



# DRB CASE ACTION LOG

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.: 03DRB-01882 (FP)  
Project Name: TOWNHOMES @ LA CUEVA  
Agent: Mark Goodwin & Associates

Project # 1002519  
Phone No.: 828-2200

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 2/25/04 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

UTILITIES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

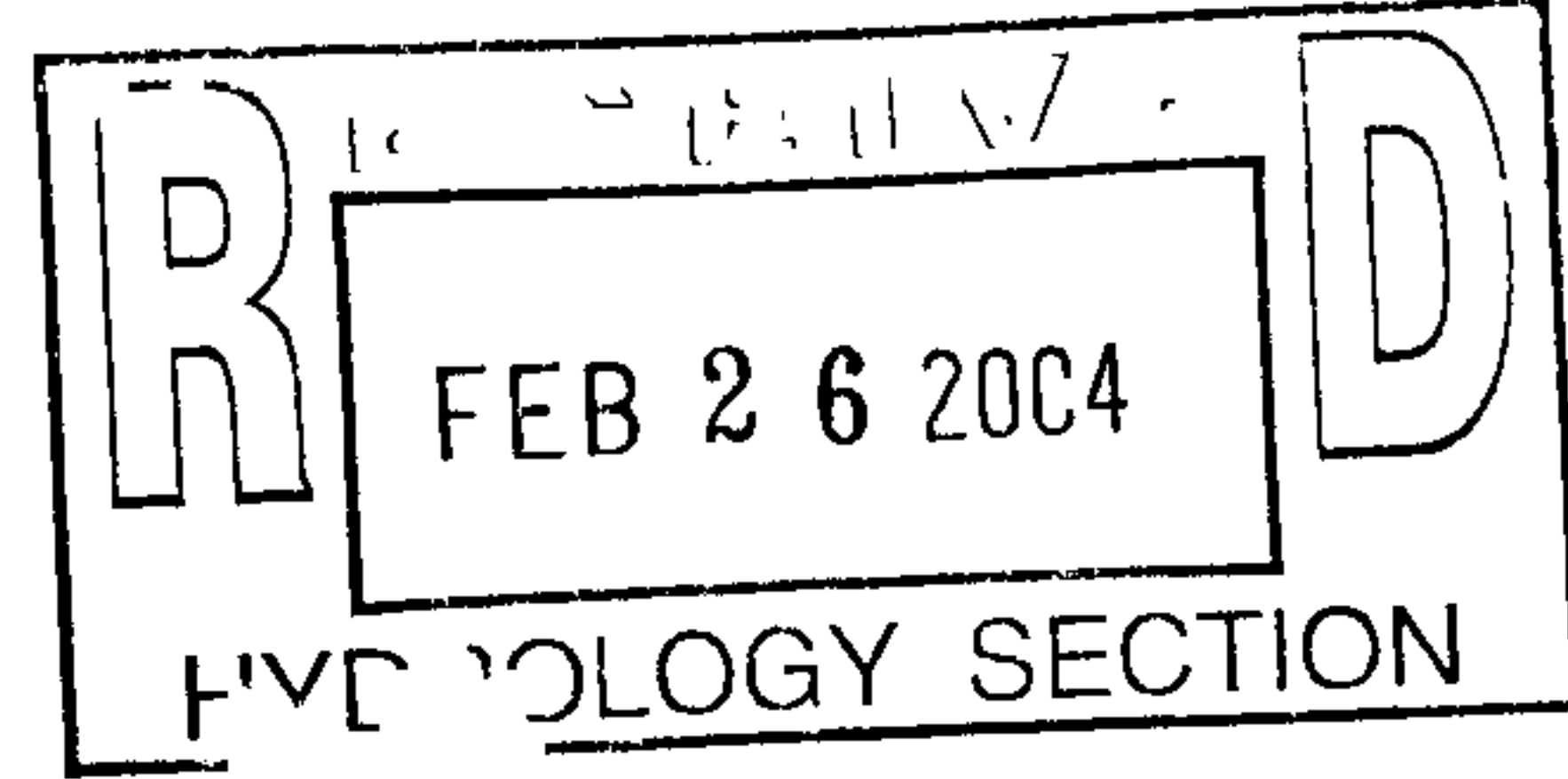
CITY ENGINEER / AMAFCA: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PARKS / CIP: park fees for detached open space  
 \_\_\_\_\_ OK CS  
 \_\_\_\_\_  
 \_\_\_\_\_

PLANNING (Last to sign): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

Project Number 1002519



AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1002519 Subdivision Name Town Homes @ La Cueva  
Surveyor Tim Aldrich Company Aldrich Land Surveying  
Contact person Greg Krenik Phone # 828-2200 email \_\_\_\_\_

[Signature] \_\_\_\_\_ 12/23/03  
Approved \*Not Approved Date

DXF RECEIVED 12/23/03 DATE  
 HARD-COPY RECEIVED 12/23/03 DATE  
 DISCLOSURE STATEMENT

NAD 83 Grid

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

**File Format and naming**

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

**Coordinate System**

- 4) \_\_\_ Submittal does not include a disclosure of the datum (NAD27 or NAD83)
- 5) \_\_\_ Submittal does not specify if coordinates are based on ground or grid distances
- 6) \_\_\_ Submittal does not include information, 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

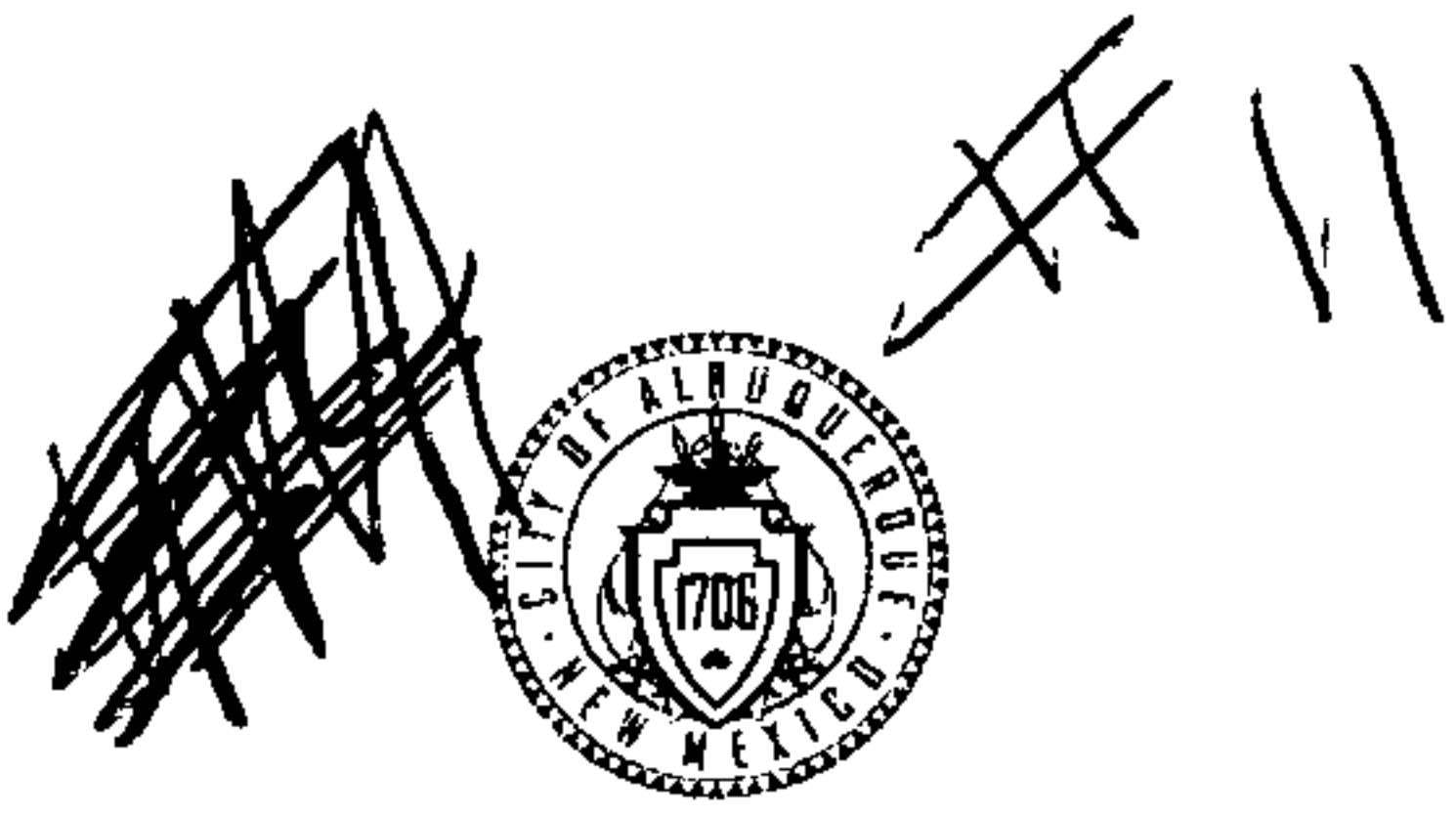
**Content**

- 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 2519 to agiscov on 12/23/03 Client Notified by phone



**DRB CASE ACTION LOG (site plan)**  
REVISED 3/20/2003

Completed  
2/18/04  
PJA

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.: <b>03-01950 (SPS)</b>	Project # <b>1002519</b>
Project Name: <b>TOWNHOMES @ LA CUEVA</b>	EPC Application No.:
Agent: <b>Mark Goodwin &amp; Associates</b>	Phone No.: <b>828-2200</b>

Your request for ~~(SDP for SUB)~~ (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 12/17/03 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

UTILITIES: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

CITY ENGINEER / AMAFCA: SIA

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

PARKS / CIP: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

PLANNING (Last to sign): \_\_\_\_\_

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

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

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

- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**
- Copy of final plat AND a DXF File for AGIS is required.**
- Copy of recorded plat for Planning.**

Project Number 1002519



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

12/17/03

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

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

At the December 17, 2003, Development Review Board meeting, the site plan for subdivision was approved with final sign off delegated to City Engineer for SIA.

If you wish to appeal this decision, you must do so by January 2, 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).

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

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



**OFFICIAL NOTICE OF DECISION  
PAGE 2**

At the December 17, 2003, Development Review Board meeting, the Vacation was approved as shown on Exhibit B in the Planning file, subject to these provisions:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements, or:
2. There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation.
3. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.
4. Final disposition shall be through the City Real Estate Office.
5. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

With the signing of the infrastructure list dated 12-17-03 and approval of the grading plan engineer stamp dated 11-07-03 the preliminary plat was approved. The final plat was indefinitely deferred.

If you wish to appeal this decision, you must do so by January 2, 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.)



OFFICIAL NOTICE OF DECISION  
PAGE 3

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.)

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

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

At the December 17, 2003, Development Review Board meeting, a sidewalk variance from design standards was approved as shown on Exhibit C in the Planning file.

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

If you wish to appeal this decision, you must do so by January 2, 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).

Sheran Matson, AICP, DRB Chair

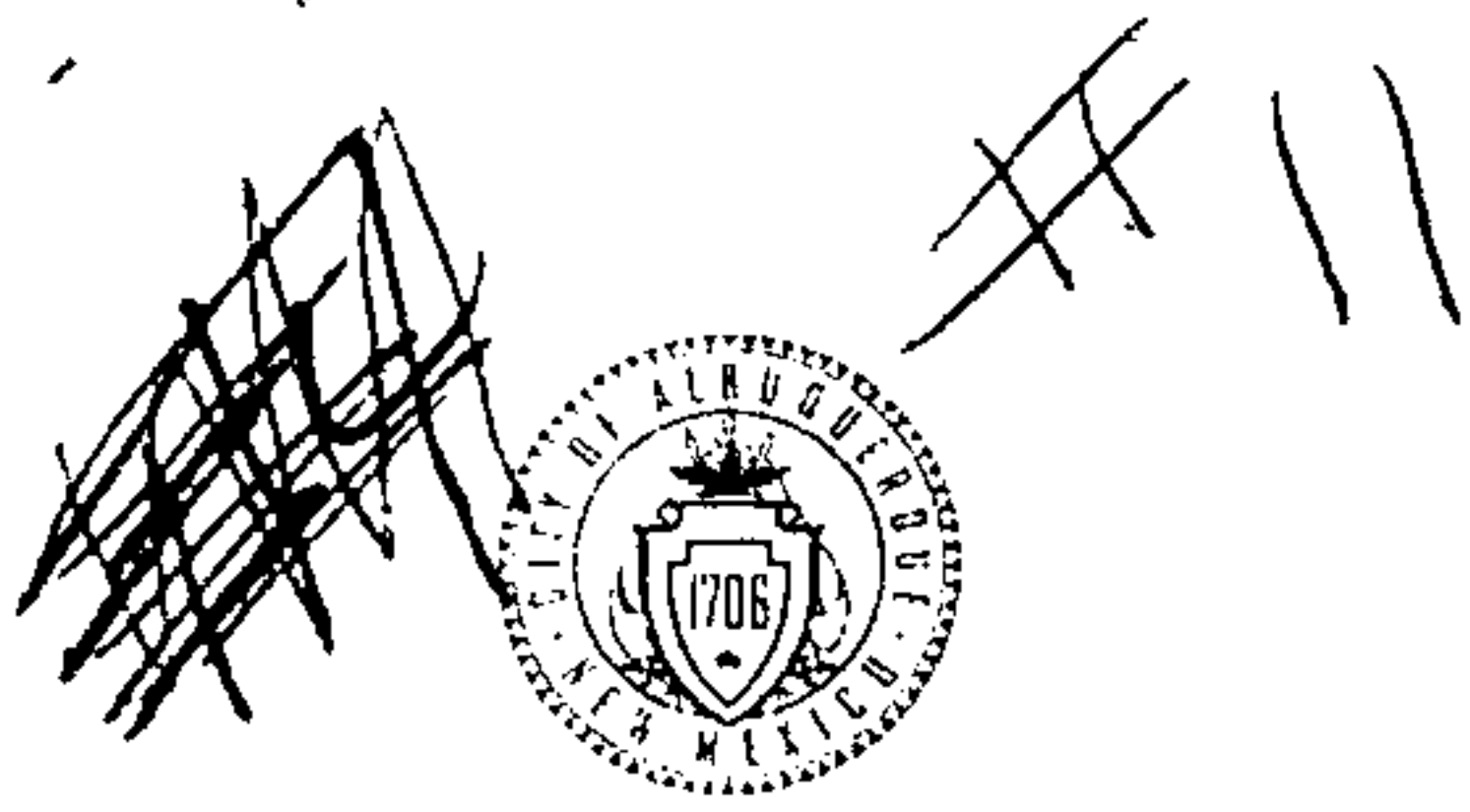
cc: San Pedro Equities, LLC, P.O. Box 90848, 87199

Mark Goodwin & Associates, P.O. Box 90606, 87199

Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.

Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg

File



# DRB CASE ACTION LOG (site plan)

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.: 03-01950 (SPS)  
Project Name: TOWNHOMES @ LA CUEVA  
Agent: Mark Goodwin & Associates

Project # 1002519  
EPC Application No.: \_\_\_\_\_  
Phone No.: 828-2200

Your request for (SDP for SUB) (SDP for BP), (FINAL PLAT), (MASTER DEVELOP. PLAN), was approved on 12/17/03 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: \_\_\_\_\_  
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UTILITIES: \_\_\_\_\_  
 \_\_\_\_\_  
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CITY ENGINEER / AMAFCA: SIA  
 \_\_\_\_\_  
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 \_\_\_\_\_  
 \_\_\_\_\_

PARKS / CIP: \_\_\_\_\_  
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PLANNING (Last to sign): \_\_\_\_\_

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- Property Management's signature must be obtained prior to Planning Department's signature.**
- Copy of final plat AND a DXF File for AGIS is required.**
- Copy of recorded plat for Planning.**

Project Number 1002519



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002519**

**AGENDA ITEM NO: 11**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

See DRB minutes/speed memo dated <sup>12-10-03</sup>~~11-26-03~~.

**RESOLUTION:**

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

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

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

FOR:

**SIGNED:** Bradley L. Bingham  
 City Engineer/AMAFCA Designee

**DATE:** December 17, 2003



# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002519 AGENDA#: 11 DATE: 12-17-03

1. Name: Greg Krenic Address: \_\_\_\_\_ Zip: \_\_\_\_\_
2. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

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

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

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

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

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

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

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

7. **Project # 1002928**  
03DRB-01532 Major-Preliminary Plat Approval  
03DRB-01534 Minor-Temp Defer SDWK  
03DRB-01536 Minor-Sidewalk Waiver
- BOHANNAN HUSTON, INC. & DENISH-KLINE ASSOCIATES, agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of **Tract(s) D** (to be known as **TAOS @ THE TRAILS**, The Trails (a portion of Tract 4, Black Ranch) zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). REF: 03DRB-01429 (SK)] [Deferred from 10/8/03, 11/5/03 & 11/26/03 & 12/10/03] (C-9) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**
8. **Project # 1002929**  
03DRB-01531 Major-Preliminary Plat Approval  
03DRB-01533 Minor-Temp Defer SDWK  
03DRB-01535 Minor-Sidewalk Waiver
- BOHANNAN HUSTON INC. & DENISH - KLINE ASSOCIATES, agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of **Tract(s) C** (to be known as **SANTA FE @ THE TRAILS**) The Trails (portion of Tract 4, Black Ranch) zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 17 acre(s). [Deferred from 10/8/03, 11/5/03 & 11/19/03, 11/26/03 & 12/10/03] (C-9) **DEFERRED AT AGENT'S REQUEST TO 12/17/03.**
9. **Project # 1003016**  
03DRB-01690 Major-Vacation of Pub Right-of-Way
- SURVEYS SOUTHWEST, LTD. agent(s) for ROBERT DAVIS request(s) the above action(s) for all or a portion of Block(s) A, Tract(s) A, **DEL MAR TERRACE** , zoned C-1 neighborhood commercial zone, located on COMANCHE RD NE, between WYOMING BLVD NE and GENERAL BRADLEY ST NE containing approximately 3 acre(s). [REF: ZA-96-98] [Deferred from 10/29/03] (G-20) **WITHDRAWN AT AGENT'S REQUEST.**

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

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

03DRB-01692 Minor-SiteDev Plan  
Subd

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

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

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

11. **Project # 1001209**  
03DRB-02027 Minor-SiteDev Plan  
BldPermit/EPC  
03DRB-02028 Minor-SiteDev Plan  
Subd/EPC
- GEORGE RAINHART & ASSOCIATES agent(s) for JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) A, **LAVA TRAILS**, zoned SU-1 for Neighborhood Commercial, located on WESTERN TRAILS NW, between UNSER BLVD NW and ATRISCO RD NW containing approximately 6 acre(s). [REF: 03EPC 00699/00701, 02500-00126, DRB 94-525] [**Russell Brito, EPC Case Planner**] [deferred from 12-10-03] (F-10) **DEFERRED TO 1-7-04.**
12. **Project # 1003120**  
03DRB-02021 Minor-SiteDev Plan  
BldPermit
- BOHANNAN HUSTON INC. AND CONSENSUS PLANNING, INC. agent(s) for IDI request(s) the above action(s) for all or a portion of Tract(s) 1, **LEVI STRAUSS COMPANY ADDITION**, zoned SU-2 for M-1, located on ALAMEDA BLVD. NE, between OAKLAND AVE NE and WILSHIRE AVE. NE containing approximately 12 acre(s). [REF: Z-70-124] [deferred from 12-10-03] (C-18) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**

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

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

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

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

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

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

03DRB-02033 Minor- Prelim&Final  
Plat Approval

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

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

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



MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS

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

**NO ACTION IS TAKEN ON THESE CASES:**

**APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

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

ADJOURNED: 11:00 A.M.



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

December 10, 2003

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Richard Dourte, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

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

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

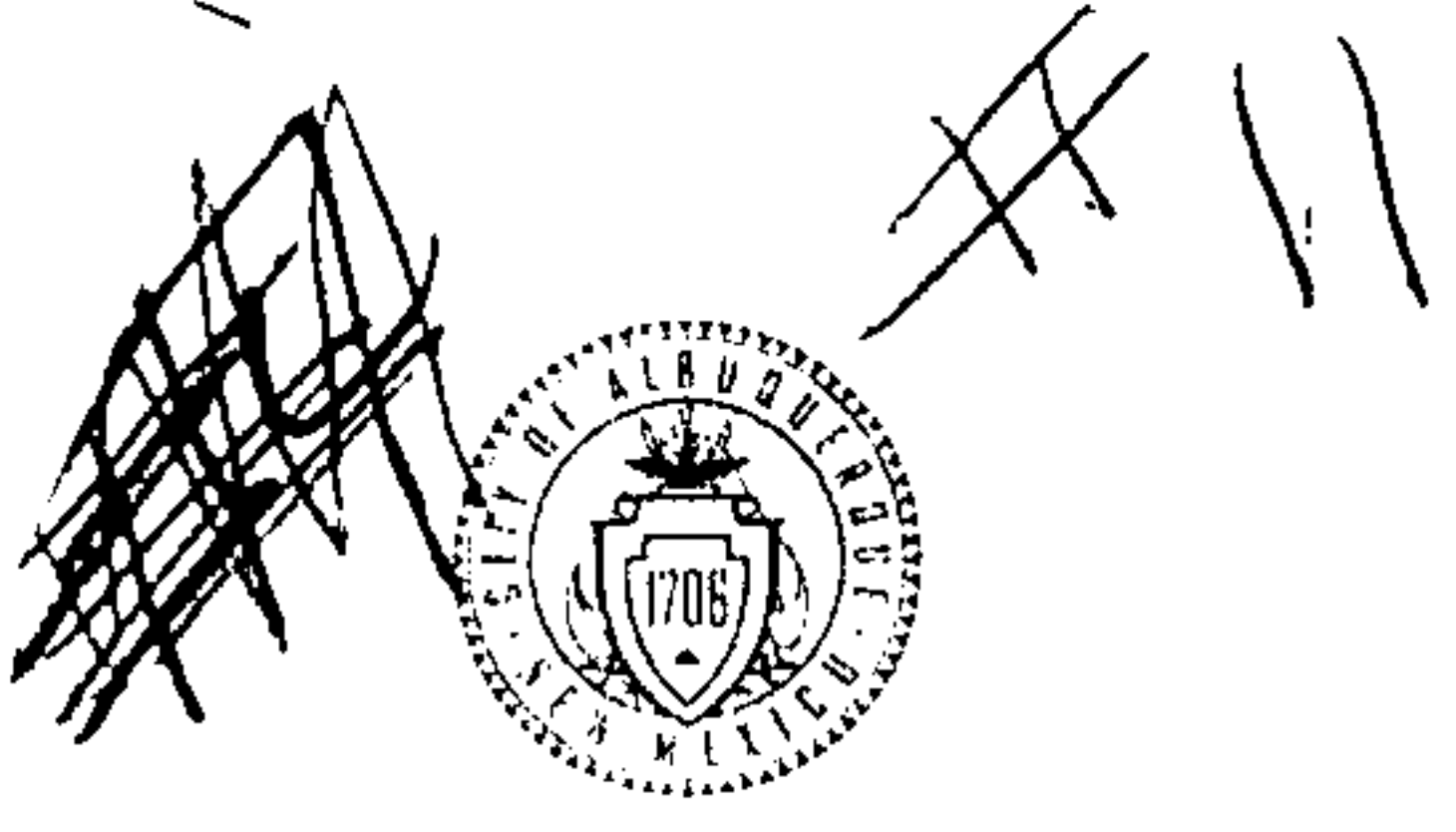
- Project # 1001012**  
03DRB-01948 Major-Two Year SIA  
LARRY READ & ASSOCIATES, INC. agent(s) for JOE SANTANGELO request(s) the above action(s) for all or a portion of Tract(s) 1, **SUNSHINE COUNTRY**, zoned SU-1 special use zone, MHP, located on BLAKE RD SW, between COORS BLVD SW and UNSER BLVD SW containing approximately 27 acre(s). [REF: AX-97-19, Z-97-109, DRB-98-64] (N-10) **A ONE YEAR EXTENSION OF THE SIA WAS APPROVED.**

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

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

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

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



# DRB CASE ACTION LOG (site plan)

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.: <u>03-01950 (SPS)</u>	Project # <u>002519</u>
Project Name: <u>TOWNHOMES @ LA CUEVA</u>	EPC Application No.:
Agent: <u>Mark Goodwin &amp; Associates</u>	Phone No <u>828-2200</u>

Your request for ~~(SDP for SUB)~~ (SDP for BP), (FINAL PLATS (MASTER DEVELOP. PLAN), was approved on 12/17/03 by the DRB with delegation of signature(s) to the following departments. **OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

UTILITIES: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

PARKS / CIP: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

PLANNING (Last to sign): \_\_\_\_\_

- Planning must record this plat. Please submit the following items:**
  - The original plat and a mylar copy for the County Clerk.
  - Tax certificate from the County Treasurer.
  - Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
  - Tax printout from the County Assessor.

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

Project Number 1002519



**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: 1002519**

**AGENDA ITEM NO: 4**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

No adverse comments on site plan.  
 An approved drainage report dated 11-7-03 is on file for Preliminary Plat approval.  
 The Hydrology Section has no objection to the variance request.

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED <sup>to 12-17-03</sup> ; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

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

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

FOR:

**SIGNED:** Bradley L. Bingham  
 City Engineer/AMAFCA Designee

**DATE:** December 10, 2003

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002519 AGENDA#: 4 DATE: 12.10.03

1. Name: Greg K. Address: \_\_\_\_\_ Zip: \_\_\_\_\_
2. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
Development Review Board  
12/10/03 Comments**

**ITEM # 4**

**PROJECT # 1002519**

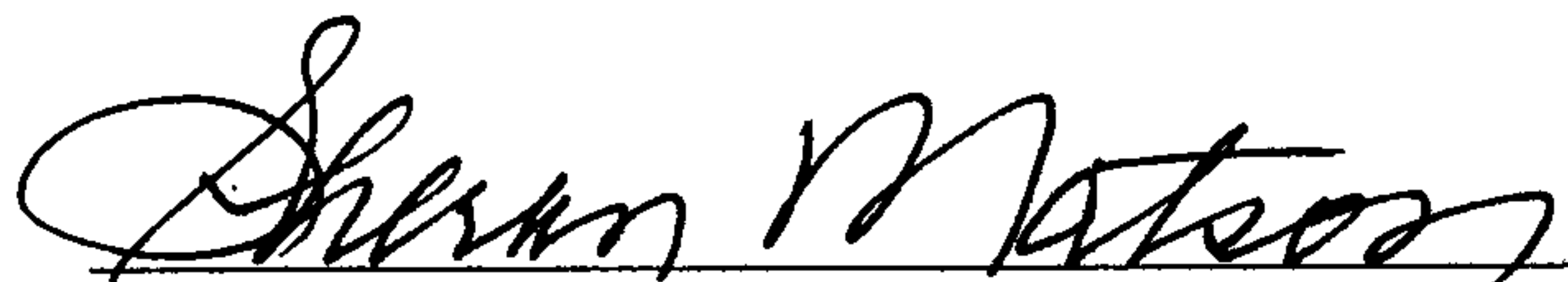
**APPLICATION # 03DRB-01950**

**Re: TOWNHOMES @ LA CUEVA / vacation/prelim & final/design variance /sdwk**

The perimeter wall submittal does not meet the criteria. Planning will take delegation for that & AGIS dxf approval.

Are PNM issues resolved?

No objection to requested actions.



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





CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

December 10, 2003

**Project # 1002519**

03DRB-01950 Major-SiteDev Plan Subd

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

AMAFCA

No comment.

COG

No adverse comments.

Transit

No comments received.

Zoning Enforcement

Reviewed, no comment.

Neighborhood Coor.

Letters sent to Nor Este (R) and North Domingo Baca (R) Neighborhood Assns.

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. Traffic volume, traffic control devices, lighting issues, maintenance of landscaping.

Fire Department

No adverse comments.

PNM Gas

PNM Gas Services objects to Project # 1002519 because a PUE has not been provided for a 2" gas main located along the north side of the property at the corner of Signal and Wyoming Blvd. NE.

PNM Electric

PNM approves the SiteDev Plan. For final plat sign off, in order to serve utilities to the new homes, it would be better if the 22' road esmt was also made a gas, electric and communication esmt along with the city esmts. Also PNM needs a 5' easement platted along Signal Ave for an existing ug 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 Plan needs to be consistent with the approved drainage plan.

Transportation

All comments will be addressed with plat action, No adverse comment with Site Development Plan for Subdivision.

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

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

The R-D zone requires 2,400 square feet of open space for each dwelling unit. Please address this at time of platting.

Utilities Development No objection to Site Plan approval.

Planning Department

The site plan sheet should read "Site Plan for Subdivision."

As this site plan is required per the La Cueva Sector Plan, there are two statements missing on the site plan sheet. Design Regulation 9R-3 requires a roof color statement. "The roof colors will be low reflecting, neutral or earth tone colors."

A views statement is also needed per Design Regulation 11R-1, page 36 of the plan.

Above comments were addresses on new submittal. No objection to approval.

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

cc: San Pedro Equities LLC, P.O. Box 90848

Mark Goodwin & Associates, P.O. Box 90606, 87199



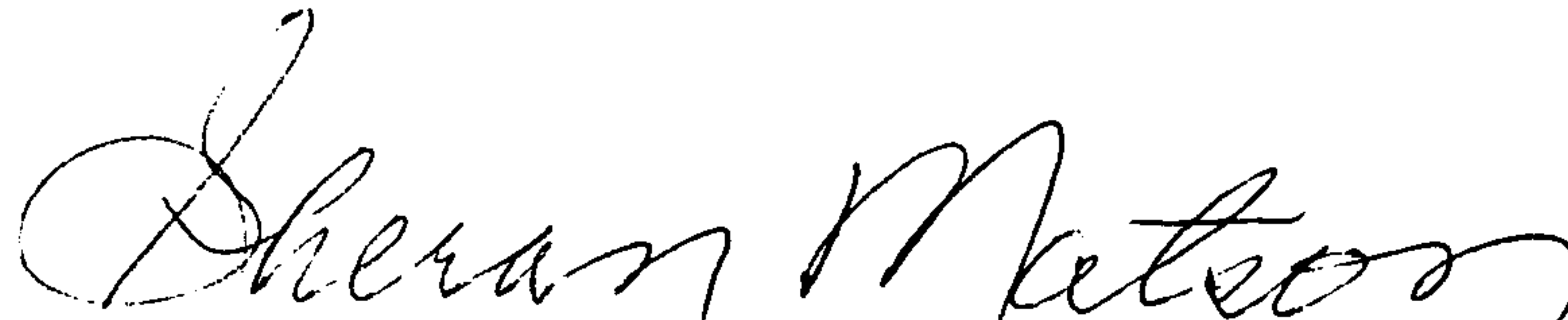
**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD  
CITY OF ALBUQUERQUE**

**PAGE 2**

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

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

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, NOVEMBER 24, 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, December 10, 2003, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1001012**

03DRB-01948 Major-Two Year SIA

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

**Project # 1001696**

03DRB-01952 Major-Two Year SIA

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

**Project # 1000922**

03DRB-01953 Major-Preliminary Plat  
Approval

03DRB-01954 Minor-Temp Defer SDWK

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

**SEE PAGE 2 . . .**

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

**Meeting Date:** DECEMBER 10, 2003  
**Zone Atlas Page:** C-19-Z  
**Notification Radius:** 100 Ft.

**Project#** 1002519  
**App#** 03DRB-01950

**Cross Reference and Location:** N/A

**Applicant:** SAN PEDRO EQUITIES, LLC  
**Address:** PO BOX 90848  
ALBUQUERQUE NM 87199

**Agent:** MARK GOODWIN & ASSOCIATES  
**Address:** PO BOX 90606  
ALBUQUERQUE NM 87199

**Special Instructions:**

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

**Date Mailed:** NOVEMBER 21, 2003

**Signature:** KYLE TSEHLIKAI 

PROPERTY OWNERSHIP / LEGAL LIST

App# \_\_\_\_\_  
 Proj# \_\_\_\_\_

Date: \_\_\_\_\_

Page    /    Of    /   

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
C-19	10796	252-301	201-17	✓ <sup>4x 91528</sup>
		235-337	221-16	✓ <sup>Bx 90744</sup>
		235-331	15	✓ <sup>mp</sup>
		<del>235</del> -324	14	✓ <sup>mp</sup>
		234-320	13	✓ <sup>mp</sup>
		220-320	12	✓ <sup>mp</sup>
		220-326	11	✓ <sup>mp</sup>
		220-332	10	✓ <sup>mp</sup>
		220-337	09	✓ <sup>mp</sup>
		225-280	201-14	✓ <sup>mp</sup>
		231-280	15	✓ <sup>mp</sup>
		252-280	14	✓ <sup>mp</sup>
		221-332	202-14	✓ <sup>mp</sup>
		238-332	15	✓ <sup>mp</sup>
		253-332	14	✓
		310-311	101-10	✓ <sup>4x 25704</sup>



<mainframe@coa1mp  
3.cabq.gov>

11/17/03 02:30 PM

To:  
cc:  
Subject:

1 R E C O R D S W I T H L A B E L S PAGE  
1  
01019064 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
0101906425230120117 LEGAL: 016 005N ORTH ALBUQUERQUE ACRES TRACT 2 UNIT 3  
LAND USE:  
PROPERTY ADDR: 00000 SIGNAL  
OWNER NAME: SCHMILLE RANDALL & BETTY  
OWNER ADDR: 00000  
ALBUQUERQUE NM 87199  
0101906423533722116 LEGAL: LT 1 -P1 PLAT FOR DESERT RIDGE AT LA CUEVA  
SUBDIVIS LAND USE:  
PROPERTY ADDR: 00000 DESERT DAWN  
OWNER NAME: RANDALL HOMES LLC  
OWNER ADDR: 00000  
ALBUQUERQUE NM 87199  
0101906423533122115 LEGAL: LT 2 -P1 PLAT FOR DESERT RIDGE AT LA CUEVA  
SUBDIVIS LAND USE:  
PROPERTY ADDR: 00000 DESERT DAWN  
OWNER NAME: RANDALL HOMES LLC  
OWNER ADDR: 00000  
ALBUQUERQUE NM 87199  
0101906423532622114 LEGAL: LT 3 -P1 PLAT FOR DESERT RIDGE AT LA CUEVA  
SUBDIVIS LAND USE:  
PROPERTY ADDR: 00000  
OWNER NAME: RANDALL HOMES LLC  
OWNER ADDR: 00000  
ALBUQUERQUE NM 87199  
0101906423632022113 LEGAL: LT 4 -P1 PLAT FOR DESERT RIDGE AT LA CUEVA  
SUBDIVIS LAND USE:  
PROPERTY ADDR: 00000  
OWNER NAME: RANDALL HOMES LLC  
OWNER ADDR: 00000  
ALBUQUERQUE NM 87199  
0101906422032022112 LEGAL: LT 5 -P1 PLAT FOR DESERT RIDGE AT LA CUEVA  
SUBDIVIS LAND USE:  
PROPERTY ADDR: 00000  
OWNER NAME: RANDALL HOMES LLC  
OWNER ADDR: 00000  
ALBUQUERQUE NM 87199  
0101906422032622111 LEGAL: LT 6 -P1 PLAT FOR DESERT RIDGE AT LA CUEVA  
SUBDIVIS LAND USE:  
PROPERTY ADDR: 00000  
OWNER NAME: RANDALL HOMES LLC  
OWNER ADDR: 00000  
ALBUQUERQUE NM 87199  
0101906422033222110 LEGAL: LT 7 -P1 PLAT FOR DESERT RIDGE AT LA CUEVA  
SUBDIVIS LAND USE:  
PROPERTY ADDR: 00000  
OWNER NAME: RANDALL HOMES LLC  
OWNER ADDR: 00000  
ALBUQUERQUE NM 87199  
0101906422033722109 LEGAL: LT 8 -P1 PLAT FOR DESERT RIDGE AT LA CUEVA



SUBDIVIS LAND USE:

PROPERTY ADDR: 00000  
OWNER NAME: RANDALL HOMES LLC  
OWNER ADDR: 00000

ALBUQUERQUE NM 87199  
0101906422528020114 LEGAL: TRAC T A PLAT FOR COPPELL SUBDIVISION TRACTS A  
AND LAND USE:  
PROPERTY ADDR: 00000 WILSHIRE  
OWNER NAME: RIZVI SHAKEEL &  
OWNER ADDR: 07049 LUELLA ANNE NE

ALBUQUERQUE NM 87109  
0101906423628020115 LEGAL: 018 005N ORTH ALBUQ ACRES UN 3 TR2  
LAND USE:  
PROPERTY ADDR: 00000 WILSHIRE  
OWNER NAME: RIZVI SHAKEEL & ESMAIL HAIDARI  
OWNER ADDR: 07049 LUELLA ANNE NE

ALBUQUERQUE NM 87109  
1 RECORDS WITH LABELS PAGE  
2  
0101906425228020116 LEGAL: 017 005N ORTH ALBUQ ACRES UN 3 TR2  
LAND USE:  
PROPERTY ADDR: 00000 WILSHIRE  
OWNER NAME: RIZVI SHAKEEL & ESMAIL HAIDARI  
OWNER ADDR: 07049 LUELLA ANNE NE

ALBUQUERQUE NM 87109  
0101906422133220214 LEGAL: 019 004N ORTH ALBUQ ACRES UN 3 TR2  
LAND USE:  
PROPERTY ADDR: 00000 SIGNAL  
OWNER NAME: DR HORTON INC  
OWNER ADDR: 04400 ALAMEDA NE

ALBUQUERQUE NM 87113  
0101906423833220215 LEGAL: 018 004N ORTH ALBUQ ACRES UN 3 TR2  
LAND USE:  
PROPERTY ADDR: 00000 SIGNAL  
OWNER NAME: D R HORTON INC  
OWNER ADDR: 04400 ALAMEDA NE

ALBUQUERQUE NM 87113  
0101906425333220216 LEGAL: 017 004N ORTH ALBUQ ACRES UN 3 TR2  
LAND USE:  
PROPERTY ADDR: 00000 SIGNAL  
OWNER NAME: LONZ THOMAS F & F MAUREEN  
OWNER ADDR: 01008 CHARLESTON NE

ALBUQUERQUE NM 87110  
0101906436031110110 LEGAL: TRAC T A PLAT OF TR A LA CUEVA HIGH SCHOOL CONT  
42. LAND USE:  
PROPERTY ADDR: 00000 WILSHIRE  
OWNER NAME: ALBUQUERQUE PUBLIC SCHOOLS  
OWNER ADDR: 00000

ALBUQUERQUE NM 87125

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: October 29, 2003

TO CONTACT NAME: Beth Gonzales  
COMPANY/AGENCY: Mark Goodman + Assoc  
ADDRESS/ZIP: PO BOX 90606, 87199  
PHONE/FAX #: 878-2200 / 797-9539

Thank you for your inquiry of 10-29-03 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at North Albuquerque Acres

zone map page(s) C-19

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

Don Este  
Neighborhood Association  
Contacts: Paul Sunwald  
7700 Rio Guadalupe DE  
275-7313 (h) 87102  
Joe Yurdumyan  
7801 R.C. Bosman Avenue  
197-1851 (h) 87102-2748

North Domingo Baca  
Neighborhood Association  
Contacts: Guido Pellegrino  
8515 Murrelet NE  
821-8514 (h) 87113  
Nancy Braudt  
7224 Lucia DE  
857-0384 (h) 87113

**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,

Valarna L Carmauer  
OFFICE OF COMMUNITY AND NEIGHBORHOOD COOPERATION

.....  
Attention: Both contacts per  
neighborhood association [\*]


Randall Schmille Construction Co.  
PO Box 90848  
Albuquerque, NM 87199  
505-797-0258  
F: 505-796-0107

November 11, 2003

City of Albuquerque

Please be advised that Mark Goodwin and Associates has my permission to act as my agent for the site development plan and other phases needed for the Townhomes at La Cueva project.

Sincerely,

A handwritten signature in cursive script that reads "Randall J. Schmille".

Randall J. Schmille, Pres.

Owner and Developer of Townhomes at La Cueva Project

Project# 1002519

SAN PEDRO EQUITIES, LLC  
PO BOX 90848  
ALBUQUERQUE NM 87199

MARK GOODWIN & ASSOCIATES  
PO BOX 90606  
ALBUQUERQUE NM 87199

PAUL GRUNWALD  
Nor Este Neigh. Assoc.  
7700 RIO GUADALUPE NE  
ALBUQUERQUE NM 87102

JOE YARDUMIAN  
Nor Este Neigh. Assoc.  
7801 R.C. GORMAN AVE NE  
ALBUQUERQUE NM 87122-2748

JUDIE PELLEGRINO  
North Domingo Baca Neigh. Assoc.  
8515 MURRELET NE  
ALBUQUERQUE NM 87113

NANCY BRAULT  
North Domingo Baca Neigh. Assoc.  
7224 TRICIA NE  
ALBUQUERQUE NM 87113

101906423533722116

101906422528020114

101906422133220214

RANDALL HOMES LLC  
PO BOX 90848  
ALBUQUERQUE NM 87199

RIZVI SHAKEEL &  
7049 LUELLA ANNE NE  
ALBUQUERQUE NM 87109

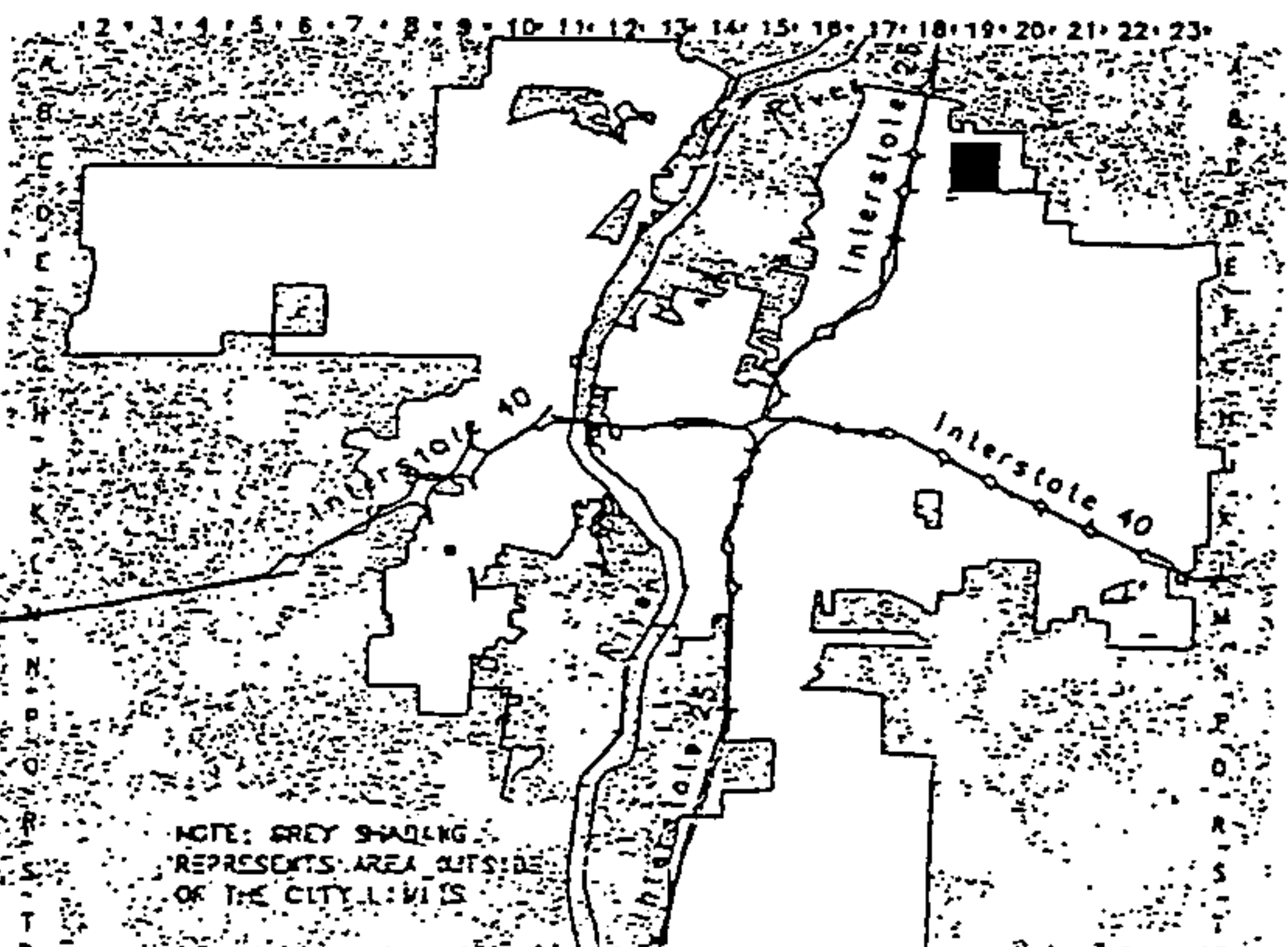
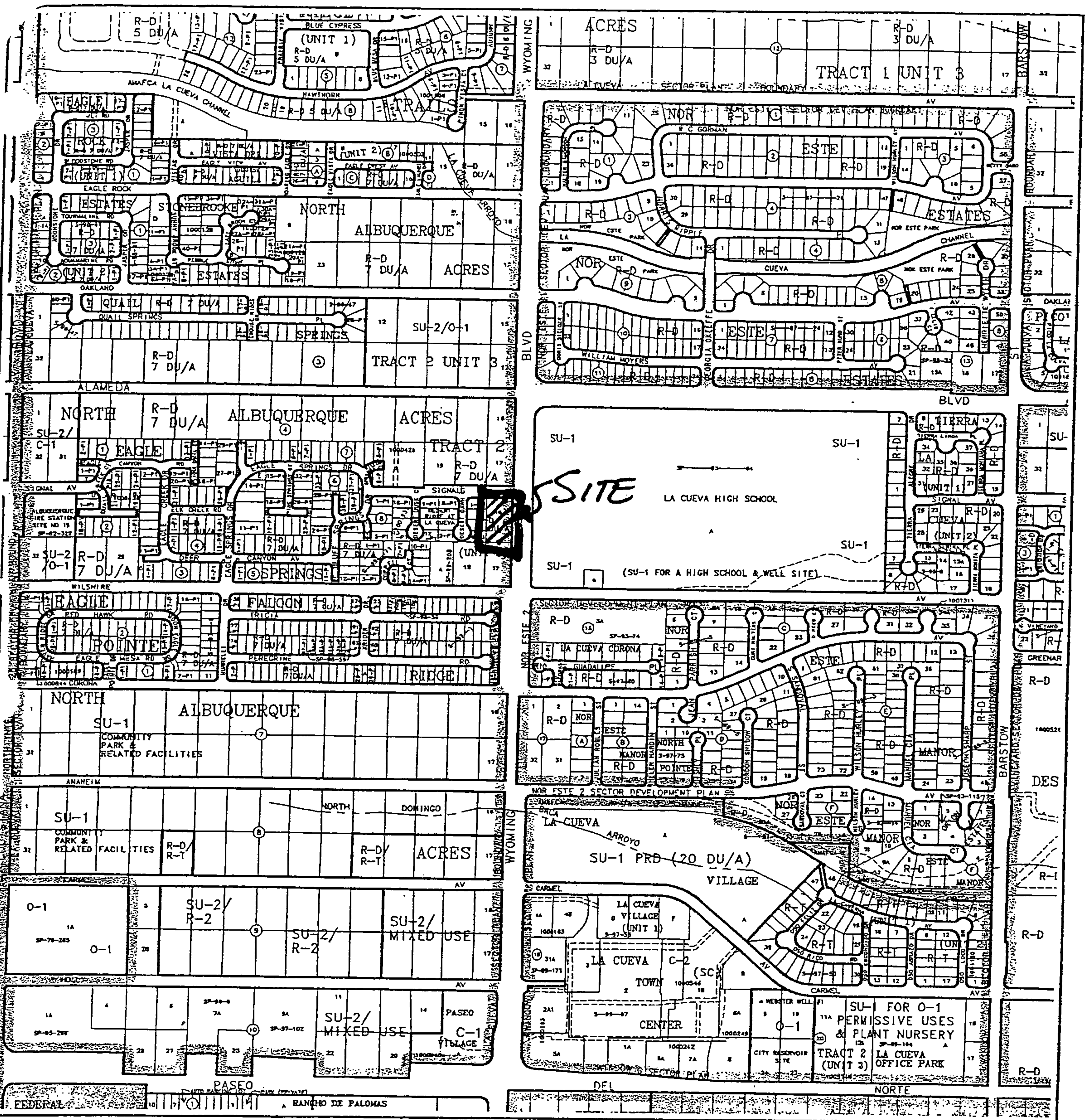
DR HORTON INC  
4400 ALAMEDA NE  
ALBUQUERQUE NM 87113

101906425333220216

101906436031110110

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1008 CHARLESTON NE  
ALBUQUERQUE NM 87110

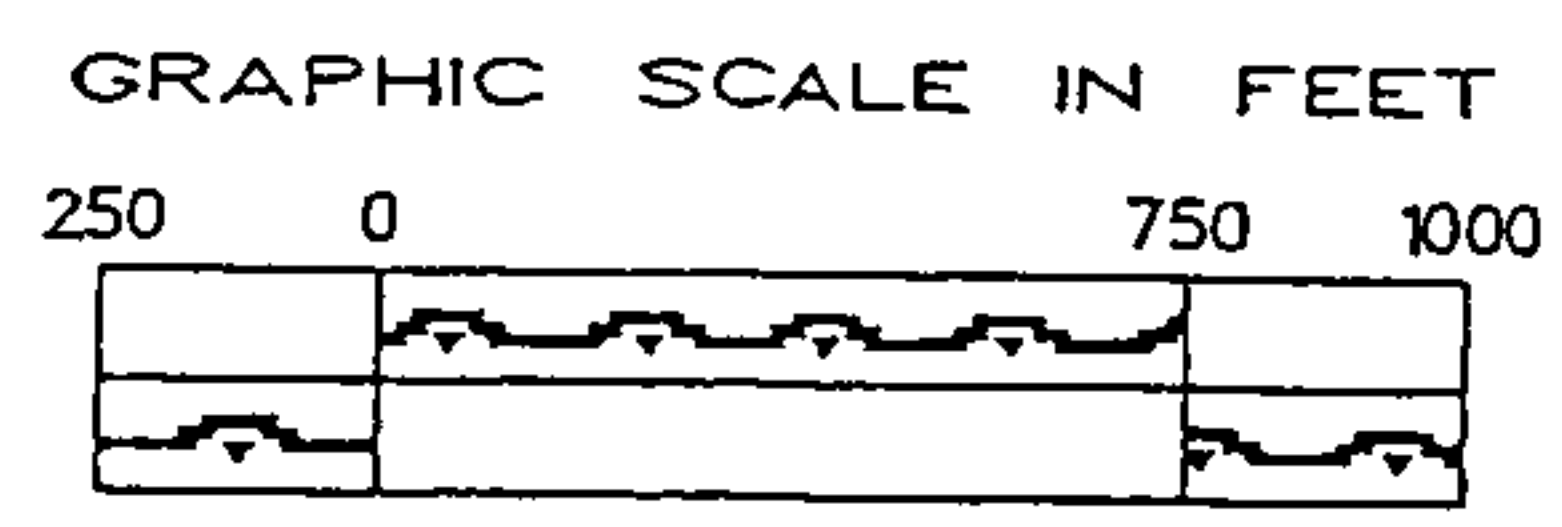
ALBUQUERQUE PUBLIC SCHOOLS  
PO BOX 25704  
ALBUQUERQUE NM 87125



CITY OF Albuquerque

Albuquerque Geographic Information System  
**PLANNING DEPARTMENT**

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Zone Atlas Page

**C-19-Z**

Map Amended through January 21, 2003



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539  
e-mail: dmgs@swcp.com

November 11, 2003

Ms. Sharen Matson  
DRB Chair  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

**Re: Townhomes @ La Cueva (Project # 1002519)**

Dear Ms. Matson:

The owner of the above referenced project wishes to subdivide one North Albuquerque Acres lot into four town home lots. The property is zoned RD-7 DU /A. Two of the lots are less than 5,000 square feet so we are submitting a site plan for subdivision

Please feel free to call me if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA



Gregory J. Krenik, PE  
Vice President

GJK/bg

Thank you

Vanessa

esmail Haidari

250-6088

**ORIGINAL**

**INFRASTRUCTURE LIST**

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

**Townhomes @ La Cueva**  
**PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**Lot 16, Block 5, Tract 2, Unit 3, N.A.A.**  
**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>PAVING</b>									
<input type="text"/>	<input type="text"/>	25' F-E	Res Pvmnt C & G (south side)	Signal Ave	West property line	Wyoming Blvd	/	/	/
<input type="text"/>	<input type="text"/>	4'	Sidewalk (south side)				/	/	/
<input type="text"/>	<input type="text"/>	30' F-F	ART Pvmnt ** C & G (West Side) 6' Sdwk (West Side)	Wyoming Blvd	Sout Property Line	Signal Avenue	/	/	/
<b>WATER</b>									
<input type="text"/>	<input type="text"/>	4"	Waterline	23.46' Private road, public SAS, Waterline & Drainage easement		Entire length	/	/	/
<input type="text"/>	<input type="text"/>	4"	Waterline	26' Private road, public SAS, Waterline & Drainage easement		Entire length	/	/	/
<b>Sanitary Sewer</b>									
<input type="text"/>	<input type="text"/>	8"	SAS Gravity Line	23.46' Private road, public SAS, Waterline & Drainage easement		Entire Length	/	/	/
<input type="text"/>	<input type="text"/>	8"	SAS Gravity Line	26' Private road, public SAS, Waterline & Drainage easement		Entire Length	/	/	/



ORIGINAL

- 1 Street Lights per DPM
  - 2 Grading & Drainage Certification per DPM including Perimeter walls as shown on the Grading Plan for Release of SIA and Financial Guarantees. Financial Guarantee is not required for this item
  - 3 Water infrastructure to include valves, fittings, valve boxes, and fire hydrants
  - 4 Sanitary sewer to include manholes and service connections.
- \*\* Constructed and Financially Guaranteed with COA Project No. 644502

AGENT / OWNER

Gregory J. Krenik, PE

NAME (print)

MARK GOODWIN & ASSOCIATES  
FIRM

*[Signature]*  
12-10-03  
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT

THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: \_\_\_\_\_

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

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

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

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

\_\_\_\_\_  
AMAFCA - date  
\_\_\_\_\_  
- date  
\_\_\_\_\_  
- date

REVISION COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

**ORIGINAL**

**INFRASTRUCTURE LIST**

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

**Townhomes @ La Cueva**  
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AGENT / OWNER

Gregory J. Krenik, PE  
NAME (print)

MARK GOODWIN & ASSOCIATES  
FIRM

*[Signature]*  
12-10-03  
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

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

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

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

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

\_\_\_\_\_  
AMAFCA - date

\_\_\_\_\_  
- date

\_\_\_\_\_  
- date

VIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



<p><b>SUBDIVISION</b></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 checked="" type="checkbox"/> Variance (Non-Zoning)</p> <p><b>SITE DEVELOPMENT PLAN</b></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>Supplemental form <b>S</b></p> <p><b>V</b></p> <p><b>P</b></p> <p><b>L</b></p>	<p>Supplemental form <b>Z</b></p> <p><b>ZONING &amp; PLANNING</b></p> <p><input type="checkbox"/> Annexation</p> <p><input type="checkbox"/> County Submittal</p> <p><input type="checkbox"/> EPC Submittal</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</p> <p><b>APPEAL / PROTEST of...</b></p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals</p>	<p><b>A</b></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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: San Pedro Equities, LLC  
 ADDRESS: P.O. Box 90848  
 CITY: Albuquerque  
 Proprietary interest in site: Owner  
 AGENT (if any): Mark Goodwin & Associates  
 ADDRESS: P.O. Box 90606  
 CITY: Albuquerque

STATE NM ZIP 87199  
 STATE NM ZIP 87199

PHONE: 221-5326  
 FAX:  
 E-MAIL:  
 PHONE: 828-2200  
 FAX: 797-9539  
 E-MAIL: goodwinengrs@comcast.net

**DESCRIPTION OF REQUEST:** Variance from minimum standards of DPM and Sidewalk Waiver

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

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

Lot or Tract No. Lot 16, Tract 2 Block: 5 Unit: 3

Subdiv. / Addn. North Albuquerque Acres

Current Zoning: RD-7 DU/AC Proposed zoning: Same

Zone Atlas page(s): C-19 No. of existing lots: 1 No. of proposed lots: 4

Total area of site (acres): 0.7273 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_

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

UPC No. 101906425230120117 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: Wyoming Boulevard  
 Between: Signal Avenue NE and Wilshire Avenue NE

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): 1002519

03DRB-01950(S/S) 03DRB-01882 (P/F)

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 03/12/2003

SIGNATURE \_\_\_\_\_ DATE 12-1-03

(Print) Gregory J. Krenik, PE

Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 10/03

INTERNAL ROUTING

- All checklists are complete
- All fees have been collected
- All case #'s are assigned
- AGIS copy has been sent
- Case history #'s are listed
- Site is within 1000ft of a landfill No
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers

<u>03DRB</u>	-	<u>02019</u>	<u>SDV</u>	<u>✓</u>	\$ <u>0</u>
	-	<u>02020</u>	<u>SW</u>	<u>✓</u>	\$ <u>0</u>
	-				\$
	-				\$
	-				\$

Action

S.F.

Fees

Hearing date Dec 10 2003

Total

\$ 0

JKM 12/2/03  
 Planner signature / date

Project # 1002519

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

**BULK LAND VARIANCE**

(PUBLIC HEARING CASE)

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

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

**VACATION OF PUBLIC RIGHT-OF-WAY**

**VACATION OF PUBLIC EASEMENT**

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

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

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

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

**SIDEWALK DESIGN VARIANCE**

**SIDEWALK WAIVER**

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

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

**TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

**EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

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

**VACATION OF PRIVATE EASEMENT**

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

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

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

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

GREGORY J. KRONIK

Applicant name (print)

12-1-03

Applicant signature / date



Form revised 4/03 and October 2003

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

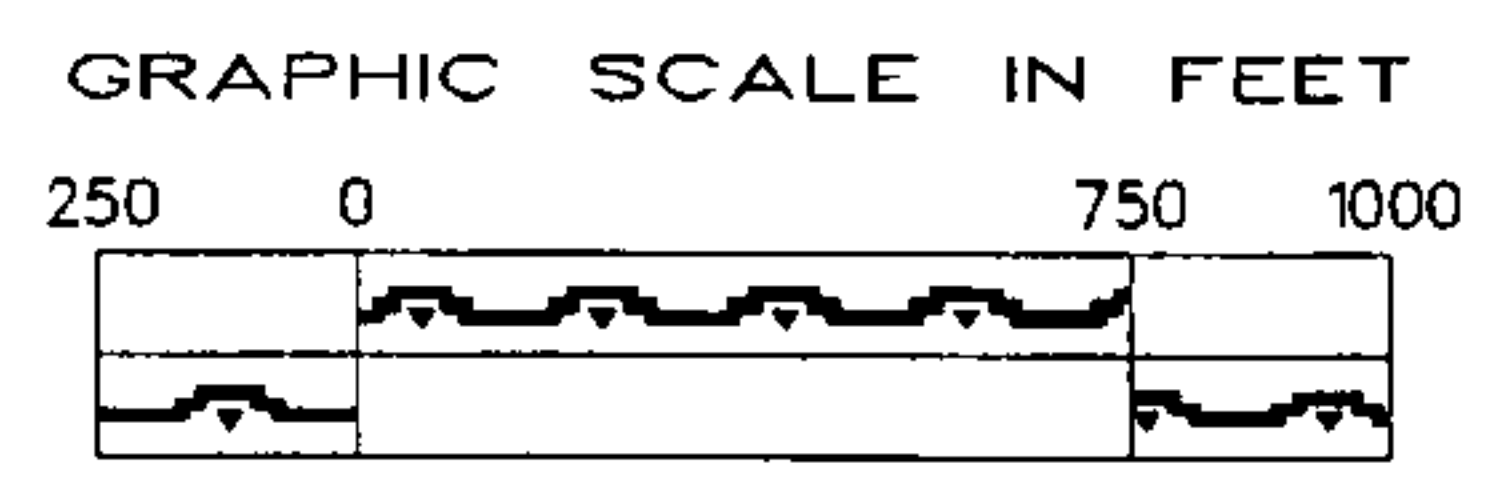
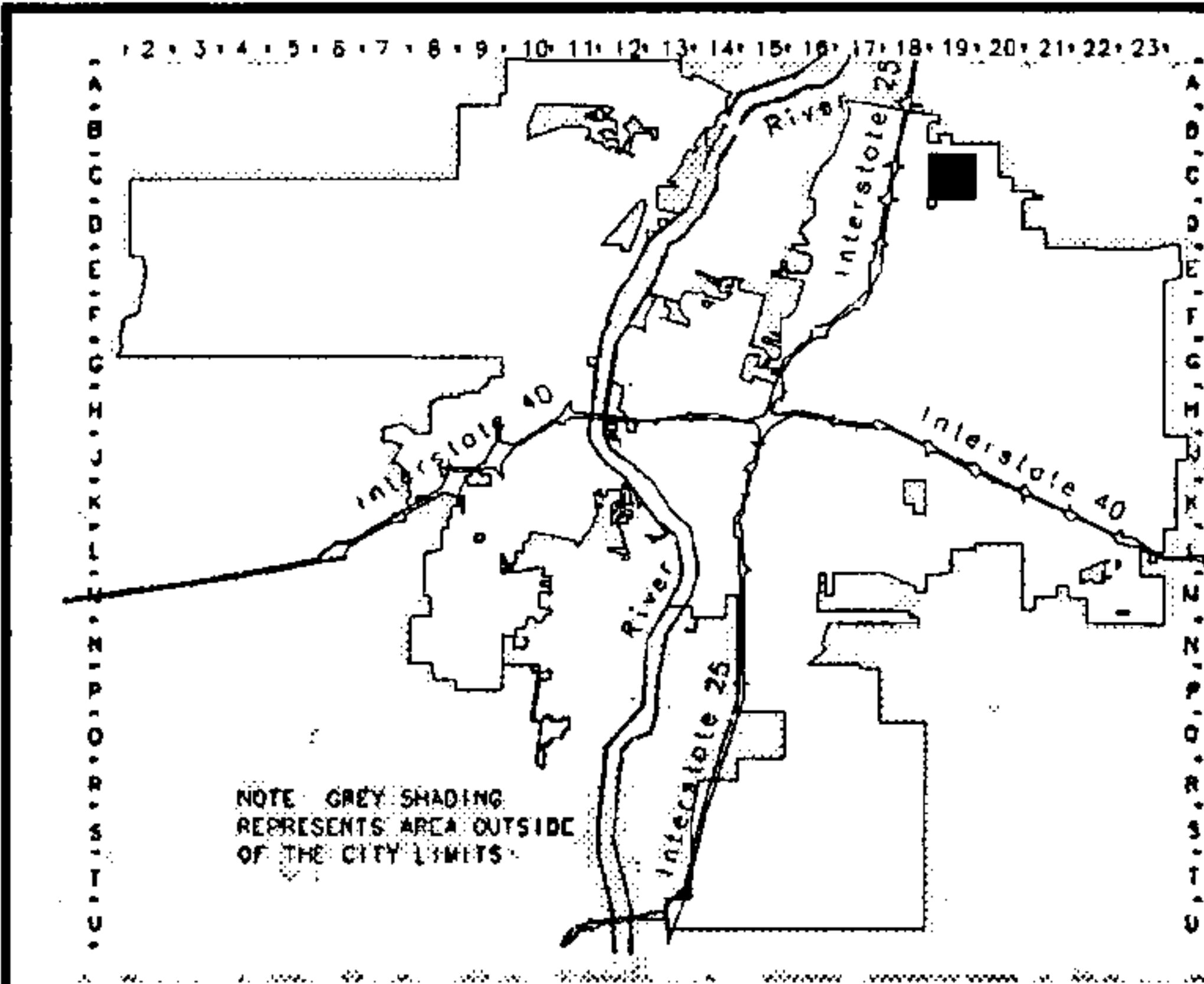
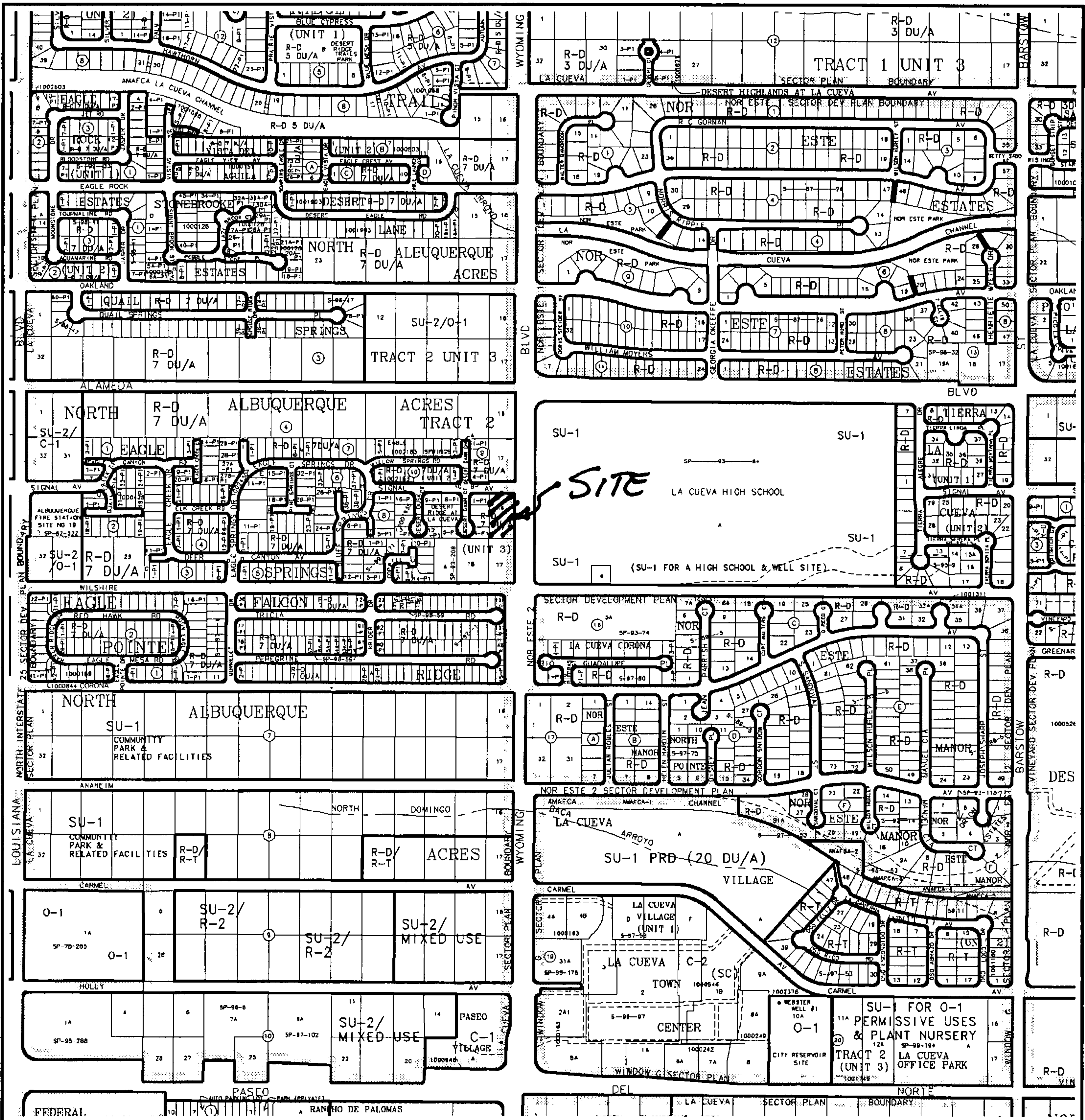
Application case numbers

03DRB - 02019  
03DRB - 02020

JM 12/2/03

Planner signature / date

**Project #** 1002519



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

**Zone Atlas Page**  
**C-19-Z**  
 Map Amended through November 01, 2003



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539  
e-mail: dmgs@swcp.com

December 1, 2003

Ms. Sheran Matson  
DRB Chair  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

**Re: Lot 16, Block 5, Tract 2, Unit 3  
North Albuquerque Acres (Townhomes @ La Cueva)**

Dear Ms. Matson:

The owner requests a variance from the minimum design standards of the DPM and a sidewalk waiver. The variance is from the minimum width requirements for private drives. If the sidewalk waiver is granted, there is no reason the drive widths needs to be 32' wide. The proposed 22' & 24' drive width should be sufficient within the 23.46' & 26' easements.

Please feel free to call me if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA



Gregory J. Krenik, PE  
Vice President

GJK/bg



**Sheran A. Matson**

12/16/03 09:54 AM

To: [dmg@swcp.com](mailto:dmg@swcp.com)

cc:

cc:

Subject: Perimeter walls for Vista Magnifica, #1002668 & Townhomes @ la Cueva, #1002519

This e-mail is for John MacKenzie and Greg Krenik.

John & Greg

I cannot approve the perimeter walls as submitted. The walls need more design. It is fine if they don't have landscaping but they do need more design if that is the case. RP Bohannon at DR HOrtom has the name of a wall builder who he says is good at design. I suggest you call him at 797-4245.

Sheran



**INFRASTRUCTURE LIST**

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

**Townhomes @ La Cueva**  
**PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**Lot 16, Block 5, Tract 2, Unit 3, N.A.A.**

**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>PAVING</b>									
<input type="text"/>	<input type="text"/>	25' F-E	Res Pvmnt	Signal Ave	West property line	Wyoming Blvd	/	/	/
<input type="text"/>	<input type="text"/>	4'	C & G (south side) Sidewalk (south side)				/	/	/
<input type="text"/>	<input type="text"/>	30' F-F	ART Pvmnt ** C & G (West Side) 6' Sdwk (West Side)	Wyoming Blvd	Sout Property Line	Signal Avenue	/	/	/
<b>WATER</b>									
<input type="text"/>	<input type="text"/>	4"	Waterline	23.46' Private road, public SAS, Waterline & Drainage easement		Entire length	/	/	/
<input type="text"/>	<input type="text"/>	4"	Waterline	26' Private road, public SAS, Waterline & Drainage easement		Entire length	/	/	/
<b>Sanitary Sewer</b>									
<input type="text"/>	<input type="text"/>	8"	SAS Gravity Line	23.46' Private road, public SAS, Waterline & Drainage easement		Entire Length	/	/	/
<input type="text"/>	<input type="text"/>	8"	SAS Gravity Line	26' Private road, public SAS, Waterline & Drainage easement		Entire Length	/	/	/

- 1 Street Lights per DPM
- 2 Grading & Drainage Certification per DPM including Perimeter walls as shown on the Grading Plan for Release of SIA and Financial Guarantees. Financial Guarantee is not required for this item
- 3 Water infrastructure to include valves, fittings, valve boxes, and fire hydrants
- 4 Sanitary sewer to include manholes and service connections.
- \*\* Constructed and Financially Guaranteed with COA Project No. 644502

**AGENT / OWNER**

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

**Gregory J. Krenik, PE**

NAME (print)

**MARK GOODWIN & ASSOCIATES**

FIRM

DRB CHAIR - date

PARKS & GENERAL SERVICES - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

SIGNATURE - date

UTILITY DEVELOPMENT - date

\_\_\_\_\_ - date

MAXIMUM TIME ALLOWED TO CONSTRUCT

THE IMPROVEMENTS WITHOUT A DRB

CITY ENGINEER - date

\_\_\_\_\_ - date

EXTENSION: \_\_\_\_\_

**VIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

11/26/03

1002519

Deferred to 12/10/03 to be heard w/SDPS.

PNM Issues

\*\*\*\*\*  
\*\*\* TX REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

TX/RX NO 0283  
CONNECTION TEL 97979539  
SUBADDRESS  
CONNECTION ID  
ST. TIME 11/17 13:52  
USAGE T 00'39  
PGS. 2  
RESULT OK



**DEVELOPMENT REVIEW BOARD  
FAX FORM**

TO: Greg Krenik

FAX NUMBER: 797-9539 # PAGES 1 attached

SENT BY: Sheran Matson, DRB Chair DATE: 11/17/03

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: 1002519 APPLICATION NO: 03-01950

\*\*\*\*\*

*Comments on Site Plan*



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

**PAGE 2**

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

*Comments  
addressed  
N.O.*

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

The site plan sheet should read "Site Plan for Subdivision."

As this site plan is required per the La Cueva Sector Plan, there are two statements missing on the site plan sheet. Design Regulation 9R-3 requires a roof color statement. "The roof colors will be low reflecting, neutral or earth tone colors."

A views statement is also needed per Design Regulation 11R-1, page 36 of the plan.

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, NOVEMBER 24, 2003.**

# A City of Albuquerque



## DEVELOPMENT PLAN REVIEW APPLICATION

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

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

**APPLICANT INFORMATION:**

NAME: San Pedro Equities, LLC PHONE: 221-5326  
 ADDRESS: P.O. Box 90848 FAX:  
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL:  
 Proprietary interest in site: Owner  
 AGENT (if any): Mark Goodwin & Associates PHONE: 828-2200  
 ADDRESS: P.O. Box 90606 FAX: 797-9539  
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: dgm@swcp.com

**DESCRIPTION OF REQUEST:** Minor Site Development Plan for Subdivision

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

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

Lot or Tract No. Lot 16, Tract 2 Block: 5 Unit: 3  
 Subdiv. / Addn. North Albuquerque Acres  
 Current Zoning: RD 7 / DU / A Proposed zoning: Same  
 Zone Atlas page(s): C-19 No. of existing lots: 1 No. of proposed lots: 4  
 Total area of site (acres): 0.7273 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? No  
 UPC No. 101906425230120117 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Wyoming Boulevard  
 Between: Signal Avenue NE and Wilshire Avenue NE

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 1002519

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 03-12-03

SIGNATURE \_\_\_\_\_ DATE 11-11-03  
 (Print) Gregory J. Krenik, PE  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 10/03

<input checked="" type="checkbox"/> INTERNAL ROUTING <input type="checkbox"/> All checklists are complete <input checked="" type="checkbox"/> All fees have been collected <input checked="" type="checkbox"/> All case #s are assigned <input checked="" type="checkbox"/> AGIS copy has been sent <input checked="" type="checkbox"/> Case history #s are listed <input checked="" type="checkbox"/> Site is within 1000ft of a landfill <input type="checkbox"/> F.H.D.P. density bonus <input type="checkbox"/> F.H.D.P. fee rebate	Application case numbers <u>03DRB - 01950</u> Action <u>SPS</u> S.F. _____ Fees \$ <u>385.00</u> \$ _____ \$ <u>75.00</u> \$ _____ \$ _____ Total \$ <u>460.00</u>
Hearing date <u>Dec 10<sup>th</sup>, 03</u> <u>R. Dabert 11/14/03</u> Planner signature / date	Project # <u>1002519</u>

**FORM P(2): SITE PLAN REVIEW - D.R.B. PUBLIC HEARING**

**SITE DEVELOPMENT PLAN FOR SUBDIVISION**

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB **SECTOR PLAN P.**
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- 6 copies of the Infrastructure List, if relevant to the site plan - **SUBMITTED WITH PLAT**
- 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

D. R. B. hearings are approximately ONE MONTH after the filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24** copies for DRB public hearings
- Solid Waste Management Department signature on Site Plan
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Building Permit Checklist
- 6 copies of the Infrastructure List, if relevant to the site plan
- 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
- Blue-line copy of Site Plan with Fire Marshal's stamp
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

D. R. B. hearings are approximately ONE MONTH after the filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

**AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**

**AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
- DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
- DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24** copies for DRB public hearings
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- 6 copies of the Infrastructure List, if relevant to the site plan
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

D. R. B. hearings are approximately ONE MONTH after the filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

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

GREGORY J. KRENK  
Applicant name (print)

[Signature]  
Applicant signature / date



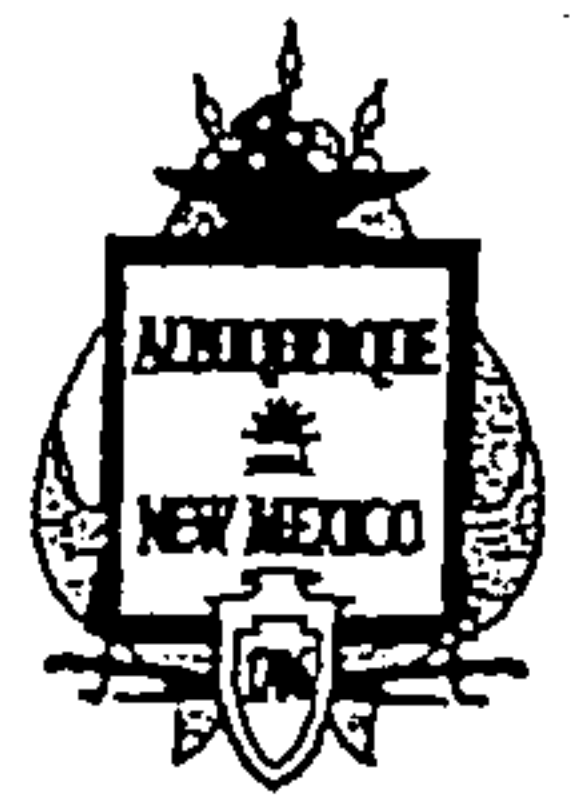
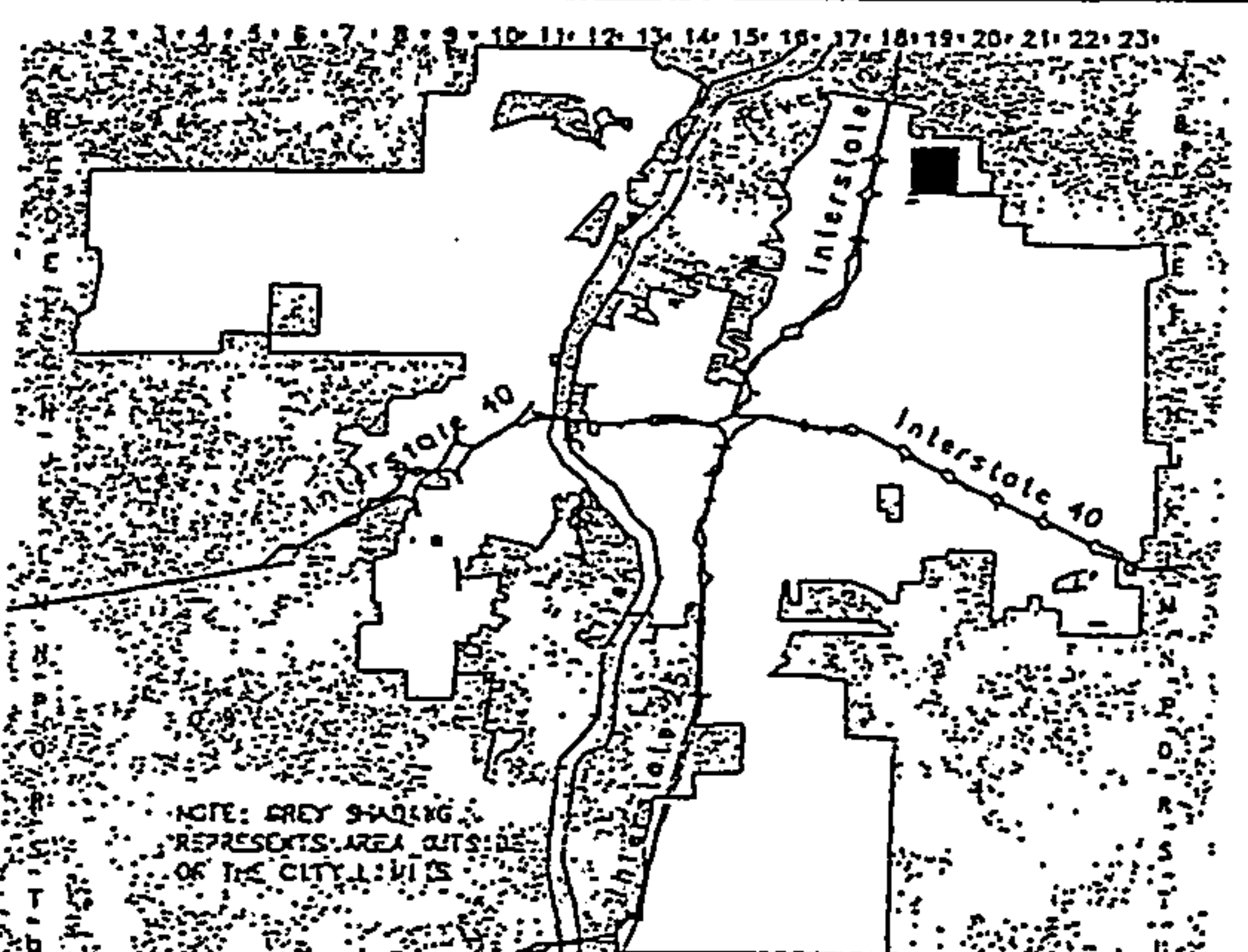
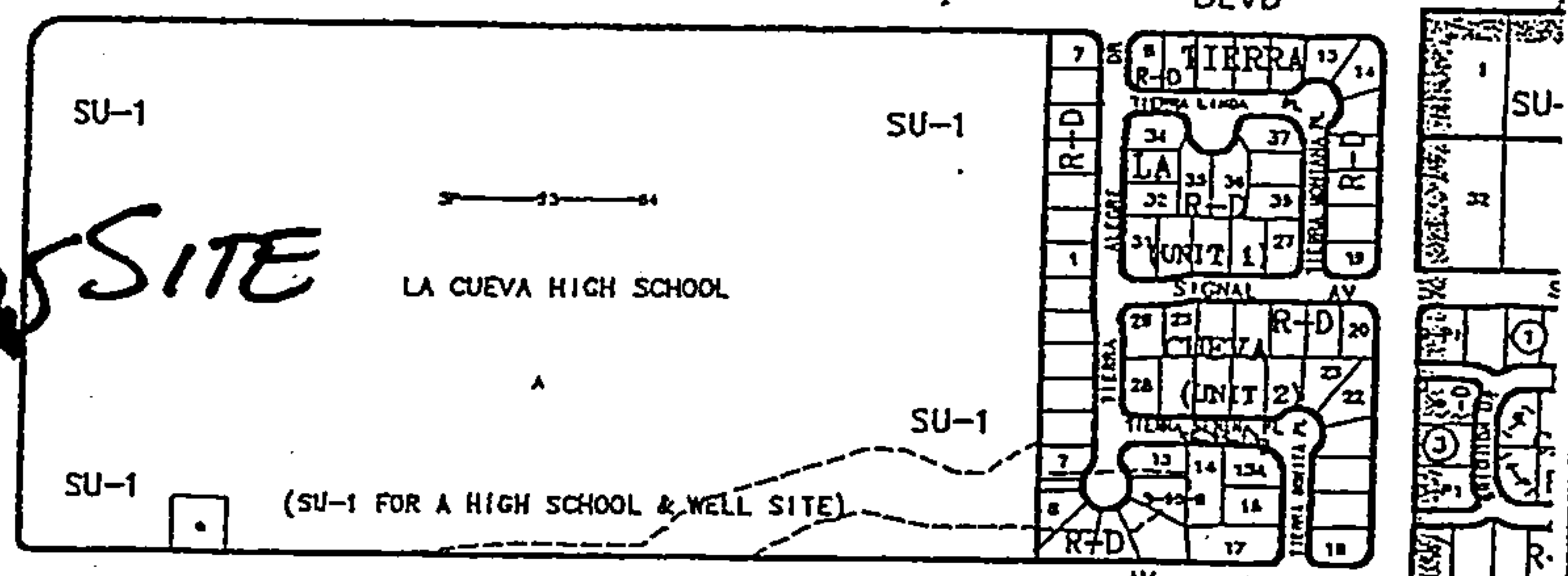
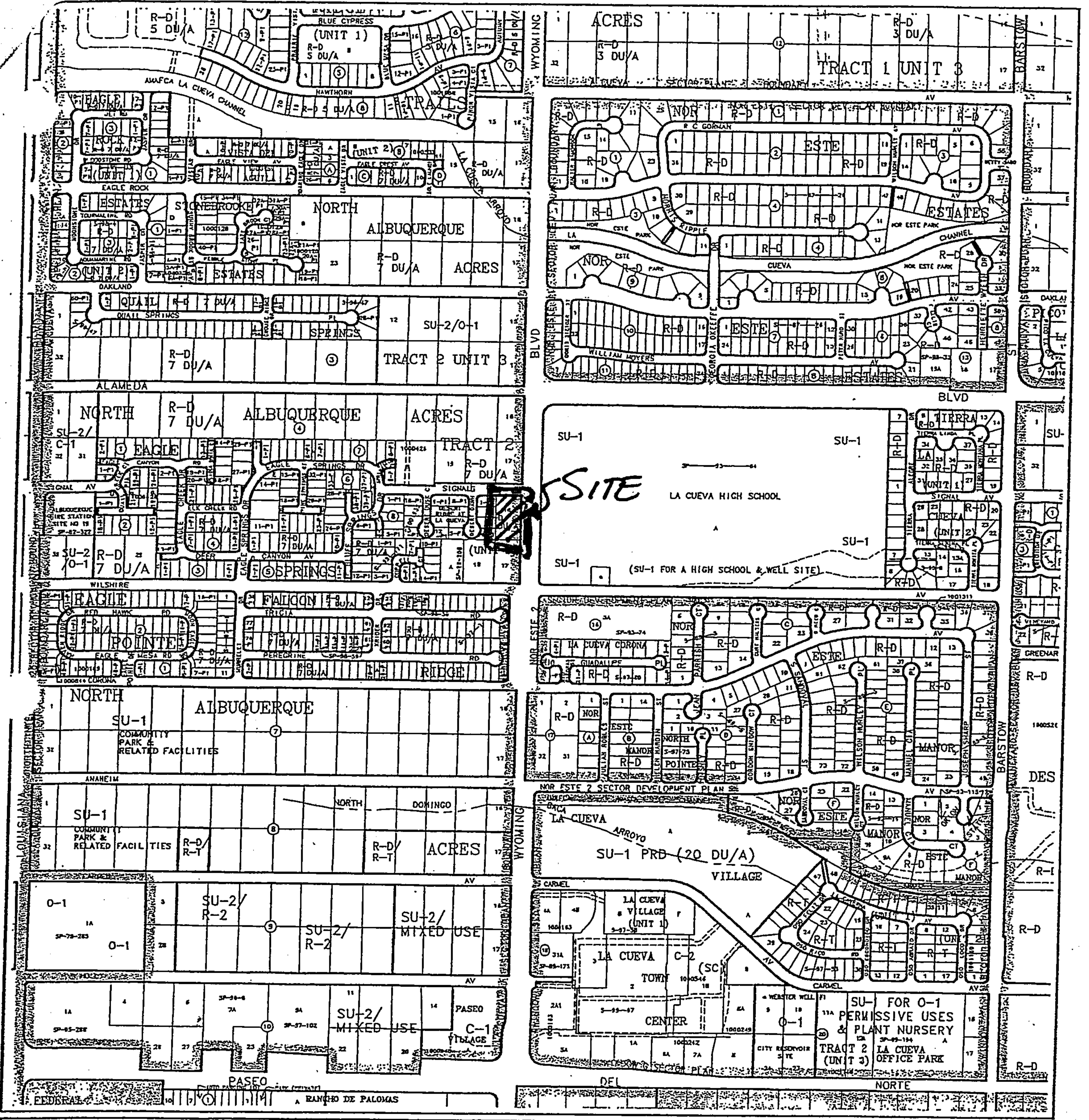
Form revised September 2001

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

Application case numbers  
03DRB - 01950  
 \_\_\_\_\_  
 \_\_\_\_\_

[Signature] 11/14/03  
 Planner signature / date

**Project #** 1002519 #

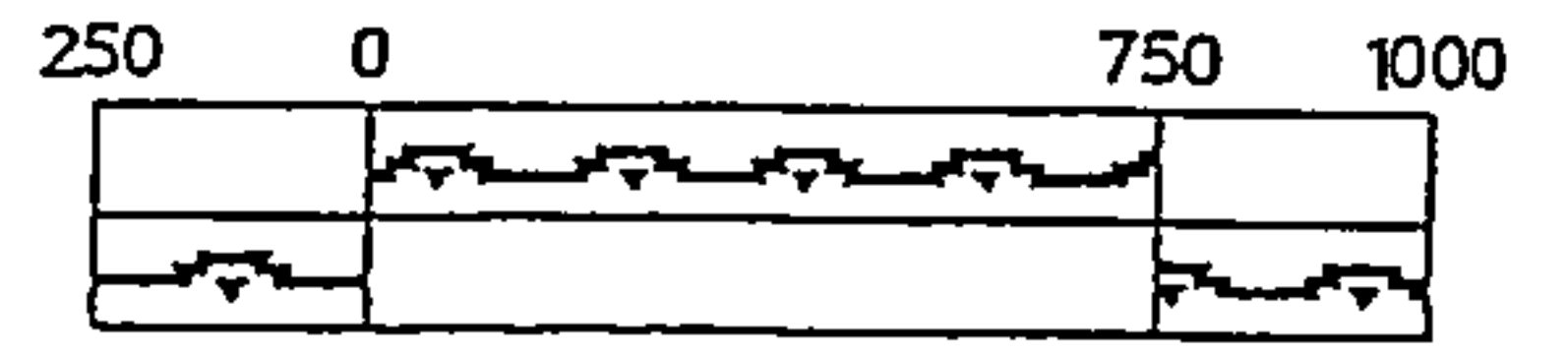


CITY OF  
Albuquerque

Albuquerque Geographic Information System  
**PLANNING DEPARTMENT**

© Copyright 2003

GRAPHIC SCALE IN FEET



**Zone Atlas Page**

**C-19-Z**

Map Amended through January 21, 2003





D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539  
e-mail: dmgs@swcp.com

*November 11, 2003*

*Ms. Sharen Matson  
DRB Chair  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103*

**Re: Townhomes @ La Cueva (Project # 1002519)**

*Dear Ms. Matson:*

*The owner of the above referenced project wishes to subdivide one North Albuquerque Acres lot into four town home lots. The property is zoned RD-7 DU /A. Two of the lots are less than 5,000 square feet so we are submitting a site plan for subdivision*

*Please feel free to call me if you have any questions.*

*Sincerely,*

*MARK GOODWIN & ASSOCIATES, PA*

*Gregory J. Krenik, PE  
Vice President*

*GJK/bg*

Randall Schmille Construction Co.  
PO Box 90848  
Albuquerque, NM 87199  
505-797-0258  
F: 505-796-0107

November 11, 2003

City of Albuquerque

Please be advised that Mark Goodwin and Associates has my permission to act as my agent for the site development plan and other phases needed for the Townhomes at La Cueva project.

Sincerely,



Randall J. Schmille, Pres.

Owner and Developer of Townhomes at La Cueva Project



# 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: October 29, 2003

TO CONTACT NAME: Beth Gonzales  
COMPANY/AGENCY: Mark Goodman & Assoc  
ADDRESS/ZIP: PO Box 90606, 87199  
PHONE/FAX #: 878-2200 / 797-9539

Thank you for your inquiry of 10-29-03 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at North Albuquerque Acres

zone map page(s) C-19

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

Not Este  
Neighborhood Association  
Contacts: Paul Sunwald  
7700 Rio Guadalupe NE  
275-7313 (h) 87102  
Joe Yurdumian  
7801 R.C. Gorman Avenue  
197-1851 (h) 87122-2748

North Domingo Baca  
Neighborhood Association  
Contacts: Judie Pellegrino  
8515 Mummet NE  
821-8514 (h) 87113  
Nancy Brauer  
7224 Lucia NE  
857-0386 (h) 87113

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,

Valarna L Carmou  
OFFICE OF COMMUNITY AND NEIGHBORHOOD COOPERATION

.....  
: Attention: Both contacts per :  
: neighborhood association [\*]

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 Ms. Nancy Brauet  
 N. Domingo Baca N.A.  
 7224 Lucia N.E  
 Albuquerque, NM  
 87113

2. Article Number  
 (Transfer from: 7001 1140 0001 0568 6262

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540

GJK N.A.A

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee  
**X**

B. Received by (Printed Name) C. Date of Delivery

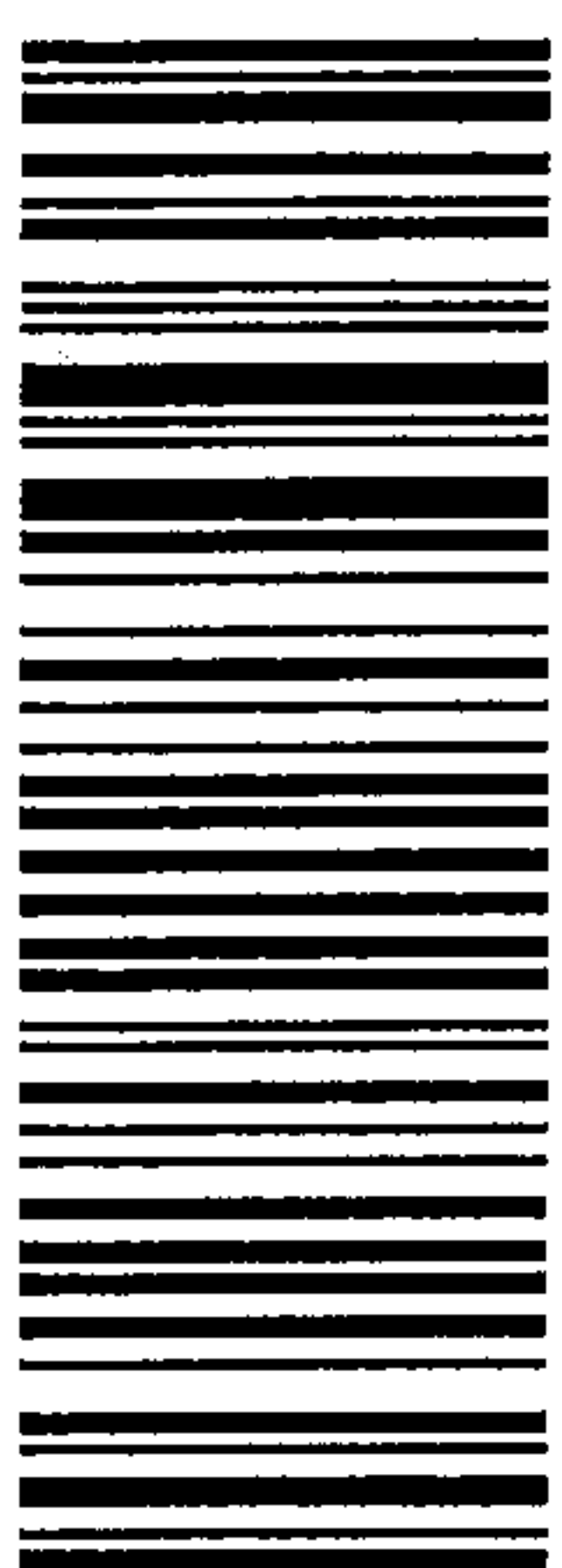
D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

**CERTIFIED MAIL**



7001 1140 0001 0568 6262  
 7001 1140 0001 0568 6262

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

**OFFICIAL USE**

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
<b>Total Postage &amp; Fees</b>	<b>\$</b>	

Sent To: Ms. Nancy Brauet, N Domingo Baca N.A.  
 Street, Apt. No., or PO Box No.: 7224 Lucia NE  
 City, State, ZIP+4: Albuquerque NM 87113

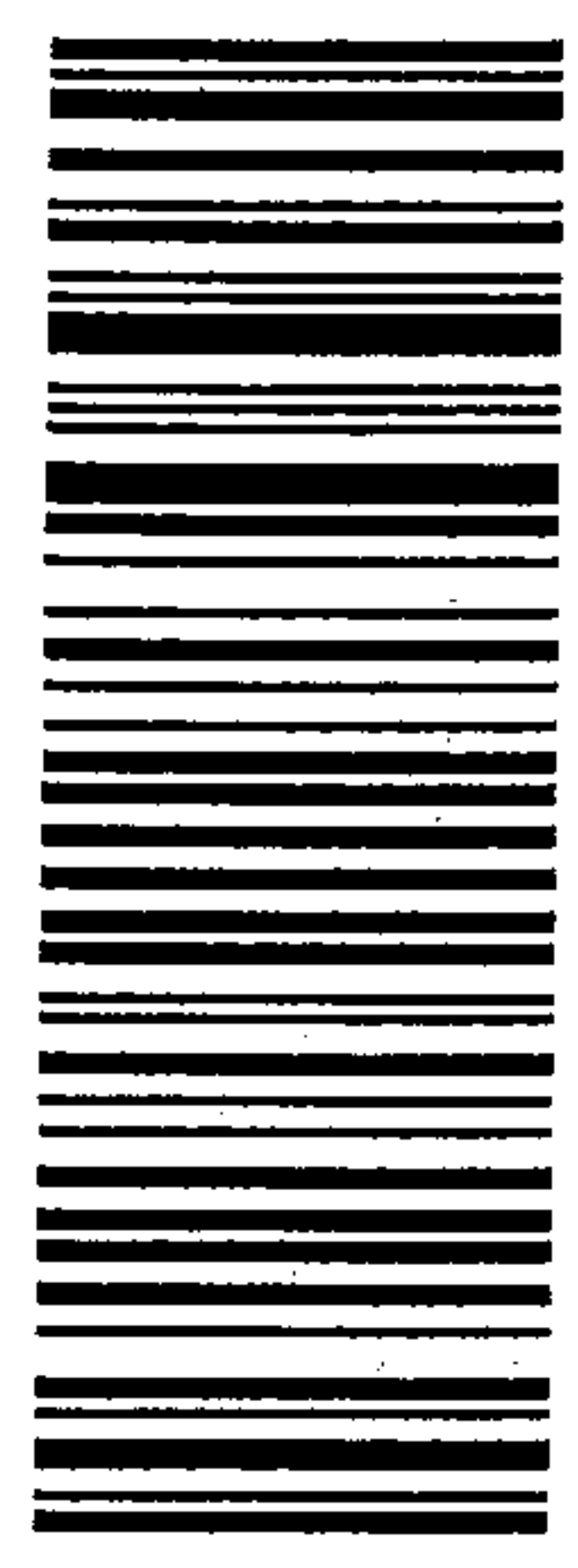
PS Form 3800, January 2001

See Reverse for Instructions

U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**

(Domestic Mail Only; No Insurance Coverage Provided)

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE  
**CERTIFIED MAIL**



7001 1140 0001 0568 6279  
 7001 1140 0001 0568 6279

**OFFICIAL USE**

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$</b>

Postmark Here

Sent To Mr. Paul Grunwald Nor Est N.A.  
 Street, Apt. No.; or PO Box No. 7700 Rio Guadalupe NE  
 City, State, ZIP+4 Albuquerque, NM 87122

PS Form 3800, January 2001 See Reverse for Instructions

- Complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
Mr. Paul Grunwald  
Nor Est N.A.  
7700 Rio Guadalupe NE  
Albuquerque, NM 87122

Agent  
 Addressee

**X**

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

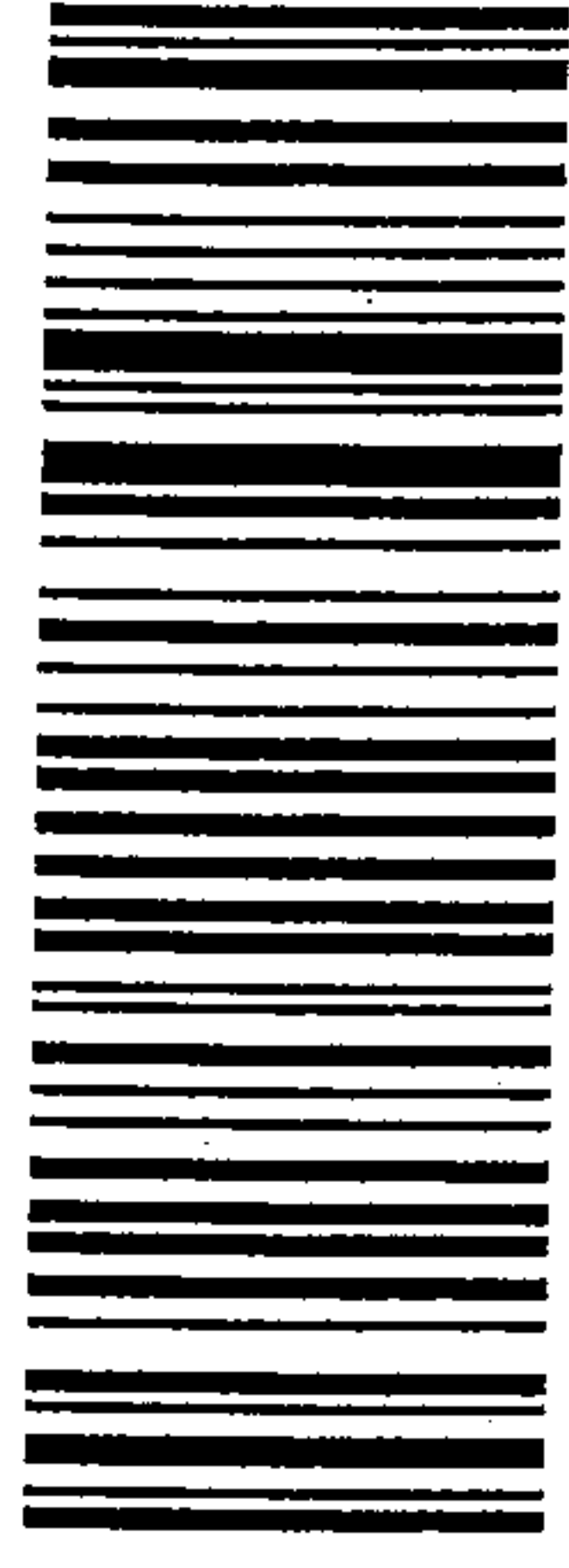
3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number 7001 1140 0001 0568 6279  
 (Transfer from service)

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

**CERTIFIED MAIL**



7001 1140 0001 0568 6286  
 7001 1140 0001 0568 6286

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

**OFFICIAL USE**

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
<b>Total Postage &amp; Fees</b>	<b>\$</b>	

Sent To Mr. Joe Vardumian, Nor Este N.A.  
 Street, Apt. No., or PO Box No. 7801 R.C. Gorman Ave NE  
 City, State, ZIP+4 Albuquerque NM 87122-2748

PS Form 3800, January 2001. See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
Mr. Joe Vardumian  
Nor Este N.A.  
7801 R.C. Gorman Ave NE  
Albuquerque, NM 87122-2748

2. Article Number  
 (Transfer from service) 7001 1140 0001 0568 6286

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ms. Pellegrino, Judie  
North Domingo Baca N.A.  
8515 Murrelet NE  
Albuquerque, NM 87113

2. Article #  
(Transf)

7001 1140 0001 0568 6255

PS Form 3811, August 2001

GJK - N.A.A.

Domestic Return Receipt

102595-02-M-1540

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

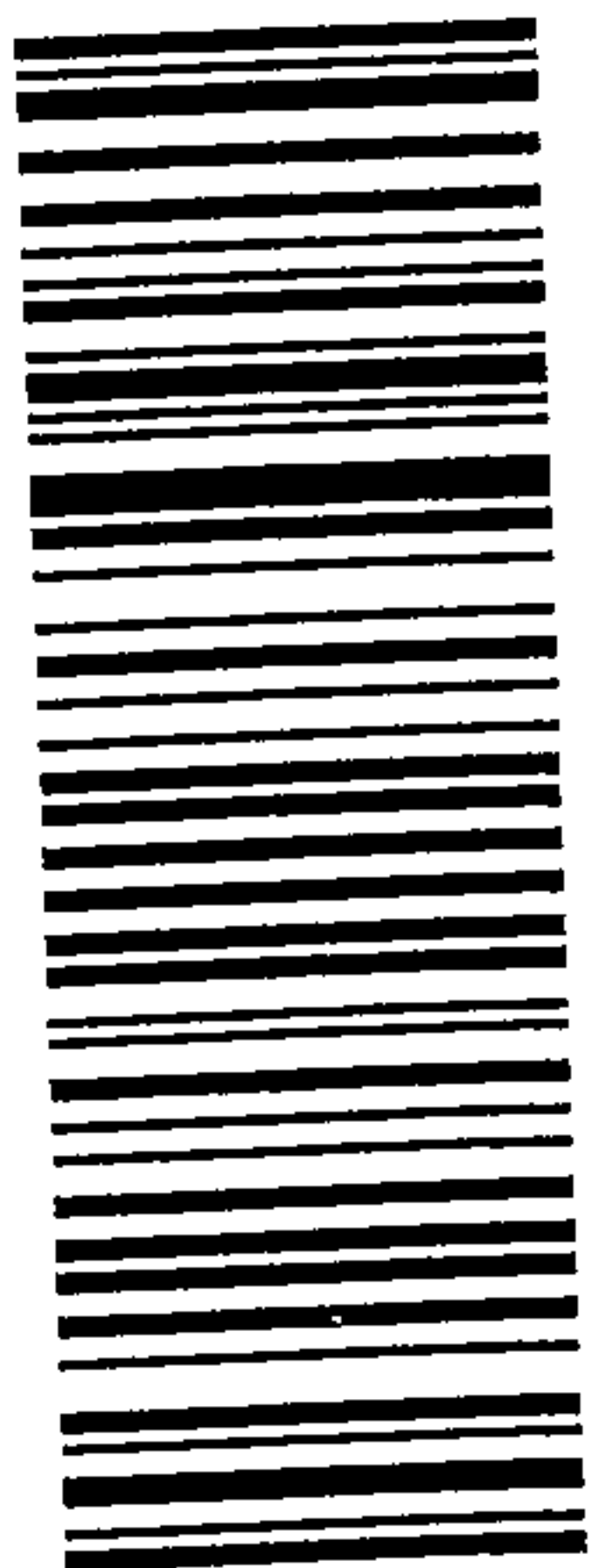
- Certified Mail
- Express Mail
- Registered
- Return Receipt for Merchandise
- Insured Mail
- C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

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

**OFFICIAL USE**



7001 1140 0001 0568 6255  
7001 1140 0001 0568 6255

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

Postmark  
Here

Sent To  
Ms. Judie Pellegrino, N. Domingo Baca N.A.  
Street, Apt. No.;  
or PO Box No. 8515 Murrelet NE  
City, State, ZIP+4  
Albuquerque NM 87113

PS Form 3800, January 2001

See Reverse for Instructions

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

**CERTIFIED MAIL**



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539  
e-mail: dmgs@swcp.com

November 14, 2003

Ms. Judie Pellegrino  
North Domingo Baca .N.A.  
8515 Murrelet NE  
Albuquerque, NM 87113

Ms. Nancy Brault  
North Domingo Baca N.A.  
7224 Tricia NE  
Albuquerque, NM 87113

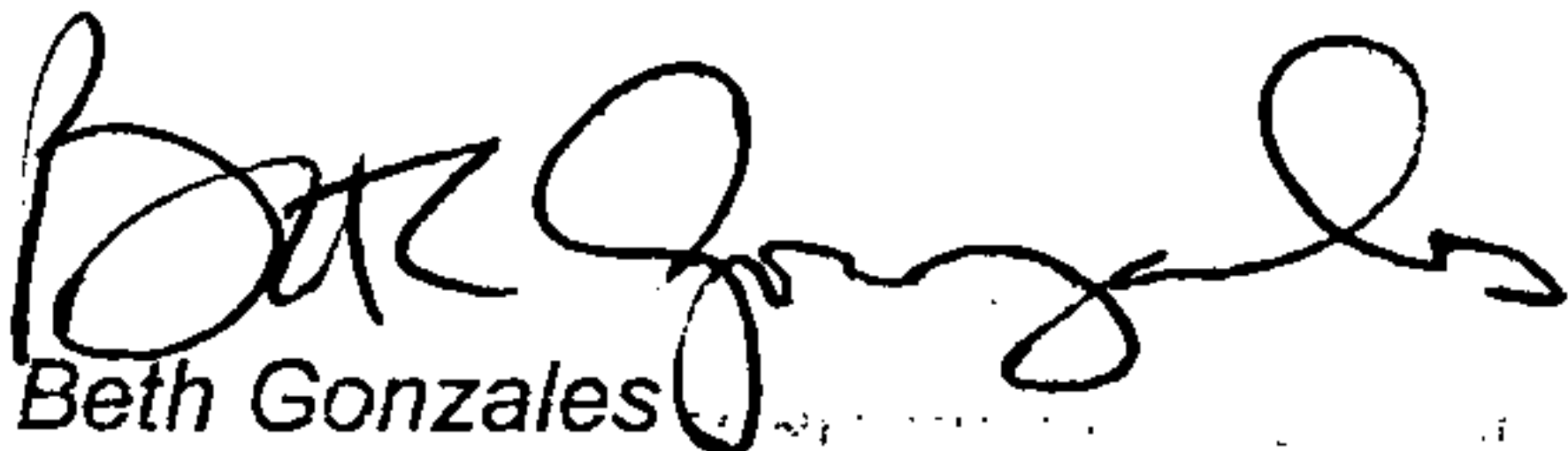
**Re: North Albuquerque Acres**

Dear Ms. Pellegrino and Ms. Brault:

Enclosed please find a copy of the DRB application for the referenced project. The anticipated date to be heard is December 18, 2003. Please contact Gregory J. Krenik, PE of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

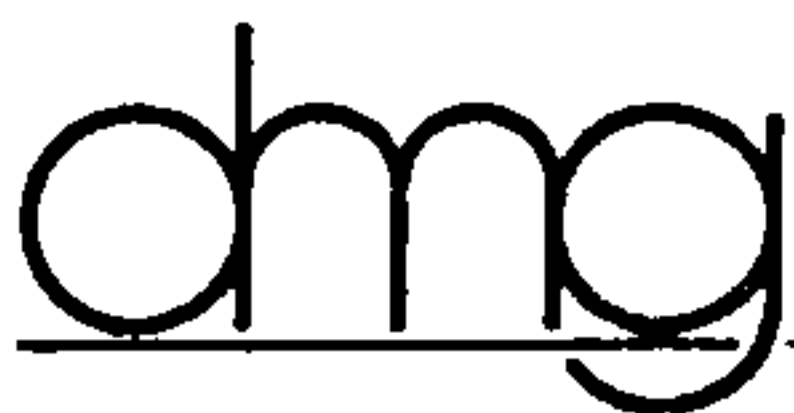


Beth Gonzales

GJK/bg

Enclosure





D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539  
e-mail: dmg@swcp.com

November 14, 2003

Mr. Paul Grunwald  
Nor Este Neighborhood Association  
7700 Rio Guadalupe NE  
Albuquerque, NM 87122

Mr Joe Yardumian  
Nor Este Neighborhood Association  
7801 R.C. Gorman Avenue ME  
Albuquerque, Nm 87122-2748

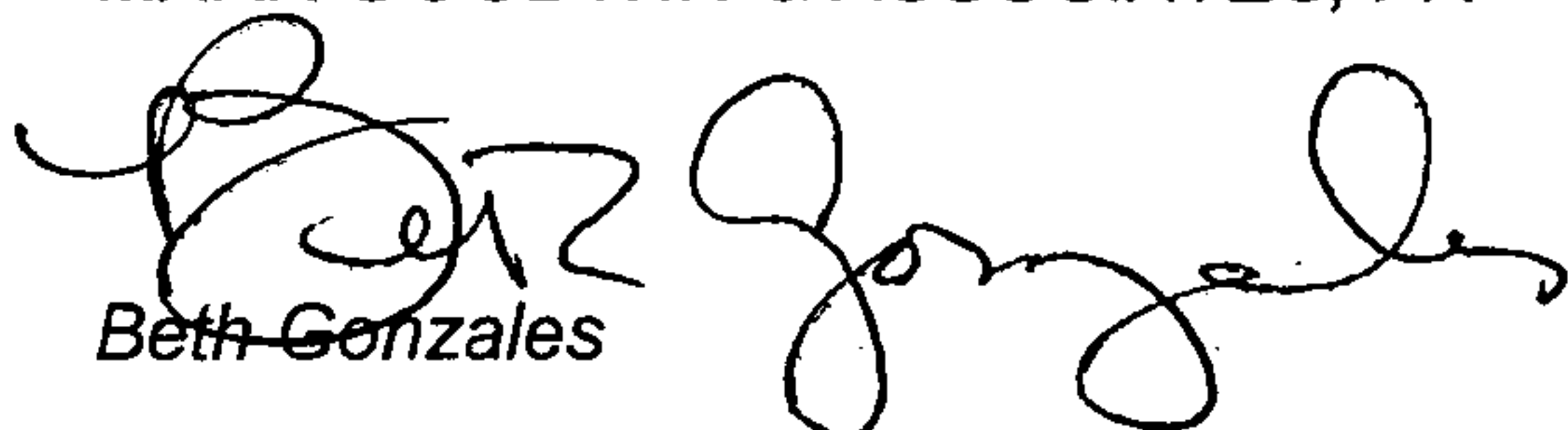
**Re: North Albuquerque Acres**

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Sincerely,

MARK GOODWIN & ASSOCIATES, PA

  
Beth Gonzales

GJK/bg

Enclosure



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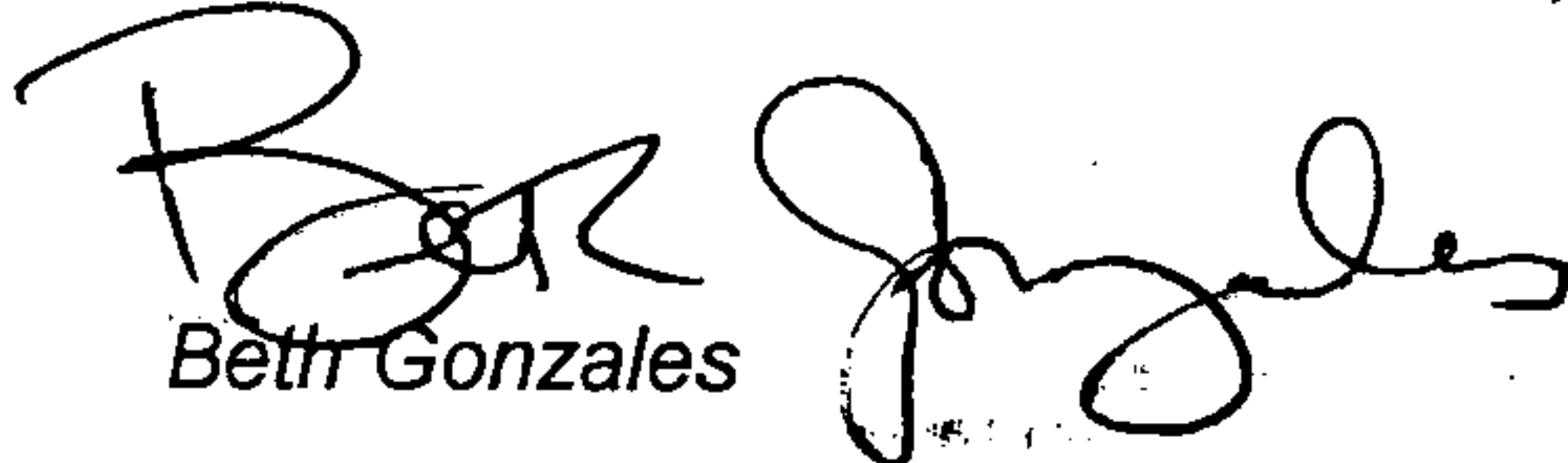
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Sincerely,

MARK GOODWIN & ASSOCIATES, PA

  
Beth Gonzales

GJK/bg

Enclosure



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Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
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November 14, 2003

Mr. Paul Grunwald  
Nor Este Neighborhood Association  
7700 Rio Guadalupe NE  
Albuquerque, NM 87122

Mr Joe Yardumian  
Nor Este Neighborhood Association  
7801 R.C. Gorman Avenue ME  
Albuquerque, Nm 87122-2748

**Re: North Albuquerque Acres**

Dear Mr. Grunwald and Mr. Yardumian:

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Sincerely,

MARK GOODWIN & ASSOCIATES, PA

  
Beth Gonzales

GJK/bg

Enclosure

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

TO BE COMPLETED BY APPLICANT

APPLICANT: San Pedro Equities, LLC Date of request: 11/12/03 Zone atlas page(s): C-19

CURRENT:  
Zoning 7-DU/AC  
Parcel Size (acres / sq.ft.) 1 acre

Legal Description -  
Lot or Tract # Lot 16, Tract 2 Block # 5  
Subdivision Name North Albuquerque Acres, Unit 3

### REQUESTED CITY ACTION(S):

Annexation	[ ]	Sector Plan	[ ]	Site Development Plan:	Building Permit	[ ]
Comp. Plan	[ ]	Zone Change	[ ]	a) Subdivision	Access Permit	[ ]
Amendment	[ ]	Conditional Use	[ ]	b) Build'g Purposes	Other	[ ]
				c) Amendment		[ ]

### PROPOSED DEVELOPMENT:

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

### GENERAL DESCRIPTION OF ACTION: 1

# of units - 4  
 Building Size - 1900 (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 Monique Roth Date 11/14/03  
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRANSPORTATION DEVELOPMENT

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

Planning Dept., Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3994

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

Notes:

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

Tony Boyd  
TRAFFIC ENGINEER

11-14-03  
DATE

ENVIRONMENTAL HEALTH

Per letter dated August 7, 2003 from the Director of the Environmental Health Department to the Director of the Planning Department, "all 5 CO monitors within Bernalillo County are yielding 8-hour average CO levels at less than 50% of the Federal CO standard ..." and "based on our review of the available scientific data, we do not foresee a circumstance where preparation of a detailed air quality study for a land use development will be warranted - regardless of the project size, location or traffic generated".

Required TIS must be completed prior to applying to the EPC. Arrangements must be made prior to 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

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 & 4<sup>th</sup> 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

11/14/2003 10:36AM LDC: AMV

RECEIPT# 00015635 WS# 006 TRANSH 0015  
ACCOUNT 441006 Fund 0110  
ACTIVITY 4983000 TRSTAM  
Trans AMT \$460.00  
J24 Misc \$385.00

PAID RECEIPT

APPLICANT NAME

SAN PEDRO EQUITY LLC

AGENT

M.G. & A.

ADDRESS

P.O. BOX 90606

PROJECT NO.

1002519

APPLICATION NO.

03DRB - 01950

\$ ~~385.00~~ 441006 / 4983000 (DRB Cases)

\$ 441006 / 4971000 (EPC & AA / LUCC / Appeal)

\$ 75.00 441018 / 4971000 (Notification)

\$ 460.00 Total amount due

RANDALL SCHMILLE CONSTRUCTION CO.

A NM CORPORATION  
P.O. Box 90848 Ph: 505-797-0258  
ALBUQUERQUE, NM 87199-0848

WELLS FARGO BANK NEW MEXICO, N.A.  
ALBUQUERQUE, NM 87102  
95-219-1070

Three Hundred Eighty Five Dollars  
CITY OF ALBUQUERQUE

DATE 11-11-03

AMOUNT \$ 385.00

11/14/2003 10:36AM LDC: AMV

RECEIPT# 00015636 WS# 006 TRANSH 0015  
ACCOUNT 441018 Fund 0110  
ACTIVITY 4971000 TRSTAM  
Trans AMT \$460.00  
J24 Misc \$385.00

\$460.00 TRSTAM

J24 Misc

D. MARK GOODWIN AND ASSOCIATES, P.A.

P.O. BOX 90606  
ALBUQUERQUE, NM 87199-0606  
(505) 828-2200

4094

PAY TO THE ORDER OF

City of Albuquerque

DATE NOV. 12, 2003

\$ 75.00

Security Fee 16/100

DOLLARS

Security Features Details on Back

BANKWEST Coronado Office  
1-800-488-2265

FOR TOWNHOMES ALBUQUERQUE LLC

*[Signature]*

Details on back.

Thank You

# 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 NOVEMBER 25<sup>TH</sup> 03 to Dec 10<sup>TH</sup> 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.

Margie DeJong 11/14/03  
(Applicant or Agent) (Date)

I issued 2 signs for this application, 11/14/03, Robert  
(Date) (Staff Member)

DRB PROJECT NUMBER: 1002519  
03DRB-01950

13. **Project # 1002519**  
03DRB-01882 Minor- Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for SAN PEDRO EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 16, Tract(s) 2, Block(s) 5, Unit(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **TOWNHOMES @ LA CUEVA**), zoned RD (7 DU/AC), located on WYOMING BLVD NE, between SIGNAL AVE NE and WILSHIRE AVE NE containing approximately 1 acre(s). [Deferred from 11/26/03 & 12/10/03] [*Final Plat was indefinitely deferred*] (C-19) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARK FEES FOR DETACHED OPEN SPACE.**

14. **Project # 1002635**  
03DRB-01652 Minor- Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for CANDELARIA & TRAMWAY SW, LTD. PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A (REPLAT OF TRACT 1) **LANDS OF CANDELARIA & AND TRAMWAY SW**, zoned SU-1 special use zone, Neighborhood Commercial, located on TRAMWAY BLVD NE AND CANDELARIA RD NE and containing approximately 3 acre(s). [REF: 03EPC-00702, 03EPC-00703, 03EPC-0704] [*Final Plat was indefinitely deferred*] (H-22) **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**

15. **Project # 1003259**  
04DRB-00211 Minor-Sketch Plat or Plan

CALDWELL BANKER agent(s) for JEROME MALDONADO request(s) the above action(s) for Lot(s) 7 & 8, Block(s) 1, **STRONGHURST ADDITION**, zoned R-1 residential zone, located on COMMERCIAL ST NE, between CLAREMONT AVE NE and CANDELARIA RD NE containing approximately 1 acre(s). (H-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

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

10. **Project # 1001730**  
04DRB-00214 Minor-Prelim&Final Plat  
Approval
- SURVEYS SOUTHWEST LTD agent(s) for CINDY CHAVEZ request(s) the above action(s) for all or a portion of Tract(s) 175-A-1, 175-A-2-A, 175-A-2-B, 175-A-3 and 181-A1, **MRGCD MAP 35**, zoned RA-2, located on ROSA LINDA TRAIL NW, between GABALDON RD NW and LEONOR DR NW containing approximately 2 acre(s). [REF: Z-82-80] (H-12) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**
11. **Project # 1003260**  
04DRB-00213 Minor-Prelim&Final Plat  
Approval
- SURVEYS SOUTHWEST LTD agent(s) for STEVEN KANIG request(s) the above action(s) for all or a portion of Lot(s) 2-A, **LANDS OF ALBUQUERQUE BOARD OF REALTORS**, zoned C-3, located on UNIVERSITY BLVD NE, between MENAUL BLVD NE and INDIAN SCHOOL BLVD NE containing approximately 3 acre(s). (H-15) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
12. **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 55<sup>TH</sup> ST NW, between BICE RD NW and JUNIPER RD NW containing approximately 1 acre(s). [REF: DRB-97-205] [*Deferred from 2/25/04*] (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 3/10/04.**



**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.**

7. **Project # 1002333**  
04DRB-00209 Minor-SiteDev Plan  
BldPermit/EPC

DEKKER/PERICH/SABATINI agent(s) for THE BARRETT FOUNDATION request(s) the above action(s) for all or a portion of Block(s) 10A, Tract(s) C-1-A-2, **BELLAMAH'S PRINCESS JEANNE PARK ADDITION**, zoned C-1, located on CONSTITUTION AVE NE, between EUBANK NE and MARY ELLEN ST NE containing approximately 2 acre(s). [REF: 1002333, 02EPC-01691, 02EPC-01693, Z-870, DRB-94-619] [Cynthia Borrego, EPC Case Planner] [Deferred from 2/25/04] (J-21) **DEFERRED AT THE AGENT'S REQUEST TO 3/3/04.**
  
8. **Project # 1003262**  
04DRB-00216 Minor-SiteDev Plan Subd  
04DRB-00215 Minor-Prelim&Final Plat  
Approval

TIMOTHY OTT request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 11, **NORTH ALBUQUERQUE ACRES**, zoned SU-1 for M-1, located on OAKLAND NW, between SAN MATEO NW and I-25 containing approximately 2 acre(s). [REF: 04DRB-00215] [Deferred from 2/25/04] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 3/3/04.**
  
9. **Project # 1002796**  
03DRB-02022 Minor-SiteDev Plan  
BldPermit/EPC  
03DRB-02024 Minor-SiteDev Plan  
Subd/EPC

RMKM ARCHITECTURE agent(s) for ALBUQUERQUE FIRE DEPARTMENT, request(s) the above action(s) for all or a portion of Lot(s) 8-11, **KAY ADDITION** and Lots 8-10, Block(s) 4, **LOMA VERDE ADDITION**, zoned SU-1 & C-1, located on DALLAS NE, between CHARLESTON ST. NE and CHICO RD. NE containing approximately 1 acre(s). [REF:03EPC01099,01100,01101] [Debbie Stover, EPC Case Planner] [Deferred from 2/25/04] (K-19) **DEFERRED AT THE AGENT'S REQUEST TO 3/10/04.**

4. **Project # 1002778**  
04DRB-00126 Major-Bulk Land Variance  
04DRB-00127 Major-Vacation of Pub  
Right-of-Way  
04DRB-00128 Minor-Preliminary & Final  
Plat Approval

BOHANNAN HUSTON INC. agent(s) for VENTANA WEST, LLC request(s) the above action(s) for all or a portion of Tract(s) A-1, **VENTANA RANCH WEST**, zoned R-LT residential zone, located NORTH OF PASEO DEL NORTE NW, SOUTH OF IRVING BLVD. NW and WEST OF LAS VENTANAS RD NW containing approximately 300 acre(s). [REF: 03DRB-01868, 03EPC-01057 & 01058 (B-8 & B-9) **BULK LAND VARIANCE WAS APPROVED. VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR RECORDED PARKS AGREEMENT AND PLANNING FOR THE AGIS DXF FILE, 15-DAY APPEAL PERIOD AND NOTICE OF SUBDIVISION PLAT CONDITIONS.**

5. **Project # 1003226**  
04DRB-00117 Major-Vacation of Pub  
Right-of-Way

SUJAY K. THAKUR c/o STB LLC request(s) the above action(s) for all or a portion of Tract(s) 9, **V. E. BARRETT**, zoned C-2 community commercial zone, located on BRIDGE BLVD SW, between UNSER BLVD SW and COORS BLVD SW containing approximately 5 acre(s). [REF: Z-71-125, Z-72-114, Z-72-210, S-76-9] (K-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

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

2. **Project # 1000147**  
04DRB-00118 Major-Vacation of Public  
Easements

MARK GOODWIN & ASSOCIATES., PA agent(s) for C & W LAND DEVELOPMENT ENTERPRISES, INC. request(s) the above action(s) for all or a portion of Lot(s) A-1-A, **WHISPERING POINT SUBDIVISION, UNIT 2**, zoned RD 9/du ac, located on UNSER BLVD SW, between EUCARIZ AVE SW and SUNSET GARDENS RD SW containing approximately 11 acre(s). (L-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

04DRB-00066 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for C & W LAND DEVELOPMENT ENTERPRISES, INC. request(s) the above action(s) for all or a portion of, **WHISPERING POINTE SUBDIVISION, UNIT 4**, Whispering Point, Unit 3, zoned RD 9 du/ac, located on UNSER BLVD SW, between EUCARIZ AVE SW and SUNSET GARDENS RD SW containing approximately 5 acre(s). [*Preliminary Plat was approved, Final Plat was indefinitely deferred*] (L-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR 15-DAY APPEAL PERIOD.**

3. **Project # 1001347**  
04DRB-00115 Major-Vacation of Public  
Easements

ISAACSON & ARFMAN agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) D-1-B, ALBUQUERQUE SOUTH, (to be known as **EL RANCHO GRANDE, UNIT 8B**), zoned R-LT residential zone, located on CARTAGENA AVE SW, between DE ANZA DR SW and DEL REY RD SW containing approximately 10 acre(s). [REF: 03DRB-01133 PP, 03DRB-01134 FP, 04DRB-00057] (M-9) **VACATION APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

February 25, 2004

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

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

Adjourned: 11:39 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. **Project # 1001232**  
04DRB-00125 Major-Two Year SIA

TIERRA WEST LLC agent(s) for VISTA MANUFACTURED HOME COMMUNITY request(s) the above action(s) for all or a portion of Lot(s) 28A1, **VISTA SUBDIVISION**, zoned SU-1 MOBILE HOME PARK, located on CENTRAL AVE SW, between 94<sup>TH</sup> ST SW and 98<sup>TH</sup> ST SW containing approximately 25 acre(s). (L-9) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED. THIS WILL BE THE LAST EXTENSION. AGENT AGREED.**

16. **Project # 1002506**  
04DRB-00217 Minor-Sketch Plat or Plan

TIERRA WEST LLC agent(s) for STH INVESTMENTS INC., request(s) the above action(s) for Lot(s) 6C, 12A and 12B, (to be known as **BLACK FARM ESTATES**, zoned RA-1, located EAST OF COORS BLVD NW BETWEEN PASEO DEL NORTE NW AND WESTSIDE DR NW, containing approximately 68 acre(s). (C-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Approval of the Development Review Board Minutes for February 11, 2004. **THE MINUTES WERE APPROVED.**

ADJOURNED: 11:39 A.M.



# DRB CASE ACTION LOG

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.: 03DRB-01882 (FP)  
Project Name: TOWNHOMES @ LA CUEVA  
Agent: Mark Goodwin & Associates

Project # 1002519  
Phone No.: 828-2200

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 2/25/04 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: park fees for detached open space  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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 1002519

*Handwritten initials/signature*

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
Development Review Board  
2/25/04 Comments**

**ITEM # 13**

**PROJECT # 1002519**


**APPLICATION # 03-01882**

**RE: Townhomes@ La Cueva/final plat**

AGIS dxf is approved.

Are there any changes between preliminary plat & final plat?

Applicant may file the plat. However, Planning needs a recorded copy to close the file.



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



**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: 1002519**

**AGENDA ITEM NO: 13**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

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

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

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

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

FOR:

**SIGNED:** Bradley L. Bingham  
City Engineer/AMAFCA Designee

**DATE:** February 25, 2004



12/7

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

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

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

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

2/25/04

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

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

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

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

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

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

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

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

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

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

3. **Project # 1002856**  
03DRB-01891 Major-Bulk Land  
Variance  
03DRB-01893 Major-Vacation of  
Public Easements  
03DRB-01892 Minor-Prelim&Final Plat  
Approval

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) C through F, ARROWOOD RANCH DEVELOPMENT, (to be known as **MEADOWS @ ANDERSON HILLS**), zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between FUTURE 98TH ST SW and FUTURE UNSER BLVD SW containing approximately 107 acre(s). [REF: 03DRB-00234, (1001979) 02DRB-01496 & 01497] [Listed under Project #1002480 in error] (P-9) **BULK LAND VARIANCE WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

#### **MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS**

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

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

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

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

18. **Project # 1000408**  
03DRB-01971 Minor-Extension of  
Preliminary Plat

MARK GOODWIN & ASSOCIATES agent(s) for C&W LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 490 & 491, Unit(s) 7, TOWN OF ATRISCO GRANT, **SAGE POINT SUBDIVISION**, zoned RD (14 DU/A), located on SAGE RD SW, between 86<sup>th</sup> ST SW and 82<sup>nd</sup> ST SW containing approximately 10 acre(s). (M-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

19. **Project # 1000147**  
03DRB-01973 Minor-Extension of  
Preliminary Plat

MARK GOODWIN & ASSOCIATES agent(s) for C&W LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 57-60, Unit(s) 2, TOWN OF ATRISCO GRANT, **WHISPERING POINTE SUBDIVISION**, zoned RD (9 DU/A), located on SUNSET GARDENS SW between 82<sup>ND</sup> ST SW and UNSER BLVD SW containing approximately 24 acre(s). (L-10) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

20. **Project # 1001400**  
03DRB-01961 Minor-Prelim&Final Plat  
Approval

RHOMBUS PA INC agent(s) for SORIDA GRIEGO REVOCABLE TRUST, ELSIE CLARK, TTEE, request(s) the above action(s) for all or a portion of Lot(s) 5, Tract(s) 197-b-1-a and 197-b-1-b, MRGCD MAP #35, **SORIDA ADDITION**, zoned RA-2 residential and agricultural zone, located on FLORAL RD NW, between DURANES RD NW and PACHECO LN NW containing approximately 1 acre(s). [REF: 01DRB-01140] (H-12) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ADJOURNED: 12:35 P.M.



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

November 26, 2003

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

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

Adjourned:

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

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

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



**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: 1002519**

**AGENDA ITEM NO: 2**

**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 subject request.  
 An approved drainage report is required for Preliminary Plat approval.  
 An executed Subdivision Improvements Agreement with financial guarantees is required for Final Plat sign-off.

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED X<sup>12-10-03</sup>; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN  
 SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)  
 DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)  
 FOR:

**SIGNED:** Bradley L. Bingham  
 City Engineer/AMAFCA Designee

**DATE:** November 26, 2003



# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002519 AGENDA#: 2 DATE: 11.26

1. Name: J YARDUMIAN Address: 7801 RCGORHAN Zip: 89122

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: \_\_\_\_\_

## Parks & Recreation

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

The R-D zone requires 2,400 square feet of open space for each dwelling unit. Provide an Open Space Calculation Table showing the lot number, lot size, building & driveway area, provided open space, remaining open space requirement (this table can be separate from the plat itself). Include one of the following notes on the Preliminary and Final Plats indicating how the total remaining open space requirement will be met:

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

Total remaining open space requirements are met via a cash payment to the City of Albuquerque per the provisions of Section 14-16-3-8 (A) (2).

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

## Utilities Development

No objection to Vacation request. Infrastructure List is incomplete, need fire hydrant and extension of sewer line to Wyoming.

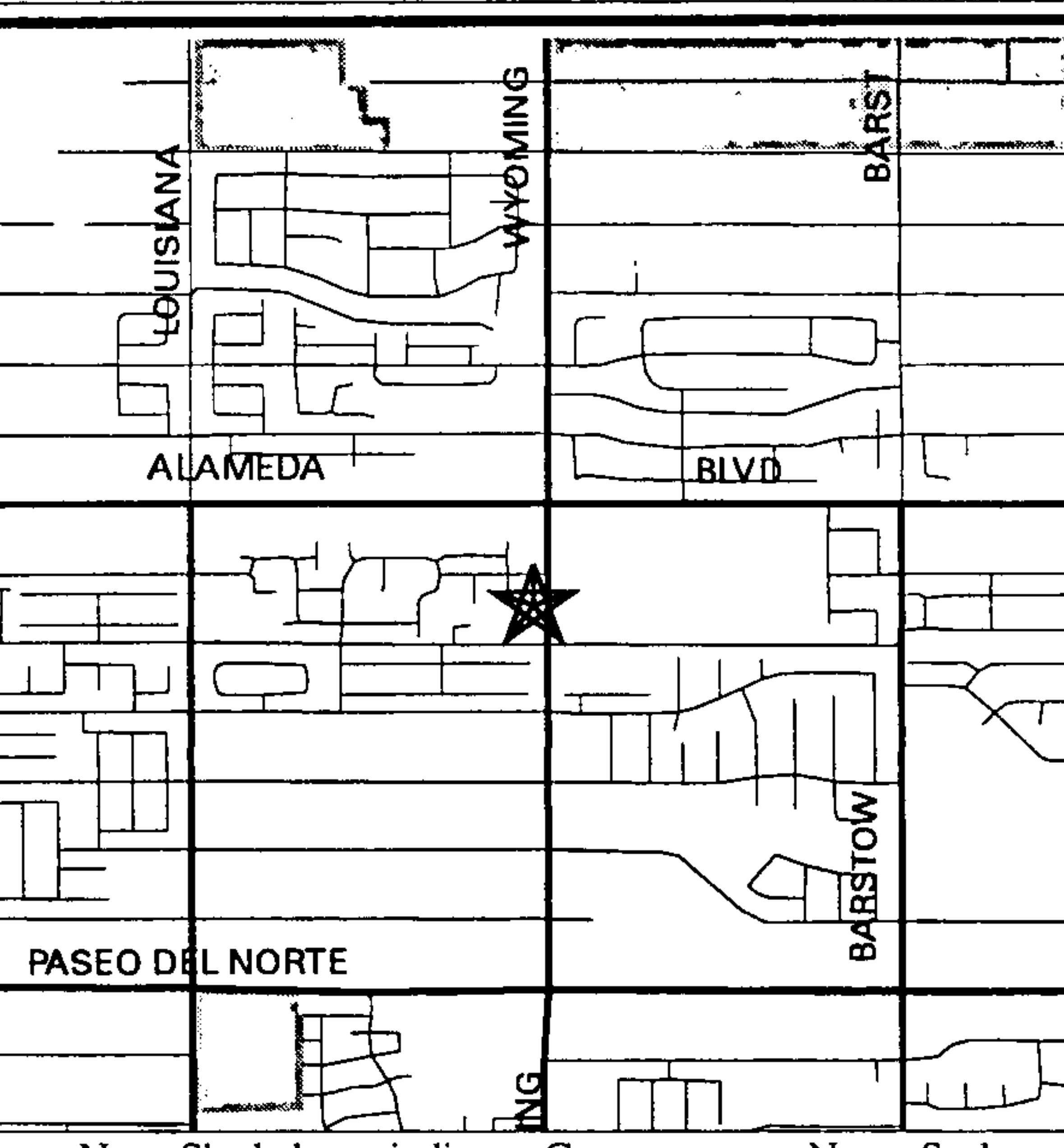
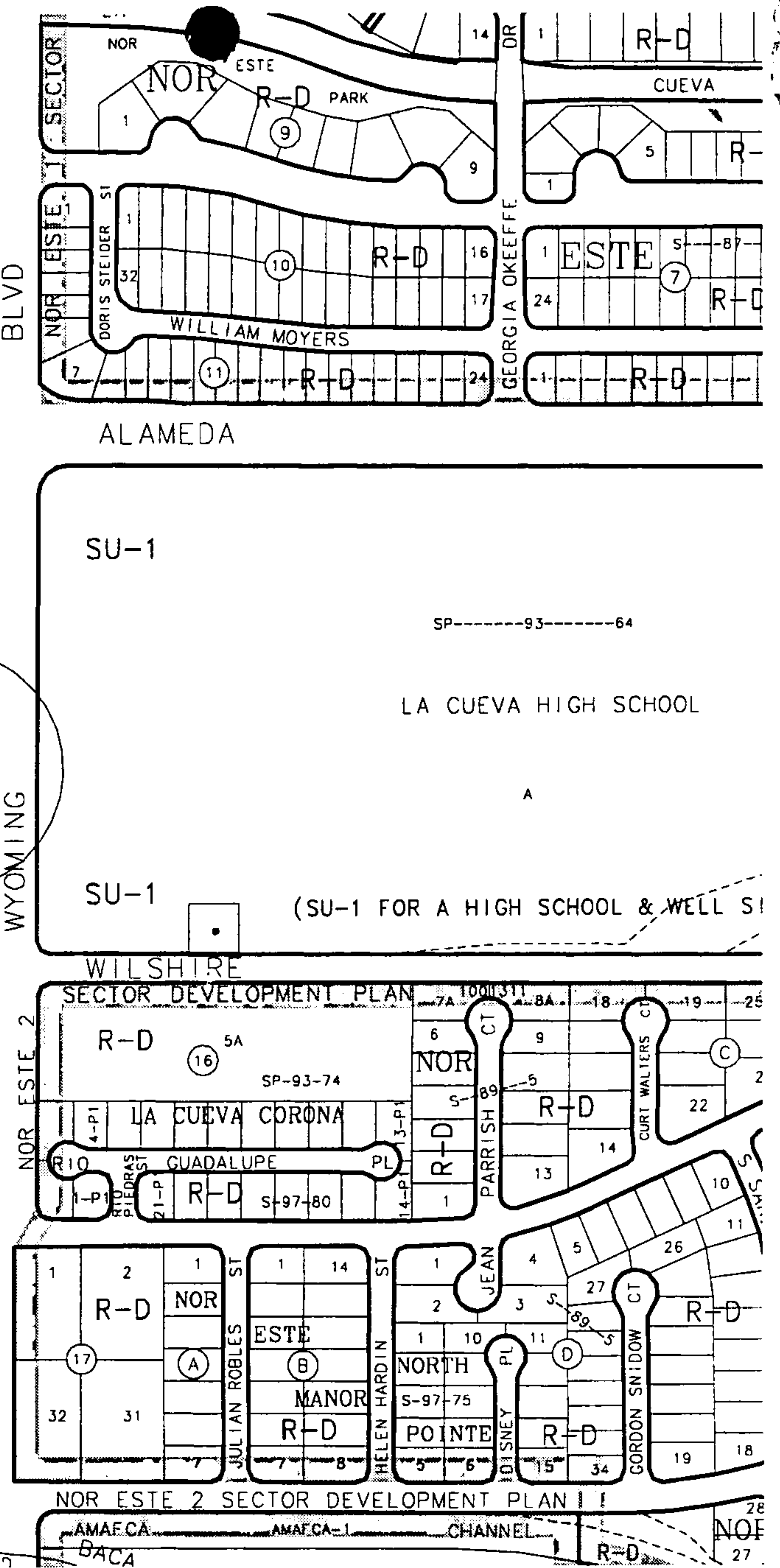
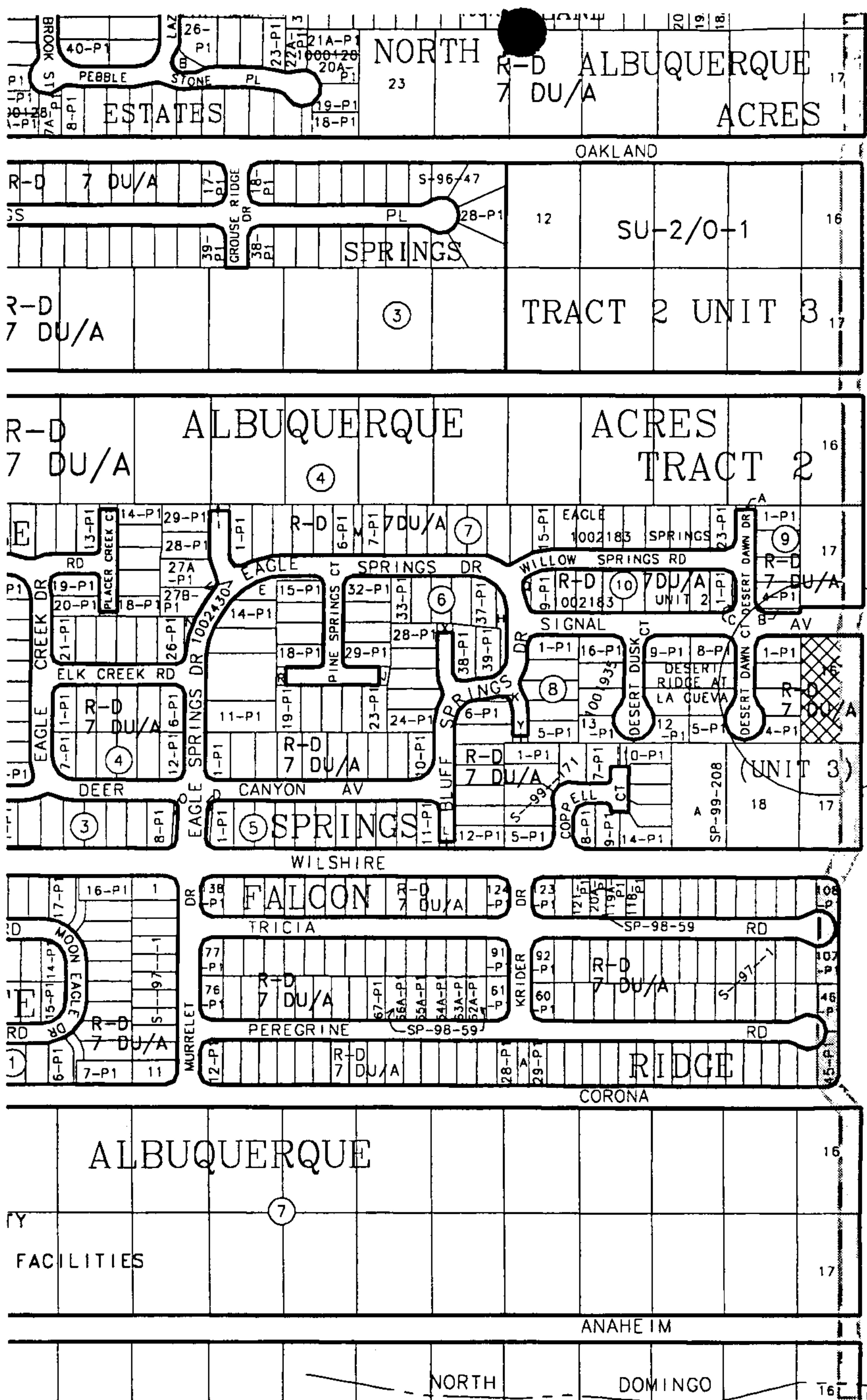
## Planning Department

As was stated at sketch plat, this development must have a site development plan for subdivision submitted either prior to, or, at the same time as this plat. Since there is no site plan for this project in the advertised cases for this date, this application must be either withdrawn or deferred to be heard at the same time as the site plan or at a DRB meeting at a later date. Please refer to page 26 of the La Cueva Sector Plan.

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

cc: San Pedro Equities LLC, P.O. Box 90848, 87199

Mark Goodwin & Associates, P.O. Box 90606, 87199



**ZONING MAP**



Scale 1" = 442'

PROJECT NO.  
1002519

HEARING DATE  
11-26-03

MAP NO.  
C-19

ADDITIONAL CASE NUMBER(S)  
03DRB-01882  
03DRB-01883

Note: Shaded area indicates County Not to Scale



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

November 26, 2003

**Project # 1002519**

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

MARK GOODWIN & ASSOCIATES agent(s) for SAN PEDRO EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 16, Tract(s) 2, Block(s) 5, Unit(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **TOWNHOMES @ LA CUEVA**), zoned RD (7 DU/AC), located on WYOMING BLVD NE, between SIGNAL AVE NE and WILSHIRE AVE NE containing approximately 1 acre(s). (C-19)

AMAFCA

No adverse comments.

COG The Long Range Roadway System designates Wyoming Boulevard as a principal arterial, access to the proposed lots should be from Signal Avenue. The Long Range Bikeway System proposes a bike lane on Wyoming.

Transit

No comments received.

Zoning Enforcement

Reviewed, no comment.

Neighborhood Coord.

Letters sent to Nor Este (R) and North Domingo Baca Neighborhood Assns.

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. Traffic volume, traffic control devices, speeding violations, lighting issues, maintenance of landscaping, need for a neighborhood association.

Fire Department

No adverse comments.

PNM Gas

PNM Gas Services objects to Project # 1002519 because of 2" main located on south side of Signal Ave west of Wyoming Blvd. – no easement provided for gas main.

PNM Electric

PNM Reserves the rights and easements for the below existing utilities located in the 5' strip of street RW being vacated. PNM approves the pre-plat but a 10' pue may be required on the north and east sides for existing buried electric lines along them, if a utility location survey is provided before the final plat sign off, that would clear up where the buried lines are.

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

Approved drainage report is needed for Preliminary Plat approval. Improvements will need to be identified on an infrastructure list. Defer to Transportation with respect to the vacation action.

Transportation

Radii onto Wyoming should be 30'. Private way requires variance for width. Does private way take access to both Signal and Wyoming? Has fire dept. reviewed access? C2 (curve) should be 25'. "Area dedicated..." Should state to City of Albuquerque as right-of-way. Infrastructure list needs to include 6" gravel with 25' paved apron. Wyoming infrastructure also needs to be listed.

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 4 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.



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

November 26, 2003

**Project # 1002519**

03DRB-01883 Major-Vacation of Pub Right-of-Way

03DRB-01882 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for SAN PEDRO EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 16, Tract(s) 2, Block(s) 5, Unit(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **TOWNHOMES @ LA CUEVA**), zoned RD (7 DU/AC), located on WYOMING BLVD NE, between SIGNAL AVE NE and WILSHIRE AVE NE containing approximately 1 acre(s). (C-19)

AMAFCA

No adverse comments.

COG The Long Range Roadway System designates Wyoming Boulevard as a principal arterial, access to the proposed lots should be from Signal Avenue. The Long Range Bikeway System proposes a bike lane on Wyoming.

Transit

No comments received.

Zoning Enforcement

Reviewed, no comment.

Neighborhood Coord.

Letters sent to Nor Este (R) and North Domingo Baca Neighborhood Assns.

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. Traffic volume, traffic control devices, speeding violations, lighting issues, maintenance of landscaping, need for a neighborhood association.

Fire Department

No adverse comments.

## PNM Gas

PNM Gas Services objects to Project # 1002519 because of 2" main located on south side of Signal Ave west of Wyoming Blvd. – no easement provided for gas main.

## PNM Electric

PNM Reserves the rights and easements for the below existing utilities located in the 5' strip of street RW being vacated. PNM approves the pre-plat but a 10' pue may be required on the north and east sides for existing buried electric lines along them, if a utility location survey is provided before the final plat sign off, that would clear up where the buried lines are.

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

Approved drainage report is needed for Preliminary Plat approval. Improvements will need to be identified on an infrastructure list. Defer to Transportation with respect to the vacation action.

## Transportation

Radii onto Wyoming should be 30'. Private way requires variance for width. Does private way take access to both Signal and Wyoming? Has fire dept. reviewed access? C2 (curve) should be 25'. "Area dedicated...." Should state to City of Albuquerque as right-of-way. Infrastructure list needs to include 6" gravel with 25' paved apron. Wyoming infrastructure also needs to be listed.

## 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 4 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.

## Parks & Recreation

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

The R-D zone requires 2,400 square feet of open space for each dwelling unit. Provide an Open Space Calculation Table showing the lot number, lot size, building & driveway area, provided open space, remaining open space requirement (this table can be separate from the plat itself). Include one of the following notes on the Preliminary and Final Plats indicating how the total remaining open space requirement will be met:

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*\*Note: This option is only applicable to land covered by a Sector Development Plan. Defer to Transportation regarding Vacation of ROW.*

## Utilities Development

No objection to Vacation request. Infrastructure List is incomplete, need fire hydrant and extension of sewer line to Wyoming.

## Planning Department

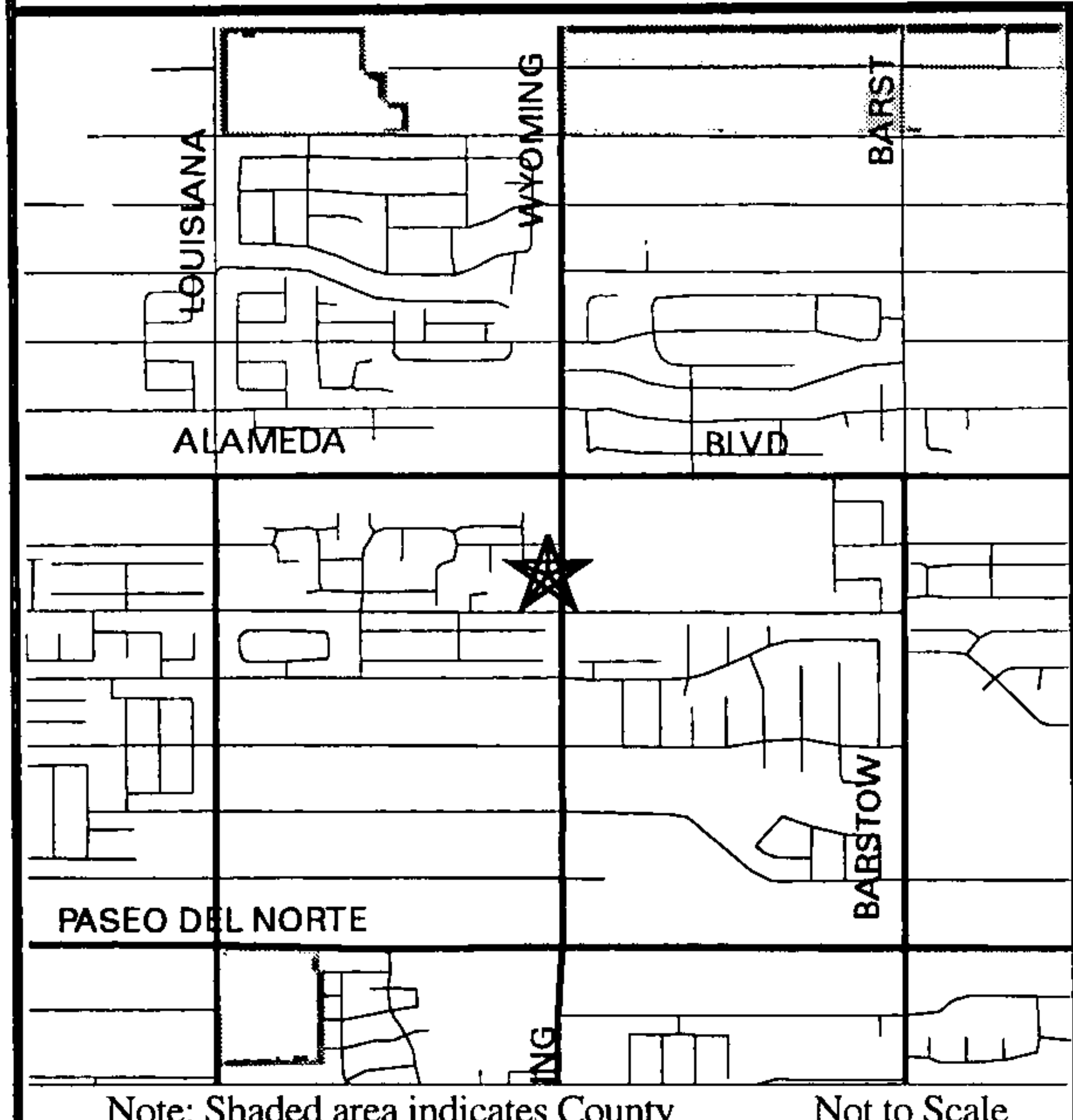
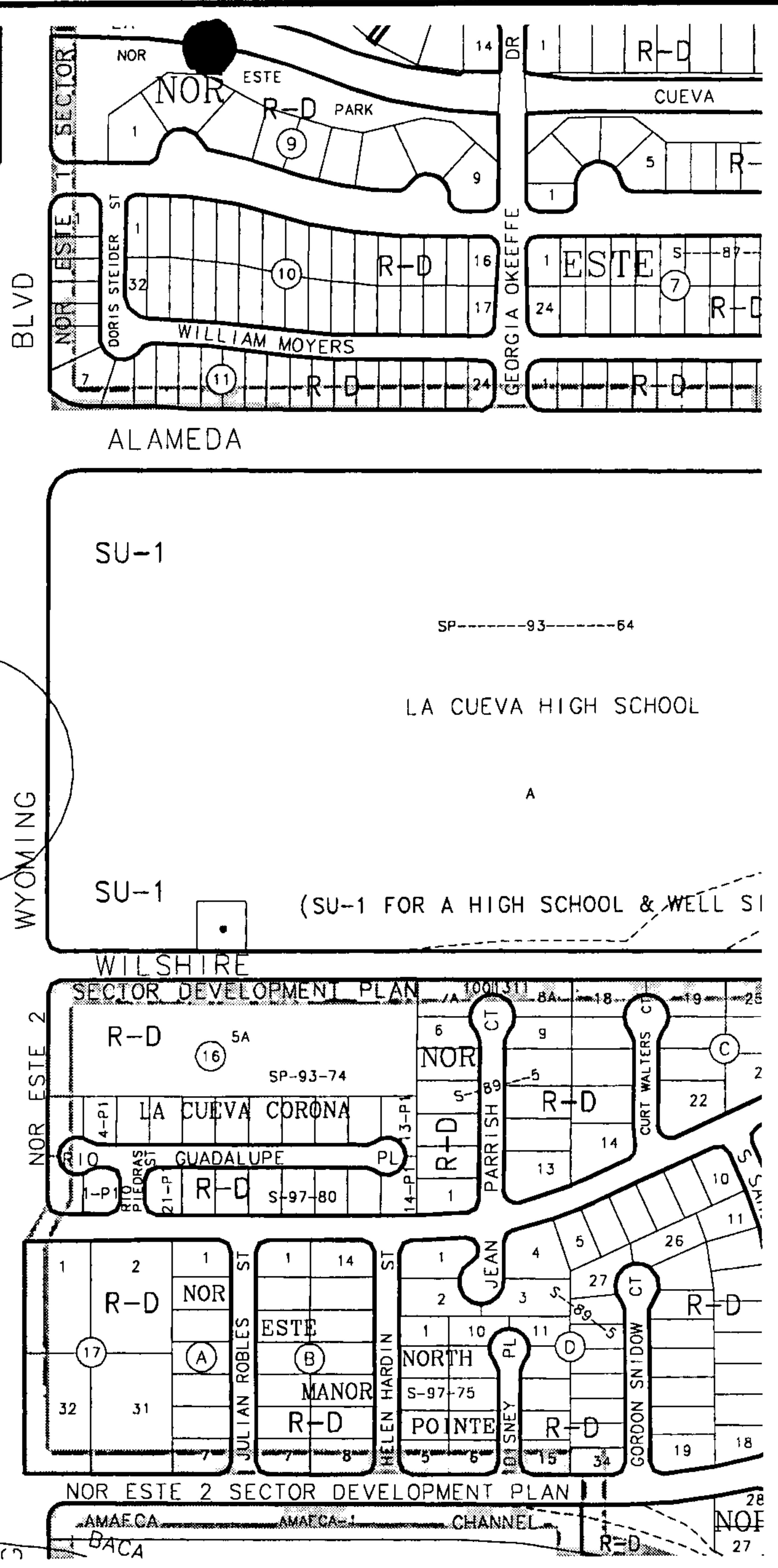
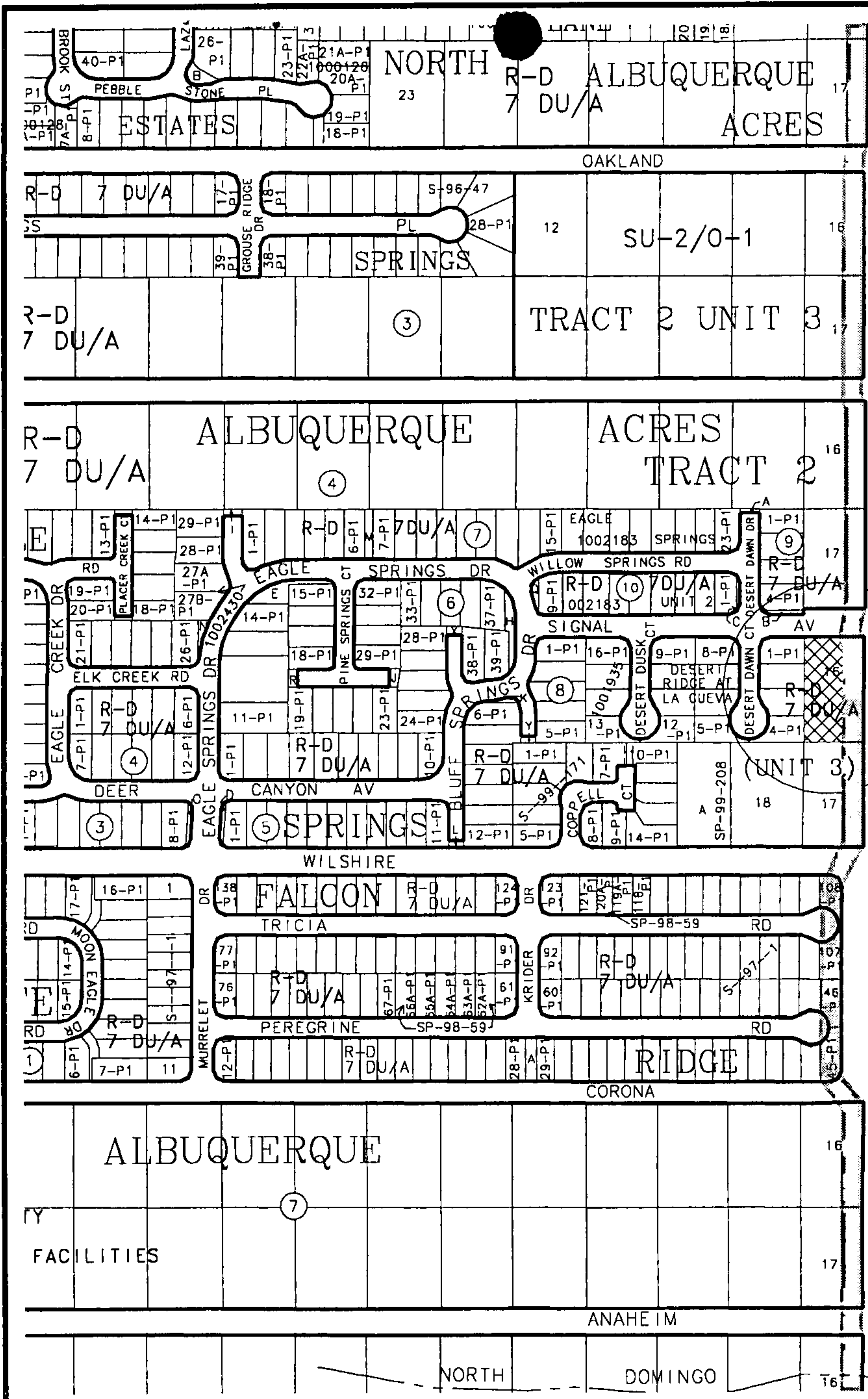
As was stated at sketch plat, this development must have a site development plan for subdivision submitted either prior to, or, at the same time as this plat. Since there is no site plan for this project in the advertised cases for this date, this application must be either withdrawn or deferred to be heard at the same time as the site plan or at a DRB meeting at a later date. Please refer to page 26 of the La Cueva Sector Plan.

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

cc: San Pedro Equities LLC, P.O. Box 90848, 87199

Mark Goodwin & Associates, P.O. Box 90606, 87199





### ZONING MAP



Scale 1" = 442'

PROJECT NO.  
1002519

HEARING DATE  
11-26-03

MAP NO.  
C-19

ADDITIONAL CASE NUMBER(S)  
03DRB-01882  
03DRB-01883

Note: Shaded area indicates County Not to Scale



**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, November 26, 2003, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1001753**

03DRB-01884 Major-Preliminary Plat  
Approval  
03DRB-01885 Minor-Subd Design (DPM)  
Variance

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

**Project # 1002519**

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

MARK GOODWIN & ASSOCIATES agent(s) for SAN PEDRO EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 16, Tract(s) 2, Block(s) 5, Unit(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **TOWNHOMES @ LA CUEVA**), zoned RD (7 DU/AC), located on WYOMING BLVD NE, between SIGNAL AVE NE and WILSHIRE AVE NE containing approximately 1 acre(s). (C-19)

**Project # 1002480**

03DRB-01891 Major-Bulk Land Variance  
03DRB-01894 Major-Vacation of Pub  
Right-of-Way  
03DRB-01893 Major-Vacation of Public  
Easements  
03DRB-01892 Minor-Prelim&Final Plat  
Approval

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) C through F, **ARROWOOD RANCH DEVELOPMENT**, zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between FUTURE 98TH ST SW and FUTURE UNSER BLVD SW containing approximately 107 acre(s). [REF: 03DRB-00234, (1001979) 02DRB-01496 & 01497] (P-9)

**Project # 1002668**

03DRB-01888 Major-Preliminary Plat  
Approval  
03DRB-01889 Major-Vacation of Public  
Easements  
03DRB-01890 Minor-Temp Defer SDWK

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

**SEE PAGE 2 . . . . .**



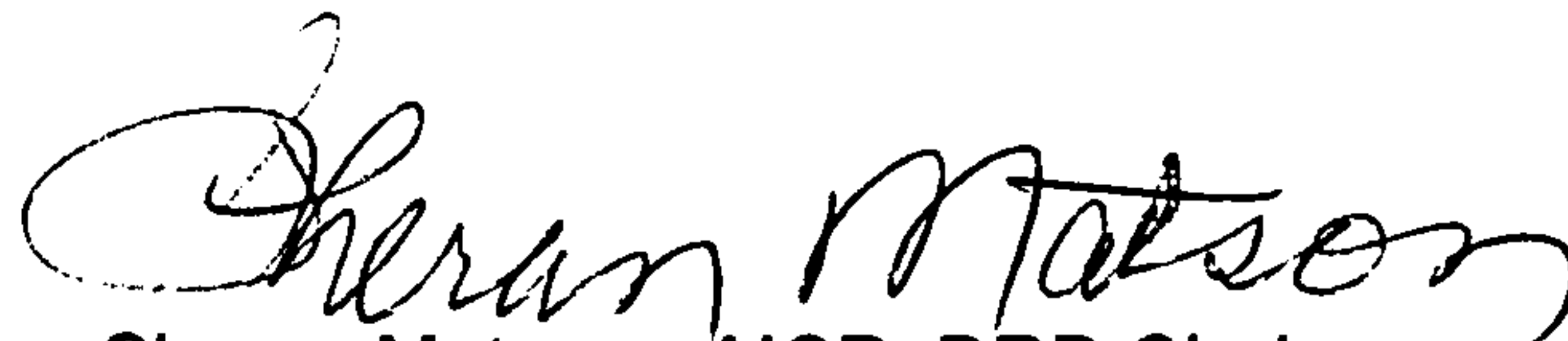
**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD  
CITY OF ALBUQUERQUE**

**PAGE 2**

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

BOHANNAN HUSTON, INC. agent(s) for PHOENIX  
PROPERTY COMPANY request(s) the above action(s)  
for all or a portion of Block(s) 30, **NM TOWN  
COMPANY ORIGINAL TOWNSITE**, zoned SU-3  
special center zone, located on LEAD AVE SE,  
between 3<sup>rd</sup> ST SE and 2<sup>nd</sup> ST SE containing  
approximately 1 acre(s). (K-14)

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, NOVEMBER 10, 2003.**

# 687

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

**Meeting Date:** November 26, 2003  
**Zone Atlas Page:** C-19-Z  
**Notification Radius:** 100 Ft.

**Project#** 1002519  
**App#** 03DRB-01882  
**App#** 03DRB-01883

**Cross Reference and Location:** N/A

**Applicant:** SAN PEDRO EQUITIES, LLC  
**Address:** PO BOX 90848  
ALBUQUERQUE NM 87199

**Agent:** MARK GOODWIN & ASSOCIATES.  
**Address:** PO BOX 90606  
ALBUQUERQUE NM 87199

**Special Instructions:**

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

**Date Mailed:** November 7, 2003

**Signature:** Kyle Tsethlikai

101906436031110110	LEGAL: TRACT A PLAT OF TR A LA CUEVA HIGH SCHOOL CONT 42. LAND USE: PROPERTY ADDR: 00000 WILSHIRE OWNER NAME: ALBUQUERQUE PUBLIC SCHOOLS OWNER ADDR: 00000	ALBUQUERQUE NM	87125
101906423833220215	LEGAL: 018 004N ORTH ALBUQ ACRES UN 3 TR2 LAND USE: PROPERTY ADDR: 00000 SIGNAL OWNER NAME: D R HORTON INC OWNER ADDR: 04400 ALAMEDA	NE ALBUQUERQUE NM	87113
101906425333220216	LEGAL: 017 004N ORTH ALBUQ ACRES UN 3 TR2 LAND USE: PROPERTY ADDR: 00000 SIGNAL OWNER NAME: LONZ THOMAS F & F MAUREEN OWNER ADDR: 01008 CHARLESTON	NE ALBUQUERQUE NM	87110
101906423533722116	LEGAL: LT 1 -P1 PLAT FOR DESERT RIDGE AT LA CUEVA SUBDIVIS LAND USE: PROPERTY ADDR: 00000 DESERT DAWN OWNER NAME: RANDALL HOMES LLC OWNER ADDR: 00000	ALBUQUERQUE NM	87199
101906425230120117	LEGAL: 016 005N ORTH ALBUQUERQUE ACRES TRACT 2 UNIT 3 LAND USE: PROPERTY ADDR: 00000 SIGNAL OWNER NAME: SCHMILLE RANDALL & BETTY OWNER ADDR: 00000	ALBUQUERQUE NM	87199
101906423533122115	LEGAL: LT 2 -P1 PLAT FOR DESERT RIDGE AT LA CUEVA SUBDIVIS LAND USE: PROPERTY ADDR: 00000 DESERT DAWN OWNER NAME: RANDALL HOMES LLC OWNER ADDR: 00000	ALBUQUERQUE NM	87199
101906423532622114	LEGAL: LT 3 -P1 PLAT FOR DESERT RIDGE AT LA CUEVA SUBDIVIS LAND USE: PROPERTY ADDR: 00000 OWNER NAME: RANDALL HOMES LLC OWNER ADDR: 00000	ALBUQUERQUE NM	87199
101906422032022112	LEGAL: LT 5 -P1 PLAT FOR DESERT RIDGE AT LA CUEVA SUBDIVIS LAND USE: PROPERTY ADDR: 00000 OWNER NAME: RANDALL HOMES LLC OWNER ADDR: 00000	ALBUQUERQUE NM	87199
101906423632022113	LEGAL: LT 4 -P1 PLAT FOR DESERT RIDGE AT LA CUEVA SUBDIVIS LAND USE: PROPERTY ADDR: 00000 OWNER NAME: RANDALL HOMES LLC OWNER ADDR: 00000	ALBUQUERQUE NM	87199
101906423628020115	LEGAL: 018 005N ORTH ALBUQ ACRES UN 3 TR2 LAND USE: PROPERTY ADDR: 00000 WILSHIRE OWNER NAME: RIZVI SHAKEEL & ESMAIL HAIDARI OWNER ADDR: 07049 LUELLA ANNE	NE ALBUQUERQUE NM	87109
101906425228020116	LEGAL: 017 005N ORTH ALBUQ ACRES UN 3 TR2 LAND USE: PROPERTY ADDR: 00000 WILSHIRE OWNER NAME: RIZVI SHAKEEL & ESMAIL HAIDARI OWNER ADDR: 07049 LUELLA ANNE	NE ALBUQUERQUE NM	87109



# 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: October 29, 2003

TO CONTACT NAME: Beth Gonzales  
 COMPANY/AGENCY: Maria Rodriguez + Assoc  
 ADDRESS/ZIP: PO Box 90606, 87199  
 PHONE/FAX #: 878-2200 | 797-9539

Thank you for your inquiry of 10-29-03 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at North Albuquerque Acres  
 zone map page(s) C-19.

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

Don Este  
 Neighborhood Association  
 Contacts: Paul Sunwald  
7700 Rio Guadalupe DE  
875-7313 (h) 87102  
Joe Yunderman  
7801 R.C. Bowman Ave  
797-1851 (h) 87102-2748

North Domingo Baca  
 Neighborhood Association  
 Contacts: Judie Pellegrino  
8515 Murrelet NE  
821-8514 (h) 87113  
Nancy Borau  
7224 Lucia DE  
857-0384 (h) 87113

**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,  
Dalana G. Carmover  
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

.....  
 Attention: Both contacts per  
 neighborhood association [\*]



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539  
e-mail: dmgs@swcp.com

October 30, 2003

Ms. Sharen Matson  
DRB Chair  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

Re: Townhomes @ La Cueva (Project # 1002519)

Dear Ms. Matson:

The owner of the above referenced project wishes to subdivide one North Albuquerque Acres lot into four town home lots and vacate a portion of the 30' roadway easement on Signal Avenue NE. The vacation follows the precedence of vacations previously along Signal Avenue.

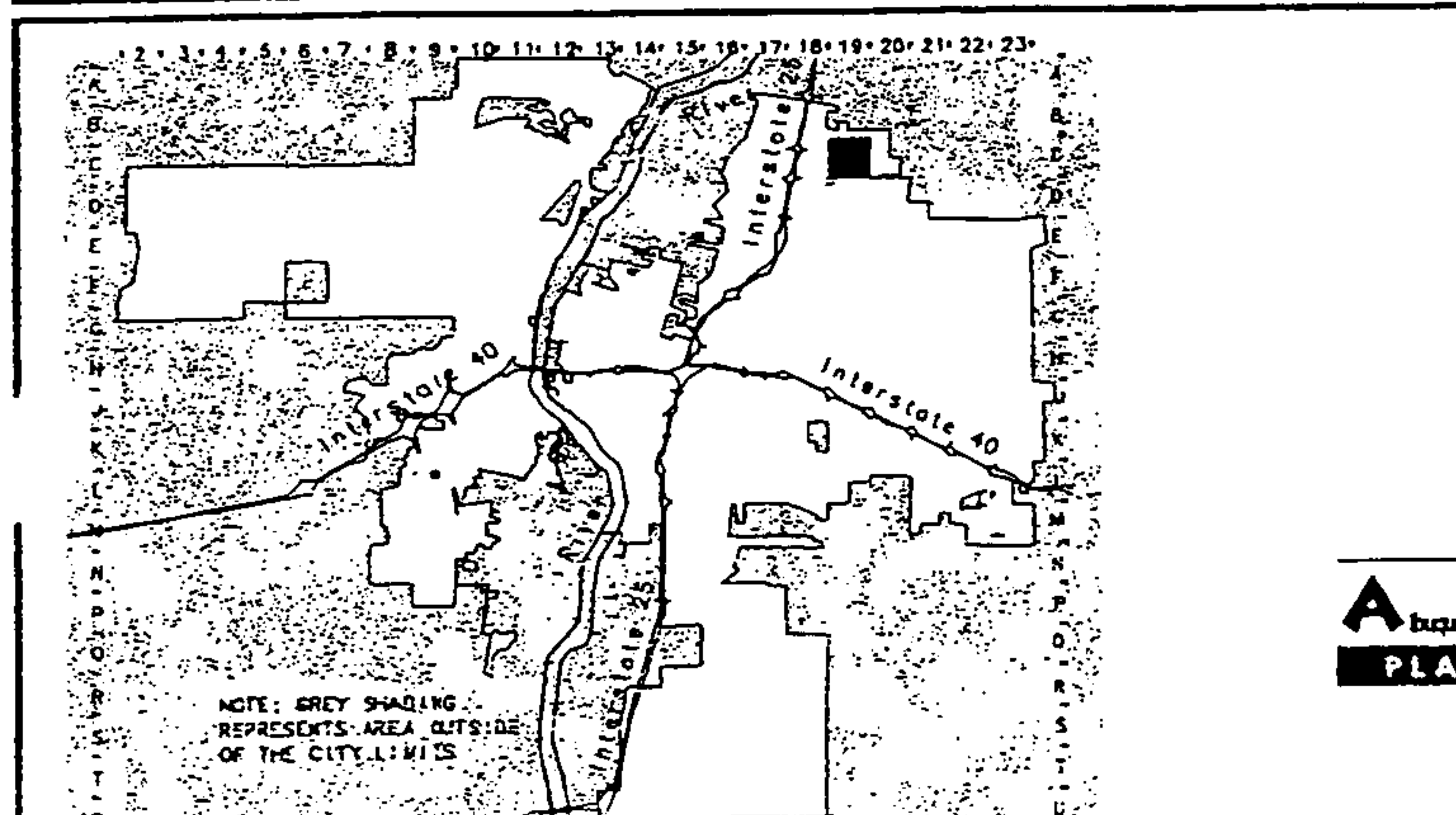
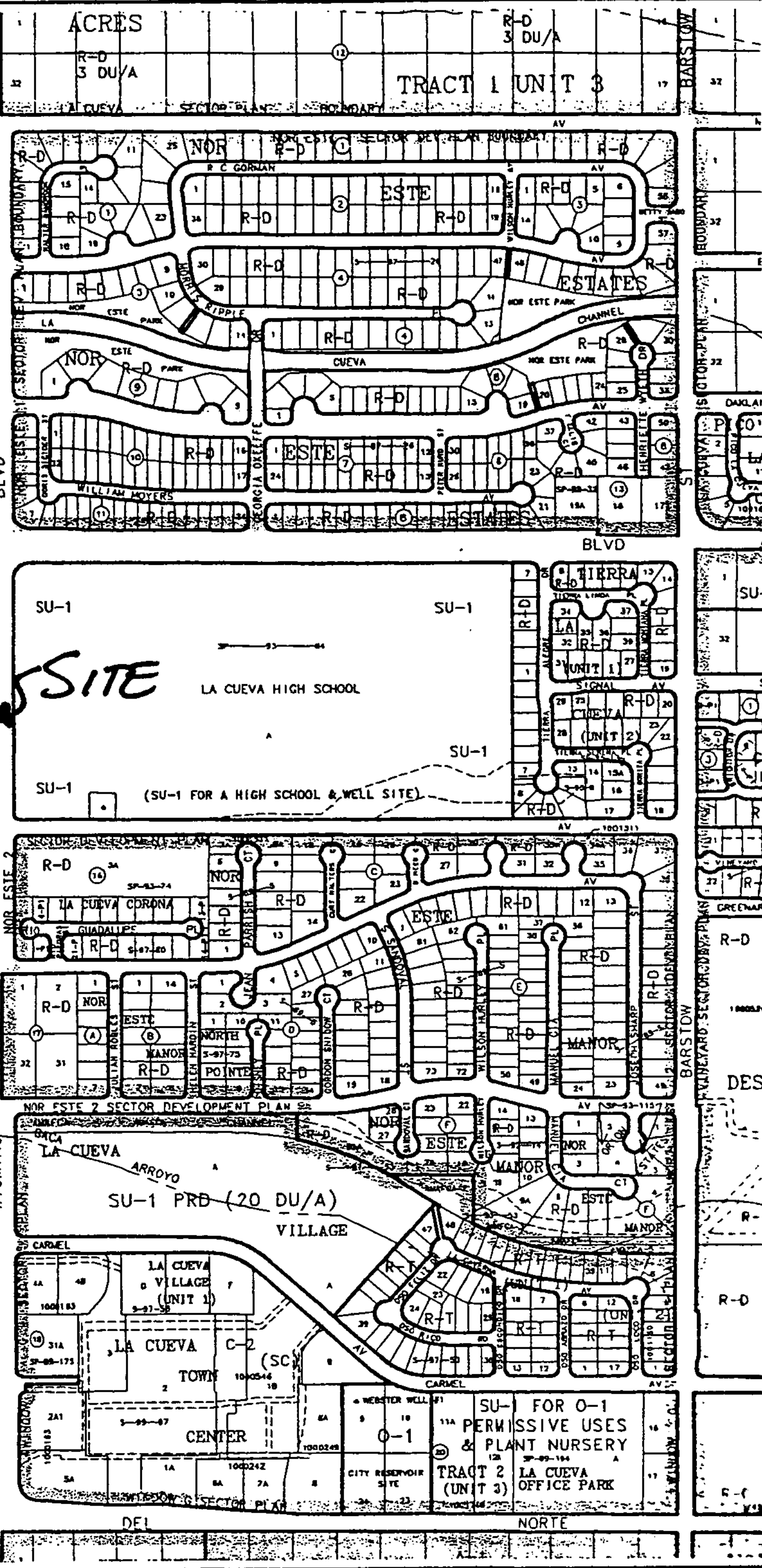
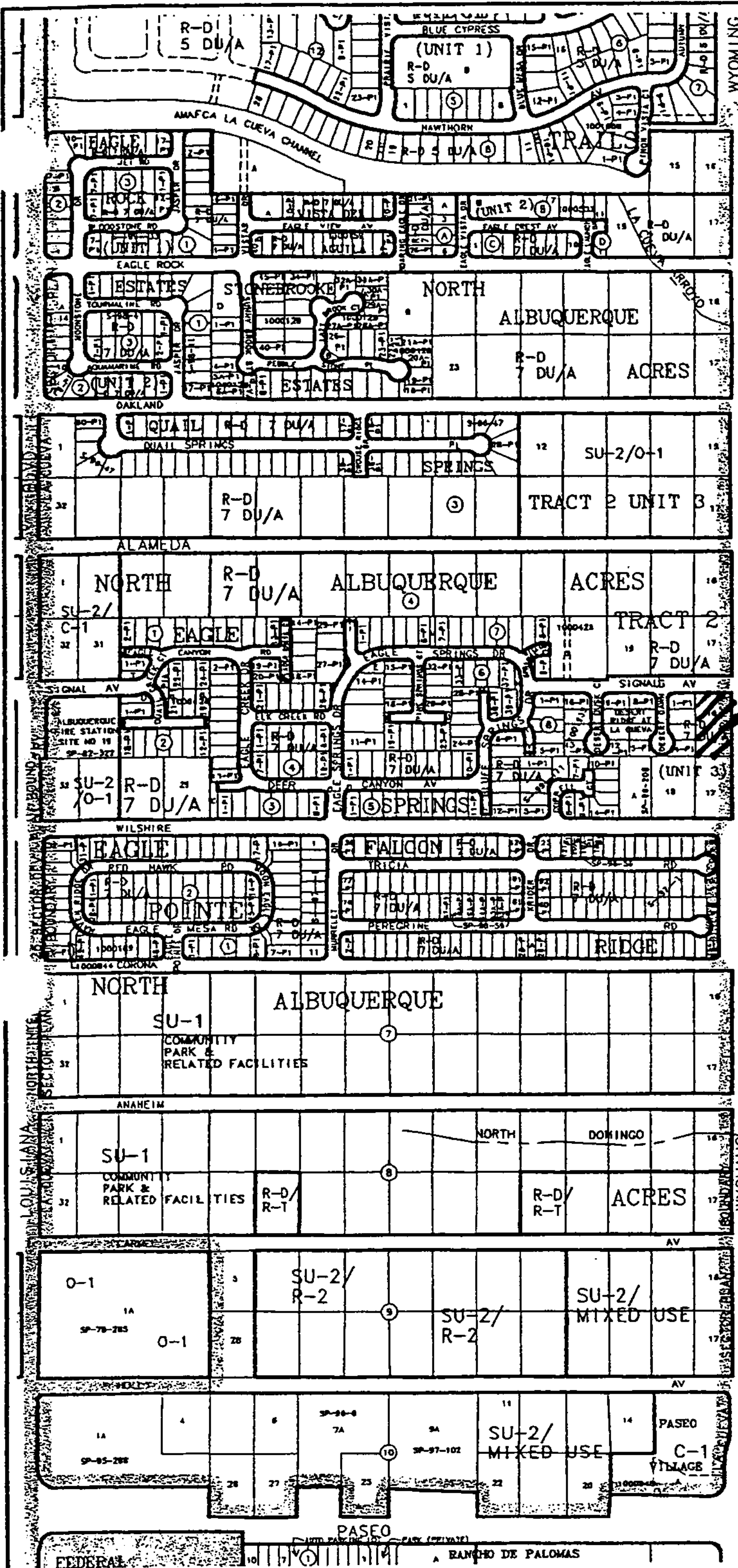
Sincerely,


MARK GOODWIN & ASSOCIATES, PA



Gregory J. Krenik, PE  
Vice President

GJK/bg





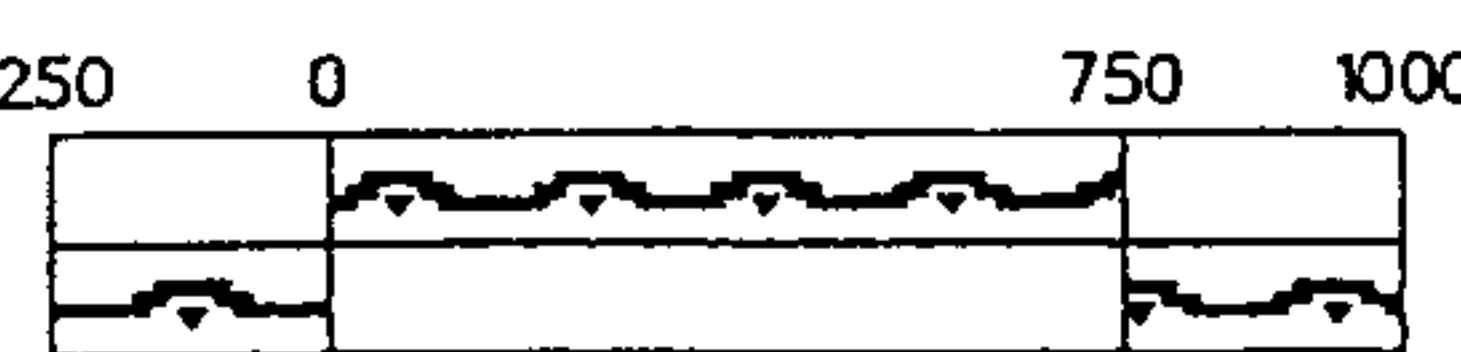
**CITY OF Albuquerque**

**Albuquerque Geographic Information System**

**PLANNING DEPARTMENT**

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**GRAPHIC SCALE IN FEET**



**Zone Atlas Page**

**C-19-Z**

Map Amended through January 21, 2003



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

- MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**
- Preliminary Plat reduced to 8.5" x 11"
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Copy of previous D.R.B. approved infrastructure list
  - Copy of the Official D.R.B. Notice of approval
  - Any original and/or related file numbers are listed on the cover application
- Extensions are not reviewed through internal routing.**  
Extension of preliminary plat approval expires after one year.

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

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

- AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
- AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
- AMENDMENT TO GRADING PLAN (with minor changes)**
- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
  - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
  - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.

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

GREGORY J. KRENK  
Applicant name (print)

[Signature]  
Applicant signature / date



Form revised February 2003

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
030123 - 01882

Maria Elena White 10/31/03  
Planner signature / date

**Project #** 10049352519

Project 1002519

MARK GOODWIN & ASSOCIATES agent(s) for SAN PEDRO EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 16, Tract(s) 2, Block(s) 5, Unit(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **TOWNHOMES @ LA CUEVA**), zoned RD (7 DU/AC), located on WYOMING BLVD NE, between SIGNAL AVE NE and WILSHIRE AVE NE containing approximately 1 acre(s). (C-19)

As was stated at sketch plat, this development must have a site development plan for subdivision submitted either prior to, or, at the same time as this plat. Since there is no site plan for this project in the advertised cases for this date, this application must be either withdrawn or deferred to be heard at the same time as the site plan or at a DRB meeting at a later date. Please refer to page 26 of the La Cueva Sector Plan.

**Project # 1002480**

03DRB-01891 Major-Bulk Land Variance  
03DRB-01894 Major-Vacation of Pub  
Right-of-Way  
03DRB-01893 Major-Vacation of Public  
Easements  
03DRB-01892 Minor-Prelim&Final Plat  
Approval

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) C through F, **ARROWOOD RANCH DEVELOPMENT**, zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between FUTURE 98TH ST SW and FUTURE UNSER BLVD SW containing approximately 107 acre(s). [REF: 03DRB-00234, (1001979) 02DRB-01496 & 01497] (P-9)

**Project # 1002668**

03DRB-01888 Major-Preliminary Plat  
Approval  
03DRB-01889 Major-Vacation of Public  
Easements  
03DRB-01890 Minor-Temp Defer SDWK

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

**SEE PAGE 2 . . . . .**



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

\*\*\*\*\*  
\*\*\* TX REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

TX/RX NO 0227  
CONNECTION TEL 9p7979539  
SUBADDRESS  
CONNECTION ID MARK GOODWIN  
ST. TIME 11/10 14:21  
USAGE T 00'44  
PGS. 2  
RESULT OK



## DEVELOPMENT REVIEW BOARD FAX FORM

TO: Alex Krenik

FAX NUMBER: 797-9539 # PAGES 1 attached

SENT BY: Sheran Matson, DRB Chair DATE: 11/10/03

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: 100259 APPLICATION NO: \_\_\_\_\_

\*\*\*\*\*

*Comments from Planning*

Current DRC  
Project Number: \_\_\_\_\_

FIGURE 12

Date Submitted: ~~10-30-03~~ 12-3-03  
 Date Site Plan Approved: \_\_\_\_\_  
 Date Preliminary Plat Approved: \_\_\_\_\_  
 Date Preliminary Plat Expires: \_\_\_\_\_  
 DRB Project No.: 1002519  
 DRB Application No.: \_\_\_\_\_

INFRASTRUCTURE LIST

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

Townhomes @ La Cueva  
 PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lot 16, Block 5, Tract 2, Unit 3, N.A.A.  
 EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

FOLLOWING IS A SUMMARY OF PUBLIC/PRIVATE INFRASTRUCTURE REQUIRED TO BE CONSTRUCTED OR FINANCIALLY GUARANTEED FOR THE ABOVE DEVELOPMENT. THIS LISTING IS NOT NECESSARILY A COMPLETE LISTING. DURING THE SIA PROCESS AND/OR IN THE REVIEW OF THE CONSTRUCTION DRAWINGS, IF THE DRC CHAIR DETERMINES THAT APPURTENANT ITEMS AND/OR UNFORESEEN ITEMS HAVE NOT BEEN INCLUDED IN THE INFRASTRUCTURE LISTING, THE DRC CHAIR MAY INCLUDE THOSE ITEMS IN THE LISTING AND RELATED FINANCIAL GUARANTEE. LIKewise, IF THE DRC CHAIR DETERMINES THAT APPURTENANT OR NON-ESSENTIAL ITEMS CAN BE DELETED FROM THE LISTING, THOSE ITEMS MAY BE DELETED AS WELL AS THE RELATED PORTIONS OF THE FINANCIAL GUARANTEES. ALL SUCH REVISIONS REQUIRE APPROVAL BY THE DRC CHAIR, THE USER DEPARTMENT AND AGENT/OWNER. IF SUCH APPROVALS ARE OBTAINED, THESE REVISIONS TO THE LISTING WILL BE INCORPORATED ADMINISTRATIVELY. IN ADDITION, ANY UNFORESEEN ITEMS WHICH ARISE DURING CONSTRUCTION WHICH ARE NECESSARY TO COMPLETE THE PROJECT AND WHICH NORMALLY ARE THE SUBDIVIDER'S RESPONSIBILITY WILL BE REQUIRED AS A CONDITION OF PROJECT ACCEPTANCE AND CLOSE OUT BY THE CITY.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>PAVING</b>									
<input type="text"/>	<input type="text"/>	25' F-E	Res Pvmnt	Signal Ave	West property line	Wyoming Blvd	/	/	/
<input type="text"/>	<input type="text"/>	4'	C & G (south side) Sidewalk (south side)				/	/	/
<b>WATER</b>									
<input type="text"/>	<input type="text"/>	4"	Waterline	23.46' Private road, public SAS, Waterline & Drainage easement		Entire length	/	/	/
<input type="text"/>	<input type="text"/>	4"	Waterline	26' Private road, public SAS, Waterline & Drainage easement		Entire length	/	/	/
<b>Sanitary Sewer</b>									
<input type="text"/>	<input type="text"/>	8"	SAS Gravity Line	23.46' Private road, public SAS, Waterline & Drainage easement		Entire Length	/	/	/
<input type="text"/>	<input type="text"/>	8"	SAS Gravity Line	26' Private road, public SAS, Waterline & Drainage easement		Entire Length	/	/	/

- 1 Street Lights per DPM
- 2 Grading & Drainage Certification per DPM including Perimeter walls as shown on the Grading Plan for Release of SIA and Financial Guarantees. Financial Guarantee is not required for this item
- 3 Water infrastructure to include valves, fittings, valve boxes, and fire hydrants
- 4 Sanitary sewer to include manholes and service connections.

**AGENT / OWNER**

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

**Gregory J. Krenik, PE**

NAME (print)

**MARK GOODWIN & ASSOCIATES**  
FIRM

*[Signature]*  
**12-3-03**  
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT

THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: \_\_\_\_\_

DRB CHAIR - date

PARKS & GENERAL SERVICES - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

\_\_\_\_\_ - date

CITY ENGINEER - date

\_\_\_\_\_ - date

**NEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

PAGE \_\_\_ OF \_\_\_

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

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

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

**APPLICANT INFORMATION:**

NAME: San Pedro Equities, LLC PHONE: 221-5326  
 ADDRESS: P.O. Box 90848 FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner  
 AGENT (if any): Mark Goodwin & Associates PHONE: 828-2200  
 ADDRESS: P.O. Box 90606 FAX: 797-9539  
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: dmg@swcp.com

DESCRIPTION OF REQUEST: Minor Preliminary & Final Plat and Vacation 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 16<sup>th</sup> Tract 2 Block: 5 Unit: 3  
 Subdiv. / Addn. North Albuquerque Acres Townhomes @ La Ovesa  
 Current Zoning: RD 7 / DU/A Proposed zoning: Same  
 Zone Atlas page(s): C-19 No. of existing lots: 1 No. of proposed lots: 4  
 Total area of site (acres): 0.7273 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. 101906425230120117 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Wyoming Blvd NE  
 Between: Signal Ave NE and Wilshire Ave NE

**CASE HISTORY:**

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

1001935 1002519 (SK)

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 3-12-03

SIGNATURE [Signature] DATE 10-30-03  
 (Print) Gregory J. Krenik, PE \_\_\_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY**

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

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	35 <u>030RB</u> - <u>01882</u>	<u>PIF Minor</u>		\$ <u>425.<sup>00</sup></u>
<input type="checkbox"/> All fees have been collected	34 <u>030RB</u> - <u>01883</u>	<u>Vac P Row</u>		\$ <u>300.<sup>00</sup></u>
<input type="checkbox"/> All case #s are assigned				\$ <u>75.<sup>00</sup></u>
<input type="checkbox"/> AGIS copy has been sent				\$ _____
<input type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>Nov. 26, 2003</u>			Total \$ <u>800.<sup>00</sup></u>

Margie Hill

Project #

1001935 2519

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

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

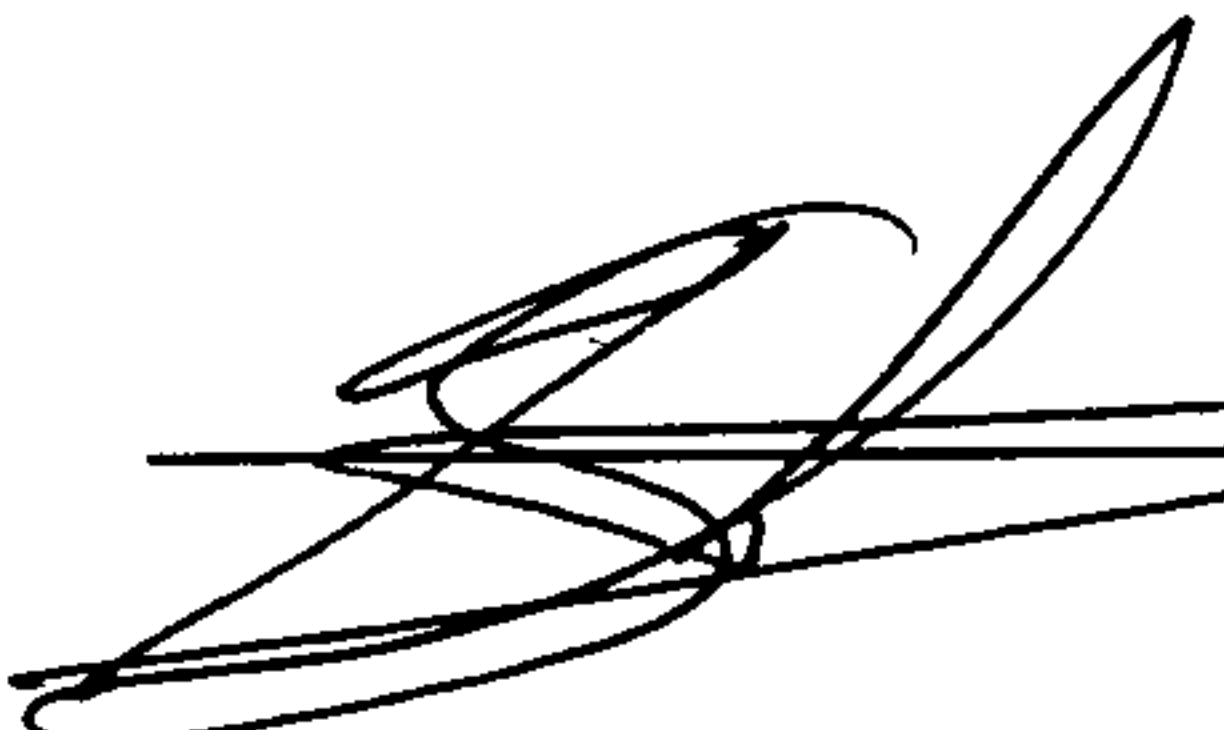
- VACATION OF PUBLIC RIGHT-OF-WAY**
- VACATION OF PUBLIC EASEMENT**
- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for dedicated and City owned public right-of-way.)
  - Drawing showing the easement or right-of-way to be vacated,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

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

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

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

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

  
 \_\_\_\_\_  
 GREGORY S. KRENIK  
 Applicant name (print)  
 10-30-03  
 Applicant signature / date



Form revised April 2003

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

Application case numbers  
 0302B - \_\_\_\_\_ - 01883  
 \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
 \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

\_\_\_\_\_ 10/30/03  
 Planner signature / date  
**Project #** 1002935  
 2519

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

**SKETCH PLAT REVIEW AND COMMENT**

**YOUR ATTENDANCE IS REQUIRED.**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

**Your attendance is required.**

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

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

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

**Your attendance is required.**

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

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**Your attendance is required.**

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

**AMENDMENT TO PRELIMINARY PLAT (with minor changes)**

**Your attendance is required.**

**AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**

**AMENDMENT TO GRADING PLAN (with minor changes)**

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

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

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

GREGORY J. KRENIK

Applicant name (print)

10-30-03

Applicant signature / date

Form revised February 2003



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

Application case numbers

030213 - - 01802

- - -

- - -

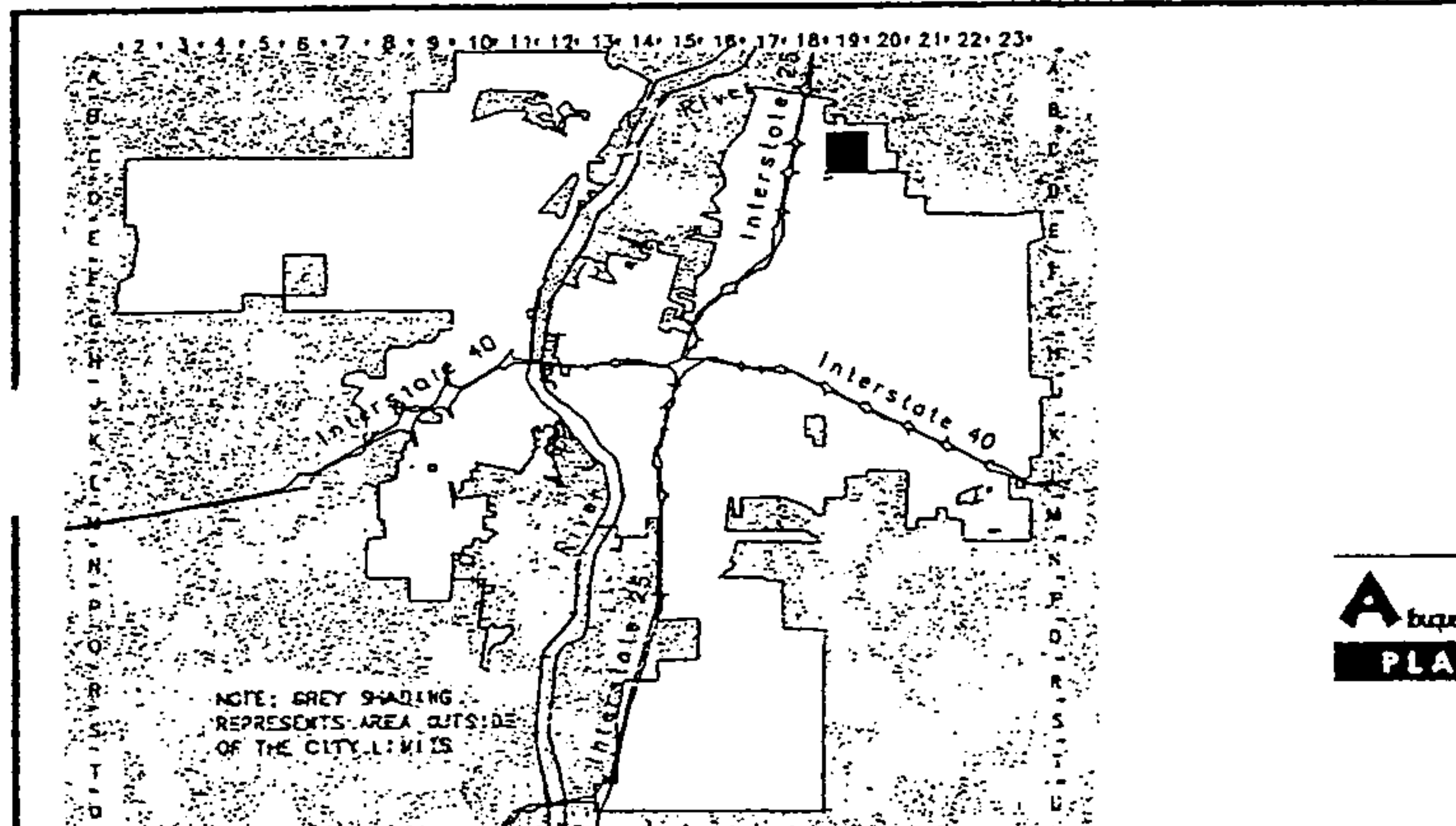
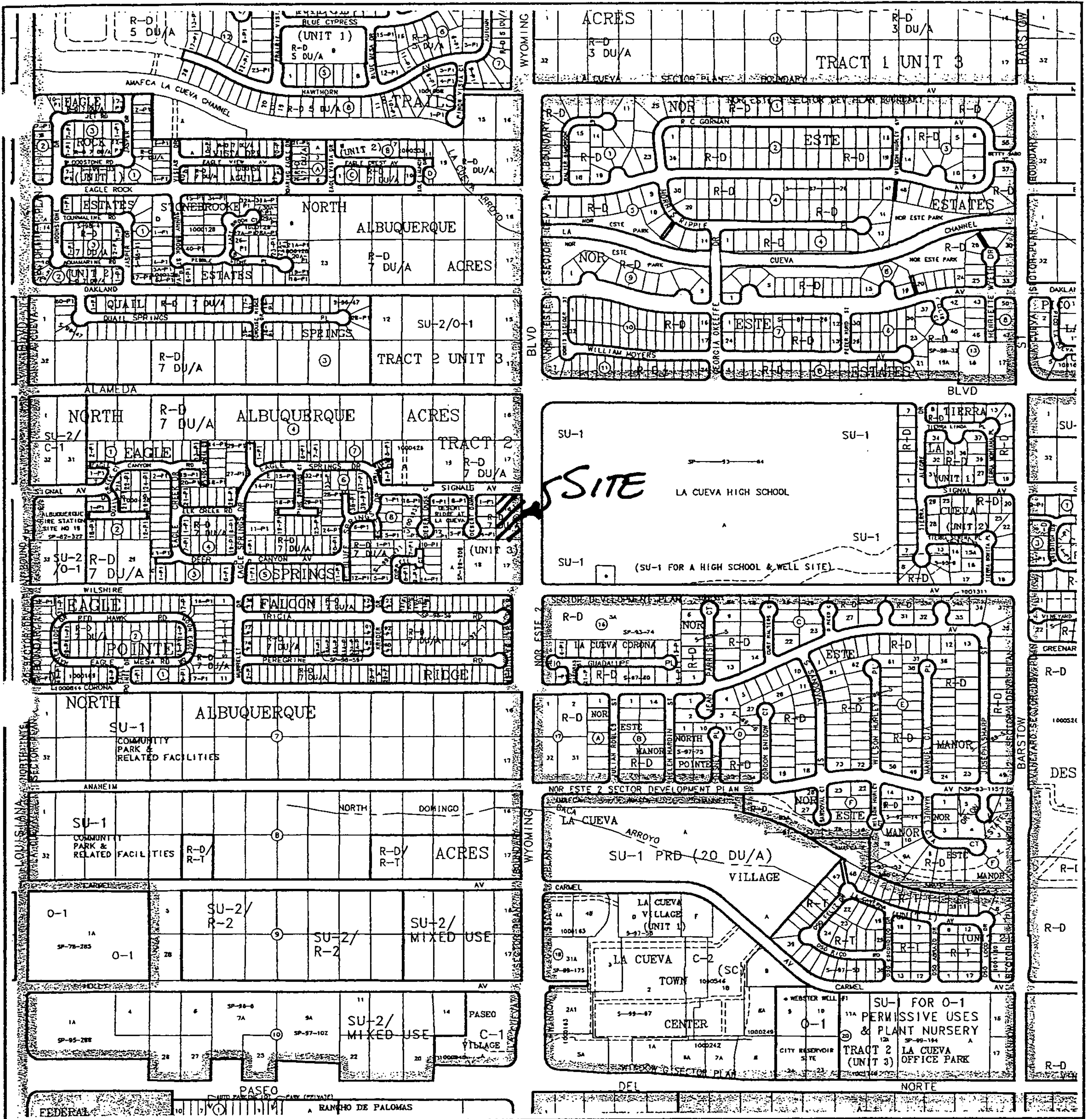
Melinda Hill 10/31/03

Planner signature / date

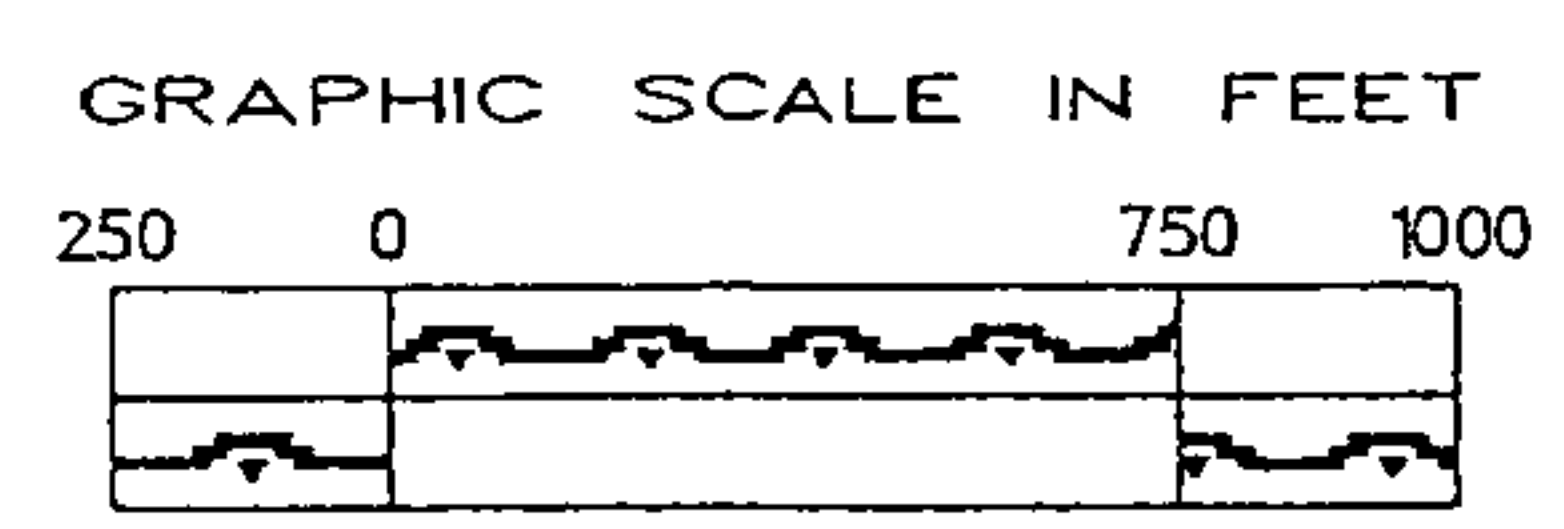
**Project #** 1002235

2519





CITY OF  
Albuquerque  
Geographic Information System  
**PLANNING DEPARTMENT**  
© Copyright 2003



**Zone Atlas Page**  
**C-19-Z**  
Map Amended through January 21, 2003



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539  
e-mail: dmgs@swcp.com

October 30, 2003

Ms. Sharen Matson  
DRB Chair  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

Re: Townhomes @ La Cueva (Project # 1002519)

Dear Ms. Matson:

The owner of the above referenced project wishes to subdivide one North Albuquerque Acres lot into four town home lots and vacate a portion of the 30' roadway easement on Signal Avenue NE. The vacation follows the precedence of vacations previously along Signal Avenue.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA



Gregory J. Krenik, PE  
Vice President

GJK/bg



# 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: October 29, 2003

TO CONTACT NAME: Beth Gonzales  
 COMPANY/AGENCY: Maria Goodman & Assoc  
 ADDRESS/ZIP: PO Box 90606 87199  
 PHONE/FAX #: 878-2200 | 797-9539

Thank you for your inquiry of 10-29-03 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at North Albuquerque Area  
 zone map page(s) C-19.

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

Don Este  
 Neighborhood Association  
 Contacts: Paul Sunwald  
7700 Rio Guadalupe NE  
275-7313 (h) 87102  
Joe Yanderman  
7801 R.C. Bowman Avenue  
797-1851 (h) 87102-2748

North Domingo Baca  
 Neighborhood Association  
 Contacts: Judie Pellegrino  
8515 Murrelet NE  
821-8514 (h) 87113  
Nancy Braudt  
7224 Lucia PE  
857-0386 (h) 87113

**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,

Valarna L. Carmoue  
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

.....  
 : Attention: Both contacts per :  
 : neighborhood association [\*] :  
 : .....

# NOTICE TO APPLICANTS

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

### WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

\*\*\*\*\*

(below this line for OCNC use only)

Date of Inquiry: 10.29.03 Time Entered: 2pm OCNC Rep. Initials: OC

Attention: Both contacts per  
neighborhood association [2]  
need to be notified.

planning.recognized.na.form(05/08/01)



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

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D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539  
e-mail: dmgs@swcp.com

October 30, 2003

Ms. Judie Pellegrino  
North Domingo Baca .N.A.  
8515 Murrelet NE  
Albuquerque, NM 87113

Ms. Nancy Brault  
North Domingo Baca N.A.  
7224 Tricia NE  
Albuquerque, NM 87113

**Re: North Albuquerque Acres**

Dear Ms. Pellegrino and Ms. Brault:

Enclosed please find a copy of the DRB application for the referenced project. The anticipated date to be heard is November 26, 2003. Please contact Gregory J. Krenik of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

  
Beth Gonzales

GJK/bg

Enclosure



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Consulting Engineers

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7224 Tricia NE  
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Beth Gonzales

GJK/bg

Enclosure



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(505) 828-2200 FAX 797-9539  
e-mail: dmgs@swcp.com

October 30, 2003

Mr. Paul Grunwald  
Nor Este Neighborhood Association  
7700 Rio Guadalupe NE  
Albuquerque, NM 87122

Mr Joe Yardumian  
Nor Este Neighborhood Association  
7801 R.C. Gorman Avenue ME  
Albuquerque, Nm 87122-2748

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MARK GOODWIN & ASSOCIATES, PA

  
Beth Gonzales

GJK/bg

Enclosure





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Sincerely,

MARK GOODWIN & ASSOCIATES, PA

  
Beth Gonzales

GJK/bg

Enclosure

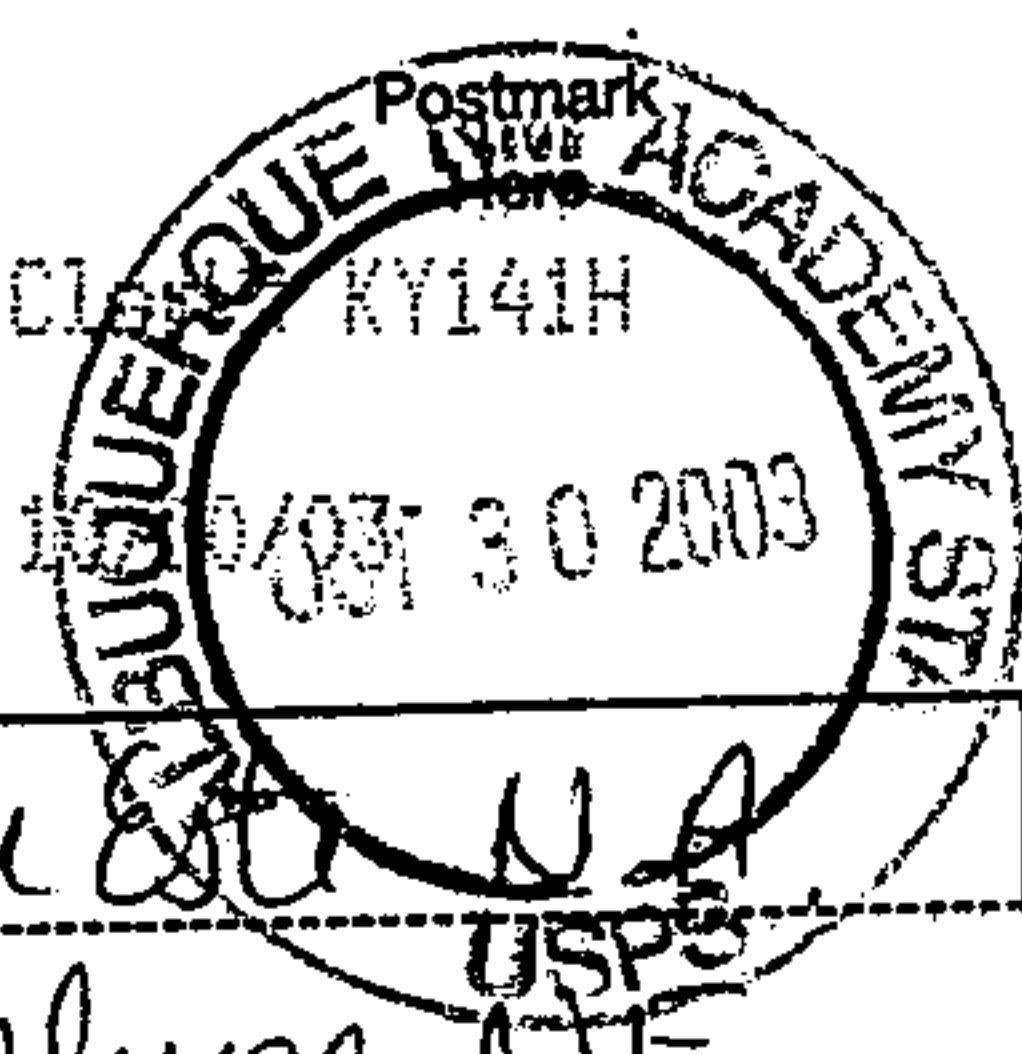
7002 0860 0000 3144 2815

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

OFFICIAL USE  
ALBUQUERQUE, NM 87122

Postage	\$ 0.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.65</b>

UNIT ID: 0109



Sent To: Mr. Paul Grunwald, No Este N.A.  
 Street, Apt. No.; or PO Box No.: 7700 Rto Guadalupe NE  
 City, State, ZIP+4: Albuquerque NM 87122

PS Form 3800, April 2002 See Reverse for Instructions

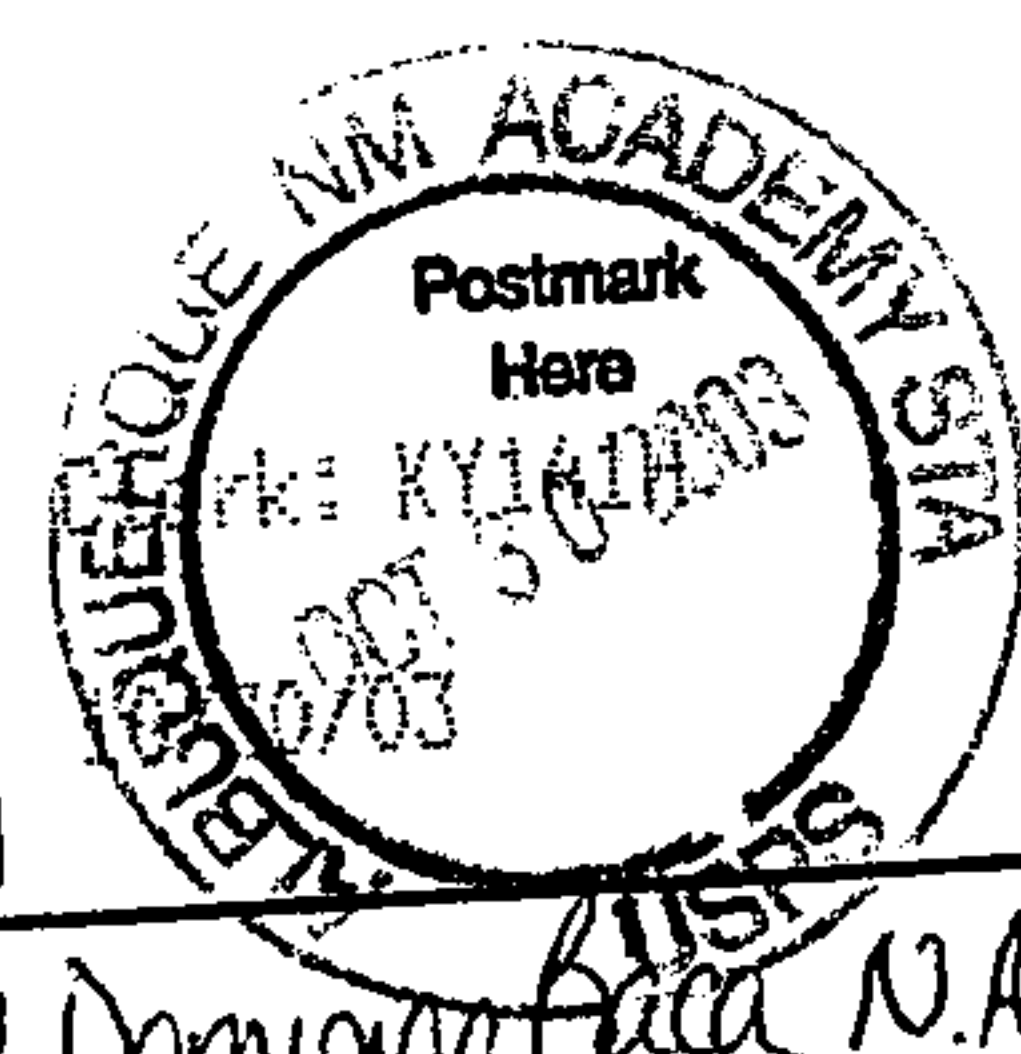
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U.S. Postal Service  
CERTIFIED MAIL RECEIPT  
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE  
ALBUQUERQUE, NM 87113

Postage	\$ 0.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.65</b>

UNIT ID: 0109



Sent To: Mrs. Judie Pellegrino, N. Domingo Baca N.A.  
 Street, Apt. No.; or PO Box No.: 8515 Murrelet NE  
 City, State, ZIP+4: Albuquerque, NM 87113

PS Form 3800, April 2002 See Reverse for Instructions

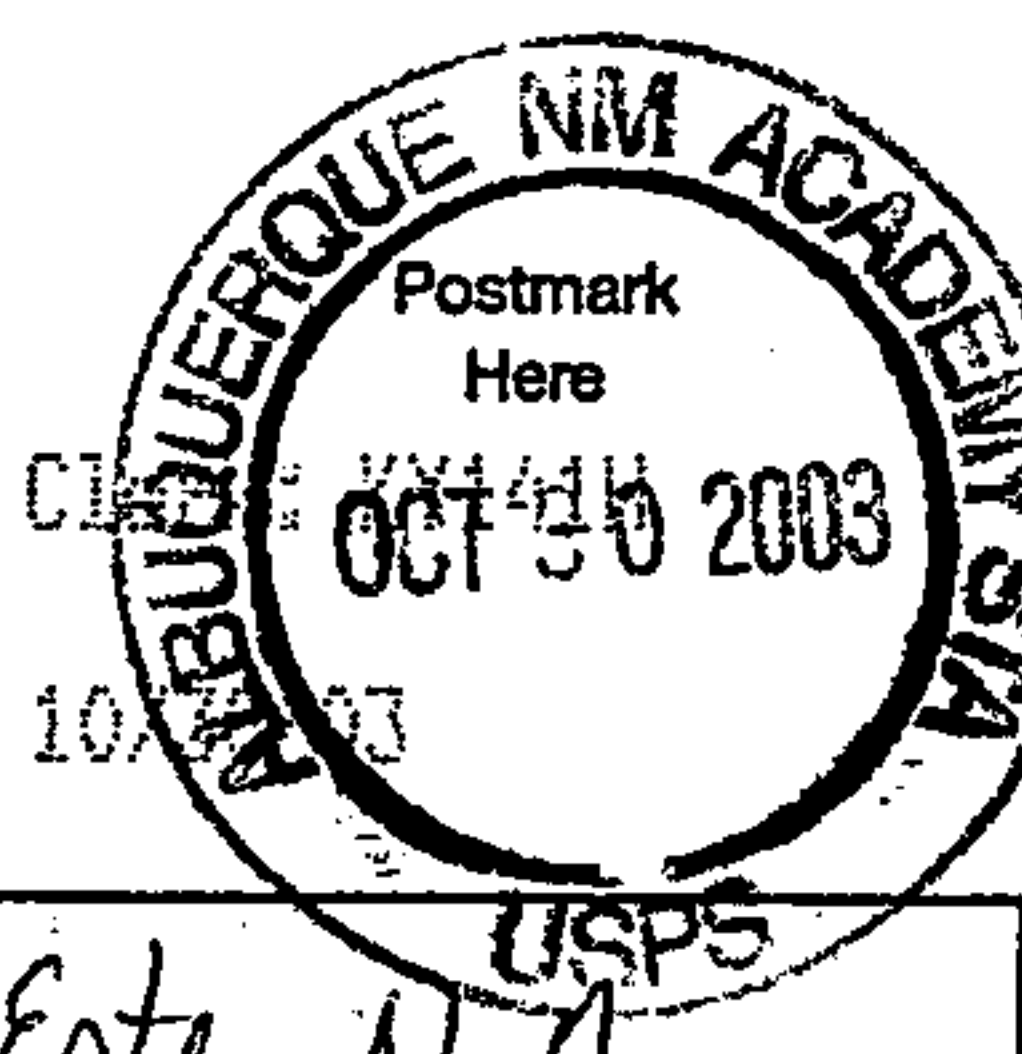
7001 1940 0006 3622 7813

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

OFFICIAL USE  
ALBUQUERQUE, NM 87122

Postage	\$ 0.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.65</b>

UNIT ID: 0109



Sent To: Mr. Joe Vardumax, No Este N.A.  
 Street, Apt. No.; or PO Box No.: 7801 R.C. Gorman Ave NE  
 City, State, ZIP+4: Albuquerque NM 87122

PS Form 3800, January 2001 See Reverse for Instructions

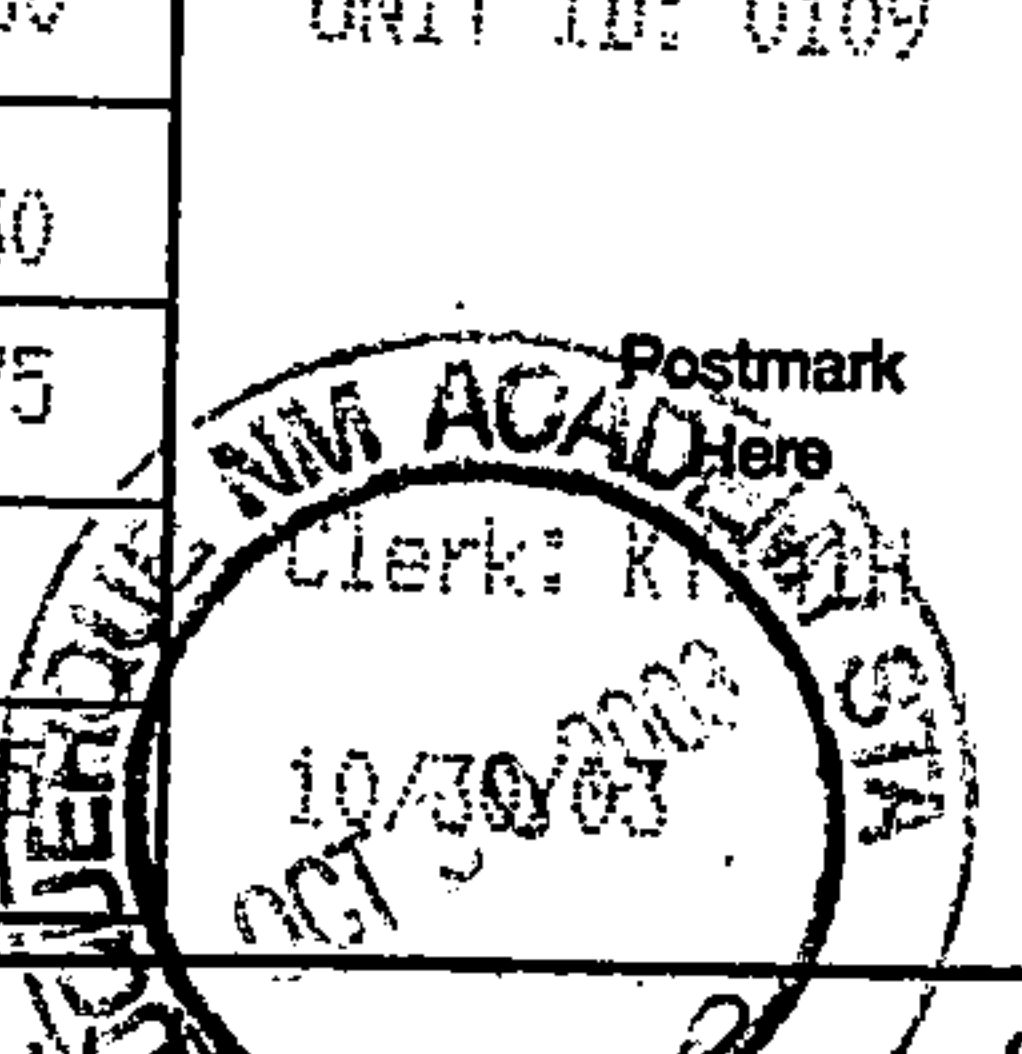
7002 0980 0000 4142 2832

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

OFFICIAL USE  
ALBUQUERQUE, NM 87113

Postage	\$ 0.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.65</b>

UNIT ID: 0109



Sent To: Mrs. Nancy Brault, N. Domingo Baca N.A.  
 Street, Apt. No.; or PO Box No.: 7254 Lucia NE  
 City, State, ZIP+4: Albuquerque NM 87113

PS Form 3800, April 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 & 4<sup>th</sup> 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** San Pedro Equities, LLC  
**AGENT** Mark Gonzalez + Assoc  
**ADDRESS** P.O. Box 90606, Alg 87199  
**PROJECT NO.** 1001935  
**APPLICATION NO.** 03 DRB 01882 (01883)

\$ 725.<sup>00</sup> 441006 / 4983000 (DRB Cases)  
\$ \_\_\_\_\_ 441006 / 4971000 (EPC & AA / LUCC / Appeals)  
\$ 75.<sup>00</sup> 441018 / 4971000 (Notification)  
  
\$ 800.<sup>00</sup> Total amount due

## Randall Schmile Construction Co.

2092

A NM CORPORATION

P.O. Box 90848 Ph. 505-797-0258

ALBUQUERQUE, NM 87199-0848

\*\*\*DUPLICATE\*\*\*

City Of Albuquerque  
Treasury Division

PAY Eight Hundred Dollars and 00 Cents.

WELLS FARGO BANK NEW MEXICO, N.A.  
ALBUQUERQUE, NM 87102  
95-219-1070

DATE AMOUNT  
Oct. 30, 2003 \*\*\*\*\*\$800.00

\*\*\*DUPLICATE\*\*\*  
City Of Albuquerque  
Treasury Division

TO THE  
ORDER  
OF

10/31/2003 10:07AM LOC: ANN  
City of Albuquerque  
P.O. Box 90848 WSH 006 TRANSH 0022  
Albuquerque, NM 87199-0848  
Activity 4983000 TRSEJA  
Trans Amt : \$800.00  
J24 Misc \$725.00

10/31/2003 10:07AM LOC: ANN  
X  
RECEIPT# 00015015 WSH 006 TRANSH 0022  
Account 441018 Fund 0110  
Activity 4971000 TRSEJA  
Trans Amt \$800.00  
J24 Misc \$725.00

⑈002092⑈ ⑈107002192⑈ ⑈135554356⑈

Details on back.  
Security Features Included.

# 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.

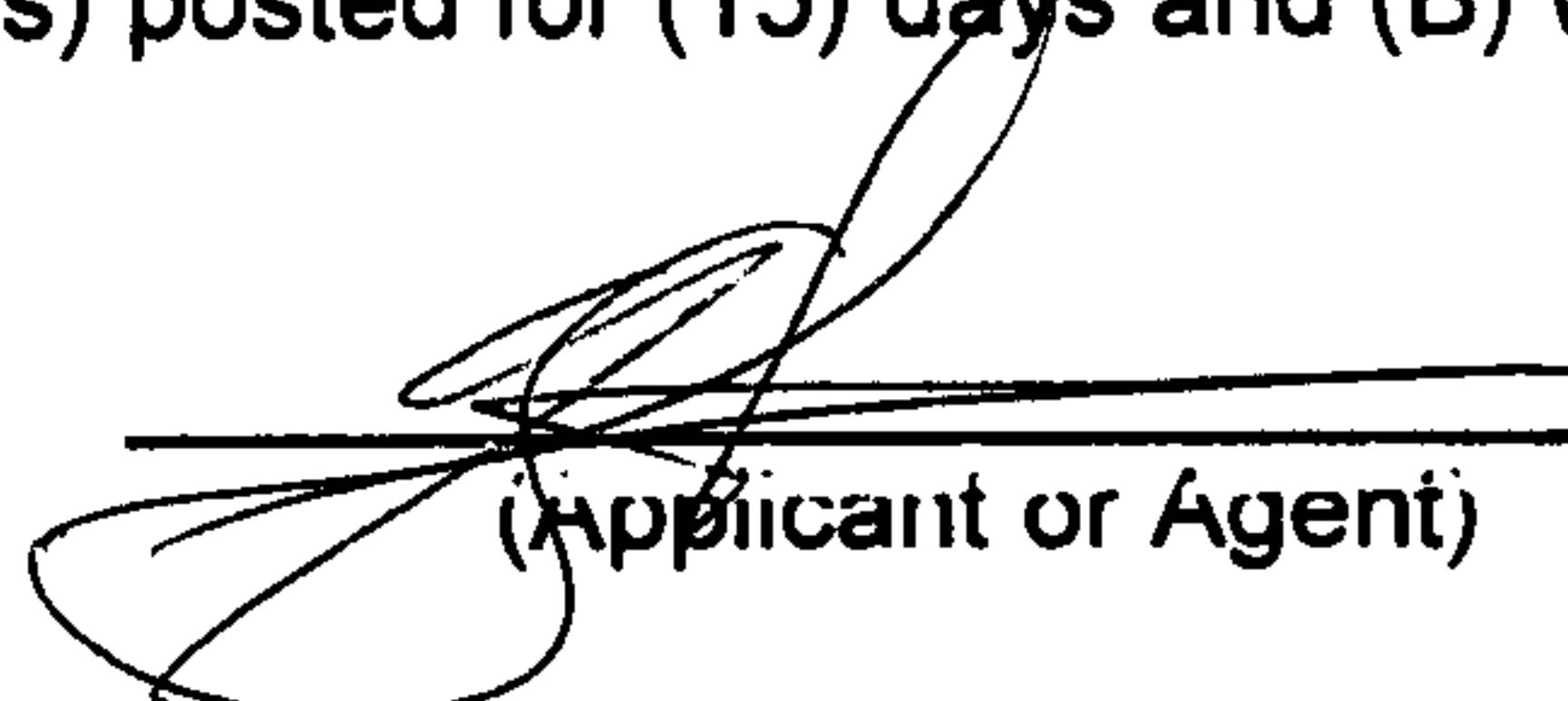
#### 4. TIME

Signs must be posted from Nov. 16 03 To Nov. 26 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.

  
\_\_\_\_\_  
(Applicant or Agent) 10-31-03  
(Date)

I issued 2 signs for this application, 10/30/03, Melita Hill  
(Date) (Staff Member)

DRB PROJECT NUMBER: 1001935



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002519

Item No. 20

Zone Atlas C-19

DATE ON AGENDA 3-12-03

INFRASTRUCTURE REQUIRED (x)YES ( )NO

CROSS REFERENCE: \_\_\_\_\_  
\_\_\_\_\_

**TYPE OF APPROVAL REQUESTED:**

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

No.	Comment
<input type="checkbox"/>	Wilshire may be classified as a major local thus lots should not front on this street.
<input type="checkbox"/>	The standard street improvements are required on an infrastructure list.
<input type="checkbox"/>	The streets need to meet the requirements of the DPM.
<input type="checkbox"/>	More information is needed.

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**City of Albuquerque**  
**CITY OF ALBUQUERQUE**  
 P.O. BOX 1299 ALBUQUERQUE, NEW MEXICO 87103  
**PUBLIC WORKS DEPARTMENT**  
**DEVELOPMENT SERVICE**  
**HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002519**

**AGENDA ITEM NO: 20**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An approved drainage plan is required for Preliminary Plat approval.  
 An approved infrastructure list is required for Preliminary Plat approval.

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED X; WITHDRAWN

*discussed*

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 12, 2003



F

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

Development Review Board Comments

**Project Number:** 1002519  
**Application Number:** 03DRB-00352

**DRB Date:** 3/12/03  
**Item Number:** 20

**Subdivision:** Townhomes @ La Cueva  
Lots 16, Tract 2, Block 5, North Abq. Acres

**Zoning:** RD

**Zone Page:** C-19

**New Lots (or units) :** 5

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


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

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

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

Total remaining open space requirements are met via a cash payment to the City of Albuquerque per the provisions of Section 14-16-3-8 (A) (2).

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

Signed: 

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Christina Sandoval, (PRD)

Phone: 768-5328



**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
Development Review Board  
3/12/03 Comments**

**Item# 20**

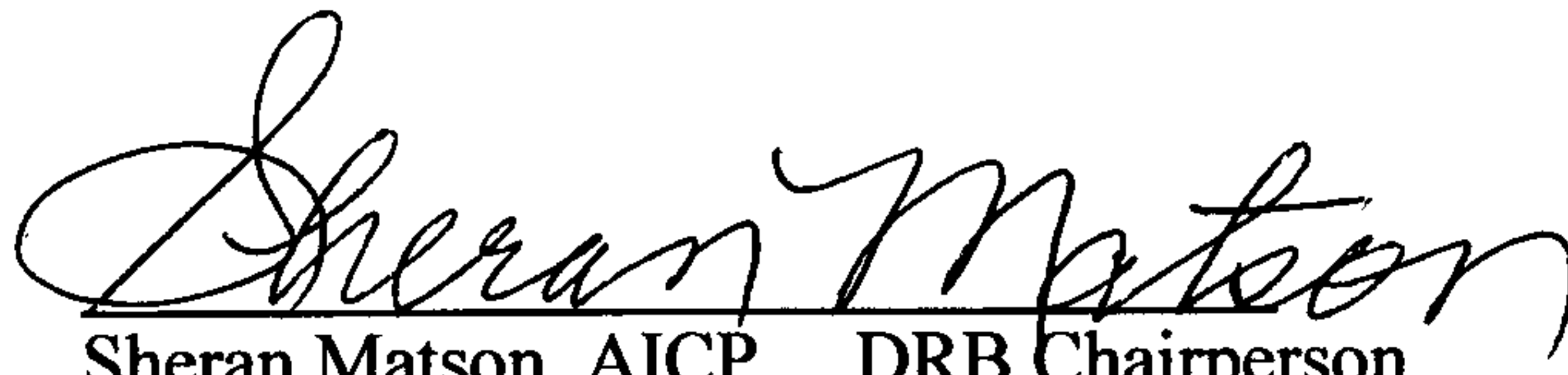
**Project # 1002519**

**Application # 03DRB-00352**

**Subject: Townhomes @ La Cueva/Sketch Plat**

The La Cueva Sector Plan on page 26 states that residential development more intense than what is typically allowed in the R-1 zone (i.e. site size less than 5,000 square feet) will be subject to site development plan approval by DRB. A site plan for subdivision is the common interpretation of this language. Also, site plans must meet the design regulations in Section 5.4.6, pages 30-37, of this plan.

The lots as currently shown on the sketch plat meet the minimum lot width & square footage requirements of the RT zone which governs the RD zone in the Zoning Code.

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



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

March 12, 2003 9:00 a.m.

**MEMBERS:**

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

Richard Dourte, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M.                      ADJOURNED: 12:25 P.M.  
B. Changes and/or Additions to the Agenda  
C. Announcements

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

1. **Project # 1002115**  
03DRB-00219 Major-Vacation of Pub  
Right-of-Way
- SURVEYS SOUTHWEST LTD agent(s) for ROB DICKSON request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, (to be known as **COPPER LOFTS**), HUNINGS HIGHLAND ADDITION, zoned SU-2 / NCR, located on CENTRAL AVE SE, between ARNO SE and EDITH SE containing approximately 1 acre(s). (K-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

2. **Project # 1000184**  
03DRB-00217 Major-Vacation of Pub  
Right-of-Way

SURVEYS SOUTHWEST LTD agent(s) for ROB DICKSON request(s) the above action(s) for all or a portion of Tract(s) C-3A-1, BANNER SQUARE ADDITION (TO BE KNOWN AS **COPPER LOFTS**), zoned C-1, located on COPPER AVE NE, between CENTRAL AVE NE and ARNO ST NE containing approximately 1 acre(s). (K-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

**Project # 1000184**  
03DRB-00223 Major-Vacation of Pub  
Right-of-Way  
03DRB-00224 Minor-Vacation of Public  
Easements

SURVEYS SOUTHWEST LTD agent(s) for ROB DICKSON request(s) the above action(s) for all or a portion of Tract(s) A-7, BANNER SQUARE ADDITION (TO BE KNOWN AS **CAMPUS LOFTS**), zoned SU-1, SU-2/PUD, located on ARNO ST NE, between COPPER AVE NE and BROADWAY BLVD NE containing approximately 1 acre(s). (K-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. APPLICATION #03DRB-00224 WAS DEFERRED TO 4/2/03.**

**Project # 1000184**  
03DRB-00225 Major-Vacation of Pub  
Right-of-Way  
03DRB-00226 Minor-Vacation of Private  
Easements

SURVEYS SOUTHWEST LTD agent(s) for ROB DICKSON request(s) the above action(s) for all or a portion of Lot(s) C-2A-1, BANNER SQUARE ADDITION (TO BE KNOWN AS **MARKET LOFTS**), zoned C-1, located on ARNO ST NE, between CENTRAL AVE NE and EDITH BLVD NE containing approximately 1 acre(s). (K-14) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1000234**  
03DRB-00213 Major-Preliminary Plat Approval  
03DRB-00214 Major-Vacation of Pub Right-of-Way  
03DRB-00215 Minor-Sidewalk Variance  
03DRB-00216 Minor-Temp Defer SDWK  
03DRB-00354 Minor-SiteDev Plan Subd/EPC  
03DRB-00355 Minor-SiteDev Plan BldPermit/EPC

BOHANNAN HUSTON INC agent(s) for MIKE WILLIAMS request(s) the above action(s) for all or a portion of Block(s) 1, Tract(s) A, HOLIDAY PARK - UNIT 10, (to be known as **RIDGE POINTE SUBDIVISION**) zoned SU-1/PRD, located on THE NORTHWEST CORNER OF COMANCHE NE AND TRAMWAY BLVD NE and containing approximately 5 acre(s). [REF: Z-99-131, 00CC-00179, 00DRB-00207] [**Russell Brito, EPC Case Planner**] (G-22) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/12/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/6/03 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE SIDEWALK VARIANCE WAS APPROVED FOR WAIVER OF SIDEWALKS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONT AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

4. **Project # 1001021**  
03DRB-00221 Major-Vacation of Public Easements  
03DRB-00222 Minor-Prelim&Final Plat Approval

MARK GOODWIN AND ASSOCIATES, PA, agent(s) for PIERRE AMESTOY JR request(s) the above action(s) for all or a portion of Tract(s) C-1, **IRVING LAND PARTNERS**, zoned M-1 light manufacturing zone, located on Irving Blvd NW between Eagle Ranch Rd NW and Golf Course Rd NW and containing approximately 9 acre(s). [REF: V-86-65] [DEFERRED FROM 3/12/03] (B-13) **THE ABOVE REQUEST WAS DEFERRED TO 3/19/03.**

5. **Project # 1001932**  
03DRB-00220 Major-Vacation of Pub  
Right-of-Way  
03DRB-00353 Minor-Amnd Prelim Plat  
Approval

MARK GOODWIN AND ASSOCIATES PA, agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 391-393, Lots A-1 and SE portion of B-1, TOWN OF ATRISCO GRANT, El Rancho Atrisco, Phase II, (to be known as **WEST RIDGE SUBDIVISION**, zoned R-LT residential zone, located on UNSER BLVD NW AND OLD OURAY ROAD NW, and containing approximately 40 acre(s). [REF: 02DRB-01578, 02DRB-01579, 02DRB-01580] (H-9/H-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE AMENDED INFRASTRUCTURE LIST DATED 3/12/03 THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ORIGINAL PRELIMINARY PLAT.**

6. **Project # 1002468**  
03DRB-00195 Major-Vacation of Pub  
Right-of-Way

GILBERT J LOVATO request(s) the above action(s) for all or a portion of Lot(s) 18, 19, 20 and 21, Block(s) 4, (to be known as **BELMONT PLACE ADDITION**, zoned R-1, located on 5TH ST NW, between GRIEGOS NW and BELLROSE NW containing approximately 1 acre(s). (G-14) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 46-48, **DESERT PINE UNIT 4**, TOWN OF ATRISCO GRANT, zoned RD-9, located on SUNSET GARDENS SW, between EUCARIZ AVE SW and SUNSET GARDENS SW containing approximately 16 acre(s). [REF: 01DRB-01009, 01EPC-00728] [Deferred from 2/19/03 AND 3/5/03] (L-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/12/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/7/03 THE PRELIMINARY PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONT AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

8. **Project # 1001376**  
02DRB-01965 Major-Preliminary Plat  
Approval  
02DRB-01966 Major-Vacation of Pub  
Right-of-Way  
02DRB-01967 Minor-Sidewalk Waiver  
02DRB-01968 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 8-25 & 10-23, Block(s) 3 & 4, Tract(s) 1, (to be known as **DESERT RIDGE TRAILS, NORTH**, NORTH ALBUQUERQUE ACRES, zoned R-D residential and related uses zone, developing area, 4 D/U per AC, located WEST OF WYOMING BLVD NE, between BEVERLY HILLS AVE NE and FLORENCE AVE NE containing approximately 32 acre(s). [REF: 02DRB-01363] [Deferred from 2/19/03 AND 3/5/03] (B-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/12/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/10/03 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: THE EXECUTION OF EASEMENTS IS REQUIRED WHERE OFFSITE PONDS ARE PLANNED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONT AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

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

9. **Project # 1000858**  
03DRB-00350 Minor-SiteDev Plan  
BldPermit/EPC
- CONSENSUS PLANNING agent(s) for ABQ INVESTORS request(s) the above action(s) for all or a portion of Tract(s) A-2A-1, **LUEKING PARK COMPLEX (#2 & #3)**, zoned SU-1 Office Park / PRD / Related uses, located on LUECKING PARK DR NE, between PAN AMERICAN FRWY NE and PATHWAY AVE NE containing approximately 8 acre(s). [REF: 02EPC-01939, AA-01236-01894, Z-97-115, DRB-97-417] **[Makita Hill, EPC Case Planner] (G-16) SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO CHECK EPC COMMENTS.**
10. **Project # 1001004**  
03DRB-00357 Minor-SiteDev Plan  
BldPermit/EPC
- ENEDELIA GUAJARDO agent(s) for CASA DEL REY MINISTRIES request(s) the above action(s) for all or a portion of Tract(s) 9, **WEST BLUFF CENTER**, zoned PR parking reserve, located on CORONA DR NW, between OURAY NW and ALAMOGORDO NW containing approximately 1 acre(s). [REF: 02EPC-01778, 02EPC-01779] **[Juanita Vigil, EPC Case Planner] (H-11) SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO SHOW HANDICAP RAMPS AND DIMENSIONS, TO CHANGE WALL FROM 8" TO 6" THICK AND TO PLANNING TO CHECK EPC COMMENTS.**

11. **Project # 1002330**  
03DRB-00347 Minor-SiteDev Plan  
Subd/EPC

CONSENSUS PLANNING INC agent(s) for JIM HAKEEM request(s) the above action(s) for all or a portion of Tract(s) G-1 & G-2, **MONTGOMERY COMPLEX**, zoned SU-1 special use zone, for Church & Rel. Facilities, located on MONTGOMERY BLVD NE, between CARLISLE BLVD NE and NORTH I-25 FRONTAGE RD NE containing approximately 3 acre(s). [REF: 02EPC-01687, 02EPC-01688] **[Russell Brito (for Len Malry) EPC Case Planner]** [Deferred from 3/12/03] (F-16) **DEFERRED AT THE AGENT'S REQUEST TO 3/19/03.**

12. **Project # 1002507**  
03DRB-00302 Minor-SiteDev Plan  
BldPermit

SANDERS & ASSOCIATES, ARCHITECTS agent(s) for MIKE BAKER request(s) the above action(s) for all or a portion of Lot(s) 43, **ALAMEDA BUSINESS PARK (LOT 43)**, zoned SU-2 IP - EP, located on CALLE ALAMEDA NE, between PASSEO ALAMEDA NE and VISTA ALAMEDA NE containing approximately 1 acre(s). [REF: DRB-98-223, 1000624] (C-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

13. **Project # 1002518**  
03DRB-00346 Minor-Prelim&Final Plat  
Approval

COMMUNITY SCIENCES CORP agent(s) for TEDDY POLK, BARBARA POLK, GWENDOLYN VANDAMME, THOMAS KRYFCO, MARGARET KRYFCO request(s) the above action(s) for all or a portion of Lot(s) 41, **ALVARADO GARDENS, UNIT 3**, zoned RA-2, located on GLENWOOD RD NW, between GLENWOOD RD NW and DECKER AVE NW containing approximately 1 acre(s). (G-12) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU, TRANSPORTATION DEVELOPMENT FOR DEDICATION OF 9 FEET FROM FACE OF CURB, A 4 FOOT SIDEWALK AND CURB ON DECKER, AND TO PLANNING FOR DXF FILE.**



14. **Project # 1001582**  
03DRB-00348 Minor-Extension of  
Preliminary Plat  
03DRB-00407 Minor- Final Plat Approval

BOHANNAN HUSTON INC agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) 1-63, **LA MESILLA SUBDIVISION**, zoned R-D, located on 86<sup>th</sup> ST SW, between SAGE RD SW and SAN YGNACIA RD SW containing approximately 10 acre(s). [REF: 02400-00107] (L-9) **THE EXTENSION OF PRELIMINARY PLAT WAS WITHDRAWN AT THE AGENT'S REQUEST. THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS, FOR OPEN SPACE REQUIREMENT AND TO PLANNING FOR DXF FILE.**

15. **Project # 1002322**  
03DRB-00349 Minor-Prelim&Final Plat  
Approval

MULE BARN ENTERPRISES 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 special neighborhood zone, IP, located on the NORTH SIDE OF SUNSET GARDENS RD SW, between 90<sup>th</sup> ST SW and 94th ST NW containing approximately 8 acre(s). [REF: 02DRB-01666 SK] [DEFERRED FROM 3/12/03] (L-9) **DEFERRED TO ADVERTISE THE CASE TO 4/9/03.**

16. **Project # 1001932**  
03DRB-00220 Major-Vacation of Pub  
Right-of-Way

MARK GOODWIN & ASSOCIATES, PA agent(s) for KB HOME NM, INC. request(s) the above action(s) for all or a portion of Lot(s) 5A1A, B1, A1, 393, 392, 391, Tract 5A1-A, **VOLCANO BUSINESS PARK, TRACTS A-1 AND B-1, EL RANCHO ATRISCO, PHASE 2, AND ALL OF LANDS OF PLAINES ELECTRIC COOPERATIVE INC., AND ALL OF VACATED OLD OURAY ROAD, WESTRIDGE SUBDIVISION, TOWN OF ATRISCO GRANT**, zoned SU-1 special use zone, for IP, C-1 & Public Utilities, located on Unser Blvd NW, between Old Ouray Rd NW and Ouray Rd NW, containing approximately 24 acre(s). [REF: 02DRB-00690] (H-9/H-10) **DUPLICATE REQUEST. WAS NOT HEARD.**

17. **Project # 1001112**  
02DRB-00898 Minor-Prelim&Final Plat  
Approval

RICHARD HALL agent(s) for JOHN SPARKS request(s) the above action(s) for all or a portion of Tract(s) S1/2 OF 33, **ALVARADO GARDENS ADDITION**, zoned RA-2, located on RIO GRANDE BLVD. NW, between CANDELARIA NW and GRIEGOS NW. [Final Plat was Indefinitely deferred from 6/19/02] (G-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION, CITY ENGINEER FOR LETTER OF ACCEPTANCE AND TO PLANNING FOR THE DXF FILE.**

18. **Project # 1001206**  
03DRB-00081 Minor-Prelim&Final Plat  
Approval

SURV-TEK, INC. agent(s) for BLACK DEVELOPMENT ONE, LLC request(s) the above action(s) for all or a portion of Tract(s) 2A, 3E-1, 3F-1 & 3G-1, **BLACK RANCH**, zoned O-1, SU-1/C-1 & SU-1/C-2, located South and East of VALLEY VIEW PL NW, between COORS BLVD NW and CORRALES CANAL **containing** approximately 10 acre(s). [REF: DRB-90-121, DRB-92-340, 02DRB-01560, 02DRB-01561& 62] [The Preliminary Plat was approved 1/29/03, Final Plat Indef. Deferred] [DEFERRED FROM 3/12/03] (C-13) **DEFERRED AT THE AGENT'S REQUEST TO 3/19/03.**

**NO ACTION IS TAKEN ON THESE CASES:**

**APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

19. **Project # 1002517**  
03DRB-00345 Minor-Sketch Plat or Plan

ALFRED ANCHETA & DIANA STETSON request(s) the above action(s) for all or a portion of Lot(s) 23 and 24, Block(s) 4, **SANDIA PLAZA SUBDIVISION**, zoned R-1, located on GRANDE DR NW, between 12<sup>th</sup> ST NW and GUADALUPE NW containing approximately 1 acre(s). (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. **Project # 1002519**  
03DRB-00352 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES PA agent(s) for SAN PEDRO EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 16, Tract(s) 2, Block(s) 5, (to be known as **TOWNHOMES @ LA CUEVA**) NORTH ALBUQUERQUE ACRES, Unit 3, zoned R-D (7/DU/Ac) located on WYOMING BLVD NE, between WILSHIRE NE and SIGNAL NE containing approximately 1 acre(s). [REF: 1001935, 02DRB-01847] (C-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1002520**  
03DRB-00356 Minor-Sketch Plat or Plan

LARRY READ & ASSOCIATES, INC., agent(s) for HACIENDAS BY THE CARLISLES request(s) the above action(s) for all or a portion of Lot(s) 15 & 16, Block(s) 4, **NORTH ALBUQUERQUE ACRES, TRACT 2**, zoned R-D residential and related uses zone, developing area, located on the SOUTH. SIDE ALAMEDA AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 2 acre(s). (C-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. Approval of the Development Review Board minutes for February 26, 2003. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 12:25 P.M.

# A City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

### SUBDIVISION

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

### SITE DEVELOPMENT PLAN

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

Supplemental form

S

V

P

L

Supplemental form

ZONING

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

APPEAL / PROTEST of...

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

Z

A

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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

### APPLICANT INFORMATION:

NAME: San Predro Equities, LLC

ADDRESS: P.O. Box 90848

CITY: Albuquerque

Proprietary interest in site: Owner

AGENT (if any): Mark Goodwin & Associates, PA

ADDRESS: PO Box 90606

CITY: Albuquerque

STATE NM

ZIP 87199

STATE NM

ZIP 87199

PHONE: 221-5326

FAX:

E-MAIL:

PHONE: 828-2200

FAX: 797-9539

E-MAIL: dmg@swcp.com

### DESCRIPTION OF REQUEST: Approval of Sketch Plat

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

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

Lot or Tract No. Lot 16, Tract 2

Block: 5

Unit: 3

Subdiv. / Addn. North Albuquerque Acres TR 2 U 3

Current Zoning: RD 7/DUA

Proposed zoning: same

Zone Atlas page(s): M-10 C-19

No. of existing lots: 1 tr

No. of proposed lots: 5

Total area of site (acres): 0.7273 ac

Density if applicable: dwellings per gross acre: \_\_\_\_\_

dwellings per net acre: \_\_\_\_\_

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

Within 1000FT of a landfill? no

UPC No. 101906425230120117

MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: Wyoming Blvd.

Between: Signal Ave. and Wilshire

### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): 1001935

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

SIGNATURE Mark Goodwin

DATE 3/3/03

(Print) Mark Goodwin, PE

Applicant  Agent

### FOR OFFICIAL USE ONLY

Form revised September 2001

#### INTERNAL ROUTING

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

Application case numbers

03DRB - 00352

Action

SK

S.F.

33

Fees

\$ 0

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

Total

\$ 0

Hearing date MAR 12 2003

Project # 1002519

Jan 3/4/03  
Planner signature / date

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

**SKETCH PLAT REVIEW AND COMMENT**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

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

**Extensions are not reviewed through internal routing.**

Extension of preliminary plat approval expires after one year.

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

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

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

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

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

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

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

**AMENDMENT TO PRELIMINARY PLAT (with minor changes)**

**AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**

**AMENDMENT TO GRADING PLAN (with minor changes)**

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

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

Amended preliminary plat approval expires after one year.

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

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

Mark Goodwin, PE

Mark Goodwin Applicant name (print)  
3/4/03 Applicant signature / date



Form revised September 2001

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

Application case numbers  
03DRB-00352

JM 3/4/03 Planner signature / date

**Project #** 1002519



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539  
e-mail: dmgs@swcp.com

March 3, 2003

Ms. Sheran Matson  
DRB Chair  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

**Re: Lot 16, Block 5, Tract 2, Unit 3 North Albuquerque Acres**

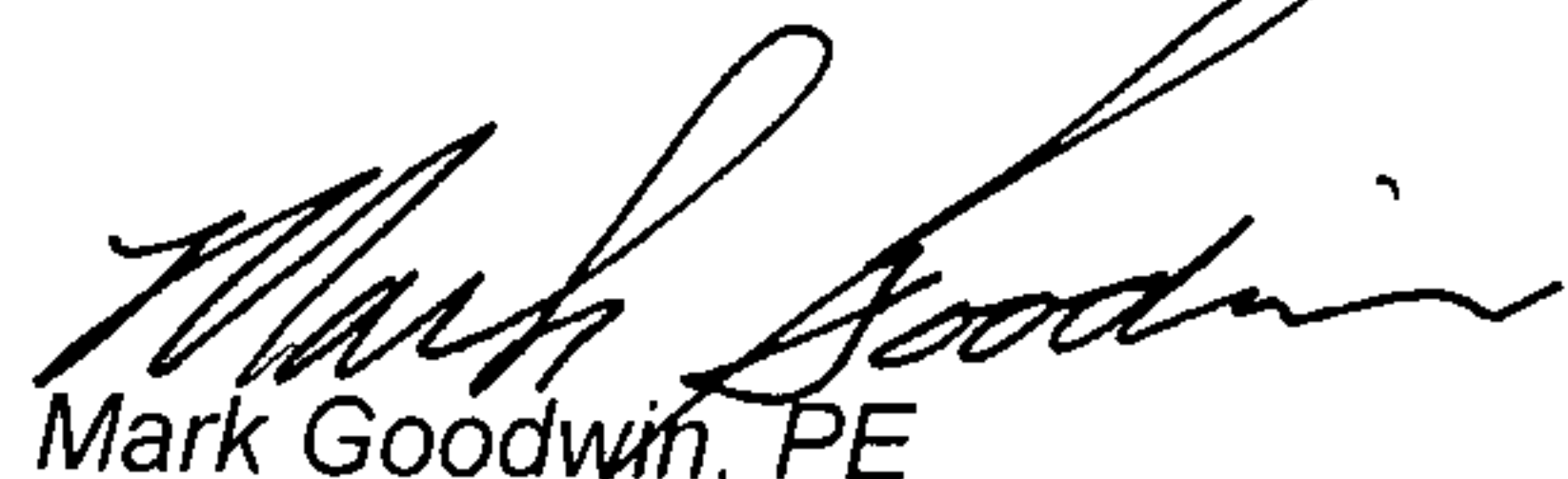
Dear Ms. Matson:

Per the requirements of the DPM, we hereby submit a Sketch Plat for your review. The property is currently vacant land and would be developed into a townhome residential project.

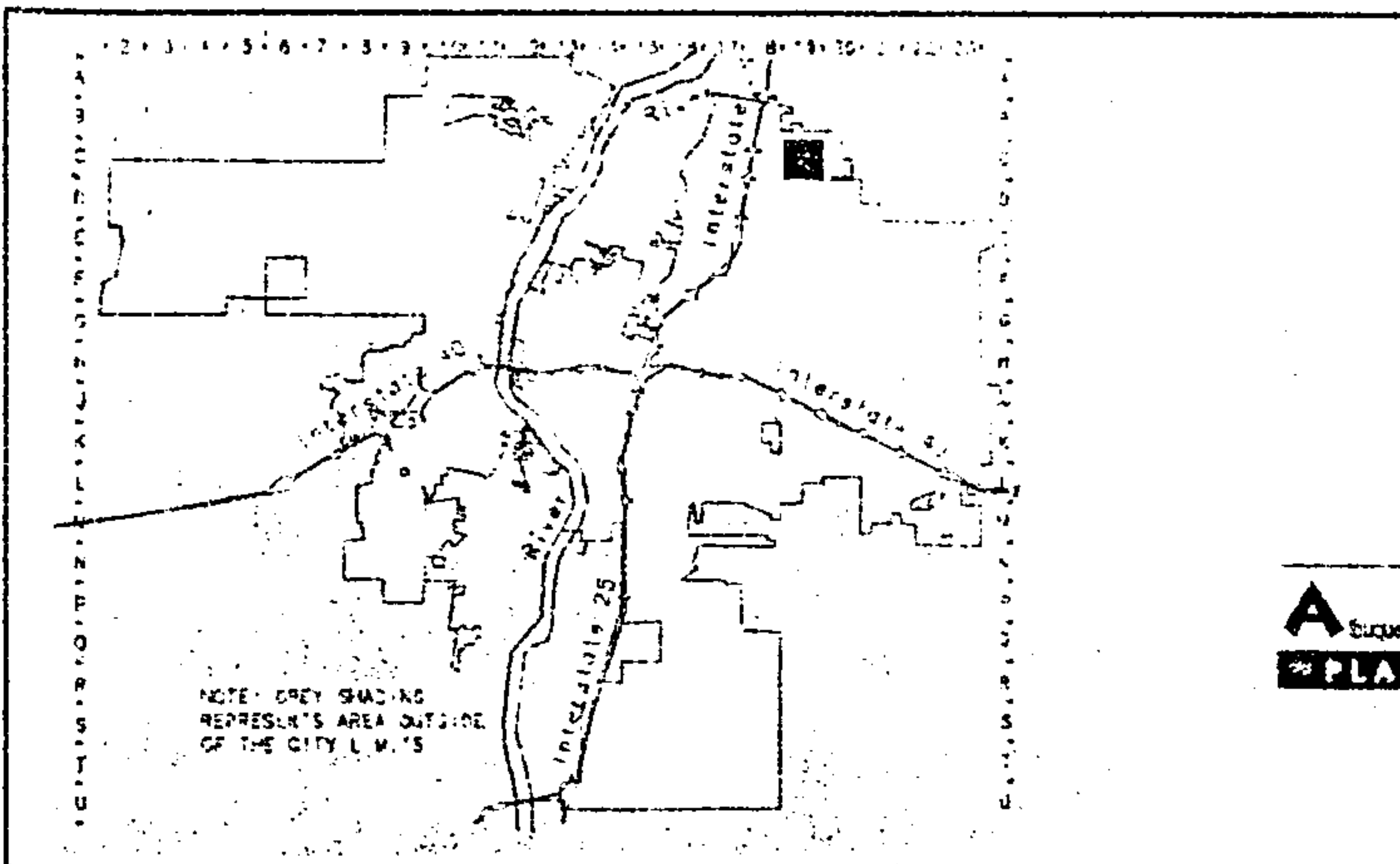
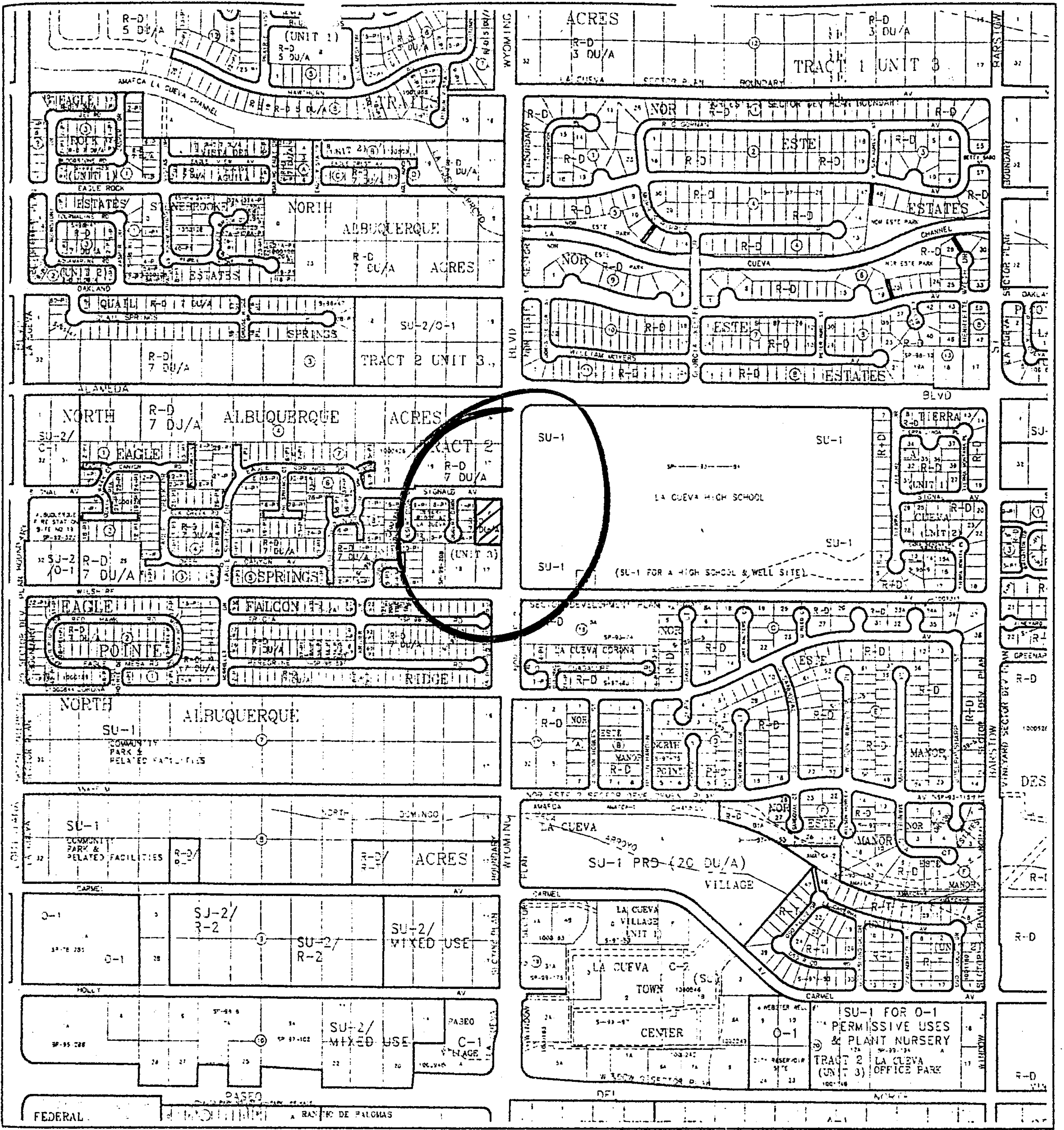
Please contact our office if you have any questions.


Sincerely,

MARK GOODWIN & ASSOCIATES, PA

  
Mark Goodwin, PE  
President

DMG/bm





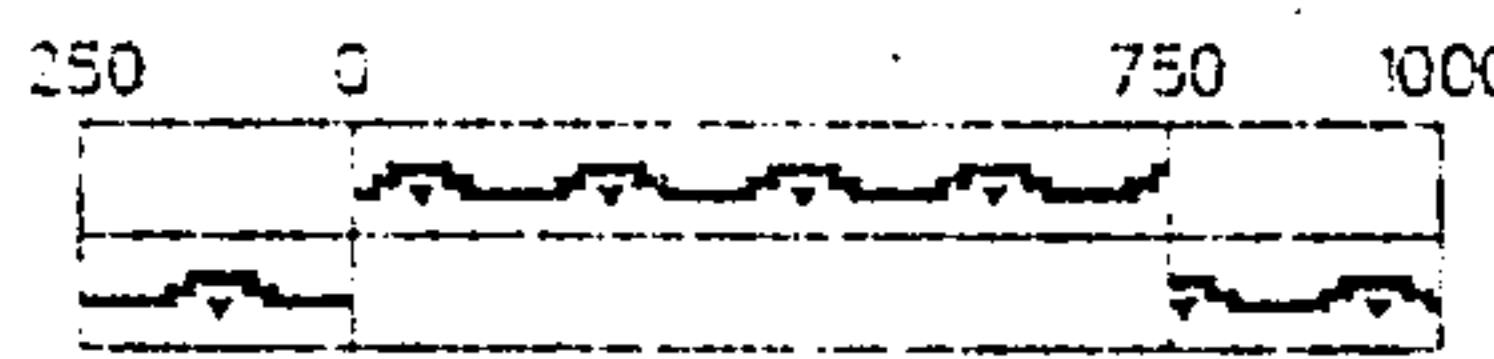
**CITY OF  
Albuquerque**

**AGIS**  
Albuquerque Geographic Information System

**PLANNING DEPARTMENT**

© Copyright 2003

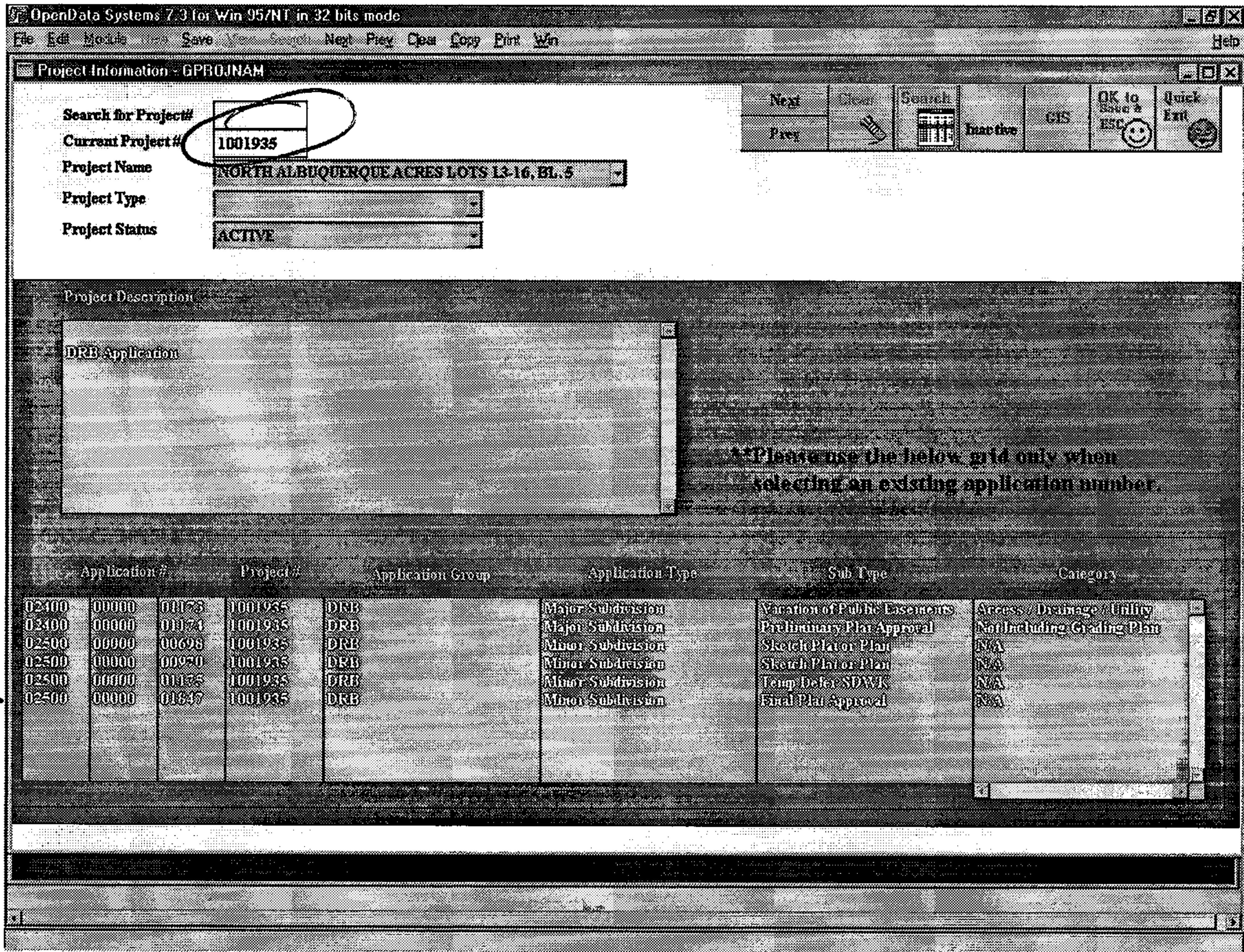
GRAPHIC SCALE IN FEET



Zone Atlas Page

**C-19-Z**

Map Amended through January 21, 2003



3/4/03 ASSIGN NEW PROJECT <sup>A</sup> to sketch Lot 16  
 (N ABQ ACRES)  
 Tr 2 Blk 5

*JM*



Activate By 'Clicking' on the Map

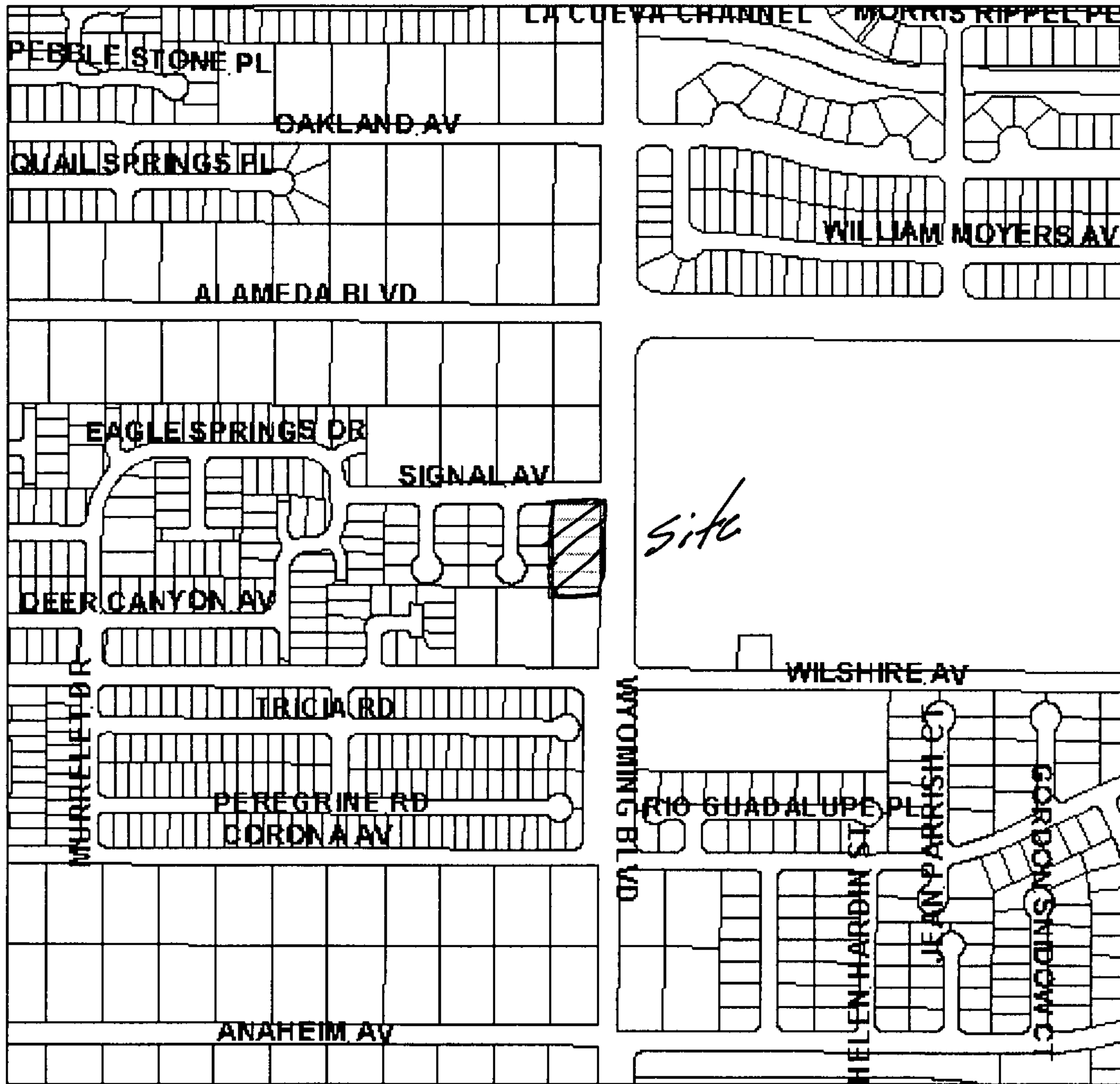
○ Zoom In ● Id Address ○ Pan ○ Zoom Out

CITYWIDE VIEW



LAYER LEGEND

- STREET NAMES
- PARKS
- CITY LIMITS
- ZONE MAP GRID
- NBR BOUNDARY
- COMMUNITY PLANNING
- WATER LINES
- SEWER LINES
- STORM DRAINS
- ZONING
- LOT NUMBERS
- ZIP CODES
- COUNCIL DISTRICTS
- FLOOD ZONES (disclaimer)
- PARCELS
- CONTROL STATIONS
- SENATE DIST.
- REPRESENTATIVE DIST.
- COUNTY COMMISSION DIS
- PARCEL ADDRESS
- CRIMINAL ACTIVITY (disab
- CITY FACILITIES
- LAND USE
- 1960 CITY LIMITS



ReDraw Screen

1999 AIR PHOTO (Metro Area Coverage)

ZOOM SCALE

MEDIUM

TEXT SCALE

MEDIUM

SERVICES  
PROXIMITY SEARCH

Selected Address: 99999 SIGNAL AV NE  
Zoning: R-D 7 DU/A  
Lot/Block/Subd: 16 , 5 , N ABQ ACRES TR 2 UNIT 3

**Coauncil District/Name: FOUR , WINTER**

**County Commission: 4**

**Rep District/Sen District: 15 , 10**

**Nbr Assoc: NORTH DOMINGO BACA R**

**Zoning: R-D 7 DU/A**

**Voter Pct: 423**

**High Sch District: LA CUEVA**

**Mid Sch District: DESERT RIDGE**

**Elem Sch District: DENNIS CHAVES**

**ZoneMap Page: C19**

**Jurisdiction: CITY**

**Police Beat: 433/NORTHEAST**

**Flood Zone: Nothing Selected**

**Comm Plan Area: NORTH ALBUQUERQUE**

**UPC #: 101906425230120117**

**Owner Name: GILBERT RAYMOND H III & BARBARA BEST TRUSTEES GILBERT REVOCABLE TRUS'**

**Owner Street Adress: 10035 LOS CANSADOS**

**Owner City/State/Zip: ALBUQUERQUE / NM / 87114 NM**

**Note: Accuracy for Owner info cannot be guaranteed correct.**

**Please check with the Bernalillo County Assessor for official data.**

NEW GIS QUERY