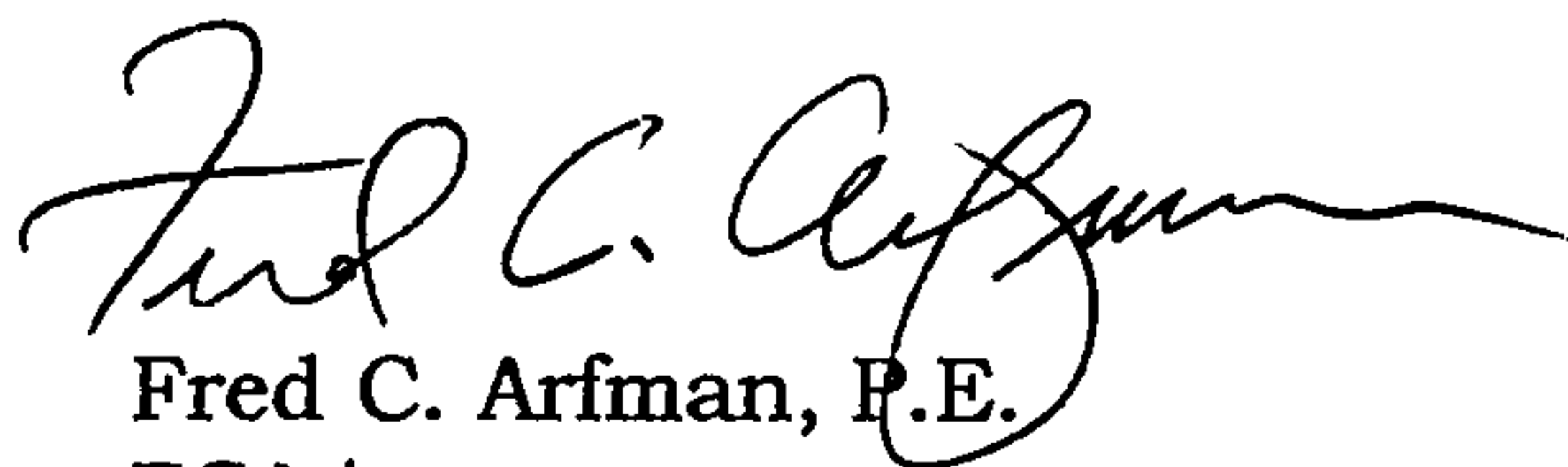
**RE: The Preserve
 Lot 6, Riverside Plaza**

SUBJ: Vacation of a portion of a Temporary Public Access Easement

Dear Ms. Matsen:

The Owners have received EPC concurrence to vacate that portion of subject easement not programmed for dedication by final plat. We request DRB approval on this matter at the upcoming DRB meeting.

Sincerely,
Isaacson & Arfman, P.A.


Fred C. Arfman, P.E.
FCA/nav



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

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

May 1, 2003

Ruth Lozano
Isaacson and Arfman, P.A.
128 Monroe St. NE/87108
Phone: 268-8828/Fax: 268-2632

Dear Ruth:

Thank you for your inquiry of May 1, 2003 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at LOT 6, RIVERSIDE PLAZA zone map E-12.

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(04/09/03)

"Attachment A"

Ruth Lozano, Isaacson and Arfman, P.A.
Zone Map: E-12

TAYLOR RANCH N.A. (R)

***Eddie Costello**

1111 Alameda NW, St. J/87114 792-1066 (w)

Jolene Wolfley

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

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



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

May 2, 2003

Certified Mail 7002 2410 0001 1545 0497

Mr. Eddie Costello
Taylor Ranch Neighborhood Association
1111 Alameda NW, Suite J
Albuquerque, NM 87114

RE: Riverside Plaza, Lot 6

Dear Mr. Costello:

As the consulting engineers for the above referenced site, we are writing to inform the Taylor Ranch Neighborhood Association that a request for vacation of temporary public access easement approval will be submitted to the Development Review Board this Friday, 5/2/03. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Respectfully yours,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman
Fred C. Arfman, PE
FCA/rtl

Attachment

7002 2410 0001 1545 0497

U.S. Postal Service™		
CERTIFIED MAIL™ RECEIPT		
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>		
For delivery information visit our website at www.usps.com		
OFFICIAL USE		
ALBUQUERQUE, NM 87114		UNIT ID: 0108
Postage	\$ 0.37	Postmark Here
Certified Fee	2.30	
Return Receipt Fee (Postage & Insurance Required)	1.75	
Restricted Delivery Fee (Postage & Insurance Required)		Clerk: KZ4YYX
Total Postage & Fees	\$ 4.42	05/02/03
Sent To Eddie Costello Taylor Ranch NA		
Street, Apt. No., or PO Box No. 1111 Alameda NW, Ste. J		
City, State, ZIP+4 Albuquerque, NM 87114		
PS Form 3800, June 2002		See Reverse for Instructions



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

May 2, 2003

Certified Mail 7002 2410 0001 1545 0503

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

RE: Riverside Plaza, Lot 6

Dear Ms. Wolfley:

As the consulting engineers for the above referenced site, we are writing to inform the Taylor Ranch Neighborhood Association that a request for vacation of temporary public access easement approval will be submitted to the Development Review Board this Friday, 5/2/03. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Respectfully yours,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman
Fred C. Arfman, PE
FCA/rtl
Attachment

7002 2410 0001 1545 0503

U.S. Postal Service™		CERTIFIED MAIL™ RECEIPT	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>			
For delivery information visit our website at www.usps.com			
OFFICIAL USE			
ALBUQUERQUE, NM 87120		UNIT ID: 0108	
Postage	0.37	Postmark Here	
Certified Fee	2.30	Clerk: KZ4YYX	
Receipt Fee (Endorsement Required)	1.75	05/02/03	
Restricted Delivery Fee (Endorsement Required)			
Total Postage	4.42		
Sent To Jolene Wolfley Taylor Ranch NA Street, Apt. No.; or PO Box No. 6804 Staghorn Dr. NW City, State, ZIP+4 Albuquerque, NM 87120-4806			
PS Form 3800, June 2002		See Reverse for Instructions	

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

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

PAID RECEIPT

APPLICANT NAME

JAY REMBE

AGENT

ISAACSON & ARFMAN P.A.

ADDRESS

128 MONROE ST., N.E.

PROJECT NO.

1002479

APPLICATION NO.

03DRB - 00718

\$ 45 441006 / 4983000 (DRB Cases)

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

\$ 75 441018 / 4971000 (Notification)

\$ 120⁰⁰ Total amount due

DUPLICATE
City of Albuquerque
Treasury Division

05/02/2003 X 12:21PM LOC: ANN

RECEIPT# 00008271 WSH 008 TRANS# 0025
ACCOUNT 441006 Fund 0110 TRSCCS
Activity 4983000
Trans Amt \$120.00
J24 Misc \$45.00

268-8828
ISAACSON AND ARFMAN, P.A.
128 MONROE ST. NE
ALBUQUERQUE, NM 87108

PAY TO THE ORDER OF City of Albuquerque DATE 5/2/03 15047
One Hundred Twenty & 00/100 \$120.00
WELLS FARGO Wells Fargo Bank New Mexico, N.A.
200 Lomas NW
Albuquerque, NM 87102
www.wellsfargo.com

FOR DRB submittal 1276 DOLLARS

1101504711 107002192135074399711

Treasurer [Signature] LOC: ANN

RECEIPT# 00008272 WSH 008 TRANS# 0025
Account 441018 Fund 0110
Activity 4971000 TRSCCS
Trans Amt \$120.00
J24 Misc 10/28/02 \$75.00
CK \$120.00
CHANGE \$0.00

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from MAY 13 03 To MAY 28TH 03.

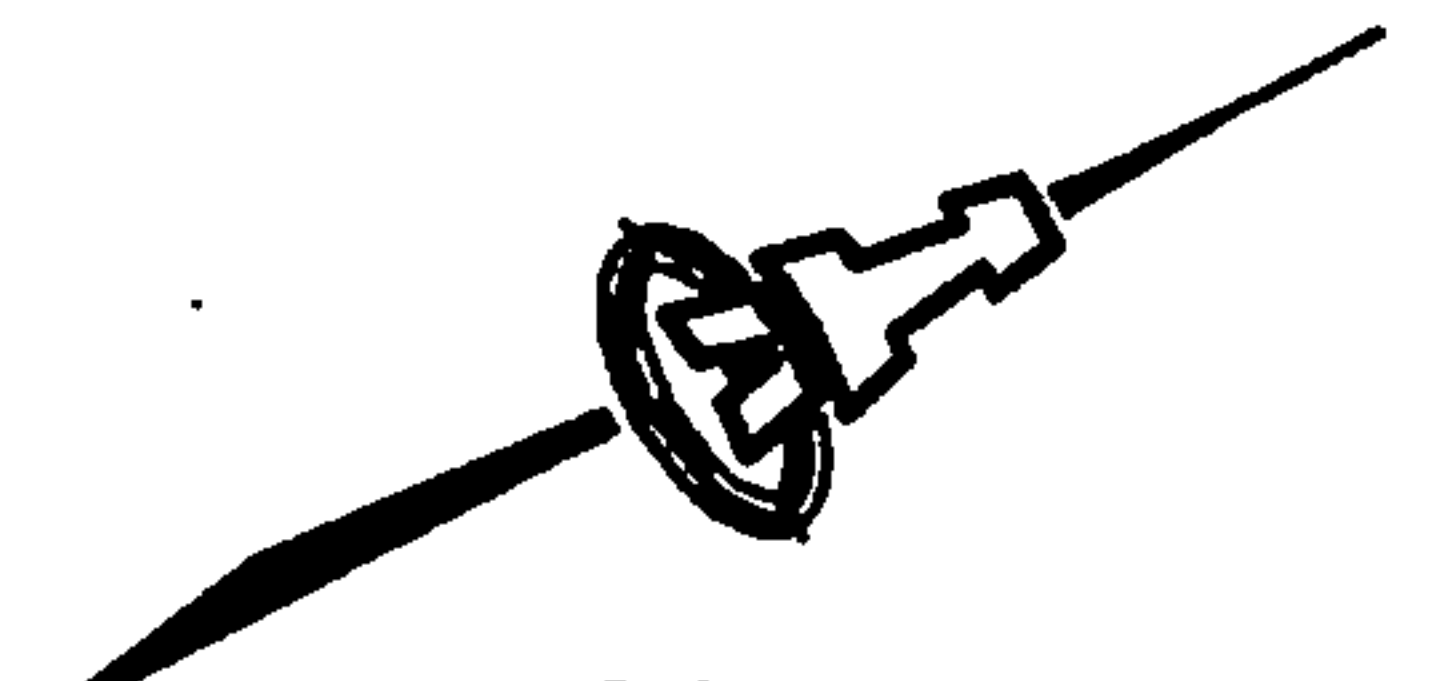
5. REMOVAL

- 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.

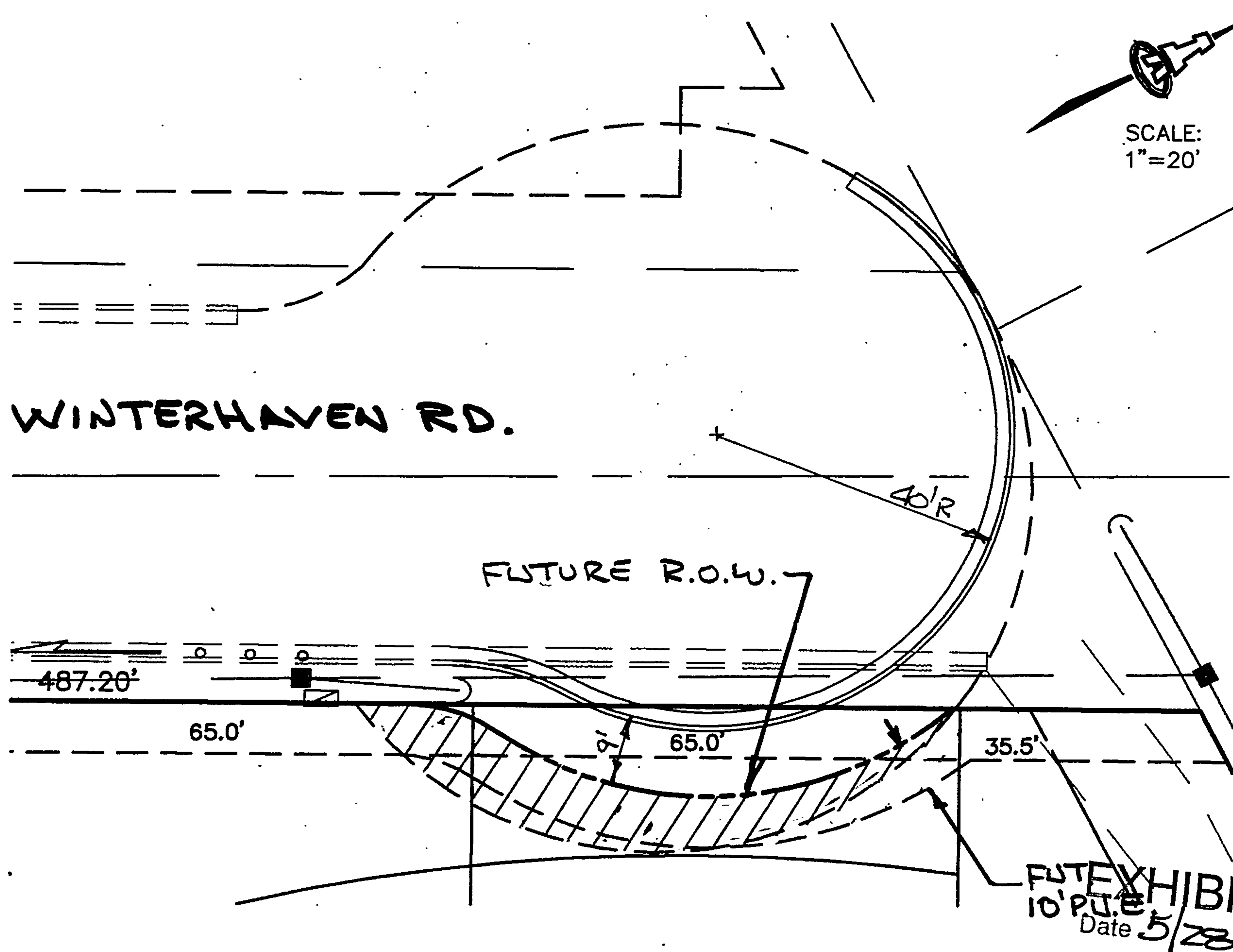
I have read this sheet and discussed it with the Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Ruth Lozano 5/2/03
(Applicant or Agent) (Date)
Fr Isaacson + Arfman, PA

I issued 1 signs for this application, 5/02/03 [Signature]
(Date) (Staff Member)



SCALE:
1"=20'



WINTERHAVEN RD.

FUTURE R.O.W.

487.20'

65.0'

91'

65.0'

35.5'

40/R

FUTURE EXHIBIT B
10' P.U.E.
Date 5/28/03

**TEMPORARY PUBLIC ACCESS EASEMENT
VACATION EXHIBIT**



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: 1002479

AGENDA ITEM NO: 15

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage plan is required for Preliminary Plat approval.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: February 26, 2003



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002479

Item No. 15

Zone Atlas E-12

DATE ON AGENDA 2-26-03

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"/>	The cul-de-sac apparently needs to be completed.
<input type="checkbox"/>	The standard street improvements are required on an infrastructure list.
<input type="checkbox"/>	How was the configuration of the private access easement determined?
<input type="checkbox"/>	Has the Solid Waste or Fire Departments been contacted?

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



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

Development Review Board Comments

Project Number: 1002479
Application Number: 03DRB-00233

DRB Date: 2/26/03
Item Number: 15

Subdivision:

lot 6, Riverside Plaza

Zoning: SU-1 PRD

Zone Page: E-12

New Lots (or units) : 8

Request for:

- | |
|--|
| <input checked="" type="checkbox"/> Sketch Plat Review & Comment |
| <input type="checkbox"/> Bulk Land Variance |
| <input type="checkbox"/> Site Development Plan for Subdivision |
| <input type="checkbox"/> Site Development Plan for Building Permit |
| <input type="checkbox"/> Preliminary Plat |
| <input type="checkbox"/> Final Plat |
| <input type="checkbox"/> Vacation of Public RoW |
| <input type="checkbox"/> Vacation of Public Easement |
| <input type="checkbox"/> Vacation of Private Easement |
| <input type="checkbox"/> Temp. Deferral of Sidewalk Construction |
| <input type="checkbox"/> Sidewalk Variance |
| <input type="checkbox"/> SIA Extension |
| <input type="checkbox"/> Other |

Parks and Recreation Comments:

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 8 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

The SU-1 zone in the Developing Urban Area of the Comprehensive Plan requires 2,400 square feet of open space for each dwelling unit. With submittal of the Preliminary Plat/Site Development Plan, provide an Open Space Calculation Table showing the lot number, lot size, building & driveway area, provided open space, remaining open space requirement (this table can be separate from the plat itself). Provide a dimensioned Typical Lot Plan, which shows a typical lot with the building footprint and driveway (this should be on the Site Development Plan rather than the plat). Include one of the following notes on the Preliminary and Final Plats indicating how the total remaining open space requirement will be met:


All open space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8 (A) (1).

Total remaining open space requirements are met via a cash payment to the City of Albuquerque per

the provisions of Section 14-16-3-8 (A) (2).

Total remaining open space requirements are met via the provision of detached open space per the provisions of Section 14-16-3-8 (A) (3). *Note: This option is only applicable to land covered by a Sector Development Plan.

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

Signed: 

Christina Sandoval, (PRD)

Phone: 768-5328

CITY OF ALBUQUERQUE
Planning Department
Development Review Board Comments
2/26/03

ITEM# 15

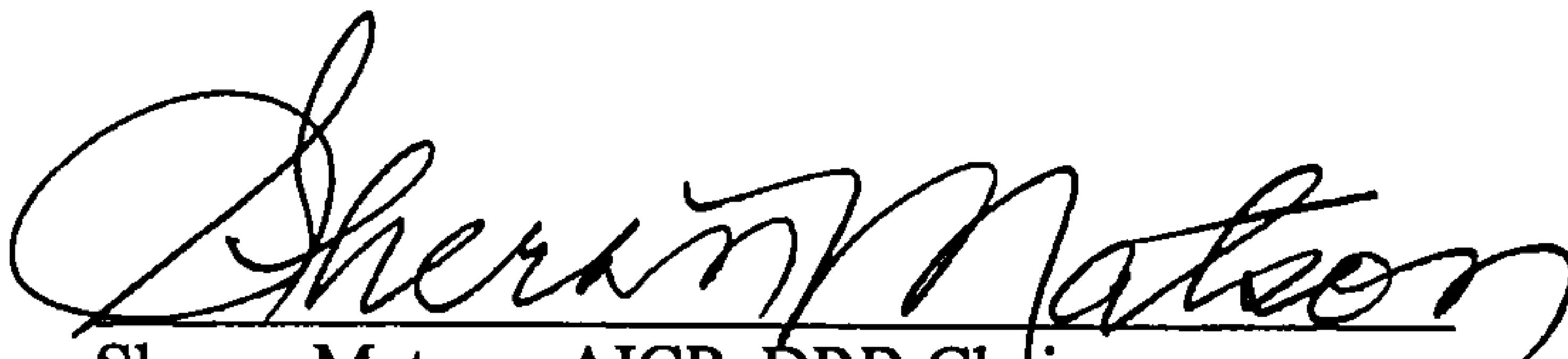
PROJECT # 1002479

APPLICATION # 03DRB-00233

RE: Riverside Plaza/Sketch Plat

Property lies within the boundaries of the Coors Corridor Plan. Please consult this plan for any requirements which may affect this property. Applicant does show the required 100' buffer along the Corrales Drain which is a requirement.

Submittal to EPC is required for the existing zoning.



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

A City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

Supplemental form **S**

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) **L**

Supplemental form **Z**

ZONING

Annexation & Zone Establishment

Sector Plan

Zone Change

Text Amendment

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

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

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

APPLICANT INFORMATION:

NAME: JAY REMBE PHONE: 878-0008

ADDRESS: _____ FAX: 878-0002

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

Proprietary interest in site: OWNER

AGENT (if any): FRED C. ARFMAN PHONE: 268-8828

ADDRESS: 128 MONROE ST NE FAX: 268-2632

CITY: ABQ STATE NM ZIP 87108 E-MAIL: 1amengr@suxp.com

DESCRIPTION OF REQUEST: MAJOR (OR MINOR) PLAT TO SUBDIVIDE LOT 6 INTO 7 OR 8 RESIDENTIAL LOTS ALL HAVING FRONTAGE ON WINTERHAVEN RD.

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

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

Lot or Tract No. LOT 6 Block: _____ Unit: _____

Subdiv. / Addn. RIVERSIDE PLAZA

Current Zoning: SU-1 FOR PRD/800/AC. Proposed zoning: SAME

Zone Atlas page(s): E-12 No. of existing lots: 1 No. of proposed lots: 7 or 8

Total area of site (acres): 5.66 AC. Density if applicable: dwellings per gross acre: 1.2 to 1.4 DU/AC. dwellings per net acre: 1.2 to 1.4 DU/AC.

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. 101206244543410203 MRGCD Map No. N/A.

LOCATION OF PROPERTY BY STREETS: On or Near: WINTERHAVEN RD. N.W

Between: MONTANO RD and LA ORILLA 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.): N/A

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 02.05.03

SIGNATURE Fred C. Arfman DATE 02.18.03

(Print) FRED C. ARFMAN Applicant Agent

FOR OFFICIAL USE ONLY

Form revised September 2001

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03003 - 00233</u>	<u>(SK)</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 type="checkbox"/> Case history #s are listed				\$
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				Total
<input checked="" type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>Feb 26, 2003</u>			\$ <u>0</u>
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				

[Signature] 2/18/03
Planner signature / date

Project # 1002479

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.

FRED C. ARFMAN
 FOR: ISAACSON & ARFMAN Applicant name (print)
Fred C. Arfman 02.18.03
 Applicant signature / date



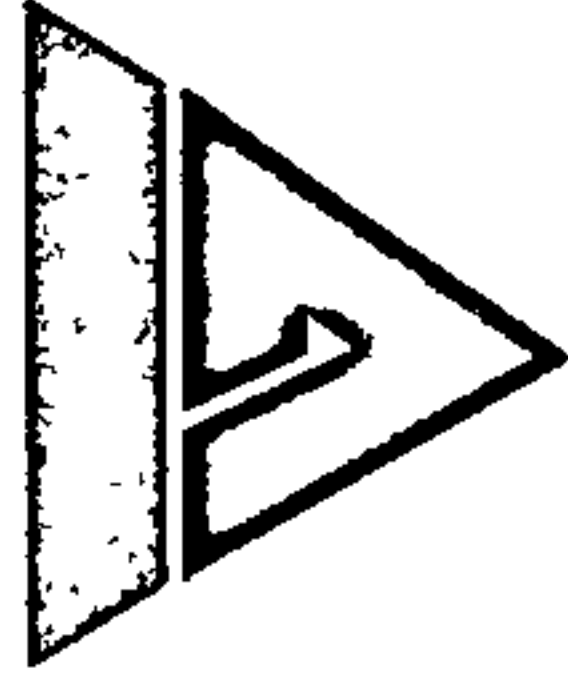
Form revised September 2001

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

Application case numbers
 03023 - - 00233
 - - -
 - - -

Geoff Cordell 2/18/03
 Planner signature / date

Project # 1002479



PROJECT MEMORANDUM

2/18/03

TO: Development Review Board (DRB)

FROM: Fred C. Arfman, Isaacson & Arfman, P.A.

REF: Riverside Compound

PROJ NO: 1276

SUBJ: Sketch Plat Submittal

Isaacson & Arfman, P.A. is under contract to process the required plans, studies, and documents through the City DRB process in order to secure a final plat and support engineering plans to develop the site into 7 or 8 residential lots.

Site is zoned SU-1 and PRD/8 DU AC with a requirement of a Landscape and Open Space Buffer. This shall be achieved by providing a 100-foot building setback along the easterly property line as shown on the Sketch Plat.

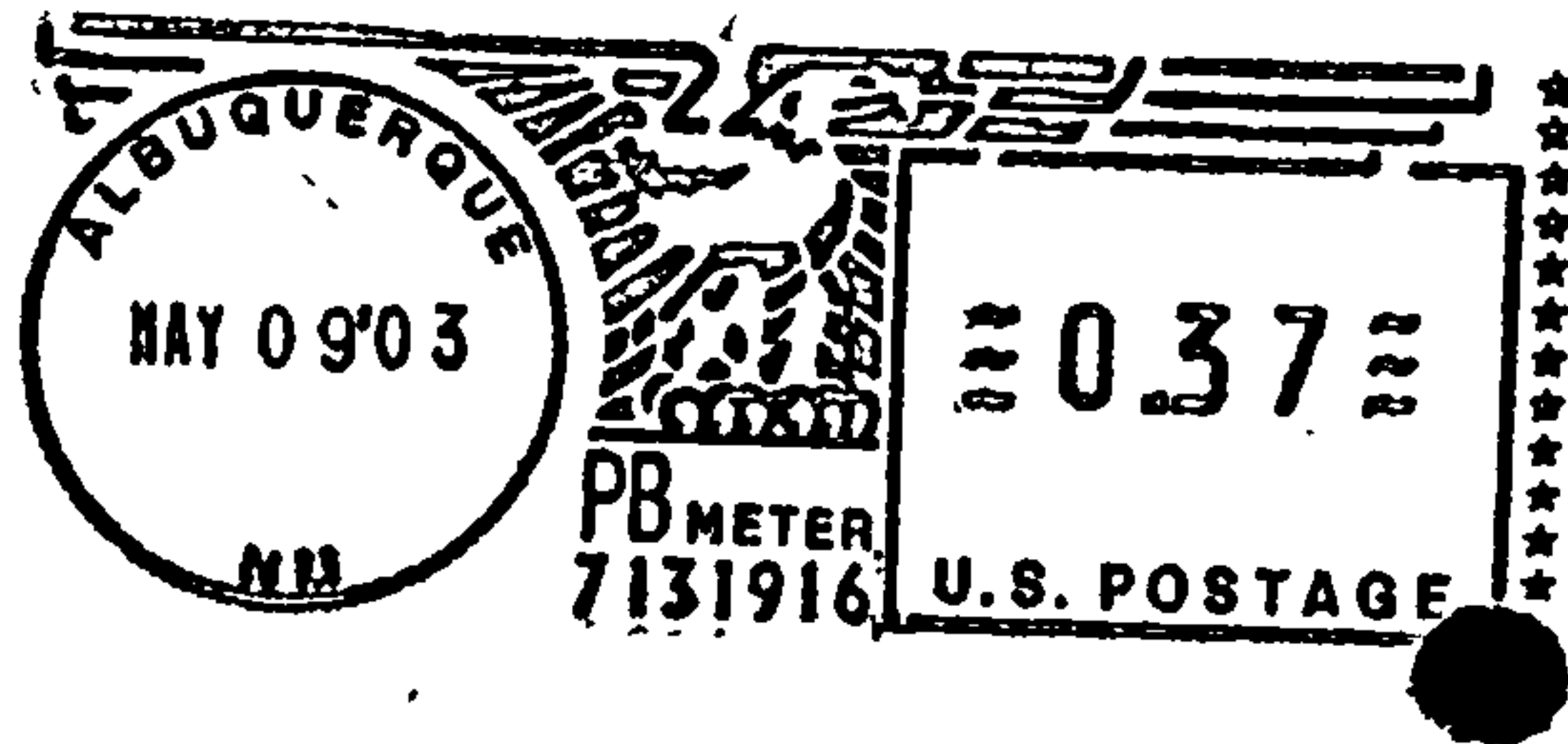


TO SENDER
NOT DELIVERABLE
AS ADDRESSED
UNABLE TO FORWARD

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT



30
[Handwritten signature]

10120624154/010255

UNITED NEW MEXICO BANK
PO BOX 1830
ALBUQUERQUE NM 87103





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

PAGE 2

Project # 1002638

03DRB-00714 Major-Vacation of Pub Right-of-Way

CAM NGUYEN agent(s) for CAM NGUYEN request(s) the above action(s) for all or a portion of Lot(s) 13, Block(s) 31, **BUENA VENTURA SUBDIVISION**, zoned R-1, located on ALTEZ ST NE, between EUBANK BLVD NE and WYOMING BLVD NE containing approximately 1 acre(s). [REF: NA] (K-20)

Project # 1002639

03DRB-00719 Minor-Sidewalk Waiver
03DRB-00720 Minor-Temp Defer SDWK
03DRB-00721 Minor-Subd Design (DPM) Variance
03DRB-00722 Major-SiteDev Plan Subd
03DRB-00717 Major-Preliminary Plat Approval

ISAACSON & ARFMAN, PA agent(s) for BOYHAHN, LLC request(s) the above action(s) for all or a portion of Lot(s) 6-14, Block(s) 4, Tract(s) 2, North Albuquerque Acres, **TREMENTINA SUBDIVISION** zoned RD/SU-1, 7 DU/AC, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD. NE containing approximately 9 acre(s). (C-19)

Project # 1002640

03DRB-00728 Minor-Temp Defer SDWK
03DRB-00723 Major-Preliminary Plat Approval
03DRB-00726 Minor-Sidewalk Variance
03DRB-00725 Minor-Sidewalk Variance
03DRB-00724 Major-SiteDev Plan BldPermit

ISAACSON & ARFMAN PA agent(s) for BOYHAHN LLC request(s) the above action(s) for all or a portion of Lot(s) 22-32, Block(s) 3, Tract(s) 2, NO. ALBUQ. ACRES, **VISTA DEL AGUILA SUBDIVISION**, zoned RD SU-1, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 12 acre(s). (C-19)

Project # 1002642

03DRB-00730 Major-Vacation of Pub Right-of-Way

CITY OF ALBUQUERQUE, DEPT. OF PUBLIC WORKS request(s) the above action(s) for all or a portion of Block(s) NA, Tract(s) NA, **WEST TOWER RD R.O.W. @ 98TH ST. SW, NA**, zoned NA, located on TOWER RD SW, between EUCARIZ AVE. SW and SAN YGNACIO RD. SW containing approximately 1 acre(s). (L-9)

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). Hearing Impaired users may access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MAY 12, 2003.



**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, May 28, 2003**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000546

03DRB-00732 Major-SiteDev Plan BldPermit
03DRB-00711 Major-Amnd SiteDev Plan Subd

CHERRY / SEE ARCHITECTS agent(s) for CITY OF ALBUQUERQUE, PARKS & REC. request(s) the above action(s) for all or a portion of Lot(s) NA, Tract(s) NA, **PHIL CHACON PARK**, zoned SU-1, Municipal Park & Rel. Fac., located on LOUISIANA BLVD SE, between GIBSON BLVD SE and SOUTHERN BLVD SE containing approximately 50 acre(s). [REF: DRB-96-214, Z-96-96, Z-94-11, AA-00691, AA-00966, 02AA-00504] (L-19)

Project # 1000627

03DRB-00675 Major-Vacation of Public Easements
03DRB-00678 Major-Vacation of Public Easements
03DRB-00679 Major-Vacation of Public Easements
03DRB-00677 Major-Vacation of Public Easements
03DRB-00676 Minor-Vacation of Private Easements

ISAACSON AND ARFMAN PA agent(s) for CALVARY CHAPEL request(s) the above action(s) for all or a portion of Tract(s) A, **CALVARY CHAPEL**, zoned O-1, M-1, located on NW CORNER OF OSUNA, between WASHINGTON NE and containing approximately 20 acre(s). [REF: DRB-94-142, DRB-94-143, 1000627 00440-00856] (E-17)

Project # 1001796

03DRB-00716 Major-Vacation of Public Easements

SAMUEL C DE BACA agent(s) for SAMUEL C DE BACA request(s) the above action(s) for all or a portion of Lot(s) 1, **STOUT SUBDIVISION**, zoned SU-1 for O-1 Permissive Uses, located on COORS BLVD NW, between EAGLE RANCH RD NW and PASEO DEL NORTE NW containing approximately 18 acre(s). [REF: Z-98-17, Z-84-122, DRB-97-507/S-98-25] (C-13)

Project # 1002479

03DRB-00718 Major-Vacation of Public Easements

ISAACSON & ARFMAN, PA agent(s) for JAY REMBE request(s) the above action(s) for all or a portion of Lot(s) 6, **RIVERSIDE PLAZA**, zoned SU-1, for PRD/8DU/AC, located on E. SIDE OF WINTERHAVEN RD NW, between MONTANO RD NW and LA ORILLA RD NW containing approximately 6 acre(s). [REF: 03DRB-00233] (E-12)

SEE PAGE 2.....



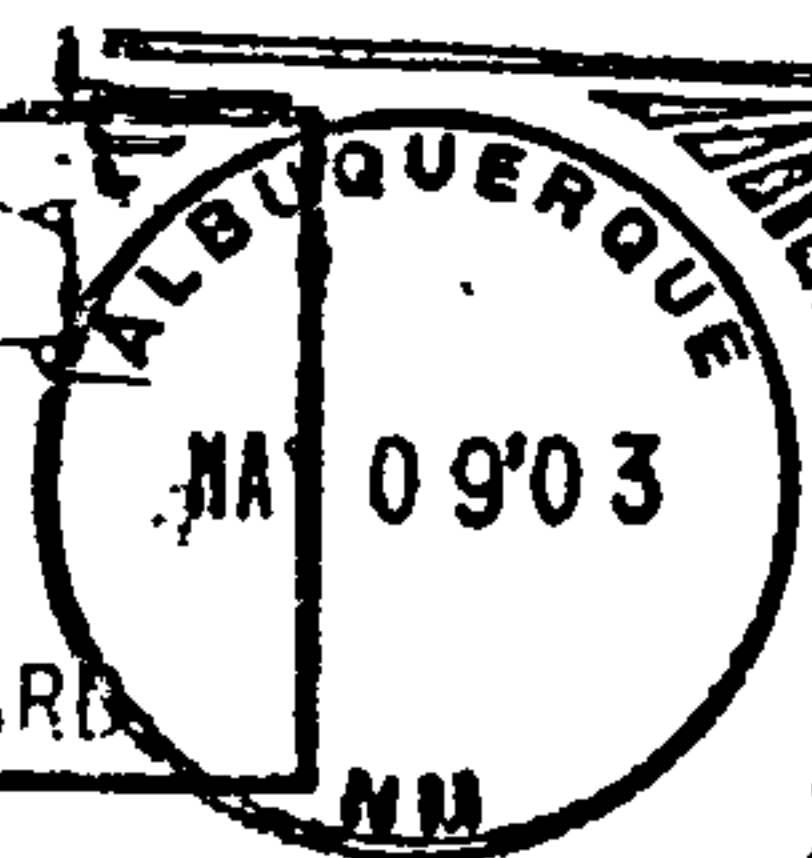
City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT



RETURN
TO SENDER
NOT DELIVERABLE
AS ADDRESSED
UNABLE TO FORWARD



PB METER
7131916

037
U.S. POSTAGE

101206238038010310

TITAN OFFICE PARTNERS ONE LTD
6400 UPTOWN BL NE
ALBUQUERQUE NM 87110





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

PAGE 2

Project # 1002638

03DRB-00714 Major-Vacation of Pub Right-of-Way

CAM NGUYEN agent(s) for CAM NGUYEN request(s) the above action(s) for all or a portion of Lot(s) 13, Block(s) 31, **BUENA VENTURA SUBDIVISION**, zoned R-1, located on ALTEZ ST NE, between EUBANK BLVD NE and WYOMING BLVD NE containing approximately 1 acre(s). [REF: NA] (K-20)

Project # 1002639

03DRB-00719 Minor-Sidewalk Waiver
03DRB-00720 Minor-Temp Defer SDWK
03DRB-00721 Minor-Subd Design (DPM) Variance
03DRB-00722 Major-SiteDev Plan Subd
03DRB-00717 Major-Preliminary Plat Approval

ISAACSON & ARFMAN, PA agent(s) for BOYHAHN, LLC request(s) the above action(s) for all or a portion of Lot(s) 6-14, Block(s) 4, Tract(s) 2, North Albuquerque Acres, **TREMENTINA SUBDIVISION** zoned RD/SU-1, 7 DU/AC, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD. NE containing approximately 9 acre(s). (C-19)

Project # 1002640

03DRB-00728 Minor-Temp Defer SDWK
03DRB-00723 Major-Preliminary Plat Approval
03DRB-00726 Minor-Sidewalk Variance
03DRB-00725 Minor-Sidewalk Variance
03DRB-00724 Major-SiteDev Plan BldPermit

ISAACSON & ARFMAN PA agent(s) for BOYHAHN LLC request(s) the above action(s) for all or a portion of Lot(s) 22-32, Block(s) 3, Tract(s) 2, NO. ALBUQ. ACRES, **VISTA DEL AGUILA SUBDIVISION**, zoned RD SU-1, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 12 acre(s). (C-19)

Project # 1002642

03DRB-00730 Major-Vacation of Pub Right-of-Way

CITY OF ALBUQUERQUE, DEPT. OF PUBLIC WORKS request(s) the above action(s) for all or a portion of Block(s) NA, Tract(s) NA, **WEST TOWER RD R.O.W. @ 98TH ST. SW, NA**, zoned NA, located on TOWER RD SW, between EUCARIZ AVE. SW and SAN YGNACIO RD. SW containing approximately 1 acre(s). (L-9)

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). Hearing Impaired users may access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MAY 12, 2003.



**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, May 28, 2003**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000546

03DRB-00732 Major-SiteDev Plan BldPermit
03DRB-00711 Major-Amnd SiteDev Plan Subd

CHERRY / SEE ARCHITECTS agent(s) for CITY OF ALBUQUERQUE, PARKS & REC. request(s) the above action(s) for all or a portion of Lot(s) NA, Tract(s) NA, **PHIL CHACON PARK**, zoned SU-1, Municipal Park & Rel. Fac., located on LOUISIANA BLVD SE, between GIBSON BLVD SE and SOUTHERN BLVD SE containing approximately 50 acre(s). [REF: DRB-96-214, Z-96-96, Z-94-11, AA-00691, AA-00966, 02AA-00504] (L-19)

Project # 1000627

03DRB-00675 Major-Vacation of Public Easements
03DRB-00678 Major-Vacation of Public Easements
03DRB-00679 Major-Vacation of Public Easements
03DRB-00677 Major-Vacation of Public Easements
03DRB-00676 Minor-Vacation of Private Easements

ISAACSON AND ARFMAN PA agent(s) for CALVARY CHAPEL request(s) the above action(s) for all or a portion of Tract(s) A, **CALVARY CHAPEL**, zoned O-1, M-1, located on NW CORNER OF OSUNA, between WASHINGTON NE and containing approximately 20 acre(s). [REF: DRB-94-142, DRB-94-143, 1000627 00440-00856] (E-17)

Project # 1001796

03DRB-00716 Major-Vacation of Public Easements

SAMUEL C DE BACA agent(s) for SAMUEL C DE BACA request(s) the above action(s) for all or a portion of Lot(s) 1, **STOUT SUBDIVISION**, zoned SU-1 for O-1 Permissive Uses, located on COORS BLVD NW, between EAGLE RANCH RD NW and PASEO DEL NORTE NW containing approximately 18 acre(s). [REF: Z-98-17, Z-84-122, DRB-97-507/S-98-25] (C-13)

Project # 1002479

03DRB-00718 Major-Vacation of Public Easements

ISAACSON & ARFMAN, PA agent(s) for JAY REMBE request(s) the above action(s) for all or a portion of Lot(s) 6, **RIVERSIDE PLAZA**, zoned SU-1, for PRD/8DU/AC, located on E. SIDE OF WINTERHAVEN RD NW, between MONTANO RD NW and LA ORILLA RD NW containing approximately 6 acre(s). [REF: 03DRB-00233] (E-12)

SEE PAGE 2.....

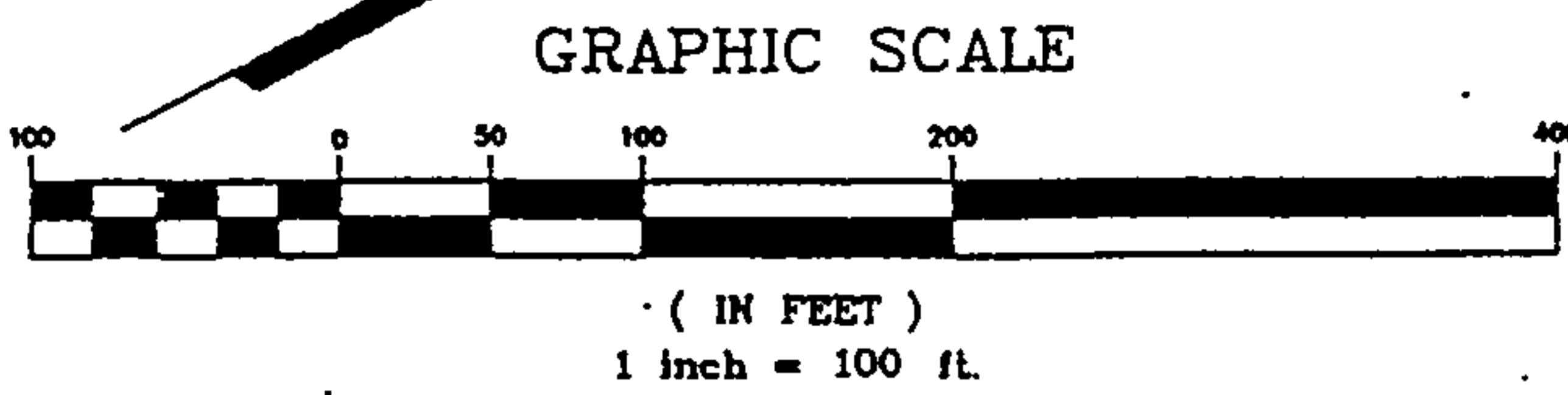
LOTS 2 THRU 6 AND TRACTS 1 THRU 8
RIVERSIDE PLAZA

(BEING A REPLAT OF A WESTERLY PORTION OF
 TRACT A-1-A-1, LANDS OF JOEL P. TAYLOR)
 WITHIN

SECTION 25, TOWNSHIP 11 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN

BERNALILLO COUNTY, NEW MEXICO

OCTOBER, 1998

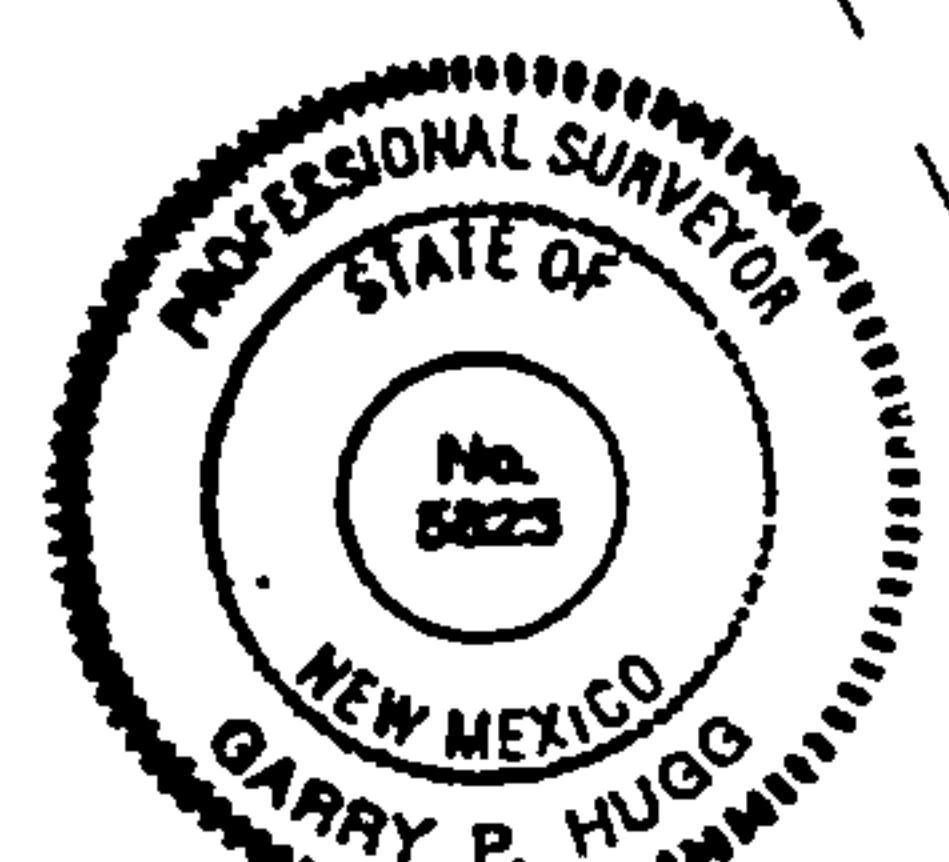
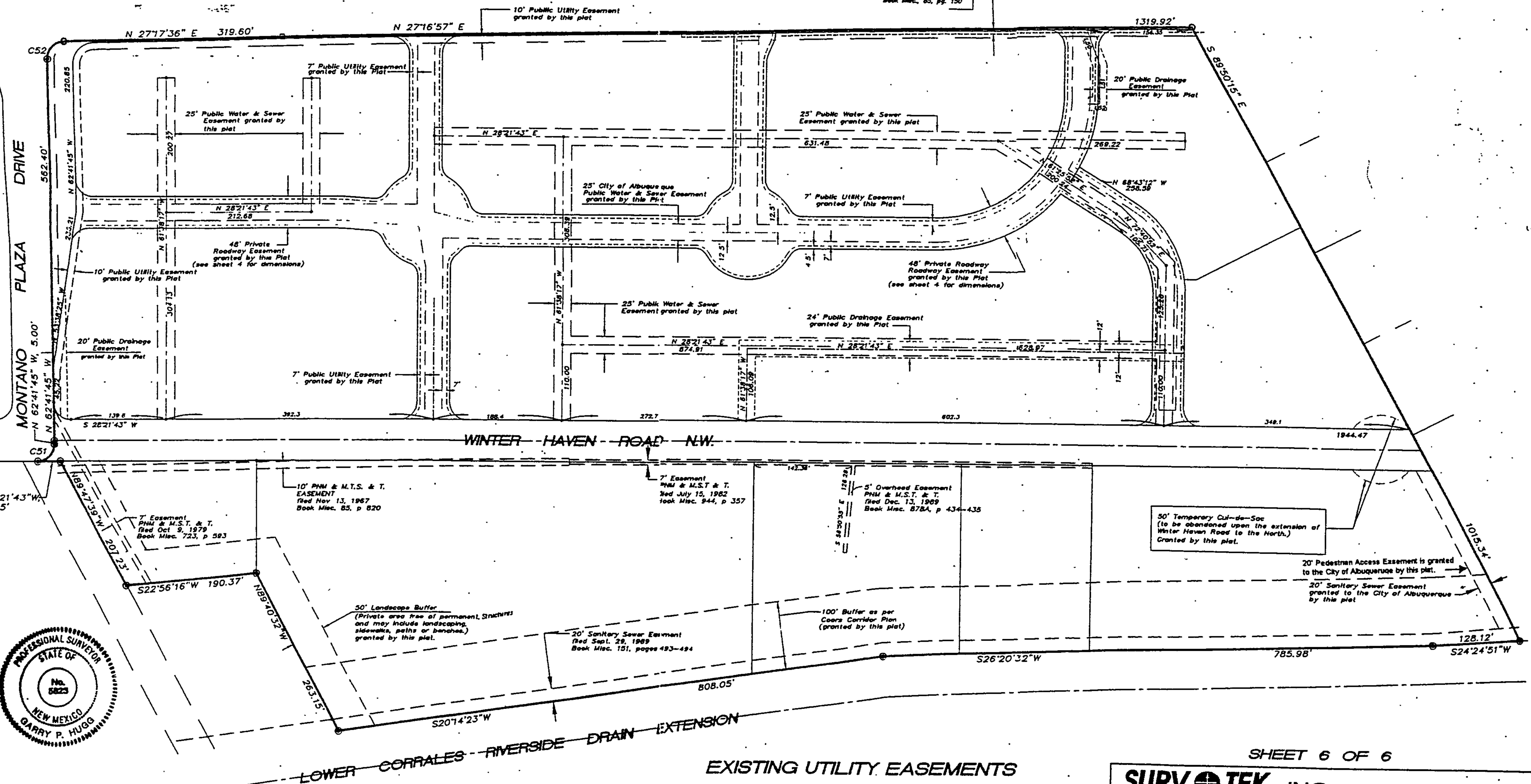


SEE SHEET 4 OF 6 FOR
 LINE AND CURVE TABLES

199805583
 8225796
 Page: 6 of 6
 85/18/1998 02:57P
 Judy D. Woodward Bern. Co. PLRT R 32.06 Bk-89C Pg-121

COORS BOULEVARD N.W.

EXISTING 7' EASEMENT
 P.N.M. & M.S.T. & T.
 Filed Nov. 13, 1967,
 Book Misc. 85, pp. 150



EXISTING UTILITY EASEMENTS
 NEW UTILITY AND DRAINAGE EASEMENTS

SHEET 6 OF 6

SURV+TEK, INC.
 Consulting Surveyors
 8643 Paradise Blvd N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-3308
 Fax: 505-897-8377

090589