

2. **Project# 1006539**
07DRB-70047 BULK LAND
VARIANCE
07DRB-70043 VACATION OF PUBLIC
EASEMENT
07DRB-70045 VACATION OF PUBLIC
RIGHT-OF-WAY
07DRB-70048 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL
07DRB-70046 VACATION OF
PRIVATE EASE.

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) 4-A-1 & 4-B, **MESA DEL SOL (to be known as INNOVATION PARK)** zoned SU-2 PLANNED COMMUNITY, located on I-25 and UNIVERSITY BLVD SE containing approximately 2,270.5622 acre(s). (Q-16, R-15-17, S-14, S-16-17, T-16) **BULK LAND VARIANCE WAS APPROVED. THE VACATION OF PUBLIC EASEMENT, VACATION OF PUBLIC RIGHT-OF-WAY AND VACATION OF THE PRIVATE EASEMENT WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/11/07 AND THE APPROVAL OF THE GRADING PLAN ENGINEERING STAMP DATED 6-8-07, THE PRELIMINARY WAS APPROVED. THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF WAS DELEGATED TO PLANNING FOR A 15 DAY APPEAL PERIOD, FOR AGIS DXF FILE AND TO RECORD.**

3. **Project # 1004075**
06DRB-01537 Major-Vacation of Pub
Right-of-Way
06DRB-01539 Major-Vacation of
Public Easement

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, 4B, 4C and 1 through 15, **MESA DEL SOL**, zoned PLANNED COMMUNITY, located on INTERSTATE 25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,294 acre(s). [REF: 06DRB-00744] [*Deferred from 11/15/06, 12/13/06 & 07/11/07*] (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16. **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

4. **Project# 1000976**
07DRB-70042 MAJOR -
PRELIMINARY PLAT APPROVAL
07DRB-70044 MINOR - TEMP DEFR
SWDK CONST

ABQ ENGINEERING INC. agent(s) for RIVERSIDE WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **LANDS OF WESTLAND DEVELOPMENT CO.,INC.**, zoned SU-1 FOR PRD, located on ERVIEN LN SW between COORS BLVD SW and UNSER BLVD SW containing approximately 40.85 acre(s).*[Deferred from 07/11/07]* (M-10 & N-10) **DEFERRED AT THE AGENT'S REQUEST TO 07/18/07.**

07DRB-70107 MINOR - SDP FOR
SUBDIVISION

CONSENSUS PLANNING agent(s) for RIVERSIDE WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **LANDS OF WESTLAND DEVELOPMENT, RIVERSIDE WEST SUBDIVISION** zoned SU-1/PRD, located on ERUIEN LANE SW BETWEEN COORS BLVD SW AND AMOLE ARROYO containing approximately 40.85 acre(s). *[Deferred from 07/11/07]* (M-10) **DEFERRED AT THE AGENT'S REQUEST TO 07/18/07.**

5. **Project# 1005334**
07DRB-70062 VACATION OF PUBLIC
RIGHT-OF-WAY
07DRB-70063 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for THOMAS SCHROEDER request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 13, **MESA GRANDE ADDITION**, zoned O-R, located on MESA GRANDE PL SE between GRACELAND ST SE and VALVERDE SE containing approximately .1062 acre(s). (K-17) **THE VACATION OF PUBLIC RIGHT-OF-WAY WAS APPROVED AS SHOWN ON EXHIBIT B. THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND DELEGATED TO PLANNING FOR FINAL SIGN OFF, A 15 DAY APPEAL PERIOD, AND REAL PROPERTY'S SIGNATURE AND TO RECORD THE PLAT.**

6. **Project# 1006549**
07DRB-70061 VACATION OF PUBLIC
EASEMENT

SURVEYS SOUTHWEST LTD agent(s) for BENCOR, BRUCE WALKOWSKI, request(s) the above action(s) for all or a portion of Tract(s) Z, **MILLS & BOREN SUBDIVISION**, located on MENAUL BLVD NE between CARLISLE BLVD NE and SOLANO DR NE. (H-17) **THE VACATION OF PUBLIC EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

7. **Project # 1002371**
07DRB-00577 Major-Vacation of
Public Easements
07DRB-00576 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for HOFFMANTOWN WEST CHURCH request(s) the above action(s) for all or any portion of Tract(s) 1-A-1, Block(s) 15, ALBAN HILLS (to be known as **HOFFMANTOWN WEST CHURCH**) zoned SU-1 for R-2 with church related uses, located on LA ORILLA RD NW between COORS BLVD NW and the CORRALES DRAIN containing approximately 17 acre(s). [REF: 02DRB01824, 03DRB02150, 05DRB00560, 03DRB02085, 03DRB02086, 03EPC01285, 07DRB00286] [*Deferred from 5/30/07 & 6/6/07*] (D-12) **THE VACATION OF PUBLIC EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO THE CITY ENGINEER FOR AMAFCA'S SIGNATURE AND TO PLANNING FOR A 15 DAY APPEAL PERIOD AND TO RECORD THE PLAT.**

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

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

8. **Project# 1004246**
07DRB-70090 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL
- SURVEYS SOUTHWEST LTD agent(s) for PETE AND PEGGY DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 10-A, Tract (s) A, Block(s) 35, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2/IP, located on HOLLY AVE NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately 5.3279 acre(s). *[Deferred from 07/11/07]* (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
- 07DRB-70093 MINOR - SDP FOR
SUBDIVISION
- TIERRA WEST LLC agent(s) for KOZANI, LLC request(s) the above action(s) for all or a portion of Lot(s) 10-A, Tract(s) A, Block(s) 35, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 FOR IP USES, located on PASEO DEL NORTE NE BETWEEN SAN PEDRO DR NE AND LOUISIANA BLVD NE containing approximately 5.42 acre(s). *[Deferred from 07/11/07]* (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
9. **Project# 1004871**
07DRB-70105 MINOR - SDP FOR
BUILDING PERMIT
- THOMAS E. ROBSON ARCHITECT agent(s) for ALBUQUERQUE INNKEEPERS, LLC request(s) the above action(s) for all or a portion of Lot(s) 1A, **CAVAN SUNPORT CENTRE**, zoned SU-1 FOR IP, located on YALE BLVD SE BETWEEN ROSS AVE SE AND INTERNATIONAL AVE SE containing approximately 2.9 acre(s). *[Deferred from 07/11/07]* (L-15/16) **DEFERRED AT THE AGENT'S REQUEST TO 07/25/07.**

10. **Project# 1002329**
07DRB-70099 MINOR - SDP FOR
BUILDING PERMIT

RD HABIGER & ASSOCIATES INC. agent(s) for ST
STEPHEN'S UNITED METHODIST CHURCH
request(s) the above action(s) for all or a portion of
Tract(s) SS-1, **ST. STEPHENS UNITED
METHODIST CHURCH**, zoned SU-1 FOR CHURCH
AND RELATED USES, located on JUAN TABO NE
BETWEEN MONTGOMERY NE AND MANITOBA
NE containing approximately 4.5 acre(s). (F-21) **THE
SITE PLAN FOR BUILDING PERMIT WAS
APPROVED WITH FINAL SIGN OFF DELEGATED
TO PLANNING FOR 3 COPIES.**

10 **Project# 1005354**
A. 07DRB-70078 EPC APPROVED SDP
FOR SUBDIVISION

DEKKER/PERICH/SABATINI agent(s) for SAWMILL
VILLAGE LLC request(s) the above action(s) for all or
a portion of Lot(s) B-2-A, **DUKE CITY LUMBER
ADDITION** and Tract(s) 2D, **ARBOLERA DE VIDA**,
zoned S-2/S-1 FOR PRD & MICROBREWERY,
located on BELLAMAH NW BETWEEN ASPEN NW
AND 19TH ST NW containing approximately 9.97
acre(s). [*Deferred from 06/27/07*] [**Carol Toffaleti,
EPC Case Planner**] (J-13) **THE SITE PLAN FOR
BUILDING PERMIT WAS APPROVED WITH FINAL
SIGN OFF DELEGATED TO PLANNING FOR
CAROL TOFFALETI, EPC CASE PLANNER'S
INITIALS AND 3 COPIES.**

07DRB-70071 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL

BOHANNAN HUSTON INC agent(s) for SAWMILL
COMMUNITY LAND TRUST request(s) the above
action(s) for all or a portion of Lot(s) B-2-A, **DUKE
CITY LUMBER ADDITION** (to be known as
SAWMILL VILLAGE) zoned SU-2/S-1 FOR PRD &
MICROBREWERY, located on BELLAMAH AVE NW
BETWEEN ASPEN NW AND 19TH ST NW containing
approximately 7.4628 acre(s). [REF: 07DRB-00499,
00500] [*Indef deferred from 06/27/07*] (J-13) **THE
PRELIMINARY PLAT WAS APPROVED. THE
FINAL PLAT WAS INDEFINITELY DEFERRED FOR
THE SIA.**

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

11
12
13
14

11. **Project #1003828**
07DRB-00717 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL

WILLIAM T CANIGLIA, agent(s) for CANDELARIA VILLAGE COMPANY request(s) the above action(s) for all or a portion of Lot(s) 38, **CANDELARIA VILLAGE**, zoned R-1, located on 12TH ST NW and DON FRANCISCO PL NW containing approximately 0.338 acre(s). *[Defer from 06/20/07 & 7/11/07]* (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 08/22/07.**

07DRB-70094 SIDEWALK VARIANCE
07DRB-70095 SIDEWALK WAIVER

WILLIAM CANIGLIA agent(s) for CANDELARIA VILLAGE LLC request(s) the above action(s) for all or a portion of Tract(s) A, **CANDELARIA VILLAGE**, zoned R-1, located on 12TH ST NW BETWEEN VALLE LANE NW (G-13) **THE SIDEWALK WAIVER AND THE SIDEWALK VARIANCE WERE APPROVED AS SHOWN IN THE EXHIBIT C IN THE PLANNING FILE.**

12. **Project# 1005251**
07DRB-70091 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for CHARLES OAKS request(s) the above action(s) for all or a portion of Lot(s) 7-12, A, Block(s) 19 & 20, **PARIS ADDITION**, zoned M-2, located on 1ST ST NW BETWEEN MOUNTAIN RD NW AND SUMMER RD NW containing approximately 1.6046 acre(s). [REF: 06DRB-01616] (J-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS EASEMENT FOR LOTS 12-A AND A-1 AND TO PLANNING FOR DRB APPLICATION NUMBER ON THE VACATION NOTE AND FOR AGIS DXF FILE AND TO RECORD.**

13. **Project# 1005219**
07DRB-70086 VACATION OF
PRIVATE EASEMENT
07DRB-70087 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL

WAYJOHN SURVEYING INC agent(s) for DAVID HILLSON request(s) the above action(s) for all or a portion of Tract(s) A-1-A & A-1-B, **WAGGOMAN - DENISON ADDITION**, zoned C-2, located on CENTRAL AVE SE BETWEEN WYOMING BLVD SE AND ZUNI RD SE containing approximately 1.687 acre(s). (K-20) **THE VACATION OF PRIVATE EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD AFTER THE PAPER EASEMENT IS RECORDED.**

14. **Project# 1002017**
07DRB-70092 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL

PRECISION SURVEYS INC agent(s) for DAVID & PAMELA MONTOYA request(s) the above action(s) for all or a portion of Tract(s) A, **M-T INVESTMENT NORTH**, zoned SU-2/M-1, IP, IP-EP, located on EDITH BLVD NE BETWEEN ALAMEDA BLVD NE AND ALAMEDA RD NE containing approximately 9.4116 acre(s). *[Defer from 7/11/07]* (C-16) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

15. **Project# 1003359**
07DRB-70089 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL

RIO GRANDE SURVEYING CO agent(s) for KASSAM BUSINESS CENTER LLC request(s) the above action(s) for all or a portion of Lot(s) 8,9,10,23,24 & 25, Tract(s) A, Block(s) 26, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2/IP, located on EAGLE ROCK AVE NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately 6 acre(s). *[Defer from 7/11/07]* (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

16. **Project# 1005197**
07DRB-70096 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL

JACK'S HIGH COUNTRY INC agent(s) for T W INVESTMENT LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A & 2-A, **LANDS OF RAYCO**, zoned SU-2 HC & SU-2 MR, located on BROADWAY SE BETWEEN SAN JOSE SE AND MECHEM SE containing approximately 7.5471 acre(s). [REF: 06ZHE 01466] *[Defer from 7/11/07]* (M-14) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

17. **Project# 1006596**
07DRB-70106 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL

JACK'S HIGH COUNTRY INC agent(s) for MARY FRANCES PADILLA request(s) the above action(s) for all or a portion of Tract(s) M-6, **LANDS OF TEODORA PADILLA**, zoned RA-2, located on RIO GRANDE BLVD NW BETWEEN TEODORO LANE NW AND CANDELARIA RD NW containing approximately 0.5548 acre(s). *[Defer from 7/11/07]* (F-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

18. **Project# 1003105**
07DRB-70104 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for FRED & JAMIE MOSSMAN request(s) the above action(s) for all or a portion of Tract(s) A-2-A & B-1, **THE PLAZA AT PASEO DEL NORTE**, zoned C-2, located on EAGLE RANCH RD NW BETWEEN PARADISE BLVD NW AND IRVING NW containing approximately 13.8983 acre(s). (C-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENT FOR ADA RAMPS AND TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

19. **Project# 1000195**
07DRB-70103 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for ASSOC. BUILDERS CONTRACTORS NM CHAPTER request(s) the above action(s) for all or a portion of Tract(s) M-1, **GATEWAY INDUSTRIAL PARK**, zoned SU-1 PLANNED INDUSTRIAL DEVELOPMENT, located on CLAREMONT AVE NE AND BROADWAY BLVD NE containing approximately 2.2412 acre(s). (H-15) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED AS A ADMINISTRATIVE AMENDMENT DIVIDING PROPERTY INTO 2 LOTS.**

20. **Project# 1004361**
07DRB-70097 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL

CHESH ENT INC agent(s) request(s) the above action(s) for all or a portion of Lot(s) 1-A-P-1 & 13-A-P-1, **TULANE TOWNHOMES**, zoned R-3, located on TULANE NE BETWEEN COMANCHE NE AND CARLISLE NE containing approximately 0.1464 acre(s). (G-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REAL PROPERTY'S SIGNATURE, AGIS DXF FILE AND TO RECORD THE PLAT.**

21. **Project# 1004715**
07DRB-70098 EXT OF MAJOR
PRELIMINARY PLAT

MARK GOOWWIN & ASSOCIATES agent(s) for JTH. LLC request(s) the above action(s) for all or a portion of Tract(s) 6 & 7, **JUAN TABO HILLS, UNIT 2**, zoned RD, located on JUAN TABO BLVD NE BETWEEN EUBANK BLVD NE AND FOUR HILLS containing approximately 82.9917 acre(s). (M-21/22) **THE ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THE CONDITIONS OF FINAL PLAT STILL APPLIES.**

22. **Project# 1005586**
07DRB-70108 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL

CARTESIAN SURVEYING INC. agent(s) for DRAGONFLY DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 18, 23-27 & PORTIONS 6-17, Tract(s) A, Block(s) 21, **NORTH ALBUQUERQUE ACRES, UNIT A**, zoned SU-2/O-1, located on PASEO DEL NORTE NE BETWEEN WYOMING BLVD NE AND BARSTOW AVE NE containing approximately 7.7621 acre(s). [Defer from 7/11/07] (D-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

23. **Project # 1004976**
07DRB-00303 Minor- Final Plat
Approval

FORSTBAUER SURVEYING LLC agent(s) for CALABACILLAS GROUP request(s) the above action(s) for Tract(s) A-1, B-1, C-1, **BLACK ARROYO DAM**, zoned C-2 (SC) located on GOLF COURSE RD NW between WESTSIDE BLVD NW and DRIFTWOOD AVE NW containing approximately 13 acre(s). [REF: 06DRB-00044] [*Deferred from 3/21/07 & Indef def 03/28/07*] (A-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

24. **Project # 1003794**
07DRB-00183 Minor- Final Plat
Approval

PETERSON - 98TH CENTRAL LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A, ROW 1, UNIT A, WEST OF WESTLAND (to be known as **VOLCANO POINT SHOPPING CENTER**) zoned SU-2 PCA, located on 98th ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 5 acre(s). [REF: 06EPC-01587] [**Maggie Gould, EPC Case Planner**] [*Deferred from 2/21/07 & 3/07/ 07 & Indef def from 03/14/07*] (K-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO THE CITY ENGINEER FOR RECORDING OF DECLARATION OF EASEMENTS AND TO PLANNING TO RECORD THE PLAT.**

25. **Project# 1005141**
07DRB-70037 MINOR - FINAL PLAT
APPROVAL

ABQ ENGINEERING agent(s) for LOUISE ABQ 2005, LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) L-1, **PANORAMA HEIGHTS**, zoned O-1, located on INDIAN SCHOOL RD NE BETWEEN EASTRIDGE DR NE AND CONSTITUTION AVE NE containing approximately 7.71 acre(s). [*Indef def 06/13/07*] (J-22) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR POSSIBLE VOIDING OF THE INFRASTRUCTURE LIST & STRIPING AND TO PLANNING TO RECORD THE PLAT.**

26. **Project# 1004919**
07DRB-70073 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL

WAYJOHN SURVEYING INC agent(s) for DAVID MURPHY request(s) the above action(s) for all or a portion of Tract(s) 127-B, 128-B, 129-B-2, 129-B-1, 131 & 131-A (to be known as **NORTH 2ND STREET BUSINESS CENTER**) zoned M-1, located on 2nd ST NW between MONTANO NW and GRIEGOS NW containing approximately 6.1315 acre(s). *[Deferred from 06/27/07 & 07/11/07]* [REF: 06DRB-00747] (F-15) **DEFERRED AT THE AGENT'S REQUEST TO 07/18/07.**

27. **Project # 1005363**
07DRB-00346 Minor- Final Plat
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for GIL CORDOVA request(s) the above action(s) for all or any portion of the north half of Lot(s) 33, **ALVARADO GARDENS, UNIT 3**, zoned RA-2 located on RIO GRANDE BLVD NW between CANDELARIA RD NW and GRIEGOS RD NW containing approximately 2 acre(s). *[Deferred from 3/28/07 & Indef def from 04/04/07]* (G-12 /13) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF APPROVAL AND TO RECORD THE PLAT.**

28. **Project # 1004932**
06DRB-01654 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC. agent(s) for ALAN M. & LINDA MALOTT request(s) the above action(s) for all or a portion of Block(s) B (to be known as **LOT B-1, MONTE VISTA ADDITION**, zoned O-R, located on CAMPUS BLVD NE and TULANE AVE NE and containing approximately 1 acre(s). *[Indef deferred from 11/29/06]* (K-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR THE PLAT TO SHOW 11- FEET OF VACATED RIGHT-OF-WAY AND TO PLANNING FOR REAL PROPERTY'S SIGNATURE, AGIS DXF FILE AND TO RECORD THE PLAT.**

29. **Project # 1004354**
07DRB-00032 Minor- Final Plat
Approval

TIERRA WEST LLC agent(s) for KRANIA LLC request(s) the above action(s) for all or a portion of Lot(s) 27, Block(s) 9, Tract(s) O, ORIGINAL TOWNSITE OF WESTLAND (to be known as **KRANIA**) zoned SU-2 FOR IP, located on 98TH ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 8 acre(s). [**Carmen Marrone for Petra Morris, EPC Case Planner**]. [*Deferred from 1/24/07 & 1/31/07 & Indef def from 02/07/07*] (K-9) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH NO DELEGATION.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

30. **Project# 1001317**
07DRB-70088 SKETCH PLAT
REVIEW AND COMMENT

PLAZA SURVEYING LLC agent(s) for CHRIS AND ELMA LANDGRAF request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, **RINCON DEL RIO**, zoned RA-2, located on TRELIS NW BETWEEN CAMPBELL RD NW AND ORO VISTA NW containing approximately 1.2342 acre(s). (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

31. Approval of the Development Review Board Minutes for June 27, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JUNE 27, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:10 P.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1002529

AGENDA ITEM NO: 1

SUBJECT:

SIA – 2 Year

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN **X**

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee 505-924-3986

DATE: JULY 11, 2007

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WITHDRAWN

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1002529 AGENDA# 1 DATE: 7/11/07

1. Name: _____ Address: _____ Zip: _____
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____
15. Name: _____ Address: _____ Zip: _____
16. Name: _____ Address: _____ Zip: _____
17. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1002529

AGENDA ITEM NO: 1

SUBJECT:

SIA – 2 Year

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

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

SIGNED: Bradley L. Bingham

DATE: JULY 11, 2007

City Engineer / AMAFCA Designee

505-924-3986

0



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 11, 2007

Project# 1002529

07DRB-70049 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)

BORDENAVE DESIGNS agent(s) for CAS, LLC / ROBRO, INC request(s) the above action(s) for all or a portion of Lot(s) 1 thru 4, **CAS ADDITION**, zoned SU-1 FOR C-1 & SU-1 FOR O-1, located on COORS BLVD NW between WESTSIDE DR NW and the CALABACILLAS-ARROYO containing approximately 6 acre(s). [REF: 04EPC-01840] (B-13/14)

AMAFCA

No adverse comments.

COG

No adverse comments.

Transit

No comments received.

Zoning Enforcement

No adverse comments.

Neighborhood Coordination

Letter(s) sent to Riverfronte Estates NA (R) and Paradise Hills Civic Assoc. (R)

APS

CAS ADDITION (Lots 1-4, Cas Addn), located on Coors Blvd NW between Westside Dr NW and the Calabacillas Arroyo, is a proposed commercial unit. This will not impact the APS district.

Police Department

No crime prevention or CPTED comments at this time.

Fire Department

No comments received.

PNM Electric & Gas

No comments received.

Comcast

No comments received.

QWEST

No comments received.

Environmental Health

No comments received.

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments.

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

Transportation Development No objection to a short extension. (1 year maximum)

Parks & Recreation No objection.

ABCWUA No objection to Extension request

Planning Department No objection to the requested short extension.

Impact Fee Administrator No comments on the proposed SIA extension.

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

Cc: Bordenave Designs, PO Box 91194, 87199

CAS, LLC/ROBRO, Inc, 5704 Lomas Blvd NE, 87110



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 11, 2007

Project# 1002529

07DRB-70049 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)

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AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No comments received.
Zoning Enforcement	No adverse comments.
Neighborhood Coordination	
Letter(s) sent to Riverfronte Estates NA (R) and Paradise Hills Civic Assoc. (R)	
APS	CAS ADDITION (Lots 1-4, Cas Addn), located on Coors Blvd NW between Westside Dr NW and the Calabacillas Arroyo, is a proposed commercial unit. This will not impact the APS district.
Police Department	No crime prevention or CPTED comments at this time.
Fire Department	No comments received.
PNM Electric & Gas	No comments received.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	No comments received.
M.R.G.C.D.	No comments received.

Open Space Division

No adverse comments.

City Engineer

The Hydrology section has no objection to the extension request.

Transportation Development

No objection to a short extension. (1 year maximum)

Parks & Recreation

No objection.

ABCWUA

No objection to Extension request

Planning Department

No objection to the requested short extension.

Impact Fee Administrator

No comments on the proposed SIA extension.

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

Cc: Bordenave Designs, PO Box 91194, 87199

CAS, LLC/ROBRO, Inc, 5704 Lomas Blvd NE, 87110

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

Meeting Date: July 11, 2007
Zone Atlas Page: B-13,B-14
Notification Radius: 100 Ft.

Project# 1002529
App#07DRB-70049

**Cross Reference and Location: COORS BLVD NW BETWEEN WESTSIDE DR
NW AND CALABILLAS ARROYO**

Applicant: BORDENAVE DESIGNS
JAKE BORDENAVE
PO BOX 91194
ALBUQUERQUE, NM 87199

Agent: CAS, LLC/ ROBRO, INC
5704 LOMAS NE
ALBUQUERQUE, NM 87110

Special Instructions:

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

Date Mailed: JUNE 22, 2007
Signature: ERIN TREMLIN



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

Professional/Agent (if any): BORDENAVE DESIGNS PHONE: 823-1344
 ADDRESS: P.O. Box 91194 FAX: 821-1905
 CITY: ALBUQUERQUE STATE NM ZIP 87199 E-MAIL: jakebordenave@mindspring.com

APPLICANT: CAS, LLC/ROBRO, INC PHONE: 268-9388
 ADDRESS: 5701 LOMAS NE FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: John T. Dally Jr, Robert Ponto, Randy Eastburg

DESCRIPTION OF REQUEST: SIA EXTENSION

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

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

Lot or Tract No. 1 - thru 4 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: CAS ADDITION
 Existing Zoning: SU-1 for C-1 & SU-1 for O-1 Proposed zoning: Same MRGCD Map No _____
 Zone Atlas page(s): B-13/B-14 UPC Code: 101306552402640502, 101306551304540503
101306549602640504, 101306548001040501

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.):
04EPC-01840 DRB 1002529

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 4 No. of proposed lots: 4 Total area of site (acres): 6
 LOCATION OF PROPERTY BY STREETS: On or Near: COORS Blvd NW
 Between: WESTSIDE DR NW and CALABACILLAS ARROYO

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

SIGNATURE Jean S. Bordenave DATE 04/18/07
 (Print) JEAN S. (JAKE) BORDENAVE Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
<u>07DRB - 20049</u>	<u>SIA</u>	<u>52</u>	<u>\$ 50.00</u>
_____	_____	_____	<u>\$ _____</u>
_____	<u>CMA</u>	_____	<u>\$ 20.00</u>
_____	<u>AUR</u>	_____	<u>\$ 75.00</u>
Total			<u>\$ 145.00</u>

Hearing date 7-11-07

Jean S. Bordenave 4/8/07
 Planner signature / date

Project # 1002529

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Signed Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (with significant changes)

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

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

Amended preliminary plat approval expires after one year.

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

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

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

JEAN J. BODDENAIVE
Applicant name (print)

[Signature]
Applicant signature / date



Form revised 4/07

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

Application case numbers

67DRB - 70049

Joseph [Signature] 6/8/07
Planner signature / date

Project # 1002529

R e c	UPC CODE	OWNER	OWNER ADDRES S	OWN ER CITY	OW NE R ST ATE	OW NE R ZIP CO DE	PR OP ERT Y CL AS S	TA X DIS TRI CT	LEGAL
1	101306 547006 040120	UNITED CON STRUCTORS LIMITED CO	7201 L OMAS B LVD NE	ALBU QUE RQU E	N M	871 10	C	A1 A	TR 2-B-1 REPL MAP FOR TRS 2-A & 2- B KEN JOHNS WESTSIDE AUTO CENTER CONT 5.4464 AC +-
2	101306 548001 040501	CAS LLC	5704 L OMAS N E	ALBU QUE RQU E	N M	871 10	V	A1 A	LT 4 PLAT OF CAS ADDITION CONT 1.0989 AC
3	101306 549602 640504	CAS LLC	5704 L OMAS N E	ALBU QUE RQU E	N M	871 10	V	A1 A	LT 3 PLAT OF CAS ADDITION CONT 1.0442 AC
4	101306 552402 640502	CAS LLC	5704 L OMAS N E	ALBU QUE RQU E	N M	871 10	V	A1 A	LT 1 PLAT OF CAS ADDITION CONT 2.1516 AC
5	101306 551304 540503	CAS LLC	5704 L OMAS N E	ALBU QUE RQU E	N M	871 10	C	A1 A	LT 2 PLAT OF CAS ADDITION CONT 1.2758 AC
6	101406 501806 230102	AMAFCA	2600 P ROSPEC T NE	ALBU QUE RQU E	N M	871 07	V	A1 A	TR 6-A TRS 6-A, 6-B & 6- C PARTITION OF THE BLACK RANCH (BEIG G TR 6 OF T HE PARTITION OF THE BLACK RANCH) CONT 2.9296 AC M /L OR 127,613 SF M/L
7	101406 408352 820314	A M A F C A	2600 P ROSPEC T NE	ALBU QUE RQU E	N M	871 07	V	X1 A	TR A OF LTS 1 THRU 28 & TR A RIVERFRONTE ESTATE S (BEING TR 7 OF THE PARTITION OF THE BLACK RAN CH) CONT 4.7927 AC M/L OR 208,770 SF M/L
8	101406 404152 820313	TORREZ SAM MY M & JANIC E M	2113 P AJARITO RD SW	ALBU QUE RQU E	N M	871 05	R	X1 A	LOT 1 OF LTS 1 THRU 28 & TR A RIVERFRONTE ESTAT ES (BEING TR 7 OF THE PARTITION OF THE BLACK RA NCH) CONT 1.0000 AC M/L OR 43,560 SF M/L
9	101306 448150 710219	H3 LLC	5351 WI LSHIRE AVE NE	ALBU QUE RQU E	N M	871 13 193 4	V	A1 A	LT 14 PLAT OF BLACK FARM ESTATES UNIT 1 (BEING A REPLAT OF TRACT 6- C PARTITION OF THE BLACK RANCH) CONT 1.0078 AC
10	101306 446950 310220	H3 LLC	5351 WI LSHIRE AVE NE	ALBU QUE RQU E	N M	871 13 193 4	V	A1 A	LT 13 PLAT OF BLACK FARM ESTATES UNIT 1 (BEING A REPLAT OF TRACT 6- C PARTITION OF THE BLACK RANCH) CONT 1.1715 AC
11	101306 449350 910218	RACHEL MAT THEW HOME S INC	PO BOX 73	COR RALE S	N M	870 48	V	A1 A	LT 15 PLAT OF BLACK FARM ESTATES UNIT 1 (BEING A REPLAT OF TRACT 6- C PARTITION OF THE BLACK RANCH) CONT .9312 AC
12	101306 450351 310217	NICHOLS LAR RY S & POLL Y C PRIMM	793 CA MINO VI STA RIO	BERN ALILL O	N M	870 04	V	A1 A	LT 16 PLAT OF BLACK FARM ESTATES UNIT 1 (BEING A REPLAT OF TRACT 6- C PARTITION OF THE BLACK RANCH) CONT .9456 AC
13	101306 451551 710216	PALLARES F RANCISCO & RAQUEL	4536 A RROWH EAD NW	ALBU QUE RQU E	N M	871 14	V	A1 A	LT 17 PLAT OF BLACK FARM ESTATES UNIT 1 (BEING A REPLAT OF TRACT 6- C PARTITION OF THE BLACK RANCH) CONT .9306 AC
14	101306 452652 110215	TWIN BUILDE RS CUSTOM HOMES INC	3825 B AY HILL LP SE	RIO R ANC HO	N M	871 24	V	A1 A	LT 18 PLAT OF BLACK FARM ESTATES UNIT 1 (BEING A REPLAT OF TRACT 6- C PARTITION OF THE BLACK RANCH) CONT 1.1734 AC
15	101406 500800 730401	DASKALOS JI M	2009 E UBANK BLVD NE	ALBU QUE RQU E	N M	871 12 292 0	V	A1 A	LT 1 PLAT OF BLACK FARM ESTATES UNIT 1 (BEING A REPLAT OF TRACT 6- C PARTITION OF THE BLACK RANCH) CONT 1.6225 AC

Or Current Resident
A M A F C A
2600 PROSPECT NE
ALBUQUERQUE, NM 87107

Or Current Resident
H3 LLC
5351 WILSHIRE AVE NE
ALBUQUERQUE, NM 87113 1934

Or Current Resident
RACHEL MATTHEW HOMES INC
PO BOX 73
CORRALES, NM 87048

Or Current Resident
UNITED CONSTRUCTORS LIMITED
CO
7201 LOMAS BLVD NE
ALBUQUERQUE, NM 87110

Project# 1002529
MARK MCNEIL
River Front Estates
1610 LYRIA RD NW
ALBUQUERQUE, NM 87114

Or Current Resident
CAS LLC
5704 LOMAS NE
ALBUQUERQUE, NM 87110

Or Current Resident
NICHOLS LARRY S & POLLY C
PRIMM
793 CAMINO VISTA RIO
BERNALILLO, NM 87004

Or Current Resident
TORREZ SAMMY M & JANICE M
2113 PAJARITO RD SW
ALBUQUERQUE, NM 87105

Project# 1002529
BORDENAVE DESIGNS
JAKE BORDENAVE
PO BOX 91194
ALBUQUERQUE, NM87199

Project# 1002529
LARRY WEAVER
Paradise Hills Civic Assoc.
6001 UNITAS CT NW
ALBUQUERQUE, NM 87114

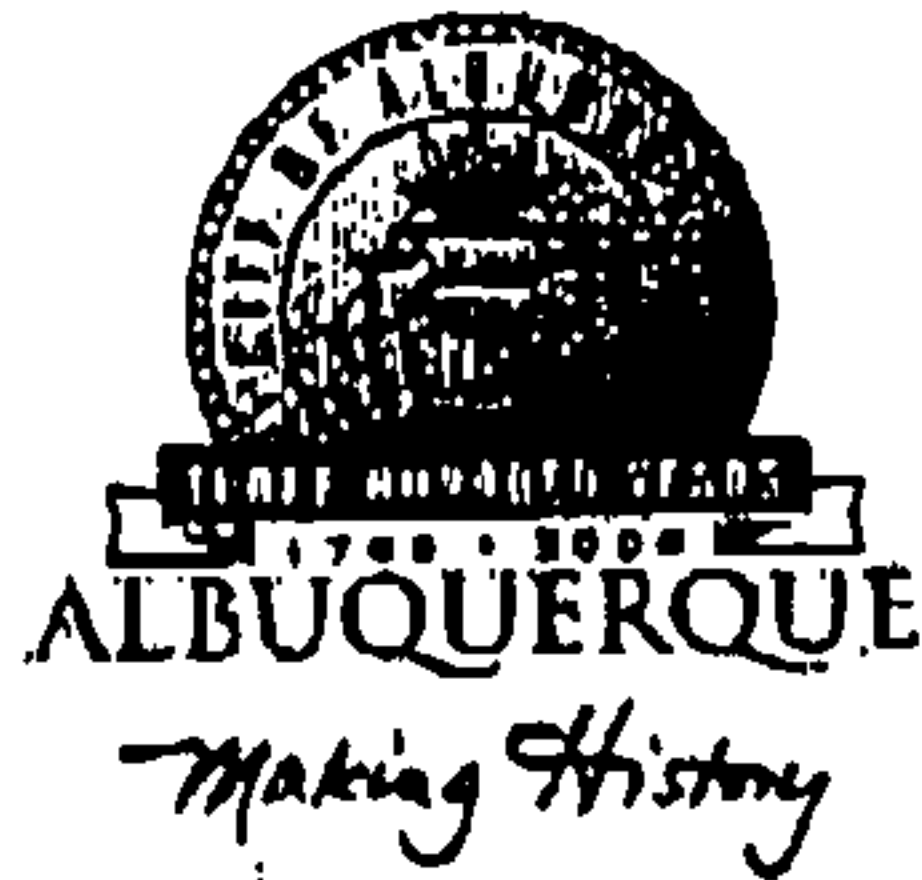
Or Current Resident
DASKALOS JIM
2009 EUBANK BLVD NE
ALBUQUERQUE, NM 87112 2920

Or Current Resident
PALLARES FRANCISCO & RAQUEL
4536 ARROWHEAD NW
ALBUQUERQUE, NM 87114

Or Current Resident
TWIN BUILDERS CUSTOM HOMES
INC
3825 BAY HILL LP SE
RIO RANCHO, NM 87124

Project# 1002529
JANICE TORREZ
River Front Estates
1614 TRAVIS RD NW
ALBUQUERQUE, NM 87114

Project# 1002529
TOM ANDERSON
Paradise Hills Civic Assoc.
10013 PLUNKETT DR NW
ALBUQUERQUE, NM 87114



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: 5/21/07

TO CONTACT NAME: Jalce Bordenave
COMPANY/AGENCY: Bordenave Designs
ADDRESS/ZIP: P.O. Box 91194, Albu, Nm 87199
PHONE/FAX #: 823-1344, 821-9105 (F)

Thank you for your inquiry of 5/21/07 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at CAS addition located on Coors Blvd NW between Westside Dr. NW and Calabacillas Arroyo zone map page(s) B-13.

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

Riverfront Estates (R)

Neighborhood Association

Contacts: Janice Torrez

11614 Travis Rd. NW | 87114

877-2082

Mark McNeil

1110 Lucia Rd NW | 87114

899-4871

Paradise Hills Civic Assoc

Neighborhood Association

Contacts: Larry Weaver

1001 Writas Ct. NW | 87114

898-8640

TOM Anderson

10013 Plunkett Dr. NW | 87114

897-2593

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

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

Sincerely,

Dalaina L. Carmona
OFFICE OF NEIGHBORHOOD COORDINATION

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

DEVELOPER'S NOTARY

STATE OF NM)
COUNTY OF Bernalillo) ss.

This instrument was acknowledged before me on 7th day of December, 2006 by (name of person:) John T. Reilly JR. (title or capacity, for instance, "President" or "Owner") Managing Member of (Developer:) CAS, LLC / Robro, INC.

My Commission Expires:
6-7-2008

Paul M Jayson 6-7-2008



Notary Public
OFFICIAL SEAL
PAUL M. JAYSON
NOTARY PUBLIC • STATE OF NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires 6-7-2008

CITY'S NOTARY


STATE OF New Mexico
COUNTY OF Bernalillo ss.

This instrument was acknowledged before me on 20th day of December, 2006 by Richard Acurto, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Gloria D. Saavedra
Notary Public

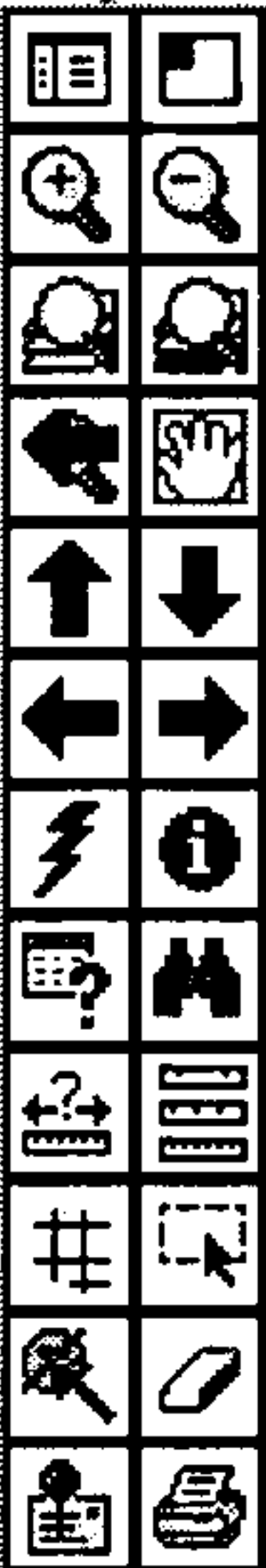
My Commission Expires:
11-25-2007

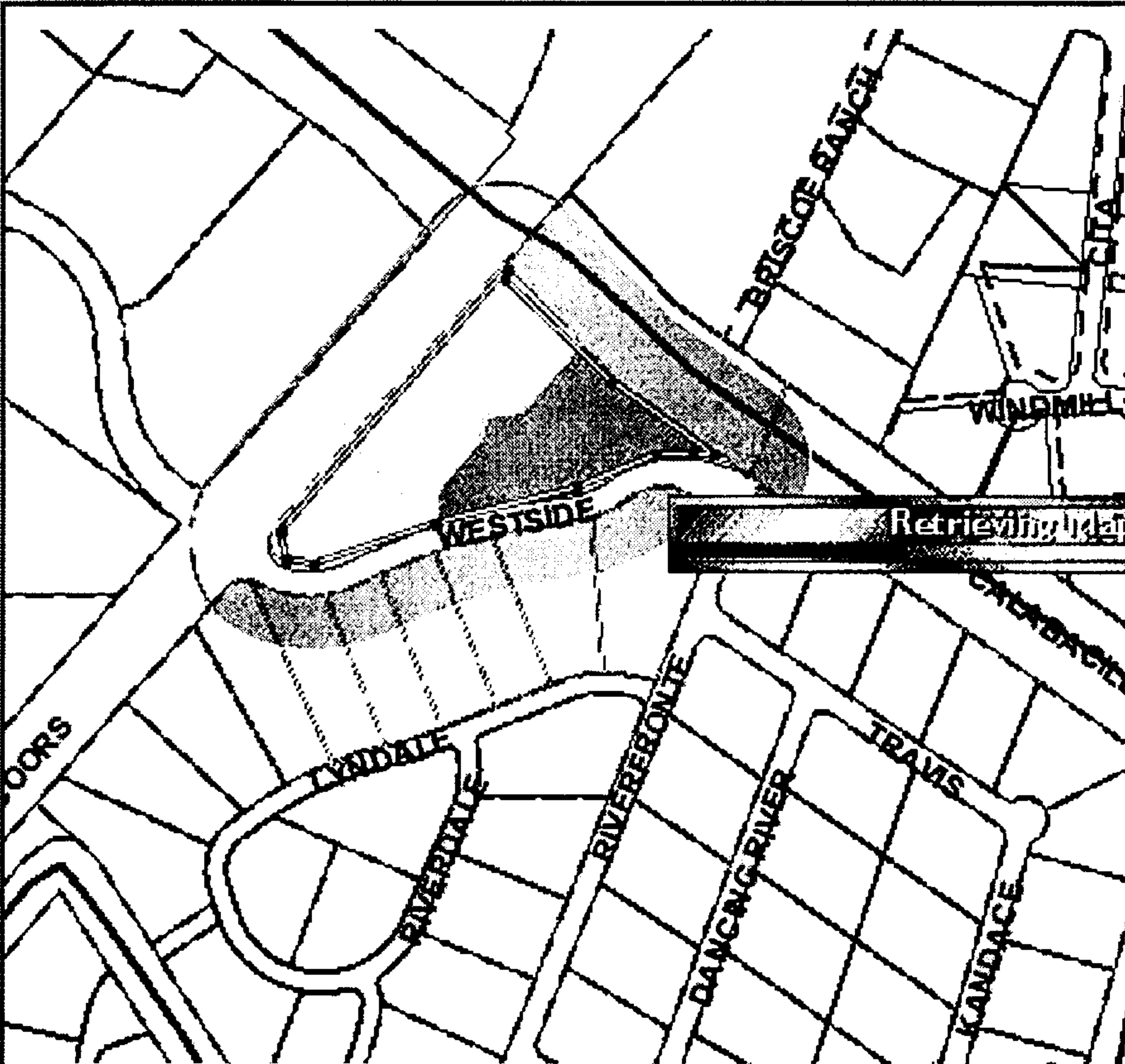




CITY OF ALBUQUERQUE
www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE





LAYERS

- STREETS
- BASEMAP
- PARCELS
- LOT NUMBERS
- METRO ADDRESS
- ZONING
- OWNERSHIP
- 2FT CONTOUR
- ADDRESS POINTS
- LANDUSE
- INFRASTRUCTURE
- TRANSIT/SUNTRAN
- BOUNDARIES
- SITES
- ENVIRONMENT
- APS
- TRAFFIC ENG.
- AIR PHOTO
 - 2006 AIR PHOTO
 - 2004 AIR PHOTO
 - 2002 AIR PHOTO
 - 1999 AIR PHOTO

Refresh Map

Auto Refresh

Help:

- Closed group, click to open.
- Open group, click to close.
- Map layer.
- Hidden group/layer, click for visible.
- Visible group/layer, click to hide.
- Layer not visible at this scale.
- Partially visible group, click for visible.
- Inactive layer, click for active.
- The active layer.

OWNERSHIP

Rec	UPC CODE	OWNER	OWNER ADDRE
1	101306547006040120	UNITED CONSTRUCTORS LIMITED CO	7201 LOMAS BLVE
2	101306548001040501	CAS LLC	5704 LOMAS NE
3	101306540602640504	CAS LLC	5704 LOMAS NE

Pan

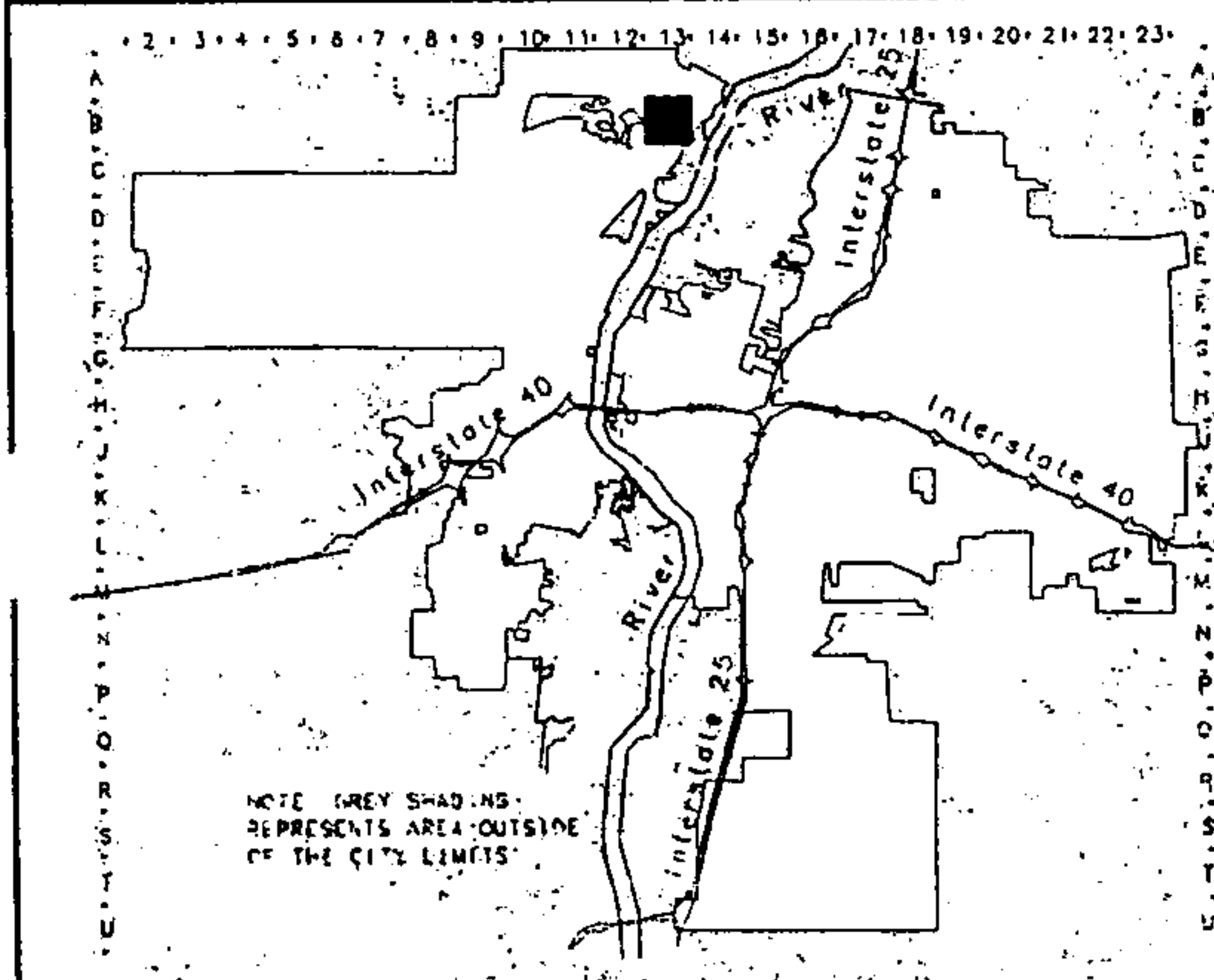
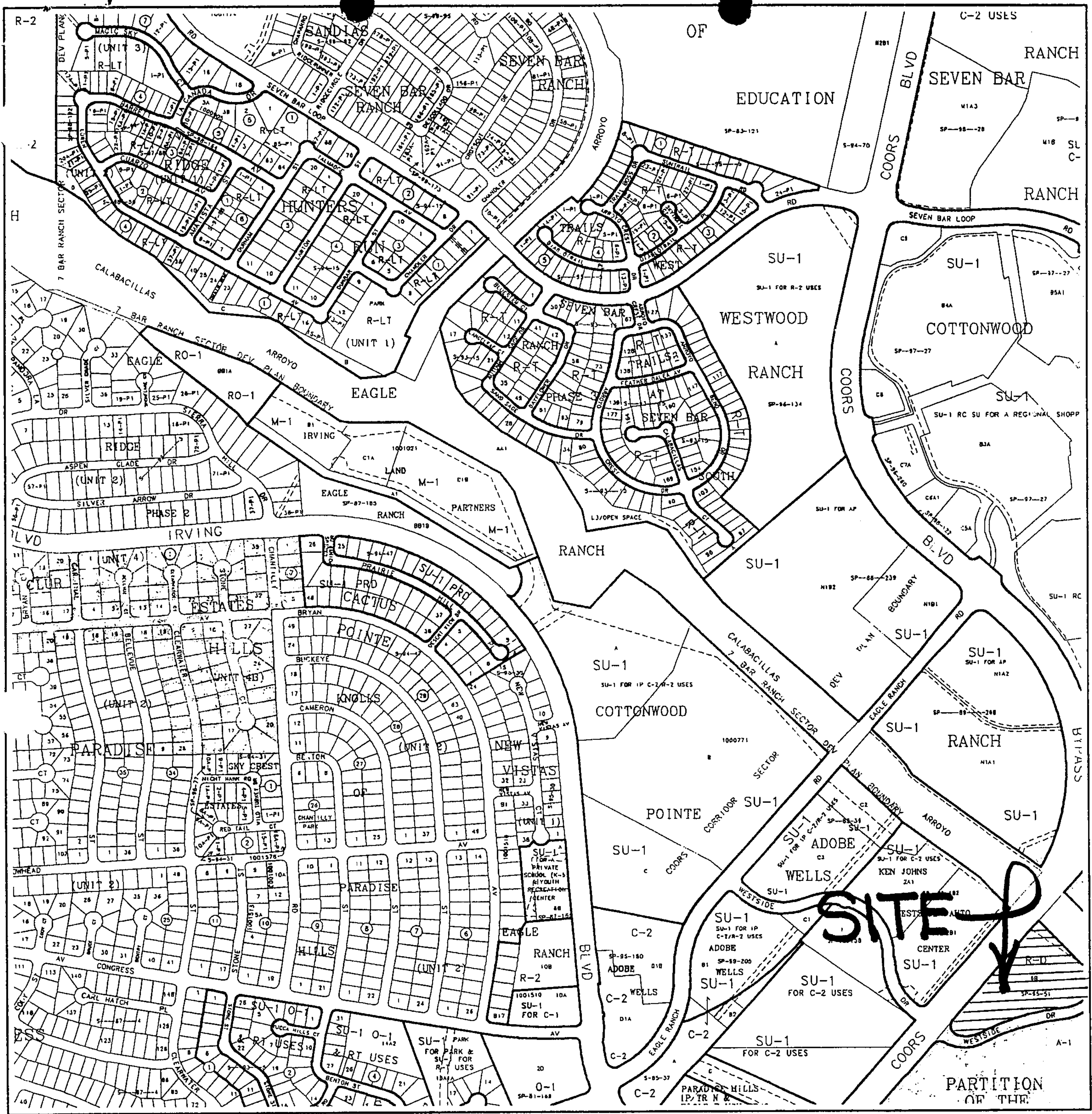
[SEARCH](#)

[REFRESH](#)

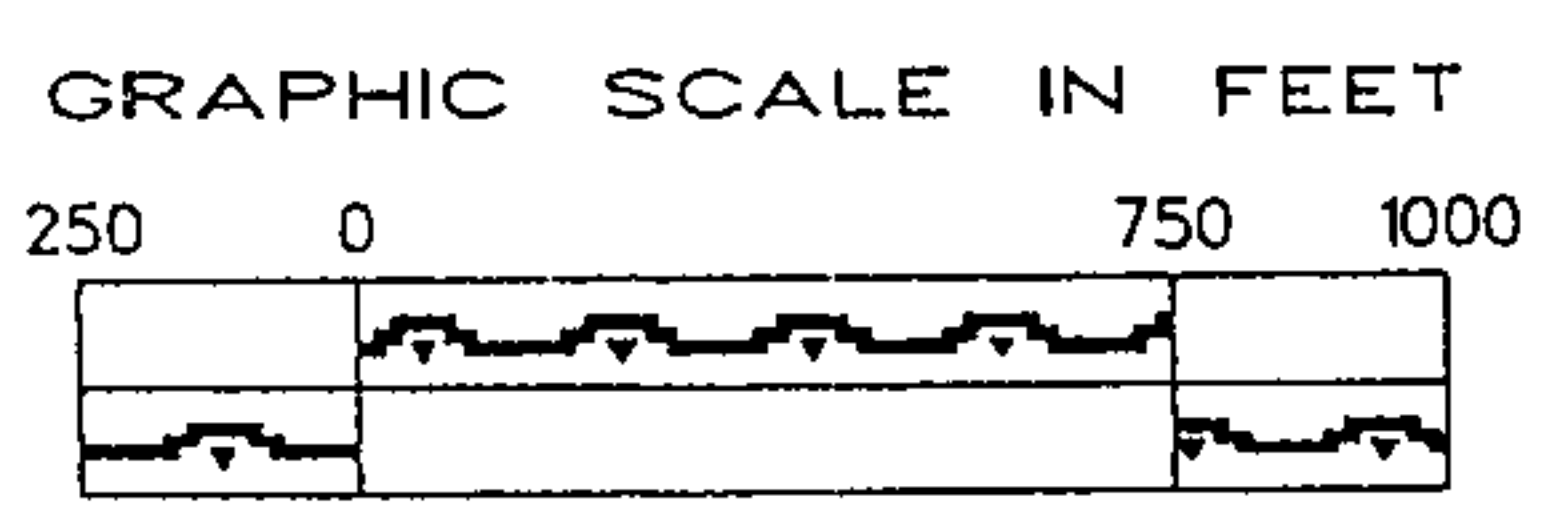
[HELP](#)

[INDEX PAGE](#)

[CONTACT](#)



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



Zone Atlas Page
B-13-Z
Map Amended through July 10, 2003

June 8, 2007

City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

Attn: DRB Member
Re: CAS Addition

The subject site has been under design and construction for almost three years. Construction of public facilities will be completed within the next thirty days. The SIA will expire on June 21, 2007. This request is for a ninety day extension of the SIA to allow time for the close-out package to be completed, and same to be reviewed and accepted by the City of Albuquerque.

Sincerely,



Jean J(Jake) Bordenave



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, July 11, 2007**, beginning at **9:00 a.m.** for the purpose of considering the following:

~~Project# 1002529~~

07DRB-70049 MAJOR - 2YR SUBD IMP AGMT
(2YR SIA)

BORDENAVE DESIGNS agent(s) for CAS, LLC / ROBRO, INC request(s) the above action(s) for all or a portion of Lot(s) 1 thru 4, **CAS ADDITION**, zoned SU-1 FOR C-1 & SU-1 FOR O-1, located on COORS BLVD NW between WESTSIDE DR NW and the CALABACILLAS ARROYO containing approximately 6 acre(s). [REF: 04EPC-01840] (B-13/14)

Project# 1006539

07DRB-70047 BULK LAND VARIANCE
07DRB-70043 VACATION OF PUBLIC
EASEMENT
07DRB-70045 VACATION OF PUBLIC RIGHT-OF-
WAY
07DRB-70048 MINOR - PRELIMINARY/ FINAL
PLAT APPROVAL
07DRB-70046 VACATION OF PRIVATE EASE.

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) 4-A-1 & 4-B, **MESA DEL SOL (to be known as INNOVATION PARK)** zoned SU-2 PLANNED COMMUNITY, located on I-25 and UNIVERSITY BLVD SE containing approximately 2,270.5622 acre(s). (Q-16, R-15-17, S-14, S-16-17, T-16)

Project# 1000976

07DRB-70042 MAJOR - PRELIMINARY PLAT
APPROVAL
07DRB-70044 MINOR - TEMP DEFR SWDK
CONST

ABQ ENGINEERING INC. agent(s) for RIVERSIDE WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **LANDS OF WESTLAND DEVELOPMENT CO., INC.**, zoned SU-1 FOR PRD, located on ERVIEN LN SW between COORS BLVD SW and UNSER BLVD SW containing approximately 40.85 acre(s). (M-10 & N-10)

Project# 1005334

07DRB-70062 VACATION OF PUBLIC RIGHT-OF-
WAY
07DRB-70063 MINOR - PRELIMINARY/ FINAL
PLAT APPROVAL

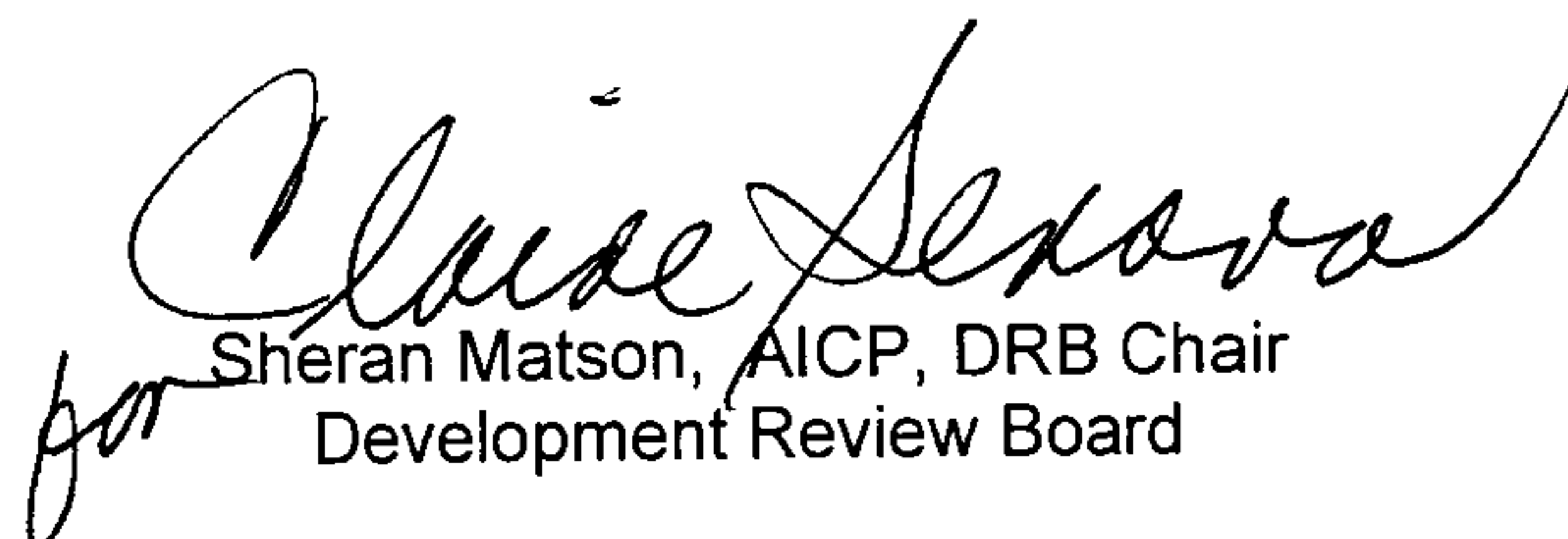
SURVEYS SOUTHWEST LTD agent(s) for THOMAS SCHROEDER request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 13, **MESA GRANDE ADDITION**, zoned O-R, located on MESA GRANDE PL SE between GRACELAND ST SE and VALVERDE SE containing approximately .1062 acre(s). (K-17)

Project# 1006549

07DRB-70061 VACATION OF PUBLIC
EASEMENT

SURVEYS SOUTHWEST LTD agent(s) for BENCOR, BRUCE WALKOWSKI, request(s) the above action(s) for all or a portion of Tract(s) Z, **MILLS & BOREN SUBDIVISION**, located on MENAUL BLVD NE between CARLISLE BLVD NE and SOLANO DR NE. (H-17)

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


for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JUNE 25, 2007.

#8



DRB CASE ACTION LOG (SITE PLAN B.P.)

REVISED 2/5/04

Comp/B 10/7/05

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

DRB Application No.: 05DRB-01216 (SBP)

Project # 1002529

Project Name: VISTA DEL BOSQUE

Agent: Consensus Planning

Phone No.:

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 8/3/05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

- UTILITIES: *Revise Utility Plan for public water/sewer lines, revise easements on Site Plan to match Utility Plan.*
- _____
- _____

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

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

- PLANNING (Last to sign): *AS & initials*
- _____
- _____
- _____

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

Project Number

1002529

#8



Part 2

DRB CASE ACTION LOG (SITE PLAN B.P.)

Comp 8/29/05 KS- REVISED 2/5/04

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

DRB Application No.: 05DRB-01208 (SBP)

Project #: 1002529

Project Name: SHOPS @ WESTSIDE DRIVE NW

Agent: George Rainhart, Architect

Phone No.: 884-9110 (John)

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOPMENT PLAN), was approved on 8/3/05 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): Scappies
DS initials

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

Project Number

1002529

#8



DRB CASE ACTION LOG (SITE PLAN B.P.)

REVISED 2/5/04

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

DRB Application No.: 05DRB-01216 (SBP)

Project # 1002529

Project Name: VISTA DEL BOSQUE

Agent: Consensus Planning

Phone No.: _____

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 8/3/05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

- UTILITIES: Revise Utility Plan for public water/sewer lines, revise easements on Site Plan to match Utility Plan.
- _____
- _____

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

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

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

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

Project Number 1002529



101
102
103

**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

August 3, 2005

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: 11:15 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 # 1001926**
05DRB-01125 Major-One Year SIA

TIERRA WEST LLC agent(s) for JD HOME, INC., request(s) the above action(s) for all or a portion of Lots 1 – 34 **MUSTANG MESA**, zoned R-2, located on 72nd PL NW, between INTERSTATE 40 WEST and GLENRIO RD NW containing approximately 5 acre(s). [REF: 03DRB-01224; 03DRB-01225; 04DRB-01358; 04DRB-1393; 04DRB-01394] (J-10) **A ONE-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

2. **Project # 1004353**
05DRB-01119 Major-Preliminary Plat
Approval
05DRB-01120 Minor-Temp Defer
SDWK

SURV-TEK, INC agent(s) for LONGFORD AT THE TRAILS, LLS request(s) the above action(s) for all or a portion of Tract(s) 6, **THE TRAILS, UNIT 2**, zoned R-LT residential zone, located on OAKRIDGE ST NW, between WOODMONT AVE NW and TREELINE AVE NW containing approximately 17 acre(s). [REF: 04DRB01322] [Listed under Project #1002962 in error] [Deferred from 8/3/05] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/17/05.**

3. **Project # 1003189**
05DRB-01127 Major-Preliminary Plat
Approval
05DRB-01129 Minor-Temp Defer
SDWK

RIO GRANDE ENGINEERING agent(s) for FULLER HOMES, INC request(s) the above action(s) for all or a portion of Tract(s) 355, 356 TRACTS A & B, LANDS OF HECTOR ROJO, **TOWN OF ATRISCO GRANT**, zoned RD-R1, located on TOWER RD SW, between COORS BLVD SW and STINSON RD SW containing approximately 15 acre(s). [Deferred from 8/3/05] (L-10) **DEFERRED AT THE AGENT'S REQUEST TO 8/17/05.**

4. **Project # 1004177**
05DRB-01122 Major-Preliminary Plat
Approval
05DRB-01124 Minor-Temp Defer
SDWK
05DRB-01123 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC. agent(s) for SANDIA PROPERTIES LTD. CO. request(s) the above action(s) for TRACTS 10, 11, 12 & 13 VENTANA RANCH WEST, (to be known as **VENTANA HIGHLANDS SUBDIVISION**) zoned R-LT residential zone, located on VENTANA RIDGE RD NW and containing approximately 74 acre(s). (B-8) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/3/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/25/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: A PUBLIC DRAINAGE EASEMENT ON TRACT A AS WELL AS EXCLUDING TRACT A FROM THE P.U.E. AND A BLOCK LENGTH VARIANCE BE APPLIED FOR PRIOR TO FINAL PLAT. THE TEMPORARY DEFERRAL OF**

CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

5. **Project # 1004315**
05DRB-01121 Major-Vacation of Public Easements

BOHANNAN HUSTON, INC., agent(s) for ALTURA WEST DEVELOPMENT LLC, request(s) the above action(s) for Lot(s) 33, **OXBOW BLUFF SUBDIVISION**, zoned SU-3, located on SILVERY MINOW LN NW, between WATERWILLOW LN NW and GREY HAWK LN NW. (G-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH ADDED CONDITION: AN EXECUTED ENCROACHMENT AGREEMENT IS REQUIRED CONCURRENT WITH FINAL PLAT APPROVAL.**

6. **Project # 1003257**
05DRB-00934 Major-Vacation of Public Easements
05DRB-00933 Major-Vacation of Pub Right-of-Way
05DRB-00929 Major-Preliminary Plat Approval
05DRB-00935 Minor-Sidewalk Waiver
05DRB-00936 Minor-Temp Defer Sdwk

MARK GOODWIN & ASSOCIATES agent(s) for VISTA ARROYO, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **LANDS OF PARADISE HEIGHTS LLC**, Lot(s) 48 thru 55, Block(s) 4, Lot(s) 1 thru 7 and Lot(s) 10 thru 14, Block(s) 6, Lot(s) 1 thru 8, Lot(s) 22 thru 45 and an undesignated tract, Block(s) 9, Lot(s) 1 thru 16, Block(s) 12, Lot(s) 1 thru 10 and 12 thru 14, Block(s) 14, Lot(s) 7 thru 12, Block(s) 15, Lot(s) 1 thru 61 and 62, Block(s) 16, all of Block(s) 7, 8, 10, 11, 13 and 17, **PARADISE HEIGHTS, UNIT 4**, Lots 9 thru 14, Block 9, **PARADISE HEIGHTS, UNIT 4**, Block(s) 1, 2, 3 and 4 and Lot(s) 1 thru 16, Block(s) 5, **PARADISE HEIGHTS, UNIT 5**, (to be known as **ARROYO VISTA SUBDIVISION**) zoned R-1, SU-1 FOR C-1, located on BLACK ARROYO RD NW, between MCMAHON BLVD NW and CALABACILLAS ARROYO containing approximately 172 acre(s).[REF:04DRB-00204] *[Deferred from 6/29/05 &*

7/20/05 & 7/27/05] (A-10) THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/3/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/2/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: OPEN SPACE ACCEPTS TRACTS F, G, H, I, J, K, N, O AND P. THE EASEMENTS FOR BOTH MCMAHON BLVD AND THE ARROYO CROSSING BE GRANTED PRIOR TO FINAL PLAT APPROVAL. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

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 # 1001275**
05DRB-01207 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING agent(s) for AUTO ZONE, INC request(s) the above action(s) for all or a portion of Lot(s) 4, **LOWES SUBDIVISION**, zoned SU-1 FOR C-2 AND I-P PERMISSIVE, located on COORS BLVD NW, between ALAMEDA BLVD NW and COORS-BY-PASS NW containing approximately 2 acre(s). [REF: 05EPC00749, 01EPC00742, 01EPC00743, 01DRB00160, 01DRB01426, 01DRB01427] [Stephanie Shumsky, EPC Case Planner] (B-14) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/3/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR CHANGES ON THE LANDSCAPE PLAN.

8. **Project # 1002529**
05DRB-01216 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING agent(s) for CAS LLC request(s) the above action(s) for all or a portion of Lot(s) 1, CAS ADDITION (to be known as **VISTA DEL BOSQUE**) zoned SU-1 FOR O-1 PERMISSIVE USES, located on COORS BLVD NW, between WESTSIDE DRIVE NW and the CALABACILLAS ARROYO containing approximately 3 acre(s). [REF: 05EPC-00748, 04EPC-01840, 04EPC-01840, 04EPC-01843, 05DRB-00212, 05DRB-00213, 05DRB-00214] [David Stallworth, EPC Case Planner] (B-13) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO REVISE THE UTILITY PLAN FOR PUBLIC WATER/SEWER LINES. REVISE EASEMENTS AND CHECK IF SITE PLAN MATCHES UTILITY PLAN AND PLANNING FOR DAVID STALLWORTHS INITIALS.**

05DRB-01208 Minor-SiteDev Plan
BldPermit/EPC

GEORGE RAINHART, ARCHITECT agent(s) for STERLING DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 3 and 4, Tract(s) 6-B BLACK FARMS ESTATES (to be known as **SHOPS @ WESTSIDE DRIVE NW**) zoned SU-1 FOR C-1, located on the northeast corner of COORS BLVD NW and WESTSIDE DRIVE NW and containing approximately 3 acre(s). [REF: DRB-94-495] [David Stallworth, EPC Case Planner] (B-13) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED PLANNING FOR DAVID STALLWORTHS INITIALS AND 3 COPIES OF THE SITE PLAN.**

05DRB-01175 Major-Final Plat
Approval

BORDENAVE DESIGNS agent(s) for CAS LLC request(s) the above action(s) for all or a portion of Tract(s) 6-B, **CAS ADDITION, BLACK RANCH**, zoned SU-1 special use zone, located on COORS BLVD NW, between WESTSIDE DR NW and CALABACILLAS ARROYO NW containing approximately 6 acre(s). [REF: 04DRB01374, 04DRB01059, 04DRB02060, 04EPC01840, 04EPC01841, 04EPC01843, 03EPC02058, 03EPC02059, 03EPC02060, Z-93-115] [Deferred from 7/27/05] (B-13/B-14) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR NMU INC SIGNATURE AND CHECK THAT PLAT AND SITE PLAN MATCH AND TO PLANNING TO RECORD.**

9. **Project # 1002944**
05DRB-00706 Minor-SiteDev Plan
Subd/EPC
05DRB-00707 Minor-SiteDev Plan
BldPermit/EPC

CLAUDIO VIGIL ARCHITECTS agent(s) for LINDA CONTOS & JOHN HEIDRICH request(s) the above action(s) for all or a portion of Tract(s) F-1 and F-2, **LANDS OF ZOLIN/KUNATH, TRES ESQUINAS, LLC., CURB INC. AND THE CITY OF ALBUQUERQUE**, zoned SU-1 FOR MIXED USE C-1 PERMISSIVE, located on UNSER BLVD NW, between MCMAHON DR NW and NIGHT WHISPER RD NW containing approximately 9 acre(s). [REF: Z-97-119,ZA-99-118, DRB-90-423,04EPC-01556] [Elvira Lopez, EPC Case Planner] *(Indef deferred 5/4/05)* (A-11) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF SITE PLAN. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/3/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR 3 COPIES OF SITE PLAN.**

05DRB-01214 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST agent(s) for LINDA CONTOS request(s) the above action(s) for all or a portion of Tract(s) F-1 and F-2, **LANDS OF ZOLIN/KUNATH,TRES ESQUINAS LLC & CURB INC**, (to be known as **NORTH UNSER VET CLINIC**) zoned SU-1 special use zone, located on PINON VERDE DR NW, between WILLOW RD NW and UNSER BLVD NW containing approximately 2 acre(s). [REF: 05DRB-00706, 05DRB-00707] (A-11) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 24-FOOT EASEMENT AND PLANNING FOR CROSS-LOT DRAINAGE EASEMENT AND AGIS DXF FILE.**

10. **Project # 1004343**
05DRB-01213 Minor-SiteDev Plan
BldPermit

BOHANNAN HUSTON INC. agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 22-27, **ALAMEDA BUSINESS PARK**, zoned SU-2 IP-EP, located on EDITH BLVD NW, between ALAMEDA PARK DR NW and the AMAFCA DIVERSION CHANNEL containing approximately 12 acre(s). [REF: DRB-98-223] *[Deferred from 8/3/05]* (C-16) **DEFERRED AT THE AGENT'S REQUEST TO 8/10/05.**

11. **Project # 1001946**
05DRB-01047 Minor-SiteDev Plan
BldPermit

DEKKER PERICH SABATINI agent(s) for OFFICE DEPOT request(s) the above action(s) for all or a portion of Tract(s) A-1-D, **LOS ANGELES CENTER**, zoned M-1, located on PASEO DEL NORTE NE, between SAN PEDRO NE and INTERSTATE 25 containing approximately 3 acre(s). [REF: DRB-97-224, DRB-97-372; Z-1534] *[Deferred from 6/29/05 & 7/13/05 & 7/20/05 & 7/27/05 & 8/3/05]* (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 8/17/05.**

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

12. **Project # 1003364**
05DRB-01210 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for DOUBLE CHEESE CORP. request(s) the above action(s) for all or a portion of Tract(s) 1-A-1-A, 1-A-2-A and 1-A-3-A, **NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3**, zoned SU-2 special neighborhood zone, located on PASEO DEL NORTE BLVD NE, between LOUISIANA BLVD NE and HOLLY AVE NE containing approximately 4 acre(s). [REF: DRB-96-66, 04EPC-00495, 04EPC-00494] (C-19) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

13. **Project # 1004338**
05DRB-01186 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for FRANKLIN GAUER, JR & MARY DAY GAUER request(s) the above action(s) for all or a portion of Tract(s) 1-A & 1-B, **QUARTER HORSE ACRES**, zoned R-1 residential zone, located on SPUR COURT NW, between INTERSTATE 40 and MOUNTAIN ROAD NW containing approximately 1 acre(s). [REF: SP-96-189] (H-12) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

14. **Project # 1003606**
05DRB-01211 Major-Final Plat
Approval

MARK GOODWIN & ASSOCIATES agent(s) for WESTLAND DEVELOPMENT CO., INC. request(s) the above action(s) for Lot(s) 509-26 509-27, 19W, 12B, Row 7, Tract(s) L and B, Town of Atrisco Grant, Unit A, Westland North Subdivision, Sundoro South, Unit 1, Painted Sky, Unit 1 (to be known as **SUNDORO SOUTH UNIT 5**, zoned SU-2 FOR RLT, located on LADERA DRIVE NW, between 94TH STREET NW and 90TH STREET NW containing approximately 23 acre(s). [REF: 04DRB-01693, 01692, 01691, 01690, 01689, 04DRB-01237] [*Deferred from 8/3/05*] (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/10/05.**

15. **Project # 1003749**
05DRB-01185 Major-Final Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for ALPHA EQUITIES, LLC request(s) the above action(s) for all or a portion of ELENA GALLEGOS GRANT, UNIT 2, ACADEMY SQUARE, TRACT B (to be known as **ANCALA VILLAGE**) zoned O-1 office and institution zone, located on JUAN TABO NE, between SPAIN RD NE and OSUNA RD NE containing approximately 3 acre(s). [REF: 042HE01594, 05DRB00059] (F-21) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

- 16. Project # 1003673**
05DRB-01212 Minor-Prelim&Final Plat
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for MOCK ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 1-P-1, **OAKLAND SOUTH**, zoned RD 3D/UA, located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA STREET NE [REF: 04DRB01637, 05DRB00029, 05DRB00028] (C-20) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

- 17. Project # 1003247**
05DRB-01217 Minor-Temp Defer
SDWK

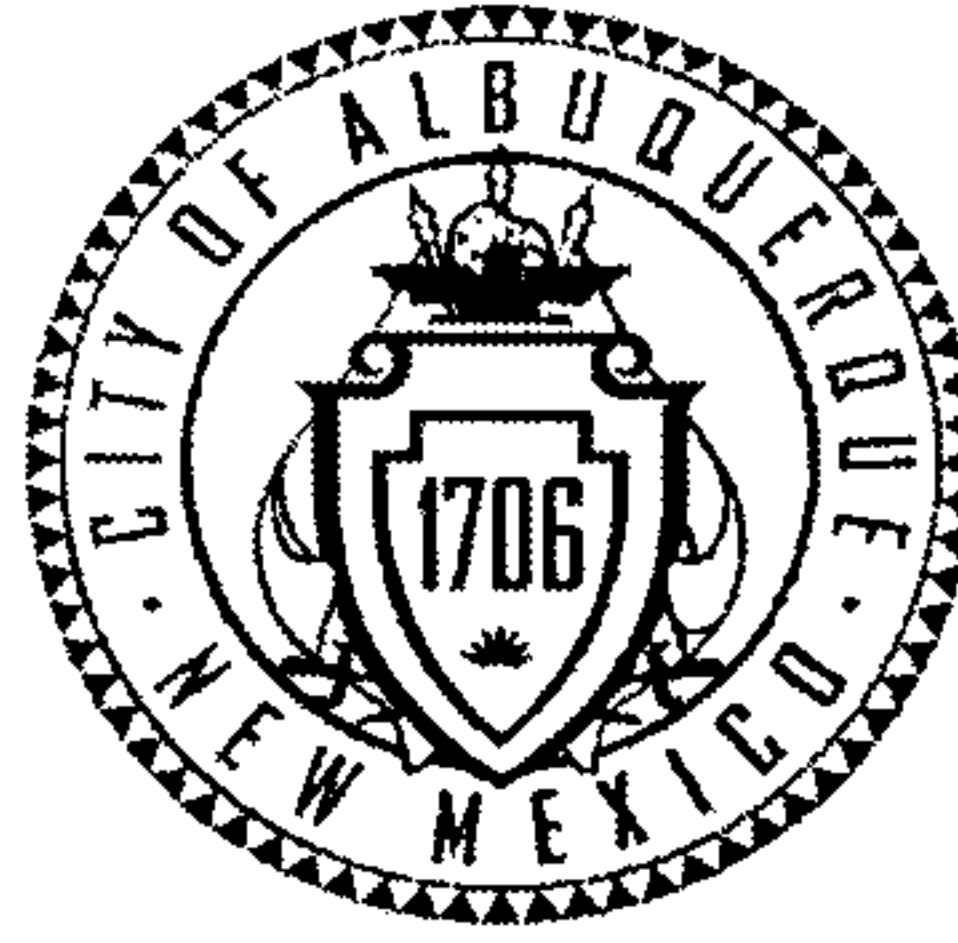
QUICK DRAW ENGINEERING agent(s) for MARK VALENCIA request(s) the above action(s) for Lot(s) 1 & 2, CORONA DEL SOL (to be known as **VALENCIA SUBDIVISION**, zoned R-2 residential zone TOWNHOMES, located on ALAMAGORDO ST NW between COORS BLVD NW AND ST JOSEPH NW, containing approximately 1 acre(s). [REF: SV-98-52, DRB-98-18, Z-98-38, V-98-29, S-99-4] *[Listed under Project #1004347 in error]* (G-11) **INDEFINITELY DEFERRED ON A NO SHOW. LATER REQUESTED DEFERRAL TO 8/10/05.**

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

THERE ARE NO SKETCH PLATS THIS WEEK. . .

- 18. Approval of the Development Review Board Minutes for July 13 and July 20, 2005. DEVELOPMENT REVIEW BOARD MINUTES FOR JULY 13 AND JULY 20, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:15 A.M.



**CITY OF ALBUQUERQUE, PLANNING DEPARTMENT
INTERNAL MEMORANDUM**

TO: Sheran Matson, Chairperson – Development Review Board

FROM: David Stallworth, Planner

COPIES TO: Claire Senova, Development Review
Andrew Garcia, Development Review

DATE: August 2, 2005

RE: **PROJECT NO. 1002529, Case No. 05DRB – 01216, Vista Del Bosque
Offices.**

The applicant was required to provide a site plan for preliminary planning staff review within a reasonable amount of time prior to filing an application for approval by the Development Review Board, in accordance with condition number two (2) of the official decision notice dated June 17, 2005 for the above-referenced project (cross-reference Environmental Planning Commission case number **05EPC – 00748**, June 16, 2005). Staff is requesting that you note for the record that the applicant failed to comply with this condition. Please additionally note that, in the interests of both the applicant and expediency, staff will proceed with review of the submitted material but reserves the right to perform additional site plan review if deemed necessary, make subsequent observations, and withhold endorsement on the basis of those observations.

Below are my comments to numbers four (4) through twelve (12) of those conditions approved:

Condition number:

4. *The applicant shall revise the site plan to reflect correct dimensions of the proposed trash enclosure on both the plan and diagram views. Satisfactory; reference sheet number one (1)*
5. *The intended coloration of the proposed roofing shall be clearly specified on the final site plan, and no unpainted or bright-colored metal roofing shall be utilized;*

the matte-finished galv-alum roofing is appropriate. Satisfactory; reference keynote number eight (8)

6. *All proposed buildings are to be in compliance with the view preservation guidelines outlined in Policy 4.c.1, pages 102 through 111 of the Coors Corridor Plan. Said compliance shall be clearly demonstrated on all building elevation schematics of the final site plan. Reference view preservation graphic on last sheet of submittal, miscellaneous comment (b) below*
7. *The final site plan shall include reasonable outdoor amenities such as, but not limited to, shaded outdoor seating and tables. Satisfactory; these should also be reflected on sheet one(1), plan view as well.*
8. *The final site plan shall include reasonable on-site motorcycle parking. Unsatisfactory; reference one parking space near Building “D” toward the back of the overall project. This condition did not limit motorcycle parking to only one space. Although the Planning Commission insists upon at least one designated space solely for motorcycle parking, it is recommended that more than one space be provided and that such parking be reasonably dispersed throughout the overall site.*
9. *The final site plan shall clearly demonstrate that the subject area is subject to reciprocal access and parking, either by referencing the approved site plan for subdivision and its amendments thereof, or by providing for such upon a subsequent plat. Unsatisfactory; where is the amended site plan for subdivision demonstrating this?*
10. *The final site plan shall demonstrate reasonable accommodation of accessibility parking for Building “B.” Satisfactory*
11. *The proposed location and layout for the required 30-foot landscape buffer shall be clarified on the final site plan. Said buffer shall be in accordance with the approved site plan for subdivision and its amendments thereafter. Satisfactory; reference miscellaneous comment (c)*
12. *The applicant shall revise the proposed buffer landscaping along Westside Drive to be in accordance with the approved site plan for subdivision and amendments thereof. Satisfactory; reference miscellaneous comment (c)*

Miscellaneous Comments: (a) The applicant needs to provide a copy of the amended site plan for subdivision with the submittal. The applicant should have referenced the “AA” case number and explain the nature of the request for amendment somewhere on the amended site plan for subdivision. (b) There were some post-hearing discussion concerning the application of viewshed protection guidelines as required in the Coors

Corridor Plan between the property owners of the overall project site and Zoning Enforcement. The expressed concerns should be clarified either in writing or in discussion with Zoning Enforcement prior to final sign-off. (c) Although the revised landscaping does not meet the letter, it may meet the intent of the landscape guidelines set forth in the site plan for subdivision. I must contend, however, that unusual shape and topography of the site should have been anticipated as factors that would affect the landscape guidelines or at least building placement, thereby calling for appropriately worded landscape guidelines, more flexible language, or reflective building design and placement. The guidelines in place were drawn up privately in response to the site, therefore they should have been easier to adhere to.

In light of the aforementioned observations, I am requesting that the applicant submit a revised site plan for review and endorsement prior to final sign-off by the DRB chair as a condition of approval. Thank you.

A handwritten signature in cursive script, appearing to read "Stallworth". The signature is written in black ink and is positioned in the lower-left quadrant of the page.

BORDENAVE DESIGNS

FAX

Date: 07/12/07

Number of pages including cover sheet: 1

To:

City of Albuquerque

PO Box 1293

Albuquerque, NM 87103

Attn: SHERAN MATSON

Phone: (505)924-3880

Fax phone: (505)924-3864

CC:

From:

Jean J. (Jake) Bordenave

Phone: (505)823-1344

Fax phone: (505)821-9105


REMARKS: Urgent For your review Reply ASAP Please comment

THIS LETTER IS SENT TO REQUEST WITHDRAWAL OF THE SIA EXTENSION FOR PROJECT NO. 1002529.

THE PROJECT HAS BEEN FINANCIALLY GUARANTEED WB A CASHIERS CHECK FROM NEW MEXICO BANK AND TRUST TO THE CITY OF ALBUQUERQUE. COMPLETION OF THE CONSTRUCTION PHASE OF THE PROJECT IS EXPECTED THIS MONTH.

PLEASE ACCEPT MY APOLOGY FOR INCONVENIENCING ALL CONCERNED WITH THE REQUEST TO EXTEND AND ANOTHER REQUEST TO WITHDRAW.

SINCERELY,



JEAN J. (JAKE) BORDENAVE

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

Professional/Agent (if any): BORDENAVE DESIGNS PHONE: 823-1344
 ADDRESS: P.O. Box 91194 FAX: 821-1905
 CITY: ALBUQUERQUE STATE NM ZIP 87199 E-MAIL: jakobordenave@mindspring.com

APPLICANT: CAS, LLC/ROBRO, INC PHONE: 268-9388
 ADDRESS: 5701 LOMAS NE FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: _____

Proprietary interest in site: OWNER List all owners: John T. Rully Jr, Robert Ponto, Randy Eastburg

DESCRIPTION OF REQUEST: SIA EXTENSION

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

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

Lot or Tract No. 1 - thru 4 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: CAS ADDITION
 Existing Zoning: SU-1 for C-1 & SU-1 for O-1 Proposed zoning: Same MRGCD Map No _____
 Zone Atlas page(s): B-13/B-14 UPC Code: 101306552402640502, 101306551304540503, 101306549602640504, 101306548001040501

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.):
04EPC-01840 DRB 1002529

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 4 No. of proposed lots: 4 Total area of site (acres): 6
 LOCATION OF PROPERTY BY STREETS: On or Near: COORS BLVD NW
 Between: WESTSIDE DR NW and CALABACILLAS ARROYO

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

SIGNATURE Jean S. Bordenave DATE 04/18/07
 (Print) JEAN S. (JAKE) BORDENAVE Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07DRB - 70049</u>	<u>SIA</u>	<u>52</u>	<u>\$ 50.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	<u>\$ _____</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	<u>\$ _____</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	<u>CMA</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> Case history #s are listed	_____	<u>AVD</u>	_____	<u>\$ 75.00</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	<u>\$ _____</u>
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	<u>Total</u>
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$ 145.00</u>

Hearing date 7-11-07

Jean S. Bordenave 6/8/07
 Planner signature / date

Project # 1002529

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Signed** Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (with significant changes)

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

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

Amended preliminary plat approval expires after one year.

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

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

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

JEAN J. BORDENAVE
Applicant name (print)
[Signature]
Applicant signature / date

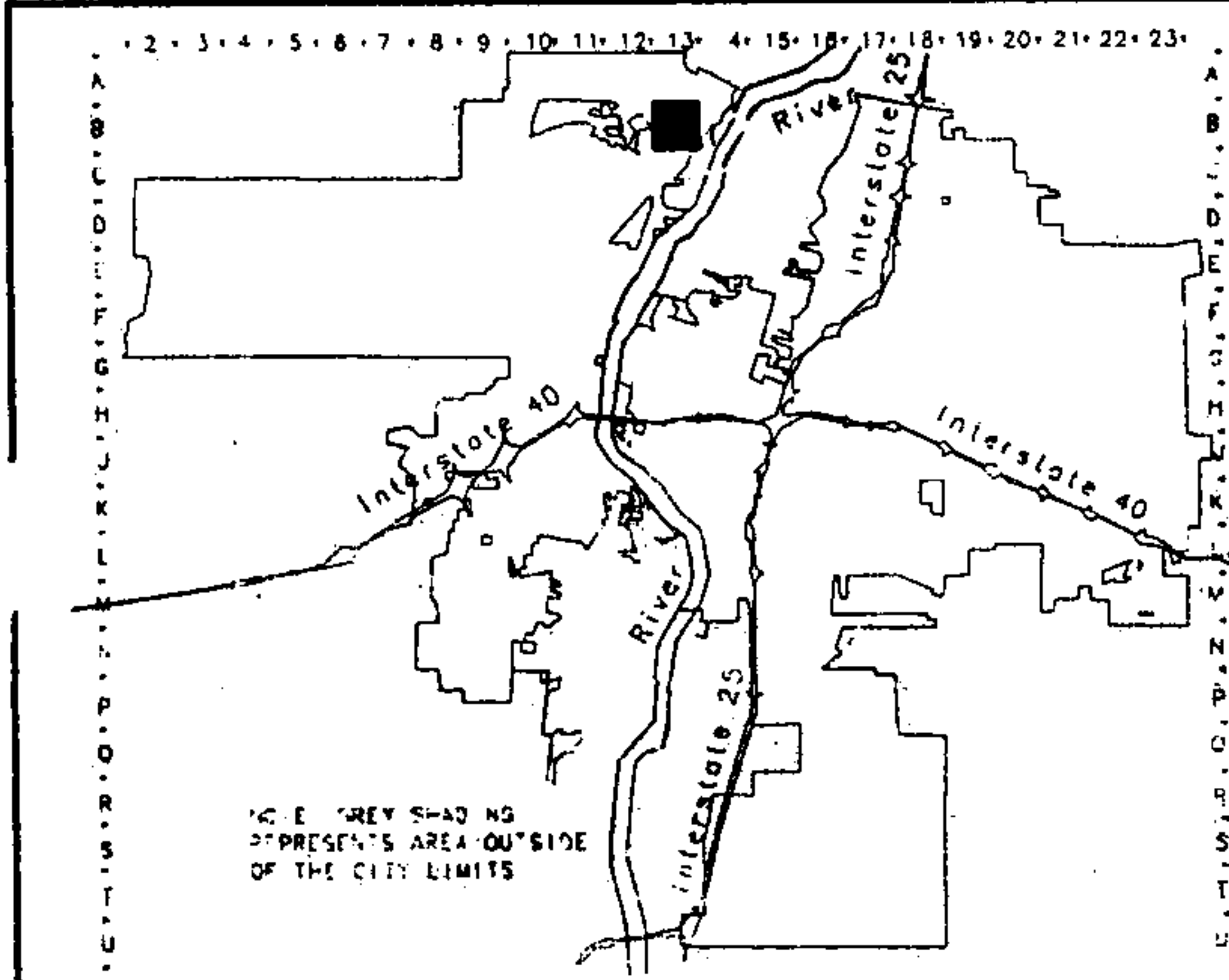
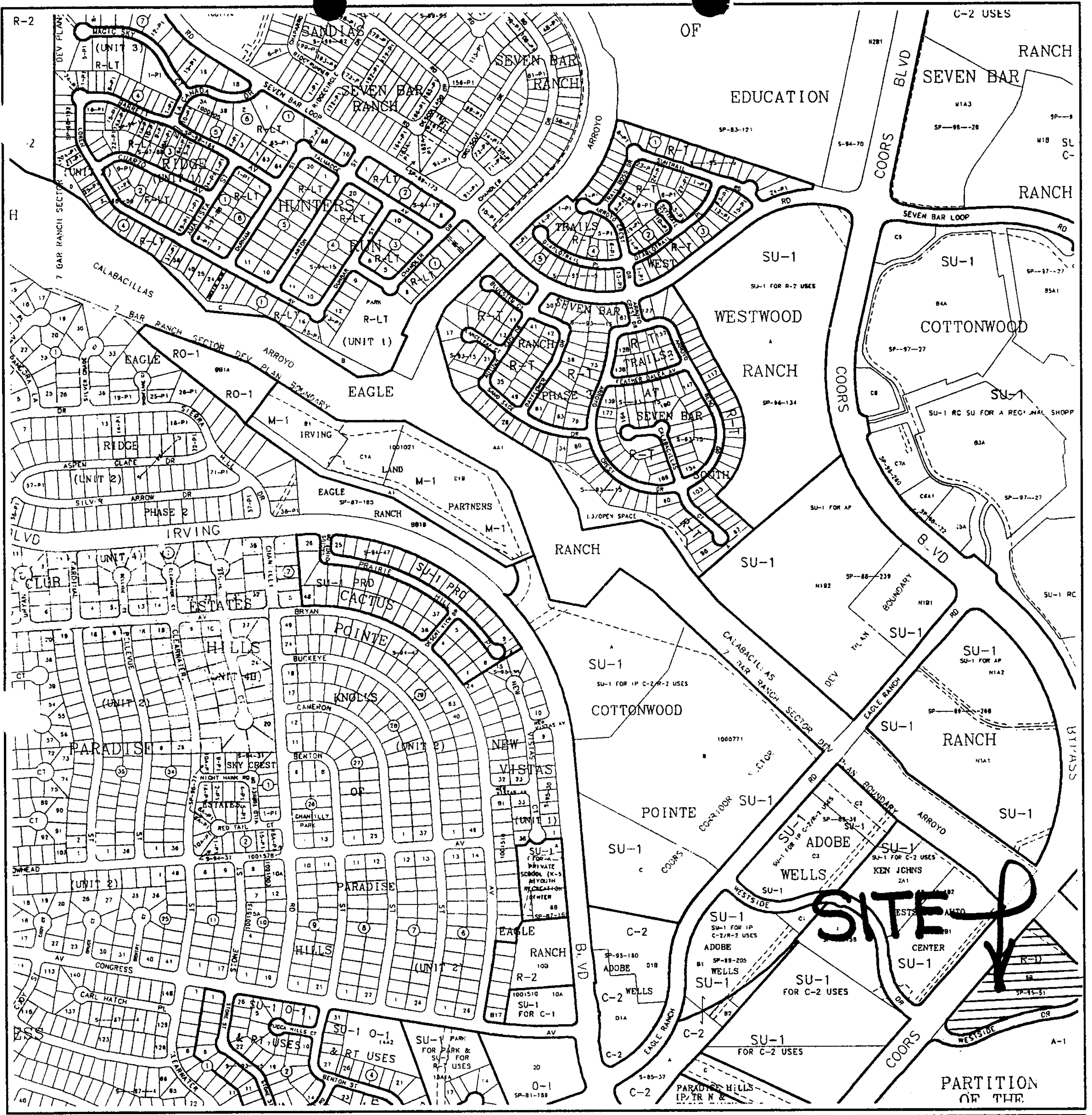


Form revised 4/07

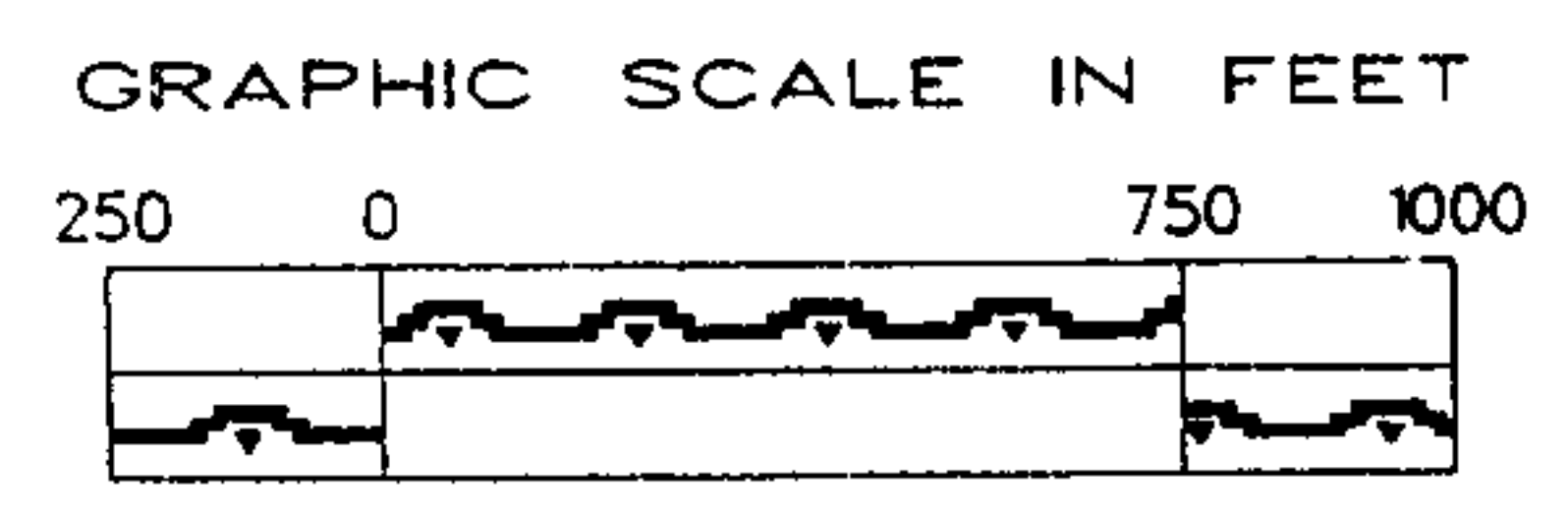
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
67DRB - 70049

Joseph M. [Signature] 6/8/07
 Planner signature / date
Project # 1002529



CITY OF
Albuquerque
A G I S
 Albuquerque Geographic Information System
PLANNING DEPARTMENT
 © Copyright 2003



Zone Atlas Page

B-13-Z

Map Amended through July 10, 2003



June 8, 2007

City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

Attn: DRB Member
Re: CAS Addition

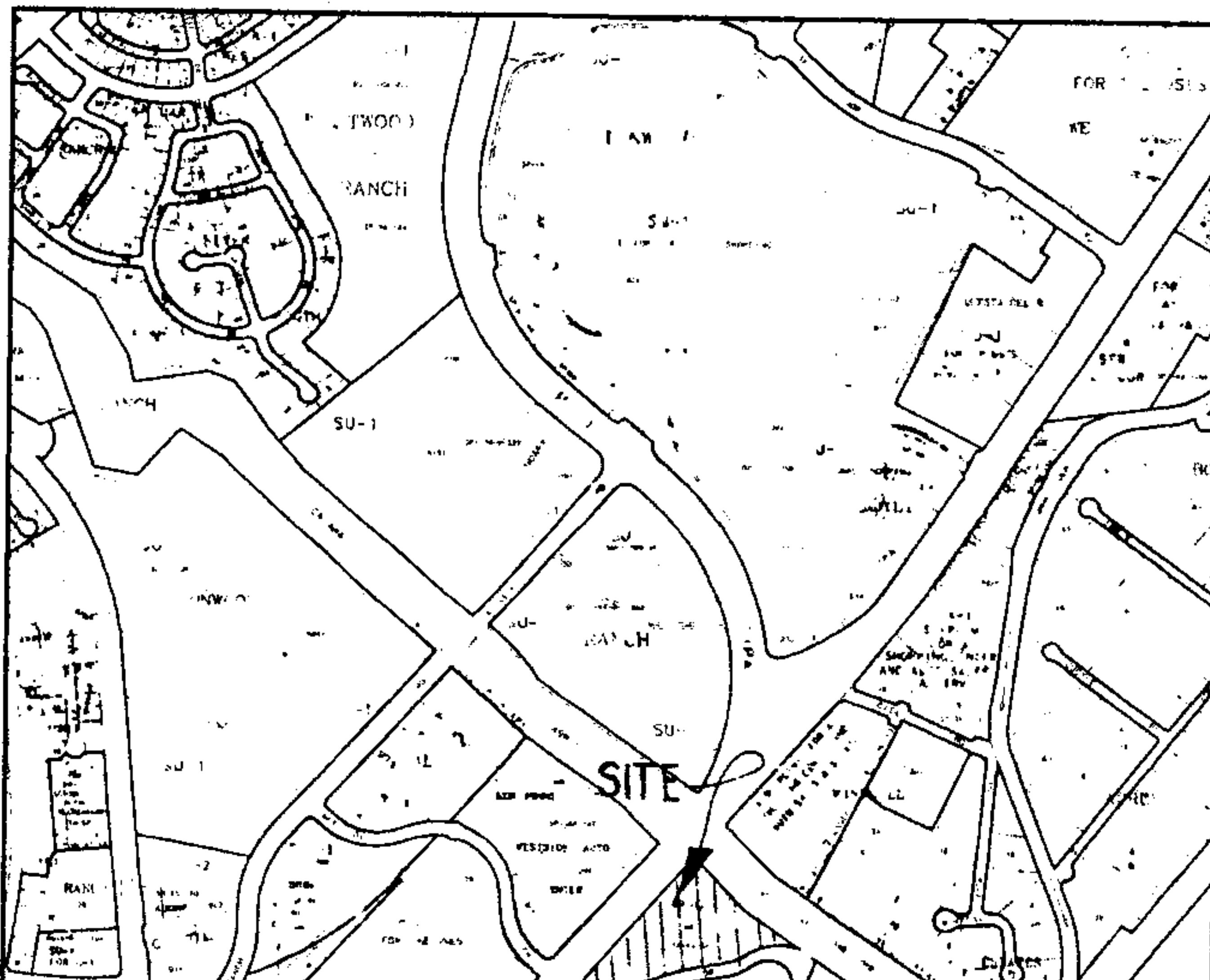
The subject site has been under design and construction for almost three years. Construction of public facilities will be completed within the next thirty days. The SIA will expire on June 21, 2007. This request is for a ninety day extension of the SIA to allow time for the close-out package to be completed, and same to be reviewed and accepted by the City of Albuquerque.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jean J. Bordenave', is written over the typed name below.

Jean J(Jake) Bordenave

P.O. Box 91194
Albuquerque, NM 87199-1194
Phone (505)823-1344 Fax (505)821-9105 Cell 480-6812
Email jakebordenave@mindspring.com



LOCATION MAP ZONE AT SHEET C-13/4 SCALE 1" = 40'

TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID TO THE COUNTY OF BERNALILLO. I, Christina Sandoval, County Treasurer, do hereby certify that the taxes are current and paid to the county of Bernalillo. 8/23/05

PUBLIC UTILITY EASEMENTS

QUEST COMMUNICATIONS	<u>8-23-05</u>
PNM ELECTRIC SERVICES	<u>8-23-05</u>
PNM GAS SERVICES	<u>8-23-05</u>
COMCAST CABLE	<u>8-23-05</u>

- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
- PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 - PUBLIC SERVICE COMPANY OF NEW MEXICO GAS SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICE.
 - QUEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
 - COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
 - NEW MEXICO UTILITIES, INC. FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND WATER AND SANITARY SEWER LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE WATER AND SANITARY SERVICE.

INCLUDES THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS, TO, FROM AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD DECKING OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF THE NATIONAL ELECTRIC OR SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE TOWN OF ALAMEDA COUNTY (PROVIDED BY) OF 27 AND 8.71 ACRES, BEING THE UNDIVIDED INTEREST OF ALL THE PARTIES TO THE SAID TRACT DEED, THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, REC'D BY THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAR 05, 1995, BOOK 075 AND MORE PARTICULARLY DESCRIBED AS BEING THE TRACT OF LAND LOTS 3 BEARINGS (CENTRAL ZONE) BEARING BASIS N83°10'00" W 130.00' FROM ACS NM448 410 (X=377,788.84, Y=1,524,161.52) TO THE COAST TVT (X=444,209.79, Y=1,533,471.33) AND LOT ZONING DISTANCES AS FOLLOWS:

BEGINNING AT THE WEST SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, SAID CORNER BEING LOCATED ON THE EASTERN SIDE OF JAY (NOW) OF COURTS BLVD. FROM WHENCE THE BEARING AND DISTANCE TO THE POINT OF BEGINNING IS N40°05'55"E 14.95 FEET TO A POINT, THENCE ALONG THE EASTERN ROW OF COURTS BLVD. N41°00'28"E 700.68 FEET TO A POINT, THENCE DEPARTING COURTS BLVD. S43°54'59"E 322.82 FEET TO A POINT, THENCE S54°43'55"E 323.24 FEET TO A POINT, SAID POINT BEING LOCATED ON THE NORTHERLY FOOT OF WESTSIDE DRIVE, THENCE ALONG THE NORTHERLY ROW OF WESTSIDE DRIVE N79°23'10"W 29.33 FEET TO A POINT, THENCE ALONG THE NORTHERLY ROW OF WESTSIDE DRIVE S00°10'55"W 253.30 FEET TO A POINT, THENCE ALONG THE ARC OF A CURVE RIGHT HAVING A RADIUS OF 255.00 FEET AND A LONG CHORD WHICH BEARS S33°33'44"W A DISTANCE OF 243.01 FEET TO A POINT, THENCE ALONG THE NORTHERLY ROW OF WESTSIDE DRIVE S00°10'55"W 253.30 FEET TO A POINT, THENCE ALONG THE ARC OF A CURVE RIGHT HAVING A RADIUS OF 205.00 FEET AND A LONG CHORD WHICH BEARS S44°22'52"W A DISTANCE OF 102.00 FEET TO A POINT, THENCE ALONG THE NORTHERLY ROW OF WESTSIDE DRIVE S00°10'55"W 431.44 FEET TO A POINT, THENCE ALONG THE ARC OF A CURVE RIGHT HAVING A RADIUS OF 275.00 FEET AND A LONG CHORD WHICH BEARS S44°46'16"W A DISTANCE OF 434.41 FEET TO A POINT, THENCE ALONG THE NORTHERLY ROW OF WESTSIDE DRIVE S64°44'41"W 30.30 FEET TO A POINT, THENCE ALONG THE NORTHERLY ROW OF WESTSIDE DRIVE S00°10'55"W 121.26 FEET TO A POINT, THENCE ALONG THE ARC OF A CURVE RIGHT HAVING A RADIUS OF 173.57 FEET AND A LONG CHORD WHICH BEARS S44°46'16"W A DISTANCE OF 122.50 FEET TO A POINT, THENCE ALONG THE NORTHERLY ROW OF WESTSIDE DRIVE S00°10'55"W 100.00 FEET TO A POINT, THENCE ALONG THE ARC OF A CURVE RIGHT HAVING A RADIUS OF 50.00 FEET AND A LONG CHORD WHICH BEARS S44°46'16"W A DISTANCE OF 84.53 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT CONTAINS 5704 ACRES, MORE OR LESS.

NOTES

1. LOTS OF FULL WIDTH PRIVATE STREETS CREATED BY THIS PLAT = 0.0841 MILES.
2. TOTAL NUMBER OF LOTS CREATED = 4
3. SUBDIVISION ZONING: LOT 1 SU-1 FOR O-1 PERMISSIVE USES LOT 2 SU-1 FOR C-1 PERMISSIVE USES AND AUTO SALES AND STORAGE LOT 3 & 4 SU-1 FOR C-1 PERMISSIVE USES
4. RAISON OF BEARINGS: ACS NM448 410 (NAD 1927 & NGVD 1929) X = 377,788.84 DELTA ALPHA = 00°14'03" GROUND TO GRID Y = 1,524,161.52 ELEVATION = 5,455.51 FACTOR = 0.99967583 NGS COAST TVT (NAL 1927) X = 440,167.79 DELTA ALPHA = 00°06'56" GROUND TO GRID Y = 1,533,471.33 ELEVATION = NA FACTOR = NA ACS 2-813 (NAD 1927 & NGVD 1929) X = 377,037.54 DELTA ALPHA = 00°14'14" GROUND TO GRID Y = 1,525,859.94 ELEVATION = 5068.774 FACTOR = 0.9995749
5. ALL DISTANCES SHOWN ARE HORIZONTAL GRID DISTANCES.
6. ALL BEARINGS ARE NEW MEXICO STATE PLAIN (CENTRAL ZONE) GRID BEARINGS.
7. ALL NEW LOT CORNERS AND ANGLE POINTS ARE MONUMENTED WITH A 5/8" REBAR AND YELLOW PLASTIC CAP STAMPED "BORDENAVE, LS 5110". EXISTING CORNERS ARE SHOWN AS FOUND ON THE PLAT (SHEET 2 OF 2).
8. STREET LINE MONUMENTATION IS INSTALLED AT STREET ANGLE POINTS AND ARE SHOWN THUS @ ON THIS PLAT. MONUMENTS ON AR 4" ALUMINUM DISKS STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENT. DO NOT DISTURB 55110".
9. THE PROPERTIES LIE WITHIN THE NEW MEXICO UTILITIES, INC. (NMU, INC.) FRANCHISE AREA. WATER AND SANITARY SEWER CAPACITIES ARE BASED UPON THE NMU, INC. FACILITIES, NOT THE CITY OF ALBUQUERQUE.

269512737
Page 1 of 2
08/31/2005 03:27P
BL-2895C Pg-293
Barry Herrera
BORN TO PLAT R 12 98

PLAT OF CAS ADDITION CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO JULY, 2005

APPROVALS

PROJECT NO: 1002529 APPLICATION NO: 05DRB-01175

<u>Christina Sandoval</u>	DATE
8/3/05	
<u>Christina Sandoval</u>	DATE
8/3/05	
<u>Martin W. Skelton</u>	DATE
8-1-05	
<u>[Signature]</u>	DATE
7-7-05	
<u>[Signature]</u>	DATE
8-4-05	
<u>[Signature]</u>	DATE
8-3-05	
<u>Andrew Garcia</u>	DATE
8-31-05	

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE TRACT INTO 4 LOTS AND GRANT PUBLIC AND PRIVATE EASEMENTS.

FREE CONSENT AND DEDICATION

- THE SUBDIVISION HEREOF DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DECISIONS OF THE UNDERWRITERS AND SAID OWNER DO HEREBY WARRANT THAT IT IS COMPLETE AND INDEFEASIBLE TITLE, IN FULL, SIMPLE, TO THE LAND DESCRIBED, AND:
2. GRANT PUBLIC WATER AND PUBLIC UTILITY EASEMENTS AS DELINEATED ON HIS PLAT, AND
 3. GRANT PRIVATE ACCESS, DRAINAGE AND SANITARY SEWER EASEMENTS, FOR THE BENEFIT OF ALL LOTS WITHIN THE SUBDIVISION AND ALL OTHER PRIVATE EASEMENTS ALL FACILITIES WHICH THE STATE HAS CREATED, MAINTENANCE IS THE RESPONSIBILITY OF THE OWNER OF LOT 1, AND
 4. ACKNOWLEDGE EXISTING EASEMENTS AS SHOWN ON THIS PLAT.
- CAS, LLC.
- DATE OF NEW MEXICO COUNTY OF BERNALILLO
- THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 08/23/05 BY Barry Herrera OWNER/MANAGER OF CAS, LLC.
- NOTARY PUBLIC [Signature]

SURVEYOR'S CERTIFICATION

I, BORDENAVE, A REGISTERED PROFESSIONAL SURVEYOR AND LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, THAT THE MEASUREMENTS, CALCULATIONS AND DATA SHOWN BY THE STATE OF NEW MEXICO, AND THAT THE MEASUREMENTS AND CALCULATIONS OF MONUMENTATION AND DISTANCES ARE CORRECT AND ACCURATE. I HAVE SHOWN ALL EASEMENTS SHOWN ON THIS COMMITMENT AND I HAVE SHOWN ALL EASEMENTS SHOWN ON THIS COMMITMENT AND I HAVE SHOWN ALL EASEMENTS SHOWN ON THIS COMMITMENT AND I HAVE SHOWN ALL EASEMENTS SHOWN ON THIS COMMITMENT.

DATE 8/23/05

SAN JUAN BORDENAVE, M.P.E. & L.S.

BORDENAVE DESIGNS
P.O. BOX 91194, ALBUQUERQUE, NM 87199
(505)823-1344 FAX (505)821-9105

REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR NO. 5110

SHEET 1 OF 2

NEW EASEMENTS

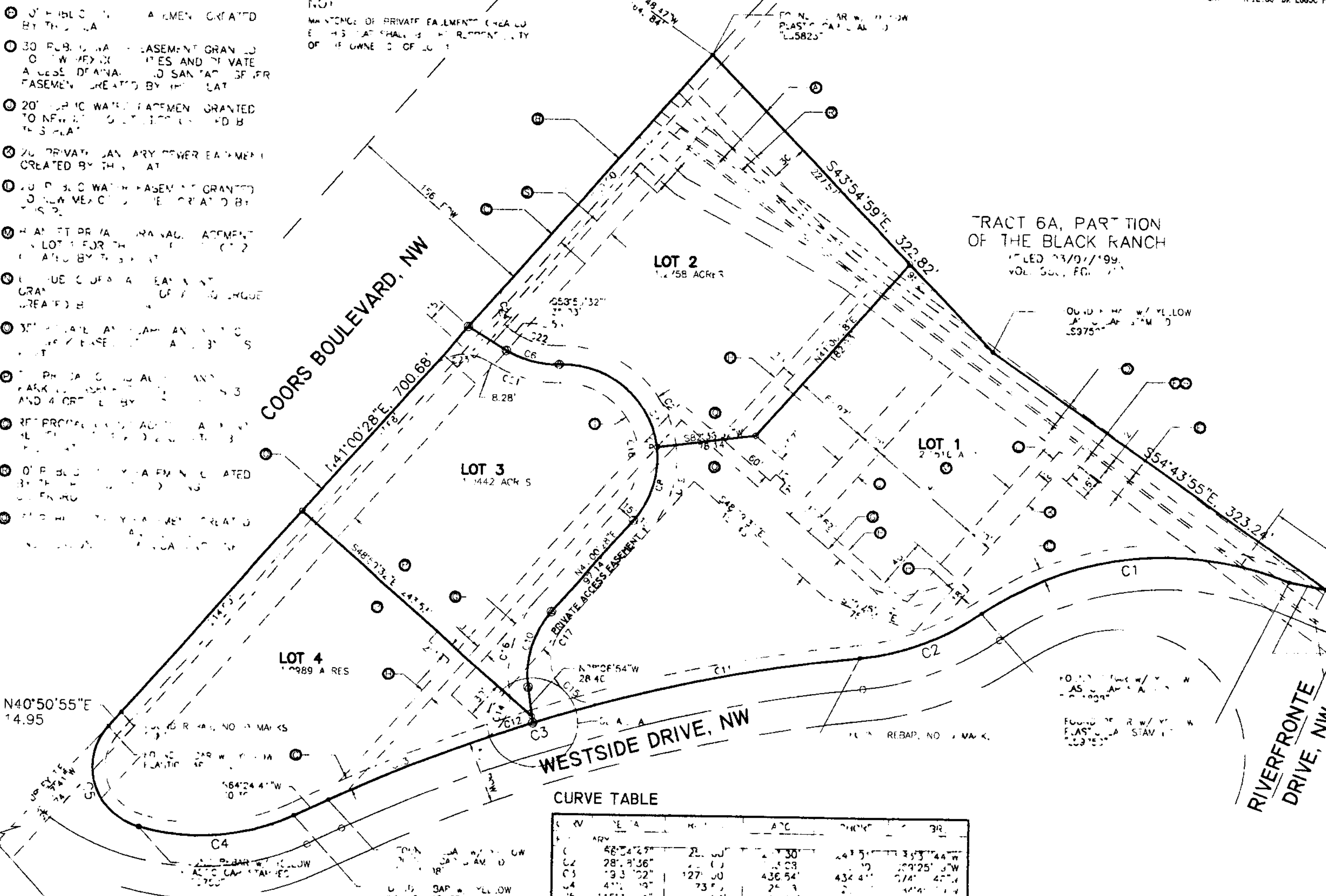
- 1. 30' PUBLIC WATER EASEMENT GRANTED TO NEW MEXICO WATER SERVICE BY THE STATE OF NEW MEXICO.
- 2. 30' PRIVATE JANUARY POWER EASEMENT GRANTED BY THE STATE OF NEW MEXICO.
- 3. 30' PRIVATE WATER EASEMENT GRANTED TO NEW MEXICO WATER SERVICE BY THE STATE OF NEW MEXICO.
- 4. 20' PRIVATE WATER EASEMENT GRANTED TO NEW MEXICO WATER SERVICE BY THE STATE OF NEW MEXICO.
- 5. 20' PRIVATE JANUARY POWER EASEMENT GRANTED BY THE STATE OF NEW MEXICO.
- 6. 20' PRIVATE WATER EASEMENT GRANTED TO NEW MEXICO WATER SERVICE BY THE STATE OF NEW MEXICO.
- 7. 20' PRIVATE JANUARY POWER EASEMENT GRANTED BY THE STATE OF NEW MEXICO.
- 8. 20' PRIVATE WATER EASEMENT GRANTED TO NEW MEXICO WATER SERVICE BY THE STATE OF NEW MEXICO.
- 9. 20' PRIVATE JANUARY POWER EASEMENT GRANTED BY THE STATE OF NEW MEXICO.
- 10. 20' PRIVATE WATER EASEMENT GRANTED TO NEW MEXICO WATER SERVICE BY THE STATE OF NEW MEXICO.
- 11. 20' PRIVATE JANUARY POWER EASEMENT GRANTED BY THE STATE OF NEW MEXICO.
- 12. 20' PRIVATE WATER EASEMENT GRANTED TO NEW MEXICO WATER SERVICE BY THE STATE OF NEW MEXICO.
- 13. 20' PRIVATE JANUARY POWER EASEMENT GRANTED BY THE STATE OF NEW MEXICO.
- 14. 20' PRIVATE WATER EASEMENT GRANTED TO NEW MEXICO WATER SERVICE BY THE STATE OF NEW MEXICO.
- 15. 20' PRIVATE JANUARY POWER EASEMENT GRANTED BY THE STATE OF NEW MEXICO.
- 16. 20' PRIVATE WATER EASEMENT GRANTED TO NEW MEXICO WATER SERVICE BY THE STATE OF NEW MEXICO.
- 17. 20' PRIVATE JANUARY POWER EASEMENT GRANTED BY THE STATE OF NEW MEXICO.
- 18. 20' PRIVATE WATER EASEMENT GRANTED TO NEW MEXICO WATER SERVICE BY THE STATE OF NEW MEXICO.
- 19. 20' PRIVATE JANUARY POWER EASEMENT GRANTED BY THE STATE OF NEW MEXICO.
- 20. 20' PRIVATE WATER EASEMENT GRANTED TO NEW MEXICO WATER SERVICE BY THE STATE OF NEW MEXICO.

ACS MONUMENT

ACS MONUMENT
 4" S 2" B 3"
 1.2205 47
 X = 367.4 41

2605127737
 8382796
 Page 2 of 2
 88/31/2005 8:27
 B: 20050 Pg-293

**PLAT OF
 CAS ADDITION
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY, 2005**

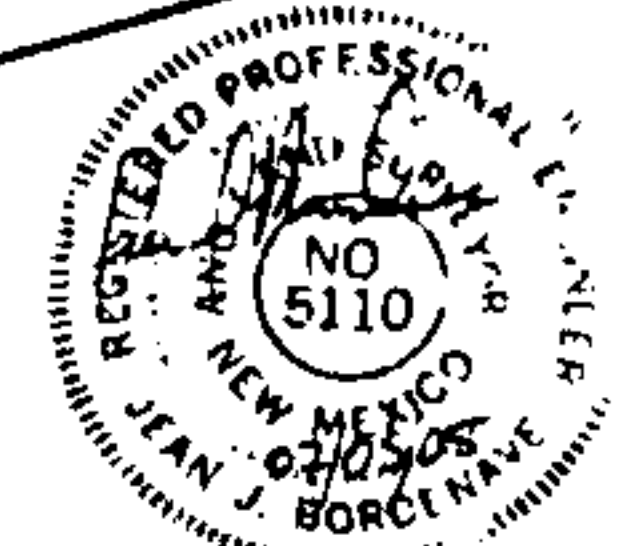
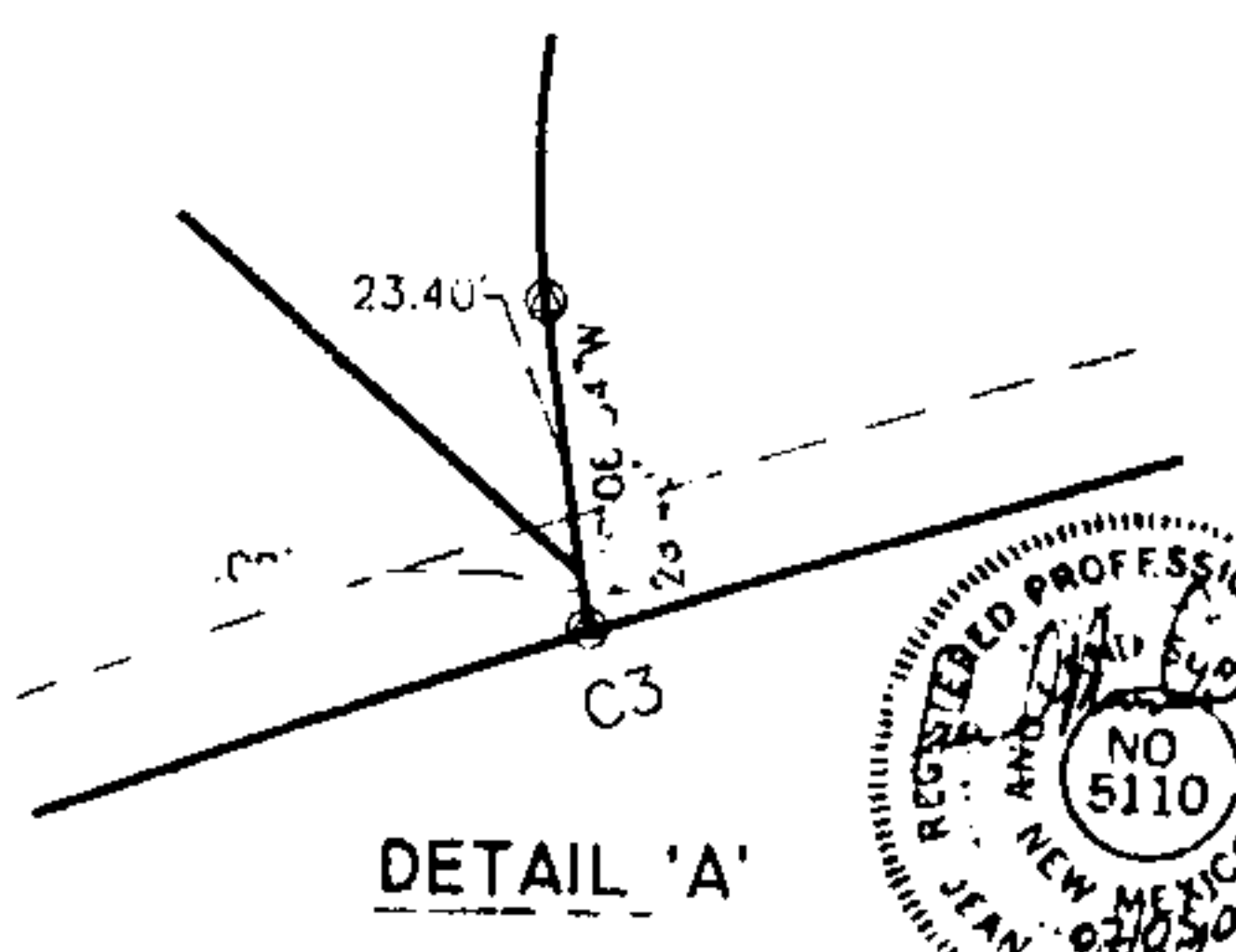


EXISTING EASEMENTS

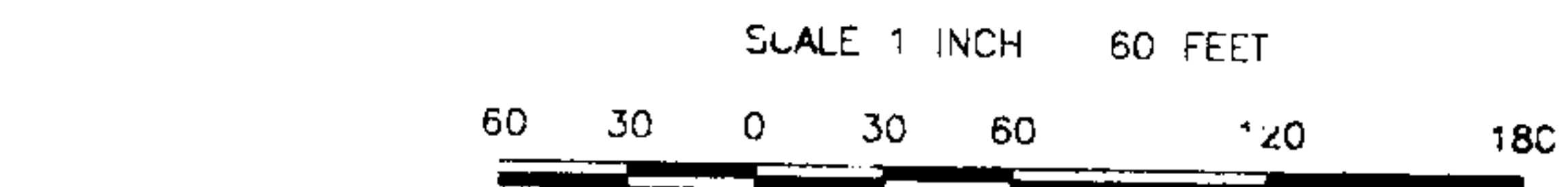
- 1. EXISTING 15' WATER AND SEWER EASEMENT GRANTED BY DOCUMENT NO. 910873 (FILED 08/26/39, P. 34-0, P. 34-046).
- 2. EXISTING 15' WATER AND SEWER EASEMENT GRANTED BY DOCUMENT NO. 940063 (FILED 08/26/39, P. 34-23, P. 7120-724).
- 3. EXISTING 15' WATER AND SEWER EASEMENT GRANTED BY DOCUMENT NO. 950247-1 (FILED 07/17/1999, BK 95-6 PG. 4495-4499).
- 4. EXISTING 10' UTILITY EASEMENT GRANTED BY DOCUMENT NO. 950247-1 (FILED 07/17/1999, BK 95-6 PG. 4495-4499).

CURVE TABLE

Curve	Length	Chord	Angle	Radius	Area
C1	48.2427	28.00	28.30	49.51	33.3744
C2	28.8336	12.00	28.30	29.25	10.2537
C3	19.3322	127.00	436.54	434.41	274.4774
C4	4.1119	73.00	2.13	2.13	14.4114
C5	15.3141	60.00	2.13	84.11	1154.6774
C6	85.4633	75.00	44.72	40.41	113.2105
C7	48.2427	75.00	11.61	10.11	10.11
C8	48.2427	75.00	63.35	10.11	10.11
C9	33.3333	75.00	74.96	137.30	11.4871
C10	4.0722	75.00	24.31	137.30	11.4871
C11	4.0722	75.00	24.31	137.30	11.4871
C12	3.3409	127.00	78.78	262.00	11.4871
C13	4.1119	127.00	78.78	262.00	11.4871
C14	1.8111	75.00	4.74	4.79	11.4871
C15	134.4931	75.00	8.11	61.33	11.4871
C16	49.2727	75.00	12.15	74.31	11.4871
C17	11.2910	75.00	1.33	1.33	11.4871
C18	13.3333	75.00	1.33	1.33	11.4871
C19	48.2427	75.00	16.22	71.33	11.4871
C20	8.1111	75.00	13.33	121.51	11.4871
C21	33.3333	75.00	2.81	52.12	11.4871
C22	33.3333	75.00	3.11	34.41	11.4871
C23	11.2910	75.00	48.87	11.4871	11.4871
C24	11.2910	75.00	43.33	11.4871	11.4871



B BORDENAVE DESIGNS
 P.O. BOX 91194, ALBUQUERQUE, NM 87199
 (505)823-1344 FAX (505)821-9105



INFRASTRUCTURE LIST

EXHIBIT "A"

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

Date Submitted: 07/02/04
Date Site Plan Approved: _____
Date Preliminary Plat Approved: 8/4/04
Date Preliminary Plat Expires: 8/7/05
DRB Project No: 1002529
DRB Application No: 04-01059

ORIGINAL

CAS ADDITION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT GB, BLACK RANCH PARTITION

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
		-	STD C&G #6' SIDEWALK (FILL 4" ? DIMENSIONS)	COORS BLVD	S. SUBD BDRY	NEW DECEL LANE	/	/	/
		-	"	"	NEW DECEL LANE	N. SUBD. BDRY	/	/	/
		12'	DECELERATION LANE w/ C&G #6'SIDEWALK	COORS BLVD	BDRY LOT 2&3	250'S.	/	/	/
		-	MEDIAN ISLAND (RAISED)	WESTSIDE DR	@ COORS BLVD		/	/	/
		36' F-F	CURB & GUTTER w/6' SIDEWALK, MIN 20' ASPH. PVMT (NEW)	NORTH SIDE WESTSIDE DR	COORS BLVD	WESTSIDE CT	/	/	/
		24' F-F	CURB & GUTTER w/6' SIDEWALK, MIN 20' ASPH. PVMT (NEW)	NORTH SIDE WESTSIDE DR	ACCESS ESMT @ WESTSIDE DR	RIVERFRONT DR	/	/	/
		30' F-F	STD C&G w/SIDEWALK (6') & ASPH PVMT	ACCESS ESMT WESTSIDE DR	WESTSIDE DR	CUE DE SAC	/	/	/
		*8"	WATERLINE w/ FH & 5 SVC'S	ACCESS BSMT WESTSIDE CT & UTIL. BSMT	EXIST 12" WL	500' 310' S.	/	/	/
		*8"	SAS w/ 5 SVC'S & MH's	ACCESS BSMT WESTSIDE CT & UTIL. BSMT	EXIST 30" SAS	530 355' S.	/	/	/

SIA Sequence #	COA DRC Project #
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Size	Type of Improvement	Location	From	To
10'	CONC. CHANNEL	DRAIN. ESMT LOT 5	WESTSIDE DR	EXIST DBL'D CATCH BASIN
-	TYPE A CATCH BASIN w/ 18" OUTLET PIPE	WESTSIDE DR	WESTSIDE DR	EXIST DBL'D CATCH BASIN
-	WATER QUALITY MH	EXIST 48" SD	-	-
* 6"	WATERLINE	EASEMENT	COORS BLVD	NORTH-SOUTH 8" WATER LINE WESTSIDE DR
	RAISED MEDIAN	COORS BLVD	SOUTH of WESTSIDE DR	N. PROP. BODY
	BIKE LANE	COORS BLVD	"	"

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/

- 1 * NEW MEXICO UTILITIES
- 2
- 3

AGENT / OWNER

JAKE BORDENAVE
NAME (print)

BORDENAVE DESIGNS
FIRM

[Signature] 07/02/04
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 02/16/05
DRB CHAIR - date

Christina Sandoval 8/4/04
PARKS & GENERAL SERVICES - date

[Signature] 8/4/04
TRANSPORTATION DEVELOPMENT - date

[Signature] 8/4/04
UTILITY DEVELOPMENT - date

[Signature] 8-2-04
NEW MEXICO UTILITIES - date

Bradley S. Bingham 8/4/04
CITY ENGINEER - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

FIGURE 18

3rd EXTENSION AGREEMENT
Procedure "B"
PROJECT NO. 741581

This Agreement made this 30th day of December, 2006, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:) CAS, LLC/Robro, Inc. ("Developer"), whose address is 5704 Lomas NE, Albuquerque, NM, 87110 and whose telephone number is (505) 268-9388 is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Developer entered into an Agreement on the 20th day of June, 2005, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on June 21, 2005, at Book Misc. A 98, pages 7548 through _____, ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the 1st day of December 2005; and

WHEREAS, the Earlier Agreement was amended by an Extension Agreement dated July 12, 2006 recorded July 13th 2006, in Book Misc. A 120, pages 4034 through _____, records of Bernalillo County, New Mexico, extending the construction deadline to Dec 1, 2006; and

WHEREAS, it appears that the Developer will be unable to complete construction of the improvements by the deadline specified in the Agreement; and

WHEREAS, the City is willing to grant Developer an extension of time in which to complete construction of all or part of the improvements, provided the Developer posts an acceptable financial guaranty, as required by the City's Subdivision Ordinance and the Development Process Manual; and

WHEREAS, the Developer is able to provide the required financial guaranty;

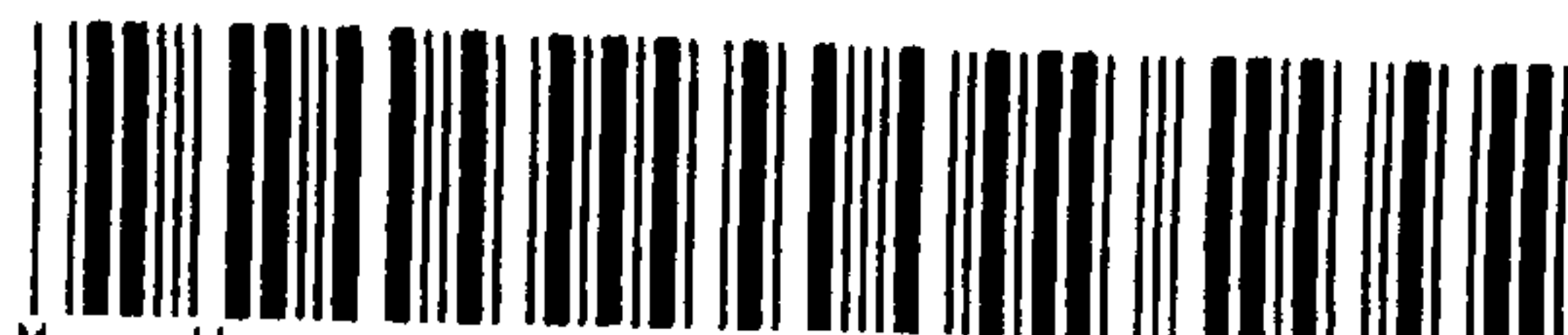
NOW THEREFORE in consideration of the above and the mutual promises contained herein, the parties agree:

1. The required completion date for construction of the improvements, as set forth in the attached Exhibit A, is extended (Complete either A or B:)

A. for all improvements, the 20th day of April, 2007.

B. on portions of the improvements as follows:

IMPROVEMENTS	COMPLETION DATE
_____	_____
_____	_____
_____	_____



2. With this Extension Agreement, Developer has provided the City with the following financial guaranty:

Type of Financial Guaranty: Loan Reserve Letter # 4925586035
Amount: \$ 210,258.73 Name of Financial Institution or Surety
providing Guaranty: New Mexico Bank & Trust
Date City first able to call Guaranty (Construction Completion
Deadline): April 20, 2007
If Guaranty other than a Bond, last day City able to call Guaranty
is: June 20, 2007
Additional information: _____

3. The parties agree that all terms and conditions of the Earlier Agreement not in conflict with this Extension Agreement shall remain valid, in force, and binding upon the parties. By executing this Agreement, the parties only intention is to extend the construction completion deadline established in the Earlier Agreement and establish a revised financial guaranty for the benefit of the City.

Executed on the date stated in the first paragraph of this Agreement.

DEVELOPER:

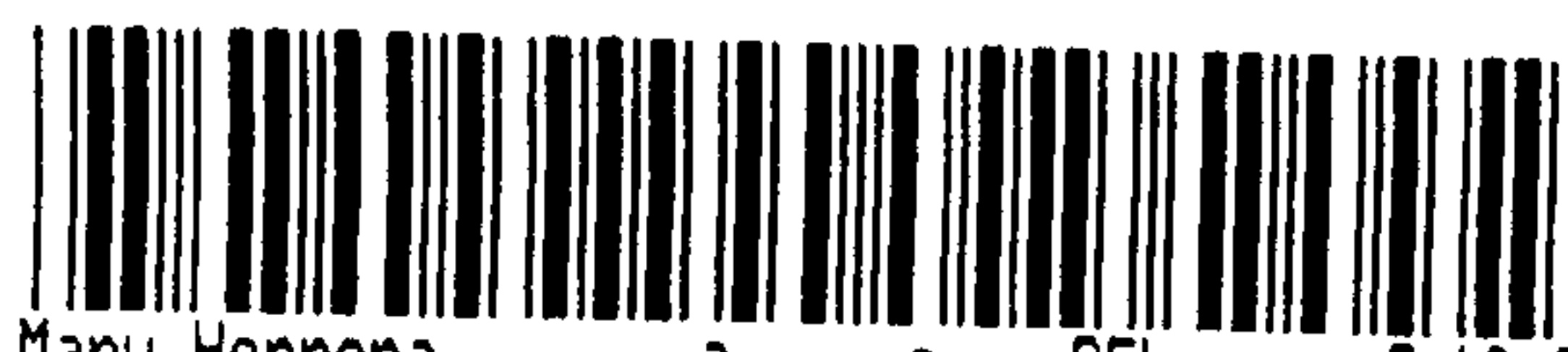
By (Signature): [Signature]
Name: JOHN T. REILLY, JR.
Title: Managing Member
Dated: 12/17/06

CITY OF ALBUQUERQUE:

[Signature]
City Engineer
Dated: 12-20-06

[Signature]

[Signature]
12-15-06



DEVELOPER'S NOTARY

STATE OF NM
COUNTY OF Bernalillo ss.

This instrument was acknowledged before me on 7th day of December, 2006 by (name of person:) John T. Reilly JR. (title or capacity, for instance, "President" or "Owner") Managing Member of (Developer:) CIT'S, LLC / Robro, INC.

My Commission Expires:
6-7-2008

Paul M Jayson 6-7-2008
Notary Public



OFFICIAL SEAL
PAUL M. JAYSON
NOTARY PUBLIC • STATE OF NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires 6-7-2008

CITY'S NOTARY

STATE OF New Mexico
COUNTY OF Bernalillo ss.

This instrument was acknowledged before me on 20th day of December, 2006 by Richard Acosta, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

My Commission Expires:
11-25-2007

Gloria D. Jaaveda
Notary Public





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: 5/21/07

TO CONTACT NAME: Jake Bordenave
COMPANY/AGENCY: Bordenave Designs
ADDRESS/ZIP: P.O. Box 91194, Albu, NM 87199
PHONE/FAX #: 823-1344, 821-9105 (f)

Thank you for your inquiry of 5/21/07 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at CAS addition located on Coors Blvd NW between Westside Dr. NW and Calabacillas Arroyo zone map page(s) B-13.

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

Riverfront Estates (R) Neighborhood Association
Contact: Janice Torrez
1614 Travis Rd. NW / 87114
877-2082
Mark McNeil
1110 Lucia Rd NW / 87114
899-4971

Paradise Hills Civic Assoc Neighborhood Association
Contact: Larry Weaver
1001 Whites Ct. NW / 87114
898-8640
Tom Anderson
10013 Plunkett Dr. NW / 87114
897-2593

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

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

Sincerely,

Dalaina L. Carmona
OFFICE OF NEIGHBORHOOD COORDINATION

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

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EDRB, 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:

The street address of the subject property.

The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.

A physical description of the location, referenced to streets and existing land uses.

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.
- d) 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.

Information from the Office of Neighborhood Coordination

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

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

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

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

.....
(below this line for ONC use only)

Date of Inquiry: 5/21/07

Time Entered: 1458

ONC Rep. Initials: [Signature]



June 8, 2007

Mr. Larry Weaver
10001 Unitas Ct. NW
Albuquerque, NM 87114

Dear Mr. Weaver

This letter is to inform you that application for a Subdivision Improvement Agreement Extension will be submitted to the City of Albuquerque Planning Department for review and approval. The application will be submitted on June 8, 2007. The request is for the CAS Addition located at the northwest corner of Coors Blvd. and Westside Dr. The City's review process typically takes a little less than 30 days to complete and a Public Meeting of the Development Review Board will be held.

The request is for a ninety day extension of the existing Subdivision Improvement Agreement. The estimated time needed for actual construction completion is less than thirty days. The additional time requested is for final inspections and corrections and project close-out paper work to be submitted and reviewed by the City.

If you have any questions about this proposal, please call me at 823-1344 or 480-6812.

This application can be reviewed at the City Planning Department offices in downtown Albuquerque at the plaza des Sol Building, located at 600 2nd Street NW. It is advised that you call the Planning Department to schedule a visit so that the project file will be available upon your arrival. To arrange a visit to review this application, please contact Fran Tapia, Development Review Division, at 924-3860. Ms. Tapia can also put in contact with the planner who will be reviewing the project. The planner will be able to explain the platting process and your opportunity for input.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Jean J. Bordenave', is written over the typed name.

Jean J (Jake) Bordenave

P.O. Box 91194
Albuquerque, NM 87199-1194
Phone (505)823-1344 Fax (505)821-9105 Cell 480-6812
Email jakebordenave@mindspring.com



June 8, 2007

Ms. Janice Torrez
1614 Travis Road NW
Albuquerque, NM 87114

Dear Ms. Torrez

This letter is to inform you that application for a Subdivision Improvement Agreement Extension will be submitted to the City of Albuquerque Planning Department for review and approval. The application will be submitted on June 8, 2007. The request is for the CAS Addition located at the northwest corner of Coors Blvd. and Westside Dr. The City's review process typically takes a little less than 30 days to complete and a Public Meeting of the Development Review Board will be held.

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Sincerely,

A handwritten signature in dark ink, appearing to read 'Jean J. Bordenave', is written over a horizontal line.

Jean J (Jake) Bordenave

P.O. Box 91194
Albuquerque, NM 87199-1194
Phone (505)823-1344 Fax (505)821-9105 Cell 480-6812
Email jakebordenave@mindspring.com

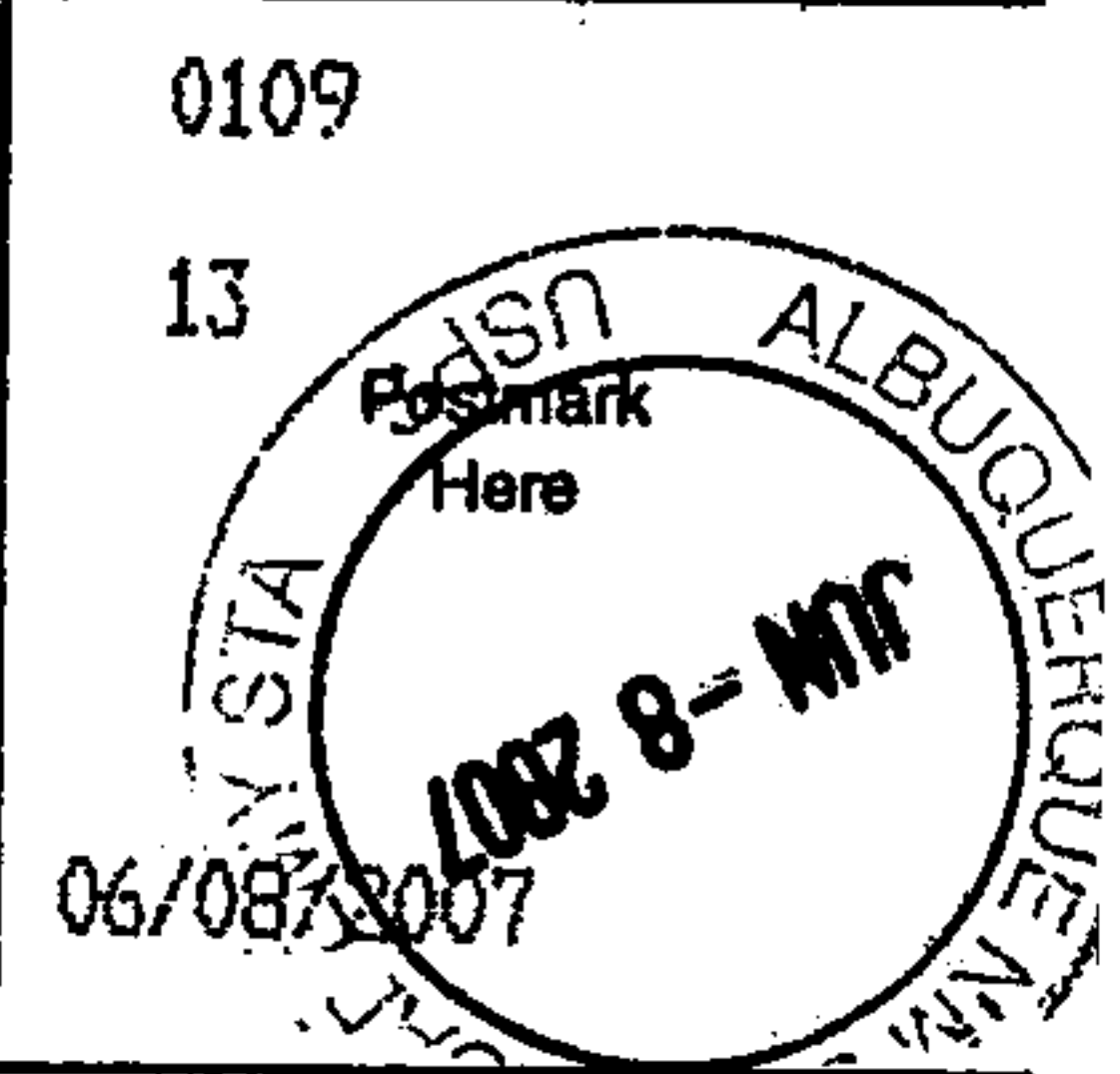
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ALBUQUERQUE NM 87114 **OFFICIAL USE**

Postage	\$ 0.41
Certified Fee	\$2.65
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 3.06



Sent To **MR. LARRY WEAVER**
 Street, Apt. No.; or PO Box No. **10001 UNITAS CT**
 City, State, ZIP+4 **ALB NM 87114**

PS Form 3800, August 2006 See Reverse for Instructions

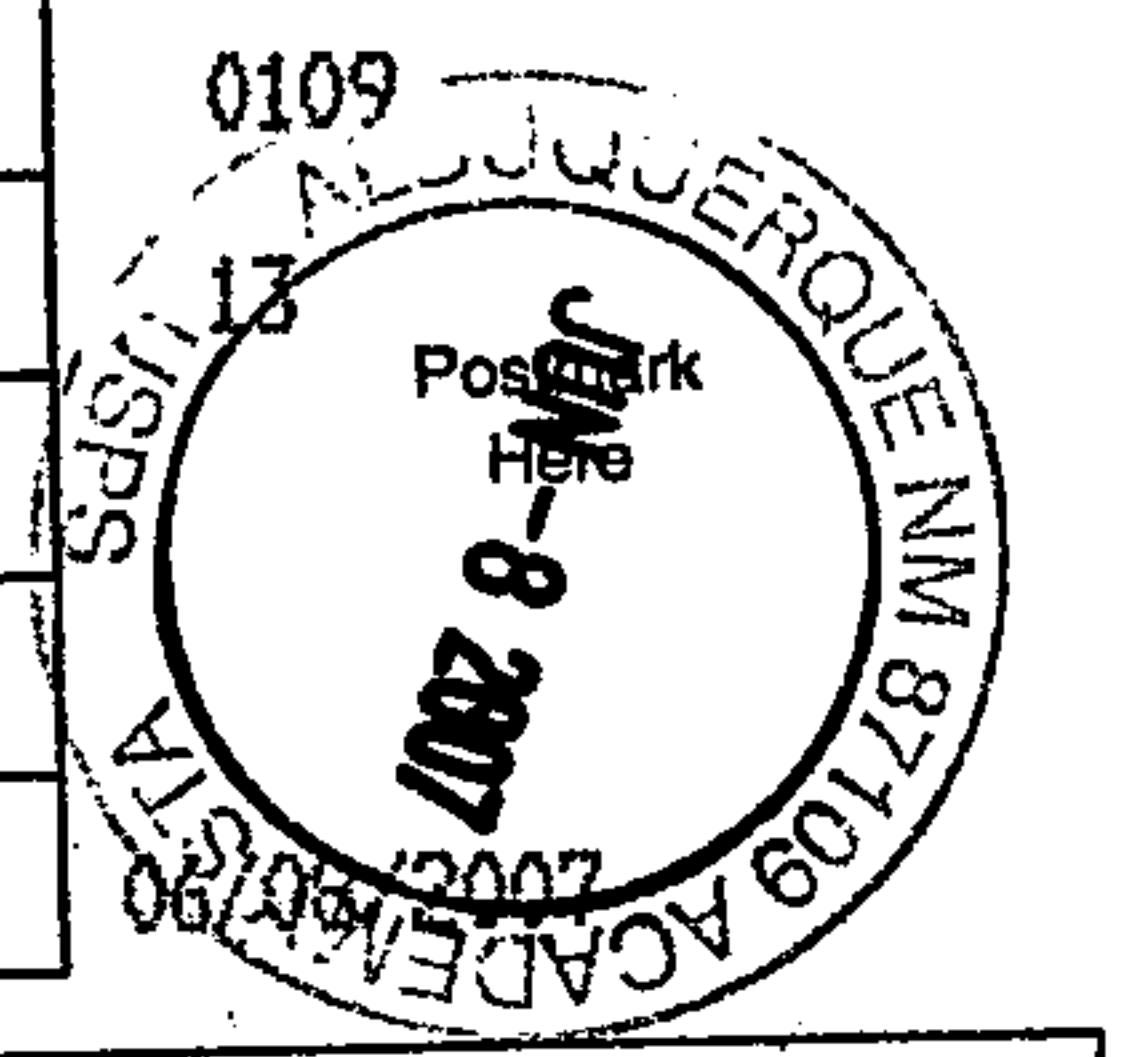
7007 0710 0005 2040 2287

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Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 3.06



Sent To **MS. JANICE TORRES**
 Street, Apt. No.; or PO Box No. **1614 TRAVIS NW**
 City, State, ZIP+4 **ALB NM 87114**

PS Form 3800, August 2006 See Reverse for Instructions

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from 6-26-07 To 7-11-07

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.

[Signature]
(Applicant or Agent)

06/08/07
(Date)

I issued 2 signs for this application, 6/8/07 [Signature]
(Date) (Staff Member)

DRB PROJECT NUMBER: 1002529

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: CAS, LLC PHONE: 268-9388
 ADDRESS: 5704 Lomas NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____
 AGENT (if any): Consensus Planning PHONE: 764-9801
 ADDRESS: 924 Park Avenue SW FAX: 842-5495
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com

DESCRIPTION OF REQUEST: Final Sign-Off on an EPC Approved Site Development Plan for Building Permit

TBK Vista Del Bosque

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 1 Block: _____ Unit: _____
 Subdiv. / Addn. CAS Addition
 Current Zoning: SU-1 for O-1 Permissive Uses Proposed zoning: _____
 Zone Atlas page(s): B-13, B-14 No. of existing lots: 1 No. of proposed lots: _____
 Total area of site (acres): 2.2 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. 101306551503640505 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Coors Boulevard NW
 Between: Westside Drive NW and Calabacillas Arroyo

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): Project # 1002529
05EPC-00748, 04EPC-01840/01841/01843, 05DRB-00212/00213/00214

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

SIGNATURE [Signature] DATE 7/25/05
 (Print) James K. Strozier, AICP _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

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

Application case numbers	Action	S.F.	Fees
<u>05DRB</u> - <u>0/216</u>	<u>SRP</u>	<u>7(3)</u>	\$ <u>0.00</u>
_____	_____	<u>CMF</u>	\$ <u>20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>08/03/05</u>			Total <u>20.00</u>
			\$ <u>20.00</u>

Ki Sis 07/26/05

Project # 1002529

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

SKETCH PLAN REVIEW AND COMMENT

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

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

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

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

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

James K. Strozier AICP
 Applicant name (print)
[Signature] 7/25/05
 Applicant signature / date



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

Application case numbers
 05DRB- - 01216

Form revised JUNE 2005
 07/26/05 [Signature]
 Planner signature / date
Project # 1002529



July 25, 2005

Ms. Sheran Matson, DRB Chair
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87103

RE: Project # 1002529, 05EPC-00748

Dear Ms. Matson:

The purpose of this letter is to demonstrate compliance with the findings and conditions set forth in the Notice of Decision dated June 17, 2005 for Project #1002529, 05EPC-00748. The EPC approved a Site Development Plan for Building Permit for this property at the June 16, 2005 hearing. The development includes four separate office buildings with approximately 19,000 square feet of total building area. The office development is named Vista del Bosque and is located northeast of Coors Boulevard and Westside Drive.

EPC CONDITIONS FOR SITE DEVELOPMENT PLAN FOR SUBDIVISION

1. *The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.*

This letter is intended to meet this condition

2. *The applicant shall schedule with the Planning Department case manager a preliminary review of the site plan to be submitted to the Development Review Board within a reasonable amount of time prior to a filing for final sign-off.*

We have delivered the drawings to the staff planner and will meet to review the site plan prior to the DRB Hearing.

3. *With respect to engineering-related considerations, the following conditions shall apply:*
 - a. *All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.*

PRINCIPALS

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

ASSOCIATES

Jacqueline Fishman, AICP

The requirements of the previously approved Site Development Plan for Subdivision and its subsequent amendment (04EPC-01840/05-00769) are being implemented with the development of the subdivision and this Site Plan for Building Permit.

- b. *The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provide for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).*

We are in agreement with this request.

- c. *The previously approved Site Development Plan for Subdivision is being administratively amended to consolidate lots 3-5 into two lots and to modify various access points within the subdivision. Therefore, the applicant will need to coordinate their request with the administrative amendment action and modify the access to their site accordingly. This may require altering the parking lot layout and placement of building A.*

As a result of the administrative amendment (05-00769) we have realigned the access to Lot 1 so that it lines up with access to Lot 3 across the internal private access road. There is also cross lot access between Lots 1 and 2 as a result of this amendment. We provided the new design to Transportation Development prior to the EPC hearing.

- d. *The site plan shall comply and be designed per DPM standards.*

The site plan complies with DPM standards.

4. *The applicant shall revise the site plan to reflect correct dimensions of the proposed trash enclosure on both the plan and diagram view.*

The dimensions of the trash enclosure are accurate. The enclosure is a double enclosure approximately 24' wide, 6' high, and 10' deep.

5. *The intended coloration of the proposed roofing shall be clearly specified on the final site plan, and no unpainted or bright-colored metal roofing shall be utilized; the matte-finished galvalum roofing is appropriate.*

General Note #8 on the site plan sheet 1 states "Unpainted or bright colored metal roofing is not allowed. Matte finished galvalum metal roofing is proposed". In addition, the building elevations on sheets 5, 6, and 7 label the roof as galvalum metal.

6. *All proposed buildings are to be in compliance with the view preservation guidelines outlined in Policy 4.c.1, pages 102 through 111 of the Coors*



Corridor Plan. Said compliance shall be clearly demonstrated on all building elevation schematics of the final site plan.

A view preservation graphic has been provided with the site plan set. This graphic demonstrates that the buildings are in compliance with the Coors Corridor Plan view preservation guidelines.

7. *The final site plan shall include reasonable outdoor amenities such as, but not limited to, shaded outdoor seating and tables.*

These amenities have been added to the Conceptual Landscape Plan.

8. *The final site plan shall include reasonable on-site motorcycle parking.*

Motorcycle parking is provided to the west of Building D and General Note #7 on site plan sheet 1 states that the motorcycle parking shall be striped and signed.

9. *The final site plan shall clearly demonstrate that the subject area is subject to reciprocal access and parking, either by referencing the approved site plan for subdivision and its amendments thereof, or by providing for such upon a subsequent plat.*

The Site Development Plan for Subdivision, as administratively amended on May 24, 2005, shows cross access between Lots 1 and 2. In addition a note has been added to the Site Development Plan for Building Permit that states "Cross parking and cross access shall be provided throughout".

10. *The final site plan shall demonstrate reasonable accommodation of accessibility parking for Building B.*

Accessibility parking is located southeast of Building B. Striping from the accessible parking spaces across the drive isle and a ramp accessing Building B are provided.

11. *The proposed location and layout for the required 30-foot landscape buffer shall be clarified on the final site plan. Said buffer shall be in accordance with the approved site plan for subdivision and its amendments thereafter.*

A landscape buffer in the southwest corner of the lot is shown on the approved site plan for subdivision. This buffer is approximately 150' deep and is provided to separate the development from the adjacent residential neighborhood. Building D is set back approximately 160' from this corner, providing an actual buffer of 160'. The design guidelines also stipulate that a 30' landscape buffer be provided along Westside Drive. Due to the unusual shape of the site a landscape buffer that consistently runs 30' deep was not practical. Instead, the area along Westside Drive is heavily landscaped at



varying depths averaging well over 30' deep. In some areas the landscape depth is between 60' and 80'.

12. *The applicant shall revise the proposed buffer landscape along Westside Drive to be in accordance with the approved site plan for subdivision and amendments thereof.*

(Same response as #11 above)

A landscape buffer in the southwest corner of the lot is shown on the approved site plan for subdivision. This buffer is approximately 150' deep and is provided to separate the development from the adjacent residential neighborhood. Building D is set back approximately 160' from this corner, providing an actual buffer of 160'. The design guidelines also stipulate that a 30' landscape buffer be provided along Westside Drive. Due to the unusual shape of the site a landscape buffer that consistently runs 30' deep was not practical. Instead, the area along Westside Drive is heavily landscaped at varying depths averaging well over 30' deep. In some areas the landscape depth is between 60' and 80'.

13. *The project will comply with all SWMD ordinances and requirements.*

The Solid Waste Management Department has reviewed the site development plan and provided their signature.

Given the information and material contained in this letter and submittal, we respectfully request that you approve the site plan for subdivision. Please feel free to contact me if you have any questions or require any additional information.

Sincerely,


James K. Strozler, AICP
Principal

c: Tom Reilly, CAS, LLC



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

Date: June 17, 2005

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1002529***
05EPC-00748 EPC Site Development Plan-
Building Permit

CAS, LLC
5704 Lomas NE
Albuq. NM 87110

LEGAL DESCRIPTION: for all or a portion of approved **Lot 1 out of Tract 6-B, Partition of the Black Ranch**, zoned SU-1 for O-1 Permissive Uses, located on the north side of WESTSIDE DRIVE, NW approximately 500 feet east of COORS BOULEVARD NW, containing approximately 3 acres. (B-13) David Stallworth, Staff Planner

On June 16, 2005 the Environmental Planning Commission voted to approve Project 1002529/05EPC 00748, a site development plan for building permit, for all or a portion of Lot One (1) out of Tract 6-B, Partition of the Black Ranch, as approved by the Development Review Board on February 16, 2005, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for consideration and approval of a site development plan for building permit on a +/-2.25-acre parcel known as **Lot One (1) out of Tract 6-B, Partition of the Black Ranch**, as approved by the Development Review Board on February 16, 2005, to accommodate the new construction of four (4) office buildings with a combined lease area of +/-18,500 square feet.
2. The proposed office development could reasonably serve as a support function for that community. Given the prerequisite for site plan review and the disparity in distance and grade between the site and existing single-family residential development to the east, the new development should have minimal land-use related impact on the surrounding area, thus meeting the intent of *Policy II.B.5.d* of the *City/County Comprehensive Plan*.

OFFICIAL NOTICE OF DECISION

JUNE 16, 2005

PROJECT #1002529

PAGE 2 OF 5

3. Existing public infrastructure and transit facilities are in place to adequately support the proposed land use, in accordance with *Policy II.B.5.e* of the *City/County Comprehensive Plan*.
4. Site plan reviews should provide both adequate mitigation and quality site and building design. Any adverse impact on the single-family residential development to the east should be minimal, given significant distance and grade separation between both developments, the inclusion of reciprocal access within the overall development and restricted access onto Westside Drive. The proposed project will provide employment opportunities and services that will complement the surrounding area and serve as suitable development for otherwise vacant land, as articulated under *Policy II.B.5.i* of the *City/County Comprehensive Plan*.
5. Through the adherence to imposed conditions, the proposed project shall be sensitive to, and compatible with, surrounding development, as articulated in *Policies II.B.5.l* and *II.B.5.m* of the *City/County Comprehensive Plan*.
6. Whereas new commercial land uses are encouraged to be within close proximity to designated regional centers, and whereas site plan review will regulate the design and layout of the proposed use with significant regard to preserving viewsheds of the Bosque and the Sandia Mountains, the proposed development meets the intent of both the *West Side Strategic Plan* and the *Coors Corridor Plan*.
7. The applicant acknowledges that proposed building designs for this project must be in accordance with *Policy 4.c.1* of the *Coors Corridor Plan* and must be clearly demonstrated on the final site plan. The applicant further acknowledges that a preceding development case, EPC case number 05EPC – 00569, provides direction for determining both maximum building height and building design.
8. EPC case number 05EPC – 00569 established that the height restriction policies expressed in the *Coors Corridor Plan* was designed to benefit vehicular passengers and drivers on a peripheral basis with respect to both forward motion and an instantaneous view.
9. Recognizing that part of the intent of the *Coors Corridor Plan* is to introduce various architectural elements in order to provide substantive visual relief and eclecticism along Coors Boulevard, EPC case number 05EPC – 00569 established that it was reasonable to interpret certain elements that do not constitute a widespread disruption of the viewshed as ornamental towers, which are exempt from any height restrictions. Building C contains a similar prominent feature with its central, second-story tower.
10. The applicant is authorized to pursue a request for a site development plan for a building permit on the subject property.
11. There is no known public opposition to the request.

OFFICIAL NOTICE OF DECISION

JUNE 16, 2005

PROJECT #1002529

PAGE 3 OF 5

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The applicant shall schedule with the Planning Department case manager a preliminary review of the site plan to be submitted to the Development Review Board within a reasonable amount of time prior to a filing for final sign-off.
3. With respect to engineering-related considerations, the following conditions shall apply:
 - E. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
 - F. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - G. The previously approved Site Development Plan for Subdivision is being administratively amended to consolidate lots 3 - 5 into two lots and to modify various access points within the subdivision. Therefore, the applicant will need to coordinate their request with the administrative amendment action and modify the access to their site accordingly. This may require altering the parking lot layout and the placement of building A.
 - H. The site plan shall comply and be designed per DPM Standards.
4. The applicant shall revise the site plan to reflect correct dimensions of the proposed trash enclosure on both the plan and diagram views.
5. The intended coloration of the proposed roofing shall be clearly specified on the final site plan, and no unpainted or bright-colored metal roofing shall be utilized; the matte-finished galva-alum roofing is appropriate.
6. All proposed buildings are to be in compliance with the view preservation guidelines outlined in *Policy 4.c.1*, pages 102 through 111 of the *Coors Corridor Plan*. Said compliance shall be clearly demonstrated on all building elevation schematics of the final site plan.
7. The final site plan shall include reasonable outdoor amenities such as, but not limited to, shaded outdoor seating and tables.

OFFICIAL NOTICE OF DECISION
JUNE 16, 2005
PROJECT #1002529
PAGE 4 OF 5

8. The final site plan shall include reasonable on-site motorcycle parking.
9. The final site plan shall clearly demonstrate that the subject area is subject to reciprocal access and parking, either by referencing the approved site plan for subdivision and its amendments thereof, or by providing for such upon a subsequent plat.
10. The final site plan shall demonstrate reasonable accommodation of accessibility parking for Building "B."
11. The proposed location and layout for the required 30-foot landscape buffer shall be clarified on the final site plan. Said buffer shall be in accordance with the approved site plan for subdivision and its amendments thereafter.
12. The applicant shall revise the proposed buffer landscaping along Westside Drive to be in accordance with the approved site plan for subdivision and amendments thereof.
13. The project will comply with all SWMD ordinances and requirements.


IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JULY 1, 2005 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

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

OFFICIAL NOTICE OF DECISION
JUNE 16, 2005
PROJECT #1002529
PAGE 5 OF 5

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

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

Sincerely,

for Richard Dineen
Planning Director

RD/DS/ac

cc: Consensus Planning, Inc., 924 Park Ave. SW, Albuquerque, NM 87102
Larry Weaver, Paradise Hills Civic Assoc., 6001 Unitas Ct. NW, Albuquerque, NM 87114
Tom Anderson, Paradise Hills Civic Assoc., 10013 Plunkett Dr. NW, Albuquerque, NM 87114
Janice Torrez, Riverfronte Estates NA, 1614 Travis Rd. NW, Albuquerque, NM 87114
Mark McNeil, Riverfronte Estates NA, 1610 Lyria Rd. NW, Albuquerque, NM 87114

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

PAID RECEIPT

APPLICANT NAME CAS LLC
AGENT Consensus Planning
ADDRESS 924 Park Ave SW
PROJECT & APP # 1002529 / 05DRB - 01216
PROJECT NAME CAS Addition

\$ 20.⁰⁰ 441032/3424000 Conflict Management Fee

\$ _____ 441006/4983000 DRB Actions

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

\$ _____ 441018/4971000 Public Notification

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

\$ 20.⁰⁰ TOTAL AMOUNT DUE

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

Handwritten signature and date: 7/27/05

City Of Albuquerque
Treasury Division

7/26/2005 11:57AM LCC: ANXX
RECEIPT# 00046686 WSH 007 TRNSH 0049
Account 441032 Fund 0000
Activity 3424000 TRSKAL
Trans Amt \$20.00
J24 Misc \$20.
00
VI \$70.00
CHANGE \$0.00

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

08/08/2007 Issued By: PLNJMP

Permit Number: 2007 070 049

Application Number: 07DRB-70049, Major- 2yr Subd Imp Agmt (2yr Sia)

Address:

Location Description: COORS BLVD NW BETWEEN WESTSIDE DR NW AND CALABAGILLAS ARROYO

Project Number: 1002529

Applicant
Cas, Llc / Robro, Inc

5704 Lomas Ne
Albuquerque, NM 87110
2889388

Agent / Contact
Bordenave Designs

Po Box 91194
Albuquerque, NM 87199
823-1344

Category Code 0910

6/8/2007 2:11PM LDC: ANNEX
 RECEIPT# 00083251 WSH 007 TRANS# 0030
 Account 441018 Fund 0110 TRMSP
 Activity 4971000
 Trans Amt \$145.00
 J24 Misc \$75.00
 CK \$20.00
 CHANGE

Thank You

Application Fees

441018/4971000	Public Notification	\$75.00
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$50.00
TOTAL:		\$145.00

6/8/2007 2:11PM LDC: ANNEX
 RECEIPT# 00083251 WSH 007 TRANS# 0030
 Account 441018 Fund 0110 TRMSP
 Activity 3424000
 Trans Amt \$145.00
 J24 Misc \$75.00
 CK \$20.00
 CHANGE

City of Albuquerque
Treasury Division

City Of Albuquerque
Treasury Division

6/8/2007 2:11PM LDC: ANNEX
 RECEIPT# 00083250 WSH 007 TRANS# 0030
 Account 441018 Fund 0110 TRMSP
 Activity 4971000
 Trans Amt \$145.00
 J24 Misc \$75.00

Thank You

#8



Part 2

DRB CASE ACTION LOG (SITE PLAN B.P.)

REVISED 2/5/04

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

DRB Application No.: 05DRB-01208 (SBP)
Project Name: SHOPS @ WESTSIDE DRIVE NW
Agent: George Rainhart, Architect

Project #: 1002529
Phone No.: 884-9110 (John)

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOPMENT PLAN), was approved on 8/3/05 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): Scarpis
DS initials

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

Project Number 1002529



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

August 3, 2005

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 11:15 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1001926**
05DRB-01125 Major-One Year SIA

TIERRA WEST LLC agent(s) for JD HOME, INC., request(s) the above action(s) for all or a portion of Lots 1 – 34 **MUSTANG MESA**, zoned R-2, located on 72nd PL NW, between INTERSTATE 40 WEST and GLENRIO RD NW containing approximately 5 acre(s). [REF: 03DRB-01224; 03DRB-01225; 04DRB-01358; 04DRB-1393; 04DRB-01394] (J-10) **A ONE-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

2. **Project # 1004353**
05DRB-01119 Major-Preliminary Plat Approval
05DRB-01120 Minor-Temp Defer SDWK
- SURV-TEK, INC agent(s) for LONGFORD AT THE TRAILS, LLS request(s) the above action(s) for all or a portion of Tract(s) 6, **THE TRAILS, UNIT 2**, zoned R-LT residential zone, located on OAKRIDGE ST NW, between WOODMONT AVE NW and TREELINE AVE NW containing approximately 17 acre(s). [REF: 04DRB01322] [*Listed under Project #1002962 in error*] [*Deferred from 8/3/05*] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/17/05.**
3. **Project # 1003189**
05DRB-01127 Major-Preliminary Plat Approval
05DRB-01129 Minor-Temp Defer SDWK
- RIO GRANDE ENGINEERING agent(s) for FULLER HOMES, INC request(s) the above action(s) for all or a portion of Tract(s) 355, 356 TRACTS A & B, LANDS OF HECTOR ROJO, **TOWN OF ATRISCO GRANT**, zoned RD-R1, located on TOWER RD SW, between COORS BLVD SW and STINSON RD SW containing approximately 15 acre(s). [*Deferred from 8/3/05*] (L-10) **DEFERRED AT THE AGENT'S REQUEST TO 8/17/05.**
4. **Project # 1004177**
05DRB-01122 Major-Preliminary Plat Approval
05DRB-01124 Minor-Temp Defer SDWK
05DRB-01123 Minor-Sidewalk Waiver
- BOHANNAN HUSTON INC. agent(s) for SANDIA PROPERTIES LTD. CO. request(s) the above action(s) for TRACTS 10, 11, 12 & 13 VENTANA RANCH WEST, **(to be known as VENTANA HIGHLANDS SUBDIVISION)** zoned R-LT residential zone, located on VENTANA RIDGE RD NW and containing approximately 74 acre(s). (B-8) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/3/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/25/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: A PUBLIC DRAINAGE EASEMENT ON TRACT A AS WELL AS EXCLUDING TRACT A FROM THE P.U.E. AND A BLOCK LENGTH VARIANCE BE APPLIED FOR PRIOR TO FINAL PLAT. THE TEMPORARY DEFERRAL OF**

CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

5. **Project # 1004315**
05DRB-01121 Major-Vacation of Public Easements

BOHANNAN HUSTON, INC., agent(s) for ALTURA WEST DEVELOPMENT LLC, request(s) the above action(s) for Lot(s) 33, **OXBOW BLUFF SUBDIVISION**, zoned SU-3, located on SILVERY MINOW LN NW, between WATERWILLOW LN NW and GREY HAWK LN NW. (G-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH ADDED CONDITION: AN EXECUTED ENCROACHMENT AGREEMENT IS REQUIRED CONCURRENT WITH FINAL PLAT APPROVAL.**

6. **Project # 1003257**
05DRB-00934 Major-Vacation of Public Easements
05DRB-00933 Major-Vacation of Pub Right-of-Way
05DRB-00929 Major-Preliminary Plat Approval
05DRB-00935 Minor-Sidewalk Waiver
05DRB-00936 Minor-Temp Defer Sdwk

MARK GOODWIN & ASSOCIATES agent(s) for VISTA ARROYO, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **LANDS OF PARADISE HEIGHTS LLC**, Lot(s) 48 thru 55, Block(s) 4, Lot(s) 1 thru 7 and Lot(s) 10 thru 14, Block(s) 6, Lot(s) 1 thru 8, Lot(s) 22 thru 45 and an undesignated tract, Block(s) 9, Lot(s) 1 thru 16, Block(s) 12, Lot(s) 1 thru 10 and 12 thru 14, Block(s) 14, Lot(s) 7 thru 12, Block(s) 15, Lot(s) 1 thru 61 and 62, Block(s) 16, all of Block(s) 7, 8, 10, 11, 13 and 17, **PARADISE HEIGHTS, UNIT 4**, Lots 9 thru 14, Block 9, **PARADISE HEIGHTS, UNIT 4**, Block(s) 1, 2, 3 and 4 and Lot(s) 1 thru 16, Block(s) 5, **PARADISE HEIGHTS, UNIT 5**, (to be known as **ARROYO VISTA SUBDIVISION**) zoned R-1, SU-1 FOR C-1, located on BLACK ARROYO RD NW, between MCMAHON BLVD NW and CALABACILLAS ARROYO containing approximately 172 acre(s).[REF:04DRB-00204] *[Deferred from 6/29/05 &*

7/20/05 & 7/27/05] (A-10) THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/3/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/2/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: OPEN SPACE ACCEPTS TRACTS F, G, H, I, J, K, N, O AND P. THE EASEMENTS FOR BOTH MCMAHON BLVD AND THE ARROYO CROSSING BE GRANTED PRIOR TO FINAL PLAT APPROVAL. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

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 # 1001275**
05DRB-01207 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING agent(s) for AUTO ZONE, INC request(s) the above action(s) for all or a portion of Lot(s) 4, **LOWES SUBDIVISION**, zoned SU-1 FOR C-2 AND I-P PERMISSIVE, located on COORS BLVD NW, between ALAMEDA BLVD NW and COORS-BY-PASS NW containing approximately 2 acre(s). [REF: 05EPC00749, 01EPC00742, 01EPC00743, 01DRB00160, 01DRB01426, 01DRB01427] [Stephanie Shumsky, EPC Case Planner] (B-14) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/3/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR CHANGES ON THE LANDSCAPE PLAN.

8. **Project # 1002529**
05DRB-01216 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING agent(s) for CAS LLC request(s) the above action(s) for all or a portion of Lot(s) 1, CAS ADDITION (to be known as **VISTA DEL BOSQUE**) zoned SU-1 FOR O-1 PERMISSIVE USES, located on COORS BLVD NW, between WESTSIDE DRIVE NW and the CALABACILLAS ARROYO containing approximately 3 acre(s). [REF: 05EPC-00748, 04EPC-01840, 04EPC-01840, 04EPC-01843, 05DRB-00212, 05DRB-00213, 05DRB-00214] [David Stallworth, EPC Case Planner] (B-13) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO REVISE THE UTILITY PLAN FOR PUBLIC WATER/SEWER LINES. REVISE EASEMENTS AND CHECK IF SITE PLAN MATCHES UTILITY PLAN AND PLANNING FOR DAVID STALLWORTHS INITIALS.**

05DRB-01208 Minor-SiteDev Plan
BldPermit/EPC

GEORGE RAINHART, ARCHITECT agent(s) for STERLING DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 3 and 4, Tract(s) 6-B BLACK FARMS ESTATES (to be known as **SHOPS @ WESTSIDE DRIVE NW**) zoned SU-1 FOR C-1, located on the northeast corner of COORS BLVD NW and WESTSIDE DRIVE NW and containing approximately 3 acre(s). [REF: DRB-94-495] [David Stallworth, EPC Case Planner] (B-13) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED PLANNING FOR DAVID STALLWORTHS INITIALS AND 3 COPIES OF THE SITE PLAN.**

05DRB-01175 Major-Final Plat
Approval

BORDENAVE DESIGNS agent(s) for CAS LLC request(s) the above action(s) for all or a portion of Tract(s) 6-B, **CAS ADDITION, BLACK RANCH**, zoned SU-1 special use zone, located on COORS BLVD NW, between WESTSIDE DR NW and CALABACILLAS ARROYO NW containing approximately 6 acre(s). [REF: 04DRB01374, 04DRB01059, 04DRB02060, 04EPC01840, 04EPC01841, 04EPC01843, 03EPC02058, 03EPC02059, 03EPC02060, Z-93-115] [Deferred from 7/27/05] (B-13/B-14) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR NMU INC SIGNATURE AND CHECK THAT PLAT AND SITE PLAN MATCH AND TO PLANNING TO RECORD.**

9. **Project # 1002944**
05DRB-00706 Minor-SiteDev Plan
Subd/EPC
05DRB-00707 Minor-SiteDev Plan
BldPermit/EPC

CLAUDIO VIGIL ARCHITECTS agent(s) for LINDA CONTOS & JOHN HEIDRICH request(s) the above action(s) for all or a portion of Tract(s) F-1 and F-2, **LANDS OF ZOLIN/KUNATH, TRES ESQUINAS, LLC., CURB INC. AND THE CITY OF ALBUQUERQUE**, zoned SU-1 FOR MIXED USE C-1 PERMISSIVE, located on UNSER BLVD NW, between MCMAHON DR NW and NIGHT WHISPER RD NW containing approximately 9 acre(s). [REF: Z-97-119,ZA-99-118, DRB-90-423,04EPC-01556] [Elvira Lopez, EPC Case Planner] *(Indef deferred 5/4/05)* (A-11) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF SITE PLAN. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/3/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR 3 COPIES OF SITE PLAN.**

- 05DRB-01214 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST agent(s) for LINDA CONTOS request(s) the above action(s) for all or a portion of Tract(s) F-1 and F-2, **LANDS OF ZOLIN/KUNATH,TRES ESQUINAS LLC & CURB INC**, (to be known as **NORTH UNSER VET CLINIC**) zoned SU-1 special use zone, located on PINON VERDE DR NW, between WILLOW RD NW and UNSER BLVD NW containing approximately 2 acre(s). [REF: 05DRB-00706, 05DRB-00707] (A-11) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 24-FOOT EASEMENT AND PLANNING FOR CROSS-LOT DRAINAGE EASEMENT AND AGIS DXF FILE.**

10. **Project # 1004343**
05DRB-01213 Minor-SiteDev Plan
BldPermit

BOHANNAN HUSTON INC. agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 22-27, **ALAMEDA BUSINESS PARK**, zoned SU-2 IP-EP, located on EDITH BLVD NW, between ALAMEDA PARK DR NW and the AMAFCA DIVERSION CHANNEL containing approximately 12 acre(s). [REF: DRB-98-223] *[Deferred from 8/3/05]* (C-16) **DEFERRED AT THE AGENT'S REQUEST TO 8/10/05.**

11. **Project # 1001946**
05DRB-01047 Minor-SiteDev Plan
BldPermit

DEKKER PERICH SABATINI agent(s) for OFFICE DEPOT request(s) the above action(s) for all or a portion of Tract(s) A-1-D, **LOS ANGELES CENTER**, zoned M-1, located on PASEO DEL NORTE NE, between SAN PEDRO NE and INTERSTATE 25 containing approximately 3 acre(s). [REF: DRB-97-224, DRB-97-372; Z-1534] *[Deferred from 6/29/05 & 7/13/05 & 7/20/05 & 7/27/05 & 8/3/05]* (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 8/17/05.**

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

12. **Project # 1003364**
05DRB-01210 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for DOUBLE CHEESE CORP. request(s) the above action(s) for all or a portion of Tract(s) 1-A-1-A, 1-A-2-A and 1-A-3-A, **NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3**, zoned SU-2 special neighborhood zone, located on PASEO DEL NORTE BLVD NE, between LOUISIANA BLVD NE and HOLLY AVE NE containing approximately 4 acre(s). [REF: DRB-96-66, 04EPC-00495, 04EPC-00494] (C-19) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

13. **Project # 1004338**
05DRB-01186 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for FRANKLIN GAUER, JR & MARY DAY GAUER request(s) the above action(s) for all or a portion of Tract(s) 1-A & 1-B, **QUARTER HORSE ACRES**, zoned R-1 residential zone, located on SPUR COURT NW, between INTERSTATE 40 and MOUNTAIN ROAD NW containing approximately 1 acre(s). [REF: SP-96-189] (H-12) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

14. **Project # 1003606**
05DRB-01211 Major-Final Plat
Approval

MARK GOODWIN & ASSOCIATES agent(s) for WESTLAND DEVELOPMENT CO., INC. request(s) the above action(s) for Lot(s) 509-26 509-27, 19W, 12B, Row 7, Tract(s) L and B, Town of Atrisco Grant, Unit A, Westland North Subdivision, Sundoro South, Unit 1, Painted Sky, Unit 1 (to be known as **SUNDORO SOUTH UNIT 5**, zoned SU-2 FOR RLT, located on LADERA DRIVE NW, between 94TH STREET NW and 90TH STREET NW containing approximately 23 acre(s). [REF: 04DRB-01693, 01692, 01691, 01690, 01689, 04DRB-01237] [*Deferred from 8/3/05*] (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/10/05.**

15. **Project # 1003749**
05DRB-01185 Major-Final Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for ALPHA EQUITIES, LLC request(s) the above action(s) for all or a portion of ELENA GALLEGOS GRANT, UNIT 2, ACADEMY SQUARE, TRACT B (to be known as **ANCALA VILLAGE**) zoned O-1 office and institution zone, located on JUAN TABO NE, between SPAIN RD NE and OSUNA RD NE containing approximately 3 acre(s). [REF: 042HE01594, 05DRB00059] (F-21) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

16. Project # 1003673
05DRB-01212 Minor-Prelim&Final Plat
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for
MOCK ASSOCIATES request(s) the above action(s) for
all or a portion of Lot(s) 1-P-1, **OAKLAND SOUTH**,
zoned RD 3D/UA, located on OAKLAND AVE NE,
between BARSTOW ST NE and VENTURA STREET
NE [REF: 04DRB01637, 05DRB00029, 05DRB00028]
(C-20) **PRELIMINARY AND FINAL PLAT WAS
APPROVED AND SIGNED OFF BY THE BOARD.**

17. Project # 1003247
05DRB-01217 Minor-Temp Defer
SDWK

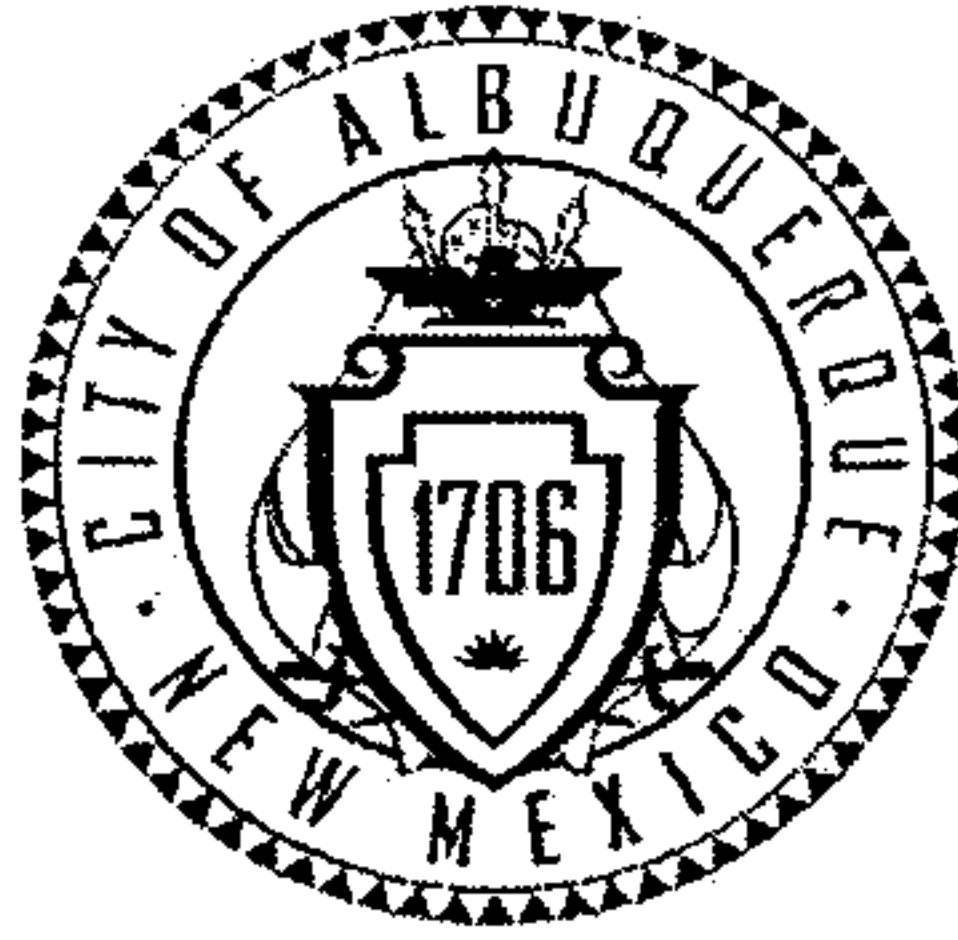
QUICK DRAW ENGINEERING agent(s) for MARK
VALENCIA request(s) the above action(s) for Lot(s) 1 &
2, CORONA DEL SOL (to be known as **VALENCIA
SUBDIVISION**, zoned R-2 residential zone
TOWNHOMES, located on ALAMAGORDO ST NW
between COORS BLVD NW AND ST JOSEPH NW,
containing approximately 1 acre(s). [REF: SV-98-52,
DRB-98-18, Z-98-38, V-98-29, S-99-4] [*Listed under
Project #1004347 in error*] (G-11) **INDEFINITELY
DEFERRED ON A NO SHOW. LATER REQUESTED
DEFERRAL TO 8/10/05.**

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

THERE ARE NO SKETCH PLATS THIS WEEK. . .

**18. Approval of the Development Review Board Minutes for July 13 and July 20, 2005.
DEVELOPMENT REVIEW BOARD MINUTES FOR JULY 13 AND JULY 20, 2005 WERE
APPROVED BY THE BOARD.**

ADJOURNED: 11:15 A.M.



**CITY OF ALBUQUERQUE, PLANNING DEPARTMENT
INTERNAL MEMORANDUM**

TO: Sheran Matson, Chairperson – Development Review Board

FROM: David Stallworth, Planner

COPIES TO: Claire Senova, Development Review
Andrew Garcia, Development Review

DATE: August 2, 2005

RE: **PROJECT NO. 1002529, Case No. 05DRB – 01208, Westside Shops.**

Below are my comments to numbers three (3) through six (6), eight (8) and nine (9) of the conditions approved for the above-referenced project by the Environmental Planning Commission (**05EPC – 00569**) on May 19, 2005:

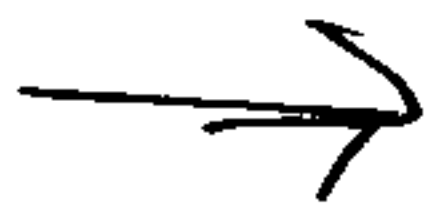
Condition number:

3. *The applicant shall revise the site plan to relocate the proposed refuse container for Shop "A" to a point where it is not situated between both building front and public street, in accordance with design standards outlined in the site plan for subdivision as approved on February 16, 2005. Satisfactory*
4. *The applicant shall clearly and distinctly clarify the location of the proposed 15" (H) by 12' (L) wall for seating with shade, as outlined in the plan view portion of the submitted site plan. Satisfactory; reference keynote number five (5).*
5. *The site plan should clearly demonstrate that the affected area is subject to reciprocal parking arrangements, either by referencing the approved site plan for subdivision and amendments thereof, or by providing for such upon a subsequent plat. Unsatisfactory; reciprocal parking arrangements are not shown on either the site plan for building permit or amended site plan for subdivision. Only cross-access is addressed.*
6. *The site plan shall clearly demonstrate that all proposed disability parking spaces comply with section 14-16-3-1-E-8 of the Zoning Code. Satisfactory*

8. *The applicant shall obtain approval of an amended site development plan for subdivision affecting this project by the Development Review Board prior to any consideration and approval of this site development plan for building permit by said body.* Satisfactory; see miscellaneous comment (b) below.

9.

The applicant shall revise the proposed parking layout to include at least one space to accommodate motorcycle parking. Unsatisfactory; reference two "SC" parking spaces in front of Building "A." The Planning Commission insists upon at least one designated space solely for motorcycle parking. It is recommended that at least one such space be provided for each building.



Miscellaneous Comments: (a) The applicant is eligible for a transit-related reduction of up to twenty percent (20%) in site parking. (b) The applicant should have referenced the "AA" case number and explain the nature of the request for amendment somewhere on the amended site plan for subdivision. (c) There were some post-hearing discussion concerning the application of viewshed protection guidelines as required in the Coors Corridor Plan between the applicant and Zoning Enforcement. The expressed concerns should be clarified either in writing or in discussion with Zoning Enforcement prior to final sign-off.

In light of the aforementioned observations, I am requesting that the applicant submit a revised site plan for review and endorsement prior to final sign-off by the DRB chair as a condition of approval. Thank you.

City of Albuquerque



DEVELOPMENT/ PLAN 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)

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

Supplemental form

- | | | |
|----------------------------|----------------------------|---|
| <input type="checkbox"/> S | <input type="checkbox"/> Z | ZONING & PLANNING |
| <input type="checkbox"/> | <input type="checkbox"/> | Annexation |
| <input type="checkbox"/> | <input type="checkbox"/> | County Submittal |
| <input type="checkbox"/> | <input type="checkbox"/> | EPC Submittal |
| <input type="checkbox"/> | <input type="checkbox"/> | Zone Map Amendment (Establish or Change Zoning) |
| <input type="checkbox"/> | <input type="checkbox"/> | Sector Plan (Phase I, II, III) |
| <input type="checkbox"/> | <input type="checkbox"/> | Amendment to Sector, Area, Facility or Comprehensive Plan |
| <input type="checkbox"/> | <input type="checkbox"/> | Text Amendment (Zoning Code/Sub Regs) |
| <input type="checkbox"/> | <input type="checkbox"/> | Street Name Change (Local & Collector) |
| <input type="checkbox"/> | <input type="checkbox"/> | APPEAL / PROTEST of... |
| <input type="checkbox"/> | <input type="checkbox"/> | Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals |

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

APPLICANT INFORMATION:

NAME: STERLING DEVELOPMENT PHONE: 217-1396
 ADDRESS: 8101 San Pedro, NE STE 1 FAX: 217-1399
 CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____
 AGENT (if any): GEORGE RAINHART, Architect PHONE: 984-9110 x103
 ADDRESS: 2325 San Pedro, NE #2B FAX: 837-9877
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: grainhart@gra-arch.com

DESCRIPTION OF REQUEST: DAS Approval of Site Plan for Building Permit

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

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

Lot or Tract No. Lots 3,4 Tract 6-B Block: _____ Unit: _____
 Subdiv. / Addn. BLACK FARMS ESTATES TRK Sharp@Westside (in) NW
 Current Zoning: SU1 for C1 Proposed zoning: SU1 for C1
 Zone Atlas page(s): B13, B14 No. of existing lots: _____ No. of proposed lots: _____
 Total area of site (acres): 2.14 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? _____
 UPC No. 101306551503640505 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: NEC COORS NW / WESTSIDE DR. NW
 Between: _____ and _____

CASE HISTORY: David Atwellworth EPC Case Planner
 List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): DRB 94-495

Proj 1002529

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

SIGNATURE George Rainhart DATE 7 5 05
 (Print) GEORGE R RAINHART ; Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>05DRB- 01208</u>	<u>SBP</u>	<u>PL3</u>	<u>\$ 20.00</u>
<input type="checkbox"/> All fees have been collected	_____	_____	<u>CMF</u>	<u>\$ 20.00</u>
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>08/03/05</u>			Total <u>\$ 20.00</u>

Vin Sims 07/26/05

1002529

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

SKETCH PLAN REVIEW AND COMMENT

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

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Completed Site Plan for Subdivision Checklist
- Infrastructure List, if relevant to the site plan
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Bring the original Mylar to the meeting for sign-off. Your attendance is required.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
- Solid Waste Management Department signature on Site Plan
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- Copy of Site Plan with Fire Marshal's stamp
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Bring the original Mylar to the meeting for sign-off. Your attendance is required.

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Bring the original Mylar to the meeting for sign-off. Your attendance is required.

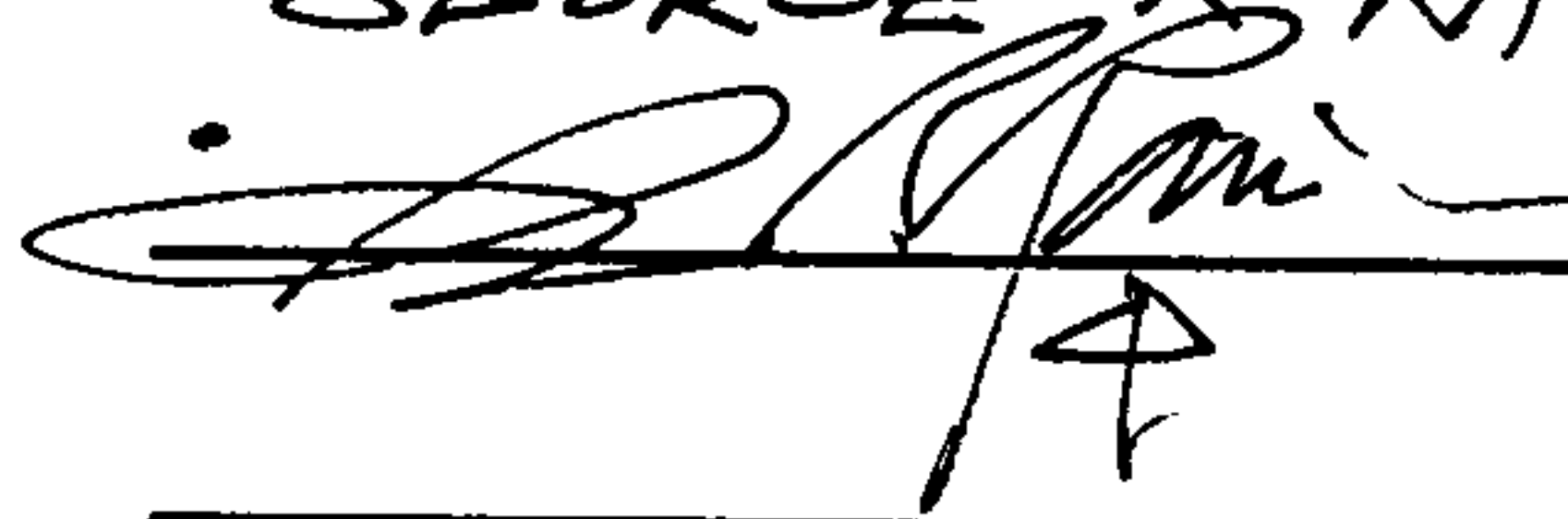
D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION

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

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
- Infrastructure List, if relevant to the site plan
- Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Bring the original Mylar to the meeting for sign-off. Your attendance is required.

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

GEORGE R. RAINHART


 Applicant name (print)

 Applicant signature / date



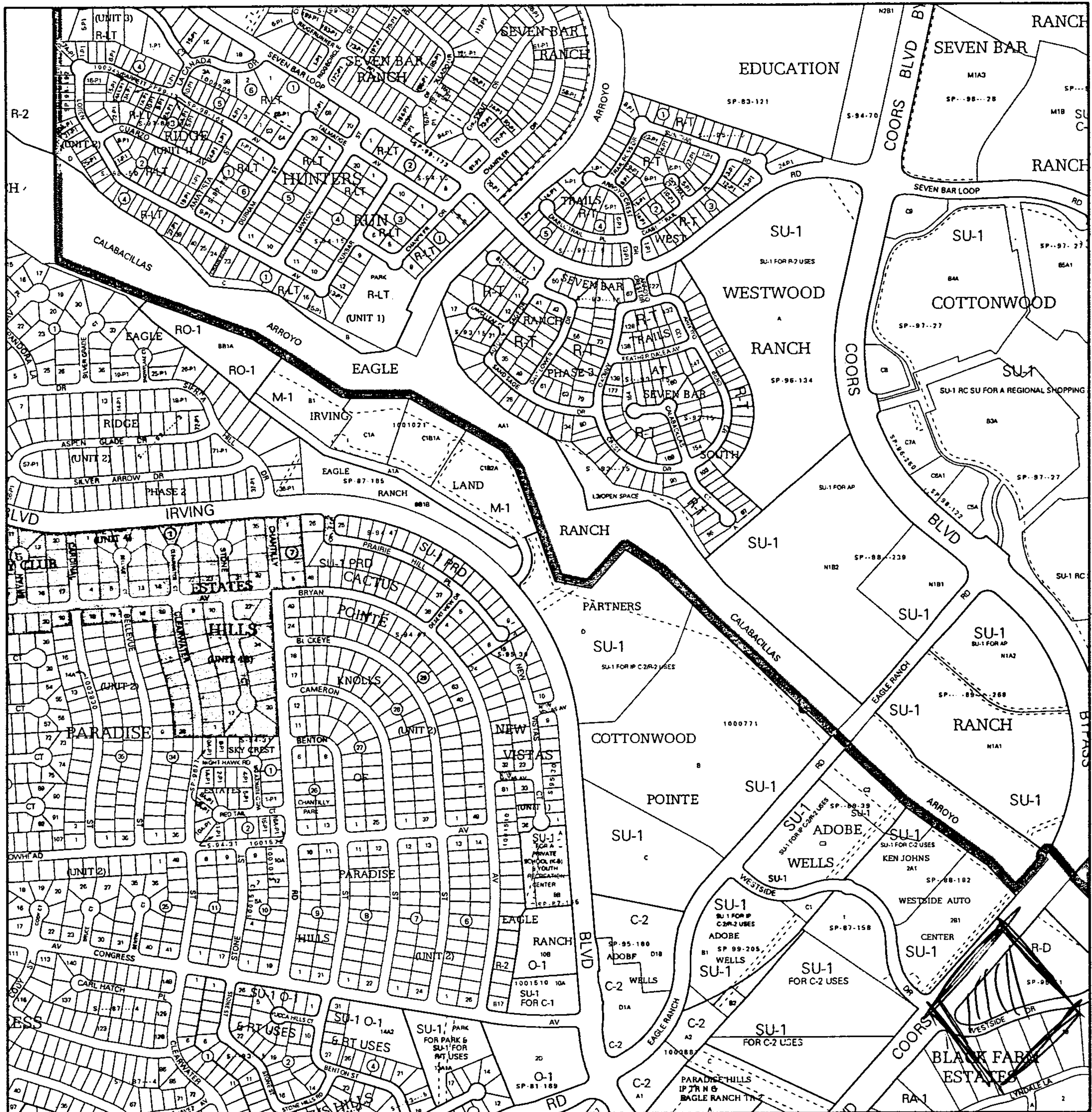
Form revised JUNE 2005

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

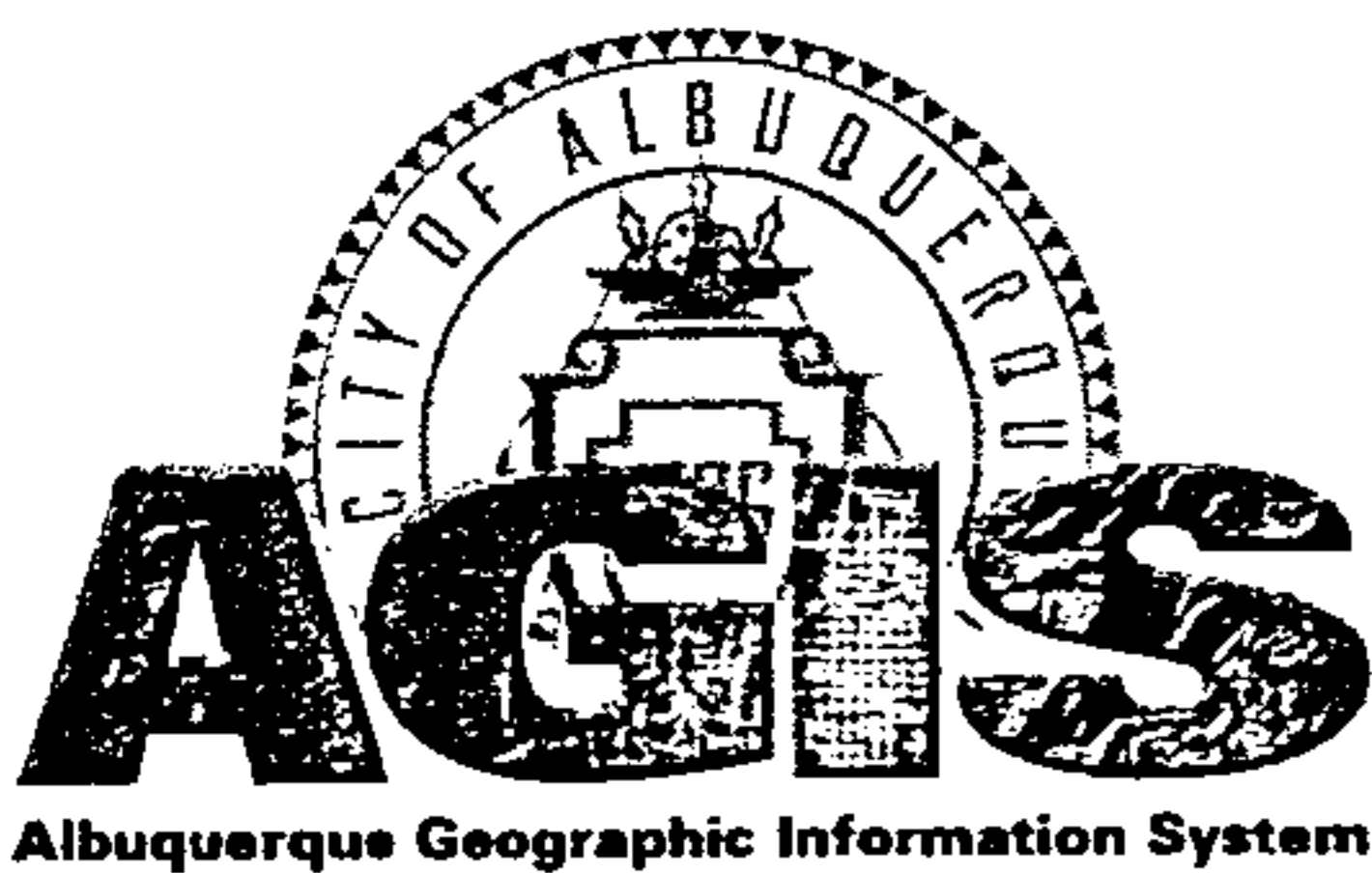
Application case numbers
 05DRB- _____ - 01208

Kim Sims 07/26/05

 Planner signature / date
Project # 1002529

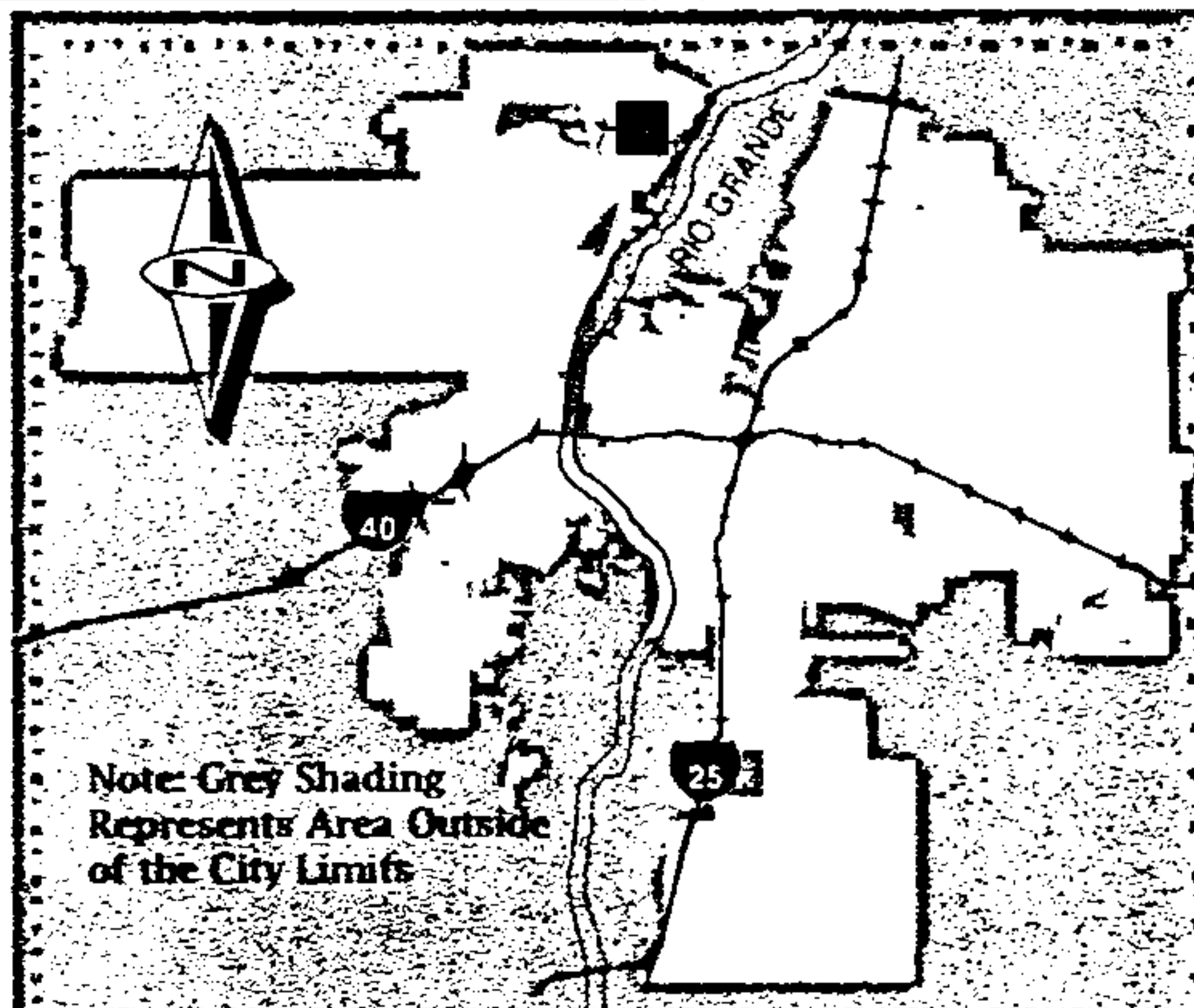


For more current information and more details visit: <http://www.cabq.gov/gis>



Albuquerque Geographic Information System

Map amended through: Apr 07, 2005



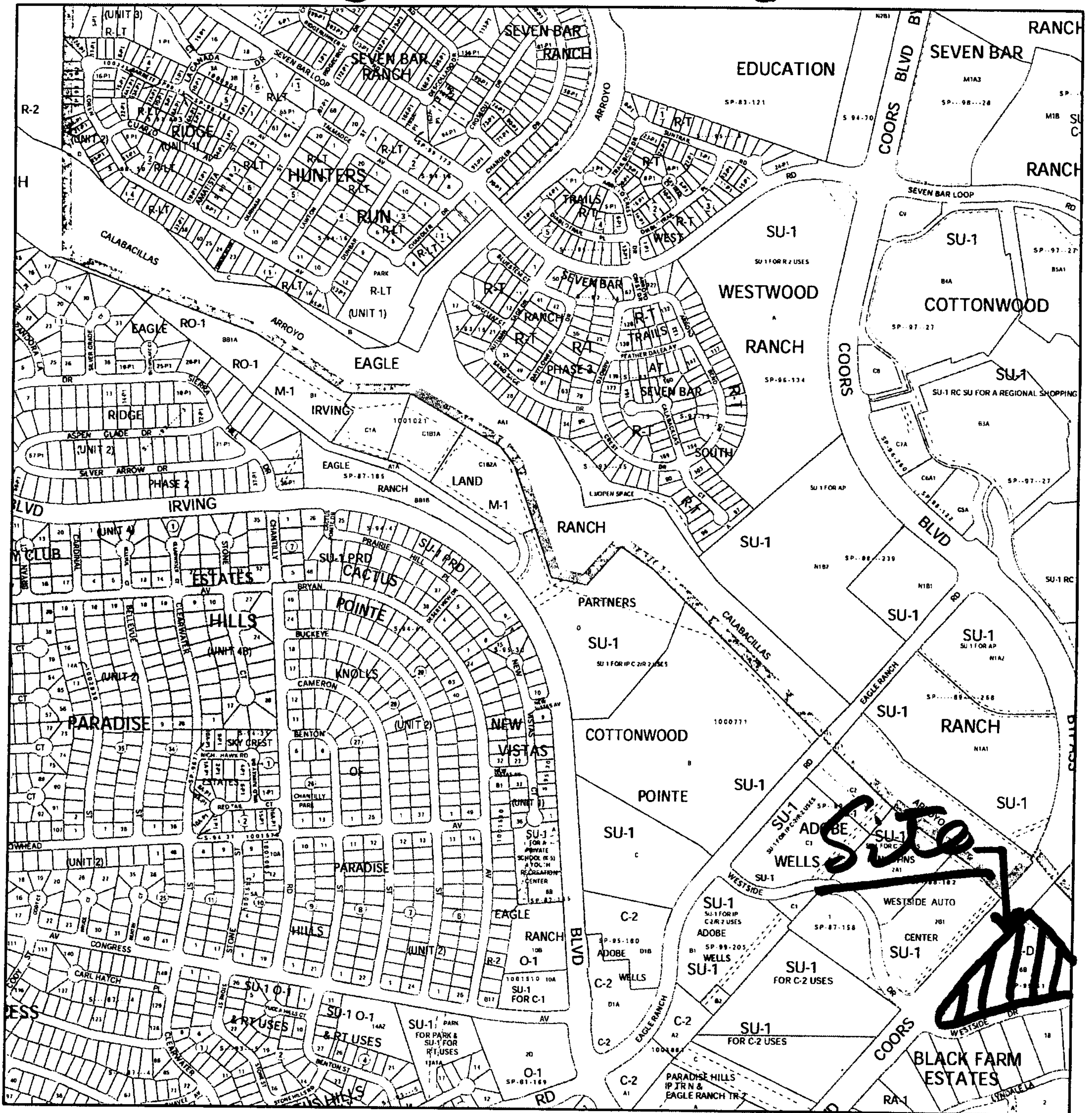
Zone Atlas Page:

B-13-Z


Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

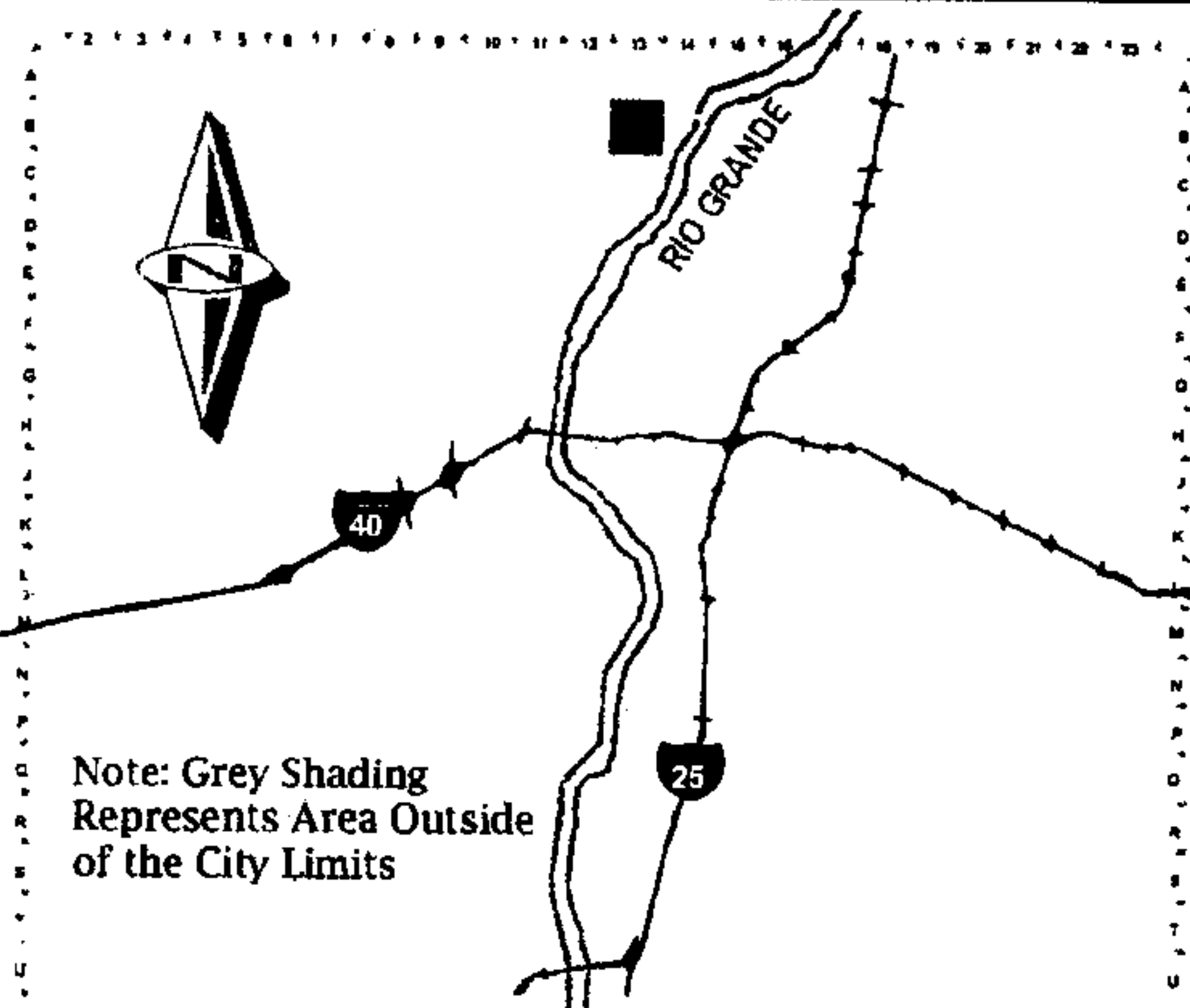




For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: Apr 18, 2005



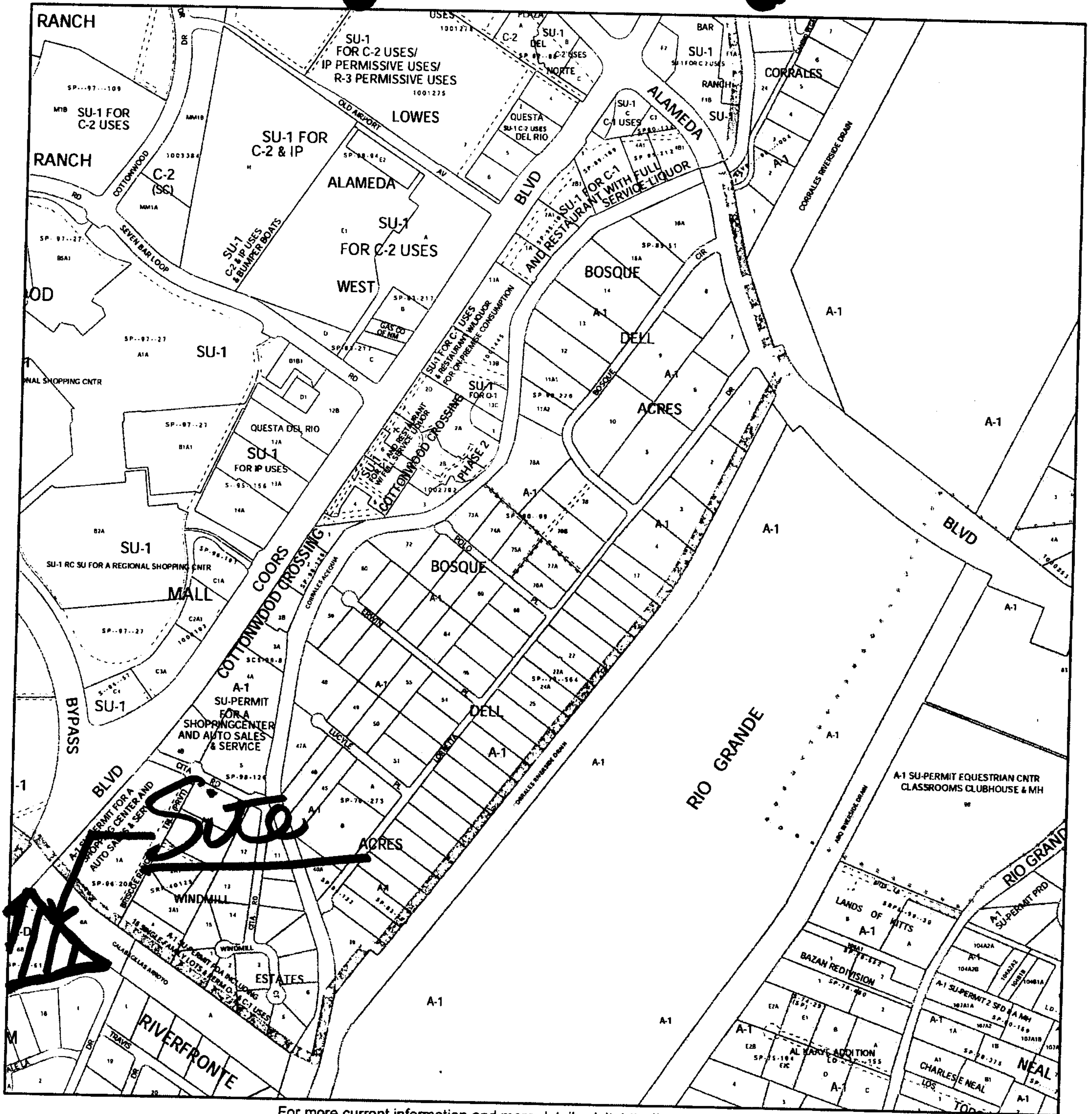
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
B-13-Z

Selected Symbols

○ Outside City Limits	○ Petroglyph Mon.
▭ Sector Plans	▽ Escarpment
○ Design Overlay Zones	— 2 Mile Airport Zone
— City Historic Zone	- - Airport Noise Contours
~ H-1 Buffer Zone	— Wall Overlay Zone

0 750 1,500 Feet



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

Map amended through: Apr 18, 2005

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
B-14-Z

Selected Symbols

Outside City Limits	Petroglyph Mon.
Sector Plans	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zone	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone

0 750 1,500 Feet

June 29, 2005

City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, NM 87103

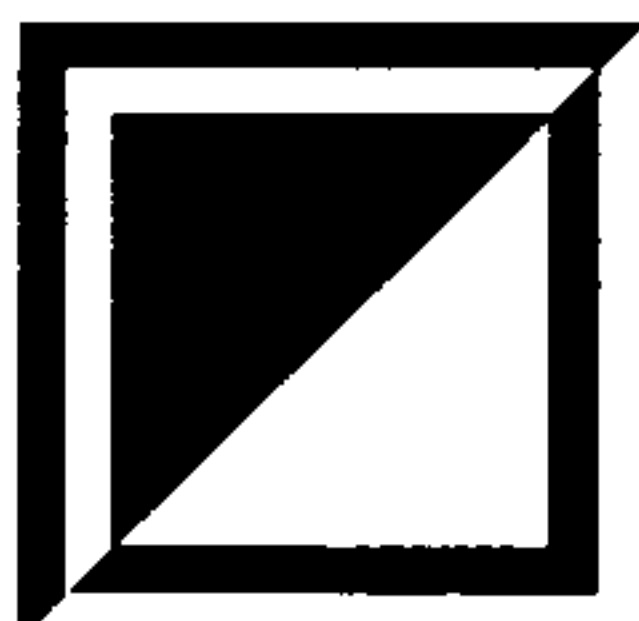
Re: Response to EPC Conditions
City Project # 1002529, 05EPC-00569

To Whom it may Concern:

We offer the following responses to the EPC conditions listed below as set forth in their decision dated May 20, 2005:

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. With respect to engineering-related considerations, the following conditions shall apply:
 - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
 - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441). **Agreed, and incorporated into the plans.**
 - c. A Traffic Impact Study is required and has been reviewed for this proposal.
 - d. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site (i.e. street improvements recommended in the Traffic Impact Study (TIS)). **Agreed.**



GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.
2325 SAN PEDRO NE SUITE 2-B ■ ALBUQUERQUE, NEW MEXICO 87110
PHONE: 505-884-9110 ■ FAX: 505-837-9877 ■ Email: graa@gra-arch.com

- e. Provide cross-access agreement between lots 3, 4 and 5 or other lot configuration as needed. Revision of pedestrian and vehicular ingress and egress note on site development plan for subdivision will be required per Traffic Engineer. Revision of previously approved access points will be required per Traffic Engineer. A cross-access agreement is part of this submittal. **The revisions of pedestrian and vehicular ingress as noted have been reviewed and approved by the Traffic Engineer.**
 - f. A re-plat is required to consolidate lots 3, 4 and 5 into two lots (3 and 4?). **The Plat will be submitted for approval concurrently with this application.**
 - g. Site plan shall comply and be designed per DPM Standards. **Agreed.**
 - h. Dedication of an additional 6 feet of right-of-way along Coors Boulevard as required by the City Engineer to provide for on-street bicycle lanes. **Shown on Plan.**
 - i. Construction of the bicycle lane along Coors Boulevard adjacent to the subject property, as designated on Long Range Bikeways System. **Shown on Plan.**
 - j. Dedication of additional rights-of-way, as necessary, and construction of the fourth northbound travel lane on Coors Boulevard adjacent to the subject property consistent with the Coors Corridor Plan (see figure 6). **Shown on Plan.**
 - k. Construction of a raised median, concurrent with development of this site to prevent westbound to southbound left turns at both Westside Drive and the private access drive. **Shown on Plan.**
3. The applicant shall revise the site plan to relocate the proposed refuse container for Shop "A" to a point where it is not situated between both building front and public street in accordance with design standards outlined in the site plan for subdivision as approved on February 16, 2005. **The refuse enclosure in question has been relocated so it is not directly between the building and a street.**
 4. The applicant shall clearly and distinctly clarify the location of the proposed 15" (H) by 12' (L) wall for seating with shade as outlined in the plan view portion of the submitted site plan. **See keynote 5 added in the plan view to identify the wall locations.**
 5. The site plan should clearly demonstrate that the affected area is subject to reciprocal parking arrangements, either by referencing the approved site plan for subdivision and amendments thereof or by providing for such upon a subsequent plat. **This arrangement will be stipulated on the Plat.**
 6. The site plan shall clearly demonstrate that all proposed disability parking spaces comply with section 14-16-3-1-E-8 of the Zoning Code. **ADA parking stalls have been corrected to comply with section 14-16-3-1-E-8.**
 7. The project will comply with all SWMD ordinances and requirements. **Agreed.**

8. The applicant shall obtain approval of an amended site development plan for subdivision affecting this project by the Development Review Board prior to any consideration and approval of this site development plan for building permit by said body. **Approval of the Amended Site Plan for Subdivision has been obtained as requested.**

9. The applicant shall revise the proposed parking layout to include at least one space to accommodate motorcycle parking. **One space has been designated on the site to accommodate motorcycles.**

Respectfully submitted,

A handwritten signature in black ink, appearing to read "George Rainhart", followed by a long horizontal line extending to the right.

George Rainhart, AIA
George Rainhart, Architect + Assoc.



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

Date: May 20, 2005

OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1002529
05EPC-00569 EPC Site Development Plan-
Building Permit

Philip Sterling
Sterling Development Company
8101 San Pedro NE
Albuquerque, NM 87113

LEGAL DESCRIPTION: for all or a portion of **Lots 3-5 out of Tract 6-B, Partition of the Black Ranch**, zoned SU-1 for C-1, located at the east-northeast corner of COORS BLVD., NW and WESTSIDE DR. NW, southwest of the CALABACILLAS ARROYO, containing approximately 3 acres. (B-13) David Stallworth, Staff Planner

On May 19, 2005 the Environmental Planning Commission voted to approve Project #1002529/05EPC-00569, a Site Development Plan for Building Permit based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for consideration and approval of a site development plan for building permit on a +/-2.8-acre parcel known as **Lots three (3) through five (5) out of Tract 6-B, Partition of the Black Ranch**, as approved by the Development Review Board on February 16, 2005, to accommodate the new construction of two retail and service shops with a total leasing area of +/- 21,395 square feet.
2. Although the proposed land uses could be primarily viewed as destination-oriented businesses that may attract much of its clientele from areas outside the surrounding community, they could, nevertheless, reasonably serve as a support function for that community. Given both the distance and grade differentials between the proposed development and the existing single-family residential development to the east, the resulting development should have minimal land-use related impact on the surrounding area, thus meeting the intent of *Policy II.B.5.d* of the *City/County Comprehensive Plan*.

057 517 2005 00. 00 0000240000 CITY OF ALBUQUERQUE

OFFICIAL NOTICE OF DECISION

May 20, 2005

PROJECT #1002529

PAGE 2 OF 5

3. Existing public infrastructure and transit facilities are in place to adequately support the proposed land use, in accordance with *Policy II.B.5.e* of the *City/County Comprehensive Plan*.
4. The proposed project will offer employment opportunities and services that will complement the surrounding area and serve as suitable development for otherwise vacant land, as articulated under *Policy II.B.5.i* of the *City/County Comprehensive Plan*.
5. The requirement to construct a raised median within Coors Boulevard in conjunction with the imposition of reciprocal access will restrict access onto Coors Boulevard. The scope of the proposed project will not adversely impact the surrounding street network, thus meeting the intent of *Policy II.B.5.k* of the *City/County Comprehensive Plan*.
6. Through the adherence to imposed conditions, the proposed project shall be sensitive to, and compatible with, surrounding development, as articulated in *Policies II.B.5.l* and *II.B.5.m* of the *City/County Comprehensive Plan*.
7. Whereas new commercial land uses are encouraged to be within close proximity to designated regional centers, and whereas site plan review will regulate the design and layout of the proposed use with significant regard to preserving viewsheds of the Bosque and the Sandia Mountains, the proposed development meets the intent of both the *West Side Strategic Plan* and the *Coors Corridor Plan*.
8. In case-related dialogues between the applicant and both Planning and Zoning Enforcement staffs, it was mutually concluded that the height restriction policies expressed in the *Coors Corridor Plan* was designed to benefit vehicular passengers and drivers on a peripheral basis with respect to both forward motion and an instantaneous view.
9. Utilizing the calculation methodology established in *Policy 4.c.1* of the *Coors Corridor Plan*, it was mutually concluded that the maximum height limitation within the project area is eighteen feet (18').
10. Recognizing the existence of complementary grades between the project site and the eastern edge of Coors Boulevard, coupled with a gentle declination along the site's frontage on Coors, it is mutually acknowledged that the applicant will probably have to do some minor excavation and grading to attain a reasonable finished floor elevation that could accommodate a maximum elevation of eighteen feet (18').
11. Recognizing that part of the intent of the *Coors Corridor Plan* is to introduce various architectural elements in order to provide substantive visual relief and eclecticism along Coors Boulevard, it was mutually concluded that the elevated offsets at the corners of each proposed building could be interpreted as ornamental towers, which are exempt from any height restrictions. On the basis of a mutual perspective regarding the intent of *Policy 4.c.1* of the *Coors Corridor Plan*, the elevated corners do not represent a widespread disruption of the viewshed and is therefore reasonable.

OFFICIAL NOTICE OF DECISION
MAY 20, 2005
PROJECT #1002529
PAGE 3 OF 5

11. The applicant is authorized to pursue a request for a site development plan for a building permit on the subject property.
12. There is no known public opposition to the request.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. With respect to engineering-related considerations, the following conditions shall apply:
 - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
 - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - c. A Traffic Impact Study is required and has been reviewed for this proposal.
 - d. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site (i.e. street improvements recommended in the Traffic Impact Study (TIS)).
 - e. Provide cross access agreement between lots 3, 4 and 5 or other lot configuration as needed. Revision of pedestrian and vehicular ingress and egress note on site development plan for subdivision will be required per Traffic Engineer. Revision of previously approved access points will be required per Traffic Engineer.
 - f. A re-plat is required to consolidate lots 3, 4 and 5 into two lots (3 and 4?).
 - g. Site plan shall comply and be designed per DPM Standards.
 - h. Dedication of an additional 6 feet of right-of-way along Coors Boulevard as required by the City Engineer to provide for on-street bicycle lanes.
 - i. Construction of the bicycle lane along Coors Boulevard adjacent to the subject property, as designated on Long Range Bikeways System.
 - j. Dedication of additional rights-of-way, as necessary, and construction of the fourth northbound travel lane on Coors Boulevard adjacent to the subject property consistent with the Coors Corridor Plan (see figure 6).

OFFICIAL NOTICE OF DECISION

May 20, 2005

PROJECT #1002529

PAGE 4 OF 5

- k. Construction of a raised median, concurrent with development of this site, to prevent westbound to southbound left turns at both Westside Drive and the private access drive.
3. The applicant shall revise the site plan to relocate the proposed refuse container for Shop "A" to a point where it is not situated between both building front and public street, in accordance with design standards outlined in the site plan for subdivision as approved on February 16, 2005.
4. The applicant shall clearly and distinctly clarify the location of the proposed 15" (H) by 12' (L) wall for seating with shade, as outlined in the plan view portion of the submitted site plan.
5. The site plan should clearly demonstrate that the affected area is subject to reciprocal parking arrangements, either by referencing the approved site plan for subdivision and amendments thereof, or by providing for such upon a subsequent plat.
6. The site plan shall clearly demonstrate that all proposed disability parking spaces comply with section 14-16-3-1-E-8 of the Zoning Code.
7. The project will comply with all SWMD ordinances and requirements.
8. The applicant shall obtain approval of an amended site development plan for subdivision affecting this project by the Development Review Board prior to any consideration and approval of this site development plan for building permit by said body.
9. The applicant shall revise the proposed parking layout to include at least one space to accommodate motorcycle parking.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JUNE 3, 2005 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

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

OFFICIAL NOTICE OF DECISION
MAY 20, 2005
PROJECT #1002529
PAGE 5 OF 5

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

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

Sincerely,


for Richard Dineen
Planning Director

RD/DS/ac

cc: Bill Johnson, George Rainhart, Arch., 2325 San Pedro NE #2B 87110
Janice Torrez, Riverfronte N.A., 1614 Travis Rd NW 87114
Mark McNeil, Riverfronte Estates NA, Inc., 1610 Lyria Rd. NW 87114
Larry Weaver, Paradise Hills Civic Assoc., 6001 Unitas Ct. NW 87114
Tom Anderson, Paradise Hills Civic Assoc., 10013 Plunkett Dr. NW 87114

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

PAID RECEIPT

APPLICANT NAME Sterling Development
AGENT George Rainhart Architect
ADDRESS 2325 San Pedro #2B NE
PROJECT & APP # 1002529 / 05 DRB - 01208
PROJECT NAME Black Farms Estates

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

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

City Of Albuquerque
Treasury Division

7/26/2005 8:44AM LOC: ANNX
RECEIPT# 00046623 WSH 007 TRANS# 0003
Account 441032 Fund 0000
Activity 3424000 TRSKAL
Trans Amt \$20.00
J24 Misc \$20.
00
V1 \$20.00
CHANGE \$0.00

Thank You