

#17



Complete 3-8-05

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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

DRB Application No.: 05DRB-00306 (FP)
Project Name: BLACK FARMS ESTATES U 1/2
Agent: Tierra West LLC

Project # 1002506
Phone No.: 858-3100

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 2/23/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: ~~AMAFCA's signature~~ _____

CITY ENGINEER / AMAFCA: AMAFCA'S signature _____

PARKS / CIP: Cash-in-lieu of CS _____

PLANNING (Last to sign): _____

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

*Called agent for P/U
3-2-05 BJ*

Project Number 1002506

5 sheets	27
4 sheets	<u>22</u>
Total	# 49

2000

2000

2000

2000

HEARING DATE: (11-20-11) (VPE) (JAN)

#17



DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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

DRB Application No.: 05DRB-00306 (FP)
Project Name: BLACK FARMS ESTATES U 1/2
Agent: Tierra West LLC

Project # 1002506
Phone No.: 858-3100

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 2/23/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: ~~AMAFCA's signature~~ _____

CITY ENGINEER / AMAFCA: AMAFCA'S signature _____

PARKS / CIP: Cash-in-lieu _____

PLANNING (Last to sign): _____

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

Project Number 1002506

2. **Project # 1003905**
05DRB-00134 Major-Vacation of Public Easements

ANTHONY E. DECK request(s) the above action(s) for all or a portion of Lot(s) 31 and 32, Block(s) B, Unit(s) 1, **SANDALWOOD SUBDIVISION**, zoned R-D, located on ALLWOOD NW NW, between HANOVER NW and I-40 NW containing approximately 1 acre(s). [REF: DRB-95-287, SV-96-55, S-96-6] (J-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1003713**
05DRB-00147 Major-Vacation of Pub Right-of-Way
05DRB-00148 Minor-Prelim&Final Plat Approval
05DRB-00149 Minor-Sidewalk Variance

FAMILY HOUSING DEVELOPMENT CORPORATION agent(s) for CITY OF ALBUQUERQUE METROPOLITAN REDEVELOPMENT AGENCY request(s) the above action(s) for all or a portion of Lot(s) 1-7, Block(s) 19, PEREA ADDITION, AND LOTS 3A, 4 & 5, WEST END ADDITION (to be known as **BELL TRADING POST LOFTS, TRACT A**), zoned SU-2, SU-1, located on CENTRAL AVE NW, between LAGUNA RD NW and 15TH ST NW containing approximately 1 acre(s). [REF: Z-85-9, Z-68-134] (J-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/23/05 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. A SIDEWALK DESIGN VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

- 05DRB-00303 Minor-SiteDev Plan BldPermit

FAMILY HOUSING DEVELOPMENT CORPORATION agent(s) for CITY OF ALBUQUERQUE METROPOLITAN REDEVELOPMENT AGENCY request(s) the above action(s) for all or a portion of Lot(s) 1-7, Block(s) 19, PEREA ADDITION, AND LOTS 3A, 4 & 5, WEST END ADDITION (to be known as **BELL TRADING POST LOFTS, TRACT A**), zoned SU-2, SU-1, located on CENTRAL AVE NW, between LAGUNA RD NW and 15TH ST NW containing approximately 1 acre(s). [REF: Z-85-9, Z-68-134] [RUSSELL BRITO, EPC CASE PLANNER FOR MARY PISCITELLI] (J-13) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR MINOR CORRECTIONS.**

4. **Project # 1003703**
05DRB-00150 Major-Preliminary Plat Approval
05DRB-00151 Major-Vacation of Pub Right-of-Way
05DRB-00153 Minor-Temp Defer SDWK

THE GROUP agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13, 14, 15,16,19 and 20, Block(s) 2, Tract(s) 3, Unit(s) 3 NOR ESTE, NORTH ALBUQUERQUE ACRES, (to be known as **EAGLE'S VIEW ESTATES**) zoned R-D, located on VENTURA NE, between EAGLE ROCK NE and OAKLAND NE containing approximately 2 acre(s). [REF: 04DRB-01533] [*Deferred from 2/23/05*] (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 3/9/05.**

5. **Project # 1001031**
05DRB-00140 Major-Vacation of Public Easements

BOHANNAN HUSTON agent(s) for BUILD NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) F, **SANDIA SCIENCE AND TECHNOLOGY PARK**, zoned IP, located on INNOVATION PARKWAY SE, between RESEARCH RD SE and GIBSON AVE SE containing approximately 10 acre(s). [REF: 01DRB00788, 03DRB01848] (M-21) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

- 05DRB-00298 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON agent(s) for BUILD NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) F-1 & F-2, **SANDIA SCIENCE AND TECHNOLOGY PARK**, zoned IP, located on INNOVATION PARKWAY SE, between RESEARCH RD SE and GIBSON AVE SE containing approximately 11 acre(s). [REF: DRB 1001031, 01DRB00788, 05DRB00140] (M-21) **PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AIDS DXF AND THE 15-DAY APPEAL PERIOD.**

6. **Project # 1003684**
05DRB-00118 Major-Vacation of Pub Right-of-Way
05DRB-00121 Major-Preliminary Plat Approval
05DRB-00119 Minor-Sidewalk Waiver
05DRB-00120 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for COLLATZ INC request(s) the above action(s) for all or a portion of Tract(s) A, B and B2B1, Block(s) 7-14, CALABACILLAS ARROYO, PARADISE HEIGHTS, UNIT 5, SEVILLE, UNIT 7, (to be known as **ANASAZI RIDGE SUBDIVISION, UNITS 1, 2 & 3**) zoned R-1 residential zone, located on MCMAHON BLVD NW, between WESTSIDE RD NW and UNIVERSE BLVD NW containing approximately 92 acre(s). [REF: 04DRB01443] [*Deferred from 2/16/05 & 2/23/05*] (A-10) **DEFERRED AT THE AGENT'S REQUEST TO 3/2/05.**

7. **Project # 1003790**
05DRB-00085 Major-Vacation of Public
Easements

BOHANNAN HUSTON INC agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1A & 25, Tract(s) H-1-C & A, Block(s) 1, **LANDS OF FILBERTO GURULE and NORTH ALBUQUERQUE ACRES**, zoned IP industrial park zone, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 17 acre(s). [REF: 04DRB01790] [Deferred from 2/9/05 & 2/16/05] (B-18) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

05DRB-00158 Minor-SiteDev Plan Subd

DEKKER PERICH SABATINI agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1-A & 25, Block(s) 1, Tract(s) H-1-C & A, **LANDS OF FILBERTO GURULE and NORTH ALBUQUERQUE ACRES**, zoned IP industrial park zone, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO BLVD NE containing approximately 12 acre(s). [REF: 05DRB00085] [Deferred from 2/9/05 & 2/16/05] (B-18) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR COMMENTS ON THE REVISIONS OF THE SITE PLAN.**

05DRB-00165 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Tract(s) A, B & C, **NORTH GATEWAY**, zoned IP, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 38 acre(s). [REF: 04DRB1790] [Deferred from 2/9/05 & 2/16/05] (B-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/23/05 THE PRELIMINARY PLAT WS APPROVED WITH THE CONDITION: THE AMAFCA BOARD SHALL ALSO VACATE THIS EASEMENT AND THE DEVELOPER SHALL ENTER INTO A TURN-KEY AGREEMENT WITH AMAFCA FOR THE MAINTENANCE OF THE CHANNEL. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

8. **Project # 1003475**
04DRB-01694 Major-Vacation of Pub
Right-of-Way
04DRB-01695 Major-Preliminary Plat
Approval
04DRB-01696 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for unplatted lands and all or a portion of Tract(s) 2, PARAGON RESOURCES, (to be known as **PARADISE VIEW SUBDIVISION**) zoned RLT, located on PARADISE BLVD NW, between CONEFLOWER NW and LYON NW containing approximately 22 acre(s). [REF: 04DRB00842] [Deferred from 12/1/04, 1/26/05 & 2/9/05 & 2/16/05 & 2/23/05] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 3/9/05.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

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

9. **Project # 1003865**
05DRB-00304 Minor-SiteDev Plan
BldPermit
- DORMAN BREEN ARCHITECTS agent(s) for JAY PARKS request(s) the above action(s) for all or a portion of Lot(s) 22A, Block(s) 28, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT B, (to be known as **OAKLAND SELF STORAGE**) zoned SU-2 IP, located on OAKLAND AVE NE, between SAN PEDRO NE and LOUISIANA NE containing approximately 4 acre(s). [REF: 05DRB00006] (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
10. **Project # 1000980**
05DRB-00161 Minor-Amnd SiteDev Plan
BldPermit/EPC
05DRB-00162 Minor-SiteDev Plan
Subd/EPC
05DRB-00163 Minor-SiteDev Plan
BldPermit/EPC
- NCA ARCHITECTS agent(s) for NEW MEXICO BANK & TRUST request(s) the above action(s) for all or a portion of Tract(s) A-3-B, **SIERRA VISTA SHOPPING CENTER**, zoned C-2 community commercial zone, located on MONTGOMERY BLVD NE, between PARSIFAL ST NE and EUBANK BLVD NE containing approximately 1 acre(s). [REF: ZA-01-201, Z-93-83, DRB-93-332, ZA-81-4, Z-77-78, Z-77-78-1, 01DRB01131, 01DRB01740, 02DRB01039, 01EPC00731] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 2/9/05 & 2/16/05 & 2/23/05*] (G-20) **DEFERRED AT THE AGENT'S REQUEST TO 3/2/05.**
- 05DRB-00160 Minor-Prelim&Final Plat
Approval
- RON TYREE agent(s) for SIERRA VISTA ASSOCIATES LLC request(s) the above action(s) for all or a portion of Tract(s) A-3, **SIERRA VISTA SHOPPING CENTER**, zoned C-2 community commercial zone (SC), located on MONTGOMERY BLVD NE, between EUBANK BLVD NE and PARSIFAL ST NE containing approximately 15 acre(s). [REF: ZA-01-201, Z-93-83, DRB-93-332, ZA-81-4, Z-77-78-1, 01DRB01739, 01DRB01131, 01DRB01740, 02DRB01039, 01EPC00731] [*Deferred from 2/9/05 & 2/16/05 & 2/23/05*] (G-20) **DEFERRED AT THE AGENT'S REQUEST TO 3/2/05.**

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

11. **Project # 1002928**
05DRB-00297 Major-Amnd Prelim Plat Approval
05DRB-00308 Major-Final Plat Approval
- SURV-TEK, INC agent(s) for LONGFORD AT THE TRAILS, LLC request(s) the above action(s) for all or a portion of Tract(s) D, **TAOS AT THE TRAILS**, zoned R-D, located on TREELINE AVE NW, between RAINBOW BLVD NW and SOUTH OF PASEO DEL NORTE NW containing approximately 19 acre(s). [REF: DRB04-00718] *[Deferred from 2/23/05]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/2/05.**
12. **Project # 1003417**
05DRB-00238 Minor-Amnd Prelim Plat Approval
05DRB-00237 Major-Final Plat Approval
- MARK GOODWIN & ASSOCIATES PA agent(s) for ALPHA EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 22-30, Block(s) 11, Tract(s) 1, NORTH ALBUQUERQUE ACRES (to be known as **MOUNTAIN TRAIL SUBDIVISION, UNIT 3**, zoned R-D, located on GLENDALE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 10 acre(s). [REF: 04DRB00671, 04DRB01056, 04DRB01057, 04DRB01058, 04DRB01232] (B-19) **AMENDED PRELIMINARY PLAT WAS APPROVED. AMENDED INFRASTRUCTURE LIST DATED 2/23/05 WAS APPROVED. FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU.**
13. **Project # 1003759**
05DRB-00294 Minor-Prelim&Final Plat Approval
- SURVEYS SOUTHWEST LTD agent(s) for KEN BALIZER request(s) the above action(s) for all or a portion of Tract(s) 173A and 174, MRGCD MAP 31, (to be known as **LANDS OF KEN BALIZER**, zoned RA-2, located on ARCADIAN TR NW, between CALLE LOS VECINOS NW and SAN ISIDRO ST NW containing approximately 1 acre(s). [REF: 04DRB01702] (G-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

14. **Project # 1003761**
05DRB-00210 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST, LTD agent(s) for DOUGLAS F. VAUGHAN request(s) the above action(s) for all or a portion of Lot(s) 15 & portion of 16, Block(s) 20, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned SU-2 MIXED USE, located on PASEO DEL NORTE NE, between HOLLY AVE NE and HOLBROOK NE containing approximately 2 acre(s). *[Deferred from 2/16/05]* (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/23/05 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

15. **Project # 1003420**
05DRB-00295 Minor-Final Plat
Approval

ISAACSON & ARFMAN PA agent(s) for WINDMILL MANOR ESTATES LLC request(s) the above action(s) for all or a portion of Tract(s) B-2 UNIT 3, VOLCANO CLIFFS, (to be known as **SUNRISE RIDGE SUBDIVISION**) zoned R-LT residential zone, located on TESUQUE DR NW, between MONTANO RD NW and CRYSTAL ST NW containing approximately 5 acre(s). [REF: 04EPC00682, 04DRB01508, 04DRB01509] (E-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR PROPERTY MANAGEMENT'S SIGNATURE.**

16. **Project # 1000081**
05DRB-00305 Minor-Prelim&Final Plat
Approval

TIERRA WEST agent(s) for RSF LAND & CATTLE CO LLC request(s) the above action(s) for all or a portion of Tract(s) B3D, **COTTONWOOD CORNERS**, zoned SU-1 IP, located on COORS BLVD BYPASS NW, between ELLISON DR NW and NM 528 NW containing approximately 6 acre(s). [REF: 00DRB00276, 04AA01343] (A-13/A-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR NEW MEXICO UTILITIES SIGNATURE AND A COPY OF AN AMENDED SITE PLAN TO MAKE SURE IT MATCHES THE PLAT.**

17. ~~Project # 1002506~~
05DRB-00306 Minor-Final Plat
Approval

TIERRA WEST agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 6C,12A and 12B, PORTION OF BLACK RANCH, (to be known as **BLACK FARMS ESTATES, UNITS 1 & 2**, zoned RA-1, located on COORS BLVD NW, between PASEO DEL NORTE NW and WESTSIDE DR NW containing approximately 67 acre(s). [REF: 04DRB00637, 03EPC00501] (C-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND CITY ENGINEER FOR AMAFCA'S SIGNATURES.**

18. **Project # 1002639**
05DRB-00307 Minor-Prelim&Final Plat
Approval

COMMUNITY SCIENCES CORP agent(s) for RAYLEE HOMES request(s) the above action(s) for all or a portion of Lot(s) 17, Block(s) A, **TREMENTINA SUBDIVISION**, zoned R-D, located on VIA CONTENTA NE, between WYOMING NE and LOUISIANA NE containing approximately 1 acre(s). [REF: 03DRB-00717, 03DRB-00719, 03DRB-00720, 03DRB-00721, 03DRB-00722, 03DRB02026] *[Deferred from 2/23/05]* (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 3/2/05.**

19. **Project # 1002743**
04DRB-00888 Minor-Final Plat
Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) C, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s). [REF:Z-03-01007, 03DRB00989] *[Final Plat was Indef Deferred for SIA 6/16/04] [Deferred from 2/9/05 & 2/16/05]* (F-11) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

20. **Project # 1001934**
05DRB-00292 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for WILLIAM RIORDAN & PATRICK NAPOLEONE request(s) the above action(s) for all or a portion of Tract(s) 4C-4G, **ALVARADO GARDENS, UNIT 1**, zoned RA-2, located on RIO GRANDE BLVD NW, between CAMPBELL RD NW and MATTHEW AVE NW containing approximately 2 acre(s). [REF: 02DRB00697, 02DRB01863, 02DRB01866, 04DRB01471] (G-12) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

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

21. **Project # 1000795**
05DRB-00302 Minor-Sketch Plat or
Plan

WAYJOHN SURVEYING INC agent(s) for JOHN & NADINE MINER request(s) the above action(s) for all or a portion of Lot(s) 24, **ALVARADO GARDENS, UNIT 1**, zoned RA-2, located on MATTHEW AVE NW, between RIO GRANDE BLVD MW and 12TH ST NW containing approximately 2 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1003971**
05DRB-00293 Minor-Sketch Plat or
Plan

WAYJOHN SURVEYING INC agent(s) for LUBRICAR INC request(s) the above action(s) for all or a portion of Tract(s) A & B, **ROBERT H MOTT ADDITION**, zoned C-2, located on 4TH ST NW, between GENE AVE NW and GAVILAN PL NW containing approximately 1 acre(s). (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1003975**
05DRB-00301 Minor-Sketch Plat or Plan

WAYJOHN SURVEYING INC agent(s) for COE PROPERTIES INC request(s) the above action(s) for all or a portion of Lot(s) 6, 7, 12 and 13, Block(s) 15, MESA GRANDE ADDITION (to be known as **ZUNI TOWNHOMES**) zoned O-R, located on WASHINGTON ST SE, between CENTRAL AVE SE and ZUNI RD SE containing approximately 1 acre(s).[REF:ZA-78-377]K-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. **Project # 1003973**
05DRB-00299 Minor-Sketch Plat or Plan

ISAACSON AND ARFMAN agent(s) for STILLBROOKE HOMES request(s) the above action(s) for all or a portion of **TRACT 7, THE TRAILS UNIT 2**, zoned R-D, located on OAKRIDGE ST NW, between WOODMONT AVE NW and TREELINE NW containing approximately 15 acre(s). (C-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

25. **Project # 1003974**
05DRB-00300 Minor-Sketch Plat or Plan

ISAACSON AND ARFMAN, P.A. agent(s) for STILLBROOKE HOMES request(s) the above action(s) for all or a portion of **TRACT 5, THE TRAILS UNIT 2**, zoned R-D, located on OAKRIDGE ST NW, between TREELINE NW and UNIVERSE BLVD NW containing approximately 6 acre(s). (C-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. Approval of the Development Review Board Minutes for February 2, 2005. **DEVELOPMENT REVIEW BOARD MINUTES FOR FEBRUARY 2, 2005 WERE APPROVED.**

ADJOURNED: 1:30 P.M.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
February 23, 2005
DRB Comments**

ITEM # 17

PROJECT # 1002506

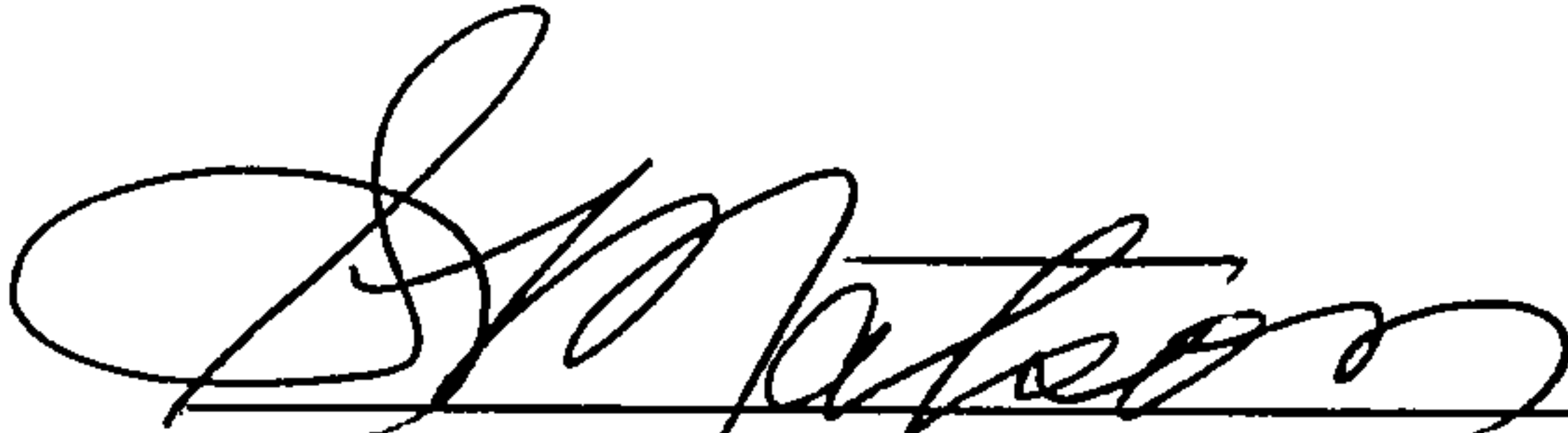
APPLICATION # 05-00306

RE: Black Farms Estates, Units 1 & 2/final plat

No objection.

Planning must file the plat.

Wall design approved



Sheran Matson, AICP DRB Chair

Karen Kline

From: Rusty Hugg [russhugg@survtek.com]
Sent: Monday, February 14, 2005 5:53 PM
To: Tom Golden
Cc: Karen Kline
Subject: Project 1002506- Black Farm Units 1 and 2

Tom

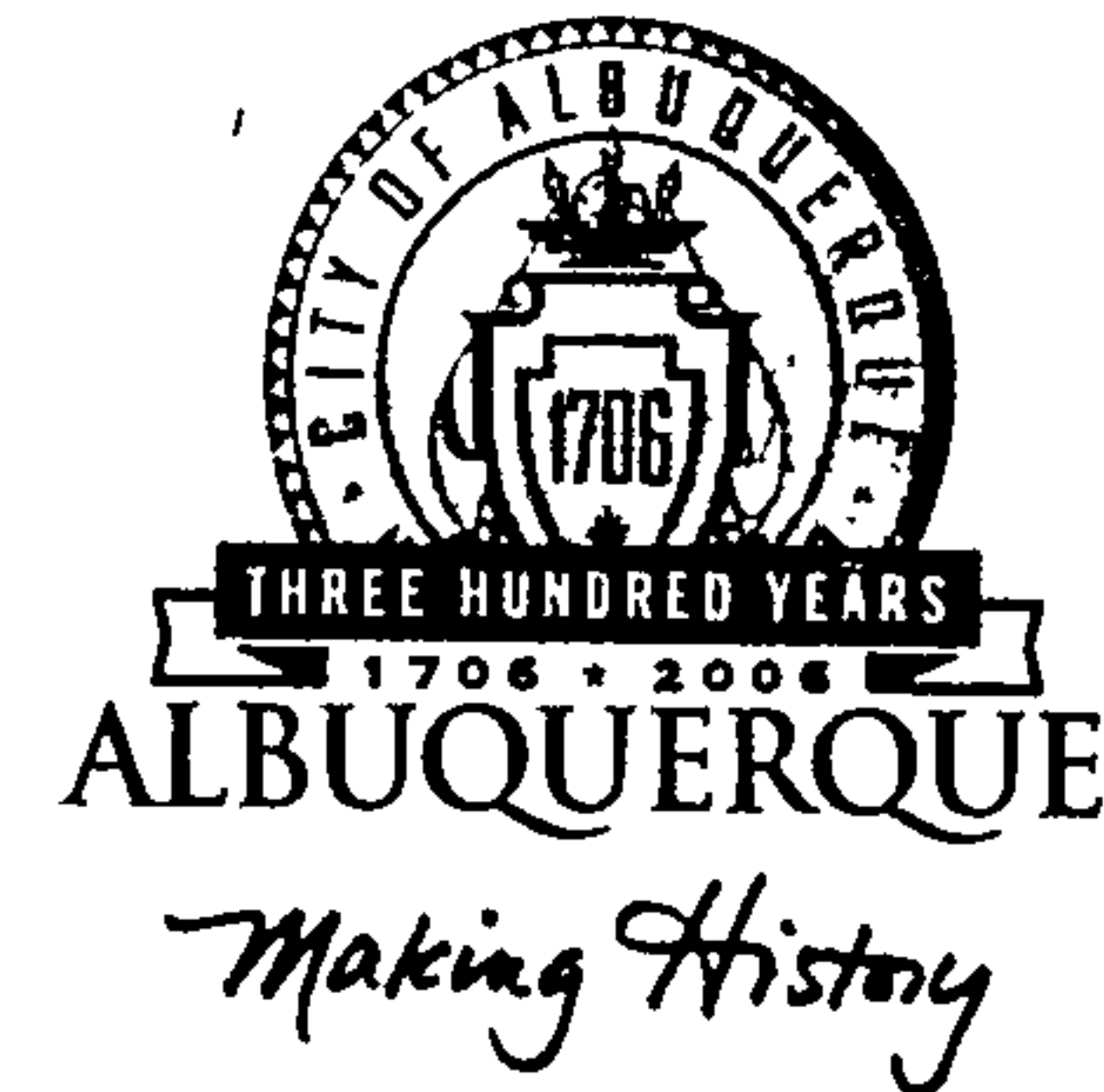
Attached are dxf files for Units 1 and 2. Bearings are grid, distances are ground.
Karen Kline @ Tierra West will deliver hard copies tomorrow.

Thanks

Surv-Tek, Inc.

*Russ Hugg, PS
9384 Valley View Drive NW, Albuquerque, NM 87114
Phone (505) 897-3366 Fax (505) 897-3377
russhugg@survtek.com*

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002506

AGENDA ITEM NO: 17

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

Albuquerque

ENGINEERING COMMENTS:

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

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

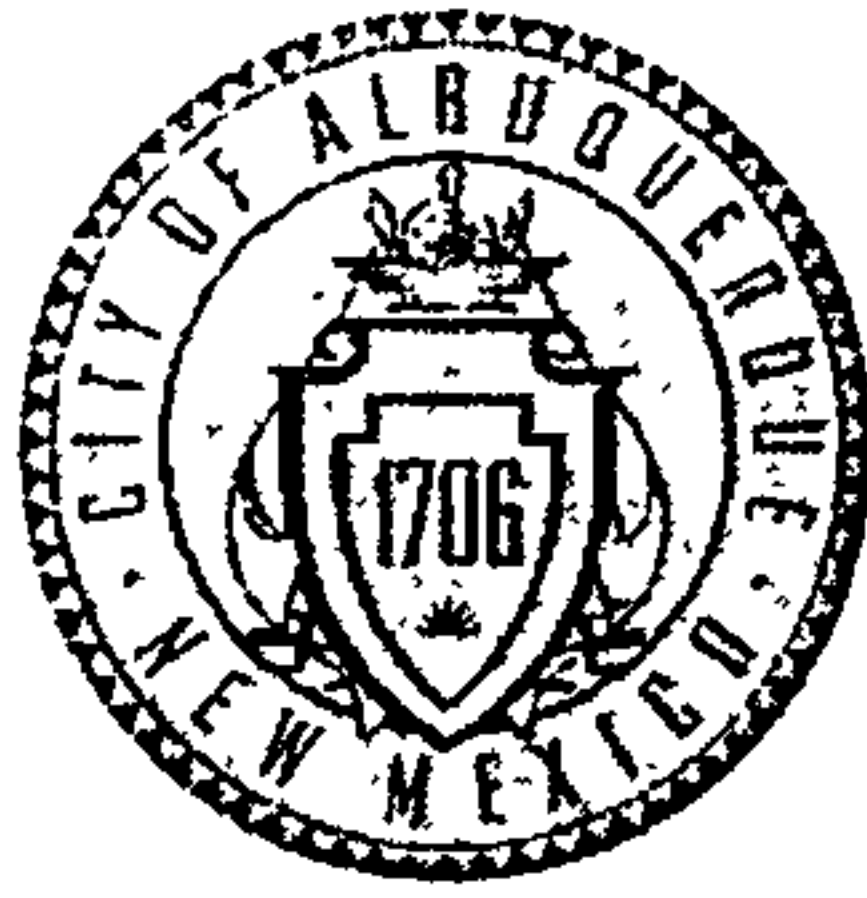
SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: February 23, 2005



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

Development Review Board Comments

Project Number: 1002506

Application Number: 05DRB-00306

DRB Date: 2/23/2005

Item Number: 17

Subdivision: Black Farms Estates, Units 1 & 2
Tracts 6C, 12A and 12B, Portion of Black Ranch

Zoning: RA-1

Zone Page: C-13

New Lots (or units) : 56

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 56 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.

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

Signed:

Christina Sandoval, (DMD)

Phone: 768-3808

#17

2506

DXF Electronic Approval Form

DRB Project Case #: 1002506

Subdivision Name: BLACK FARM ESTATES UNIT 1

Surveyor: RUSS P HUGG

Contact Person: KAREN KLINE

Contact Information:

DXF Received: 2/15/2005

Hard Copy Received: 2/15/2005

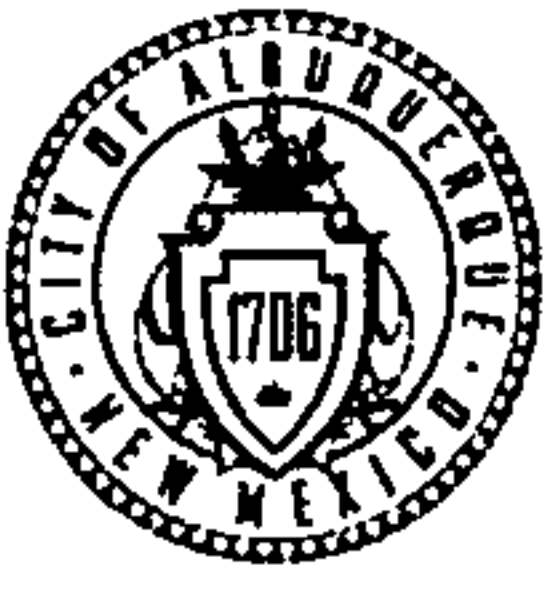
Coordinate System: Ground rotated to NMSP Grid


Approved

2/15/05
Date

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

AGIS Use Only
Copied cov 2506 to agiscov on 2/15/2005 Contact person notified on 2/15/2005



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 1, 2004

34. Project # 1002506
04DRB-01791 Minor-Subd Design (DPM) Variance

TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 6C, 12A and 12B, **PARTITION OF BLACK RANCH**, zoned RA-1 residential and agricultural zone, semi-urban area, located on COORS BLVD NW, between PASEO DEL NORTE NW and WESTSIDE DR NW containing approximately 68 acre(s). [REF: 03EPC00300, 03EPC00301, 04DRB00217, 04DRB00360] (C-13)

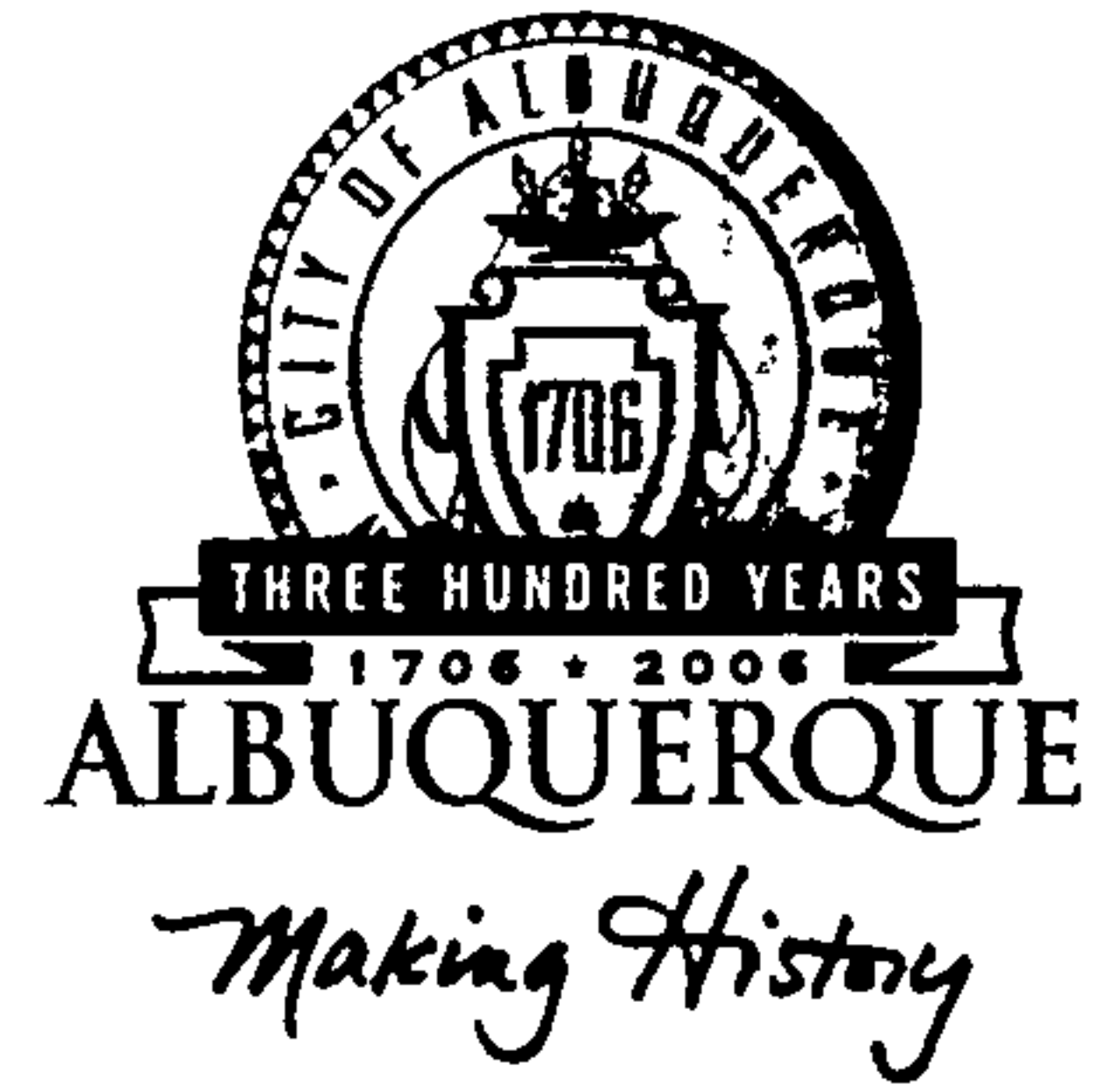
At the December 1, 2004, Development Review Board meeting, a subdivision design variance from 8% to 10% grade from minimum DPM design standards was approved as shown on Exhibit D in the Planning file.



Sheran Matson, AICP, DRB Chair

Cc: STH Investments, 6700 B Jefferson NE, Suite 1, 87109
Tierra West LLC, 8509 Jefferson NE, 87113
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002506

AGENDA ITEM NO: 34

SUBJECT:

- | | | |
|-------------------------|--------------------------|---------------------------|
| (01) Sketch Plat/Plan | (05) Site Plan for Subd | (10) Sector Dev Plan |
| (02) Bulk Land Variance | (06) Site Plan for BP | (11) Grading Plan |
| (03) Sidewalk Variance | (07) Vacation | (12) SIA Extension |
| (03a) Sidewalk Deferral | (08) Final Plat | (13) Master Dev. Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Cost Allocation Plan |
| | | (15) <i>DPM Variance</i> |

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

Defer to Transportation.

New Mexico 87103

RESOLUTION:

www.cabq.gov

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: December 1, 2004

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

December 1, 2004

DRB Comments

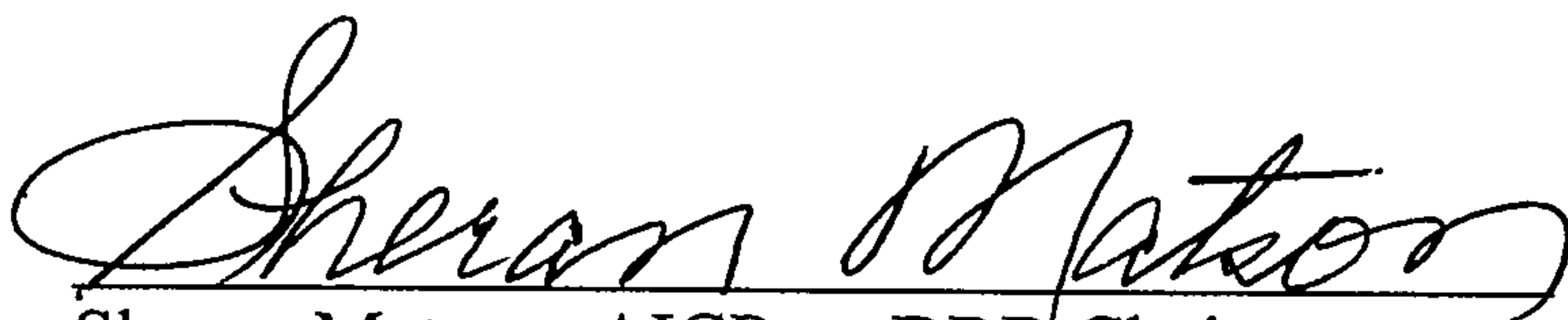
ITEM # 34

PROJECT # 1002506

APPLICATION # 04-01791

RE: Tracts 6C, 12A & 12B, Partition of Black Ranch/design var.

Defer to the Traffic & Hydrology Engineers.



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



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 14, 2004

11. Project # 1002506
04DRB-00636 Major-Preliminary Plat Approval
04DRB-00639 Minor-Sidewalk Waiver

TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 6C, 12A & B, **PARTITION OF BLACK RANCH**, zoned RA-1, located on COORS BLVD NW, between PASEO DEL NORTE NW and WESTSIDE DR NW containing approximately 68 acre(s). [REF: -00300, 03EPC-00301, 04DRB-00217, 04DRB-00360] [*Deferred from 5/19 & 6/9/04 & 6/23/04 & 6/30/04*] (C-13)

At the July 14, 2004, Development Review Board meeting, with the signing of the infrastructure list dated 7/14/04 and approval of the grading plan engineer stamp dated 6/22/04 the preliminary plat was approved with the following condition of final plat:

The dedication along Coors Boulevard shall be revisited.

A sidewalk variance for waiver of sidewalks was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by July 29, 2004 in the manner described below.

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

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



OFFICIAL NOTICE OF DECISION

PAGE 2

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: STH Investments, 6700 B Jefferson NE, Suite 1, 87109
Tierra West LLC, 8509 Jefferson NE, 87113
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002506 AGENDA#: 11 DATE: 7.14.04

1. Name: Syler Ashton Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002506

AGENDA ITEM NO: 11

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report dated 6-22-04 is on file for Preliminary Plat approval.

RESOLUTION: *signed F.L.*

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: July 14, 2004



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

June 30, 2004

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

A. Call to Order: 9:00 A.M.

Adjourned: 11:55 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1001090**
04DRB-00863 Major-Preliminary Plat Approval
04DRB-00864 Minor-Temp Defer SDWK
04DRB-00986 Minor-SiteDev Plan
BldPermit/EPC
04DRB-00985 Minor-SiteDev Plan
BldPermit/EPC

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for NEWMAN HOMES, INC request(s) the above action(s) for all or a portion of Lot(s) 29, 30, 31 &, 32, Block 4, NORTH ALBUQUERQUE ACRES UNIT 3, TRACT 3, TIERRA MORENA SUBDIVISION, zoned SU-2 FOR O-1 & R-T, located on SIGNAL AVE NE, between BARSTOW ST NE and VENTURA AVE NE containing approximately 4 acre(s). [REF: Z-98-87, 01128-00908, 01128-00909] [Russell Brito, EPC Case Planner] (C-20) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/30/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/18/04 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. THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.

2. **Project # 1001438**
04DRB-00872 Major-Preliminary Plat
Approval
04DRB-00878 Major-Vacation of Pub
Right-of-Way
04DRB-00874 Minor-Sidewalk Waiver
04DRB-00876 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 349A-1, TOWN OF ATRISCO GRANT UNIT 8, (to be known as **KENSINGTON, UNIT 5**, zoned R-D residential and related uses zone, developing area, located on LADERA DR NW, between OURAY RD NW and ZARZAMORA AVE NW containing approximately 3 acre(s). [REF: 01EPC-01233, 01EPC01557, 01EPC01234, 01EPC01558, 03DRB00079, 04EPC 00149] (H-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/30/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/29/04 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project # 1002196**
04DRB-00873 Major-Preliminary Plat
Approval
04DRB-00877 Minor-Sidewalk Waiver
04DRB-00875 Minor-Temp Defer SDWK

WAYJOHN SURVEYING INC. agent(s) for DRAGON FLY DEVELOPMENT INC. request(s) the above action(s) for all or a portion of Tract(s) 1-B, **TOWN OF ATRISCO GRANT UNIT 6, LOS ANTEPASADOS SUBDIVISION** zoned SU-1 for MH 10 du/net acre special use zone, located on SUNSET GARDENS RD SW, between CORREGIDOR PL SW and SANTA CLARA CEMETERY SW containing approximately 6 acre(s). [REF: DRB-91-385, 02EPC-01356, 03EPC-02048, 04CC-00130] [*Deferred from 6/30/04*](K-11) **DEFERRED AT THE AGENT'S REQUEST TO 7/14/04.**

4. **Project # 1003235**
04DRB-00879 Major-Preliminary Plat
Approval
04DRB-00880 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) C, MARIPOSA SQUARE, (to be known as **KENSINGTON, UNIT 6**, zoned R-D residential and related uses zone, developing area, located on 72ND ST NW, between LADERA DR NW and MIAMI RD NW containing approximately 3 acre(s). [REF: DRB94-419, 04EPC-00146, 04EPC-00147] (H-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/30/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/28/04 THE PRELIMINARY PLAT WAS APPROVED. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

5. **Project # 1003477**
04DRB-00853 Major-SiteDev Plan
BldPermit

SHIVER CONSTRUCTION COMPANY agent(s) for AMERICAN GYPSUM COMPANY request(s) the above action(s) for all or a portion of Lot A, **LAND OF AMERICAN GYPSUM COMPANY**, zoned IP industrial park zone, located on PASEO DEL NORTE NE AND JEFFERSON NE, between TIBURON NE and PASEO DEL NORTE NE containing approximately 55 acre(s). [REF: AX-87-20, Z-87-113] (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

6. **Project # 1003483**
04DRB-00881 Major-SiteDev Plan
BldPermit

SAM PATEL agent(s) for SANTOSH B. MODY request(s) the above action for all or a portion of Lots 17,18 & 19, Tract 4, Block 12, **NORTH ALBUQUERQUE ACRES UNIT B**, zoned SU-2 special neighborhood zone, IP, located on SIGNAL AVE NE, between I-25 NE and SAN PEDRO BLVD NE containing approximately 3 acre(s). [REF: ZA-95-414, DRB-98-273] [*Deferred from 6/30/04*] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 7/28/04.**

7. **Project # 1002506**
04DRB-00636 Major-Preliminary Plat
Approval
04DRB-00639 Minor-Sidewalk Waiver

TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 6C, 12A&B, **PARTITION OF BLACK RANCH**, zoned RA-1, located on COORS BLVD NW, between PASEO DEL NORTE NW and WESTSIDE DR NW containing approximately 68 acre(s). [REF: 03EPC-00300, 03EPC-00301, 04DRB-00217, 04DRB-00360] [*Deferred from 5/19 & 6/9/04 & 6/23/04 & 6/30/04*] (C-13) **DEFERRED AT THE AGENT'S REQUEST TO 7/14/04.**

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

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

8. **Project # 1002455**
04DRB-00984 Minor-SiteDev Plan
BldPermit/EPC`

TIMOTHY M. OTT request(s) the above action(s) for all or a portion of Lot(s) 1, **JJ SUBDIVISION**, zoned SU-1 FOR C-1, located on SAN ANTONIO DR NE, between I-25 and SAN PEDRO NE containing approximately 3 acre(s). [REF:03EPC00147, 00148, 03DRB01899, 03DRB00893, 03DRB1654, 1655] [**Debbie Stover, EPC Case Planner**] [*Deferred from 6/30/04*] (E-18) **DEFERRED AT THE AGENT'S REQUEST TO 7/14/04.**

9. **Project # 1003220**
04DRB-00922 Minor-SiteDev Plan
BldPermit/EPC

INNERCITY DEVELOPMENT CORP agent(s) for DESERT HILLS TREATMENT CENTER request(s) the above action(s) for all or a portion of Tract(s) 22-A, **CORONA DEL SOL**, zoned SU-1 PRD, located on SEQUOIA RD NW, between COORS RD NW and ALAMOGORDO RD NW containing approximately 3 acre(s). [REF: 04EPC00107] [**Makita Hill, EPC Case Planner**] [*Deferred from 6/23/04*](G-11) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

10. **Project # 1003239**
 04DRB-00899 Minor-SiteDev Plan Subd/EPC
 04DRB-00900 Minor-SiteDev Plan BldPermit
 04DRB-00947 Minor-Prelim&Final Plat
 Approval

BRASHER & LORENZ, INC agent(s) for LEE SMITH request(s) the above action(s) for all or a portion of Tract(s) 264, **TOWN OF ATRISCO GRANT, AIRPORT UNIT**, zoned SU-1 FOR C-3 USES, located on HANOVER RD NW, between 64th STREET NW and COORS BLVD NW containing approximately 5 acre(s). [REF: 04EPC00164, 04EPC00165] [Makita Hill, EPC Case Planner] (Deferred from 6/16/04 & 6/23/04) (H-10 & J-10) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/30/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

11. **Project # 1002792**
 04DRB-00896 Minor-SiteDev Plan Subd
 04DRB-00897 Minor-SiteDev Plan
 BldPermit

GEORGE RAINHART ARCHITECTS & ASSOCIATES, agent(s) for TRUST OF ALBERT & MARY BLACK (JOHN BLACK), request(s) the above action(s) for all or a portion of Tract(s) 14A & 14B, **BLACK RANCH**, (to be known as **COTTONWOOD CROSSING, PHASE II**, zoned SU-1 FOR C3 (Restaurant w/full service liquor) & SU-1 FOR 0-1, located on COORS BLVD NW, between SEVEN BAR LOOP NW and ALAMEDA BLVD NW containing approximately 10 acre(s). REF: 04DRB-00184, 03DRB-01945, 03DRB-1946, 03DRB-02884, 03DRB017880, 03EPC02037, 03EPC02036, 03EPC02034, 0EPC02035, 3EPC01085, 03EPC01086, 0AA00222] [Debbie Stover, EPC Case Planner] (Deferred from 6/16/04) (B-14) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

04DRB-00943 Minor-Prelim&Final Plat
 Approval

TIERRA WEST LLC, agent(s) for TRUST OF ALBERT & MARY BLACK, request(s) the above action(s) for all or a portion of Lot(s) 2-A, 2-B, 2-C and 2-D, **COTTONWOOD CROSSING, PHASE II**, zoned SU-1 for C-1 & Restaurant, located on COORS BLVD NW AND SEVEN BAR LOOP NW, containing approximately 6 acre(s). [REF: DRB-94-358, SRP5-98-37, DRB-90-361, DRB-98-61, 03EPC-01085, 03EPC-01086, 03DRB-01780, 03DRB-2084, 04DRB-00184, 04AA-00222, 04DRB-00278] (B-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE.**

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

12. **Project # 1003031**
04DRB-00980 Major-Final Plat Approval
- BOHANNAN HUSTON, INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of **EL RANCHO GRANDE - UNIT 14**, zoned R-LT residential zone, located on GIBSON BLVD SW, between BLAKE RD SW and MESSINA DR SW containing approximately 23 acre(s). [REF: 03DRB01741, 03DRB01742, 03DRB01743, 01744/01745, 01746] (N-8) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PROPERTY MANAGEMENT'S SIGNATURE AND AGIS DXF FILE.**
13. **Project # 1000933**
04DRB-00979 Minor-Prelim&Final Plat Approval
- BOHANNAN HUSTON INC agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) 57, Tract(s) C, **TERRACITA SUBDIVISION**, zoned R-T residential zone, located on SOUTHERN BLVD SE, between TERRA BONITA WAY SE and TERRA BELLA LN SE containing approximately 1 acre(s). [REF: 03DRB01895] (L-21) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO CHECK FOR LISTING OF CURRENT ZONING UNDER SUBDIVISION DATA AND AGIS DXF FILE.**
14. **Project # 1002851**
04DRB-00973 Major-Final Plat Approval
- ABQ ENGINEERING INC agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of east 1/2 of Tract(s) 4, ALVARADO GARDENS, (to be known as **LA PLAZA ACEQUIA I SUBDIVISION**, zoned R-2 residential zone, located on CANDELARIA RD NW, between DURANES LATERAL and RIO GRANDE BLVD NW containing approximately 2 acre(s). [REF: 03DRB1637, 03DRB01278] (G-12) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1003026**
04DRB-00972 Minor-Final Plat Approval

ABQ ENGINEERING INC agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, ALVARADO GARDENS, (to be known as **LA PLAZA ACEQUIA II SUBDIVISION**, zoned R-LT residential zone, located on CANDELARIA RD NW, between DURANES LATERAL and RIO GRANDE BLVD NW containing approximately 1 acre(s). [REF: 03DRB31712, 03DRB02099] [FinalPlat was Indef. Deferred on 12/31/03 for SIA] (G-12) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1003430**
04DRB-00721 Minor-Prelim&Final Plat Approval

ALDRICH LAND SURVEYING INC agent(s) for RONALD L. & JERI J. NASCI request(s) the above action(s) for all or a portion of Lot(s) 14A, Block(s) 3, Unit(s) 1, **CRYSTAL RIDGE**, zoned R-LT, located on BARRETT AVE NW, between LOREN AVE NW and LA CANADA DR NW containing approximately 1 acre(s). [*Deferred from 5/19/04 & 6/2/04*] [REF: DRB 97-298, DRB 98-410] (*Deferred from 6/16/04*) (B-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR VACATION EXHIBIT AND FEE SIMPLE LANGUAGE ABOVE THE OWNER'S SIGNATURE ON THE PLAT.**

04DRB-00978 Minor-Vacation of Private Easements

ALDRICH LAND SURVEYING, INC. agent(s) for RONALD & JERI NASCI request(s) the above action(s) for all or a portion of Lot(s) 14-A, P-1, Block(s) 3, Unit(s) 1, **CRYSTAL RIDGE**, zoned R-LT residential zone, located on BARRETT AVE NW, between LOREN AVE. NW and LA CANADA DR. NW containing approximately 1 acre(s). [REF:04DRB-00721, DRB-97-298,S-97-88, DRB-98-410,SP-99-17] (B-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

17. **Project # 1003507**
04DRB-00968 Minor-Prelim&Final Plat
Approval

RHOMBUS PA INC. agent(s) for JOSEPH P. MCGEE request(s) the above action(s) for all or a portion of Lot(s) 1-A, Block(s) 8, **FAIRGROUNDS ADDITION**, zoned C-3 heavy commercial zone, located on SAN PEDRO DR SE, between COCHITI RD SE and ACOMA RD SE containing approximately 1 acre(s). *(Deferred from 6/30/04)* (K-18) **DEFERRED AT THE AGENT'S REQUEST TO 7/14/04.**

18. **Project # 1003509**
04DRB-00983 Minor-Prelim&Final Plat
Approval

SURVEYING CONTROL INC agent(s) for CITY OF ALBUQUERQUE LEGAL DEPT., REAL PROPERTY request(s) the above action(s) for all or a portion of Block(s) 11, **DUKE CITY INDUSTRIAL AREA**, zoned C-3 heavy commercial zone, located on CLAREMONT AVE NE, between WELLESLEY DR NE and RICHMOND DR NE containing approximately 4 acre(s). [REF: Z-92-19] *(Deferred from 6/30/04)* (H-16) **DEFERRED AT THE AGENT'S REQUEST TO 7/14/04.**

19. **Project # 1003469**
04DRB-00891 Minor-Prelim&Final Plat
Approval
04DRB-00892 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES, LTD request(s) the above action(s) for all or a portion of Lot(s) 25, 26 & 27, Tract(s) 3, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 9, (to be known as **OAKLAND HEIGHTS SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB-00821] *(Deferred from 6/16/04 & 6/23/04 & 6/30/04)* (C-20) **DEFERRED AT AGENT'S REQUEST TO 7/14/04.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

20. **Project # 1002779**
04DRB-00959 Minor-Sketch Plat or Plan
- ADVANCED ENGINEERING & CONSULTING agent(s) for JAMES JARAMILLO request(s) the above action(s) for all or a portion of Tract(s) C, **LANDS OF POLO CHAVEZ AND TRACT(S) A-1 & A-2, SAN JOSE TRACT**, zoned A-1 COUNTY, located on AIRPORT DR SW, between DONA BARBARA AVE SW and EDUARDO RD SW containing approximately 9 acre(s). [REF: 03EPC02049, 03EPC01061] (M-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
21. **Project # 1003497**
04DRB-00936 Minor-Sketch Plat or Plan
- GENE & DOROTHY DYER request(s) the above action(s) for all or a portion of Lot(s) 7-12, Block(s) 20, **FAIRGROUNDS ADDITION**, zoned C-3 heavy commercial zone, located on DOMINGO RD NE, between SAN PEDRO NE and CALIFORNIA ST NE containing approximately 1 acre(s). (K-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
22. **Project # 1003505**
04DRB-00956 Minor-Sketch Plat or Plan
- ELLIOTT SURVEYING agent(s) for ALBUQUERQUE CHRISTIAN CHILDREN'S HOME request(s) the above action(s) for all or a portion of Tract(s) A & B, **ALBUQUERQUE CHRISTIAN CHILDREN'S HOME**, zoned SU-1, located on WINTER HAVEN RD NW, between MONTANO PLAZA DR NW and MONTANO RD NW containing approximately 6 acre(s). (E-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
23. Approval of the Development Review Board Minutes for June 9 and June 16, 2004. **THE MINUTES FOR JUNE 9 AND JUNE 16, 2004 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:55 A.M.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002506 AGENDA#: 7 DATE: 6.30.04

1. Name: Syler Ashton Address: Sierra West Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002506

AGENDA ITEM NO: 7

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report dated 6-22-04 is on file for Preliminary Plat approval.

RESOLUTION:

7-14-04

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: June 30, 2004

2. **Project # 1002247**
04DRB-00830 Major-Vacation of
Public Easements
04DRB-00831 Major-Vacation of
Public Easements
04DRB-00832 Major-Vacation of
Public Easements

BOHANNAN HUSTON, INC agent(s) for HUNT UPTOWN, LLC request(s) the above action(s) for all or a portion of Tract A1, **ST. PIUS X SUBDIVISION**, zoned SU-3 special center zone, located on LOUISIANA BLVD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 03EPC-00914, 02EPC-01472, Z-81-87, Z-94-133, ZA96-379] (H-19) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

04DRB-00928 Minor-SiteDev Plan
BldPermit/EPC

DENISH KLINE ASSOCIATES, INC. agent(s) for HUNT UPTOWN, LLC request(s) the above action(s) for all or a portion of Tract(s) A1, **ST PIUS X SUBDIVISION**, zoned SU-3 special center zone, located on LOUISIANA BLVD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 1002124, 1001164] (H-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/23/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PUBLIC SIDEWALK EASEMENTS AROUND SITE AND UTILITIES DEVELOPMENT FOR A REVISED UTILITY PLAN. PROVIDE FIRE MARSHAL FIRE FLOW REQUIREMENTS.**

04DRB-00890 Minor-Prelim&Final
Plat
Approval

BOHANNAN HUSTON, INC agent(s) for HUNT UPTOWN, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ALBUQUERQUE UPTOWN SITE, ST. PIUS X SUBDIVISION**, zoned SU-3 special center zone, located on INDIAN SCHOOL RD NE, between LOUISIANA BLVD NE and ESPANOLA ST NE containing approximately 18 acre(s). [REF: 1001164, 04DRB-00830] (*Deferred from 6/16/04*) (H-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/23/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/11/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITIONS OF FINAL PLAT: THE FINAL PLAT MUST BE SIGNED BY PNM BEFORE DRB'S APPROVAL. FINAL PLAT MUST REFLECT THE SIDEWALK EASEMENTS. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

3. **Project # 1003280**
04DRB-00835 Major-Preliminary Plat
Approval
04DRB-00870 Minor-Temp Defer
SDWK

TIERRA WEST, LLC agent(s) for STILLBROOKE HOMES INC request(s) the above action(s) for all or a portion of Tract 168, **TOWN OF ATRISCO GRANT, UNIT 6**, zoned R-1 residential zone, located on GONZALES RD SW, between OASIS DR SW and CORREGIDOR DR SW containing approximately 5 acre(s). [REF: 04DRB-00568] (K-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/23/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/28/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: ENVIRONMENTAL HEALTH'S SIGNATURE IS REQUIRED ON THE PLAT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

4. **Project # 1002051**
03DRB-02008 Major-Preliminary Plat
Approval
03DRB-02009 Major-Vacation of
Public Easements
03DRB-02010 Minor-Vacation of
Private Easements
03DRB-02011 Minor-Temp Defer
SDWK

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE - UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [*Deferred from 6/9/04 & 6/23/04*] [REF: 02DRB-00963] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 8/4/04.**

5. **Project # 1002506**
04DRB-00636 Major-Preliminary Plat
Approval
04DRB-00639 Minor-Sidewalk
Waiver

TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 6C, 12A&B, **PARTITION OF BLACK RANCH**, zoned RA-1, located on COORS BLVD NW, between PASEO DEL NORTE NW and WESTSIDE DR NW containing approximately 68 acre(s). [REF: 03EPC-00300, 03EPC-00301, 04DRB-00217, 04DRB-00360] *[Deferred from 5/19 & 6/9/04 & 6/23/04]* (C-13) **DEFERRED AT THE AGENT'S REQUEST TO 6/30/04.**

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

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

7. **Project # 1003236**
 04DRB-00802 Major-Vacation of
 Public Easements
 04DRB-00801 Major-Preliminary Plat
 Approval
 04DRB-00799 Minor-SiteDev Plan
 Subd/EPC
 04DRB-00800 Minor-SiteDev Plan
 BldPermit/EPC
 04DRB-00804 Minor-Temp Defer
 SDWK

RIO GRANDE ENGINEERING agent(s) for JENNIFER SOULE request(s) the above action(s) for all or a portion of Lot(s) 1, MARIN SUBDIVISION, (to be known as **VILLA DE LA CHAMISA**, zoned SU-1 special use zone, for PRD, located on PARADISE BLVD NW, between VIVALDI TRAIL NW and BIG SAGE NW containing approximately 9 acre(s). [REF: 04EPC-00150] (*Deferred from 6/16/04*) (B-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/23/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/7/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: THE VACATION ACTION SHALL BE SHOWN ALONG PARADISE BLVD NW. THE LOTS SHALL BE LABELED P-1. THE SITE PLAN FOR SUBDIVISION AND THE SITE PLAN FOR BUILDING PERMIT WERE APPROVED AND SIGNED OFF BY THE BOARD. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

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

8. **Project # 1003220**
 04DRB-00922 Minor-SiteDev Plan
 BldPermit/EPC

INNERCITY DEVELOPMENT CORP agent(s) for DESERT HILLS TREATMENT CENTER request(s) the above action(s) for all or a portion of Tract(s) 22-A, **CORONA DEL SOL**, zoned SU-1 PRD, located on SEQUOIA RD NW, between COORS RD NW and ALAMOGORDO RD NW containing approximately 3 acre(s). [REF: 04EPC00107] [**Makita Hill, EPC Case Planner**] (*Deferred from 6/23/04*)(G-11) **DEFERRED AT THE AGENT'S REQUEST TO 6/30/04.**

9. **Project # 1001157**
04DRB-00931 Minor-SiteDev Plan
BldPermit/EPC

URS CORPORATION agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT, request(s) the above action(s) for **UNPLATTED - UNM**, zoned SU-1 AIRPORT AND RELATED FACILITIES, located on CLARK CARR BLVD SE, between SPIRIT DR SE and ACCESS RD C containing approximately 6 acre(s). [REF: 03EPC-00075, 01EPC-00428, 01DRB-01066, 01DRB-01067, 01DRB-01068, 01DRB-00054 (SK) 02DRB-01058 (P&F) heard under Project #1000270] [Chris Hyer, EPC Case Planner] (N-15) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR CORRECTIONS TO UTILITIES SITE PLAN. REVISE UTILITY PLAN TO ADDRESS SAS. CANNOT DRAIN SURFACE WATER/OR WASH DOWN AREAS TO SEWER WITHOUT APPROVAL FROM STUART REEDER.**

10. **Project # 1003239**
04DRB-00899 Minor-SiteDev Plan
Subd/EPC
04DRB-00900 Minor-SiteDev Plan
BldPermit
04DRB-00947 Minor-Prelim&Final
Plat Approval

BRASHER & LORENZ, INC agent(s) for LEE SMITH request(s) the above action(s) for all or a portion of Tract(s) 264, **TOWN OF ATRISCO GRANT, AIRPORT UNIT**, zoned SU-1 FOR C-3 USES, located on HANOVER RD NW, between 64th STREET NW and COORS BLVD NW containing approximately 5 acre(s). [REF: 04EPC00164, 04EPC00165] [Makita Hill, EPC Case Planner] (*Deferred from 6/16/04 & 6/23/04*) (H-10 & J-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/30/04.**

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

11. **Project # 1000367**
04DRB-00918 Minor-Ext of SIA for
Temp Defer SDWK
CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) ALL, **SOLTERRA SUBDIVISION, UNIT 2 @ HIGH DESERT**, zoned SU-2/HD-RT, located on GOLDEN ASTER RD NE, between IMPERATA ST NE and CORTADERA NE containing approximately 9 acre(s). [REF: 02DRB00469,03DRB00972, DRB-94-150,04DRB-00366, 04DRB-00367,01DRB00825] (E-23) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

12. **Project # 1001939**
04DRB-00933 Minor-Final Plat
Approval
WILSON & COMPANY, INC agent(s) for WESTLAND DEVELOPMENT COMPANY, INC request(s) the above action(s) for all or a portion of Lot(s) A-1-B, **CIELO OESTE** and Tract(s) A-1, Unit(s) 2-B, **THE CROSSING**, zoned R-1, located on GUNNISON PL NW, between UNSER BLVD NW and 98th ST NW containing approximately 15 acre(s). [REF: 1000150, 1000207, 1000515, 03DRB-00752, 03DRB-00753] (H-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA'S SIGNATURE AND MAINTENANCE & BENEFICIARIES FOR TRACT A.**

13. **Project # 1002224**
04DRB-00938 Minor-Prelim&Final
Plat Approval

ISAACSON & ARFMAN, PA agent(s) for CITY OF ALBUQUERQUE, PARKS & RECREATION DEPARTMENT, OPEN SPACE DIVISION, request(s) the above action(s) for all or a portion of Tract(s) 1A1, 1A2, 6B2, 8A1A2B1 AND 218B, M.R.G.C.D. MAP #31 AND 39B1, 39C1, 39D1, 39E1, 41A1, 42A1, 73A1, 173A, 174A, 175A AND 176A1, M.R.G.C.D. MAP #32, **LOS POBLANOS RANCH**, zoned MAJOR PUBLIC OPEN SPACE, located on MONTANO RD NW, between GRIEGO DRAIN and TIERRA VIVA SUBDIVISION (south of Anderson Fields) containing approximately 48 acre(s). [REF: 03DRB01172,03EPC00695, 04DRB00335, 02EPC01482, 02DRB01425] (F-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

14. **Project # 1002339**
04DRB-00917 Minor-Vacation of
Private Easements

PRECISION SURVEYS, INC agent(s) for RICHARD TARANGO & HOLLY ARROYO request(s) the above action(s) for all or a portion of Lot(s) 10-A-1-& 10-A-2, **ALVARADO GARDENS UNIT 2**, zoned RA-2 residential and agricultural zone, located on CAMPBELL RD NW, between CALLE TRANQUILO NW and ALEJANDRO NW containing approximately 1 acre(s). [REF:03DRB00449,03DRB01035,4DRB00450, 02DRB01711, 02DRB01958, 03DRB00571] (G-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

15. **Project # 1002593**
04DRB-00911 Major-Final Plat
Approval

BOHANNAN HUSTON, INC agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 29B & 29D, **VISTA DE ARENAL UNIT 3 @ VENTANA RANCH**, zoned R-LT, located on RAINBOW BLVD NW, between IRVING BLVD NW and UNIVERSE BLVD NW containing approximately 14 acre(s). [REF: 03DRB00623,03DRB01186,03DRB01187,03DRB01376, 03DRB00624,03DRB01158,03DRB01188, 3DRB01546, 04DRB00371, 04DRB00372, 00373, 00374] (B-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1002743**
04DRB-00927 Minor-Prelim&Final
Plat Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES, LLC request(s) the above action(s) for all or a portion of Tract(s) D, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 special use zone, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s). [REF: 03DRB-00989, 03DRB-01544, 03DRB-02083, 04DRB-00399, 04DRB-00888, 04DRB-00886] (F-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/23/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/17/79 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: ZONING IS ADDED AS A NOTE ON THE PLAT. FINAL PLAT WAS INDEFINITELY DEFERRED FOR SIA.**

17. **Project # 1003027**
04DRB-00924 Major-Final Plat
Approval

WAYJOHN SURVEYING, INC agent(s) for DRAGONFLY DEVELOPMENT, PHIL LINBORG request(s) the above action(s) for all or a portion of Lot(s) 3, 4 & 5, Block(s) 4, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, TREMENTINA OESTE, zoned R-D residential and related uses zone, developing area, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 3 acre(s). [REF: 03DRB01721,03DRB02159,03DRB02161.02172/02173, 04DRB0090] (C-19) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU, DETACHED OPEN SPACE PAYMENT AND OPEN SPACE NOTE ON THE PLAT.**

18. **Project # 1003494**
04DRB-00925 Minor-Prelim&Final
Plat Approval

WAYJOHN SURVEYING, INC agent(s) for TUAN VAN HUYNH request(s) the above action(s) for all or a portion of Lot(s) 6, 7-11 and 32-39 and Block(s) 1 MESA VERDE, zoned C-2, located on CENTRAL AVE NE, between RHODE ISLAND ST NE and PENNSYLVANIA ST NE containing approximately 2 acre(s). [REF: Z-73-66, Z-73-66-1] (K-19) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1003469**
04DRB-00891 Minor-Prelim&Final
Plat Approval
04DRB-00892 Minor-Temp Defer
SDWK

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES, LTD request(s) the above action(s) for all or a portion of Lot(s) 25, 26 & 27, Tract(s) 3, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 9, (to be known as OAKLAND SUBDIVISION) zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB-00821] (*Deferred from 6/16/04 & 6/23/04*) (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 6/30/04.**

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

20. **Project # 1003495**
04DRB-00932 Minor-Sketch Plat or Plan
- PAUL BENNETT request(s) the above action(s) for all or a portion of Tract(s) 18-P1, **PASEO DE ESTRELLA**, zoned R-1, located on VISTA DEL NORTE NW between PASEO DEL NORTE NW and OSUNA NW. (D-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
21. **Project # 1002250**
04DRB-00926 Minor-Sketch Plat or Plan
- BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A-1-B, **VENTANA TOWNHOMES**, zoned SU-1, R-2, located on UNIVERSE BLVD NW, between VENTANA ROAD NW and containing approximately 7 acre(s). [REF: 02DRB-01886, 02DRB-01882, 02DRB-01887, 02DRB-01890, 02DRB-01891] (B-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
22. **Project # 1002473**
04DRB-00921 Minor-Sketch Plat or Plan
- TIERRA WEST LLC agent(s) for D. R. HORTON INC request(s) the above action(s) for all or a portion of Lot(s) 9-20 and 15-18, Block(s) 5 & 6, Unit(s) 3, NORTH ALBUQUERQUE ACRES TRACT 3, (to be known as **DESERT VISTA SUBDIVISION**, zoned R-D 5 DU/A, located on SIGNAL AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 15 acre(s). [REF: 03DRB-00207] (C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1002962**
04DRB-00929 Minor-Sketch Plat or
Plan

WILSON & COMPANY, INC. agent(s) for LONGFORD HOMES OF NEW MEXICO, INC. request(s) the above action(s) for all or a portion of Tract(s) G & J, THE TRAILS and a portion of Tract(s) 4, BLACK RANCH, TOWN OF ALAMEDA GRANT, (to be known as **THE TRAILS PHASE II**, zoned RD, located on PASEO DEL NORTE, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 190 acre(s). [REF: 03DRB-01527,03DRB-01528, 03DRB-01529, 03DRB-01530] (C-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. **Project # 1003475**
04DRB-00842 Minor-Sketch Plat or
Plan

WILSON & COMPANY, INC. agent(s) for FELIX RABADI request(s) the above action(s) for an UNPLATTED PORTION of Tract(s) 7, **HORIZON LAND CORPORATION**, zoned SU-1 special use zone, PRD - FAR 0.5, located on the south side of PARADISE BLVD NW, between LYON BLVD NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: Z-94-83, DRB-94-120] (*Deferred from 6/16/04*) (B-10 & B-11) **WITHDRAWN AT THE AGENT'S REQUEST.**

25. Approval of the Development Review Board Minutes for May 12, May 19, May 26 and June 2, 2004. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR MAY 12, MAY 19, MAY 26 AND JUNE 2, 2004 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:55 P.M.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002506 AGENDA#: 5 DATE: 6/23/04

1. Name: LARRY COLLINS Address: SIVAGE COMM-DEV. Zip: 87109

2. Name: Syler Aultor Address: Bevra Ln West Ld Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002506

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:

An approved drainage report dated 6-22-04 is on file for Preliminary Plat approval.
MRGCD approval of crossing req'd.

RESOLUTION:

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: June 23, 2004



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

June 9, 2004

9:00 A.M.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: Noon

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

1. **Project # 1001862**
04DRB-00757 Major-Two Year SIA
LLAVE CONSTRUCTION INC. agent(s) for LLAVE CONSTRUCTION INC request(s) the above action(s) for all or a portion of Lot(s) 1-6 INCLUDE LOTS 1 THRU 6, OAKLAND COURT SUBD, **OAKLAND COURT SUBD**, zoned R-D, located on OAKLAND CT NE, between BARSTOW NE and VENTURA NE containing approximately 2 acre(s). [REF: 02DRB-00663] (C-20) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED**

2. **Project # 1001916**
04DRB-00743 Major-One Year SIA
BOHANNAN HOUSTON INC agent(s) for SANDIA PROPERTIES LTD CO request(s) the above action(s) for, **PINON POINTE @ VENTANA RANCH, UNIT 3**, zoned R-LT, located on RAINBOW BLVD NW, between IRVING BLVD NW and LAS VENTANAS RD NW containing approximately 12 acre(s). [REF: 02DRB-01007] (B-9) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1002051**
03DRB-02008 Major-Preliminary Plat Approval
03DRB-02009 Major-Vacation of Public Easements
03DRB-02010 Minor-Vacation of Private Easements
03DRB-02011 Minor-Temp Defer SDWK
TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE - UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [Deferred from 6/9/04] [REF: 02DRB-00963] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/23/04.**

4. **Project # 1002506**
04DRB-00636 Major-Preliminary Plat
Approval
04DRB-00639 Minor-Sidewalk
Waiver

TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 6C, 12A&B, **PARTITION OF BLACK RANCH**, zoned RA-1, located on COORS BLVD NW, between PASEO DEL NORTE NW and WESTSIDE DR NW containing approximately 68 acre(s). [REF: 03EPC-00300, 03EPC-00301, 04DRB-00217, 04DRB-00360] [Deferred from 5/19 & 6/9/04] (C-13) **DEFERRED AT THE AGENT'S REQUEST TO 6/23/04.**

5. **Project # 1002632**
04DRB-00760 Major-Bulk Land
Variance
04DRB-00761 Minor-Prelim&Final
Plat Approval

TIERRA WEST, LLC agent(s) for BUILDERS INVESTMENT CO. OF NM request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, PARAGON RESOURCES, (to be known as **SUNDANCE ESTATES**) zoned R-D residential and related uses zone, developing area FOR R-LT, located on PARADISE BLVD. NW, between LYONS BLVD. NW and BLANDA COURT NW containing approximately 122 acre(s). [REF: 03EPC-00690, 03DRB-01306] [Deferred from 6/9/04] (B-11) **DEFERRED AT THE AGENT'S REQUEST TO 6/16/04.**

6. **Project # 1002718**
04DRB-00758 Major-Preliminary Plat
Approval
04DRB-00759 Minor-Temp Defer
SDWK

TIERRA WEST, LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 334B2A1 TRACT 334B2B, 334B1, **RIVERVIEW ACRES, UNIT 2**, zoned RA-1 residential and agricultural zone, semi-urban area, located on GABALDON RD NW, between RIVERSIDE DRAIN CANAL and GABALDON RD NW containing approximately 10 acre(s). [Deferred from 6/9/04]. (H-12) **DEFERRED AT THE AGENT'S REQUEST TO 6/16/04.**

7. **Project # 1003112**
04DRB-00259 Major-Vacation of Pub
Right-of-Way
04DRB-00258 Major-Preliminary Plat
Approval
04DRB-00260 Minor-Temp Defer
SDWK

COMMUNITY SCIENCES CORP agent(s) for COLLATZ INC./CLIFFORD CAPITAL FUND INC request(s) the above action(s) for: A TRACT OF LAND SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTIONS 34 AND 35, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING ALL OF: TRACT D OF LAVA TRAILS SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/16/2002, IN BOOK 2002C, PAGE 172; THE REMAINING "LANDS OF SLOAN" AS THE SAME IS SHOWN AND DESIGNATED ON THE SPECIAL WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 7/27/1945, IN BOOK 220, PAGE 289; THE LANDS OF BOB CARRICO AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/15/1972, IN BOOK D918, PAGE 551; THE LANDS OF JOE SAAVEDRA AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/10/1964, AS DOC #98133; THE LANDS OF ALBERT GURULE AND THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 2/17/1997, IN BOOK 97-4, PAGE 9000; PAQUIN TRAIL GRANT OF EASEMENT AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 01/14/1955, IN BOOK D302, PAGE 303; THE LANDS OF DUNCAN KIRK/DEBORAH TARPLEY AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 02/01/2002, IN BOOK A31, PAGE 4192 BUT LESS AND EXCEPTING THEREFROM THOSE LANDS GRANTED TO THE CITY OF ALBUQUERQUE IN THAT WARRANTY DEED RECORDED ON JUNE 12, 1992 IN BK. 92-13, PGS. 9944-9948; ALL BEING DESCRIBED MORE FULLY AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT D, LAVA TRAILS SUBDIVISION, A POINT LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF WESTERN TRAIL N.W. AND RUNNING THENCE N11°45'21"W, 338.72 FEET; THENCE S77°36'56"W, 127.43 FEET; THENCE N35°50'27"W, 123.47 FEET; THENCE N35°50'27"W, 66.00 FEET TO A POINT LOCATED ON THE EASTERLY RIGHT OF WAY LINE OF UNSER BLVD N.W.; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE 652.67 FEET ALONG AN 1178.00 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE = 31°44'40"; CHORD BEARS N44°22'41" E, 644.35 FEET); THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE S89°34'22"E, 144.15 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ATRISCO DRIVE N.W.; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE S11°45'40"E 793.97 FEET TO A NON-TANGENT POINT OF CURVATURE; THENCE 29.21 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE = 33°28'34"; CHORD BEARS S05°07'51"W, 28.80 FEET); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: N56°53'08"W, 11.55 FEET; S33°06'52"W, 21.60 FEET; S56°53'08"E, 11.09 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WESTERN TRAIL ROAD NW; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE 30.39 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE = 34°49'19"; CHORD BEARS S64°14'04"W, 29.92 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE 188.62 FEET ALONG A 2683.31 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE = 04°01'39"; CHORD BEARS S79°37'54"W 188.58 FEET A POINT OF TANGENCY; THENCE S77°37'04"W, 228.57 FEET TO THE POINT OF BEGINNING, AND CONTAINING 9.0545 ACRES, MORE OR LESS, (to be known as **RINCONADA TRAILS SUBDIVISION** (formerly Western Trails Estates), zoned R-D, located on UNSER BLVD NW, between WESTERN TRAILS NW and LEGENDS AVE NW containing approximately 10 acre(s). [REF:SD-80-5, 03DRB-0199. [Deferred from 3/24/04&4/14/04] (F-10 & F-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/9/04 AND**

APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/25/04 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

Project # 1003112
04DRB-00839 Minor-SiteDev Plan
Subd/EPC
04DRB-00840 Minor-Subd Design
(DPM) Variance

COMMUNITY SCIENCES CORPORATION agent(s) for COLLATZ INC/JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) D, LAVA LANDS, LAVA TRAILS, LANDS OF SLOAN, (to be known as **RINCONADA TRAILS SUBDIVISION** zoned R-D, located on UNSER BLVD NW, between UNSER BLVD NW and COORS NW containing approximately 10 acre(s). [REF: 03DRB-01994, 04DRB-00166, 04DRB-00167, 04DRB-00168] [Elvira Lopez, EPC Case Planner] (F-10) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR SIGNATURE BLOCK LANGUAGE. A SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

8. **Project # 1003231**
04DRB-00261 Major-Preliminary Plat
Approval
04DRB-00263 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for LONGFORD @ ARROWWOOD LLC request(s) the above action(s) for all or a portion of Tract(s) 29A & 30A1, **LANDS OF SALAZAR/QUATRO/SJ HANNETT**, zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 59 acre(s). [REF: 02DRB-01621, 01622, 04DRB-00137] [Deferred from 5/19/04 & 6/9/04] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/16/04.**

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

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

10. **Project # 1003445**
04DRB-00750 Major-Bulk Land Variance
04DRB-00751 Major-Vacation of Pub
Right-of-Way
04DRB-00752 Major-Vacation of Public
Easements
04DRB-00753 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN, P A agent(s) for AMERICAN EAGLE/R.J. SCHAEFER REALTY & INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 6-A, Tract(s) B,C & D, ALBUQUERQUE WEST UNIT 1, zoned SJ-1 PDA TO INCLUDE C-3 USES, located on NUNZIO AVE NW, between PARADISE BLVD NW and EAGLE RANCH RD NW containing approximately 26 acre(s). [REF: AX-83-13, DRB-94-132, DRB-94-512, Z-83-89] (C-12) THE BULK LAND VARIANCE WAS APPROVED. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE, 15-DAY APPEAL PERIOD AND NMU INC. SIGNATURE.

11. **Project # 1002739**
04DRB-00641 Major-Preliminary Plat Approval
04DRB-00642 Major-Vacation of Pub Right-of-Way
04DRB-00645 Major-Vacation of Public Easements
04DRB-00646 Minor-Sidewalk Waiver
04DRB-00647 Minor-Subd Design (DPM) Variance
04DRB-00648 Minor-Temp Defer SDWK
04DRB-00818 Minor-Subd Design (DPM) Variance

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HEIGHTS LLC request(s) the above action(s) for all or a portion of Block(s) PARA & 2D, Tract(s) B-1 LANDS OF RIO BRAVO PARTNERS, ROSNER TRACTS, **ANDERSON HEIGHTS**, zoned R-D residential and related uses zone, developing area, located on 118TH STREET SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 249 acre(s). [*Deferred from 5-19-04 & 6-2-04*] [REF: 03DRB-00983, 04DRB-00179] (P-8) **DEFERRED AT THE AGENT'S REQUEST TO 6/16/04.**

12. **Project # 1003403**
04DRB-00633 Major-Vacation of Public Easements
04DRB-00632 Major-Preliminary Plat Approval
04DRB-00635 Minor-Temp Defer SDWK

ISAACSON & ARFMAN, P.A. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) F, THE TRAILS (to be known as **THE RESERVE AT THE TRAILS**, zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and TOWN OF ALAMEDA GRANT SOUTH BOUNDARY containing approximately 18 acre(s). [REF: 1002962, 03DRB-01528] (Deferred from 5/19/04 & 6/2/04) (C-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/9/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/22/04 THE PRELIMINARY PLAT WAS APPROVED WITH A CONDITION THAT THERE WILL BE A DISCLAIMER AS PER MUTUAL AGREEMENT WITH THE DEVELOPER THAT THIS WILL BE THE LAS PLAT APPROVED BEFORE THE SECTOR PLAN FOR THE TRAILS AREA. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

THE SIDEWALK WAIVER LISTED BELOW REQUESTED ON 5/19/04 WILL BE HEARD UNDER OTHER MATTERS ON 6/16/04.

04DRB-00634 Minor-Sidewalk Waiver

THE SIDEWALK WAIVER WILL BE HEARD UNDER OTHER MATTERS ON 6/16/04.

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

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

13. **Project # 1003447**
04DRB-00756 Major-SiteDev Plan
BldPermit
- DORMAN & BREEN ARCHITECTS agent(s) for THE CHAPMAN COMPANIES, INC. request(s) the above action(s) for all or a portion of Lot(s) 11A, **JOURNAL CENTER 2, UNIT 1**, zoned IP industrial park zone, located on WASHINGTON ST NE, between WOLCOTT AVE. NE and MASTHEAD ST. NE containing approximately 1 acre(s). [REF: 1000633] (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PERIMETER WALL DESIGN AND ZHE QUESTION ON WALL HEIGHT VARIANCE.**
14. **Project # 1003468**
04DRB-00816 Minor-SiteDev Plan
BldPermit
04DRB-00817 Minor-Prelim&Final Plat
Approval
- JLS ARCHITECTS, MC agent(s) for BMM INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) B, Block(s) 3, Tract(s) 25, 26, A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned IP industrial park zone, located on VENICE AVE NE, between SAN MATEO BLVD NE and 1-25 NE containing approximately 2 acre(s). [*Deferred from 6-2-04*] (B-18) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/7/04 THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

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

15. **Project # 1003473**
04DRB-00836 Minor-Prelim&Final Plat Approval
CARTESIAN SURVEYS, INC agent(s) for PULTE HOMES OF NEW MEXICO, INC request(s) the above action(s) for all or a portion of Lot(s) 12,13 & 14, Block(s) 2, **RESERVE AT FOUR HILLS**, zoned R-1 residential zone, located on RUFFIAN CT SE, between CANNONADE SE and WHIRL AWAY SE containing approximately 1 acre(s). (M-22) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**
16. **Project # 1003411**
04DRB-00841 Minor-Prelim&Final Plat Approval
SURVEYS SOUTHWEST, LTD agent(s) for SEAN GILLIGAN request(s) the above action(s) for all or a portion of Lot(s) 12,13, & INCLUDE LOTS 14 & 15, **GRANT TRACT**, zoned SU-2 M/R/O, located on GRANITE AVE NW, between 6TH STREET NW and 5TH STREET NW containing approximately 1 acre(s). [REF: 04DRB00654] (J-14) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR A GRADING PLAN.**
17. **Project # 1002857**
04DRB-00809 Minor-Final Plat Approval
MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) **ARROWOOD RANCH DEVELOPMENT**, zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between 98TH ST SW and 118TH ST SW containing approximately 62 acre(s). [REF: 03DRB01200, 03DRB01202, 03DRB-01203, 04DRB-232, 04DRB-0023, 03EPC-01204, 03EPC-01205] [*Deferred from 6-2-04*] (P-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
18. **ADJOURNED: Noon**

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002506 AGENDA#: 4 DATE: 6-9-04

1. Name: Ron Bohannon Address: _____ Zip: _____

2. Name: Syler Costin Address: _____ Zip: _____

3. Name: Ag Coll Address: SIVAGE COMMUNITY DEVELOPMENT Zip: _____

Janice

4. Name: JANICE TORREZ Address: 1614 TRAVIS RD NW Zip: 87114
N.A.

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002506

AGENDA ITEM NO: 4

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

See DRB speed memo dated 5-19-04.

RESOLUTION:

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: June 9, 2004



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

May 19, 2004

9:00 A.M.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000262**
04DRB-00628 Major-Two Year SIA

BOHANNAN HUSTON, INC. agent(s) for COSTCO WHOLESALE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A-1, **COSTCO DEVELOPMENT**, zoned SU-1, located on EUBANK BLVD SE, between SOUTHERN BLVD SE and CENTRAL AVE SE containing approximately 18 acre(s). [REF: 02DRB-00599] (L-21)
A 2-YEAR EXTENSION OF THE SIA WAS APPROVED.

2. **Project # 1002506**
04DRB-00636 Major-Preliminary Plat
Approval
04DRB-00639 Minor-Sidewalk Waiver

TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 6C, 12A & B, **PARTITION OF BLACK RANCH**, zoned RA-1, located on COORS BLVD NW, between PASEO DEL NORTE NW and WESTSIDE DR NW containing approximately 68 acre(s). [REF: 03EPC-00300, 03EPC-00301, 04DRB-00217, 04DRB-00360] (Deferred from 5/19/04) (C-13)
DEFERRED AT THE AGENT'S REQUEST TO 6-9-04.

3. **Project # 1003277**
04DRB-00629 Major-Vacation of Pub
Right-of-Way
04DRB-00630 Major-Vacation of Public
Easements
04DRB-00631 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 11, 12, 13, Block(s) 20, Unit(s) 3, Tract(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **DESERT RIDGE OFFICE PARK**, zoned SU-2 / MIXED USE, located on HOLLY AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 4 acre(s). [REF: 04EPC-00290, 04EPC-00291, AX-94-1] (C-20)

THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR REAL PROPERTY SIGNATURE.

- 04DRB-00677 Minor-SiteDev Plan
Subd/EPC
04DRB-00679 Minor-SiteDev Plan
BldPermit/EPC

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 11, 12, 13, Block(s) 20, Tract(s) 3, Unit 3, NORTH ALBUQUERQUE ACRES, **DESERT RIDGE OFFICE PARK** zoned SU-2 / MIXED USE, located on HOLLY AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 3 acre(s). [REF: 04EPC-00290, 04EPC-00291, AX-94-1] [Carmen Marrone, EPC Case Planner] (C-20)

THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5-19-04, THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR SIA.

4. **Project # 1002739**
 04DRB-00641 Major-Preliminary Plat Approval
 04DRB-00642 Major-Vacation of Pub Right-of-Way
 04DRB-00645 Major-Vacation of Public Easements
 04DRB-00646 Minor-Sidewalk Waiver
 04DRB-00647 Minor-Subd Design (DPM) Variance
 04DRB-00648 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HEIGHTS LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, Parcel(s) 2-D and A, LANDS OF RIO BRAVO PARTNERS, ROSNER TRACTS, (to be known as **ANDERSON HEIGHTS**, zoned R-D residential and related uses zone, Developing Area, located on 118th ST SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 249 acre(s). [REF: 03DRB-00983, 04DRB-00179] (Deferred from 5/19/04) (N-8/P-8) **DEFERRED AT THE AGENT'S REQUEST TO 6-2-04.**

5. **Project # 1003403**
 04DRB-00632 Major-Preliminary Plat Approval
 04DRB-00633 Major-Vacation of Public Easements
 04DRB-00634 Minor-Sidewalk Waiver
 04DRB-00635 Minor-Temp Defer SDWK

ISAACSON & ARFMAN, P.A. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) F, THE TRAILS (to be known as **THE RESERVE AT THE TRAILS**, zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and TOWN OF ALAMEDA GRANT SOUTH BOUNDARY containing approximately 18 acre(s). [REF: 1002962, 03DRB-01528] (Deferred from 5/19/04) (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/2/04.**

6. **Project # 1002051**
 03DRB-02009 Major-Vacation of Public Easements
 03DRB-02008 Major-Preliminary Plat
 03DRB-02011 Minor-Temp Defer SDWK
 03DRB-02010 Minor-Vacation of Private Easements

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) these action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE UNIT 2**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: 02DRB-00963] [Deferred from 1/14/04 & 1/28/04 & 2/4/04 & 2/25/04 & 3/17/04 & 4/7/04, 4/28/04, 5/19/04] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 6-9-04.**

7. **Project # 1003231**
04DRB-00261 Major-Preliminary Plat
Approval
04DRB-00263 Minor-Temp Defer
SDWK

WILSON & COMPANY INC agent(s) for LONGFORD @ ARROWWOOD LLC request(s) these action(s) for all or a portion of Tract(s) 29A & 30A1, LANDS OF SALAZAR/QUATRO/SJ HANNETT, (to be known as **LONGFORD @ ARROWWOOD SUBDIVISION**) zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 59 acre(s). [REF: 02DRB-01621, 01622, 04DRB-00137] [*Deferred from 3/24/04, 4/7/04, 4/28/04 & 5/19/04*] (N-9)
DEFERRED AT THE AGENT'S REQUEST TO 6-9-04.

8. **Project # 1002798**
04DRB-00592 Major-Vacation of Pub
Right-of-Way
04DRB-00593 Minor-Vacation of
Private Easements

MARQUEZ SURVEYING agent(s) for WILLIAM HOLLER request(s) these action(s) for all or a portion of Tract(s) A, **RIMA ADDITION** and Tract(s) A, **CONRADO GARCIA ADDITION**, zoned SU-1, PRD located on CANDELARIA NW, between SAN ISIDRO NW and AVENIDA ENTRADA NW containing approximately 3 acre(s). [REF: 03EPC-01673, 03EPC-01674] [*Deferred from 5-12-04*] (G-13)
THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

9. **Project # 1003087**
04DRB-00553 Major-Bulk Land Variance
04DRB-00554 Major-Vacation of Public
Easements
04DRB-00555 Major-Vacation of Public
Easements
04DRB-00556 Major-Preliminary Plat
Approval
04DRB-00557 Minor-Sidewalk Waiver
04DRB-00558 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO., INC request(s) these action(s) for all or a portion of Tract(s) A, WESTLAND NORTH, **WATERSHED SUBDIVISION**, zoned SU-2 FOR PDA RESIDENTIAL RESORT, located on TIERRA PINTADA ST NW AND 98TH ST NW and containing approximately 531 acre(s). [REF: 03DRB-01869] [*Deferred from 5/5/04, 5-12-04, 5/19/04*] (H-7, 8 & 9 & J-7 & 8)
DEFERRED AT THE AGENT'S REQUEST TO 5-26-04.

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

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

10. **Project # 1003428**
04DRB-00716 Minor-SiteDev Plan
BldPermit
- JOHN K. KLEE agent(s) for INTERSTATE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 54, **ALAMEDA BUSINESS PARK**, zoned SU-2 IP-EP, located on PASEO ALAMEDA NE and VISTA ALAMEDA NE, containing approximately 1 acre(s). [REF: DRB-98-223, 1000624 (Master Plan)] [Deferred from 5/19/04] (C-16)
DEFERRED AT THE AGENT'S REQUEST TO 5-26-04.

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

11. **Project # 1002423**
04DRB-00702 Minor-Extension of
Preliminary Plat
- BOHANNAN HUSTON, INC. agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) A-1, Rosner Tract, **EL RANCHO GRANDE, UNIT 11**, zoned R-LT, located on CARTAGENA AVE SW and MESSINA DR SW containing approximately 19 acre(s). [REF: 03DRB-00843] (N-8) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THIS INCLUDES APPROVAL OF THE INFRASTRUCTURE LISTED DATED 6/25/03.**
12. **Project # 1001932**
04DRB-00681 Minor-Prelim&Final Plat
Approval
- MARK GOODWIN & ASSOCIATES, PA agent(s) for KB HOME NEW MEXICO, INC. request(s) the above action(s) for all or a portion of Lot(s) 51, Block(s) 2, **WEST RIDGE SUBDIVISION**, zoned SU-1 special use zone / RD, located on AUSTIN AVE NW, between BURKETT AVE. NW and ANGEL DR. NW containing approximately 1 acre(s). [REF: 02DRB-00690, 02DRB-01578, 01579, 01580 & 01581, 03DRB-00220, 03DRB-00353] (H-9/H-10)
THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED-OFF BY THE BOARD.

13. **Project # 1002805**
04DRB-00712 Minor-Prelim&Final Plat
Approval

WILSON & CO INC agent(s) for MOUNTAIN RUN PARTNERS LTD request(s) the above action(s) for all or a portion of Tract(s) D, **ST. ANTHONY'S ORPHANAGE**, zoned C-2 (SC), located on 12TH ST NW, between INDIAN SCHOOL RD NW and I-40 containing approximately 14 acre(s). [REF: 04DRB-00138, Z-72-221, Z-72-221-1, ZA-84-456, ZA-90-226] (H-13) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN-OFF DELEGATED TO UTILITIES DEVELOPMENT FOR AGIS DXF FILE, RELABEL 20-FOOT EASEMENT AS PUBLIC SANITARY SEWER EASEMENT, ADD BLANKET EASEMENT FOR WATER, SEWER, FIRE LINE EASEMENTS AND TRANSPORTATION DEVELOPMENT FOR RADIUS AT INDIAN SCHOOL AND 12TH STREET (30-FOOT). NEED TURNOUTS.**

14. **Project # 1002315**
04DRB-00713 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 1-A & 2-A UNIT 2, **WILDERNESS SUBDIVISION @ HIGH DESERT**, zoned SU-2 special neighborhood zone, HD/R-R, located on WILDERNESS PL NE, between HIGH DESERT PL NE and WILDERNESS TRAIL NE containing approximately 1 acre(s). [REF: 03DRB-00539, 03DRB-01651] (F-23)
THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN-OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.

15. **Project # 1003430**
04DRB-00721 Minor-Prelim&Final Plat
Approval
- ALDRICH LAND SURVEYING INC agent(s) for RONALD L. & JERI J. NASCI request(s) the above action(s) for all or a portion of Lot(s) 14A, Block(s) 3, **CRYSTAL RIDGE, UNIT 1**, zoned R-LT, located on BARRETT AVE NW, between LOREN AVE NW and LA CANADA DR NW containing approximately 1 acre(s). [REF: DRB-97-298, DRB-98-410] (Deferred from 5-19-04) (B-13)
DEFERRED AT THE AGENT'S REQUEST TO 6-2-04.
16. **Project # 1003111**
04DRB-00715 Major-Final Plat
Approval
- ISAACSON & ARFMAN, PA agent(s) for WINDMILL MANOR PLACE, LLC request(s) the above action(s) for all or a portion of Tract(s) B, **WINDMILL MANOR**, zoned SU-1 PRD, located on DELLYNE AVE NW, between MARIPOSA DR NW and VALLE VISTA DR NW containing approximately 4 acre(s). [REF: 04DRB-00377, Z-95-79, Z-98-57, DRB-96-355, 03DRB-01986, 03DRB-01987, 01988, 01989] (Deferred from 5-19-04) (E-11)
DEFERRED AT THE AGENT'S REQUEST TO 5-26-04.
17. **Project # 1002928**
04DRB-00718 Major-Final Plat
Approval
- ALDRICH LAND SURVEYING agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) D, **TAOS @ THE TRAILS**, zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW south of PASEO DEL NORTE NW containing approximately 20 acre(s). [Ref: 03DRB-01532, 01534, 01536, 01429] (Deferred from 5-19-04) (C-9)
DEFERRED AT THE AGENT'S REQUEST TO 6-2-04.

18. **Project # 1002929**
04DRB-00719 Major-Final Plat
Approval

ALDRICH LAND SURVEYING agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) C, **SANTA FE @ THE TRAILS**, zoned R-D, located on RAINBOW BLVD NW south of PASEO DEL NORTE NW, containing approximately 17 acre(s). [Ref: 03DRB-01531, 01533, 01535, 01432] (Deferred from 5-19-04) (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 6-2-04.**

19. **Project # 1002455**
03DRB-01899 Minor-Final Plat
Approval

TIMOTHY M. OTT agent(s) for JOE COTRUZZOLA request(s) the above action(s) for all or a portion of Lot(s) A3B, **J. GROUP ADDITION**, zoned SU -1, C-1, located on SAN ANTONIO RD NE, between I-25 and SAN PEDRO NE containing approximately 10 acre(s). [REF: Z-93-3, DRB-96-452, 03DRB-01654, 03DRB-01655] (Final Plat was indefinitely deferred 11-12-03) (E-18)

THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR SIA AND UTILITIES DEVELOPMENT FOR AGIS DXF FILE, FOR REMOVAL OF PUBLIC UTILITY FROM 25-FOOT EASEMENT ALONG SAN ANTONIO AND DEDICATE ELSEWHERE.

20. **Project # 1000325**
04DRB-00640 Minor-Ext of SIA for
Temp Defer SDWK

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES INC request(s) this action for all or a portion of Lot(s) 1-68, **SPANISH SUN**, zoned SU-1 PRD 15 DU/AC, located on SAN MATEO AVE NE, between MONTGOMERY BLVD NE and DOUGLAS MACARTHUR RD NE. [REF: Z-84-82, Z-84-82-1, Z-84-82-2, Z-84-82-3, Z-78-1651, DRB-99-219] [Deferred from 5/5/04] (G-17)

A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.

21. **Project # 1003291**
04DRB-00528 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for JOSEPH & KATHLEEN COWHAM request(s) the above action(s) for all or a portion of Tract(s) 14, M.R.G.C.D. MAP 35, **LANDS OF COWHAM-BOWEN**, zoned R-LT residential zone, located on RIO GRANDE BLVD NW, between CONTRERAS PL NW and MATTHEW AVE NW containing approximately 2 acre(s). [REF: 04DRB-00322] *[Deferred from 4/14/04] (Indefinitely deferred on 4-21-04)* (Deferred from 5-19-04) (H-13) **DEFERRED AT THE AGENT'S REQUEST TO 5-26-04.**

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

22. **Project # 1002520**
04DRB-00705 Minor-Sketch Plat or Plan

RIO GRANDE ENGINEERING, agent(s) for SCACCIA, LLC request(s) the above action(s) for all or a portion of Lot(s) 15 & 16, Block(s) 4, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, TRACT 2, (to be known as **VILLA DE LA CUEVA**) zoned R-D residential and related uses zone, developing area, 7 DU / AC, located on ALAMEDA BLVD NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [REF: 03DRB-00356, Z-87-94] (C-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1003429**
04DRB-00717 Minor-Sketch Plat or Plan

ISAACSON & ARFMAN, PA, agent(s) for CURB, INC., request(s) the above action(s) for all or a portion of Lot(s) 1, RIO BRAVO PARTNERS, **EL RANCHO GRANDE, UNIT 16**, zoned R-1, located on GIBSON BLVD SW between DELGADO DR SW and BLAKE RD SW containing approximately 120 acre(s). [Ref: DRB-95-440] (N-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. Approval of the Development Review Board Minutes for May 5, 2004. **THE MAY 5, 2004 DEVELOPMENT REVIEW BOARD MINUTES WERE APPROVED.**

ADJOURNED: 11:25 A.M.

City of Albuquerque
Development Review Board
Hydrology Section

Speed Memo

Project no. 1002506

Agenda Item no. 2

Subject:

1. pre-plat
2. sw waiver
- 3.
- 4.
- 5.
- 6.

Comments:

drainage report not approved
need I.L.

Resolution:

deferred to 6-9-04

Signed: Bradley L Bingham
City Engineer/ AMAFCA Designee

Date: 5/19/04

Deferred @ A.R. to 6-9-04

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002506 AGENDA#: 2 DATE: 5.19.04

1. Name: _____ Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO	1274	
CONNECTION TEL		98581118
SUBADDRESS		
CONNECTION ID		
ST. TIME	04/27 16:18	
USAGE T	00'46	
PGS.	2	
RESULT	OK	

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
FAX FORM**

TO: Tyler FAX # 858-1118

PAGES (INCLUDING COVER SHEET) 2 4/27/04

FROM: Sheran Matson, DRB Chair FAX # 924-3864 PHONE # 924-3880

COMMENTS:

Planning's comments on
#1002506.



**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 19, 2004, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1000262
04DRB-00628 Major-Two Year SIA

BOHANNAN HUSTON, INC. agent(s) for COSTCO WHOLESALE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A-1, **COSTCO DEVELOPMENT**, zoned SU-1, located on EUBANK BLVD SE, between SOUTHERN BLVD SE and CENTRAL AVE SE containing approximately 18 acre(s). [REF: 02DRB-00599] (L-21)

No objection.

Project # 1002506
04DRB-00636 Major-Preliminary Plat Approval
04DRB-00639 Minor-Sidewalk Waiver

TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 6C, 12A & B, **PARTITION OF BLACK RANCH**, zoned RA-1, located on COORS BLVD NW, between PASEO DEL NORTE NW and WESTSIDE DR NW containing approximately 68 acre(s). [REF: 03EPC-00300, 03EPC-00301, 04DRB-00217, 04DRB-00360] (C-13)

Agent was notified on 4/27/04 that application is incomplete without perimeter wall design submittal. Design to be submitted by 4/30/04 from Consensus Planning.

The preliminary plat "General Notes" should include this statement: "Lots will meet minimum square footage, width & setback requirements for RA-1 zoning." From looking at the plat submitted, the lots more than meet the minimum size of 10,890 square feet.

No objection to the sidewalk waiver. If the wall design is approved prior to the approval date for the preliminary plat, Planning should have no objection to approval of the preliminary plat.



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 19, 2004

Project # 1002506
04DRB-00636 Major-Preliminary Plat Approval
04DRB-00639 Minor-Sidewalk Waiver

TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 6C, 12A & B, **PARTITION OF BLACK RANCH**, zoned RA-1, located on COORS BLVD NW, between PASEO DEL NORTE NW and WESTSIDE DR NW containing approximately 68 acre(s). [REF: 03EPC-00300, 03EPC-00301, 04DRB-00217, 04DRB-00360] (C-13)

AMAFCA

No Comment.

COG

No adverse comment. For information, this portion of Coors is identified on the Long Range Roadway System map as a limited access principal arterial with a minimum right-of-way of 156 feet. The Long Range Bikeway System map identifies a bicycle lane on this portion of Coors.

Transit

No comments received.

Zoning Enforcement

No comments received.

Neighborhood Coord.

Letters sent to Paradise Hills (R), Riverfronte Estates (R), and Taylor Ranch (R) Neighborhood Associations.

APS

No comments received.

Police Department

No comments at this time.

Fire Department

Fire Department is not approving street widths less than 32 feet at this time. Per Ray Sanchez, AFD. All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.

PNM Electric & Gas

Approved.

Comcast

No comments received

QWEST

No comments received

Environmental Health

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

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments.

City Engineer

An approved drainage report is required prior to Preliminary Plat approval. No objection to sidewalk waiver. MRGCD approval of Corrales main canal crossing required prior to approval of Preliminary Plat.

Transportation Development

Need exhibit showing sidewalk waiver along with trails/sidewalks to be constructed. Sidewalk or trail should have logical connections along Lyndale and Blackfarm cul-de-sac. To implement the Coors Corridor Plan, Irving and Riverfront need to be public streets (no gates) Riverfront and Irving need to meet DPM widths with sidewalks. Riverfront needs to be dedicated on the south end up to the NMDOT right-of-way. Tract 6-C abuts Coors. Infrastructure will be required. (4th lane, decel lane, sidewalk & median in Coors) Dedication may be required for these improvements. Need infrastructure list.

Parks & Recreation

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 56 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 RA-1 zone 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:

Parks & Recreation

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). The Trails and Bikeways Facility Master Plan calls for a trail along the Corrales Main Canal, this property is managed by MRGCD and no trail will be required at this time. Defer to transportation regarding the sidewalk waiver.

Utilities Development

Parcel B must be dedicated as a public sanitary sewer easement to NMUI and COA. How are lots fronting Riverfronte Drive getting sewer service? The sewer interceptor in the street can not be used for service connections. Need an Infrastructure List. All public water and sewer easements must also be dedicated to COA. No objection to Sidewalk Waiver.

Planning Department

OK ✓ Agent was notified on 4/27/04 that application is incomplete without perimeter wall design submittal. Design to be submitted by 4/30/04 from Consensus Planning.

✓ *final* The preliminary plat "General Notes" should include this statement: "Lots will meet minimum square footage, width & setback requirements for RA-1 zoning." From looking at the plat submitted, the lots more than meet the minimum size of 10,890 square feet.

OK No objection to the sidewalk waiver. If the wall design is approved prior to the approval date for the preliminary plat, Planning should have no objection to approval of the preliminary plat.

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

cc:STV Investments, 6700-B Jefferson St NE, STE #1, 87109

Tierra West LLC, 8509 Jefferson St NE, 87113



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, May 19, 2004, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1000262

04DRB-00628 Major-Two Year SIA

BOHANNAN HUSTON, INC. agent(s) for COSTCO WHOLESALE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A-1, **COSTCO DEVELOPMENT**, zoned SU-1, located on EUBANK BLVD SE, between SOUTHERN BLVD SE and CENTRAL AVE SE containing approximately 18 acre(s). [REF: 02DRB-00599] (L-21)

Project # 1002506

04DRB-00636 Major-Preliminary Plat Approval

04DRB-00639 Minor-Sidewalk Waiver

TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 6C, 12A & B, **PARTITION OF BLACK RANCH**, zoned RA-1, located on COORS BLVD NW, between PASEO DEL NORTE NW and WESTSIDE DR NW containing approximately 68 acre(s). [REF: 03EPC-00300, 03EPC-00301, 04DRB-00217, 04DRB-00360] (C-13)

Project # 1003277

04DRB-00629 Major-Vacation of Pub Right-of-Way

04DRB-00630 Major-Vacation of Public Easements

04DRB-00631 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 11, 12, 13, Block(s) 20, Unit(s) 3, Tract(s) 3, **NORTH ALBUQUERQUE ACRES**, (to be known as **DESERT RIDGE OFFICE PARK**), zoned SU-2 / MIXED USE, located on HOLLY AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 4 acre(s). [REF: 04EPC-00290, 04EPC-00291, AX-94-1] (C-20)

SEE PAGE 2 . . .



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

PAGE 2

Project # 1002739

04DRB-00641 Major-Preliminary Plat
Approval

04DRB-00642 Major-Vacation of Pub
Right-of-Way

04DRB-00645 Major-Vacation of Public
Easements

04DRB-00646 Minor-Sidewalk Waiver

04DRB-00647 Minor-Subd Design (DPM)
Variance

04DRB-00648 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HEIGHTS LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, Parcel(s) 2-D and A, LANDS OF RIO BRAVO PARTNERS, ROSNER TRACTS, (to be known as **ANDERSON HEIGHTS**, zoned R-D residential and related uses zone, Developing Area, located on 118th ST SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 249 acre(s). [REF: 03DRB-00983, 04DRB-00179] (N-8/P-8)

Project # 1003403

04DRB-00632 Major-Preliminary Plat
Approval

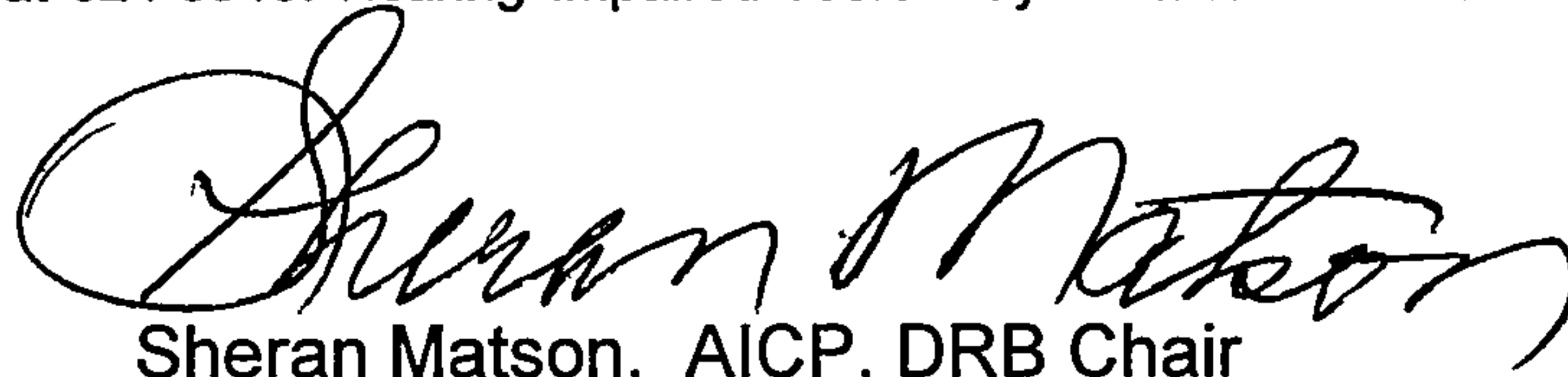
04DRB-00633 Major-Vacation of Public
Easements

04DRB-00634 Minor-Sidewalk Waiver

04DRB-00635 Minor-Temp Defer SDWK

ISAACSON & ARFMAN, P.A. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) F, THE TRAILS (to be known as **THE RESERVE AT THE TRAILS**, zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and TOWN OF ALAMEDA GRANT SOUTH BOUNDARY containing approximately 18 acre(s). [REF: 1002962, 03DRB-01528] (C-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 meeting should contact Claire Senova, Planning Department, at 924-3946. Hearing Impaired users may contact her via the New Mexico Relay Network by calling toll-free: 1-800-659-8331.


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MAY 3, 2004.

177

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

Meeting Date: MAY 19, 2004
Zone Atlas Page: C-13-Z
Notification Radius: 100 Ft.

Project# 1002506
App# 04DRB-00636
App# 04DRB-00639

Cross Reference and Location: N/A

Applicant: STV INVESTMENTS
Address: 6700-B JEFFERSON ST NE, STE# 1
ALBUQUERQUE NM 87109

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

Special Instructions:

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

Date Mailed: APRIL 30, 2004

Signature: KYLE TSETHLIKAI

101306547006040120 LEGAL: TR 2 -B-1 REPL MAP FOR TRS 2-A & 2-B KEN JOHNS WEST LAND USE:
PROPERTY ADDR: 00000 COORS
OWNER NAME: UNITED CONSTRUCTORS
OWNER ADDR: 07201 LOMAS BL NE ALBUQUERQUE NM 87110

101406501806230102 LEGAL: TR 6 -A TRS 6-A, 6-B & 6-C PARTITION OF THE BLACK R LAND USE:
PROPERTY ADDR: 00000 COORS
OWNER NAME: AMAFCA
OWNER ADDR: 02600 PROSPECT NE ALBUQUERQUE NM 87107

101306541505540310 LEGAL: TR 1 KEN JOHNS WESTSIDE AUTO CENTER CONT 124.934 S LAND USE:
PROPERTY ADDR: 00000 COORS
OWNER NAME: UNITED PROPERTIES LTD CO
OWNER ADDR: 07201 LOMAS BL NE ALBUQUERQUE NM 87110

101306551503640505 LEGAL: TR 6 -B TRS 6-A, 6-B & 6-C PARTITION OF THE BLACK R LAND USE:
PROPERTY ADDR: 00000 COORS
OWNER NAME: BLACK A ROLF & MARY JANE
OWNER ADDR: 10416 MORNING STAR NE ALBUQUERQUE NM 87111

101306541202240305 LEGAL: THE NORT HERLY PORTION OF A 12 ACRE TRACT AND WELLS LAND USE:
PROPERTY ADDR: 00000 COORS
OWNER NAME: SPARTON SOUTHWEST INC
OWNER ADDR: 04901 ROCKAWAY BL RIO RANCHO NM 87124

101406408352820314 LEGAL: TR A OF LTS 1 THRU 28 & TR A RIVERFRONTE ESTATES (LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: A M A F C A
OWNER ADDR: 02600 PROSPECT NE ALBUQUERQUE NM 87107

101406404152820313 LEGAL: LOT 1 OF LTS 1 THRU 28 & TR A RIVERFRONTE ESTATES LAND USE:
PROPERTY ADDR: 00000 TRAVIS
OWNER NAME: TORREZ SAMMY M & JANICE M
OWNER ADDR: 02113 PAJARITO RD SW ALBUQUERQUE NM 87105

101306448547010206 LEGAL: TR 6 -C TRS 6-A, 6-B & 6-C PARTITION OF THE BLACK R LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: BLACK A ROLF & MARY JANE
OWNER ADDR: 10416 MORNING STAR NE ALBUQUERQUE NM 87111

101306540600840306 LEGAL: S'LY POR T NE 1/4 SEC 18 T11N R3E OF 12 AC TR & LAND USE:
PROPERTY ADDR: 00000 COORS
OWNER NAME: SPARTON SOUTHWEST INC
OWNER ADDR: 04901 ROCKAWAY BL RIO RANCHO NM 87124

101306436750310313CA LEGAL: TRACT C SUMMARY PLAT TRACT NORTH OF PARADISE HILLS LAND USE:
PROPERTY ADDR: 00000 COORS
OWNER NAME: PUBLIC SERVICE COMPANY OF
OWNER ADDR: 00000 ALBUQUERQUE NM 87158

101406403351320405 LEGAL: LT 1 9 OF LTS 1 THRU 28 & TR A RIVERFRONTE ESTATES LAND USE:
PROPERTY ADDR: 00000 DANCING RIVER
OWNER NAME: YEAROUT BRYAN & JULIE
OWNER ADDR: 09519 DANCING RIVER NW ALBUQUERQUE NM 87114

101406402649620404 LEGAL: LT 1 8 OF LTS 1 THRU 28 & TR A RIVERFRONTE ESTATES LAND USE:
PROPERTY ADDR: 00000 DANCING RIVER
OWNER NAME: SCHALOW GERALD
OWNER ADDR: 09515 DANCING RIVER NW ALBUQUERQUE NM 87114

101406402048020403 LEGAL: LT 1 7 OF LTS 1 THRU 28 & TR A RIVERFRONTE ESTATES LAND USE:
PROPERTY ADDR: 00000 DANCING RIVER
OWNER NAME: MCCORMICK MARY
OWNER ADDR: 09509 DANCING RIVER NW ALBUQUERQUE NM 87114

101306441447110204 LEGAL: TR 5 PARTITION OF THE BLACK RANCH MRGCD MAP 25 CON LAND USE:
PROPERTY ADDR: 00000 COORS
OWNER NAME: BLACK ALBERT J
OWNER ADDR: 10416 MORNING STAR NE ALBUQUERQUE NM 87111

101306440043310203 LEGAL: TR 4 PARTITION OF THE BLACK RANCH MRGCD MAP 25 CON LAND USE:
PROPERTY ADDR: 00000 COORS
OWNER NAME: BLACK W E TRUSTEE ETAL
OWNER ADDR: 02505 CLARK CARR LP SE ALBUQUERQUE NM 87106

101406401446320402 LEGAL: LT 1 6 OF LTS 1 THRU 28 & TR A RIVERFRONTE ESTATES LAND USE:
PROPERTY ADDR: 00000 DANCING RIVER
OWNER NAME: PONTO ROBERT C & ROBERTA C
OWNER ADDR: 09505 DANCING RIVER DR NW ALBUQUERQUE NM 87114

101306444039010102 LEGAL: TR 1 2-B PLAT OF TRACTS 12-A AND 12-B PARTITION OF LAND USE:
PROPERTY ADDR: 00000 COORS
OWNER NAME: BLACK ALBERT J & MARY J
OWNER ADDR: 10416 MORNING STAR NE ALBUQUERQUE NM 87111

101306438443110202 LEGAL: TR 3 A1 PLAT OF TR 3A1 BLACK RANCH CONT 1.4000 AC LAND USE:
PROPERTY ADDR: 00000 COORS
OWNER NAME: PRP INC
OWNER ADDR: 03200 BROADWAY BL SE ALBUQUERQUE NM 87105

101406400844620401 LEGAL: LT 1 5 OF LTS 1 THRU 28 & TR A RIVERFRONTE ESTATES LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: TOLEDO RICHARD & ROSEMARY
OWNER ADDR: 06400 ST ANNES ST NE ALBUQUERQUE NM 87111

101306452041810501 LEGAL: LT 1 4 OF LTS 1 THRU 28 & TR A RIVERFRONTE ESTATES LAND USE:
PROPERTY ADDR: 00000 LYRIA
OWNER NAME: PERRY DAVID
OWNER ADDR: 01614 LYRIA RD NW ALBUQUERQUE NM 87114

101306437838910411 LEGAL: TRACT 3J BLACK RANCH (BEING A REPLAT OF TR 3 BLACK LAND USE:
PROPERTY ADDR: 00000 VALLEY VIEW
OWNER NAME: BLACK ALBERT J & MARY JANE RVT
OWNER ADDR: 10416 MORNING STAR NE ALBUQUERQUE NM 87111

101306451638210113 LEGAL: LT 1 BLK 1 PLAT FOR RIVERFRONTE ESTATES II CONT 1. LAND USE:
PROPERTY ADDR: 00000 PACE
OWNER NAME: LUCERO RONALD D & SARAH E
OWNER ADDR: 01674 PACE RD NW ALBUQUERQUE NM 87114

101306437237110410 LEGAL: TRAC T 3I BLACK RANCH (BEING A REPLAT OF TR 3 BLACK LAND USE:
PROPERTY ADDR: 00000 VALLEY VIEW
OWNER NAME: BLACK ALBERT J & MARY JANE RVT NE ALBUQUERQUE NM 87111
OWNER ADDR: 10416 MORNING STAR

101306438528510101 LEGAL: TR 1 2-A PLAT OF TRACTS 12-A AND 12-B PARTITION OF LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: BLACK ALBERT J & MARY J NE ALBUQUERQUE NM 87111
OWNER ADDR: 10416 MORNING STAR

101306450436010604 LEGAL: LT 1 BLK 2 PLAT FOR RIVERFRONTE ESTATES II CONT 1. LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CORLEY WAYNE D & VERA RD NW ALBUQUERQUE NM 87114
OWNER ADDR: 09801 RIVERSIDE

101306436235410409 LEGAL: TRAC T 3H BLACK RANCH (BEING A REPLAT OF TR 3 BLACK LAND USE:
PROPERTY ADDR: 00000 VALLEY VIEW
OWNER NAME: BLACK ALBERT J & MARY JANE RVT NE ALBUQUERQUE NM 87111
OWNER ADDR: 10416 MORNING STAR

101306449434510603 LEGAL: LT 1 1 BL K 2 PLAT FOR RIVERFRONTE ESTATES II CONT 1. LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: GUTIERREZ ROBERT & JENNIFER CT NW ALBUQUERQUE NM 87107
OWNER ADDR: 02405 RIO GRANDE DEL SOL

101306435433310408 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101306448332810602 LEGAL: LT 1 0 BL K 2 PLAT FOR RIVERFRONTE ESTATES II CONT 1. LAND USE:
PROPERTY ADDR: 00000 RIVERFRONT
OWNER NAME: US BANK NATIONAL ASSOCIATION T DR ORLANDO FL 32826
OWNER ADDR: 12650 INGENUITY

101306434132110407 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101306432630910405 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101306447331310601 LEGAL: LT 9 BLK 2 PLAT FOR RIVERFRONTE ESTATES II CONT 1. LAND USE:
PROPERTY ADDR: 00000 RUSTY
OWNER NAME: APPEGARTH DANIEL & LISA RD NW ALBUQUERQUE NM 87114
OWNER ADDR: 01739 RUSTY

101306430628810404 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101306445629010104 LEGAL: LT 1 9 BL K 1 PLAT FOR RIVERFRONTE ESTATES II CONT 1. LAND USE:
PROPERTY ADDR: 00000 RUSTY
OWNER NAME: FENSTERER PAUL & JANIS RD NW ALBUQUERQUE NM 87114
OWNER ADDR: 01742 RUSTY

101306427526810401 LEGAL: TR 2 -B B ULK LAND PLAT TRACTS 2-A & 2-B BLACK RANCH LAND USE:
PROPERTY ADDR: 00000 COORS
OWNER NAME: AMAFCA NE ALBUQUERQUE NM 87107
OWNER ADDR: 02600 PROSPECT

101306444926410103 LEGAL: LT 2 0 BL K 1 PLAT FOR RIVERFRONTE ESTATES II CONT 1. LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: MONTOYA ROBERT J & ROSALINDA NW ALBUQUERQUE NM 87114
OWNER ADDR: 04008 CRESTA PARK

101306452821640536 LEGAL: TR 9 B LA ND DIV PLAT OF TRS 9A & 9B PARTITION OF TH LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE ALBUQUERQUE NM 87103
OWNER ADDR: 00000

101306443920940520 LEGAL: TR 9 A LA ND DIV PLAT OF TRS 9A & 9B PARTITION OF TH LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE ALBUQUERQUE NM 87103
OWNER ADDR: 00000

101306437020740602 LEGAL: LT 1 0-A PLAT OF LT 10-A BLACK RANCH CONT 3.7560 AC LAND USE:
PROPERTY ADDR: 00000 COORS
OWNER NAME: NM SELF STORAGE LTD CO DR SANTA FE NM 87505
OWNER ADDR: 00005 ALTAZANO

101306419016330304 LEGAL: TR 1 -A P LAT OF TRS 1-A, 2-A & 3-A RIVER POINT CONT LAND USE:
PROPERTY ADDR: 00000 COORS
OWNER NAME: WELL-PROP (MULTI) LLC DENVER CO 80290
OWNER ADDR: 01700 BROADWAY

101306424715530311 LEGAL: THE WLY POR OF TR 2-A PLAT OF TRS 1-A, 2-A & 3-A R LAND USE:
PROPERTY ADDR: 00000 COORS
OWNER NAME: MWT HOLDINGS LLC ATLANTA GA 30328
OWNER ADDR: 07000 CENTRAL PARKWAY

"Attachment A"

Karen Kline, Tierra West, LLC

Zone Map: C-13

PARADISE HILLS CIVIC ASSOC. (R)

***Larry Weaver**

6001 Unitas Ct. NW/87114 898-8640 (h) 846-1511 (w)

Tom Anderson

10013 Plunkett Dr. NW/87114 897-2593 (h)

RIVERFRONTE ESTATES N.A., INC. (R)

***Terry Guebert**

1700 Rusty Rd. NW/87114 823-2300 (w)

Bob Ponto

9505 Dancing River NW/87114 890-3389 (h)

TAYLOR RANCH N.A. (R)

***Don MacCormack**

5400 Hattiesburg NW/87120 897-1593 (h)

Jolene Wolfley

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

D

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

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

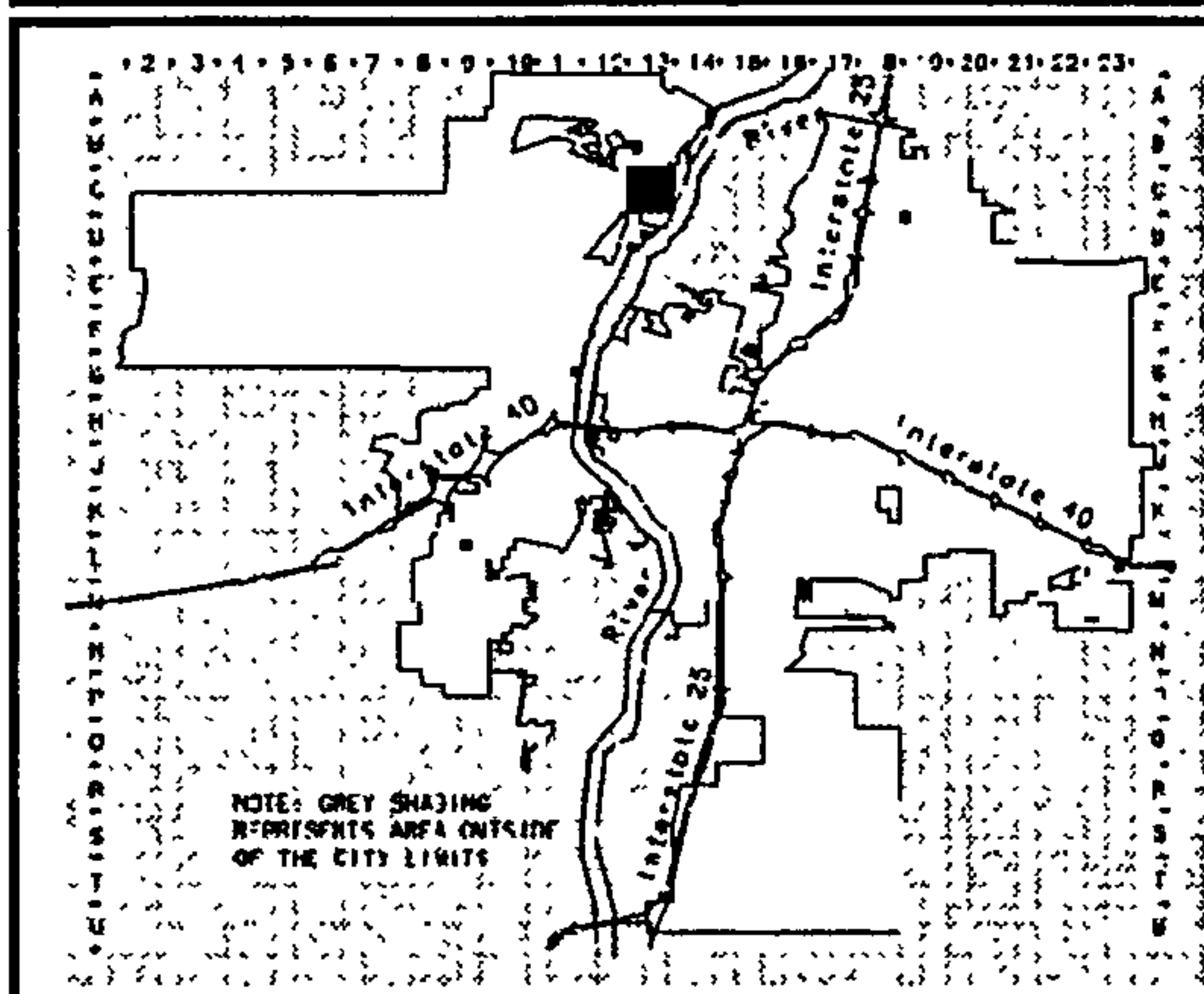
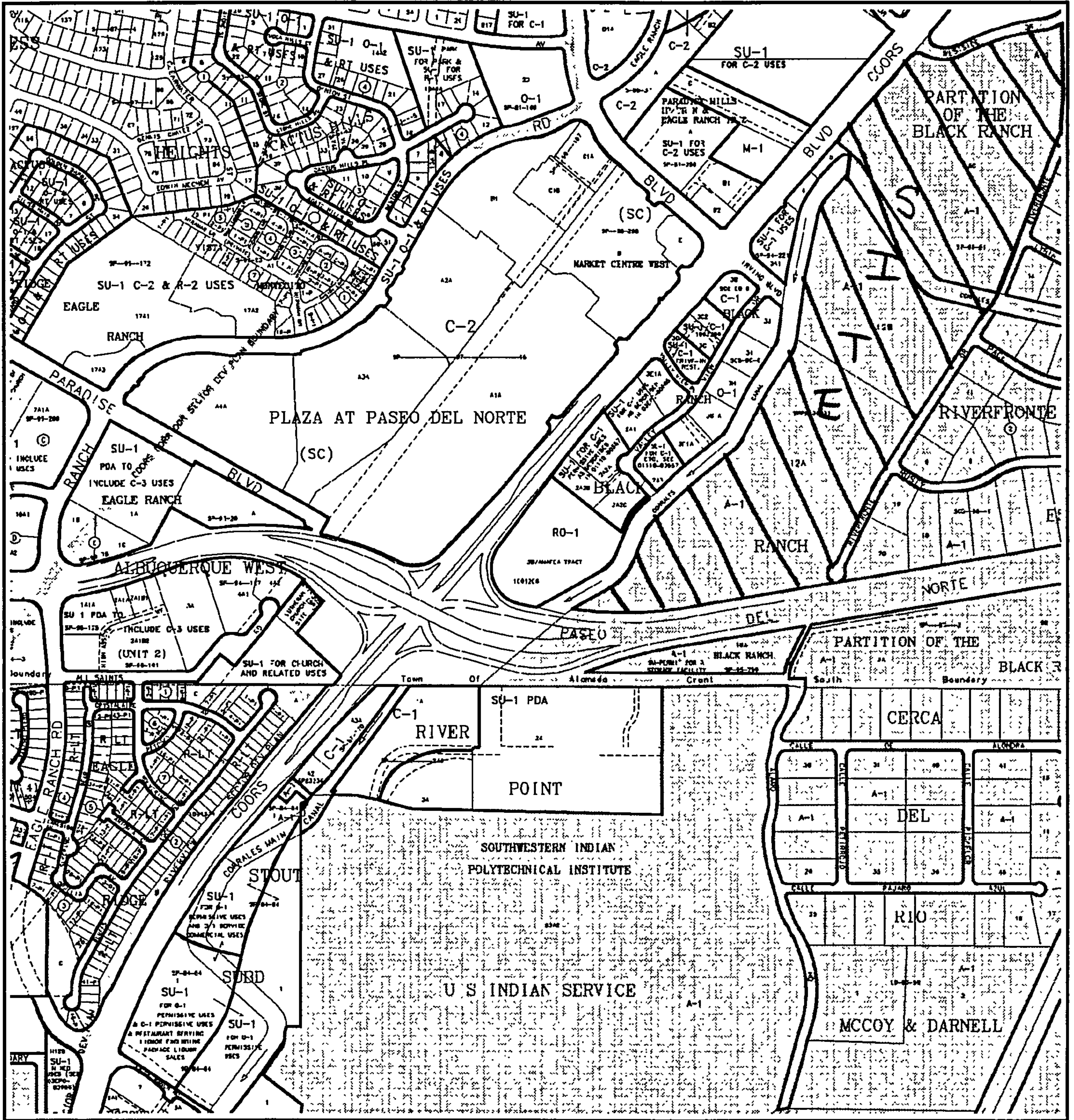
Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

(below this line for OCNC use only)

Date of Inquiry: 04/23/04 Time Entered: 8:15 a.m. ONC Rep. Initials: SW



CITY OF
Albuquerque
Abuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT
 © Copyright 2003



Zone Atlas Page
C-13-Z
 Map Amended through July 31, 2003

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (Public Hearing Case)**
- Application for subdivision (Plat) on FORM S-3, including those submittal requirements. Variance and subdivision should be applied for simultaneously. (24 copies)
 - Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived
 - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
 - Any original and/or related file numbers are listed on the cover application
- DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

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

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

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

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

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

Tyler Ashton Applicant name (print)
Tyler Ashton Applicant signature / date



Form revised April 2003

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

Application case numbers
04DRB - - - - - 00639

Leslie Duranseau 4-23-04
 Planner signature / date

Project # 1002506



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
- 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.

APPLICATION INFORMATION:

Professional/Agent (if any): Alpha Professional Surveying Inc. PHONE: 892-1076
 ADDRESS: PO BOX 46316, RIO RANCHO, NM 87174 FAX: 891-0471
 CITY: RIO RANCHO STATE NM ZIP 87174 E-MAIL: gary@alphaprosurveying.com

APPLICANT: Black Farm Estates Homeowners Association PHONE: 888-4479 ex 29
 ADDRESS: PO BOX 87590 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87193 E-MAIL: sarah@hoomco.com
 Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: vacation of private road easements and dedication of public right of way

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

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

Lot or Tract No. Tract A, UNIT 1 and Tracts A+B, UNIT 2 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Black Farm Estates, UNITS 1 + 2
 Existing Zoning: _____ Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): B13, B14, C13, C14 UPC Code: see attached

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 1002506 OS DRB -00306

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 53 No. of proposed lots: 53 Total area of site (acres): 4.86
 LOCATION OF PROPERTY BY STREETS: On or Near: Black Farm Lane NW, Westdale Way NW, Lyndale Lane NW
 Between: Westside Drive NW and Paseo del Norte

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

SIGNATURE Gary E. Gritsko DATE 3/11/2011
 (Print) GARY GRITSKO Applicant: Agent:

FOR OFFICIAL USE ONLY

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus.
- F.H.D.P. fee rebate

Application case numbers	Action
<u>11DRB - 70067</u>	<u>VPE</u>
_____	<u>ADY</u>
_____	<u>CMF</u>
_____	_____
_____	_____

Form revised 4/07

S.F.	Fees
_____	<u>\$195.00</u>
_____	<u>\$ 75.00</u>
_____	<u>\$20.00</u>
_____	\$ _____
_____	\$ _____
_____	Total
_____	<u>\$ 230.00</u>

Hearing date April 20 2011

[Signature]

3-23-11

Print #

1002506

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)
 ___ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
 ___ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all 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)
 ___ List any original and/or related file numbers on the cover application
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- VACATION OF PUBLIC EASEMENT (DRB27) PRIVATE EASEMENT**
 VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)
 The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
 (Not required for City owned public right-of-way.)
 Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 Zone Atlas map with the entire property(ies) clearly outlined
 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)
 List any original and/or related file numbers 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 30 DAYS after the filing deadline. Your attendance is required.

- SIDEWALK VARIANCE (DRB20)**
 SIDEWALK WAIVER (DRB21)
 ___ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the variance or waiver
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
 ___ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the variance
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
 EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)
 ___ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the deferral or extension
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- VACATION OF PRIVATE EASEMENT (DRB26)**
 VACATION OF RECORDED PLAT (DRB29)
 ___ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 ___ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 ___ Letter of authorization from the grantors and the beneficiaries (private easement only)
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers 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.

GARY GRITSKO
 Applicant name (print)
Gary Gritsko 3/23/2011
 Applicant signature / date



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

Application case numbers
DRB - 70067

Form revised 4/07
[Signature] 3-23-11
 Planner signature / date
 Project # 1002506

Alpha Professional Surveying Inc.
P.O. Box 46316
Rio Rancho, New Mexico 87174
Office (505) 892-1076 Fax (505) 891-0471
Email: gary@alphaprosurveying.com

March 10, 2011

City of Albuquerque
Development Review Board
600 Second Street NW
Albuquerque, NM 87102

REF: Vacation and Dedication of Private Road Easements in Black Farms Estates, Units 1 & 2

This request by the Black Farm Estates Homeowners Association, representing the lot owners, is the vacation of the private road easements within the subdivision and dedication of the same as public rights of way to the City of Albuquerque.

The roads in the subdivision were approved as private roadways and are described as separate tracts on the plats of Unit 1 & Unit 2. One of the roads in the subdivision, Irving Blvd., was dedicated as public right-of-way by the approved plat of Unit 2. All of the private and public roads within the subdivision were constructed according to the approved engineering plans. Maintenance of the private roads is the responsibility of the Homeowners' Association.

Black Farm Estates Units 1 & 2 was developed by Sivage Community Development beginning in 2004 as a semi-rural subdivision within the City of Albuquerque. The lots range in size from 0.75 acre to 2.6 acres, with a density of one dwelling unit per acre. The property immediately east of the subdivision is Riverfronte Estates, a subdivision within Bernalillo County jurisdiction. It contains 1.0 acre minimum lots, zoned A-1 County.

Because of the semi-rural nature of Black Farm Estates, the traffic on the roads in the subdivision is significantly less than a typical "City" subdivision of comparable size having a density of 8 dwelling units per acre. An assumption could be made that the existing roads in the subdivision could last as much as 2 to 3 times longer than a comparable road within a typical higher density city subdivision. The applicant believes that acceptance of the roads for public maintenance would not significantly increase the City's liability for future street maintenance. Property tax revenue from this subdivision currently supports the City of Albuquerque in many ways, including its road maintenance department.

The applicant respectfully makes this request with the enclosed exhibits and information. If you have any questions or need additional information, please contact me.

Sincerely,

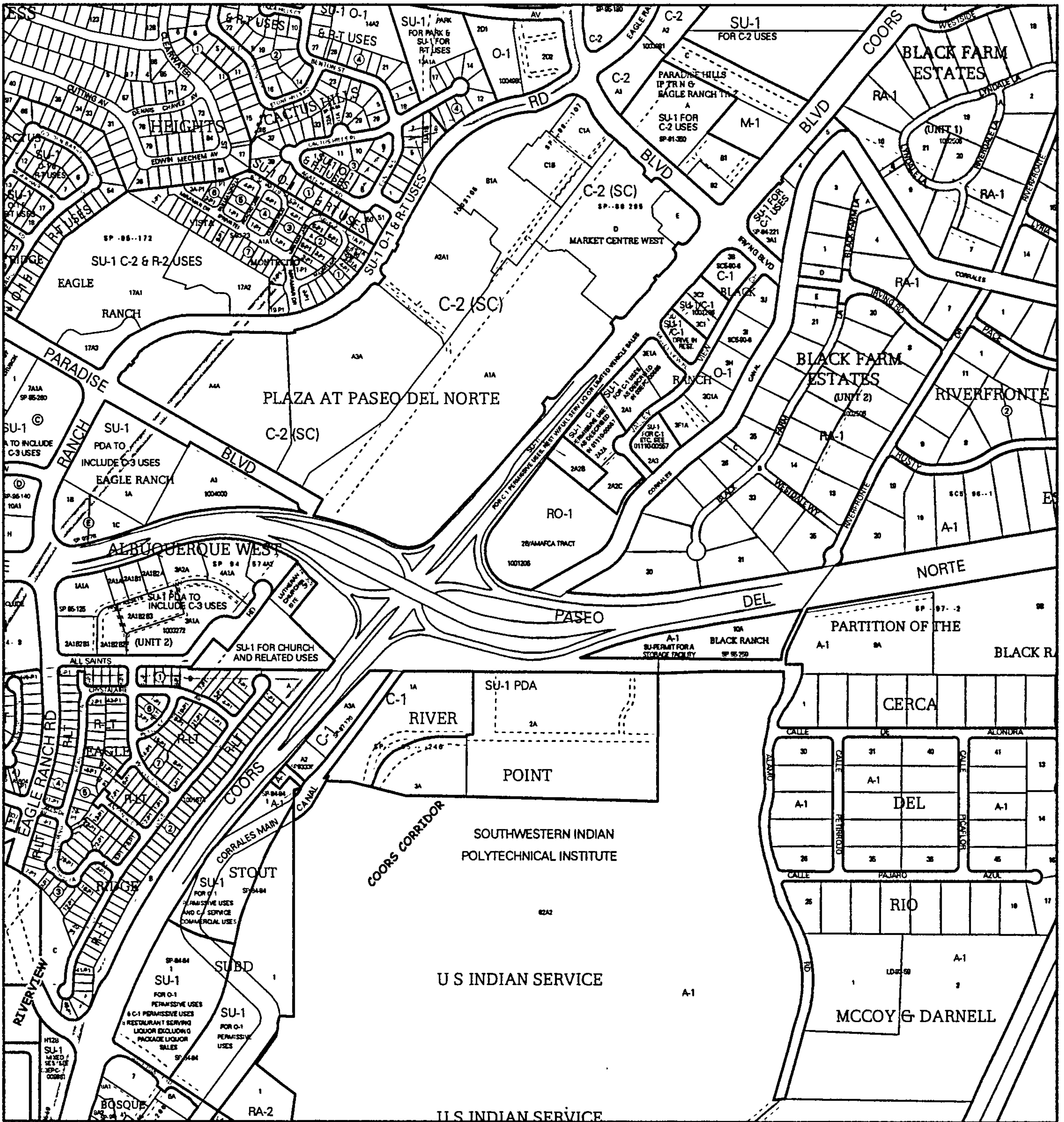

Gary E. Gritsko, NMPS 8686

UPC Numbers for Tracts in BLACK FARM ESTATES

1-013-064-508-493-10226 Tract A, Unit 1

1-013-064-433-431-10705 Tract A, Unit 2

1-013-064-382-297-10131 Tract B, Unit 2



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

AGIS
Albuquerque Geographic Information System

Map amended through: 2/4/2010

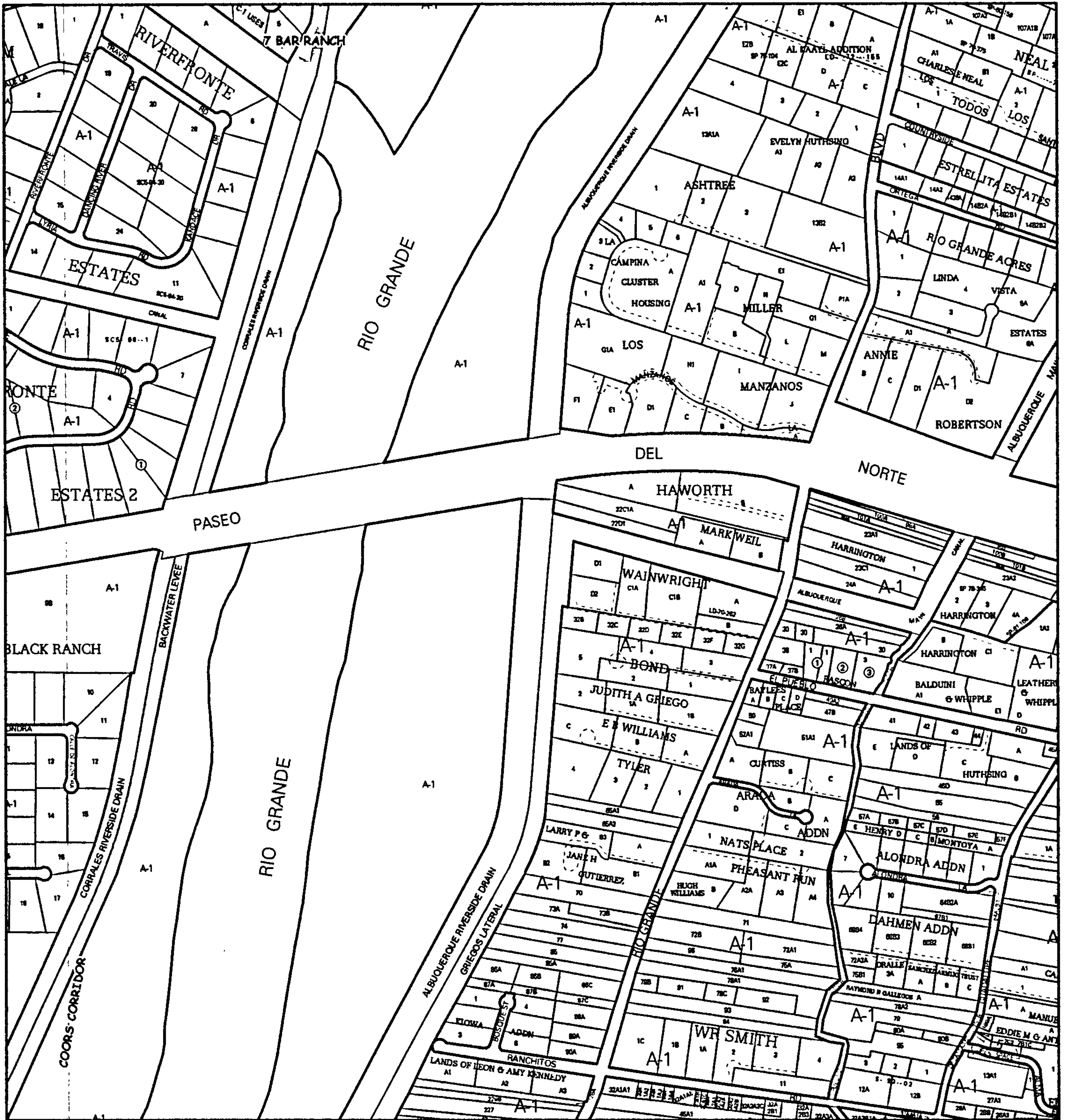
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-13-Z

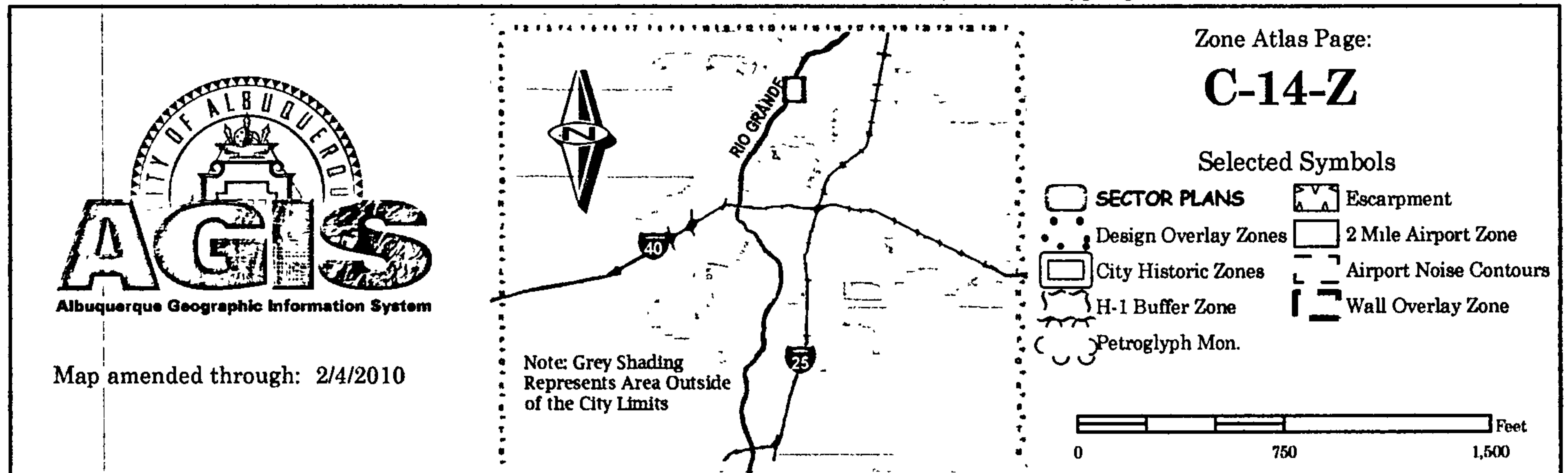
Selected Symbols

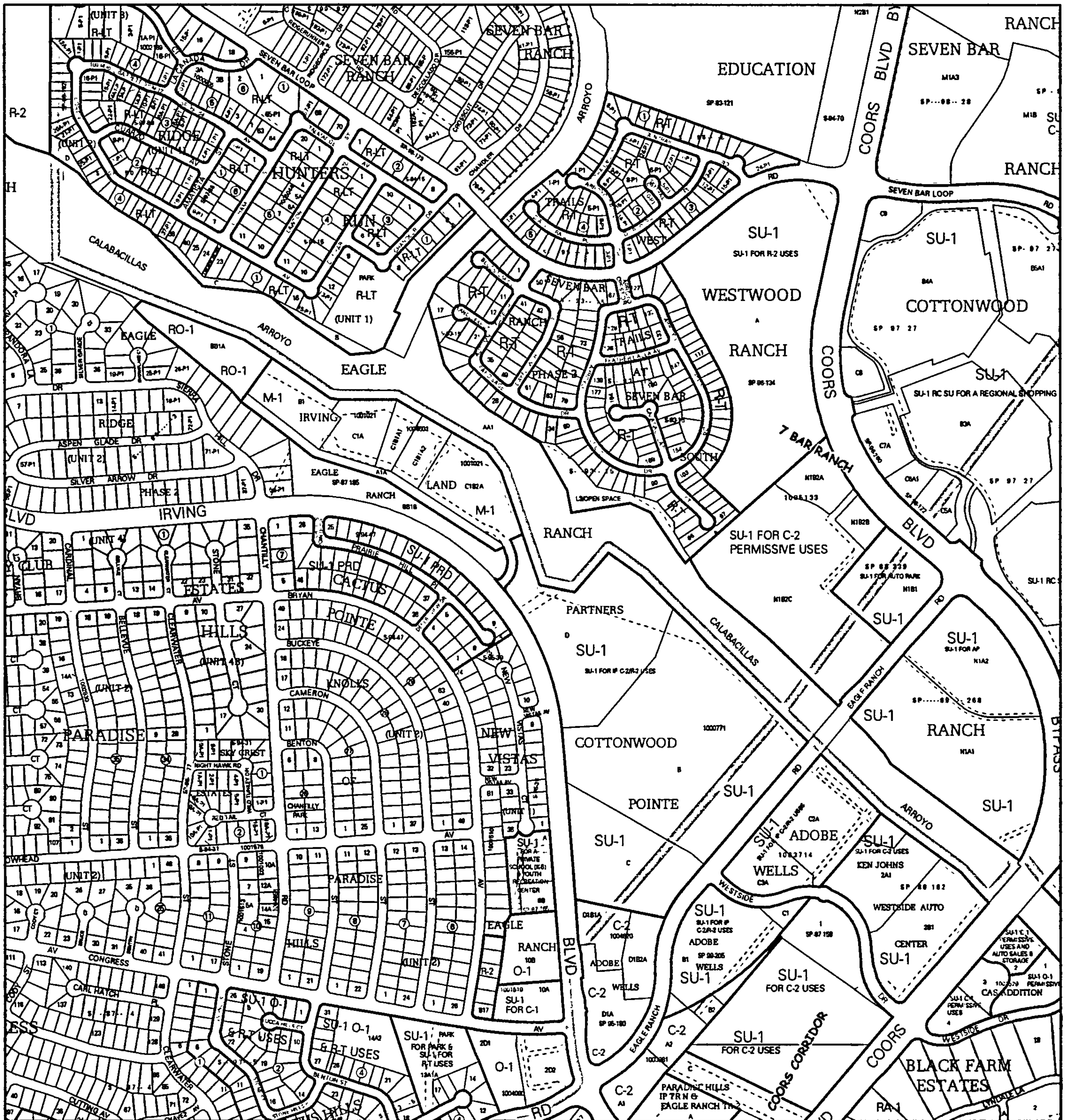
	SECTOR PLANS		Escarpment
	Design Overlay Zones		2 Mile Airport Zone
	City Historic Zones		Airport Noise Contours
	H-1 Buffer Zone		Wall Overlay Zone
	Petroglyph Mon.		

0 750 1,500 Feet

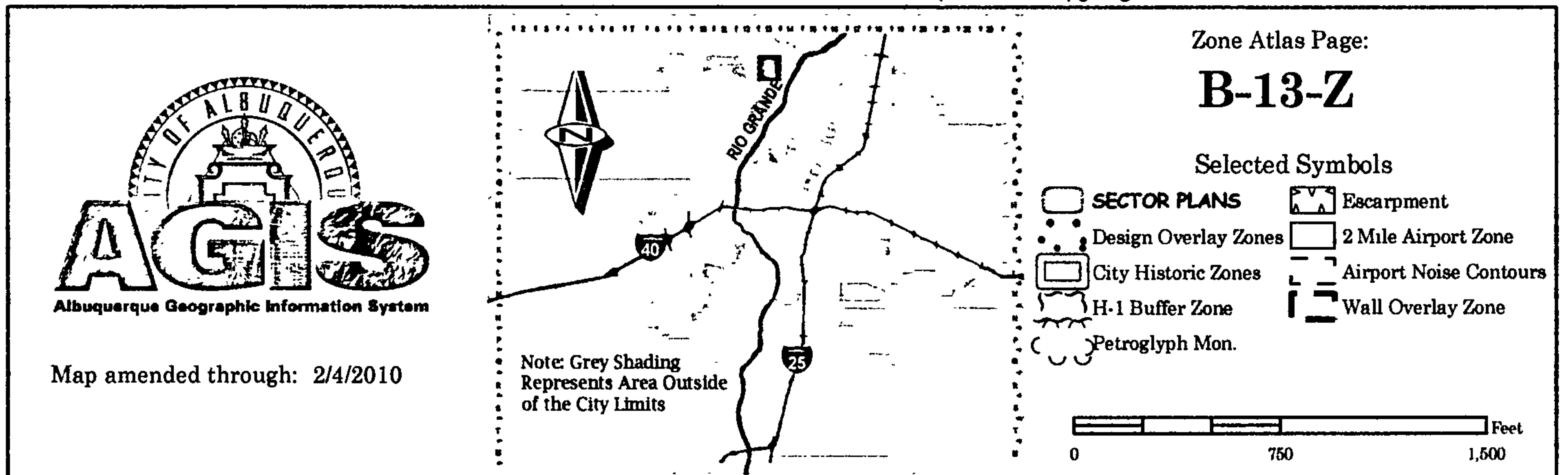


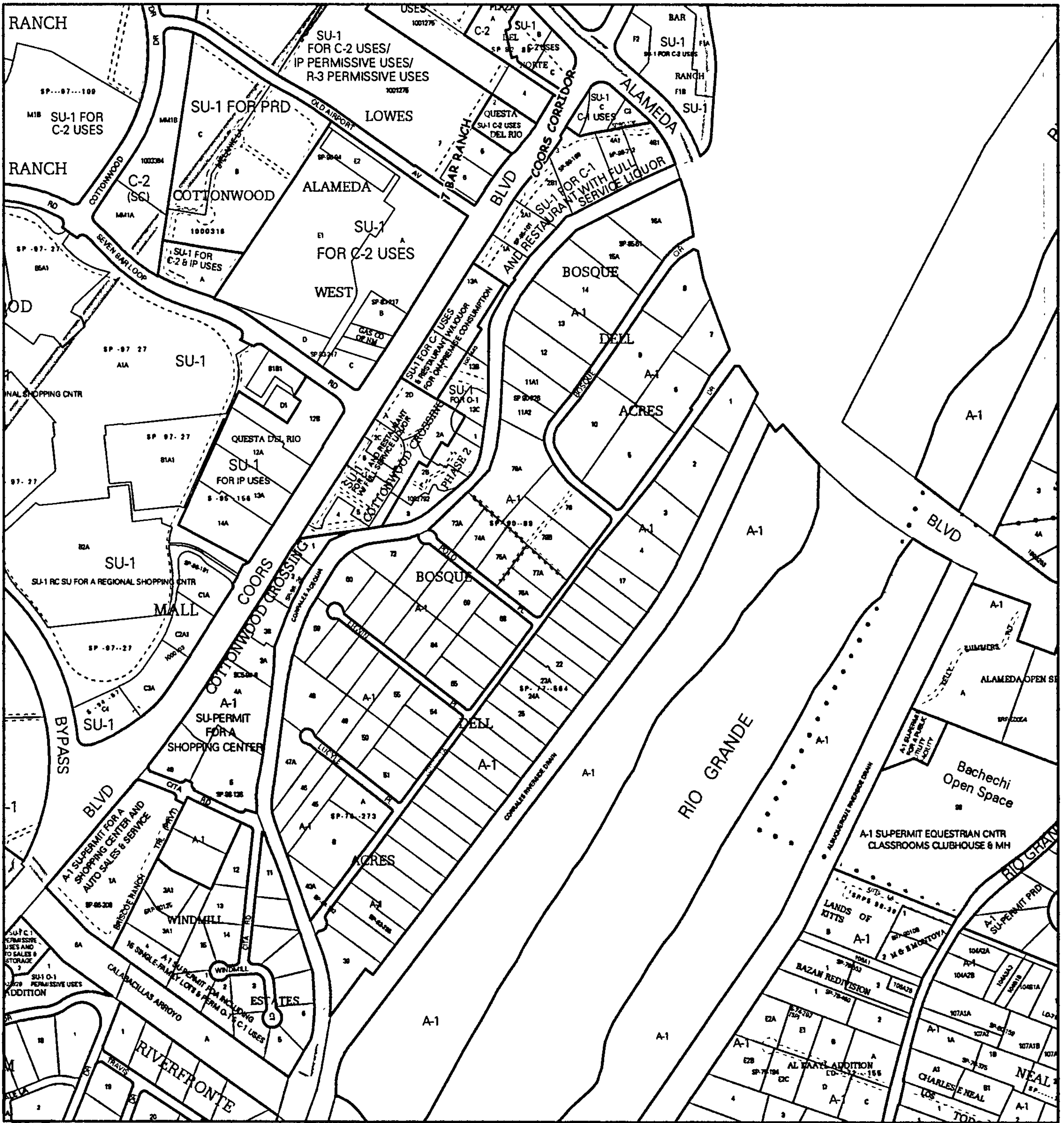
For more current information and more details visit: <http://www.cabq.gov/gis>



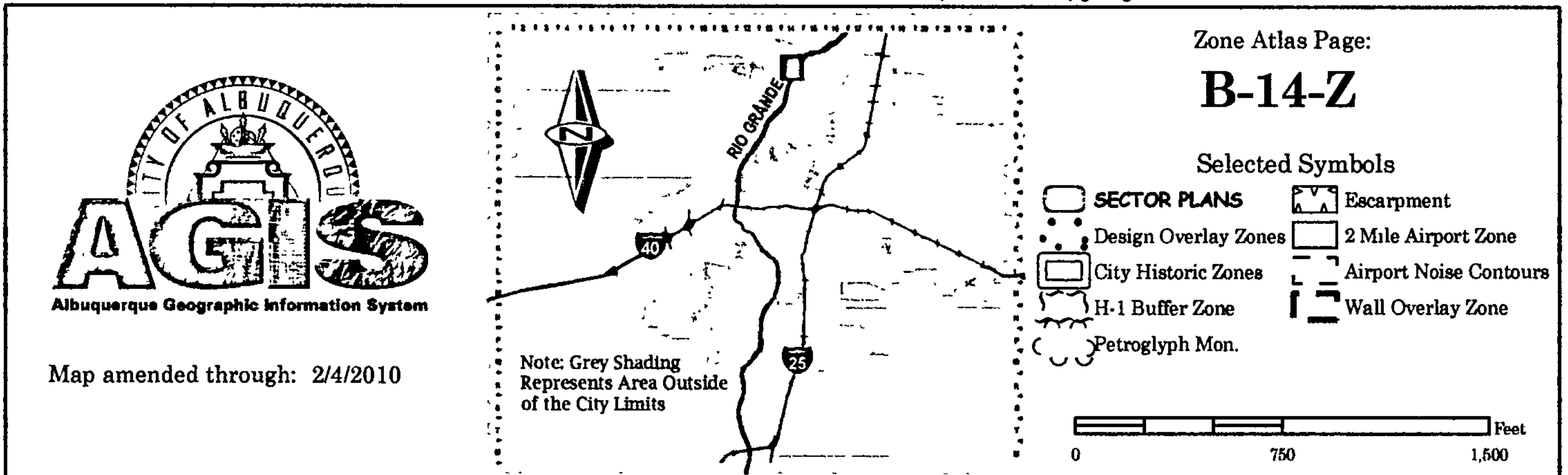


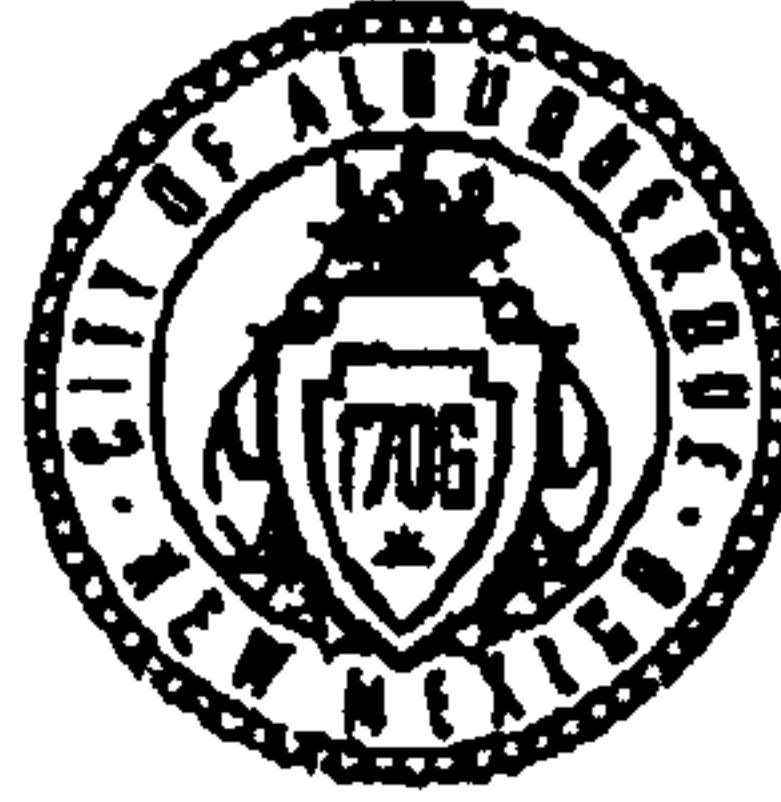
For more current information and more details visit: <http://www.cabq.gov/gis>





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





City of Albuquerque

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

Date: 3-10-11

TO CONTACT NAME: GARY CRITSKO
 COMPANY/AGENCY: ANPMA Professional Surveying
 ADDRESS/ZIP: Box 46316 Rio Rancho NM 87174
 PHONE/FAX #: 959-9003 891-0471

Thank you for your inquiry of 3/10/11 (date) requesting the names of **ALL Affected**

Neighborhood and/or Homeowner Associations who would be affected under the provisions of O-92 by your proposed project at Tract A, Unit A Tracts A+B
Unit 2, Black Farm Estates
 zone map page(s) B-13-14 C-13-14

Our records indicate that the **Affected Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

Neighborhood or Homeowner Association
 Contact: Riverfront Estates
Paradise Hills Civic Assoc.
Uta Montecito
Jaylar Ranch

Neighborhood or Homeowner Association
 Contact: Not Attached

See reverse side for additional Neighborhood and/or Homeowner Associations 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 our office at (505) 924-3914 or by fax at 924-3913.

YES { } NO

Sincerely,

 OFFICE OF NEIGHBORHOOD COORDINATION

ATTENTION: Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.

NOTICE TO APPLICANTS - SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

INFORMATION FROM THE OFFICE OF NEIGHBORHOOD COORDINATION

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood and/or Homeowner Associations (if there are associations). A copy must be submitted with application packet.
- Copies of the certified receipts to Neighborhood and/or Homeowner Associations (if there are associations). A copy must be submitted with application packet.

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

(Below this line for ONC use only)

Date of Inquiry: 3/10/11 Time Entered: 11:45 AM ONC Rep. Initials: Pa

PARADISE HILLS CIVIC ASSOC. (PHC) "R"

***Thornton Schwenk** e-mail: schwenkt@gmail.com
5125 Russell Dr. NW/87114 459-9543 (c)
Tom Anderson e-mail: ta_a@msn.com
10013 Plunkett Dr. NW/87114 897-2593 (h)
NA E-mail: phcassoc@gmail.com

Council District: 5&County
County District: 1
Police Beat: 618/NW
Zone Map #: A-C-9-13

RIVERFRONTE ESTATES N.A., INC. (RFE) "R"

***Mario Peters**
9506 Kandace NW/87114 890-9090 (h)
Cary Staeden e-mail: ccstaeden@gmail.com
1679 Pace Rd. NW/87114 899-4904 (h)

Council District: 5&County
County District: 4
Police Beat:
Zone Map #: B-C-13-14

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

***David Waters** e-mail: barracuda@msn.com
5601 La Colonia Dr. NW/87120 897-5771 (h)
Rene Horvath e-mail: aboard10@juno.com
5515 Palomino Dr. NW/87120 898-2114 (h)
Website: www.trna.org NA E-mail: president@trna.org

Council District: 5
County District: 1
Police Beat: 626/NW
Zone Map: C-F-11-14

VISTA MONTECITO H.O.A., INC. (VMH)

***Ed Borchardt** e-mail: braham40@comcast.net
9200 Picacho Ln. NW/87114 890-5332 (h)
Marty Martinez
9204 Picacho Ln. NW/87114
NA E-mail: medandyi@aol.com

Council District: 5&County
County District: 1
Police Beat: 619/NW
Zone Map #: C-13

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

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 0.61	0124
Certified Fee	\$2.80	
Return Receipt Fee (Endorsement Required)	\$2.30	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.71	

Postmark Here: RIO RANCHO, NM 87124 MAR 15 2011

Sent To: Thornton Schwank
 Street, Apt. No., or PO Box No.: 5125 BUSSELL DR. NW
 City, State, ZIP+4: ALBU, N. Mex. 87114

PS Form 3800, August 2006 See Reverse for Instructions

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

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 0.61	0124
Certified Fee	\$2.80	
Return Receipt Fee (Endorsement Required)	\$2.30	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.71	

Postmark Here: RIO RANCHO, NM 87124 MAR 15 2011

Sent To: Rene Horvath
 Street, Apt. No., or PO Box No.: 5515 PALOMINO DR. NW
 City, State, ZIP+4: ALBU, N. Mex. 87120

PS Form 3800, August 2006 See Reverse for Instructions

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

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 0.61	0124
Certified Fee	\$2.80	
Return Receipt Fee (Endorsement Required)	\$2.30	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.71	

Postmark Here: RIO RANCHO, NM 87124 MAR 15 2011

Sent To: Ed Borchardt
 Street, Apt. No., or PO Box No.: 9200 PICACHO LANE NW
 City, State, ZIP+4: ALBU, N. Mex. 87114

PS Form 3800, August 2006 See Reverse for Instructions

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

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 0.61	0124
Certified Fee	\$2.80	
Return Receipt Fee (Endorsement Required)	\$2.30	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.71	

Postmark Here: RIO RANCHO, NM 87124 MAR 15 2011

Sent To: Marti Martinez
 Street, Apt. No., or PO Box No.: 9204 PICACHO LN. NW
 City, State, ZIP+4: ALBU, N. Mex. 87114

PS Form 3800, August 2006 See Reverse for Instructions

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

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 0.61	0124
Certified Fee	\$2.80	
Return Receipt Fee (Endorsement Required)	\$2.30	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.71	

Postmark Here: RIO RANCHO, NM 87124 MAR 15 2011

Sent To: Tom Anderson
 Street, Apt. No., or PO Box No.: 10013 PLUNKETT DR. NW
 City, State, ZIP+4: ALBU, N. Mex. 87114

PS Form 3800, August 2006 See Reverse for Instructions

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

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 0.61	0124
Certified Fee	\$2.80	
Return Receipt Fee (Endorsement Required)	\$2.30	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.71	

Postmark Here: RIO RANCHO, NM 87124 MAR 15 2011

Sent To: Mario Peters
 Street, Apt. No., or PO Box No.: 9506 KANDACE NW
 City, State, ZIP+4: ALBU, N. Mex. 87114

PS Form 3800, August 2006 See Reverse for Instructions

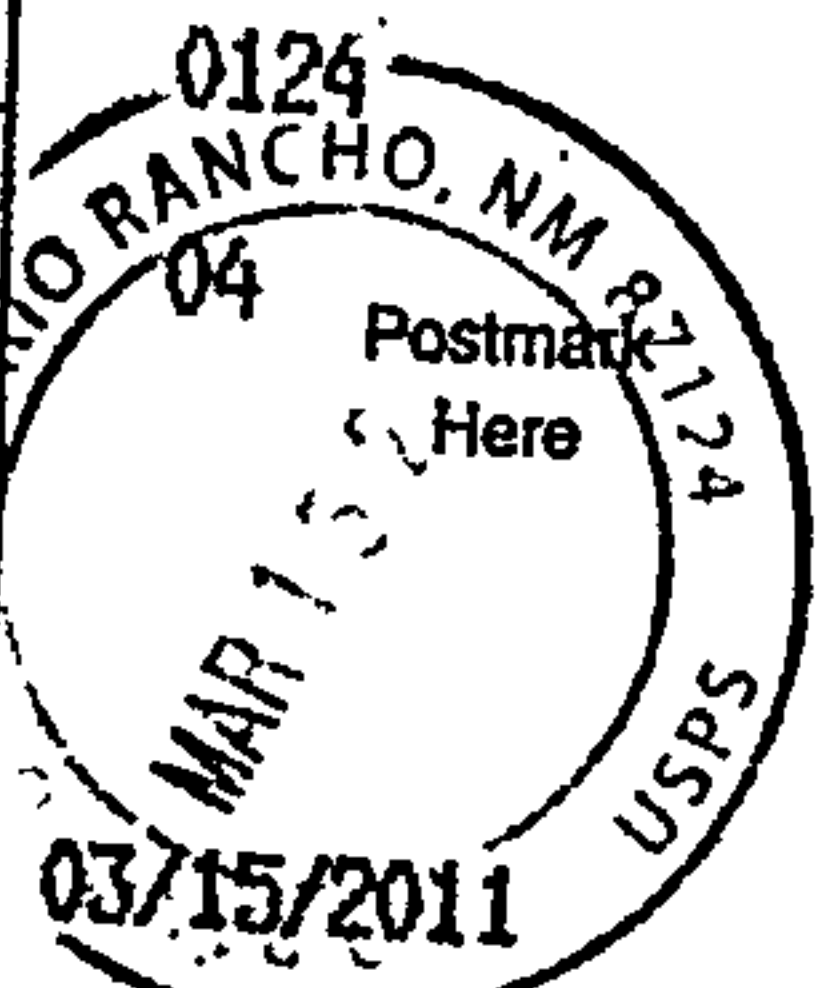
7009 3410 0000 7908 2291

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

For delivery information visit our website at www.usps.com

ALBUQUERQUE NM 87120 **OFFICIAL USE**

Postage	\$ 0.61
Certified Fee	\$2.80
Return Receipt Fee (Endorsement Required)	\$2.30
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 5.71



Sent To **DAVID WATERS**
 Street, Apt. No., or PO Box No. **5601 LA COLONIA DR NW**
 City, State, ZIP+4 **ALBU, N. MEX 87130**

PS Form 3800, August 2006 See Reverse for Instructions

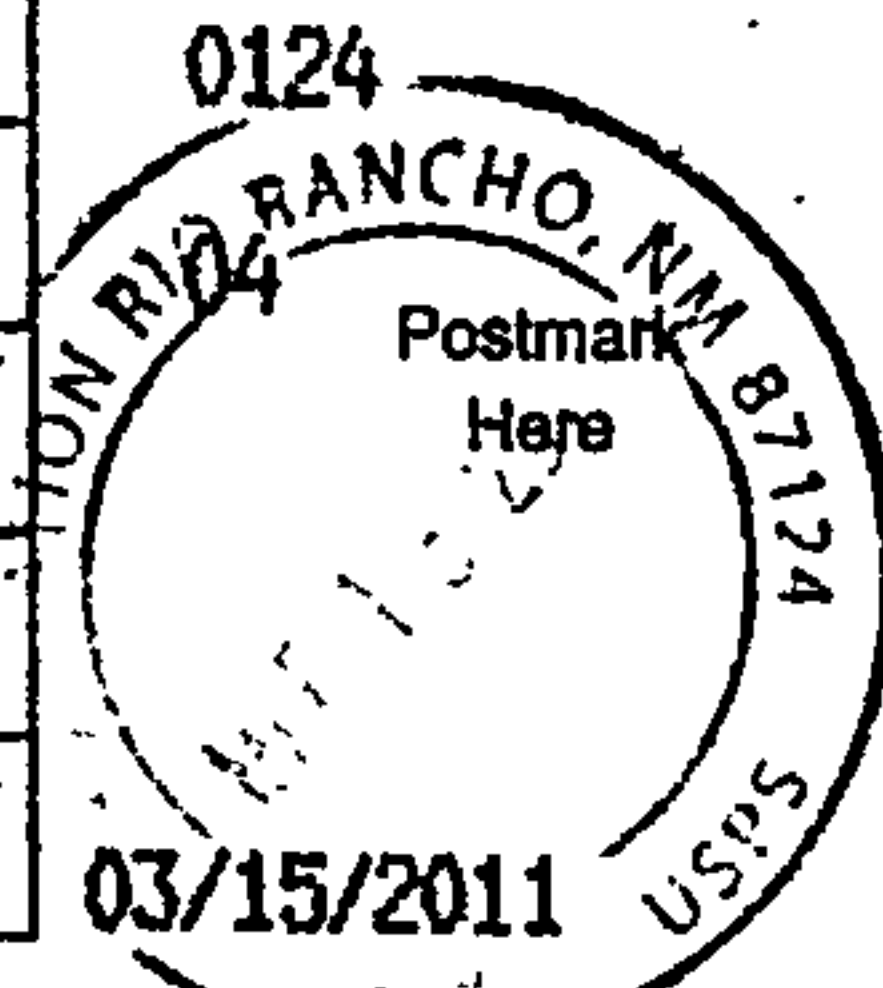
4922 9062 0000 074E 6002

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

For delivery information visit our website at www.usps.com

ALBUQUERQUE NM 87114 **OFFICIAL USE**

Postage	\$ 0.61
Certified Fee	\$2.80
Return Receipt Fee (Endorsement Required)	\$2.30
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 5.71



Sent To **CARL STAEGER**
 Street, Apt. No., or PO Box No. **1179 PACE Rd NW**
 City, State, ZIP+4 **ALBU, N. Mex. 87114**

PS Form 3800, August 2006 See Reverse for Instructions

Alpha Professional Surveying Inc.
P.O. Box 46316
Rio Rancho, New Mexico 87174
Office (505) 892-1076 Fax (505) 891-0471
Email: gary@alphaprosurveying.com

March 10, 2011

Taylor Ranch Neighborhood Association Inc.
Attn: Rene Horvath
5515 Palomino Drive N.W.
Albuquerque, NM 87120

REF: Vacation and Dedication of Private Road Easements in Black Farms Estates, Units 1 & 2

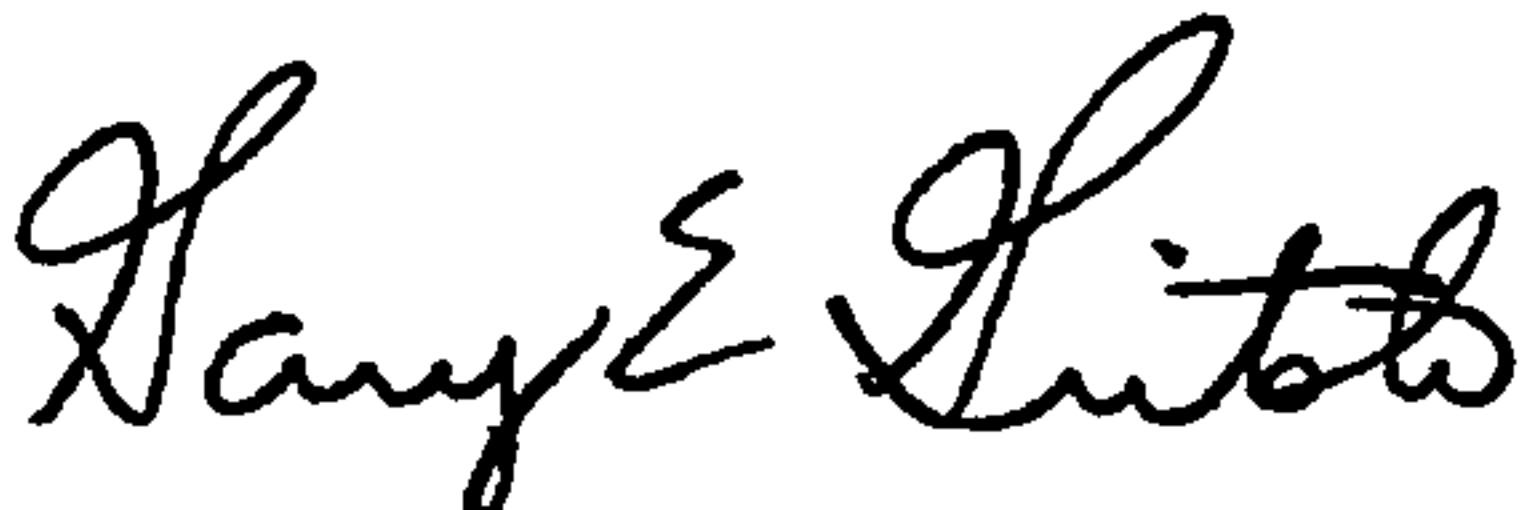
This request by the Black Farm Estates Homeowners Association, representing the lot owners, is the vacation of the private road easements within the subdivision and dedication of the same as public rights of way to the City of Albuquerque.

The roads in the subdivision were approved as private roadways and are described as separate tracts on the plats of Unit 1 & Unit 2. One of the roads in the subdivision, Irving Blvd., was dedicated as public right-of-way by the approved plat of Unit 2. All of the private and public roads within the subdivision were constructed according to the approved engineering plans. Maintenance of the private roads is the responsibility of the Homeowners' Association.

The subdivision is bounded by Paseo Del Norte on the south, Riverside Drive NW on the north, Riverfronte Drive N.W. on the east, and the Corrales Canal and Coors Road NW on the west. The subdivision contains 53 lots, ranging in size from 0.75 acre to 2.6 acres.

Enclosed is a copy of the exhibits and other information being submitted to the City Development Review Board for a public meeting on this matter. If you have any questions or need additional information, please contact me.

Sincerely,



Gary E. Gritsko, NMPS 8686

Alpha Professional Surveying Inc.
P.O. Box 46316
Rio Rancho, New Mexico 87174
Office (505) 892-1076 Fax (505) 891-0471
Email: gary@alphaprosurveying.com

March 10, 2011

Taylor Ranch Neighborhood Association Inc.
Attn: David Waters
5601 La Colina Drive N.W.
Albuquerque, NM 87120

REF: Vacation and Dedication of Private Road Easements in Black Farms Estates, Units 1 & 2

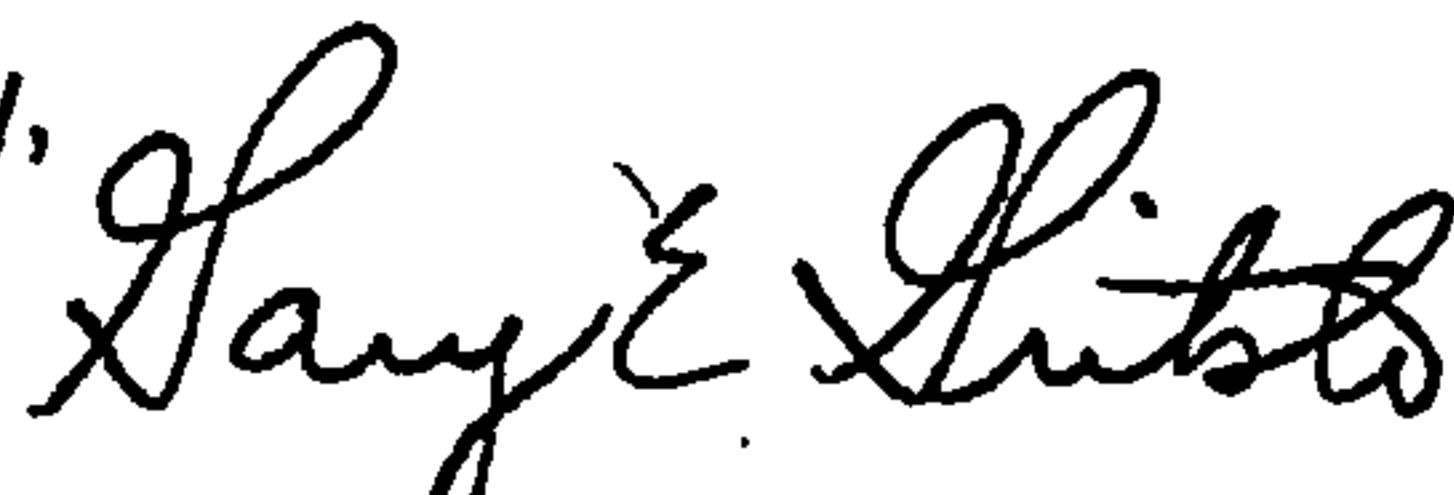
This request by the Black Farm Estates Homeowners Association, representing the lot owners, is the vacation of the private road easements within the subdivision and dedication of the same as public rights of way to the City of Albuquerque.

The roads in the subdivision were approved as private roadways and are described as separate tracts on the plats of Unit 1 & Unit 2. One of the roads in the subdivision, Irving Blvd., was dedicated as public right-of-way by the approved plat of Unit 2. All of the private and public roads within the subdivision were constructed according to the approved engineering plans. Maintenance of the private roads is the responsibility of the Homeowners' Association.

The subdivision is bounded by Paseo Del Norte on the south, Riverside Drive NW on the north, Riverfronte Drive N.W. on the east, and the Corrales Canal and Coors Road NW on the west. The subdivision contains 53 lots, ranging in size from 0.75 acre to 2.6 acres.

Enclosed is a copy of the exhibits and other information being submitted to the City Development Review Board for a public meeting on this matter. If you have any questions or need additional information, please contact me.

Sincerely,



Gary E. Gritsko, NMPS 8686

Alpha Professional Surveying Inc.
P.O. Box 46316
Rio Rancho, New Mexico 87174
Office (505) 892-1076 Fax (505) 891-0471
Email: gary@alphaprosurveying.com

March 10, 2011

Riverfronte Estates Neighborhood Association Inc.
Attn: Cary Staeden
1679 Pace Rd. N.W.
Albuquerque, NM 87114

REF: Vacation and Dedication of Private Road Easements in Black Farms Estates, Units 1 & 2

This request by the Black Farm Estates Homeowners Association, representing the lot owners, is the vacation of the private road easements within the subdivision and dedication of the same as public rights of way to the City of Albuquerque.

The roads in the subdivision were approved as private roadways and are described as separate tracts on the plats of Unit 1 & Unit 2. One of the roads in the subdivision, Irving Blvd., was dedicated as public right-of-way by the approved plat of Unit 2. All of the private and public roads within the subdivision were constructed according to the approved engineering plans. Maintenance of the private roads is the responsibility of the Homeowners' Association.

The subdivision is bounded by Paseo Del Norte on the south, Riverside Drive NW on the north, Riverfronte Drive N.W. on the east, and the Corrales Canal and Coors Road NW on the west. The subdivision contains 53 lots, ranging in size from 0.75 acre to 2.6 acres.

Enclosed is a copy of the exhibits and other information being submitted to the City Development Review Board for a public meeting on this matter. If you have any questions or need additional information, please contact me.

Sincerely,



Gary E. Gritsko, NMPS 8686

Alpha Professional Surveying Inc.
P.O. Box 46316
Rio Rancho, New Mexico 87174
Office (505) 892-1076 Fax (505) 891-0471
Email: gary@alphaprosurveying.com

March 10, 2011

Riverfronte Estates Neighborhood Association Inc.
Attn: Mario Peters
9506 Kandace NW
Albuquerque, NM 87114

REF: Vacation and Dedication of Private Road Easements in Black Farms Estates, Units 1 & 2

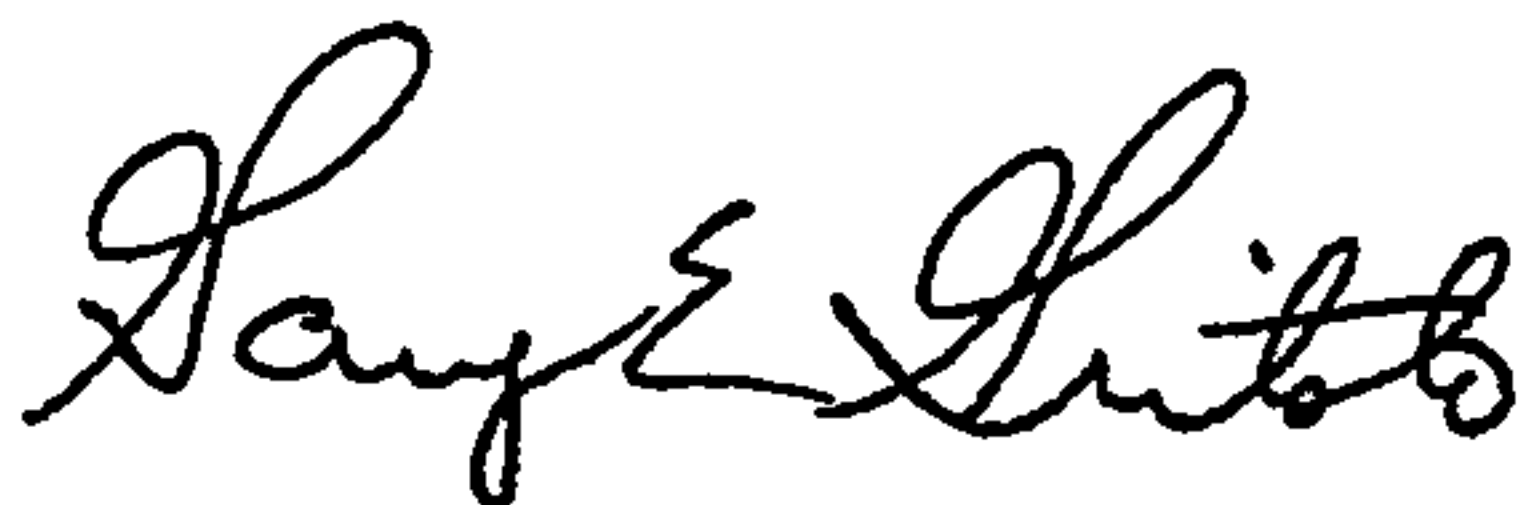
This request by the Black Farm Estates Homeowners Association, representing the lot owners, is the vacation of the private road easements within the subdivision and dedication of the same as public rights of way to the City of Albuquerque.

The roads in the subdivision were approved as private roadways and are described as separate tracts on the plats of Unit 1 & Unit 2. One of the roads in the subdivision, Irving Blvd., was dedicated as public right-of-way by the approved plat of Unit 2. All of the private and public roads within the subdivision were constructed according to the approved engineering plans. Maintenance of the private roads is the responsibility of the Homeowners' Association.

The subdivision is bounded by Paseo Del Norte on the south, Riverside Drive NW on the north, Riverfronte Drive N.W. on the east, and the Corrales Canal and Coors Road NW on the west. The subdivision contains 53 lots, ranging in size from 0.75 acre to 2.6 acres.

Enclosed is a copy of the exhibits and other information being submitted to the City Development Review Board for a public meeting on this matter. If you have any questions or need additional information, please contact me.

Sincerely,



Gary E. Gritsko, NMPS 8686

Alpha Professional Surveying Inc.
P.O. Box 46316
Rio Rancho, New Mexico 87174
Office (505) 892-1076 Fax (505) 891-0471
Email: gary@alphaprosurveying.com

March 10, 2011

Paradise Hills Civic Association
Attn: Tom Anderson
10013 Plunkett Drive NW
Albuquerque, NM 87114

REF: Vacation and Dedication of Private Road Easements in Black Farms Estates, Units 1 & 2

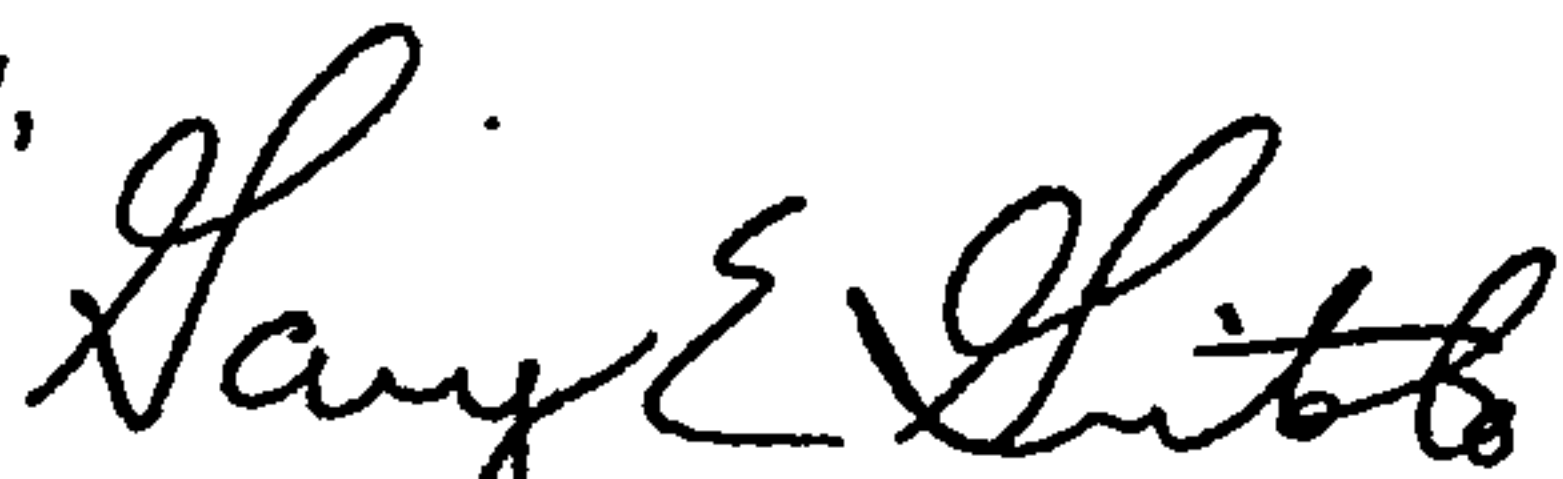
This request by the Black Farm Estates Homeowners Association, representing the lot owners, is the vacation of the private road easements within the subdivision and dedication of the same as public rights of way to the City of Albuquerque.

The roads in the subdivision were approved as private roadways and are described as separate tracts on the plats of Unit 1 & Unit 2. One of the roads in the subdivision, Irving Blvd., was dedicated as public right-of-way by the approved plat of Unit 2. All of the private and public roads within the subdivision were constructed according to the approved engineering plans. Maintenance of the private roads is the responsibility of the Homeowners' Association.

The subdivision is bounded by Paseo Del Norte on the south, Riverside Drive NW on the north, Riverfronte Drive N.W. on the east, and the Corrales Canal and Coors Road NW on the west. The subdivision contains 53 lots, ranging in size from 0.75 acre to 2.6 acres.

Enclosed is a copy of the exhibits and other information being submitted to the City Development Review Board for a public meeting on this matter. If you have any questions or need additional information, please contact me.

Sincerely,



Gary E. Gritsko, NMPS 8686

Alpha Professional Surveying Inc.
P.O. Box 46316
Rio Rancho, New Mexico 87174
Office (505) 892-1076 Fax (505) 891-0471
Email: gary@alphaprosurveying.com

March 10, 2011

Paradise Hills Civic Association
Attn: Thornton Schwenk
5125 Russell Drive NW
Albuquerque, NM 87114

REF: Vacation and Dedication of Private Road Easements in Black Farms Estates, Units 1 & 2

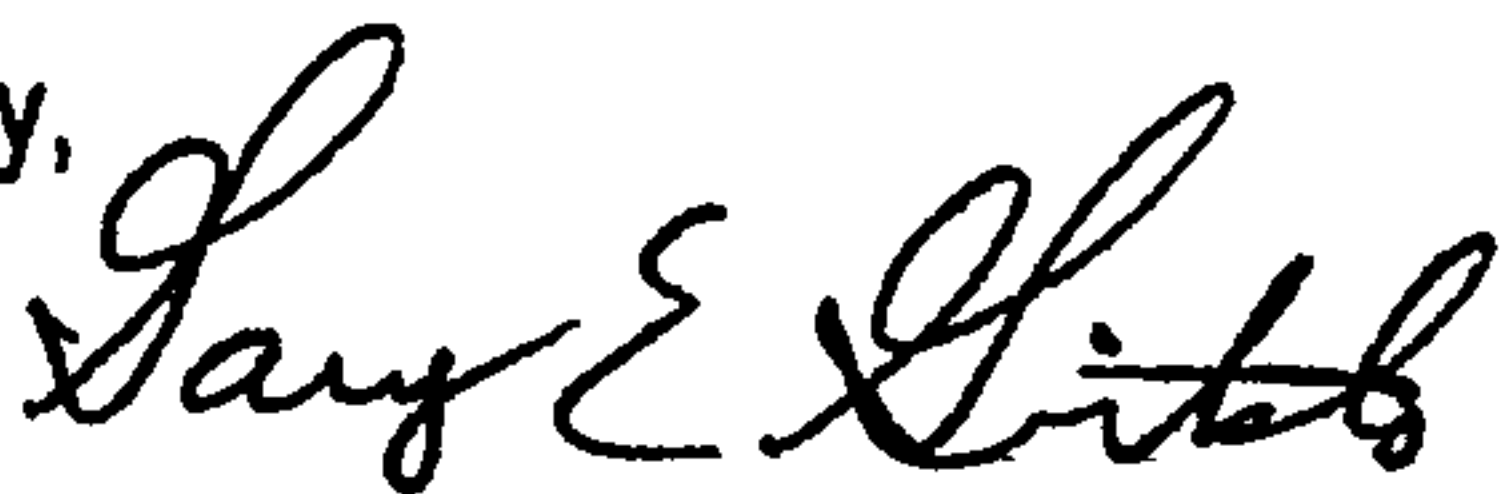
This request by the Black Farm Estates Homeowners Association, representing the lot owners, is the vacation of the private road easements within the subdivision and dedication of the same as public rights of way to the City of Albuquerque.

The roads in the subdivision were approved as private roadways and are described as separate tracts on the plats of Unit 1 & Unit 2. One of the roads in the subdivision, Irving Blvd., was dedicated as public right-of-way by the approved plat of Unit 2. All of the private and public roads within the subdivision were constructed according to the approved engineering plans. Maintenance of the private roads is the responsibility of the Homeowners' Association.

The subdivision is bounded by Paseo Del Norte on the south, Riverside Drive NW on the north, Riverfronte Drive N.W. on the east, and the Corrales Canal and Coors Road NW on the west. The subdivision contains 53 lots, ranging in size from 0.75 acre to 2.6 acres.

Enclosed is a copy of the exhibits and other information being submitted to the City Development Review Board for a public meeting on this matter. If you have any questions or need additional information, please contact me.

Sincerely,



Gary E. Gritsko, NMPS 8686

Alpha Professional Surveying Inc.
P.O. Box 46316
Rio Rancho, New Mexico 87174
Office (505) 892-1076 Fax (505) 891-0471
Email: gary@alphaprosurveying.com

March 10, 2011

Vista Montecito Homeowners' Association
Attn: Marty Martinez
9204 Picacho Lane N.W.
Albuquerque, NM 87114

REF: Vacation and Dedication of Private Road Easements in Black Farms Estates, Units 1 & 2

This request by the Black Farm Estates Homeowners Association, representing the lot owners, is the vacation of the private road easements within the subdivision and dedication of the same as public rights of way to the City of Albuquerque.

The roads in the subdivision were approved as private roadways and are described as separate tracts on the plats of Unit 1 & Unit 2. One of the roads in the subdivision, Irving Blvd., was dedicated as public right-of-way by the approved plat of Unit 2. All of the private and public roads within the subdivision were constructed according to the approved engineering plans. Maintenance of the private roads is the responsibility of the Homeowners' Association.

The subdivision is bounded by Paseo Del Norte on the south, Riverside Drive NW on the north, Riverfronte Drive N.W. on the east, and the Corrales Canal and Coors Road NW on the west. The subdivision contains 53 lots, ranging in size from 0.75 acre to 2.6 acres.

Enclosed is a copy of the exhibits and other information being submitted to the City Development Review Board for a public meeting on this matter. If you have any questions or need additional information, please contact me.

Sincerely,



Gary E. Gritsko, NMPS 8686

Alpha Professional Surveying Inc.
P.O. Box 46316
Rio Rancho, New Mexico 87174
Office (505) 892-1076 Fax (505) 891-0471
Email: gary@alphaprosurveying.com

March 10, 2011

Vista Montecito Homeowners' Association
Attn: Ed Borchardt
9200 Picacho Lane N.W.
Albuquerque, NM 87114

REF: Vacation and Dedication of Private Road Easements in Black Farms Estates, Units 1 & 2

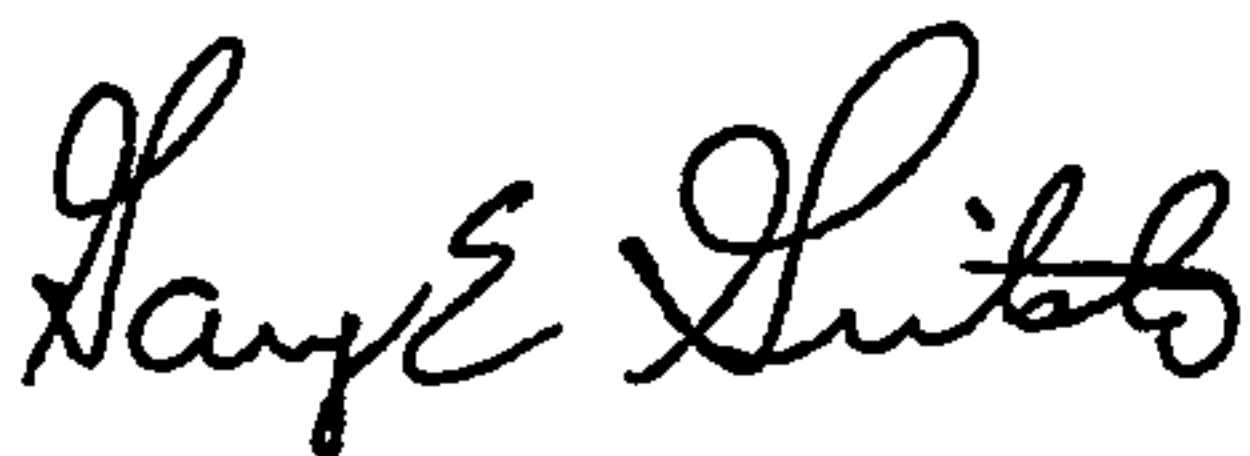
This request by the Black Farm Estates Homeowners Association, representing the lot owners, is the vacation of the private road easements within the subdivision and dedication of the same as public rights of way to the City of Albuquerque.

The roads in the subdivision were approved as private roadways and are described as separate tracts on the plats of Unit 1 & Unit 2. One of the roads in the subdivision, Irving Blvd., was dedicated as public right-of-way by the approved plat of Unit 2. All of the private and public roads within the subdivision were constructed according to the approved engineering plans. Maintenance of the private roads is the responsibility of the Homeowners' Association.

The subdivision is bounded by Paseo Del Norte on the south, Riverside Drive NW on the north, Riverfronte Drive N.W. on the east, and the Corrales Canal and Coors Road NW on the west. The subdivision contains 53 lots, ranging in size from 0.75 acre to 2.6 acres.

Enclosed is a copy of the exhibits and other information being submitted to the City Development Review Board for a public meeting on this matter. If you have any questions or need additional information, please contact me.

Sincerely,



Gary E. Gritsko, NMPS 8686

Sarah Hoey

From: Larry Nichols [lars_nichols@hotmail.com]
Sent: Tuesday, April 19, 2011 7:24 AM
To: Sarah Hoey
Subject: RE: Black Farm Estates City Hearing support VIP

Hi Sarah,

We, as property owners (lot 1-16), would like to add our support for the vacation of the private roads in Black Farm Estates.

Thanks for your assistance.

Regards,
Larry Nichols
Polly Primm

From: sarah@hoamco.com
To: me123@comcast.net; archileta505@hotmail.com; elmezquitemarket@comcast.net; mbirkhauser@state.nm.us; jblack@wwrealty.com; banderson@longfordhomes.com; kbrooks111@comcast.net; maryanncan3@comcast.net; pcastillo22@comcast.com; lancedell@comcast.net; oldfartsx2@msn.com; johndonham@hotmail.com; alibob1@gmail.com; Kanjis@aol.com; mjklabunde@qwest.net; Mamawalm@yahoo.com; qualitybldg@cs.com; mason@mckayoilandgas.com; efernandez@salud.unm.edu; lars_nichols@hotmail.com; aadeniyi@hdnkindeny.com; pedro2mwm@hotmail.com; rajanp@msn.com; jkellypolk@aol.com; msaiz@comcast.net; huschile@msn.com; iserana@bernco.gov; richardmtoledo@aol.com; joseisidro62@gmail.com; mtruj89210@aol.com; elizabethwartin@msn.com; david@weymouths.com; amwglwbgw@aol.com; awilson1121@yahoo.com
Subject: Black Farm Estates City Hearing support VIP
Date: Fri, 15 Apr 2011 13:45:54 -0600

Dear Black Farm Estates Homeowners:

Attached please see the City of Albuquerque notice of hearing for the vacation of private roads. The community needs your support for this project; please plan to attend the hearing. If you are not able to attend please email me a letter indicating your support for this project to sarah@hoamco.com by Tuesday, April 19, 2011, at 5:00 p.m. and reference project # 1002506.

Please contact me if you have any questions, have a great weekend.

Sincerely,
Sarah Hoey
Sarah Hoey,
Community Manager
HOAMCO
P.O Box 67590
Albuquerque, NM 87193
Office (505) 888-4479 Ext. 29
Fax (505) 888-4483

"This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager. This message contains confidential information and is intended only for the individual named. If you are not the named addressee, you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the intended recipient, you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited."

Sarah Hoey

From: Mason Mayhew [mason@mckayoilandgas.com]
Sent: Tuesday, April 19, 2011 8:37 AM
To: Sarah Hoey
Subject: Black Farm Estate (Public Hearing)

I am a current homeowner within Black Farm Estates, residing at 1808 Westdale Way. I support the proposed vacation of public roadways easement (project# 1002506) that is before the development review board, City of Albuquerque. I will be out of town during this hearing, therefore please accept this letter as evidence of my full support.

Thanks,

Mason W. Mayhew
McKay Oil and Gas, LLC
5600 Wyoming Blvd. NE
Suite # 250
(505)296-5508 Office
(505)296-5500 Fax
mason@mckayoilandgas.com

MAIL:

Po Box 14738
Albuquerque, NM 87191

No virus found in this incoming message.

Checked by AVG - www.avg.com

Version: 8.5.449 / Virus Database: 271.1.1/3581 - Release Date: 04/18/11 06:37:00

Sarah Hoey

From: David E Weymouth [david@weymouths.com]
Sent: Sunday, April 17, 2011 1:30 PM
To: sarah@hoamco.com
Subject: City of Albuquerque Meeting re Black Farm Estates Street De-privatization. Project # 1002506

Sarah,

Susan and I are traveling out-of-state right now and may not be able to get back for the City hearing on our streets. Please accept this email as showing our agreement to the proposed vacation of private streets for our community. Since we were unable to privatize all the streets, then we would like to make the remaining ones public. Thank you for your help with this issue.

David

David & Susan Weymouth
9500 Riverdale Lane NW
Albuquerque, NM 87114

David@Weymouths.com
Susan@Weymouths.com
(505) 341-9640 (Voice)
(505) 341-9641 (FAX)
(505) 235-3737 (Cell)
+372 532 032 71 (World Phone)

No virus found in this incoming message.

Checked by AVG - www.avg.com

Version: 8.5.449 / Virus Database: 271.1.1/3581 - Release Date: 04/18/11 06:37:00

Sarah Hoey

From: Brian Anderson [banderson@longfordhomes.com]
Sent: Friday, April 15, 2011 1:59 PM
To: sarah@hoamco.com
Subject: RE: Black Farm Estates City Hearing support VIP

I give it my full support!

From: Sarah Hoey [mailto:sarah@hoamco.com]
Sent: Friday, April 15, 2011 1:46 PM
To: alvarado ; archuleta ; 'bermudez'; Birkhauser; Black ; Brian Anderson; Brooks ; candelaria ; Castillo ; dell; DeWall ; donham; Hwang; Kanji; Klabunde; Mamawal; Martinez ; 'mayhew '; Monteith; nichols; Oladipo Adenlyl; 'ortiz'; pillai; Polk ; Saiz; schlie; Serna ; Toledo; Torres; trujillo ; wartin; weymouths.com; wiles ; Wilson
Subject: Black Farm Estates City Hearing support VIP
Importance: High

Dear Black Farm Estates Homeowners:

Attached please see the City of Albuquerque notice of hearing for the vacation of private roads. The community needs your support for this project; please plan to attend the hearing. If you are not able to attend please email me a letter indicating your support for this project to sarah@hoamco.com by Tuesday, April 19, 2011, at 5:00 p.m. and reference project # 1002506.

Please contact me if you have any questions, have a great weekend.

Sincerely,
Sarah Hoey
Sarah Hoey,
Community Manager
HOAMCO
P.O Box 67590
Albuquerque, NM 87193
Office (505) 888-4479 Ext. 29
Fax (505) 888-4483

"This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager. This message contains confidential information and is intended only for the individual named. If you are not the named addressee, you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the intended recipient, you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited."

No virus found in this incoming message.

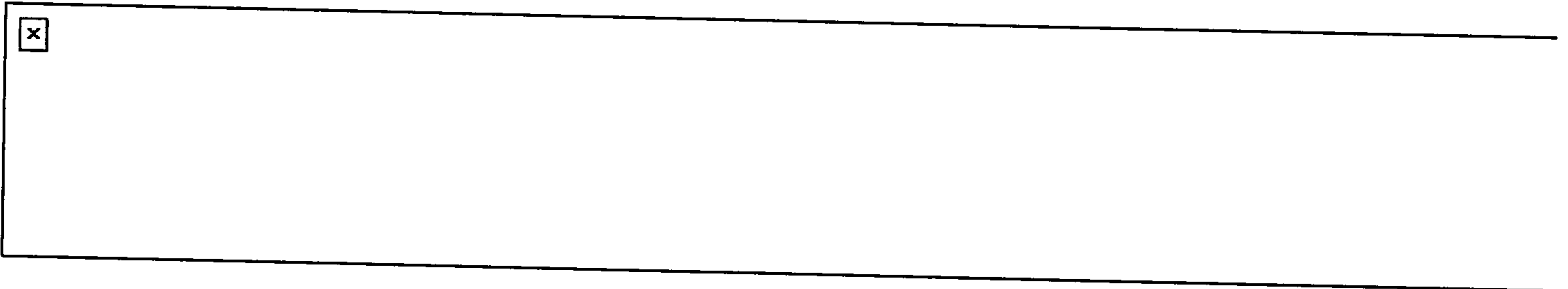
Checked by AVG - www.avg.com

Version: 8.5.449 / Virus Database: 271.1.1/3575 - Release Date: 04/15/11 06:34:00

Sarah Hoey

From: Erika Fernandez [EFernandez@salud.unm.edu]
Sent: Friday, April 15, 2011 2:56 PM
To: sarah@hoamco.com
Subject: Re: Black Farm Estates City Hearing support VIP

re:



To Whom it May Concern,
We are in support of this project to vacate the private roads of the Blackfarm community to the city of Albuquerque.

From :
Erika Fernandez and James Monteith
owners of 9308 Black Farm Lane NW, 87114
Cell 505-417-4700

"

No virus found in this incoming message.
Checked by AVG - www.avg.com
Version: 8.5.449 / Virus Database: 271.1.1/3575 - Release Date: 04/15/11 06:34:00

Project# 1002506

11DRB-70067 VACATION OF PUBLIC ROADWAYS EASEMENT

ALPHA PROFESSIONAL SURVEYING INC agent(s) for BLACK FARM ESTATES HOMEOWNERS ASSOCIATION request(s) the referenced/ above action(s) for all or a portion of Tract A, **BLACK FARM ESTATES UNIT 1** & Tract(s) A & B, **BLACK FARM ESTATES UNIT 2**, zoned RA-1, located on BLACK FARM LANE NW on the east side of COORS BLVD NW between WESTSIDE DR NW and PASEO DEL NORTE NW containing approximately 4.86 acre(s). (B-13 & 14, & C-13 & 14)

AMAFCA No comments				
COG No comments				
TRANSIT No comments				
ZONING ENFORCEMENT No comments				
NEIGHBORHOOD COORDINATION Affected NA/HOA's - Paradise Hills Civic Assoc. (R), Riverfronte Estates NA (R), Taylor Ranch NA (R), Vista Montecito HOA				
APS Black Farm Estates Unit 1 Tract A and Tracts A and B of Black Farm Estates Unit 2, which is located on Black Farm Lane NW on the east side of Coors Blvd NW between Westside Dr NW and Paseo Del Norte NW. The owner of the above property requests a Vacation of Public Roadways Easement for a development that consists of a total 56 single family homes at full build out. Potential students will impact Petroglyph Elementary School, James Monroe Middle School, and Cibola High School. Petroglyph Elementary School is exceeding capacity, James Monroe Middle School is nearing capacity, Cibola High School currently has excess capacity.				
		2010-11 40th Day	2010-11 Capacity	Space Available
Loc No	School			
317	PETROGLYPH ES	734	700	-34
490	James Monroe	1,001	1,015	14
580	Cibola	1,857	2,100	243
Residential Units: 56				
Est. Elementary School Students: 15				
Est. Middle School Students: 6				
Est. High School Students: 7				
Est. Total # of Students from Project: 28				
*The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district.				

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
 - Construct new schools or additions
 - Add portables
 - Use of non-classroom spaces for temporary classrooms
 - Lease facilities
 - Use other public facilities
- Improve facility efficiency (short term solution)
 - Schedule Changes
 - Double sessions
 - Multi-track year-round
 - Other
 - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
 - Boundary Adjustments / Busing
 - Grade reconfiguration
- Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval.

POLICE DEPARTMENT

See file

FIRE DEPARTMENT

No comments

PNM ELECTRIC & GAS

No Adverse Comments

COMCAST

No comments

QWEST

Concerning the subject case number(s), Qwest has no objection to the vacation of the public roadways easement as submitted. Prior to any final plat approval, we will need a copy for review.

ENVIRONMENTAL HEALTH

No comments

M.R.G.C.D

1. Previously reviewed 05/18/2007 under project # 1005546.
2. Plats for Black Farms Estates Unit 1 & Unit 2 were not signed off and approved by the MRGCD as requested.
(Plats were missing MRGCD R/W WIDTH, C/L LOCATION INFORMATION, APPROVAL STAMP AND SIGNATURE)

OPEN SPACE DIVISION

Open Space has no adverse comments

CITY ENGINEER

The approved Grading Plan, stamp date 6-22-04, shows the streets draining through the side yards to the backyard pond.

If the streets were to be made public, then the runoff from the streets would be public, which would then enter private property. The City does not want public water entering Private property due to maintenance responsibilities and possible legal challenges.

TRANSPORTATION DEVELOPMENT

The infrastructure within this subdivision is not built to City of Albuquerque Standard Specifications (street width, lack of sidewalks, etc.). Therefore, Transportation Development would not support a request to convert these streets to public right of way.

PARKS AND RECREATION

No comments

ABCWUA

No comments

PLANNING DEPARTMENT

The Grading and Drainage plan for this subdivision presents an unacceptable scenario for drainage of storm runoff from public right of way; an engineered solution to maintain public storm water within the proposed public right of way would be needed. Additional Variances other than the original Sidewalk Waiver would also likely be required to accept the private street as a public street.

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

This project is in the NW Area Command.

Steve Sink
APD Crime
Prevention
924.3600

DRB/EPC/LUCC APPLICATION CHECKLIST

A review of DRB Case 1002506 indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur.

- Traffic volume/*Explain:*
- Traffic control devices/*Explain:*
- Burglaries/*Explain:*
- Speeding violations/*Explain:*
- Lighting issues/*Explain:*
- Maintenance of landscaping/*Explain:*
- Robbery/*Explain:*
- Assault/*Explain:*
- Shoplifting/*Explain:*
- Accidents in the parking lot/*Explain:*
- A higher probability of crimes during evening/weekend hours/*Explain:*
- Commercial burglary/*Explain:*
- Rape/*Explain:*
- Adequate security/*Explain:*
- Alarm security/*Explain:*
- Alarm response i.e. false alarms, etc/*Explain:*
- Transients/*Explain:*
- Need for neighborhood association/*Explain:*

Other: No Crime Prevention or CPTED comments concerning the proposed Vacation of of Public (Private?) Easement request at this time



1002506

Date: 4-20-11

**DRB PUBLIC HEARING
SIGN IN SHEET**

Please provide your name and address for an opportunity to speak and/or receive an official notice of decision

16. Name: Kim BROOKS Address: 9420 BLACK FARM LN.

17. Name: SARAH Hoey Address: 9798 GOOKS RD NW - 87114
HOAMCO - mgt company

18. Name: Desi Schollander Address: 956 CURFMAN L.L. NW 87031

19. Name: Sahin KANJI Kanj Address: 9415 BLACK FARM LN

20. Name: _____ Address: _____

21. Name: _____ Address: _____

22. Name: _____ Address: _____

SIGN POSTING AGREEMENT

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. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter 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 Development Services Front Counter at a charge of \$3.75 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 at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be 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 staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from April 5 2011 To April 20 2011

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 Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Ray Little 3/23/11
(Applicant or Agent) (Date)

I issued 2 signs for this application, 3-23-11 [Signature]
(Date) (Staff Member)

DRB PROJECT NUMBER: 1002506

Current DRC
Project Number: _____

FIGURE 12

ORIGINAL

Date Submitted: 7/14/04
 Date Site Plan Approved: _____
 Date Preliminary Plat Approved: 7/14/04
 Date Preliminary Plat Expires: 7/14/05
 DRB Project No.: 1002506
 DRB Application No. 04-00636
 1 8-11-04
 2 11-24-04
 3 1-24-07

INFRASTRUCTURE LIST

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

Black Farms Estates Units 1 and 2

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tracts 6-C, 12A and 12-B, Partition of the Black Ranch


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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<i>Private Improvements</i>									
		24' F-F	Residential Paving, Estate Curb, sidewalk ²	Black Farm Lane, NW	Corrales Main Canal	South Property Line	/	/	/
		24' F-F	Residential Paving, Estate Curb, sidewalk ²	Westdale Way, NW	Black Farm Lane, NW	Riverfronte Drive, NW	/	/	/
		24' F-F	Residential Paving, Estate Curb, sidewalk ²	Lyndale Lane, NW	Riverfronte Drive, NW	Riverdale Lane, NW	/	/	/
		24' F-F	Residential Paving, Estate Curb, sidewalk ² *All sidewalks to be deferred	Riverdale Lane, NW	Corrales Main Canal	Lyndale Lane, NW	/	/	/
							/	/	/
							/	/	/
							/	/	/

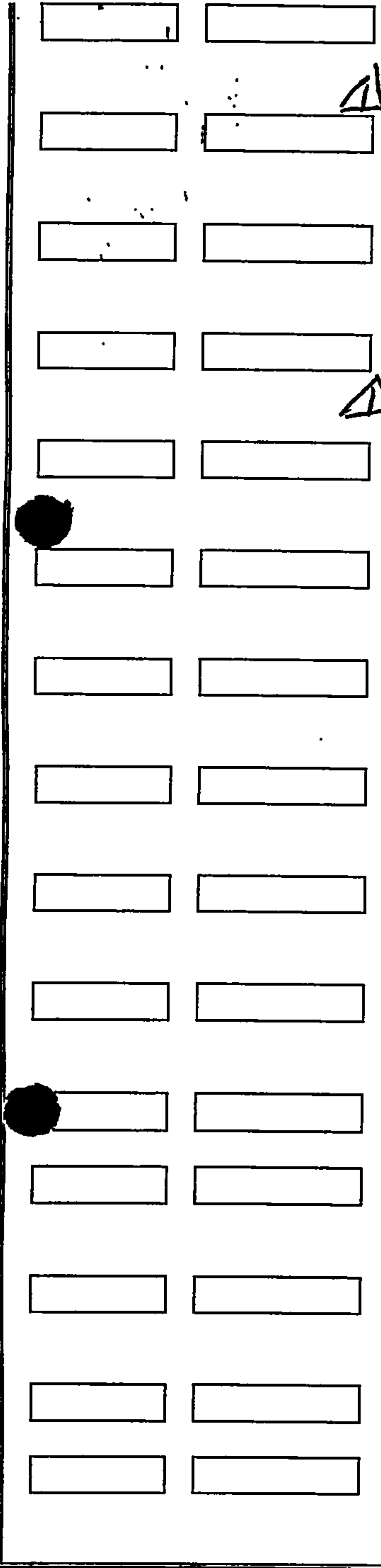
² SIDEWALK WAIVED

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		30' Edge-F 	Aterial Paving, 4th lane, bike lane, decel lane, curb and gutter ASPHALT SWIRL , 6' sidewalk*	Coors Blvd, NW	Corrales Main Canal	Westside Drive, NW	/	/	/
		24' F-F	Residential Paving, Estate Curb, 6' sidewalk* <i>*All sidewalks to be deferred</i>	Irving Lane	West Property Line	Riverfronte Drive, NW	/	/	/
		8"	Water PVC Line*	Black Farm Lane, NW	Corrales Main Canal	South Property Line	/	/	/
		8"	Water PVC Line*	Westdale Way, NW	Black Farm Lane, NW	Riverfronte Drive, NW	/	/	/
		8"	Water PVC Line*	Irving Lane	West Property Line	Riverfronte Drive, NW	/	/	/
		8"	Water PVC Line*	Lyndale Lane, NW	Riverfronte Drive, NW	Riverdale Lane, NW	/	/	/
		8"	Water PVC Line*	Riverdale Lane, NW	Lot 7, Unit 1	Lyndale Lane, NW	/	/	/
		8"	SAS Gravity Line*	Black Farm Lane, NW	Lot 3, South Property Line	South Property Line	/	/	/
		8"	SAS Gravity Line*	Westdale Way, NW	Black Farm Lane, NW	Riverfronte Drive, NW	/	/	/
		8"	SAS Gravity Line*	Irving Lane	West Property Line	Riverfronte Drive, NW	/	/	/
		8"	SAS Gravity Line*	Lyndale Lane, NW	Riverfronte Drive, NW	Riverdale Lane, NW	/	/	/
		8"	SAS Gravity Line*	Riverdale Lane, NW	Lyndale Lane, NW	Riverfronte Drive, NW	/	/	/
		8"	SAS Gravity Line* <i>*NMUI Facilities</i>	Riverfronte Drive, NW	Lot 9, Unit 2	Lot 12, Unit 2	/	/	/
		6'	CMU Perimeter Wall	Paseo Del Norte	Riverfronte Drive, NW	Southwest Property Corner	/	/	/
		6'	CMU Perimeter Wall	Coors	Lot 10, SW Corner	Westside Drive, NW	/	/	/
		12' x 6'	Concrete Box Culvert	Corrales Main Canal	Irving north slope tie ~ 180 LF	Irving south slope tie	/	/	/
		18"	RCP Storm Drain	Westside Drive, NW	North Property Line of Lot 1 Unit 1	Existing SD manhole north side of Westside	/	/	/

ORIGINAL

3 CRUSHER FINES



10'

Asphalt Trail

Parcel A

Corrales Main Canal

Lyndale Lane, NW

36'

RESIDENTIAL

32' F-F ~~Asphalt~~ Paving
curb & gutter
4' sidewalk
(south 1/2 only)

Westside Dr.

Coors Blvd

~~Riverfronte Dr~~

WESTSIDE CT.

24' F-F

RESIDENTIAL PAVING

WESTSIDE DR

WESTSIDE CT

RIVERFRONTE DR

C&G. 4' SIDEWALK

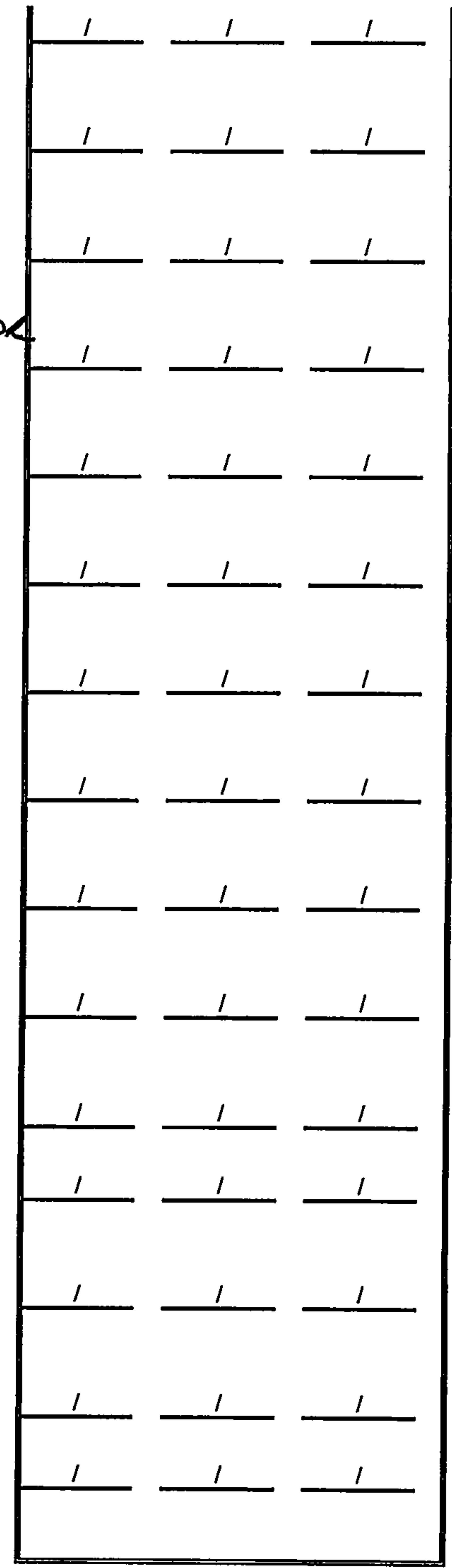
(SOUTH 1/2 ONLY)

Water Infrastructure to include Valves, Fittings, Valve Boxes and Fire Hydrants as required.

Sanitary Sewer to include Manholes and Service Connections as required.

Residential Street Lights per DPM.

Certified Grading and Drainage with Private Walls and Private Drainage (Non- work order item) Required for SIA/Financial Guarantee Release.



NOTES

1
2
3
4
5

AGENT / OWNER

Ronald R. Byrnes
NAME (print)

Terra West LLC
FIRM

[Signature] 6/23/04
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 7/14/04
DRB CHAIR - date

[Signature] 7/14/04
PARKS & GENERAL SERVICES - date

[Signature] 7-14-04
TRANSPORTATION DEVELOPMENT - date

[Signature] 7/14/04
UTILITY DEVELOPMENT - date

Brad L. Byrnes
CITY ENGINEER - date

AMAFCA - date

[Signature] 5-28-04
NMUI - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
<u>1</u>	8-11-04	<u>[Signature]</u>	<u>[Signature]</u>	<u>Tyler Oshin</u>
<u>2</u>	11-29-04	<u>[Signature]</u>	<u>[Signature]</u>	<u>Tyler Oshin</u>
<u>3</u>	1-24-07	<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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: STH INVESTMENTS PHONE: 468.0542
 ADDRESS: 6700 B JEFFERSON NE STE 1 FAX: 468.0530
 CITY: ABQ STATE NM ZIP 87109 E-MAIL: _____
 Proprietary interest in site: OWNER/DEVELOPER List all owners: TRUST OF ALBERT J. BLACK c/o JOHN BLACK
 AGENT (if any): TIERRA WEST LLC PHONE: 858.3100
 ADDRESS: 8509 JEFFERSON NE FAX: 858.1118
 CITY: ABQ STATE NM ZIP 87113 E-MAIL: tulic@tierrawestllc.com

DESCRIPTION OF REQUEST: MAJOR SUBDIVISION FINAL PLAT APPROVAL

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

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

Lot or Tract No. TR. 6C, 12A & 12B TBE BLACK FARMS ESTATES UNITS 1-2 Block: _____ Unit: _____
 Subdiv. / Addn. Partition of Black Ranch
 Current Zoning: RA-1 Proposed zoning: SAME
 Zone Atlas page(s): C-13 No. of existing lots: 3 No. of proposed lots: 63
 Total area of site (acres): 67.0 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. 101306440532710102.... MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: COORS BOULEVARD NW
 Between: PASEO DEL NORTE NW and WESTSIDE DR NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 030PC-00301
.... 04DRB-00637 / PROJ# 1002506

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

SIGNATURE [Signature] DATE 2/15/08
 (Print) RONALD R. BOHANNAN, P.E. _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB - 00306</u>	<u>FP</u>	<u>5(3)</u>	<u>\$ 0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	<u>\$</u>
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	<u>\$</u>
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	<u>\$</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	<u>\$</u>
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	<u>\$</u>
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$</u>
	Hearing date <u>2-23-05</u>			Total <u>\$ 20.00</u>

[Signature]

2-15-05

Project # 1002506

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- SIA financial guaranty verification
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

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

Ronald R. Bohannon, P.E.
Applicant name (print)

Applicant signature / date



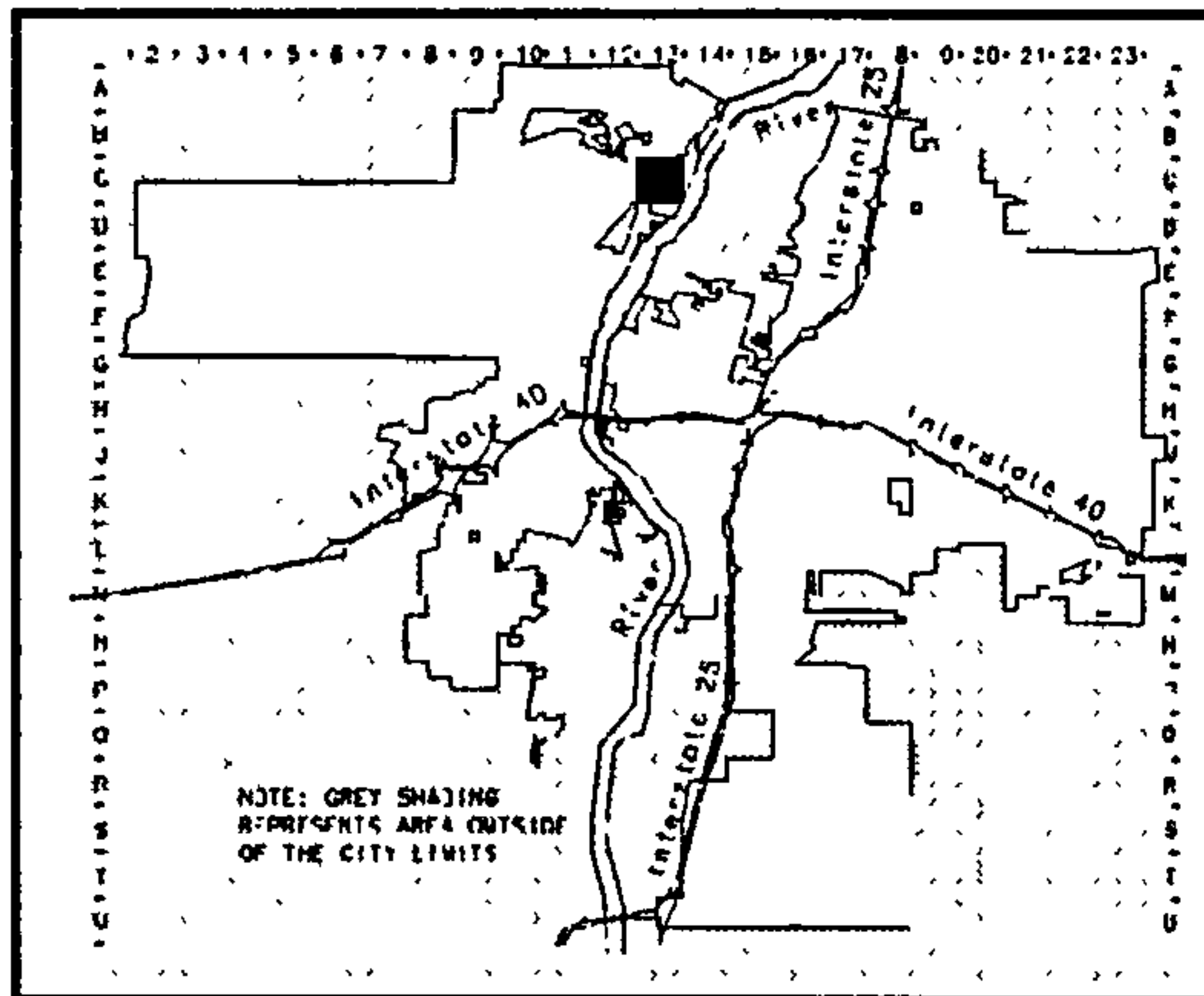
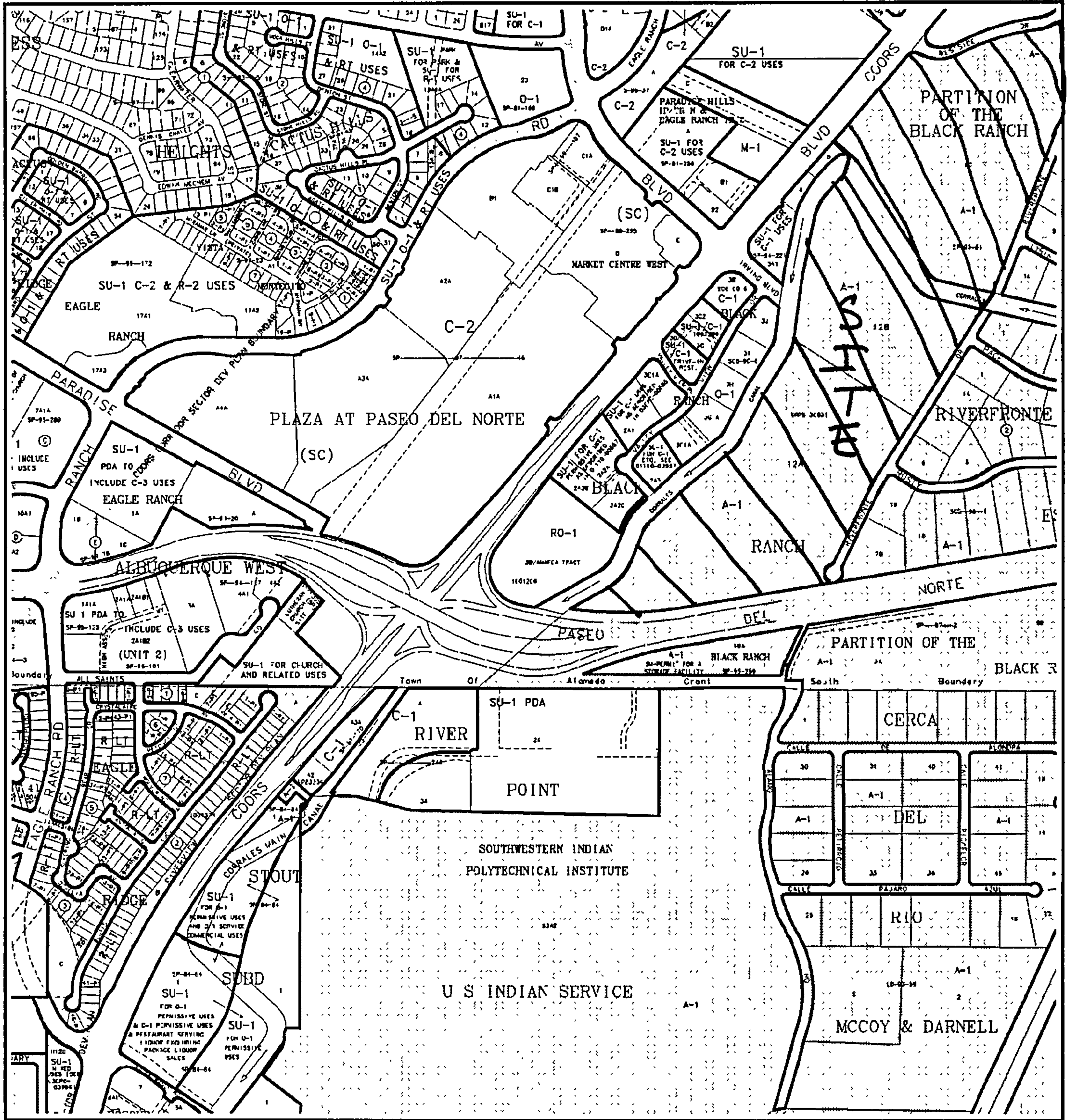
Form revised 3/03, 8/03, 11/03 & 8/04

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

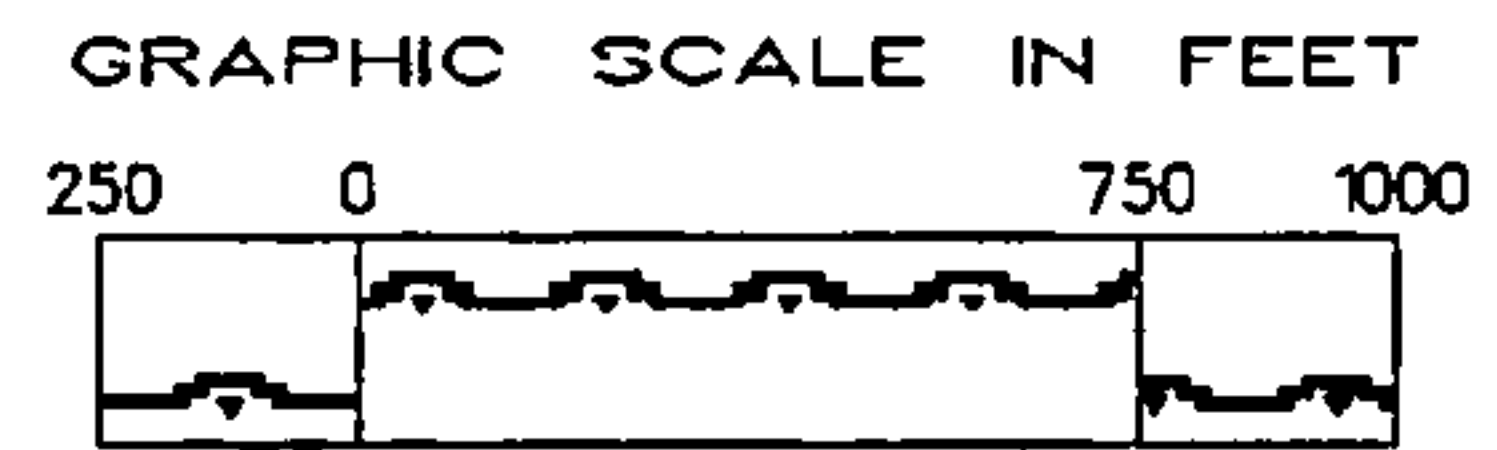
Application case numbers
 OS DRB - 00304

[Signature] 2-15-06
 Planner signature / date

Project # 1002506



CITY OF Albuquerque
Abuquerque **G**eographic **I**nformation **S**ystem
 PLANNING DEPARTMENT
 © Copyright 2003



Zone Atlas Page
C-13-Z
 Map Amended through July 31, 2003

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

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

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

February 15, 2005

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

**RE: Major Subdivision Final Plat Approval
Black Farms Estates Unit 1 and Unit 2
Zone Atlas Page C-13; Project #1002506**

Dear Ms. Matson:

Tierra West LLC, on behalf of STH Investments, requests Final Plat approval for Black Farms Estates Unit 1 and Unit 2. The site is located along Coors Boulevard NW between Paseo del Norte NW and Westside Drive NW. The DRB approved the Preliminary Plat on July 14, 2004. We have attached a copy of the recorded SIA and approved perimeter wall as required.

If you have any further questions or need additional information regarding this matter, please do not hesitate to contact us.

Sincerely,



Ronald R. Bohannon, PE

Enclosure/s

cc: Michael Sivage
Larry Collins

JN: 23130
RRB/kk

[Return](#)

Project Summary

Monday, February 14, 2005

Page 1

Click an [Application Number](#) link to retrieve a detailed Application Details Report. Click a [Completion Disposition](#) link to obtain a detailed Project Status Report.

Application Number	Application Type	Completed Activity	Completion Disposition	Date
Project Nbr: 1002506 Project Name: BLACK RANCH, TRACTS 6C & 12 Project Description: EPC APPLICATION EPC APPLICATION				
03EPC - 00301	ZONE MAP AMENDMENT	NO MORE ACTION	COMPLETED	05/08/2003
03EPC - 00300	ANNEXATION	NOTIFICATION OF DECISION	DISTRIBUTED	05/08/2003
04DRB - 00217	SKETCH PLAT OR PLAN	NO MORE ACTION	COMPLETED	02/26/2004
04DRB - 00360	VACATION OF PRIVATE EASEMENTS	NO MORE ACTION	COMPLETED	03/31/2004
04DRB - 00636	PRELIMINARY PLAT APPROVAL	NO MORE ACTION	COMPLETED	07/15/2004
04DRB - 00639	SIDEWALK WAIVER	NO MORE ACTION	COMPLETED	07/15/2004
04DRB - 01791	SUBD DESIGN (DPM) VARIANCE	NO MORE ACTION	COMPLETED	12/08/2004
04DRB - 00637	SIDEWALK WAIVER			

If Application Type is RED, the application has been withdrawn.

[Return](#)© 2004 City of Albuquerque | [Disclaimer](#) | [Privacy Statement](#)

FIGURE 12
SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B)

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 10th day of February, 2005, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and SIVAGE COMMUNITY DEVELOPMENT ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] A LIMITED LIABILITY COMPANY, whose address is 6700 B Jefferson NE Ste. 1, Albuquerque, NM 87109 and whose telephone number is 505.468.0542, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [describe:] Tract 6C, Partition of Black Ranch, recorded on March 7, 19 95 in the records of the Bernalillo County Clerk at Book 95C, Folio 75 (the "Subdivision"). The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [describe:] Tract 12A, & 12B, Partition of Black Ranch, recorded on June 5, 20 03 in the records of the Bernalillo County Clerk at Book 2003C, Folio 163 (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] SIVAGE COMMUNITY DEVELOPMENT ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Black Farms Estates Unit 1 & Unit 2 describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private Improvements as a prerequisite to approval of the final plat of, or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 30TH day of SEPTEMBER, 2005 ("Construction Completion Deadline"), at no cost to the City. The improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 7329.81.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board (DRB), unless the DRB grants an extension, not to exceed one



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

PAID RECEIPT

APPLICANT NAME STH Investments
AGENT Tierra West LLC
ADDRESS 8509 Jefferson NE.
PROJECT & APP # 1002506 / 05DRB00306
PROJECT NAME Black Ranch

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

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

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

1928

City of Albuquerque DATE 2/15/05 95-677/1070

PAY TO THE ORDER OF City of Albuquerque

Twenty and _____

HIGH DESERT STATE BANK
Member FDIC
8110 Ventura NE
Albuquerque, NM 87122

FOR 23130 99 Final Plat Approval

RECEIPT# 00035974
RECEIVED 2/15/2005 12:07PM
\$ 20.00 DOLLARS
Trans Amt \$20.00
J24 Misc \$20.00
\$20.00
\$0.00

DENISE Bohannan

201813

001928 107006677

Current DRC
Project Number: _____

FIGURE 12

ORIGINAL

Claire

Date Submitted: 7/14/04

Date Site Plan Approved: _____

Date Preliminary Plat Approved: 7/14/04

Date Preliminary Plat Expires: 7/14/05

DRB Project No.: 1002506

DRB Application No. 04-00636

① 8-11-04

② 11-24-04

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


Black Farms Estates Units 1 and 2
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tracts 6-C, 12A and 12-B, Partition of the Black Ranch
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

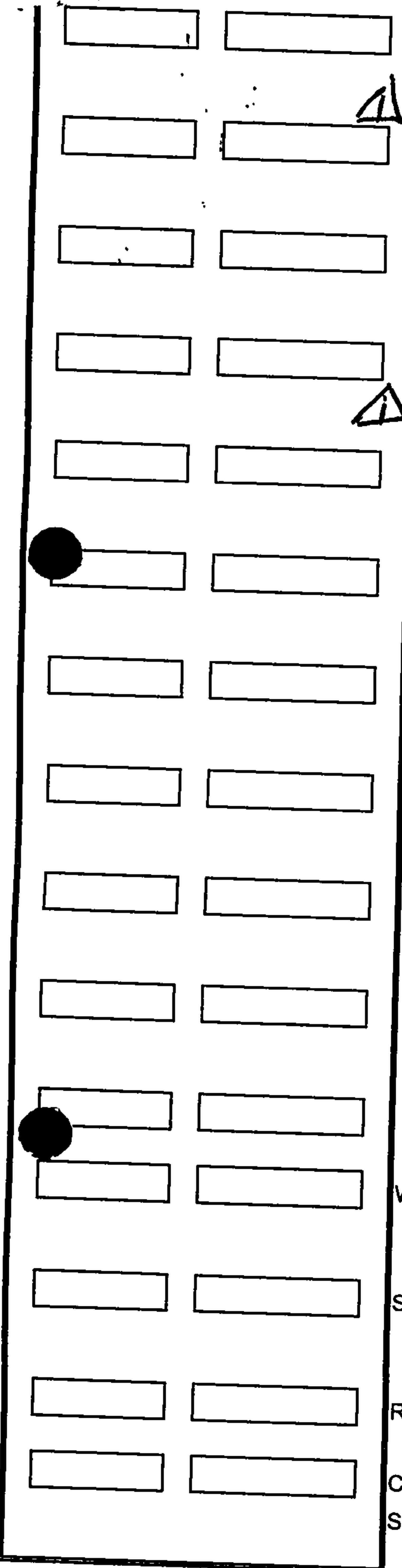
Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<i>Private Improvements</i>									
		24' F-F	Residential Paving, Estate Curb, sidewalk ^②	Black Farm Lane, NW	Corrales Main Canal	South Property Line	/	/	/
		24' F-F	Residential Paving, Estate Curb, sidewalk ^②	Westdale Way, NW	Black Farm Lane, NW	Riverfronte Drive, NW	/	/	/
		24' F-F	Residential Paving, Estate Curb, sidewalk ^②	Lyndale Lane, NW	Riverfronte Drive, NW	Riverdale Lane, NW	/	/	/
		24' F-F	Residential Paving, Estate Curb, sidewalk ^② <i>*All sidewalks to be deferred</i>	Riverdale Lane, NW	Corrales Main Canal	Lyndale Lane, NW	/	/	/
			^② SIDEWALK WAIVED				/	/	/
							/	/	/
							/	/	/
							/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		30' Edge-F 	Aterial Paving, 4th lane, bike lane, decorative curb and gutter ASPHALT SWALE , 6' sidewalk*	Coors Blvd, NW	Corrales Main Canal	Westside Drive, NW	/	/	/
		24' F-F	Residential Paving, Estate Curb, 6' sidewalk* *All sidewalks to be deferred	Irving Lane	West Property Line	Riverfronte Drive, NW	/	/	/
		8"	Water PVC Line*	Black Farm Lane, NW	Corrales Main Canal	South Property Line	/	/	/
		8"	Water PVC Line*	Westdale Way, NW	Black Farm Lane, NW	Riverfronte Drive, NW	/	/	/
		8"	Water PVC Line*	Irving Lane	West Property Line	Riverfronte Drive, NW	/	/	/
		8"	Water PVC Line*	Lyndale Lane, NW	Riverfronte Drive, NW	Riverdale Lane, NW	/	/	/
		8"	Water PVC Line*	Riverdale Lane, NW	Lot 7, Unit 1	Lyndale Lane, NW	/	/	/
		8"	SAS Gravity Line*	Black Farm Lane, NW	Lot 3, South Property Line	South Property Line	/	/	/
		8"	SAS Gravity Line*	Westdale Way, NW	Black Farm Lane, NW	Riverfronte Drive, NW	/	/	/
		8"	SAS Gravity Line*	Irving Lane	West Property Line	Riverfronte Drive, NW	/	/	/
		8"	SAS Gravity Line*	Lyndale Lane, NW	Riverfronte Drive, NW	Riverdale Lane, NW	/	/	/
		8"	SAS Gravity Line*	Riverdale Lane, NW	Lyndale Lane, NW	Riverfronte Drive, NW	/	/	/
		8"	SAS Gravity Line* *NMUI Facilities	Riverfronte Drive, NW	Lot 9, Unit 2	Lot 12, Unit 2	/	/	/
		6'	CMU Perimeter Wall	Paseo Del Norte	Riverfronte Drive, NW	Southwest Property Corner	/	/	/
		6'	CMU Perimeter Wall	Coors	Lot 10, SW Corner	Westside Drive, NW	/	/	/
		12' x 6'	Concrete Box Culvert	Corrales Main Canal	Irving north slope tie ~ 180 LF	Irving south slope tie	/	/	/
		18"	RCP Storm Drain	Westside Drive, NW	North Property Line of Lot 1 Unit 1	Existing SD manhole north side of Westside	/	/	/

ORIGINAL



10'

Asphalt Trail

Parcel A

Corrales Main Canal

Lyndale Lane, NW

36' F-F ~~Asphalt~~ Residential Paving
curb + gutter
4' Sidewalk
(south 1/2 only)

Westside Dr.

Coors Blvd

~~Riverfronte Dr~~

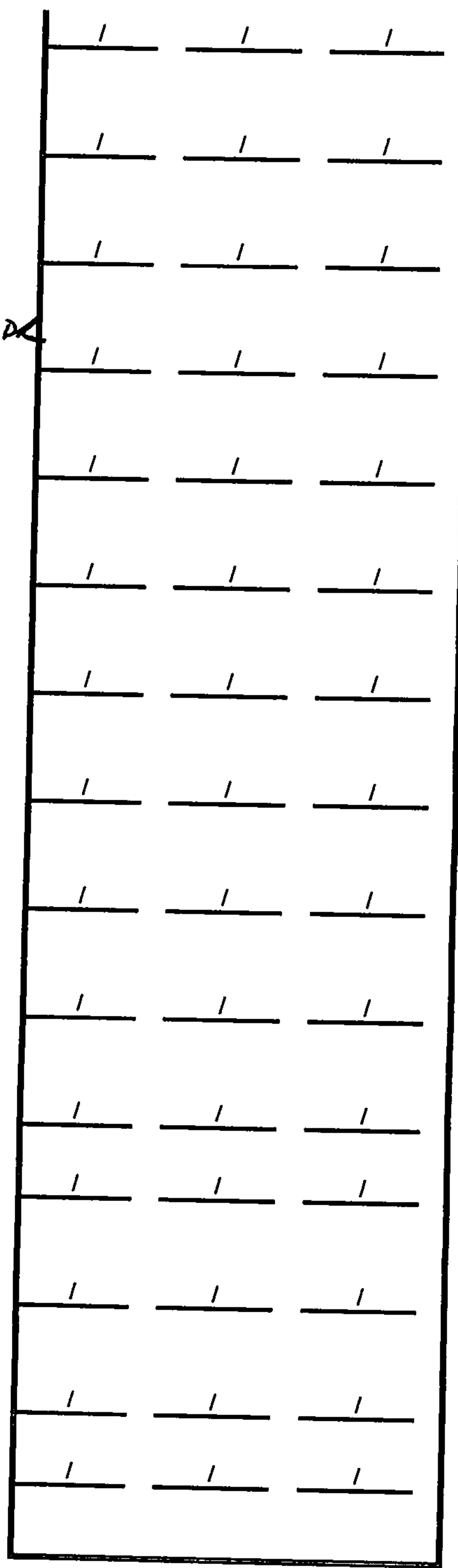
WESTSIDE CT.

24' F-F RESIDENTIAL PAVING
C+G 4' SIDEWALK
(SOUTH 1/2 ONLY)

WESTSIDE DR

WESTSIDE CT

RIVERFRONTE DR



Water Infrastructure to include Valves, Fittings, Valve Boxes and Fire Hydrants as required.

Sanitary Sewer to include Manholes and Service Connections as required.

Residential Street Lights per DPM.

Certified Grading and Drainage with Private Walls and Private Drainage (Non-work order item) Required for SIA/Financial Guarantee Release.

NOTES

1

2

3

4

5

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Ronald R. Bjorkman
NAME (print)

[Signature]
DRB CHAIR - date

[Signature] 7/14/04
PARKS & GENERAL SERVICES - date

Tierra West LLC
FIRM

[Signature] 7-14-04
TRANSPORTATION DEVELOPMENT - date

[Signature] 6/28/04
SIGNATURE - date

[Signature] 7/14/04
UTILITY DEVELOPMENT - date

AMAFCA - date
[Signature] 8-28-04
NMUI - date

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

[Signature]
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
△	8-11-04	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
△	11-24-04	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

- 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: STH INVESTMENTS PHONE: 468.0542
 ADDRESS: 6700 B JEFFERSON NE STE 1 FAX: 468.0530
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL:
 Proprietary interest in site: DEVELOPER List all owners: TRUST OF ALBERT J. & MARY J. BLACK C/O JOHN BLACK
 AGENT (if any): TIERRA WEST LLC PHONE: 858.3100
 ADDRESS: 8509 JEFFERSON NE FAX: 858.1118
 CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

DESCRIPTION OF REQUEST: VARIANCE TO DPM MANUAL

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. TR. 6C, 12A & 12B Block: _____ Unit: _____
 Subdiv. / Addn. PARTITION OF BLACK RANCH

Current Zoning: RA-1 Proposed zoning: SAME
 Zone Atlas page(s): C-13 No. of existing lots: 56 No. of proposed lots: 56
 Total area of site (acres): 67.0025 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. 101306440532710102 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: COORS BOULEVARD NW
 Between: PASEO DEL NORTE NW and WESTSIDE DR NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
 03EPC-00300/03EPC-00301/04DRB-00217/04DRB-00360 -- DRB PROJECT # 1002506

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

SIGNATURE Tyler Ashton DATE 11-23-04
 (Print) TYLER ASHTON, P.E. Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	04DRB - 01791	SDV		\$ -0-
<input checked="" type="checkbox"/> All fees have been collected			CMF	\$ 2000
<input checked="" type="checkbox"/> All case #s are assigned				\$
<input type="checkbox"/> AGIS copy has been sent				\$
<input checked="" type="checkbox"/> Case history #s are listed				\$
<input type="checkbox"/> Site is within 1000ft of a landfill				\$
<input type="checkbox"/> F.H.D.P. density bonus				\$
<input type="checkbox"/> F.H.D.R. fee rebate				\$
	Hearing date <u>12-1-04</u>			Total \$ <u>20.00</u>

Clara Senora 11/23/04
 Planner signature / date

Project # 1002506

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE

(PUBLIC HEARING CASE)

- ___ Application for subdivision (Plat) on FORM S-3, including those submittal requirements. **24 copies** of the plat are required. The 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)
- ___ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

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

SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

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

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

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

VACATION OF PRIVATE EASEMENT

- ___ The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
- ___ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6 copies**
- ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ___ Letter briefly describing, explaining, and justifying the vacation
- ___ Letter of authorization from the grantors and the beneficiaries
- ___ Fee (see schedule)
- ___ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

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

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

___ TYLER ASHTON, P.E. _____

Applicant name (print)

Tyler Ashton 11-23-04
Applicant signature / date



Form revised 4/03 and October 2003

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

Application case numbers	
<u>04DRB</u> -	<u>01791</u>
_____ -	_____
_____ -	_____

Oliver Senora 11/23/04
Planner signature / date

Project # 1002506

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

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

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

November 23, 2004

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

**RE: Subdivision Design Variance Approval for Black Farms Estates
Tr. 6C, 12A & 12B, Partition of Black Ranch; Zone Atlas C-13**

Dear Ms. Matson:

Tierra West LLC, on behalf of STH Investments request approval of the Design Variance to the minimum standards of the DPM for the above referenced project. The site is located along Coors Boulevard NW between Paseo del Norte NW and Westside Drive NW. The request is to deviate from the minimum standard of 8% slope on Irving Lane to a 10% slope. By doing so this will keep the costs to a minimum and also be able to retain buildable lots. There is also a secondary access into the subdivision that is below the 8% slope.

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

Sincerely,

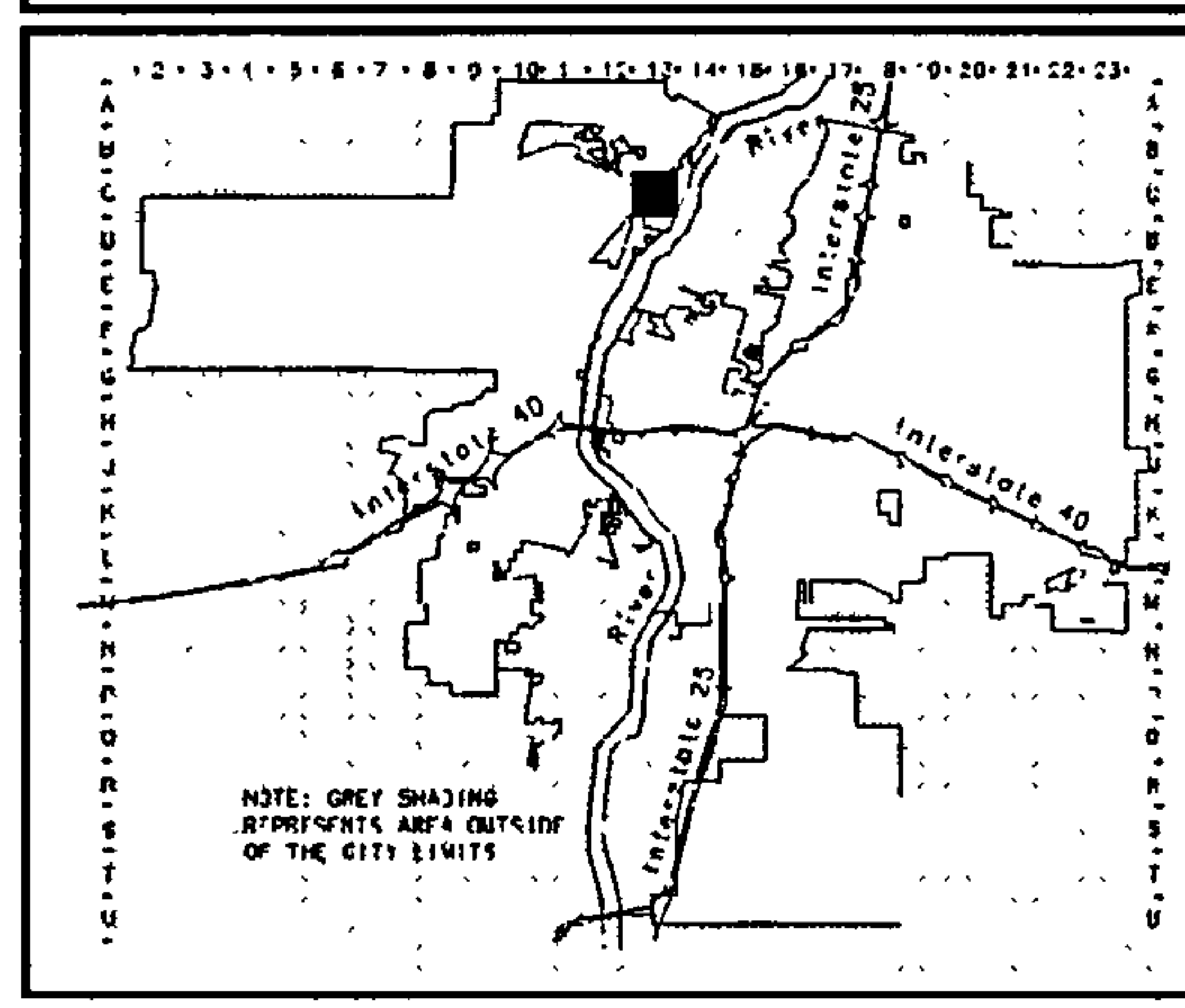
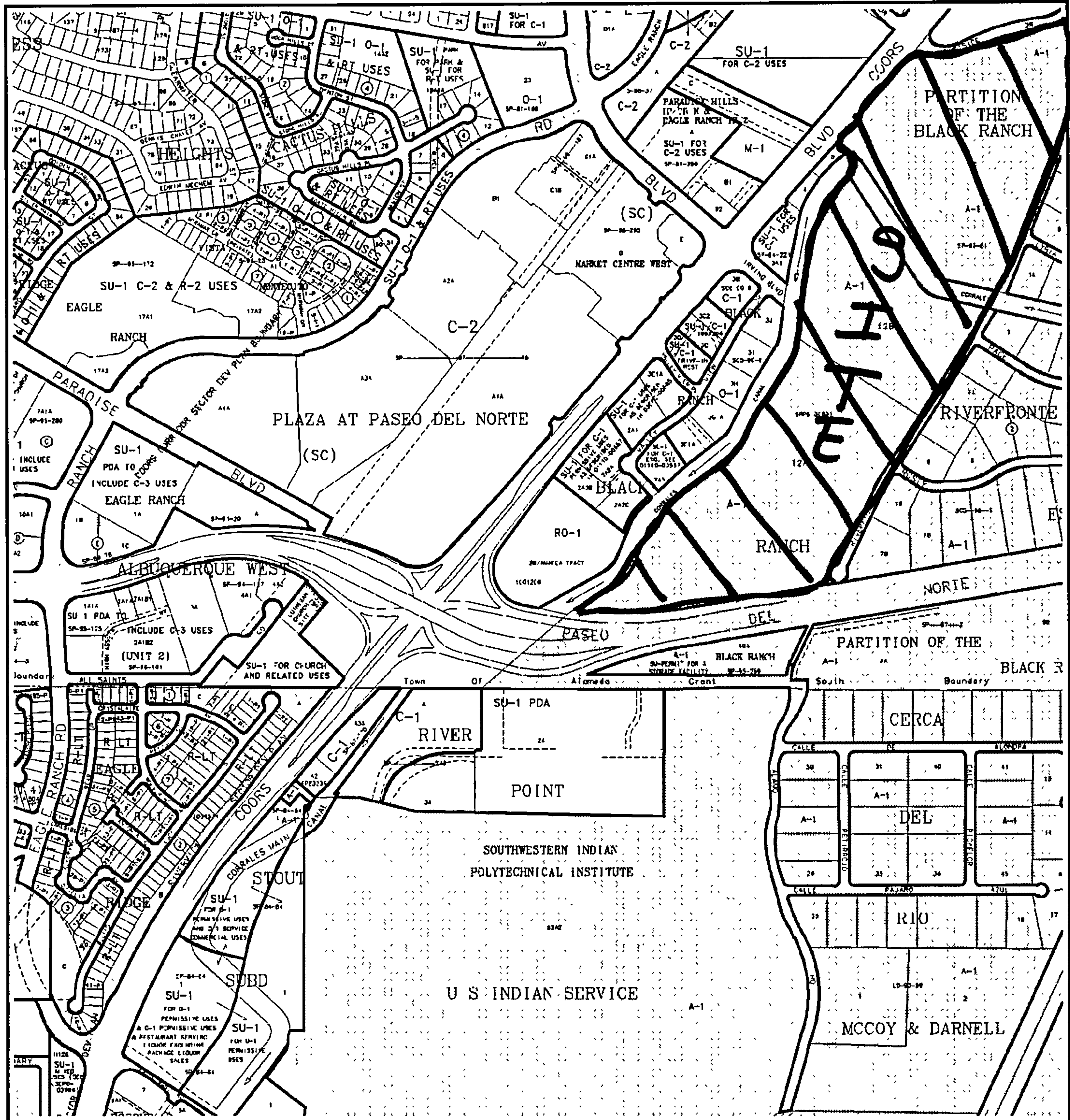


Tyler Ashton, P.E.

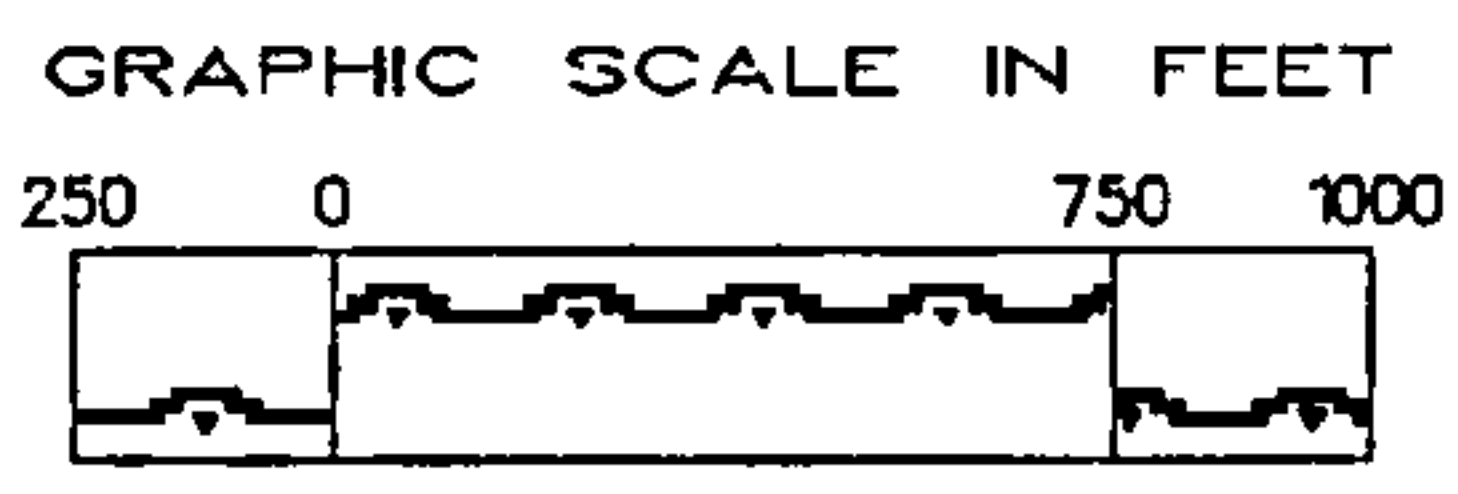
Enclosure/s

cc: Michael Sivage
Larry Collins

JN: 23130
TA/kk



CITY OF Albuquerque
Albuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT
 © Copyright 2003



Zone Atlas Page
C-13-Z
 Map Amended through July 31, 2003

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

PAID RECEIPT

APPLICANT NAME STH Investments
AGENT Serra West LLC
ADDRESS _____
PROJECT & APP # 1002506
PROJECT NAME Black Ranch

\$ 20.00 441032/3424000 Conflict Management Fee

\$ _____ 441006/4983000 DRB Actions

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

\$ _____ 441018/4971000 Public Notification

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

\$ 20.00 TOTAL AMOUNT DUE

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

DUPLICATE
City Of Albuquerque
Treasury Division

11/23/2004 10:39AM LOC: ANN
X
RECEIPT# 00032392 WSH 008 TRANSH 0012
Account 441032 Fund 0110
Activity 3424000 TRSKAL
Trans Amt \$20.00
J24 Misc \$20.00
CK \$20.00
CHANGE \$0.00

Current DRC
Project Number: _____

FIGURE 12

ORIGINAL

Claire

Date Submitted: 7/14/04

Date Site Plan Approved: _____

Date Preliminary Plat Approved: 7/14/04

Date Preliminary Plat Expires: 7/14/05

DRB Project No.: 1002506

DRB Application No: 04-00636

INFRASTRUCTURE LIST

EXHIBIT "A"

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

Black Farms Estates Units 1 and 2

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN


Tracts 6-C, 12A and 12-B, Partition of the Black Ranch

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

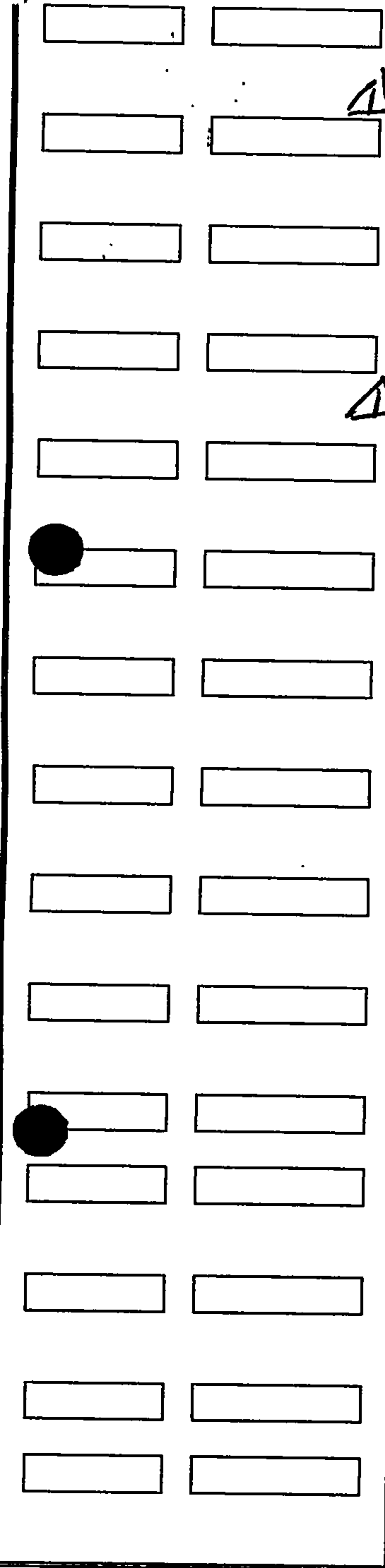
Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<i>Private Improvements</i>									
		24' F-F	Residential Paving, Estate Curb, sidewalk*	Black Farm Lane, NW	Corrales Main Canal	South Property Line	/	/	/
		24' F-F	Residential Paving, Estate Curb, sidewalk*	Westdale Way, NW	Black Farm Lane, NW	Riverfronte Drive, NW	/	/	/
		24' F-F	Residential Paving, Estate Curb, sidewalk*	Lyndale Lane, NW	Riverfronte Drive, NW	Riverdale Lane, NW	/	/	/
		24' F-F	Residential Paving, Estate Curb, sidewalk*	Riverdale Lane, NW	Corrales Main Canal	Lyndale Lane, NW	/	/	/
			<i>*All sidewalks to be deferred</i>						
							/	/	/
							/	/	/
							/	/	/
							/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		30' Edge-F 	Aterial Paving, 4th lane, bike lane, detect lane, curb and gutter , 6' sidewalk* <i>ASPHALT SWALE</i>	Coors Blvd, NW	Corrales Main Canal	Westside Drive, NW	/	/	/
		24' F-F	Residential Paving, Estate Curb, 6' sidewalk* <i>*All sidewalks to be deferred</i>	Irving Lane	West Property Line	Riverfronte Drive, NW	/	/	/
		8"	Water PVC Line*	Black Farm Lane, NW	Corrales Main Canal	South Property Line	/	/	/
		8"	Water PVC Line*	Westdale Way, NW	Black Farm Lane, NW	Riverfronte Drive, NW	/	/	/
		8"	Water PVC Line*	Irving Lane	West Property Line	Riverfronte Drive, NW	/	/	/
		8"	Water PVC Line*	Lyndale Lane, NW	Riverfronte Drive, NW	Riverdale Lane, NW	/	/	/
		8"	Water PVC Line*	Riverdale Lane, NW	Lot 7, Unit 1	Lyndale Lane, NW	/	/	/
		8"	SAS Gravity Line*	Black Farm Lane, NW	Lot 3, South Property Line	South Property Line	/	/	/
		8"	SAS Gravity Line*	Westdale Way, NW	Black Farm Lane, NW	Riverfronte Drive, NW	/	/	/
		8"	SAS Gravity Line*	Irving Lane	West Property Line	Riverfronte Drive, NW	/	/	/
		8"	SAS Gravity Line*	Lyndale Lane, NW	Riverfronte Drive, NW	Riverdale Lane, NW	/	/	/
		8"	SAS Gravity Line*	Riverdale Lane, NW	Lyndale Lane, NW	Riverfronte Drive, NW	/	/	/
		8"	SAS Gravity Line* <i>*NMUI Facilities</i>	Riverfronte Drive, NW	Lot 9, Unit 2	Lot 12, Unit 2	/	/	/
		6'	CMU Perimeter Wall	Paseo Del Norte	Riverfronte Drive, NW	Southwest Property Corner	/	/	/
		6'	CMU Perimeter Wall	Coors	Lot 10, SW Corner	Westside Drive, NW	/	/	/
		12' x 6'	Concrete Box Culvert	Corrales Main Canal	Irving north slope tie <i>~ 180 LF</i>	Irving south slope tie	/	/	/
		18"	RCP Storm Drain	Westside Drive, NW	North Property Line of Lot 1 Unit 1	Existing SD manhole north side of Westside	/	/	/

ORIGINAL



10'

Asphalt Trail

Parcel A

Corrales Main Canal

Lyndale Lane, NW

36'
~~32'~~ F-F ^{RESIDENTIAL} ~~Arterial~~ Paving
 curb + gutter
 4' Sidewalk
 (south 1/2 only)

Westside Dr.

Coors Blvd

~~Riverfronte Dr~~
 WESTSIDE CT.

24' F-F RESIDENTIAL PAVING
 C+G 4' SIDEWALK
 (SOUTH 1/2 ONLY)

WESTSIDE DR

WESTSIDE CT

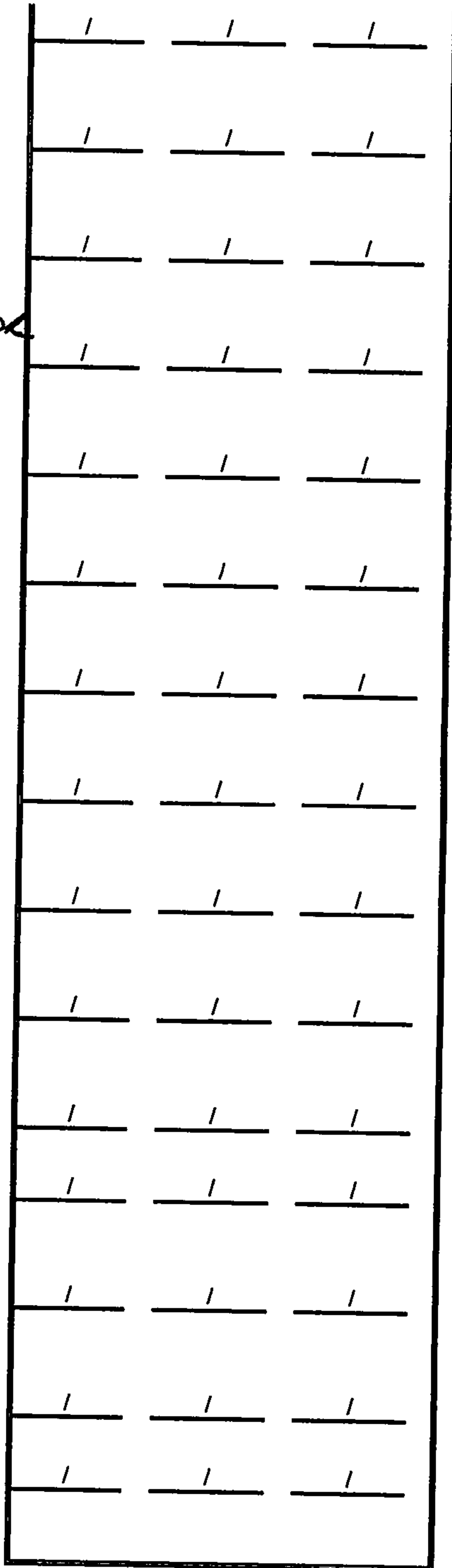
RIVERFRONTE DR

Water Infrastructure to include Valves, Fittings, Valve Boxes and Fire Hydrants as required.

Sanitary Sewer to include Manholes and Service Connections as required.

Residential Street Lights per DPM.

Certified Grading and Drainage with Private Walls and Private Drainage (Non- work order item) Required for SIA/Financial Guarantee Release.



ORIGINAL

NOTES

1

2

3

4

5

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Ronald R. Bohannon
NAME (print)

[Signature] 7/14/04
DRB CHAIR - date

[Signature] 7/14/04
PARKS & GENERAL SERVICES - date

Terra West LLC
FIRM

[Signature] 7-14-04
TRANSPORTATION DEVELOPMENT - date

[Signature] 5-28-04
AMAFCA - date
NMUI - date

[Signature] 6/23/04
SIGNATURE - date

[Signature] 7/14/04
UTILITY DEVELOPMENT - date

Brad L. Birkman
CITY ENGINEER - date

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

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
A	8-11-04	<u>[Signature]</u>	<u>[Signature]</u>	<u>Tyler Oehls</u>

Current DRC
Project Number: _____

FIGURE 12

ORIGINAL

Claire

Date Submitted: 7/14/04

Date Site Plan Approved: _____

Date Preliminary Plat Approved: 7/14/04

Date Preliminary Plat Expires: 7/14/05

DRB Project No.: 1002506

DRB Application No: 04-00636

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Black Farms Estates Units 1 and 2

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tracts 6-C, 12A and 12-B, Partition of the Black Ranch

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

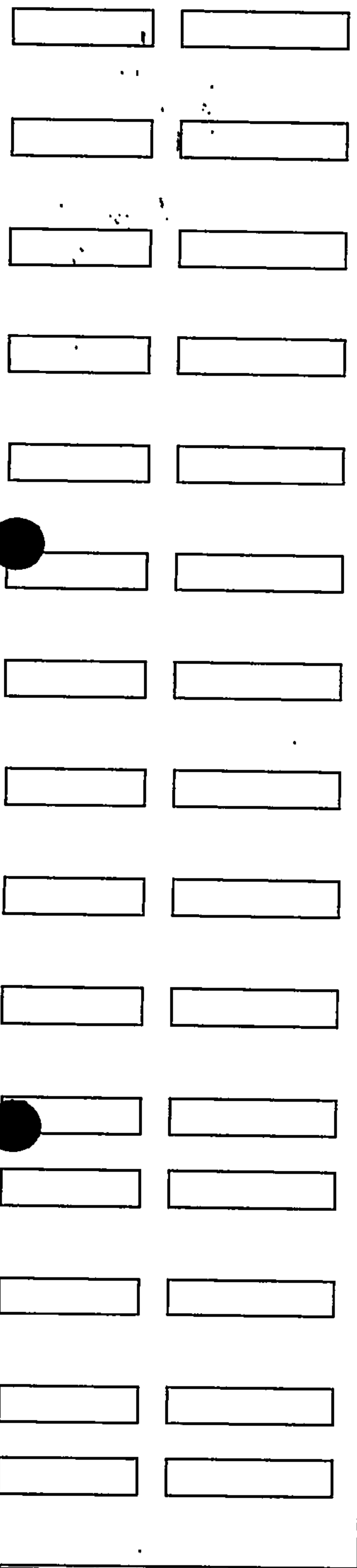
Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<i>Private Improvements</i>									
<input type="text"/>	<input type="text"/>	24' F-F	Residential Paving, Estate Curb, sidewalk*	Black Farm Lane, NW	Corrales Main Canal	South Property Line	/	/	/
<input type="text"/>	<input type="text"/>	24' F-F	Residential Paving, Estate Curb, sidewalk*	Westdale Way, NW	Black Farm Lane, NW	Riverfronte Drive, NW	/	/	/
<input type="text"/>	<input type="text"/>	24' F-F	Residential Paving, Estate Curb, sidewalk*	Lyndale Lane, NW	Riverfronte Drive, NW	Riverdale Lane, NW	/	/	/
<input type="text"/>	<input type="text"/>	24' F-F	Residential Paving, Estate Curb, sidewalk*	Riverdale Lane, NW	Corrales Main Canal	Lyndale Lane, NW	/	/	/
<input type="text"/>	<input type="text"/>		<i>*All sidewalks to be deferred</i>				/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		30' Edge-F	Aterial Paving, 4th lane, bike lane, decel lane, curb and gutter, 6' sidewalk*	Coors Blvd, NW	Corrales Main Canal	Westside Drive, NW	/	/	/
		24' F-F	Residential Paving, Estate Curb, 6' sidewalk* <i>*All sidewalks to be deferred</i>	Irvng Lane	West Property Line	Riverfronte Drive, NW	/	/	/
		8"	Water PVC Line*	Black Farm Lane, NW	Corrales Main Canal	South Property Line	/	/	/
		8"	Water PVC Line*	Westdale Way, NW	Black Farm Lane, NW	Riverfronte Drive, NW	/	/	/
		8"	Water PVC Line*	Irvng Lane	West Property Line	Riverfronte Drive, NW	/	/	/
		8"	Water PVC Line*	Lyndale Lane, NW	Riverfronte Drive, NW	Riverdale Lane, NW	/	/	/
		8"	Water PVC Line*	Riverdale Lane, NW	Lot 7, Unit 1	Lyndale Lane, NW	/	/	/
		8"	SAS Gravity Line*	Black Farm Lane, NW	Lot 3, South Property Line	South Property Line	/	/	/
		8"	SAS Gravity Line*	Westdale Way, NW	Black Farm Lane, NW	Riverfronte Drive, NW	/	/	/
		8"	SAS Gravity Line*	Irvng Lane	West Property Line	Riverfronte Drive, NW	/	/	/
		8"	SAS Gravity Line*	Lyndale Lane, NW	Riverfronte Drive, NW	Riverdale Lane, NW	/	/	/
		8"	SAS Gravity Line*	Riverdale Lane, NW	Lyndale Lane, NW	Riverfronte Drive, NW	/	/	/
		8"	SAS Gravity Line* <i>*NMUI Facilities</i>	Riverfronte Drive, NW	Lot 9, Unit 2	Lot 12, Unit 2	/	/	/
		6'	CMU Perimeter Wall	Paseo Del Norte	Riverfronte Drive, NW	Southwest Property Corner	/	/	/
		6'	CMU Perimeter Wall	Coors	Lot 10, SW Corner	Westside Drive, NW	/	/	/
		12' x 6'	Concrete Box Culvert	Corrales Main Canal	Irving north slope tie <i>~ 180 LF</i>	Irving south slope tie	/	/	/
		18"	RCP Storm Drain	Westside Drive, NW	North Property Line of Lot 1 Unit 1	Existing SD manhole north side of Westside	/	/	/

ORIGINAL



10'

Asphalt Trail

Parcel A

Corrales Main Canal

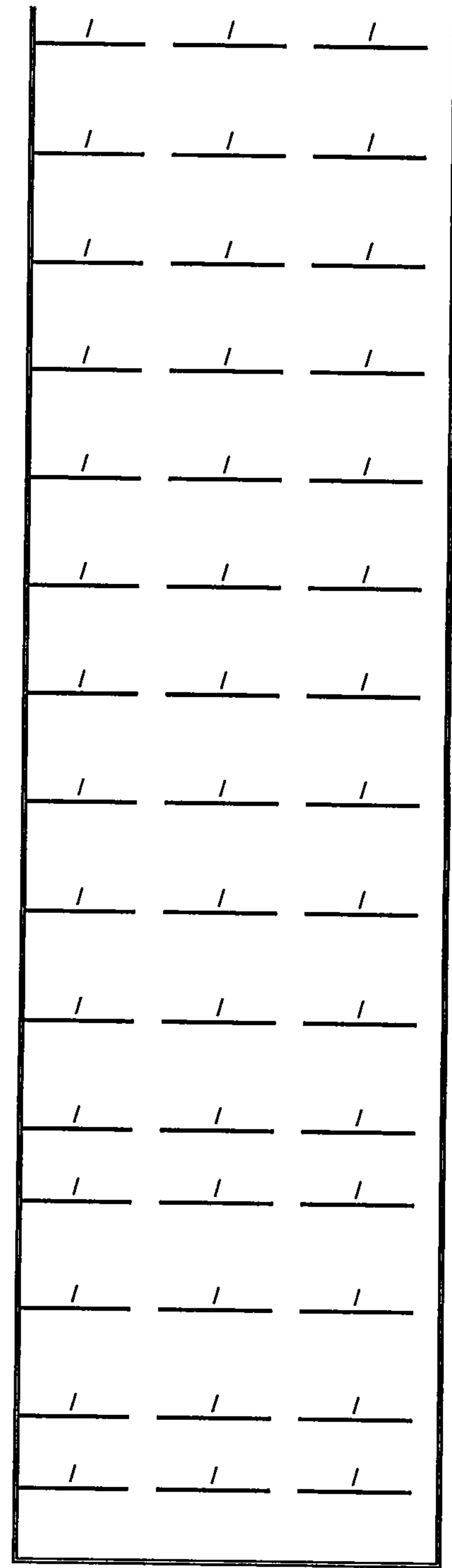
Lyndale Lane, NW

32' F-F Arterial Paving
 curb & gutter
 4' sidewalk
 (south 1/2 only)

Westside Dr.

Coors Blvd

Riverfronte Dr



Water Infrastructure to include Valves, Fittings, Valve Boxes and Fire Hydrants as required.

Sanitary Sewer to include Manholes and Service Connections as required.

Residential Street Lights per DPM.

Certified Grading and Drainage with Private Walls and Private Drainage (Non- work order item) Required for SIA/Financial Guarantee Release.

ORIGINAL

NOTES

1

2

3

4

5

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Ronald R. Bjorkman
NAME (print)

[Signature] 7/14/04
DRB CHAIR - date

[Signature] 7/14/04
PARKS & GENERAL SERVICES - date

Terra West LLC
FIRM

[Signature] 7-14-04
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

[Signature] 6/28/04
SIGNATURE - date

[Signature] 7/14/04
UTILITY DEVELOPMENT - date

[Signature] 6-28-04
NMUI - date

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

Brad L. Bjorkman
CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



June 21, 2003

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

Re: DRB 1002506

Landscape Architecture
 Urban Design
 Planning Services

Dear Ms. Matson:

924 Park Avenue SW
 Albuquerque, NM 87102

On behalf of our clients CAS Auto, LLC, the owners of Lots 1-5 of the proposed CAS Subdivision at the northeast corner of Coors Boulevard and Westside Drive, we have reviewed the plans for the proposed Black Farm Estates subdivision to the south.

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

We understand that its developer, Sivage Community Development (SCD), intends to install security gates at Irving Boulevard and at the northern terminus of Riverfronte Drive. We further understand that SCD proposes to leave these gates open from 6:00 AM until 9:00 PM every day. We have no objection to the gating of the two subdivisions, subject to this schedule. Please do not hesitate to call us at 764-9801 if you have any questions or require additional information.

Sincerely,

Jim Strozier, AICP
 Principal

c: Larry Collins, Sivage Community Development
 Jake Bordenave, Bordenave Designs
 Nevin Harwick, Harwick Transportation Group

PRINCIPALS

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

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

PAID RECEIPT

APPLICANT NAME STH INVESTMENTS
AGENT Tierra West LLC
ADDRESS 8509 Jefferson NE
PROJECT & APP # 1002506/04DRB-00636/04 DRB-00639
PROJECT NAME Partition of Black Ranch

\$ _____ 469099/4916000 Conflict Management Fee
\$ 110.00 441006/4983000 DRB Actions
\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study

\$ 110.00 TOTAL AMOUNT DUE

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

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

1645
95-677/1070

*DATE: 5/19/04 *
City Of Albuquerque
Treasury Division \$ 110.00

PAY TO THE ORDER OF City of Albuquerque
One Hundred & Ten and 00/100 DOLLARS ANNEX

05/19/2004 2:10 PM
RECEIPT # 00026276 WSH 00/1000000039
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt \$110.00
Misc \$110.00
\$0.00

FOR 23130 #35 DRB Deyral
"001645" "107006677"
201813
MP

HIGH DESERT STATE BANK
Member FDIC
8110 Ventura NE
Albuquerque, NM 87122

Security Features Details on Back

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

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

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

May 18, 2004

#2
6/9/04

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

**RE: Black Farms Estates
Request for Deferral
Project #: 1002506
Zone Atlas Page C-13**

Dear Ms. Matson:

Tierra West LLC, on behalf of the Owner of the above referenced project, requests a three (3) week deferral to June 9, 2004 for all actions under project #1002506. We are waiting on MRGCD approval and we are still obtaining signatures from residences/owners of the neighboring subdivision to vacant current county roadways.

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

Sincerely,



Tyler J. Ashton, PE

cc: Larry Collins

JN: 230130
TA/dg

230130 S Matson deferral ltr 051804



Sheran A. Matson

05/11/04 04:08 PM

To: twllc@tierrawestllc.com

cc:

cc:

Subject: Black Farm Estates Perimeter Wall Design

Tyler

Juanita Vigil & I reviewed your wall design this afternoon. We agreed that, before approving the design, the special exception should be approved. We don't have the authority to approve a wall over 8 feet in height.

Is there a way to lower the wall to 8 feet?

Sheran

**MAJOR SUBDIVISION
PERIMETER WALL DESIGN
SUBMITTAL**

At the direction of Mayor Chavez and Planning Director Victor Chavez, applications for major subdivision preliminary plats must include perimeter wall design elevations, overhead plan views and cross sections with building materials and colors defined, and landscaping plan if it will be an intricate part of the wall design. The wall design elevations should show a fully dimensioned typical wall section.

The wall design submittal will undergo aesthetic design review and approval by the DRB Chair as part of the preliminary plat submittal. Later, DRC will review for engineering design approval. Questions? Please contact Sheran Matson, DRB Chair at 505- 924-3880.

Submittal requirements for DRB/Preliminary Plat approval:

- Three complete sets of the submittal should be part of the preliminary plat application. After DRB approval, one copy will be given to the applicant, one to Zoning for wall permit verification and one will go into the DRB project file.
- Each page should state the subdivision name, zone atlas page & closest intersection location plus DRB Project #.
- The exhibits submitted should be no larger than 11" x 17" and no smaller than 8 1/2" x 11" (if only one illustration is on one page).
- Wall/landscaping design submittals to DRB should reflect City design standards for driver sight lines and location of landscape features.
- If live plants are part of the submittal, list the trees, shrubs and ground cover to be used and their water usage (H, M, L). The Albuquerque Plant List should be used in the selection. If the exact trees & shrubs to be used are not yet known, list up to 5 possibilities from which you will choose the actual plants. Plants selected should conform to the City landscaping and pollen control ordinances. Junipers should not be used. The method of irrigation should also be stated and who is responsible for irrigation & maintenance.
- All wall and landscape features identified on the DRB approved perimeter wall design must be included on the infrastructure list. Landscaping on public right of way requires the execution of a landscape maintenance agreement prior to the issuance of a work order for the subdivision.

DRC REQUIREMENTS: The DRB approved perimeter wall design must be included in the DRC review plan set for City Work Order. DRC will check the perimeter wall / landscaping design to ensure that sight line requirements, wall foundation location, and planting types & location meet the current City engineering design standards.

If substantive changes are required to the perimeter wall / landscaping plan, the approved plan should be amended administratively through the DRB Chair. Financial guarantees for the subdivision/ site plan will not be released until a work order close out package is submitted to the City with the Construction Inspection Engineer of record certifying that all wall/landscaping on the infrastructure list was installed in accordance with the approved design.

Any landscaping that is to be installed in the City right of way other than that included in the DRB approved perimeter wall design requires the execution of a landscape maintenance agreement prior to any work in the right of way.

**TYPICAL ADDITIONS TO INFRASTRUCTURE LIST
FOR MAJOR SUBDIVISION
PERIMETER WALL SUBMITTALS**

Under "WATER" add:

"Water meter for landscaping"

Add as Notes at the end of the infrastructure list:

1. "Landscape Maintenance Agreement for landscaping in the public right of way"
2. "Perimeter walls per DRB approved perimeter wall design"
3. "Wall & landscaping certification from registered engineer and/or registered landscape architect required prior to release of financial guarantees."

This language ensures that the Construction Inspection Engineer of Record has certified that the wall/landscaping on the infrastructure list was installed in accordance with the DRB approved design.

1002506
FILE

May 5, 2004

VIA U.S. MAIL and FACSIMILE NO. 830.2550

Black Development Two, LLC
c/o Thomas P. Macken, Esq.
Macken Law Firm, Ltd.
6000 Indian School NE, Ste. 100
Albuquerque, NM 87110-4179

VIA FACSIMILE NO. 837.9877

Enterprise Rental Car
c/o George Rainhart
George Rainhart Architect & Associates

VIA FACSIMILE NO. 924.3339

Environmental Planning Commission
c/o Jeffrey Jesionowski, Chairman

VIA FACSIMILE NO. 924.3864

Development Review Board
c/o Sharon Matson, Chairperson

VIA FACSIMILE NO. 924.3339

City of Albuquerque
Building Permit Department
Richard W. Dineen, Planning Director

Re: Reference No. 03EPC-00697 and 03EPC-0698
Planning and Construction by Enterprise Rental Car
on Tract 2A2B, Black Ranch

Dear Mr. Macken, Mr. Rainhart, City of Albuquerque, EPC and DRB:

I previously corresponded with you by letter dated April 20, 2004 regarding the concerns expressed on behalf of this firm's client, Patten West, LLC regarding the proposed development by Enterprise Rental Car, including the plan to construct a building whose design and proximity to Grandmas Music Store will completely obstruct and obliterate the Grandmas Music store view, as well as the view of other businesses for traffic traveling Northbound on Coors Road, as well as West bound traffic on Paseo del Norte. That letter and subsequent communications were an effort to resolve this matter amicably.

Black Development Two, LLC – c/o Thomas P. Macken, Esq.
Enterprise Rental Car - c/o George Rainhart - George Rainhart Architect & Associates
Jeffrey Jesionowski, Chairman-EPC
Sharon Matson, Chairperson - DRB
Richard W. Dineen, Planning Director - City of Albuquerque - Building Permit Department
May 5, 2004
Page 2

The purpose of this letter is to put you on Notice that Patten West, LLC has requested us to apply for a Temporary Restraining Order and Preliminary Injunction to stop any further construction on the Enterprise Rental Car lot to prevent irrevocable harm to Patten West, LLC and Grandmas Music store.

Sincerely

Mark M. Rhodes

MMR/pas

cc: Debbie Stover
EPC Case Planner
Tom Bulinson
Building Permit Department
Patten West, LLC
Micky Patten – via micky@grandmas.com

C:\CLIENTS\PATTEN\CORRESPONDENCE\BLACK-MACKEN-ENTERPRISE-EPC-
JESIONOWSKI-050504.doc

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

Major Subdivision action

Minor Subdivision action

Vacation **V**

Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

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

Supplemental form

ZONING & PLANNING **Z**

Annexation

County Submittal

EPC Submittal

Zone Map Amendment (Establish or Change Zoning)

Sector Plan (Phase I, II, III)

Amendment to Sector, Area, Facility or Comprehensive Plan

Text Amendment (Zoning Code/Sub Regs)

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

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

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

APPLICANT INFORMATION:

NAME: STH INVESTMENTS

PHONE: 505.468.0542

ADDRESS: 6700 B JEFFERSON NE STE 1

FAX: 505.468.0530

CITY: ABQ STATE NM ZIP 87109

E-MAIL:

Proprietary interest in site: DEVELOPER List all owners: TRUST OF ALBERT J. & MARY J. BLACK C/O JOHN BLACK

AGENT (if any): TIERRA WEST LLC

PHONE: 858-3100

ADDRESS: 8509 JEFFERSON NE

FAX: 858-1118

CITY: ALBUQUERQUE

STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

DESCRIPTION OF REQUEST: PRELIMINARY PLAT APPROVAL & ELIMINATION OF SIDEWALKS (SIDEWALK WAIVER)

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

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

Lot or Tract No. TRACT 6C, 12A, & 12B Block: Unit:

Subdiv. / Addn. PARTITION OF BLACK RANCH

Current Zoning: RA-1

Proposed zoning: SAME

Zone Atlas page(s): C13

No. of existing lots: 2

No. of proposed lots: 56

Total area of site (acres): 67-0025 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. 101306440532710102

MRGCD Map No.

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

Between: PASEO DEL NORTE NW and WESTSIDE DR NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 3EPC-00300/03EPC-00301/04DRB-00217/04DRB-00360 -- DRB PROJ# 1002506

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

SIGNATURE Tyler Ashton

DATE 4-23-04

(Print) TYLER ASHTON, P.E.

Applicant

Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

INTERNAL ROUTING

- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers

04DRB - 00636

04DRB - 00639

Action

PP

SW

Adv

CMF

S.F.

Fees

\$ 1975.00

\$ 0

\$ 75.00

\$ 20.00

\$

Total

\$ 2070.00

Hearing date May 19, 2004

Leslie Duranseau

4-23-04

Planner signature / date

Project # 1002506

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
 - ~~Not~~ Proposed Infrastructure List - AUL PVT
 - ~~N/A~~ Design elevations & cross sections of perimeter walls
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Property owner's and City Surveyor's signature on the proposed plat
 - FORM DRWS Drainage Report, Water & Sewer availability statement filing information
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

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

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

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

MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

(Temporary sidewalk deferral uses FORM-V)

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

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

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

Tyler Ashton
Applicant name (print)

Tyler Ashton 4-23-04
Applicant signature / date



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

Application case numbers
04DRB - 00636

Form revised 10/03
Leslie Duranceanx 4-23-04
 Planner signature / date

Project # 1002506

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (Public Hearing Case)**
 - Application for subdivision (Plat) on FORM S-3, including those submittal requirements. Variance and subdivision should be applied for simultaneously. (24 copies)
 - Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived
 - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
 - Any original and/or related file numbers are listed on the cover application
- DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

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

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

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

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

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

Tyler Ashton
Applicant name (print)

Tyler Ashton
Applicant signature / date

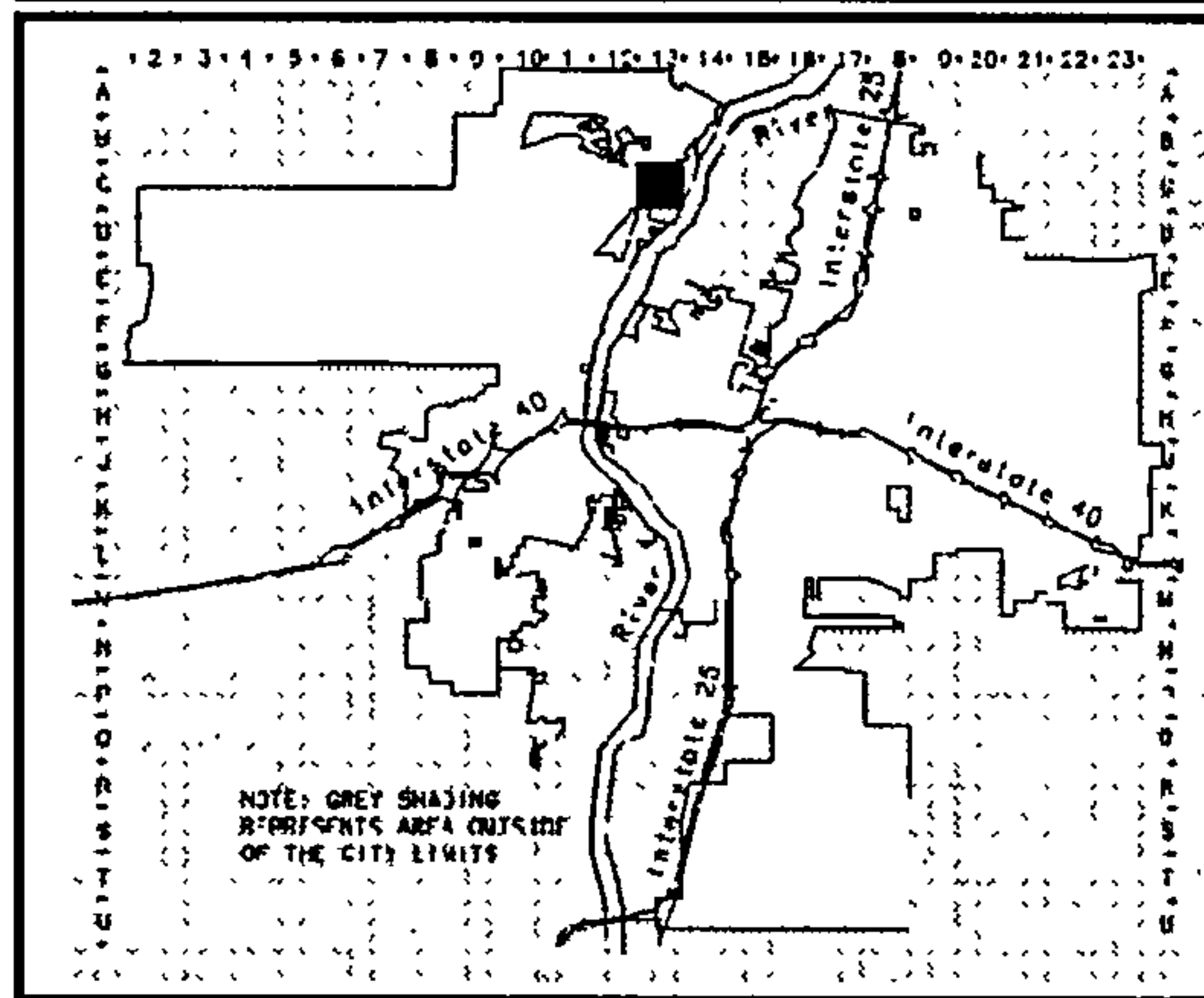
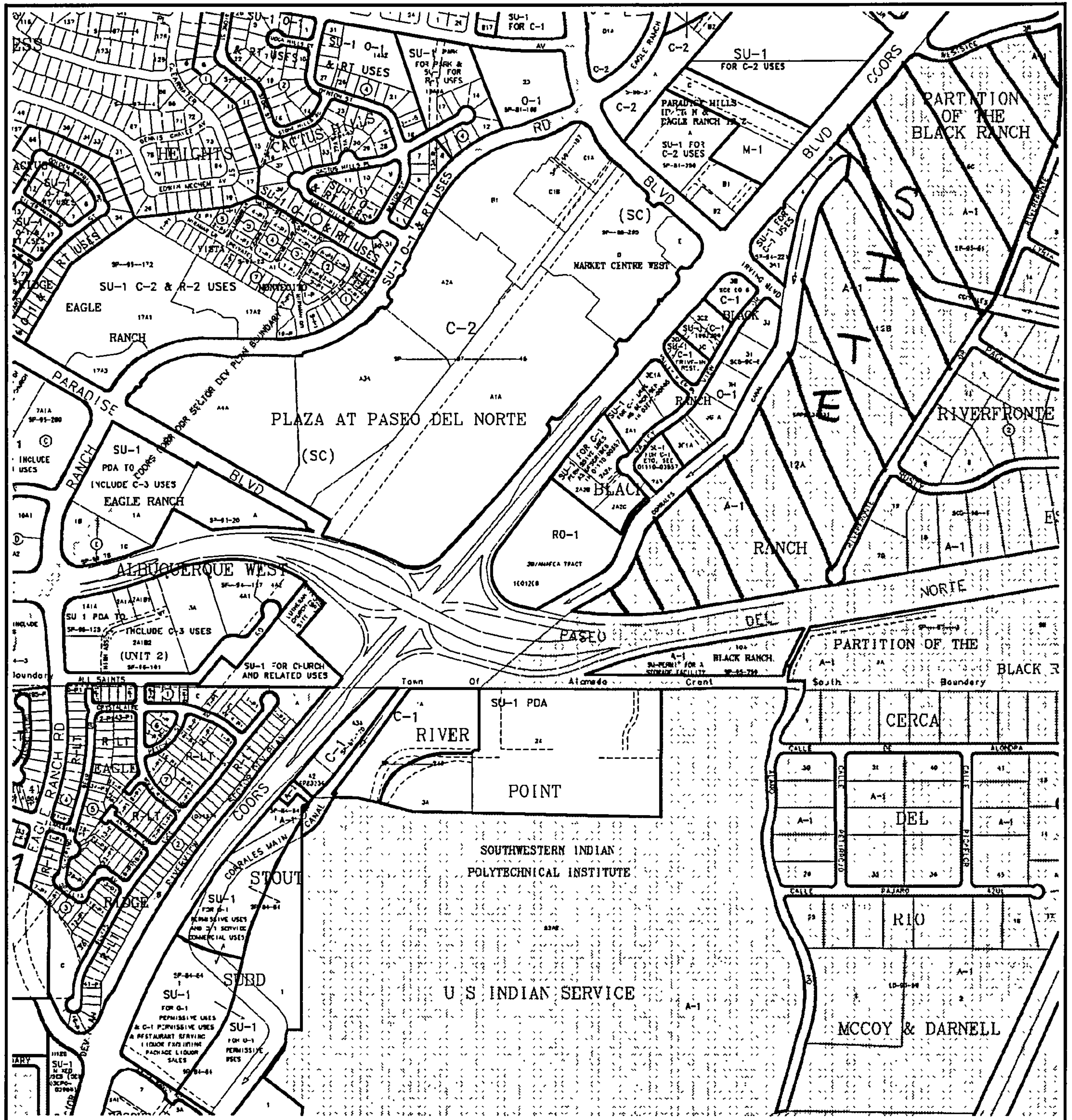


Form revised April 2003

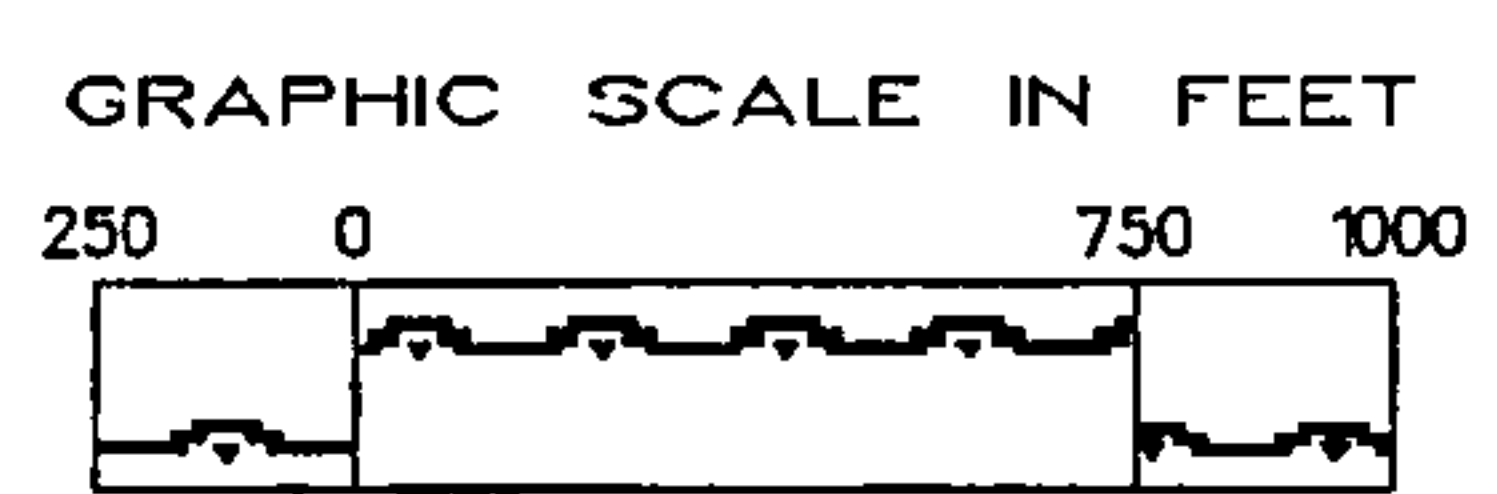
- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
04DRB - - 00639

Leslie D'Arceaux 4-23-04
Planner signature / date

Project # 1002506



CITY OF Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
 © Copyright 2003



Zone Atlas Page
C-13-Z
 Map Amended through July 31, 2003

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

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

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

April 22, 2004

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

**RE: Preliminary Plat Approval and Sidewalk Waiver
Tracts 6C, 12A, & 12B, Partition of Black Ranch
DRB Project #1002506
Zone Atlas Page C-13**

Dear Ms. Matson:

Tierra West LLC, on behalf of STH Investments request the approval of the Preliminary Plat and Sidewalk Waiver for the above referenced project. The site is located near Coors Boulevard NW and between Paseo Del Norte NW and Westside Drive NW and east of Riverfronte Drive NW. The property is zoned RA-1 and will consist of 56 single-family residences. The entire project is a gated community with all infrastructures being private (streets, water, sewer, which are in NMUI's district, and flat surface ponding). We also request that all sidewalks be waived for the entire project because of the rural private community that is being established. The site will have trails for pedestrian access to and from businesses along Coors Boulevard NW. A TIS/AQIA is not required due to the project being below the threshold.

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

Sincerely,



Tyler Ashton, P.E.

Enclosure/s

cc: Larry Collins
Michael Sivage
Larry Weaver, Paradise Hills Civic Assoc.
Tom Anderson, Paradise Hills Civic Assoc.
Terry Guebert, Riverfronte Estates N.A. Inc.
Bob Ponto, Riverfronte Estates N.A. Inc.
Don MacCormack, Taylor Ranch N.A.
Jolene Wolfley, Taylor Ranch N.A.

JN: 230130
TA/kk



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

April 23, 2004

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

Dear Karen:

Thank you for your inquiry of April 23, 2004 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at TRACTS 6C, 12A AND 12B, PARTITION OF BLACK RANCH LOCATED NEAR COORS BOULEVARD NW BETWEEN PASEO DEL NOIRTE NW AND WESTSIDE DRIVE NW, zone map C-13.

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)

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

(below this line for OCNC use only)

Date of Inquiry: 04/23/04 Time Entered: 8:15 a.m. ONC Rep. Initials: SW

"Attachment A"

Karen Kline, Tierra West, LLC
Zone Map: C-13

PARADISE HILLS CIVIC ASSOC. (R)

***Larry Weaver**

6001 Unitas Ct. NW/87114 898-8640 (h) 846-1511 (w)

Tom Anderson

10013 Plunkett Dr. NW/87114 897-2593 (h)

RIVERFRONTE ESTATES N.A., INC. (R)

***Terry Guebert**

1700 Rusty Rd. NW/87114 823-2300 (w)

Bob Ponto

9505 Dancing River NW/87114 890-3389 (h)

TAYLOR RANCH N.A. (R)

***Don MacCormack**

5400 Hattiesburg NW/87120 897-1593 (h)

Jolene Wolfley

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

D

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

FORM DRWS: DRAINAGE REPORT/WATER & SEWER AVAILABILITY

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

PROJECT NAME: BLACK FARMS

AGIS MAP #: C-13-Z

LEGAL DESCRIPTION: TRACTS 6C, 12A, & 12B, PARTITION OF BLACK RANCH

X DRAINAGE REPORT

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza de Sol) on 4-23-04 (Date).

Tyler Ashton
Applicant/Agent

4-23-04
Date

Hydrology Division Representative

Date

WATER AND SEWER AVAILABILITY STATEMENT ****NMUI DISTRICT****

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

Applicant/Agent

Date

Utilities Division Representative

Date

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

APPLICANT: TIERRA WEST LLC DATE OF REQUEST: 4/23/04 ZONE ATLAS PAGE(S): C-13-Z

CURRENT:
ZONING RA-1

LEGAL DESCRIPTION:
LOT OR TRACT # TRACT 6C, 12A, & 12B
BLOCK # _____
SUBDIVISION NAME PARTITION OF BLACK RANCH

PARCEL SIZE (AC/SQ. FT.) 67.00± AC

REQUESTED CITY ACTION(S):

ANNEXATION [] SECTOR PLAN []
COMP. PLAN [] ZONE CHANGE []
AMENDMENT [] CONDITIONAL USE []

SITE DEVELOPMENT PLAN:
A) SUBDIVISION [X] BUILDING PERMIT [X]
B) BUILD'G PURPOSES [X] ACCESS PERMIT []
C) AMENDMENT [] OTHER []

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT []
NEW CONSTRUCTION [X]
EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION:¹
OF UNITS: _____
BUILDING SIZE: VARIES (sq. ft.)
SINGLE-FAMILY RESIDENCES

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

APPLICANT OR REPRESENTATIVE: Kenn Keno DATE 4/23/04
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [] BORDERLINE []
PWD DEVELOPMENT SERVICES & TRANSPORTATION DEVELOPMENT DIV. PLAZA DEL SOL—2ND FLR 924-3994

THRESHOLDS MET? YES [] NO []
MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: []

NOTES: _____

IF A TIS IS REQUIRED: A SCOPING MEETING (AS OUTLINED IN THE DEVELOPMENT PROCESS MANUAL) MUST BE HELD TO DEFINE THE LEVEL OF ANALYSIS NEEDED AND THE PARAMETERS OF THE STUDY. **ANY SUBSEQUENT CHANGES TO THE DEVELOPMENT PROPOSAL IDENTIFIED ABOVE MAY REQUIRE AN UPDATE OR NEW TIS.**

TRAFFIC ENGINEER _____ DATE _____

Per letter dated August 7, 2003 from the Director of the Environmental Health Department to the Director of the Planning Department, "all 5 CO monitors within Bernalillo County are yielding 8-hour average CO levels at less than 50% of the Federal CO standard ..." and "based on our review of the available scientific data, we do not foresee a circumstance where preparation of a detailed air quality study for a land use development will be warranted – regardless of the project size, location or traffic generated."

REQUIRED TIS **MUST BE COMPLETED PRIOR TO APPLYING TO THE EPC.** ARRANGEMENTS MUST BE MADE PRIOR TO SUBMITAL IF A VARIANCE TO THIS PROCEDURE IS REQUESTED AND NOTED ON THIS FORM, OTHERWISE THE APPLICATION MAY NOT BE ACCEPTED OR DEFERRED IF THE ARRANGEMENTS ARE NOT COMPLIED WITH.

TIS -SUBMITTED / / _____
-FINALIZED / / _____ TRAFFIC ENGINEER _____ DATE _____

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

OFFICIAL USE

Postage	\$ 1.06
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.11

Sent To: Don Mac Cormack
 Street, Apt. No.; or PO Box No.: 5400 Hollisburg NW
 City, State, ZIP+4: ABQ NM 87120

PS Form 3800, April 2002 See Reverse for Instructions

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

OFFICIAL USE

Postage	\$ 1.06
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.11

Sent To: Delene Wolfley
 Street, Apt. No.; or PO Box No.: 6804 Staghorn Dr NW
 City, State, ZIP+4: ABQ NM 87120-4806

PS Form 3800, April 2002 See Reverse for Instructions

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

OFFICIAL USE

Postage	\$ 1.06
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.11

Sent To: Perry Guebert
 Street, Apt. No.; or PO Box No.: 1700 Rusty Rd NW
 City, State, ZIP+4: ABQ NM 87114

PS Form 3800, April 2002 See Reverse for Instructions

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

OFFICIAL USE

Postage	\$ 1.06
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.11

Sent To: Bob Ponto
 Street, Apt. No.; or PO Box No.: 1505 Dancing River NW
 City, State, ZIP+4: ABQ NM 87114

PS Form 3800, April 2002 See Reverse for Instructions

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

OFFICIAL USE

Postage	\$ 1.06
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.11

Sent To: Larry Weaver
 Street, Apt. No.; or PO Box No.: 6001 Unidas Ct NW
 City, State, ZIP+4: ABQ NM 87114

PS Form 3800, April 2002 See Reverse for Instructions

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

OFFICIAL USE

Postage	\$ 1.06
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.11

Sent To: Tom Anderson
 Street, Apt. No.; or PO Box No.: 10013 Plunkett Dr NW
 City, State, ZIP+4: ABQ NM 87114

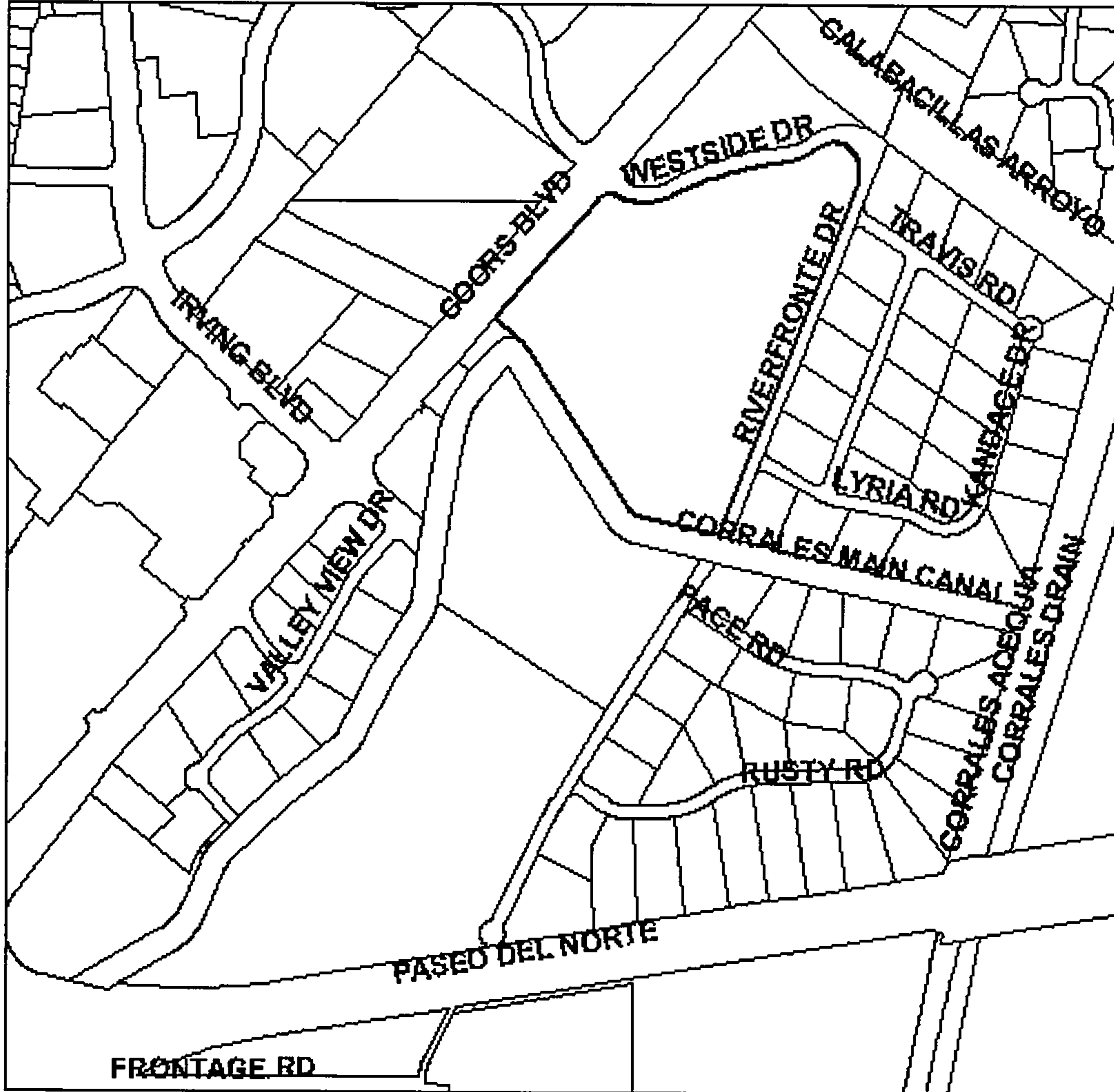
PS Form 3800, April 2002 See Reverse for Instructions

ACTIVATE BUTTONS BY 'CLICKING' ON THE MAP

- Zoom In
- Id Address
- Id ZM
- Pan
- Zoom Out

LAYER LEGEND

- STREET NAMES
- PARKS
- CITY LIMITS
- ZONE MAP GRID
- NBR BOUNDARY
- COMMUNITY PLA
- WATER LINES
- SEWER LINES
- STORM DRAINS
- ZONING
- LOT NUMBERS To Further In!
- ZIP CODES
- COUNCIL DISTRI
- FLOOD ZONES (d
- PARCELS
- CONTROL STATIC
- SENATE DIST.
- REPRESENTATIVI
- COUNTY COMMIS DIST.
- PARCEL ADDRESS
- CRIMINAL ACTIV
- PUBLIC FACILITI
- LAND USE
- 1960 CITY LIMIT
- LANDFILLS/BUFF
- CRP LOCATIONS



ReDraw Screen

SHOW LOCATION

SHOW 1999 AERI

Selected Address: 9790 RIVERFRONTE DR NW

Zoning: RA-1 Lot/Block/Subd: 6C , 0000 , BLACK RANCH PARTITION OF
 Council District/Name: FIVE , CADIGAN County Commission: 4 Rep District/Sen District: 23 , 10

Nbr Assoc: RIVERFRONTE ESTATES INC R
 Sector Plan: COORS CORRIDOR Comp. Plan: Developing Urban
 Voter Pct: 3

High Sch District: CIBOLA Mid Sch District: MONROE Elem Sch District: PETROGLYPH

ZoneMap Page: C13 Jurisdiction: CITY

Police Beat: Nothing Selected/VALLEY

Flood Zone: ZONE X

Comm Plan Area: WEST SIDE

UPC #: 101306448547010206

Owner Name: BLACK A ROLF & MARY JANE C/O BLACK JOHN F

Owner Street Address: 10416 MORNING STAR

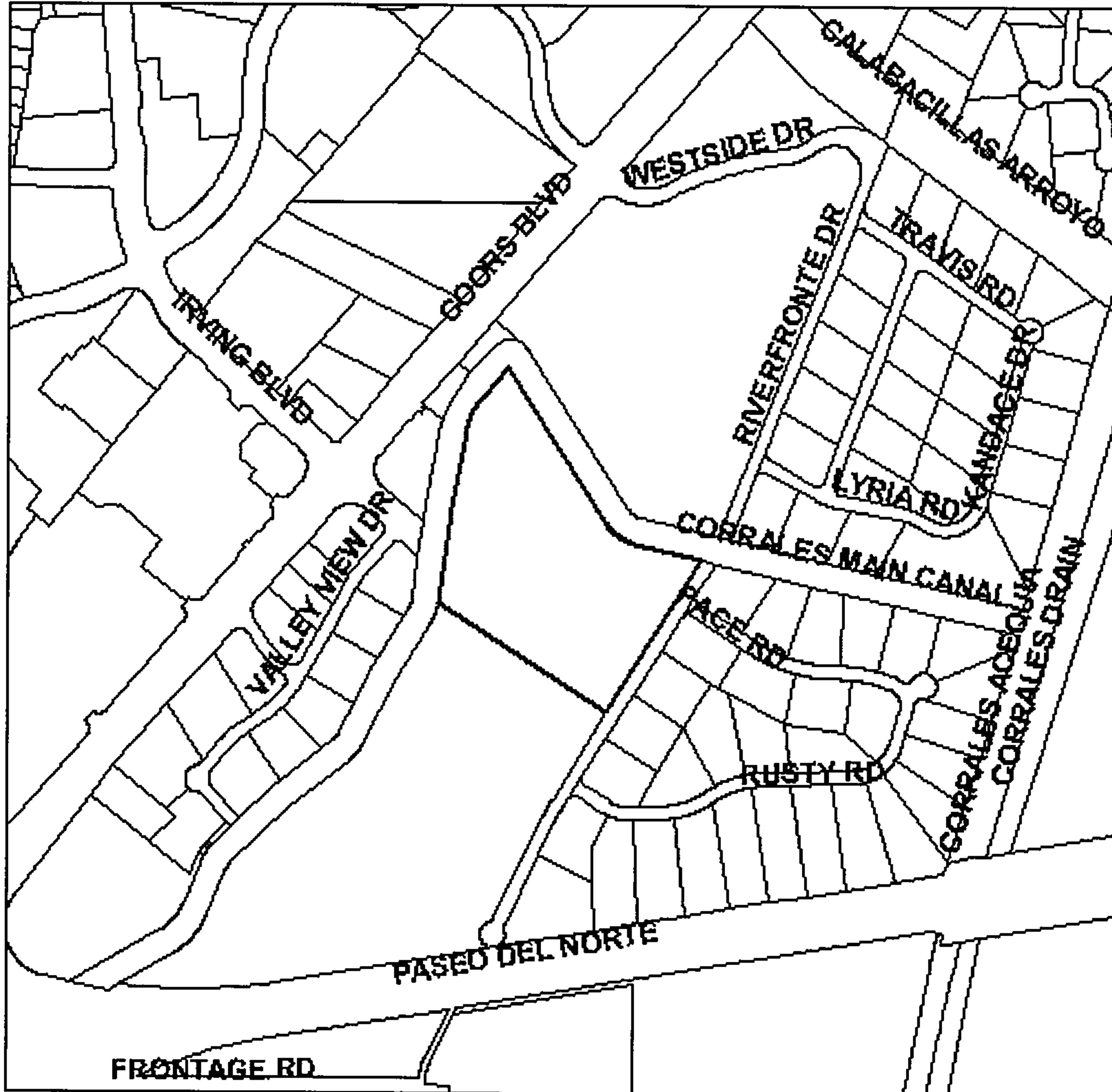
Owner City/State/Zip: ALBUQUERQUE / NM / 87111 NM

Note: Accuracy for Owner info cannot be guaranteed correct.

Please check with the Bernalillo County Assessor for official data.

ACTIVATE BUTTONS BY 'CLICKING' ON THE MAP

- Zoom In
- Id Address
- Id ZM
- Pan
- Zoom Out



ReDraw Screen

LAYER LEGEND

- STREET NAMES
- PARKS
- CITY LIMITS
- ZONE MAP GRID
- NBR BOUNDARY
- COMMUNITY PLA
- WATER LINES
- SEWER LINES
- STORM DRAINS
- ZONING
- LOT NUMBERS Zo Further In!
- ZIP CODES
- COUNCIL DISTRI
- FLOOD ZONES (d
- PARCELS
- CONTROL STATIC
- SENATE DIST.
- REPRESENTATIVI
- COUNTY COMMIS DIST.
- PARCEL ADDRESS
- CRIMINAL ACTIV
- PUBLIC FACILITI
- LAND USE
- 1960 CITY LIMIT
- LANDFILLS/BUFF
- CRP LOCATIONS

SHOW LOCATION

SHOW 1999 AERI

Selected Address: 9312 RIVERFRONTE DR NW

Zoning: RA-1 Lot/Block/Subd: 12B , 0000 , BLACK RANCH PARTITION OF
 Council District/Name: FIVE , CADIGAN County Commission: 4 Rep District/Sen District: 23 , 10

Nbr Assoc: RIVERFRONTE ESTATES INC R
 Sector Plan: COORS CORRIDOR Comp. Plan: Rural
 Voter Pct: 3

High Sch District: CIBOLA Mid Sch District: MONROE Elem Sch District: PETROGLYPH

ZoneMap Page: C13 Jurisdiction: CITY

Police Beat: Nothing Selected/WESTSIDE

Flood Zone: ZONE X

Comm Plan Area: WEST SIDE

UPC #: 101306440532710102

Owner Name: BLACK ALBERT J ETUX C/O BLACK JOHN F

Owner Street Address: 10416 MORNING STAR

Owner City/State/Zip: ALBUQUERQUE / NM / 87111 NM

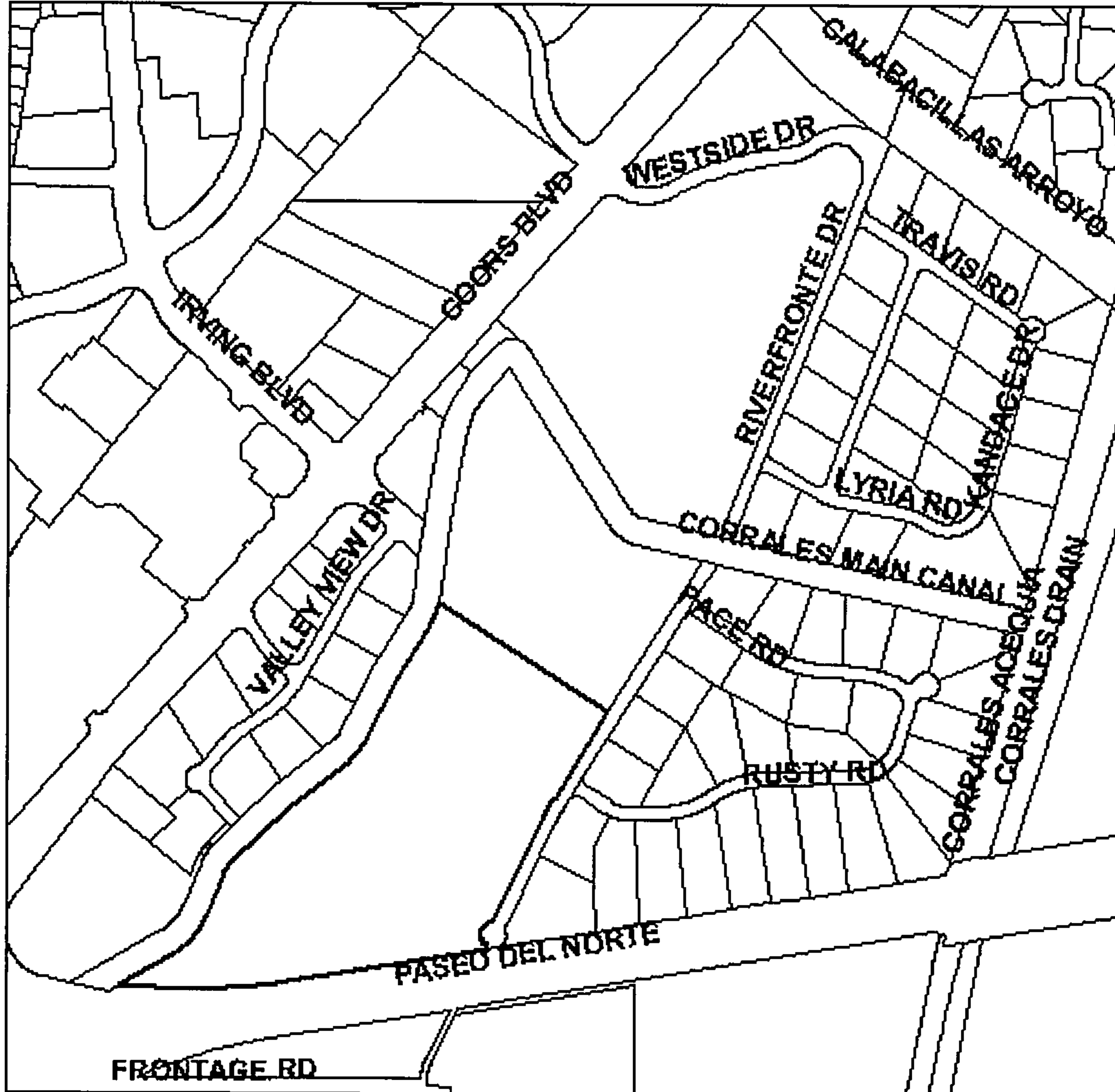
Note: Accuracy for Owner info cannot be guaranteed correct.
 Please check with the Bernalillo County Assessor for official data.

ACTIVATE BUTTONS BY 'CLICKING' ON THE MAP

- Zoom In
- Id Address
- Id ZM
- Pan
- Zoom Out

LAYER LEGEND

- STREET NAMES
- PARKS
- CITY LIMITS
- ZONE MAP GRID
- NBR BOUNDARY
- COMMUNITY PLA
- WATER LINES
- SEWER LINES
- STORM DRAINS
- ZONING
- LOT NUMBERS Zo
Further In!
- ZIP CODES
- COUNCIL DISTRI
- FLOOD ZONES (d
- PARCELS
- CONTROL STATIC
- SENATE DIST.
- REPRESENTATIVI
- COUNTY COMMIS
DIST.
- PARCEL ADDRESS
- CRIMINAL ACTIV
- PUBLIC FACILITI
- LAND USE
- 1960 CITY LIMIT
- LANDFILLS/BUFF
- CRP LOCATIONS



ReDraw Screen

SHOW LOCATION

SHOW 1999 AERI

Selected Address: 9304 RIVERFRONTE DR NW

Zoning: RA-1 Lot/Block/Subd: 12A , 0000 , BLACK RANCH PARTITION OF

Council District/Name: FIVE , CADIGAN County Commission: 4 Rep District/Sen District: 23 , 10

Nbr Assoc: RIVERFRONTE ESTATES INC R
Sector Plan: COORS CORRIDOR Comp. Plan: Rural
Voter Pct: 3

High Sch District: CIBOLA Mid Sch District: MONROE Elem Sch District: PETROGLYPH

ZoneMap Page: C13 Jurisdiction: CITY

Police Beat: Nothing Selected/WESTSIDE

Flood Zone: ZONE 0.2 PCT ANNUAL CHANCE FLOOD HAZARD

Comm Plan Area: WEST SIDE

UPC #: 101306440532710102

Owner Name: BLACK ALBERT J ETUX C/O BLACK JOHN F

Owner Street Address: 10416 MORNING STAR

Owner City/State/Zip: ALBUQUERQUE / NM / 87111 NM

Note: Accuracy for Owner info cannot be guaranteed correct.
Please check with the Bernalillo County Assessor for official data.



Project Summary Report

Click on any Application Number or Completion Disposition under Related Applications to reveal greater detail.

Date: 04/22/2004
Page 1

Project Number: 1002506

Project Name: BLACK RANCH, TRACTS 6C & 12

Project Description:

EPC APPLICATION EPC APPLICATION

Related Applications in Order of Submittal:

Red - Withdrawn

Application	Application Type	Completed Activity	Completion Disposition	Date
03EPC - 00300	ANNEXATION	NOTIFICATION OF DECISION	<u>DISTRIBUTED</u>	5/8/2003
03EPC - 00301	ZONE MAP AMENDMENT	NO MORE ACTION	<u>COMPLETED</u>	5/8/2003
04DRB - 00217	SKETCH PLAT OR PLAN	NO MORE ACTION	<u>COMPLETED</u>	2/26/2004
04DRB - 00360	VACATION OF PRIVATE EASEMENTS	NO MORE ACTION	<u>COMPLETED</u>	3/31/2004

00'526'7#

00'089'3#

TRFELS

0110 PUM

2200 HSNVPI

NNV :001

WJZ:21

4002 827

ONE STOP SHOP

CITY OF ALBUQUERQUE PLANNING DEPARTMENT

Development & Building Services

PAID RECEIPT

APPLICANT NAME

STH Investments

AGENT

Tierra West LLC

ADDRESS

8509 Jefferson NE 87113

PROJECT & APP #

1002506 04DRB-00636, 00639

PROJECT NAME

Black Farms Estates

\$ 20.00 469099/4916000 Conflict Management Fee

\$ 1975.00 441006/4983000 DRB Actions

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

\$ 75.00 441018/4971000 Public Notification

\$ 610.00 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
(X) Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study

\$ 2,680.00 TOTAL AMOUNT DUE

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

03/2004

BLACK FARMS, LLC
6700-B JEFFERSON NE, SUITE 1
ALBUQUERQUE, NM 87109
(505) 468-0542

BANK OF ALBUQUERQUE

010004

95-660/1070

PAY TO THE ORDER OF City of Albuquerque

DATE 4/22/04

\$ 2,680.00

Two thousand six hundred eighty 00/100 DOLLARS

DRB Fees

FOR

010004 07006606 782722098

I
C
A
T
E
R
E
N
O
T
E

LOC: ANN
12:23PM
04/23/2004
RECEIPT# 00024770 WSA 007 TRANCH CO2C
ACCOUNT 469099 FUND 0110
ACTIVITY 4916000 TRFELS
TRANS AM \$2,680.00
224 MISC

224 MISC \$2,680.00
PLANS \$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 full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from May 4 To May 19.

5. REMOVAL

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

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

Karen Klein, 4-23-04
(Applicant or Agent) (Date)

I issued 4 signs for this application, 4-23-04, Leslie Durancieux
(Date) (Staff Member)



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

MARCH 31, 2004

19. Project # 1002506
04DRB-00360 Minor-Vacation of Private Easements

TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 12A & 12B, **BLACK RANCH**, zoned RA-1, located on CORRALES MAIN CANAL, between COORS BLVD NW and RIVERFRONTE DR NW containing approximately 43 acre(s). [REF: 03EPC-00300, 03EPC-00301, 04DRB-00217] [*Deferred from 3/24/04*] (C-13)

At the March 31, 2004, 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, or:
2. There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation.
3. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.
4. Final disposition shall be through the City Real Estate Office.
5. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

If you wish to appeal this decision, you must do so by April 15, 2004 in the manner described below.

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



OFFICIAL NOTICE OF DECISION
PAGE 2

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.)

A handwritten signature in cursive script that reads "Sheran Matson".

Sheran Matson, AICP, DRB Chair

cc: Tierra West LLC, 8509 Jefferson NE, 87113
STH Investments, 6700 B Jefferson NE, Ste. 1, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File



City of Albuquerque
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: 1002506

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:

The Hydrology Section has no objection to the vacation request.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: March 31, 2004



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

March 24, 2004 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 11:20 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000147**
04DRB-00257 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for C & W LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Unit(s) 1-4, Tract(s) 57-60, TOWN OF ATRISCO GRANT, (to be known as **WHISPERING POINT SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on SUNSET GARDENS SW, between 82nd ST SW and UNSER BLVD SW containing approximately 24 acre(s). [REF: DRB-97-497, 02DRB-00067, 03DRB-00058, 02DRB-01961] (L-10) A **ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1003112**
04DRB-00259 Major-Vacation of Pub
Right-of-Way
04DRB-00258 Major-Preliminary Plat
Approval
04DRB-00260 Minor-Temp Defer
SDWK

COMMUNITY SCIENCES CORP agent(s) for
COLLATZ INC./CLIFFORD CAPITAL FUND INC
request(s) the above action(s) for: A TRACT OF LAND
SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED
SECTIONS 34 AND 35, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO
PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY,
NEW MEXICO, BEING ALL OF: TRACT D OF LAVA TRAILS SUBDIVISION AS
THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF
RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO
COUNTY, NEW MEXICO ON 5/16/2002, IN BOOK 2002C, PAGE 172; THE
REMAINING "LANDS OF SLOAN" AS THE SAME IS SHOWN AND
DESIGNATED ON THE SPECIAL WARRANTY DEED RECORDED IN THE
OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON
7/27/1945, IN BOOK 220, PAGE 289; THE LANDS OF BOB CARRICO AS THE
SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED
IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW
MEXICO ON 5/15/1972, IN BOOK D918, PAGE 551; THE LANDS OF JOE
SAAVEDRA AS THE SAME IS SHOWN AND DESIGNATED ON THE
WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK,
BERNALILLO COUNTY, NEW MEXICO ON 5/10/1964, AS DOC #98133; THE
LANDS OF ALBERT GURULE AND THE SAME IS SHOWN AND DESIGNATED
ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY
CLERK, BERNALILLO COUNTY, NEW MEXICO ON 2/17/1997, IN BOOK 97-4,
PAGE 9000; PAQUIN TRAIL GRANT OF EASEMENT AS THE SAME IS SHOWN
AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE
OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON
01/14/1955, IN BOOK D302, PAGE 303; THE LANDS OF DUNCAN
KIRK/DEBORAH TARPLEY AS THE SAME IS SHOWN AND DESIGNATED ON
THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY
CLERK, BERNALILLO COUNTY, NEW MEXICO ON 02/01/2002, IN BOOK A31,
PAGE 4192 BUT LESS AND EXCEPTING THEREFROM THOSE LANDS
GRANTED TO THE CITY OF ALBUQUERQUE IN THAT WARRANTY DEED
RECORDED ON JUNE 12, 1992 IN BK. 92-13, PGS. 9944-9948; ALL BEING
DESCRIBED MORE FULLY AS FOLLOWS: BEGINNING AT THE SOUTHWEST
CORNER OF SAID TRACT D, LAVA TRAILS SUBDIVISION, A POINT LOCATED
ON THE NORTHERLY RIGHT OF WAY LINE OF WESTERN TRAIL N.W. AND
RUNNING THENCE N11°45'21"W, 338.72 FEET; THENCE S77°36'56"W, 127.43
FEET; THENCE N35°50'27"W, 123.47 FEET; THENCE N35°50'27"W, 66.00
FEET TO A POINT LOCATED ON THE EASTERLY RIGHT OF WAY LINE OF
UNSER BLVD N.W.; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE
652.67 FEET ALONG AN 1178.00 FOOT RADIUS CURVE TO THE LEFT
(CENTRAL ANGLE = 31°44'40"; CHORD BEARS N44°22'41" E, 644.35
FEET); THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE S89°34'22"E,
144.15 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF
ATRISCO DRIVE N.W.; THENCE ALONG SAID WESTERLY RIGHT OF WAY
LINE S11°45'40"E 793.97 FEET TO A NON-TANGENT POINT OF CURVATURE;
THENCE 29.21 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT
(CENTRAL ANGLE = 33°28'34"; CHORD BEARS S05°07'51"W, 28.80 FEET);
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING
THREE (3) COURSES: N56°53'08"W, 11.55 FEET; S33°06'52"W, 21.60 FEET;
S56°53'08"E, 11.09 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY
LINE OF WESTERN TRAIL ROAD NW; THENCE CONTINUING ALONG SAID
NORTHERLY RIGHT OF WAY LINE 30.39 FEET ALONG A 50.00 FOOT RADIUS
CURVE TO THE RIGHT (CENTRAL ANGLE = 34°49'19"; CHORD BEARS
S64°14'04"W, 29.92 FEET TO A POINT OF REVERSE CURVATURE; THENCE
CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE 188.62 FEET
ALONG A 2683.31 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE =
04°01'39"; CHORD BEARS S79°37'54"W 188.58 FEET A POINT OF TANGENCY;
THENCE S77°37'04"W, 228.57 FEET TO THE POINT OF BEGINNING, AND
CONTAINING 9.0545 ACRES, MORE OR LESS, (to be known as
RINCONADA TRAILS SUBDIVISION (formerly
Western Trails Estates), zoned R-D, located on
UNSER BLVD NW, between WESTERN TRAILS NW
and LEGENDS AVE NW containing approximately 10
acre(s). [REF:SD-80-5, 03DRB-0199. [Deferred from
3/24/04] (F-10 & F-11) DEFERRED AT THE AGENT'S
REQUEST TO 4/14/04.

3. **Project # 1003232**
04DRB-00254 Major-Vacation of Pub
Right-of-Way
04DRB-00255 Major-Vacation of Public
Easements
04DRB-00253 Minor-Prelim&Final Plat
Approval

COMMUNITY SCIENCES CORP. agent(s) for
ENTRADA DEVELOPMENT LTD. CO. request(s) the
above action(s) for all or a portion of Lot(s) 8-P2,
**CAMPBELL FARM SUBDIVISION AND Tract(s) A,
LANDS OF ANDREWS**, zoned RA-2 residential and
agricultural zone, located on CAMPBELL LANE NW,
between CAMPBELL RD NW and MATTHEW RD NW
containing approximately 2 acre(s). [REF: DRB-98-
195, 04DRB-00139] *[Deferred from 3/24/04]* (G-13)
**DEFERRED AT THE AGENT'S REQUEST TO
4/7/04.**

4. **Project # 1003186**
04DRB-00256 Major-Vacation of Pub
Right-of-Way

RIO GRANDE ENGINEERING agent(s) for STV
INVESTMENTS, LLC request(s) the above action(s)
for all or a portion of Tract(s) 442, Unit(s) 3, **LAND OF
ATRISCO GRANT**, zoned R-D residential and related
uses zone, developing area, 9DU/AC, located EAST
OF 97TH ST SW, between SAN YGNACIO BLVD SW
and TOWER BLVD SW containing approximately 1
acre(s). [REF: 04DRB-00035] (L-9) **VACATION WAS
APPROVED AS SHOWN ON EXHIBIT B IN THE
PLANNING FILE.**

5. **Project # 1003231**
04DRB-00261 Major-Preliminary Plat
Approval
04DRB-00263 Minor-Temp Defer
SDWK
04DRB-00262 Minor-Subd Design
(DPM) Variance

WILSON & COMPANY INC agent(s) for LONGFORD @ ARROWWOOD LLC request(s) the above action(s) for all or a portion of Tract(s) 29A & 30A1, LANDS OF SALAZAR/QUATRO/SJ HANNETT, (to be known as **LONGFORD @ ARROWWOOD SUBDIVISION**) zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 59 acre(s). [REF: 02DRB-01621, 01622, 04DRB-00137] *[Deferred from 3/24/04]* (N-9) **THE SUBDIVISION DESIGN VARIANCE WAS WITHDRAWN AT THE AGENT'S REQUEST. A LETTER TO FOLLOW. DEFERRED AT THE AGENT'S REQUEST TO 4/7/04.**

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

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

6. **Project # 1003296**
04DRB-00341 Minor-SiteDev Plan
BldPermit

DAVID PACHECO, agent(s) for VERNON DORRIS, request(s) the above action(s) for all or a portion of Tract(s) 11, **ALAMEDA BUSINESS PARK**, zoned SU-2, IP-EP, located on ALAMEDA BLVD NE between EDITH NE and JEFFERSON NE containing approximately 1 acre(s). [REF: DRB-98-223, V-99-9, 10001321, 1003114] *[Deferred from 3/24/04]* (C-16) **DEFERRED AT THE AGENT'S REQUEST TO 4/7/04.**

7. **Project # 1003299**
04DRB-00346 Minor-SiteDev Plan
BldPermit

STERLING CAPITAL DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 16A, Block(s) 18, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 special neighborhood zone, M-1, located on SAN PEDRO DR NE, between PASEO DEL NORTE NE and HOLLY AVE. NE containing approximately 2 acre(s). [REF: DRB-96-67] *[Deferred from 3/24/04]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 4/7/04.**

8. **Project # 1000650**
04DRB-00277 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST LLC agent(s) for WALMART STORES INC request(s) the above action(s) for all or a portion of Lot(s) 1-A, **LANDS OF LAMONICA & WENK**, zoned SU-1, C-1 PERMANENT USES, located on COORS BLVD SW, between RIO BRAVO BLVD SW and LAMONICA RD SW containing approximately 21 acre(s). [REF: AX-88-7, Z-99-78, 03EPC-00905, 00907, 03DRB-01906] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 3/10/04 & 3/24/04*] (P-10) **DEFERRED AT THE AGENT'S REQUEST TO 3/31/04.**

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

9. **Project # 1001926**
04DRB-00329 Minor-Amnd Prelim Plat
Approval

JEFF DORWART agent(s) for BEN PLATANIA request(s) the above action(s) for all or a portion of Tract(s) 225, **TOWN OF ATRISCO GRANT, AIRPORT UNIT**, zoned R-2 residential zone, located on GLEN RIO RD NW, between 72ND ST NW and 78TH ST NW containing approximately 5 acre(s). [REF: 1000069, 02DRB-00568, 02DDR-00673, 03DRB-01224, 01225, 01475] (J-10) **WITH THE SIGNING OF THE AMENDED GRADING PLAN ENGINEER STAMP DATED 3/24/04 THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

10. **Project # 1001209**
03DRB-02063 Minor- Final Plat Approval

MARK GOODWIN & ASSOC. agent(s) for CLIFFORD CAPITAL FUND, INC. request(s) the above action(s) for all or a portion of Tract(s) A, **LAVA TRAILS**, zoned SU-1 special use zone, located on WESTERN TRAILS DR NW, between UNSER BLVD. NW and ATRISCO RD. NW containing approximately 6 acre(s). [REF: 02DRB-00183, 01DRB-00562, Z-98-139] [*Final Plat was indefinitely deferred with condition: the perimeter wall design submittal must be approved before final plat approval*] (F-10) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1002565**
04DRB-00339 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for LOS GRIEGOS DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Lot(s) 161A,161B1 161B2, 162A, 162B, 163A, 166A, 166B, 167A, MRGCD MAP # 31, (to be known as **VILLA DE LA CAPILLA**, zoned SU-1 special use zone, FOR PRD, located on GRIEGOS RD NW, between SAN ISIDRO ST NW and GRIEGOS DRAIN NW containing approximately 5 acre(s). [REF: 03EPC-00506, 03EPC-00505, 03EPC-00509] (F-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION CASH-IN-LIEU PAYMENT.**

12. **Project # 1003217**
04DRB-00357 Minor-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LTD. PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 29E , **COUNTRY MEADOWS SUBDIVISION, UNIT 4**, zoned R-LT residential zone, located on UNIVERSE BLVD NW, between IRVING BLVD NW and COUNTRY COVE PL NW containing approximately 12 acre(s). [REF: 04DRB-00097] (B-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project # 1001413**
04DRB-00354 Minor-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for PULTE HOMES OF NM, INC. request(s) the above action(s) for all or a portion of Tract(s) Y-1A-1A-4 & Y-1A-1A-5, VENTANA RANCH, (to be known as **PINON POINT, UNIT 6**, zoned R-LT residential zone, located on IRVING BLVD NW, WEST OF RAINBOW NW containing approximately 16 acre(s). [REF: 02DRB-00517] (B-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

14. **Project # 1002640**
04DRB-00350 Major-Final Plat Approval

ISAACSON & ARFMAN, P.A. agent(s) for TWO JOES, LLC request(s) the above action(s) for all or a portion of Lot(s) 22-32, Block(s) 3, UNIT 3, Tract(s) 2, NORTH ALBUQUERQUE ACRES, (to be known as **VISTA DEL AGUILA SUBDIVISION, UNIT 3**) zoned R-D (7 DU/AC) located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 12 acre(s). [REF: 03DRB-00723, AP-03EPC-01242, 03-00724(SPS), 03DRB-01574, 03DRB-00724, 03DRB-00725, 03DRB-00726, 03DRB-00728] (C-19) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1002511**
04DRB-00358 Minor-Final Plat
Approval

ISAACSON & ARFMAN, PA agent(s) for KB HOME OF NEW MEXICO request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) A, **SUNDANCE SUBDIVISION**, zoned R-LT, located on HATTERAS PL NW between BLUEWATER RD NW and WEST OF LUMINOSO DR NW. [REF: 03DRB-00858, 03DRB-00859, 03DRB-00860-61, 03EPC-00316, 03DRB-01578, 03DRB-01580] (K-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

- 04DRB-00359 Minor-Final Plat
Approval

ISAACSON & ARFMAN, PA agent(s) for KB HOME OF NEW MEXICO request(s) the above action(s) for all or a portion of Lot(s) 4-5, Block(s) A, **SUNDANCE SUBDIVISION**, zoned R-LT, located on SAWGRASS PL NW, between BLUEWATER RD NW and WEST OF LUMINOSO DR NW. [REF: 03DRB-00858-59-60-61, 03EPC-00316, 03DRB-0158 & 80] (K-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1002506**
04DRB-00360 Minor-Vacation of
Private Easements

TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 12A & 12B, **BLACK RANCH**, zoned RA-1, located on CORRALES MAIN CANAL, between COORS BLVD NW and RIVERFRONTE DR NW containing approximately 43 acre(s). [REF: 03EPC-00300, 03EPC-00301, 04DRB-00217] [*Deferred from 3/24/04*] (C-13) **DEFERRED AT THE AGENT'S REQUEST TO 3/31/04.**

17. **Project # 1003123**
04DRB-00348 Minor-Vacation of Private
Easements
04DRB-00347 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for EILEEN DEVEREUX & STEFAN WATSON request(s) the above action(s) for all or a portion of Tract(s) 77B1, **MRGCD MAP 36**, zoned S-M1, located on 5TH ST NW, between HAINES AVE NW and 6TH ST NW containing approximately 2 acre(s). [REF: 03DRB-02044] (H-14) **THE VACATION OF THE PRIVATE EASEMENT WAS WITHDRAWN AT THE AGENT'S REQUEST. A LETTER WILL FOLLOW. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/24/04 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

18. **Project # 1003258**
04DRB-00205 Minor-Prelim&Final Plat
Approval

PHILIP W. TURNER agent(s) for SALVADOR PEREZ request(s) the above action(s) for all or a portion of Lot(s) 280 B, **TOWN OF ATRISCO GRANT, UNIT 8**, zoned R-T residential zone, located on 55TH ST NW, between BICE RD NW and JUNIPER RD NW containing approximately 1 acre(s). [REF: DRB-97-205] [*Deferred from 2/25/04, 3/10/04 & 3/24/04.*] (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 3/31/04.**

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

19. **Project # 1003300**
04DRB-00349 Minor-Sketch Plat or Plan
- DEBBIE HUDSON, agent(s) for JOANNE NEALEY, request(s) the above action(s) for all or a portion of Lot(s) 29 & 30, Tract(s) E 1/2, **MCDONALD ACRES THIRD UNIT**, zoned R-1, located on the southeast CORNER OF PHOENIX NW, between 10th ST NW and 11th ST NW containing approximately 1 acre(s). (H-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
20. Approval of the Development Review Board Minutes for March 10, 2004. **THE MARCH 10, 2004 MINUTES WERE APPROVED.**

ADJOURNED: 11:20 A.M.



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002506

AGENDA ITEM NO: 16

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.

- NEED to check w/ legal, it appears that the grantee has not concurred with this REQUEST.

Deferred to 3-31-04

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ; COMMENTS PROVIDED ___; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: March 24, 2004

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
March 24, 2004 Comments**

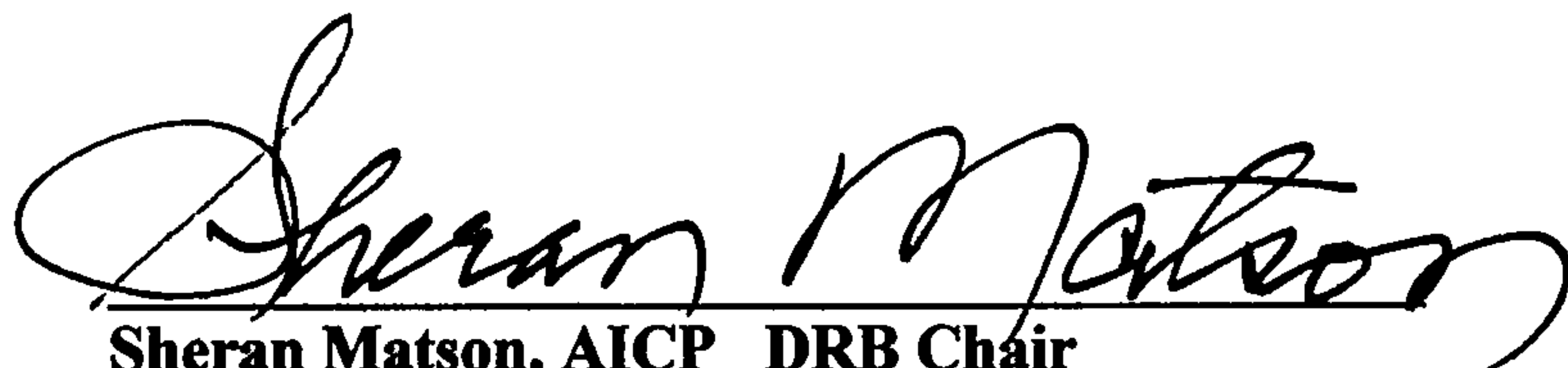
ITEM # 16

PROJECT # 1002506

APPLICATION # 04-00360

RE: Tracts 12A & 12B, Black Ranch/vac of private easements

DRB must have a colored Vacation Exhibit for the Planning file showing each easement to be vacated. Be sure to submit the exhibit prior to the DRB hearing. Be sure the Notes with their numbers are on the exhibit.



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

8/11-8/2004
...and ...

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
March 24, 2004 Comments**

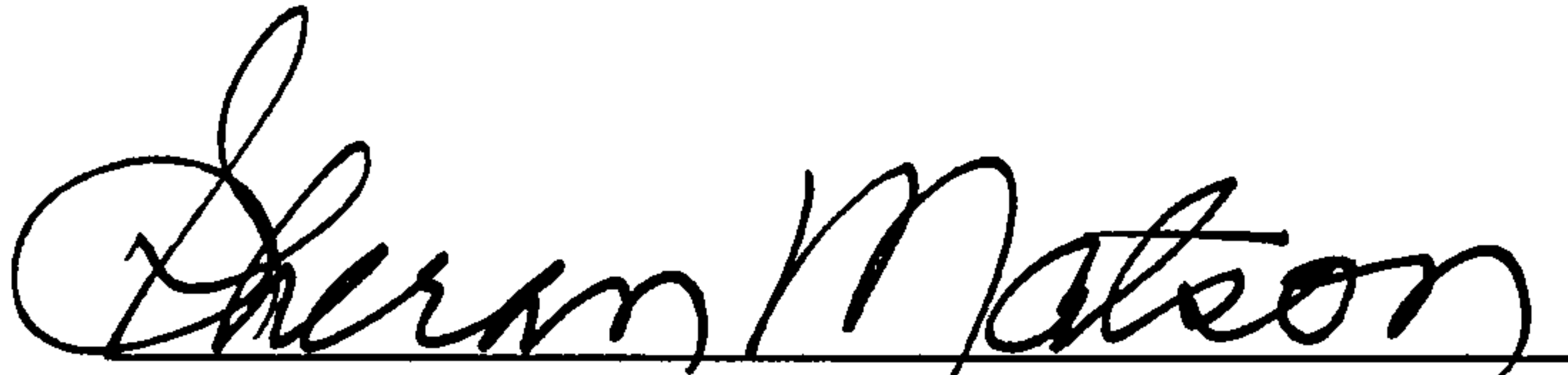
ITEM # 16

PROJECT # 1002506

APPLICATION # 04-00360

RE: Tracts 12A & 12B, Black Ranch/vac of private easements

DRB must have a colored Vacation Exhibit for the Planning file showing each easement to be vacated. Be sure to submit the exhibit prior to the DRB hearing. Be sure the Notes with their numbers are on the exhibit.



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

858-1118
Karen Kline

CONFIDENTIAL - INFORMATION
NOT TO BE RELEASED
EXCEPT BY AUTHORITY OF
THE NATIONAL AERONAUTICS
AND SPACE ADMINISTRATION

DATE

APPROVED FOR RELEASE

BY

DATE

CONFIDENTIAL - INFORMATION
NOT TO BE RELEASED
EXCEPT BY AUTHORITY OF
THE NATIONAL AERONAUTICS
AND SPACE ADMINISTRATION

[Handwritten signature]
CONFIDENTIAL - INFORMATION
NOT TO BE RELEASED
EXCEPT BY AUTHORITY OF
THE NATIONAL AERONAUTICS
AND SPACE ADMINISTRATION

BLACK FAMILY TRUSTS

% JOHN F. BLACK
3613 NM ST HWY 528 SUIT H
ALBUQUERQUE, NM 87114
PHONE 505-792-3713
FACSIMILE 505-792-3735

March 15, 2004

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

Re: TRACTS 3, 6, AND 12 OF THE BLACK RANCH SUBDIVISION;
ALBUQUERQUE, NEW MEXICO

To Whom It May Concern:

As the Grantor/Beneficiary, I hereby grant Ronald R. Bohannon and Tierra West, LLC to act as agent on behalf of Trusts of Albert J. & Mary J. Black c/o John Black on matters pertaining to any interest past and present the Trusts have pertaining to drainage easements related to Tract 3, 6, and 12 of the Black Ranch subdivision and all of the submittals to the City of Albuquerque related to the temporary drainage easement affecting the Trust's interests in Tract 3, 6, and 12 of the Black Ranch Subdivision project.

John F Black, Trustee
(Print Name & Title)

[Signature]
(Sign Name & Title)

March 15, 2004
(Date)

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

PAID RECEIPT

APPLICANT NAME STH Investments
AGENT Tierra West LLC
ADDRESS 8509 Jefferson NE
PROJECT & APP # 1002506 04DRB - 00360
PROJECT NAME Black FARMS

\$ 20.00 469099/4916000 Conflict Management Fee

\$ 45.00 441006/4983000 DRB Actions

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

\$ _____ 441018/4971000 Public Notification

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

\$ 65.00 TOTAL AMOUNT DUE

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

DUPLICATE
City Of Albuquerque
Treasury Division

DUPLICATE
City Of Albuquerque
Treasury Division

03/14/2004 4:21PM LOC: ANNX
Counterreceipt.doc 12/29/03
RECEIPT# 00020942 WSH 008 TRANSH 0030
Account 469099 Fund 0110
Activity 4916000 TRSDMM
Trans Amt \$65.00
J24 Misc \$20.00

03/16/2004 4:21PM LOC: ANNX
RECEIPT# 00020943 WSH 008 TRANSH 0030
Account 441006 Fund 0110
Activity 4983000 TRSDMM
Trans Amt \$65.00
J24 Misc \$45.00
CK \$65.00
CHANGE \$0.00

Thank You

Thank You



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

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

APPLICANT INFORMATION:

NAME: STH INVESTMENTS PHONE: 505.468.0542
ADDRESS: 6700 B JEFFERSON NE STE 1 FAX: 505.468.0530
CITY: ABQ STATE NM ZIP 87109 E-MAIL: _____
Proprietary interest in site: OWNER/DEVELOPER
AGENT (if any): TIERRA WEST LLC PHONE: 858.3100
ADDRESS: 8509 JEFFERSON NE FAX: 858.1118
CITY: ABQ STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

DESCRIPTION OF REQUEST: VACATION OF PRIVATE DRAINAGE EASEMENT

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

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

Lot or Tract No. TRACT 12A & 12B Block: _____ Unit: _____
Subdiv. / Addn. BLACK RANCH
Current Zoning: RA-1 Proposed zoning: SAME
Zone Atlas page(s): C13 No. of existing lots: 2 No. of proposed lots: 2
Total area of site (acres): 42.4853 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 (DRB jurisdiction.) Within 1000FT of a landfill? NO
UPC No. 101306440532710102/101306440532710102 MRGCD Map No. _____
LOCATION OF PROPERTY BY STREETS: On or Near: CORRALES MAIN CANAL
Between: COORS BLVD NW and RIVERFRONTE DR NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 03EPC-00300/03EPC-00301/04DRB-00217 -- DRB PROJ# 1002506

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

SIGNATURE

(Print) RONALD R. BOHANNAN, P.E.

DATE 3/11/04

Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 10/03

- 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

04DRB - 00360

Action

Vac Pri E
CMF

S.F.

Fees

\$ 45.00
\$ 20.00
\$ _____
\$ _____
\$ _____
Total
\$ 65.00

Hearing date

March 24, 2004

RS Duranceaux

3-16-04

Planner signature / date

Project #

1002506

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (Public Hearing Case)**
- Application for subdivision (Plat) on FORM S-3, including those submittal requirements. Variance and subdivision should be applied for simultaneously. (24 copies)
 - Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived
 - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
 - Any original and/or related file numbers are listed on the cover application
- DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**


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

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

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

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

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


 Applicant name (print) 3/17/04
 Applicant signature / date

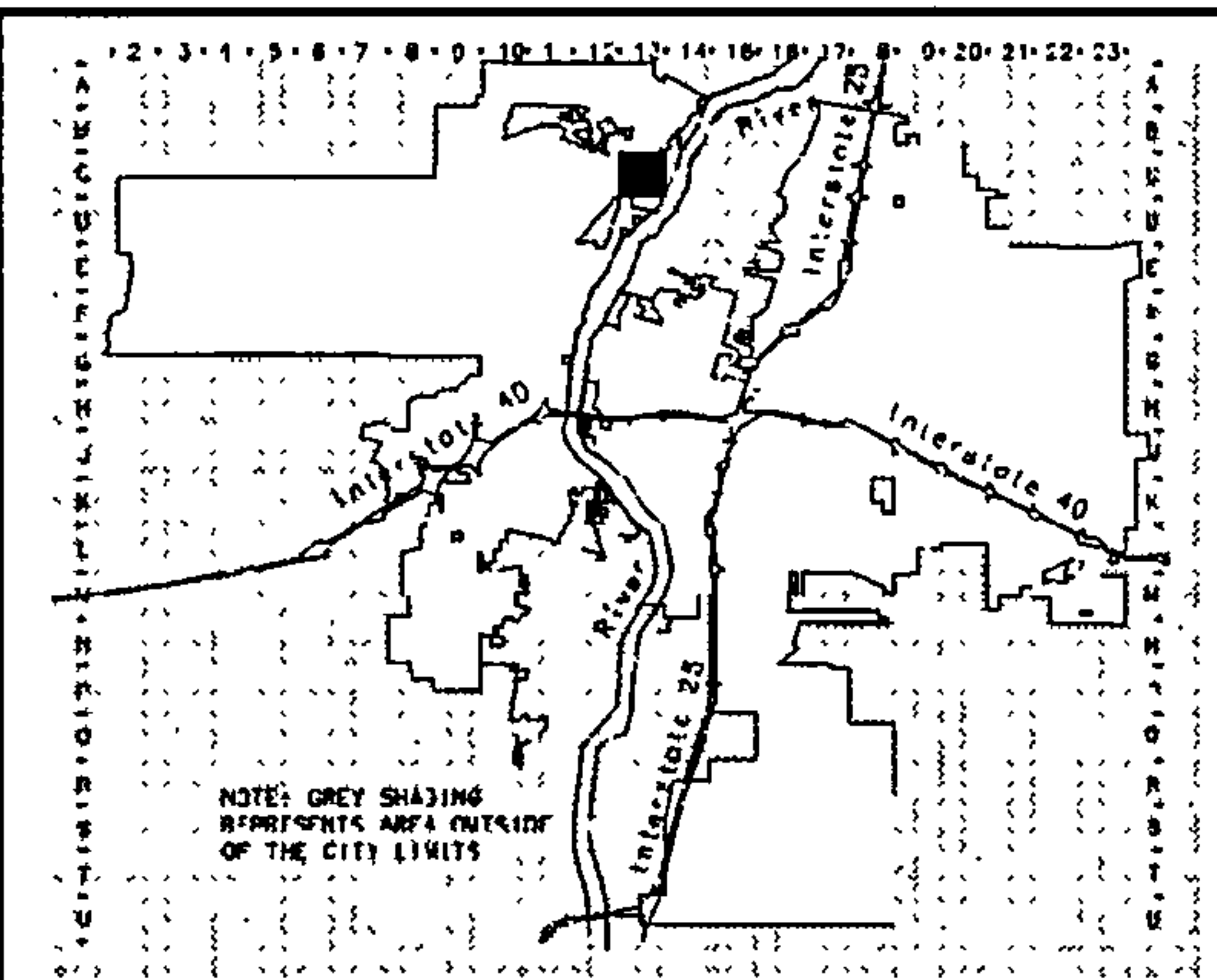
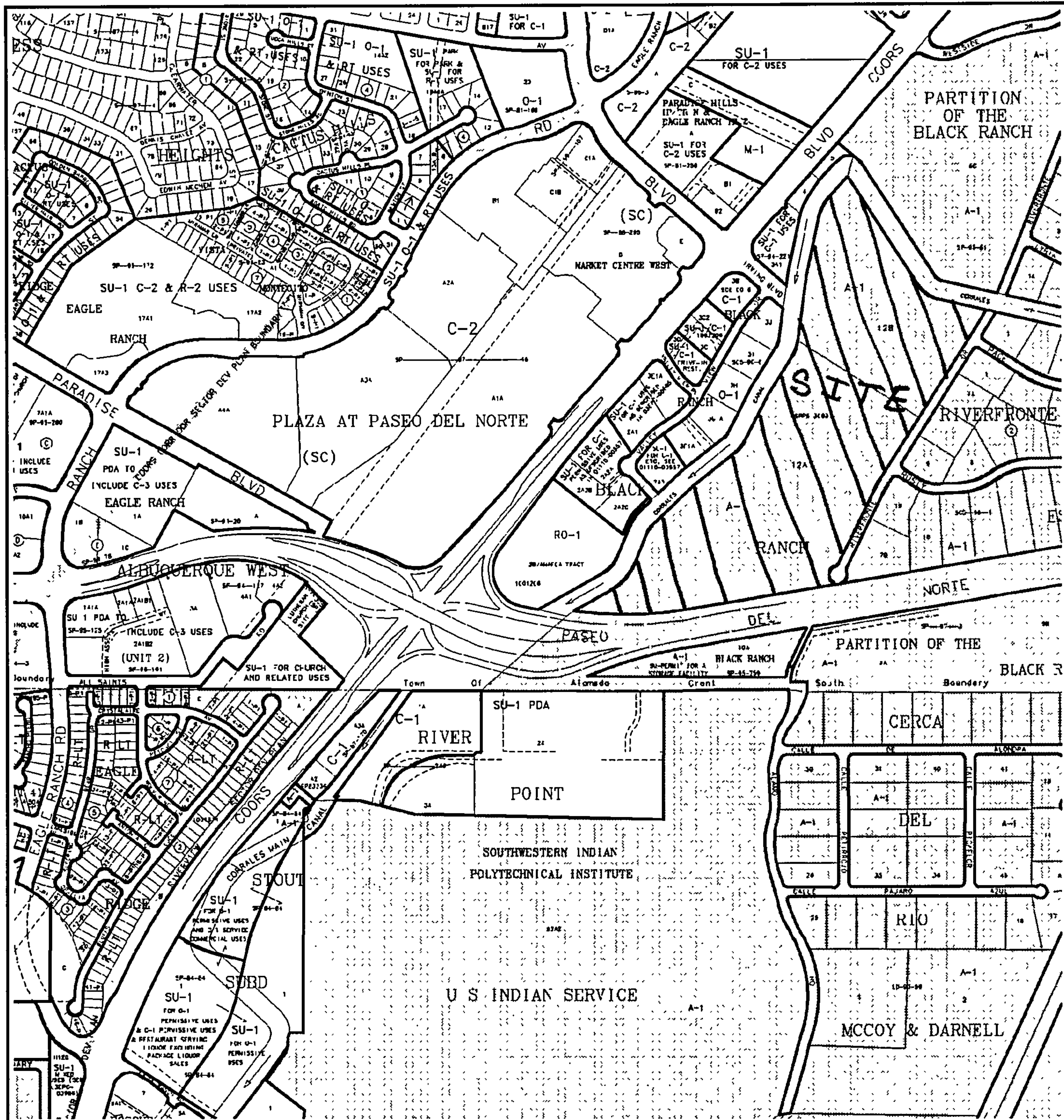


Checklists complete
 Fees collected
 Case #s assigned
 Related #s listed

Application case numbers
 of DRB - 00360

Les Duranseau 3-16-04
 Planner signature / date

Project # 1002506



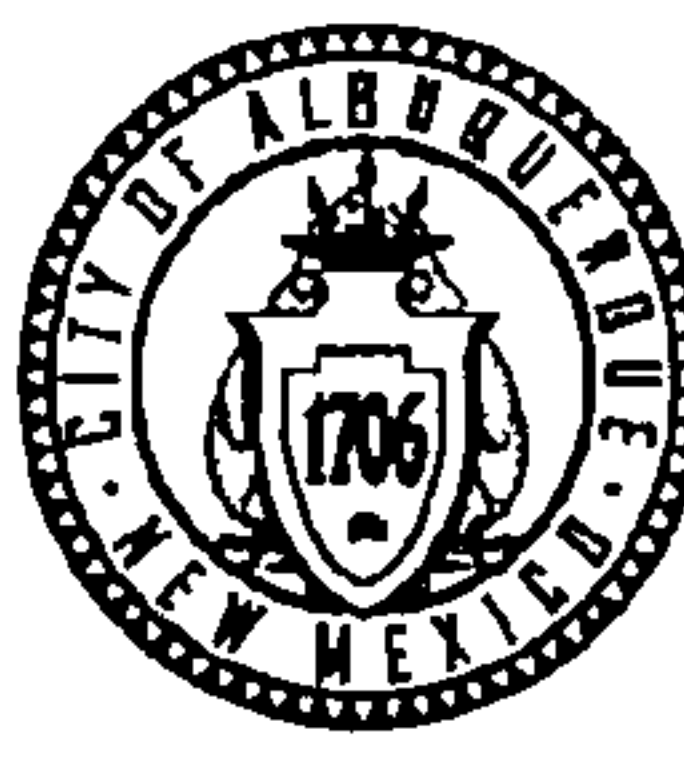
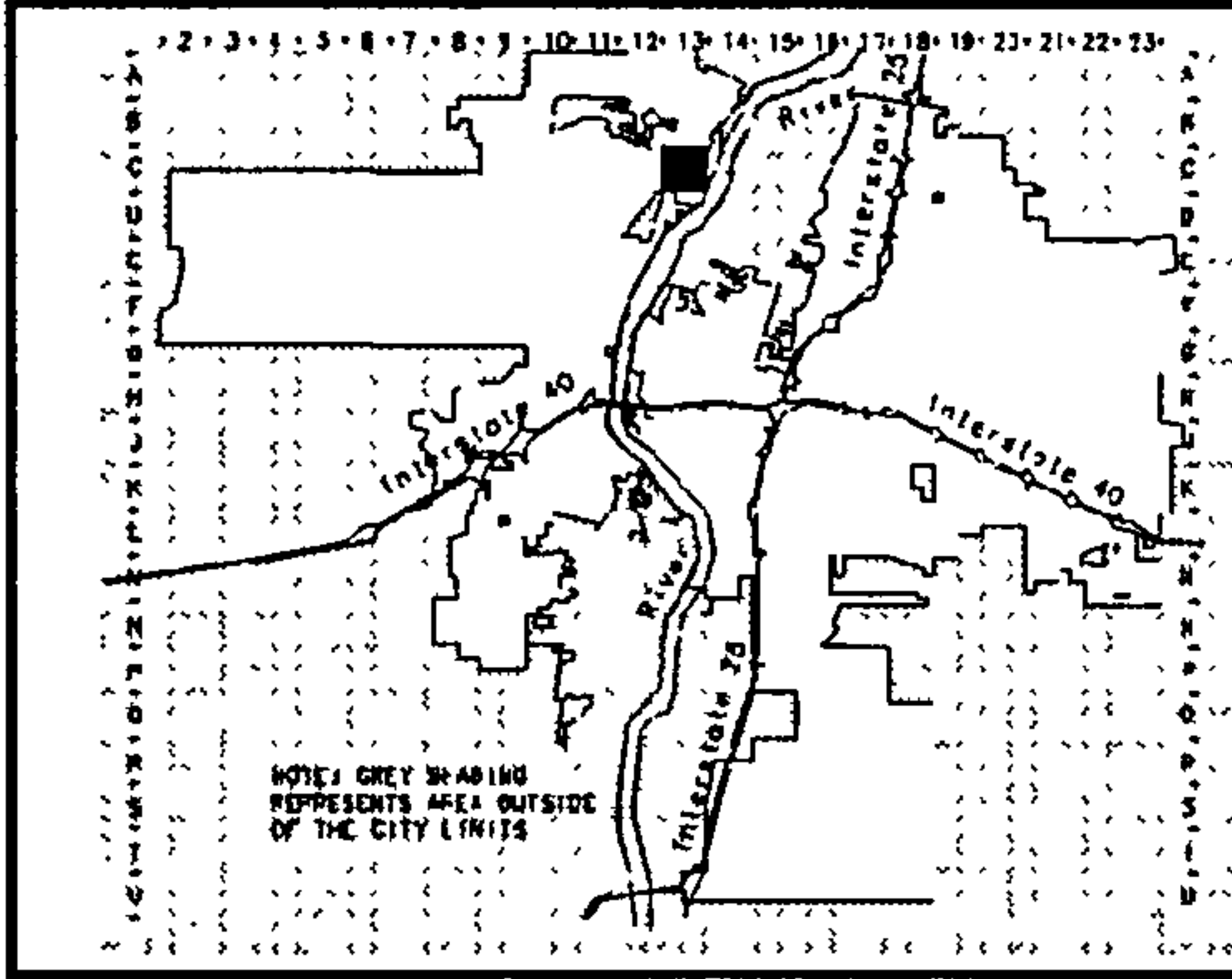
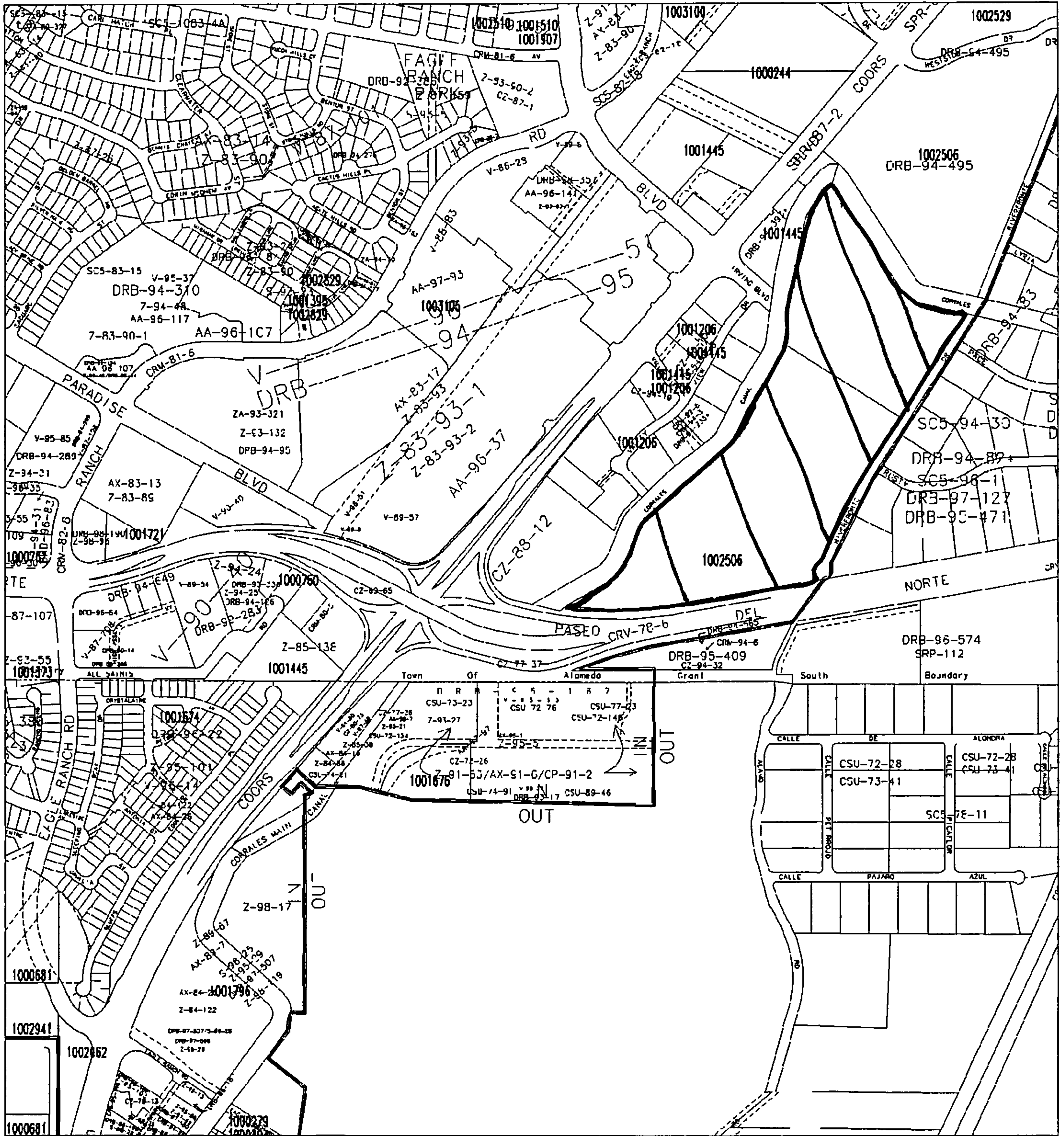
CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2003



Zone Atlas Page

C-13-Z

Map Amended through July 31, 2003



A G I S
 Albuquerque Geographic Information Systems
 PLANNING DEPARTMENT
 © Copyright 2004

History Map C-13

Scale is Approximately 1" = 750'

January 13, 2004



Project Summary Report

Click on any Application Number or Completion Disposition under Related Applications to reveal greater detail.

Date: 03/11/2004

Page 1

Project Number: 1002506

Project Name: BLACK RANCH, TRACTS 6C & 12

Project Description:

EPC APPLICATION EPC APPLICATION

Related Applications in Order of Submittal:

Red - Withdrawn

<u>Application</u>	<u>Application Type</u>	<u>Completed Activity</u>	<u>Completion Disposition</u>	<u>Date</u>
<u>03EPC - 00300</u>	ANNEXATION	NOTIFICATION OF DECISION	<u>DISTRIBUTED</u>	5/8/2003
<u>03EPC - 00301</u>	ZONE MAP AMENDMENT	NO MORE ACTION	<u>COMPLETED</u>	5/8/2003
<u>04DRB - 00217</u>	SKETCH PLAT OR PLAN	NO MORE ACTION	<u>COMPLETED</u>	2/26/2004

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

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

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

March 11, 2004

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

**RE: Vacation of Private Blanket Drainage Easement
Tract 12A & 12B, Black Ranch
Zone Atlas Page C-13**

Dear Ms. Matson:

Tierra West LLC, on behalf of STH Investments, requests the vacation of the Private Blanket Drainage Easement on the above-referenced property. The property was annexed into the City with the zoning classification RA-1. The property is located south of the Corrales Main Canal between Coors Boulevard NW and Riverfronte Drive NW. The Private Blanket Drainage Easement is being vacated to create single-family residences. A grading and drainage plan will be submitted showing how the run-off will flow from the property.

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

Sincerely,



Ronald R. Bohannon, PE

Enclosure/s

cc: Michael Sivage
John Black

JN: 230130
RRB/kk

0002935

91047269

PRIVATE DRAINAGE EASEMENT

This Easement is made and executed this 12th day of June, 1991 by and between Mary J. Black, Co-Trustee and A. Rolfe Black, Successor Co-Trustee of the Albert J. Black and Mary J. Black Revocable Trust, as Amended, its successors and assigns, (hereinafter referred to as the "Grantor"), and Seven Bar Land and Cattle Company, a New Mexico limited partnership, its successors and assigns, (hereinafter referred to as the "Grantee") and as recommended by the County of Bernalillo, a New Mexico political subdivision or any successor public entity (hereinafter referred to as the "County").

WITNESSETH:

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor and Grantee agree in covenant as follows:

1. Recital. Grantor is the owner of certain real property in Bernalillo County, New Mexico known as Tract 12, Black Ranch as shown on that certain survey performed by Bohannon Huston entitled "Black Ranch, Bernalillo County, New Mexico" dated July 1976 and further described in attached Exhibit "A" (hereinafter referred to as "Tract 12"). Grantee is required by the County, in connection with the replatting of Tract 3, Black Ranch, as shown on that certain survey performed by Bohannon Huston entitled "Black Ranch, Bernalillo County, New Mexico" dated July 1976 (hereinafter referred to as "Tract 3"), to obtain an easement over and across Tract 12.

0602936

2. Grant of Easement. The Grantor does hereby grant, convey and deliver to the Grantee a private drainage easement over and across Tract 12 for exclusive use by Grantee for the purpose of conveying storm water generated upon and from Tract 3 and existing runoff from Coors Rd. in the vicinity of the Irving Blvd. intersection and in order to install and maintain drainage facilities upon Tract 12, along with the rights of ingress and egress in and across Tract 12 for the purpose of installing and maintaining said drainage facilities.

3. Maintenance. Grantee shall maintain the drainage facilities on Tract 12, including but not limited to, any ponds, channels or appurtenances thereto whether natural or man-made. In the event that the Grantee fails to maintain the drainage facilities on Tract 12, after written notice by the County to Grantee and a ten day right to cure, the County shall have the right to enter Tract 12 to maintain the drainage facilities and shall charge the Grantee its heirs, devisees, transferees and/or assignees for all costs and expenses incurred in the maintenance thereof.

4. Indemnity. Seven Bar Land and Cattle Company, its successors, transferees, assigns and heirs shall indemnify and hold the County harmless from any and all damages, claims, causes of action, and actions of any nature whatsoever arising out of this Private Drainage Easement, including but not limited to, all facilities and channels, whether natural or man-made which are or arise out of the subject matter of this Private Drainage Easement,

0002937

including all court costs and attorney's fees incurred by the County as a party in any action.

5. Reversion. The rights and easements for the uses and purposes aforesaid are granted unto the Grantee, its successors and assigns forever, except that this Private Drainage Easement, or any portion thereof, shall revert to the Grantor, its successors or assigns, as and to the extent any said portion is unnecessary as determined by the County. Any reversion shall be evidenced by a quitclaim deed, filed and recorded with the Bernalillo County Clerk within thirty (30) days after the reversion. Upon demand by the Grantor to the Grantee stating that this Private Drainage Easement, or any portion thereof, has been reverted to Grantor, the Grantee will execute and deliver to Grantor said quitclaim deed.

6. Reservation. Grantor also hereby reserves to itself, its successors and assigns the right to use portions of Tract 12 for any purpose which will not interfere with the rights and easements hereby granted, subject to the approval of the County.

IN WITNESS WHEREOF, the parties set their hands and seals on the day first written above.

0002938

GRANTOR:

MARY J. BLACK AND A. ROLFE BLACK,
CO-TRUSTEES OF THE MARY J. BLACK AND
ALBERT J. BLACK REVOCABLE TRUST

By: Mary J. Black
Mary J. Black, Co-Trustee

By: A. Rolfe Black
A. Rolfe Black, Co-Trustee

GRANTEE:

SEVEN BAR LAND AND CATTLE COMPANY, A
NEW MEXICO LIMITED PARTNERSHIP

By: John P. Black
John P. Black, general partner

By: A. Rolfe Black
A. Rolfe Black, general partner

RECOMMENDED:

COUNTY OF BERNALILLO, A NEW MEXICO
POLITICAL SUBDIVISION

By: John Ramsey
John Ramsey, Director
of Public Works

APPROVED AS TO FORM ONLY:

By: Donald S. Brown
Assistant County Attorney

0002330

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

The foregoing instrument was acknowledged before me this 12th
day of June, 1991 by Mary J. Black, Co-Trustee.

Shelley G. Mapstone
Notary Public

My commission expires: 1-16-93

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

The foregoing instrument was acknowledged before me this 12th
day of June, 1991 by A. Rolfe Black, Co-Trustee.

Shelley G. Mapstone
Notary Public

My commission expires: 1-16-93

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

The foregoing instrument was acknowledged before me this 12th
day of June, 1991 by John F. Black, general partner of
Seven Bar Land and Cattle Company.

Shelley G. Mapstone
Notary Public

My commission expires: 1-16-93

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

The foregoing instrument was acknowledged before me this 12th
day of June, 1991 by A. Rolfe Black, general partner
of Seven Bar Land and Cattle Company.

Shelley G. Mapstone
Notary Public

My commission expires: 1-16-93

0652340

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

The foregoing instrument was acknowledged before me this 12th
day of JUNE, 1991 by John Ramsey, Director of Public
Works, County of Bernalillo.

Marta J. Cruz
Notary Public

My commission expires: 12/22/95

0002941

LEGAL DESCRIPTION

That certain parcel of land situate within the Town of Alameda Grant in projected Section 18, Township 11 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico comprising all of Tract 12, Black Ranch as the same is shown on an unrecorded plat of survey performed by Bohannon Huston, Inc. entitled "BLACK RANCH, BERNALILLO COUNTY, NEW MEXICO", dated July 1976, being more particularly described by New Mexico State Plane, Central Zone (NAD 27) grid bearings and ground distances as follows:

BEGINNING at the Northeast corner of the parcel herein described, the Northeast corner of said Tract 12, Black Ranch, said point being a point of intersection of the Southerly right of way line of the Corrales Main Canal with the Westerly line of Alamo Road, whence the New Mexico State Highway Commission Monument "NM-448-N10" bears N 21' 15' 03" W, 1341.05 feet distant; Thence Southerly along the Easterly line of said Tract 12 and said Westerly line of Alamo Road for the following three (3) courses:

S 32° 25' 19" W, 1052.32 feet to a point of curvature; Thence,

Southwesterly, 78.04 feet on the arc of a curve to the left (said curve having a radius of 725.00 feet and a chord which bears S 29° 19' 45" W, 78.01 feet) to a point of tangency; Thence,

S 26° 14' 44" W, 613.55 feet to the Southeast corner of said Tract 12 and the Southeast corner of the parcel herein described; Thence,

S 80° 39' 44" W, 1189.10 feet to a point of curvature; Thence,

Northwesterly, 354.60 feet on the arc of a curve to the right (said curve having a radius of 902.42 feet and a chord which bears N 88° 04' 51" W, 352.32 feet) to a point on curve on the Easterly right of way line of said Corrales Main Canal, said point being the Southwest corner of said Tract 12 and the Southwest corner of the parcel herein described; Thence Northerly and Easterly along said right of way line of the Corrales Main Canal and the Westerly and Northerly line of said Tract 12 for the following seventeen (17) courses:

N 61° 17' 07" E, 443.18 feet to a point of curvature; Thence,

0002942

Northeasterly , 198.87 feet on the arc of a curve to the left
(said curve having a radius of 296.32 feet and a
chord which bears N 42° 03' 32" E, 195.16 feet)
to a point of tangency; Thence,

N 22° 49' 57" E, 170.48 feet to a point of curvature; Thence,

Northeasterly , 48.16 feet on the arc of a curve to the right
(said curve having a radius of 115.74 feet and a
chord which bears N 34° 45' 25" E, 47.83 feet)
to a point of tangency; Thence,

N 46° 40' 53" E, 303.77 feet to a point; Thence,

N 52° 11' 47" E, 283.44 feet to a point of curvature; Thence,

Northeasterly , 85.54 feet on the arc of a curve to the left
(said curve having a radius of 198.46 feet and a
chord which bears N 39° 50' 53" E, 84.88 feet)
to a point of tangency; Thence,

N 27° 29' 58" E, 271.95 feet to a point; Thence,

N 32° 24' 35" E, 237.25 feet to a point of curvature; Thence,

Northeasterly , 90.45 feet on the arc of a curve to the left
(said curve having a radius of 209.99 feet and a
chord which bears N 20° 04' 10" E, 89.76 feet)
to a point of tangency; Thence,

N 07° 43' 46" E, 349.55 feet to a point; Thence,

N 11° 57' 36" E, 304.58 feet to a point of curvature; Thence,

Northeasterly , 132.69 feet on the arc of a curve to the right
(said curve having a radius of 262.72 feet and a
chord which bears N 26° 25' 44" E, 131.28 feet)
to a point of tangency; Thence,

N 40° 53' E, 147.59 feet to the Northwest corner of said
Tract 12 and the Northwest corner of the parcel
herein described; Thence continuing,

0002943

S 32° 55' 57" E, 691.08 feet to a point of curvature; Thence,
Southeasterly, 135.52 feet on the arc of a curve to the left
(said curve having a radius of 175.31 feet and a
chord which bears S 55° 06' 44" E, 132.17 feet)
to a point of tangency; Thence,
S 77° 15' 28" E, 260.60 feet to the Northeast corner and point of
beginning of the parcel herein described.
Said parcel contains 43.7158 acres, more or less.

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED

91 JUN 14 PM 12: 25

BOOK 91-10 PG 2935-2943

Exhibit "A" Page 3 of 3

CLERK & RECORDER
DEPUTY

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 1069
CONNECTION TEL 98581118
SUBADDRESS
CONNECTION ID
ST. TIME 03/22 15:00
USAGE T 00'35
PGS. 2
RESULT OK

City of Albuquerque
Planning Department
505-924-3900 (main number)
505-924-3864 (fax number)
Development and Building Services (One Stop Shop)
Plaza Del Sol Building, 2nd Floor
600 2nd Street NW
Albuquerque, NM 87102

**City of Albuquerque
Planning Dept.
Dev. & Bldg. Svcs.**

Fax

To: Karen Kline From: Sheran Matson

Copies to:

Fax: 858-1118 Pages Sent: 2 (including this page)

Phone: _____ Date: _____

Time: _____

Urgent For Review Please Comment Please Reply Please Recycle

COMMENTS:

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
2/25/04 Comments

ITEM # 16

PROJECT # 1002506

APPLICATION # 04-00217

RE: Black Farm Estates/sketch plat

1. This property lies within Segment 3 of the Coors Corridor Plan. Be sure to follow this plan as development progresses. In addition, a perimeter wall design submittal is needed at preliminary plat time. - *walls @ Pd N + Coors*
2. If AGIS does not have the zone change by the time applicant is ready to apply for platting at DRB, be sure to include a copy of the Certificate of Zoning in your application.
3. Explore the possibility of Pace & Rusty Roads just having one name with "Loop" instead of Road. Having two names one a street with a minimal lots such as this one is very confusing. - *applies to ~~these~~ existing streets*
4. The lots must meet the minimum size for RA-1 zoning. - *being met*



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



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB- 100 2506

Item No. 16

Zone Atlas C-13

DATE ON AGENDA 2-25-04

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
①	STANDARD INFRASTRUCTURE REQ'D
②	NEED TRAFFIC DESIGN. MAP TO VERIFY WIDTHS OF PROPOSED STREETS
③	NORTHSIDE DRIVE, RIVERFRONT DRIVE & IRVING NEED TO CONSIDER DEVELOPMENT OF NORTHSIDE OF NORTHSIDE DRIVE
④	IS ALLEY PROPOSED TO BE PRIVATE?
⑤	IRVING IS THE DESIGNATED LEFT OUT FOR ENTIRE AREA.
⑥	NEED TO DISCUSS S.WALK WIDTH.

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



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: 1002506

AGENDA ITEM NO: 16

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 report is required for Preliminary Plat approval.
 An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED *discussed* 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 25, 2004



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

Development Review Board Comments

Project Number: 1002506
Application Number: 04DRB-00217

DRB Date: 2/25/04
Item Number: 16

Subdivision: Black Farm Estates
Lots 6C, 12A and 12B

Zoning: RA-1

Zone Page: C-13

New Lots (or units) : 60

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:

How many residential lots are being created?

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 60 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 RA-1 zone 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.

The trail system will need a landscape and maintenance agreement between the developer and the City. DRC staff coordinates the agreement.

Signed: 

Christina Sandoval, (DMD)

Phone: 768-3808



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

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

APPLICANT INFORMATION:

NAME: <u>STH Investments, Inc</u>	PHONE: <u>468-0542</u>
ADDRESS: <u>6700B Jefferson NE, Suite 1</u>	FAX: <u>468-0530</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87109</u>	E-MAIL: <u>msivage@sivage.com</u>
Proprietary interest in site: _____	
AGENT (if any): <u>Tierra West LLC</u>	PHONE: <u>858-3100</u>
ADDRESS: <u>8509 Jefferson NE</u>	FAX: <u>858-1118</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87114</u>	E-MAIL: <u>twllc@tierrawestllc.com</u>

DESCRIPTION OF REQUEST: SKETCH PLAT

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

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

Lot or Tract No. 6C, 12A, & 12B Block: Black Farm Estate Unit: _____

Subdiv. / Addn. Partition of the Black Ranch

Current Zoning: RA-1 Proposed zoning: RA-1

Zone Atlas page(s): C-13-Z No. of existing lots: 3 No. of proposed lots: 5860

Total area of site (acres): 68 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 (DRB jurisdiction.) Within 1000FT of a landfill? _____

UPC No. 101306448547010206/101306440532710102/101306440532710102 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: East of Coors Boulevard NW
Between: Paseo Del Norte NW and Westside Drive NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 03EPC-00300, 03EPC-00301 -- DRB# 1002506

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

SIGNATURE

Ronald R. Bohannon DATE 2/16/04
(Print) Ronald R. Bohannon Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 10/03

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04/DRB - 00217</u>	<u>Sketch</u>		\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CM Fee</u>		\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>Feb 25, 04</u>			Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$ <u>20.00</u>
<u>R. Bohannon</u> <u>2/17/04</u>	Planner signature / date	Project # <u>1002506</u>		

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

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

Ronald E. Boltzman, P.E.
Applicant name (print)
[Signature]
Applicant signature / date

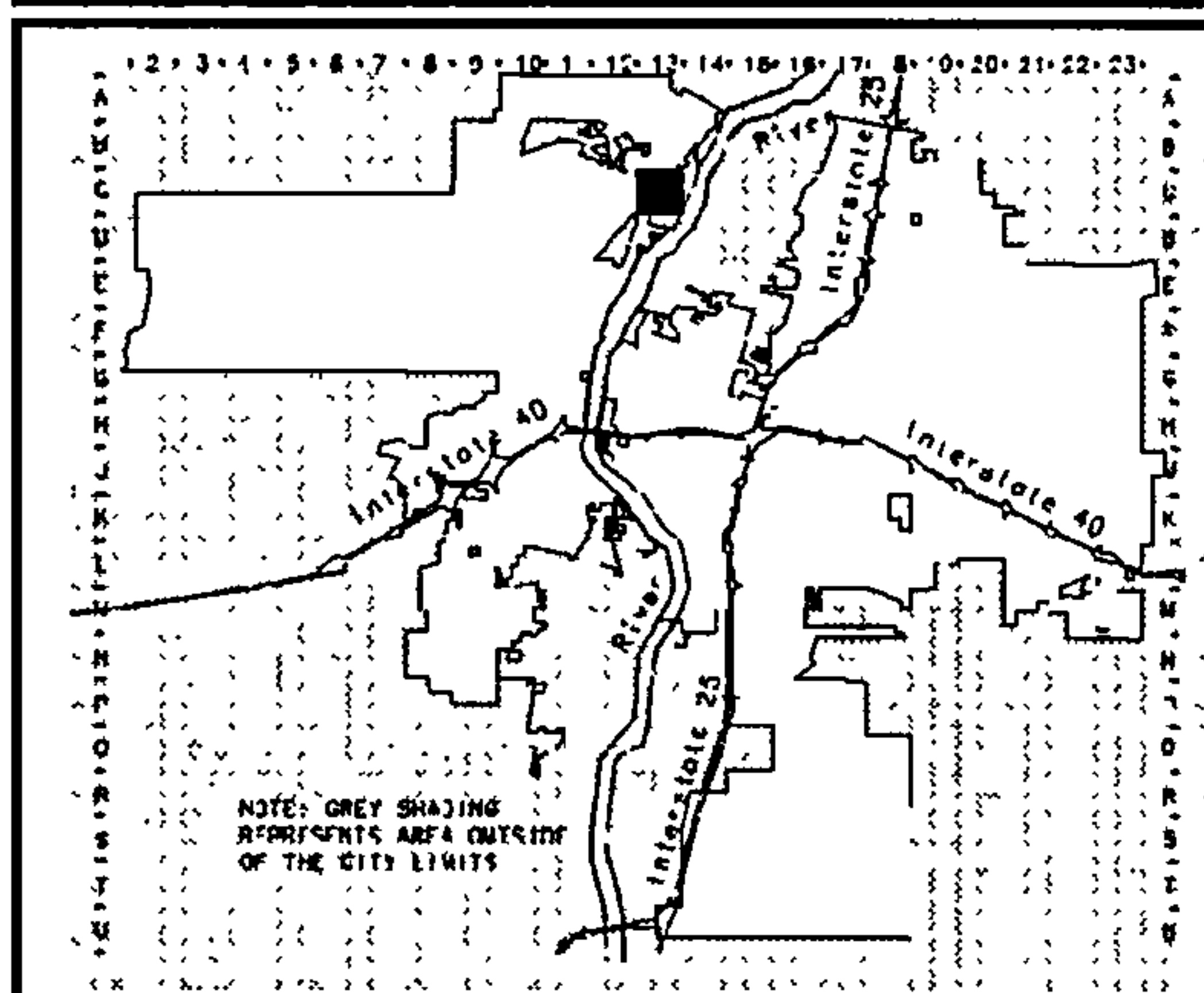
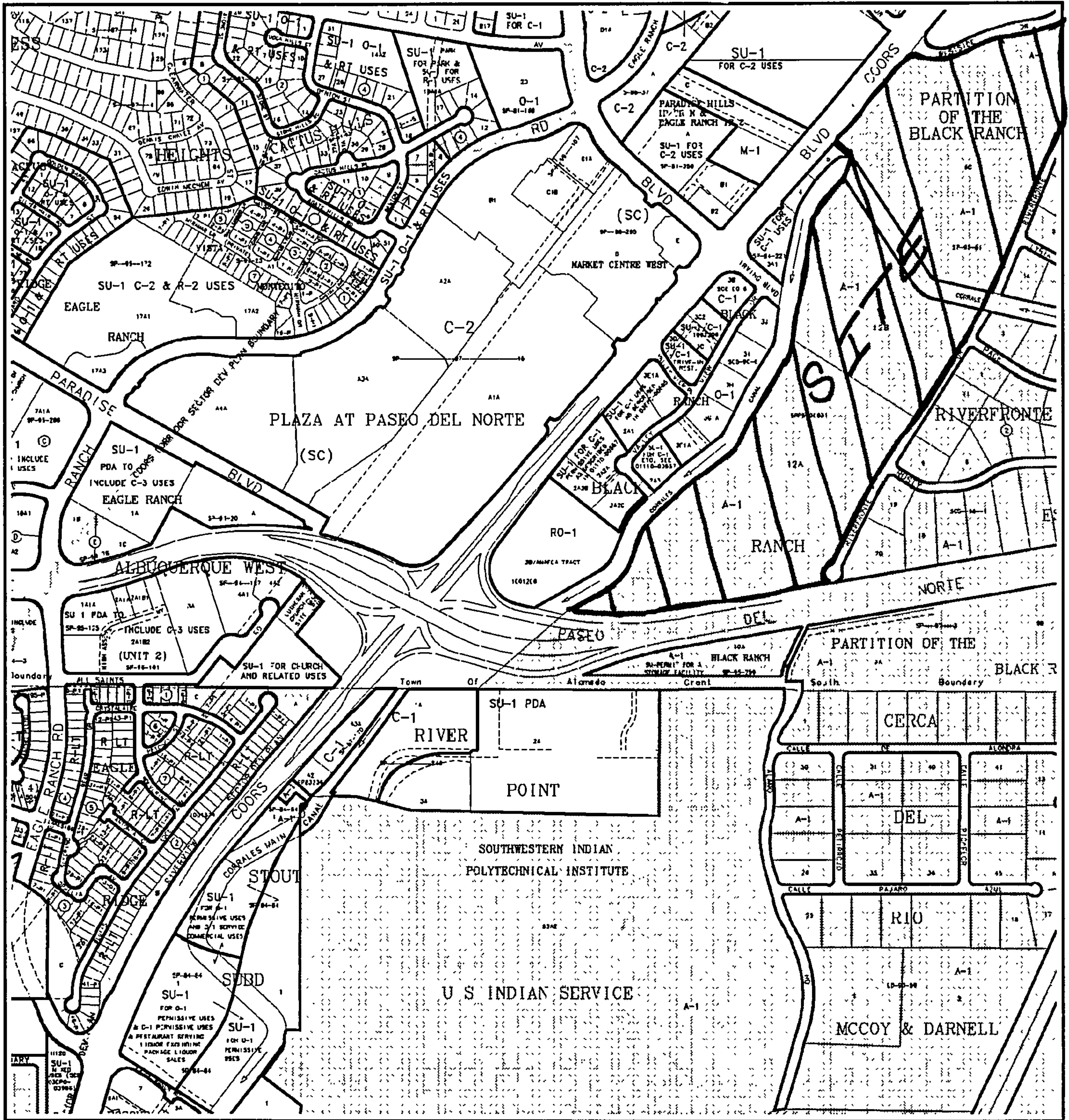


Form revised 10/03

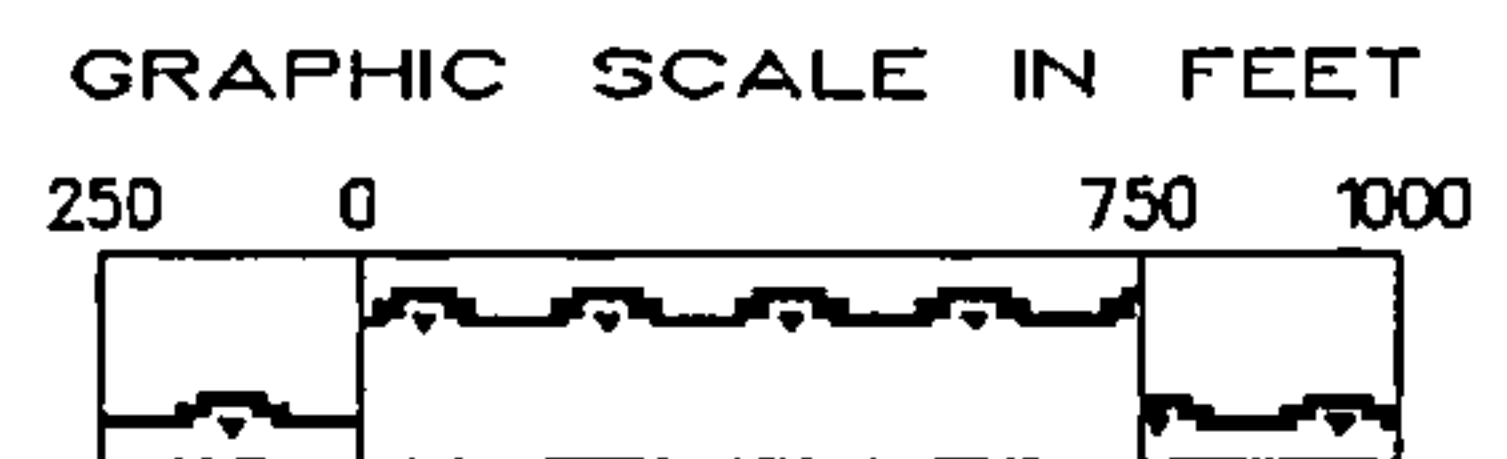
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
04 0120 - 00217

[Signature] 2/17/04
Planner signature / date
Project # 1002506



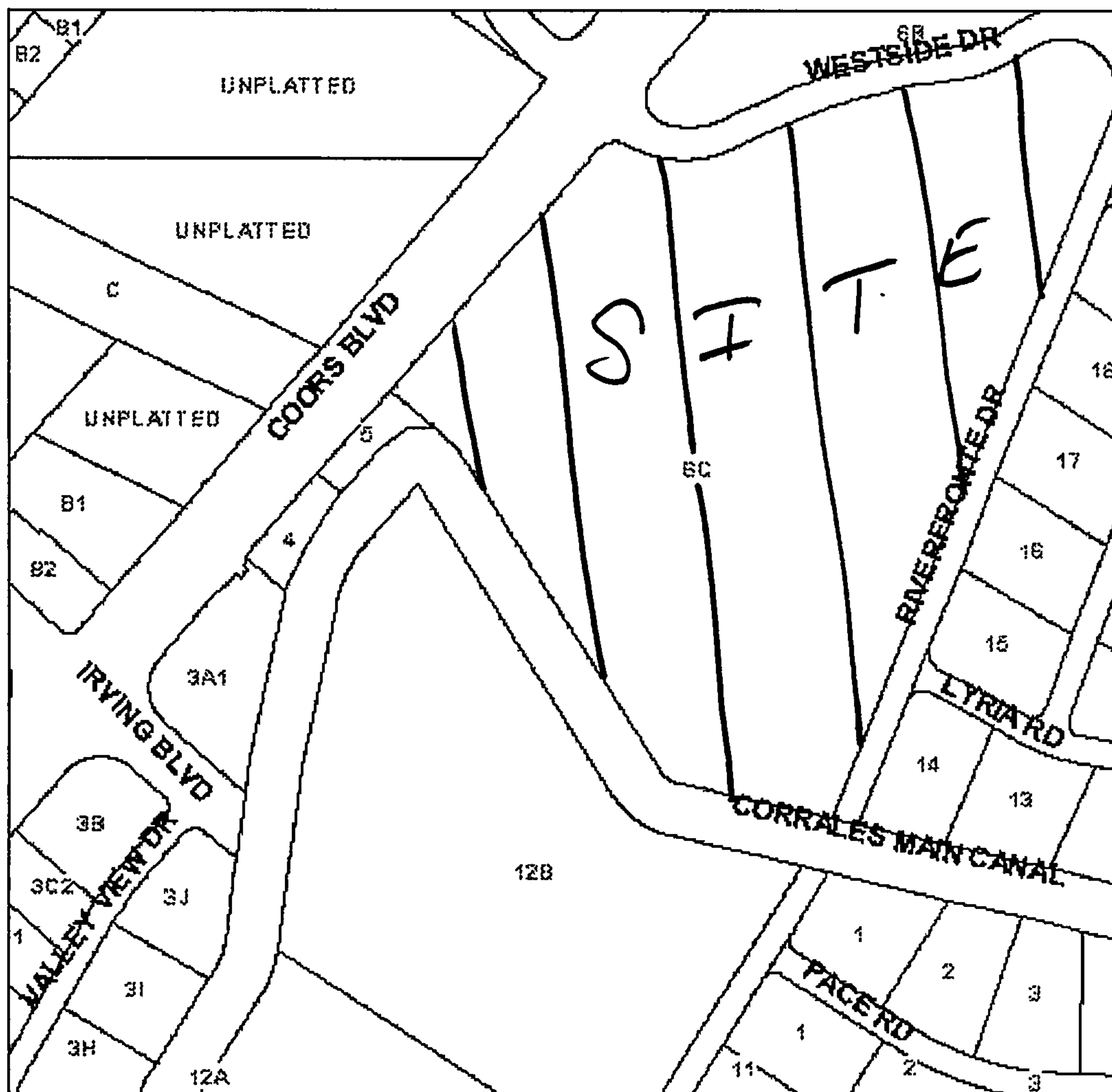
CITY OF Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
 © Copyright 2003



Zone Atlas Page

C-13-Z

Map Amended through July 31, 2003



Selected Address: 9790 RIVERFRONTE DR NW

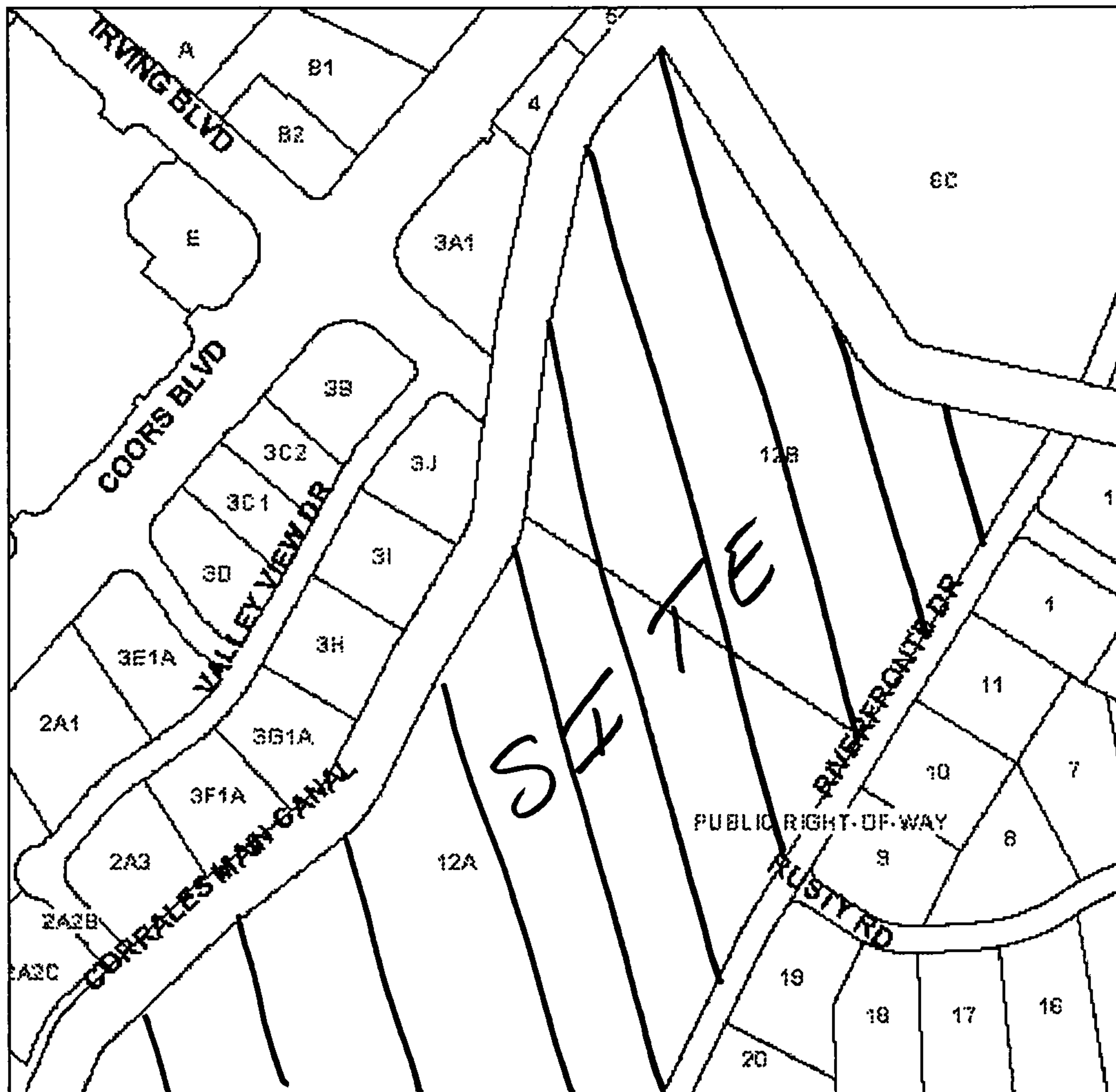
Zoning: RA-1

Lot/Block/Subd: 6C , 0000 , BLACK RANCH PARTITION OF

ZoneMap Page: C13

Jurisdiction: CITY

UPC #: 101306448547010206



Selected Address: 9312 RIVERFRONTE DR NW
 Zoning: RA-1
 Lot/Block/Subd: 12B , 0000 , BLACK RANCH PARTITION OF
 ZoneMap Page: C13
 Jurisdiction: CITY
 UPC #: 101306440532710102

Selected Address: 9304 RIVERFRONTE DR NW
 Zoning: RA-1
 Lot/Block/Subd: 12A , 0000 , BLACK RANCH PARTITION OF
 ZoneMap Page: C13
 Jurisdiction: CITY
 UPC #: 101306440532710102



Project Summary Report

Click on any Application Number or Completion Disposition under Related Applications to reveal greater detail.

Date: 02/17/2004

Page 1

Project Number: 1002506

Project Name: BLACK RANCH, TRACTS 6C & 12

Project Description:

EPC APPLICATION

Related Applications in Order of Submittal:

Red - Withdrawn

<u>Application</u>	<u>Application Type</u>	<u>Completed Activity</u>	<u>Completion Disposition</u>	<u>Date</u>
03EPC - 00300	ANNEXATION	NOTIFICATION OF DECISION	<u>DISTRIBUTED</u>	5/8/2003
03EPC - 00301	ZONE MAP AMENDMENT	NO MORE ACTION	<u>COMPLETED</u>	5/8/2003

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

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

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

February 17, 2004

Mrs. Sheran Matson, AICP, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87102

**RE: Sketch Plat Review
Zone Atlas Page C-13**

Dear Mrs. Matson:

Tierra West LLC, on behalf of STH Investments, Inc, requests review of the enclosed Sketch Plat. This property is located east of Coors Boulevard, north of Paseo Del Norte NW and Westside Drive NW. The property was recently annexed by the City and is zoned RA-1. The Black Ranch property was annexed into the City in May 2003 under Ordinance O-03-140.

We are proposing to construct approximately 60 single-family, .75 to 1.0 acre lots. Access will be through the extension of Irving Boulevard connecting to Riverfronte Road on the west. Currently we are working with the neighborhoods to see if we can gate the area and provide a gated access at Irving and Westside Drive.

Water and sewer service lies within the NMUI franchise area and we have made a request for service availability from NMUI. Water and sewer exist in Riverfronte Drive that services all of the property to the east. We anticipate a flat valley grading scheme to be used throughout the site. Two existing drainage ponds will be vacated through the process as well.

We have had initial discussion with MRGCD on the crossing of the canal and we are coordinating that crossing at this time. We are also asking that streetlights be eliminated throughout the subdivision at the request of the existing neighborhood to the east. We have also shown a trail network through the site and will be asking for a permanent sidewalk variance for the project.

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

Sincerely,



Ronald R. Bohannon, PE

Enclosure/s

cc: Michael Sivage
Larry Collins

JN: 230130
RRB/jf/kk

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

PLANNING DEPARTMENT

PAID RECEIPT

APPLICANT NAME STH INVESTMENTS, INC.
AGENT TIERRA WEST LLC
ADDRESS 8509 JEFFERSON ST. NE.
PROJECT & APP # 1002506 / 04DRB-00217
PROJECT NAME BLACK RANCH

\$ 20⁰⁰ 469099/4916000 Conflict Management Fee
\$ _____ 441006/4983000 DRB Actions
\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 20⁰⁰ TOTAL AMOUNT DUE

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

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

1571
95-677/1070

DATE 2/19/04

PAY TO THE ORDER OF City of Albuquerque
Twenty DOLLARS

DUPLICATE \$ 20.00
Treasury Position

02/17/2004 11:30AM LOC: ANN
X
RECEIPT# 00019166 USR 006 TRANS# 0025
AC 469099
A 491427
Donna Bohannan

HIGH DESERT STATE BANK
Member FDIC
8110 Ventura NE
Albuquerque, NM 87122

FOR _____

⑈001571⑈ ⑆107006677⑆0100201813⑈

CHANGE \$20.00



5/19

**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 19, 2004, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1000262

04DRB-00628 Major-Two Year SIA

BOHANNAN HUSTON, INC. agent(s) for COSTCO WHOLESALE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A-1, **COSTCO DEVELOPMENT**, zoned SU-1, located on EUBANK BLVD SE, between SOUTHERN BLVD SE and CENTRAL AVE SE containing approximately 18 acre(s). [REF: 02DRB-00599] (L-21)

Project # 1002506

04DRB-00636 Major-Preliminary Plat Approval

04DRB-00639 Minor-Sidewalk Waiver

TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 6C, 12A & B, **PARTITION OF BLACK RANCH**, zoned RA-1, located on COORS BLVD NW, between PASEO DEL NORTE NW and WESTSIDE DR NW containing approximately 68 acre(s). [REF: 03EPC-00300, 03EPC-00301, 04DRB-00217, 04DRB-00360] (C-13)

Project # 1003277

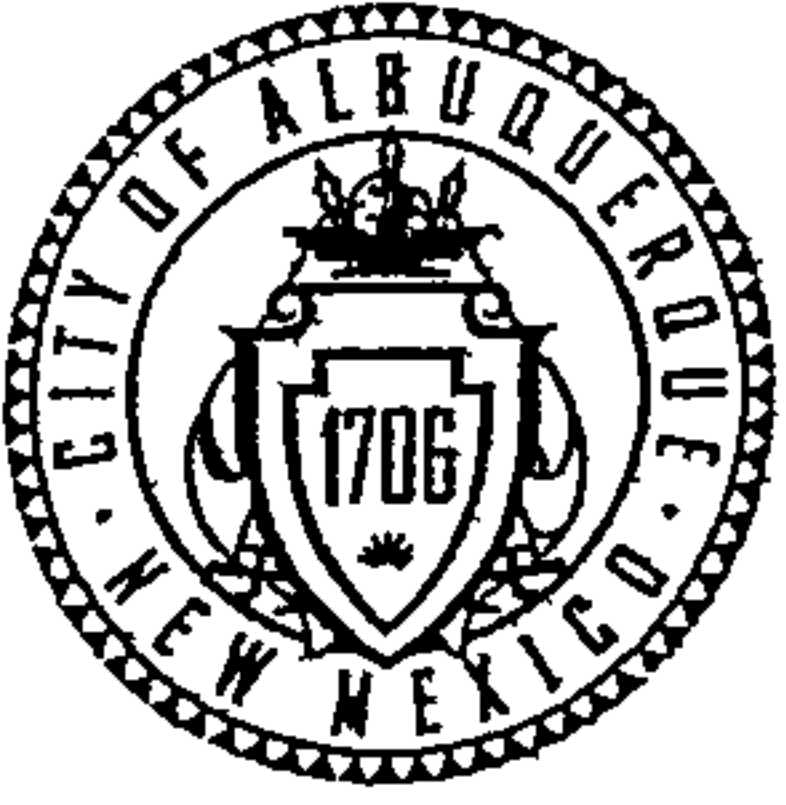
04DRB-00629 Major-Vacation of Pub Right-of-Way

04DRB-00630 Major-Vacation of Public Easements

04DRB-00631 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 11, 12, 13, Block(s) 20, Unit(s) 3, Tract(s) 3, **NORTH ALBUQUERQUE ACRES**, (to be known as **DESERT RIDGE OFFICE PARK**, zoned SU-2 / MIXED USE, located on HOLLY AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 4 acre(s). [REF: 04EPC-00290, 04EPC-00291, AX-94-1] (C-20)

SEE PAGE 2 . . .



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

PAGE 2

Project # 1002739

04DRB-00641 Major-Preliminary Plat
Approval
04DRB-00642 Major-Vacation of Pub
Right-of-Way
04DRB-00645 Major-Vacation of Public
Easements
04DRB-00646 Minor-Sidewalk Waiver
04DRB-00647 Minor-Subd Design (DPM)
Variance
04DRB-00648 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for
ANDERSON HEIGHTS LLC request(s) the above
action(s) for all or a portion of Tract(s) B-1, Parcel(s) 2-
D and A, LANDS OF RIO BRAVO PARTNERS,
ROSNER TRACTS, (to be known as **ANDERSON
HEIGHTS**, zoned R-D residential and related uses
zone, Developing Area, located on 118th ST SW,
between DENNIS CHAVEZ BLVD SW and GIBSON
BLVD SW containing approximately 249 acre(s). [REF:
03DRB-00983, 04DRB-00179] (N-8/P-8)

Project # 1003403

04DRB-00632 Major-Preliminary Plat
Approval
04DRB-00633 Major-Vacation of Public
Easements
04DRB-00634 Minor-Sidewalk Waiver
04DRB-00635 Minor-Temp Defer SDWK

ISAACSON & ARFMAN, P.A. agent(s) for CENTEX
HOMES request(s) the above action(s) for all or a
portion of Tract(s) F, THE TRAILS (to be known as **THE
RESERVE AT THE TRAILS**, zoned R-D, located on
RAINBOW BLVD NW, between PASEO DEL NORTE
NW and TOWN OF ALAMEDA GRANT SOUTH
BOUNDARY containing approximately 18 acre(s).
[REF: 1002962, 03DRB-01528] (C-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 meeting should contact Claire Senova, Planning Department, at 924-3946. Hearing Impaired users may contact her via the New Mexico Relay Network by calling toll-free: 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

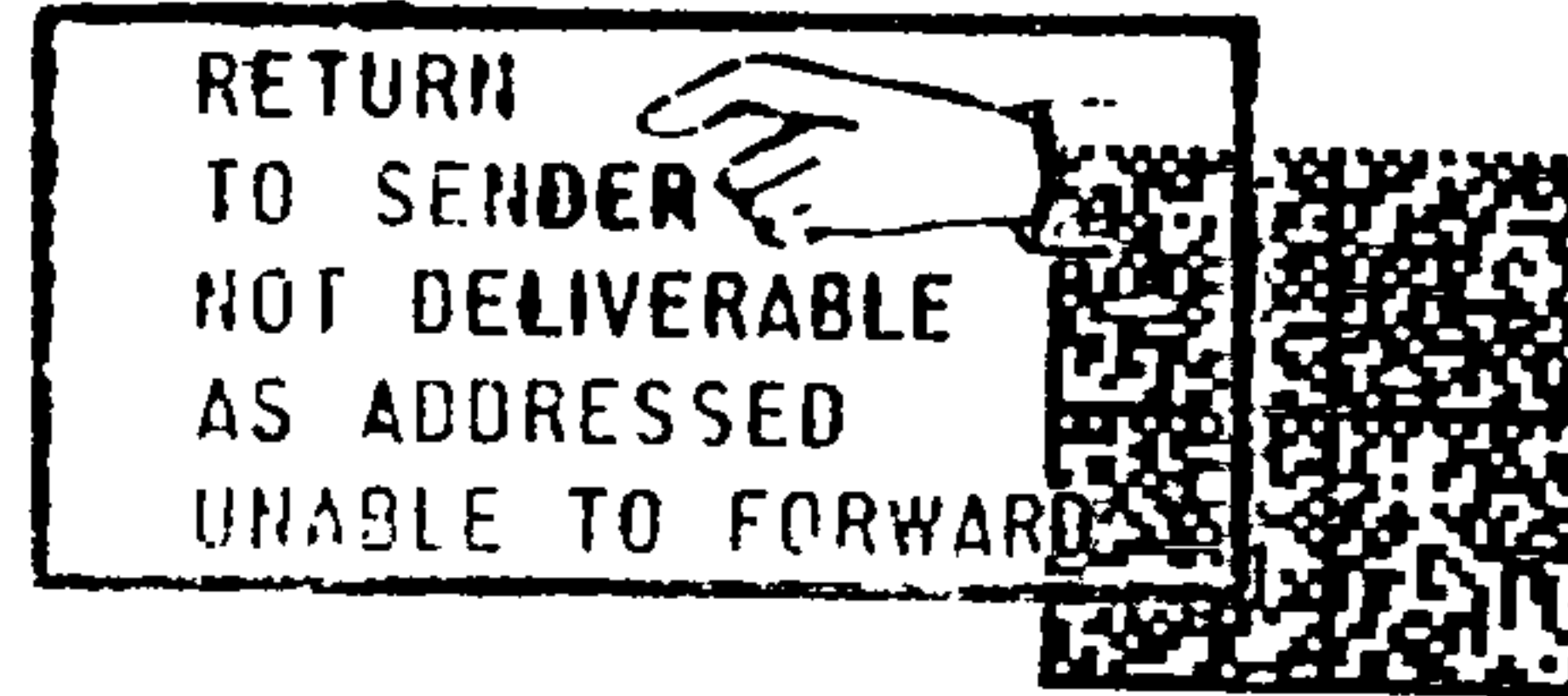
TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MAY 3, 2004.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87108

PLANNING DEPARTMENT



02 1A \$ 00.37⁰
0004329277 APR 30 2004
MAILED FROM ZIP CODE 87108

DON MacCORNACK
Taylor Ranch Neigh. Assoc.
5400 HATTIESBURG NW
ALBUQUERQUE NM 87120

DRB

87120/08



**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 19, 2004, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1000262

04DRB-00628 Major-Two Year SIA

BOHANNAN HUSTON, INC. agent(s) for COSTCO WHOLESALE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A-1, **COSTCO DEVELOPMENT**, zoned SU-1, located on EUBANK BLVD SE, between SOUTHERN BLVD SE and CENTRAL AVE SE containing approximately 18 acre(s). [REF: 02DRB-00599] (L-21)

Project # 1002506

04DRB-00636 Major-Preliminary Plat Approval

04DRB-00639 Minor-Sidewalk Waiver

TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 6C, 12A & B, **PARTITION OF BLACK RANCH**, zoned RA-1, located on COORS BLVD NW, between PASEO DEL NORTE NW and WESTSIDE DR NW containing approximately 68 acre(s). [REF: 03EPC-00300, 03EPC-00301, 04DRB-00217, 04DRB-00360] (C-13)

Project # 1003277

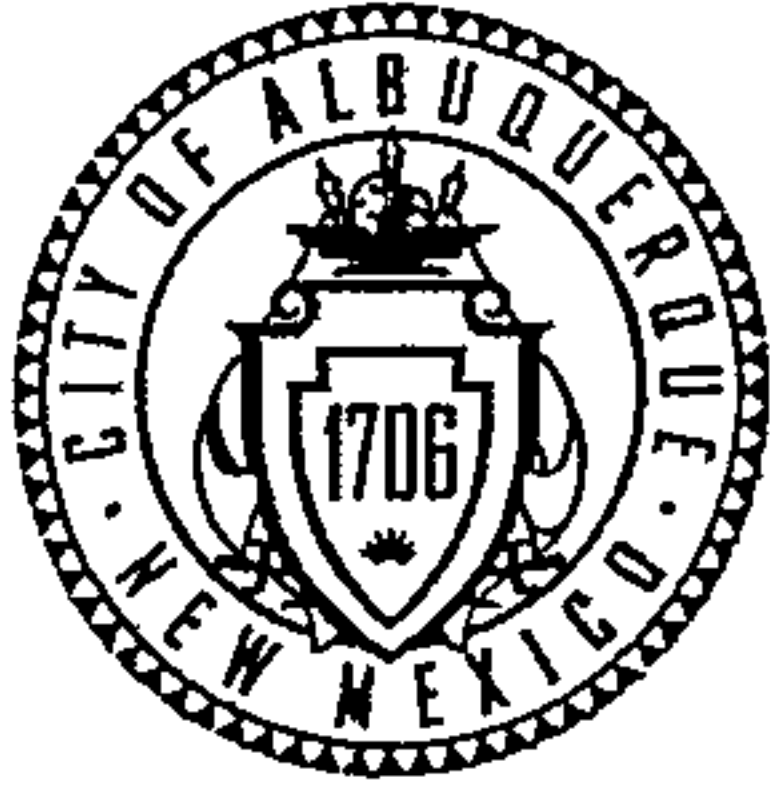
04DRB-00629 Major-Vacation of Pub Right-of-Way

04DRB-00630 Major-Vacation of Public Easements

04DRB-00631 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 11, 12, 13, Block(s) 20, Unit(s) 3, Tract(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **DESERT RIDGE OFFICE PARK**, zoned SU-2 / MIXED USE, located on HOLLY AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 4 acre(s). [REF: 04EPC-00290, 04EPC-00291, AX-94-1] (C-20)

SEE PAGE 2 . . .



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

PAGE 2

Project # 1002739

04DRB-00641 Major-Preliminary Plat
Approval

04DRB-00642 Major-Vacation of Pub
Right-of-Way

04DRB-00645 Major-Vacation of Public
Easements

04DRB-00646 Minor-Sidewalk Waiver

04DRB-00647 Minor-Subd Design (DPM)
Variance

04DRB-00648 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HEIGHTS LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, Parcel(s) 2-D and A, LANDS OF RIO BRAVO PARTNERS, ROSNER TRACTS, (to be known as **ANDERSON HEIGHTS**, zoned R-D residential and related uses zone, Developing Area, located on 118th ST SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 249 acre(s). [REF: 03DRB-00983, 04DRB-00179] (N-8/P-8)

Project # 1003403

04DRB-00632 Major-Preliminary Plat
Approval

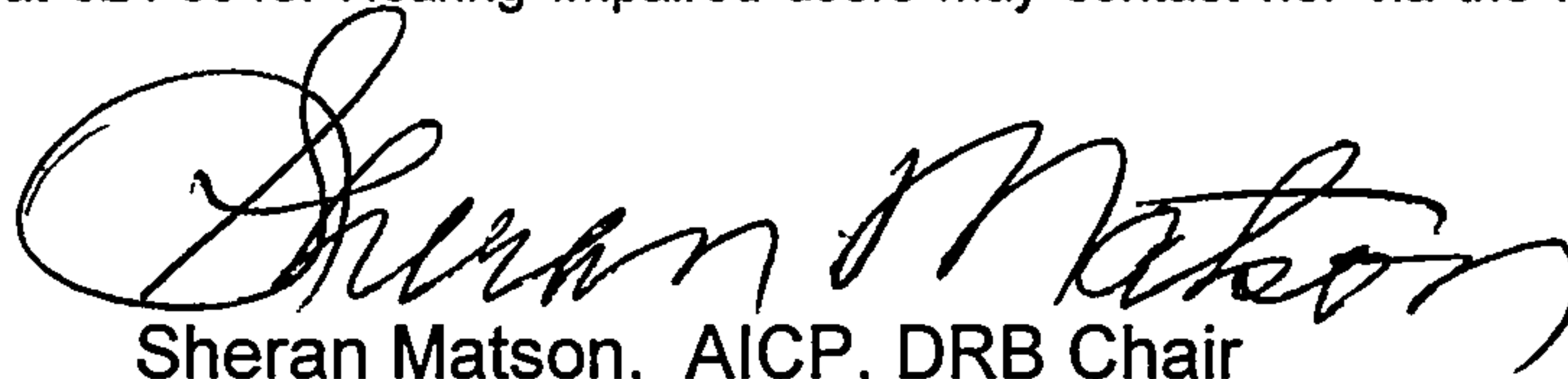
04DRB-00633 Major-Vacation of Public
Easements

04DRB-00634 Minor-Sidewalk Waiver

04DRB-00635 Minor-Temp Defer SDWK

ISAACSON & ARFMAN, P.A. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) F, THE TRAILS (to be known as **THE RESERVE AT THE TRAILS**, zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and TOWN OF ALAMEDA GRANT SOUTH BOUNDARY containing approximately 18 acre(s). [REF: 1002962, 03DRB-01528] (C-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 meeting should contact Claire Senova, Planning Department, at 924-3946. Hearing Impaired users may contact her via the New Mexico Relay Network by calling toll-free: 1-800-659-8331.


Sheran Matson, AICP, DRB Chair
Development Review Board

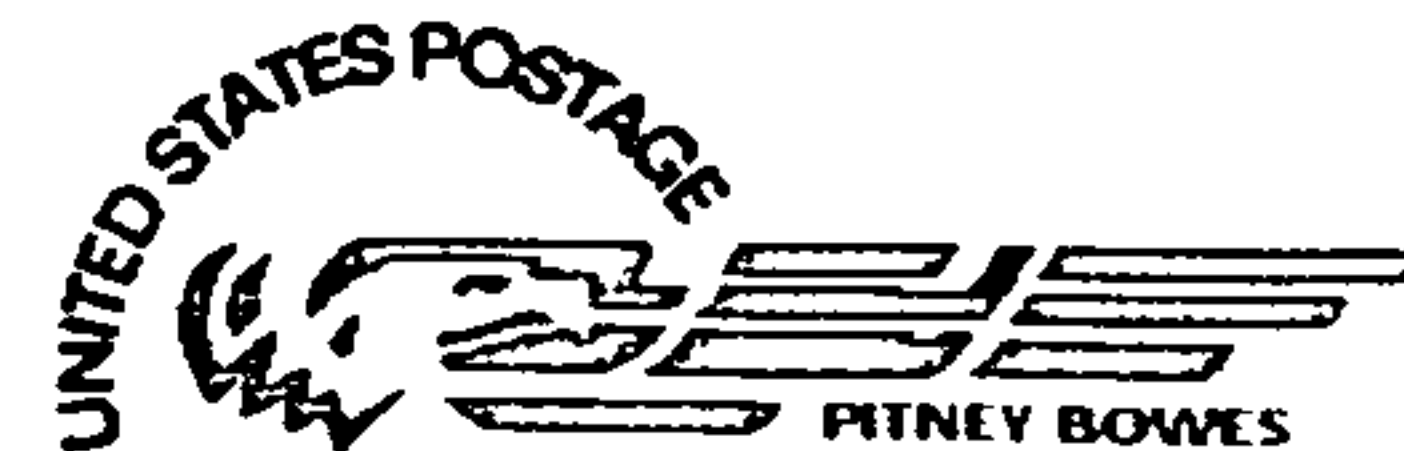
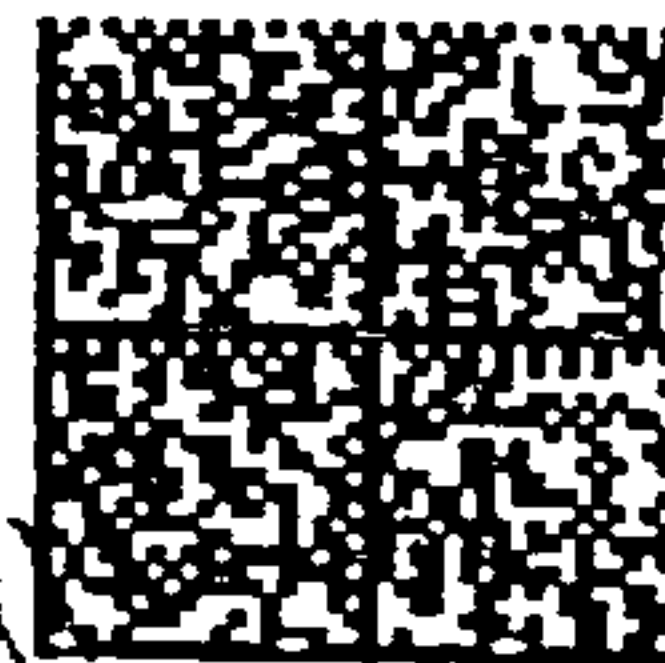
TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MAY 3, 2004.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT



02 1A

\$ 00.37⁰

0004329277

APR 30 2004

MAILED FROM ZIP CODE 87102

DRB

101306419016330304

WELL-PROP (MULTI) LLC
1700 BROADWAY
DENVER CO 80290

80290

DRB

DRB

80290+1700 09/1293



10+00 11+00 12+00 13+00 14+00 15+00 16+00 17+00 18+00 19+00 20+00 20+00

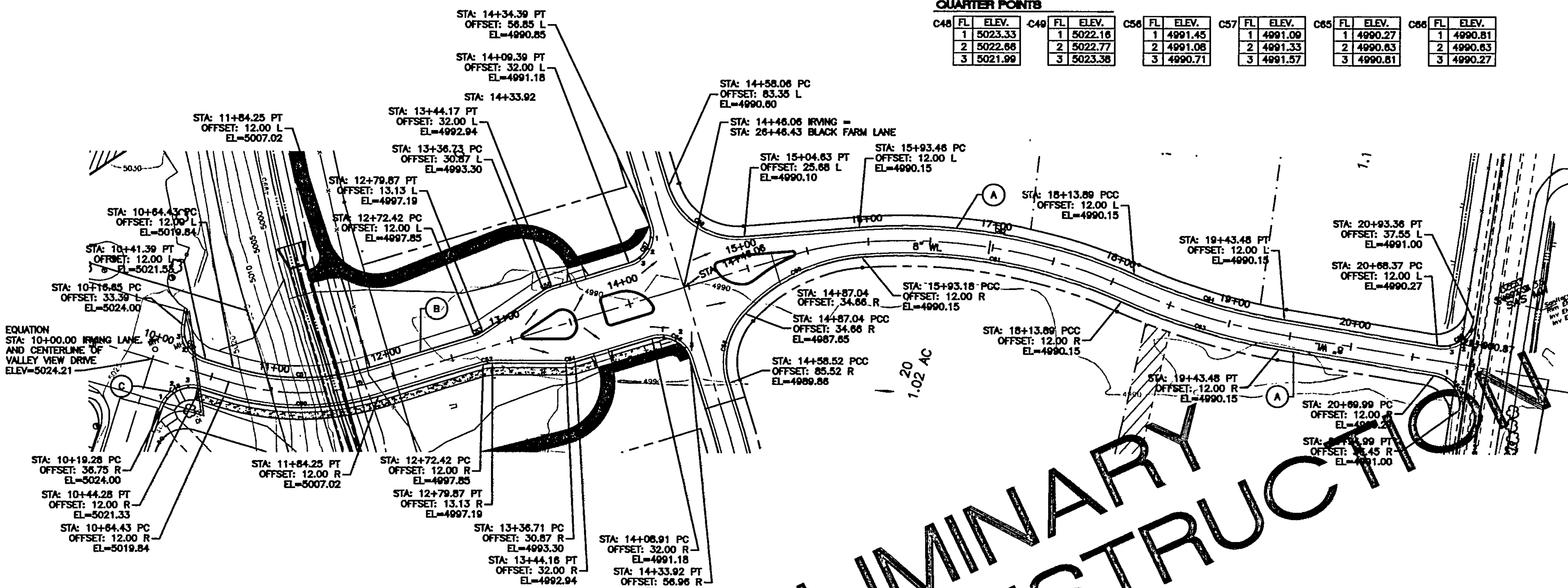
QUARTER POINTS

C48	FL	ELEV.	C49	FL	ELEV.	C56	FL	ELEV.	C57	FL	ELEV.	C65	FL	ELEV.	C66	FL	ELEV.
1	5023.33		1	5022.16		1	4991.45		1	4991.09		1	4990.27		1	4990.81	
2	5022.66		2	5022.77		2	4991.08		2	4991.33		2	4990.63		2	4990.63	
3	5021.99		3	5023.38		3	4990.71		3	4991.57		3	4990.81		3	4990.27	

KEYED NOTE:

- (A) MOUNTABLE ESTATE CURB PER C.O.A. STD. DWG. #2415A
- (B) STANDARD CURB & GUTTER PER C.O.A. STD DWG 2415A
- (C) HC RAMP, PER C.O.A. STD. 2441

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH. BEARING	CHORD
C48	39.02	25.00	89°25'39"	24.79	S88°18'44"W	35.18
C49	35.85	25.00	81°41'41"	21.62	S90°07'36"E	32.70
C50	127.00	212.00	34°19'24"	65.47	S88°08'08"E	125.11
C51	112.62	168.00	34°19'24"	58.06	S88°08'08"E	110.95
C52	7.56	25.00	17°19'28"	3.61	N74°38'05"W	7.53
C53	7.56	25.00	17°19'05"	3.61	N88°02'38"E	7.53
C54	7.56	25.00	17°19'28"	3.61	S87°38'08"E	7.53
C55	7.56	25.00	17°19'05"	3.61	S88°02'38"E	7.53
C56	39.23	25.00	89°33'55"	24.95	N88°20'53"W	36.32
C57	39.12	25.00	89°39'45"	24.85	N81°52'18"E	36.28
C58	80.99	59.00	59°13'28"	33.53	S34°18'53"W	58.31
C59	80.18	59.00	77°50'37"	47.84	S31°32'53"E	74.13
C60	107.48	142.29	43°16'12"	56.44	S87°33'43"W	104.93
C61	214.32	426.75	28°11'07"	109.54	N66°12'38"W	212.01
C62	228.56	444.75	28°11'07"	115.79	N66°12'38"W	224.10
C63	132.67	518.80	14°42'32"	66.70	S48°58'21"E	132.31
C64	128.51	492.80	14°42'32"	63.80	S48°58'21"E	128.18
C65	35.56	23.00	88°38'02"	22.48	N12°00'36"W	32.14
C66	36.88	23.00	91°21'58"	23.56	N77°29'24"E	32.91



EQUATION
 STA: 10+00.00 IRVING LANE
 AND CENTERLINE OF
 VALLEY VIEW DRIVE
 ELEV=5024.21

STA: 10+19.28 PC
 OFFSET: 36.75 R
 EL=5024.00

STA: 10+44.28 PT
 OFFSET: 12.00 R
 EL=5021.33

STA: 10+64.43 PC
 OFFSET: 12.00 R
 EL=5019.84

STA: 11+84.25 PT
 OFFSET: 12.00 L
 EL=5007.02

STA: 12+72.42 PC
 OFFSET: 12.00 R
 EL=4997.85

STA: 12+79.87 PT
 OFFSET: 13.13 L
 EL=4997.19

STA: 13+36.71 PC
 OFFSET: 30.87 R
 EL=4993.30

STA: 13+44.16 PT
 OFFSET: 32.00 R
 EL=4992.94

STA: 14+06.91 PC
 OFFSET: 32.00 R
 EL=4991.18

STA: 14+33.92 PT
 OFFSET: 56.96 R
 EL=4990.35

STA: 14+34.39 PT
 OFFSET: 56.85 L
 EL=4990.85

STA: 14+09.39 PT
 OFFSET: 32.00 L
 EL=4991.18

STA: 14+33.92

STA: 13+44.17 PT
 OFFSET: 32.00 L
 EL=4992.94

STA: 13+36.73 PC
 OFFSET: 30.87 L
 EL=4993.30

STA: 14+58.06 PC
 OFFSET: 83.35 L
 EL=4990.60

STA: 14+46.06 IRVING =
 STA: 26+46.43 BLACK FARM LANE

STA: 15+04.63 PT
 OFFSET: 25.68 L
 EL=4990.10

STA: 15+93.46 PC
 OFFSET: 12.00 L
 EL=4990.15

STA: 18+13.89 PCC
 OFFSET: 12.00 L
 EL=4990.15

STA: 19+43.48 PT
 OFFSET: 12.00 L
 EL=4990.15

STA: 20+93.36 PT
 OFFSET: 37.55 L
 EL=4991.00

STA: 20+68.37 PC
 OFFSET: 12.00 L
 EL=4990.27

STA: 14+87.04
 OFFSET: 34.66 R
 EL=4987.85

STA: 14+87.04 PCC
 OFFSET: 34.66 R
 EL=4987.85

STA: 15+93.18 PCC
 OFFSET: 12.00 R
 EL=4990.15

STA: 18+13.89 PCC
 OFFSET: 12.00 R
 EL=4990.15

STA: 19+43.48 PT
 OFFSET: 12.00 R
 EL=4990.15

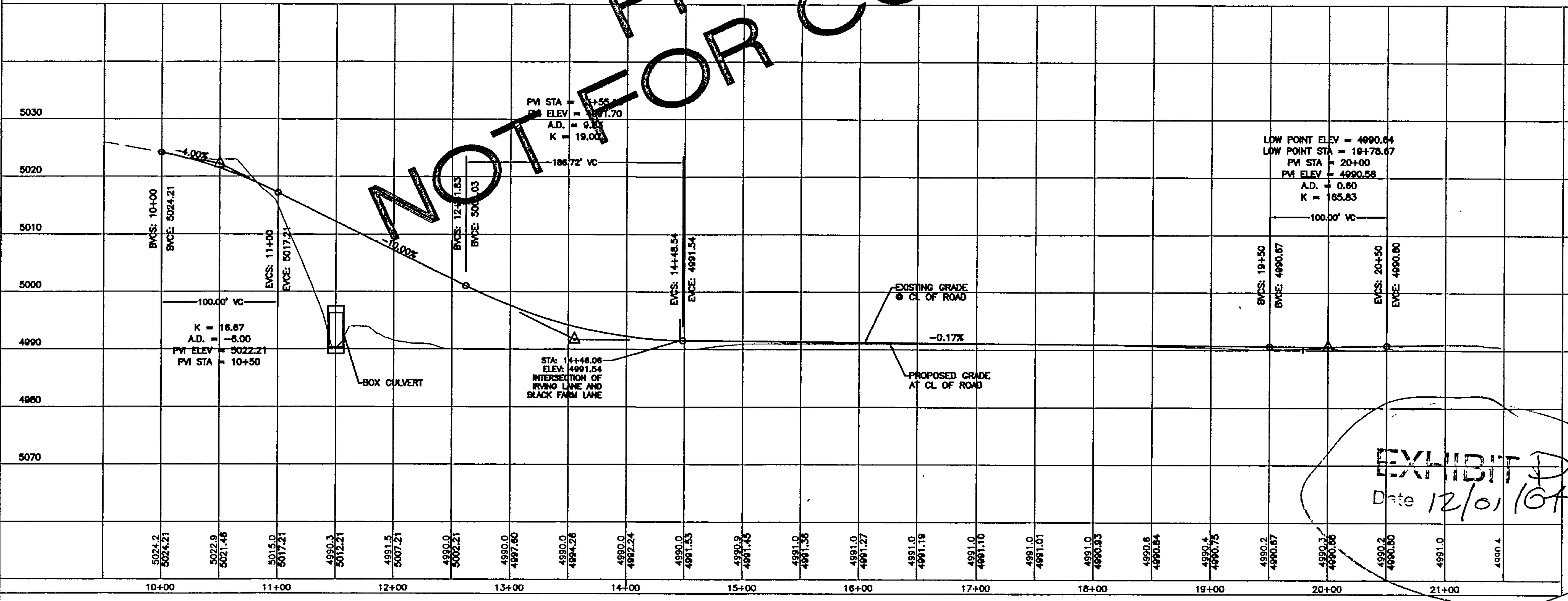
STA: 20+68.99 PC
 OFFSET: 12.00 R
 EL=4990.27

STA: 20+93.36 PT
 OFFSET: 37.55 R
 EL=4991.00

NOT FOR PRELIMINARY CONSTRUCTION



SCALE: HORIZ. 1"=50'
 VERT. 1"=10'



TIERRA WEST, LLC
 8509 JEFFERSON NE
 ALBUQUERQUE, NEW MEXICO 87113
 (505)858-3100

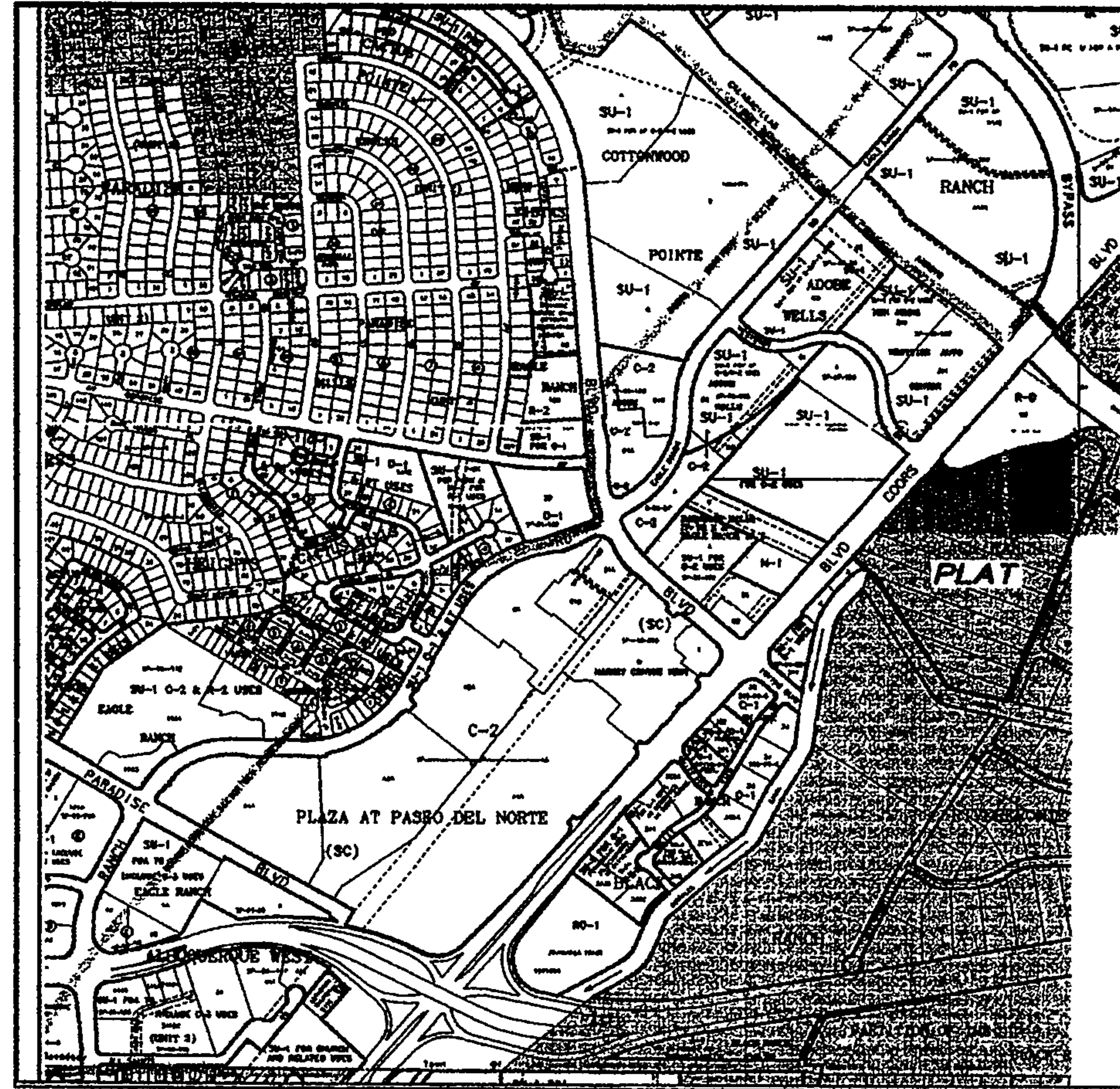
CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING GROUP

TITLE: **BLACK FARM ESTATES**
 PAVING IMPROVEMENTS
 IRVING LANE: STA: 9+50.00 TO 20+60.88

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

EXHIBIT D
 Date 12/01/04

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	NO.	BY	NO.	BY	NO.	DATE
STANDARD BY	DATE	CENTRAL STATION DATA	DATE	REMARKS	REVISIONS	DESIGN	DATE
INSPECTOR'S FIELD CHECK BY	DATE	NM STATE PLANE COORDINATES	DATE				
FIELD CHECK BY	DATE	Central Zone	DATE				
VERIFIED BY	DATE	X=377788.84	DATE				
CORRECTED BY	DATE	Y=1524.16152	DATE				
MICRO-FILM INFORMATION	DATE	G-C=0.99898209	DATE				
RECORDED BY	DATE	Do=-00'14'09"	DATE				
NO.		ELEV=5045.51					



VICINITY MAP
No Scale

GENERAL NOTES

- Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 27) and rotated to grid at the New Mexico State Highway Commission Survey Control Monument "NM-448-N10".
- Distances are ground.
- Record plat bearings and distances where they differ from those measured by field survey are shown in parentheses ().
- All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- Albuquerque City Zone Atlas pages B-13 and C-13.
- All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections and shown thus (). All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument- Do not disturb, PS Number 9750" and will be set flush with the final asphalt lift.
- Manholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.
- Total number of existing Tracts: 1
- Total number of Lots created: 21
- Total number of Tracts created: 2
- Total mileage of full width streets created: 0.40 mile.
- Total Plat acreage: 25.5155 acres.
- Current Zoning: "RA-1".
- UCLS Log No. 2004370080
- All OPEN SPACE REQUIREMENTS ARE MET ON THE LOT WITH THE DWELLING PER THE PROVISIONS OF SECTION 14-16-3-8(A)(1).

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:
 1012-064-485470-10206
 Bernalillo County Treasurer Date 03-04-05



PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- PNM Electric Services for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- QWest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.
- Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.
- New Mexico Utilities, Inc. for the installation, maintenance, and service of underground water and sanitary sewer lines, valves and other equipment and facilities reasonably necessary to provide water and sanitary sewer service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

DISCLAIMER

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

Any improvements encroaching into existing PNM transmission easements and rights of way must comply with the National Electrical Safety Code (NESC), and shall not interfere or inhibit PNM's ability to operate and maintain its facilities. The City of Albuquerque and/or owner-developer shall pay for all PNM utility relocations or modifications caused by such easement encroachments.

DISCLOSURE STATEMENT

The Purpose of this replat is to:

- Create the 21 residential lots and 1 parcel as shown hereon.
- Convey Tract A (Private street right of way) as shown hereon to the Black Farm Estates Homeowners Association (to be formed) in fee simple. Said Private street right of way to be maintained by said Black Farm Estates Homeowners Association.
- Within all Private street right of ways as shown hereon, a Public Sanitary Sewer and Water Easement is hereby granted to New Mexico Utilities, Inc. and the City of Albuquerque by this plat.
- Tract B as shown hereon is hereby conveyed by this plat, to the Black Farm Estates Homeowners Association (to be formed) in fee simple for Public Pedestrian Trail Access. Maintenance of said parcels shall be the responsibility of said Homeowners Association.
- Grant the new public utility easements as shown hereon.

PLAT OF
BLACK FARM ESTATES
 UNIT 1

(BEING A REPLAT OF TRACT 6-C, PARTITION OF THE BLACK RANCH)

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

AUGUST, 2004

PROJECT NUMBER: 1002506

Application Number: 05DRB-00306

PLAT APPROVAL

Utility Approvals

<i>[Signature]</i> PNM Electric Services	11-30-04 Date
<i>[Signature]</i> PNM Gas Services	11-30-04 Date
<i>[Signature]</i> QWest Corporation	11-30-04 Date
<i>[Signature]</i> Comcast	2-22-05 Date
<i>[Signature]</i> New Mexico Utilities	2-8-05 Date

Note: These properties lie within the New Mexico Utilities, Inc. (NMU, Inc.) Franchise area. Water and Sanitary Sewer capabilities are based upon the NMU, Inc. facilities, not the City of Albuquerque.

City Approvals

<i>[Signature]</i> City Surveyor	10-28-04 Date
N/A Real Property Division	2/23/05 Date
N/A Environmental Health Department	2/23/05 Date
<i>[Signature]</i> Traffic Engineering, Transportation Division	2-23-05 Date
<i>[Signature]</i> Utilities Department	2-23-05 Date
<i>[Signature]</i> Parks and Recreation Department	2/23/05 Date
<i>[Signature]</i> AMAFCA	2/23/05 Date
<i>[Signature]</i> City Engineer	2/23/05 Date
<i>[Signature]</i> DRB Chairperson, Planning Department	2/23/05 Date

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

[Signature]
 Russ P. Hugg
 NMPS No. 9750
 August 18, 2004

SURVOTEK, INC.
 Consulting Surveyors
 5648 Paradise Blvd. N.W. Albuquerque, New Mexico 87114 Phone: 505-997-5966
 Fax: 505-997-9877

PLAT OF
BLACK FARM ESTATES
 UNIT 1

(BEING A REPLAT OF TRACT 6-C, PARTITION OF THE BLACK RANCH)

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

AUGUST, 2004



LEGAL DESCRIPTION

Tract numbered Six- C (6-C), of the Partition of the Black Ranch as the same are shown and designated on the plat entitled "TRACTS 6-A, 6-B AND 6-C, PARTITION OF THE BLACK RANCH (BEING A REPLAT OF TRACT 6 OF THE PARTITION OF THE BLACK RANCH) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTIONS 8, 17 AND 18, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on March 7, 1995 in Volume 95C, Folio 75.

Said tract contains 25.4959 acres, more or less.

FREE CONSENT

SURVEYED and REPLATTED and now comprising, PLAT OF BLACK FARMS ESTATES UNIT 1 (BEING A REPLAT OF TRACT 6-C, PARTITION OF THE BLACK RANCH), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant to the use of the public forever, the public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER

Slvage Community Development, LLC
 a New Mexico limited liability company

By Michael Slvage
 Michael Slvage, Manager

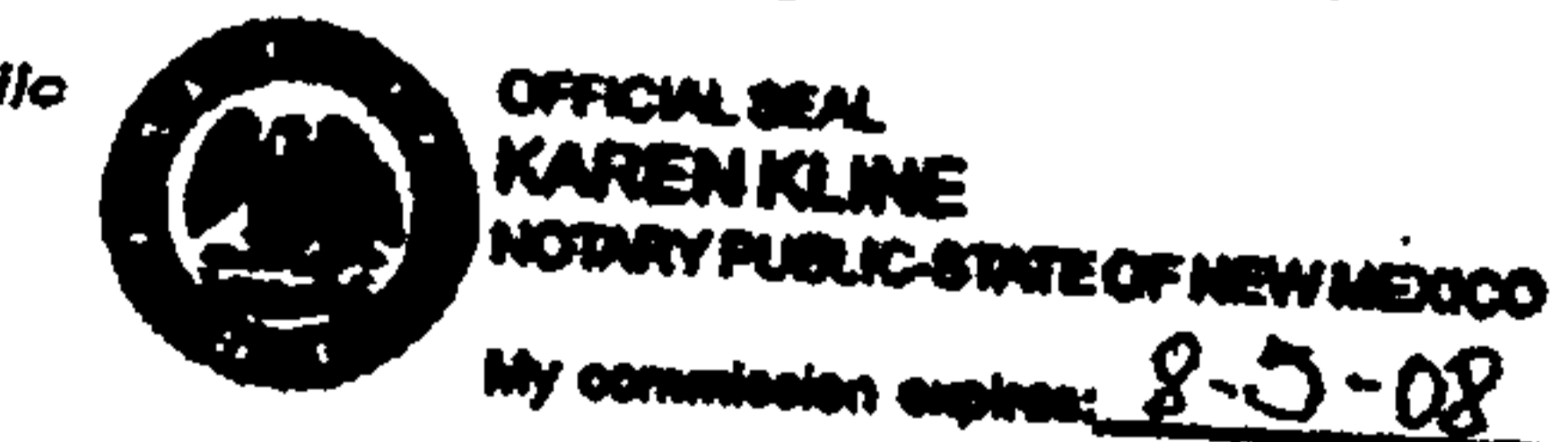
ACKNOWLEDGMENT

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 25th
 day of OCTOBER, 2004, by Michael Slvage.

Karen Kline My commission expires 8/5/2008

Notary Public

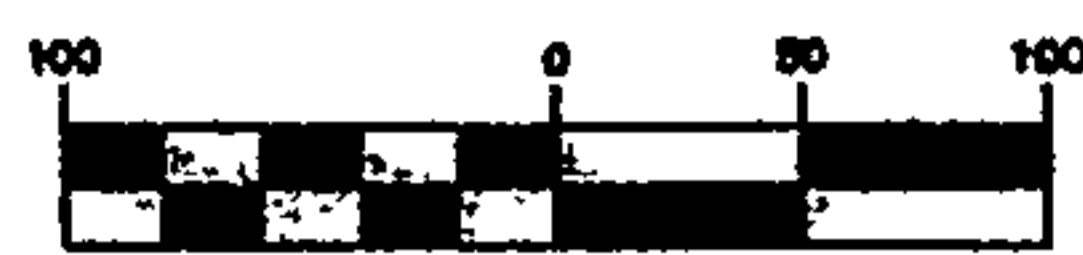


SHEET 2 OF 4

SURVOTEK, INC.

Consulting Surveyors
 6648 Paradise Blvd., N.W., Albuquerque, New Mexico 87114 Phone: 505-897-3588
 Fax: 505-897-3577

GRAPHIC SCALE



(IN FEET)
 1 inch = 100 ft.

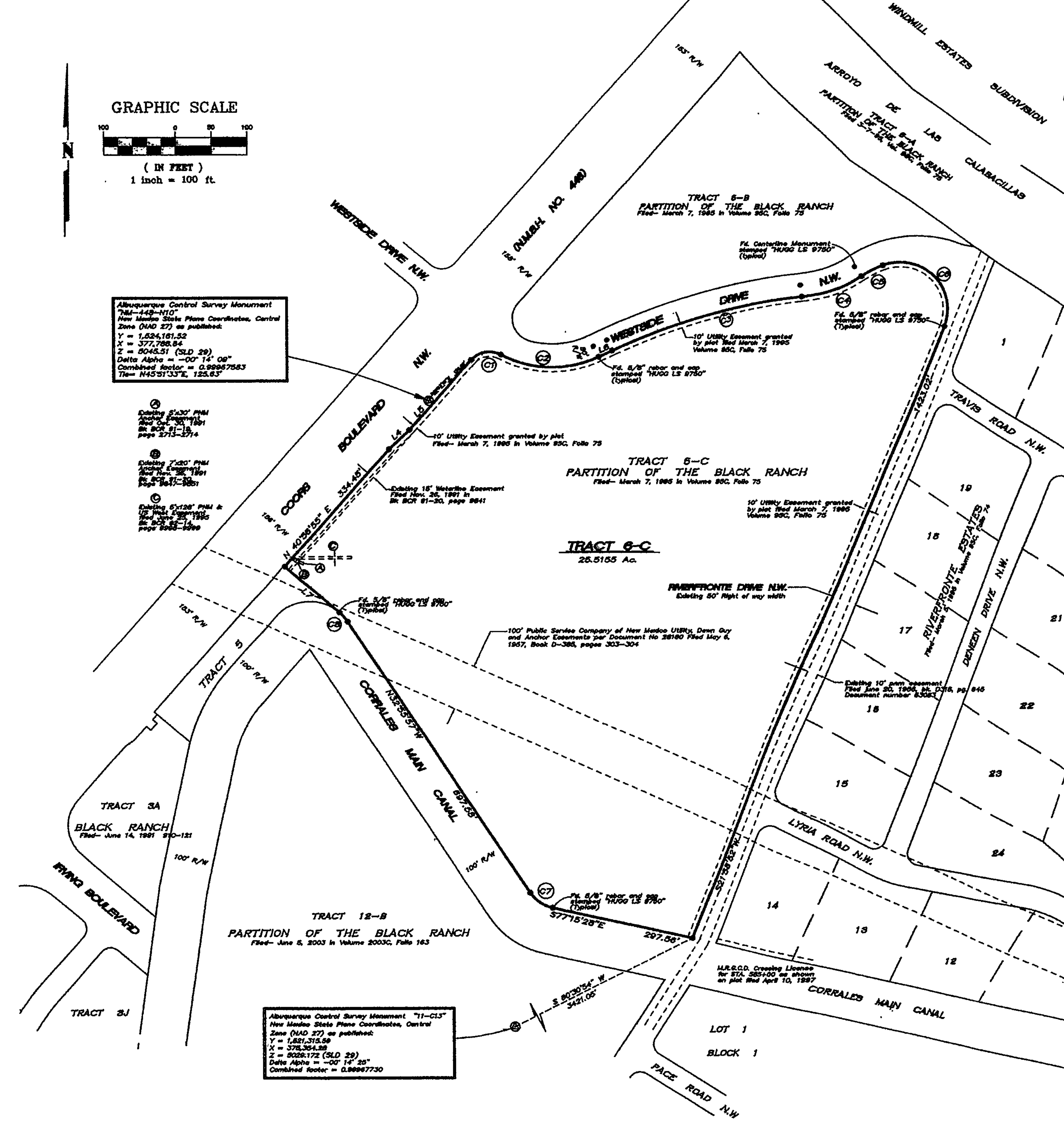
Albuquerque Control Survey Monument
 "11-449-N10"
 New Mexico State Plane Coordinates, Central
 Zone (NAD 27) as published:
 Y = 1,624,181.52
 X = 377,788.84
 Z = 8045.51 (SLD 29)
 Delta Alpha = -00° 14' 08"
 Combined Factor = 0.99987583
 Tilt = N45°31'33"E, 125.63'

Existing 5'x30' PNM
 Arch'd Easement
 Filed Nov. 26, 1891 in
 Bk BCR 91-19,
 page 2715-2714

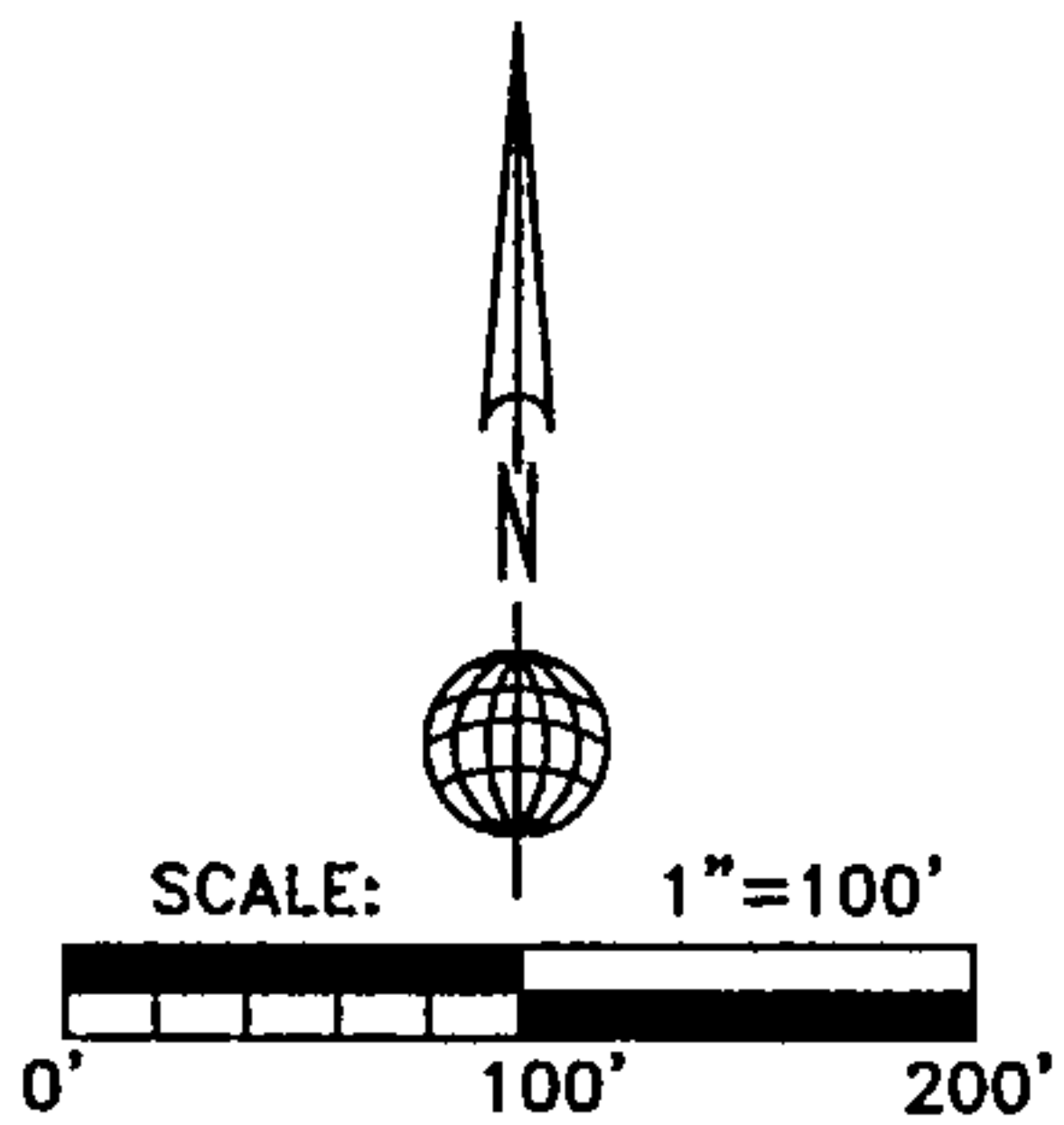
Existing 7'x20' PNM
 Arch'd Easement
 Filed Nov. 26, 1891 in
 Bk BCR 91-19,
 page 2847-2851

Existing 5'x128' PNM &
 US West Easement
 Filed June 28, 1995
 Bk D-385,
 page 3008-3009

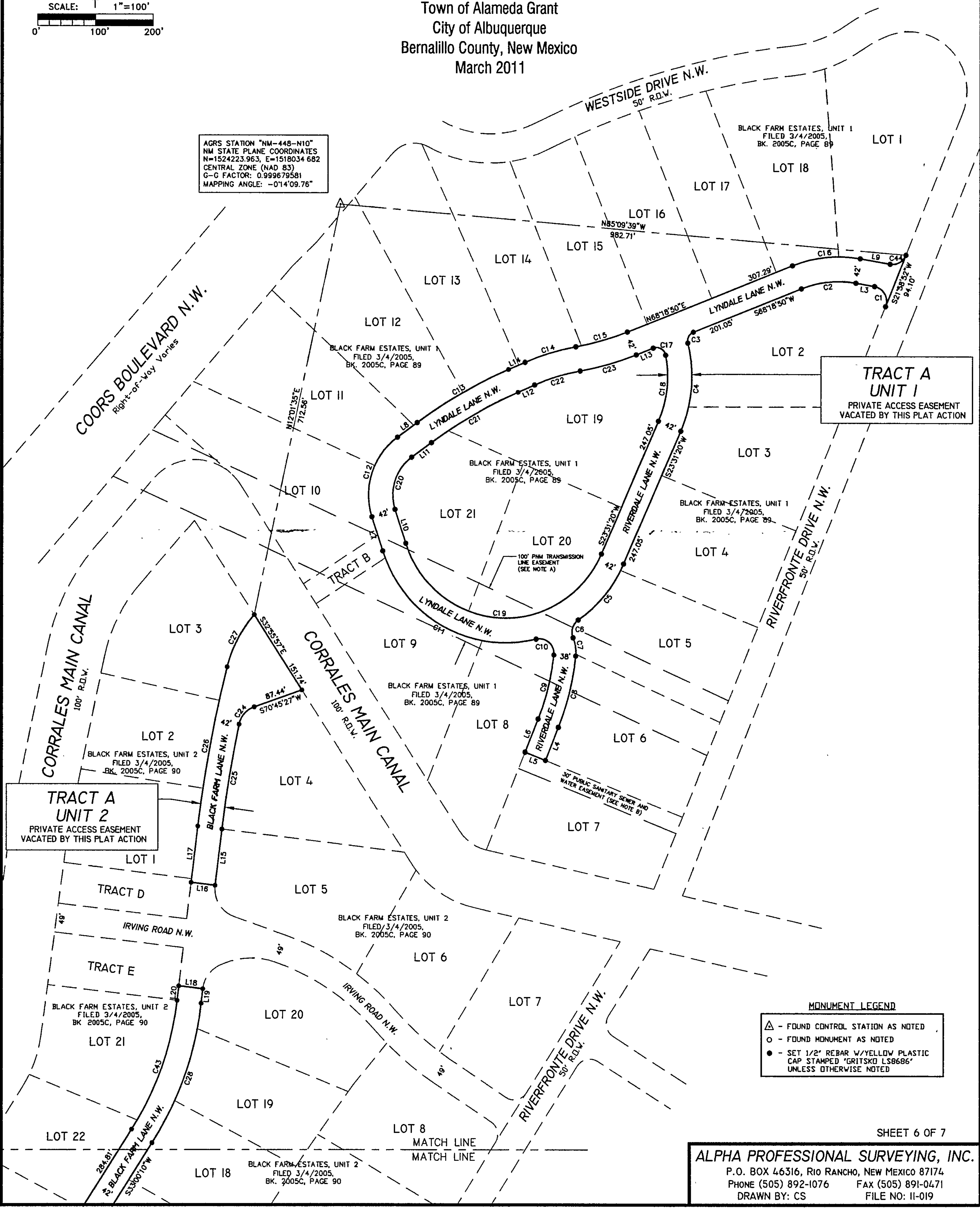
Albuquerque Control Survey Monument "11-613"
 New Mexico State Plane Coordinates, Central
 Zone (NAD 27) as published:
 Y = 1,621,315.68
 X = 378,354.98
 Z = 8028.172 (SLD 29)
 Delta Alpha = -00° 14' 25"
 Combined Factor = 0.99987730



PLAT OF
 PUBLIC RIGHT-OF-WAY DEDICATION
 BLACK FARM ESTATES, UNIT 1
 &
 BLACK FARM ESTATES, UNIT 2
 Projected Sections 7, 8, 17 & 18, T11N, R3E, NMPM
 Town of Alameda Grant
 City of Albuquerque
 Bernalillo County, New Mexico
 March 2011

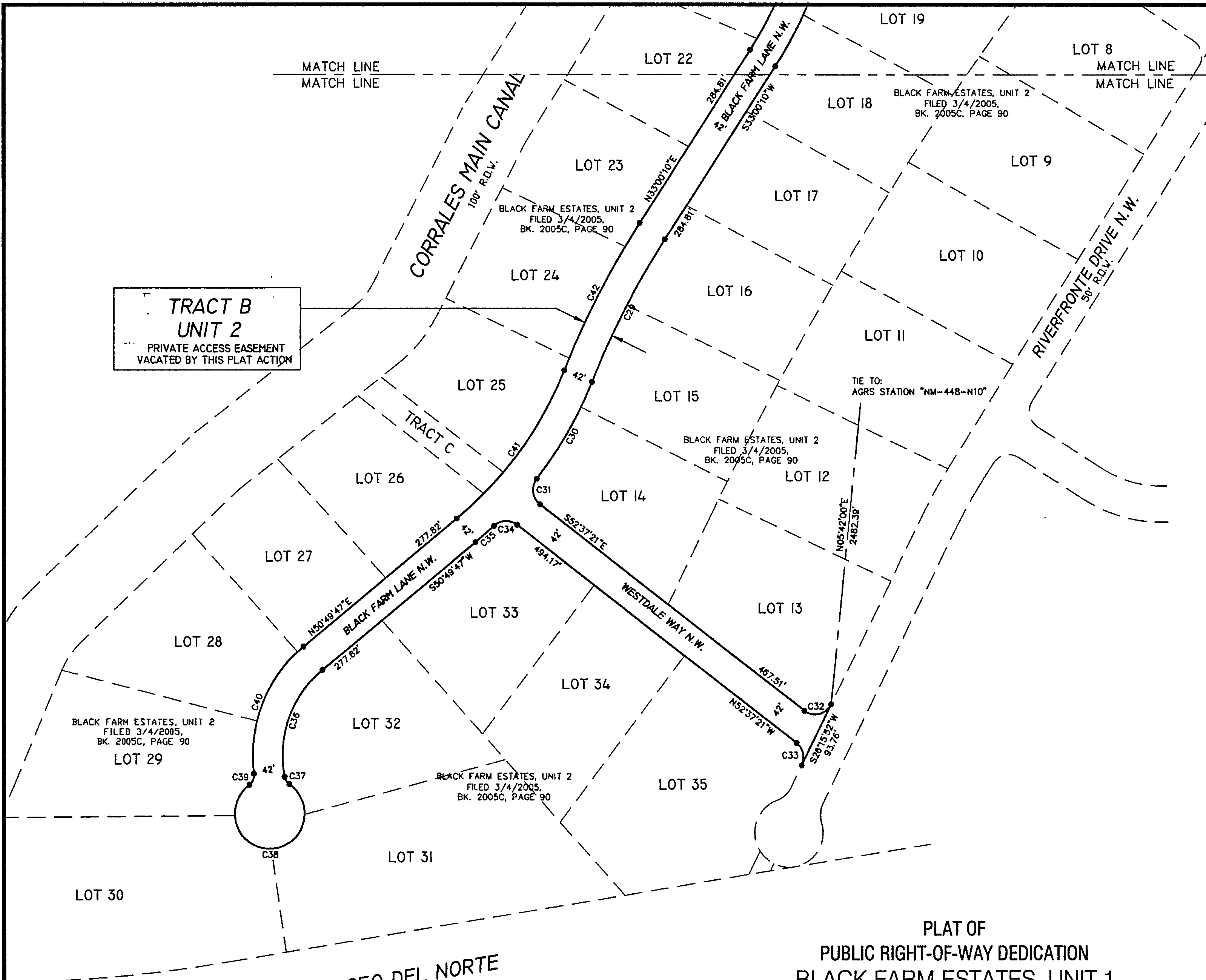


AGRS STATION "NM-448-N10"
 NM STATE PLANE COORDINATES
 N=1524223.963, E=1518034.682
 CENTRAL ZONE (NAD 83)
 G-G FACTOR: 0.999679581
 MAPPING ANGLE: -0°14'09.76"



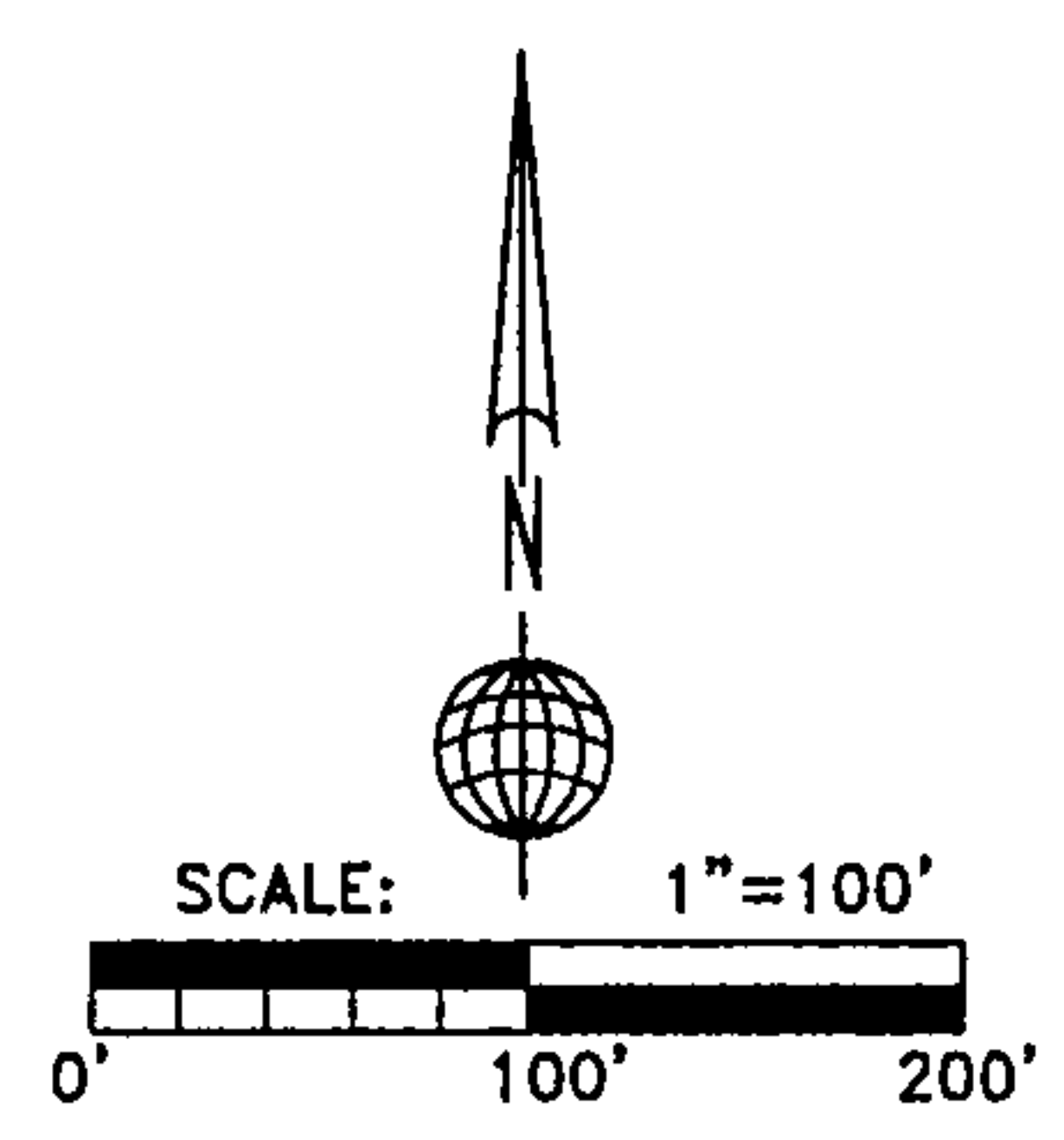
MONUMENT LEGEND
 △ - FOUND CONTROL STATION AS NOTED
 ○ - FOUND MONUMENT AS NOTED
 ● - SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO LSB686" UNLESS OTHERWISE NOTED

ALPHA PROFESSIONAL SURVEYING, INC.
 P.O. BOX 46316, RIO RANCHO, NEW MEXICO 87174
 PHONE (505) 892-1076 FAX (505) 891-0471
 DRAWN BY: CS FILE NO: II-019



PLAT OF
 PUBLIC RIGHT-OF-WAY DEDICATION
 BLACK FARM ESTATES, UNIT 1
 &
 BLACK FARM ESTATES, UNIT 2
 Projected Sections 7, 8, 17 & 18, T11N, R3E, NMPM
 Town of Alameda Grant
 City of Albuquerque
 Bernalillo County, New Mexico
 March 2011

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	DELTA
C1	44.56	25.00	N29°04'37"W	38.89	102°06'57"
C2	96.10	174.52	S84°05'22"W	94.89	31°33'05"
C3	23.07	16.00	S27°00'47"W	21.12	82°36'06"
C4	152.55	231.11	N04°37'02"E	149.79	37°49'06"
C5	124.81	223.34	N39°31'54"E	123.19	32°01'08"
C6	34.24	25.00	S16°18'13"W	31.63	78°28'30"
C7	31.64	63.00	N08°32'45"W	31.31	28°46'35"
C8	125.10	445.67	N13°53'02"E	124.69	16°04'58"
C9	112.17	407.67	N14°02'35"E	111.81	15°45'52"
C10	47.98	25.00	N48°49'15"W	40.95	109°37'48"
C11	335.24	223.34	S60°48'04"E	304.64	86°00'11"
C12	151.96	121.34	S18°04'42"W	142.23	71°45'21"
C13	182.29	823.94	S60°17'39"W	181.92	12°40'34"
C14	92.22	408.47	S73°06'01"W	92.03	12°56'10"
C15	93.00	473.48	N73°56'28"E	92.85	11°15'16"
C16	119.23	216.52	S84°05'23"W	117.73	31°33'05"
C17	28.09	18.00	N61°23'26"W	24.62	100°35'28"
C18	114.29	189.16	N06°12'49"E	112.56	34°37'02"
C19	438.91	181.34	S87°08'19"E	339.35	138°40'41"
C20	99.36	79.34	S18°04'43"W	93.00	71°45'21"
C21	173.00	781.94	S60°17'39"W	172.64	12°40'34"
C22	82.74	366.47	S73°06'01"W	82.57	12°56'10"
C23	101.25	515.48	N73°56'28"E	101.09	11°15'16"
C24	41.17	40.00	S41°16'25"W	39.37	58°58'03"
C25	180.28	2174.67	S09°24'54"W	180.22	4°44'59"
C26	274.69	2216.67	S10°35'25"W	274.51	7°08'00"
C27	101.12	211.68	S27°49'31"W	100.16	27°22'11"
C28	252.93	549.23	N19°51'11"E	250.70	26°23'09"
C29	221.80	1170.88	S27°34'33"W	221.47	10°51'13"
C30	155.00	555.20	N30°08'49"E	154.50	15°59'45"
C31	39.60	25.00	S07°14'20"E	35.59	90°46'02"
C32	44.12	25.00	N76°49'15"E	38.61	101°06'47"
C33	34.42	25.00	N13°10'45"W	31.77	78°53'13"
C34	34.95	25.00	S87°19'42"W	32.17	80°05'54"
C35	34.41	555.20	N49°03'16"E	34.40	3°33'03"
C36	163.88	151.60	S19°51'38"W	156.02	61°56'18"
C37	12.44	16.00	S33°22'44"E	12.13	44°32'25"
C38	247.81	49.00	N89°13'58"E	56.38	289°45'49"
C39	17.19	16.00	N23°20'21"E	16.37	61°33'04"
C40	196.88	193.60	S21°41'48"W	188.50	58°15'58"
C41	256.89	513.20	N36°29'21"E	254.22	28°40'50"
C42	229.76	1212.88	S27°34'33"W	229.41	10°51'13"
C43	233.65	508.27	N19°51'09"E	231.60	26°20'21"
C44	33.98	25.00	N60°55'23"E	31.43	77°53'03"



LINE TABLE		
LINE	LENGTH	BEARING
L3	32.76	S80°08'05"E
L4	60.38	N21°55'32"E
L5	38.00	S68°04'28"E
L6	60.38	S21°55'32"W
L7	61.45	S17°47'59"E
L8	42.33	S53°57'23"W
L9	52.51	N80°08'05"W
L10	61.45	S17°47'59"E
L11	42.33	S53°57'23"W
L12	31.12	S66°37'56"W
L13	31.35	S68°18'50"W
L14	31.12	S66°37'56"W
L15	95.73	N07°02'25"E
L16	42.00	S83°17'56"E
L17	95.97	S07°02'25"W
L18	42.00	S83°16'46"E
L19	24.69	S06°43'14"W
L20	24.69	N06°43'14"E

MONUMENT LEGEND

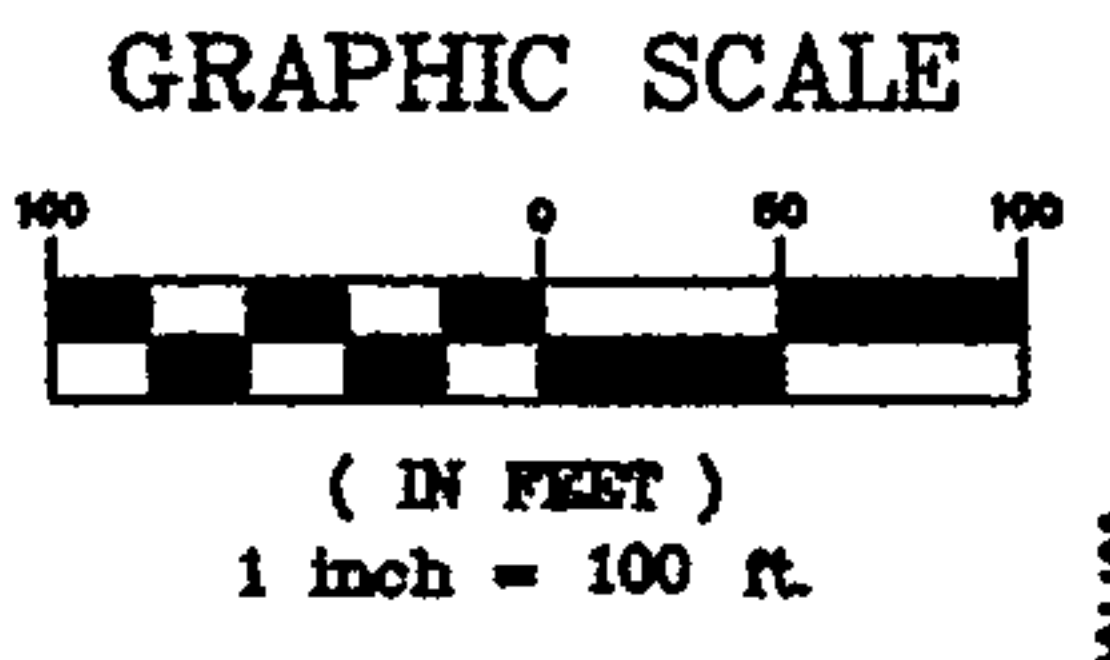
△ - FOUND CONTROL STATION AS NOTED
 ○ - FOUND MONUMENT AS NOTED
 ● - SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO LS8686" UNLESS OTHERWISE NOTED

ALPHA PROFESSIONAL SURVEYING, INC.
 P.O. BOX 46316, RIO RANCHO, NEW MEXICO 87174
 PHONE (505) 892-1076 FAX (505) 891-0471
 DRAWN BY: CS FILE NO: II-019

TRACT 6-B
PARTITION OF THE BLACK RANCH

Filed- March 7, 1985 in Volume 88C, Page 78

Albuquerque Control Survey Monument
"M1-448-N10"
New Mexico State Plane Coordinates, Central
Zone (NAD 27) as published:
Y = 1,524,161.52
X = 377,789.84
Z = 5043.51 (SLD 29)
Delta Alpha = -00° 14' 08"
Combined factor = 0.89967383



PROPERTY CORNER LEGEND

- 5/8" Rebar and cap stamped "L.S. 9750" to be set at all new interior lot corners. (typical)
- Found 5/8" Rebar and cap stamped "L.S. 9750" at all Exterior plot corners. (typical)
- ⊙ Found 3-1/2" aluminum centerline monument stamped "L.S. 4972" (typical)

EXISTING EASEMENT NOTES

- (A) 100' Public Service Company of New Mexico Utility, Down Guy and Anchor Easements per Document No 20160 Filed May 6, 1957, Book D-385, pages 303-304
Any improvements encroaching into existing PNM transmission easements and rights of way must comply with the National Electrical Safety Code (NESC), and shall not interfere or inhibit PNM's ability to operate and maintain its facilities. The City of Albuquerque and/or owner-developer shall pay for all PNM utility relocations or modifications caused by such easement encroachments which violate the NESC.
- (B) Existing 5'x30' PNM Anchor Easement filed Oct. 30, 1991 in Book BCR 91-18, page 2713-2714
- (C) Existing 7'x20' PNM Anchor Easement filed Nov. 28, 1991 in Book BCR 91-20, page 9847-9851
- (D) Existing 5'x125' PNM & US West Easement filed June 25, 1995 in Book BCR 92-14 page 9998-9999

NOTES

- ① Tract A- All new Private Street right of ways, are hereby conveyed to the Black Farm Estates Homeowners Association (to be formed). Maintenance of said Private Roadways to be the responsibility of said Homeowners Association.
Within all Private Roadways as described above, a Public Sanitary Sewer and Water Easement shall be granted to New Mexico Utilities, Inc. and the City of Albuquerque.
- ② Tract B as shown hereon is to be conveyed to the Black Farm Estates Homeowners Association (to be formed) for Public Pedestrian Trail Access. Maintenance of said parcels to be the responsibility of said Homeowners Association.
- ③ 10' Public Utility Crossing Easement within the Private Roadway Easement granted by this plat.

PLAT OF
**BLACK FARM ESTATES
UNIT 1**

(BEING A REPLAT OF TRACT 6-C, PARTITION OF THE BLACK RANCH)

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

AUGUST, 2004

SHEET 3 OF 4



SURV-TEK, INC.

Consulting Surveyors
6645 Paradise Blvd. N.E. Albuquerque, New Mexico 87114 Phone: 505-897-3508
Fax: 505-897-9577

TRACT 12-B
PARTITION OF THE BLACK RANCH

Plot filed June 5, 2003 in Plat Book 2003C, page 183

Albuquerque Control Survey Monument
"M1-C13"
New Mexico State Plane Coordinates, Central
Zone (NAD 27) as published:
Y = 1,521,315.39
X = 375,354.25
Z = 5029.772 (SLD 29)
Delta Alpha = -00° 14' 25"
Combined factor = 0.89967730

PLAT OF
BLACK FARM ESTATES
UNIT 1

(BEING A REPLAT OF TRACT 6-C, PARTITION OF THE BLACK RANCH)

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

AUGUST, 2004

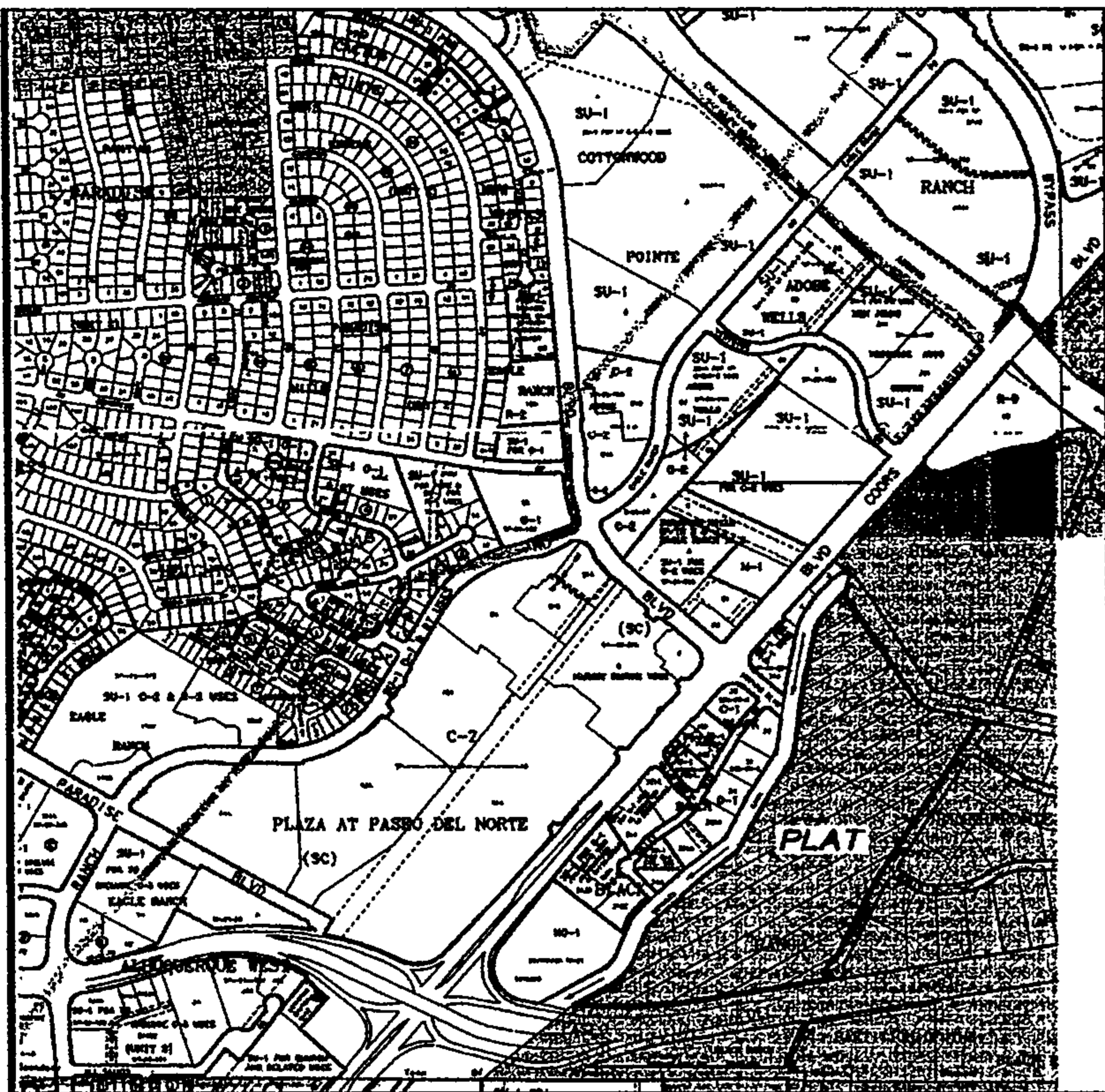
CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	67.86'	50.00'	40.32'	62.77'	S79°49'44"W	77°45'38"
C2	212.77'	223.55'	115.21'	204.83'	S88°33'24"E	54°31'54"
C3	419.48'	1225.00'	211.81'	417.45'	S73°58'15"W	19°37'12"
C4	128.08'	255.00'	65.42'	126.74'	N69°24'30"E	28°46'42"
C5	50.65'	205.00'	25.48'	50.52'	S82°05'51"W	14°09'25"
C6	231.79'	100.00'	228.92'	183.28'	N44°25'17"W	132°48'18"
C7	58.22'	75.31'	30.65'	56.78'	S55°06'47"E	44°17'33"
C8	26.70'	95.08'	13.44'	26.61'	N40°58'37"W	16°05'20"
C9	DELETED					
C10	DELETED					
C11	DELETED					
C12	DELETED					
C13	DELETED					
C14	DELETED					
C15	DELETED					
C17	DELETED					
C18	107.67'	195.52'	55.24'	106.31'	S84°05'23"W	31°33'05"
C19	97.13'	494.49'	48.72'	96.97'	N73°56'28"E	11°15'16"
C20	87.48'	387.47'	43.93'	87.30'	S73°06'01"W	12°56'10"
C21	177.64'	802.94'	89.18'	177.28'	S60°17'39"W	12°40'34"
C22	125.67'	100.34'	72.58'	117.61'	S18°04'42"W	71°45'21"
C23	340.64'	202.34'	228.54'	301.81'	S66°01'46"E	86°27'34"
C24	149.09'	202.34'	78.11'	145.74'	N44°37'54"E	42°13'07"
C25	185.82'	210.16'	87.50'	181.55'	N00°55'05"E	45°12'30"
C26	23.12'	44.00'	11.83'	22.85'	N09°12'29"W	30°06'06"
C27	119.79'	426.67'	60.28'	119.37'	N13°53'03"E	16°04'58"
C28	119.25'	216.52'	61.18'	117.75'	S94°05'29"W	31°33'17"
C29	96.11'	174.52'	49.31'	94.90'	S84°05'23"W	31°33'05"
C30	33.98'	25.00'	20.20'	31.43'	N60°55'24"E	77°53'03"
C31	44.56'	25.00'	30.94'	38.89'	N29°04'36"W	102°06'57"
C32	23.07'	16.00'	14.06'	21.12'	S27°00'45"W	82°36'11"
C33	28.08'	16.00'	19.27'	24.62'	N61°23'30"W	100°35'20"
C34	93.00'	473.48'	46.65'	92.85'	N73°56'28"E	11°15'16"
C35	101.25'	515.48'	50.79'	101.09'	N73°56'28"E	11°15'16"
C36	92.22'	408.47'	49.31'	92.03'	S73°06'01"W	12°56'10"
C37	82.74'	388.47'	41.55'	82.57'	S73°06'01"W	12°56'10"
C38	182.29'	823.94'	91.52'	181.92'	S60°17'39"W	12°40'34"
C39	173.00'	781.94'	86.85'	172.64'	S60°17'39"W	12°40'34"
C40	151.97'	121.34'	87.77'	142.23'	S18°04'42"W	71°45'21"
C41	98.37'	78.34'	57.39'	93.00'	S18°04'42"W	71°45'21"
C42	335.23'	223.34'	208.27'	304.64'	S60°48'03"E	89°00'09"
C43	438.90'	181.34'	480.88'	339.35'	S87°08'19"E	138°40'41"
C44	48.03'	25.00'	35.75'	40.98'	N48°45'50"W	110°04'37"
C45	34.82'	25.00'	20.90'	32.07'	S15°53'22"W	79°47'40"
C46	125.77'	223.34'	64.60'	124.11'	N39°39'16"E	32°15'52"
C47	112.11'	407.67'	56.41'	111.76'	N14°02'48"E	15°45'28"
C48	122.54'	445.67'	61.66'	122.15'	N14°02'55"E	15°45'13"
C49	27.71'	63.00'	14.08'	27.49'	N11°24'22"W	25°12'12"
C50	152.55'	231.16'	79.17'	149.79'	N04°37'00"E	37°48'41"
C51	114.29'	189.16'	58.95'	112.56'	N08°12'45"E	34°37'10"
C52	55.89'	50.00'	31.13'	52.88'	S72°31'29"W	63°48'08"
C53	12.17'	50.00'	6.11'	12.14'	N68°15'41"W	13°56'31"
C54	146.06'	223.55'	79.74'	143.48'	S80°00'30"E	37°28'07"
C55	66.70'	223.55'	33.60'	66.46'	N72°43'33"E	17°05'47"
C56	23.54'	1225.00'	11.77'	23.54'	S64°43'40"W	1°06'04"
C57	120.05'	1225.00'	60.07'	120.00'	S68°05'09"W	5°36'54"
C58	120.58'	1225.00'	60.34'	120.53'	S73°42'48"W	5°38'24"
C59	155.31'	1224.99'	77.76'	155.21'	S80°09'56"W	7°15'51"
C60	53.84'	255.00'	27.02'	53.74'	N77°44'56"E	12°05'49"
C61	74.24'	255.00'	37.39'	73.98'	N63°21'55"E	16°40'52"
C62	37.24'	216.52'	18.66'	37.19'	N85°03'29"W	9°51'13"
C63	82.01'	216.52'	41.50'	81.52'	S79°09'52"W	21°42'04"
C64	83.45'	473.48'	41.83'	83.34'	N73°21'47"E	10°06'53"
C65	9.56'	473.48'	4.78'	9.56'	N78°59'25"E	1°09'24"
C66	88.92'	823.94'	44.30'	88.47'	S63°33'17"W	6°09'19"
C67	93.77'	823.94'	46.94'	93.72'	S57°13'00"W	6°31'15"
C68	137.80'	781.94'	68.08'	137.62'	S81°35'01"W	10°05'50"
C69	35.19'	781.94'	17.60'	35.19'	S55°14'44"W	2°34'43"
C70	62.99'	121.34'	32.22'	62.28'	S39°05'08"W	29°44'28"
C71	88.98'	121.34'	46.60'	87.00'	S03°12'28"W	42°00'53"
C72	12.88'	223.34'	6.44'	12.88'	S19°27'08"E	3°18'19"
C73	228.31'	223.34'	125.26'	218.50'	S50°23'26"E	58°34'17"
C74	163.16'	181.34'	87.97'	157.71'	S43°34'33"E	51°33'09"
C75	94.04'	223.34'	47.73'	93.35'	N88°15'39"E	24°07'33"
C76	275.75'	181.34'	172.48'	248.94'	N67°05'06"E	87°07'32"
C77	113.78'	223.34'	58.15'	112.55'	N41°11'32"E	29°11'22"
C78	11.99'	223.34'	5.99'	11.99'	N23°03'35"E	3°04'30"
C79	42.97'	231.16'	21.55'	42.90'	N18°11'51"E	10°38'59"
C80	109.58'	231.16'	53.84'	108.56'	N00°42'30"W	27°09'42"
C81	5.54'	63.00'	2.77'	5.54'	N03°42'57"E	5°02'25"

LINE TABLE

LINE	LENGTH	BEARING
L4	60.21'	S45°42'39"W
L5	200.00'	S40°56'55"W
L6	30.33'	S64°10'39"W
L7	150.63'	S49°07'08"E
L8	68.20'	S80°08'05"E
L9	71.28'	S88°18'50"W
L10	31.12'	S66°37'56"W
L11	42.33'	S53°57'23"W
L12	61.45'	S17°47'59"E
L13	40.04'	S24°15'33"E
L14	60.38'	N21°55'32"E
L15	52.49'	S80°08'05"E
L16	32.76'	S80°08'05"E
L17	5.18'	N21°41'10"W
L18	31.34'	S68°18'50"W
L19	31.12'	S66°37'56"W
L20	31.12'	S66°37'56"W
L21	42.33'	S53°57'23"W
L22	42.33'	S53°57'23"W
L23	61.45'	S17°47'59"E
L24	61.45'	S17°47'59"E
L25	60.38'	N21°55'32"E
L26	60.38'	N21°55'32"E
L27	52.41'	N21°58'52"E
L28	41.68'	N21°58'52"E
L29	19.00'	S88°04'28"E
L30	32.99'	S17°47'59"E
L31	28.46'	S17°47'59"E
L32	34.69'	N53°57'23"E
L33	7.65'	N53°57'23"E





VICINITY MAP
No Scale

GENERAL NOTES

- Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 27) and rotated to grid at the New Mexico State Highway Commission Survey Control Monument "NM-448-N10".
- Distances are ground.
- Record plat bearings and distances where they differ from those measured by field survey are shown in parenthesis ().
- All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- Albuquerque City Zone Atlas pages B-13 and C-13.
- All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections and shown thus (). All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument- Do not disturb, PS Number 9750" and will be set flush with the final asphalt lift.
- Manholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.
- Total number of existing Tracts: 2
- Total number of Lots created: 35
- Total number of Tracts created: 5
- Total mileage of full width streets created: 0.67 mile.
- Total Plat acreage: 42.4853 acres.
- Current Zoning: "RA-1".
- UCLS Log No. 2004370083
- ALL OPENSACE REQUIREMENTS ARE MET ON THE LOT WITH THE DWELLING PER THE PROVISIONS OF SECTION 14-16-3-8(A)(1).

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following: Joe 2004
 L-013064-385285 10 101
 013-064 440 390-10102 3.405
 Bernalillo County Treasurer's Office Date
 Benitez Santillan Renee



PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- PNM Electric Services for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- QWest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.
- Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.
- New Mexico Utilities, Inc. for the installation, maintenance, and service of underground water and sanitary sewer lines, valves and other equipment and facilities reasonably necessary to provide water and sanitary sewer service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

DISCLAIMER
 Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

Any improvements encroaching into existing PNM transmission easements and rights of way must comply with the National Electrical Safety Code (NESC), and shall not interfere or inhibit PNM's ability to operate and maintain its facilities. The City of Albuquerque and/or owner-developer shall pay for all PNM utility relocations or modifications caused by such easement encroachments.

DISCLOSURE STATEMENT

The Purpose of this replat is to:

- Create the 35 residential lots and 5 Tracts as shown hereon.
- Convey Tracts A and B (Private street right of way) as shown hereon to the Black Farm Estates Homeowners Association (to be formed) in fee simple. Said Private street right of way to be maintained by said Black Farm Estates Homeowners Association.
- Within all Private street right of way as shown hereon, a Public Sanitary Sewer and Water Easement is hereby granted to New Mexico Utilities, Inc. and the City of Albuquerque by this plat.
- Tract C as shown hereon is hereby conveyed by this plat, to the Black Farm Estates Homeowners Association (to be formed) in fee simple for Public Pedestrian Trail Access. Maintenance of said parcels shall be the responsibility of said Homeowners Association.
- A Public Sanitary Sewer Easement over Tract C is hereby granted to New Mexico Utilities, Inc. and the City of Albuquerque by this plat.
- Tracts D and E as shown hereon are hereby conveyed by this plat, to the Black Farm Estates Homeowners Association (to be formed) in fee simple for Public Pedestrian Trail Access and Public Slope. Maintenance of said parcels shall be the responsibility of said Homeowners Association.
- Grant the new public utility easements as shown hereon.

PLAT OF
BLACK FARM ESTATES
 UNIT 2

(BEING A REPLAT OF TRACTS 12-A AND 12-B, PARTITION OF THE BLACK RANCH)

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

AUGUST, 2004

PROJECT NUMBER: 1002506
 Application Number: 05 DRB-00306

FLAT APPROVAL

Utility Approvals:

PNM Electric Services		11-30-04
PNM Gas Services		11-30-04
Qwest Corporation		11-30-04
Comcast		2-22-05
New Mexico Utilities		2-5-05

Note: These properties lie within the New Mexico Utilities, Inc. (NMU, Inc.) Franchise area. Water and Sanitary Sewer capabilities are based upon the NMU, Inc. facilities, not the City of Albuquerque.

City Approvals:

City Surveyor		11-1-04
Real Property Division	NA	2/23/05
Environmental Health Department	NA	2/23/05
Traffic Engineering, Transportation Division		2-23-05
Utilities Development		2-23-05
Parks and Recreation Department		2/28/05
AMAFCA		2/28/05
City Engineer		2/28/05
DRB Chairperson, Planning Department		2/23/05

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
 NMPS No. 9750
 August 18, 2004



**PLAT OF
BLACK FARM ESTATES
UNIT 2**

(BEING A REPLAT OF TRACTS 12-A AND 12-B, PARTITION OF THE BLACK RANCH)
**CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO**

AUGUST, 2004

2889231437
Page 2 of 5
8/3/04/2885 03:57P
R 27.00
BR-2885C Pg-08

LEGAL DESCRIPTION

Tracts numbered Twelve-A (12-A) and Twelve-B (12-B), of the Partition of the Black Ranch as the same are shown and designated on the plat entitled "PLAT OF TRACTS 12-A AND 12-B, PARTITION OF THE BLACK RANCH WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 5, 2003 in Volume 2003C, Folio 183.

Said tract contains 42.4853 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATED and now comprising, PLAT OF BLACK FARMS ESTATES UNIT 2 (BEING A REPLAT OF TRACTS 12-A AND 12-B, PARTITION OF THE BLACK RANCH), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby dedicate the new right of way for Irving Road as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby grant to the use of the public forever, the public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER

Slvage Community Development, LLC
a New Mexico limited liability company

By *Michael Sivage*
Michael Sivage, Manager

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 25th
day of OCTOBER, 2004, by Michael Sivage.

Karen Kline

Notary Public

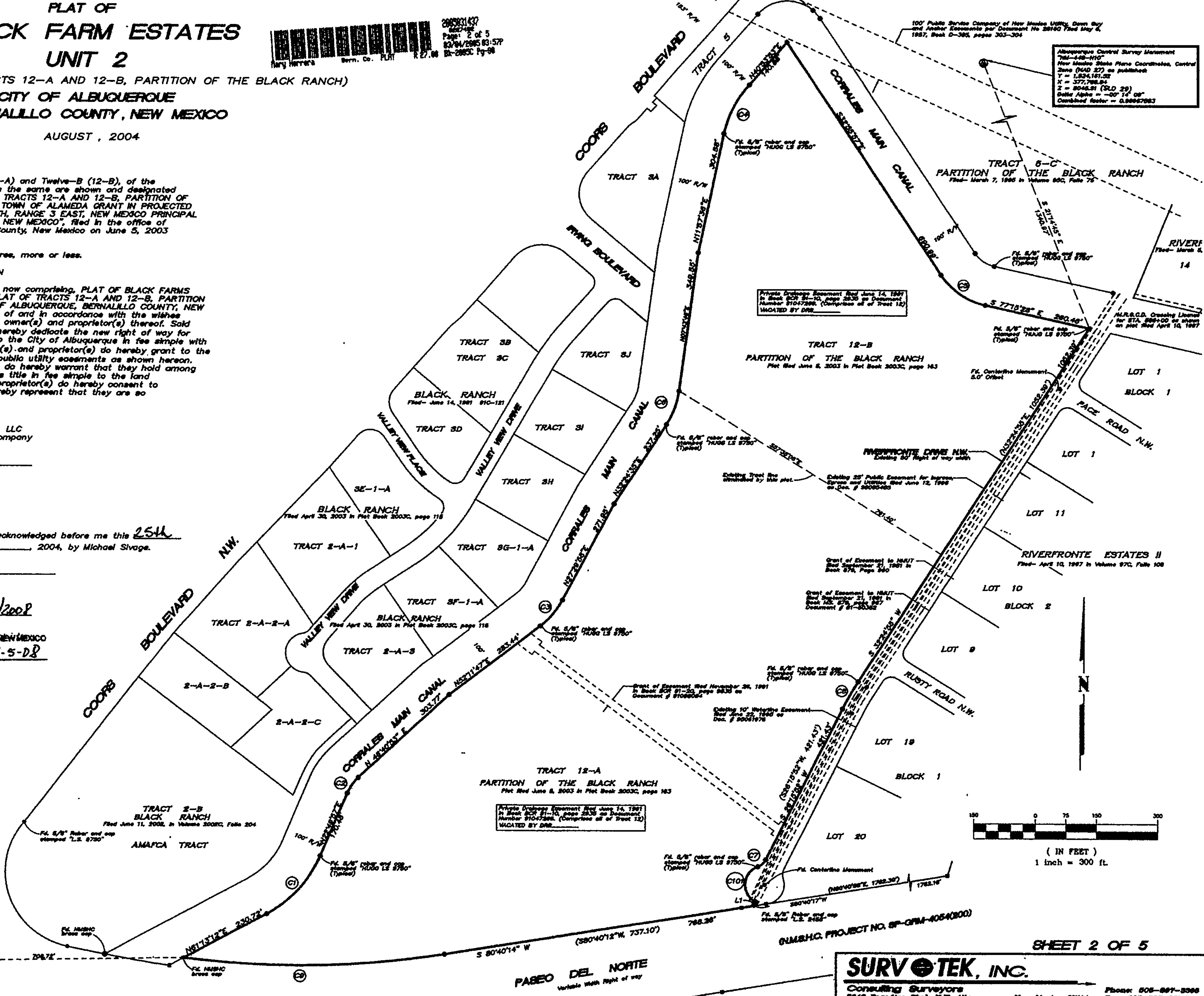
My commission expires 8/05/2008

KAREN KLINE
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires 8-5-08



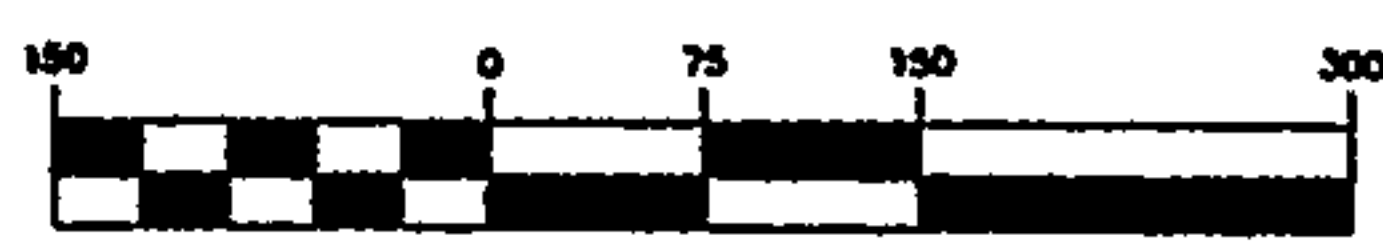
Albuquerque Control Survey Monument
71-C13
New Mexico State Plane Coordinates, Central
Zone (NAD 27) as published:
Y = 1,821,318.99
X = 378,384.29
Z = 6028.172 (SLD 28)
Datum Alpha = -00° 14' 00"
Combined factor = 0.99997730

Albuquerque Control Survey Monument
781-448-N10
New Mexico State Plane Coordinates, Central
Zone (NAD 27) as published:
Y = 1,524,161.32
X = 377,708.84
Z = 6046.31 (SLD 28)
Datum Alpha = -00° 14' 00"
Combined factor = 0.99997883



Private Drainage Easement filed June 14, 1997
in Book 828 25-32, page 2839 as Document
Number 91047288. (Comprises all of Tract 12)
VACATED BY DNR.

Private Drainage Easement filed June 14, 1997
in Book 828 25-32, page 2839 as Document
Number 91047288. (Comprises all of Tract 12)
VACATED BY DNR.



(IN FEET)
1 inch = 300 ft.

SURVOTEK, INC.
Consulting Surveyors
6645 Paradise Blvd. N.E. Albuquerque, New Mexico 87114
Phone: 505-897-5365
Fax: 505-897-5877

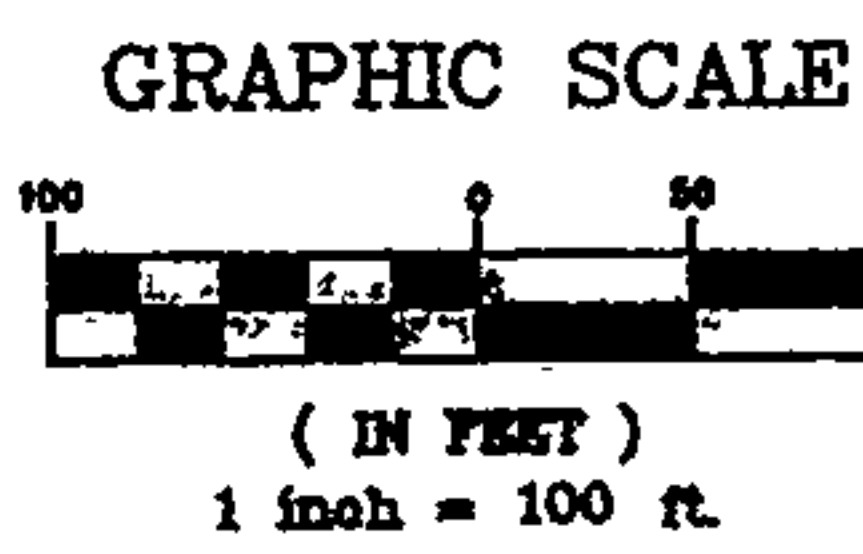
PLAT OF
BLACK FARM ESTATES
 UNIT 2

(BEING A REPLAT OF TRACTS 12-A AND 12-B, PARTITION OF THE BLACK RANCH)
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

AUGUST, 2004

NOTES:

- ① Tracts A and B- All new Private street right of ways are hereby conveyed to the Black Farm Estates Homeowners Association (to be formed). Maintenance of said Private Roadways to be the responsibility of said Homeowners Association.
 Within all Private Roadways as described above, a Public Sanitary Sewer and Water Easement shall be granted to New Mexico Utilities, Inc. and the City of Albuquerque.
- ② Tract C as shown hereon is to be conveyed to the Black Farm Estates Homeowners Association (to be formed) for Public Pedestrian Trail Access. Maintenance of said parcels to be the responsibility of said Homeowners Association.
 A Public Sanitary Sewer Easement over Parcel B shall be granted to New Mexico Utilities, Inc. and the City of Albuquerque.
- ③ Tracts D and E as shown hereon are to be conveyed to the Black Farm Estates Homeowners Association (to be formed) for Public Pedestrian Trail Access, and Public Stops and Drainage Easements. Maintenance of said parcels to be the responsibility of said Homeowners Association.
- ④ 10' Public Utility Crossing Easement within the Private Roadway Easement granted by this plat.



PROPERTY CORNER LEGEND

- Found 5/8" Rebar and cap stamped "L.S. 9750" to be set at all new interior lot corners. (Optional)
- Found 5/8" Rebar and cap stamped "L.S. 8720" at all exterior plot corners. (Optional)
- Found 3-1/2" aluminum centerline monument stamped "L.S. 4872" (Optional)

TRACT 2-B
 BLACK RANCH
 Filed June 11, 2004, in Volume 200802, Page 204
 AMAFCA TRACT

Albuquerque Control Survey Monument
 71-023
 Y = 1,821,315.39 (NAD 27)
 X = 376,354.38
 Z = 8028,172 (SLD 89)
 Decl. Angle = +0° 14' 35"
 Combined factor = 0.99997730

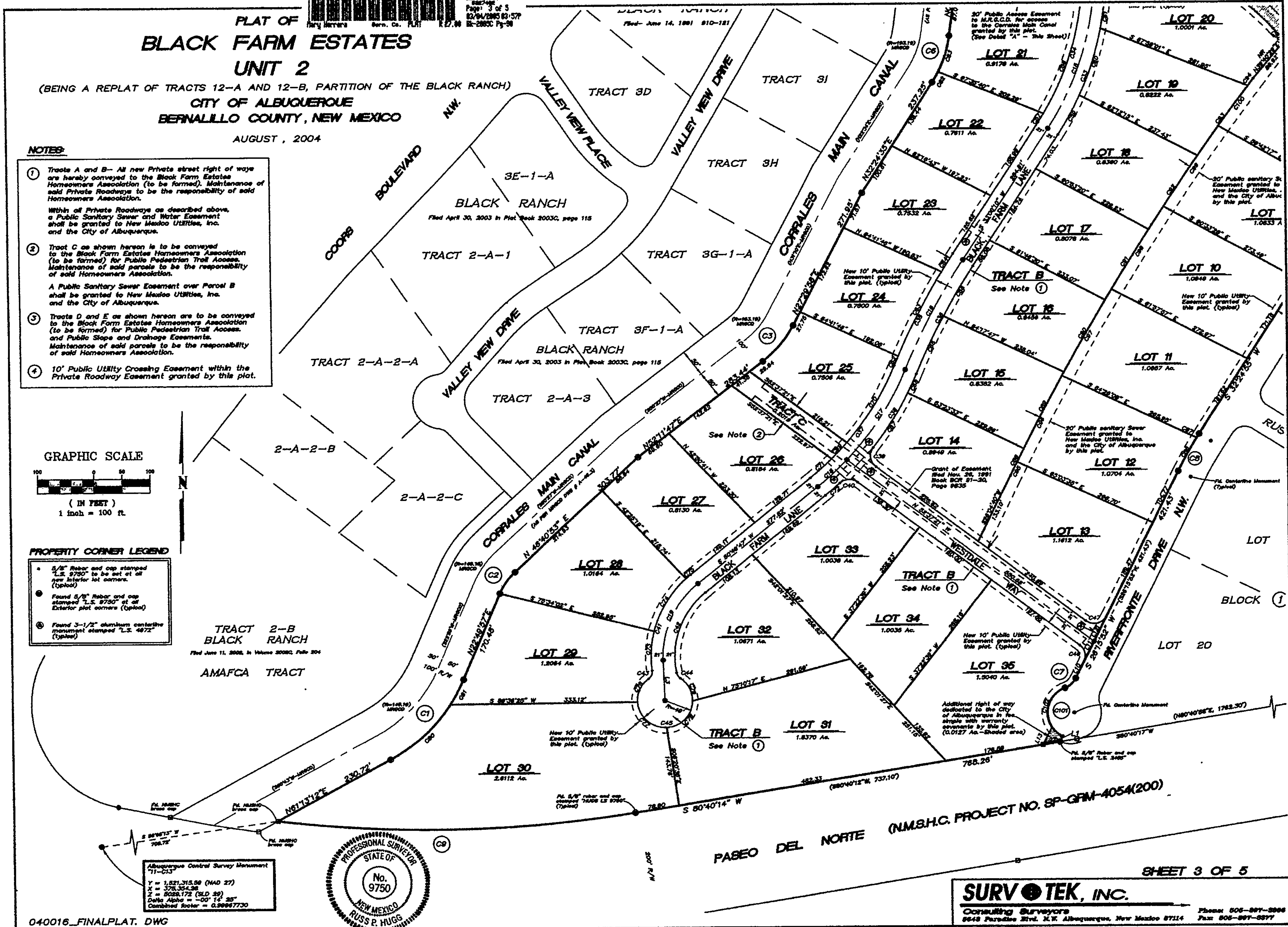


040016_FINALPLAT.DWG

SURV TEK, INC.

Consulting Surveyors
 8643 Paradise Blvd., N.E. Albuquerque, New Mexico 87114
 Phone: 505-897-2998 Fax: 505-897-0377

SHEET 3 OF 5



286581437
 02/24/04
 Page: 4 of 5
 03/14/2005 03:57
 R2-2865C Pg-08
 Mary Herrera
 Perm. Co. PLM R 27.00

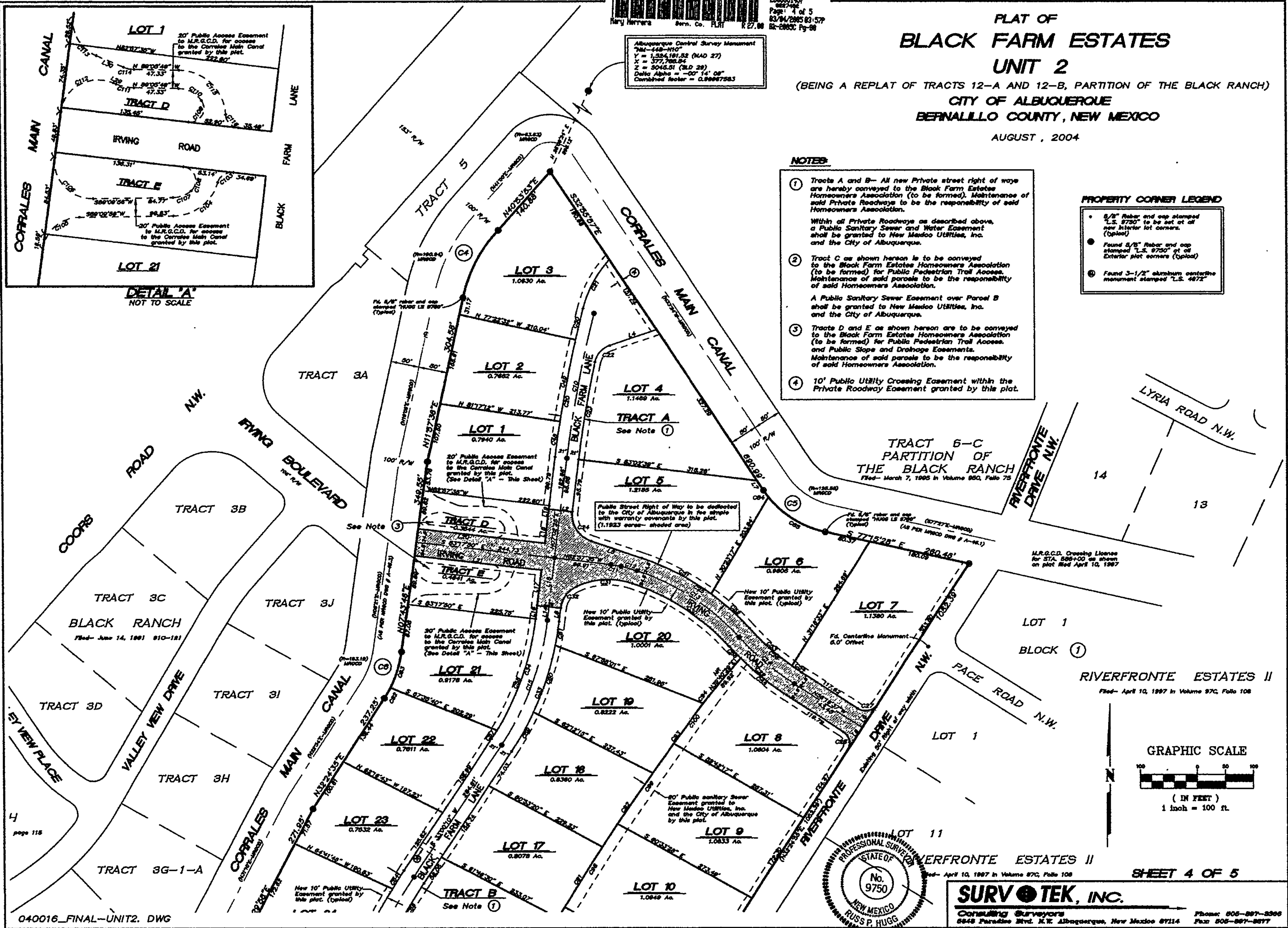
Albuquerque Central Survey Monument
 782-548-110
 Y = 1,554,181.52 (NAD 27)
 X = 577,782.84
 Z = 5045.31 (SLD 28)
 Delta Alpha = -00° 14' 00"
 Combined Factor = 0.9997583

FLAT OF
BLACK FARM ESTATES
 UNIT 2

(BEING A REPLAT OF TRACTS 12-A AND 12-B, PARTITION OF THE BLACK RANCH)
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST, 2004

- NOTES**
- Tracts A and B- All new Private street right of way are hereby conveyed to the Black Farm Estates Homeowners Association (to be formed). Maintenance of said Private Roadways to be the responsibility of said Homeowners Association.
 Within all Private Roadways as described above, a Public Sanitary Sewer and Water Easement shall be granted to New Mexico Utilities, Inc. and the City of Albuquerque.
 - Tract C as shown hereon is to be conveyed to the Black Farm Estates Homeowners Association (to be formed) for Public Pedestrian Trail Access. Maintenance of said parcels to be the responsibility of said Homeowners Association.
 - Tracts D and E as shown hereon are to be conveyed to the Black Farm Estates Homeowners Association (to be formed) for Public Pedestrian Trail Access and Public Slope and Drainage Easements. Maintenance of said parcels to be the responsibility of said Homeowners Association.
 - 10' Public Utility Crossing Easement within the Private Roadway Easement granted by this plat.

- PROPERTY CORNER LEGEND**
- 5/8" Rebar and cap stamped "L.S. 9750" to be set at all new interior lot corners. (Optional)
 - Found 5/8" Rebar and cap stamped "L.S. 9750" at all Exterior plot corners (Optional)
 - Found 3-1/2" aluminum centerline monument stamped "L.S. 4672"



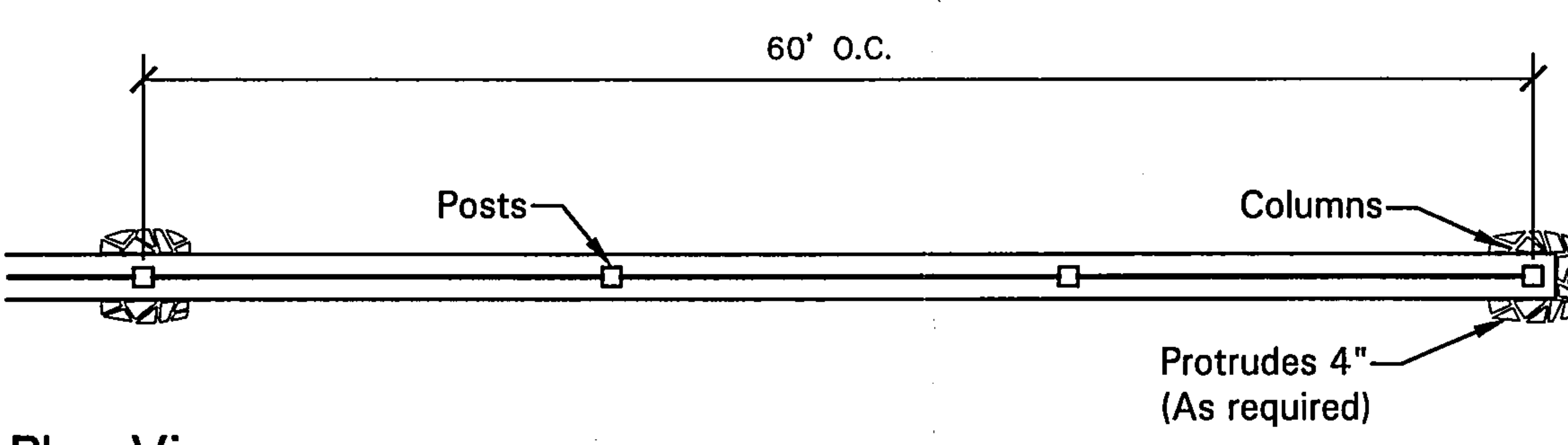
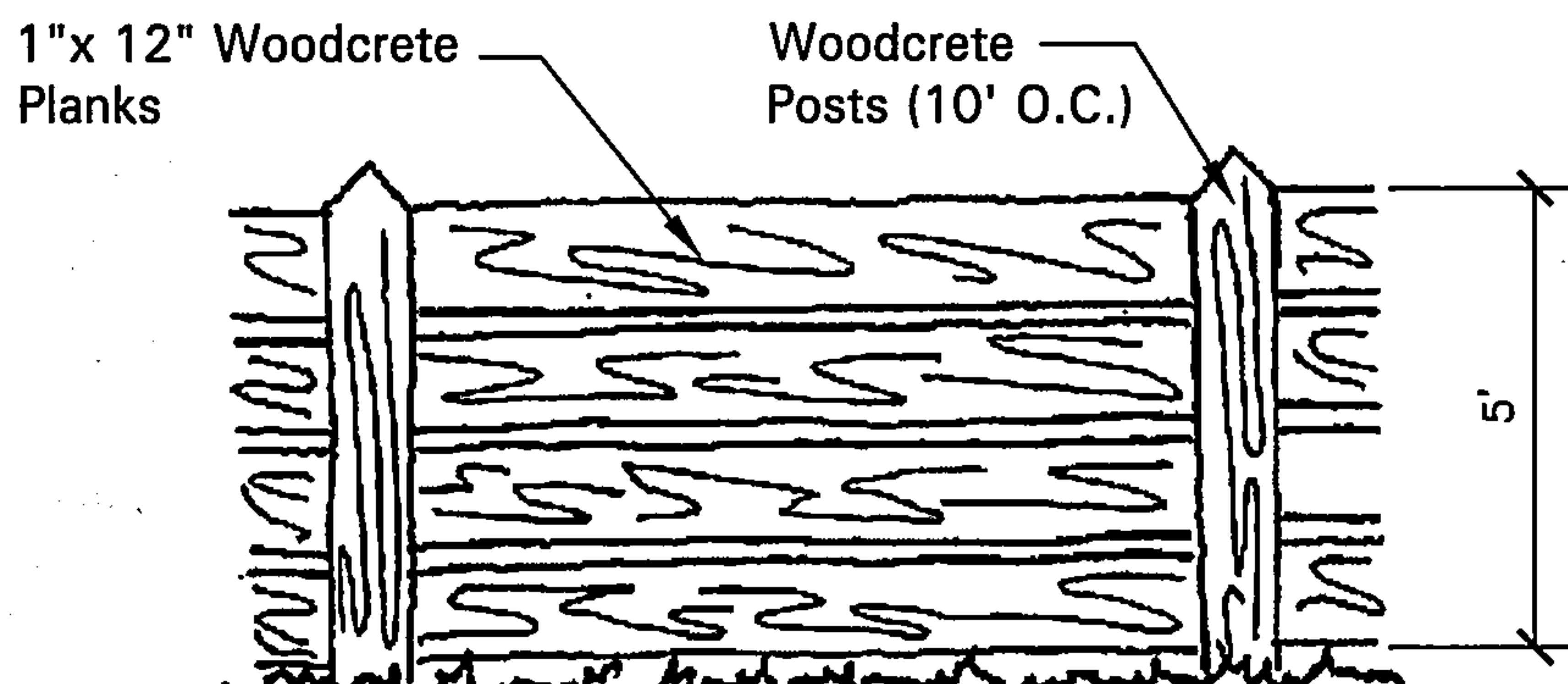
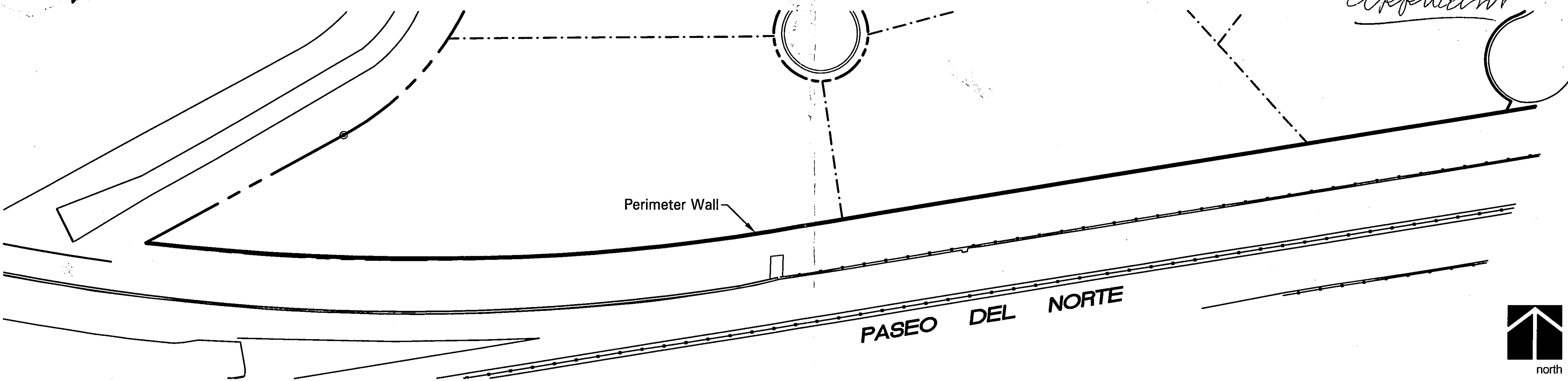
040016_FINAL-UNIT2.DWG



SURVTEK, INC.
 Consulting Surveyors
 6648 Paradise Blvd. N.E. Albuquerque, New Mexico 87114
 Phone: 505-897-8506
 Fax: 505-897-8577

SHEET 4 OF 5

Applicant



Plan View

N.T.S.

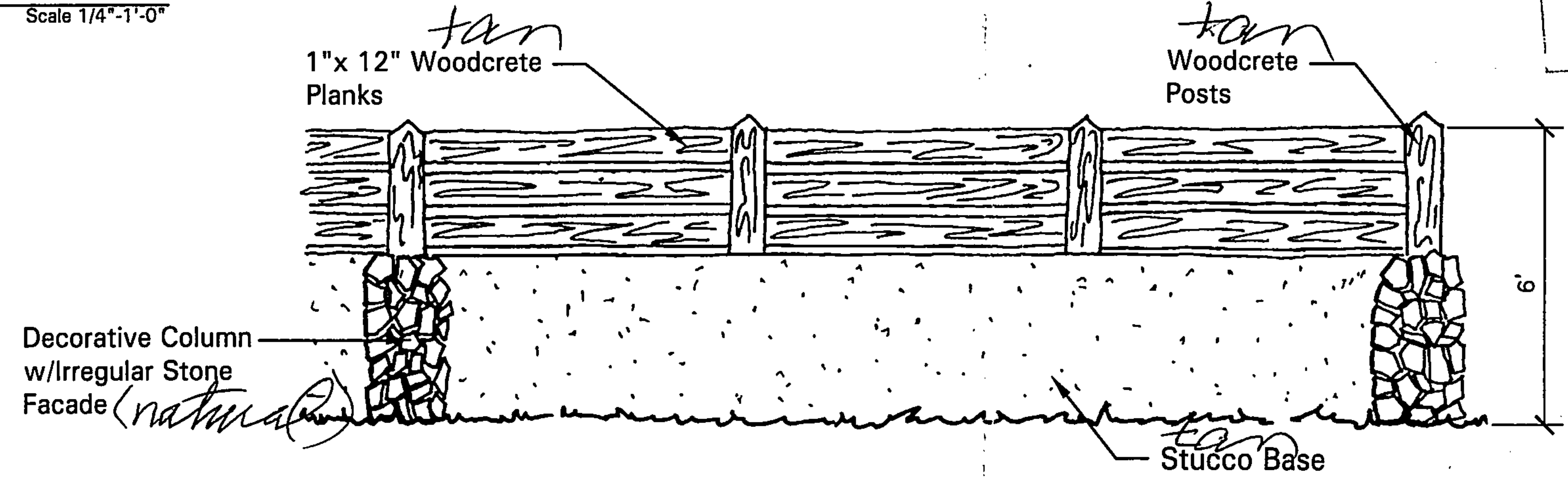
NOTES:

1. Paseo del Norte is designated as a Principal Arterial by the Long Range Roadway System.
2. Black Farm Estates perimeter wall design complies with the City Wall Regulations on layout, facade, and materials. A Special Exception for the wall height greater than 6 feet is required by the City Zoning Hearing Examiner.
3. Existing vegetation along Paseo del Norte Right-of-Way shall remain.
4. The nearest intersection is at Paseo del Norte and Coors Boulevard NW. Zone Atlas: C-13

COORS BLVD./WESTSIDE DR. -VIEW FROM R.O.W.

Scale 1/4"=1'-0"

NOTE: This fence design may include 3-4 planks depending on location and need for privacy.



PASEO DEL NORTE-VIEW FROM R.O.W.

Scale 1/4"=1'-0"

Perimeter Wall Approved

[Signature]

DR&B Chair

6/23/04

Date

PROJECT# 1002506
 04 DRB-00636
 04 DRB-00639

Perimeter Wall Design
BLACK FARM ESTATES

Prepared for:
 Sivage Community Development
 6700-B Jefferson NE Suite 1
 Albuquerque, NM 87109

Prepared by:
 Consensus Planning, Inc.
 924 Park Avenue SW
 Albuquerque, NM 87102

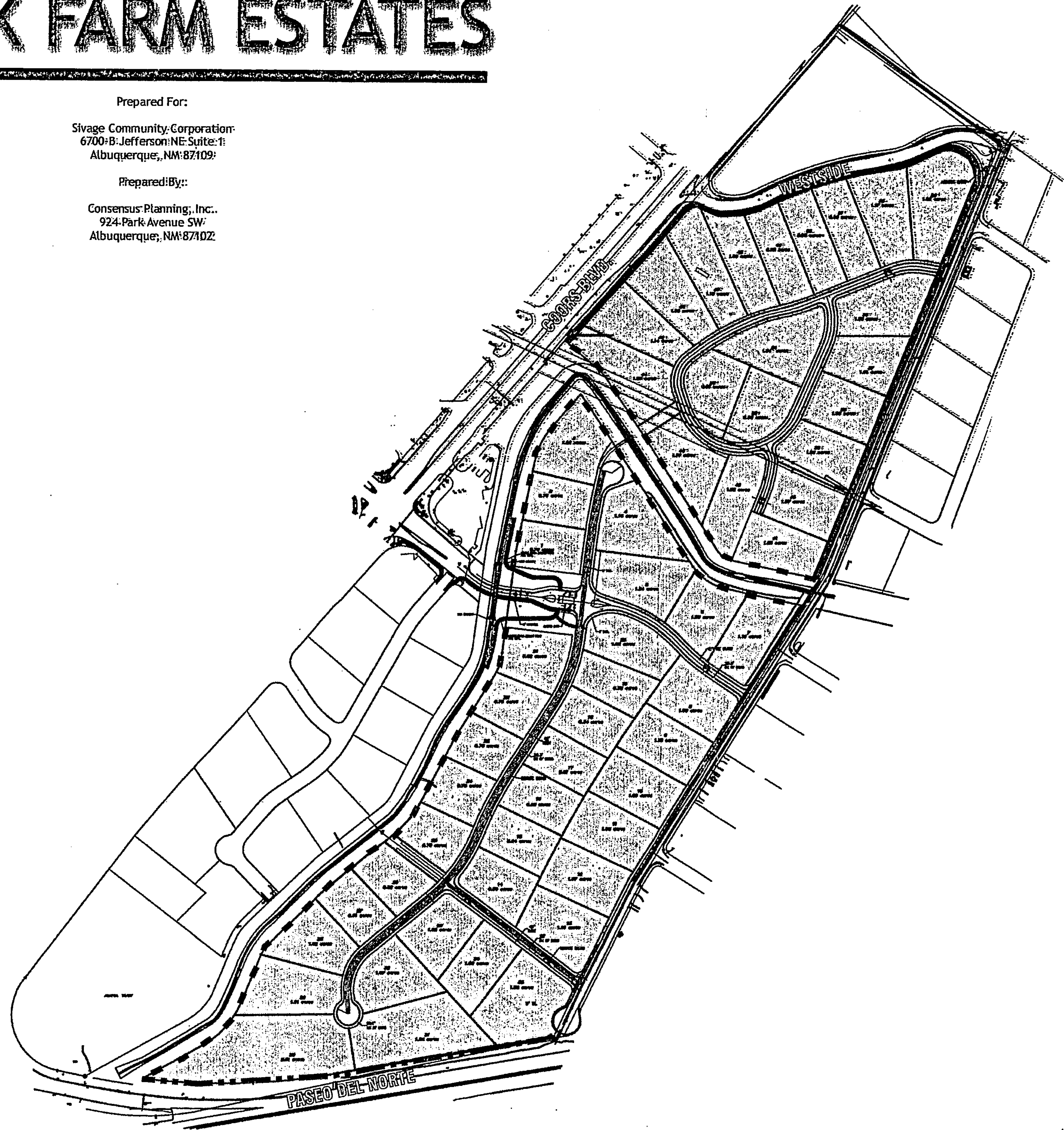
BLACK FARM ESTATES

Prepared For:

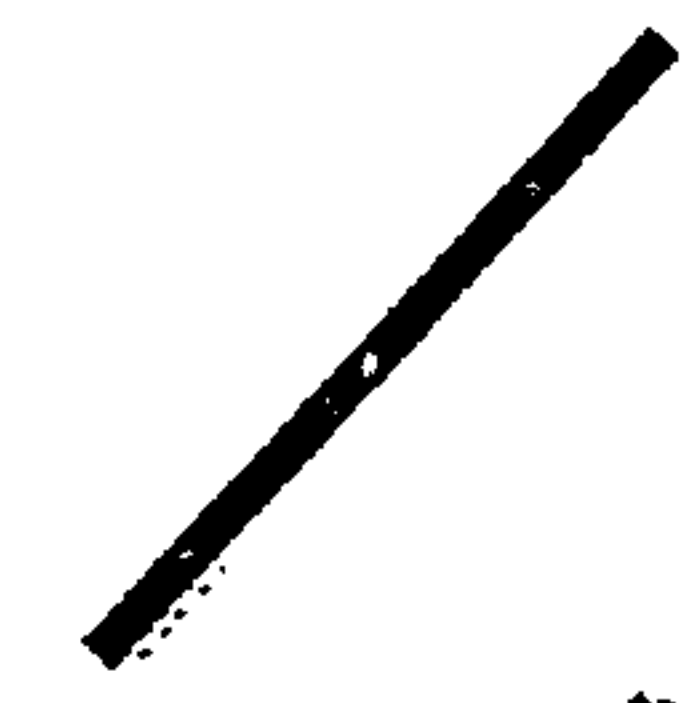
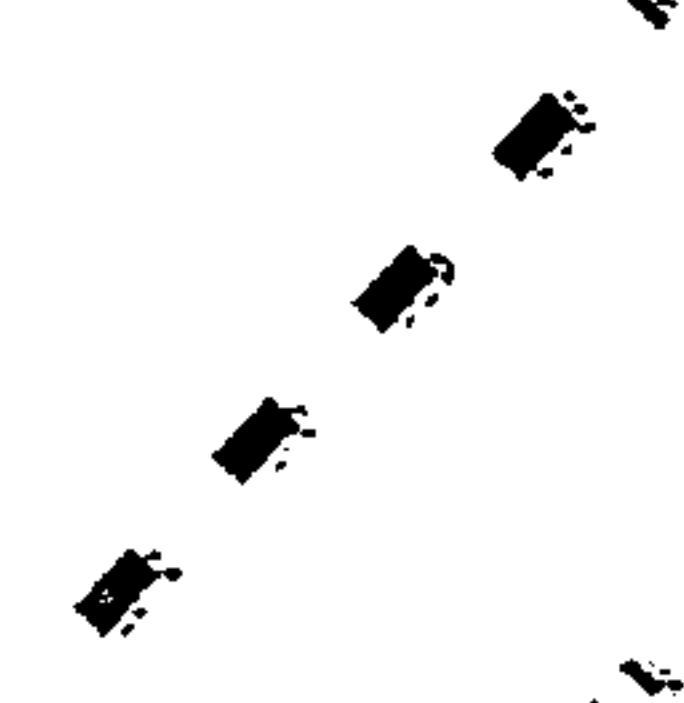
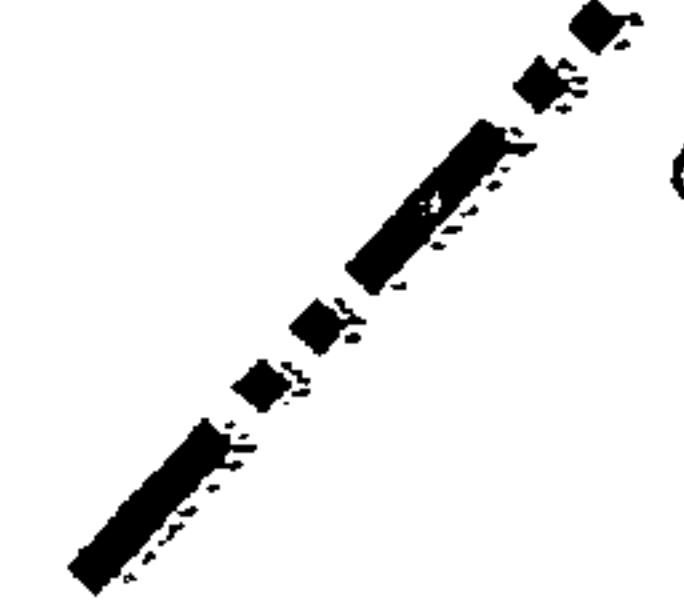
Sivage Community Corporation
6700 B. Jefferson NE Suite 1
Albuquerque, NM 87109

Prepared By:

Consensus Planning, Inc.
924 Park Avenue SW
Albuquerque, NM 87102



WALL DIAGRAM

-  5 FOOT WOODCRETE FENCE WITH 4 PLANKS
(Rear yards, adjacent to roadways)
-  5 FOOT WOODCRETE FENCE WITH 3 PLANKS
(Rear yards, adjacent to irrigation canal)
-  5 FOOT COMBINATION WOODCRETE FENCE WITH STUCCO BASE (adjacent to Paseo del Norte)

DRB# 1002506