

#15



Complete 10-8-04
C21

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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

DRB Application No.: 04DRB-01380 (FP)
Project Name: SUNDANCE SUBD. UNIT 2
Agent: Isaacson & Arfman PA

Project # 1002511
Phone No.: 268-8828

Project Number

1002511

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 9/22/04 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: Parks Fee
-
-
-
-
- UTILITIES: _____
-
-
-
- CITY ENGINEER / AMAFCA: _____
-
-
-
- PARKS / CIP: _____
-
-
-
- PLANNING (Last to sign): _____
-
-
-

X

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.

#15



DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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

DRB Application No.: 04DRB-01380 (FP)

Project # 1002511

Project Name: SUNDANCE SUBD. UNIT

Phone No.: 268-8828

Agent: Isaacson & Arfman PA

Project Number

1002511

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4/22/04 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: Parks Fee

-
-
-
-

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

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

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

- Include 3 copies of the approved site plan along with the originals.
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required. ok
- Copy of recorded plat for Planning.

AGIS ELECTRONIC PLAT APPROVAL FORM

DRB Project Case # 100 2511
 Subdivision Name Sundance Unit 2
 Surveyor Tim Aldrich
 Company/Agent Isaacson & Artman
 Contact Person Fred Artman Phone # 268-8828 email iamangrs@swcp.com

DXF Received Date: 9-9-04
 Hard-Copy Date: 9-9-04

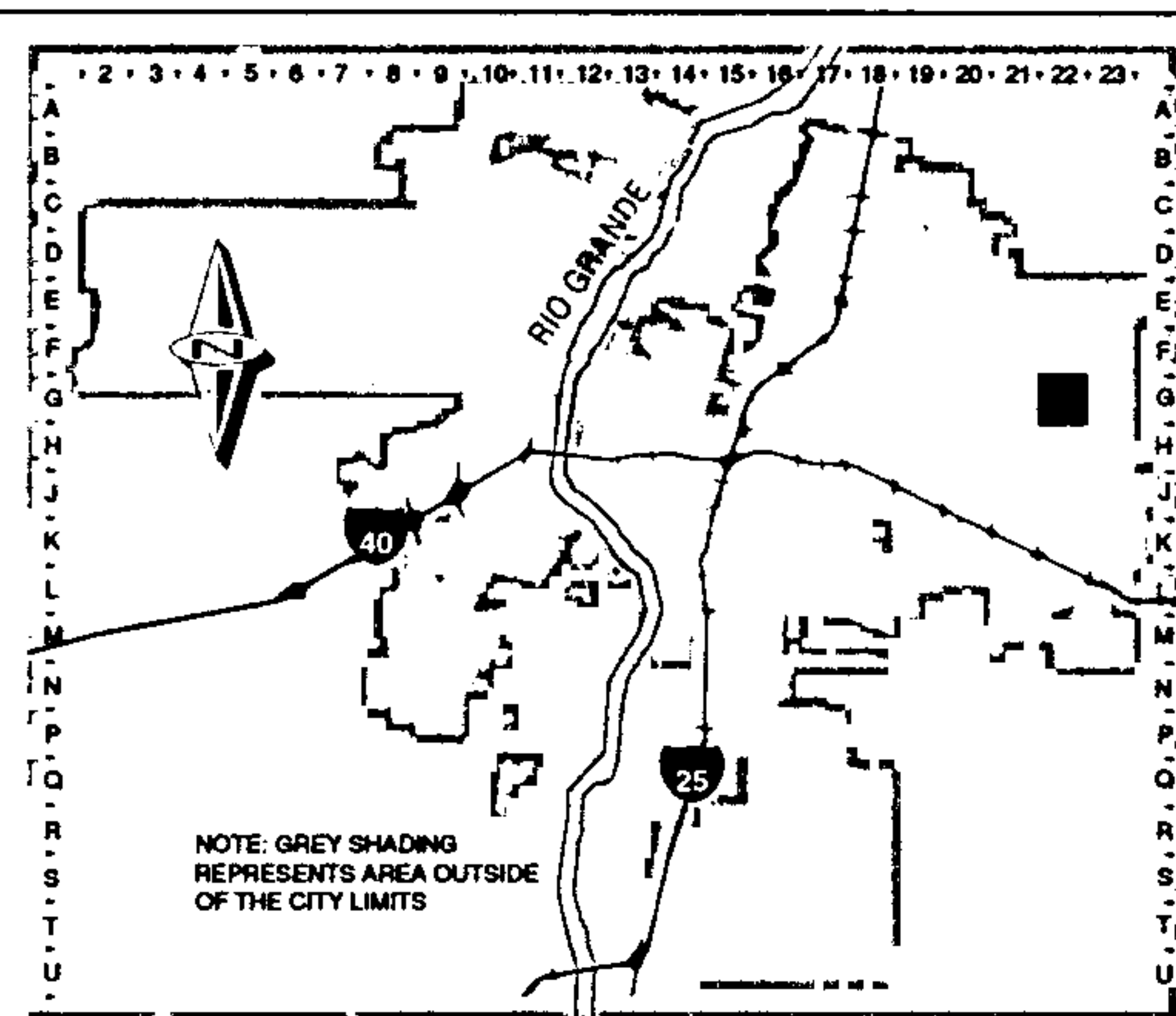
Coordinate system: NMSP Grid (NAD 83) NMSP Grid (NAD 27) Ground rotated to NMSP Grid Other

Barbara A. Romero
 Approved

9-9-04
 Date

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

AGIS Use Only Copied cov <u>2511</u> to agiscov.	Date: <u>9-9-04</u>	Contact person Notified on: <u>by phone 9-9-04</u>
---	---------------------	---

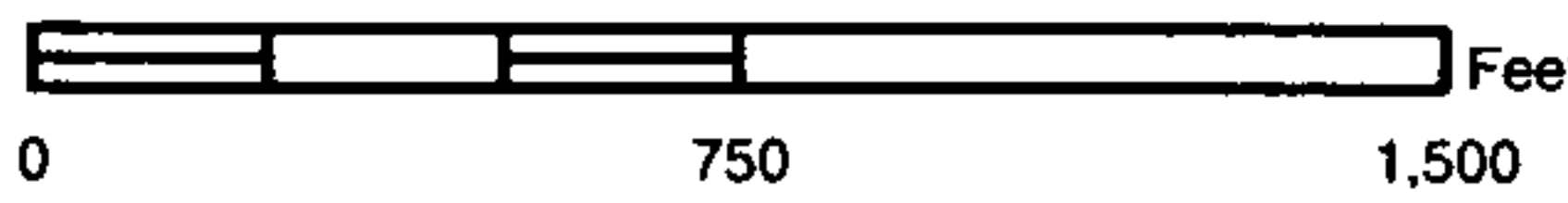


Address Map Page:

G-22

Symbol Legend

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



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



THREE HUNDRED YEARS
1706 • 2006
ALBUQUERQUE

Hacienda Historia

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

© Copyright 2004

Map amended through: July, 2004



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

September 22, 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: 12:30 P.M.

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

1. **Project # 1002250**
04DRB-01314 Major-Preliminary Plat Approval
04DRB-01315 Major-Vacation of Public Easements
04DRB-01316 Minor-Sidewalk Waiver
04DRB-01317 Minor-Temp Defer SDWK
- 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 @ VENTANA RANCH**, zoned SU-1, R-2, located on UNIVERSE BLVD NW, between VENTANA RD NW and UNIVERSE BLVD NW containing approximately 7 acre(s). [REF: 04DRB00926, 04EPC01046, 04EPC01045] (B-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/22/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/19/04 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALK ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
- 04DRB-01412 Minor- Amended SiteDev Plan Subd
04DRB-01413 Minor-SiteDev Plan BldPermit/EPC
- CONSENSUS PLANNING INC agent(s) for SANDIA PROPERTIES LTD CO request(s) the above action(s) for all or a portion of Tract(s) A-1-B, A-1-A, A-1-C AND A-2, **VENTANA TOWNHOMES @ VENTANA RANCH**, zoned SU-1 FOR R-2, SU-1 FOR CHURCH, located on UNIVERSE BLVD NW, between VENTANA RD NW and IRVING BLVD NW containing approximately 28 acre(s). [REF: 04EPC-00926, 04EPC-01046, 04EPC-01045] [Elvira Lopez, EPC Case Planner] (B-10) **AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO CHECK COMMENTS FROM EPC CASE PLANNER.**

2. **Project # 1002962**
04DRB-01319 Major-Bulk Land Variance
04DRB-01320 Major-Vacation of Pub Right-of-Way
04DRB-01321 Major-Vacation of Public Easements
04DRB-01322 Minor-Prelim&Final Plat Approval
- WILSON & CO. agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of Tract(s) 1-14 and OS-3 & OS-4, **THE TRAILS, UNIT 2**, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 190 acre(s). [REF: 04DRB-00929, 03DRB-01528] (C-9) **BULK LAND VARIANCE WAS APPROVED. 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 15-DAY APPEAL PERIOD AND AGIS DXF FILE.**
3. **Project # 1003610**
04DRB-01251 Major-Preliminary Plat Approval
04DRB-01252 Minor-Temp Defer SDWK
04DRB-01469 Minor-Sidewalk Waiver
- WILSON & CO. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 29A, LANDS OF SALAZAR/QUATRO/JSJ/ HANNETT (to be known as **ARROWWOOD HILLS SUBDIVISION, UNIT 1**), zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO SW and BLAKE RD SW containing approximately 29 acre(s). [REF: 1001594, 02DRB-01621 & 01622, 1003231, 04DRB-00137, 04DRB-00261, 00262 & 00263] [*Deferred from 9/8/04 & 9/22/04*] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/29/04.**
4. **Project # 1003629**
04DRB-01288 Major-Vacation of Public Easements
- ARMIJO SURVEYING GROUP LLC agent(s) for DONALD VASQUEZ request(s) the above action(s) for all or a portion of Lot(s) 1, **PARKSITO SUBDIVISION**, zoned R-D residential and related uses zone, developing area, 9 DU/AC, located on 97TH ST SW, between FIRMAN CT SW and SAN YGNACIO RD SW containing approximately 1 acre(s). [REF: DRB-96-529, S-98-83, S-97-55][*Deferred from 9/15/04*] (L-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

SITE DEVELOPMENT PLANS, AMENDED PLANS AND MASTER DEVELOPMENT PLANS

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

5. **Project # 1003364**
04DRB-01407 Minor-SiteDev Plan
Subd/EPC
04DRB-01408 Minor-SiteDev Plan
BldPermit/EPC
04DRB-01409 Minor-Prelim&Final Plat
Approval
- TIERRA WEST, LLC agent(s) for DOUBLE CHEESE CORPORATION request(s) the above action(s) for all or a portion of Block(s) 10, Tract(s) 1A, **NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3**, zoned SU-2 MIXED USES, located on LOUISIANA BLVD NE, between HOLLY AVE NE and PASEO DEL NORTE NE containing approximately 5 acre(s). [REF: DRB-95-478, 04EPC-00495, 04EPC-00494] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 9/22/04*] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 10/6/04.**
6. **Project # 1003637**
04DRB-01302 Minor-SiteDev Plan
BldPermit
- OPUS WEST CONSTRUCTION CORP request(s) the above action(s) for all or a portion of Lot(s) 12, Block(s) 2, Unit(s) 1, **JOURNAL CENTER PHASE 2**, zoned IP industrial park zone, located on MASTHEAD ST NE, between MASTHEAD ST NE and TIBURON ST NE containing approximately 5 acre(s). [REF: AX-79-13, Z-79-80-2, 1000633] [*Deferred from 9/1/04*] [*Deferred on 9/8/04 on a no show*] (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RADII AND NOTES AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

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

7. **Project # 1000658**
04DRB-01421 Minor-Prelim&Final Plat
Approval
- MARK GOODWIN & ASSOCIATES agent(s) for OTONO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) F-1-A-1, Unit(s) 1, **LOOP INDUSTRIAL DISTRICT**, zoned SU-1, M-1, located on ALAMEDA NE, between JEFFERSON NE and SAN MATEO NE containing approximately 2 acre(s). [*Deferred from 9/22/04*] (C-17) **DEFERRED AT THE AGENT'S REQUEST TO 9/29/04.**

8. **Project # 1002668**
04DRB-01419 Minor-Final Plat Approval
- MARK GOODWIN & ASSOCIATES agent(s) for VISTA MAGNIFICA LLC request(s) the above action(s) for all or a portion of Tract(s) C, Block(s) 5, Tract(s) E & F, Block(s) 2, **VISTA MAGNIFICA** and Lot(s) B, Block(s) 8, **PALISADES ADDITION**, zoned R-LT residential zone, located on ATRISCO DR NW, between I-40 and CLIFFSIDE DR NW containing approximately 7 acre(s). [REF: 02EPC-01089, 03DRB-00811] (H-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU.**
9. **Project # 1000739**
04DRB-01382 Minor-Ext of SIA for
Temp Defer SDWK
- SANDIA PROPERTIES LTD CO agent(s) for SANDIA PROPERTIES LTD. request(s) the above action(s) for all or a portion of Lot(s) 73, Tract(s) Y-1-B, **MESA VISTA @ VENTANA RANCH**, zoned R-LT residential zone, located on LAS VENTANAS RD NW, between BANYON AVE NW and EAGLE AVE NW. [REF: 01DRB-00529, 01DRB-01478, DRB-95-252, S-98-52, S-95-27, V-98-52, SV-95-39] (B-9) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
10. **Project # 1003542**
04DRB-01391 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST LTD agent(s) for GEORGE & LULU SAGE-ALLISON request(s) the above action(s) for all or a portion of Lot(s) 23 & 24, Block(s) 31, **PEREA ADDITION**, zoned SU-2, TH, located on 15th ST NW, between ORCHARD PL NW and MARBLE AVE NW containing approximately 1 acre(s). [REF: 04DRB-01081] (J-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CERTIFICATION OF SIDEWALKS AND REAL PROPERTY SIGNATURE.**

11. **Project # 1002322**
04DRB-01396 Minor-Extension of Preliminary Plat
- ANGELO GINERIS agent(s) for ACME REAL ESTATE FUND, LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 23, **ORIGINAL TOWNSITE OF WESTLAND**, zoned SU-2 FOR IP, located on SUNSET GARDENS SW, between 90th ST SW and SUNSET GARDENS SW containing approximately 9 acre(s). [REF: 02DRB-01666, 03DRB-00420, 03DRB-00349] (L-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**
12. **Project # 1003665**
04DRB-01404 Minor-Prelim&Final Plat Approval
- WAYJOHN SURVEYING INC agent(s) for AMANDA MONTOYA request(s) the above action(s) for all or a portion of Lot(s) 12-16, Block(s) 8, **EAST CENTRAL BUSINESS ADDITION**, zoned C-3 heavy commercial zone, located on COCHITI RD SE, between SHIRLEY ST SE and JUAN TABO SE containing approximately 2 acre(s). (L-21) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR UTILITY SIGNATURES.**
13. **Project # 1003666**
04DRB-01405 Minor-Prelim&Final Plat Approval
- WAYJOHN SURVEYING INC agent(s) for AVALON INVESTMENTS, SCOTT WHITTINGTON, request(s) the above action(s) for all or a portion of Tract(s) B-2, **LANDS OF FREEWAY-OLD TOWN LTD**, zoned S-M1, located on 18TH ST NW, between MOUNTAIN RD NW and BELLAMAH AVE NW containing approximately 7 acre(s). [REF: SP-75-44] (J-13) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

14. **Project # 1003667**
04DRB-01406 Minor-Prelim&Final Plat
Approval
- WAYJOHN SURVEYING INC agent(s) for DEBBIE LOBBEREGT request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 25, **GLENWOOD HILLS, UNIT 2**, zoned R-1 residential zone, located on PASO DEL PUMA NE, between CEDAR BROOK AVE NE and SUNSET CANYON PL NE containing approximately 3 acre(s). (F-23) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
15. ~~Project # 1002511~~
04DRB-01380 Minor-Final Plat Approval
- ISAACSON & ARFMAN PA agent(s) for GARRETT GROUP INC. request(s) the above action(s) for all or a portion of Tract(s) A (to be known as **SUNDANCE SUBDIVISION, UNIT 2**) zoned R-LT residential zone, located on BLUEWATER RD NW, between UNSER BLVD NW and THE UNSER DIVERSION CHANNEL containing approximately 15 acre(s). [REF: 04DRB-01118, 01119 & 01120, 03DRB-00858, 03DRB-01578, 03DRB-01805, 04DRB-00358 & 00359] (K-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU.**
16. **Project # 1003353**
04DRB-01415 Minor-Final Plat Approval
- ISAACSON & ARFMAN PA agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) B, (to be known as **HERITAGE @ THE TRAILS, UNIT 2**, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 10 acre(s). [REF: 03DRB-01528, 04DRB-00452, 04DRB-00453, 04DRB-00454, 04DRB-00456] (C-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1003354**
04DRB-01416 Minor-Final Plat Approval
- ISAACSON & ARFMAN PA agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) A, (to be known as **HERITAGE @ THE TRAILS, UNIT 1**, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 14 acre(s). [REF: 03DRB-01528, 04DRB-00457, 04DRB-00458, 04DRB-00459, 04DRB-00461] (C-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
18. **Project # 1002718**
04DRB-01410 Minor-Final Plat Approval
04DRB-01411 Minor-Sidewalk Waiver
- TIERRA WEST LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 334B2A1, 334B2B & 334B1, **RIVERVIEW ACRES, UNIT 2**, zoned RA-1 residential and agricultural zone, semi-urban area, located on GABALDON RD SW, between RIVERSIDE DRAIN CANAL and GABALDON RD SW containing approximately 10 acre(s). [REF: 04DRB-00758, 04DRB-00759] [*Deferred from 9/22/04*] (H-12) **DEFERRED AT THE AGENT'S REQUEST TO 10/6/04.**
19. **Project # 1003573**
04DRB-01417 Minor-Prelim&Final Plat Approval
- RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 & 30, Block(s) 2, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3, OAKLAND NORTH SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB-01138] [*Deferred from 9/22/04*] (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 10/6/04.**

20. **Project # 1003668**
04DRB-01414 Minor-Prelim&Final Plat
Approval
- TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 5, Block(s) 3, Tract(s) 3, Unit(s) 3, **NORTH ALBUQUERQUE ACRES**, zoned RD-3, located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). **(C-20) INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
21. **Project # 1003466**
04DRB-01420 Minor-Prelim&Final Plat
Approval
- CARTESIAN SURVEYS INC agent(s) for H & S INC., SHELDON BROMBERG request(s) the above action(s) for all or a portion of Tract(s) A & B, **EL CAMBIO PLAZA ADDITION**, zoned SU-2, C-2, located on BRIDGE BLVD SW, between 4TH ST SW and 8TH ST SW containing approximately 3 acre(s). **(L-14) PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**
22. **Project # 1002002**
04DRB-00805 Minor-Final Plat Approval
- ADVANCED ENGINEERING & CONSULTING LLC agent(s) for RETAIL DEVELOPMENT INC, LLC request(s) the above action(s) for a Portion of Drainage Easement, **BEAR CANYON ARROYO**, zoned C-3 heavy commercial zone, located on SAN MATEO BLVD NE, between SAN MATEO BLVD NE and I-25 containing approximately 5 acre(s). [REF: 03DRB-00168, 03DRB-00605, 02DRB-01743] *(Final Plat was indefinitely deferred)* **(E-17) FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

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

23. **Project # 1001409**
04DRB-01425 Minor-Sketch Plat or Plan
- ADVANCED ENGINEERING & CONSULTING LLC agent(s) for SAIFI TALEBREZE request(s) the above action(s) for all or a portion of Lot(s) 20-A, Block(s) 1, **CANDELIGHT FOOTHILLS , UNIT 1**, zoned R-1 residential zone, located on LOMAS BLVD NE, between MONTE LARGO DR NE and SUMMIT HILLS DR NE containing approximately 2 acre(s). [REF: 01DRB-01160, 01DRB-01819, 02DRB-01863, 03DRB-02032] (J-23) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
24. **Project # 1003675**
04DRB-01427 Minor-Sketch Plat or Plan
- AMBROSE CHAVEZ agent(s) for HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Block(s) L-8, **ATRISCO GRANT**, zoned R-1 residential zone, located on CENTRAL AVE NW, between 57th ST NW and AVALON NW containing approximately 5 acre(s). (K-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
25. **Project # 1003671**
04DRB-01422 Minor-Sketch Plat or Plan
- KIRA SOWANICK agent(s) for SOUTHWEST GLASS & GLAZING request(s) the above action(s) for Tract(s) 27, **LADERA BUSINESS PARK**, zoned SU-1 LIGHT INDUSTRIAL, located on UNSER BLVD NW, between LADERA DR NW and 98th ST NW containing approximately 3 acre(s). [REF: PROJECT #1001523] (H-9/H-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. **Project # 1003669**
04DRB-01418 Minor-Sketch Plat or Plan

MARVIN HARRIS request(s) the above action(s) for all or a portion of Lot(s) 17-20, Block(s) 3, **ROMERO ADDITION**, zoned SR-1, located on KINLEY ST NW, between 5th ST NW and 6th ST NW containing approximately 1 acre(s). (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. **Project # 1003672**
04DRB-01423 Minor-Sketch Plat or Plan

RIO GRANDE ENGINEERING agent(s) for BOB KEERAN request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 3, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on OAKLAND NE, between BARSTOW NE and VENTURA NE containing approximately 2 acre(s).(C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

28. **Project # 1003673**
04DRB-01424 Minor-Sketch Plat or Plan

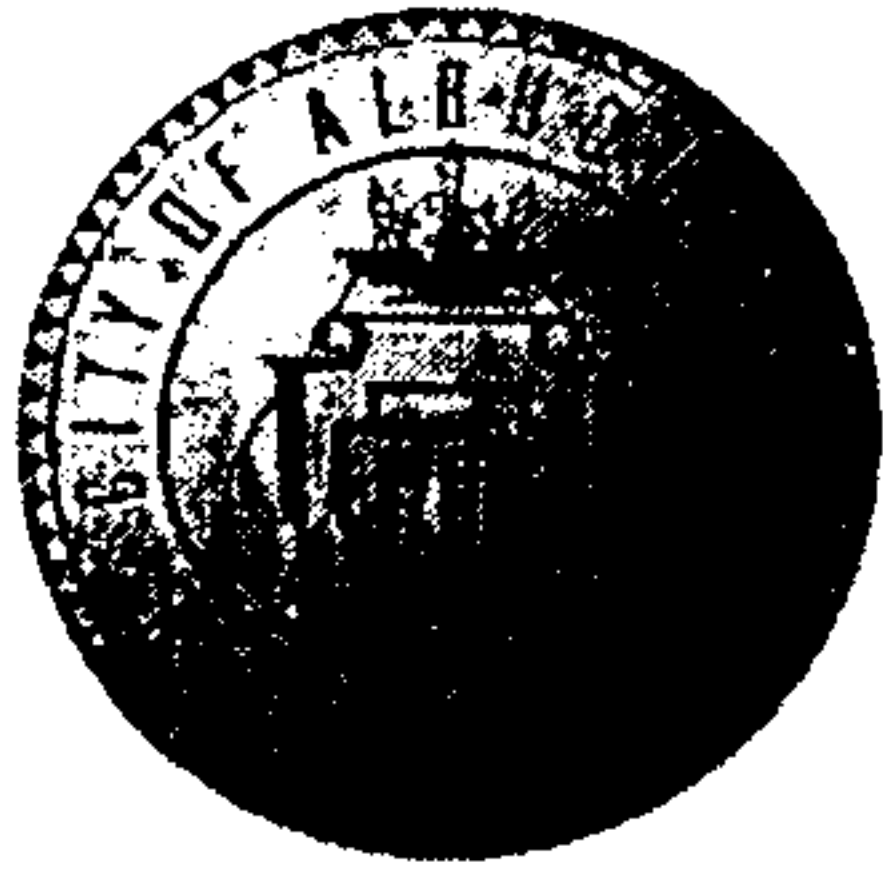
RIO GRANDE ENGINEERING agent(s) for BOB KEERAN request(s) the above action(s) for all or a portion of Lot(s) 8 & 9, Block(s) 3, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on OAKLAND NE, between BARSTOW NE and VENTURA NE containing approximately 3 acre(s).(C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

29. **Project # 1003674**
04DRB-01426 Minor-Sketch Plat or Plan

RIO GRANDE ENGINEERING agent(s) for BOB KEERAN request(s) the above action(s) for all or a portion of Lot(s) 25 & 26, Block(s) 3, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on OAKLAND NE, between BARSTOW NE and VENTURA NE containing approximately 2 acre(s). (C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

30. Approval of the Development Review Board Minutes for September 8, 2004. **THE DRB MINUTES FOR SEPTEMBER 8, 2004 WERE APPROVED.**

ADJOURNED: 12:30 P.M.



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

Development Review Board Comments

Project Number: 1002511
Application Number: 04DRB-01380

DRB Date: 9/22/04
Item Number: 15

Subdivision: Sundance Subdivision Unit 2
 Tract A Sundance Subdivision

Zoning: RLT

Zone Page: K-09

New Lots (or units) : 105

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:

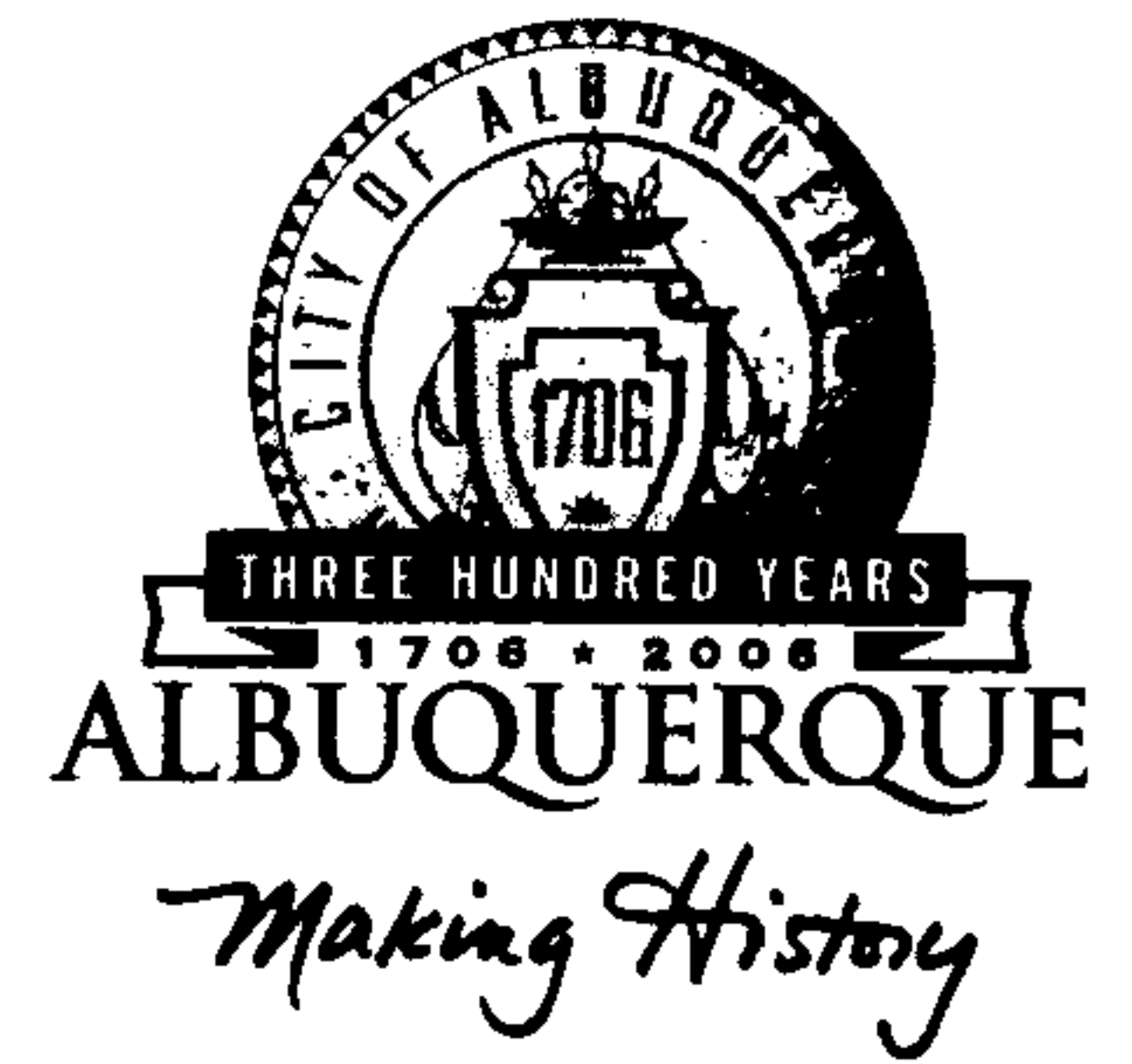
Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 105 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

Signed: 

Christina Sandoval, (DMD)

Phone: 768-3808



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002511

AGENDA ITEM NO: 15

SUBJECT:

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

ENGINEERING COMMENTS:

Albuquerque

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: September 22, 2004

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
9/22/04 DRB
Comments**

ITEM # 15

PROJECT # 1002511

APPLICATION # 04-01380

RE: Tract A, Sundance Subdivision, Unit 2/final plat

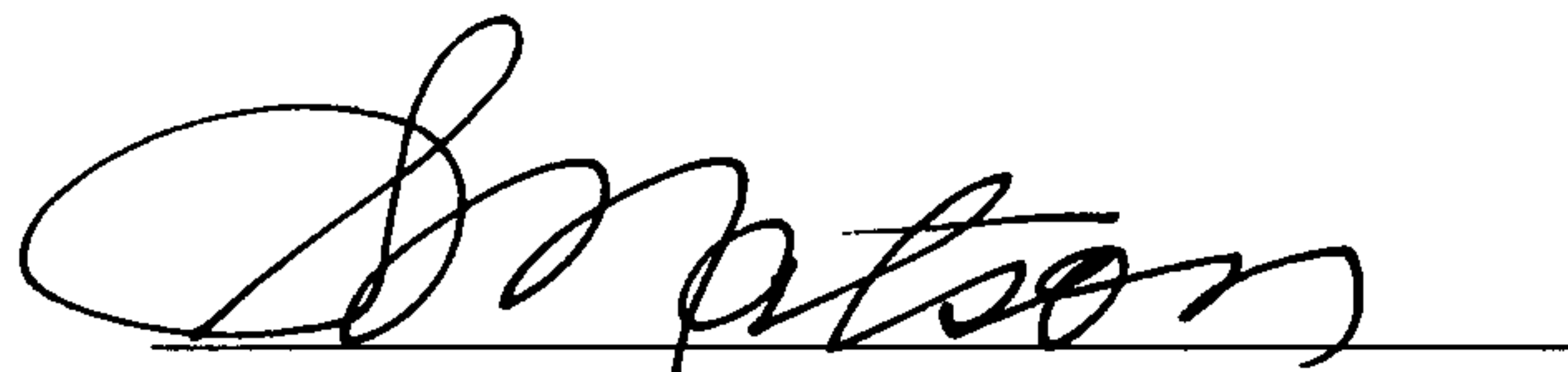
Perimeter wall design already approved.

No conditions of final plat imposed at the time of preliminary plat approval.

Are there any changes between the preliminary plat approval and this final plat submittal?

No objection to final plat approval provided there are minor if any changes from the approved preliminary plat .

The current zoning should be on the final plat.



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



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 11, 2004

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

ISAACSON & ARFMAN PA agent(s) for KB HOME OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) A UNIT 1, **SUNDANCE SUBDIVISION UNIT 2**, zoned R-LT residential zone, located on BLUEWATER RD NW, between UNSER BLVD NW and UNSER DIVERSION CHANNEL containing approximately 15 acre(s). [REF: 03DRB-00858, 01578, 01805, 04DRB-00358, 00359] (K-9)

At the August 11, 2004, Development Review Board meeting, with the resigning of the infrastructure list dated 8/11/04 and approval of the grading plan engineer stamp dated 6/24/03 the preliminary plat was approved.

The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file. 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 August 26, 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).

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:Isaacson & Arfman PA, 128 Monroe St NE, 87108
KB Home of New Mexico, 4921 Alexander Blvd NE, Suite B, 87107
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002511 AGENDA#: 3 DATE: 8.11.04

1. Name: Fred Cupman Address: Simon & Arden Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

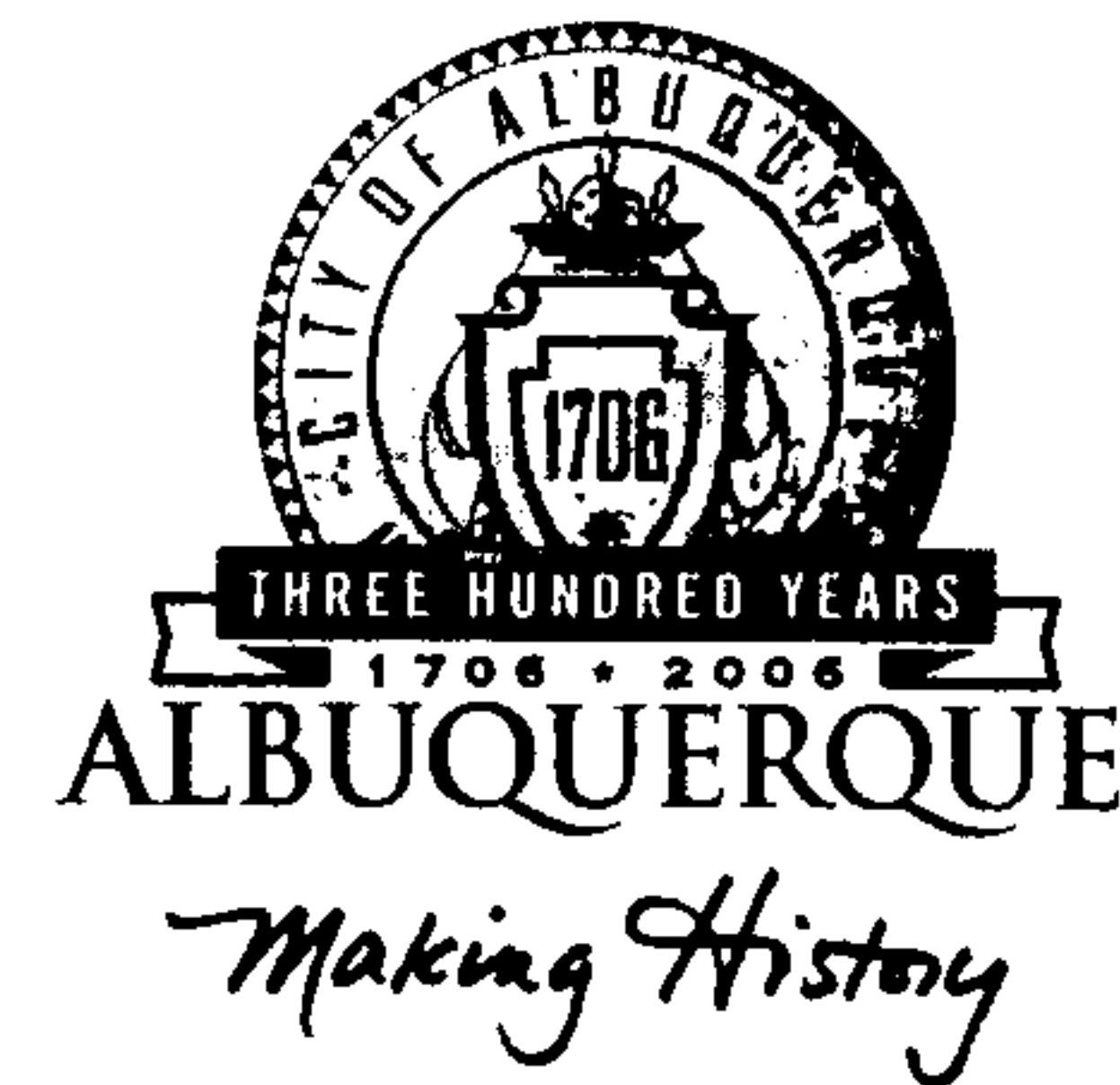
11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002511

AGENDA ITEM NO: 3

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

Albuquerque

ENGINEERING COMMENTS:

An approved drainage report dated 6-24-03 is on file for Preliminary Plat approval.
Comment on the infrastructure list.

New Mexico 87103

RESOLUTION:

resigned

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: August 11, 2004



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 11, 2004

Project # 1002511

04DRB-01118 Major-Preliminary Plat Approval
04DRB-01119 Minor-Temp Defer SDWK
04DRB-01120 Minor-Sidewalk Waiver

ISAACSON & ARFMAN PA agent(s) for KB HOME OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) A UNIT 1, **SUNDANCE SUBDIVISION UNIT 2**, zoned R-LT residential zone, located on BLUEWATER RD NW, between UNSER BLVD NW and UNSER DIVERSION CHANNEL containing approximately 15 acre(s). [REF: 03DRB-00858, 01578, 01805, 04DRB-00358, 00359] (K-9)

AMAFCA No adverse comments.

COG No adverse comments.

Transit



No objection to the preliminary plat or sidewalk deferral. Transit does not support waiving the requirement for sidewalks on the west side of lot 1 or east side of lot 21 (east side of Luminoso and west side of Shorewood south of Tradewind Rd). If subsequent development to the south continues these streets, these sidewalks would serve residences within walking distance (approximately 1/4 mile) of Central Avenue, which currently has a substantial level of transit service and is designated an Enhanced Transit Corridor in the City/County Comprehensive Plan.

Zoning Enforcement No comments received.

Neighborhood Coordination Letter sent to Avalon Neighborhood Association.

APS No comments received.

Police Department

A review of following case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. Burglaries, maintenance of landscaping, need for a neighborhood association.

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

Referring to Note number 2 on the plat describing the 35' PUE. The arrows depicting the 35' need to be moved 10' south to the boundary line to cover the existing E-W OH electric line

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 for this project is on file.

Transportation Development

The infrastructure list should list out the \$14,850 for the Modified "C" offsite mitigation for Bluewater/Unser. No objection to sidewalk waiver or deferral.

Parks & Recreation

The park dedication requirements remain the same for the resubmittal of the preliminary plat. Remove the word "public" from the proposed trail along the southern boundary of the property.

Utilities Development

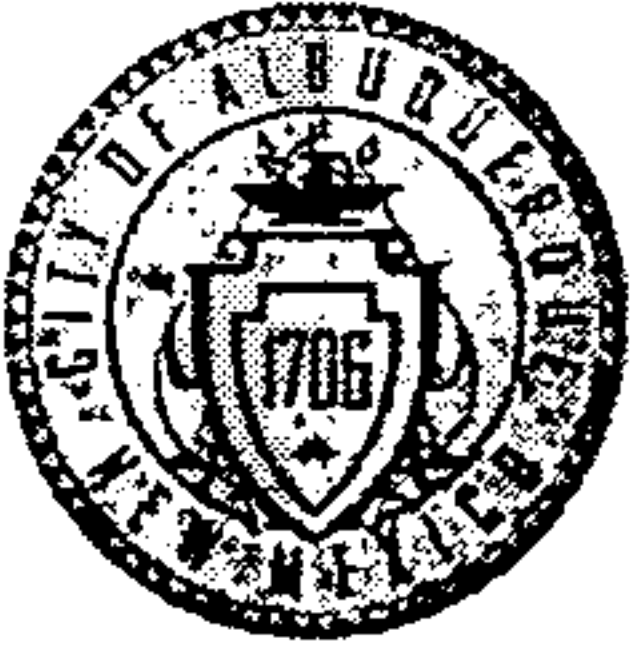
Need copy of Unit 1 recorded plat to verify required water/sewer easements. No objection to sidewalk waiver/deferral.

Planning Department

No objection to the requested actions. Wall design is already approved.

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

cc:KB Homes of New Mexico Inc., 4921 Alexander Blvd NE, Suite B, 87107
Isaacson & Arfman PA, 128 Monroe St NE, 87108



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, August 11, 2004, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1001562

04DRB-01103 Major-Two Year SIA
04DRB-01105 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES, PA agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) A, Block(s) 28, FOUR HILLS VILLAGE, 5TH INSTALLMENT (to be known as **RESERVE @ FOUR HILLS**, zoned R-1 residential zone, located on WAGON TRAIL DR SE, between RATON AVE SE and RIO ARRIBA AVE SE containing approximately 17 acre(s). [REF: 02DRB-01096, 02DRB-01097, 02DRB-01098, 02DRB-01263] (M-22)

Project # 1000296

04DRB-01109 Major-Vacation of Public Easements

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

Project # 1002511

04DRB-01118 Major-Preliminary Plat Approval
04DRB-01119 Minor-Temp Defer SDWK
04DRB-01120 Minor-Sidewalk Waiver

ISAACSON & ARFMAN PA agent(s) for KB HOME OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) A UNIT 1, **SUNDANCE SUBDIVISION UNIT 2**, zoned R-LT residential zone, located on BLUEWATER RD NW, between UNSER BLVD NW and UNSER DIVERSION CHANNEL containing approximately 15 acre(s). [REF: 03DRB-00858, 01578, 01805, 04DRB-00358, 00359] (K-9)

Project # 1003542

04DRB-01081 Major-Vacation of Pub Right-of-Way

GEORGE & LULU SAGE-ALLISON request(s) the above action(s) for all or a portion of Lot(s) 23 & 24, Block(s) 31, **PEREA ADDITION**, zoned SU-2 special neighborhood zone, TH, located on 15TH ST NW, between ORCHARD PL NW and MARBLE AVE NW containing approximately 1 acre(s). [REF: V-80-17] (J-13)

SEE PAGE 2 . . .



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

PAGE 2

Project # 1003554
04DRB-01099 Major-Vacation of Pub
Right-of-Way
04DRB-01100 Major-Vacation of Public
Easements

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT
INC request(s) the above action(s) for all or a portion of
Lot(s) 1-10, Block(s) 7 Lot(s) 1-10 Block(s) 8 and Lot(s)
1-8 Block(s) 9, **SKYLINE HEIGHTS**, zoned C-2
community commercial zone, located on CENTRAL
AVE SE, between EUBANK BLVD SE and CONCHAS
ST SE containing approximately 7 acre(s). [REF: ZA-
88-406] (L-20)

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.


Sherari Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JULY 26, 2004.

1234
**CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Meeting Date: AUGUST 11, 2004
Zone Atlas Page: K-9-Z
Notification Radius: 100 Ft.

Project# 1002511
App# 04DRB-01118
App# 04DRB-01119
App# 04DRB-01120

Cross Reference and Location:

Applicant: KB HOMES OF NEW MEXICO, INC.
Address: 4921 ALEXANDER BLVD NE, STE# B
ALBUQUERQUE NM 87107

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

Special Instructions:

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

Date Mailed: JULY 23, 2004

Signature: KYLE TSEHLIKAI 

PROPERTY OWNERSHIP / LEGAL LIST

App# _____
 Proj# _____

Date: _____

Page 1 Of 1

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address				
K-9	1009057	460-263	101-07	✓	1009057	488-340	103	09 ✓
		399-245	08	✓ COA		446-374		10 ✓
		381-224	466-15	✓ COA		395-378		03 ✓
		380-218	14	✓ COA				
		388-174	05	✓				
		407-179	06	✓				
		423-180	07	✓ Dwp				
		446-178	08	✓ Dwp				
		467-177	09	✓ Dwp				
		485-176	11	✓ Dwp				
		502-194	12	✓				
		528-182	13	✓				
K-10	1010057	015-189	313-13	✓ Dwp				
		024-192	14	✓ Dwp				
		024-314	203-10	✓				
		019-334	202-04	✓ Dwp				
K-9	1009057	532-330	105-01	✓ Dwp				
		513-324 513-324	02	✓				
		484-324	103-02	✓				



<mainframe@coa1mp3.cabq.gov>

To:
cc:
Subject:

07/20/2004 01:39 PM

1 RECORDS WITH LABELS PAGE

1
01009057 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0100905746026310107 LEGAL: LT 2 A RI GHT-OF-WAY MAP UNSER DIVERSION CHANNEL
COR LAND USE:

PROPERTY ADDR: 00000 BLUEWATER
OWNER NAME: M & B INVESTMENTS LTD CO
OWNER ADDR: 00000 PO Box 6363

ALBUQUERQUE NM 87197
0100905739926510108 LEGAL: LT 2 -A-1 RIGHT-OF-WAY MAP UNSER DIVERSION
CHANNEL LAND USE:

PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: 00000

ALBUQUERQUE NM 87103
0100905738122640615 LEGAL: NLY POR IN TR OF LD IN PORS OF TRS C-52 & C-53
UNI LAND USE:

PROPERTY ADDR: 00000 AVALON
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: 00000

ALBUQUERQUE NM 87103
0100905738021840614 LEGAL: PORT TRC C-53 & C-52 UNIT 4 TOWN OF ATRISCO
GRANT LAND USE:

PROPERTY ADDR: 00000 W MESA WELL SITE #3
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: 00000

ALBUQUERQUE NM 87103
0100905738817640605 LEGAL: TR O F LD IN PORS OF TRS C-52 & C-53 UNIT 4 TOWN
OF LAND USE:

PROPERTY ADDR: 00000 VOLCANO
OWNER NAME: HEETER DAVID &
OWNER ADDR: 08715 VOLCANO RD NW

ALBUQUERQUE NM 87121
0100905740717940606 LEGAL: ELY PORT . TR C-52 UNIT 4 TOWN OF ATRISCO GRANT
CON LAND USE:

PROPERTY ADDR: 00000 VOLCANO
OWNER NAME: WESTLAND DEVELOPMENT CO INC
OWNER ADDR: 00401 COORS BL NW

ALBUQUERQUE NM 87121
0100905742318040607 LEGAL: TR C -51 TOWN OF ATRISCO GRANT CONT 4.30 AC
LAND USE:

PROPERTY ADDR: 00000 VOLCANO
OWNER NAME: STATE HIGHWAY DEPT OF NM
OWNER ADDR: 00000 PO Box 1641

SANTA FE NM 87501
0100905744617840608 LEGAL: TRAC T C5 0 UNIT 4 TOWN OF ATRISCO GRANT CONT
5.136 LAND USE:

PROPERTY ADDR: 00000 VOLCANO
OWNER NAME: STATE HIGHWAY DEPT OF NM
OWNER ADDR: 00000

SANTA FE NM 87501
0100905746717740609 LEGAL: TRAC T C4 9 UNIT 4 TOWN OF ATRISCO GRANT CONT

5.000 LAND USE:

PROPERTY ADDR: 00000 N/A
OWNER NAME: GONZALES JUANITA G ETAL
OWNER ADDR: 01219 ISLETA BL SW

ALBUQUERQUE NM 87105
0100905748517640611 LEGAL: TR C -48 TOWN OF ATRISCO GRANT UNIT 4 IN SEC 21
T10 LAND USE:

PROPERTY ADDR: 00000 N/A
OWNER NAME: GONZALES JUANITA GARCIA ETAL
OWNER ADDR: 01219 ISLETA BL SW

ALBUQUERQUE NM 87105
0100905750219440612 LEGAL: TR C 47B TOWN OF ATRISCO GRANT CONT 3.192 AC
LAND USE:

PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: QUINTANA JOHN B & BARBARA J
OWNER ADDR: ~~00000~~ *PO Box 10319*

ALBUQUERQUE NM 87184
1 RECORDS WITH LABELS PAGE
2

0100905752818240613 LEGAL: TR C -46 UNIT 4 ATRISCO GRANT
LAND USE:

PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: GARCIA TOBY P & BEATRICE
OWNER ADDR: 08207 CENTRAL AV NW

ALBUQUERQUE NM 87121
0101005701518931313 LEGAL: W/2 OF T R.C-45 UNIT 4 TOWN OF ATRISCO GRANT
CONT. LAND USE:

PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: SANCHEZ ANDRES
OWNER ADDR: 08181 CENTRAL AV NW

ALBUQUERQUE NM 87105
0101005702419231314 LEGAL: E/2 TR C -45 UNIT 4 TOWN OF ATRISCO GRANT CONT.
2.4 LAND USE:

PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: SANCHEZ ANDRES
OWNER ADDR: 08181 CENTRAL AV NW

ALBUQUERQUE NM 87121
0101005702431420310 LEGAL: 1 SU MMAR Y PLAT OF TRACTS H-1 H-2 I-1 & I-2 OF
ATRI LAND USE:

PROPERTY ADDR: 00000 BLUEWATER
OWNER NAME: HONEYWELL INC
OWNER ADDR: ~~00000~~ *PO Bx 524*

MINNEAPOLIS MN 55440
0101005701933420204 LEGAL: LT 6 BLK 2 PLAT OF CLIFFORD WEST BUSINESS PARK
UNI LAND USE:

PROPERTY ADDR: 00000 BLUEWATER
OWNER NAME: THE APOSTOLIC ASSEMBLY OF THE
OWNER ADDR: 10807 LAUREL ST

RANCHO CUCAMCA 91730
0100905753233010501 LEGAL: LT 7 BLK 2 PLAT OF CLIFFORD WEST BUSINESS PARK
UNI LAND USE:

PROPERTY ADDR: 00000 BLUEWATER
OWNER NAME: THE APOSTOLIC ASSEMBLY OF THE
OWNER ADDR: 10807 LAUREL ST

RANCHO CUCAMCA 91730
0100905751332410502 LEGAL: LT 8 BLK 2 PLAT OF CLIFFORD WEST BUSINESS PARK
UNI LAND USE:

PROPERTY ADDR: 00000 OLIVER ROSS
OWNER NAME: CREEL PROPERTIES INC
OWNER ADDR: 02700 GIRARD NE

ALBUQUERQUE NM 87107

0100905748632610302 LEGAL: LT 9 BLK 3 PLAT OF CLIFFORD WEST BUSINESS PARK
UNI LAND USE:

PROPERTY ADDR: 00000 OLIVER ROSS
OWNER NAME: CLIFFORD WEST LLC
OWNER ADDR: ~~00000~~ *PO Box 35640*

ALBUQUERQUE NM 87176

0100905748834010309 LEGAL: LT 8 BLK 3 PLAT OF CLIFFORD WEST BUSINESS PARK
UN LAND USE:

PROPERTY ADDR: 00000 OLIVER ROSS
OWNER NAME: AMERICAN TRISTAR LLC
OWNER ADDR: 00555 DOUBLE EAGLE CT

RENO NV 89521

0100905744637610310 LEGAL: TR A -1 P LAT OF TR A-1 UNIT 2 TR A-2 UNIT 3
CLIFFOR LAND USE:

PROPERTY ADDR: 00000 BLUEWATER
OWNER NAME: BOARD OF EDUCATION OF
OWNER ADDR: ~~00000~~ *PO Box 25704*

ALBUQUERQUE NM 87125

0100905739537810303 LEGAL: TR J -2 R IGH T-OF-WAY MAP UNSER DIVERSION CHANNEL
CO LAND USE:

PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: 00000

ALBUQUERQUE NM 87103

1 R E C O R D S W I T H L A B E L S PAGE
3

QUIT

Project# 1002511

KB HOMES OF NEW MEXICO, INC
4921 ALEXANDER BLVD NE, STE# B
ALBUQUERQUE NM 87107

100905738817640605

HEETER DAVID &
8715 VOLCANO RD NW
ALBUQUERQUE NM 87121

100905746717740609

GONZALES JUANITA G ETAL
1219 ISLETA BL SW
ALBUQUERQUE NM 87105

101005701518931313

SANCHEZ ANDRES
8181 CENTRAL AV NW
ALBUQUERQUE NM 87105

100905751332410502

CREEL PROPERTIES INC
2700 GIRARD NE
ALBUQUERQUE NM 87107

100905744637610310

BOARD OF EDUCATION OF
PO BOX 25704
ALBUQUERQUE NM 87125

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

100905740717940606

WESTLAND DEVELOPMENT CO INC
401 COORS BL NW
ALBUQUERQUE NM 87121

100905750219440612

QUINTANA JOHN B & BARBARA J
PO BOX 10319
ALBUQUERQUE NM 87184

101005702431420310

HONEYWELL INC
PO BOX 524
MINNEAPOLIS MN 55440

100905748632610302

CLIFFORD WEST LLC
PO BOX 35640
ALBUQUERQUE NM 87176

100905746026310107

M & B INVESTMENTS LTD CO
PO BOX 6363
ALBUQUERQUE NM 87197

100905742318040607

STATE HIGHWAY DEPT OF NM
PO BOX 1641
SANTA FE NM 87501

100905752818240613

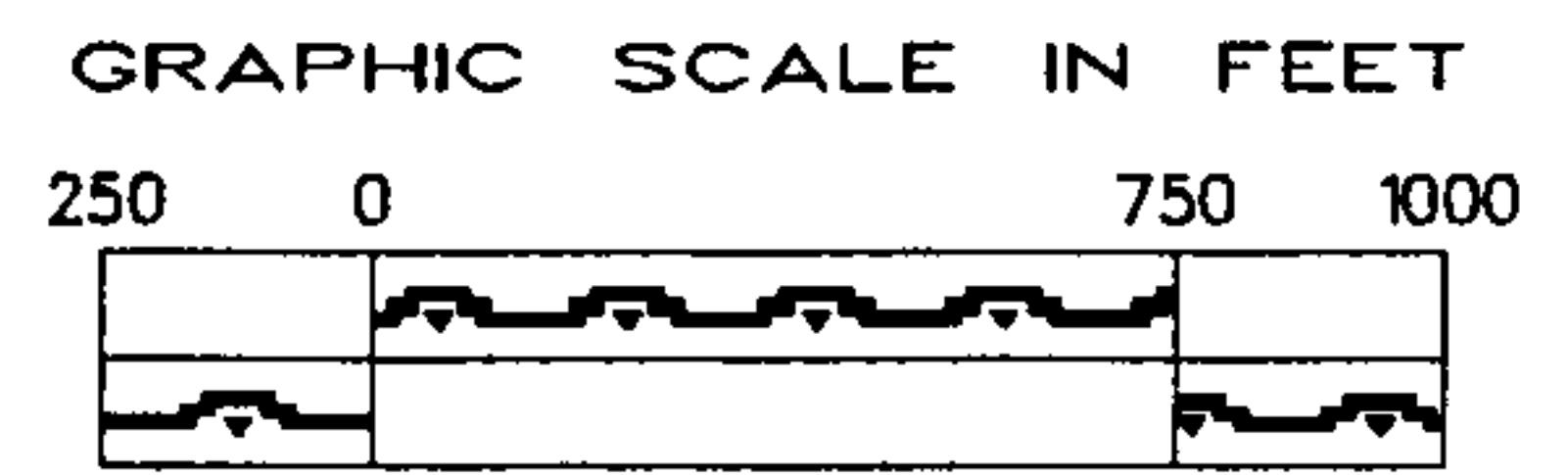
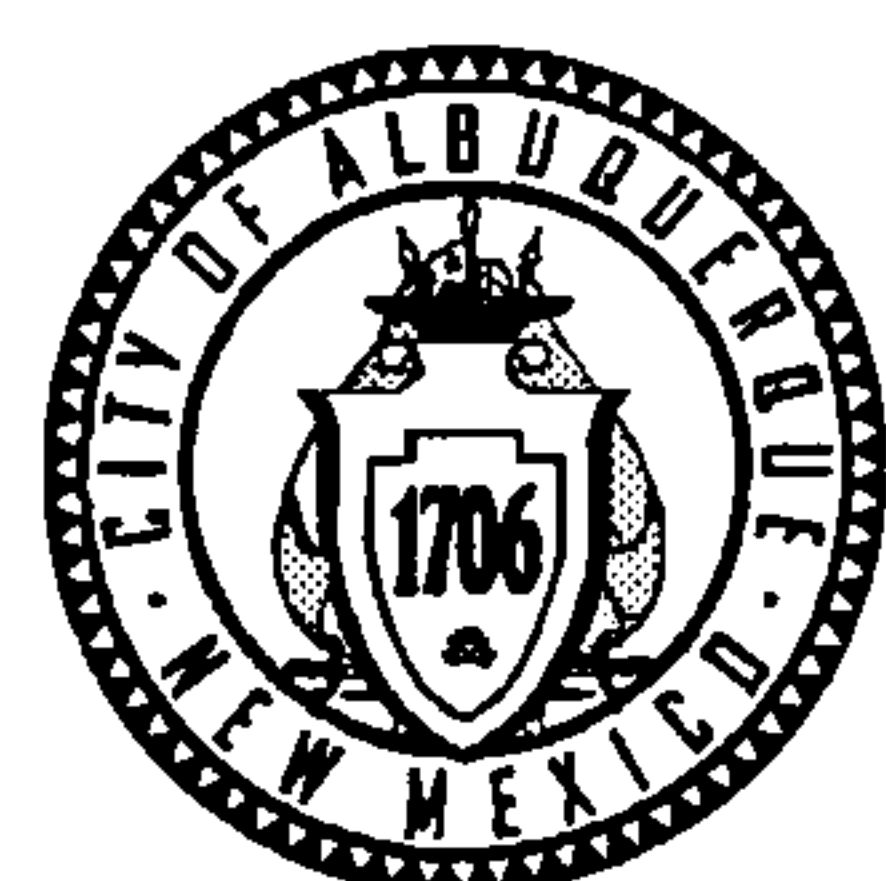
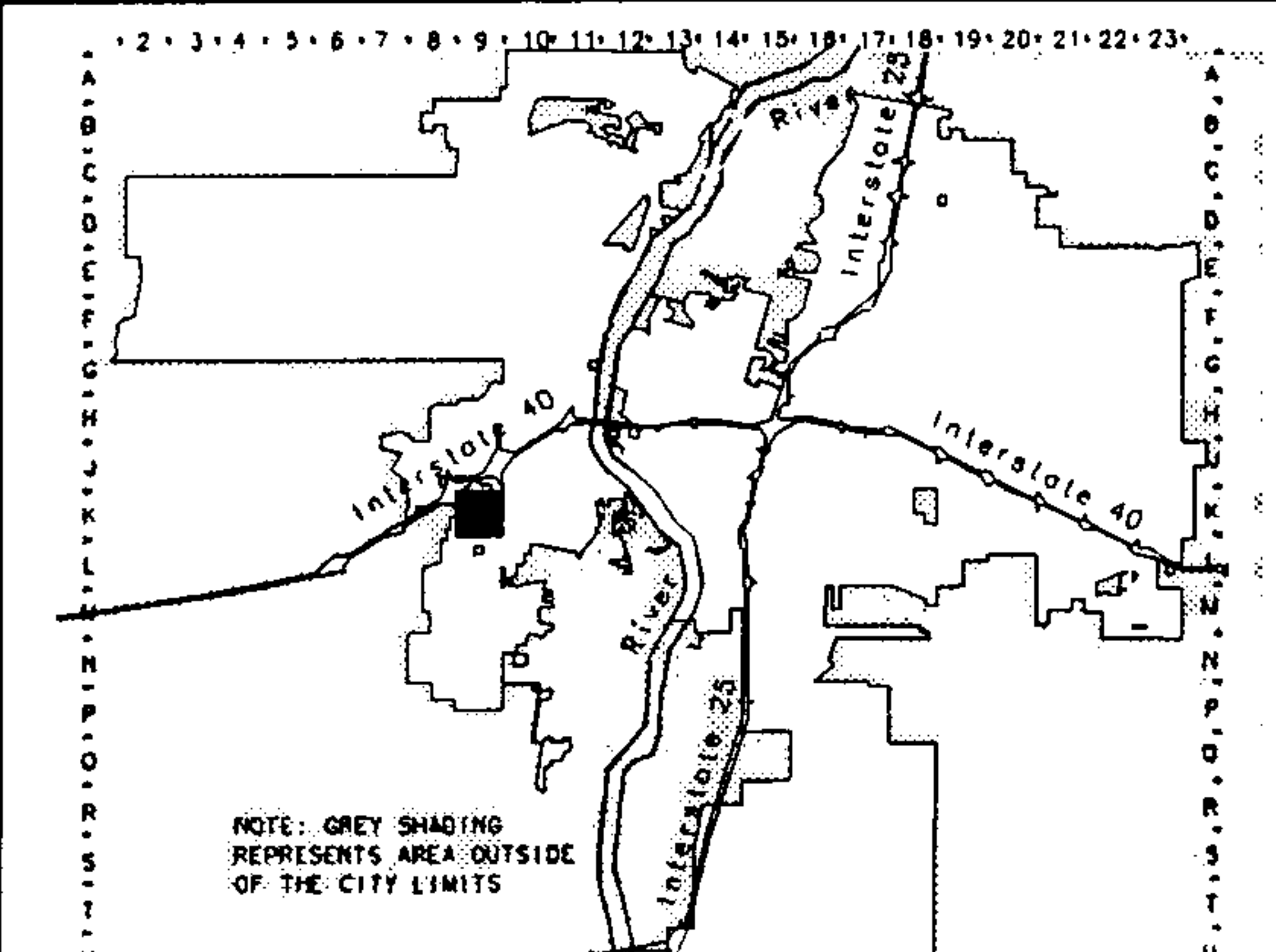
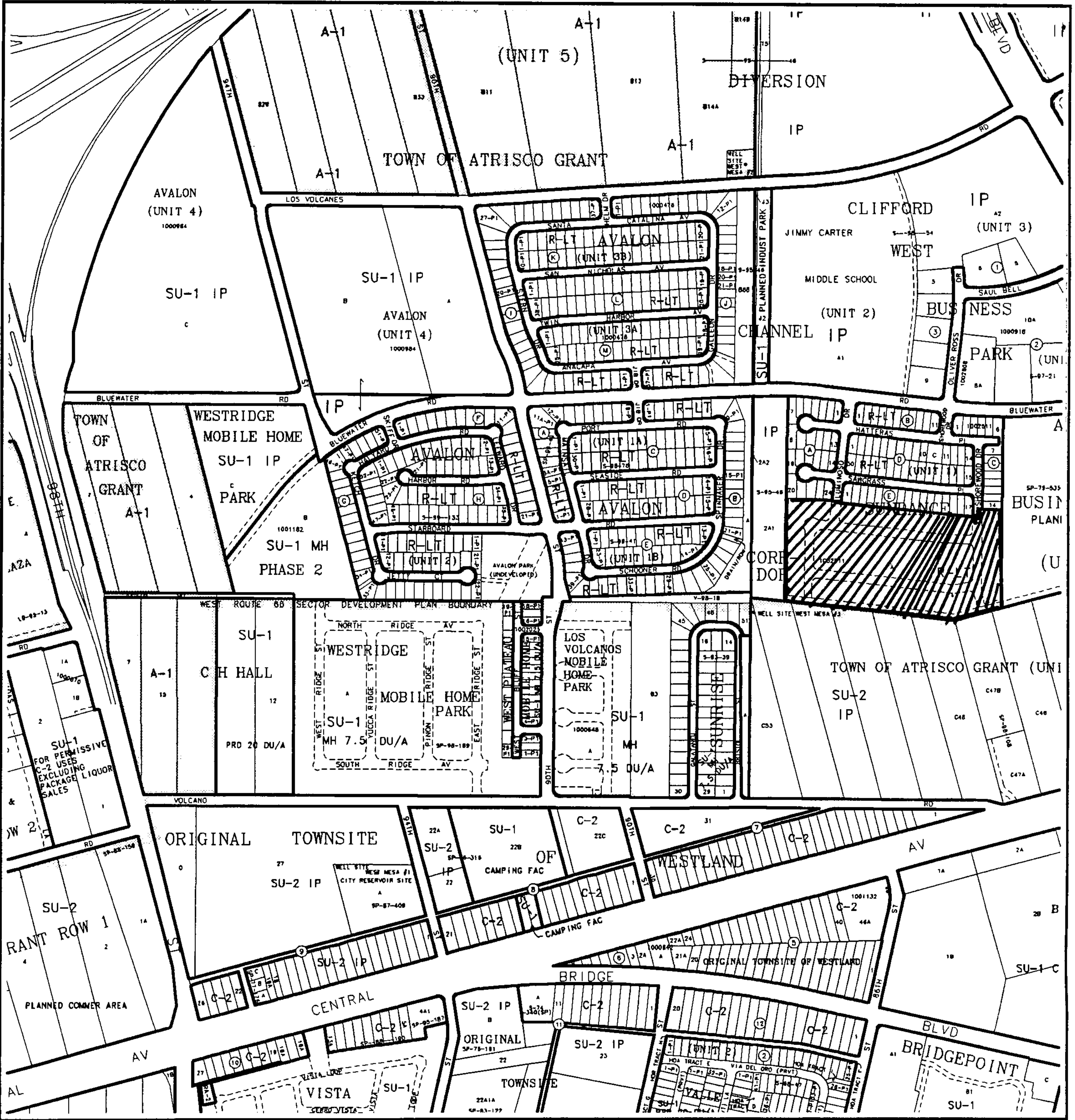
GARCIA TOBY P & BEATRICE
8207 CENTRAL AV NW
ALBUQUERQUE NM 87121

101005701933420204

THE APOSTOLIC ASSEMBLY OF THE
10807 LAUREL ST
RANCHO CUCAM CA 91730

100905748834010309

AMERICAN TRISTAR LLC
555 DOUBLE EAGLE CT
RENO NV 89521



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

Zone Atlas Page

K-9-Z

Map Amended through January 02, 2004

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

- see letter*
- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
 - Proposed Infrastructure List
 - Design elevations & cross sections of perimeter walls
 - 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.

Fred C. Artman Applicant name (print)
Ruth Lopez Applicant signature / date 7/16/04
 for Fred C. Artman



Form revised 9/01, 8/03 and 9/03

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

Application case numbers

Bob Kent Planner signature / date
Project # 1002511



**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, 02DDRB-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: 1002511

AGENDA ITEM NO: 15

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

Z-PLATS
 Application no.: 04 DRB-00358
 04 DRB-00359

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

15



DRB CASE ACTION LOG (LOTS 4 & 5)

REVISED 2/5/04

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

DRB Application No.: **04DRB-00359 (FP)**

Project # **1002511**

Project Name: **SUNDANCE SUBDIVISION**

Agent: **Isaacson & Arfman PA**

Phone No.: **268-8828**

Your request for (SDP for SUB), (SDP for BP), **(FINAL PLATS)**, (MASTER DEVELOP. PLAN), was approved on **3/21/04** by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

- UTILITIES: _____
- _____
- _____
- _____

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

- PARKS / CIP: _____
- _____
- _____
- _____

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

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

Project Number

1002511

15



DRB CASE ACTION LOG (LOTS 17 & 18)

REVISED 2/5/04

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

DRB Application No.: <u>04DRB-00358 (FP)</u>	Project # <u>1002511</u>
Project Name: <u>SUNDANCE SUBDIVISION</u>	
Agent: <u>Isaacson & Arfman PA</u>	Phone No.: <u>268-8828</u>

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 3/24/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

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

Project Number 1002511

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
March 24, 2004 Comments**

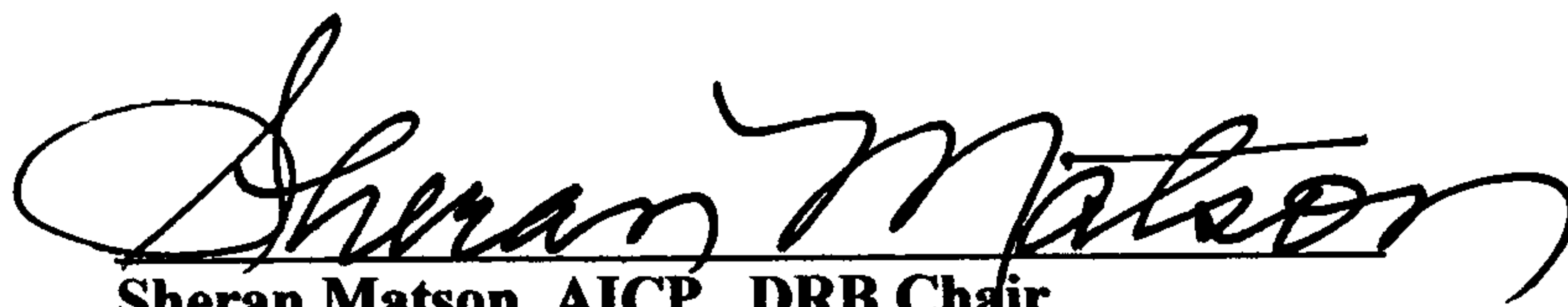
ITEM # 15

PROJECT # 1002511

APPLICATION # 04-00358 & 00359

RE: Sundance Subdivision/final plat

Perimeter walls previously approved. No objection to the lot lines shifted in either request.

A handwritten signature in black ink, reading "Sheran Matson". The signature is written in a cursive style with a large initial "S" and a long, sweeping tail.

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

17



11/21/03 [Signature]

11-20-03 [Signature]

DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: 03-01805 (FP)
Project Name: UNSER DIVER. CHANNEL CORRIDOR
Agent: Isaacson & Arfman PA

Project # 1002511
EPC Application No.: 03EPC-00316
Phone No.: 268-8828

Project Number 1002511

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/29/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: clean up easements (shets 2,3,4 notes 6,8,9)
for utility + SD add DUE on sheet 2
BLS

PARKS / CIP: _____

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

DXF approved 11/5/03 [Signature]
Released 11/21/03 Ruth Lozano

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 100 2511 Subdivision Name Sundance Unit 1

Surveyor Tim Aldrich Company Isaacson & Arfman

Contact person Genny Donart Phone # 268-8828 email _____

Patricia M-cpt _____ ^{pma} ~~11/05/03~~ 11/05/03
Approved *Not Approved Date

DXF RECEIVED 10-30-03 DATE ← need new one
 HARD-COPY RECEIVED 10-30-03 DATE ← New one rcvd 11/04/03
 DISCLOSURE STATEMENT

NAD27 Ground

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

File Format and naming

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

Coordinate System

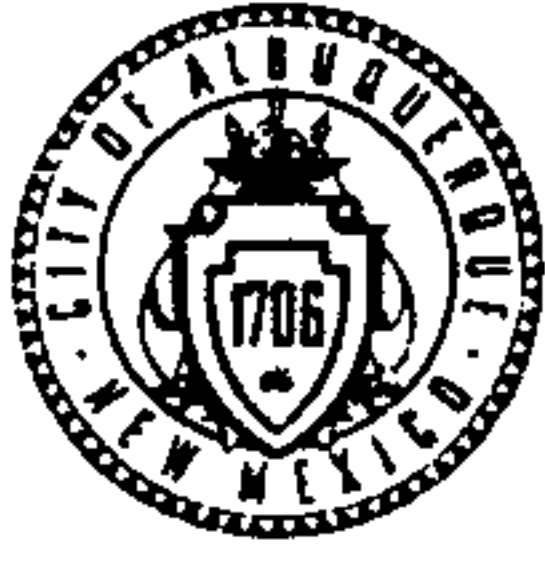
- 4) ___ Submittal does not include a disclosure of the datum (NAD27 or NAD83)
- 5) ___ Submittal does not specify if coordinates are based on ground or grid distances
- 6) ___ Submittal does not include information, such as a tie to an ACS monument, necessary to convert from ground to grid
- 7) ___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

Content

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

Comments:

AGIS Use Only: Copied cov 2511 to agiscov on 11/05/03 Client Notified 11/05/03



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

October 29, 2003

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 2:25 P.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000875**
03DRB-01682 Major- Amended SiteDev Plan Subd
03DRB-01683 Major-Bulk Land Variance
03DRB-01684 Minor-Prelim&Final Plat Approval
03DRB-01686 Major-Vacation of Public Easements
03DRB-01687 Major-Vacation of Public Easements
03DRB-01688 Major-Vacation of Public Easements
03DRB-01689 Minor-Vac of Private Easements
- COMMUNITY SCIENCES CORP agent(s) for FINELAND LLC request(s) the above action(s) for all or a portion of Tract(s) A, B, D, E & F, FINELAND DEVELOPMENT, **CRESTVIEW SUBDIVISION**, zoned SU-1 FOR C-1, SU-1 FOR R-2, located on MCMAHON BLVD NW, between UNSER BLVD NW and STONEBRIDGE DR NW containing approximately 41 acre(s). [REF: 1000875, 01EPC-00503, 01EPC-00504] **[Makita Hill, EPC Case Planner] (A-11/A-12) THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD AND NMUI SIGNATURE. BULK LAND VARIANCE WAS APPROVED. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND 15-DAY APPEAL PERIOD. VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
- 03DRB-01691 Major-SiteDev Plan Subd
- COMMUNITY SCIENCES CORP agent(s) for FINELAND LLC AND KB HOME NM request(s) the above action(s) for all or a portion of Tract(s) E and F, FINELAND DEVELOPMENT, **CRESTVIEW SUBDIVISION**, zoned SU-1 FOR R-2, located on MCMAHON BLVD NW, between UNSER BLVD NW and STONEBRIDGE DR NW containing approximately 11 acre(s). [REF: 1000875, 03EPC-01095 & 1002793] **[Makita Hill, EPC Case Planner] (A-11/A-12) SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR CORRECTIONS TO MATCH THE GRADING AND DRAINAGE PLAN.**

2. **Project # 1001279**
03DRB-01693 Major-SiteDev Plan Subd

COMMUNITY SCIENCES CORP agent(s) for MARK GONZALES request(s) the above action(s) for all or a portion of Tract(s) 16-A-1, **PARADISE NORTH SUBDIVISION**, zoned SU-1 FOR C-1, located on UNSER BLVD NW, between BANDELIER DR NW and MCMAHON BLVD NW, containing approximately 10 acre(s). [REF: 1001279, 03EPC-01155, 03EPC-01093] [Makita Hill, EPC Case Planner] (A-11) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR CONCEPTUAL GRADING AND DRAINAGE PLAN AND PLANNING FOR SIGNAGE ISSUES WITH REGARD TO THE SITE PLAN AND REMOVAL OF PARAGRAPH 3-SHEET 2 OF ROADWAY LAYOUT.**

3. **Project # 1003014**
03DRB-01679 Major-Bulk Land Variance
03DRB-01680 Minor-Prelim&Final Plat
Approval

COMMUNITY SCIENCES CORP. agent(s) for CURB INC., SALAZAR FAMILY TRUST, SALAZAR QUATTRO TRUST, JSJ INVESTMENT CO AND FALBA HANNETT, request(s) the above action(s) for all or a portion of Tract(s) 4A; E2&3 Tr. 31A-1, 32H-1, 33C-1 & 34D-1 of the Vacation & Bulk Land Plat for **THE SALAZAR FAMILY TRUST, SALAZAR QUATTRO TRUST, JSJ INVESTMENT CO. & FALBA HANNETT, SALAZAR- DAVIS TRACTS; ALBUQUERQUE SOUTH, UNIT 3**, zoned R-LT residential zone, RIO BRAVO SECTOR PLAN, located on GIBSON BLVD SW, between 98TH ST SW and 118TH ST SW containing approximately 129 acre(s). [REF: 1001896, 02 – 00607 & 608, 1001594 / 02DRB-01621 BLV, 02DRB-01623 & 01622, Z-99-58, SPR-95-2-2] (N-8/N-9) **BULK LAND VARIANCE WAS APPROVED. PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND 15-DAY APPEAL PERIOD.**

4. **Project # 1001626**
03DRB-01659 Major-Bulk Land Variance
03DRB-01660 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST LTD. agent(s) for JOHN BLOOMFIELD request(s) the above action(s) for East portion of Tract 111, Unit(s) 6, **TOWN OF ATRISCO GRANT**, zoned SU-1, PRD (20 DU/AC), located on DELIA RD SW, between BATAAN DR SW and 69TH ST SW containing approximately 4 acre(s). [REF:Z-79-20, 03DRB 00053, 02DRB 00498 & 1002421] (K-10) **BULK LAND VARIANCE WAS APPROVED. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD AND AGIS DXF FILE.**
5. **Project # 1003016**
03DRB-01690 Major-Vacation of Pub
Right-of-Way
- SURVEYS SOUTHWEST, LTD. agent(s) for ROBERT DAVIS request(s) the above action(s) for all or a portion of Block(s) A, Tract(s) A, **DEL MAR TERRACE**, zoned C-1 neighborhood commercial zone, located on COMANCHE RD NE, between WYOMING BLVD NE and GENERAL BRADLEY ST NE containing approximately 3 acre(s). [REF: ZA-96-98] [Deferred from 10/29/03] (G-20) **DEFERRED AT THE AGENT'S REQUEST TO 12/10/03.**
6. **Project # 1002321**
03DRB-01662 Major-SiteDev Plan
BldPermit
- BOHANNAN HUSTON, INC. agent(s) for OPUS WEST CORPORATION, request(s) the above action(s) for all or a portion of Lot(s) 11, **JOURNAL CENTER PHASE 2, UNIT 2**, zoned IP, located on WASHINGTON ST NE, between MASTHEAD ST NE and RUTLEDGE RD NE containing approximately 10 acre(s). [REF: 02DRB-01663 SK, 02DRB-01722 PP, 02DRB-01726, 03DRB-00478] (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PEDESTRIAN ACCESS ON WASHINGTON AND WOLCOTT.**

7. **Project # 1002851**
03DRB-01637 Major-Preliminary Plat
Approval

ABQ ENGINEERING INC. agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of East ½ Tract(s) 4, ALVARADO GARDENS, (TO BE KNOWN AS LA PLAZA ACEQUIA SUBDIVISION) zoned R-2, located on CANDELARIA NW, between GLENWOOD RD NW and the DURANES LATERAL containing approximately 2 acre(s). (G-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/29/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/16/03 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: THE EASEMENT ALONG CANDELARIA BETWEEN CANDELARIA AND THE PROPERTY BE IDENTIFIED. AS A RESULT, EITHER A 24-FOOT DRIVEWAY ACCESS EASEMENT ACROSS THE UNIDENTIFIED EASEMENTS BE SHOWN ON THE FINAL PLAT OR THE PROPOSED UNIDENTIFIED EASEMENT BE VACATED.**

8. **Project # 1001816**
03DRB-01640 Major-Vacation of Pub
Right-of-Way

JANE CARLTON request(s) the above action(s) for all or a portion of Lot(s) 10, 11 and 12, **NM TOWN COMPANY'S ORIGINAL TOWNSITE**, zoned SU-2 special neighborhood zone, HDA, located on the southside of TIJERAS AVE NW, between 9th ST NW AND 10TH St NW containing approximately 1 acre(s). [REF: 02LUC-00952, 02CC-00446 & 00950 AP, Z-94-1, LUC92-3] *[Deferred from 10/22/03 & 10/29/03]* (J-13) **DEFERRED AT THE AGENT'S REQUEST TO 11/12/03.**

9. **Project # 1000965**
03DRB-01559 Major-Bulk Land Variance
03DRB-01560 Major-Vacation of Pub
Right-of-Way
03DRB-01561 Major-Vacation of Public
Easements
03DRB-01562 Minor-Vacation of Private
Easements
03DRB-01565 Major-Preliminary Plat
Approval
03DRB-01563 Minor-Temp Defer SDWK
03DRB-01564 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO., INC. request(s) the above action(s) for all or a portion of Tract(s) 1, LANDS OF RAY GRAHAM III (to be known as **ANDALUCIA @ LA LUZ**) zoned SU-1-PRD 10 DU/A & Grazing, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 85 acre(s). [REF: 03EPC-01105] [Deferred from 10/15/03] (F-11) **THE BULK LAND VARIANCE WAS APPROVED. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/29/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/28/03 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: INCLUDE PUBLIC STORM DRAIN EASEMENTS TO THE CITY OF ALBUQUERQUE WHERE APPLICANT IS CONSTRUCTING STORM DRAINS. APPROVAL OF DESIGN ELEVATIONS AND CROSS SECTIONS OF PERIMETER WALLS BY THE DRB CHAIR. INDIVIDUAL LOTS SIZES NEED TO BE SHOWN ON THE FINAL PLAT. THE CUL-DE-SAC ON LA BIENVENIDA WILL BE MOVED TO THE EAST END OF THE EXISTING STREET. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT C FOR WAIVER OF SIDEWALKS.**

- 03DRB-01714 Minor-SiteDev Plan
BldPermit/EPC
03DRB-01715 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING INC. agent(s) for ASW REALTY PARTNERS request(s) the above action(s) for TRACTS 1, 2, 3, 4, 5, 6A, 6B, A, LANDS OF RAY A GRAHAM III, OVENWEST AND CITY OF ALBUQUERQUE, (to be known as **ANDALUCIA @ LA LUZ**) zoned SU-1 PRD, C-2, O-1, located on COORS BLVD NW between MONTANO RD NW and NAMASTE RD NW, containing approximately 230 acre(s). [REF: 1000965, 03EPC-01103, 03EPC-01105] [Juanita Vigil, EPC Case Planner] *Deferred from 10/15/03* (E-12/F-11 & 12) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD. SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

10. **Project # 1001939**
03DRB-00753 Major-Vacation of
Public Easements
03DRB-00752 Major-Preliminary Plat
Approval
03DRB-00788 Minor-Temp Defer
SDWK

WILSON & COMPANY INC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) A1B, **The Crossing - Unit 3**, Tract A, **CIELO OESTE**, zoned R-D, located on GUNNISON PL NW, between UNSER BLVD NW and 98TH ST NW containing approximately 15 acre(s). [REF: 1000150, 1000207, 1000515, 1001939] [*Deferred from 6/4/03, 6/18/03 AND 6/25/03 and 10/29/03*] (H-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/29/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/23/03 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: THE AMAFCA EASEMENTS SHALL BE VACATED THROUGH THE AMAFCA BOARD PRIOR TO FINAL PLAT APPROVAL. PUBLIC ROADWAY EASEMENTS THROUGH LOT 2A SHALL BE OBTAINED PRIOR TO FINAL PLAT APPROVAL. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

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

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

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

12. **Project # 1002459**
03DRB-01758 Minor-SiteDev Plan
Subd/EPC
03DRB-01759 Minor-SiteDev Plan
BldPermit/EPC
03DRB-01760 Minor – Prelim & Final Plat
Approval
- TIERRA WEST LLC agent(s) for SCM PROPERTY COMPANY LLC request(s) the above action(s) for all or a portion of Tract(s) 358 & 359 and A21, W H BRUNELL ADDITION & UNIT 8 ATRISCO GRANT, (to be known as QUAIL RIDGE) zoned SU-1 COMM DEV C-2 USES & TRUCK TERMINAL, located COORS BLVD NW, between OURAY RD NW and QUAIL RD NW containing approximately 8 acre(s). [REF: Z-71-204, Z-77-155, 03EPC-00159, 03EPC-00160, 1002459] [Juanita Vigil, EPC Case Planner] [Deferred from 10/22/03] (H-11) THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR SIGN ISSUES. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR SIGN ISSUES. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/29/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/26/03 THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR COVENANTS AND TO PLANNING FOR AGIS DXF FILE.
13. **Project # 1002455**
03DRB-01654 Minor-SiteDev Plan
Subd/EPC
03DRB-01655 Minor-Sketch Plat or Plan
- 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 NE, between I-25 and SAN PEDRO NE containing approximately 10 acre(s). [DEBBIE STOVER, EPC CASE PLANNER] [Deferred from 10/8/03 & 10/22/03] (E-18) SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

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

JUNIPER DESIGN agent(s) for S. G. PROPERTIES request(s) the above action(s) for all or a portion of Tract(s) F-1, Block(s) 1, **COUNTRY CLUB SUBDIVISION**, zoned SU-2 special neighborhood zone, MD-1, located on DR MARTIN LUTHER KING JR AVE NE, between MULBERRY ST NE and CEDAR ST NE containing approximately 1 acre(s). [REF: 02EPC-01120] [DEBBIE STOVER, EPC CASE PLANNER] (*Was Indefinitely Deferred 7/30/03 & 10/15/03*) (K-15) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION AND PLANNING FOR COMPARISON TO EPC PLAN AND CONDITIONS.**

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

15. **Project # 1000131**
03DRB-01807 Minor-Ext of SIA for Temp
Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for BROADWAY DEVELOPMENT CORPORATION, request(s) the above action(s) for **BROADWAY INDUSTRIAL CENTER, UNIT 1**, zoned SU-2 HM, located on SAN JOSE AVE SE, between BROADWAY BLVD SE and I-25 SE containing approximately 60 acre(s). [REF: 03DRB-01513, 02DRB-01897, 02DRB-01898, DRB-97-271] (M-14) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

16. **Project # 1001205**
03DRB-01779 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN, P. A. agent(s) for FULLER HOMES, INC. request(s) the above action(s) for all or a portion of Lot(s) 32 & 33, Block(s) B, **PARADISE RIDGE**, zoned R-LT residential zone, located on MANSFIELD PL NW, between BRUNSWICK PL NW and PRESTIGE CT NW containing approximately 0.3412 acre(s). [REF: 03DRB-00019, 02DRB-00182, 02DRB-00341, 01138-00555, 01110-00554, DRB-96-350] (B-11) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

17. **Project # 1002511**
03DRB-01805 Minor-Final Plat Approval

ISAACSON & ARFMAN, P.A. agent(s) for KB HOMES request(s) the above action(s) for all or a portion of Lot(s) 2-A, **UNSER DIVERSION CHANNEL CORRIDOR**, zoned RLT, located on BLUEWATER RD NW, between UNSER BLVD NW and 90th ST NW containing approximately 29 acre(s). [REF: 03DRB-01578, 03DRB-01580, 03DRB-00858, 59, 60 & 61, 03EPC-00316] (K-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR CLEAN UP OF EASEMENT NOTES AND PLANNING FOR AGIS DXF FILE AND APPROVAL OF DESIGN ELEVATIONS AND CROSS SECTIONS FOR PERIMETER WALLS BY THE DRB CHAIR AND FOR PARK DEDICATION FEE.**

18. **Project # 1001825**
03DRB-01809 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC. agent(s) for YOUTH DEVELOPMENT INC., request(s) the above action(s) for all or a portion of Lot(s) 1-4 and north portion of Lot(s) 15, Block(s) 15, **FRANCISCO ARMIJO Y OTERO ADDITION**, zoned SU-3, located on 1st St NW between ROMA NW AND GRAND NW, containing approximately .5998 acre(s). [Listed under Project #1003056 in error] [REF: ZA-85-81, V-86-121, 02400-00448, 02DRB-01557] [*Deferred from 10/29/03*] (J-14) **DEFERRED AT THE AGENT'S REQUEST TO 11/5/03.**

19. **Project # 1000150**
03DRB-01767 Major-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for WESTLAND DEVELOPMENT CO., INC. request(s) the above action(s) for all or a portion of Tract(s) A, **THE CROSSING, UNIT 2B**, zoned RD, located on GUNNISON PL NW, between CASA VERDE AVE. NW and GALATIN CT. NW containing approximately 13 acre(s). [REF: 03DRB 00284, DRB 95-537] [*Deferred from 10/22/03*] (H-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR REVIEW OF PUE RELEASE AND RECORDING PRIOR TO PLAT SIGN OFF.**

20. **Project # 1001222**
03DRB-01769 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC. agent(s) for TOM NICKOLSON (NICKOLSON FAMILY PARTNERSHIP) request(s) the above action(s) for all or a portion of Tract(s) 3-A, **SHELL SUBDIVISION, NO. 2**, zoned C-2 community commercial zone, located on COORS BLVD NW, between ILIFF RD NW and HANOVER NW containing approximately 3 acre(s). [REF: 01DRB-00587] *Deferred from 10/22/03* (H-11) **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 # 1003054**
03DRB-01804 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING LLC agent(s) for AMERICUS, LLC request(s) the above action(s) for all or a portion of Lot(s) 36 & 37, **RICHFIELD PARK**, zoned IP industrial park zone, located on WASHINGTON ST NE and ADAMS ST NE, between JEFFERSON ST NE and the NORTH DIVERSION CHANNEL containing approximately 2 acre(s). [REF:DRB-94-339, Z-82-86] (C-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1003057**
03DRB-01810 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES agent(s) for GRAYLAND INC. request(s) the above action(s) for all or a portion of Lot(s) A-2, **CLIFFORD WEST BUSINESS PARK**, zoned SU-1, IP, located on UNSER BLVD NW, between LOS VOLCANES NW and SAUL BELL RD NW containing approximately 13 acre(s). [REF: DRB-97-138, S-98-54] (K-9/K-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1002794**
03DRB-01777 Minor-Sketch Plat or Plan

WILSON & COMPANY, INC. agent(s) for LONGFORD HOMES OF NM, INC. request(s) the above action(s) for all or a portion of Tract(s) 1, **TOWN OF ATRISCO GRANT**, zoned C-2 community commercial zone, located on DEVARGAS RD NW, between 98th ST SW and the SNOW VISTA DIVERSION CHANNEL containing approximately 13 acre(s). [REF: 03EPC-01096, 03EPC-01097] (M-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. **Project # 1003051**
03DRB-01801 Minor-Sketch Plat or Plan

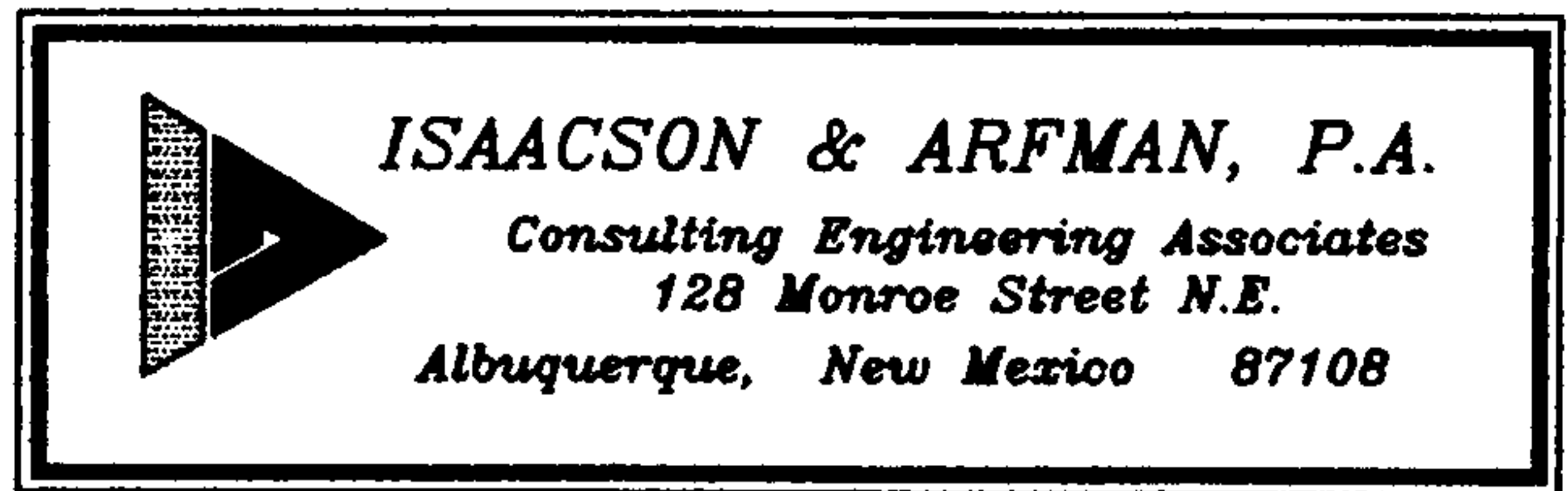
RAY BACA agent(s) for COSME OLGUIN request(s) the above action(s) for all or a portion of Tract(s) 106 D5, **MRGCD MAP #31**, zoned RA-2 residential and agricultural zone, located on RIO GRANDE BLVD NW AND ELFEGO RD NW between GRIEGOS RD NW and CANDELARIA RD NW containing approximately .5339 acre(s). (F-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

25. Approval of the Development Review Board Minutes for October 15, 2003. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 2:25 P.M.

#17

Letter of Transmittal



To: Sheran Matson
DRB Chair
COA

Date: 10/30/03
 Job No. 1277

Attn: _____

Reference: Sundance S/D Unit 1
DRB Proj # 1002511

We transmit to you 1 copy(ies) of the following:

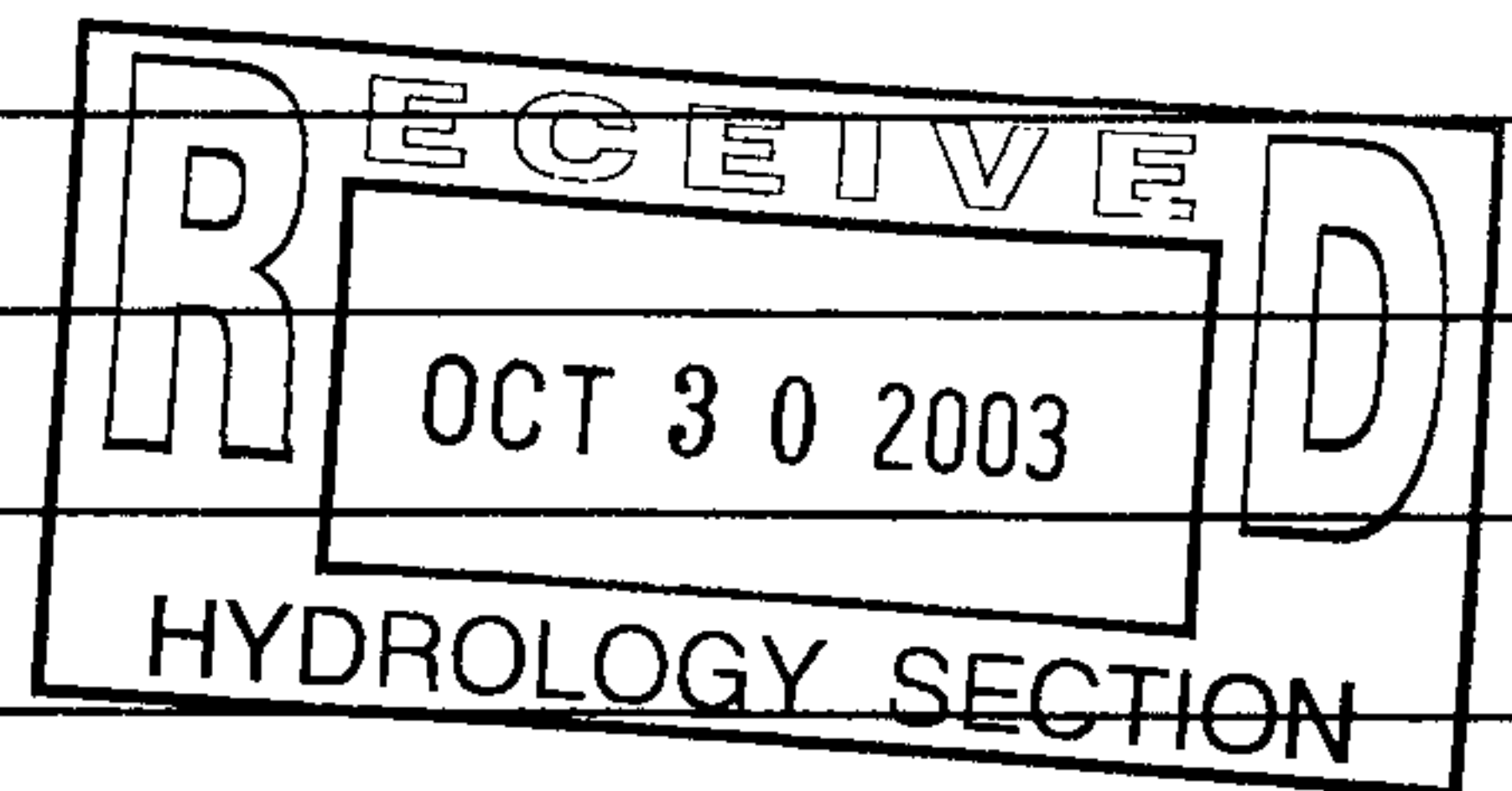
- | | | | |
|--------------------------|--------------|--------------------------|----------------|
| <input type="checkbox"/> | _____ Plats | <input type="checkbox"/> | Specifications |
| <input type="checkbox"/> | _____ Plans | <input type="checkbox"/> | Submittals |
| <input type="checkbox"/> | _____ Disks | <input type="checkbox"/> | Shop Drawings |
| <input type="checkbox"/> | _____ Report | <input type="checkbox"/> | Copy of Letter |

Treasury Receipt for Parks + Rec. Dept.

This information is transmitted:

- | | |
|---|---|
| <input checked="" type="checkbox"/> As per your request | <input type="checkbox"/> For your files |
| <input type="checkbox"/> For your review & approval | <input type="checkbox"/> For your use |
| <input type="checkbox"/> For your information | <input type="checkbox"/> Please review & return |
| <input type="checkbox"/> For your attention | <input type="checkbox"/> For return to your files |
| <input type="checkbox"/> For your signature | <input type="checkbox"/> Please advise |

Remarks: _____



By: Fred Arfman

Copies to: Christina Sandoval
Parks + Rec.
 EMAIL: iamengrs@swcp.com



**TREASURY DIVISION DAILY DEPOSIT
PARKS AND RECREATION DEPARTMENT CASH IN LIEU**

Prepared By: Christina Sandoval _____ Phone Number: 768-5328 _____

CHECK AMOUNT	FUND	ACCOUNT	ACTIVITY
\$19,094.40	305	461611	7213130

Project Number: 1002511

APP Number: 03DRB01805

Computed as follows:

for Park Land Dedication Cash In Lieu:

Estimate of Value	X	Sq. Ft. Req.	X	# of Lots/Units
\$1.17		170		96

for Open Space Dedication Cash In Lieu:

Estimate of Value	X	Remaining Req't. (sq. ft.)
\$0.00		0.00

Subdivision: Lot 2-A, Unset Diversion Channel Corridor

Known As: Sudance Subdivision Unit 1

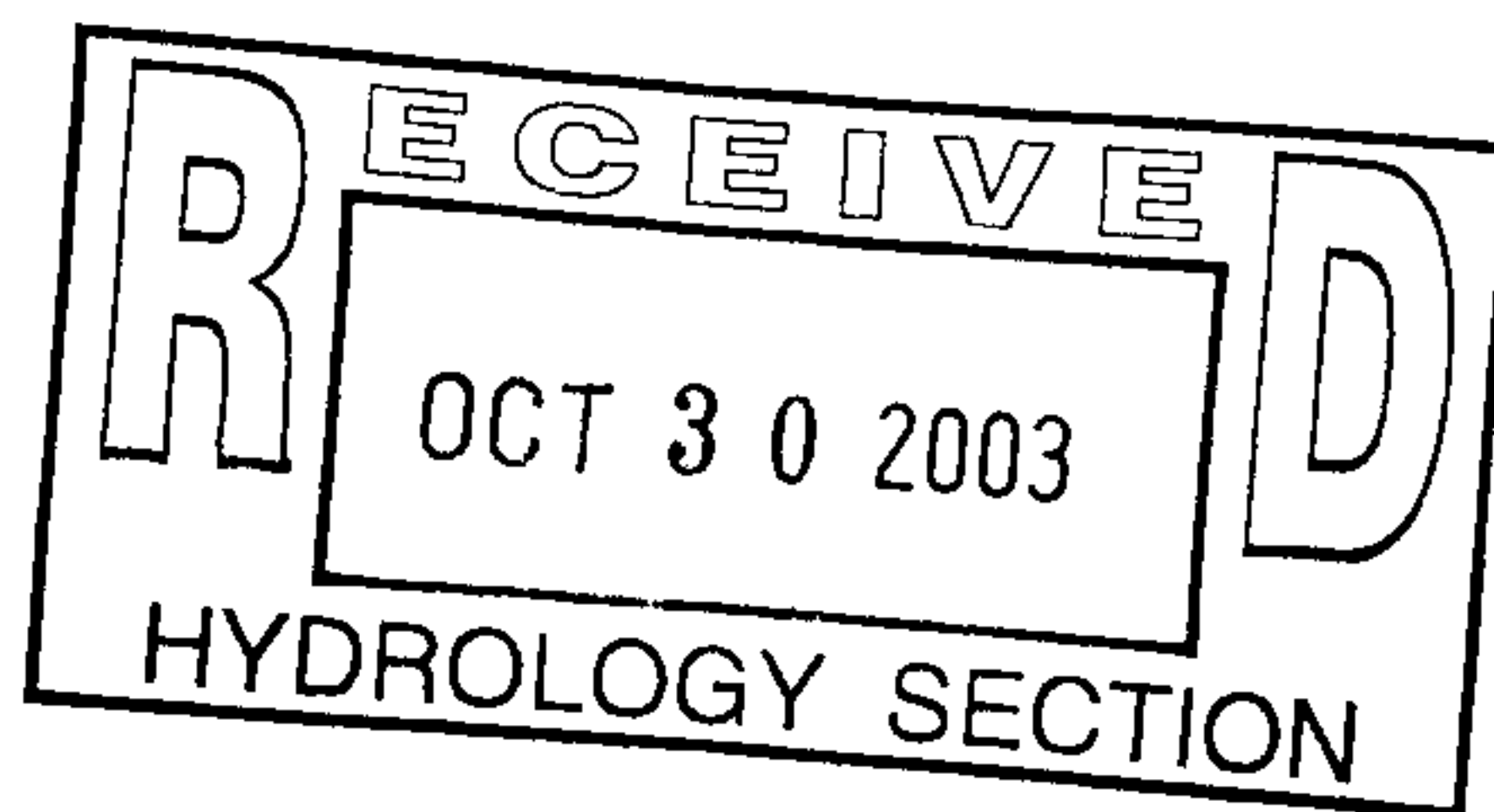
Zone Page: K-9 Cash In Lieu District: Southwest Mesa

03DRB-01805

These monies collected as a fee under Zoning Ordinance 14-16-9-3, in-lieu of dedication of land for a park.

These monies collected as a fee under Zoning Ordinance Section 14-16-3-8 in-lieu of dedication of land for detached open space.

VALIDATION STAMP:



*****DUPLICATE*****

City Of Albuquerque
Treasury Division

10/30/2003 11:19AM LOC: ANN
X
RECEIPT# 00014951 WSH 006 TRANSH 0022
Account 461611 Fund 0305
Activity 7213130 TRSEJA
Trans Amt \$19,094.40
J24 Misc \$19,094.40
CK \$19,094.40
CHANGE \$0.00



F

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

Development Review Board Comments

Project Number: 1002511
Application Number: 03DRB-01805

DRB Date: 10/29/03
Item Number: 17

Subdivision: Sundance Subdivision Unit 1
Lot 2-A, Unser Diversion Channel Corridor

Zoning: RLT

Zone Page: K-9

New Lots (or units) : 203

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 203 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

Signed: 

Christina Sandoval, (DMD)

Phone: 768-3808

17



DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: 03-01805 (FP)	Project # 1002511
Project Name: UNSER DIVER. CHANNEL CORRIDOR	EPC Application No.: 03EPC-00316
Agent: Isaacson & Arfman PA	Phone No.: 268-8828

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/29/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

Project Number 1002511

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: clean up easements (sheets 2,3,4) for utilities + SD add PUE on sheet 2 (Notes 6, 8, 9)

PARKS / CIP: _____

PLANNING (Last to sign): park dedication fee receipt + perimeter walls

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

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

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

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

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

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

Copy of recorded plat for Planning.



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: 1002511

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 Development Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Other |

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

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: October 29, 2003

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
October 29, 2003 Comments**

ITEM # 17

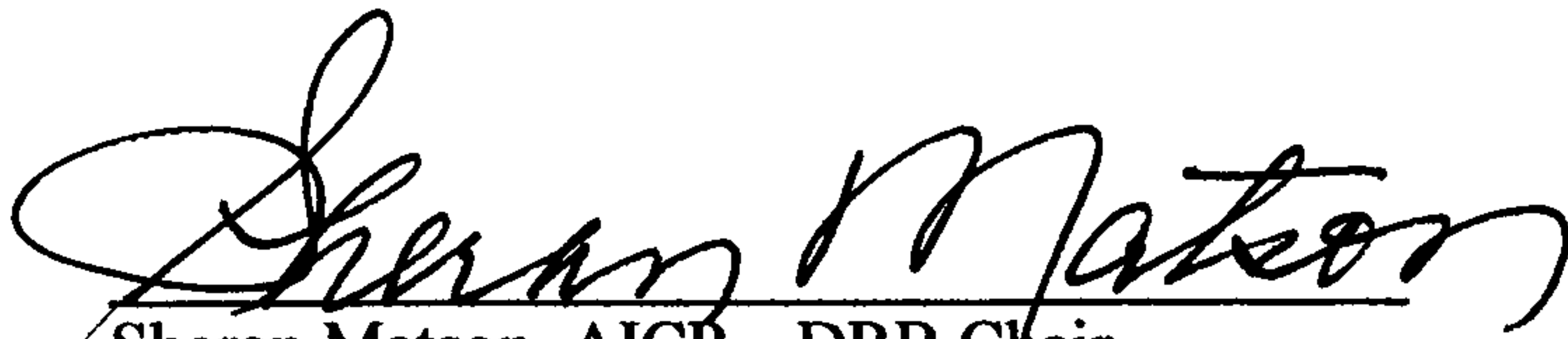
PROJECT # 1002511

APPLICATION # 03DRB-01805

RE: Unser Diversion Channel Corridor, Lot 2-A

No objection to the final plat approval. However, Planning will take delegation for the AIGS dxf approval and the perimeter wall design. Planning must record the final plat as it is a major subdivision.

Looking at the plat, the design included as part of the final plat sheet is fine for Sections A2, A3 & A4 since these wall sections are not along public streets. However, Section A1, which fronts Bluewater RD, NW, needs relief either through design or landscaping. The requirements on the Perimeter Wall Submittal sheet should be followed. Planning can take delegation.



Sheran Matson, AICP DRB Chair

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



THIS CASE WAS WITHDRAWN AT THE OWNER'S REQUEST

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 15, 2003

Project # 1002511

03DRB-01580 Major-Bulk Land Variance
03DRB-01578 Minor – Final Plat approval

ISAACSON AND ARFMAN P.A. agent(s) for KB HOME request(s) the above action(s) for all or a portion of Lot(s) 2A, UNSER DIVERSION CHANNEL CORRIDOR, (to be known as **SUNDANCE SUBDIVISION**) zoned R-LT residential zone, located on the southside of BLUEWATER RD NW between UNSER BLVD NW and 90TH STREET NW containing approximately 29 acre(s). [REF: 03DRB-00858, 03DRB-00859, 03DRB-00860, 03DRB-00861, 03EPC-00316] (K-9) **WITHDRAWN AT THE OWNER'S REQUEST.**

AMAFCA	No adverse comments.
COG	No adverse comment. For information, the Long Range Roadway System designates Bluewater Road as a collector. The Long Range Bikeway System designates a bike lane on Bluewater.
Transit	No adverse comments.
Zoning Enforcement	Reviewed, no comment.
Neighborhood Coor.	Letter sent to Avalon (R) Neighborhood Assn.
APS	No comments received.
Police Department	No adverse comments.
Fire Department	No adverse comments.
PNM Gas	Approves.
PNM Electric	Approves.
Comcast	No comments received.
QWEST	No comments received.

Environmental Health

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

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments.

City Engineer

No objection to the BLV. Need cross-lot drainage easement.

Transportation Development

No adverse comments.

Parks & Recreation

No Objection.

Utilities Development

Case withdrawn.

Planning Department

This application was withdrawn at the request of the property owner.

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

cc:KB Homes, 4921 Alexander Blvd NE, Suite #B, 87107

Isaacson & Arfman PA, 128 Monroe St NE, 87108



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

PAGE 2

Project # ~~1002511~~

03DRB-01580 Major-Bulk Land Variance
03DRB-01578 Minor – Final Plat approval

ISAACSON AND ARFMAN P.A. agent(s) for KB HOME request(s) the above action(s) for all or a portion of Lot(s) 2A, UNSER DIVERSION CHANNEL CORRIDOR, (to be known as **SUNDANCE SUBDIVISION**) zoned R-LT residential zone, located on the southside of BLUEWATER RD NW between UNSER BLVD NW and 90TH STREET NW containing approximately 29 acre(s). [REF: 03DRB-00858, 03DRB-00859, 03DRB-00860, 03DRB-00861, 03EPC-00316] (K-9)

Project # 1002971

03DRB-01567 Major-Vacation of Public Easements
03DRB-01568 Major-Vacation of Public Easements
03DRB-01569 Major-Vacation of Public Easements
03DRB-01570 Minor-Vacation of Private Easements
03DRB-01566 Minor-Prelim&Final Plat Approval

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

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

A handwritten signature in black ink that reads "Sheran Matson".

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 29, 2003.



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, October 15, 2003**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1002640

03DRB-01574 Minor-Amnd Prelim Plat
Approval
03DRB-00724 Major-SiteDev Plan Subd
03DRB-00725 Minor-Subd Design (DPM)
Variance
03DRB-00726 Minor-Sidewalk Variance
03DRB-00728 Minor-Temp Defer SDWK

ISAACSON & ARFMAN agent(s) for BOYHAHN, LLC request(s) the above action(s) for all or a portion of Block(s) 3, Lot(s) 22-32, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, VISTA DEL AGUILA SUBDIVISION, UNIT 3**, zoned RD (7 DU/AC), located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE, containing approximately 11 acre(s). [REF: 03DRB-00723, AP-03EPC-01242] [REMAND FROM EPC] (C-19)

Project # 1000965

03DRB-01559 Major-Bulk Land Variance
03DRB-01560 Major-Vacation of Pub
Right-of-Way
03DRB-01561 Major-Vacation of Public
Easements
03DRB-01562 Minor-Vacation of Private
Easements
03DRB-01565 Major-Preliminary Plat
Approval
03DRB-01563 Minor-Temp Defer SDWK
03DRB-01564 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO., INC. request(s) the above action(s) for all or a portion of Tract(s) 1, **LANDS OF RAY GRAHAM III (to be known as ANDALUCIA @ LA LUZ)**, zoned SU-1-PRD 10 DU/A & Grazing, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 85 acre(s). [REF: 03EPC-01105] (F-11)

Project # 1000997

03DRB-01576 Major-Vacation of Pub
Right-of-Way
03DRB-01577 Major-Vacation of Public
Easements
03DRB-01579 Major-Vacation of Public
Easements
03DRB-01581 Major-Vacation of Public
Easements
03DRB-01582 Minor-Vacation of Private
Easements

TIERRA WEST LLC agent(s) for T S MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 1-40, **VILLA DEL RIO**, zoned RA-1 residential and agricultural zone, located on VILLA RIO CORTE NW, between GABALDON RD NW and RIVERSIDE DRAIN containing approximately 10 acre(s). [REF: 03DRB-01410 PPA, 03DRB-01412 TDS] (H-12)

SEE PAGE 2

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

Meeting Date: OCT. 15, 2003
Zone Atlas Page: K-9-Z
Notification Radius: 100 Ft.

Project# 1002511
App# 03DRB-01578
App# 03DRB-01580

Cross Reference and Location: N/A

Applicant: KB HOMES
Address: 4921 ALEXANDER BLVD NE, STE# B
ALBUQUERQUE, NM 87107

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

Special Instructions:

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

Date Mailed: Sept. 26, 2003

Signature: Kyle Tsethlikai

PROPERTY OWNERSHIP / LEGAL LIST

App# _____

Proj# _____

Date: _____

Page / Of /

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
K-9	1009057	460-263	101-07	✓
		399-245	08	✓ mp
		390-245	04	✓ mp
		380-223	109-23	✓
		341-205	24	✓ corr
		371-224	406-37	✓
		380-218	14	✓ corr
		381-224	15	✓ corr
		388-174	05	✓
		407-179	06	✓
		423-180	07	✓ mp
		446-178	08	✓ mp
		467-177	09	✓ mp
		485-176	11	✓ mp
		522-194	12	✓
		528-182	13	✓
K-10	1010057	015-189	313-13	✓
		024-314	203-10	✓
		019-334	202-04	✓ mp

1009057 532-330 105 01 ✓ mp
 513-394 02 ✓
 514-342 03 ✓
 488-340 103 09 ✓
 486-324 02 ✓
 446-376 10 ✓
 395-378 03 ✓
 391-378 01 ✓
 385-378 102 08 ✓



<mainframe@coa1mp
3.cabq.gov>
09/24/03 08:47 AM

To:
cc:
Subject:

1 RECORDS WITH LABELS PAGE
1
01009057 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0100905746026310107 LEGAL: LT 2 A RI GHT-OF-WAY MAP UNSER DIVERSION CHANNEL
COR LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: M & B INVESTMENTS LTD CO
OWNER ADDR: 00000
ALBUQUERQUE NM 87197
0100905739926510108 LEGAL: LT 2 -A-1 RIGHT-OF-WAY MAP UNSER DIVERSION
CHANNEL LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: A M A F C A
OWNER ADDR: 02600 PROSPECT NE
ALBUQUERQUE NM 87110
0100905739026510106 LEGAL: LT 2 -A-2 RIGHT-OF-WAY MAP UNSER DIVERSION
CHANNEL LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: A M A F C A
OWNER ADDR: 02600 PROSPECT NE
ALBUQUERQUE NM 87110
0100905738022310923 LEGAL: TRAC T A PLAT OF AVALON SUBDIVISION UNIT 1-A
CONT 1 LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CURB INC N M CORPORATION
OWNER ADDR: 06301 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110
0100905734120510924 LEGAL: PUBL IC D RAINAGE & PEDESTRIAN R.O.W. PLAT OF
AVALON LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: 00000
ALBUQUERQUE NM 87103
0100905737122640637 LEGAL: LT 5 1 SU BD PLAT OF LTS 1 THROUGH 51 & TR A
SUNRISE LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: MOBILE DEVELOPMENT INC
OWNER ADDR: 00000
ALBUQUERQUE NM 87191
0100905738021840614 LEGAL: PORT TRC C-53 & C-52 UNIT 4 TOWN OF ATRISCO
GRANT LAND USE:
PROPERTY ADDR: 00000 W MESA WELL SITE #3
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: 00000
ALBUQUERQUE NM 87103
0100905738122640615 LEGAL: NLY POR IN TR OF LD IN PORS OF TRS C-52 & C-53
UNI LAND USE:
PROPERTY ADDR: 00000 AVALON RD NW
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: 00000
ALBUQUERQUE NM 87103
0100905738817640605 LEGAL: TR O F LD IN PORS OF TRS C-52 & C-53 UNIT 4 TOWN

OF LAND USE:

PROPERTY ADDR: 00000 8715 VOLCANO RD NW
OWNER NAME: HEETER DAVID & MORTLEY MARGIE
OWNER ADDR: 08715 VOLCANO RD NW

ALBUQUERQUE NM 87121
0100905740717940606 LEGAL: ELY PORT . TR C-52 UNIT 4 TOWN OF ATRISCO GRANT
CON LAND USE:

PROPERTY ADDR: 00000 VOLCANO RD NW
OWNER NAME: WESTLAND DEVELOPMENT CO INC
OWNER ADDR: 00401 COORS BL NW

ALBUQUERQUE NM 87121
0100905742318040607 LEGAL: TR C -51 TOWN OF ATRISCO GRANT CONT 4.30 AC
LAND USE:

PROPERTY ADDR: 00000 VOLCANO RD NW
OWNER NAME: STATE HIGHWAY DEPT OF NM
OWNER ADDR: 00000

SANTA FE NM 87501
1 R E C O R D S W I T H L A B E L S PAGE

2
0100905744617840608 LEGAL: TRAC T C5 0 UNIT 4 TOWN OF ATRISCO GRANT CONT
5.136 LAND USE:

PROPERTY ADDR: 00000 8501 VOLCANO RD NW
OWNER NAME: STATE HIGHWAY DEPT OF NM
OWNER ADDR: 00000

SANTA FE NM 87501
0100905746717740609 LEGAL: TRAC T C4 9 UNIT 4 TOWN OF ATRISCO GRANT CONT
5.000 LAND USE:

PROPERTY ADDR: 00000 N/A
OWNER NAME: GONZALES JUANITA G ETAL
OWNER ADDR: 01219 ISLETA BL SW

ALBUQUERQUE NM 87105
0100905748517640611 LEGAL: TR C -48 TOWN OF ATRISCO GRANT UNIT 4 IN SEC 21
T10 LAND USE:

PROPERTY ADDR: 00000 N/A
OWNER NAME: GONZALES JUANITA GARCIA ETAL
OWNER ADDR: 01219 ISLETA BL SW

ALBUQUERQUE NM 87105
0100905750219440612 LEGAL: TR C 47B TOWN OF ATRISCO GRANT CONT 3.192 AC
LAND USE:

PROPERTY ADDR: 00000 8217 CENTRAL NW
OWNER NAME: QUINTANA JOHN B & BARBARA J
OWNER ADDR: 00000

ALBUQUERQUE NM 87184
0100905752818240613 LEGAL: TR C -46 UNIT 4 ATRISCO GRANT
LAND USE:

PROPERTY ADDR: 00000 8207 CENTRAL NW
OWNER NAME: GARCIA TOBY P & BEATRICE & PEG
OWNER ADDR: 08207 CENTRAL AV NW

ALBUQUERQUE NM 87121
0101005701518931313 LEGAL: W/2 OF T R.C-45 UNIT 4 TOWN OF ATRISCO GRANT
CONT. LAND USE:

PROPERTY ADDR: 00000 8181 CENTRAL NW
OWNER NAME: SANCHEZ ANDRES
OWNER ADDR: 08181 CENTRAL AV NW

ALBUQUERQUE NM 87105
0101005702431420310 LEGAL: * 1 SUMM ARY PLAT OF TRACTS H-1 H-2 I-1 & I-2 OF
AT LAND USE:

PROPERTY ADDR: 00000 8500 BLUEWATER RD NW
OWNER NAME: HONEYWELL INC % TAX DEPT MN 12
OWNER ADDR: 00000

MINNEAPOLIS MN 55440

ALBUQUERQUE

NM 87110

QUIT



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: September 17, 2003

TO CONTACT NAME: Ruth LOZANO
 COMPANY/AGENCY: ISAACSON - Arfman PA
 ADDRESS/ZIP: 128 Monroe St. NE 87108
 PHONE/FAX #: 248-8828 / 248-2432

Thank you for your inquiry of 9-17-03 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Upper Diversion Channel Corridor, Lot 2-A

zone map page(s) K-9

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

Avalon
 Neighborhood Association
 Contacts: Donna E. Lucero
9140 San Nicholas Ave NW
839-3807 (W) 87181
Ron Martinez
9105 Starboard Rd NW
352-2625 (W) 87181

Neighborhood Association
 Contacts: _____

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

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

Sincerely,
Dulaine A. Carmona
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

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

September 18, 2003

Certified Mail 7002 3150 0005 7722 9554

Ms. Donna E. Lucero
Avalon Neighborhood Association
9140 San Nicholas Ave. NW
Albuquerque, NM 87121

**RE: Sundance Subdivision, Tracts A & B
(Legal Description -- Lot 2-A, Unser Diversion Channel Corridor)**

Dear Ms. Lucero:

As the consulting engineers for the above referenced site, we are writing to inform the Avalon Neighborhood Association that a request for Final Plat (Bulk Land) approval will be submitted to the City of Albuquerque Development Review Board. I have included a copy of the zone atlas page indicating the location of this site for your use.

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

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman, PE
FCA/rtl
Attachment

7002 3150 0005 7722 9554

**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 87121

Postage	\$ 0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42

UNITE NM 4149
Postmark
SEP 18 2003
Clerk: KBSRBY
09/18/03 USPS

Sent To Donna E. Lucero
Avalon Neighborhood Assoc.
Street, Apt. No.;
or PO Box No. 9140 San Nicholas Ave. NW
City, State, ZIP+4
Albuquerque, NM 87121

PS Form 3800, June 2002 See Reverse for Instructions

Project # 1002511

KB HOMES
4921 ALEXANDER BLVD NE, STE# B
ALBUQUERQUE NM 87107

RON MARTINEZ
Avalon Neigh. Assoc.
9105 STARBOARD RD NW
ALBUQUERQUE NM 87121

100905738022310923

CURB INC N M CORPORATION
6301 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110

100905740717940606

WESTLAND DEVELOPMENT CO INC
401 COORS BL NW
ALBUQUERQUE NM 87121

100905750219440612

QUINTANA JOHN B & BARBARA J
PO BOX 10319
ALBUQUERQUE NM 87184

101005702431420310

HONEYWELL INC
C/O TAX DEPT MN 12-4184
PO BOX 524
MINNEAPOLIS MN 55440
100905751434210503

LEEPER ARTHUR G & ELLA M
11001 SAN ANTONIO NE
ALBUQUERQUE NM 87122

100905744637610310

BOARD OF EDUCATION
PO BOX 25704
ALBUQUERQUE NM 87125

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

100905746026310107

M & B INVESTMENTS LTD CO
PO BOX 6363
ALBUQUERQUE NM 87197

100905737122640637

MOBILE DEVELOPMENT INC
GENERAL DELIVERY
ALBUQUERQUE NM 87191

100905742318040607

STATE HIGHWAY DEPT OF NM
PO BOX 1641
SANTA FE NM 87501

100905752818240613

GARCIA TOBY P & BEATRICE & PE
8207 CENTRAL AV NW
ALBUQUERQUE NM 87121

101005701933420204

THE APOSTOLIC ASSEMBLY OF THE
10807 LAUREL ST
RANCHO CUCAMONGA CA 91730

100905748834010309

RICHFIELD PARK 35 LLC NEW MEX
9009 WASHINGTON ST NE
ALBUQUERQUE NM 87113

DONNA E. LUCERO
Avalon Neigh. Assoc.
9140 SAN NICHOLAS AVE NW
ALBUQUERQUE NM 87121

100905739926510108

A M A F C A
2600 PROSPECT NE
ALBUQUERQUE NM 87110

100905738817640605

HEETER DAVID & MORTLEY MARG
8715 VOLCANO RD NW
ALBUQUERQUE NM 87121

100905746717740609

GONZALES JUANITA G ETAL
1219 ISLETA BL SW
ALBUQUERQUE NM 87105

101005701518931313

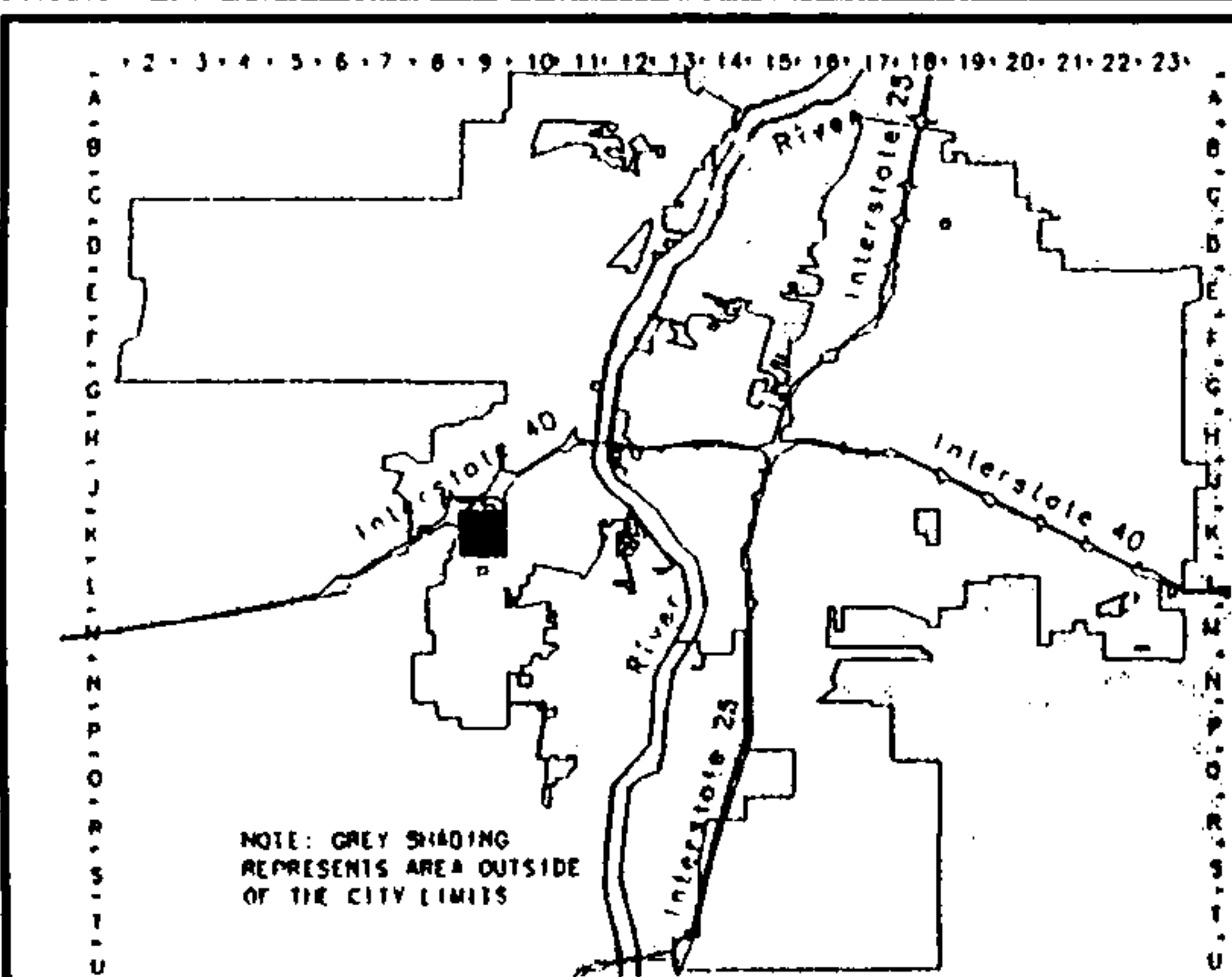
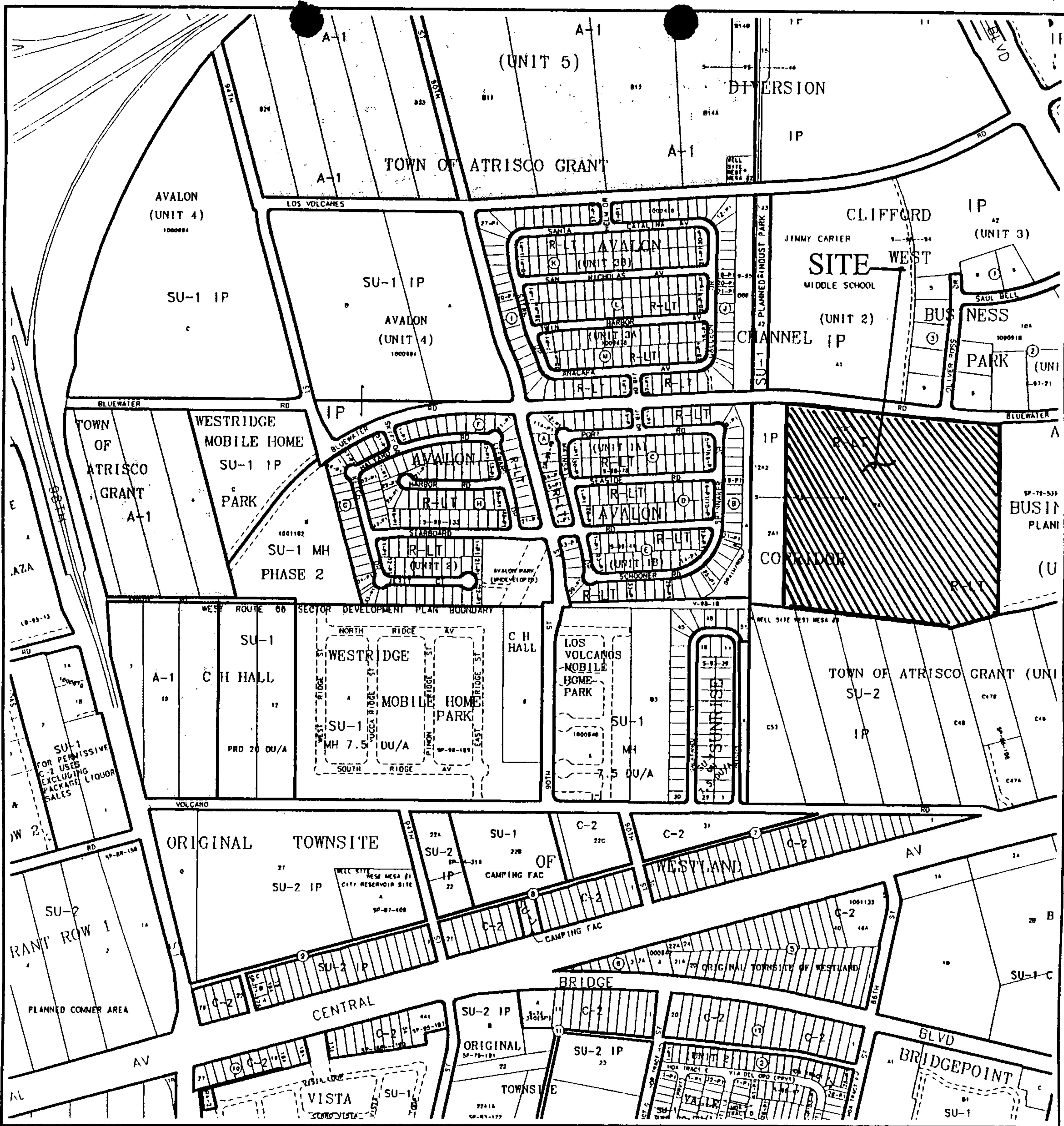
SANCHEZ ANDRES
8181 CENTRAL AV NW
ALBUQUERQUE NM 87105

100905751332410502

CREEL PROPERTIES INC
2700 GIRARD NE
ALBUQUERQUE NM 87107

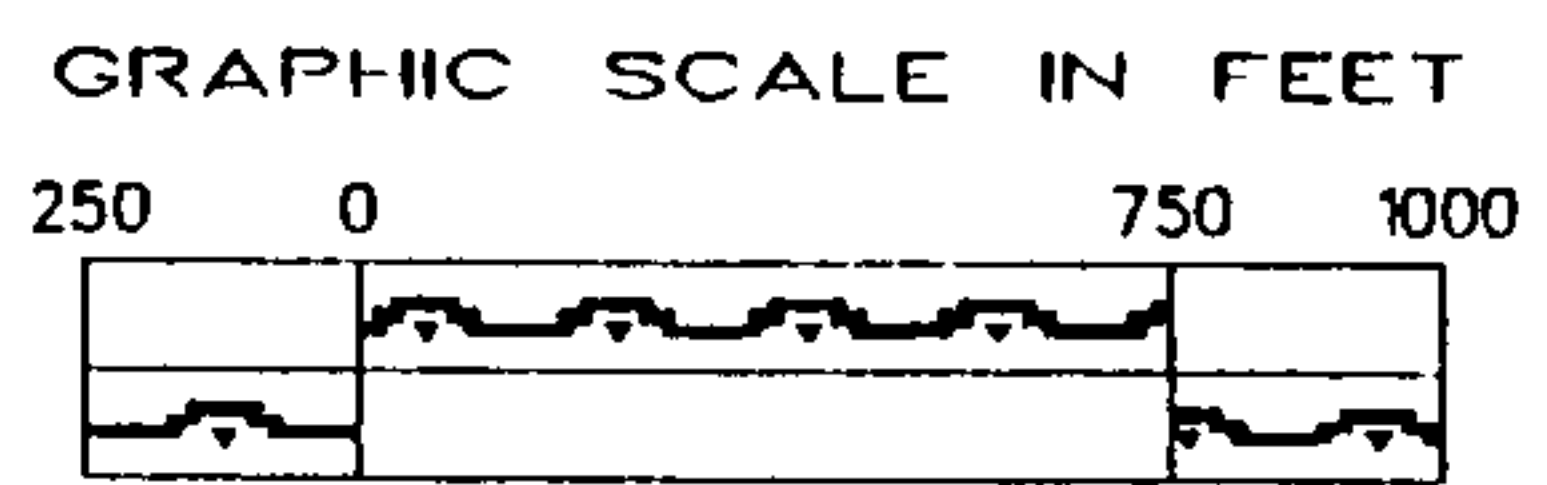
100905748632610302

CLIFFORD WEST LLC
PO BOX 35640
ALBUQUERQUE NM 87176



CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003



Zone Atlas Page

K-9-Z

Map Amended through August 01, 2003

FORM V: SUBDIVISION VARIANCE & VACATIONS

BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

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

VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

VACATION OF PRIVATE EASEMENT

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

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

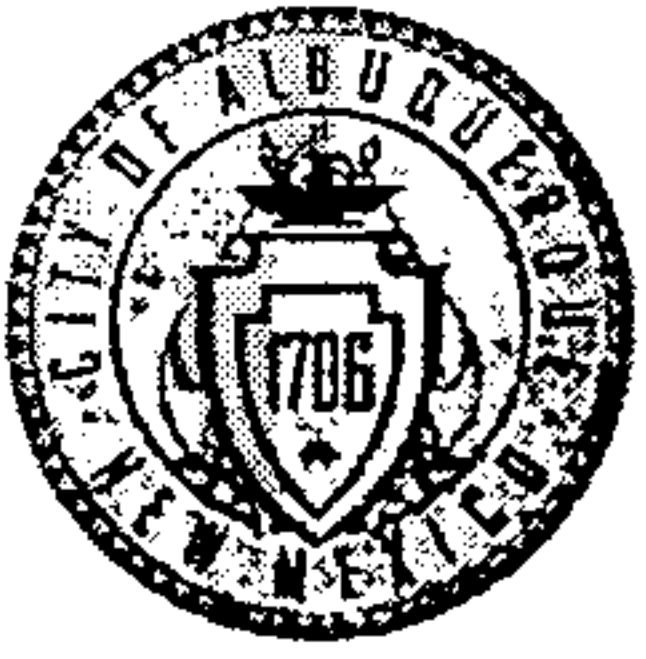
Fred C. Arfman Applicant name (print)
Fred C. Arfman Applicant signature / date
09.19.03



Form revised September 2001

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
03 DRB - 01578
03 DRB - 01580

Marta Hill Planner signature / date
09.19.03
 Project # 1002511



**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, August 11, 2004, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1001562

04DRB-01103 Major-Two Year SIA
04DRB-01105 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES, PA agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) A, Block(s) 28, FOUR HILLS VILLAGE, 5TH INSTALLMENT (to be known as **RESERVE @ FOUR HILLS**, zoned R-1 residential zone, located on WAGON TRAIL DR SE, between RATON AVE SE and RIO ARRIBA AVE SE containing approximately 17 acre(s). [REF: 02DRB-01096, 02DRB-01097, 02DRB-01098, 02DRB-01263] (M-22)

Project # 1000296

04DRB-01109 Major-Vacation of Public Easements

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

Project # 1002511

04DRB-01118 Major-Preliminary Plat Approval
04DRB-01119 Minor-Temp Defer SDWK
04DRB-01120 Minor-Sidewalk Waiver

ISAACSON & ARFMAN PA agent(s) for KB HOME OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) A UNIT 1, **SUNDANCE SUBDIVISION UNIT 2**, zoned R-LT residential zone, located on BLUEWATER RD NW, between UNSER BLVD NW and UNSER DIVERSION CHANNEL containing approximately 15 acre(s). [REF: 03DRB-00858, 01578, 01805, 04DRB-00358, 00359] (K-9)

Project # 1003542

04DRB-01081 Major-Vacation of Pub Right-of-Way

GEORGE & LULU SAGE-ALLISON request(s) the above action(s) for all or a portion of Lot(s) 23 & 24, Block(s) 31, **PEREA ADDITION**, zoned SU-2 special neighborhood zone, TH, located on 15TH ST NW, between ORCHARD PL NW and MARBLE AVE NW containing approximately 1 acre(s). [REF: V-80-17] (J-13)

SEE PAGE 2 . . .



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

PAGE 2

Project # 1003554
04DRB-01099 Major-Vacation of Pub
Right-of-Way
04DRB-01100 Major-Vacation of Public
Easements

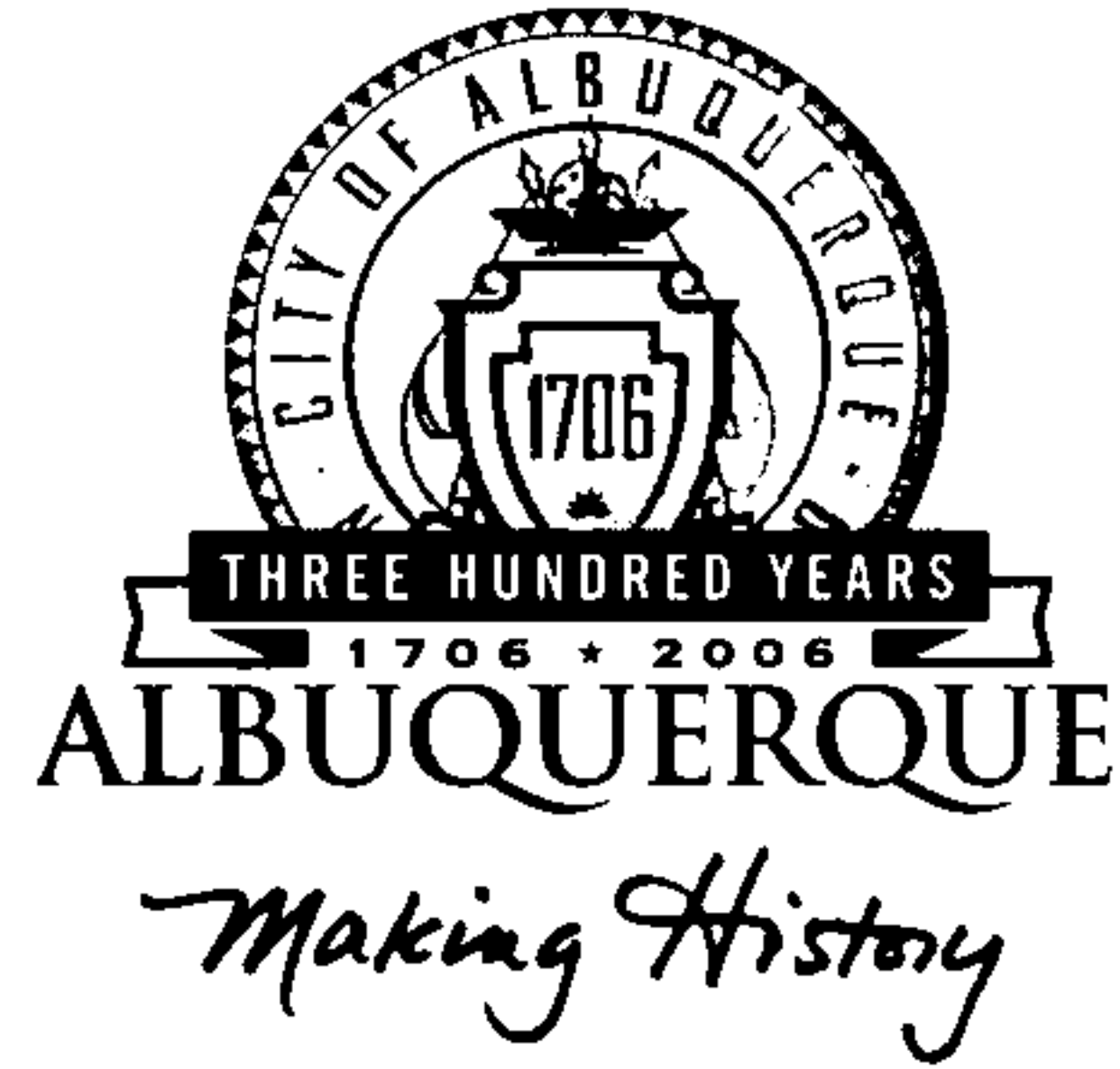
TIERRA WEST LLC agent(s) for AMC DEVELOPMENT
-INC request(s) the above action(s) for all or a portion of
Lot(s) 1-10, Block(s) 7 Lot(s) 1-10 Block(s) 8 and Lot(s)
1-8 Block(s) 9, **SKYLINE HEIGHTS**, zoned C-2
community commercial zone, located on CENTRAL
AVE SE, between EUBANK BLVD SE and CONCHAS
ST SE containing approximately 7 acre(s). [REF: ZA-
88-406] (L-20)

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, JULY 26, 2004.

CITY OF ALBUQUERQUE



Planning Department

P.O. Box 1293

Albuquerque, NM 87103



REASON CHECKED

Unclaimed... Refused !!

Address unknown....!!

Insufficient Address....!!

No such street.. number !!

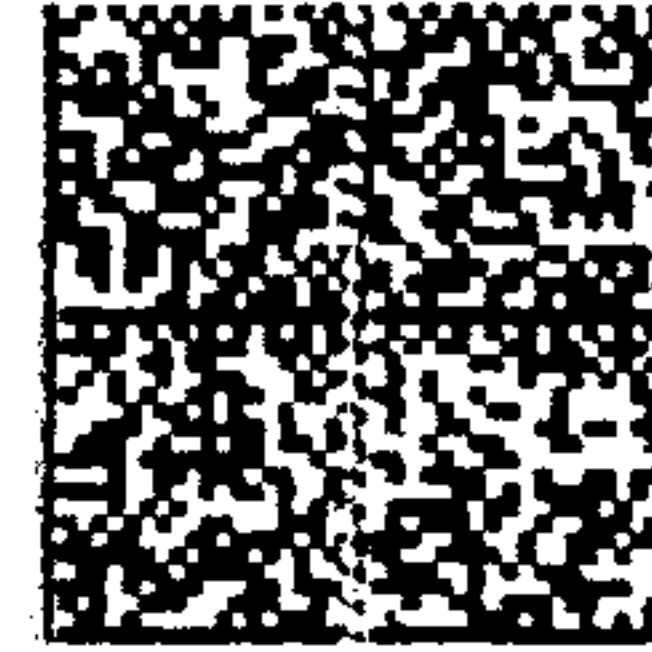
~~Fwd. Order Expired....!!~~

Moved Left no order !!

100903 / 00219440012

QUINTANA JOHN B & BARBARA J
PO BOX 10319
ALBUQUERQUE NM 87184

101005700401400010



02 1A \$ 00.37⁰
0004329277 JUL 21 2004
MAILED FROM ZIP CODE 87102

87184+0319

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

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

Claire

Date Submitted: June 24, 2003
Date Site Plan Approved: 2/11
Date Preliminary Plat Approved: 6/25/03
Date Preliminary Plat Expires: 6/25/04
DRB Project No.: 1002511
DRB Application No.: 03-00858

SUNDANCE SUBDIVISION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 2-A, UNSER DIVERSION CHANNEL CORRIDOR

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

△ - revised 8/11/04


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 SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the Unser 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 Const Engineer
		UNIT ONE							
		Std.	Curb & gutter (SOUTH SIDE) <i>△</i>	Bluewater Rd	Existing Pavement West of Property Line ~ 250 NW prop. corner	NE property corner	/	/	/
		4'	PCC Sidewalk <i>△</i> (SOUTH SIDE)	Bluewater Rd	Existing Pavement West of Property Line ~ 250 NW prop. corner	NE property corner	/	/	/
		24' F.E	Permanent paving	Bluewater Rd	Existing Pavement West of Property Line ~ 250 NW prop. corner	NE property corner	/	/	/
		8"	Waterline	Shorewood Dr	Bluewater Rd	Hatteras Pl	/	/	/
		Std.	Curb & gutter (8)	Shorewood Dr	Bluewater Rd	Hatteras Pl	/	/	/
		Med.	Curb & gutter	Shorewood Dr	Bluewater Rd	Hatteras Pl	/	/	/
		36' FF	Residential paving (does not include 12" median)	Shorewood Dr	Bluewater Rd	Hatteras Pl	/	/	/
		8"	Waterline	Luminoso Dr	Bluewater Rd	S. PL Lot 24/A	/	/	/
		10"	Waterline	Luminoso Dr	Bluewater Rd	S. PL Lot 24/A	/	/	/
		Std.	Curb & gutter (8)	Luminoso Dr	Bluewater Rd	S. PL Lot 24/A	/	/	/
		Med.	Curb & gutter	Luminoso Dr	Bluewater Rd	Hatteras Pl	/	/	/
		16' FF & 20' FF	Residential paving	Luminoso Dr	Bluewater Rd	Hatteras Pl	/	/	/
		<i>△</i> 4' *	<i>SIDEWALK (1) (SOUTH SIDE)</i>	<i>SHOREWOOD DR</i>	<i>"</i>	<i>"</i>			

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		32' FF	Residential paving	Luminoso Dr	HATTERAS Residential Paving PI	S. PL Lot 24/A	/	/	/
		4"	PCC sidewalk (1)	Luminoso Dr	Bluewater Rd	S. PL Lot 24/A	/	/	/
		6"	Waterline	Hatteras PI	Luminoso Dr	SHOREWOOD Lot 6/7 Blk C	/	/	/
		4"	Waterline	Hatteras PI	Lot 7/8, Blk A	Luminoso Dr	/	/	/
		4"	Waterline	Hatteras PI	Shorewood Dr	Lot 6/7 Blk C	/	/	/
		8"	Sanitary sewer	Hatteras PI	Lot 7/8, Blk A	Lot 6/7 Blk C	/	/	/
		28' FF	Residential paving	Hatteras PI	Cul-de-Sac	Luminoso Dr	/	/	/
		32' FF	RESIDENTIAL PAVING	HATTERAS PL	LUMINOSO DR.	SHOREWOOD PI	/	/	/
		24' FF	RESIDENTIAL PAVING	HATTERAS STUB	SHOREWOOD DR.	END STUB	/	/	/
		Mountable	Curb & gutter (3) (8)	Hatteras PI	Cul-de-Sac	Shorewood Rd	/	/	/
		4"	PCC sidewalk (North side)	Hatteras PI	Cul-de-Sac	Lot 6/7 Blk A	/	/	/
		4"	PCC sidewalk (South side)	Hatteras PI	Lot 7/8, Blk A	Shorewood Dr	/	/	/
		6"	Waterline (2 different water zones)	Sawgrass PI	Luminoso Dr	Shorewood Dr	/	/	/
		4"	Waterline	Hatteras PI	Lot 19/20, Blk A	Luminoso Dr	/	/	/
		8"	Sanitary sewer	Sawgrass PI	Lot 19/20, Blk A	Shorewood Dr	/	/	/
		28' FF	Residential paving	Sawgrass PI	Cul-de-Sac	Shorewood Dr	/	/	/
		Mountable	Curb & gutter (3) (8)	Sawgrass PI	Cul-de-Sac	Shorewood Dr	/	/	/
		4"	PCC sidewalk (both sides)	Sawgrass PI	Cul-de-Sac	Shorewood Dr	/	/	/
		6"	Waterline	Shorewood Dr	Hatteras PI	Lot 14/15, Blk C	/	/	/
		8"	Sanitary sewer	Shorewood Dr	Hatteras PI	Lot 14/15, Blk C	/	/	/
		32' FF	Residential paving	Shorewood Dr	Hatteras PI	Lot 14/15, Blk C	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		4'	PCC sidewalk (1)  (both sides)	Shorewood Dr	Hatteras Pl	Lot 14/15, Blk C	/	/	/
		Std	Curb & gutter (8)	Shorewood Dr	Hatteras Pl	Lot 14/15, Blk C	/	/	/
		36"	RCP storm drain	Shorewood Dr	Sawgrass Ave	Tradewind Rd	/	/	/
		42"	RCP storm drain	Shorewood Dr	Tradewind Rd	Exst. 48" storm drain (TRACT A)	/	/	/
		4'	PCC sidewalk (east side only)	Shorewood Dr	Tradewind Rd	Exst. 48" storm drain (TRACT A)	/	/	/
		8"	Waterline	Luminoso Dr	Lot 24/25, Blk A	Sonoma Ave	/	/	/
		10"	Waterline	Luminoso Dr	Lot 24/25, Blk A	Sonoma Ave	/	/	/
		8"	Waterline	Sonoma Ave	Luminoso Dr	Lot 3 BLK F LUMINGSO Lot 27 Hatteras St BLK A	/	/	/
		10"	Waterline	Sonoma Ave	Luminoso Dr	Lot 3 BLK F LUMINGSO Lot 27 Hatteras St BLK A	/	/	/
		8"	Waterline	Luminoso Dr	Sonoma Ave	TRACT A 35' storm drain esmt	/	/	/
		10"	Waterline	Luminoso Dr	Sonoma Ave	TRACT A 45' storm drain esmt	/	/	/
		8"	Waterline	TRACT A 25' storm drain esmt	Luminoso Dr	Avalon, Unit 1B (exst. 8" stub)	/	/	/
		10"	Waterline	TRACT A 35' storm drain esmt	Luminoso Dr	SW corner Lot 37, Blk A	/	/	/
		8"	Sanitary sewer	Shorewood Dr	Lot 14/15, Blk C	TRACT A 35' storm drain esmt	/	/	/
		8"	Sanitary sewer	TRACT A 35' storm drain esmt	Lot 21/26, Blk C	Unser Blvd.	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		UNIT TWO							
		32' FF	Residential paving	Luminoso Dr	Lot 24/25, Blk A	Sonoma Ave	/	/	/
		Std.	Curb & gutter (8)	Luminoso Dr	Lot 24/25, Blk A	Sonoma Ave	/	/	/
		4'	PCC sidewalk (1)	Luminoso Dr	Lot 24/25, Blk A	Sonoma Ave	/	/	/
		28' FF	Residential paving	Sonoma Ave	Luminoso Dr	Shorewood Dr	/	/	/
		Mountable	Curb & gutter (8)	Sonoma Ave	Luminoso Dr	Shorewood Dr	/	/	/
		8"	Sanitary sewer	Sonoma Ave	Luminoso Dr	Shorewood Dr	/	/	/
		4"	PCC sidewalk	Sonoma Ave	Luminoso Dr	Shorewood Dr	/	/	/
		6"	Waterline	Sonoma Ave	Luminoso Dr	Shorewood Dr	/	/	/
		28' FF	Residential paving	Tradewind Rd	Luminoso Dr	Shorewood Dr	/	/	/
		Mountable	Curb & gutter (3) (8)	Tradewind Rd	Luminoso Dr	Shorewood Dr	/	/	/
		4"	PCC sidewalk (1)	Tradewind Rd	Luminoso Dr	Shorewood Dr	/	/	/
		8"	Waterline	Tradewind Rd	Luminoso Dr	Shorewood Dr	/	/	/
		8"	Sanitary sewer	Tradewind Rd	Luminoso Dr	Shorewood Dr	/	/	/
		28' FF	Residential paving	Luminoso Dr	Sonoma Ave	Tradewind Rd	/	/	/
		24'FF	Residential paving	Luminoso Dr	Tradewind Rd	Lot 37-A/1-G, South PL	/	/	/
		Mountable	Curb & gutter (3) (8)	Luminoso Dr	Sonoma Ave	Lot 37-A/1-G, South PL	/	/	/
		4"	PCC sidewalk (both sides)	Luminoso Dr	Sonoma Ave	Tradewind Rd	/	/	/
		4'	PCC sidewalk (west side only)	Luminoso Dr	Tradewind Rd	S. terminus stub street	/	/	/
		32' FF	Residential paving	Shorewood Dr.	Lot 14/15, Blk C	Sonoma Ave	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		28' FF	Residential paving	Shorewood Dr.	Sonoma Ave	Tradewind Rd	/	/	/
		24' FF	Residential paving	Shorewood Dr.	Tradewind Rd	S. terminus stub street	/	/	/
		Std.	Curb & gutter (8)	Shorewood Dr.	Lot 14/15, Blk C	S. terminus stub street	/	/	/
		4"	PCC sidewalk (both sides)	Shorewood Dr.	Lot 14/15, Blk C	Tradewind Rd	/	/	/
		4"	PCC sidewalk (east side only)	Shorewood Dr.	Tradewind Rd	S. terminus stub street	/	/	/
		6"	Waterline	Shorewood Dr.	Lot 14/15, Blk C	Tradewind Rd	/	/	/
		8"	Waterline	Shorewood Dr.	Tradewind Rd	Lot 26, Blk C	/	/	/
		8"	Waterline	Tract A	S. terminus stub street	E. boundary-subdivision	/	/	/
		10'	Asphalt Trail (private) (9) Gravel Trail	Tract A	W. boundary-subdivision	E. boundary-subdivision	/	/	/

ORIGINAL

NOTES

- 1 Sidewalks to be deferred on both sides where noted
- 2 Developer shall be financially responsible for negotiated transportation mitigation improvements as found in the Traffic Impact Study. A Procedure ⁶ Modified Non-Work Order with a Financial Guarantee of those defined offsite improvements shall be submitted to the City of Albuquerque prior to final plat approval, IN THE AMOUNT OF \$14,850.00
- 3 Mountable curb may be replaced by standard curb where street flows warrant
- 4 Residential lighting per DPM
- 5 Grading and Drainage Certification required per DPM (prior to release of financial guarantees) to include private retaining walls as defined on the approved grading plan.
- 6 All water to include fire hydrants, valves, and appurtenances per DPM.
- 7 Storm drain sizes are subject to change per final DRC determination.
- * 8 Curb & gutter on both sides, unless otherwise noted.
- 9 Developer reserves the right to dedicate the private trail and Tract A to the City of Albuquerque upon City concurrence to accept dedication.
10. SHOREWOOD DR. STORM DRAIN IS CURRENTLY UNDER A FIN. GUAR. WITH SUNNANCE SUBD, UNIT ONE

AGENT/OWNER

Fred C. Arfman
NAME (print)

Isaacson & Arfman, P.A.
FIRM

Fred C. Arfman
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: 6-25-05

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Sharon Makon 6/25/03 DRB CHAIR - date
R. H. ... 6-25-03 TRANSPORTATION DEVELOPMENT - date
Roger A. Green 8/11/04 UTILITY DEVELOPMENT - date
Brad J. Bihun 8/11/04 CITY ENGINEER - date
Christina Sandoral 6/25/03 PARKS & RECREATION - date
 AMAFCA - date
 - date
 - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	1-14-2004	<i>[Signature]</i>	<i>[Signature]</i>	<i>Fred C. Arfman</i>
2	08-11-2004	<i>[Signature]</i>	<i>[Signature]</i>	<i>Fred C. Arfman</i>
3	4/15/2005	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
4	6-27-2005	<i>[Signature]</i>	<i>Christina Sandoral</i>	<i>[Signature]</i>

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

EXHIBIT "A"

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

Claire

Date Submitted: June 24, 2003
Date Site Plan Approved: 2/13
Date Preliminary Plat Approved: 6/25/03
Date Preliminary Plat Expires: 6/25/04
DRB Project No.: 1002511
DRB Application No.: 03-00858

SUNDANCE SUBDIVISION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 2-A, UNSER DIVERSION CHANNEL CORRIDOR

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

revised 8/11/04

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 SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the Unser 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 Const Engineer
		UNIT ONE							
		Std.	Curb & gutter (SOUTH SIDE) [⚠]	Bluewater Rd	Existing Pavement West of Property Line ~ 250 NW prop. corner	NE property corner	/	/	/
		4'	PCC Sidewalk [⚠] (SOUTH SIDE)	Bluewater Rd	Existing Pavement West of Property Line ~ 250 NW prop. corner	NE property corner	/	/	/
		24' F.E	Permanent paving	Bluewater Rd	Existing Pavement West of Property Line ~ 250 NW prop. corner	NE property corner	/	/	/
		8"	Waterline	Shorewood Dr	Bluewater Rd	Hatteras Pl	/	/	/
		Std.	Curb & gutter (8)	Shorewood Dr	Bluewater Rd	Hatteras Pl	/	/	/
		Med.	Curb & gutter	Shorewood Dr	Bluewater Rd	Hatteras Pl	/	/	/
		36' FF	Residential paving (does not include 12" median)	Shorewood Dr	Bluewater Rd	Hatteras Pl	/	/	/
		8"	Waterline	Luminoso Dr	Bluewater Rd	S. PL Lot 24/A	/	/	/
		10"	Waterline	Luminoso Dr	Bluewater Rd	S. PL Lot 24/A	/	/	/
		Std.	Curb & gutter (8)	Luminoso Dr	Bluewater Rd	S. PL Lot 24/A	/	/	/
		Med.	Curb & gutter	Luminoso Dr	Bluewater Rd	Hatteras Pl	/	/	/
		16' FF & 20' FF	Residential paving	Luminoso Dr	Bluewater Rd	Hatteras Pl	/	/	/
		4' * [⚠]	SIDEWALK (1) (SOUTH SIDE)	SHOREWOOD DR	"	"			

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		32' FF	Residential paving	Luminoso Dr	HATTERAS ¹ Sawgrass PI	S. PL Lot 24/A	/	/	/
		4"	PCC sidewalk (1)	Luminoso Dr	Bluewater Rd	S. PL Lot 24/A	/	/	/
		6"	Waterline	Hatteras PI	Luminoso Dr	SHOREWOOD Lot 6/7 Blk C ³	/	/	/
		4"	Waterline	Hatteras PI	Lot 7/8, Blk A	SHOREWOOD Lot 6/7 Blk C ³	/	/	/
		4"	Waterline	Hatteras PI	Shorewood Dr	Lot 6/7 Blk C	/	/	/
		8"	Sanitary sewer	Hatteras PI	Lot 7/8, Blk A	Lot 6/7 Blk C	/	/	/
		28' FF	Residential paving	Hatteras PI	Cul-de-Sac	Luminoso Dr	/	/	/
		32' FF	RESIDENTIAL PAVING	HATTERAS PL	LUMINOSO DR.	SHOREWOOD DR	/	/	/
		24' FF	RESIDENTIAL PAVING	HATTERAS STUB	SHOREWOOD DR	END STUB	/	/	/
		Mountable	Curb & gutter (3) (8)	Hatteras PI	Cul-de-Sac	Shorewood Rd	/	/	/
		4"	PCC sidewalk (North side)	Hatteras PI	Cul-de-Sac	Lot 6/7 Blk A	/	/	/
		4"	PCC sidewalk (South side)	Hatteras PI	Lot 7/8, Blk A	Shorewood Dr	/	/	/
		6"	Waterline (2 different water zones)	Sawgrass PI	Luminoso Dr	Shorewood Dr	/	/	/
		4"	Waterline	Hatteras PI	Lot 19/20, Blk A	Luminoso Dr	/	/	/
		8"	Sanitary sewer	Sawgrass PI	Lot 19/20, Blk A	Shorewood Dr	/	/	/
		28' FF	Residential paving	Sawgrass PI	Cul-de-Sac	Shorewood Dr	/	/	/
		Mountable	Curb & gutter (3) (8)	Sawgrass PI	Cul-de-Sac	Shorewood Dr	/	/	/
		4"	PCC sidewalk (both sides)	Sawgrass PI	Cul-de-Sac	Shorewood Dr	/	/	/
		6"	Waterline	Shorewood Dr	Hatteras PI	Lot 14/15, Blk C	/	/	/
		8"	Sanitary sewer	Shorewood Dr	Hatteras PI	Lot 14/15, Blk C	/	/	/
		32' FF	Residential paving	Shorewood Dr	Hatteras PI	Lot 14/15, Blk C	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		4'	PCC sidewalk (both sides) ^{C1} ^A	Shorewood Dr	Hatteras Pl	Lot 14/15, Blk C	/	/	/
		Std	Curb & gutter (8)	Shorewood Dr	Hatteras Pl	Lot 14/15, Blk C	/	/	/
		36"	RCP storm drain	Shorewood Dr	Sawgrass Ave	Tradewind Rd	/	/	/
		42"	RCP storm drain	Shorewood Dr	Tradewind Rd	Exst. 48" storm drain (TRACT A)	/	/	/
		4'	PCC sidewalk (east side only)	Shorewood Dr	Tradewind Rd	Exst. 48" storm drain (TRACT A)	/	/	/
		8"	Waterline	Luminoso Dr	Lot 24/25, Blk A	Sonoma Ave	/	/	/
		10"	Waterline	Luminoso Dr	Lot 24/25, Blk A	Sonoma Ave	/	/	/
		8"	Waterline	Sonoma Ave	Luminoso Dr	Lot 3 BLK F LUMINOSO Lot 27 Hatteras St BLK A	/	/	/
		10"	Waterline	Sonoma Ave	Luminoso Dr	Lot 3 BLK F LUMINOSO Lot 27 Hatteras St BLK A	/	/	/
		8"	Waterline	Luminoso Dr	Sonoma Ave	TRACT A } 35' storm drain esmt	/	/	/
		10"	Waterline	Luminoso Dr	Sonoma Ave	TRACT A } 35' storm drain esmt	/	/	/
		8"	Waterline	TRACT A } 25' storm drain esmt	Luminoso Dr	Avalon, Unit 1B (exst. 8" stub)	/	/	/
		10"	Waterline	TRACT A } 35' storm drain esmt	Luminoso Dr	SW corner Lot 37, Blk A	/	/	/
		8"	Sanitary sewer	Shorewood Dr	Lot 14/15, Blk C	TRACT A } 35' storm drain esmt	/	/	/
		8"	Sanitary sewer	TRACT A } 35' storm drain esmt	Lot 21/26, Blk C	Unser Blvd.	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer	
		UNIT TWO								
		32' FF	Residential paving	Luminoso Dr	Lot 24/25, Blk A	Sonoma Ave	/	/	/	
		Std.	Curb & gutter (8)	Luminoso Dr	Lot 24/25, Blk A	Sonoma Ave	/	/	/	
		4'	PCC sidewalk (1)	Luminoso Dr	Lot 24/25, Blk A	Sonoma Ave	/	/	/	
		28' FF	Residential paving	Sonoma Ave	Luminoso Dr	Shorewood Dr	/	/	/	
		Mountable	Curb & gutter (8)	Sonoma Ave	Luminoso Dr	Shorewood Dr	/	/	/	
		8"	Sanitary sewer	Sonoma Ave	Luminoso Dr	Shorewood Dr	/	/	/	
		4**	PCC sidewalk	Sonoma Ave	Luminoso Dr	Shorewood Dr	/	/	/	
		6"	Waterline	Sonoma Ave	Luminoso Dr	Shorewood Dr	/	/	/	
		28' FF	Residential paving	Tradewind Rd	Luminoso Dr	Shorewood Dr	/	/	/	
		Mountable	Curb & gutter (3) (8)	Tradewind Rd	Luminoso Dr	Shorewood Dr	/	/	/	
		4**	PCC sidewalk (1)	Tradewind Rd	Luminoso Dr	Shorewood Dr	/	/	/	
		8"	Waterline	Tradewind Rd	Luminoso Dr	Shorewood Dr	/	/	/	
		8"	Sanitary sewer	Tradewind Rd	Luminoso Dr	Shorewood Dr	/	/	/	
		28' FF	Residential paving	Luminoso Dr	Sonoma Ave	Tradewind Rd	/	/	/	
		24'FF	Residential paving	Luminoso Dr	Tradewind Rd	Lot 37-A/1-G, South PL	/	/	/	
		Mountable	Curb & gutter (3) (8)	Luminoso Dr	Sonoma Ave	Lot 37-A/1-G, South PL	/	/	/	
		4**	PCC sidewalk (both sides)	Luminoso Dr	Sonoma Ave	Tradewind Rd	/	/	/	
		4'	PCC sidewalk (west side only)	Luminoso Dr	Tradewind Rd	S. terminus stub street	/	/	/	
		32' FF	Residential paving	Shorewood Dr.	Lot 14/15, Blk C	Sonoma Ave	/	/	/	

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		28' FF	Residential paving	Shorewood Dr.	Sonoma Ave	Tradewind Rd	/	/	/
		24' FF	Residential paving	Shorewood Dr.	Tradewind Rd	S. terminus stub street	/	/	/
		Std.	Curb & gutter (8)	Shorewood Dr.	Lot 14/15, Blk C	S. terminus stub street	/	/	/
		4"	PCC sidewalk (both sides)	Shorewood Dr.	Lot 14/15, Blk C	Tradewind Rd	/	/	/
		4"	PCC sidewalk (east side only)	Shorewood Dr.	Tradewind Rd	S. terminus stub street	/	/	/
		6"	Waterline	Shorewood Dr.	Lot 14/15, Blk C	Tradewind Rd	/	/	/
		8"	Waterline	Shorewood Dr.	Tradewind Rd	Lot 26, Blk C	/	/	/
		8"	Waterline	Tract A	S. terminus stub street	E. boundary-subdivision	/	/	/
		10'	Asphalt Trail (private (9)	Tract A	W. boundary-subdivision	E. boundary-subdivision	/	/	/

ORIGINAL

NOTES

- 1 Sidewalks to be deferred on both sides where noted
- 2 Developer shall be financially responsible for negotiated transportation mitigation improvements as found in the Traffic Impact Study. A Procedure # Modified Non-Work Order with a Financial Guarantee of those defined offsite improvements shall be submitted to the City of Albuquerque prior to final plat approval, IN THE AMOUNT OF \$14,850.00
- 3 Mountable curb may be replaced by standard curb where street flows warrant
- 4 Residential lighting per DPM
- 5 Grading and Drainage Certification required per DPM (prior to release of financial guarantees) to include private retaining walls as defined on the approved grading plan.
- 6 All water to include fire hydrants, valves, and appurtenances per DPM.
- 7 Storm drain sizes are subject to change per final DRC determination.
- * 8 Curb & gutter on both sides, unless otherwise noted.
- 9 Developer reserves the right to dedicate the private trail and Tract A to the City of Albuquerque upon City concurrence to accept dedication.

10. SHOREWOOD DR. STORM DRAIN IS CURRENTLY UNDER A FIN. GUAR. WITH SUNDANCE SUBD. UNIT ONE

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
Fred C. Arfman NAME (print)	<i>Sharon Mazon</i> DRB CHAIR - date 6/25/03	<i>Christina Sandoval</i> PARKS & RECREATION - date 6/25/03	<i>CS</i>	<i>8/11/04</i>
Isaacson & Arfman, P.A. FIRM	<i>R. H. ...</i> TRANSPORTATION DEVELOPMENT - date 6-25-03			
<i>Fred C. Arfman</i> SIGNATURE - date	<i>Roger A. Green</i> UTILITY DEVELOPMENT - date 8/14/04			
	<i>Brad J. Bigham</i> CITY ENGINEER - date 6/25/03			

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: 6-25-05

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	1-14-2004	<i>[Signature]</i>	<i>[Signature]</i>	<i>Fred C. Arfman</i>
2	08-11-2004	<i>[Signature]</i>	<i>[Signature]</i>	<i>Fred C. Arfman</i>
3	4/15/2005	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

SEE CLEAR-SIGHT
TRIANGLE SHEET
3 OF 3 (TYPICAL)

*Non-Exempt
Exempt (not on City Street)*

SHOREWOOD
DR. NW

BLUEWATER RD. NW

PERIMETER WALL
ALONG RETURNS (TYP.)

PERIMETER
WALL (TYP.)

UNSER DIVERSION CHANNEL CORRIDOR

LOT 2-A1

LUMINOSO DR. NW

HATTERAS PLACE NW

SAWGRASS PLACE NW

SHOREWOOD DR. NW

ATRISCO BUSINESS PARK, UNIT 2

LOT 1
(08-30-79, C15-100)



SCALE:
1"=200'



TRACT A

20' WALL
OPENING

*Administrative
Amendment
Approved
11/14/03
Sharon*

Perimeter Wall Approved
Sharon Nelson
DRB Chair
11/14/03
Date

WALL TO BE
LOCATED AT NORTH
R OF TRACT A

20' WALL
OPENING

C-52

C-51

C-50

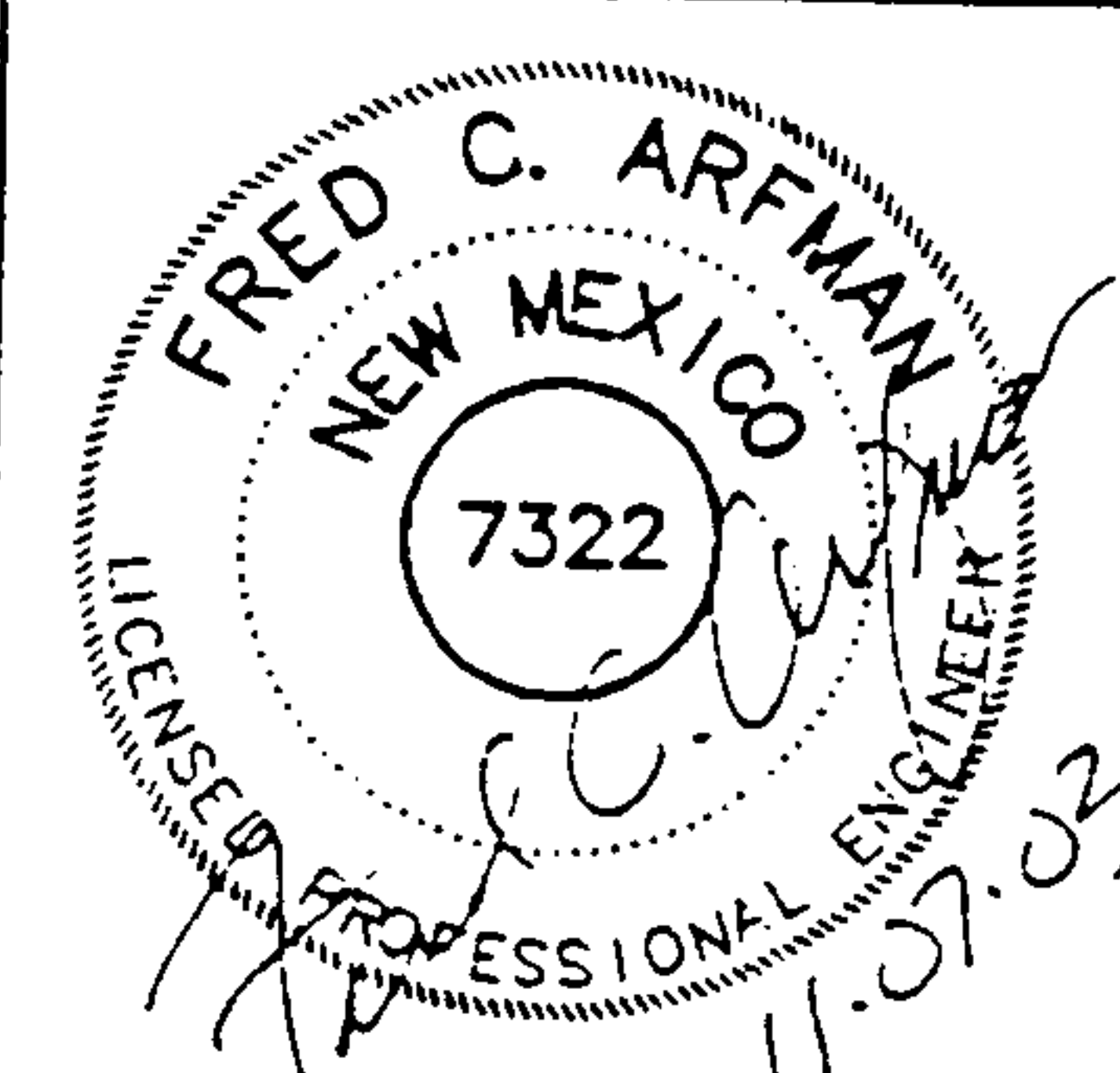
C-49
TR "A"

C-48

C-47

C-46

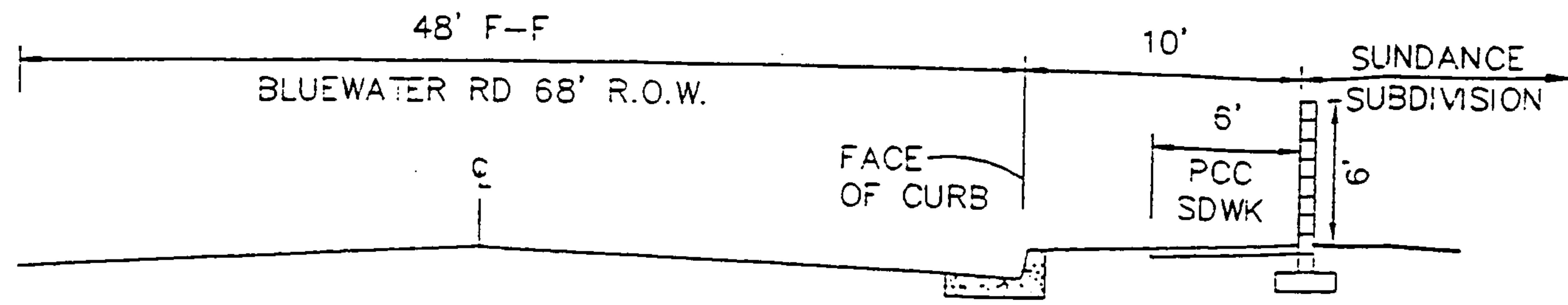
TRACTS ALLOTTED FROM
TOWN OF ATRISCO GRANT
UNIT 4
(12-05-44, D-117)



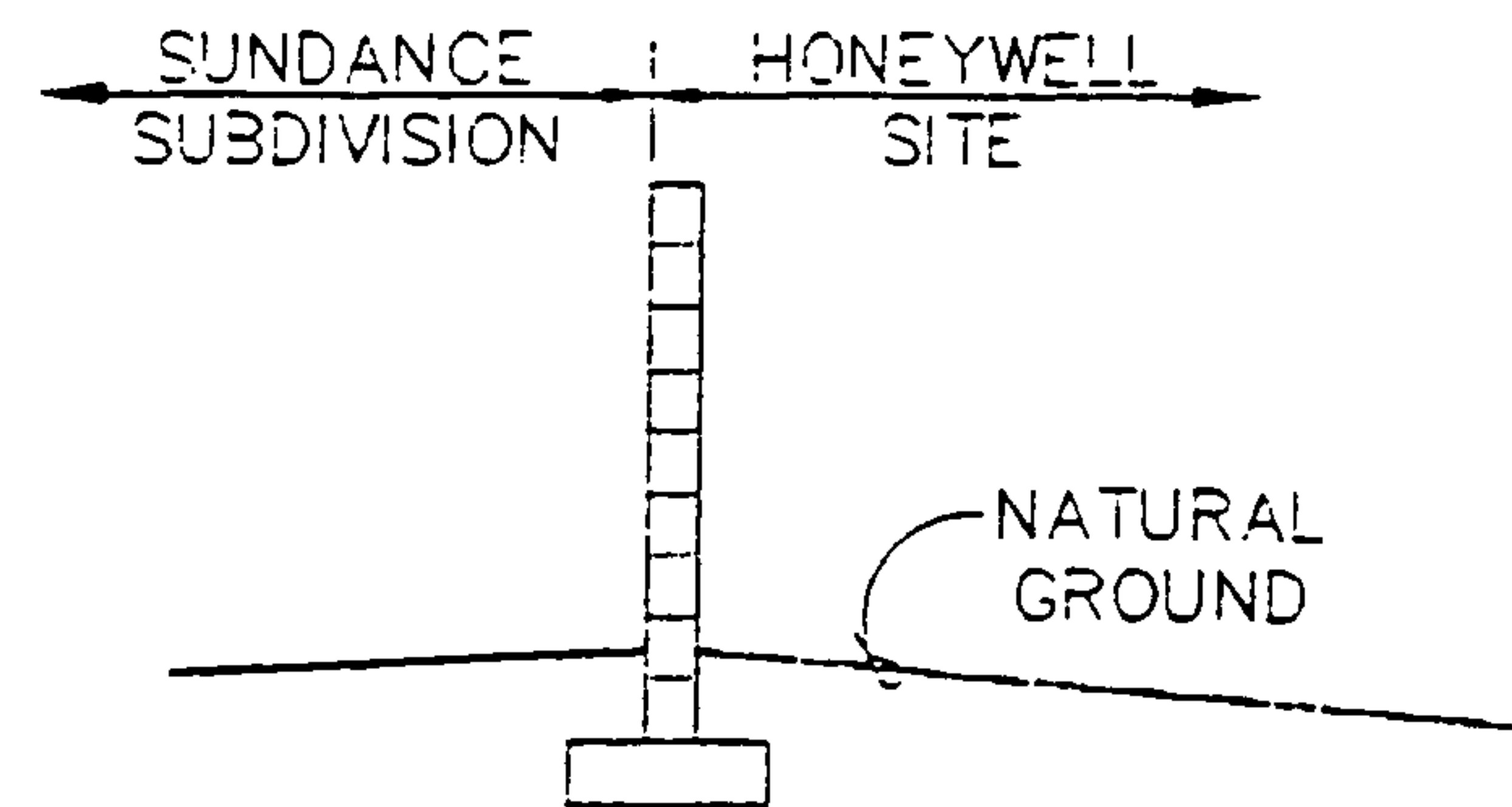
DRB NO.
1002511

Bluewater Street Channel
SUNDANCE SUBDIVISION
PERIMETER FENCE
PLAN 1 OF 3

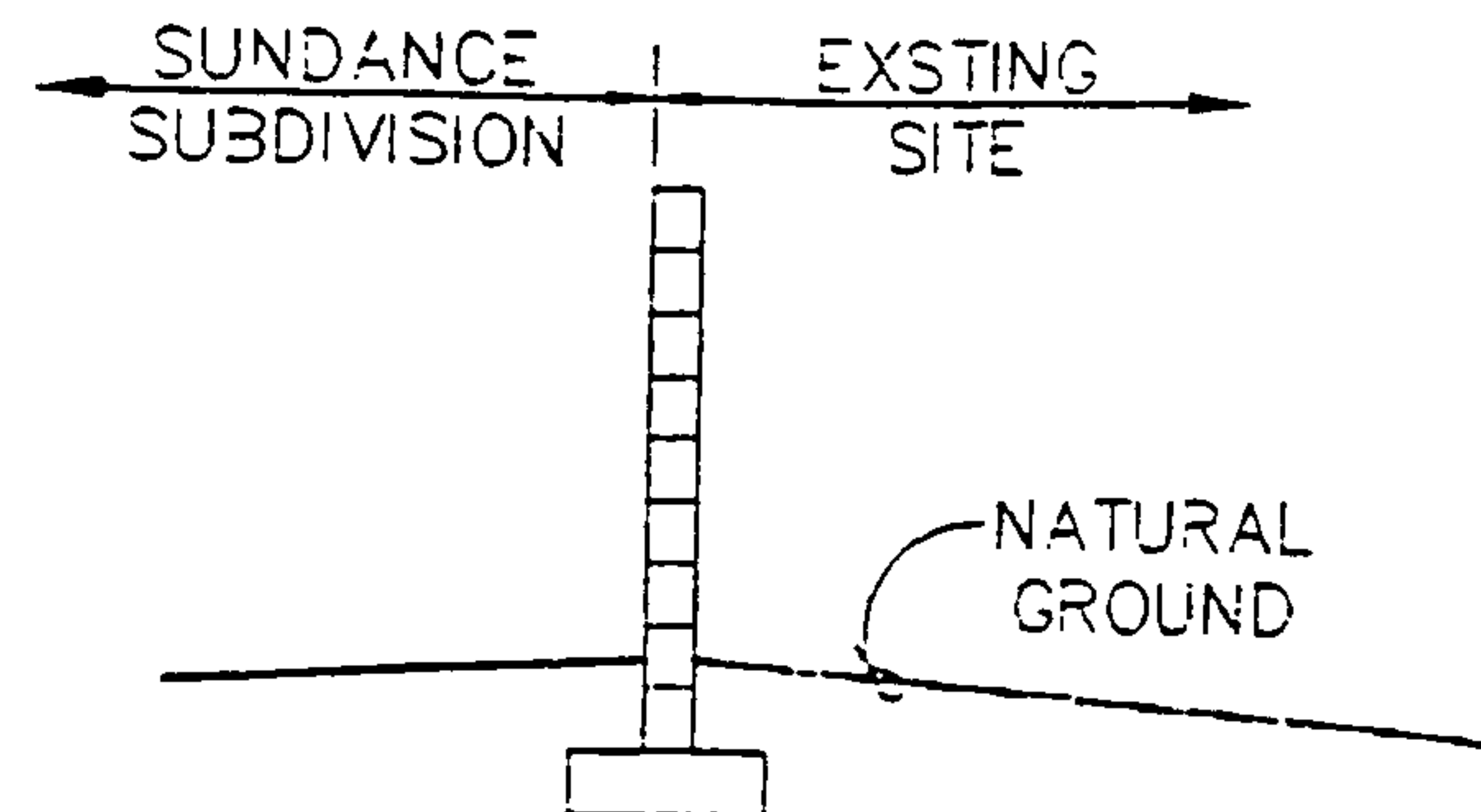
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1277EXH-FENCE.DWG rth VIEW 2 11/07/03



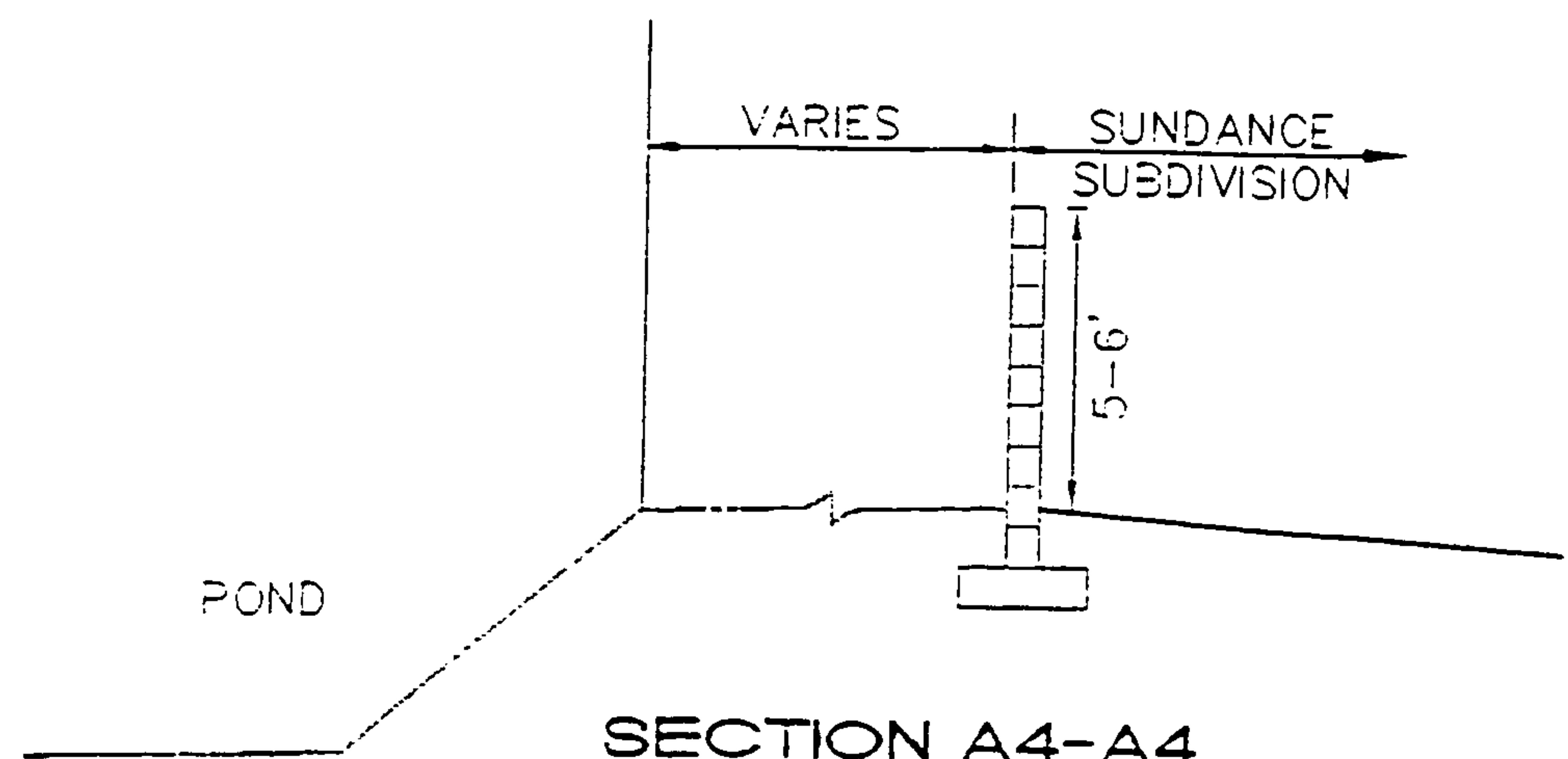
SECTION A1-A1
NTS



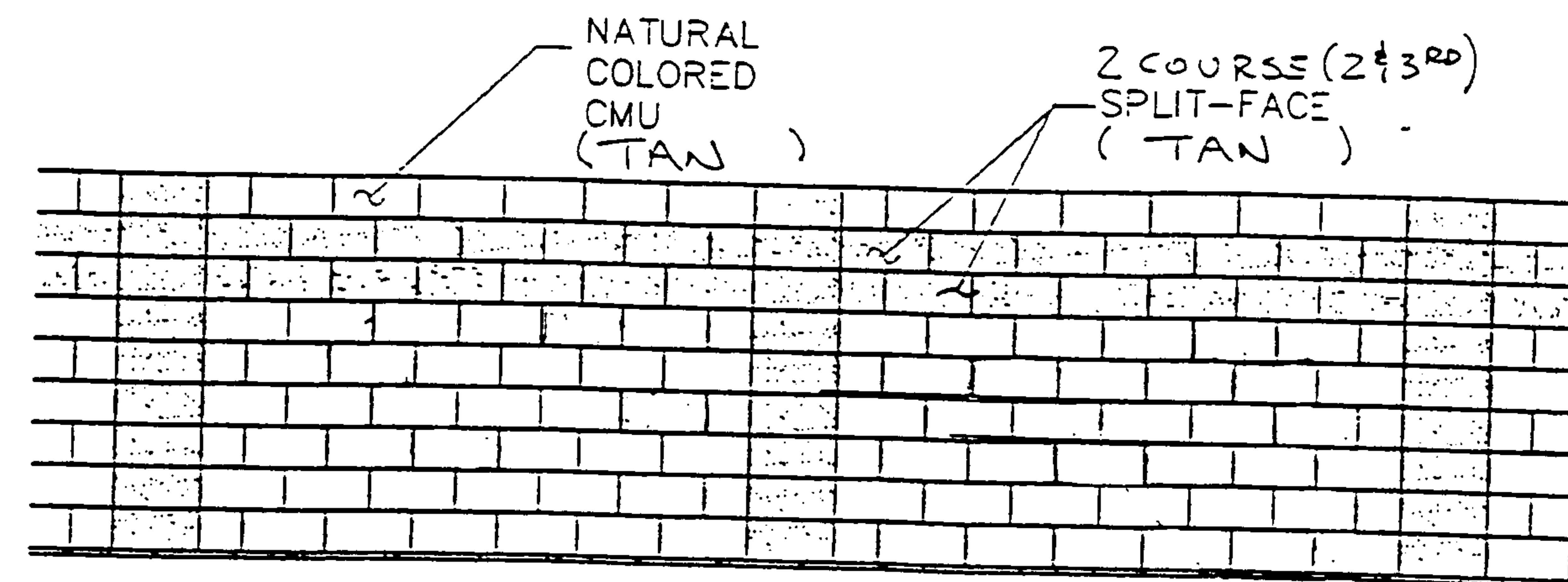
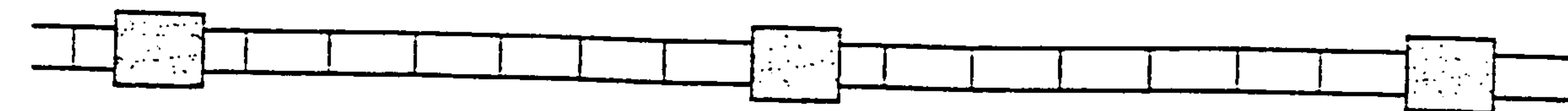
SECTION A2-A2
NTS



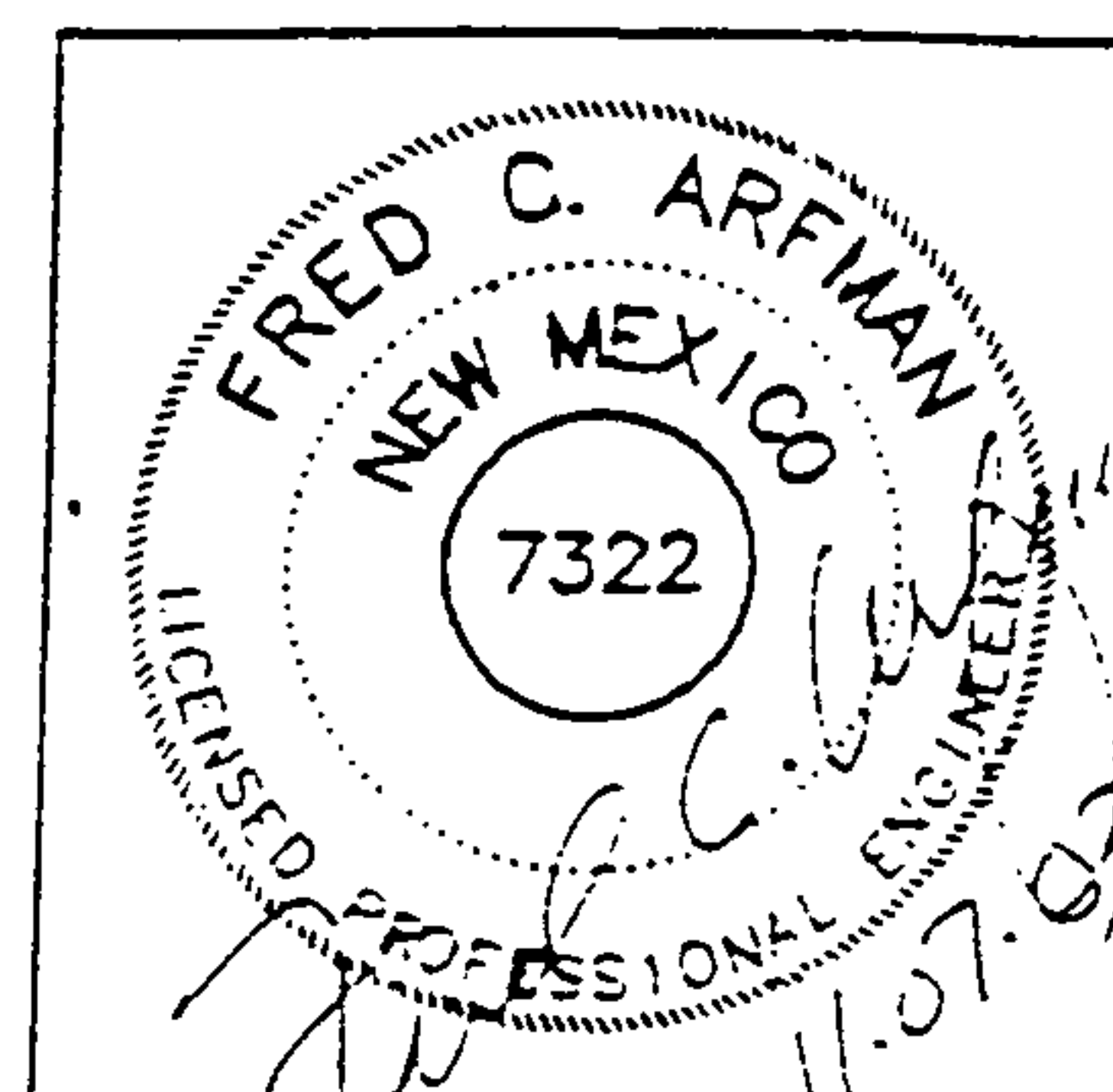
SECTION A3-A3
NTS



SECTION A4-A4
NTS



BLUEWATER RD. WALL DETAIL
SCALE: 1"=4'-0"

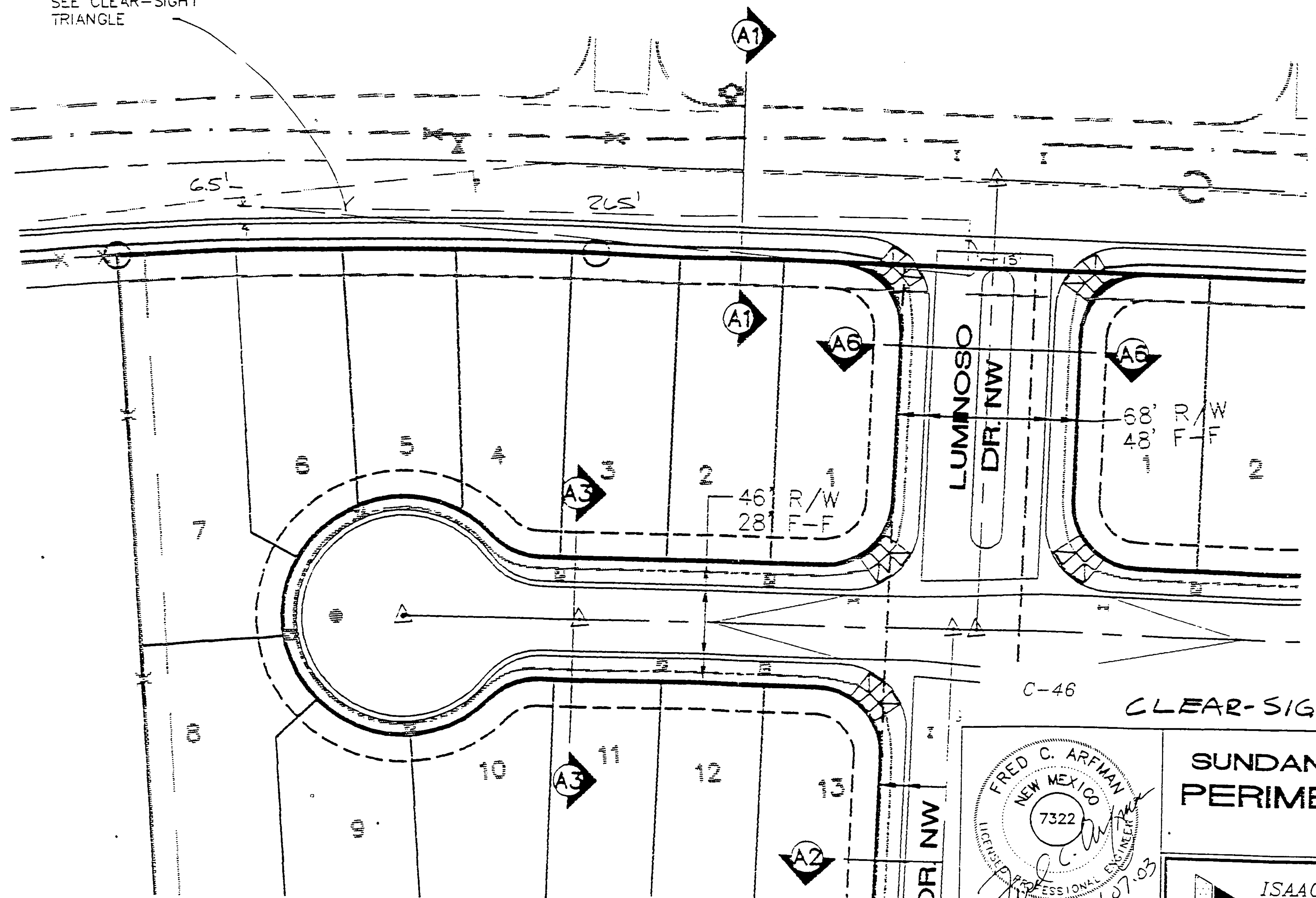
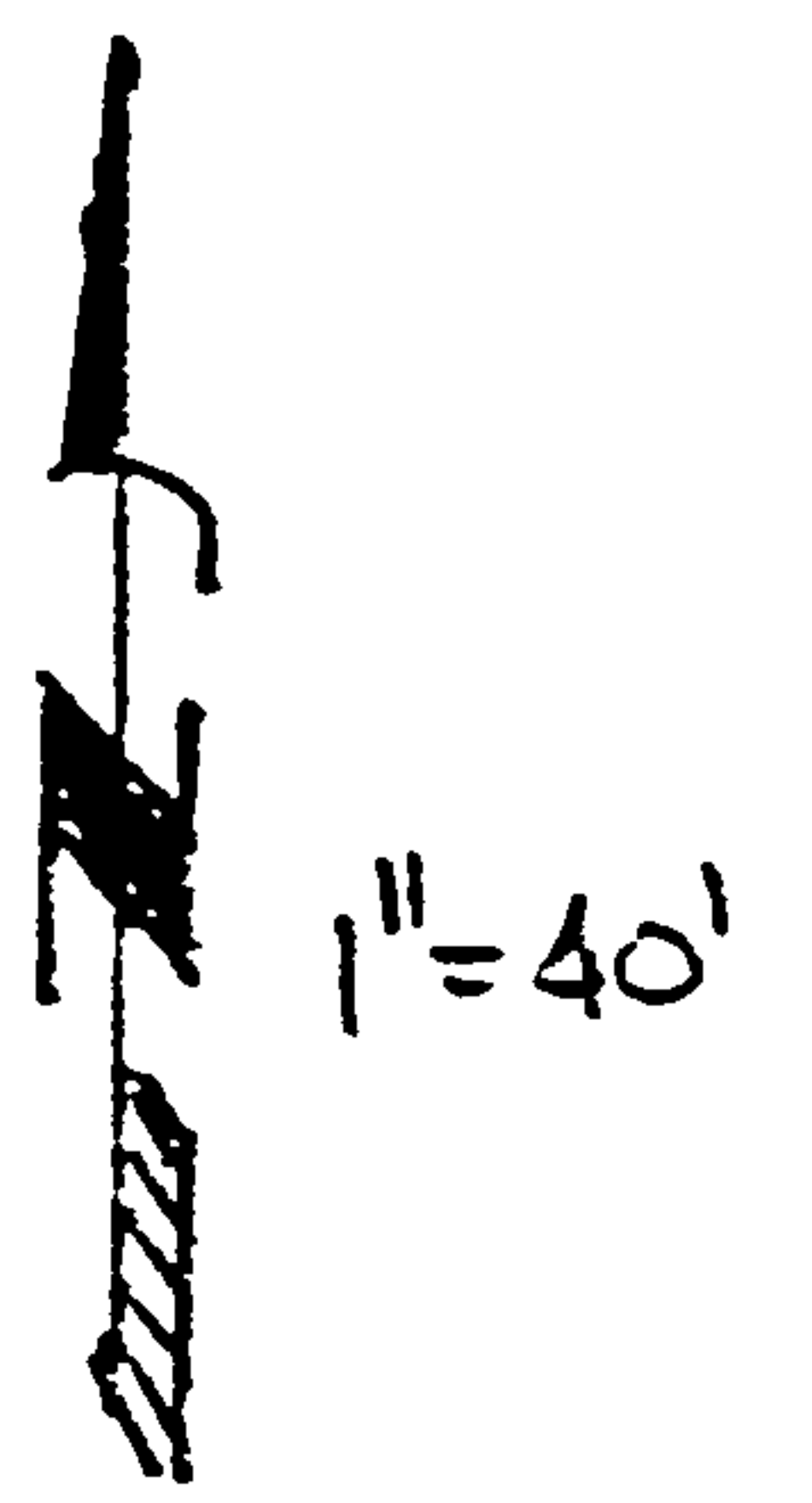


DRB NO.
1002511

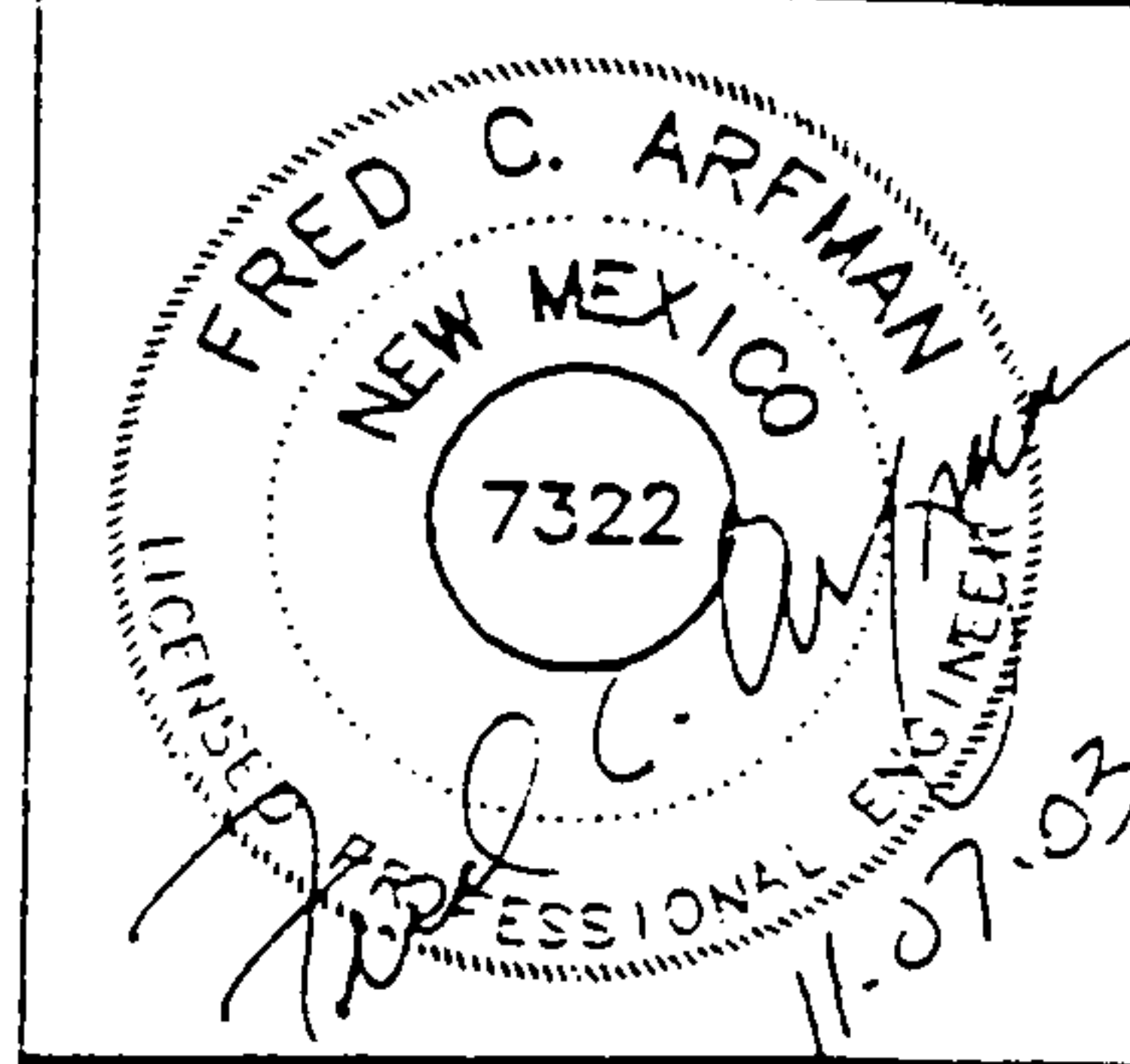
**SUNDANCE SUBDIVISION
PERIMETER FENCE
PLAN 2 OF 3**

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1277EXH-FENCE.DWG rth VIEW 2 11/07/03

SEE CLEAR-SIGHT TRIANGLE



CLEAR-SIGHT TRIANGLE



DRB NO.
1002511

SUNDANCE SUBDIVISION
PERIMETER FENCE
PLAN 3 of 3

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1277EXH-FENCE.DWG.rth VIEW 2 11/07/03



Supplemental form **S**

SUBDIVISION

Major Subdivision action _____

Minor Subdivision action _____

Vacation _____ **V**

Variance (Non-Zoning) _____

SITE DEVELOPMENT PLAN

...for Subdivision Purposes _____ **P**

...for Building Permit _____

IP Master Development Plan _____

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

Supplemental form **Z**

ZONING & PLANNING

Annexation _____

County Submittal _____

EPC Submittal _____

Zone Map Amendment (Establish or Change Zoning) _____

Sector Plan (Phase I, II, III) _____

Amendment to Sector, Area, Facility or Comprehensive Plan _____

Text Amendment (Zoning Code/Sub Regs) _____

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

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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: GARRETT GROUP INC. PHONE: 897-8599

ADDRESS: 1130 LANES END FAX: 897-8597

CITY: ABQ. STATE NM ZIP 87114 E-MAIL: _____

Proprietary interest in site: OWNER List all owners: _____

AGENT (if any): ISAACSON & ARFMAN, P.A. PHONE: 268-8828

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

CITY: ABQ STATE NM ZIP 87108 E-MAIL: FREDA@IACIVL.NET

DESCRIPTION OF REQUEST: FINAL PLAT OF 105 RES. LOTS W/ PUBLIC STREET AND ASSOCIATED 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. Tr. A, Block: _____ Unit: ONE

Subdiv. / Addn. SUNDANCE SUBDIVISION, (Hbka Sundance Subdivision)

Current Zoning: RLT Proposed zoning: Same Unit 2

Zone Atlas page(s): K-9 No. of existing lots: 1 No. of proposed lots: 105

Total area of site (acres): 14.7631 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. 100905746026310107 MRGCD Map No. NA

LOCATION OF PROPERTY BY STREETS: On or Near: BLUEWATER RD.

Between: UNSER BLVD. and TAE UNSER DIV. CHANNEL

CASE HISTORY: 04DRB-01118; 04DRB-01120; 04DRB-01119 Project # 1002511

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):

03-DRB-00858; 03DRB-01578; 03DRB-01805; 04DRB-00358; 04DRB-00359

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

SIGNATURE Fred C. Arfman DATE 09-08-04

(Print) FRED C. ARFMAN 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	S.F.	Fees
<u>04DRB - 01380</u>	<u>FP</u>	<u>5(3)</u>	<u>\$ 0</u>
_____	_____	_____	<u>Compl. mgmt Fee \$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Total			<u>\$ 20.00</u>

Hearing date Sept. 22, '04

Robert 9/8/04 Project # 1002511

Planner signature / date

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Design elevations & cross sections of perimeter walls *approved*
- 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.** *forthcoming*

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.

FRED C. ARFMAN
Applicant name (print)

Fred C. Arfman 9/08/04
Applicant signature / date

Form revised 3/03 and 8/03

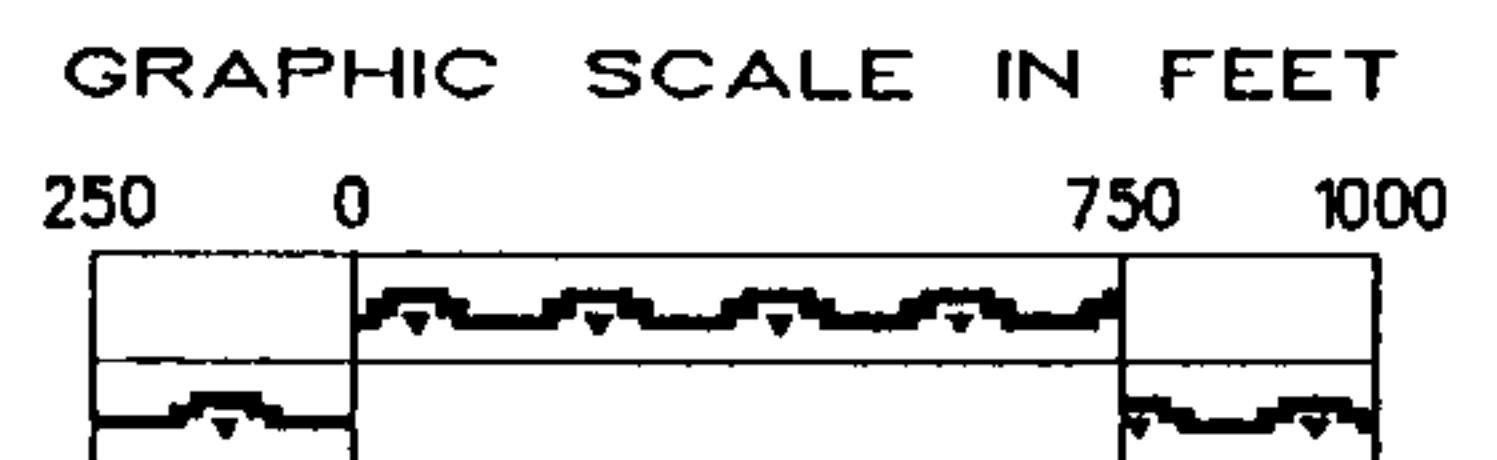
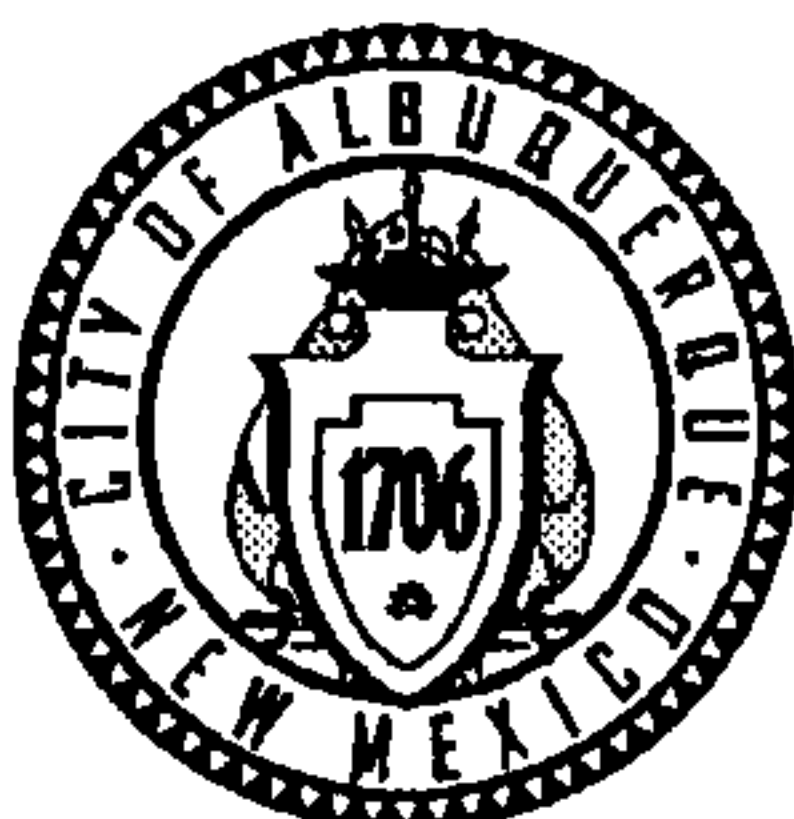
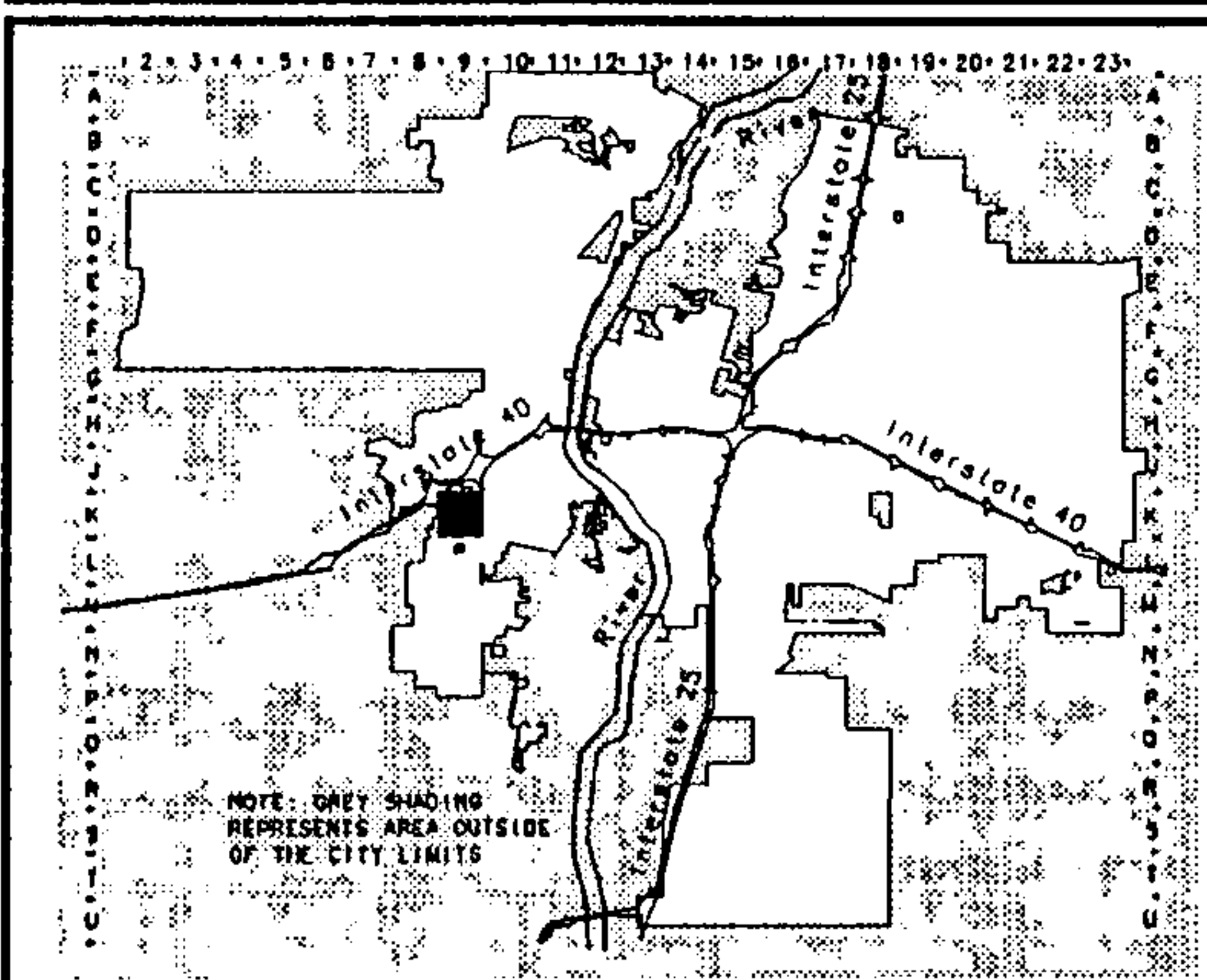
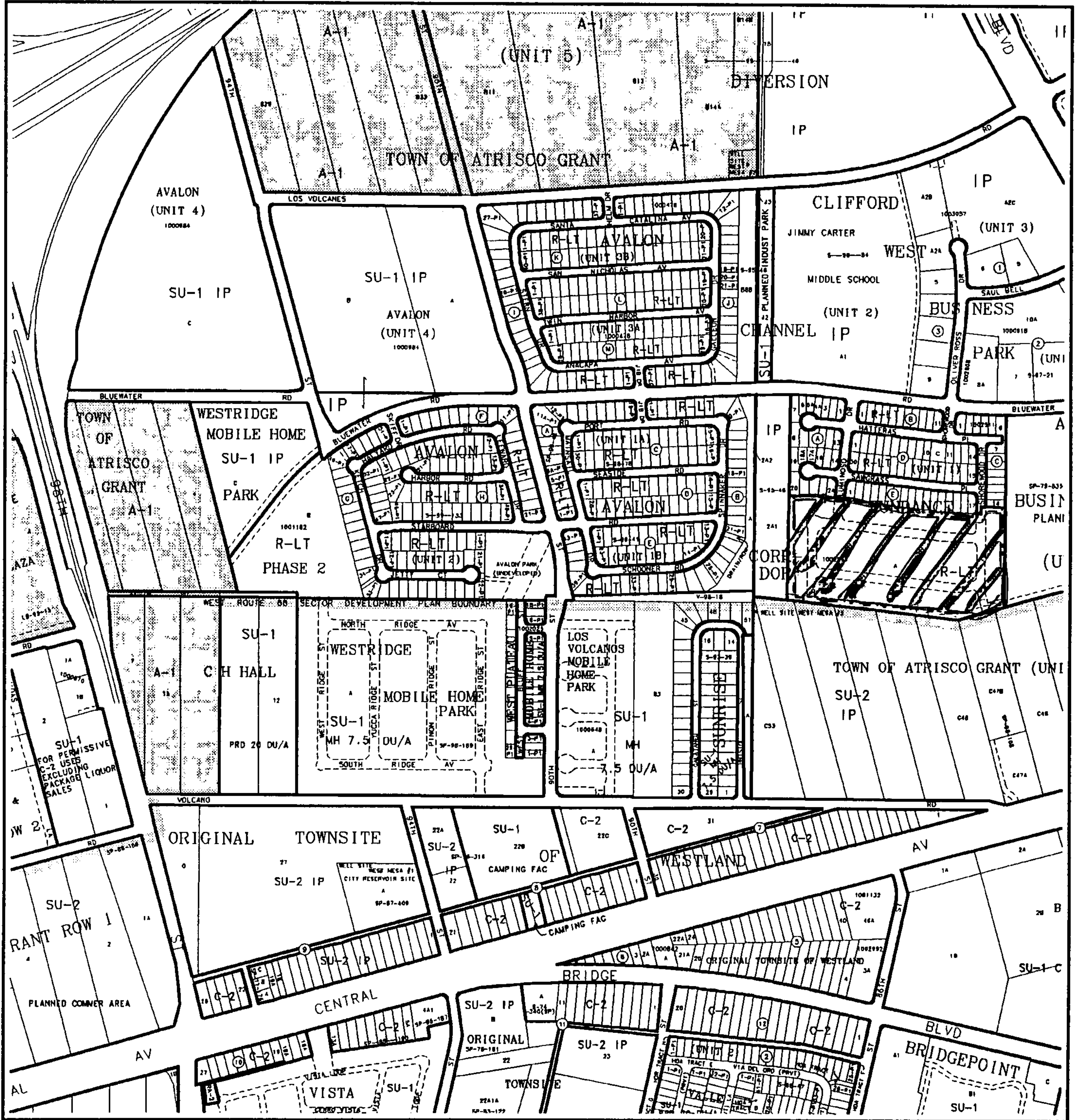


- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
04 DRB - 01380

Patricia 9/8/04
Planner signature / date

Project # 1002511



Abuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT
© Copyright 2004

Zone Atlas Page

K-9-Z

Map Amended through June 02, 2004

FINANCIAL GUARANTY AMOUNT

07/13/2004

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

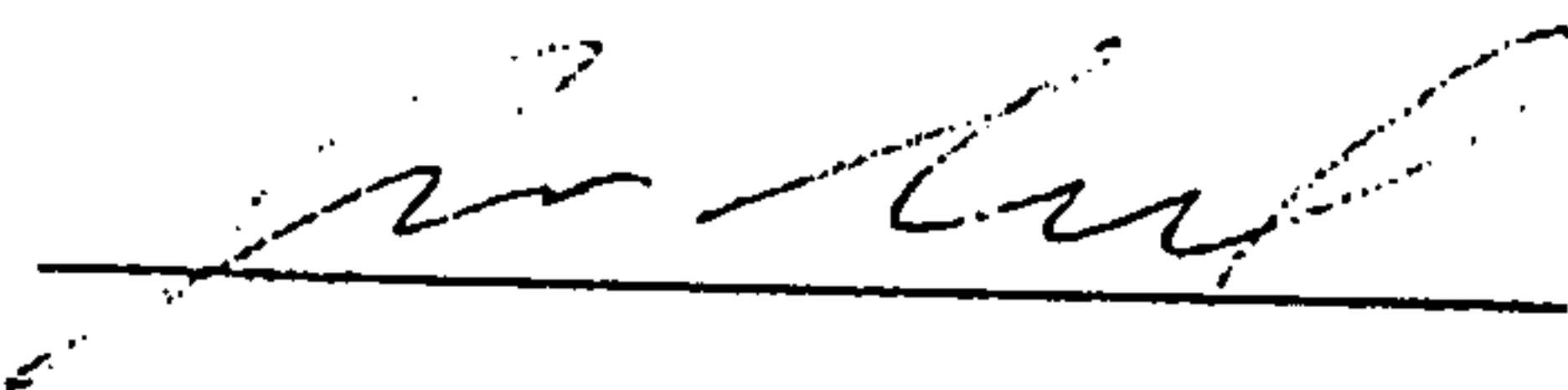
Project ID #: 717282, Sundance Subdivision, Unit 2, Phase/Unit #: 1

Requested By: Fred Arfman, PE w/ Isaacson & Arfman, P.A.

Approved estimate amount:		\$268,605.12
Contingency Amount:	10.00%	\$26,860.51
Subtotal:		\$295,465.63
NMGRT	6.025%	\$17,801.80
Subtotal:		\$313,267.43
Engineering Fee	6.60%	\$20,675.65
Testing Fee	2.00%	\$6,265.35
Subtotal:		\$340,208.43
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$.00
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$425,260.54</u>

APPROVAL:

DATE:



7-13-2004

Notes: 10% contingency, plans not approved. Certification for grading & drainage including private retaining walls prior to release of FG.



Mary Herrera

Bern. Co. AGRE

R 33.00

2004126768

6148283

Page: 7 of 13

09/07/2004 03:08P

Bk-A83 Pg-6418

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

PAID RECEIPT

APPLICANT NAME GARRETT GROUP INC.,
AGENT ISAACSON & ARFMAN
ADDRESS 128 MONROE ST, NE
PROJECT & APP # 1002511 / 04DRB-01380
PROJECT NAME SUNDANCE SUBD,

\$ 20⁰⁰ 441032/3424000 Conflict Management Fee (DRB)

\$ _____ 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.

DUPLICATE
City Of Albuquerque
Treasury Division

9/3/2004 3:03PM LOC: ANXX
RECEIPT# 00028544 WSH 008 TRANS# 0052
Account 441032 Fund 0110
Activity 3424000 TRSDM*
Trans Amt \$20.00
.24 Misc -20.00
CA \$20.00
CHANGE | * \$0.00

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

Supplemental form

SUBDIVISION **S**

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

SITE DEVELOPMENT PLAN **P**

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

ZONING & PLANNING

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

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

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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: KB Home of New Mexico, Inc. PHONE: 344-9400
 ADDRESS: 4921 Alexander Blvd. NE, Suit B FAX: _____
 CITY: ABQ STATE NM ZIP 87107 E-MAIL: _____
 Proprietary interest in site: Prospective Buyer List all owners: Garrett Group, Inc.
 AGENT (if any): Isaacson + Artman, P.A. PHONE: 268-8828
 ADDRESS: 128 Monroe Street NE FAX: _____
 CITY: ABQ STATE NM ZIP 87108 E-MAIL: _____

DESCRIPTION OF REQUEST: Major subdivision preliminary plat approval (fbka Sundance Subdivision Unit 2); Temporary Deferral/Waiver of Sidewalks
 Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No. Waiver of Sidewalks

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

Lot or Tract No. Tract A Block: _____ Unit: 1
 Subdiv. / Addn. Sundance Subd. (Unit 2)
 Current Zoning: R-LT Proposed zoning: Same
 Zone Atlas page(s): K-9 No. of existing ^{tracts} lots: 1 No. of proposed lots: 105
 Total area of site (acres): 14.7460 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. 100905746026310107 MRGCD Map No. NA
 LOCATION OF PROPERTY BY STREETS: On or Near: Bluewater Road
 Between: Unser Blvd. and Unser Diversion Channel

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): #1002511
PP-03DRB-00858, 03DRB-01578, 03DRB-01805, 04DRB-00358, 04DRB-00359

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

SIGNATURE Fred C. Artman DATE 7/16/04
 (Print) Fred C. Artman _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

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

Application case numbers	Action	S.F.	Fees
<u>04DRB - 01118</u>	<u>PP</u>	<u>922</u>	<u>\$ 2520.00</u>
<u>04DRB - 01120</u>	<u>SW</u>	<u>v</u>	<u>\$ 0</u>
<u>04DRB - 01119</u>	<u>TDS</u>	<u>v</u>	<u>\$ 0</u>
-	<u>Adv. & Not. Fee</u>	-	<u>\$ 75.00</u>
-	<u>CONFL. Mgmt Fee</u>	-	<u>\$ 20.00</u>
Total			<u>\$ 2615.00</u>

Hearing date Aug. 11th 2004

Rosenburt 7/16/04
 Planner signature / date

Project # 1002511

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.
- 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.

Ruth Lozano Applicant name (print)
for Isaacson + Arfman, P.A.
Ruth Lozano Applicant signature / date
7/16/04



Form revised April 2003

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

Application case numbers
040RB - 0120 SW
040RB - 0119 TV

R. Berkert Planner signature / date
Project # 1002511

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

see letter

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
 - Proposed Infrastructure List
 - Design elevations & cross sections of perimeter walls
 - 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.

Fred C. Artman Applicant name (print)
Ruth Lopez Applicant signature / date 7/16/04
 for Fred C. Artman

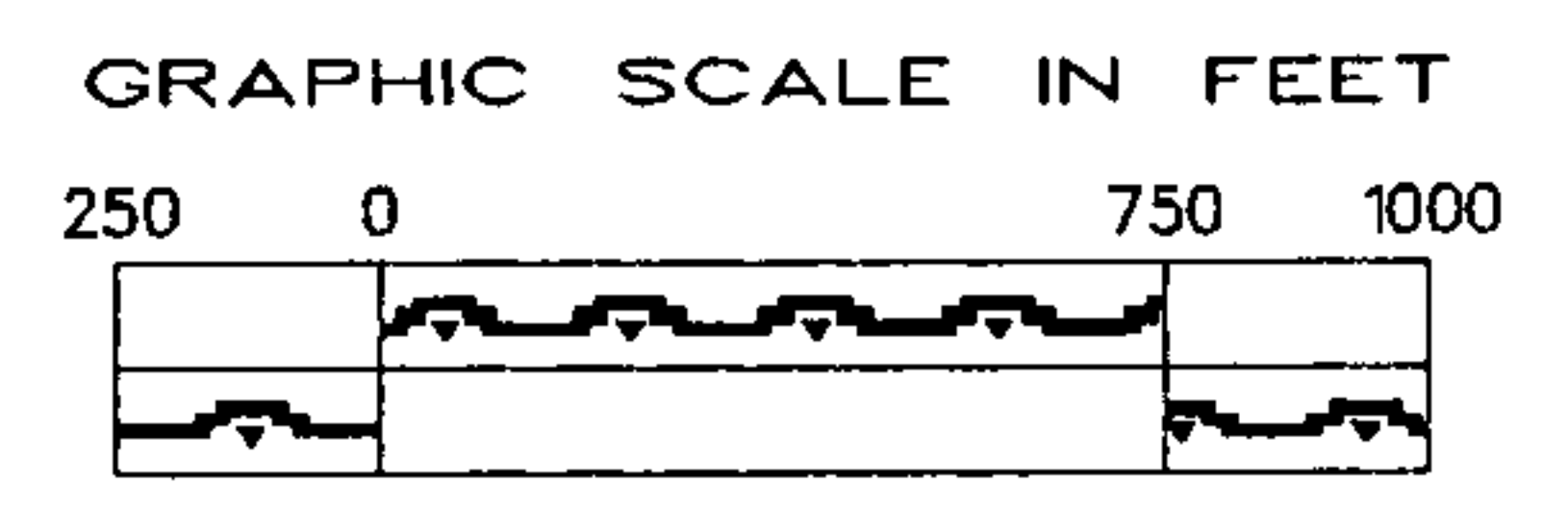
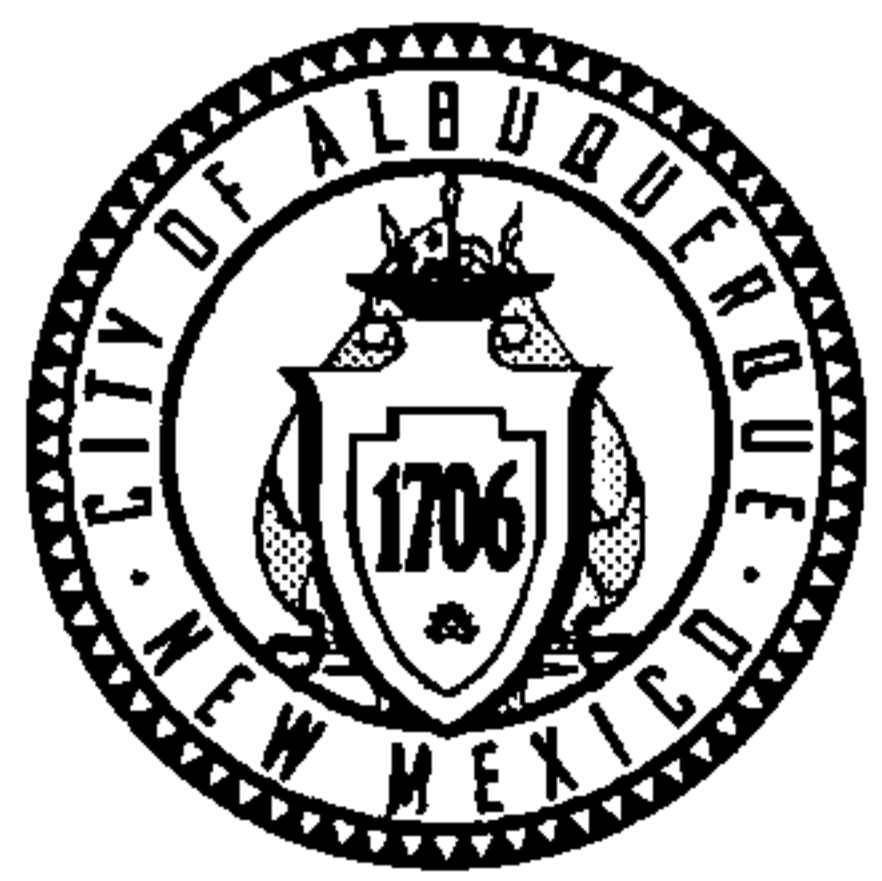
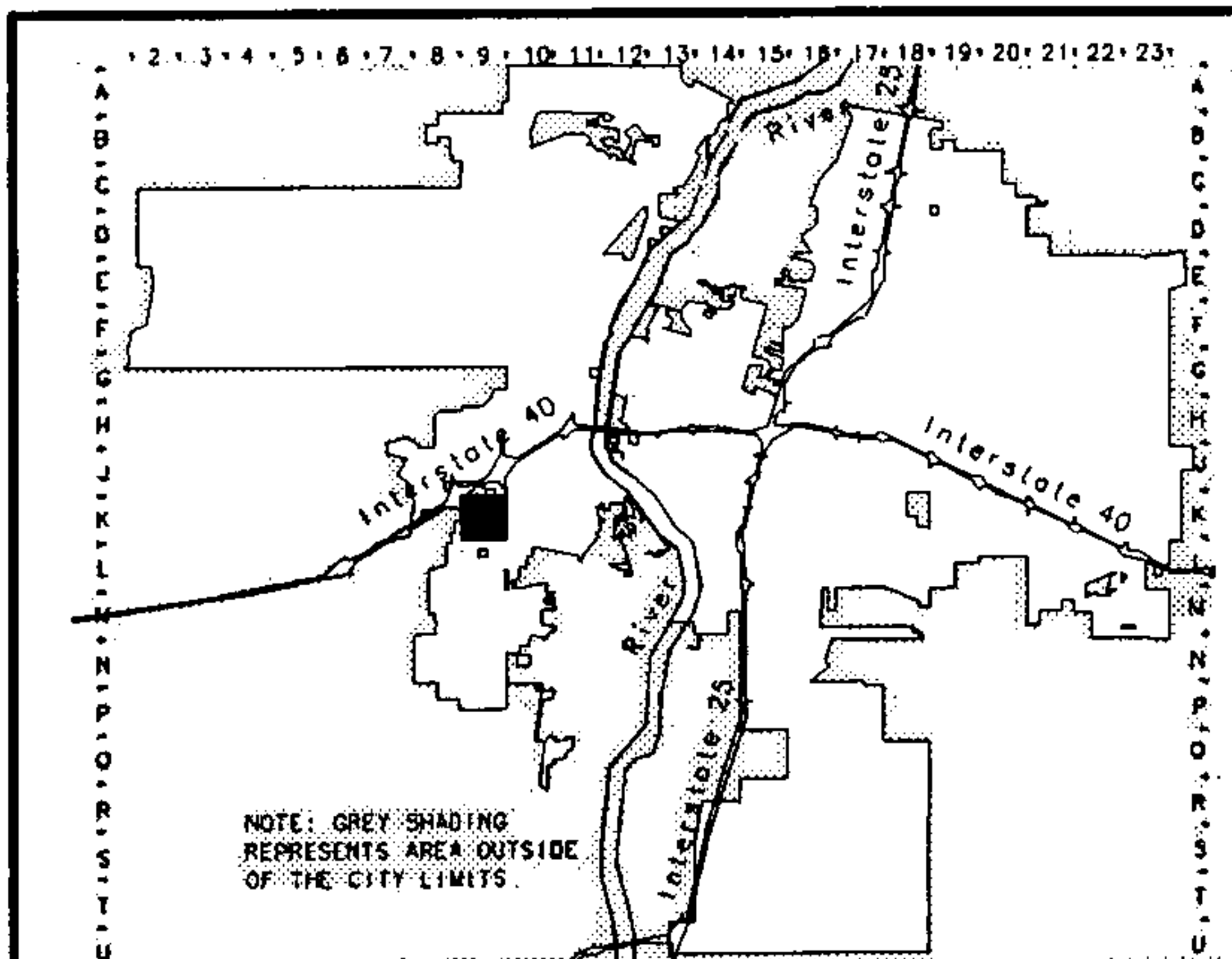
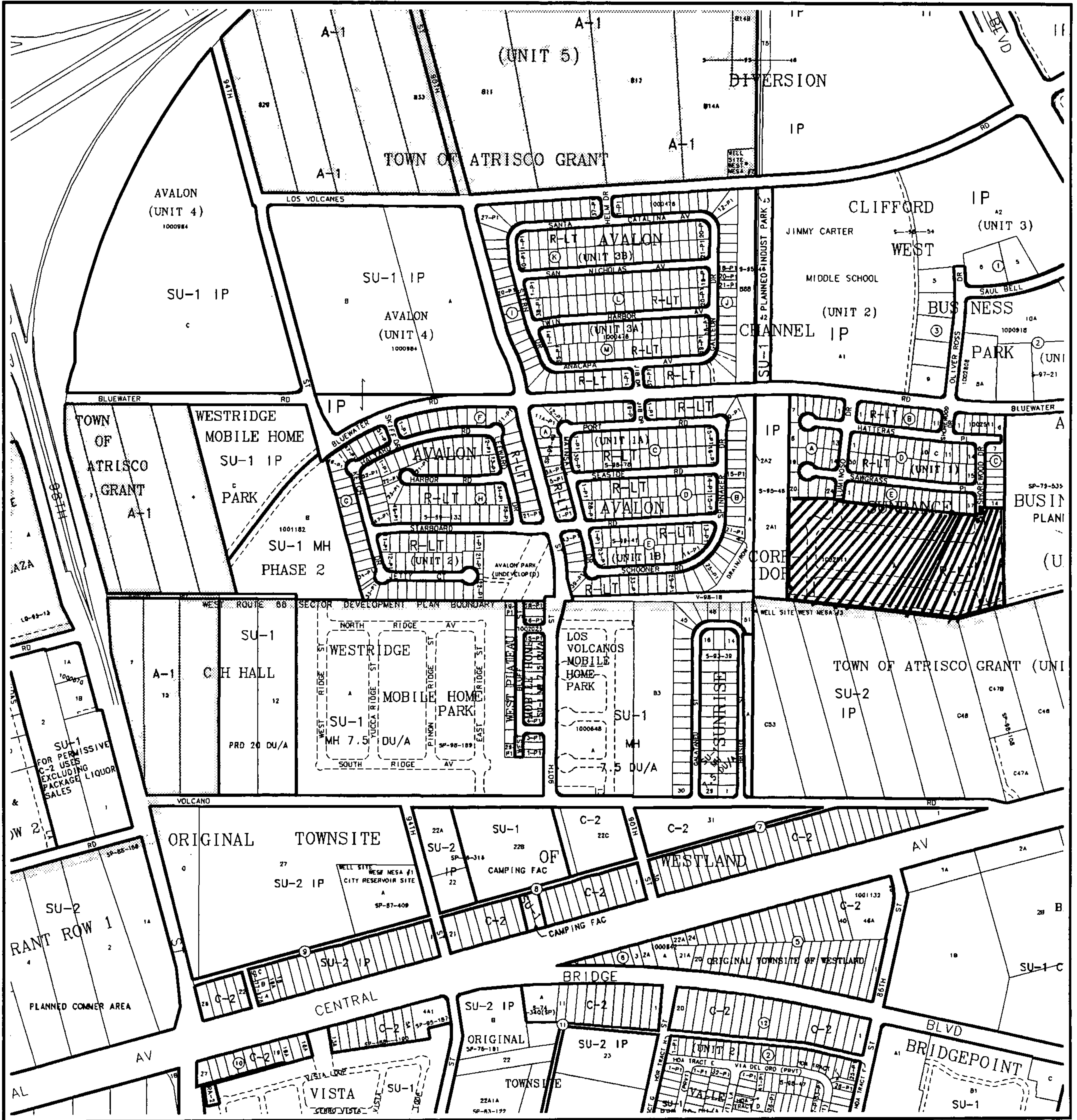


Form revised 9/01, 8/03 and 9/03

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

Application case numbers

Boekert Planner signature / date
Project # 1002511



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

© Copyright 2003

Zone Atlas Page

K-9-Z

Map Amended through January 02, 2004



PROJECT MEMORANDUM

7/16/04

TO: Development Review Board, Planning Department, City of Albuquerque

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

REF: Sundance Subdivision Unit 2

I&APROJ NO: 1277

SUBJ: Preliminary Plat (Resubmittal) Justification

Sundance Subdivision Preliminary Plat expired June 25, 2004, therefore Isaacson & Arfman, P.A., agent for KB Home of New Mexico, Inc. is resubmitting a preliminary plat for that portion of Sundance Subdivision not previously final platted.

The Grading & Drainage Plan has been approved by the Hydrology Division and was not required to be resubmitted as part of this application (see Approval Letter attached).

The Infrastructure List has been abbreviated and included in this application.

The sidewalk deferral and waiver request has also been resubmitted.

There are no substantial changes being requested by this application from that what was previously approved by the DRB for the June 25, 2003 Sundance Subdivision Preliminary Plat approval.

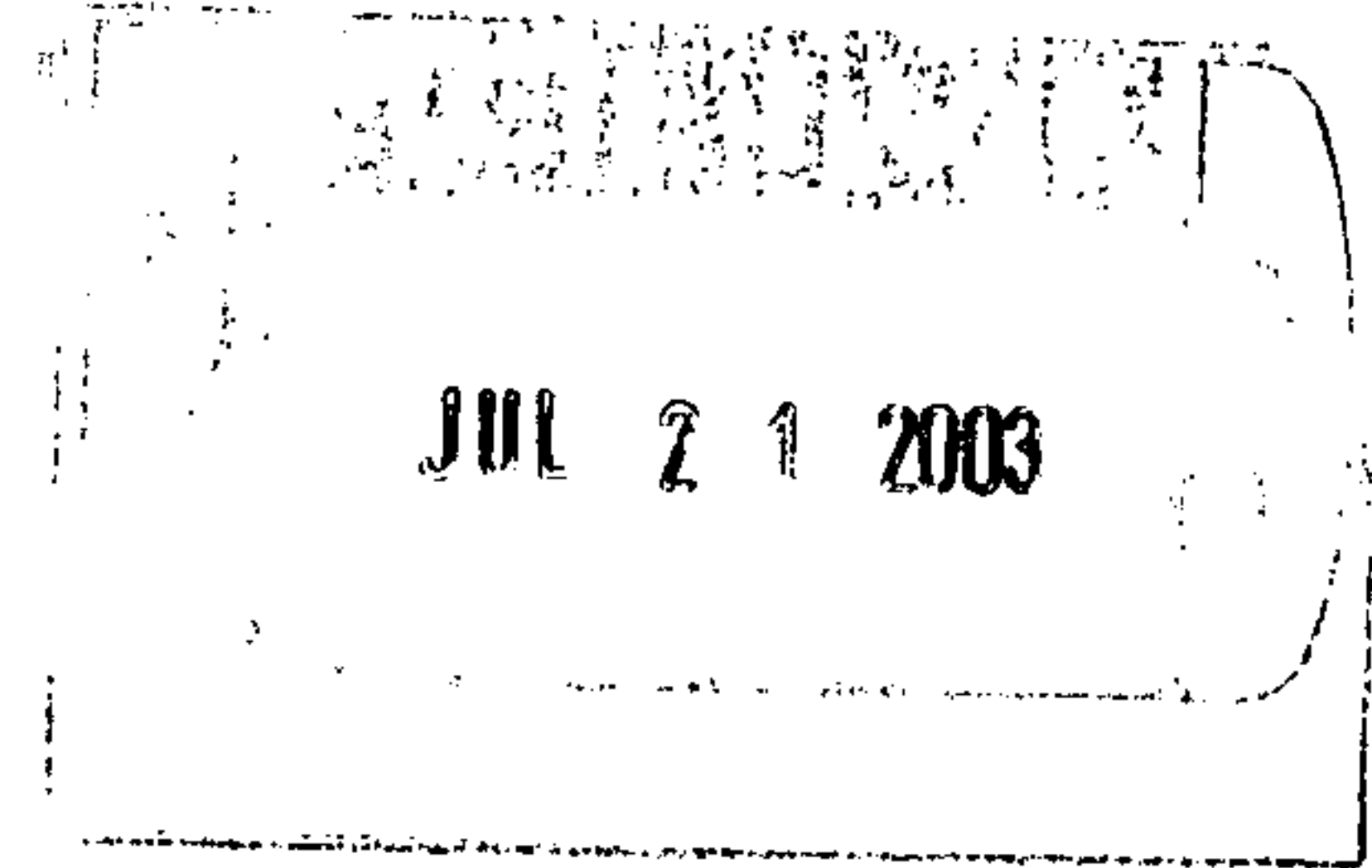


City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

July 16, 2003

Fred Arfman, PE
Isaacson & Arfman
128 Monroe NE
Albuquerque, NM 87108



**Re: Sundance Subdivision Grading Plan and Additional Information
Engineer's Stamp dated 6-24-03, (K9/D25)**

Dear Mr. Arfman,

Based upon the information provided in your submittal dated 6-24-03, the above referenced plan is approved for Preliminary Plat action by the DRB.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. Refer to the attachment that is provided with this letter for details. If you have any questions please feel free to call the Public Works Hydrology section at 768-3654 (Charles Caruso) or 768-3645 (Brian Wolfe).

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

Sincerely,

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

C: file

Chuck Caruso, CoA

ORIGINAL

INFRASTRUCTURE LIST

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

Date Submitted: 07-16-04
Date Site Plan Approved: 2/17
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: 1002511
DRB Application No.: _____

SUNDANCE SUBDIVISION, UNIT TWO
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 2-A, UNSER DIVERSION CHANNEL CORRIDOR
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 SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the Unser 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 Const Engineer
UNIT ONE									
		Std.	Curb & gutter (SOUTH SIDE) [⚠]	Bluewater Rd	Existing Pavement West of Property Line - 250 NW prop. corner	NE property corner	/	/	/
		4'	RCC Sidewalk [⚠] (SOUTH SIDE)	Bluewater Rd	Existing Pavement West of Property Line - 250 NW prop. corner	NE property corner	/	/	/
		24' F.E	Permanent paving	Bluewater Rd	Existing Pavement West of Property Line - 250 NW prop. corner	NE property corner	/	/	/
		8"	Waterline	Shorewood Dr	Bluewater Rd	Hatteras Pl	/	/	/
		Std.	Curb & gutter (8)	Shorewood Dr	Bluewater Rd	Hatteras Pl	/	/	/
		Med.	Curb & gutter	Shorewood Dr	Bluewater Rd	Hatteras Pl	/	/	/
		36' FF	Residential paving (does not include 12" median)	Shorewood Dr	Bluewater Rd	Hatteras Pl	/	/	/
		8"	Waterline	Luminoso Dr	Bluewater Rd	S. PL Lot 24/A	/	/	/
		10"	Waterline	Luminoso Dr	Bluewater Rd	S. PL Lot 24/A	/	/	/
		Std.	Curb & gutter (8)	Luminoso Dr	Bluewater Rd	S. PL Lot 24/A	/	/	/
		Med.	Curb & gutter	Luminoso Dr	Bluewater Rd	Hatteras Pl	/	/	/
		16' FF & 20' FF	Residential paving	Luminoso Dr	Bluewater Rd	Hatteras Pl	/	/	/
		4' * [⚠]	SIDEWALK (1) (SOUTH SIDE)	SHOREWOOD DR	"	"	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		3' FF	Residential paving	Luminoso Dr	HATTERAS For spring PI	S. PL Lot 24/A	/	/	/
		4"	PCC sidewalk (1)	Luminoso Dr	Bluewater Rd	S. PL Lot 24/A	/	/	/
		6"	Waterline	Hatteras PI	Luminoso Dr	Lot 6/7 Blk C	/	/	/
		4"	Waterline	Hatteras PI	Lot 7/8, Blk A	Luminoso Dr	/	/	/
		4"	Waterline	Hatteras PI	Shorewood Dr	Lot 6/7 Blk C	/	/	/
		8"	Sanitary sewer	Hatteras PI	Lot 7/8, Blk A	Lot 6/7 Blk C	/	/	/
		28' FF	Residential paving	Hatteras PI	Cul-de-Sac	Luminoso Dr	/	/	/
		32' FF	RESIDENTIAL PAVING	HATTERAS PL	LUMINOSO DR.	SHOREWOOD DR	/	/	/
		24' FF	RESIDENTIAL PAVING	HATTERAS STUB	SHOREWOOD DR.	END STUB	/	/	/
		Mountable	Curb & gutter (3) (8)	Hatteras PI	Cul-de-Sac	Shorewood Rd	/	/	/
		4"	PCC sidewalk (North side)	Hatteras PI	Cul-de-Sac	Lot 6/7 Blk A	/	/	/
		4"	PCC sidewalk (South side)	Hatteras PI	Lot 7/8, Blk A	Shorewood Dr	/	/	/
		6"	Waterline (2 different water zones)	Sawgrass PI	Luminoso Dr	Shorewood Dr	/	/	/
		4"	Waterline	Hatteras PI	Lot 19/20, Blk A	Luminoso Dr	/	/	/
		8"	Sanitary sewer	Sawgrass PI	Lot 19/20, Blk A	Shorewood Dr	/	/	/
		28' FF	Residential paving	Sawgrass PI	Cul-de-Sac	Shorewood Dr	/	/	/
		Mountable	Curb & gutter (3) (8)	Sawgrass PI	Cul-de-Sac	Shorewood Dr	/	/	/
		4"	PCC sidewalk (both sides)	Sawgrass PI	Cul-de-Sac	Shorewood Dr	/	/	/
		6"	Waterline	Shorewood Dr	Hatteras PI	Lot 14/15, Blk C	/	/	/
		8"	Sanitary sewer	Shorewood Dr	Hatteras PI	Lot 14/15, Blk C	/	/	/
		32' FF	Residential paving	Shorewood Dr	Hatteras PI	Lot 14/15, Blk C	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		4'	PCC sidewalk (both sides) <i>(1) A</i>	Shorewood Dr	Hatteras Pl	Lot 14/15, Blk C	/	/	/
		Std	Curb & gutter (8)	Shorewood Dr	Hatteras Pl	Lot 14/15, Blk C	/	/	/
		36"	RCP storm drain	Shorewood Dr	Sawgrass Ave	Tradewind Rd	/	/	/
		42"	RCP storm drain	Shorewood Dr	Tradewind Rd	Exst. 48" storm drain <i>(TRACT A)</i>	/	/	/
		4'	PCC sidewalk (east side only)	Shorewood Dr	Tradewind Rd	Exst. 48" storm drain <i>(TRACT A)</i>	/	/	/
		8"	Waterline	Luminoso Dr	Lot 24/25, Blk A	Sonoma Ave	/	/	/
		10"	Waterline	Luminoso Dr	Lot 24/25, Blk A	Sonoma Ave	/	/	/
		8"	Waterline	Sonoma Ave	Luminoso Dr	Hatteras St	/	/	/
		10"	Waterline	Sonoma Ave	Luminoso Dr	Hatteras St	/	/	/
		8"	Waterline	Luminoso Dr	Sonoma Ave	35' storm drain com't	/	/	/
		10"	Waterline	Luminoso Dr	Sonoma Ave	35' storm drain com't	/	/	/
		8"	Waterline	<i>TRACT A</i> 25' storm drain com't	Luminoso Dr	Avalon, Unit 1B (exst. 8" stub)	/	/	/
		10"	Waterline	<i>TRACT A</i> 35' storm drain com't	Luminoso Dr	SW corner Lot 37, Blk A	/	/	/
		8"	Sanitary sewer	Shorewood Dr	Lot 14/15, Blk C	35' storm drain com't	/	/	/
		8"	Sanitary sewer	<i>TRACT A</i> 35' storm drain com't	Lot 21/26, Blk C	Unser Blvd.	/	/	/

ORIGINAL

SIA Sequence #	COA DRG Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		UNIT TWO							
		32' FF	Residential paving	Luminoso Dr	Lot 24/25, Blk A	Sonoma Ave	/	/	/
		Std.	Curb & gutter (8)	Luminoso Dr	Lot 24/25, Blk A	Sonoma Ave	/	/	/
		4'	PCC sidewalk (1)	Luminoso Dr	Lot 24/25, Blk A	Sonoma Ave	/	/	/
		28' FF	Residential paving	Sonoma Ave	Luminoso Dr	Shorewood Dr	/	/	/
		Mountable	Curb & gutter (8)	Sonoma Ave	Luminoso Dr	Shorewood Dr	/	/	/
		8"	Sanitary sewer	Sonoma Ave	Luminoso Dr	Shorewood Dr	/	/	/
		4**	PCC sidewalk	Sonoma Ave	Luminoso Dr	Shorewood Dr	/	/	/
		6"	Waterline	Sonoma Ave	Luminoso Dr	Shorewood Dr	/	/	/
		28' FF	Residential paving	Tradewind Rd	Luminoso Dr	Shorewood Dr	/	/	/
		Mountable	Curb & gutter (3) (8)	Tradewind Rd	Luminoso Dr	Shorewood Dr	/	/	/
		4**	PCC sidewalk (1)	Tradewind Rd	Luminoso Dr	Shorewood Dr	/	/	/
		8"	Waterline	Tradewind Rd	Luminoso Dr	Shorewood Dr	/	/	/
		8"	Sanitary sewer	Tradewind Rd	Luminoso Dr	Shorewood Dr	/	/	/
		28' FF	Residential paving	Luminoso Dr	Sonoma Ave	Tradewind Rd	/	/	/
		24'FF	Residential paving	Luminoso Dr	Tradewind Rd	Lot 37-A/1-G, South PL	/	/	/
		Mountable	Curb & gutter (3) (8)	Luminoso Dr	Sonoma Ave	Lot 37-A/1-G, South PL	/	/	/
		4**	PCC sidewalk (both sides)	Luminoso Dr	Sonoma Ave	Tradewind Rd	/	/	/
		4'	PCC sidewalk (west side only)	Luminoso Dr	Tradewind Rd	S. terminus stub street	/	/	/
		32' FF	Residential paving	Shorewood Dr.	Lot 14/15, Blk C	Sonoma Ave	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		28' FF	Residential paving	Shorewood Dr.	Sonoma Ave	Tradewind Rd	/	/	/
		24' FF	Residential paving	Shorewood Dr.	Tradewind Rd	S. terminus stub street	/	/	/
		Std.	Curb & gutter (8)	Shorewood Dr.	Lot 14/15, Blk C	S. terminus stub street	/	/	/
		4"	PCC sidewalk (both sides)	Shorewood Dr.	Lot 14/15, Blk C	Tradewind Rd	/	/	/
		4"	PCC sidewalk (east side only)	Shorewood Dr.	Tradewind Rd	S. terminus stub street	/	/	/
		6"	Waterline	Shorewood Dr.	Lot 14/15, Blk C	Tradewind Rd	/	/	/
		8"	Waterline	Shorewood Dr.	Tradewind Rd	Lot 26, Blk C	/	/	/
		8"	Waterline	Tract A	S. terminus stub street	E. boundary- subdivision	/	/	/
		10'	Asphalt Trail (private (9))	Tract A	W. boundary- subdivision	E. boundary- subdivision	/	/	/

ORIGINAL

NOTES

- 1 Sidewalks to be deferred on both sides where noted
- 2 Developer shall be financially responsible for negotiated transportation mitigation improvements as found in the Traffic Impact Study. A Procedure "B" Modified Non-Work Order with a Financial Guarantee of those defined offsite improvements shall be submitted to the City of Albuquerque prior to final plat approval.
- 3 Mountable curb may be replaced by standard curb where street flows warrant
- 4 Residential lighting per DPM
- 5 Grading and Drainage Certification required per DPM (prior to release of financial guarantees) to include private retaining walls as defined on the approved grading plan.
- 6 All water to include fire hydrants, valves, and appurtenances per DPM.
- 7 Storm drain sizes are subject to change per final DRC determination.
- 8 Curb & gutter on both sides, unless otherwise noted.
- 9 Developer reserves the right to dedicate the private trail and Tract A to the City of Albuquerque upon City concurrence to accept dedication.

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS		
Fred C. Arfman NAME (print)	<i>Sharon Mazon</i> 6/25/03 DRB CHAIR - date	<i>Christina Sanderak</i> 6/25/03 PARKS & RECREATION - date	
Isaacson & Arfman, P.A. FIRM	<i>[Signature]</i> 6-25-03 TRANSPORTATION DEVELOPMENT - date		AMAFCA - date
<i>Fred C. Arfman</i> SIGNATURE - date	<i>Roger A. Green</i> 4/25/03 UTILITY DEVELOPMENT - date		- date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: <u>6-25-05</u>	<i>Brad J. Bigham</i> 6/25/03 CITY ENGINEER - date		- date

DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
A	1-14-2004	<i>[Signature]</i>	<i>[Signature]</i>	<i>Fred C. Arfman</i>

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: SUNDANCE SUBD., UNIT TWO

AGIS MAP # K-9

LEGAL DESCRIPTION: SUNDANCE SUBD., UNIT ONE
TRACT A.

DRAINAGE REPORT

A drainage report, as per the Drainage Ordinance, was ^{APPROVED} ~~submitted~~ to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on 07.16.03 date].

Fred C. Cruzman 07.15.04
Applicant / Agent Date

Hydrology Division representative Date

WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was ^{ISSUED} ~~requested~~ from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on 03-13-03 [date].

Fred C. Cruzman 07.15.04
Applicant / Agent Date

Utilities Division representative Date

DRB- _____



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 13, 2003

Isaacson & Arfman
128 Monroe NE
Albuquerque, New Mexico 87109

Re: Water / Sewer Serviceability / Tract 2A, Unser Diversion Channel Right-of-Way Plat

Sirs:

Existing Conditions: The property includes approximately 30-acres of vacant land on the south side of Bluewater between the Unser Channel and the Honeywell Plant. All land in the area bounded by Central, the Unser Channel, and Unser Blvd is zoned for IP or Commercial uses. This site is IP. Existing public utilities include water and sanitary sewer lines in Bluewater. The sanitary is an 8-inch. Water lines are dead end. System maps show an 8-inch Zone 2W line to the west, and a 10-inch Zone 2WR line to the east. See below.

Proposed: Your inquiry included a rough sketch of a 200-lot single family subdivision. It included an undefined tract along the east property line, the purpose of which is not clear. All access is shown from Bluewater. That may not be adequate. A subdivision of this size would typically require a second improved access. I anticipate this will be an issue at platting if not zoning.

Land Use: Development as proposed will require a zone change through the Environmental Planning Commission. I recommend a 'Pre-Application' discussion with staff. Contact Current Planning regarding procedures.

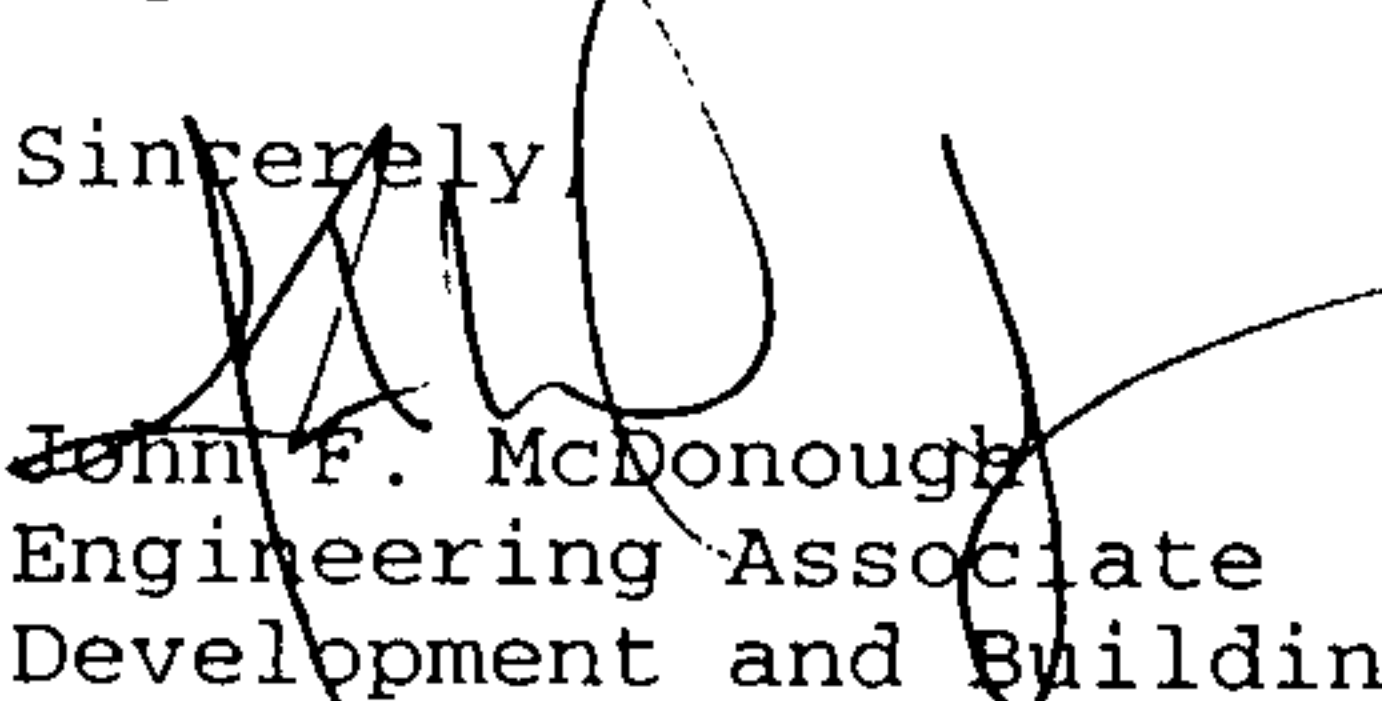
Serviceability: The property is generally serviceable contingent of construction of on and off-site water and sanitary sewer line extensions in addition to on-site collectors and distribution lines. Water service will require separate looped 2W and 2WR systems. The 2WR system must include a top of zone 10-inch along the zone boundary. Looping connections could require some fairly extensive off-site construction, and easement acquisition. Topography is such that much of the land cannot drain north. As such, off-site sanitary outfalls to Unser and / or Central will be required. Unfortunately the sketch plat provided appears to ignore the zone boundary and the need for utility corridors for looping or the sanitary outfall. At minimum an internal street must follow the zone boundary 5140' msl. On and off-site issues must be resolved prior to plat approval if not as a condition of Zoning.

Design and construction of all required improvements will be at the developer / property owners expense and must be coordinated through the City of Albuquerque 'COA' via the 'DRC / City Work Order' process. Designs must be by a New Mexico registered professional engineer. Construction must be by a licensed, bonded public utility contractor.

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

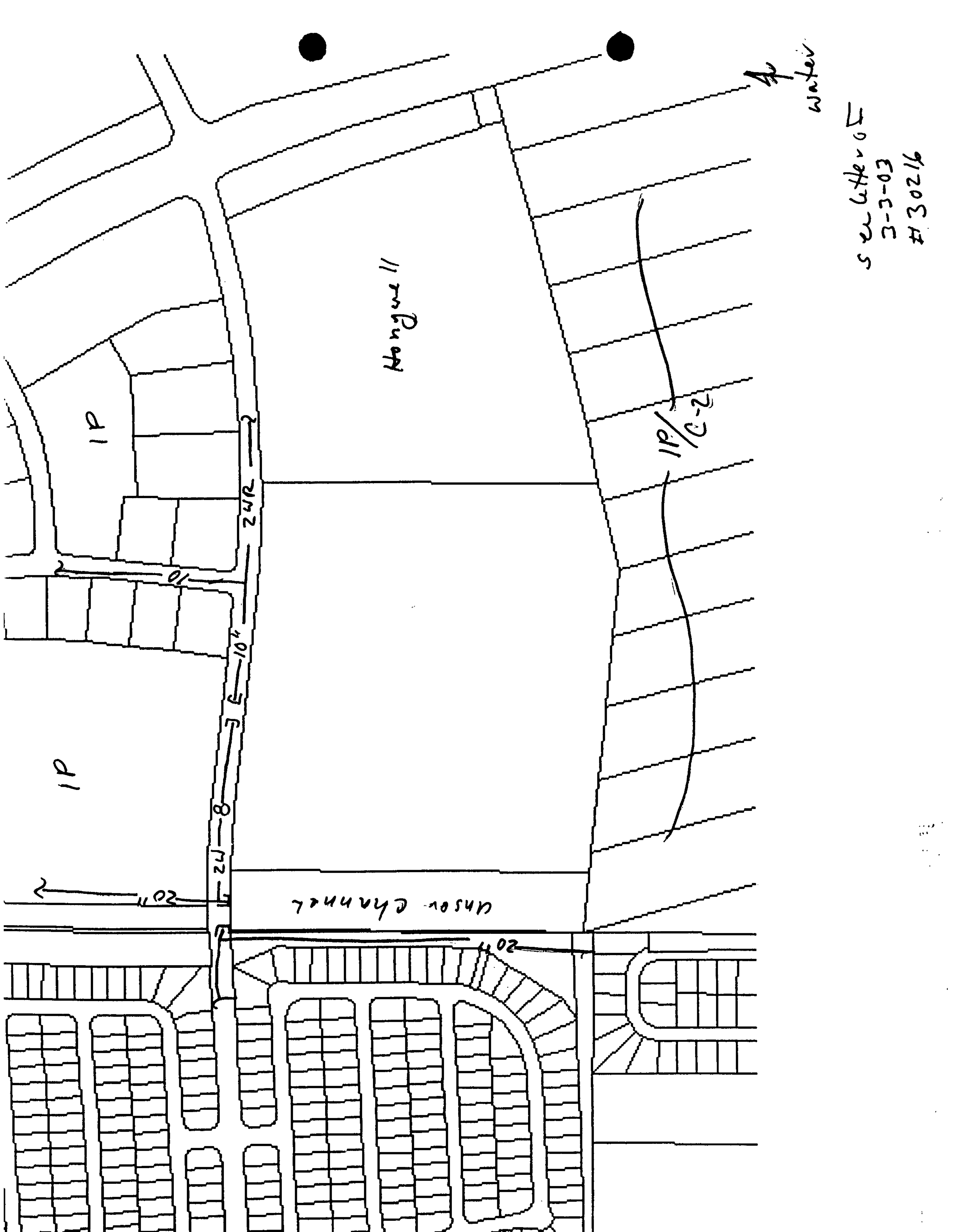
Obviously this is intended as general information. An actual availability statement should be requested in conjunction with a formal platting proposal. We are available to discuss alignments at your convenience, but this should be resolved prior to EPC action. Contact me: 924-3987, and / or Roger Green: 924-3989.

Sincerely,


John F. McDonough
Engineering Associate
Development and Building Services

Attachment: System / Location Map(s)

c: f/ availability K-09
f/ readers #30216



see letter of
3-3-03
#30216

water

11 m Buoy

IP/C-2

2WR

10

10'

8

2WR

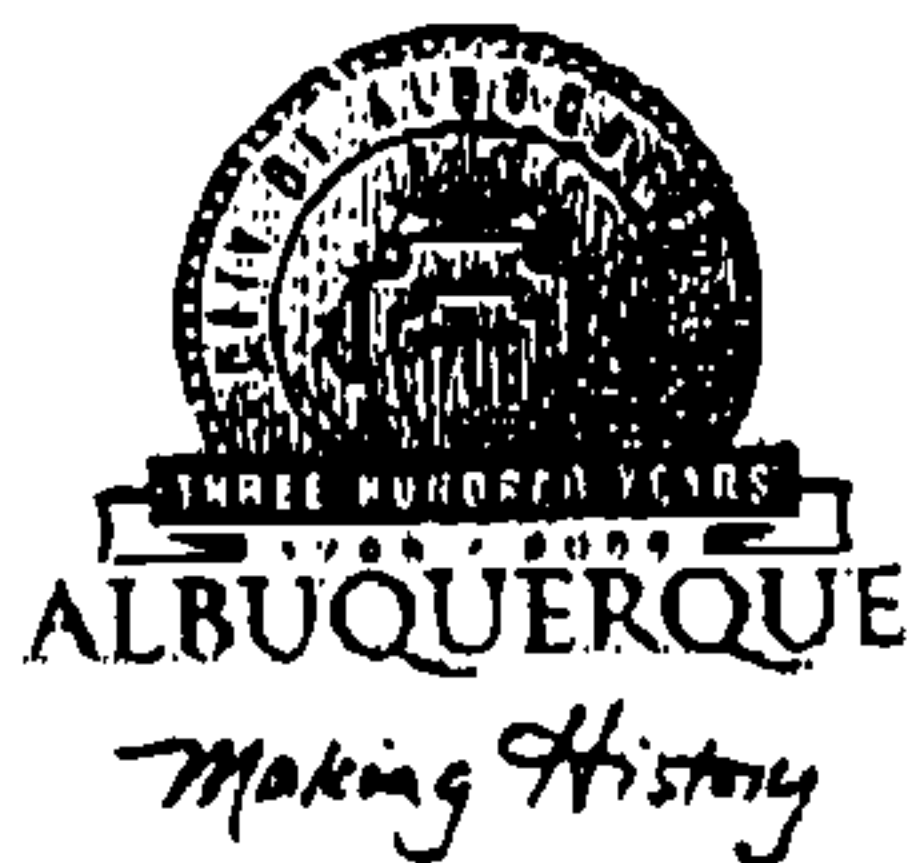
20'

channel

20'

IP

IP



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

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

July 15, 2004

Planning Department
One Stop Shop Division
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on **July 15, 2004:**

CONTACT NAME: RUTH LOZANO
COMPANY OR AGENCY: ISAACSON AND ARFMAN, P.A.
128 MONROE ST. NE/87108
PHONE: 268-8828/FAX: 268-2632

contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at **TRACT A, SUNDANCE SUBDIVISION, UNIT 1, zone map K-9.**

Our records indicate that as of July 15, 2004, there were no Recognized Neighborhood Associations in this area.

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 I. Winklepleck

Stephani I. Winklepleck
Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

planningnrnaform(03/09/04)

The association(s) listed below is an "unrecognized" association and doesn't need to be "officially" notified of the project, but as a common courtesy you are welcomed to let them know.

Avalon NA
Donna E. Lucero
9140 San Nicholas Ave. NW/87121. 839-3807 (h)

CITY OF ALBUQUERQUE

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

APPLICANT: GARRETT GROUP INC. Date of request: 05/23/03 Zone atlas page(s): K-9

CURRENT:
 Zoning RLT
 Parcel Size (acres / sq.ft.) 28.72 Ac.

Legal Description -
 Lot or Tract # 2-A Block # _____
 Subdivision Name UNSER DIVISION CHANNEL CORRIDOR

REQUESTED CITY ACTION(S):

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

Site Development Plan:
 a) Subdivision [X]
 b) Build'g Purposes []
 c) Amendment []

Building Permit []
 Access Permit []
 Other []

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION: 1

of units - 203
 Building Size - 1400 ± (sq. ft.)

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

Applicant or Representative [Signature] Date 05.23.03
 (To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [X] NO [] BORDERLINE []

PUBLIC WORKS DEPT. Transportation Development Div. 3rd Floor / Room 304 City Hall 768-2680

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

Notes: A NEW TIS OR AN UPDATE TO ARISCO BUSINESS PARK TIS IS REQUIRED PRIOR TO ANY DRB SUBMITTAL ACTION.

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

[Signature] 5-23-03
 TRAFFIC ENGINEER DATE

AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED: YES [] NO [X] BORDERLINE []

ENVIRONMENTAL HEALTH DEPT. Air Quality Div. 3rd Floor / Rm. 3023 City/County Bldg. 768-2600

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

Notes:

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

[Signature] 5/23/03
 ENVIRONMENTAL HEALTH DATE

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

TIS	- SUBMITTED	___/___/___	_____	_____
	- FINALIZED	___/___/___	TRAFFIC ENGINEER	DATE
AQIA	- SUBMITTED	___/___/___	_____	_____
	- FINALIZED	___/___/___	ENVIRONMENTAL HEALTH	DATE

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH

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

PAID RECEIPT

APPLICANT NAME KB Home OF NA
 AGENT ISAACSON & ARFMAN
 ADDRESS 128 MONROE ST. NE
 PROJECT & APP # 1002511
 PROJECT NAME SUNDANCE S/D, UNIT 2

City of Albuquerque
 City Planning Department

7/16/2004 10:36AM
 RECEIPT# 00026159 WSH 006 TRANS# 0013
 Account 441018 Fund 0110
 Activity 4971000 TRSEJA
 Trans Amt \$2,615.00
 J24 Misc \$75.00
 CK \$2,615.00
 CHANGE \$0.00

\$ 20 441032/3424000 Conflict Management Fee
 \$ 2520 441006/4983000 DRB Actions
 \$ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
 \$ 75 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
 \$ 2615⁰⁰ TOTAL AMOUNT DUE

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


7/16/2004
 RECEIPT# 00026159
 Account 441018
 Activity 4971000
 Trans Amt \$2,615.00
 J24 Misc \$75.00

15906

95-219 176
1070
1350743997

DATE 7/16/04

\$ 2,615.00 DOLLARS


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

PAY TO THE ORDER OF City of Albuquerque
Two Thousand, Six Hundred Fifteen + 00/100

FOR 1277 Unit 2 DRB submittal

RECEIPT# 00026159 WSH 006
 Account 441018
 Activity 4971000
 Trans Amt \$2,615.00
 J24 Misc \$75.00

Fund 0110
 TRSEJA

7/16/2004 10:36AM
 RECEIPT# 00026159 WSH 006 TRANS# 0013
 Account 441018 Fund 0110
 Activity 4971000 TRSEJA
 Trans Amt \$2,615.00
 J24 Misc \$75.00
 CK \$2,615.00
 CHANGE \$0.00

015906 + 1070021921350743997

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 \$3.50 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 JULY 27th 04 To AUG. 11th 04

5. REMOVAL

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

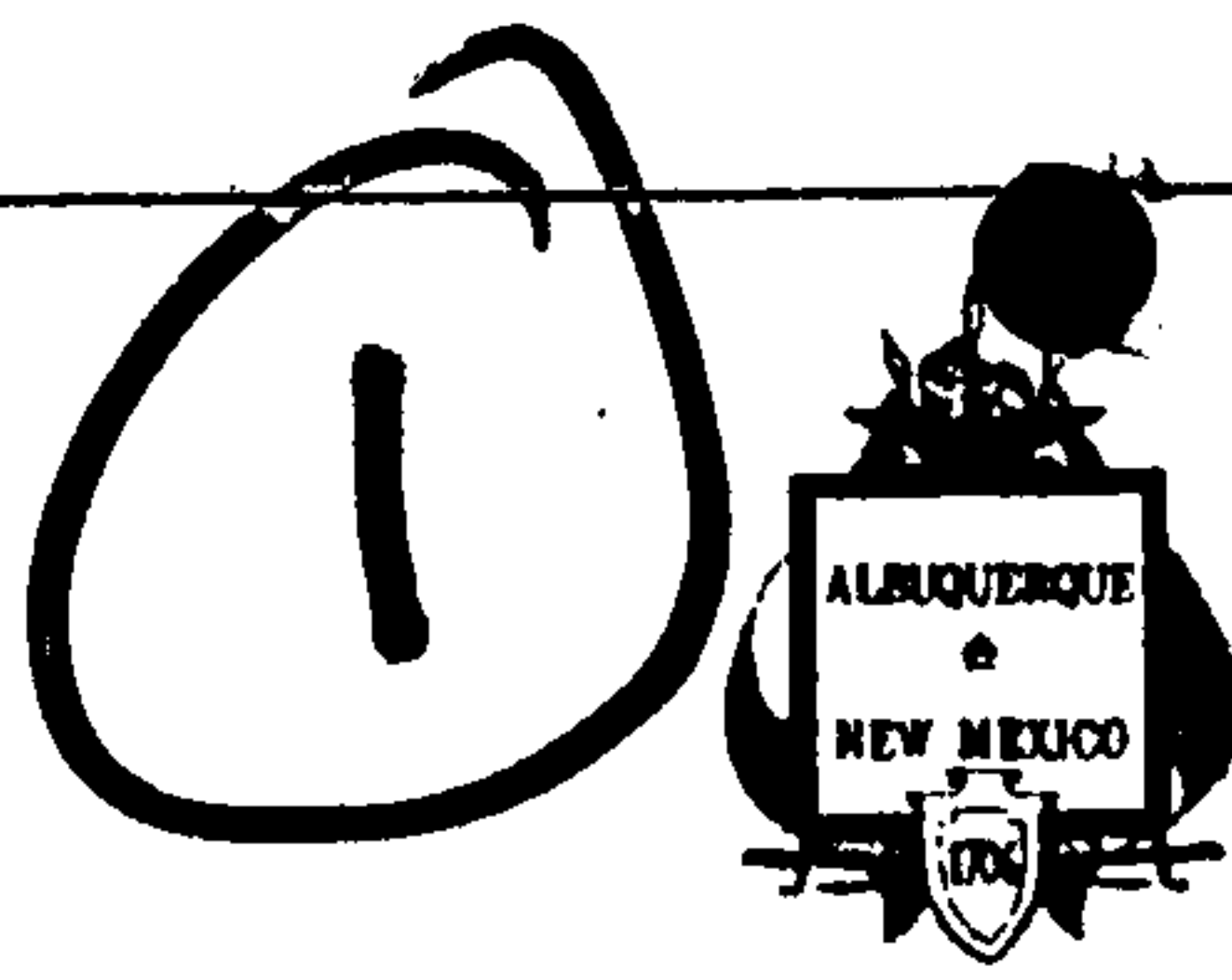
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Ruth Lorenzo 7/16/04
(Applicant or Agent) (Date)
FR ISAACSON & Artman, P.A.

I issued 2 signs for this application, 7/16/04, BAuber
(Date) (Staff Member)

DRB PROJECT NUMBER: 1002511

04DRB 01118
04DRB 01119
01120



Supplemental form **S**

SUBDIVISION

Major Subdivision action

Minor Subdivision action

Vacation

Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC)

Supplemental form **Z**

ZONING & PLANNING

Annexation

Zone Map Amendment (Establish or Change Zoning)

Sector Plan (Phase I, II, III)

Amendment to Sector, Area, Facility or Comprehensive Plan

Text Amendment (Zoning Code/Subdivision Regulations)

Supplemental form **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: KB HOME OF NEW MEXICO PHONE: (505) 342-5118

ADDRESS: 4921 ALEXANDER BLVD, STE B FAX: (505) 344-5700

CITY: ABQ STATE NM ZIP 87107 E-MAIL: _____

Proprietary interest in site: OWNER

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

ADDRESS: 128 MONROE ST NE FAX: 268-2632

CITY: ABQ STATE NM ZIP 87108 E-MAIL: iamengr@susl.com

DESCRIPTION OF REQUEST: FINAL PLAT TO ADJUST COMMON LOT LINES TO ACCOMMODATE BUILDER'S PRODUCT

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

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

Lot or Tract No. LOT 4-5 Block: A Unit: _____

Subdiv. / Addn. SUNDANCE SUBDIVISION

Current Zoning: R-LT Proposed zoning: N/A

Zone Atlas page(s): K-9 No. of existing lots: 2 No. of proposed lots: 2

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

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

UPC No. 100905746026310107 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: SAUGRASS PL.

Between: BLUENATER RD. and WEST OF LUMINOSO 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.): Proj. # 1002511
03DRB-00858-59-60-61, 03EPC-00316, 03DRB-0158-80

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 03-16-04

SIGNATURE Fred C. Arfman DATE _____

(Print) FRED C. ARFMAN Applicant Agent

Form revised 9/01, 3/03

FOR OFFICIAL USE ONLY

INTERNAL ROUTING

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

Application case numbers	Action	S.F.	Fees
<u>04DRB - 00359</u>	<u>FP</u>		\$ <u>0</u>
	<u>CMF</u>		\$ <u>20.00</u>
			\$ _____
			\$ _____
			\$ _____
			\$ _____
			\$ _____
			Total
			\$ <u>20.00</u>

Hearing date 3-24-04

Lucie Duranany 3-16-04
Planner signature / date

Project # 1002511

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

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

FRED C. ARFMAN
Applicant name (print)
Fred C. Arfman 03-16-04
Applicant signature / date



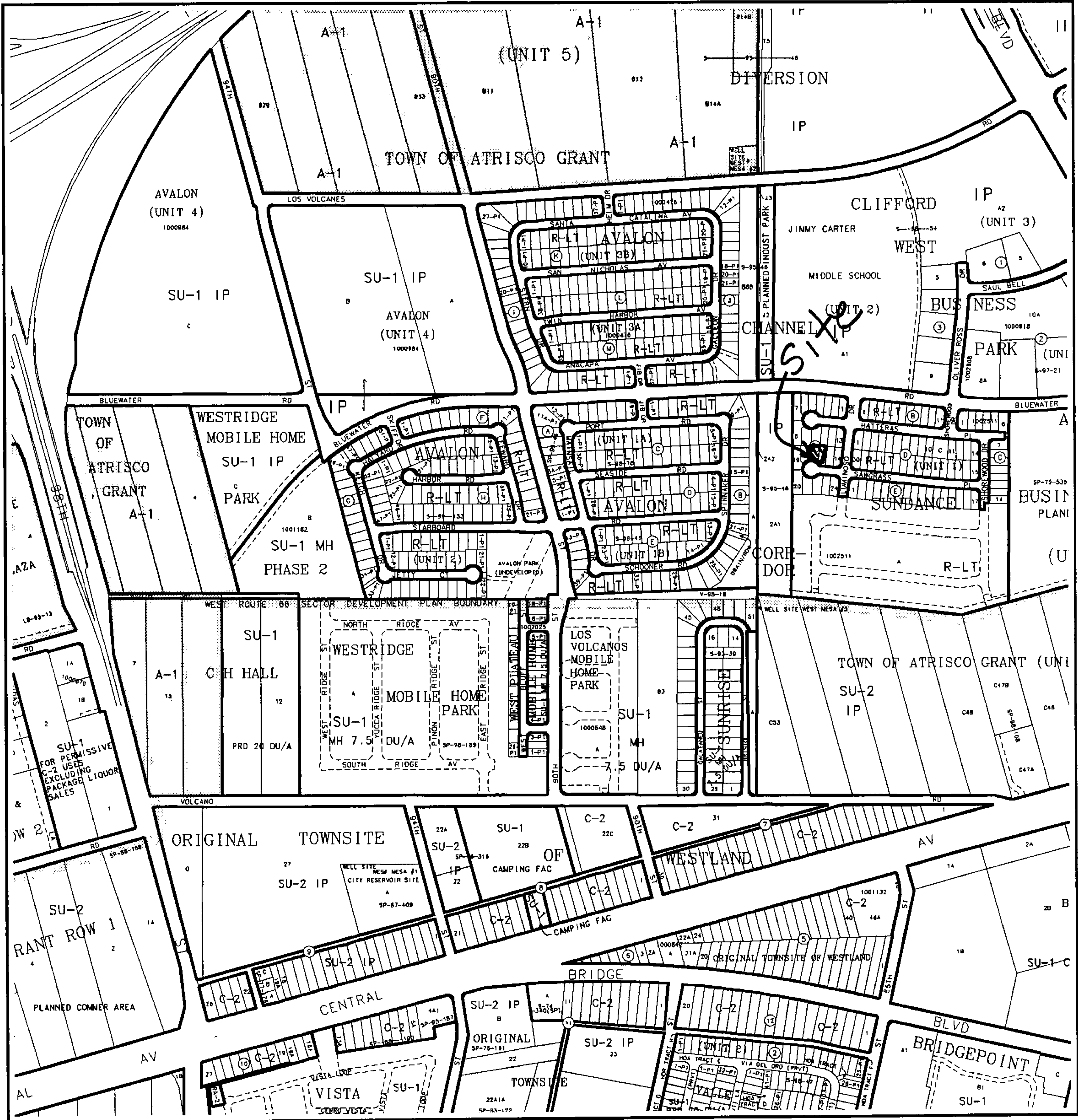
Form revised 3/03 and 8/03

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

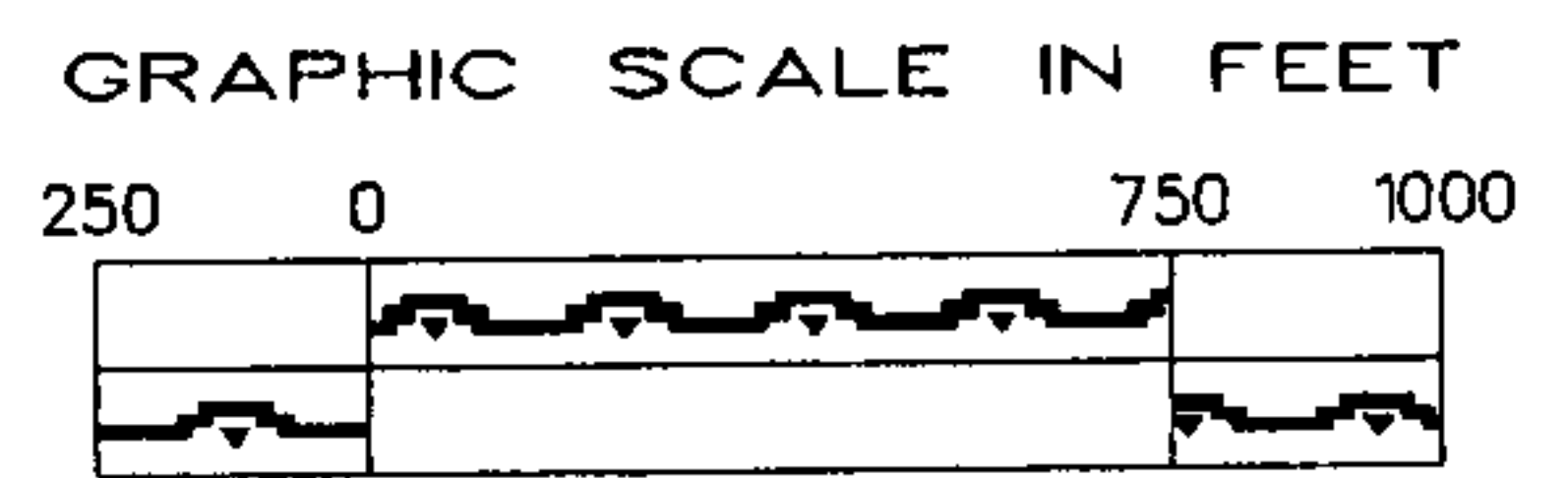
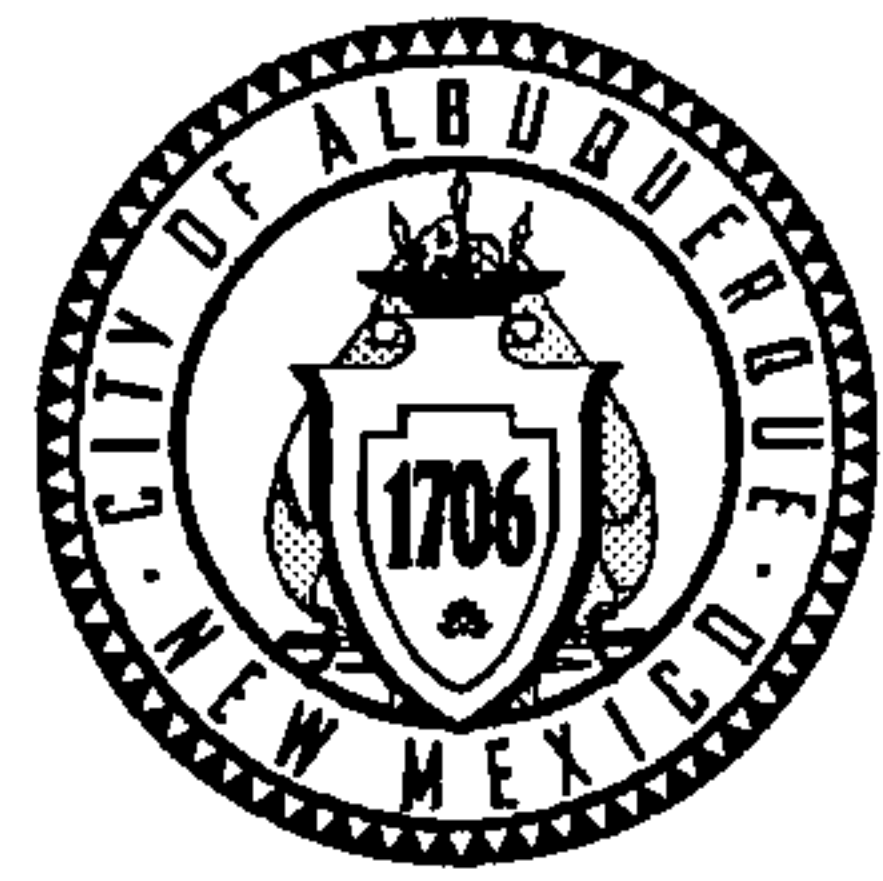
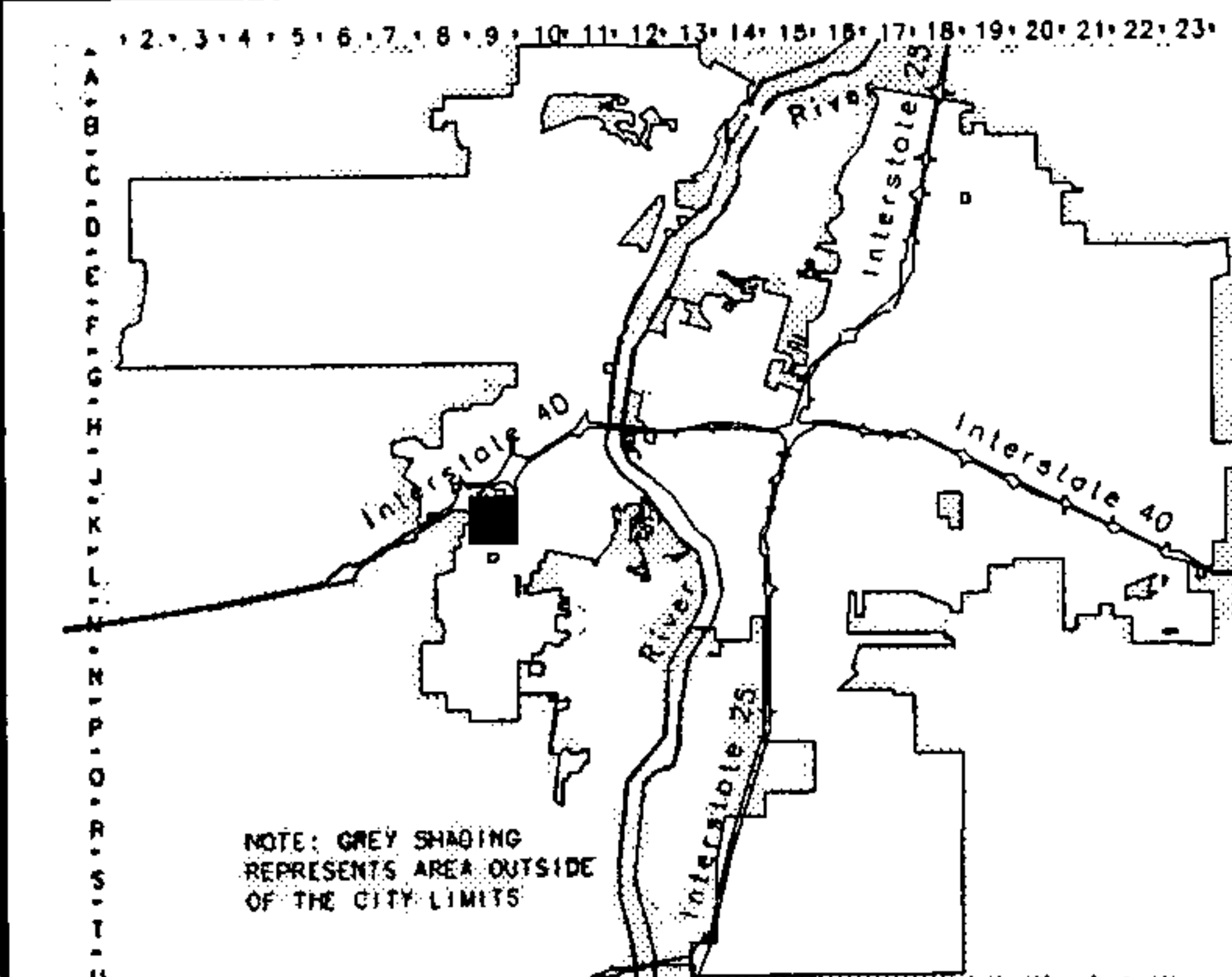
Application case numbers
DRB - 00359

Les Duranceanx 3-16-04
Planner signature / date

Project # 1002511



Site



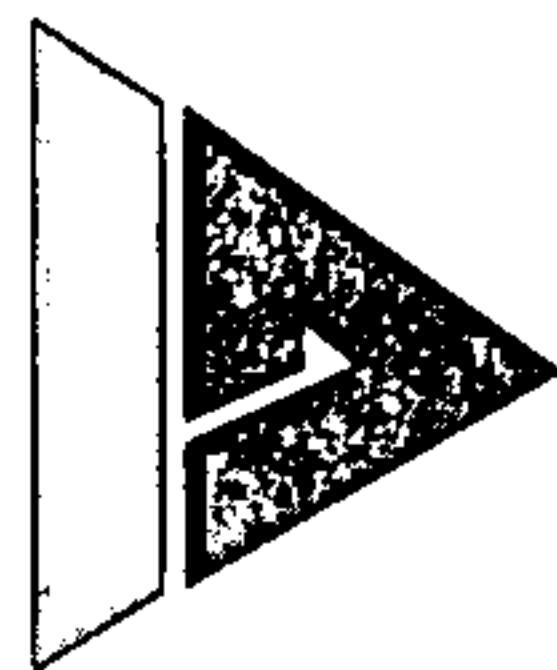
Albuquerque Geographic Information System
 PLANNING DEPARTMENT

Zone Atlas Page

K-9-Z

© Copyright 2003

Map Amended through January 02, 2004



PROJECT MEMORANDUM

03/16/04

TO: Sheran Matson, DRB Chair

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

REF: Sundance Subdivision

I&A PROJ NO: 1277-X

SUBJ: Minor Plat to Adjust Common Lot Line

The subject plat action is brought to the Development Review Board of the City of Albuquerque for final plat consideration. The plat causes the adjustment of the common lot line between the subject lots and allows for the builder/developer to construct their typical product without having to seek an official waiver from the ZHE.

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

PAID RECEIPT

APPLICANT NAME KB HOME OF NM
AGENT Isaacson & Artman, P.A.
ADDRESS 128 Monroe ST. NE
PROJECT & APP # 1002511 04DRB-00359
PROJECT NAME Sundance

\$ 20.00 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
\$ 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.

City of Albuquerque
Treasury Division

03/16/2004 11:53AM LOC: ANN
X
RECEIPT# 00022172 US# 007 TRANS# 0025
Account 469099 Fund 0110
Activity 4916000 TRSLJS
Trans Amt \$20.00
J24 Misc \$20.00
CK \$20.00
CHANGE \$0.00



Colleen E. Grier

03/25/04 04:27 PM

To: Sheran A. Matson/PLN/CABQ@COA
cc: Neal P. Weinberg/PLN/CABQ@COA
Subject: missed plats

Hi Sheran,

I think a couple of plats slipped by us. They were filed on 3/24/04:

C04098 - Sundance Unit 1 Lots 4A & 5A Block A
C04099 - Sundance Unit 1 Lots 17A & 18A Block A

Both of these plats have the same project # (1002511), but AGIS never received a hard copy or DXF file of these two plats. We also do not have approval forms up here for them. They are big ones, and we can enter them manually into our database, but I wanted to make you aware of the oversight.

Colleen

30
30
30
30

#2

2



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

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: KB HOME OF NEW MEXICO PHONE: (505) 342-5118
 ADDRESS: 4921 ALEXANDER BLVD., STE B FAX: (505) 344-5700
 CITY: ABQ STATE NM ZIP 87107 E-MAIL: _____
 Proprietary interest in site: OWNER
 AGENT (if any): ISAACSON & AREMAN, PA PHONE: 268-8828
 ADDRESS: 128 MONROE ST NE FAX: 268-2632
 CITY: ABQ STATE NM ZIP 87108 E-MAIL: iamengr@susd.com

DESCRIPTION OF REQUEST: FINAL PLAT TO ADJUST COMMON LOT LINES TO ACCOMMODATE BUILDER'S PRODUCT

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

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

Lot or Tract No. LOTS 17 & 18 Block: A Unit: _____
 Subdiv. / Addn. SUNDANCE SUBDIVISION
 Current Zoning: R-LT Proposed zoning: N/A
 Zone Atlas page(s): K-9 No. of existing lots: 2 No. of proposed lots: 2
 Total area of site (acres): _____ Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 100905746026310107 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: HATTERAS PL. NW
 Between: BLUENATER RD. and WEST OF LUMINOSO DR.

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): PROJECT NO. 1002511
03DRB-00858
03DRB-00859, 03DRB-00860-61, 03 EPC -00316, 03DRB-01578, 03DRB-01580

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 03-16-04

SIGNATURE Fred C. Aréman DATE 03-16-04
 (Print) FRED C. AREMAN Applicant Agent

FOR OFFICIAL USE ONLY

<p><input checked="" type="checkbox"/> INTERNAL ROUTING</p> <p><input checked="" type="checkbox"/> All checklists are complete</p> <p><input checked="" type="checkbox"/> All fees have been collected</p> <p><input checked="" type="checkbox"/> All case #s are assigned</p> <p><input checked="" type="checkbox"/> AGIS copy has been sent</p> <p><input checked="" type="checkbox"/> Case history #s are listed</p> <p><input checked="" type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input checked="" type="checkbox"/> F.H.D.P. density bonus</p> <p><input checked="" type="checkbox"/> F.H.D.P. fee rebate</p> <p><u>Leslie Duran</u> Planner signature / date <u>3-16-04</u></p>	<table border="0" style="width: 100%;"> <tr> <th style="text-align: left;">Application case numbers</th> <th style="text-align: left;">Action</th> <th style="text-align: left;">S.F.</th> <th style="text-align: left;">Fees</th> </tr> <tr> <td><u>04DRB - 00358</u></td> <td><u>FP</u></td> <td>_____</td> <td>\$ <u>0</u></td> </tr> <tr> <td>_____</td> <td><u>CMF</u></td> <td>_____</td> <td>\$ <u>20.00</u></td> </tr> <tr> <td>_____</td> <td>_____</td> <td>_____</td> <td>\$ _____</td> </tr> <tr> <td>_____</td> <td>_____</td> <td>_____</td> <td>\$ _____</td> </tr> <tr> <td>_____</td> <td>_____</td> <td>_____</td> <td>\$ _____</td> </tr> <tr> <td>Hearing date <u>3-24-04</u></td> <td>_____</td> <td>_____</td> <td>Total \$ <u>20.00</u></td> </tr> </table>	Application case numbers	Action	S.F.	Fees	<u>04DRB - 00358</u>	<u>FP</u>	_____	\$ <u>0</u>	_____	<u>CMF</u>	_____	\$ <u>20.00</u>	_____	_____	_____	\$ _____	_____	_____	_____	\$ _____	_____	_____	_____	\$ _____	Hearing date <u>3-24-04</u>	_____	_____	Total \$ <u>20.00</u>	<p>Project # <u>1002511</u></p>
Application case numbers	Action	S.F.	Fees																											
<u>04DRB - 00358</u>	<u>FP</u>	_____	\$ <u>0</u>																											
_____	<u>CMF</u>	_____	\$ <u>20.00</u>																											
_____	_____	_____	\$ _____																											
_____	_____	_____	\$ _____																											
_____	_____	_____	\$ _____																											
Hearing date <u>3-24-04</u>	_____	_____	Total \$ <u>20.00</u>																											

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- 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.

FRED C. AREMAN
Applicant name (print)
Fred C. Arman 03.16.04
Applicant signature / date

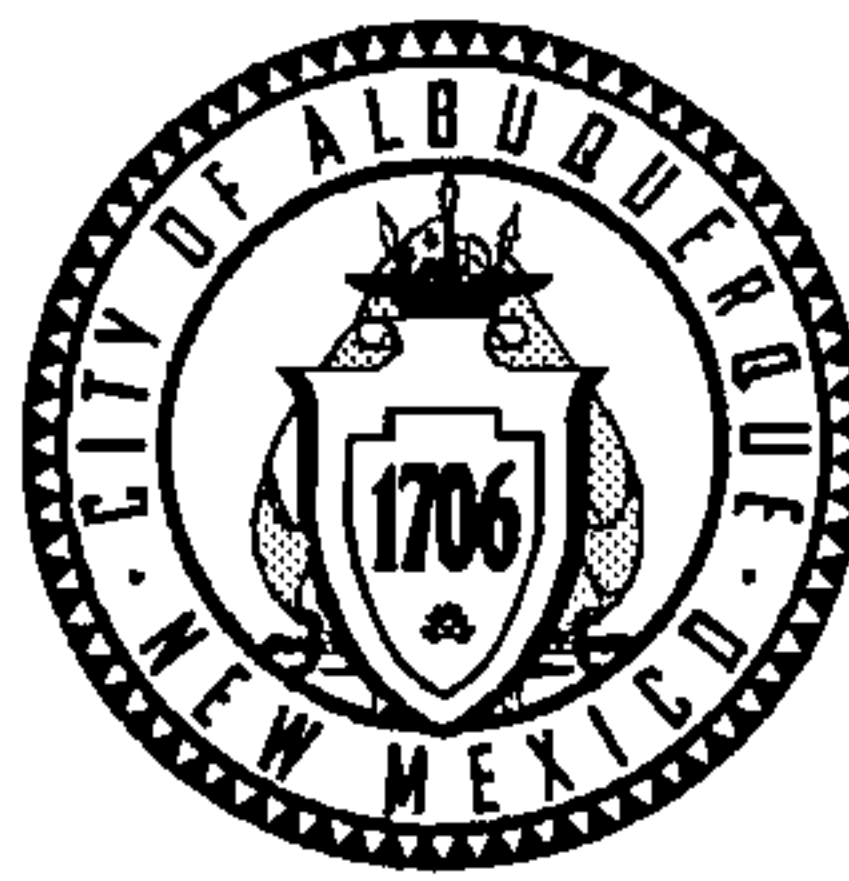
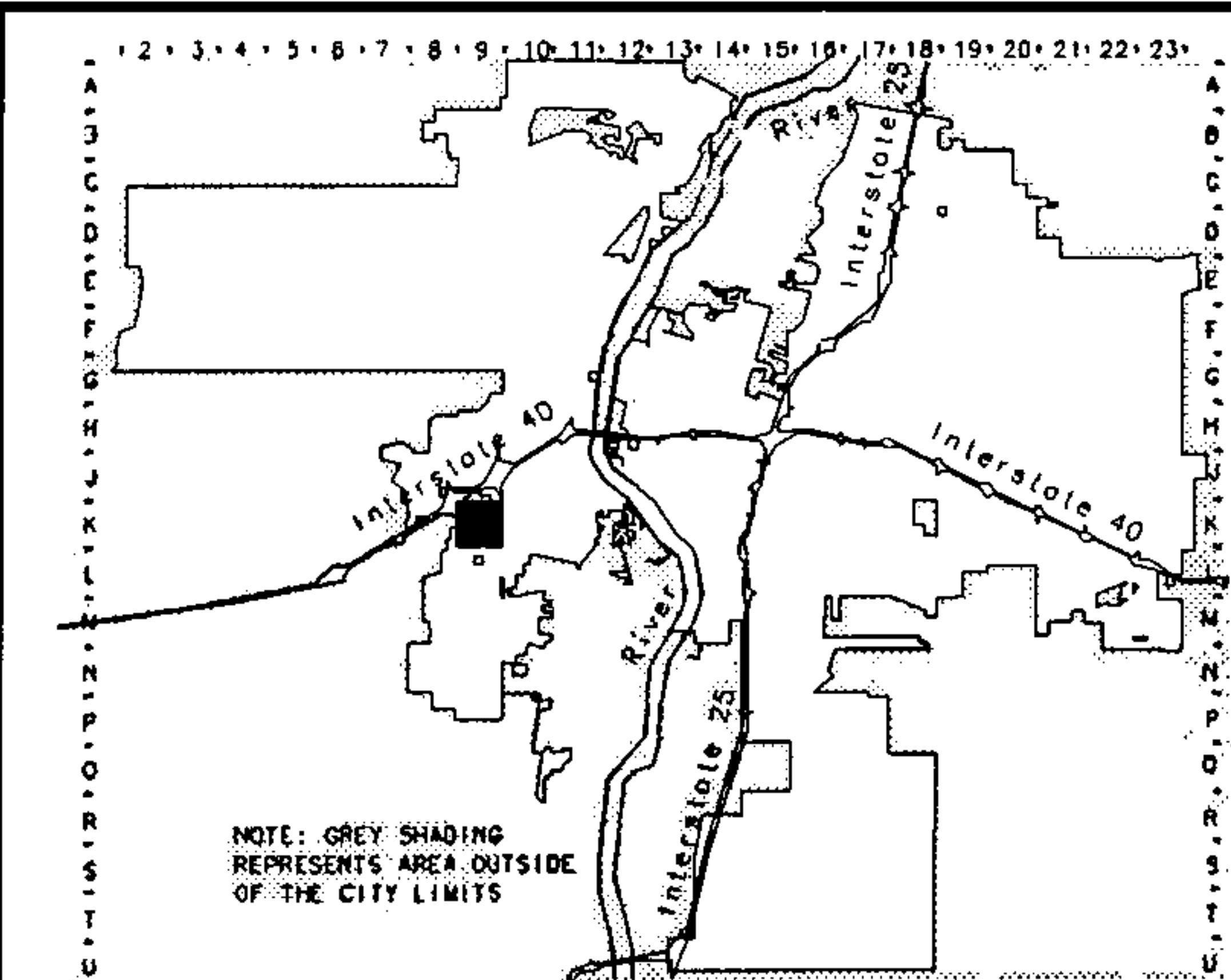
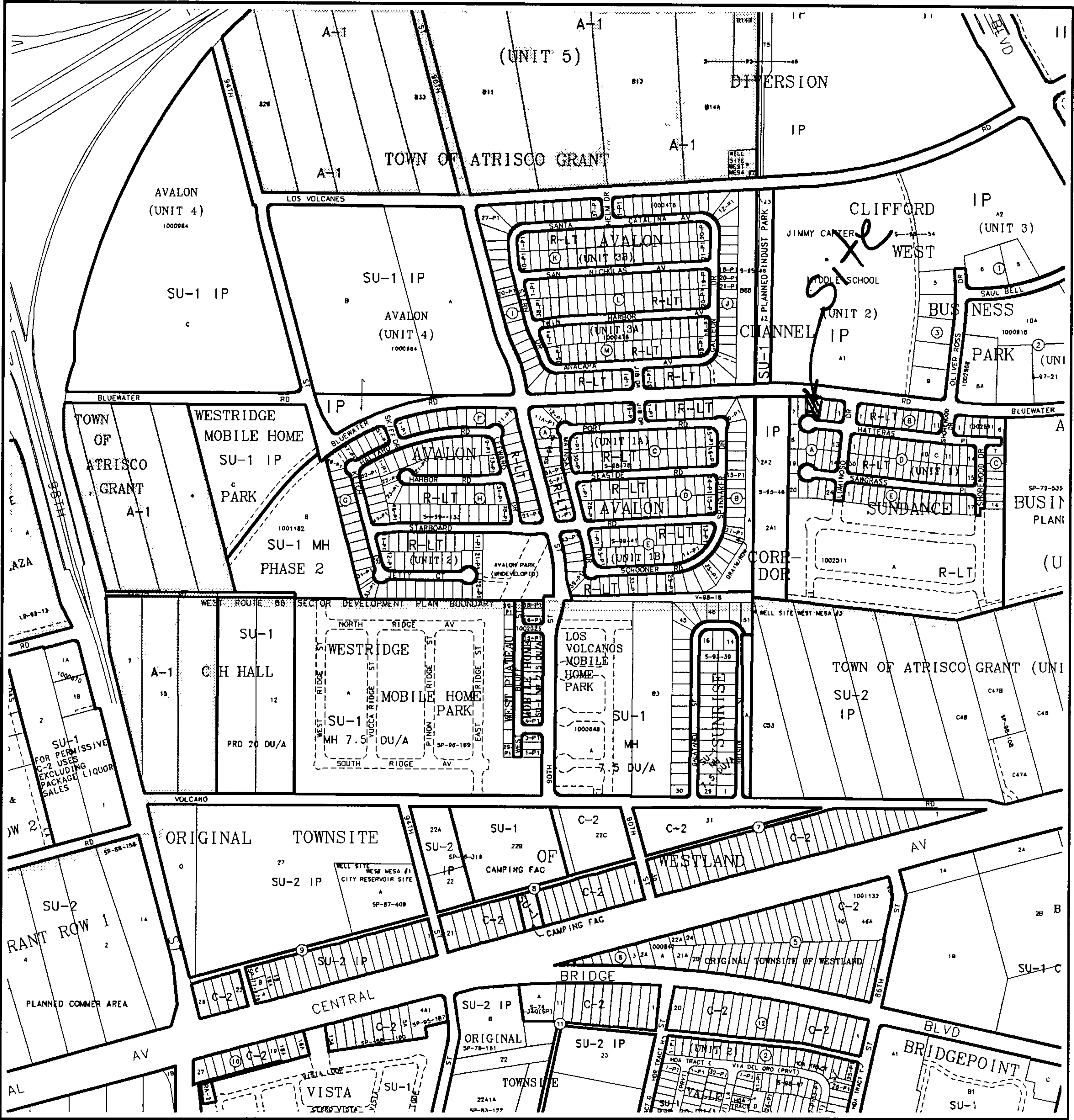


- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
04DRB - - 00358

Leslie Duran 3-16-04
Planner signature / date

Project # 1002511



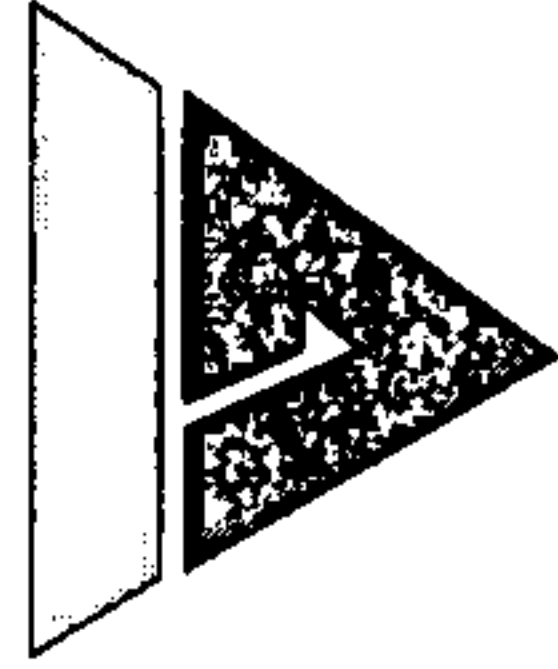
Zone Atlas Page

K-9-Z

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

© Copyright 2003

Map Amended through January 02, 2004



PROJECT MEMORANDUM

03/16/04

TO: Sheran Matson, DRB Chair

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

REF: Sundance Subdivision

I&A PROJ NO: 1277-X

SUBJ: Minor Plat to Adjust Common Lot Line

The subject plat action is brought to the Development Review Board of the City of Albuquerque for final plat consideration. The plat causes the adjustment of the common lot line between the subject lots and allows for the builder/developer to construct their typical product without having to seek an official waiver from the ZHE.

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

PAID RECEIPT

APPLICANT NAME KB HOME of NM
AGENT ISAACSON & ARFMAN PA
ADDRESS 128 MONROE ST. NE
PROJECT & APP # 1002511 04DRB - 00358
PROJECT NAME SUNDANCE

\$ 20.00 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

\$ 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

Counterreceipt.doc 12/29/03

03/16/2004 11:54AM LCC: ANU
X
RECEIPT# 00022173 USN 007 TRANS# 0026
Account 469099 Fund 0110
Activity 4916000 TRSLJ5
Trans Amt \$20.00
J24 Mile \$20.00
CK \$20.00
CHANGE \$0.00

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 **Z**

ZONING & PLANNING

Annexation

Zone Map Amendment (Establish or Change Zoning)

Sector Plan (Phase I, II, III)

Amendment to Sector, Area, Facility or Comprehensive Plan

Text Amendment (Zoning Code/Subdivision Regulations)

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: KB HOME PHONE: (505) 342-5118

ADDRESS: 4921 ALEXANDER BLVD, STE. B FAX: (505) 344-5700

CITY: ABQ STATE NM ZIP 87107 E-MAIL: _____

Proprietary interest in site: DEVELOPER UNDER EXCLUSIVE PURCHASE AGREEMENT

AGENT (if any): ISAACSON & ARFMAN, P.A. PHONE: (505) 268-8828

ADDRESS: 128 MONROE ST. FAX: (505) 268-2632

CITY: ABQ STATE NM ZIP 87108 E-MAIL: JAMEN@RS@SWCP.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. Lot 2-A Block: _____ Unit: _____

Subdiv. / Addn. Unser Diversion Channel Corridor Sundance Sybd. Unit 1

Current Zoning: R-LT Proposed zoning: same

Zone Atlas page(s): K-9 No. of existing lots: 1 No. of proposed lots: 3

Total area of site (acres) 28.7207 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: 96

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

UPC No. 100905746026310107 MRGCD Map No. NA

LOCATION OF PROPERTY BY STREETS: On or Near: So. Side of Bluewater Rd. NW

Between: Unser Blvd. NW and 90th St. NW

CASE HISTORY: Proj # 1002511; 03DRB-01578; 03DRB-01580

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 03DRB-00858; 03DRB-00859; 03DRB-00860; 03DRB-00861; 03EPC-00316

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

SIGNATURE Fred Arfman DATE 10/21/03

(Print) Fred Arfman Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03DRB - 01805</u>	<u>FPA</u>	<u>5(3)</u>	<u>\$ NA</u>
<input checked="" type="checkbox"/> All fees have been collected				\$
<input checked="" type="checkbox"/> All case #s are assigned				\$
<input checked="" type="checkbox"/> AGIS copy has been sent				\$
<input type="checkbox"/> Case history #s are listed				\$
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$
<input type="checkbox"/> F.H.D.P. density bonus				\$
<input type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>October 29th 03</u>			Total <u>\$ NA</u>

B. B. B. B. 10/21/03

Planner signature / date

Project # 1002511

~~pls post on file P.P.~~ (Sundance Subid, Unit 1)

Fred Arfman's SIA &
Sidewalk Def. Agmts are
approved. Kathy is
recording Doc. right now.

10/21/03

Thanks

Artene

Adopted by the Board
10/21/03

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

- ___ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, ~~4 copies for~~ ^{BA internal routing.}
- to follow* ___ 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
- See note* ___ SIA financial guaranty verification *from Arlene.*
- NA* ___ 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

to follow **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.

Fred Arfman 10/21/03
Applicant name (print)

Fred C. Arfman
Applicant signature / date



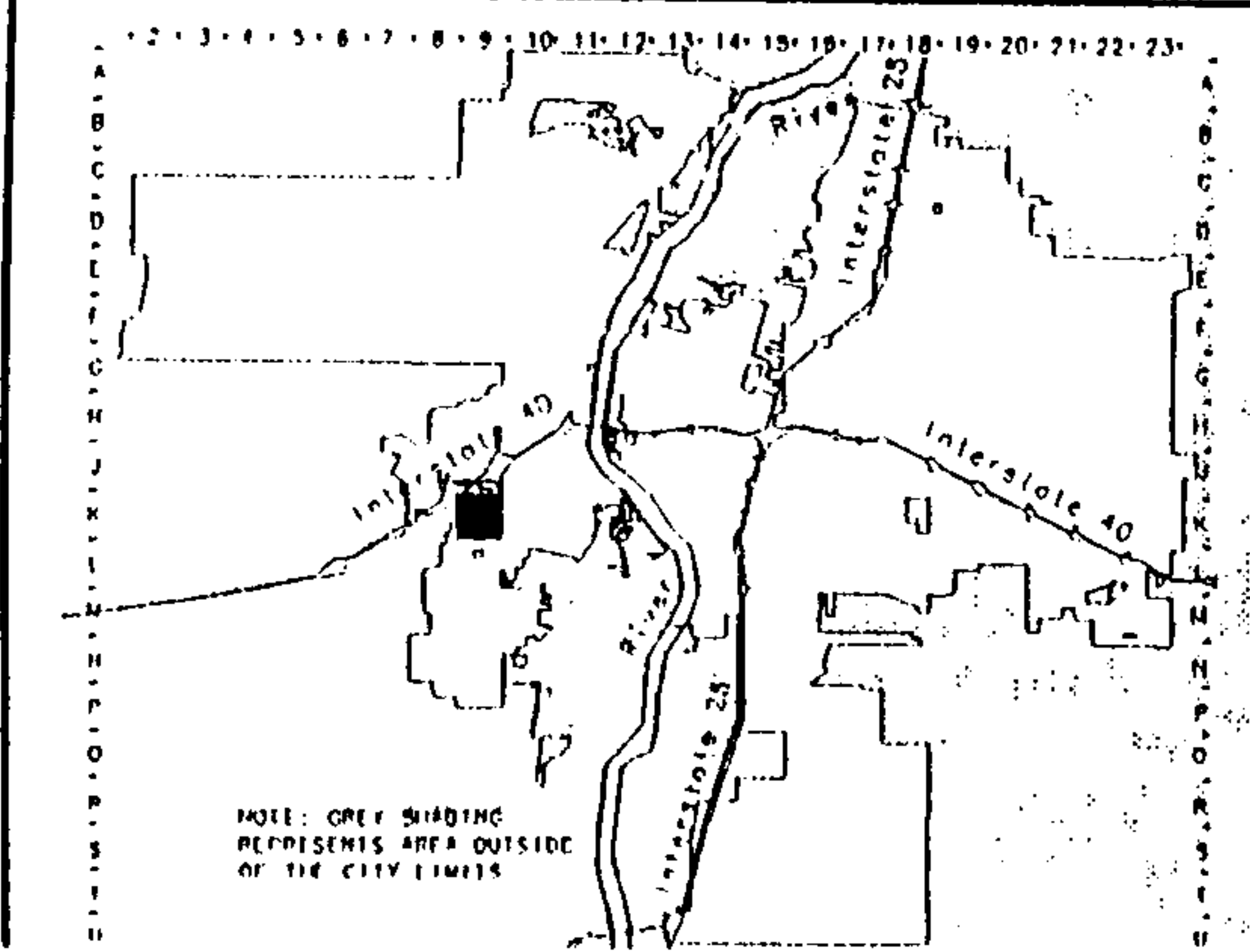
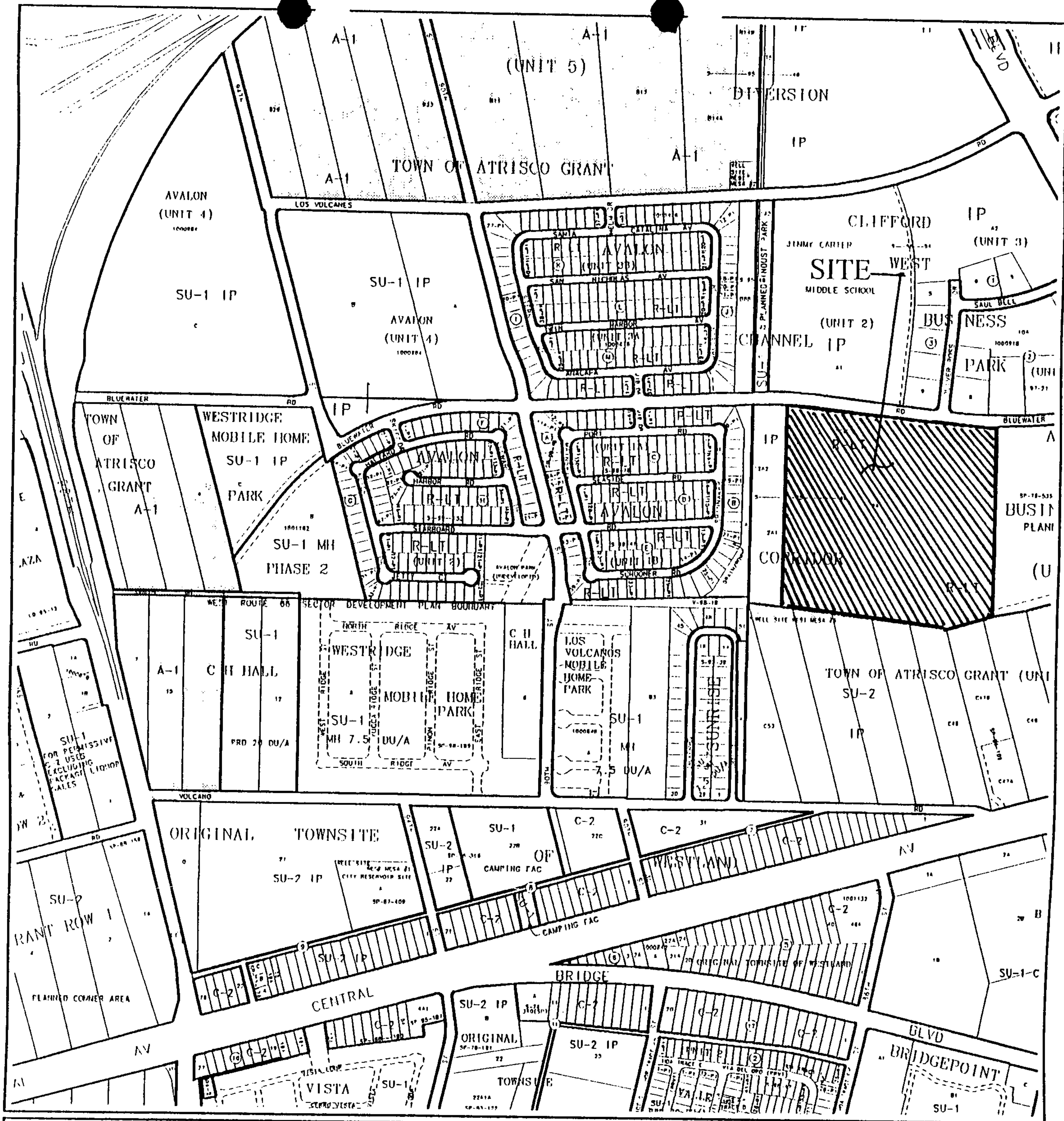
Form revised 3/03 and 8/03

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

Application case numbers
03DRB - -01805

B. Debert 10/21/03
Planner signature / date

Project # 1002511

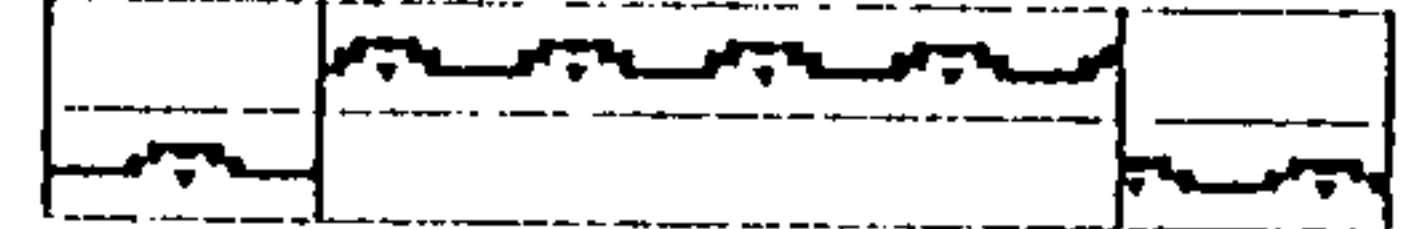


CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003

GRAPHIC SCALE IN FEET

250 0 750 1000



Zone Atlas Page

K-9-Z

Map Amended through August 01, 2003

10/14/03 FINAL PLAN

SUNDANCE SUB PROJECT # 1002511

M+B LTD CO
TO
GARRETT GROUP, INC
10/31/03

PHASE I LOTS 98 + TRACT A
GGI FEE SIMPLE OWNER - BANK LOAN
GGI REC OWNER

KB HOME-NM
12/17/03

KB HOME-NM
12/31/04

12

(A) ① POA M+B AND GGI TO KB HOME-NM
FOR SIGNING PLAT & SIA (COA - Standard Form)
KB Financial Guaranty

② COA FOLLOWS STANDARD RECORDING PROCEDURE

(B) ① SAME

② Letter from Title Co requesting no recording
of SIA until letter from title co + sign by M+B, GGI +
KB Home ~~is~~ requesting recording

1100
~~#35~~ T. Earned

1002511

10/14/03
11AM

Kevin C.
Fred A.
Ted G.

~~Had signed plat + SIA until~~

~~10/13/03 closing~~

Ted
Murch
Buying Units 1 + 2

- ① Unit 1 - owner in fee sample on 10/31
- ② " 2 - RE Contract

Then
late
Ted selling Unit 1 → KB Homes
" " " 2 →

~~Preliminary Plat shows 2 tracts -
only 1 exists now~~

Next
Tues

Final
Prelim Plat for Unit One
+ Tract A (Unit 2) + Tract B

PLANA

Who signs final plat?
KB Homes - financial guarantees (SIA)
M + B + Barrett Group give
Powers of Attorney to KB
Homes to sign plat

PLANO

If M + B won't allow filing of
final plat before closing letter
signed by all 3 to Kevin to hold recording

Easement
Storm Drain
HOA



garrett group, inc.

DELIVERED BY FACSIMILE SEPTEMBER 26, 2003

September 26, 2003

Ms. Sheran Matson
Chair of Design Review Board
City of Albuquerque
Planning Department
PO Box 1293
Albuquerque, NM 87103

RE: Applicant Garrett Group, Inc./KB Home Bulk Plat for Sundance Subdivision Tract A & B being a Replat of Lot 2-A Unser Diversion Channel Corridor, located on Bluewater Rd NW between 90th Street NW and Unser Blvd NW, Albuquerque, New Mexico, Zone Atlas Page: K-9-Z approximately 29 acres. Project # 1002511.

Dear Ms. Matson:

Garrett Group, Inc. hereby withdraws the application for a Bulk Land Plat on the above-described property scheduled to be heard at the October 15, 2003 hearing of the Design Review Board of the City of Albuquerque.

Sincerely,

A handwritten signature in cursive script that reads "Ted E. Garrett".

Ted E. Garrett, CCIM
President

Cc: Mr. Fred Arfman
Isaacson & Arfman, P.A.

9/26/03

Bulk Land Plat variance also
withdrawn per Fred
Arfman. S. Matson

*** RX REPORT ***

RECEPTION OK

TX/RX NO	7196	
CONNECTION TEL		5058978597
SUBADDRESS		
CONNECTION ID		
ST. TIME	09/26 14:45	
USAGE T	01'45	
PGS.	2	
RESULT	OK	

Fax



garrett group, inc.

1130 Lanes End NW
Albuquerque, NM 87114
voice 505-897-8599
fax 505-897-8597
ggi@swcp.com

To: Sheran Matson	From: Ted E. Garrett, CCIM
Fax: 505-924-3864	Pages: 2
Phone: 505-924-3880	Date: 9/26/2003
Re: Bulk Land Plat Sundance Subdivision	CC: Fred Arfman - 505-268-2632
<input type="checkbox"/> Urgent <input checked="" type="checkbox"/> For Review <input type="checkbox"/> Please Comment <input type="checkbox"/> Please Reply <input type="checkbox"/> Please Recycle	

Comments: Ms. Matson: Attached is the withdrawal letter we discussed this morning. Thanks again for your help. Ted

A City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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: KB HOME / Garrett Group Inc PHONE: (505) 342-5118
 ADDRESS: 4921 ALEXANDER BLVD, STE. B FAX: (505) 344-5700
 CITY: ABQ STATE NM ZIP 87107 E-MAIL: _____
 Proprietary interest in site: DEVELOPER UNDER EXCLUSIVE PURCHASE AGREEMENT
 AGENT (if any): ISAACSON & ARFMAN, P.A. PHONE: (505) 268-8828
 ADDRESS: 128 MONROE ST. FAX: (505) 268-2632
 CITY: ABQ STATE NM ZIP 87108 E-MAIL: IAMENCRS@SWCP.COM

DESCRIPTION OF REQUEST: FINAL PLAN OF UNIT ONE, SONDANCE SUBD.
Bulk Land Variance

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

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

Lot or Tract No. Lot 2-A Block: _____ Unit: _____
 Subdiv. / Addn. Unser Diversion Channel Corridor
 Current Zoning: R-LT Proposed zoning: _____
 Zone Atlas page(s): K-9 No. of existing lots: 1 No. of proposed lots: 2
 Total area of site (acres) 28.7207 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. 100905746026310107 MRGCD Map No. NA
 LOCATION OF PROPERTY BY STREETS: On or Near: So. Side of Bluewater Rd. NW
 Between: Unser Blvd. NW and 90th St. NW

CASE HISTORY: Proj # 1002511

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 03DRB-00858,
03DRB-00859, 03DRB-00860, 03DRB-00861, 03EPC-00316

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 09-19-03

SIGNATURE Fred C. Arfman DATE 09-19-03
 (Print) Fred C. Arfman Applicant Agent

Form revised 9/01, 3/03

FOR OFFICIAL USE ONLY

<p><input type="checkbox"/> INTERNAL ROUTING</p> <p><input type="checkbox"/> All checklists are complete <u>03500 FP</u></p> <p><input checked="" type="checkbox"/> All fees have been collected <u>03400 BLV</u></p> <p><input type="checkbox"/> All case #s are assigned</p> <p><input type="checkbox"/> AGIS copy has been sent</p> <p><input type="checkbox"/> Case history #s are listed</p> <p><input type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input type="checkbox"/> F.H.D.P. density bonus</p> <p><input type="checkbox"/> F.H.D.P. fee rebate</p>	<p>Application case numbers</p> <p><u>0302B - 01578</u></p> <p><u>0302B - 01580</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Hearing date <u>Oct. 15, 2003</u></p>	<p>Action</p> <p><u>FP</u></p> <p><u>BLV</u></p> <p><u>Adv. Fee</u></p> <p>_____</p> <p>_____</p>	<p>S.F.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Fees</p> <p>\$ <u>285.00</u></p> <p>\$ <u>145.00</u></p> <p>\$ <u>75.00</u></p> <p>\$ <u>0.00</u></p> <p>\$ _____</p> <p>Total</p> <p>\$ <u>505.00</u></p>
--	---	---	--	---

Melita Hill 09/19/03 Project # 1002511
 Planner signature / date

Used Arjman asked
in filing out his ap.

The Applicant is Garnett
Group - KB Home is
under contract to buy.
He will state this at Meeting.

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

MINOR SUBDIVISION ~~PRELIMINARY~~ FINAL PLAT APPROVAL

Your attendance is required.

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

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

Fred C. Artman

Applicant name (print)

Fred C. Artman

09.19.03
Applicant signature / date

Form revised MARCH 2003



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

Application case numbers
03028 - 01578
03028 - 01580

Makita Liu 9/19/03
Planner signature / date

Project # 1002500

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

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

VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

VACATION OF PRIVATE EASEMENT

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

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

Fred C. Arfman
 Applicant name (print)
Fred C. Arfman 09.19.03
 Applicant signature / date

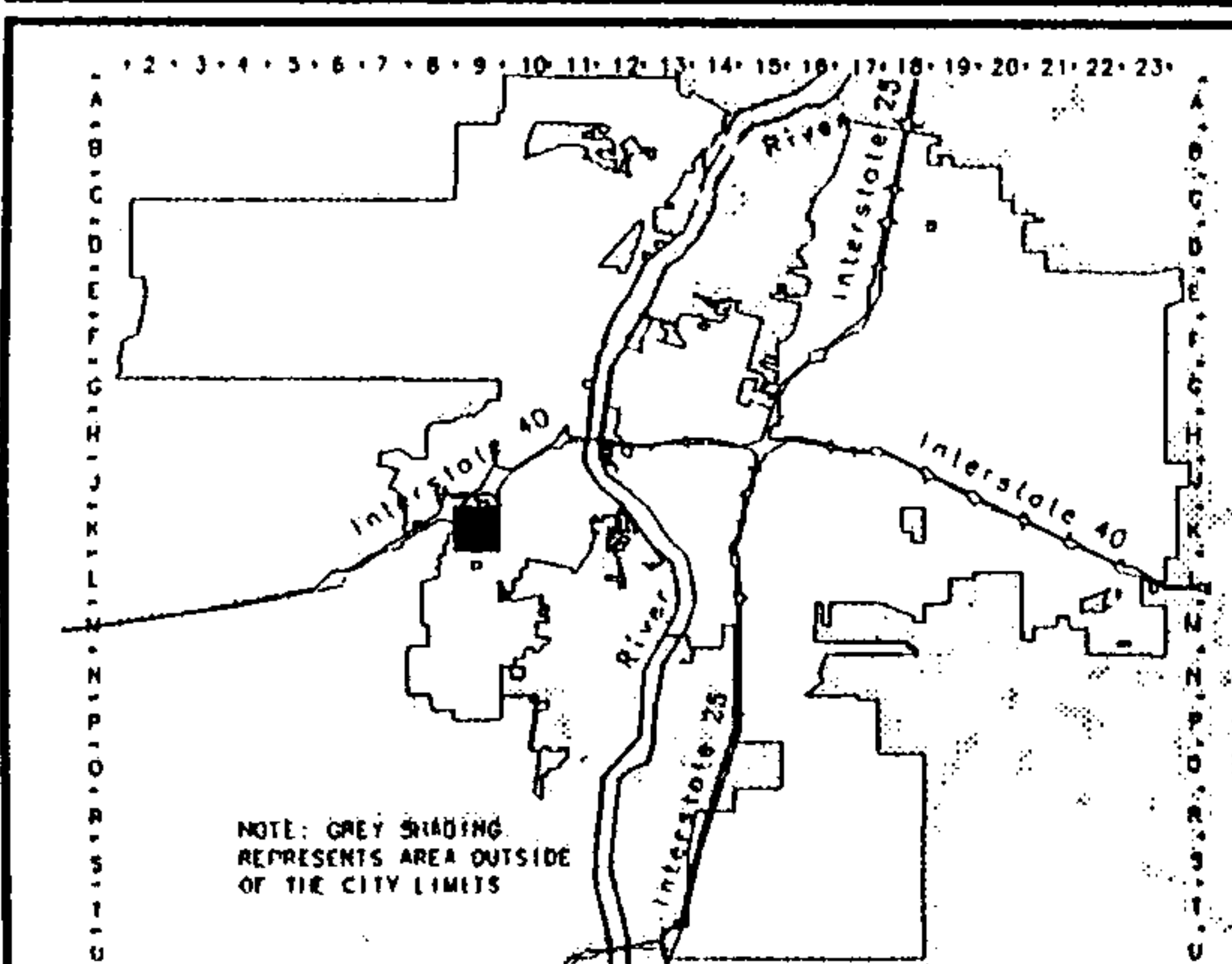
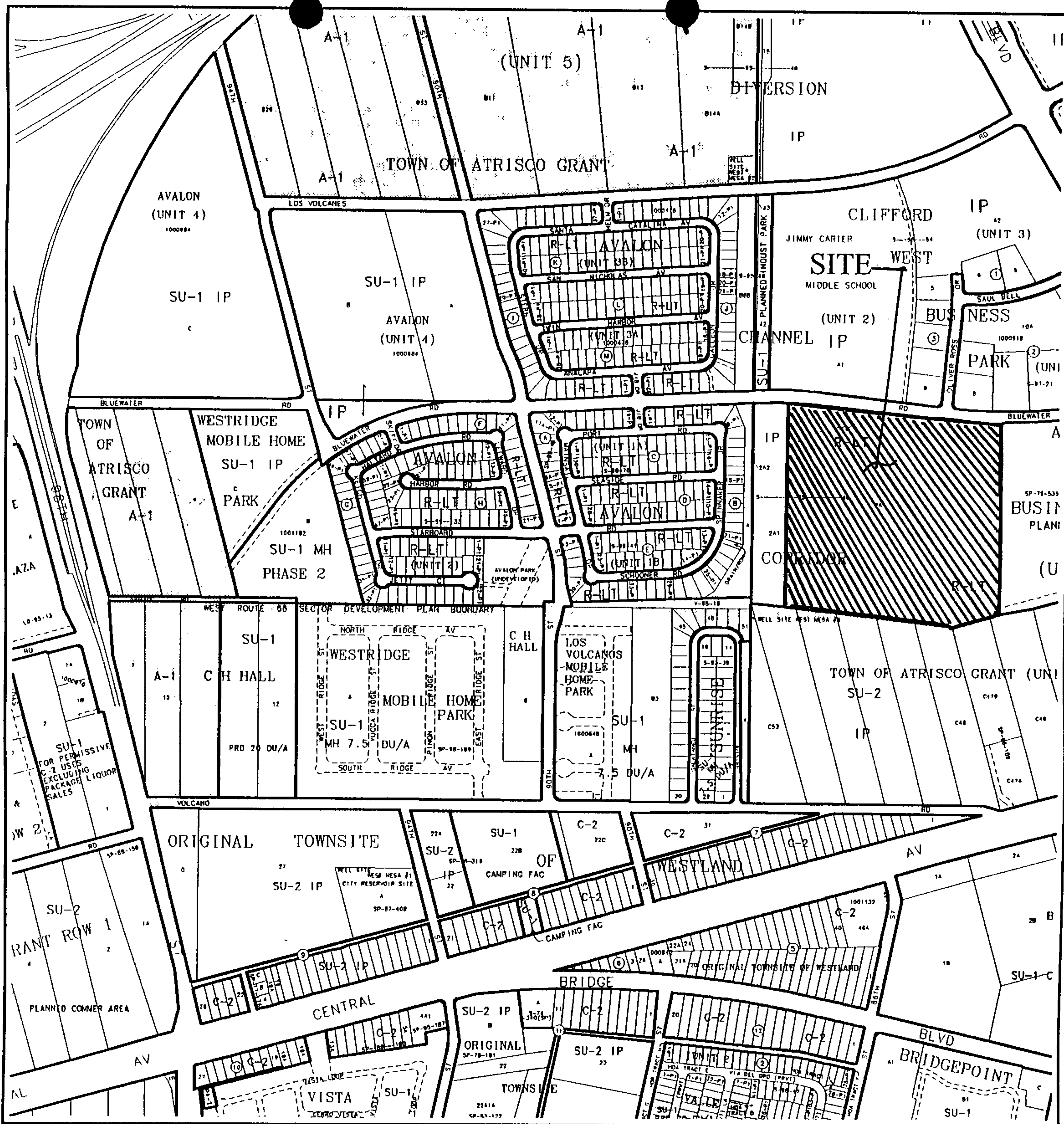


Form revised September 2001

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

Application case numbers	
<u>03 DRB -</u>	<u>- 01578</u>
<u>03 DRB -</u>	<u>- 01580</u>
<u> -</u>	<u> -</u>

Maria Hill 9/19/03
 Planner signature / date
Project # 1002511



CITY OF
Albuquerque
Geographic Information System
PLANNING DEPARTMENT

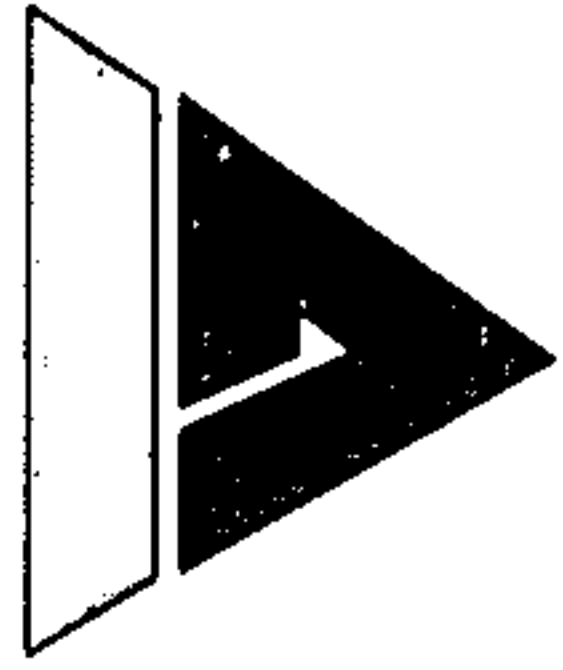
© Copyright 2003



Zone Atlas Page

K-9-Z

Map Amended through August 01, 2003



PROJECT MEMORANDUM

09/19/03

TO: Development Review Board, City of Albuquerque

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

REF: Sundance Subdivision, Tracts A & B

I&A PROJ NO: 1277

SUBJ: Request for Bulk Land Plat

Owner/Developer of the referenced proposed subdivision (Garrett Group, Inc.) requires a minor subdivision action to create two (2) distinct tracts which correspond to the phase line found on the approved preliminary plat.

This action will provide the owner, developer, potential purchaser and the involved lending institution with separate and distinct parcels.



garrett group, inc.

September 18, 2003

Ms. Sheran Matson
Chair of Design Review Board
City of Albuquerque
Planning Department
PO Box 1293
Albuquerque, NM 87103

RE: Bulk Plat for Sundance Subdivision Tract A & B, Lot 2-A Unser
Diversion Channel Corridor, located on Bluewater Rd NW between 90th
Street NW and Unser Blvd NW, Albuquerque, New Mexico, Zone Atlas
Page: K-9-Z approximately 29 acres

Dear Ms. Matson:

Garrett Group, Inc. hereby appoints Isaacson & Arfman, P.A. as its agent to
obtain bulk land plat of the above-described property from the City of
Albuquerque.

Sincerely,

A handwritten signature in black ink, appearing to read "Ted E. Garrett".

Ted E. Garrett, CCIM
President



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: September 17, 2003

TO CONTACT NAME: Ruth LOZANO
 COMPANY/AGENCY: Isaacson - Arfman PA
 ADDRESS/ZIP: 128 Monroe St. NE 87108
 PHONE/FAX #: 248-8828 / 248-2632

Thank you for your inquiry of 9-17-03 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Unser Diversion Channel Corridor, Lot 2-A

zone map page(s) K-9

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

Avalon
 Neighborhood Association
 Contacts: Donna E. Lucero
9140 San Nicholas Ave NW
839-3807 (W) 87121
Ron Martinez
9105 Starboard Rd NW
352-2625 (W) 87121

Neighborhood Association
 Contacts: _____

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

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

Sincerely,
Dulaina A. Carmona
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

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

September 18, 2003

Certified Mail 7002 3150 0005 7722 9554

Ms. Donna E. Lucero
Avalon Neighborhood Association
9140 San Nicholas Ave. NW
Albuquerque, NM 87121

**RE: Sundance Subdivision, Tracts A & B
(Legal Description -- Lot 2-A, Unser Diversion Channel Corridor)**

Dear Ms. Lucero:

As the consulting engineers for the above referenced site, we are writing to inform the Avalon Neighborhood Association that a request for Final Plat (Bulk Land) approval will be submitted to the City of Albuquerque Development Review Board. I have included a copy of the zone atlas page indicating the location of this site for your use.

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

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman, PE

FCA/rtl

Attachment

7002 3150 0005 7722 9554

7002 3150 0005 7722 9554

U.S. Postal Service™		OFFICIAL USE
CERTIFIED MAIL™ RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)		
For delivery information visit our website at www.usps.com		
Postage	\$ 0.37	UNITE NM 116 Postmark SEP 18 2003 Clerk: KRSREY 09/18/03 USPS
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	
Sent To Donna E. Lucero Avalon Neighborhood Assoc.		
Street, Apt. No.; or PO Box No. 9140 San Nicholas Ave. NW		
City, State, ZIP+4 Albuquerque, NM 87121		
PS Form 3800, June 2002		See Reverse for Instructions



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

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

September 18, 2003

Certified Mail 7002 3150 0005 7722 9561

Mr. Ron Martinez
Avalon Neighborhood Association
9105 Starboard Road NW
Albuquerque, NM 87121

**RE: Sundance Subdivision, Tracts A & B
(Legal Description -- Lot 2-A, Unser Diversion Channel Corridor)**

Dear Mr. Martinez:

As the consulting engineers for the above referenced site, we are writing to inform the Avalon Neighborhood Association that a request for Final Plat (Bulk Land) approval will be submitted to the City of Albuquerque Development Review Board. I have included a copy of the zone atlas page indicating the location of this site for your use.

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

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman
Fred C. Arfman, PE

FCA/rtl
Attachment

7002 3150 0005 7722 9561

7956 9561
2222 7722
5000 0005
051E 3150
7002 3150 0005 7722 9561

U.S. Postal Service™		CERTIFIED MAIL™ RECEIPT <i>(Domestic Mail Only; No Insurance Coverage Provided)</i>
For delivery information visit our website at www.usps.com		
OFFICIAL USE		
ALBUQUERQUE, NM 87121		
Postage	\$ 0.37	UNIT OFFICE: 0109 Postmark SEP 18 2003 CLERK: KBSR8Y 09/18/03 USPS
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	
Sent To Ron Martinez Avalon Neighborhood Assoc.		
Street, Apt. No., or PO Box No. 9105 Starboard Road NW		
City, State, ZIP+4 Albuquerque, NM 87121		
PS Form 3800, June 2002		See Reverse for Instructions

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

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

PAID RECEIPT

APPLICANT NAME KB Home
AGENT Isaacson & Arfman
ADDRESS 128. Monroe St.
PROJECT NO. 1002511
APPLICATION NO. 03023 01578 / 01580

\$ 430.⁰⁰ 441006 / 4983000 (DRB Cases)
\$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)
\$ 75.⁰⁰ 441018 / 4971000 (Notification)

\$ 505.⁰⁰ Total amount due

268-8828 15295
ISAACSON AND ARFMAN, P.A.
128 MONROE ST. NE
ALBUQUERQUE, NM 87108

DATE 9/19/03 95-219-176
1070
1350743997

RECEIPT# 00012547
Account 441018 Fund 0110
Activity 4971000
Trans Amt \$505.00
J24 Misc \$430.00

City of Albuquerque
Treasurer's Office
#1277
Rio Grande 2
The Meadows @

DUPLICATE
City of Albuquerque
Treasury Division
Scott M. Mace

09/19/2003 12:21PM LOC: AN

0052951070021921350743997

RECEIPT# 00012547
Account 441018 Fund 0110
Activity 4971000 TRSLJS
Trans Amt \$505.00
J24 Misc 10/28/02 \$75.00
CK \$505.00
CHANGE \$0.00

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 \$3.50 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 Sept 30 03 To Oct. 15 03

5. REMOVAL

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

I have read this sheet and discussed it with the 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.

Ruth Lopez
(Applicant or Agent)

9/19/03
(Date)

I issued 1 signs for this application, 9/19/03, Melanie Hill
(Date) (Staff Member)

DRB PROJECT NUMBER: 1002511



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

6-26-2003

7. Project # 1002511

03DRB-00858 Major-Preliminary Plat Approval
03DRB-00859 Major-Vacation of Public Easements
03DRB-00860 Minor-Temp Defer SDWK
03DRB-00861 Minor-Sidewalk Waiver

ISAACSON & ARFMAN, PA agent(s) for GARRETT GROUP INC. request(s) the above action(s) for all or a portion of Lot(s) 2A, **UNSER DIVERSION CHANNEL CORRIDOR**, zoned IP industrial park zone, located on the SOUTH SIDE OF BLUEWATER RD NW, between UNSER BLVD NW and 90TH ST NW containing approximately 29 acre(s). [REF: 03EPC-00316][*Deferred from 6/18/03*] (K-9)

At the June 25, 2003, Development Review Board meeting, with the signing of the infrastructure list dated 6/25/03 and approval of the grading plan engineer stamp dated 6/24/03 the preliminary plat was approved.

The Vacation was approved as shown on Exhibit B in the Planning file, subject to these provisions:

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

The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file. A sidewalk variance was approved as shown on Exhibit C for the waiver of sidewalks.

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

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision.



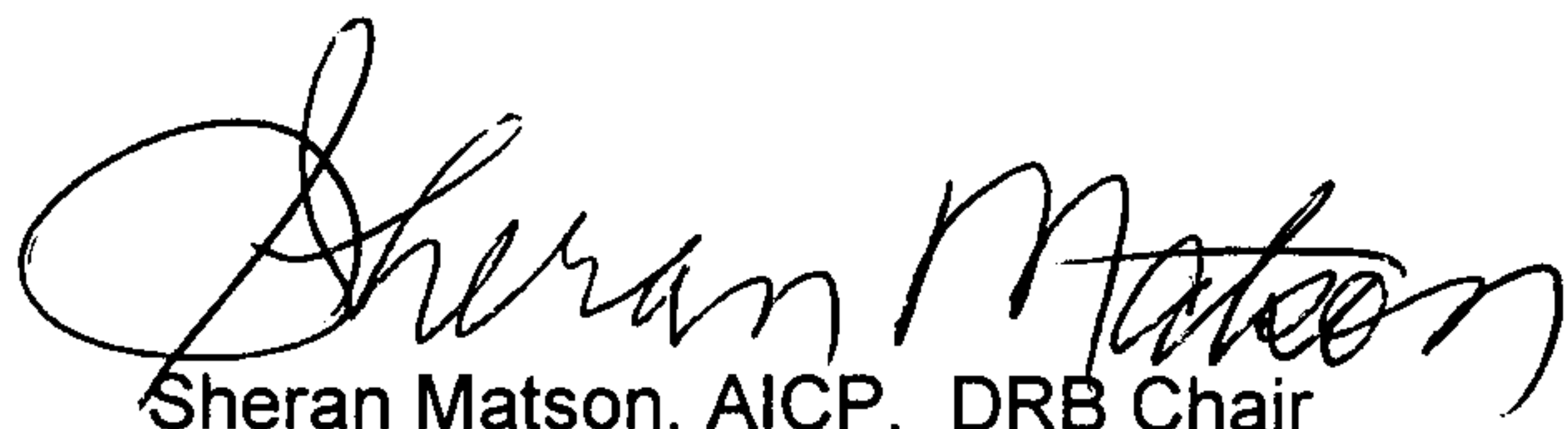
**OFFICIAL NOTICE OF DECISION
PAGE 2**

The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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

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

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



Sheran Matson, AICP, DRB Chair

cc:Garrett Group Inc., 1130 Lanes End NW, 87114
Isaacson & Arfman PA, 128 Monroe St NE, 87114
Donna Lucero, Avalon Neighborhood Assn., 9140 San Nicholas Ave NW, 87121
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002511 AGENDA#: 7 DATE: 6.25.03

1. Name: Ied Garrett Address: Garrett Group Zip: _____

2. Name: Fred Argman Address: Isaacson Argman Zip: _____

3. Name: Robt Coleman Address: KB Home Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002511

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:

6-24-03
 An approved ~~drainage report~~ is required for Preliminary Plat approval.
 An approved infrastructure list is required for Preliminary Plat approval.
 The Hydrology Section has no objection to the vacation request.

RESOLUTION:

signed I.L.
 APPROVED X; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN
 SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)
 DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)
 FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: June 25, 2003

5/30/03 12:45

Left message for Fred
Dufman saying "Notice
of Decision" from EPC on
Bare change required
before June 18th DRB mtg.

Malson

6/15/03

Deferred until 6/25/03 for:

1. Trail approval by Parks
2. Grading Plan
- 3.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002511 AGENDA#: 5 DATE: 6.18.03

1. Name: DONNA E. LUCCO Address: 9140 San Marcos Ave New Zip: 87121

2. Name: Fred Arfman Address: Quinson Arfman Agent Zip: Arfman Agent

3. Name: ~~Jenny Donast~~ Address: ~~Jessica F Arfman~~ Zip: ~~Arfman~~

4. Name: Lee E. Harroff Address: 1130 James End New Zip: 87114

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002511

AGENDA ITEM NO: 5

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request with the condition that the grading plan be revised to accept this slope.
 An approved drainage report is required for Preliminary Plat approval.
 An approved infrastructure list is required for Preliminary Plat approval.
 Development projects with land area of 5 acres, or more, are required to file a Notice of Intent (NOI) with the US Environmental Protection Agency for storm water discharge during construction.

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 18, 2003



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 18, 2003

Project # 1002511

03DRB-00858 Major-Preliminary Plat Approval
03DRB-00859 Major-Vacation of Public Easements
03DRB-00860 Minor-Temp Defer SDWK
03DRB-00861 Minor-Sidewalk Waiver

ISAACSON & ARFMAN, PA agent(s) for GARRETT GROUP INC.
request(s) the above action(s) for all or a portion of Lot(s) 2A, **UNSER
DIVERSION CHANNEL CORRIDOR**, zoned IP industrial park zone,
located on the SOUTH SIDE OF BLUEWATER RD NW, between UNSER
BLVD NW and 90TH ST NW containing approximately 29 acre(s). [REF:
03EPC-00316] (K-9)

AMAFCA AMAFCA defers this item to the City. The subject slope easement
for the Unser Diversion Channel was assigned to the City in April
1998 but was not filed with the County Clerk until May 2002.

COG Consistent with established transportation plans and policies.

Transit No comments received.

Zoning Enforcement Single-family dwellings are not permissive in the IP zone.

Neighborhood Coord. Letter sent to Avalon (R) Neighborhood Assn.

APS No comments received.

Police Department

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

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 Gas

Approves.

PNM Electric

Approves.

Comcast

No comments received.

QWEST

No comments received.

Environmental Health

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

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments.

City Engineer

An approved drainage report is required prior to Preliminary Plat approval. Projects of 1 acre or more are required to file a NOI with the EPA. No objection to the vacation request on condition that a retaining wall be built to adequately protect the berm of the Unser pond. This wall must appear on the infrastructure list.

Transportation Development

The stub street at the SE corner should be changed to a 75 ft radius curve. How do your access points align with entrances on the north side of Bluewater? A traffic distribution layout is needed. Comments on the infrastructure list. Refer to the agencies having interest in the easements for comments on the vacation action. Who is to own the 35 ft storm drain easement?

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 203 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. No objection to the Sidewalk deferral. Defer to Hydrology regarding the vacation request.

Utilities Development

Comments on Infrastructure List. A drainage corridor along rear lots is not acceptable. A Utility Plan would be helpful with review.

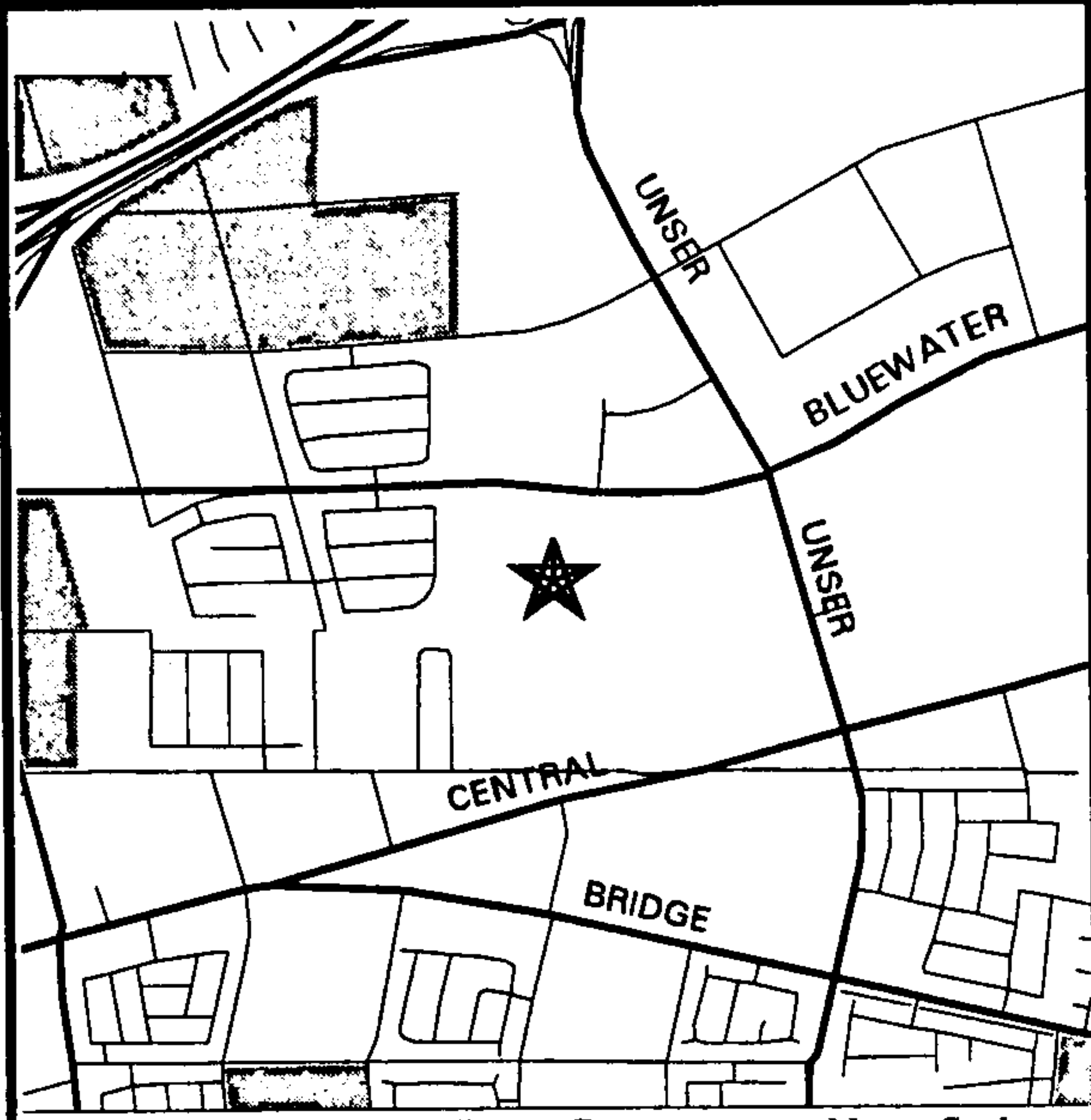
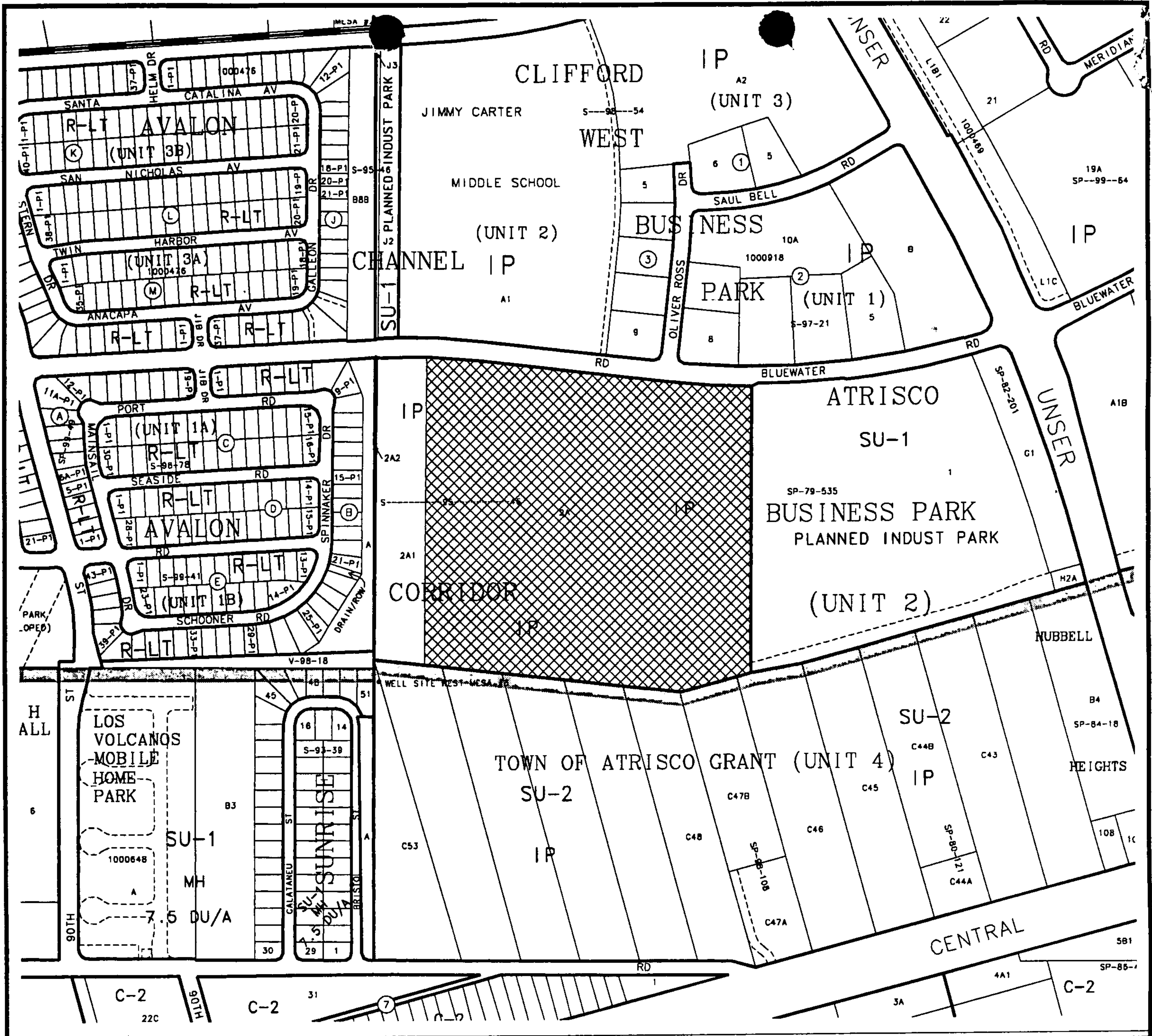
Planning Department

Sidewalk exhibit not clear. Please re-do, in color if necessary. The Notice of Decision on the zone change is required before approval is considered. No objection to the requested actions assuming the zone change request is approved. Applicant has one year to file the final plat from the approval date of the preliminary plat.

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

cc:Garrett Group Inc., 1130 Lanes End NW, 87114

Isaacson & Arfman PA, 128 Monroe St NE, 87108



ZONING MAP



Scale 1" = 506'

PROJECT NO.
1002511

HEARING DATE
6-18-03

MAP NO.
K-9

ADDITIONAL CASE NUMBER(S)
03DRB-00858
03DRB-00859
03DRB-00860



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE
PAGE 2**

~~Project # 1002511~~

03DRB-00858 Major-Preliminary Plat
Approval

03DRB-00859 Major-Vacation of Public
Easements

03DRB-00860 Minor-Temp Defer SDWK

03DRB-00861 Minor-Sidewalk Waiver

ISAACSON & ARFMAN, PA agent(s) for GARRETT GROUP INC. request(s) the above action(s) for all or a portion of Lot(s) 2A, **UNSER DIVERSION CHANNEL CORRIDOR**, zoned IP industrial park zone, located on the SOUTH SIDE OF BLUEWATER RD NW, between UNSER BLVD NW and 90TH ST NW containing approximately 29 acre(s). [REF: 03EPC-00316] (K-9)

Project # 1002581

03DRB-00849 Major-Vacation of Public
Easements

03DRB-00850 Major-Vacation of Pub Right-of-
Way

03DRB-00852 Major-Vacation of Public
Easements


03DRB-00853 Major-Vacation of Public
Easements

03DRB-00856 Major-Vacation of Public
Easements

03DRB-00854 Major-Vacation of Public
Easements

SURVEYS SOUTHWEST, LTD. agent(s) for Z-COIL, ANDRES GALLEGOS request(s) the above action(s) for all or a portion of Lot(s) 1-7 & 9A, Block(s) 49, **SKYLINE HEIGHTS**, zoned M-1 light manufacturing zone, located on SOUTHERN AVE SE, between CONCHAS ST SE and EUBANK BLVD SE [REF: 03DRB-00569] (L-20)

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, JUNE 2, 2003.



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, June 18, 2003, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1000196

03DRB-00862 Major-Two Year SIA

TIERRA WEST LLC agent(s) for BEN RUIZ request(s) the above action(s) for all or a portion of Tract(s) C1B, **CORONADO SAVINGS & LOAN**, zoned SU-1 for C1, located on COORS BLVD NW, between SEQUOIA RD NW and REDLANDS RD NW containing approximately 2 acre(s). [REF: 02DRB-00845, 02DRB-00450, 02DRB-00641, 02DRB-01815] (G-11)

Project # 1001118

03DRB-00825 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST NM 2000-2 request(s) the above action(s) for all or a portion of Lot(s) 4A1 & 4A2, **RENAISSANCE CENTER III**, zoned SU-1, IP Uses, located on RENAISSANCE BLVD NE, between CULTURE DR NE and MERCANTILE AVE NE containing approximately 9 acre(s). [REF: 01DRB-00342,00343, Z-84-13-5, Z-71-150, DRB-95-399, SV-95-44] (F-16)

Project # 1000162

03DRB-00823 Major-Vacation of Public Easements

SURVEYS SOUTHWEST, LTD. agent(s) for DESERT CREEK APARTMENTS, TIM WHITE request(s) the above action(s) for all or a portion of Tract(s) A, **LUECKING PARK COMPLEX**, zoned R-3 residential zone, located on the WEST SIDE OF BRYN MAWR DR NE, between AMAFCA NORTH DIVERSION CHANNEL and the NORTH 1-25 FRONTAGE RD. NE containing approximately 16 acre(s). [REF: 01DRB-01697 V, 00DRB-00097 FP, 01DRB-00821] (G-16)

Project # 1002423

03DRB-00843 Major-Preliminary Plat Approval
03DRB-00844 Minor-Sidewalk Waiver
03DRB-00845 Minor-Temp Defer SDWK

BOHANNAN HUSTON, INC. agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) A-1, **ROSNER TRACT, EL RANCHO GRANDE, UNIT 11**, zoned R-LT residential zone, per Rio Bravo Sector Development Plan, located SOUTH OF CARTAGENA AVE SW, between MESSINA DR SW and containing approximately 19 acre(s). [REF: 03DRB-00059 SK] (N-8)

SEE PAGE 2

134
319

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

Meeting Date: 6-18-03

Zone Atlas Page: K-9-E

Notification Radius: 100 Ft.

Cross Reference and Location: _____

App# <u>13DRB-00858</u>
Proj# <u>1002511</u>
Other# <u>13DRB-00859</u>
<u>03DRB-00860</u>
<u>03DRB-00861</u>

Applicant: Garrett Group Inc

Address: 1130 Lanes End NW, 87114

Agent: Isaacson & Artman, P.A.

Address: 128 Monroe St NE, 87108

SPECIAL INSTRUCTIONS

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

Date Mailed: 5/30/03

Signature: [Handwritten Signature]

RECORDS WITH LABELS

PAGE 1

100905744637610310 LEGAL: TR A -1 P LAT OF TRACT A-1 UNIT 2 TRACT A-2 UNIT 3 C LAND USE:
 PROPERTY ADDR: 00000 8901 BLUEWATER RD NW
 OWNER NAME: BOARD OF EDUCATION OF CITY OF
 OWNER ADDR: 00000 ALBUQUERQUE NM 87125

100905739537810303 LEGAL: TR J -2 R IGH T-OF-WAY MAP UNSER DIVERSION CHANNEL CD LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: A M A F C A
 OWNER ADDR: 02600 PROSPECT NE ALBUQUERQUE NM 87110

100905753233010501 LEGAL: LT 7 BLK 2 PLAT OF CLIFFORD WEST BUSINESS PARK UNI LAND USE:
 PROPERTY ADDR: 00000 8571 BLUEWATER RD NW
 OWNER NAME: THE APOSTOLIC ASSEMBLY OF THE
 OWNER ADDR: 10807 LAUREL ST RANCHO CUCAMONGA CA 91730

100905751332410502 LEGAL: LT 8 BLK 2 PLAT OF CLIFFORD WEST BUSINESS PARK UNI LAND USE:
 PROPERTY ADDR: 00000 500 OLIVER ROSS DR NW
 OWNER NAME: CREEL PROPERTIES INC
 OWNER ADDR: 02700 GIRARD NE ALBUQUERQUE NM 87107

100905748632610302 LEGAL: LT 9 BLK 3 PLAT OF CLIFFORD WEST BUSINESS PARK UNI LAND USE:
 PROPERTY ADDR: 00000 501 OLIVER ROSS DR NW
 OWNER NAME: CLIFFORD WEST LLC
 OWNER ADDR: 00000 ALBUQUERQUE NM 87176

100905739926510108 LEGAL: LT 2 -A-1 RIGHT-OF-WAY MAP UNSER DIVERSION CHANNEL LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: A M A F C A
 OWNER ADDR: 02600 PROSPECT NE ALBUQUERQUE NM 87110

100905746026310107 LEGAL: LT 2 A RI GH T-OF-WAY MAP UNSER DIVERSION CHANNEL COR LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: M & B INVESTMENTS LTD CO
 OWNER ADDR: 00000 ALBUQUERQUE NM 87197

101005702431420310 LEGAL: * 1 SUMM ARY PLAT OF TRACTS H-1 H-2 I-1 & I-2 OF AT LAND USE:
 PROPERTY ADDR: 00000 8500 BLUEWATER RD NW
 OWNER NAME: HONEYWELL INC % TAX DEPT MN 12
 OWNER ADDR: 00000 MINNEAPOLIS MN 55440

100905738122640615 LEGAL: NLY POR IN TR OF LD IN PORS OF TRS C-52 & C-53 UNI LAND USE:
 PROPERTY ADDR: 00000 AYALON RD NW
 OWNER NAME: CITY OF ALBUQUERQUE
 OWNER ADDR: 00000 ALBUQUERQUE NM 87103

100905740717940606 LEGAL: ELY PORT TR C-52 UNIT 4 TOWN OF ATRISCO GRANT CON LAND USE:
 PROPERTY ADDR: 00000 VOLCANO RD NW
 OWNER NAME: WESTLAND DEVELOPMENT CO INC
 OWNER ADDR: 00401 COORS BL NW ALBUQUERQUE NM 87121

100905742318040607 LEGAL: TR C -51 TOWN OF ATRISCO GRANT CONT 4.30 AC LAND USE:
 PROPERTY ADDR: 00000 VOLCANO RD NW
 OWNER NAME: STATE HIGHWAY DEPT OF NM
 OWNER ADDR: 00000 SANTA FE NM 87501

RECORDS WITH LABELS

PAGE 2

100905752818240613 LEGAL: TR C -46 UNIT 4 ATRISCO GRANT LAND USE:
 PROPERTY ADDR: 00000 8207 CENTRAL NW
 OWNER NAME: GARCIA TOBY P & BEATRICE & PEG
 OWNER ADDR: 08207 CENTRAL AV NW ALBUQUERQUE NM 87121

100905738817640605 LEGAL: TR O F LD IN PORS OF TRS C-52 & C-53 UNIT 4 TOWN OF LAND USE:
 PROPERTY ADDR: 00000 8715 VOLCANO RD NW
 OWNER NAME: HEETER DAVID & MORTLEY MARGIE
 OWNER ADDR: 08715 VOLCANO RD NW ALBUQUERQUE NM 87121

100905744617840608 LEGAL: TRAC T C5 0 UNIT 4 TOWN OF ATRISCO GRANT CONT 5.136 LAND USE:
 PROPERTY ADDR: 00000 8501 VOLCANO RD NW
 OWNER NAME: STATE HIGHWAY DEPT OF NM
 OWNER ADDR: 00000 SANTA FE NM 87501

100905750219440612 LEGAL: TR C 47B TOWN OF ATRISCO GRANT CONT 3.192 AC LAND USE:
 PROPERTY ADDR: 00000 8217 CENTRAL NW
 OWNER NAME: QUINTANA JOHN B & BARBARA J
 OWNER ADDR: 00000 ALBUQUERQUE NM 87184

100905746717740609 LEGAL: TRAC T C4 9 UNIT 4 TOWN OF ATRISCO GRANT CONT 5.000 LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: GONZALES JUANITA G ETAL
 OWNER ADDR: 01219 ISLETA BL SW ALBUQUERQUE NM 87105

100905748517640611 LEGAL: TR C -48 TOWN OF ATRISCO GRANT UNIT 4 IN SEC 21 T10 LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: GONZALES JUANITA GARCIA ETAL
 OWNER ADDR: 01219 ISLETA BL SW ALBUQUERQUE NM 87105



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: May 20, 2003

TO CONTACT NAME: Ruth Lozano
 COMPANY/AGENCY: Adacson & Arfman, P/A
 ADDRESS/ZIP: 128 Monroe St. NE. 87108
 PHONE/FAX #: 268-8828 / 268-2632

Thank you for your inquiry of 5-20-03 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at lot 2A, under Diversion Channel
Corridor
 zone map page(s) K-9

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

Avalon
 Neighborhood Association
 Contacts: Donna E Lucero
9140 San Nicholas Ave NW
839-3807 (h) 87121
Ron Martinez
9105 Starboard Rd NW
352-2625 (h) 87121

Sunrise H.O.A.
~~Neighborhood Association~~
 Contacts: Jimmy G. Romero
332 Galataneu NW
831-2317 (h) 87121
Darlene Norris
319 Galataneu NW
831-1066 (h) 87121

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

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

Sincerely,

Dalana S. Carmoia
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

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: SUNDANCE SUBD.

AGIS MAP # K-9

LEGAL DESCRIPTION: LOT 2-A, UNSER DIVERSION CHANNEL
CORRIDOR.

DRAINAGE REPORT

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on 05-23-03 [date].

Frank C. Arfman 05-23-03
Applicant / Agent Date

Carol A. M... .. 5-23-03
Hydrology Division representative Date

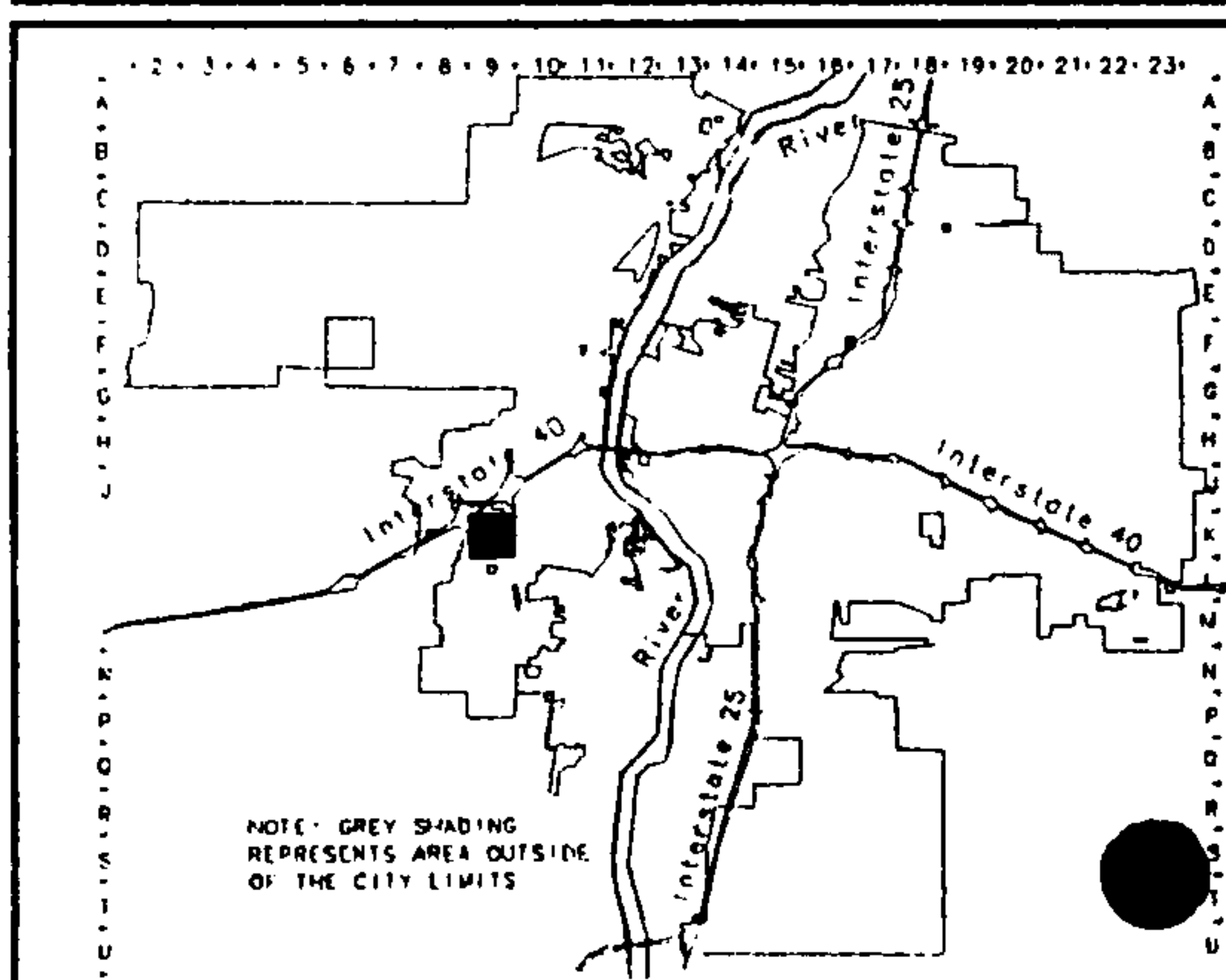
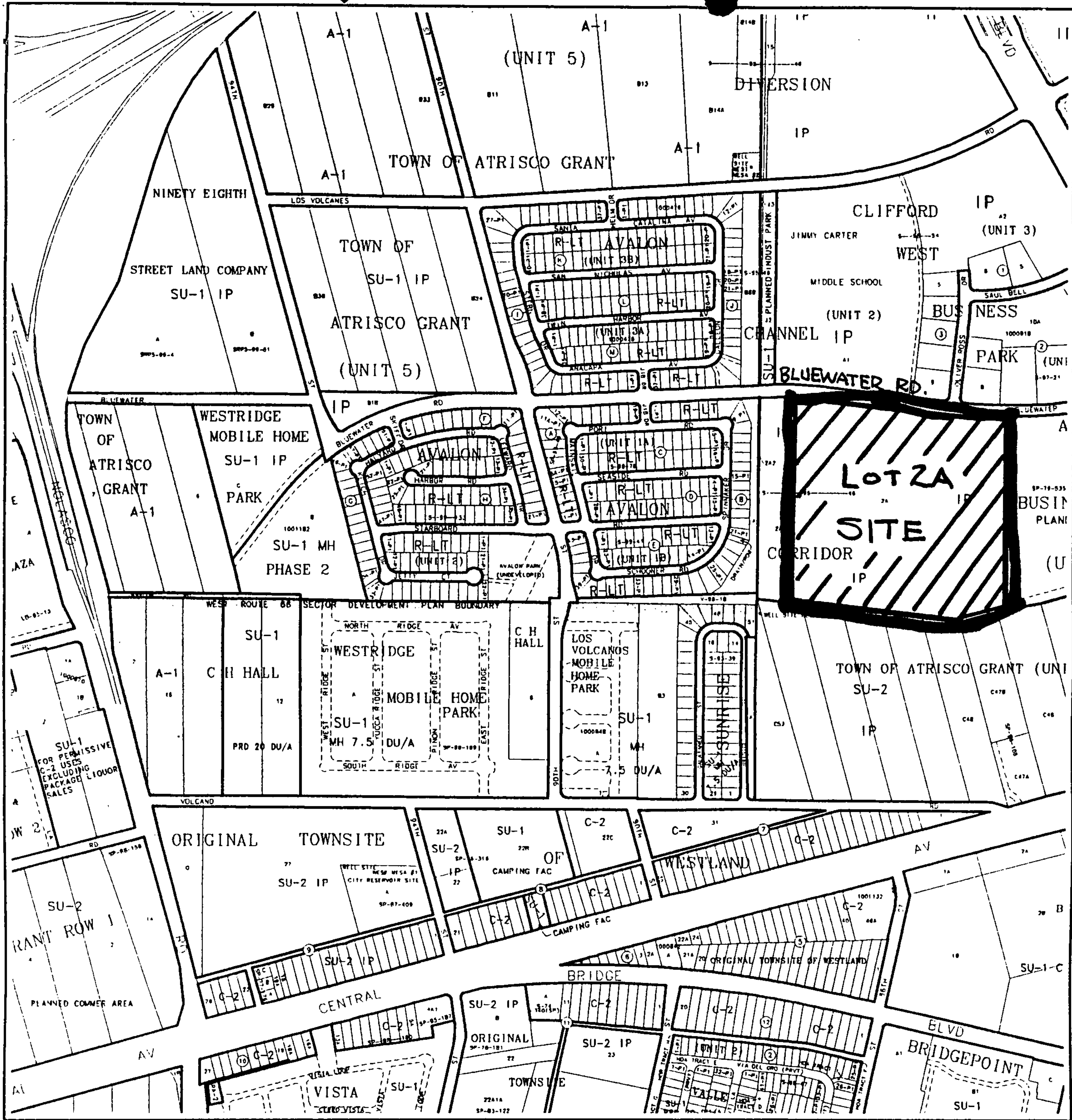
WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on FEB 19, 2003 [date].

Frank C. Arfman 05-23-03
Applicant / Agent Date

[Signature] 5-23-03
Utilities Division representative Date

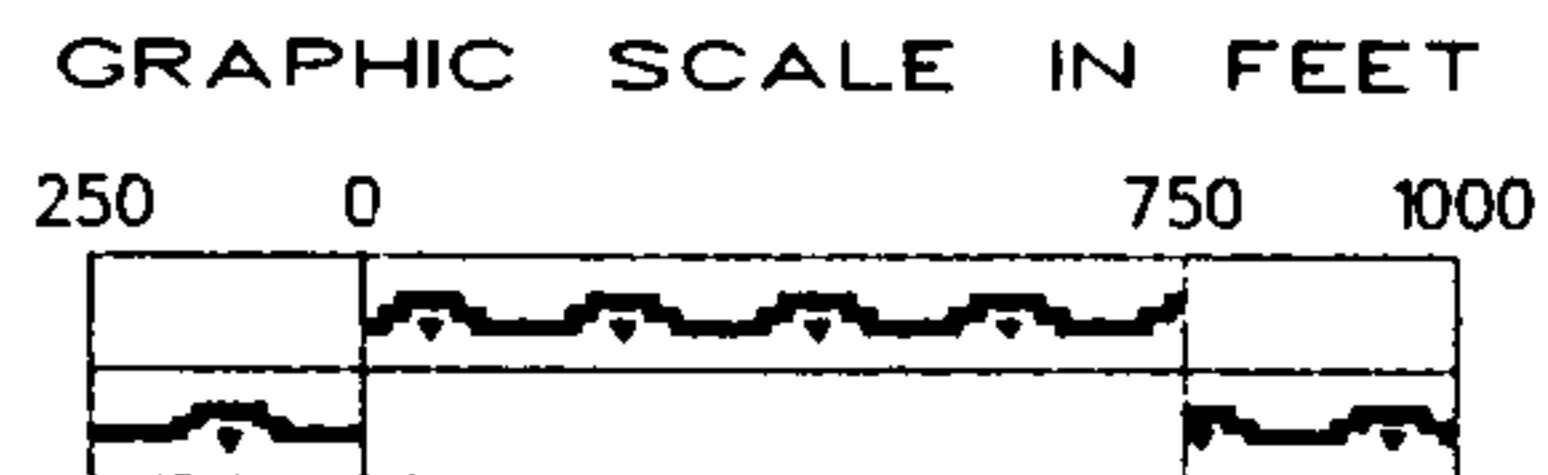
DRB- _____



CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2002



Zone Atlas Page

K-9-Z

Map Amended through April 03, 2002

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

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

VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

VACATION OF PRIVATE EASEMENT

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

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

FRED C. ARFMAN Applicant name (print)
Fred C. Arfman 05.22.03 Applicant signature / date



Form revised September 2001

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

Application case numbers
 03DRB - 00859
 03DRB - 00861
 03DRB - 00860

P. Berber 05723703 Planner signature / date
 Project # 002511



Sheran A. Matson
09/25/03 03:32 PM

To: iamengrs@swcp.com, DRB
cc: Fred J. Aguirre/PWD/CABQ,
cc:
Subject: Sundance Subdivision

Fred

As per our phone conversation earlier this afternoon, here is what DRB has agreed to allow regarding Sundance Subdivision:

1. The bulk land preliminary & final plat application will be heard on October 15, 2003 as scheduled primarily because the "lot split" for owner's financial reasons does not change the existing preliminary plat substantially with the exception of the legal description.
2. The bulk land plat must be revised to show all easements & submitted to DRB by noon on Monday, October 13th.
3. Assuming DRB approval, the final bulk land plat must be recorded prior to DRB hearing the amended preliminary plat.
4. A new application for an amended preliminary plat amending legal descriptions and creating 2 tracts must be an advertised case.
The earliest date it can be heard is October 22, 2003.
5. Since the deadline for October 22nd advertised cases is tomorrow, you may just give us the signed ONC notification letter & provide the certified mail copies & the neighborhood letter copies by Wednesday, October 1st at noon to Claire Senova for inclusion in your Planning file packet. We will require all other items on the checklist at the time you turn in your application tomorrow by noon.

Let me know if you have questions.

Current DRC
Project Number:

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

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

Date Submitted: June 24, 2003
Date Site Plan Approved: 6/25/03
Date Preliminary Plat Approved: 6/25/04
Date Preliminary Plat Expires: 6/25/04
DRB Project No.: 1002511
DRB Application No.: 03-00858

SUNDANCE SUBDIVISION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 2-A, UNSER DIVERSION CHANNEL CORRIDOR

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 SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the Unser 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 Const Engineer	
		UNIT ONE								
		Std.	Curb & gutter	Bluewater Rd	Existing Pavement West of Property Line ~ 250 NW prop. corner	NE property corner	/	/	/	
		4'	PCC Sidewalk (1)	Bluewater Rd	Existing Pavement West of Property Line ~ 250 NW prop. corner	NE property corner	/	/	/	
		24' F.E	Permanent paving	Bluewater Rd	Existing Pavement West of Property Line ~ 250 NW prop. corner	NE property corner	/	/	/	
		8"	Waterline	Shorewood Dr	Bluewater Rd	Hatteras PI	/	/	/	
		Std.	Curb & gutter (8)	Shorewood Dr	Bluewater Rd	Hatteras PI	/	/	/	
		Med.	Curb & gutter	Shorewood Dr	Bluewater Rd	Hatteras PI	/	/	/	
		36' FF	Residential paving (does not include 12" median)	Shorewood Dr	Bluewater Rd	Hatteras PI	/	/	/	
		8"	Waterline	Luminoso Dr	Bluewater Rd	S. PL Lot 24/A	/	/	/	
		10"	Waterline	Luminoso Dr	Bluewater Rd	S. PL Lot 24/A	/	/	/	
		Std.	Curb & gutter (8)	Luminoso Dr	Bluewater Rd	S. PL Lot 24/A	/	/	/	
		Med.	Curb & gutter	Luminoso Dr	Bluewater Rd	Hatteras PI	/	/	/	
		16' FF & 20' FF	Residential paving	Luminoso Dr	Bluewater Rd	Hatteras PI	/	/	/	

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		32' FF	Residential paving	Luminoso Dr	Fernspring Pl	S. PL Lot 24/A	/	/	/
		4"	PCC sidewalk (1)	Luminoso Dr	Bluewater Rd	S. PL Lot 24/A	/	/	/
		6"	Waterline	Hatteras Pl	Luminoso Dr	Lot 6/7 Blk C	/	/	/
		4"	Waterline	Hatteras Pl	Lot 7/8, Blk A	Luminoso Dr	/	/	/
		4"	Waterline	Hatteras Pl	Shorewood Dr	Lot 6/7 Blk C	/	/	/
		8"	Sanitary sewer	Hatteras Pl	Lot 7/8, Blk A	Lot 6/7 Blk C	/	/	/
		28' FF	Residential paving	Hatteras Pl	Cul-de-Sac	Luminoso Dr	/	/	/
		Mountable	Curb & gutter (3) (8)	Hatteras Pl	Cul-de-Sac	Shorewood Rd	/	/	/
		4"	PCC sidewalk (North side)	Hatteras Pl	Cul-de-Sac	Lot 6/7 Blk A	/	/	/
		4"	PCC sidewalk (South side)	Hatteras Pl	Lot 7/8, Blk A	Shorewood Dr	/	/	/
		6"	Waterline (2 different water zones)	Sawgrass Pl	Luminoso Dr	Shorewood Dr	/	/	/
		4"	Waterline	Hatteras Pl	Lot 19/20, Blk A	Luminoso Dr	/	/	/
		8"	Sanitary sewer	Sawgrass Pl	Lot 19/20, Blk A	Shorewood Dr	/	/	/
		28' FF	Residential paving	Sawgrass Pl	Cul-de-Sac	Shorewood Dr	/	/	/
		Mountable	Curb & gutter (3) (8)	Sawgrass Pl	Cul-de-Sac	Shorewood Dr	/	/	/
		4"	PCC sidewalk (both sides)	Sawgrass Pl	Cul-de-Sac	Shorewood Dr	/	/	/
		6"	Waterline	Shorewood Dr	Hatteras Pl	Lot 14/15, Blk C	/	/	/
		8"	Sanitary sewer	Shorewood Dr	Hatteras Pl	Lot 14/15, Blk C	/	/	/
		32' FF	Residential paving	Shorewood Dr	Hatteras Pl	Lot 14/15, Blk C	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		4'	PCC sidewalk (both sides)	Shorewood Dr	Hatteras Pl	Lot 14/15, Blk C	/	/	/
		Std	Curb & gutter (8)	Shorewood Dr	Hatteras Pl	Lot 14/15, Blk C	/	/	/
		36"	RCP storm drain	Shorewood Dr	Sawgrass Ave	Tradewind Rd	/	/	/
		42"	RCP storm drain	Shorewood Dr	Tradewind Rd	Exst. 48" storm drain (TRACT A)	/	/	/
		4'	PCC sidewalk (east side only)	Shorewood Dr	Tradewind Rd	Exst. 48" storm drain (TRACT A)	/	/	/
		8"	Waterline	Luminoso Dr	Lot 24/25, Blk A	Sonoma Ave	/	/	/
		10"	Waterline	Luminoso Dr	Lot 24/25, Blk A	Sonoma Ave	/	/	/
		8"	Waterline	Sonoma Ave	Luminoso Dr	Hatteras St	/	/	/
		10"	Waterline	Sonoma Ave	Luminoso Dr	Hatteras St	/	/	/
		8"	Waterline	Luminoso Dr	Sonoma Ave	95' storm drain com't	/	/	/
		10"	Waterline	Luminoso Dr	Sonoma Ave	35' storm drain com't	/	/	/
		8"	Waterline	TRACT A 25' storm drain com't	Luminoso Dr	Avalon, Unit 1B (exst. 8" stub)	/	/	/
		10"	Waterline	TRACT A 35' storm drain com't	Luminoso Dr	SW corner Lot 37, Blk A	/	/	/
		8"	Sanitary sewer	Shorewood Dr	Lot 14/15, Blk C	35' storm drain com't	/	/	/
		8"	Sanitary sewer	TRACT A 65' storm drain com't	Lot 21/26, Blk C	Unser Blvd.	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer	
		UNIT TWO								
		32' FF	Residential paving	Luminoso Dr	Lot 24/25, Blk A	Sonoma Ave	/	/	/	
		Std.	Curb & gutter (8)	Luminoso Dr	Lot 24/25, Blk A	Sonoma Ave	/	/	/	
		4'	PCC sidewalk (1)	Luminoso Dr	Lot 24/25, Blk A	Sonoma Ave	/	/	/	
		28' FF	Residential paving	Sonoma Ave	Luminoso Dr	Shorewood Dr	/	/	/	
		Mountable	Curb & gutter (8)	Sonoma Ave	Luminoso Dr	Shorewood Dr	/	/	/	
		8"	Sanitary sewer	Sonoma Ave	Luminoso Dr	Shorewood Dr	/	/	/	
		4**	PCC sidewalk	Sonoma Ave	Luminoso Dr	Shorewood Dr	/	/	/	
		6"	Waterline	Sonoma Ave	Luminoso Dr	Shorewood Dr	/	/	/	
		28' FF	Residential paving	Tradewind Rd	Luminoso Dr	Shorewood Dr	/	/	/	
		Mountable	Curb & gutter (3) (8)	Tradewind Rd	Luminoso Dr	Shorewood Dr	/	/	/	
		4**	PCC sidewalk (1)	Tradewind Rd	Luminoso Dr	Shorewood Dr	/	/	/	
		8"	Waterline	Tradewind Rd	Luminoso Dr	Shorewood Dr	/	/	/	
		8"	Sanitary sewer	Tradewind Rd	Luminoso Dr	Shorewood Dr	/	/	/	
		28' FF	Residential paving	Luminoso Dr	Sonoma Ave	Tradewind Rd	/	/	/	
		24'FF	Residential paving	Luminoso Dr	Tradewind Rd	Lot 37-A/1-G, South PL	/	/	/	
		Mountable	Curb & gutter (3) (8)	Luminoso Dr	Sonoma Ave	Lot 37-A/1-G, South PL	/	/	/	
		4**	PCC sidewalk (both sides)	Luminoso Dr	Sonoma Ave	Tradewind Rd	/	/	/	
		4'	PCC sidewalk (west side only)	Luminoso Dr	Tradewind Rd	S. terminus stub street	/	/	/	
		32' FF	Residential paving	Shorewood Dr.	Lot 14/15, Blk C	Sonoma Ave	/	/	/	

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		28' FF	Residential paving	Shorewood Dr.	Sonoma Ave	Tradewind Rd	/	/	/
		24' FF	Residential paving	Shorewood Dr.	Tradewind Rd	S. terminus stub street	/	/	/
		Std.	Curb & gutter (8)	Shorewood Dr.	Lot 14/15, Blk C	S. terminus stub street	/	/	/
		4"	PCC sidewalk (both sides)	Shorewood Dr.	Lot 14/15, Blk C	Tradewind Rd	/	/	/
		4"	PCC sidewalk (east side only)	Shorewood Dr.	Tradewind Rd	S. terminus stub street	/	/	/
		6"	Waterline	Shorewood Dr.	Lot 14/15, Blk C	Tradewind Rd	/	/	/
		8"	Waterline	Shorewood Dr.	Tradewind Rd	Lot 26, Blk C	/	/	/
		8"	Waterline	Tract A	S. terminus stub street	E. boundary- subdivision	/	/	/
		10'	Asphalt Trail (private (9)	Tract A	W. boundary- subdivision	E. boundary- subdivision	/	/	/

ORIGINAL

NOTES

- 1 Sidewalks to be deferred on both sides where noted
- 2 Developer shall be financially responsible for negotiated transportation mitigation improvements as found in the Traffic Impact Study. A Procedure "B" Modified Non-Work Order with a Financial Guarantee of those defined offsite improvements shall be submitted to the City of Albuquerque prior to final plat approval.
- 3 Mountable curb may be replaced by standard curb where street flows warrant
- 4 Residential lighting per DPM
- 5 Grading and Drainage Certification required per DPM (prior to release of financial guarantees) to include private retaining walls as defined on the approved grading plan.
- 6 All water to include fire hydrants, valves, and appurtenances per DPM.
- 7 Storm drain sizes are subject to change per final DRC determination.
- 8 Curb & gutter on both sides, unless otherwise noted.
- 9 Developer reserves the right to dedicate the private trail and Tract A to the City of Albuquerque upon City concurrence to accept dedication.

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS		
<p>Fred C. Arfman NAME (print)</p> <hr/> <p>Isaacson & Arfman, P.A. FIRM</p> <p><i>Fred C. Arfman</i> SIGNATURE - date</p> <p>MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: <u>6-25-05</u></p>	<p><i>Sharon Mazon</i> 6/25/03 DRB CHAIR - date</p> <p><i>Kitson</i> 6-25-03 TRANSPORTATION DEVELOPMENT - date</p> <p><i>Roger A. Green</i> 4/25/03 UTILITY DEVELOPMENT - date</p> <p><i>Brady J. Bigham</i> 6/25/03 CITY ENGINEER - date</p>	<p><i>Christina Sanderol</i> 6/25/03 PARKS & GENERAL SERVICES - date <i>Recreation</i></p> <p>_____ AMAFCO - date</p> <p>_____ - date</p> <p>_____ - date</p>	

DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

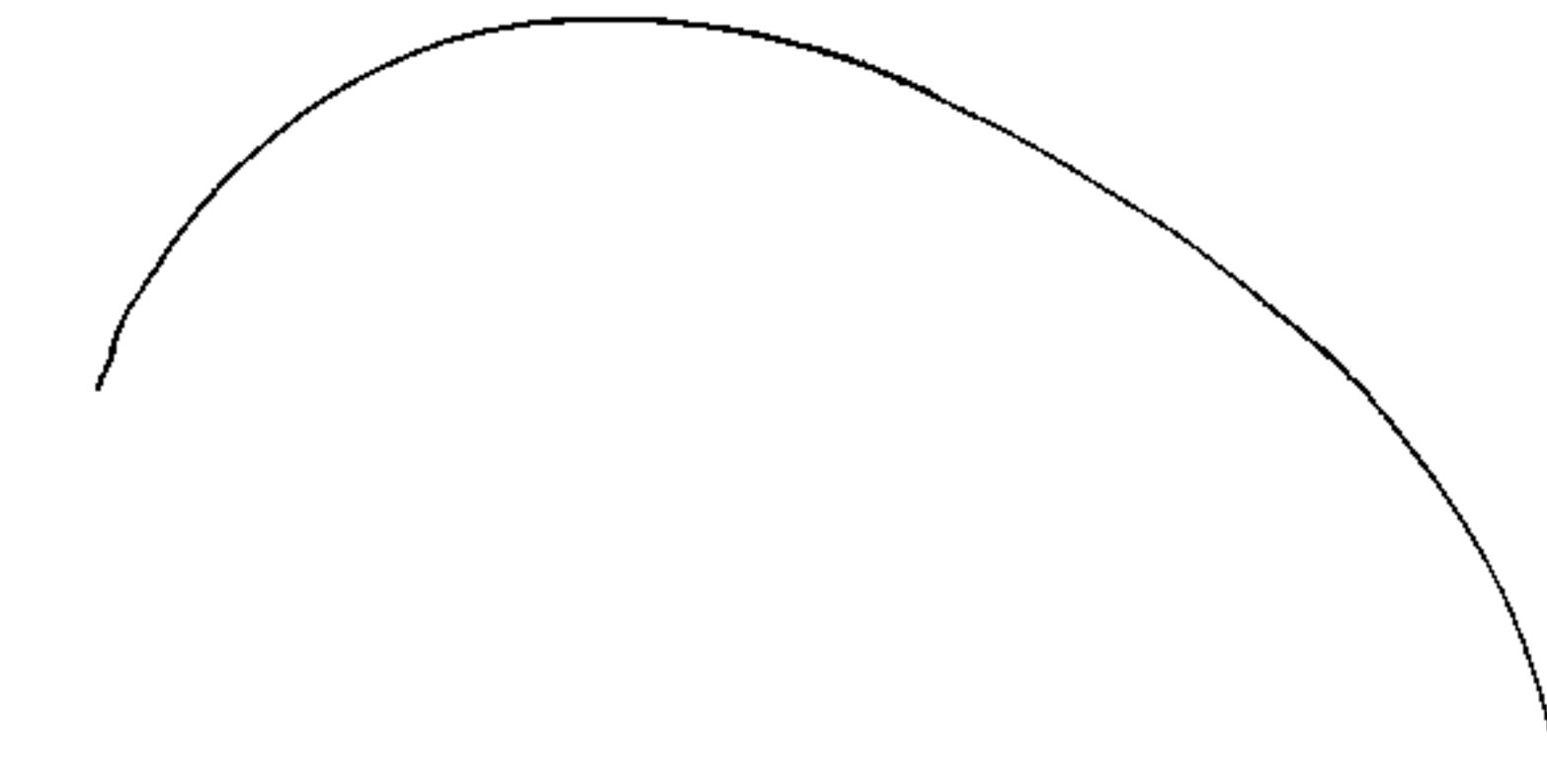
AVALON NEIGHBORHOOD ASSOCIATION

(Boundaries: North - I-40; South - Central; East - Unser; West - Nolasco Street (98th Street))

June 18, 2003

Sheran Matson, AICP, DRB Chair
Development Review Board
600 Second St. NW
Albuquerque, New Mexico 87103

#5



Re: Case Number **03DRB-0085888 thru 861, Project # 1002511**

Ms. Matson,

Thank you for the opportunity for public comment related to the requests before the DRB on the above cited case numbers for the Sundance Subdivision (Legal Description: Lot 2A, Unser Diversion Channel Corridor). The property in question is zoned R-LT per the April 17, 2003 EPC Hearing approval.

Avalon Neighborhood Association appreciates the responsiveness of Mr. Fred Arfman (Isaacson & Arfman, PA); Mr. Ted Garrett (Garrett Group) and Mr. Bob Coleman (KB Homes). Mr. Arfman graciously answered numerous questions and Mr. Garrett and Mr. Coleman attended ANA's general membership meeting on June 10, 2003 to provide information and answer questions. We appreciate their attention to detail and special consideration to ensure the proposed subdivision will be complimentary to the existing homes in the neighborhood. We applaud their consideration in positively responding to the concerns we have raised.

The Avalon Neighborhood Association Board of Directors and general membership are pleased to **strongly support** the requests before you today for: **Preliminary Plat approval, Vacation of Public Easements, a Sidewalk Waiver and Temporary Deferral of Sidewalk Construction.**

We do however, have the following additional comments/concerns we would like to have considered by the DRB:

PALKE

1. Accept the land offered by Garret Group/KB Homes at the southern end which is proposed to continue the pedestrian pathway originating at 90th Street NW toward Unser NW. This will contribute to the quality of life of the neighbors by being accessible to a safe area for exercise. Incidentally, the topic of the need for pedestrian walkways on the westside was discussed at the Southwest Alliance of Neighborhoods on Thursday, June 12, 2003.

T.D

2. Widening of Bluewater NW to provide a safe environment for the neighborhood and especially Jimmy Carter Middle School and the future childcare center located on Bluewater NW. Garrett Group and KB Homes committed very early to this endeavor.

RD
1

3. Request for consideration of a School Zone on Bluewater in front of Jimmy Carter Middle School to ensure the safety of the students. We anticipate additional pedestrian traffic generating from the Sundance Subdivision toward the school.

RD

4. Request for striping of the street on Bluewater NW to enable the southern lane to be eastbound, a middle lane to be westbound and the northern lane to be a right turning lane into the middle school. The right turn lane will allow parents to wait for their students with the middle westbound lane allowing access to the homes west of the school. Currently, westbound traffic is essentially a parking lot on Bluewater NW.

RD

5. Continuation of a sidewalk on the northern end of the diversion channel to connect the sidewalk along the existing homes with the future sidewalk along the Sundance Subdivision.

6.

6. Request that any exposed soil on the perimeter or common walk areas in the subdivision be landscaped. This will contribute to the respiratory health of the neighbors by lowering the possibility for blowing sand/dirt.

7. Request for DRB's support if/when the opportunity rises to support a School Zone on Unser NW. The neighbors have observed numerous students walking from / to the Los Volcanes / West Mesa / Laurelwood / Parkview / and Avalon neighborhoods. We are concerned for their safety along this highly traveled street.

RD

8. Request for DRB's support to ensure the traffic signals at Bluewater/Unser NW and the signal currently under construction at Los Volcanes/Unser NW allow a sufficient time for pedestrian traffic (students) to safely cross these large intersections.

RD

9. Request for DRB's support to ensure sufficient street lighting along Bluewater NW to ensure a safe environment.

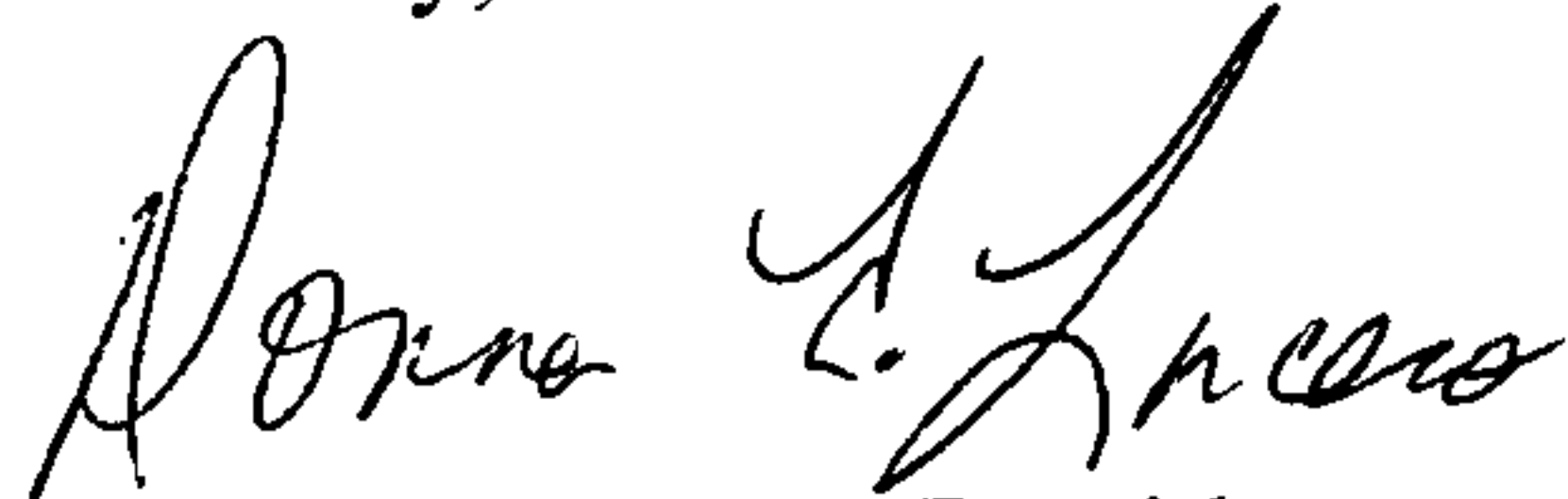
RD

10. Request for DRB's assistance to change the traffic signs along Bluewater NW to limit traffic to less than 5 tons. Currently, numerous semi-trailers attempt to use Bluewater NW to access the Flying J Truck Stop. Unfortunately, they discover this is impossible and are thus forced to back-up or make U-turns on Bluewater NW. With the homes, schools and churches along Bluewater NW any commercial vehicle over 5 tons should be prohibited to allow for the safety of the neighbors and especially the children.

We are aware that some of our concerns are not specifically related to the request today. However, as an agent for the city, we request your support with the appropriate departments to ensure the safety, health and quality of life of the neighborhood which include the future residents of the Sundance Subdivision.

On behalf of the Avalon Neighborhood Association, thank you for your time and consideration. I will gladly answer any questions or clarify any comments.

Sincerely,



Donna E. Lucero, President
Avalon Neighborhood Association
9140 San Nicholas Ave. NW
Albuquerque, NM 87121

(505) 839-3807 (home)
(505) 363-1864 (cell)
donnaelucero@msn.com

cc: Fred Arfman, Isaacson & Arfman
Ted Garrett, Garrett Group
Bob Coleman, KB Homes



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

Date: May 23, 2003

AMENDED OFFICIAL NOTIFICATION OF

FILE: Project # 1002511
03EPC-00316 Zone Map Amendment

Garrett Group, Inc.
1130 Lanes End NW
Albuq. NM 87114

LEGAL DESCRIPTION: for all or a portion of Lot 2A, **Unser Diversion Channel Corridor**, a zone map amendment from IP to R-LT, located on SOUTH SIDE OF BLUEWATER NW, between UNSER NW and UNSER DIVERSION CHANNEL, containing approximately 29 acre(s).
(K-9) Simon Shima, Staff Planner

On April 17, 2003, the Environmental Planning Commission voted to approve Project 1002511, 03EPC 00316, a zone map amendment from IP to R-LT, for Lot 2A, Unser Diversion Channel Corridor based on the following Findings:

FINDINGS:

1. This is a request for a zone map amendment from IP to RLT for 28.7 acres of vacant land located on the south side of Bluewater Road between Unser Boulevard and the Unser Diversion Channel, hereinafter called the "subject site". The subject site is located within the Atrisco Business Park Master Plan boundary
2. Recent single-family residential development to the west of the subject site across the Unser Diversion Channel, represent a changed neighborhood condition. The character of this portion of the Atrisco Business Park has changed with the development of the middle school and churches across Bluewater.
3. The RLT zoning is consistent with the Comprehensive Plan Established Urban Policy h.

AMENDED OFFICIAL NOTICE OF DECISION

APRIL 17, 2003

PROJECT 1002511

PAGE 2

4. Community-based development and job creation on the West Side are the cornerstone of the WSSP as derived from its plan objectives and general principles and objectives, and existing planned areas for industrial development will provide for the anticipated jobs in the Atrisco Park Community.
5. The WSSP projects 30,000 jobs and 3,100 housing units at buildout in the Atrisco Park Community where the subject site is located. The proposed residential zoning will assist this area meeting the projected residential zoning. Currently, the Atrisco Park Community does not contain adequate residentially zoned land to achieve the projected residential units.
6. Despite the magnitude of jobs projected in the Atrisco Park Community, the WSSP projects a significant number of new housing units in the Atrisco Park Community.
7. The WSSP has designated the Atrisco Park Community as the first priority location for development as shown on page 156. Therefore, either the existing I-P zoning or the requested RLT zoning on the subject site is or would be consistent with the Phasing Plan of the WSSP.
8. Pursuant to the WSSP Policy 2.5 requiring consideration of public school space capacity for residential subdivision approval, Albuquerque Public Schools commented that the request would affect Painted Sky Elementary School, Jimmy Carter Middle School, and West Mesa High School and that those schools are currently enrolled either beyond their designated capacities or close to capacities. As a result, approval of this zone map amendment would adversely affect space capacities at those schools.
9. A new Middle School built across Bluewater Road from the subject site constitutes a changed neighborhood condition, thereby rendering the existing IP zoning inappropriate
10. New housing development in close proximity to a Middle School is desirable.
11. The RLT zoning on the subject site, as requested, would be consistent not only with the WSSP objective of creating a "viable mixed-use area" where jobs are located near residential areas, as stated on page 35 of the WSSP, but also with Resolution 270-1980 Section 1D.2 and 3.
12. The newly formed Avalon Neighborhood Association is in support of the zone map amendment.

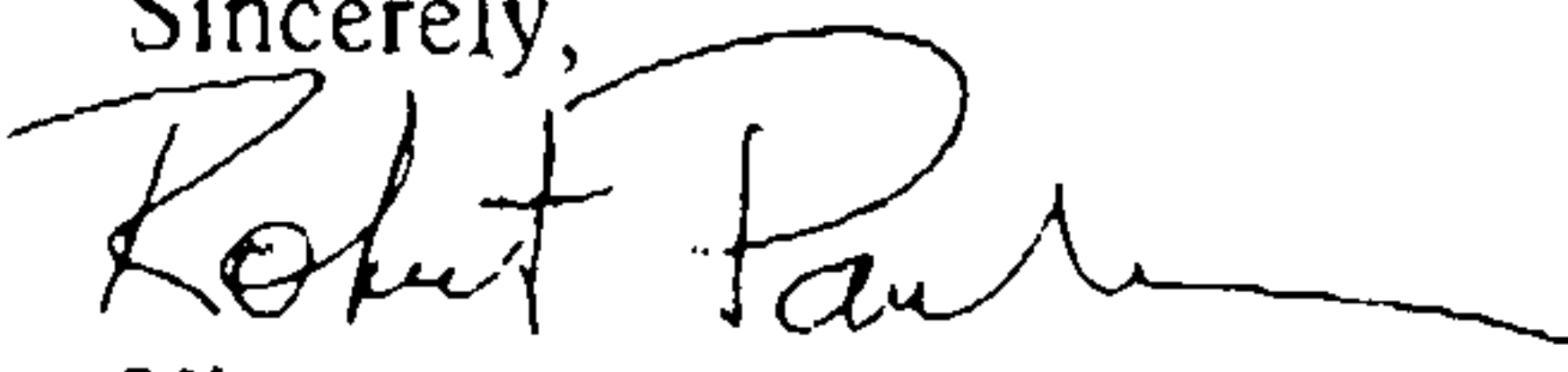
IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY MAY 2, 2003 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

AMENDED OFFICIAL NOTICE OF DECISION
APRIL 17, 2003
PROJECT 1002511
PAGE 3

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

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

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

Sincerely,

FOR Victor J. Chavez
Planning Director

VJC//ac

cc: Consensus Planning, Inc., 924 Park Ave. SW, Albuquerque, NM 87102
Jimmy Romero, Sunrise HOA, 332 Galantaneu NW, Albuquerque, NM 87121
Darlene Norris, Sunrise HOA, 319 Galantaneu NW, Albuquerque, NM 87121
Donna Lucero, 9140 San Nicholas Ave. NW, Albuquerque, NM 87121
Al Soto, Planning Department

ORIGINAL

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

SUNDANCE SUBDIVISION
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 2-A, UNSER DIVERSION CHANNEL CORRIDOR
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 SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the Unser 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 Const Engineer
		UNIT ONE							
		Std.	Curb & gutter	Bluewater Rd	NW prop. corner	NE property corner	/	/	/
		4'	Sidewalk	Bluewater Rd	NW prop. corner	NE property corner	/	/	/
		24" F.E	Arterial paving	Bluewater Rd	NW prop. corner	NE property corner	/	/	/
		8"	Waterline	Shorewood Dr	Bluewater Rd	Fernspring Pl	/	/	/
		Std.	Curb & gutter	Shorewood Dr	Bluewater Rd	Fernspring Pl	/	/	/
		Med.	Curb & gutter	Shorewood Dr	Bluewater Rd	Fernspring Pl	/	/	/
		36" FF	Residential paving (does not include 12" median)	Shorewood Dr	Bluewater Rd	Fernspring Pl	/	/	/
		8"	Waterline	Luminoso Dr	Bluewater Rd	S. PL Lot 24/A	/	/	/
		10"	Waterline	Luminoso Dr	Bluewater Rd	S. PL Lot 24/A	/	/	/
		Std.	Curb & gutter	Luminoso Dr	Bluewater Rd	S. PL Lot 24/A	/	/	/
		Med.	Curb & gutter	Luminoso Dr	Bluewater Rd	Fernspring Pl	/	/	/
		36" FF	Residential paving (does not include 12" median)	Luminoso Dr	Bluewater Rd	Fernspring Pl	/	/	/

		32" FF	Residential paving	Luminoso Dr	Fernspring PI	S. PL Lot 24/A	/	/	/
		4"	PCC sidewalk	Luminoso Dr	Bluewater Rd	S. PL Lot 24/A	/	/	/
		6"	Waterline	Fernspring PI	Lot 7/8, Blk A	Lot 6/7 Blk C	/	/	/
		4"	Waterline	Fernspring PI	Shorewood Dr	Lot 6/7 Blk C	/	/	/
		8"	Sanitary sewer	Fernspring PI	Lot 7/8, Blk A	Lot 6/7 Blk C	/	/	/
		28' FF	Residential paving	Fernspring PI	Lot 7/8, Blk A	Luminoso Dr	/	/	/
		Mountable	Curb & gutter (3)	Fernspring PI	Lot 7/8, Blk A	Shorewood Rd	/	/	/
		4"	PCC sidewalk (North side)	Fernspring PI	Lot 7/8, Blk A	Lot 6/7 Blk A	/	/	/
		4"	PCC sidewalk (South side)	Fernspring PI	Lot 7/8, Blk A	Shorewood Dr	/	/	/
		6'	Waterline (2 different water zones)	Sawgrass PI	Lot 19/20, BLk A	Shorewood Dr	/	/	/
		8"	Sanitary sewer	Sawgrass PI	Lot 19/20, BLk A	Shorewood Dr	/	/	/
		28' FF	Residential paving	Sawgrass PI	Lot 19/20, BLk A	Shorewood Dr	/	/	/
		Mountable	Curb & gutter (3)	Sawgrass PI	Lot 19/20, BLk A	Shorewood Dr	/	/	/
		4"	PCC sidewalk (both sides)	Sawgrass PI	Lot 19/20, BLk A	Shorewood Dr	/	/	/
		6"	Waterline	Shorewood Dr	Fernspring PI	Lot 14/15, Blk C	/	/	/
		8"	Sanitary sewer	Shorewood Dr	Fernspring PI	Lot 14/15, Blk C	/	/	/
		32' FF	Residential paving	Shorewood Dr	Fernspring PI	Lot 14/15, Blk C	/	/	/
		4'	PCC sidewalk (both sides)	Shorewood Dr	Fernspring PI	Lot 14/15, Blk C	/	/	/
		Std	Curb & gutter	Shorewood Dr	Fernspring PI	Lot 14/15, Blk C	/	/	/
		36"	RCP storm drain	Shorewood Dr	Sawgrass Ave	Tradewind Rd	/	/	/
		42"	RCP storm drain	Shorewood Dr	Tradewind Rd	Exst. 48" storm drain	/	/	/

		4'	PCC sidewalk (east side only)	Shorewood Dr	Tradewind Rd	Exst. 48" storm drain	/	/	/
		8"	Waterline	Luminoso Dr	Lot 24/25, Blk A	Sonoma Ave	/	/	/
		10"	Waterline	Luminoso Dr	Lot 24/25, Blk A	Sonoma Ave	/	/	/
		8"	Waterline	Sonoma Ave	Luminoso Dr	Hatteras St	/	/	/
		10"	Waterline	Sonoma Ave	Luminoso Dr	Hatteras St	/	/	/
		8"	Waterline	Hatteras St	Sonoma Ave	35' storm drain esm't	/	/	/
		10"	Waterline	Hatteras St	Sonoma Ave	35' storm drain esm't	/	/	/
		8"	Waterline	35' storm drain esm't	Hatteras St	Avalon, Unit 1B (exst. 8" stub)	/	/	/
		10"	Waterline (2)	35' storm drain esm't	Hatteras St	Public well line esm't	/	/	/
		10"	Waterline (2)	Public well line esm't	vacated Avalon	Volcano Rd	/	/	/
		10"	Waterline (2)	Volcano Rd.	Public well line esm't	Exst. 6" WL approx. 500 ft east	/	/	/
		8"	Sanitary sewer	Shorewood Dr	Lot 14/15, Blk C	35' storm drain esm't	/	/	/
		8"	Sanitary sewer	35' storm drain esm't	Lot 21/26, Blk C	Unser Blvd.	/	/	/
UNIT TWO									
		32' FF	Residential paving	Luminoso Dr	Lot 24/25, Blk A	Sonoma Ave	/	/	/
		Std.	Curb & gutter	Luminoso Dr	Lot 24/25, Blk A	Sonoma Ave	/	/	/
		4'	PCC sidewalk	Luminoso Dr	Lot 24/25, Blk A	Sonoma Ave	/	/	/
		28' FF	Residential paving	Sonoma Ave	Hatteras St	Shorewood Dr	/	/	/
		Mountable	Curb & gutter (3)	Sonoma Ave	Hatteras St	Shorewood Dr	/	/	/
		8"	Sanitary sewer	Sonoma Ave	Hatteras St	Shorewood Dr	/	/	/
		4"	PCC sidewalk	Sonoma Ave	Hatteras St	Shorewood Dr	/	/	/

		6"	Waterline	Sonoma Ave	Luminoso Dr	Shorewood Dr	/	/	/
		28' FF	Residential paving	Tradewind Rd	Hatteras St	Shorewood Dr	/	/	/
		Mountable	Curb & gutter (3)	Tradewind Rd	Hatteras St	Shorewood Dr	/	/	/
		4**	PCC sidewalk	Tradewind Rd	Hatteras St	Shorewood Dr	/	/	/
		6"	Waterline	Tradewind Rd	Hatteras St	Shorewood Dr	/	/	/
		8"	Sanitary sewer	Tradewind Rd	Hatteras St	Shorewood Dr	/	/	/
		28"	Residential paving	Hatteras Rd	Sonoma Ave	Tradewind Rd	/	/	/
		24'FF	Residential paving	Hatteras Rd	Tradewind Rd	Lot 37-A/1-G, South PL	/	/	/
		Mountable	Curb & gutter (3)	Hatteras Rd	Sonoma Ave	Lot 37-A/1-G, South PL	/	/	/
		4**	PCC sidewalk (both sides)	Hatteras Rd	Sonoma Ave	Tradewind Rd	/	/	/
		4'	PCC sidewalk (west side only)	Hatteras Rd	Tradewind Rd	S. terminus stub street	/	/	/
		32' FF	Residential paving	Shorewood Dr.	Lot 14/15, Blk C	Sonoma Ave	/	/	/
		28' FF	Residential paving	Hatteras Rd	Sonoma Ave	Tradewind Rd	/	/	/
		24' FF	Residential paving	Hatteras Rd	Tradewind Rd	S. terminus stub street	/	/	/
		Std.	Curb & gutter	Hatteras Rd	Lot 14/15, Blk C	S. terminus stub street	/	/	/
		4**	PCC sidewalk (both sides)	Hatteras Rd	Lot 14/15, Blk C	Tradewind Rd	/	/	/
		4**	PCC sidewalk (east side only)	Hatteras Rd	Tradewind Rd	S. terminus stub street	/	/	/
		6"	Waterline	Hatteras Rd	Lot 14/15, Blk C	Tradewind Rd	/	/	/
		4"	Waterline	Hatteras Rd	Tradewind Rd	Lot 25/26, Blk C	/	/	/

- 1 Sidewalks to be deferred on both sides where noted
- 2 Offsite 10" waterline (2WR) may be eliminated from this project if the water system model is adequate by looping back to the 10" waterline in Bluewater Rd. (east of Oliver Reed)
- 3 Mountable curb may be replaced by standard curb where street flows warrant
- 4 Residential lighting per DPM
- 5 Grading and Drainage Certification required per DPM (prior to release of financial guarantees) to include private retaining walls as defined on the approved grading plan.
- 6 All water to include fire hydrants, valves, and appurtenances per DPM.
- 7 Storm drain sizes are subject to change per final DRC determination.
- 8 Curb & gutter on both sides, unless otherwise noted.

AGENT/OWNER

Fred C. Arfman
 NAME (print)

Isaacson & Arfman, P.A.
 FIRM

Fred C. Arfman 05.23.03
 SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

_____ DRB CHAIR - date

_____ TRANSPORTATION DEVELOPMENT - date

_____ UTILITY DEVELOPMENT - date

_____ CITY ENGINEER - date

_____ PARKS & GENERAL SERVICES - date

_____ AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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: GARRETT GROUP INC. PHONE: 897-8599

ADDRESS: 1130 LANES END NW FAX: 897-8597

CITY: ABQ. STATE NM ZIP 87114 E-MAIL: tgarrett@garrettgroup.com

Proprietary interest in site: CONTRACT PURCHASER

AGENT (if any): ISAACSON & AREMAN, P.A. PHONE: 268-8828

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

CITY: ABQ. STATE NM ZIP 87108 E-MAIL: isaacson@suucp.com

DESCRIPTION OF REQUEST: PRELIMINARY PLAT (MAJOR SUBD) & VACATION REQUEST (TEMPORARY SLOPE GRASSMENT), SIDEWALK DEFERRAL/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. LOT 2-A Block: _____ Unit: _____

Subdiv. / Addn. UNSER DIVERSION CHANNEL CORRIDOR

Current Zoning: ~~R-1-P~~ Proposed zoning: ~~R-1-P~~ N/A

Zone Atlas page(s): K-9 No. of existing lots: 1 No. of proposed lots: 203

Total area of site (acres): 28.72 Density if applicable: dwellings per gross acre: 7.06 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. 100905746026310107 MRGCD Map No. N/A.

LOCATION OF PROPERTY BY STREETS: On or Near: BLUEWATER RD.

Between: UNSER BLVD. and UNSER DIVERSION CHANNEL

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 03 EPC - 00316

Proj. # 1002511

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

SIGNATURE Fred C. Arerman DATE 05-22-03

(Print) FRED C. AREMAN Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

<p><input checked="" type="checkbox"/> INTERNAL ROUTING</p> <p><input type="checkbox"/> All checklists are complete</p> <p><input checked="" type="checkbox"/> All fees have been collected</p> <p><input checked="" type="checkbox"/> All case #s are assigned</p> <p><input checked="" type="checkbox"/> AGIS copy has been sent</p> <p><input checked="" type="checkbox"/> Case history #s are listed</p> <p><input checked="" type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input checked="" type="checkbox"/> F.H.D.P. density bonus</p> <p><input checked="" type="checkbox"/> F.H.D.P. fee rebate</p>	<p>Application case numbers</p> <table border="0"> <tr> <td>03DRB</td> <td>-00858</td> <td>PPA</td> <td>S.F.</td> <td>Fees</td> </tr> <tr> <td>03DRB</td> <td>-00859</td> <td>VPE</td> <td>S(2)</td> <td>\$ 3500</td> </tr> <tr> <td>03DRB</td> <td>-00861</td> <td>SW</td> <td>✓</td> <td>\$ 45</td> </tr> <tr> <td>03DRB</td> <td>-00860</td> <td>TDSW</td> <td>✓</td> <td>\$ 0</td> </tr> <tr> <td colspan="4"></td> <td>NOTIFICATION FEE</td> </tr> <tr> <td colspan="4"></td> <td>\$ 75.00</td> </tr> <tr> <td colspan="4"></td> <td>Total</td> </tr> <tr> <td colspan="4"></td> <td>\$ 3620.00</td> </tr> </table>	03DRB	-00858	PPA	S.F.	Fees	03DRB	-00859	VPE	S(2)	\$ 3500	03DRB	-00861	SW	✓	\$ 45	03DRB	-00860	TDSW	✓	\$ 0					NOTIFICATION FEE					\$ 75.00					Total					\$ 3620.00	<p>Hearing date <u>June 18, 2003</u></p>
03DRB	-00858	PPA	S.F.	Fees																																						
03DRB	-00859	VPE	S(2)	\$ 3500																																						
03DRB	-00861	SW	✓	\$ 45																																						
03DRB	-00860	TDSW	✓	\$ 0																																						
				NOTIFICATION FEE																																						
				\$ 75.00																																						
				Total																																						
				\$ 3620.00																																						

Borden 5/23/03 Project # 1002511

Planner signature / date

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

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

Preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)

MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)

MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)

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

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

Amended preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

(Temporary sidewalk deferral uses FORM-V)

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

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

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

FRED C. ARFMAN
Applicant name (print)
Fred C. Arfman 05.22.03
Applicant signature / date



Form revised September 2001

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

Application case numbers
030RB - 00858

Bohner 5/23/03
Planner signature / date
Project # 1002511

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

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

VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

VACATION OF PRIVATE EASEMENT

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

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

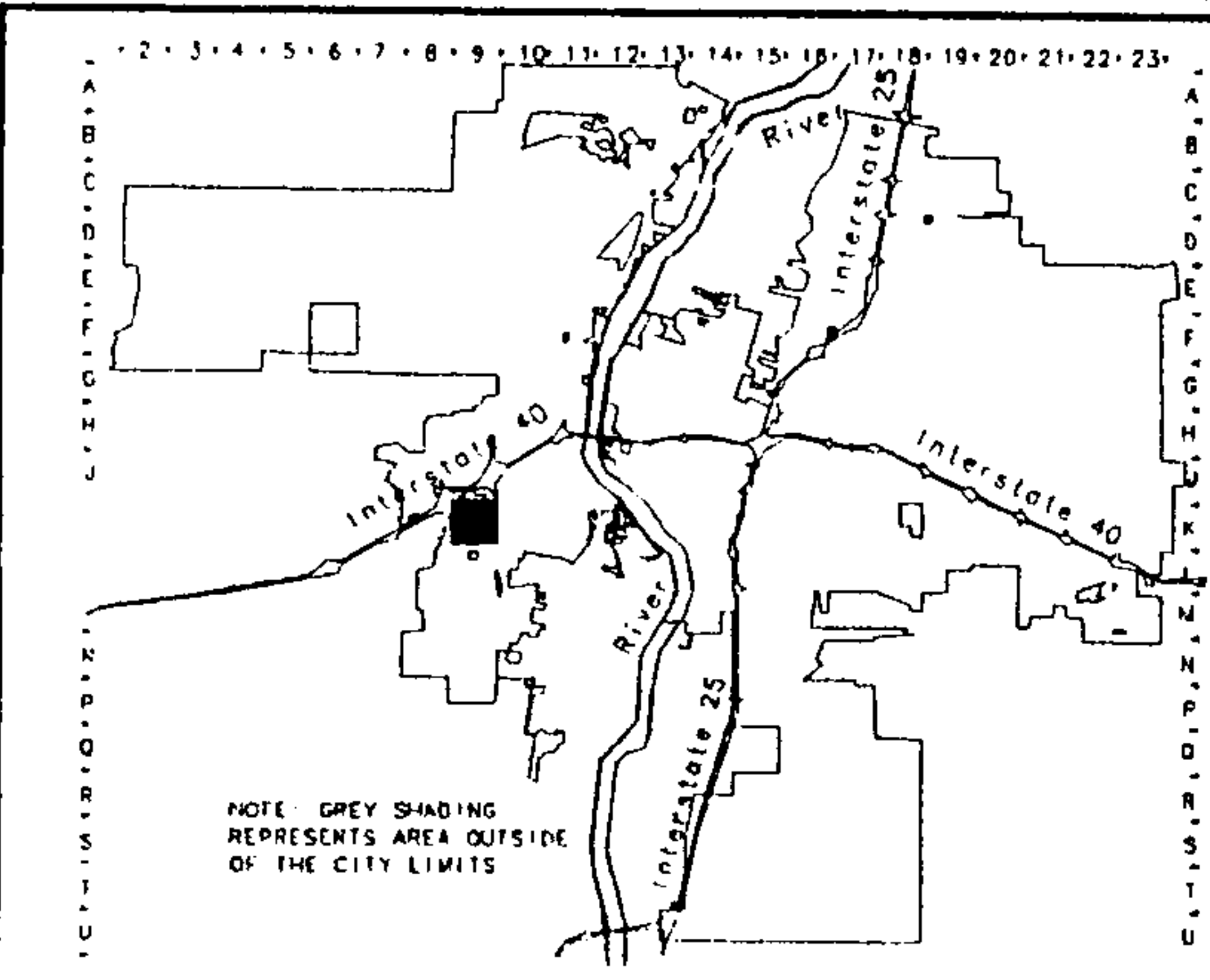
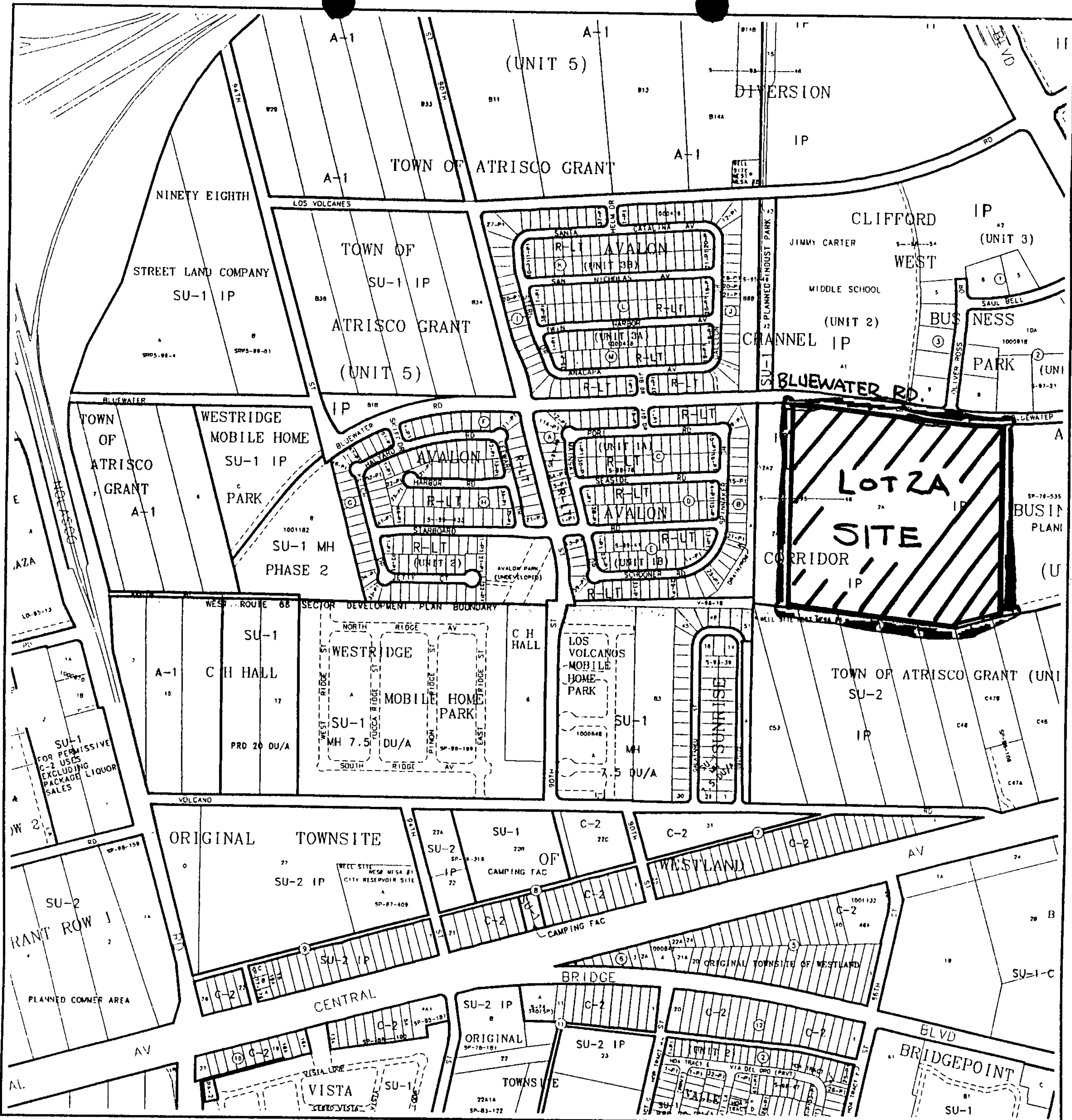
FRED C. ARFMAN
Applicant name (print)
Fred C. Arfman 05.22.03
Applicant signature / date



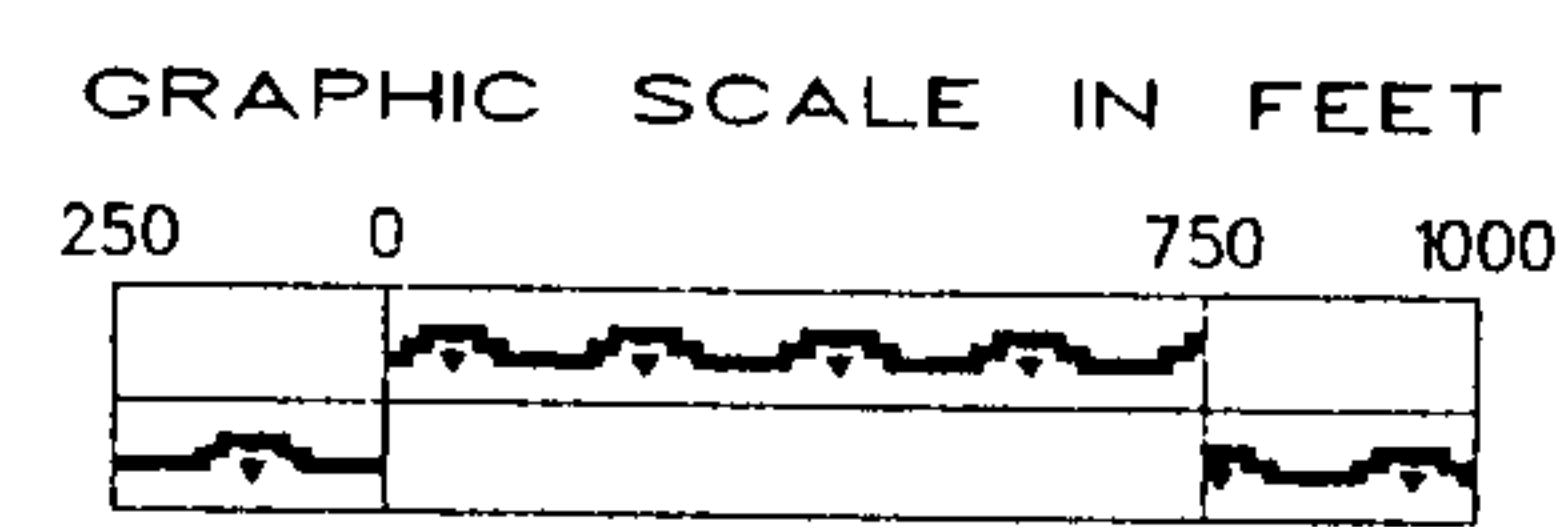
Form revised September 2001

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
03DRB - 00859
03DRB - 00861
03DRB - 00860

Robert 05/23/03
Planner signature / date
Project # 002511

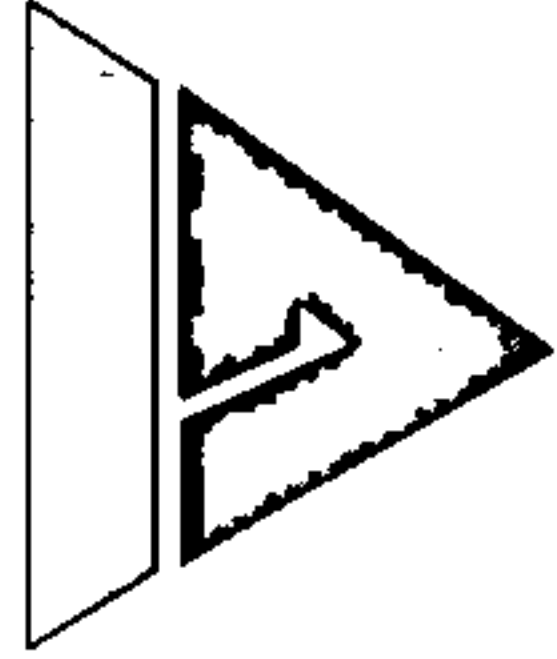



CITY OF Albuquerque
AGIS
 Albuquerque Geographic Information System
PLANNING DEPARTMENT
 © Copyright 2002



Zone Atlas Page
K-9-Z
 Map Amended through April 03, 2002

NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS



PROJECT MEMORANDUM

5/23/03

TO: Development Review Board, members

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

REF: Sundance Subdivision

I&A PROJ NO: 1277

SUBJ: Description of Requested Actions

The subject tract, Lot 2-A, Unser Diversion Channel Corridor, is presented to the DRB for the following actions:

1. Preliminary Plat approval
2. Grading Plan approval
3. Required Infrastructure List approval
4. Sidewalk Deferral (temporary)
5. Waiver of Sidewalk Placement
6. Vacation of temporary slope easement

Lot 2-A was recently re-zoned to City of Albuquerque RLT zoning. The proposed preliminary plat satisfies the zoning and open space requirements of the RLT zone.

A sidewalk waiver is requested for one side only along the stub streets as shown.

Vacation of the temporary slope easement is being sought to clean up the title and to provide more usable sideyard/rearyard area for those lots adjacent to the Unser Diversion Channel (Pond Nos. 5 & 6).

11. Project # 1001206
03EPC-00313 EPC Site Development Plan-
Amendment to Building Permit

GEORGE RAINHART ARCH. agent(s) for LUBRICAR, INC. request the above action(s) for all or a portion of Tract 3C-1, **Black Ranch**, zoned SU-1 for C-1, located on COORS BLVD. NW, between VALLEY VIEW PLACE NW and IRVING BLVD. NW, containing approximately 1 acre. (C-13) Simon Shima, Staff Planner (**APPROVED**)

12. Project # 1002501
03EPC-00268 SPR Special Planning Request

The Zoning, Building and Planning Department, agent for the County of Bernalillo, requests an amendment of the Albuquerque/Bernalillo County Comprehensive Plan changing the development area designation from Established Urban and Developing Urban to Semi-Urban for the area located between Second Street (east), the Rio Grande (west), Woodward Road (north, and Prosperity Avenue (south), containing approximately 1184 acre(s). (M-14) Jon P. Messier, Staff Planner (**RECOMMENDED APPROVAL TO THE CITY COUNCIL**)

13. Project # 1002511
03EPC-00316 Zone Map Amendment

CONSENSUS PLANNING, INC. agent(s) for GARRETT GROUP, INC. request the above action(s) for all or a portion of Lot 2A, **Unser Diversion Channel Corridor**, a zone map amendment ~~from IP to R-T~~, located on SOUTH SIDE OF BLUEWATER NW, between UNSER NW and UNSER DIVERSION CHANNEL, containing approximately 29 acre(s). (K-9) Simon Shima, Staff Planner (**APPROVED**)

14. Project # 1002515
03EPC-00329 EPC Sector Development Plan

CITY OF ALBUQUERQUE PLANNING DEPARTMENT, ALBUQUERQUE DEVELOPMENT SERVICES DIVISION request an amendment to the Downtown 2010 Sector Development Plan to include MRA and to provide tax increment funding. Loretta Naranjo-Lopez, Staff Planner (**RECOMMENDED APPROVAL TO THE CITY COUNCIL**)

15. Project # 1001620
03EPC-00330 EPC Zoning Code Text
Amendment

CITY OF ALBUQUERQUE PLANNING DEPARTMENT agent(s) for CITY OF ALBUQUERQUE CITY COUNCIL request amending Section 14-16-2-19(4) ROA 1994, a portion of the Zoning Code to allows a radio and/or television station as a permissive use in the Industrial Park (IP) zone. Cynthia Borrego, Staff Planner (**RECOMMENDED APPROVAL TO THE CITY COUNCIL**)

PUBLIC WORKS
Tony Lloyd
Transportation Development
Plaza del Sol - Ground Floor



ENVIRONMENTAL PLANNING COMMISSION

ACTION SHEET

~~Thursday, APRIL 17, 2003~~

Plaza del Sol Hearing Room
Lower Level
600 2nd Street NW

MEMBERS PRESENT:

Jeffrey Jesionowski, Chairman
Alan Schwartz
John Briscoe
Mick McMahan
Bevin Owens
Larry Chavez
Camilla Serrano
Jens Deichmann

MEMBERS ABSENT:

Elizabeth Begay

RECORDING SECRETARY:

April Candelaria

1. Call to Order. 8:36 A.M.
 - A. Announcement of Changes and/or Additions to the Agenda
 - B. Approval of the Amended Agenda. **(APPROVED)**

2. Project # 1002498
03EPC-00280 Annexation
03EPC-00281 Zone Map Amendment

GABRIEL & DULCES RIOS agent(s) for DULCES & GABRIEL RIOS, ET AL request the above action(s) for all or a portion of Lot(s) 40, A, B, C, D & E **Town of Atrisco Grant, Unit 2**, a zone map amendment from A-1 and A-1 SU Permit (for mobile homes) to RD 9 DU/Acre, located on SUNSET GARDENS SW, between 94TH STREET SW and 90TH STREET SW, containing approximately 6 acre(s). (L-9) Juanita Vigil, Staff Planner **(RECOMMENDED APPROVAL TO THE CITY COUNCIL)**

.....
GARRETT GROUP, INC.

P.O. Box 10285
Albuquerque, NM 87184-0285
505-897-8599
Fax 505-897-8597
ggi@swcp.com



May 22, 2003

Ms. Sheran Matson
City of Albuquerque
Planning Department
PO Box 1293
Albuquerque, NM 87103

RE: Preliminary and Final Plat for Sundance Subdivision, Lot 2-A Unser Diversion Channel Corridor, located on Bluewater Rd NW between 90th Street NW and Unser Blvd NW, Albuquerque, New Mexico, Zone Atlas Page: K-9-Z approximately 29 acres.

Dear Ms. Matson:

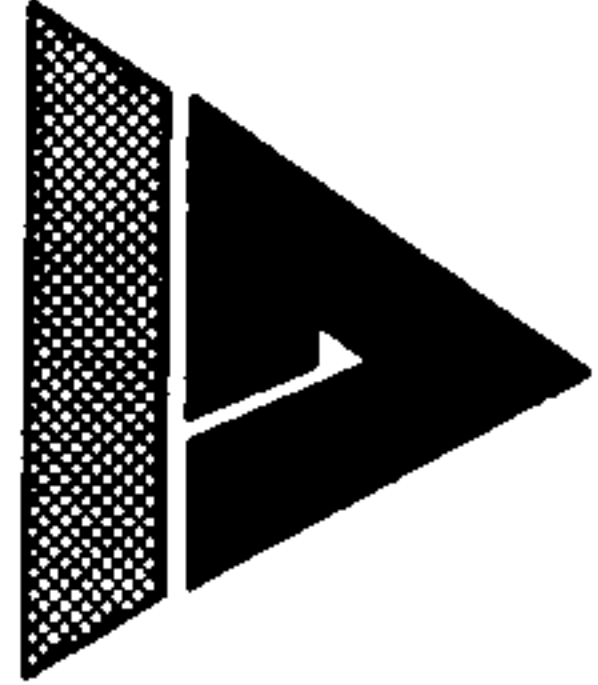
Garrett Group, Inc. hereby appoints Isaacson & Arfman, P.A. as its agent to obtain preliminary and final plat of the above described property from the City of Albuquerque.

Sincerely,

A handwritten signature in black ink that reads "Ted E. Garrett". The signature is written in a cursive, flowing style.

Ted E. Garrett, CCIM
President

(Please note our new address is 1130 Lanes End NW, Albuquerque, NM 87114.)

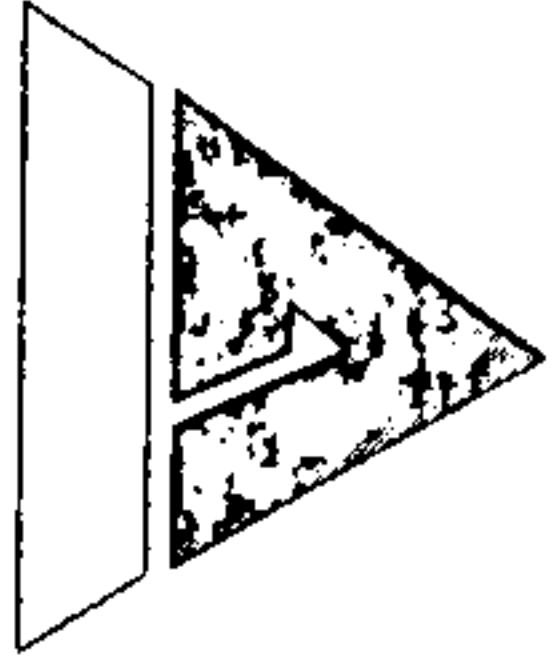


PROJECT MEMORANDUM

05/23/03

TO: DEVELOPMENT REVIEW BOARD, MEMBERS
FROM: FRED C. ARFMAN, Isaacson & Arfman, P.A.
REF: SUNDANCE SUBDIVISION PROJ NO: _____
SUBJ: SIDEWALK DEFERRAL / WAIVER OF CONSTRUCTION

DEVELOPER DESIRES TO DEFER THE CONSTRUCTION OF INTERIOR SIDEWALKS UNTIL THE PROPOSED SUBDIVISION UNTIL SUCH TIME THAT THE INDIVIDUAL HOUSES ARE CONSTRUCTED. SIDEWALKS SHALL BE CONSTRUCTED AFTER EACH HOUSE IS NEARLY COMPLETED IN ORDER TO INSURE THAT THEY ARE NOT DAMAGED DURING THE HOUSE CONSTRUCTION PHASE. ADDITIONALLY, THE SIDEWALK SHOULD NOT BE CONSTRUCTED UNTIL SUCH TIME THAT THE INDIVIDUAL LOTS AND THEIR SIDE LOT LINE WALL ARE CONSTRUCTED. THIS WOULD AVOID THE CONFLICT WITH THE WALL FOOTING AND THE ADJACENT PCC SIDEWALK.



PROJECT MEMORANDUM

5/23/03

TO: Development Review Board, members

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

REF: Sundance Subd., slope easement w/in Lot 2-A **I&A PROJ NO:** 1277

SUBJ: Vacation Request

The subject easement was granted to the City of Albuquerque/AMAFCA on Nov. 15, 1996. We are requesting a vacation action of the referenced easement based upon the following reasons:

1. The proposed subdivision will have a City approved grading plan which will modify and improve the slope condition.
2. The easement was granted as a temporary easement, therefore the vacation request was not only anticipated but agreeable to the Grantee.
3. The public welfare is in no way served by retaining the temporary slope easement
4. There is no convincing evidence that any substantial property right is being abridged against the will of the Owner of the right.

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: SUNDANCE SUBD.

AGIS MAP # K-9

LEGAL DESCRIPTION: LOT 2-A, UNSER DIVERSION CHANNEL
CORRIDOR.

DRAINAGE REPORT

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on 05-23-03 date].

Frank C. Arfman 05-23-03
Applicant / Agent Date

Charles A. Mowf 5-23-03
Hydrology Division representative Date

WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on FEB 19, 2003 [date].

Frank C. Arfman 05-23-03
Applicant / Agent Date

[Signature] 5-23-03
Utilities Division representative Date

DRB- _____



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: May 20, 2003

TO CONTACT NAME: Ruth Lozano
COMPANY/AGENCY: Loaason & Arfman, P/A
ADDRESS/ZIP: 128 Monte St. NE. 87108
PHONE/FAX #: 268-8828 / 268-2632

Thank you for your inquiry of 5-20-03 requesting the names of Recognized
(date)

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at lot 2A, unseal Diversion Channel
Corridor
zone map page(s) K-9

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

Avalon
Neighborhood Association
Contacts: Donna E Lucero
9140 San Nicholas Ave NW
839-3807 (h) 87121
Ron Martinez
9105 Starboard Rd NW
352-2625 (h) 87121

Sunrise H.O.A.
~~Neighborhood Association~~
Contacts: Jimmy G. Romero
332 Galataneu NW
831-2317 (h) 87121
Darlene Norris
319 Galataneu NW
831-1066 (h) 87121

See reverse side for additional Neighborhood Association Information: YES () NO (X)

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 DEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED OR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalana S. Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

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

May 21, 2003

Certified Mail 7002 2410 0001 1545 0589

Ms. Donna E. Lucero
Avalon Neighborhood Association
9140 San Nicholas Ave. NW
Albuquerque, NM 87121

**RE: Sundance Subdivision (formerly known as Meridian)
(Legal Description: Lot 2A, Unser Diversion Channel Corridor)**

Dear Ms. Lucero:

As the consulting engineers for the above referenced site, we are writing to inform the Avalon Neighborhood Association that a request for Preliminary Plat approval has been submitted to the City of Albuquerque Development Review Board for a scheduled public hearing on June 18, 2003. I have included a copy of the zone atlas page indicating the location of this site for your use.

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

Respectfully yours,
ISAACSON & ARFMAN, P.A.

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

7002 2410 0001 1545 0589

U.S. Postal Service™	
CERTIFIED MAIL™ RECEIPT	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$ 1.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42

CONTRACT STA NO 5 ALBUQUERQUE NM 87112
MAY 21 2003
Postmark
Held
USPS

Sent To Donna E. Lucero	
Avalon Neighborhood Association	
Street, Apt. No. or PO Box No.	9140 San Nicholas Ave. NW
City, State, ZIP+4	Albuquerque, NM 87121

PS Form 3800, June 2002 See Reverse for Instructions



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

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

May 21, 2003

Certified Mail 7002 2410 0001 1545 0596

Mr. Ron Martinez
Avalon Neighborhood Association
9105 Starboard Road NW
Albuquerque, NM 87121

**RE: Sundance Subdivision (formerly known as Meridian)
(Legal Description: Lot 2A, Unser Diversion Channel Corridor)**

Dear Mr. Martinez:

As the consulting engineers for the above referenced site, we are writing to inform the Avalon Neighborhood Association that a request for Preliminary Plat approval has been submitted to the City of Albuquerque Development Review Board for a scheduled public hearing on June 18, 2003. I have included a copy of the zone atlas page indicating the location of this site for your use.

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

Respectfully yours,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman
Fred C. Arfman, PE

FCA/rtl
Attachment

7002 2410 0001 1545 0596

U.S. Postal Service™	
CERTIFIED MAIL RECEIPT	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$ 0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42

ALBUQUERQUE, NM 87121
MAY 21 Here 2003
USPS

Sent To	Ron Martinez
	Avalon Neighborhood Association
Street, Apt. No., or PO Box No.	9105 Starboard Road NW
City, State, ZIP+4	Albuquerque, NM 87121

PS Form 3800, June 2002 See Reverse for Instructions



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

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

May 21, 2003

Certified Mail 7002 2410 0001 1545 0602

Mr. Jimmy G. Romero
Sunrise Home Owners Association
332 Galataneu NW
Albuquerque, NM 87121

**RE: Sundance Subdivision (formerly known as Meridian)
(Legal Description: Lot 2A, Unser Diversion Channel Corridor)**

Dear Mr. Romero:

As the consulting engineers for the above referenced site, we are writing to inform the Sunrise Home Owners Association that a request for Preliminary Plat approval has been submitted to the City of Albuquerque Development Review Board for a scheduled public hearing on June 18, 2003. I have included a copy of the zone atlas page indicating the location of this site for your use.

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

Respectfully yours,
ISAACSON & ARFMAN, P.A.

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

7002 2410 0001 1545 0602

U.S. Postal Service	
CERTIFIED MAIL RECEIPT	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$ 37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42

Postmark
MAY 21 2003
ALBUQUERQUE NM 87121

Sent To Jimmy G. Romero	
Sunrise Home Owners Association	
Street, Apt. No.; or PO Box No.	332 Galataneu NW
City, State, ZIP+4	Albuquerque, NM 87121

PS Form 3800, June 2002 See Reverse for Instructions



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

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

May 21, 2003

Certified Mail 7002 2410 0001 1545 0619

Ms. Darlene Norris
Sunrise Home Owners Association
319 Galataneu NW
Albuquerque, NM 87121

**RE: Sundance Subdivision (formerly known as Meridian)
(Legal Description: Lot 2A, Unser Diversion Channel Corridor)**

Dear Ms. Norris:

As the consulting engineers for the above referenced site, we are writing to inform the Sunrise Home Owners Association that a request for Preliminary Plat approval has been submitted to the City of Albuquerque Development Review Board for a scheduled public hearing on June 18, 2003. I have included a copy of the zone atlas page indicating the location of this site for your use.

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

Respectfully yours,
ISAACSON & ARFMAN, P.A.

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

7002 2410 0001 1545 0619

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	\$ 1.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42

Sent To **Darlene Norris**
Sunrise Home Owners Association
Street, Apt. No.; or PO Box No. **319 Galataneu NW**
City, State, ZIP+4 **Albuquerque, NM 87121**

PS Form 3800, June 2002 See Reverse for Instructions

CITY OF ALBUQUERQUE

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

APPLICANT: GARRETT GROUP INC. Date of request: 05/23/03 Zone atlas page(s): K-9

CURRENT:

Zoning RLT

Legal Description -

Lot or Tract # 2-A Block # _____

Parcel Size (acres / sq.ft.) 28.72 Ac.

Subdivision Name UNSER DIVISION CHANNEL CORRIDOR

REQUESTED CITY ACTION(S):

Annexation []	Sector Plan []	Site Development Plan:	Building Permit []
Comp. Plan []	Zone Change []	a) Subdivision [X]	Access Permit []
Amendment []	Conditional Use []	b) Build'g Purposes []	Other []
		c) Amendment []	

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION: 1

of units - 203
Building Size - 1400 ± (sq. ft.)

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

Applicant or Representative Frank C. [Signature] Date 05.23.03
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [X] NO [] BORDERLINE []

PUBLIC WORKS DEPT. Transportation Development Div. 3rd Floor / Room 304 City Hall 768-2680

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

Notes: A NEW TIS OR AN UPDATE TO ARISCO BUSINESS PARK TIS IS REQUIRED PRIOR TO ANY DRB SUBMITTAL ACTION.

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

[Signature] 5-23-03
TRAFFIC ENGINEER DATE

AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED: YES [] NO [X] BORDERLINE []

ENVIRONMENTAL HEALTH DEPT. Air Quality Div. 3rd Floor / Rm. 3023 City/County Bldg. 768-2600

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

Notes:

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

[Signature] 5/23/03
ENVIRONMENTAL HEALTH DATE

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

TIS	- SUBMITTED	___/___/___	_____	_____
	- FINALIZED	___/___/___	TRAFFIC ENGINEER	DATE
AQIA	- SUBMITTED	___/___/___	_____	_____
	- FINALIZED	___/___/___	ENVIRONMENTAL HEALTH	DATE

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH

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

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

DUPLICATE
City Of Albuquerque
Treasury Division

05/23/2003 1:01PM LOC: ANNX
RECEIPT# 00007479 WSH 006 TRANSH 0023
Account 441018 Fund 0110
Activity 4971000 TRSKIDM
Trans Amt \$3,620.00
J24 Misc \$75.00
CK \$3,610.00

PAID RECEIPT

APPLICANT NAME

GARRETT GROUP INC.

AGENT

ISAACSON & ARFMAN, PA.

ADDRESS

128 MONROE ST. NE

PROJECT NO.

1002511

APPLICATION NO.

03DRB-00858, 59, 60 & 61

\$ 3545⁰⁰ 441006 / 4983000 (DRB Cases)

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

\$ 75⁰⁰ 441018 / 4971000 (Notification)

\$ 3620⁰⁰ **Total amount due**

GARRETT GROUP, INC.
1130 LANES END NW
ALBUQUERQUE, NM 87114
(505) 897-8599

PAY TO THE
ORDER OF

City of Albuquerque

Three Thousand Six Hundred Ten & 00/100

BANK OF AMERICA
09820 NM
95-32-1070

415.

May 22, 2003

\$ 3,610⁰⁰

MEMO

DUPLICATE DOLLARS
City Of Albuquerque
Treasury Division

05/23/2003 1:01PM LOC: ANNX
RECEIPT# 00007479 WSH 006 TRANSH 0023
Account 441018 Fund 0110
Activity 4971000 TRSKIDM
Trans Amt \$3,620.00
J24 Misc \$75.00
CK \$3,610.00

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

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

PAID RECEIPT

APPLICANT NAME

GARRETT GROUP INC.

AGENT

ISAACSON & ARFMAN, PA.

ADDRESS

128 MONROE ST. NE

PROJECT NO.

1002511

APPLICATION NO.

03DRB-00858, 59, 60 & 61

\$ 3545⁰⁰ 441006 / 4983000 (DRB Cases)

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

\$ 75⁰⁰ 441018 / 4971000 (Notification)

\$ 3620⁰⁰ **Total amount due**

DUPLICATE

City Of Albuquerque
Treasury Division

05/23/2003 1:01PM LOC: ANNX
RECEIPT# 00007479 WSH 006 TRANSH 0023
Account 441018 Fund 0110
Activity 4971000 TRSKDM
Trans Amt \$3,620.00
J24 Misc \$75.00
CK \$3,610.00

GARRETT GROUP, INC.
1130 LANES END NW
ALBUQUERQUE, NM 87114
(505) 897-8599

PAY TO THE
ORDER OF

City of Albuquerque

BANK OF AMERICA
09820 NM
95-32-1070

415

May 22, 2003

Three Thousand Six Hundred Ten & 00/100

\$ 3,610⁰⁰

MEMO

DUPLICATE DOLLARS
City Of Albuquerque
Treasury Division

05/23/2003 1:01PM LOC: ANNX
RECEIPT# 00007478 WSH 006 TRANSH 0023
Account 441006 Fund 0110
Activity 4983000 TRSKDM
Trans Amt \$3,620.00
J24 Misc \$3,545.00

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 \$3.50 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 June 3rd, 2003 To June 18th, 2003

5. REMOVAL

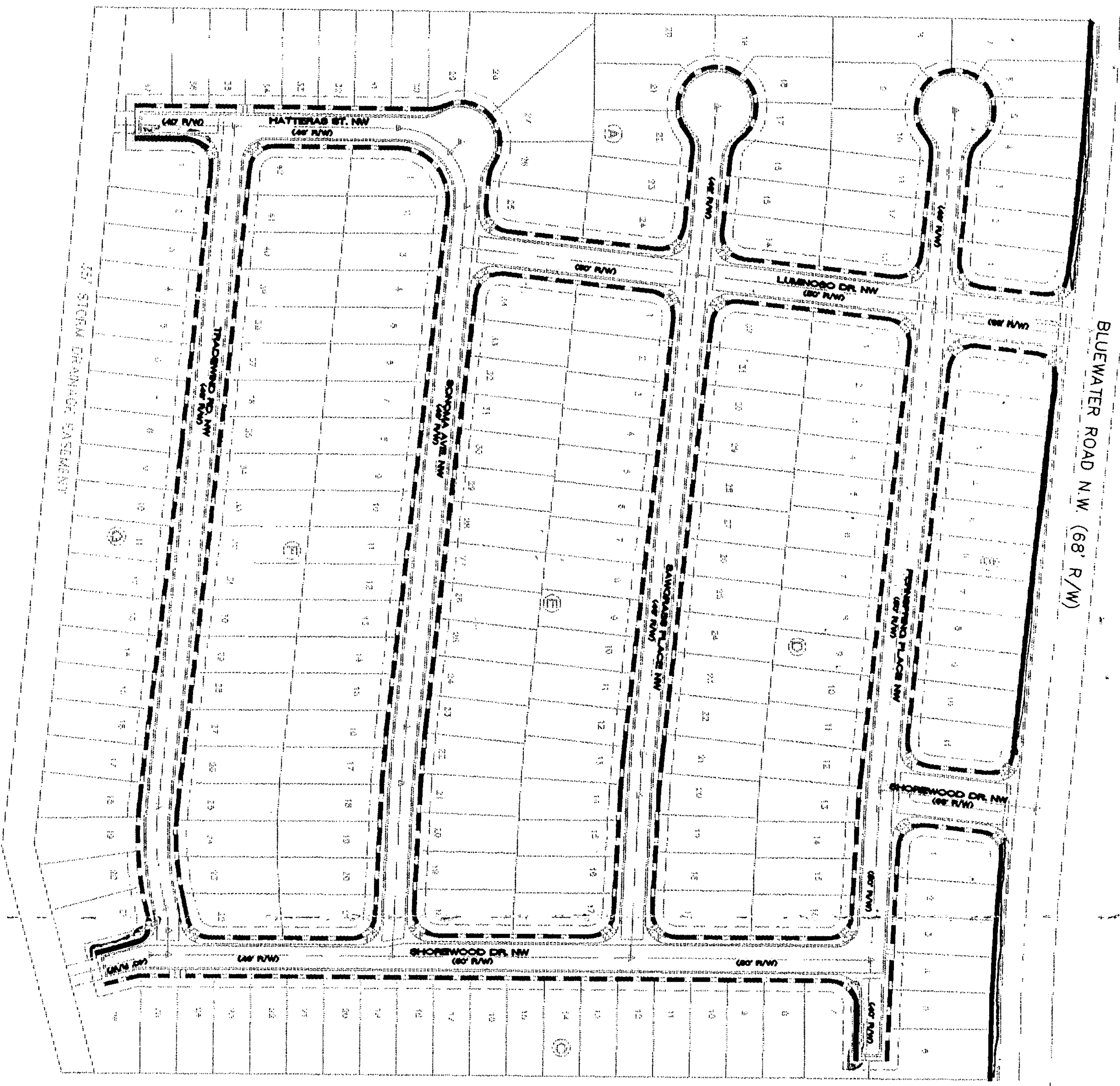
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.




I have read this sheet and discussed it with the 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.

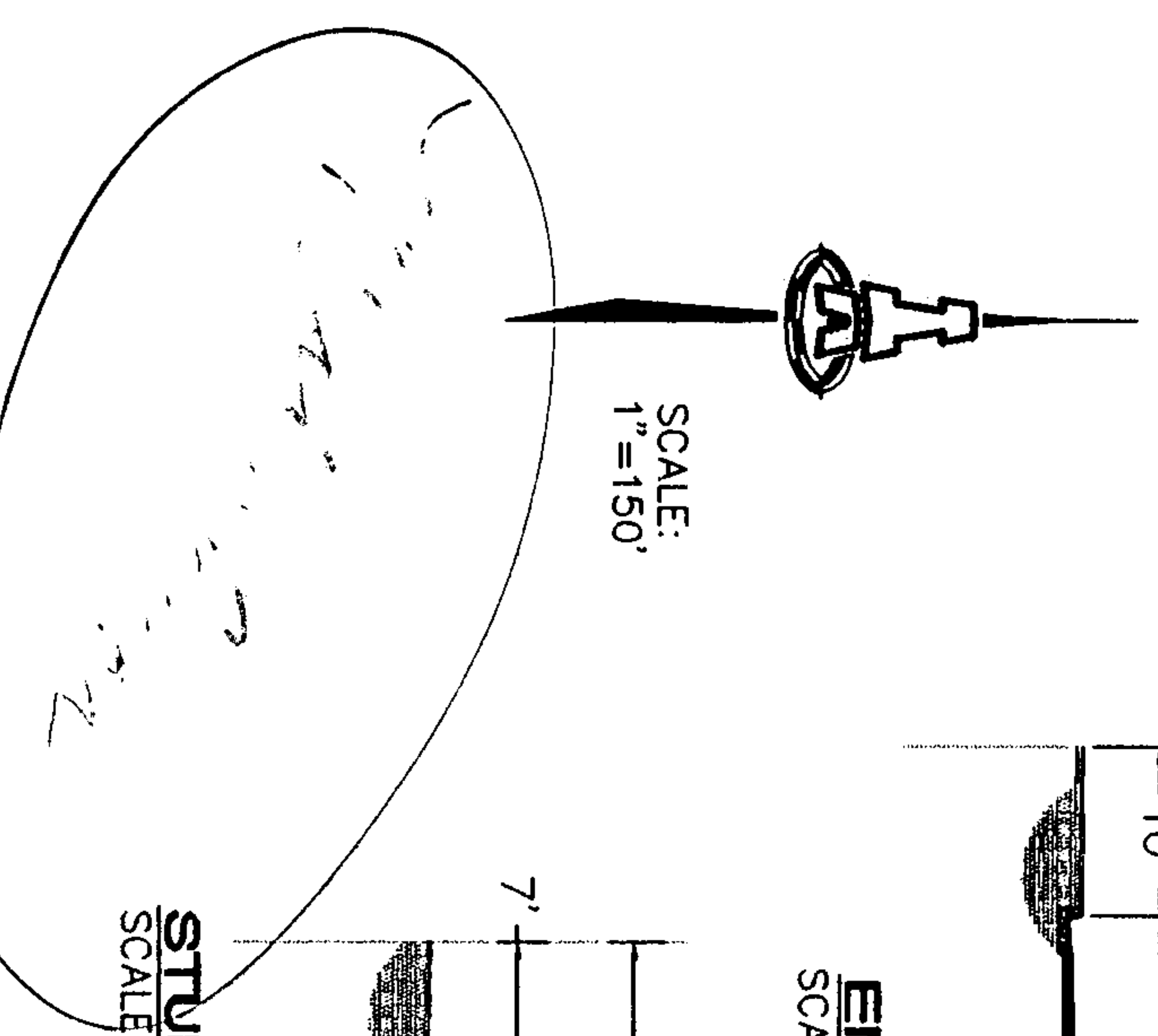
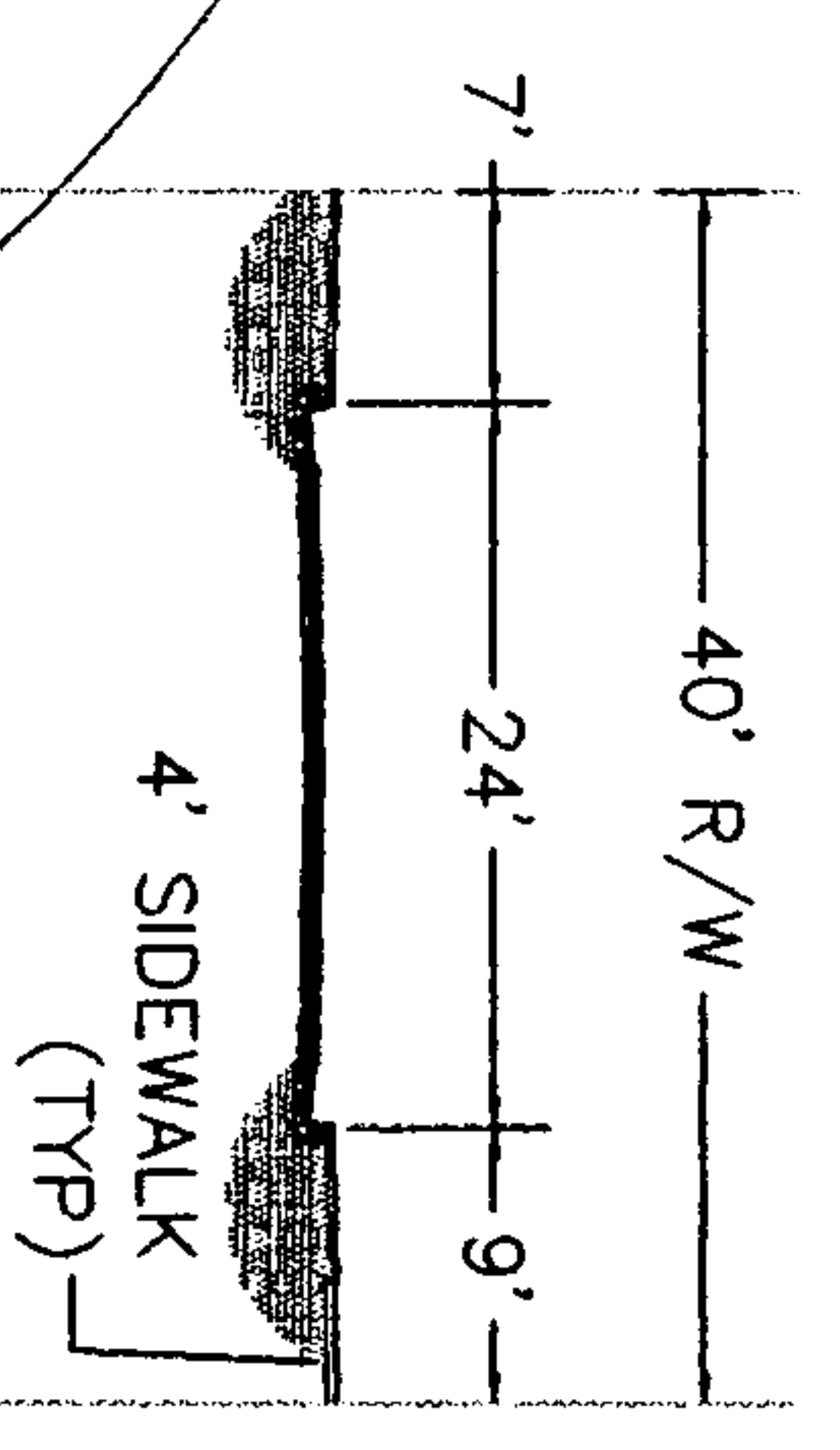
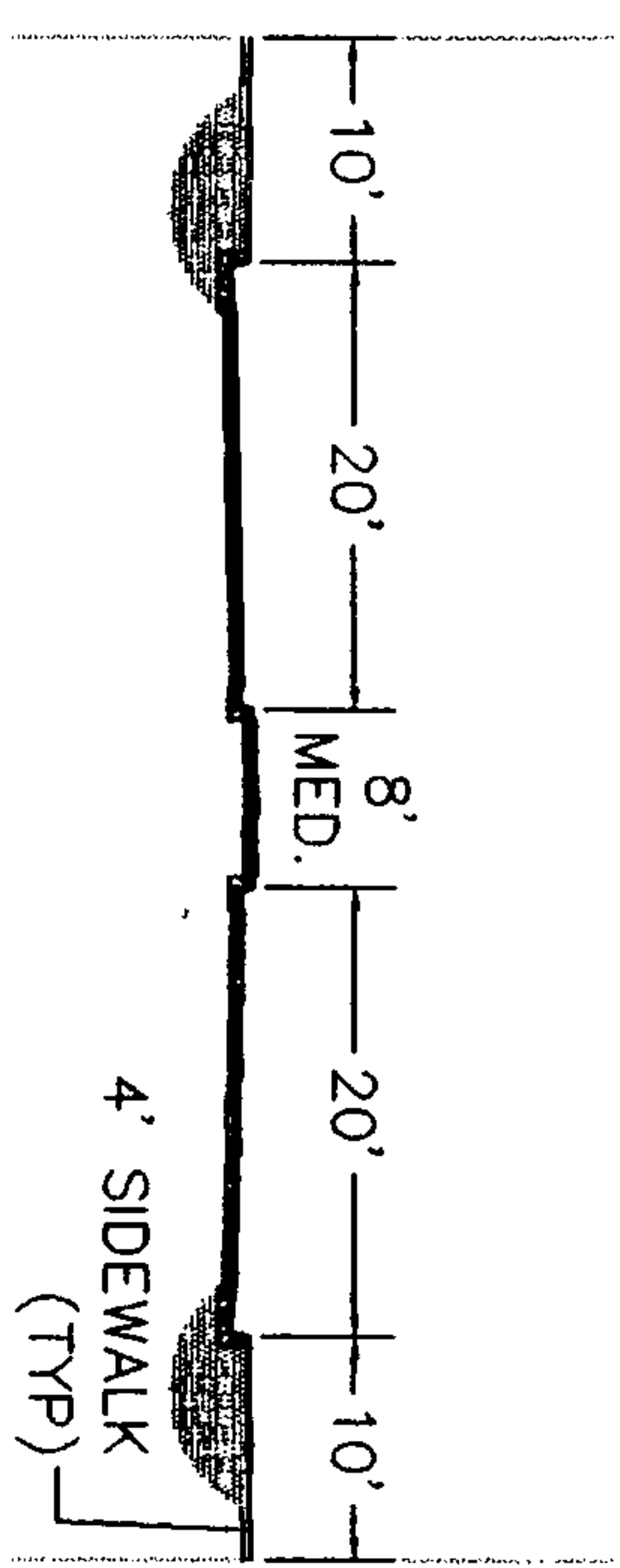
Paul C. Carls (Applicant or Agent) 05.23.03 (Date)

I issued 1 signs for this application, 5/23/03 (Date) [Signature] (Staff Member)

DRB PROJECT NUMBER: 1002511



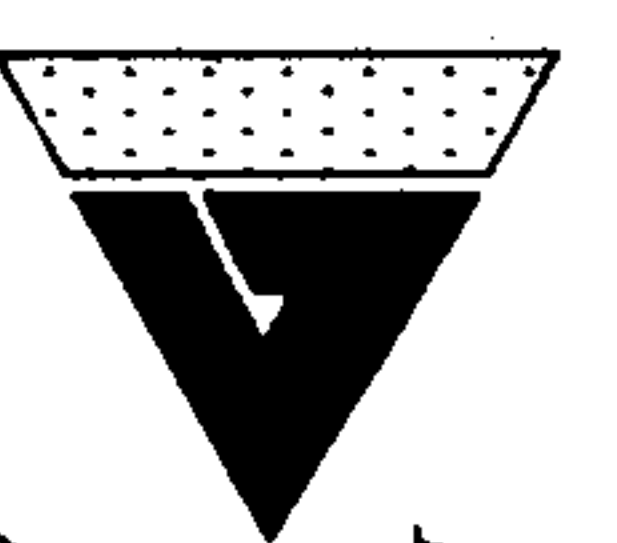
- LEGEND**
-  SIDEWALK CONSTRUCTION TO BE WAIVED
 -  SIDEWALKS TO BE CONSTRUCTED BY WORK ORDER
 -  SIDEWALK CONSTRUCTION TO BE DEFERRED, FINANCIALLY GUARANTEED



SUNDANCE SUBDIVISION
UNSER DIVISION CHANNEL CORRIDOR
 TR A-2

SIDEWALK DEFERRAL/WAIVER EXHIBIT
 MAY 23, 2003

EXHIBIT B
 Date 6/18/03



ISAACSON & ARFMAN, P.A.
 Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque New Mexico

17

96124874

6235 Lawyer's Title Insurance Co.
Title # 96308252
Easement Within Lot 2

GRANT OF SLOPE EASEMENT FOR
FLOODWAY AND STORM DRAINAGE WORKS
Unser Diversion

SUNWEST BANK OF ALBUQUERQUE, N.A., A National Banking Association, Grantor, being the owner of the property described herein, for good and valuable consideration, the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto the ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY, a political subdivision of the State of New Mexico, Grantee, and its successors and assigns; the permanent right and easement for drainage, flood control and conveyance of storm water and the construction, reconstruction, operation and maintenance of, and access to such facilities, on, in, under, over and across the real estate located within Bernalillo County, New Mexico, more particularly described in Exhibit "A" attached hereto and incorporated herein by reference

Except by the written approval of Grantee, no fence, wall, building, or other structure may be placed or maintained in said easement. Should the proposed flood control or drainage improvements, to be constructed by the Grantee, include an earth fill rising slope that adjoins the outer limits of the area herein described, the Grantors may fill over and use said slope area conditional that any improvements constructed thereon do not penetrate or are placed below the original contour of said fill slope as constructed by the Grantee. Any construction that does penetrate said slope area, would require written approval from the Grantee.

TO HAVE AND TO HOLD the said easement for the uses and purposes aforesaid, unto the Grantee, its successors and assigns, forever; PROVIDED, HOWEVER, that conditioned upon completion of a drainage plan for lands of the Grantors, acceptable to Grantee, or the City of Albuquerque, showing the easement or portion thereof is not required for drainage purposes, such unceded portion of the easement granted herein shall, from time to time, be vacated at no charge or expense to the Grantors, their successors or assigns, to the extent such easement or portion thereof is declared unnecessary for drainage, flood control or storm water facilities by the Board of Directors of Grantee, or, if the rights of Grantee have been assigned to the City of Albuquerque, by the City of Albuquerque. Any vacation shall be evidenced by quitclaim deed, disclaimer or other appropriate document.

THERE IS RESERVED to use said lands for open space, landscaping and other purposes which will not interfere with the rights and easements hereby granted, provided that Grantors obtains Grantee's written approval for such use, not to be unreasonably withheld.

DATED this 26th day of October 1995.

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

1996 NOV 15 PM 3:07

96306235-
96238
M. Marling

6236

SUNWEST BANK OF ALBUQUERQUE, N.A., A National Banking Association

David Garrett

David Garrett, Assistant Vice President

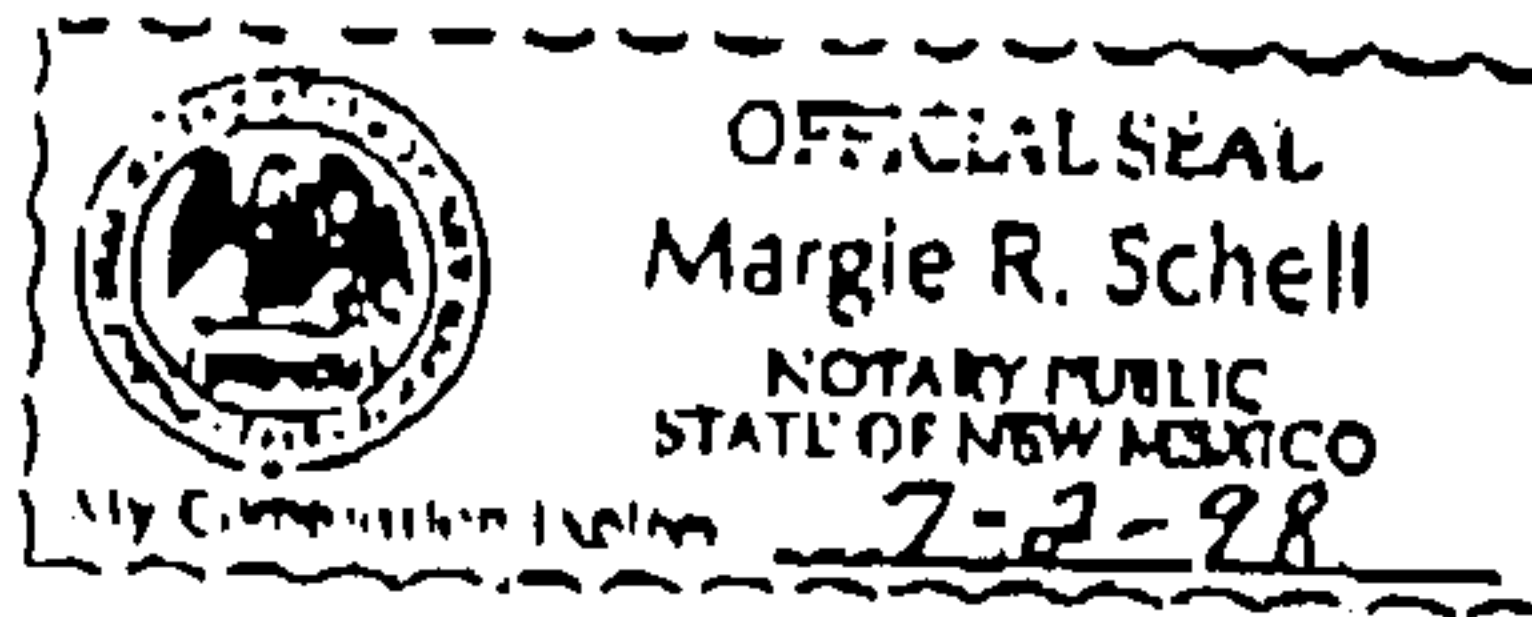
SUNWEST BANK OF ALBUQUERQUE, N.A., A National Banking Association

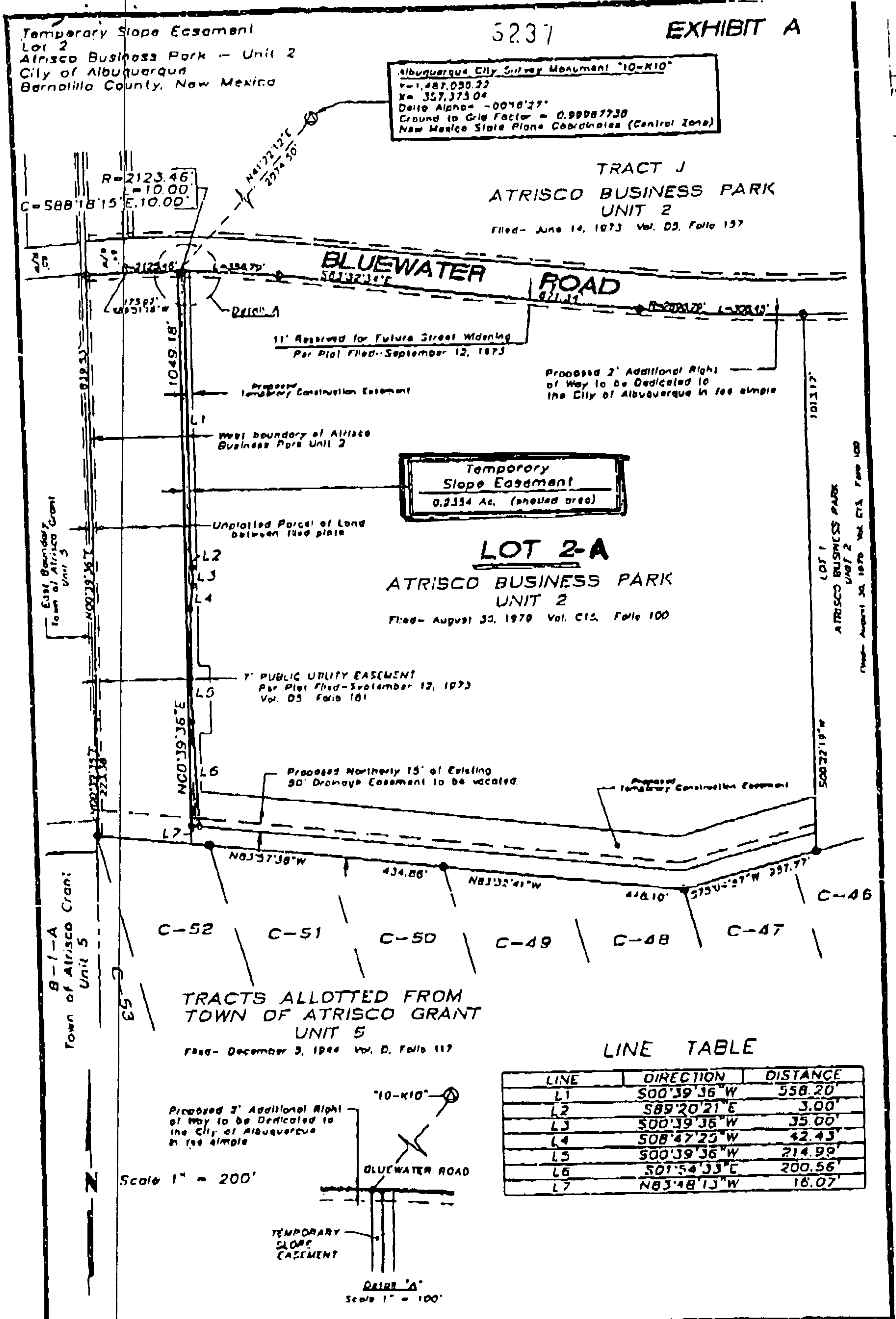
ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on November 7, 1995, by
David Garrett, Assistant Vice President, SUNWEST BANK OF ALBUQUERQUE, N.A.,
A National Banking Association.

Margie R. Schell
Notary Public





LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S00°39'36" W	558.20'
L2	S89°20'21" E	3.00'
L3	S00°39'36" W	35.00'
L4	S08°47'25" W	42.43'
L5	S00°39'36" W	214.99'
L6	S01°54'33" E	200.56'
L7	N83°48'13" W	16.07'

LEGAL DESCRIPTION-TEMPORARY SLOPE EASEMENT ^{523j}

An Easement situate within projected Section 21, Township 10 North, Range 2 East, New Mexico Principal Meridian, Town of Atrisco Grant, City of Albuquerque, Bernalillo County, New Mexico comprising a westerly portion of Lot 2, Atrisco Business Park Unit 2 as the same is shown and designated on the plat entitled "SUMMARY PLAT OF TRACTS H-1, H-2, I-1 & I-2 OF UNIT 2 ATRISCO BUSINESS PARK", filed in the office of the County Clerk of Bernalillo County, New Mexico on August 30, 1979 in Volume C15, folio 100 being more particularly described by survey performed by Gary P. Hugg New Mexico Professional Surveyor Number 5823 using plat bearings and ground distances as follows:

Beginning at the Northwest corner of the easement herein described, a point within said Lot 2 whence (1) the Northwest corner of said Lot 2 bears S 89° 51' 16" W, 175.02 feet distance and (2) the Albuquerque Control Survey Monument "10-K10" bears N 41° 22' 12" E, 2074.50 feet distant; Thence,

Southeasterly , 10.00 feet on the arc of a curve to the right (said curve having a radius of 2123.46 feet, a central angle of 00° 16' 11" and a chord which bears S 88° 18' 15" E, 10.00 feet) to the Northeast corner of the easement herein described; Thence,

S 00° 39' 36" W , 558.20 feet to a point; Thence,

S 89° 20' 21" E , 3.00 feet to a point; Thence,

S 00° 39' 36" W , 35.00 feet to a point; Thence,

S 08° 47' 25" W , 42.43 feet to a point; Thence,

S 00° 39' 36" W , 214.99 feet to a point; Thence,

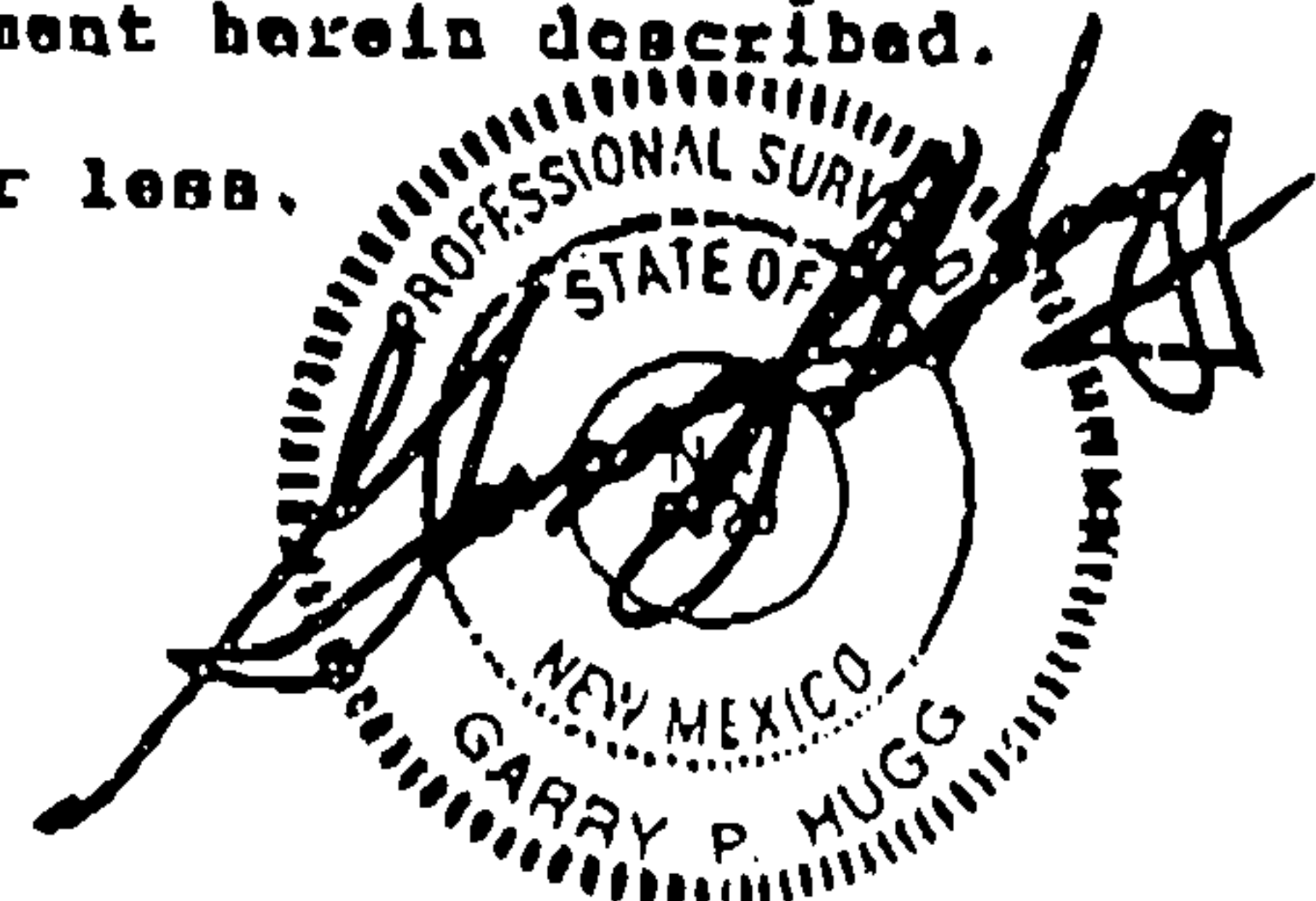
S 01° 54' 33" E , 200.56 feet to the Southeast corner of the easement herein described ; Thence,

N 83° 48' 13" W , 16.07 feet to the Southwest corner of the easement herein described; Thence,




N 00° 39' 36" E , 1049.18 feet to the Northwest corner and point of beginning of the easement herein described.

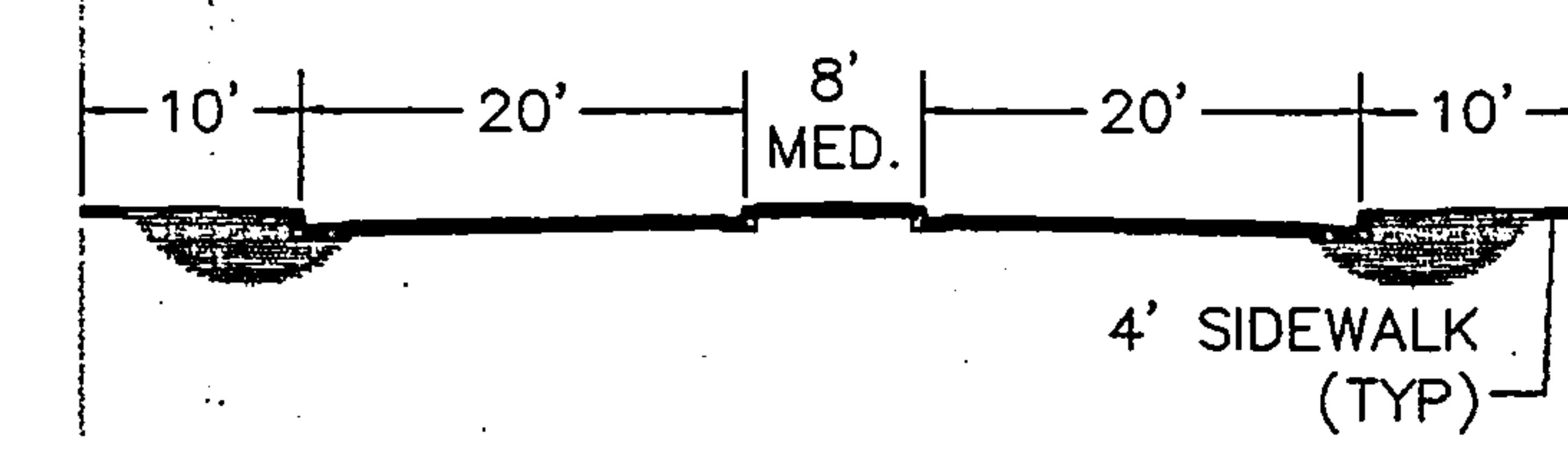
Said easement contains 0.2354 acres, more or less.

EXHIBIT A
Sheet 2 of 2

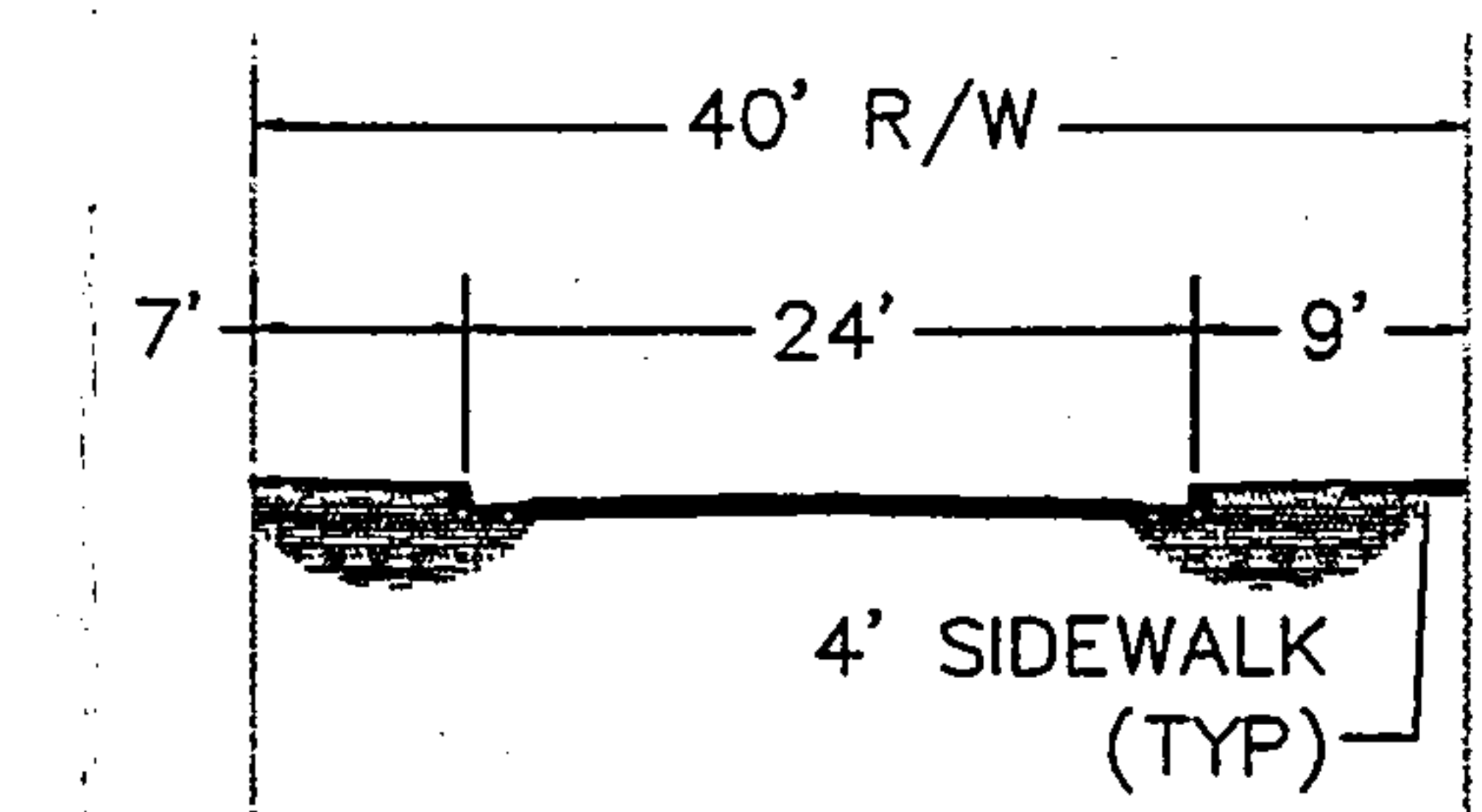


LEGEND

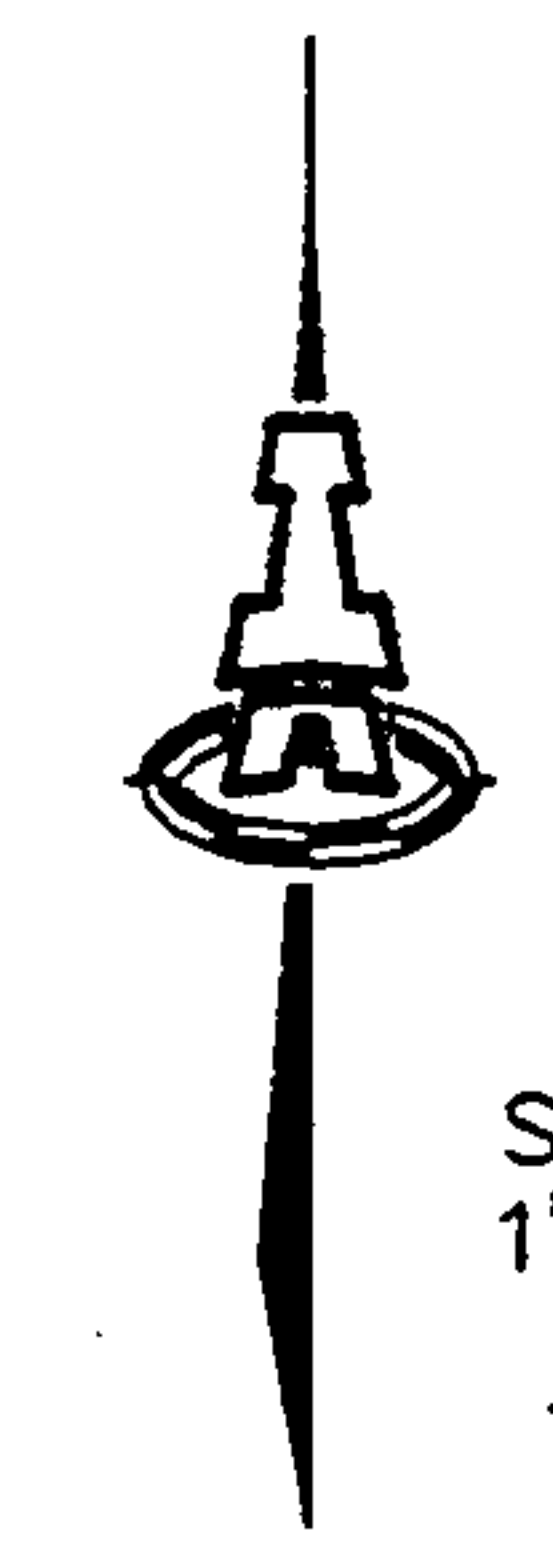
-  SIDEWALK CONSTRUCTION TO BE WAIVED.
-  SIDEWALKS TO BE CONSTRUCTED BY WORK ORDER
-  SIDEWALK CONSTRUCTION TO BE DEFERRED, FINANCALLY GUARANTEED



ENTRANCE DETAIL
SCALE: 1"=20'

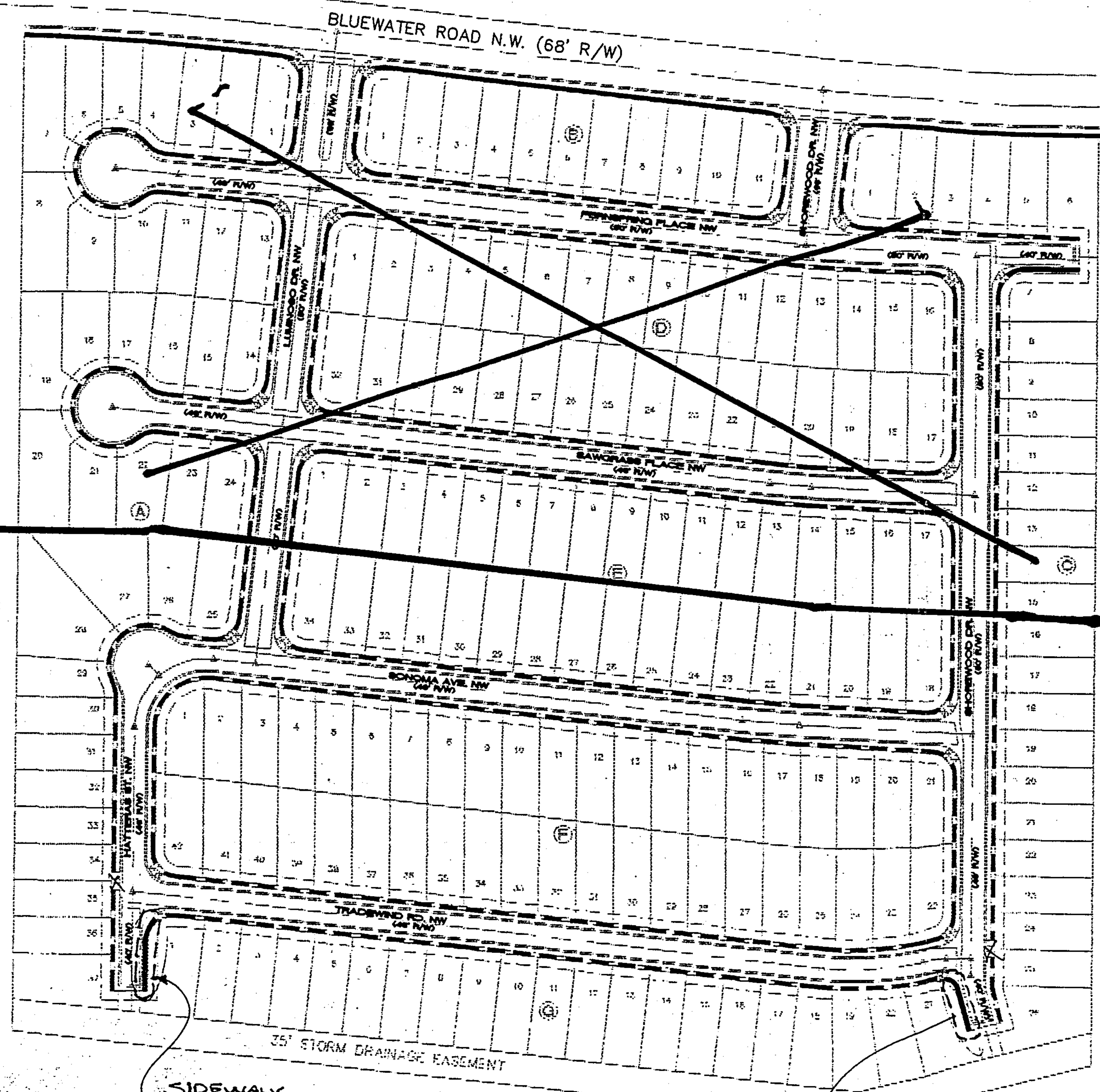


STUB STREET DETAIL
SCALE: 1"=20'



SCALE:
1"=150'

UNIT TWO



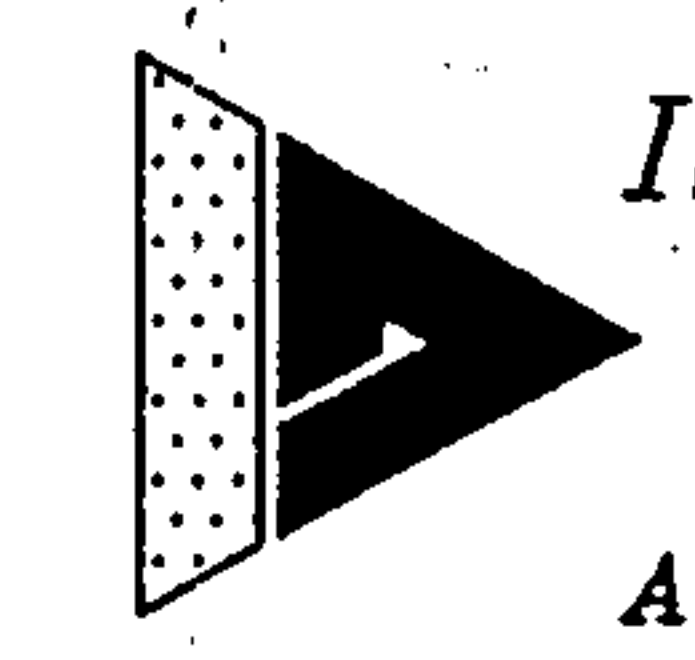
SIDEWALK
TO BE
WAIVED

SIDEWALK
TO BE
WAIVER

EXHIBIT C
date 8/11/04

**SUNDANCE SUBDIVISION, UNIT TWO
UNSER DIVISION CHANNEL CORRIDOR
TRA 2**

**SIDEWALK DEFERRAL/WAIVER EXHIBIT
MAY 23, 2003**



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico

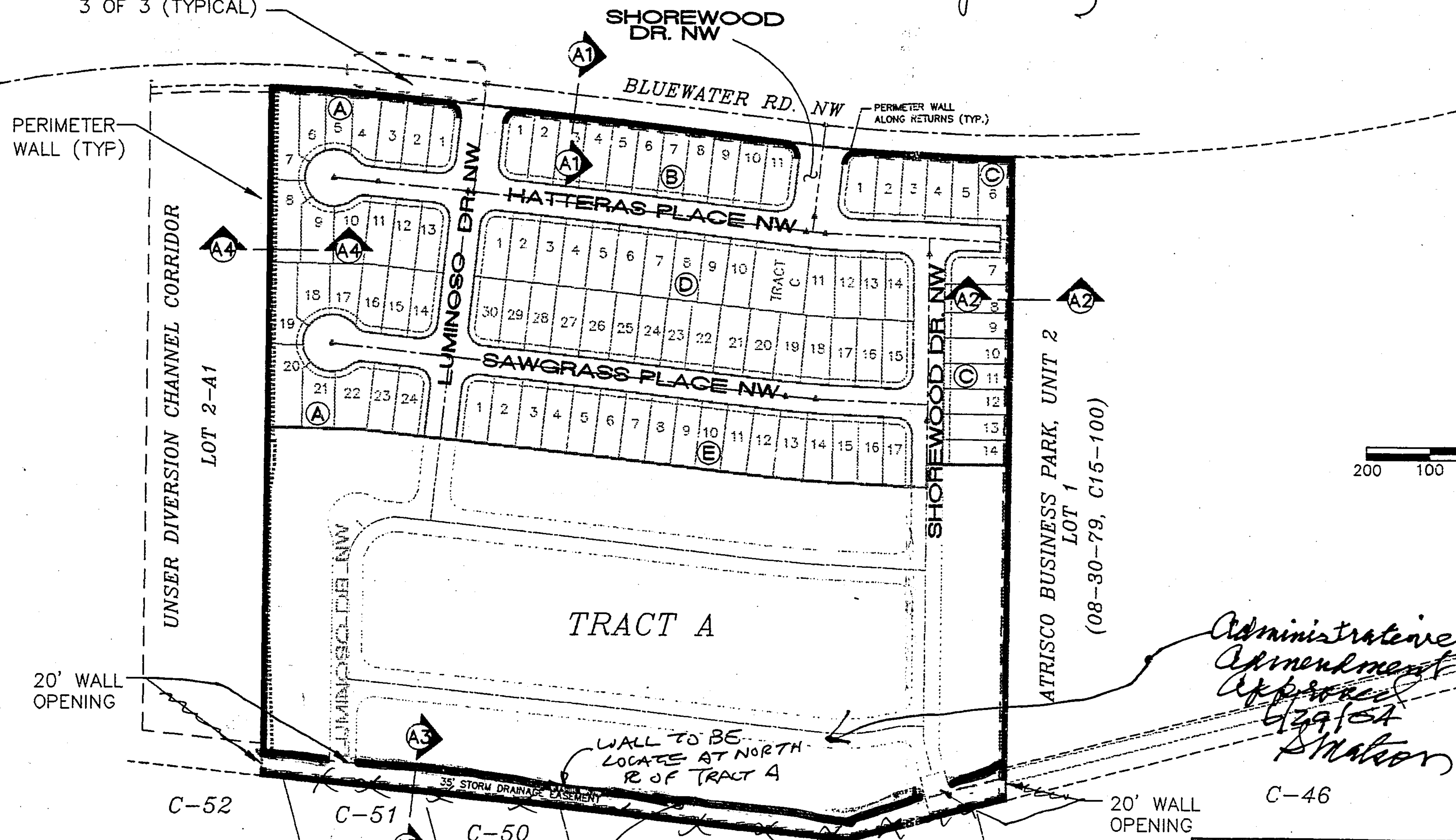
1277SWDEF.DWGjts

05/23/03

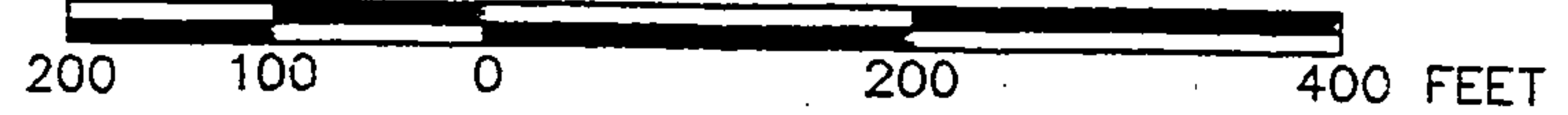
SHEET 1 OF 1

*Non-Exempt
Exempt (not on City Street)*

SEE CLEAR-SIGHT
TRIANGLE SHEET
3 OF 3 (TYPICAL)



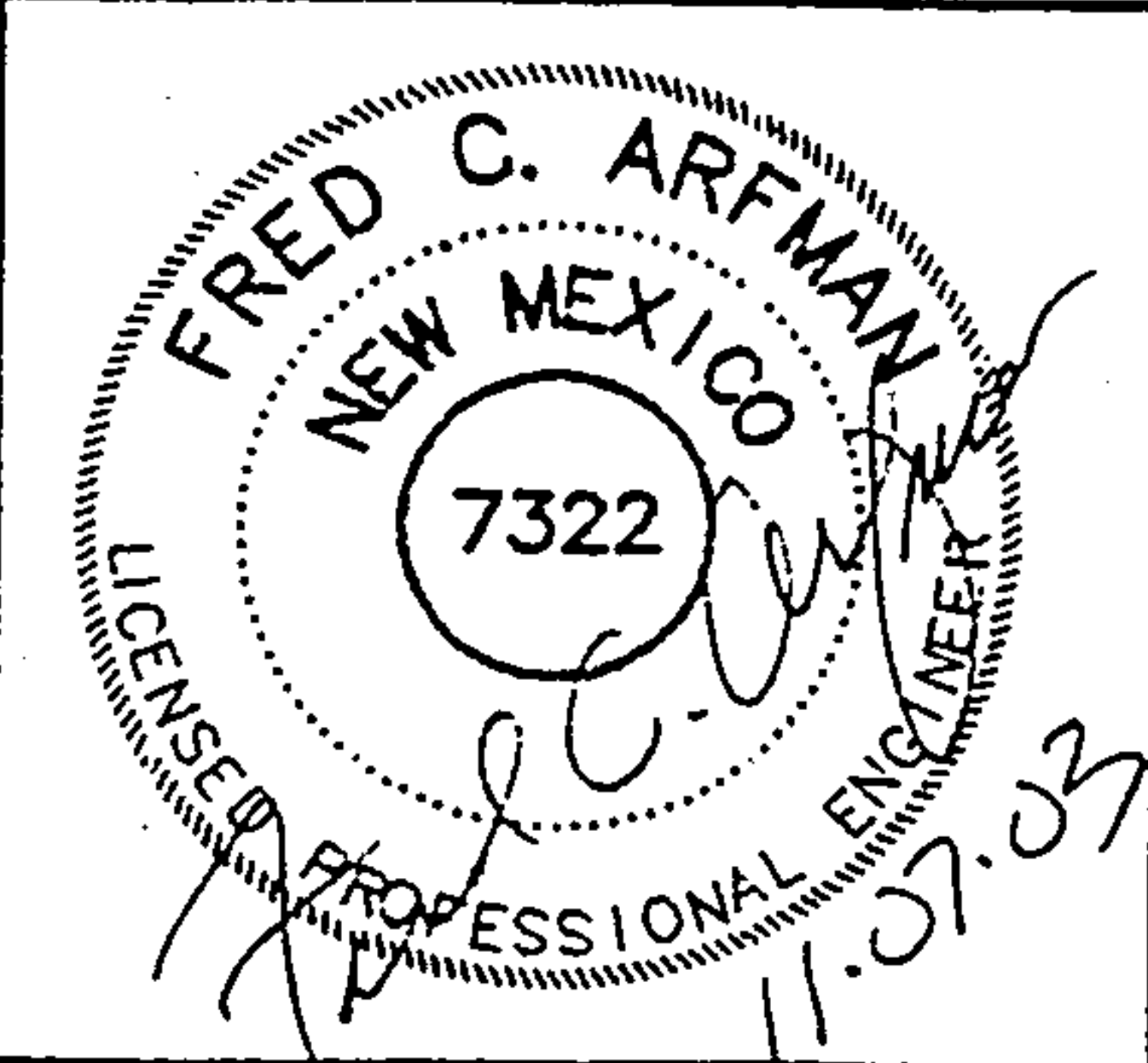
SCALE:
1"=200'



*Administrative
Amendment
Approved
11/14/03
Sharon*

Perimeter Wall Approved
Sharon Nelson
DRB Chair
11/14/03
Date

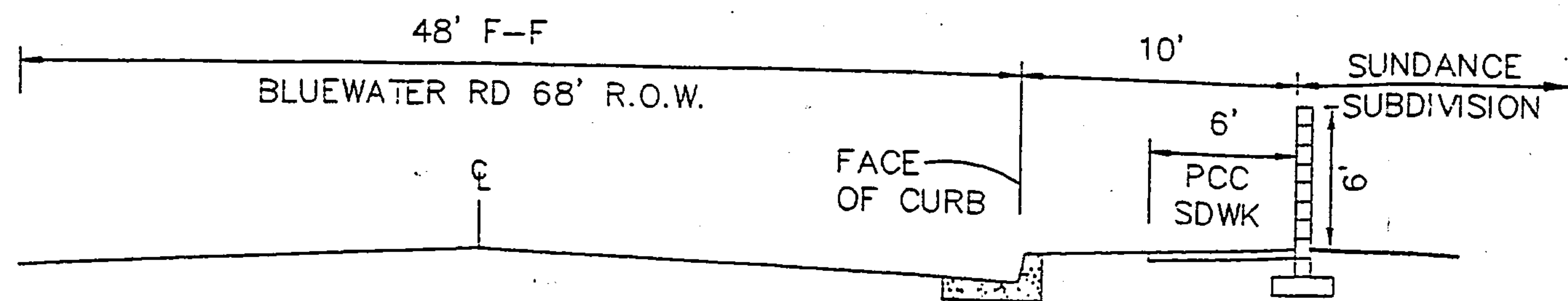
TRACTS ALLOTTED FROM
TOWN OF ATRISCO GRANT
UNIT 4
(12-05-44, D-117)



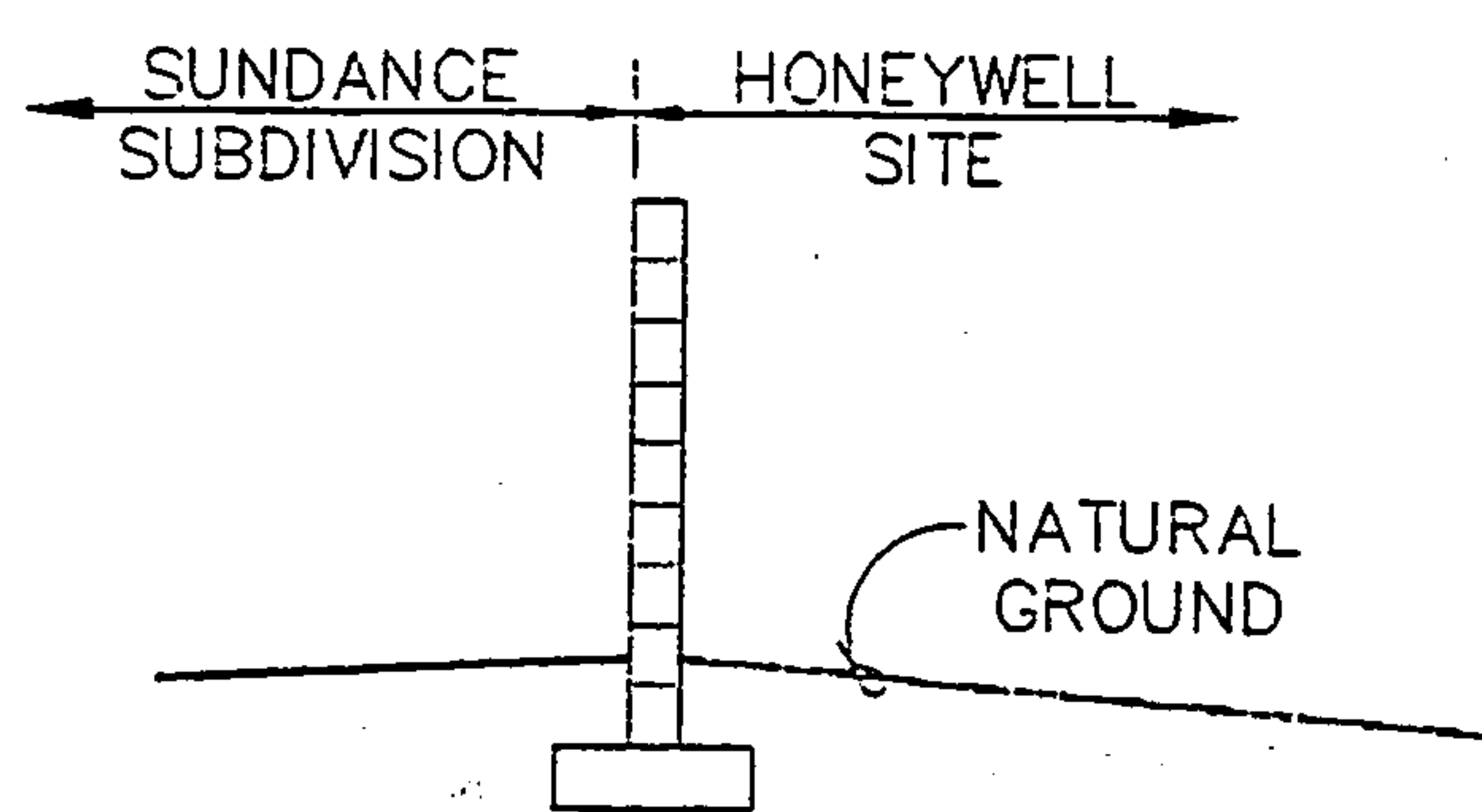
DRB NO.
1002511

Bluewater & Unser Channel
**SUNDANCE SUBDIVISION
PERIMETER FENCE
PLAN 1 of 3**

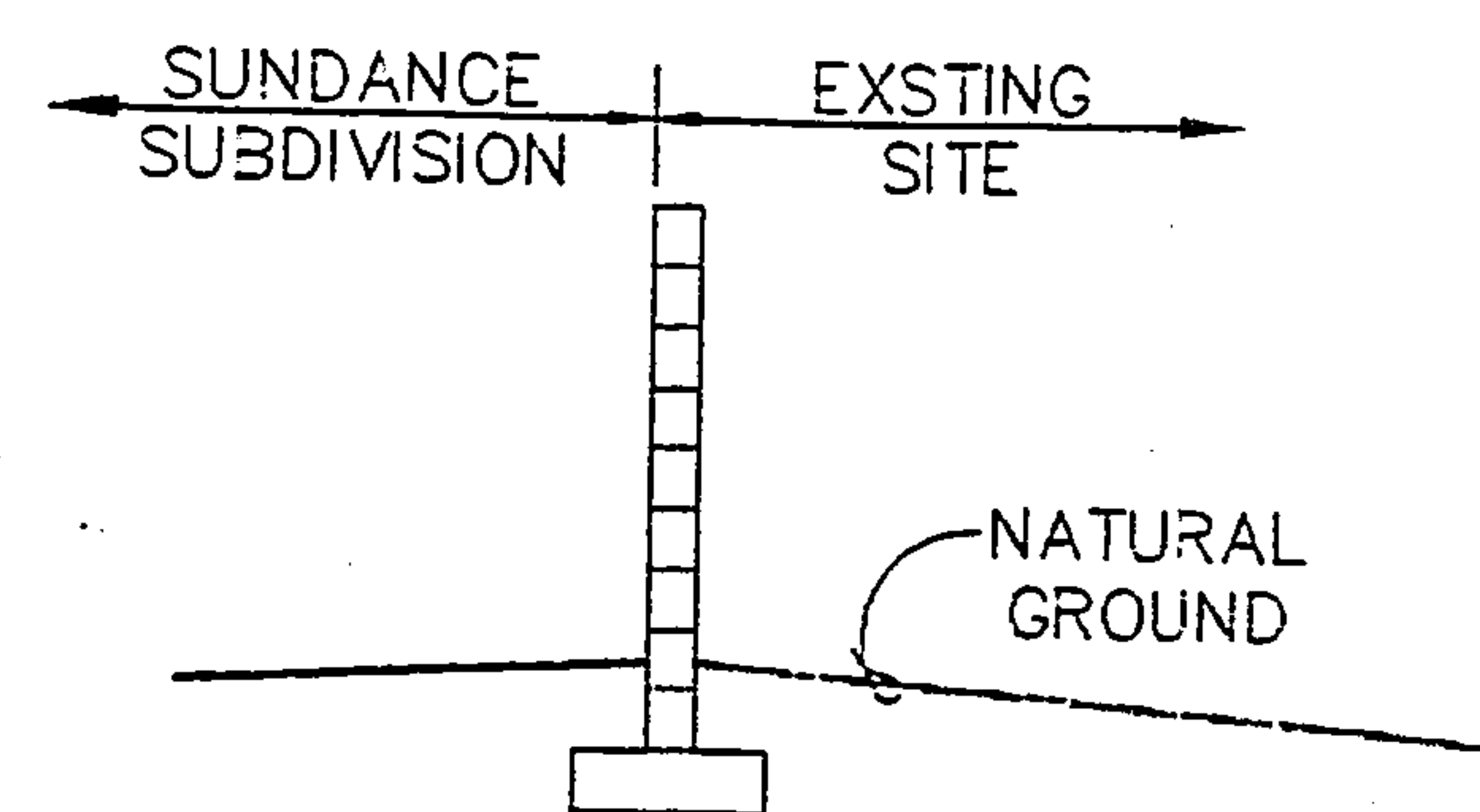
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1277EXH-FENCE.DWG rfh VIEW 2 11/07/03



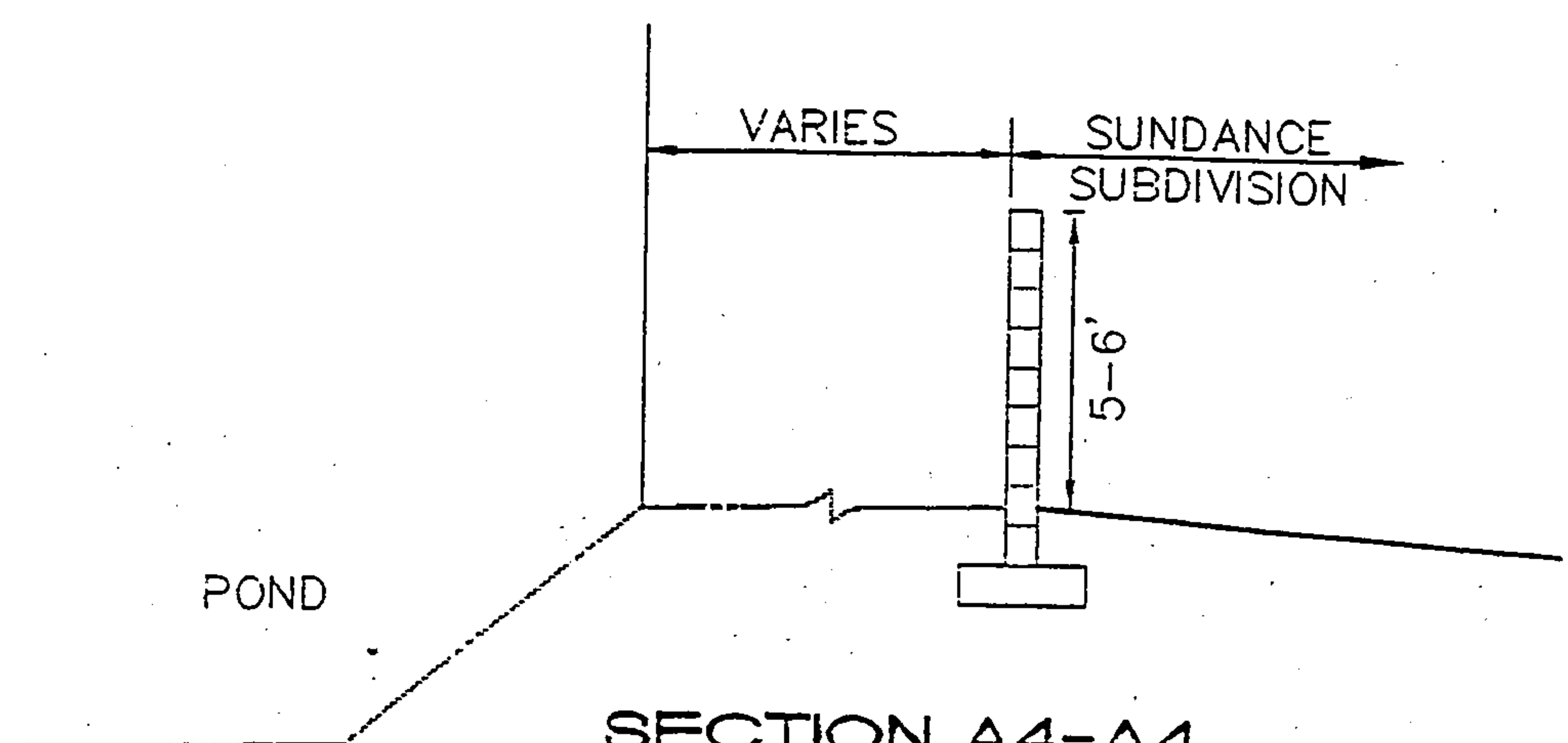
SECTION A1-A1
NTS



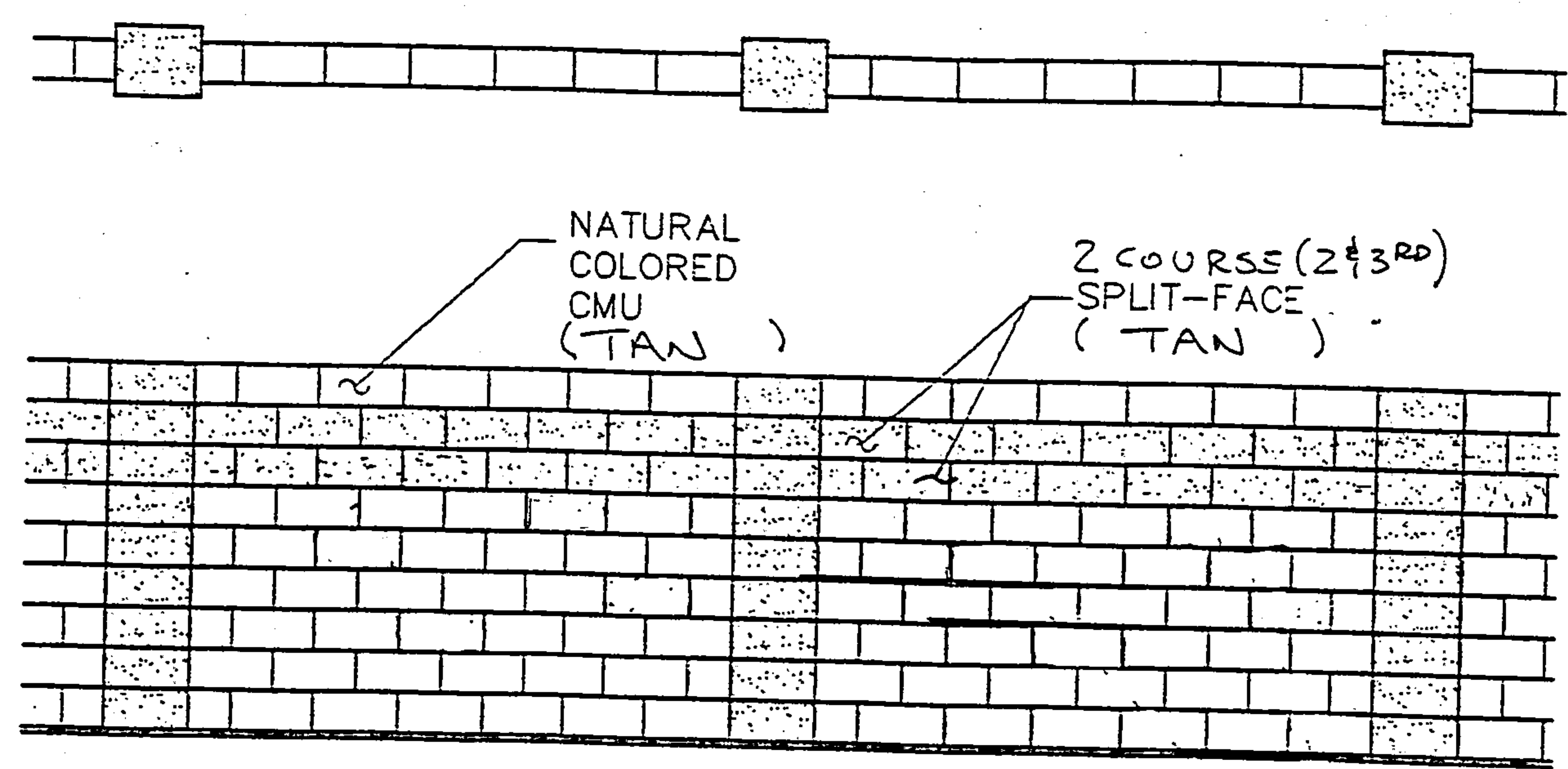
SECTION A2-A2
NTS



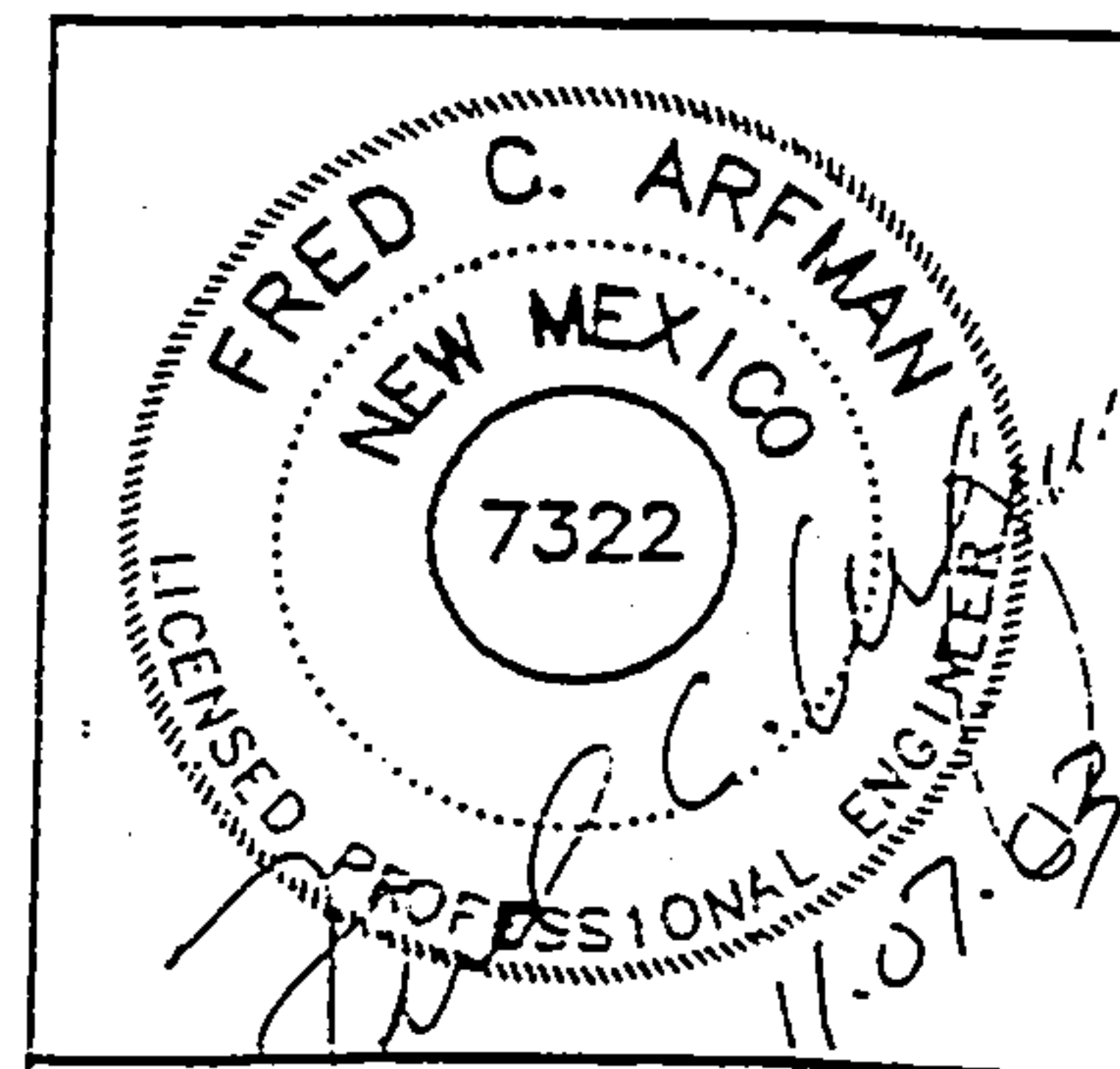
SECTION A3-A3
NTS



SECTION A4-A4
NTS



BLUEWATER RD. WALL DETAIL
SCALE: 1"=4'-0"



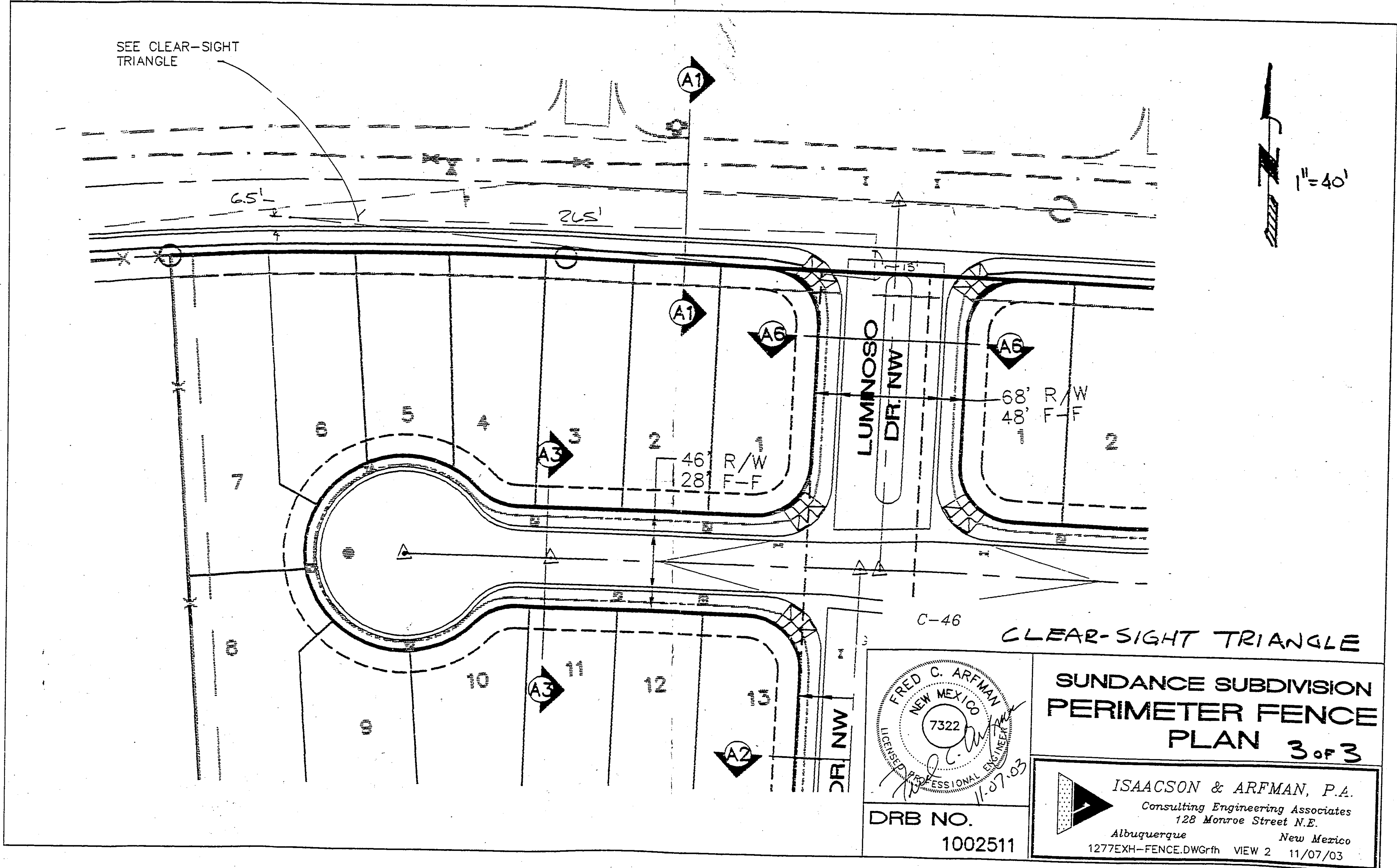
DRB NO.
1002511

**SUNDANCE SUBDIVISION
PERIMETER FENCE
PLAN 2 OF 3**

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1277EXH-FENCE.DWG.rth VIEW 2 11/07/03

SEE CLEAR-SIGHT TRIANGLE

1"=40'

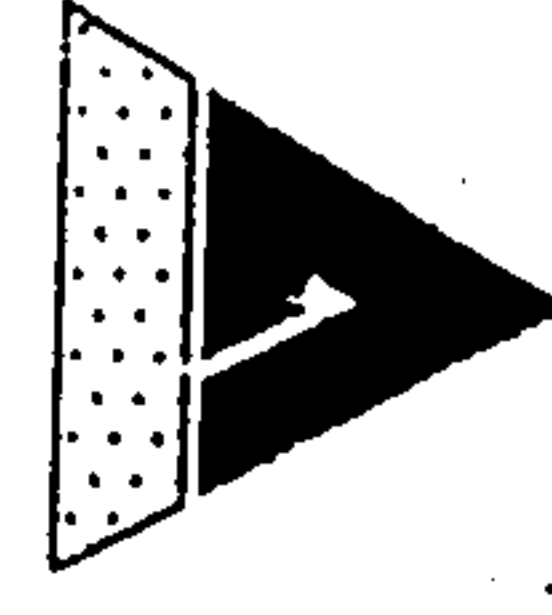


CLEAR-SIGHT TRIANGLE



DRB NO. 1002511

SUNDANCE SUBDIVISION
 PERIMETER FENCE
 PLAN 3 of 3



ISAACSON & ARFMAN, P.A.
 Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque New Mexico
 1277EXH-FENCE.DWG rfh VIEW 2 11/07/03