



0

Clase Out
Completed Please
4-12-04
R.J.

DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: **03-01460 (P&F)**

Project # **1002531**

Project Name: **CIELO SU TIERRA SUBD.**

EPC Application No.:

Agent: **Surveys Southwest Ltd.**

Phone No.: **998-0303**

Your request for (~~SDP for SUB~~), (~~SDP for BR~~), (**FINAL PLATS**), (**MASTER DEVELOP. PLAN**), was approved on **4-17-04** by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

☒ TRANSPORTATION: HAUL ROADS TO BE MOVED TO NOT
IMPED ACCESS 1 (1/2 MILE SW)
AS-DAYS Wet
4-12-04

☐ UTILITIES: _____

☐ CITY ENGINEER / AMAFCA: _____

☒ PARKS / CIP: Need cash-in-lieu payment if any

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

Project Number

1002531

Approved



DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: **03-01460 (P&F)**

Project # **1002531**

Project Name: **CIELO SU TIERRA SUBD.**

EPC Application No.:

Agent: **Surveys Southwest Ltd.**

Phone No.: **998-0303**

Your request for **(SDP for SUB), (SDP for BR), (FINAL PLATS), (MASTER DEVELOP. PLAN)**, was approved on **2/7/04** by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

☒ TRANSPORTATION: HAUL ROADS TO BE MOVED TO LOT
IMPEDE ACCESS

☐ UTILITIES:

☐ CITY ENGINEER / AMAFCA:

☒ PARKS / CIP: Need cash-in-lieu payment

☐ PLANNING (Last to sign):

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

Approved

Project Number

1002531



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002531

AGENDA ITEM NO: 24

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: April 7, 2004



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

April 7, 2004

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 11:10 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 # 1002224**
04DRB-00335 Major-Vacation of Pub
Right-of-Way

ISAACSON & ARFMAN, P.A. agent(s) for CITY OF ALBUQUERQUE, OPEN SPACE DIVISION request(s) the above action(s) for all or a portion of Tract(s) 8-A1-2-B-1, M.R.G.C.D. MAP 31, **LOS POBLANOS RANCH**, zoned CITY OF ALBUQUERQUE, OPEN SPACE, located on CITY OPEN SPACE, between ADOBE ROAD NW and MONTANO ROAD NW containing approximately 7 acre(s). [REF: 1002634, 03DRB-01172, 03EPC-00695, 02EPC-01482, 02DRB-01425] *[Deferred from 4/7/04]* (F-13)
DEFERRED AT THE AGENT'S REQUEST TO 4/28/04.

2. **Project # 1003167**
04DRB-00336 Major-Bulk Land Variance
04DRB-00337 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES, INC agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or a portion of Tract(s) 18-22, **TOWN OF ATRISCO GRANT, UNIT 2**, zoned R-D/R-1, located on 86TH ST SW, between TOWER RD SW and EUCARIZ AVE SW containing approximately 25 acre(s). [REF:03DRB-02189] (L-9) **THE BULK LAND VARIANCE WAS APPROVED. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SAD 222 READJUSTMENT AND PLANNING FOR AGIS DXF FILE.**

3. **Project # 1003273**
04DRB-00338 Major-Vacation of Public
Easements

TIERRA WEST LLC agent(s) for ARC INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 5A - 13A, **VISTA**, zoned C-2 community commercial zone, located on CENTRAL AVE SW, between 94TH ST SW and 98TH ST SW containing approximately 2 acre(s). [REF: Z-85-93, Z-88-3, V-85-44, 04DRB-00279] (K-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1003293**
04DRB-00333 Major-Vacation of
Public Easements

JEFF HENRY agent(s) for JEFFERSON ONE, LLC request(s) the above action(s) for all or a portion of Lot(s) F-7, **ATRISCO BUSINESS PARK, UNIT 3**, zoned SU-1 special use zone, **PLANNED INDUSTRIAL PARK**, located on COORS BLVD NW, between LOS VOLCANOS NW and BLUEWATER NW containing approximately 3 acre(s). (J-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1002051**
03DRB-02009 Major-Vacation of Public Easements
03DRB-02008 Major-Preliminary Plat
03DRB-02011 Minor-Temp Defer SDWK
03DRB-02010 Minor-Vacation of Private Easements
- TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: 02DRB-00963] *[Deferred from 1/14/04 & 1/28/04 & 2/4/04 & 2/25/04 & 3/17/04 & 4/7/04]* (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 4/28/04.**
6. **Project # 1003232**
04DRB-00254 Major-Vacation of Pub Right-of-Way
04DRB-00255 Major-Vacation of Public Easements
04DRB-00253 Minor-Prelim&Final Plat Approval
- COMMUNITY SCIENCES CORP. agent(s) for ENTRADA DEVELOPMENT LTD. CO. request(s) the above action(s) for all or a portion of Lot(s) 8-P2, **CAMPBELL FARM SUBDIVISION AND Tract(s) A, LANDS OF ANDREWS**, zoned RA-2 residential and agricultural zone, located on CAMPBELL LANE NW, between CAMPBELL RD NW and MATTHEW RD NW containing approximately 2 acre(s). [REF: DRB-98-195, 04DRB-00139] *[Deferred from 3/24/04 & 4/7/04]* (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/28/04.**
7. **Project # 1003231**
04DRB-00261 Major-Preliminary Plat Approval
04DRB-00263 Minor-Temp Defer SDWK
- WILSON & COMPANY INC agent(s) for LONGFORD @ ARROWWOOD LLC request(s) the above action(s) for all or a portion of Tract(s) 29A & 30A1, **LANDS OF SALAZAR/QUATRO/SJ HANNETT**, (to be known as **LONGFORD @ ARROWWOOD SUBDIVISION**) zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 59 acre(s). [REF: 02DRB-01621, 01622, 04DRB-00137] *[Deferred from 3/24/04 & 4/7/04]* (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/28/04.**

8. **Project # 1002856**
04DRB-00230 Major-Preliminary Plat
Approval
04DRB-00231 Minor-Sidewalk Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Lot(s) 1-5, **THE MEADOWS @ ANDERSON HILLS**, zoned RLT, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and 98TH SW containing approximately 49 acre(s). [REF:Z-99-58, 03DRB-00234, 03DRB-01891, 01892, 01893, 01894, 03DRB-01974] *[Deferred from 3/17/04 & 3/31/04]* (P-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/7/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/8/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT APPROVAL FROM UTILITIES DEVELOPMENT, THE OFFSITE 2W WATERLINE MUST BE OPERATIONAL AND PLANNING MUST RECEIVE PHOTOS OF ALREADY BUILT WALLS WITH PROJECT NUMBER, LOCATION AND NAME OF SUBDIVISION LISTED. THE SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

9. **Project # 1002857**
04DRB-00232 Major-Preliminary Plat
Approval
04DRB-00233 Minor-Sidewalk Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, **HIGHLANDS @ ANDERSON HILLS, UNITS 2 & 3**, zoned RLT, located on 98TH ST SW, between DENNIS CHAVEZ BLVD SW and 98TH SW containing approximately 62 acre(s). [REF:Z-99-58, 03DRB-01200, 01201, 01202, 01203, 01204, 01205] *[Deferred from 3/17/04 & 3/31/04]* (P-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/7/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/22/03 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT APPROVAL FROM UTILITIES DEVELOPMENT, THE OFFSITE 2W WATERLINE MUST BE OPERATIONAL AND PLANNING MUST RECEIVE PHOTOS OF ALREADY BUILT WALLS WITH PROJECT NUMBER, LOCATION AND NAME OF SUBDIVISION LISTED. THE SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

10. **Project # 1002858**
04DRB-00234 Major-Preliminary Plat
Approval
04DRB-00235 Minor-Sidewalk Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) G, H AND I, **MESA @ ANDERSON HILLS**, zoned SU-1/C-1 & R-2, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 36 acre(s). [REF: Z-99-58, 03DRB-01206, 01207, 01208, 01209] *[Deferred from 3/17/04 & 3/31/04]* (P-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/7/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/22/03 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT APPROVAL FROM UTILITIES DEVELOPMENT, THE OFFSITE 1W WATERLINE IN UNSER MUST BE OPERATIONAL AND PLANNING MUST RECEIVE PHOTOS OF ALREADY BUILT WALLS WITH PROJECT NUMBER, LOCATION AND NAME OF SUBDIVISION LISTED. THE SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

11. **Project # 1000766**
04DRB-00306 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES, PA agent(s) for PULTE HOMES OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 3A, **TOWN OF ATRISCO GRANT, UNIT 2**, zoned RD (9DU/AC), located on TOWER SW, between UNSER SW and 75TH ST SW containing approximately 20 acre(s). [REF:DRB-97-202] *[Deferred from 3/31/04]* (L-10) **A TWO-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

12. **Project # 1003279**
04DRB-00294 Major-Vacation of Public
Easements

MARK GOODWIN & ASSOCIATES PA agent(s) for D. R. HORTON CUSTOM HOMES request(s) the above action(s) for all or a portion of Lot(s) 13-P1, Block(s) 7, **VISTA SANDIA, UNIT 2**, zoned RD, located on EUCARIZ AVE SW, between 82ND ST SW and UNSER BLVD SW containing approximately 1 acre(s). *[Deferred from 3/31/04]* (L-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

13. **Project # 1002423**
04DRB-00302 Major-Vacation of Public
Easements

BOHANNAN HUSTON, INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) E-1, ALBUQUERQUE SOUTH, UNIT 3, (to be known as **EL RANCHO GRANDE, UNIT 10**, zoned R-2, located on VALLEY VIEW SW, between CARTAGENA AVE SW and DE ANZA DR SW containing approximately 20 acre(s). [REF: 03DRB-00749] *[Deferred from 3/31/04]* (N-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B 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.

14. **Project # 1003168**
04DRB-00475 Minor-SiteDev Plan
BldPermit/EPC

ISAAC BENTON & ASSOCIATES AIA agent(s) for AL SOTO request(s) the above action(s) for all or a portion of Block(s) 4, Tract(s) 29, **PALISADES ADDITION**, zoned R-1, located on LOMA ALTA CT NW, between PALISADES DR NW and ATRISCO DR NW containing approximately 2 acre(s). [REF: 03EPC-02191] *[Elvira Lopez, EPC Case Planner]* (J-11) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR FIRE FLOW CALCULATION SHEET FROM THE FIRE MARSHAL.**

15. **Project # 1003358**
04DRB-00478 Minor-SiteDev Plan
BldPermit

KEN HOVEY agent(s) for COMMERCIAL ENTERPRISES INC request(s) the above action(s) for all or a portion of Tract(s) 49, **CLIFFORD INDUSTRIAL PARK**, zoned SU-2 / M-1, located on WASHINGTON PL NE and ANAHEIM NE and containing approximately 3 acre(s). (C-17) **INDEFINITELY DEFERRED ON A NO SHOW.**

16. **Project # 1003296**
04DRB-00341 Minor-SiteDev Plan
BldPermit

DAVID PACHECO, agent(s) for VERNON DORRIS, request(s) the above action(s) for all or a portion of Tract(s) 11, **ALAMEDA BUSINESS PARK**, zoned SU-2, IP-EP, located on ALAMEDA BLVD NE between EDITH NE and JEFFERSON NE containing approximately 1 acre(s). [REF: DRB-98-223, V-99-9, 10001321, 1003114] *[Deferred from 3/24/04]* (C-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1003299**
04DRB-00346 Minor-SiteDev Plan
BldPermit

STERLING CAPITAL DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 16A, Block(s) 18, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 special neighborhood zone, M-1, located on SAN PEDRO DR NE, between PASEO DEL NORTE NE and HOLLY AVE. NE containing approximately 2 acre(s). [REF: DRB-96-67] *[Deferred from 3/24/04]* (C-18) **THE INFRASTRUCTURE LIST DATED 4/7/04 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR LANDFILL LANGUAGE ON SITE PLAN, MARCIA PINCUS SIGNATURE ON SITE PLAN, VERIFICATION THAT PLANNING COMMENTS HAVE BEEN ADDRESSED AND A VARIANCE PER NORTH I-25 LANDSCAPE SETBACK REQUIREMENT.**

18. **Project # 1002201**
04DRB-00395 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST LLC agent(s) for LARRY H. MILLER GROUP request(s) the above action(s) for all or a portion of Tract(s) A & B, **AMERICAN TOYOTA**, zoned SU-2, SU-1 AUTO SALES SERV REP, located on ALAMEDA BLVD NE, between PAN AMERICAN FREEWAY NE and SAN PEDRO DR NE containing approximately 5 acre(s). [REF: Z-86-8, 03DRB-01382, 03EPC-02047, Project #1002848] **[Debbie Stover, EPC Case Planner]** *[Deferred from 3/31/04]* (C-18) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

19. **Project # 1000542**
04DRB-00468 Minor-Ext of SIA for Temp
Defer SDWK

BOHANNAN HUSTON, INC. agent(s) for HIGH DESERT INVESTMENT CORP. request(s) the above action(s) for all or a portion of Lot(s) 42, 43, 46, 47, 48, 50, 51, 55, 56, 57, 58, 60, 61, 62, 63 and 64, **CANYONS @ HIGH DESERT**, zoned SU-2 special neighborhood zone, located on CANYON BLUFF TR NE, between JUNIPER CANYON TR NE and CANYON EDGE TR NE [REF: 02DRB-01289] (F-23) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

20. **Project # 1003328**
04DRB-00422 Minor-Ext of SIA for Temp
Defer SDWK

CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) 2A-1C-1A, **SOLTERRA AT HIGH DESERT, UNIT 1**, zoned SU-2/HD-RT, located on CORTADERIA ST NE, between IMPERATA ST NE and SPAIN RD NE containing approximately 9 acre(s). [REF: DRB-95-457] (E-23) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

21. **Project # 1001557**
04DRB-00443 Minor-Final Plat
Approval
04DRB-00541 Minor-Final Plat

MARK GOODWIN & ASSOCIATES, PA agent(s) for ASI ES, INC request(s) the above action(s) for all or a portion of Tract(s) A-1, **PUNO DE TIERRA ESTATES, UNIT 3 AND UNIT 4**, zoned R-LT, located on COORS BLVD SW, between ARENAL RD SW and EDUARDO RD SW containing approximately 13 acre(s). [REF: DRB-97-498] (M-10) **FINAL PLAT FOR UNIT 3 WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND TO ELIMINATE PUBLIC TRAIL RIGHT-OF-WAY IN UNIT 3 AND PLANNING FOR PHOTOS OF BUILT WALLS TO BE ID'D, AND A NEW AGIS DXF FILE FOR UNIT 3.**

THE FINAL PLAT FOR UNIT 4 WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PHOTOS OF BUILT WALLS TO BE ID'D.

A CONDITION OF FINAL PLAT FOR UNITS 3 & 4 IS THAT THE PLATS BE RECORDED AT THE SAME TIME.

22. **Project # 1002339**
04DRB-00449 Minor-Vacation of
Private Easements
04DRB-00450 Minor-Prelim&Final Plat
Approval

HOLLY ARROYO & RICHARD TARANGO request(s) the above action(s) for all or a portion of Tract(s) 10-A-2, **ALVARADO GARDENS UNIT 2**, zoned RA-2, M7, located on CAMPBELL RD NW, between RIO GRANDE BLVD NW and TRELIS DR NW containing approximately 1 acre(s). [REF:02DRB-01711, 02DRB-01958, 03DRB-00571, 03DRB-00769, 03DRB-01035] (G-12) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR THE BENEFICIARY OF EASEMENT SIGNATURE ON THE PLAT.**

23. **Project # 1002981**
03DRB-02132 Minor-Prelim&Final Plat
Approval

SURV-TEK, INC. agent(s) for 1224 BELLAMAH, LLC request(s) the above action(s) for all or a portion of Lot(s) B-1-A-3-A, **DUKE CITY LUMBER COMPANY ADDITION**, zoned S/M-1, located on BELLAMAH AVE. NW, between 12TH ST. and SAWMILL ROAD NW containing approximately 12 acre(s). [REF: 03ZHE 01596, DRB-95-360] *[Was indefinitely deferred on 1/21/04]* (J-13). **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/7/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/16/03 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

24. **Project # 1002531**
03DRB-01460 Minor- Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for WAYNE A. MCFADDEN request(s) the above action(s) for all or a portion of Lot(s) 33 & 34, ALVARADO GARDENS, (to be known as **CIELO SU TIERRA SUBDIVISION**) zoned RA-2 residential and agricultural zone, located on GRANDE BLVD NW, between WILMA RD NW and VILLA DORO WAY NW containing approximately 3 acre(s). [REF: 03DRB-00604 SK, ZA-97-249] *[Final plat was indefinitely deferred for the SIA]* (G-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND TRANSPORTATION DEVELOPMENT, THE WALL NEEDS TO BE MOVED TO NOT IMPEDED ACCESS.**

25. **Project # 1003229**
04DRB-00397 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for TOBY & DOROTHY DEVARGAS request(s) the above action(s) for all or a portion of Lot(s) 25, Block(s) NA, Tract(s) NA, **LINDA VISTA ADDITION**, zoned R-1 residential zone, located on HENDRIX AVE NW, between 4th ST NW and SANCHEZ AVE NW containing approximately 1 acre(s). [Project # changed from Project #1003322 now void] *[Deferred from 3/31/04]* (F-14) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

26. **Project # 1002743**
04DRB-00399 Minor-Final Plat Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES, LLC request(s) the above action(s) for all or a portion of Tract(s) H, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 special use zone, PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE AVE NW containing approximately 2 acre(s). [REF: 03DRB-00989, 03DRB-01544, Z-77-28] *[Deferred from 3/31/04]* (F-11) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

27. **Project # 1003355**
04DRB-00466 Minor-Sketch Plat or Plan

WAYJOHN SURVEYING, INC. agent(s) for JOSEPH GREVEY request(s) the above action(s) for all or a portion of Lot(s) 162, 163, 164 & 165, **TOWN OF ATRISCO GRANT, AIRPORT UNIT**, zoned C-1 (SC) & C-2, located on COORS BLVD NW, between GLENRIO RD NW and FORTUNA RD NW containing approximately 14 acre(s). (J-10/J-11) **INDEFINITELY DEFERRED ON A NO SHOW. LATER CAME IN AND REQUEST DEFERRAL TO 4/14/04.**

28. Approval of the Development Review Board Minutes for March 24, 2004. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR MARCH 24, 2004 WERE APPROVED.**

ADJOURNED: 11:10 A.M.



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

9-18-2003

9. Project # 1002531

03DRB-01460 Minor-Prelim&Final Plat Approval

03DRB-01461 Minor-Sidewalk Waiver

SURVEYS SOUTHWEST LTD agent(s) for WAYNE A. MCFADDEN request(s) the above action(s) for all or a portion of Lot(s) 33 & 34, ALVARADO GARDENS, (to be known as **CIELO SU TIERRA SUBDIVISION**) zoned RA-2 residential and agricultural zone, located on GRANDE BLVD NW, between WILMA RD NW and VILLA DORO WAY NW containing approximately 3 acre(s). [REF: 03DRB-00604 SK, ZA-97-249] (G-13)

At the September 17, 2003, Development Review Board meeting, with the signing of the infrastructure list dated 9/17/03 and approval of the grading plan engineer stamp dated 7/11/03 the preliminary plat was approved with the following Conditions:

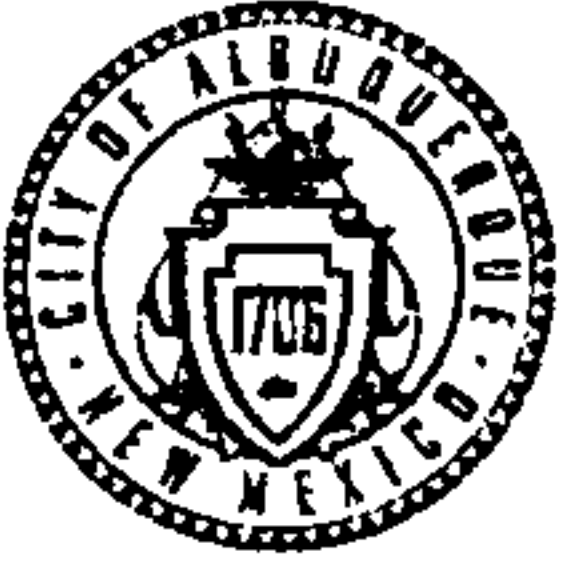
1. Wilma Street will need to meet the satisfaction of the Traffic Engineer on the final plat.
2. A turnaround or other appropriate dedication may be required.

The final plat was indefinitely deferred for the (SIA) Subdivision Improvements Agreement.

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

If you wish to appeal this decision, you must do so by October 2, 2003, in the manner described below.

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



**OFFICIAL NOTICE OF DECISION
PAGE 2**

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

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

A handwritten signature in cursive script, reading "Sheran Matson", is positioned above the printed name.

Sheran Matson, AICP, DRB Chair

Cc: Surveys Southwest Ltd., 333 Lomas Blvd NE, 87102
Wayne A McFadden, 1200 Dore Ave, Suite 201, San Mateo, CA 94401
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

9-18-2003

9. Project # 1002531

03DRB-01460 Minor-Prelim&Final Plat Approval
03DRB-01461 Minor-Sidewalk Waiver

SURVEYS SOUTHWEST LTD agent(s) for WAYNE A. MCFADDEN request(s) the above action(s) for all or a portion of Lot(s) 33 & 34, ALVARADO GARDENS, (to be known as **CIELO SU TIERRA SUBDIVISION**) zoned RA-2 residential and agricultural zone, located on GRANDE BLVD NW, between WILMA RD NW and VILLA DORO WAY NW containing approximately 3 acre(s). [REF: 03DRB-00604 SK, ZA-97-249] (G-13)

At the September 17, 2003, Development Review Board meeting, with the signing of the infrastructure list dated 9/17/03 and approval of the grading plan engineer stamp dated 7/11/03 the preliminary plat was approved with the following Conditions:

1. Wilma Street will need to meet the satisfaction of the Traffic Engineer on the final plat.
2. A turnaround or other appropriate dedication may be required.

The final plat was indefinitely deferred for the (SIA) Subdivision Improvements Agreement.

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

If you wish to appeal this decision, you must do so by October 2, 2003, in the manner described below.

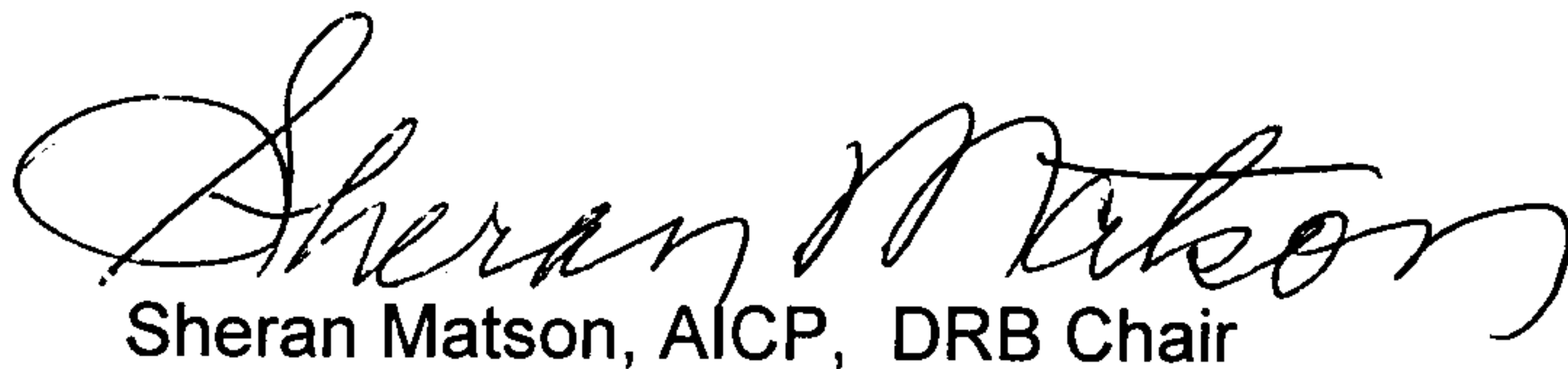
Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision. The date the determination in question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



**OFFICIAL NOTICE OF DECISION
PAGE 2**

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

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



Sheran Matson, AICP, DRB Chair

Cc: Surveys Southwest Ltd., 333 Lomas Blvd NE, 87102
Wayne A McFadden, 1200 Dore Ave, Suite 201, San Mateo, CA 94401
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1002531 Subdivision Name Cielo Su Tierra, lots 1-8Surveyor Gary Gritsko Company Surveys SouthwestContact person Sara Phone # _____ email SAMATO@SWSURVEYS.CO

Patricia M. Gpt _____ 9/04/03
 Approved *Not Approved Date

☒ DXF RECEIVED 9/04/03 DATE
☒ HARD-COPY RECEIVED 9/04/03 DATE
☒ DISCLOSURE STATEMENT

Ground coordinates rotated to grid
 =====

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

File Format and naming

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

Coordinate System

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

Content

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

Comments:

AGIS Use Only: Copied cov 2531 to agiscov on 9/04/03 Client Notified 9/04/03



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002531

AGENDA ITEM NO: 9

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report dated 7-11-03 is on file for Preliminary Plat approval.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: September 17, 2003

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
September 17, 2003 Comments**

ITEM # 9

PROJECT # 1002531

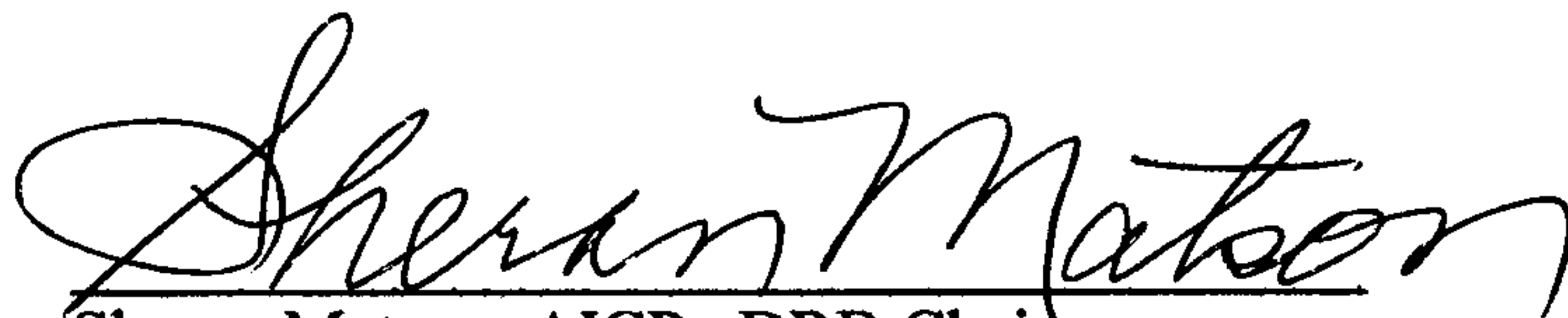
APPLICATION # 03DRB-01460 & 01461

RE: Cielo Su Tierra Subdivision

This subdivision lies within the boundaries of the Rio Grande Boulevard Sector Plan Design Overlay Zone. Be sure to follow these regulations when developing.

AGIS dxf is already approved.

Applicant may file the plat. Please be sure to provide Planning with a recorded copy.

A handwritten signature in black ink, reading "Sheran Matson". The signature is fluid and cursive, with the first name "Sheran" and last name "Matson" clearly distinguishable.

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

9/17/03

Final plat indefinitely
deferred per S/A

condition: confirmation
Wilma Street will need
to satisfy T.E. at final
plat



F

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

Project Number: 1002531
Application Number: 03DRB-01460

DRB Date: 9/17/03
Item Number: 9

Subdivision: Cielo Su Tierra Subdivision
Lots 33 & 34 Alvarado Gardens

Zoning: RA-2

Zone Page: G-13

New Lots (or units) : 8

Request for:

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

Parks and Recreation Comments:

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

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

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

Signed:

Christina Sandoval, (PRD)

Phone: 768-5328



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

April 23, 2003

9:00 a.m.

MEMBERS:

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

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE 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. Announcements

Adjourned: 10:50 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000945**
03DRB-00485 Major-Two Year SIA

EAGLE ROCK PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 22, Block(s) 26, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B**, zoned SU-2 for IP, located on EAGLE ROCK AVE NE, between SAN PEDRO NE and LOUISIANA BLVD NE containing approximately 1 acre(s). [REF: 00236-01677, AA-99-21, Z-98-28] (C-18) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED. THIS WILL BE THE LAST EXTENSION.**

2. **Project # 1001004**
03DRB-00521 Major-Two Year SIA
Procedure B

TIERRA WEST LLC agent(s) for WEST BLUFF CENTER LLC request(s) the above action(s) for all or a portion of Lot(s) 1-9, Tract(s) 9, **WEST BLUFF CENTER SUBDIVISION**, zoned R-2, R-T, located on OURAY RD NW, between CORONA DR NW and ALAMOGORDO DR NW containing approximately 2 acre(s). [REF: 01410-00043/01410-00045, 01440-01056/01440-01055] (H-11) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1000444**
03DRB-00516 Major-Vacation of Public
Easements

BOHANNAN HUSTON agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) 294, **STONEBRIDGE UNIT 4**, zoned R-1, located on RIDGE ROCK AVE NW, SOUTH OF WESTSIDE BLVD NW and NORTH OF MCMAHON NW containing approximately 1 acre(s). [REF:1000444/1440-00826] (A-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1000635**
03DRB-00454 Major-Amnd SiteDev Plan
Subd
03DRB-00455 Major-Amnd SiteDev Plan
BldPermit

TIERRA WEST LLC agent(s) for FORTIS ADVISORS LLC request(s) the above action(s) for TRACTS 38-1, 38-2, 38-3, 38-4, AND 27B-B1, **TAYLOR RANCH - ECKERD DRUG PLAZA**, zoned SU-1 FOR C-1 PERMISSIVE AND CONDITIONAL Uses, located on MONTANO RD NW between MONTANO PLAZA NW and COORS BLVD NW containing approximately 6 acre(s). [REF: DRB-98-106, AA-99-194] [Deferred from 4/23/03] (E-12) **DEFERRED AT THE AGENT'S REQUEST TO 5/7/03.**

5. **Project # 1000933**
03DRB-00515 Major-Preliminary Plat
Approval
03DRB-00517 Major-Vacation of Public
Easements
03DRB-00518 Minor-Sidewalk Variance
03DRB-00519 Minor-Sidewalk Waiver
03DRB-00520 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) 5B, **MANZANO MESA**, zoned SU-1, located on SOUTHERN BLVD SE, between JUAN TABO BLVD SE and EUBANK BLVD SE containing approximately 13 acres. [REF: 01DRB-00169] [Deferred from 4/23/03] (L-21) **DEFERRED AT THE AGENT'S REQUEST TO 4/30/03.**

6. **Project # 1002462**
03DRB-00166 Major-Vacation of Public
Easements

ADVANCED ENGINEERING & CONSULTING, LLC agent(s) for SADLER SOUTHWEST LTD. request(s) the above action(s) for all or a portion of Tract(s) 3, **MENAU DEVELOPMENT AREA**, zoned M-1 light manufacturing zone, located on UNIVERSITY BLVD NE, between MENAU BLVD NE and CLAREMONT AVE NE containing approximately 3 acre(s). [Deferred from 4/23/03] (H-15) **DEFERRED AT THE AGENT'S REQUEST TO 5/7/03.**

7. **Project # 1002377**
03DRB-00415 Major-Preliminary Plat
Approval
03DRB-00416 Major-Vacation of Public
Easements
03DRB-00417 Minor-Sidewalk Waiver

03DRB-00574 Minor-SiteDev Plan
Subd/EPC
03DRB-00575 Minor-SiteDev Plan
BldPermit/EPC

ISAACSON & ARFMAN, PA agent(s) for SANGRE DE CRISTO LLC request(s) the above action(s) for all or a portion of Tract(s) B, **LAS CASITAS DEL RIO PHASE II**, Albuquerque Christian Children's Home, zoned SU-1 PDA, located on WINTER HAVEN RD NW, NORTH OF MONTANO RD NW and SOUTH OF MONTANO PLAZA DR. NW, containing approximately 7 acre(s). [REF: 02DRB 01860, 03DRB 00126] [Deferred from 4/9/03] (E-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/23/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/13/03 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

CONSENSUS PLANNING, INC. agent(s) for PATRICK STROSNIDER request(s) the above action(s) for all or a portion of Tract(s) B-1A, **UNPLATTED LANDS OF JOEL P. TAYLOR AND LANDS OF ALBUQUERQUE CHRISTIAN CHILDREN'S HOME**, zoned SU-1 special use zone, PDA, located on EAST SIDE OF WINTERHAVEN RD NW, between MONTANO RD NW and LA ORILLA RD NW containing approximately 7 acre(s). [REF: 02EPC-01772 & 01773 under Project #1002359 and 03DRB-00415, 00416 & 00417 under Project #1002377] [Deferred from 4/16/03] [Debbie Stover, EPC Case Planner] (E-12) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PEDESTRIAN CONNECTION DETAILS AS NEEDED AND STREET WIDTHS NEED TO BE BUILT IN ACCORDANCE WITH THE APPROVED EPC SITE PLAN. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PEDESTRIAN CONNECTION DETAILS AS NEEDED AND STREET WIDTHS NEED TO BE BUILT IN ACCORDANCE WITH THE APPROVED EPC SITE PLAN.**

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 # 1000694**
03DRB-00540 Minor-SiteDev Plan
Subd/EPC
- JCG & ASSOCIATES agent(s) for FAMILY WORSHIP CENTER request(s) the above action(s) for all or a portion of Tract(s) 226-230, Block(s) 2, **TOWN OF ATRISCO GRANT - AIRPORT UNIT**, zoned SU-1 for Church, located on GLENRIO RD NW, between I-40 and 72nd ST NW containing approximately 8 acre(s). [REF: 00EPC-01020, 00EPC-01021] **[Mary Piscitelli, EPC Case Planner]** [Deferred from 4/9/03] (J-10) **INDEFINITELY DEFERRED AT THE BOARD'S REQUEST.**
9. **Project # 1000831**
03DRB-00562 Minor-SiteDev Plan
Subd/EPC
03DRB-00564 Minor-SiteDev Plan
BldPermit/EPC
- GEORGE RAINHART ARCHITECTS agent(s) for THOM JOSEPH - THUNDER WEST DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) A-13 and 6, TOWN OF ATRISCO GRANT, **WESTBLUFF CENTER AND Lot(s) 9, PALISADES**, Block(s) 9, zoned SU-1, IP uses, located on ATRISCO NW, between I-40 NW and MIAMI NW containing approximately 7 acre(s). [REF: 02EPC-00636 (SPS) 02EPC-00637 (SBP) **[Russell Brito, EPC Case Planner]** [Deferred from 4/16/03] (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 4/30/03.**
- 03DRB-00602 Minor-Prelim&Final Plat
Approval
- MARK GOODWIN & ASSOCIATES PA, agent(s) for SAYLOR PROPERTIES, request(s) the above action(s) for all or a portion of Lot(s) A-13 NE UNIT, TOWN OF ATRISCO GRANT Tract(s) 6, **WESTBLUFF CENTER SUBDIVISION** and a portion of Block(s) 9, **PALISADES ADDITION**, (to be known as **HORIZON ACADEMY SUBDIVISION**), zoned SU-1, IP uses, located on ATRISCO NW, between I-40 NW and MIAMI NW containing approximately 7 acre(s). [REF: 03DRB-00562 & 03DRB-00564] (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 4/30/03.**

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

10. **Project # 1000485**
03DRB-00601 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for D R HORTON CUSTOM HOMES request(s) the above action(s) for all or a portion of Block(s) 34, Tract(s) C, **ENCANTO VILLAGE - UNIT 3**, zoned R-D 9DU/Ac, located on EUCARIZ AVE SW, between UNSER BLVD SW and STINSON ST SW containing approximately 17 acre(s). [REF: 02DRB-01171, 02DRB-01172, 03DRB-00116, DRB-98-176] (L-10) **FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU.**

11. **Project # 1000720**
03DRB-00603 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for BERNALILLO COUNTY METROPOLITAN COURT request(s) the above action(s) for all or a portion of Tract(s) A, **BERNALILLO COUNTY METROPOLITAN COURT**, zoned SU-3, located on LOMAS BLVD NW, between 4TH ST NW and 5TH ST NW containing approximately 4 acre(s). [REF: 03DRB-00065, 03DRB-00067] (J-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR THE DXF FILE.**

12. **Project # 1002002**
03DRB-00605 Minor-Prelim&Final Plat
Approval

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for RETAIL DEVELOPMENT INC., LLC request(s) the above action(s) for all or a portion of **BEAR CANYON ARROYO**, zoned C-3 heavy commercial zone, located on the WEST SIDE OF SAN MATEO BLVD NE, between OSUNA RD NE and ACADEMY RD NE containing approximately 5 acre(s). [REF: 02DRB-00889, 02DRB-01743, 03DRB-00168] (E-17) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/23/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/17/02 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED AT THE AGENT'S REQUEST FOR SIA.**

13. **Project # 1000363**
03DRB-00251 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON, INC. agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Tract(s) I, **BALLOON FIESTA PARK**, zoned SU-2, located on ALAMEDA BLVD NE, between ALAMEDA BLVD NE and PASEO DEL NORTE NE containing approximately 83 acre(s). (Indefinitely deferred 3/5/03 at the agent's request). (C-17) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR THE DXF FILE.**

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

14. **Project # 1002531**
03DRB-00604 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST LTD agent(s) for WAYNE MC FADDEN request(s) the above action(s) for all or a portion of Lot(s) 33 & 34, UNIT 1, **ALVARADO GARDENS**, zoned RA-2, located on RIO GRANDE BLVD NW, SOUTH OF MATTHEW NW, approximately 3 acre(s). [REF: 03DRB-00397] (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1002588**
03DRB-00599 Minor-Sketch Plat or Plan

HARRIS SURVEYING INC agent(s) for SHARLA BERTRAM request(s) the above action(s) for all or a portion of Lot(s) 1, 2 and 3, Block(s) 1 and portions of Lot(s) 3, 5 AND 6, Block(s) 2, **MANCHESTER PLACE ADDITION**, zoned RA-2, located on MANCHESTER PL NW, between CANDELARIA RD NW and GRIEGOS RD NW containing approximately 2 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project # 1002590**
03DRB-00607 Minor-Sketch Plat or Plan

AMBROSE CHAVEZ, CONTRACT OWNER request(s) the above action(s) for all or a portion of Tract(s) B, **COURSON BRACKSON**, zoned R-D, located on 64TH ST NW, between MILNE NW and WAYNE NW containing approximately 4 acre(s). [REF: DRB-93-389] (F-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Approval of the Development Review Board Minutes for April 9, 2003. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 10:50 A.M.



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002531

AGENDA ITEM NO: 14

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: April 23, 2003

discussed



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002531

Item No. 14

Zone Atlas G-12

DATE ON AGENDA 4-23-03

INFRASTRUCTURE REQUIRED (x)YES ()NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

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

No.	Comment
<input type="checkbox"/>	3ft of right-of-way dedication is needed along Rio Grande.
<input type="checkbox"/>	Is Wilma St. adjacent to your eastern property line?
<input type="checkbox"/>	The standard street improvements are required on an infrastructure list.
<input type="checkbox"/>	The streets need to meet the requirements of the DPM.

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



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002531

Item No. 14

Zone Atlas G-12

DATE ON AGENDA 4-23-03

INFRASTRUCTURE REQUIRED (x)YES ()NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

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

No.	Comment
-----	---------

- | | |
|--------------------------|--|
| <input type="checkbox"/> | 3ft of right-of-way dedication is needed along Rio Grande. |
| <input type="checkbox"/> | Is Wilma St. adjacent to your eastern property line? |
| <input type="checkbox"/> | The standard street improvements are required on an infrastructure list. |
| <input type="checkbox"/> | The streets need to meet the requirements of the DPM. |

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



✓

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

Project Number: 1002531

Application Number: 03DRB-00604

DRB Date: 4/23/03

Item Number: 14

Subdivision:

Lots 33 & 34, Unit 1, Alvarado Gardens

Zoning: RA-2

Zone Page: G-12

New Lots (or units) : 8

Request for:

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

Parks and Recreation Comments:

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

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

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

Signed:

Christina Sandoval, (PRD)

Phone: 768-5328

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
3/19/03 Comments**

ITEM # 21

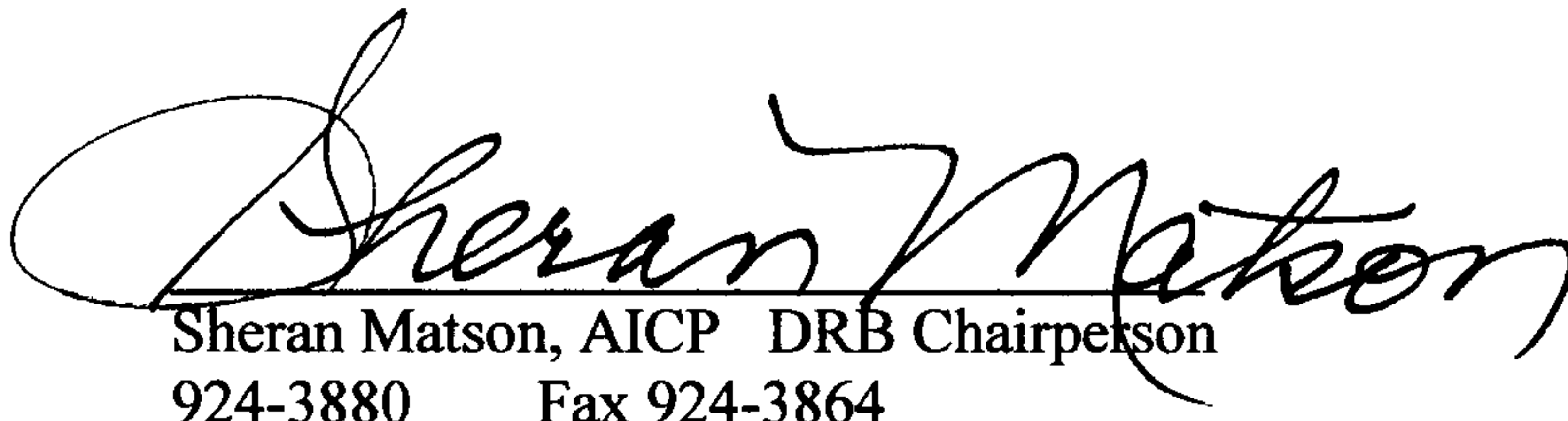
PROJECT # 1002531

APPLICATION # 03DRB-00397

SUBJECT: Alvarado Gardens, Lot 34/Sketch Plat

The minimum lot size d for RA-2 is met as shown on the sketch plat.

Attached for your information is the page from the City Zoning Code showing the RA-2 requirements.



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



✓

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

Project Number: 1002531

Application Number: 03DRB-00397

DRB Date: 3/19/03

Item Number: 21

Subdivision:

Lot 34, Alvarado Gardens,

Zoning: RA-2

Zone Page: G-13

New Lots (or units) : 4

Request for:

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

Parks and Recreation Comments:

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 4 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

Signed:

Christina Sandoval, (PRD)

Phone: 768-5328

DEVELOPMENT REVIEW BOARD (DRB)
CITY OF ALBUQUERQUE

REVIEW COMMENTS

By the

UTILITY DEVELOPMENT SECTION (WATER & SEWER)

DEVELOPMENT & BUILDING SERVICES DIVISION

PUBLIC WORKS DEPARTMENT

PHONE 924-3989

D.R.B. CASE NO.: 1002531 DATE: 3/19/03 ITEM NO.: 21

ZONE ATLAS PAGE: G-13 LOCATION: Rio Grande South

REQUEST FOR: Sketch Plat of Matthew

COMMENTS:

① Need to request Water/Sewer Availability.

② Public line extensions will be required.
Should coordinate with property to south.
See DRB ~~1001941~~ # 1001941

SIGNED:

Roger Green

DATE:

3/19/03



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002531

Item No. 21

Zone Atlas G-13

DATE ON AGENDA 3-19-03

INFRASTRUCTURE REQUIRED (?)YES ()NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

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

No.	Comment
<input type="checkbox"/>	3ft dedication is needed along Rio Grande Boulevard.
<input type="checkbox"/>	What adjoins this site?

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



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002531

AGENDA ITEM NO: 21

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage plan is required for Preliminary Plat approval.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: March 19, 2003

rec'd 2-9-04
js

SURVEYS SOUTHWEST, LTD

333 LOMAS BLVD NE, ALBUQUERQUE, NM 87102

PHONE/505-998-0303, FAX/505-998-0306

February 5, 2004

Rhoades & Associates, P.C.
Bank of the West Building
500 Marquette Ave. NW, Suite 1480
Albuquerque, NM 87102-5325

Re: Noleszenski v. Taylor

Attn: Mr. Stephen Rhoades

Dear Mr. Rhoades:

I have been over these issues several times with Mr. Taylor and even provided copies of plats for information. I had thought he provided more information to you.

Wilma Road was dedicated by the Albino Addition plat November 14, 1972 as 19.00 feet. The road has not been documented beyond Tract B of said plat. No vacation action has been documented concerning Wilma Road N.W.

Ms. Noleszenski had a gate across the road blocking access beyond her property and objected to anyone going farther.

The Replat of Lot 31-C and 31-D Alvarado Gardens Unit 1 was prepared by Thomas Patrick, NMPS 12651, and should have shown the Albino Addition and relationship to property. Mr. Taylor has 20' frontage on Wilma Road N.W.

The utility design was prepared by Isaacson-Arfman engineers May 2001, to extend water and sanitary sewer services and locate a fire hydrant.

The plat for Mr. McFadden is not recorded at this time, and may require a turnaround per the City Traffic Engineer, or a connection to Wilma Road N.W., which will require additional right-of-way and more traffic for Ms. Noleszenski.

Please feel free to contact us for additional information.

Sincerely,


Dan Graney

President

cc: Victor Chavez PE
Richard Dourte PE, City Engineer

FILE
Please

THE LAW FIRM OF
RHOADES & ASSOCIATES, P.C.
BANK OF THE WEST BUILDING
500 MARQUETTE AVENUE, N.W., SUITE 1480
ALBUQUERQUE, NEW MEXICO 87102-5325

STEPHEN J. RHOADES
EMAIL:SRHOADES@SRHOADESLAW.COM

TELEPHONE
(505) 247-4404
FACSIMILE
(505) 247-4512

January 23, 2004

Mr. Victor J. Chavez, Planning Director
Planning Department
CITY OF ALBUQUERQUE
600 Second Street N.W.
Albuquerque, NM 87102

RE: Preliminary and Final Plat Approval of Minor Subdivision Plat
Owner: Wayne A. McFadden
Agent: Surveys Southwest, Ltd.
Project Name: Cielo Sur Tierra Subdivision
Project Location: South one-half of Lot 33 and north one-half of Lot 34,
Alvarado Gardens Unit No. 1, Albuquerque, Bernalillo
County, N.M.
Street Address: 2413 Rio Grande Blvd. N.W., Albuquerque, NM 87104
Project No.: 1002531
DRB No.: 03-DRB-01460

Dear Mr. Chavez:

I am an attorney who represents Mark G. Taylor and Kay Taylor, husband and wife. Mr. and Mrs. Taylor own Lot 31D, Alvarado Gardens, Unit No. 1, City of Albuquerque, County of Bernalillo, State of New Mexico, commonly referred to as 2401 Wilma Road N.W., Albuquerque, NM 87104.

My clients' new residence is located on the north side of the western end of the existing Wilma Road. When my clients were improving their property, they were required by the City to extend the water and sewer lines along Wilma Road to the west in the Wilma Road right-of-way at their own expense. Now, there is a development of the three acres to the southwest of their property (Cielo Sur Tierra Subdivision). It is unclear to my clients and myself, based upon a review of the project file at the Planning Department, how this new developer intends to deal with the extension of Wilma Road to the west of my clients' property as shown on the City's maps and files and tying into the extension of utilities required by the City of Albuquerque to the new development.

The approval of this subdivision plat indicates that the developer must deal with requirements of the City Traffic Engineer on the final plat for a turnaround or other dedication to deal with the Wilma Road traffic. There are other indications in the file that the developer may be extending a 6-inch water line from Rio Grande Boulevard to Wilma Road and a 4-inch sanitary sewer service from Lot 8 of the new development to Wilma Road. The Final Subdivision Plat approved by the DRB appears to cause Wilma Road to be terminated just south of the middle of my clients' property.

Mr. Victor J. Chavez, Planning Director
Planning Department
CITY OF ALBUQUERQUE
January 23, 2004
Page 2

All of this is very confusing to my clients and me since they are involved in litigation being brought by the neighbor to the south of my clients' property, Cynthia Noleszenski, who claims that Wilma Road does not exist across her property for purposes of vehicular access and utility service to my clients' property.

My clients have two questions: (1) By what action was the Wilma Road right-of-way vacated west of Ms. Noleszenski's western property line? and (2) How does the City Traffic Engineer intend to deal with the western terminus of Wilma Road which is now a dead end with no dedicated turnaround, cul-de-sac or other similar road design?

My clients do not object to the development to the southwest of their property. My clients are concerned for property owners to the west that are being cut off from Wilma Road as a result of the building of the block wall around the new development of the Cielo Sur Tierra Subdivision. Primarily, my clients are concerned about traffic headed west on Wilma Road and turning around on private property when confronted with the boundary block wall surrounding Cielo Sur Tierra Subdivision.

Any insight you could provide to my clients' concerns would be greatly appreciated. If you should have any questions, please contact me at 247-4404.

Very truly yours,

RHOADES & ASSOCIATES, P.C.

By:


STEPHEN J. RHOADES

SJR/tcm

cc: ✓ Sharan Matson, AICP, DRB Chair, Planning Department
Richard Dourte, Transportation Development, Planning Department
City of Albuquerque, Public Works Department, Traffic Engineering Division
Surveys Southwest, Ltd. (Mr. Dan Graney)
Mr. and Mrs. Dean Rodriguez
Mr. and Mrs. Richard J. Rienstra
Mr. and Mrs. Mark G. Taylor

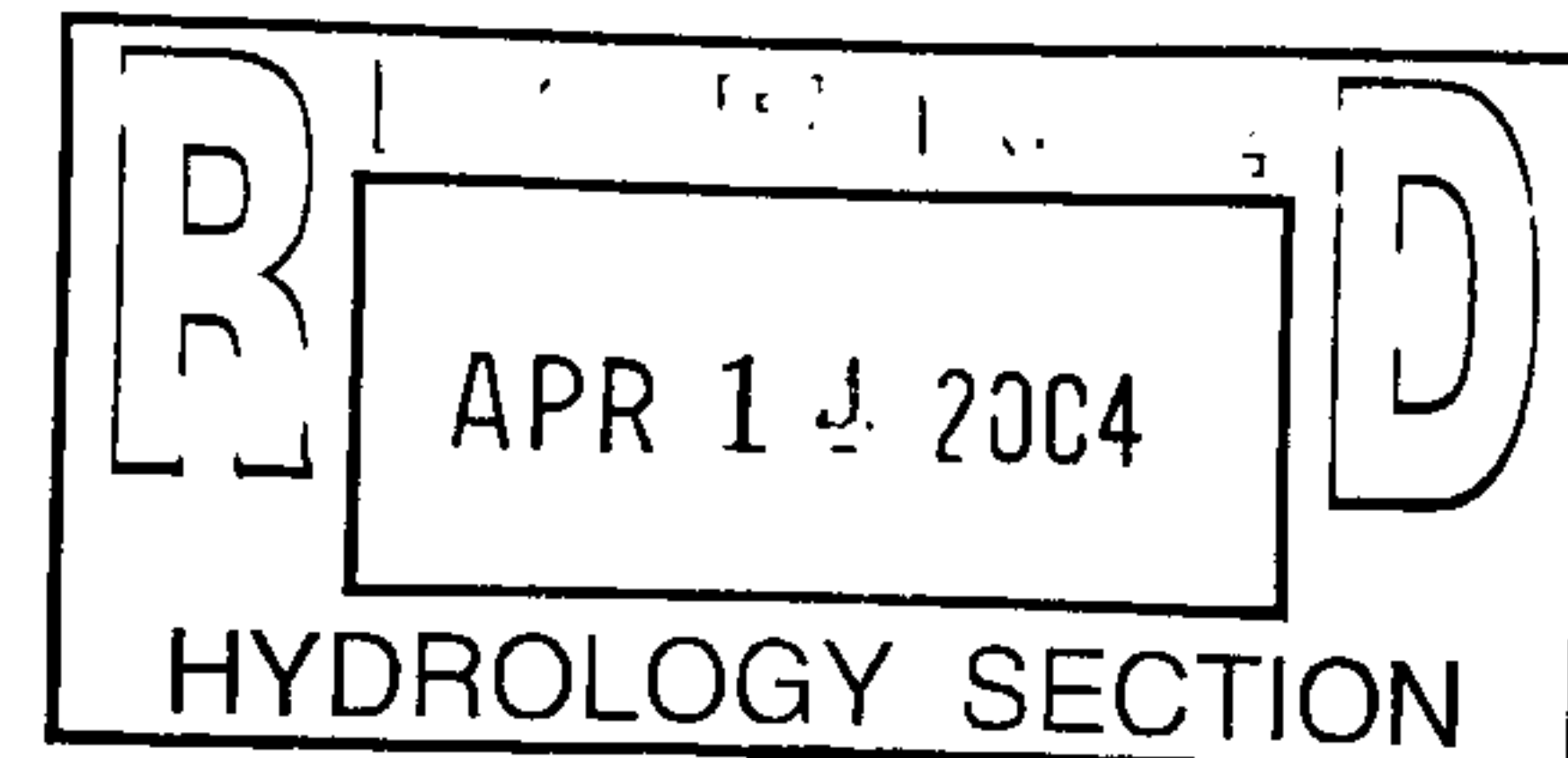
THE LAW FIRM OF
RHOADES & ASSOCIATES, P.C.
BANK OF THE WEST BUILDING
500 MARQUETTE AVENUE, N.W., SUITE 1480
ALBUQUERQUE, NEW MEXICO 87102-5325

STEPHEN J. RHOADES
EMAIL:SRHOADES@SRHOADESLAW.COM

TELEPHONE
(505) 247-4404
FACSIMILE
(505) 247-4512

April 12, 2004

Mr. Richard W. Dineen, AIA, Planning Director
Planning Department
CITY OF ALBUQUERQUE
600 Second Street N.W.
Albuquerque, NM 87102



RE: Preliminary and Final Plat Approval of Minor Subdivision Plat
Owner: Wayne A. McFadden
Agent: Surveys Southwest, Ltd.
Project Name: Cielo Su Tierra Subdivision
Project Location: South one-half of Lot 33 and north one-half of Lot 34,
Alvarado Gardens Unit No. 1, Albuquerque, Bernalillo
County, N.M.
Street Address: 2413 Rio Grande Blvd. N.W., Albuquerque, NM 87104
Project No.: 1002531
DRB No.: 03-DRB-01460

Dear Mr. Dineen:

I am an attorney who represents Mark G. Taylor and Kay Taylor, husband and wife. Mr. and Mrs. Taylor own Lot 31D, Alvarado Gardens, Unit No. 1, City of Albuquerque, County of Bernalillo, State of New Mexico, commonly referred to as 2401 Wilma Road N.W., Albuquerque, NM 87104.

On January 23, 2004, I wrote a letter to your predecessor, Victor J. Chavez, regarding the new development to the southwest of their property (Cielo Su Tierra Subdivision). It was unclear to my clients and myself, based upon a review of the project file at the Planning Department, how this new developer intends to deal with the extension of Wilma Road to the west of my clients' property as shown on the City's maps and files and tying into the extension of utilities required by the City of Albuquerque to the new development. On February 5, 2004, I received a letter from Mr. Chavez with a copy of the Official Notice of Decision of the DRB dated September 18, 2003. This Notice states that the preliminary plat was approved with the following condition: "A turnaround or other appropriate dedication may be required." A copy of this decision is enclosed for your review and files.

My clients are concerned as they have recently talked to a Mr. R. J. Herbert of your department about this situation, who informed Mr. Taylor that review and approval of this

Mr. Richard W. Dineen, AIA, Planning Director
Planning Department
CITY OF ALBUQUERQUE
April 12, 2004
Page 2

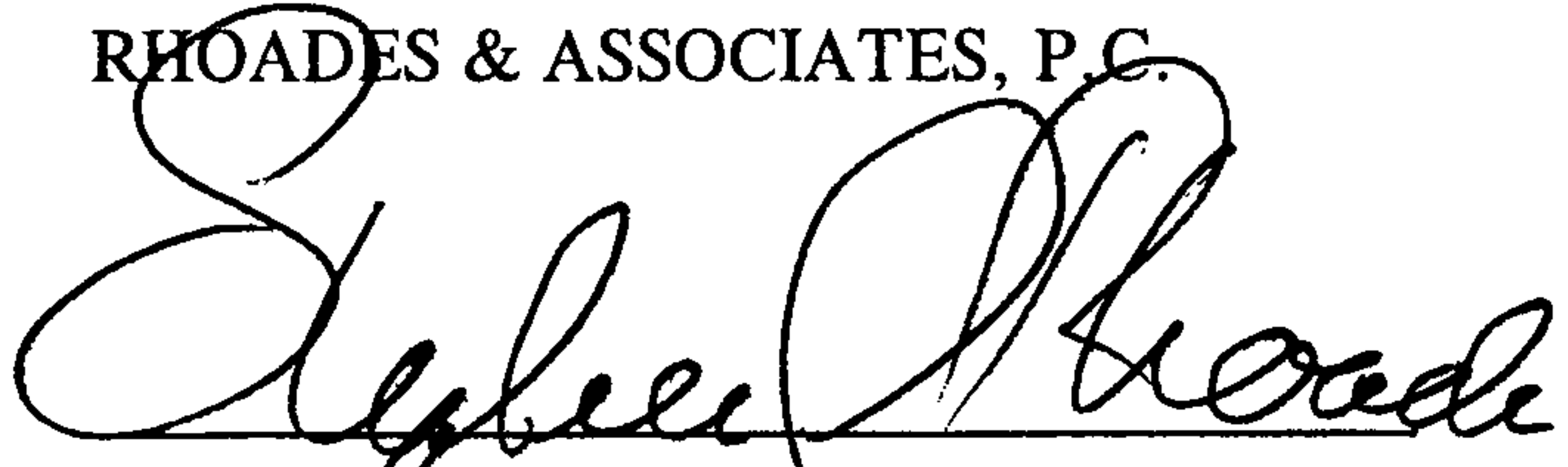
particular project are completed and no further requirements are going to be imposed upon the developer by the City. This is contrary to Mr. Chavez' letter of February 5, 2004.

Any clarification you could provide to my clients' concerns would be greatly appreciated. If you should have any questions, please contact me at 247-4404.

Very truly yours,

RHOADES & ASSOCIATES, P.C.

By:

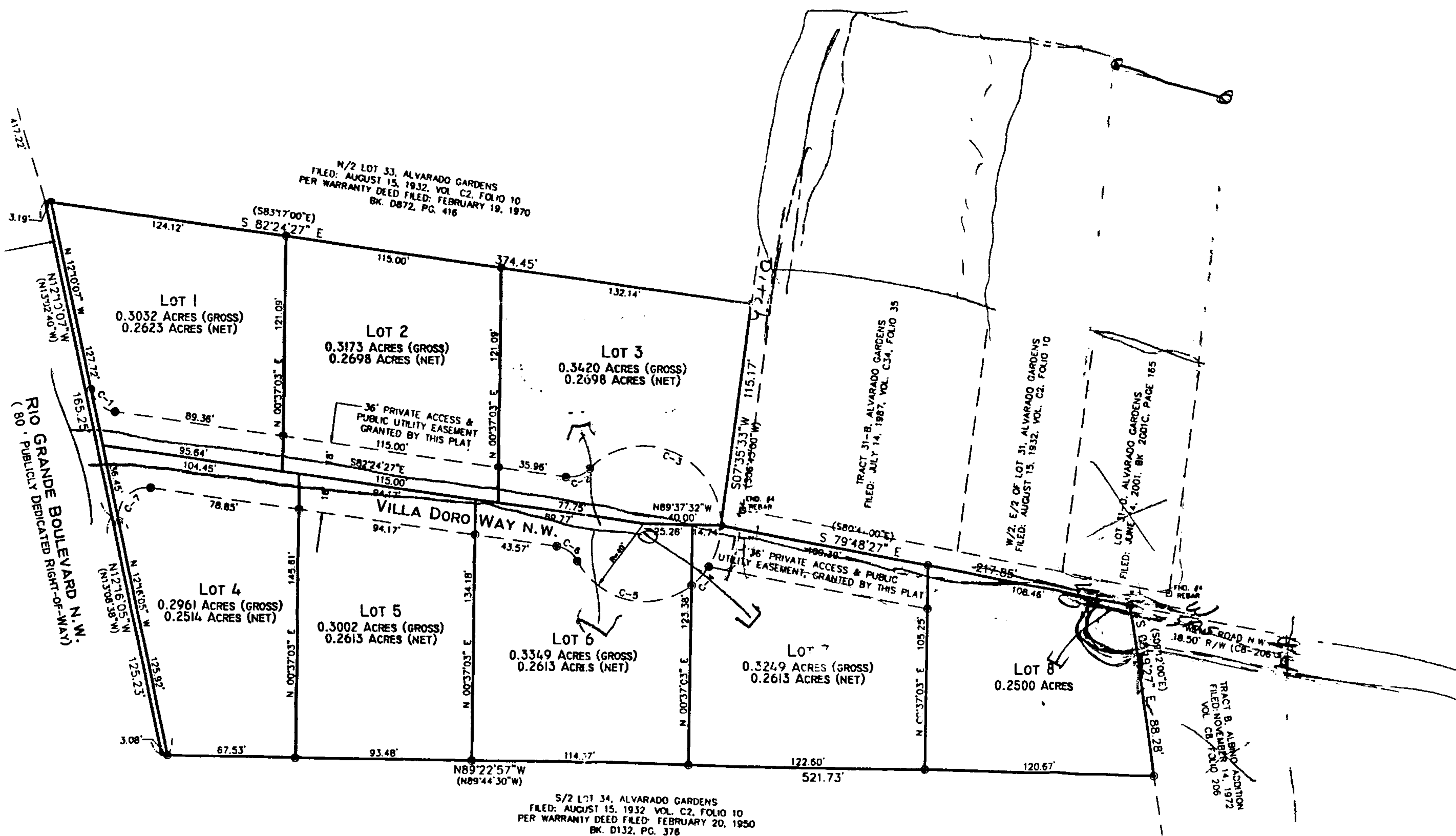


STEPHEN J. RHOADES

SJR/tcm

Enclosure (as stated)

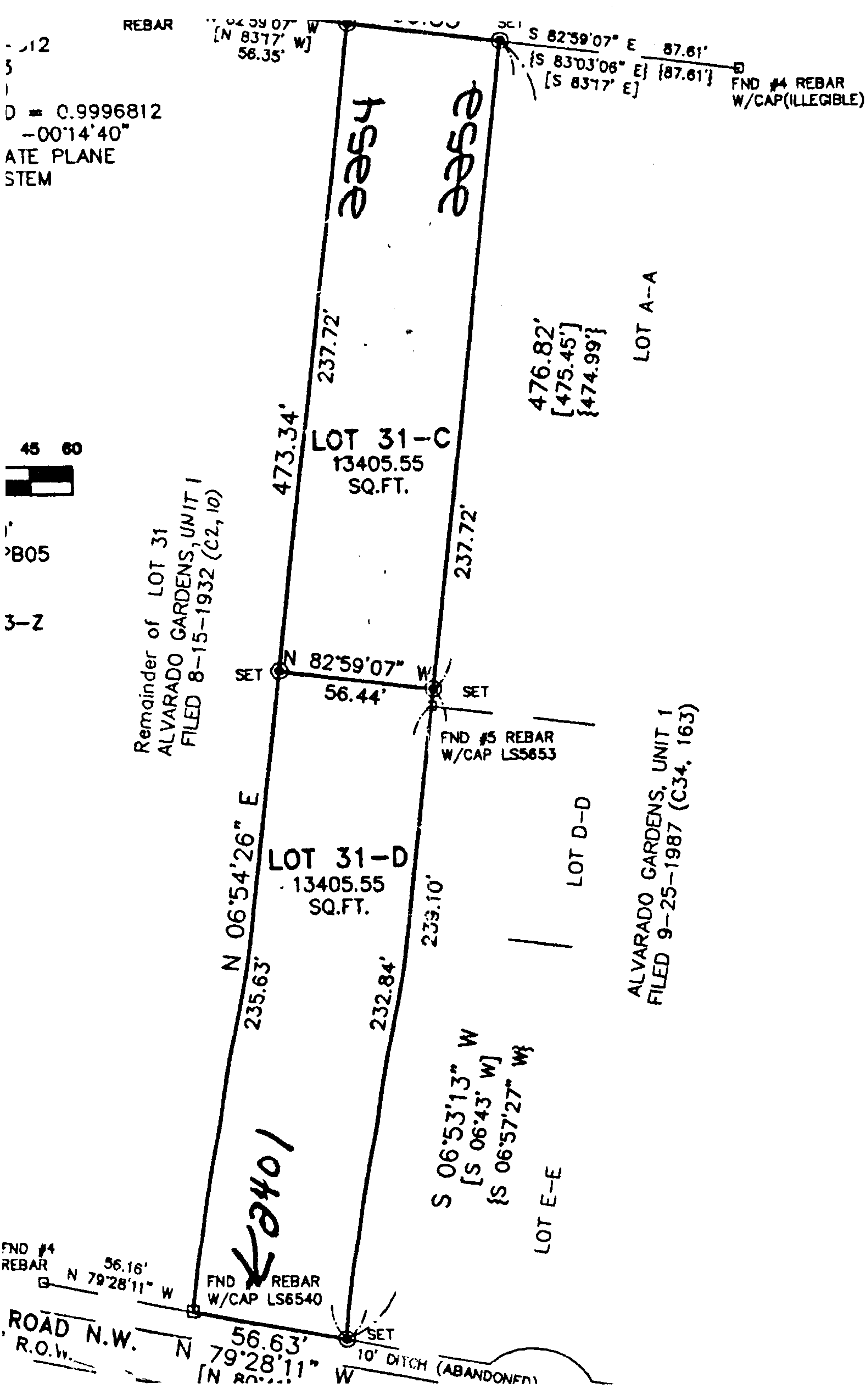
cc: ✓ Sheran Matson, AICP, DRB Chair, Planning Department (w/enclosure)
Richard Dourte, P.E., Transportation Development, Planning Department (w/enclosure)
Wilfred A. Gallegos, P.E., Traffic Engineer, Planning Department (w/enclosure)
City of Albuquerque, Public Works Department, Traffic Engineering Division
(w/enclosure)
Mr. and Mrs. Mark G. Taylor (w/o enclosure)



SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E.

PHONE: (505)



APPLICATION # 01440-00000-00773

APPROVALS: PRO

[Signature] GBH 6/5/
CITY SURVEYOR

[Signature]
TRAFFIC ENGINEERING

[Signature]
PARKS RECREATION

[Signature]
UTILITY DEVELOPMENT DIVISION

N/A

REAL PROPERTY DIVISION

[Signature]
A.M.A.F.C.A.

[Signature]
CITY ENGINEER

[Signature]
CITY PLANNER, ALBUQUERQUE PLANNING DIVISION

SURVEYOR'S CERTIFICATION

I, Thomas W. Patrick, a duly qualified Registered Professional Surveyor under the laws of the State of New Mexico, do hereby certify that the bearings and distances were prepared by me or under my supervision and description were prepared by me or under my supervision and easements as shown on the plat of record or made known to the owners and/or proprietors of the subdivision shown hereon and other parties expressing an interest and meets the requirements for monumentation and surveys of the Albuquerque Subdivision further meets the Minimum Standards for Land Surveying in New Mexico (Effective November 1, 1989 and revisions February 1, 1990) and is true and correct to the best of my knowledge and belief.

[Signature]
Thomas W. Patrick
New Mexico Professional Surveyor No. 12651

THOMAS W. PATRICK
NEW MEXICO
REGIS
12651



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 3, 2004

Stephen J. Rhoades
Rhoades and Associates, P.C.
Bank of the West Building
500 Marquette Ave. NW, Suite 1480
Albuquerque, NM, 87102-5325

Re: Cielo Su Tierra Subdivision Plat

Dear Mr. Rhoades:

This is in response to your letter dated January 23, 2004. Your letter refers to two issues with respect to the new development referenced above. The first issue of concern is the vacation of Wilma road and the second being the turnaround required at its western terminus. I am not aware of a vacation action that eliminated any Wilma street right-of-way in this area. If you believe that there was street right-of-way for Wilma street other than that shown on the plat referenced above you need to contact the surveyor of that plat (Surveys Southwest 998-0303).

The plat for this development has not been finalized or filed as of this date. The turnaround has not been granted or dedicated at this time either. The condition for Wilma street, as indicated on the official notice of decision for the preliminary plat is that "A turnaround or other appropriate dedication may be required" (see attachment). Prior to final plat approval this condition will need to have been satisfied. The City Engineer has recently contacted Dan Graney at Surveys Southwest on this issue. A portion of the block wall referenced in your letter may need to be removed.

If you have any question please feel free to call me at 924-3860 or Richard Dourte at 924-3999.

Sincerely,

Victor J. Chavez, PE
Planning Department Director

Cc: Richard Dourte, PE, City Engineer
Dan Graney, Surveys Southwest



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

9-18-2003

9. Project # 1002531

03DRB-01460 Minor-Prelim&Final Plat Approval
03DRB-01461 Minor-Sidewalk Waiver

SURVEYS SOUTHWEST LTD agent(s) for WAYNE A. MCFADDEN request(s) the above action(s) for all or a portion of Lot(s) 33 & 34, ALVARADO GARDENS, (to be known as **CIELO SU TIERRA SUBDIVISION**) zoned RA-2 residential and agricultural zone, located on GRANDE BLVD NW, between WILMA RD NW and VILLA DORO WAY NW containing approximately 3 acre(s). [REF: 03DRB-00604 SK, ZA-97-249] (G-13)

At the September 17, 2003, Development Review Board meeting, with the signing of the infrastructure list dated 9/17/03 and approval of the grading plan engineer stamp dated 7/11/03 the preliminary plat was approved with the following Conditions:

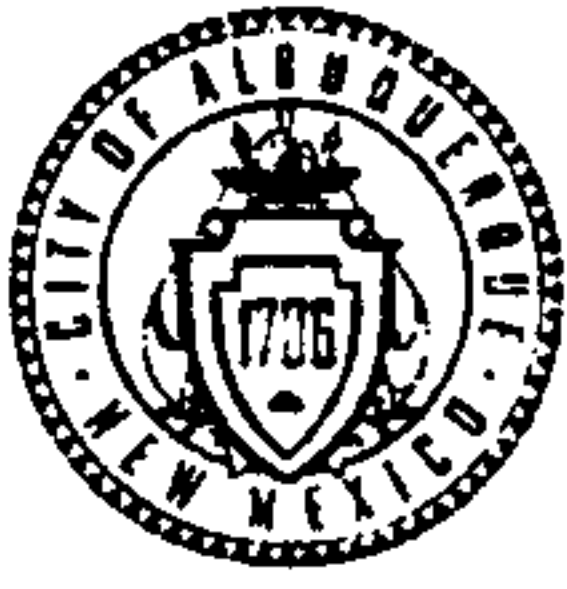
1. Wilma Street will need to meet the satisfaction of the Traffic Engineer on the final plat.
2. A turnaround or other appropriate dedication may be required.

The final plat was indefinitely deferred for the (SIA) Subdivision Improvements Agreement.

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

If you wish to appeal this decision, you must do so by October 2, 2003, in the manner described below.

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



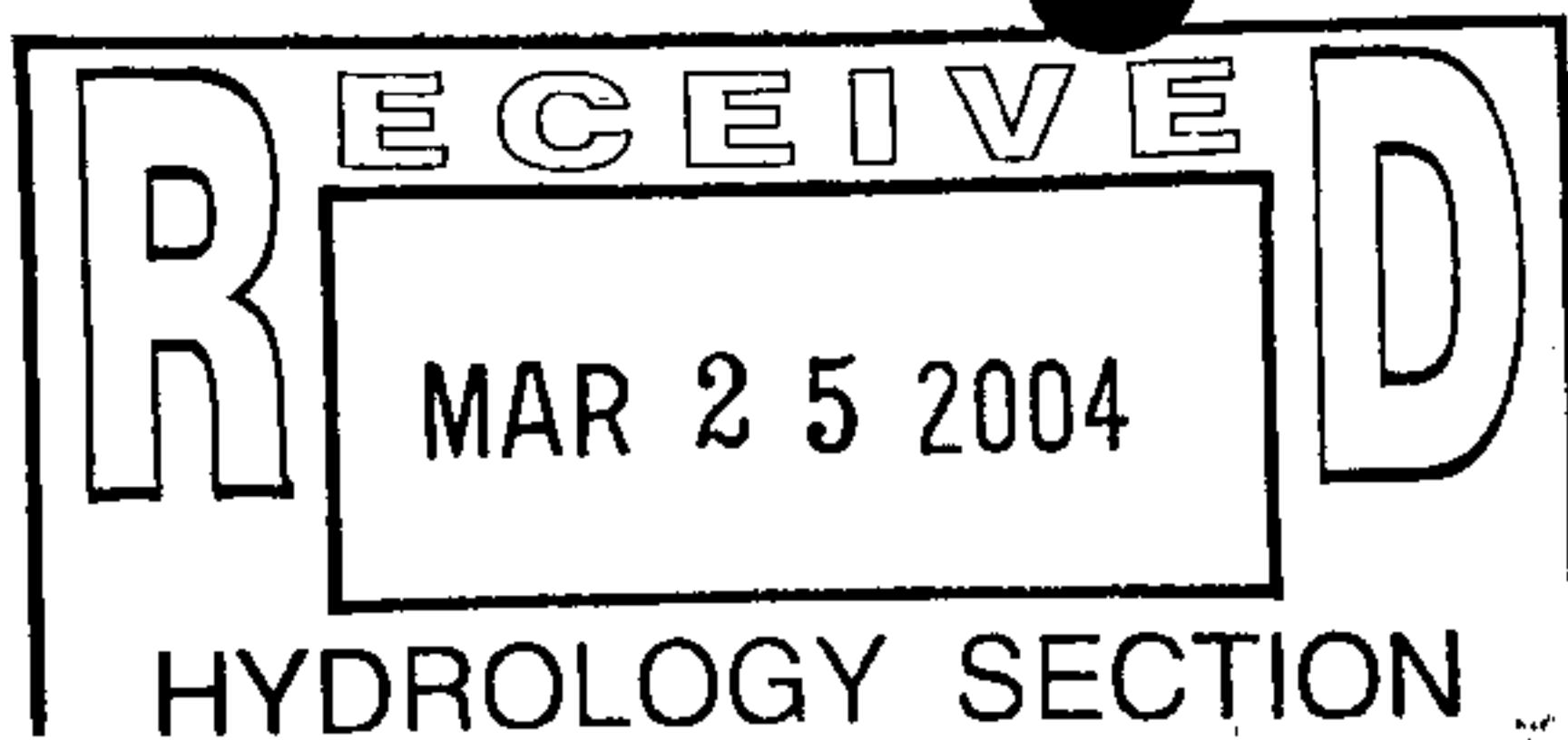
OFFICIAL NOTICE OF DECISION
PAGE 2

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

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


Sheran Matson, AICP, DRB Chair

Cc: Surveys Southwest Ltd., 333 Lomas Blvd NE, 87102
Wayne A McFadden, 1200 Dore Ave, Suite 201, San Mateo, CA 94401
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File



No. of Lots: 8
Nearest Major Streets
Bio Grande / Matthew

FIGURE 12

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

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 12th day of March, 2004, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and

Wayne A. McFadden - a married man
("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:]
Individual, whose address is 1200 Dore Ave., Ste 201, San Mateo CA 94401-1292
and whose telephone number is (650)340-7100, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] (S^{1/2}) of Lot 33 and (N^{1/2}) of Lot 34 of Alvarado Gardens Unit 1, recorded on August 15, 1932 in the records of the Bernalillo County Clerk at Book Volume C2, pages Folio 10 through (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Wayne A. McFadden - dealing ("Owner").

in his sole and separate property

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Cielo Su Terra describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 31 day of March, 2005 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 7242.81.

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



3/25/04

CLAIRE

1002531

03DRB-01460

LOTS 1-8, CIELO SU
TIERRA

shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by Vineyard & Assoc., and field testing of the private Improvements shall be performed by Vineyard & Assoc., both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefor.

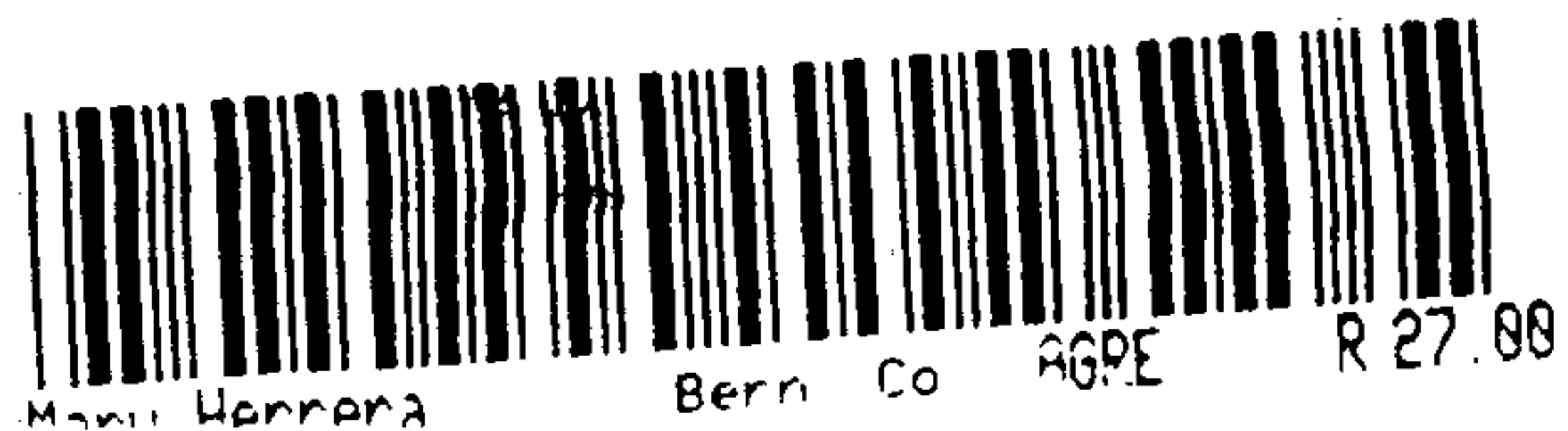
5. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following "Financial Guaranty:"

Type of Financial Guaranty: Cashiers Check #0501001437
Amount: \$119,067.64 Name of Financial Institution or Surety
Date City first able to call Guaranty: March 31, 2005
[Construction Completion Deadline]: March 31 20 05
If Guaranty other than a Bond, last day City able to call Guaranty is:
May 31, 20 05
Additional information: _____

6. Notice of Start of Construction. Before construction begins, the Subdivider shall deliver an acceptable Notice to Proceed to the City and shall arrange or a preconstruction conference and all required inspections.

7. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the public Improvements and a Certificate of Completion for the private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the Subdivision Ordinance. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.



8. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon or in which the public Improvements are constructed, the Subdivider will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

9. Reduction of Financial Guaranty Upon Partial Completion. The Subdivider shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the Development Process Manual, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guarantee other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the subdivider must submit the following documents to the City for review and approval:

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the Subdivision Ordinance.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

10. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to defend, indemnify and hold harmless the City and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Subdivider, its agents, representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.



11. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

12. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has entered into a Subdivision Improvements Agreement with the City. Thereafter, if the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

13. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

14. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

15. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.

16. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

18. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

19. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

20. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the subdivider and signed by the City's Legal Department on this form.

21. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.



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

SUBDIVIDER:

By (Signature): Wayne A. McFadden
 Name: Wayne A. McFadden
 Title: Owner
 Dated: 3/05/04

CITY OF ALBUQUERQUE

City Engineer

Dated: 3-12-04

Pro-Forma:

By (Signature): Rosita J. McFadden
 Name: Rosita Joyce McFadden
 Title: wife of owner
 Dated: 3/05/04

SUBDIVIDER'S NOTARY

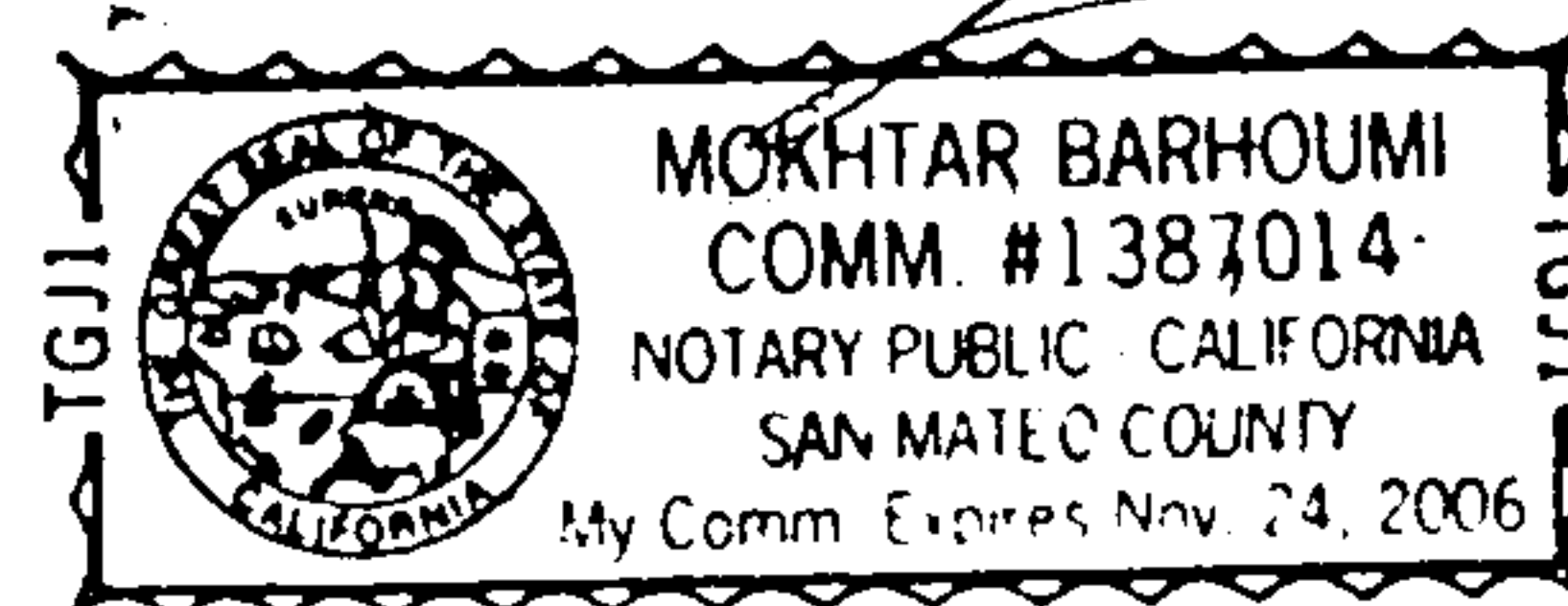
STATE OF California ss.
 COUNTY OF San Mateo

This instrument was acknowledged before me on 5th day of February, 2004 by (name of person:) Rosita J. McFadden and Anthony J. McFadden [title or capacity, for instance, "President" or "Owner":] owner - wife of owner of (Subdivider:) Cielo Su Terra

Notary Public

My Commission Expires:
11-24-06

CITY'S NOTARY



STATE OF NEW MEXICO)
) ss.
 COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 12th day of March, 2004 by Richard D. Sarte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Notary Public

My Commission Expires:
11-25-2004

EXHIBIT A AND POWER OF ATTORNEY ATTACHED





ORIGINAL

Figure 12
INFRASTRUCTURE LIST

Date Submitted: 9-2-03
Date Site Plan Approved: 9/17/03
Date Preliminary Plat Approved: 9/17/04
Date Preliminary Plat Expires: 1002531
DRB Project No.: 03-01460
DRB Application No.: 03-01460

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

CIELO SU TIERRA SUBDIVISION
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

NORTH 1/4 OF LOT 34 & SOUTH 1/4 OF LOT 33, ALVARADO GARDENS, UNIT 1
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

ing is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. The Listing is not only 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 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 C 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 al guarantees. All such revisions require the 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 #
Q-1	724281

Size	Type of Improvement	Location	From	To
Paving 24' wide	Gravel Roadway 320	Villa Doro Way	Rio Grande Blvd.	End of cul-de-sac
22' wide	Gravel Roadway 110	22' private access easement	End of cul-de-sac of Villa Doro Way	Lot 8
6' wide	Sidewalk 200	Robespierre Blvd.	South Property line of Lot 4	North Property line of Lot 1

Private Inspector	City Inspector	City Engineer

ORIGINAL

SLA Sequence #	COA DRC Project #
B-1	724281
↓	↓

Size	Type of Improvement	Location	From	To
<u>Utilities</u>				
6"	Waterline 590	Villa Doro Way	Rio Grande Blvd.	Wilma Road
8"	Sanitary Sewer Line 370	Villa Doro Way	Rio Grande Blvd.	Cul-de-sac
4"	Sanitary Sewer Service ✓	Lot 8	Lot 8	Wilma Road
<u>Drainage</u>				
6"	Solid Wall	Subdivision Perimeter		
4'	Solid Wall	Side Lot Lines		

Private Inspector	City Inspector	City Cost Engineer

NOTES

- 1) Paving Items include Residential street lights per DPM
- 2) Grading and Drainage Certification is required prior to release of Financial Guarantees
- 3) Waterlines include valves, fittings and services
- 4) Sanitary Sewer Lines include manholes and services

Mary Herrera
 Bern Co AGRE
 R 27.00
 2004033979
 6047465
 Page: 8 of 18
 03/15/2004 04:07P
 BK-A74 Pg-3878

MAR-05-2004 12:15 PM
 OCT 14 '03 01:18PM
 DEXTER PODEYH
 505 890 1566
 P.10
 P.2/3

OCT 14 '03 01:18PM

P.3/3

ORIGINAL

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

AGENT/TOWNER

David B. Thompson
NAME (print)

Thompson Engineering Consultants, Inc.
FIRM

David B. Thompson
SIGNATURE 9-2-03
Date

William J. Peterson
DRB CHAIR 9/17/03
Date
Christina Sundora
PARKS & GENERAL SERVICES
Recreation 9/17/03
Date

Bill Dente
TRANSPORTATION DEVELOPMENT 9-17-03
Date

Roger A. Dene
UTILITY DEVELOPMENT 9/17/03
Date

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

Bradley L. Bihm
CITY ENGINEER 9/17/03
Date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/TOWNER



2004033979
6047465
Page: 9 of 10
03/15/2004 04:07F
BX-A74 Pg-3878

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

EXHIBIT "A"

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

CIELO SU TIERRA SUBDIVISION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

NORTH ½ OF LOT 34 & SOTH ½ OF LOT 33, ALVARADO GARDENS, UNIT 1
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: 9-2-03 *N/A*
Date Site Plan Approved: *9/17/03*
Date Preliminary Plat Approved: *9/17/03*
Date Preliminary Plat Expires: *9/17/04*
DRB Project No.: 1002531
DRB Application No.: *03-01960*

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. The 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 the 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
		<u>Paving</u>							
		24' wide	Gravel Roadway	Villa Doro Way	Rio Grande Blvd.	End of cul- de-sac			
		22' wide	Gravel Roadway	22' private access easement	End of cul- de-sac of Villa Doro Way	Lot 8			
		6' wide	Sidewalk	Rio Grande Blvd. Blvd.	South Property line of Lot 4	North Property line of Lot 1			

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		<u>Utilities</u>							
		6"	Waterline	Villa Doro Way	Rio Grande Blvd.	Wilma Road			
		8"	Sanitary Sewer Line	Villa Doro Way	Rio Grande Blvd.	Cul-de-sac			
		4"	Sanitary Sewer Service	Lot 8	Lot 8	Wilma Road			
		<u>Drainage</u>							
		6'	Solid Wall	Subdivision Perimeter					
		4'	Solid Wall	Side Lot Lines					

NOTES

- 1) Paving Items include Residential street lights per DPM
- 2) Grading and Drainage Certification is required prior to release of Financial Guarantees
- 3) Waterlines include valves, fittings and services
- 4) Sanitary Sewer Lines include manholes and services


ORIGINAL

AGENT/OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

David B. Thompson
NAME (print)

Thompson Engineering Consultants, Inc.
FIRM

 9-2-03
SIGNATURE Date

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

DRB CHAIR

TRANSPORTATION DEVELOPMENT

UTILITY DEVELOPMENT

CITY ENGINEER

Date

9-17-03

Date

9/17/03

Date

9/17/03

Date

PARKS & GENERAL SERVICES
Recreation

AMAFCA

Date

Date

Date

Date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Current DRC
Project Number: _____

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

EXHIBIT "A"

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

Date Submitted: 9-2-03
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: 1002531
DRB Application No.: _____

CIELO SU TIERRA SUBDIVISION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

NORTH ½ OF LOT 34 & SOTH ½ OF LOT 33, ALVARADO GARDENS, UNIT 1
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. The 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 the 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
		Paving							
		24' wide	Gravel Roadway	Villa Doro Way	Rio Grande Blvd.	End of cul- de-sac			
		22' wide	Gravel Roadway	22' private access easement	End of cul- de-sac of Villa Doro Way	Lot 8			

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		<u>Utilities</u>							
		6"	Waterline	Villa Doro Way	Rio Grande Blvd.	Wilma Road			
		8"	Sanitary Sewer Line	Villa Doro Way	Rio Grande Blvd.	Cul-de-sac			
		4"	Sanitary Sewer Service	Lot 8	Lot 8	Wilma Road			
		<u>Drainage</u>							
		6'	Solid Wall	Subdivision Perimeter					
		4'	Solid Wall	Side Lot Lines					

NOTES

- 1) Paving Items include Residential street lights per DPM
- 2) Grading and Drainage Certification is required prior to release of Financial Guarantees
- 3) Waterlines include valves, fittings and services
- 4) Sanitary Sewer Lines include manholes and services


AGENT/OWNER

David B. Thompson

NAME (print)

Thompson Engineering Consultants, Inc.

FIRM

 9-2-03
SIGNATURE DateMAXIMUM TIME ALLOWED TO
CONSTRUCT THE IMPROVEMENTS
WITHOUT A DRB EXTENSION: _____**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

DRB CHAIR

Date

PARKS & GENERAL SERVICES

Date

TRANSPORTATION DEVELOPMENT

Date

AMAFCA

Date

UTILITY DEVELOPMENT

Date

Date

CITY ENGINEER

Date

Date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION Supplemental form S

- ☒ Major Subdivision action
☒ Minor Subdivision action
☒ Vacation
☒ Variance (~~Non-Zoning~~) **SIDEWALK WAIVER**

SITE DEVELOPMENT PLAN

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

ZONING & PLANNING

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

APPEAL / PROTEST of...

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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: WAYNE A. MCFADDEN PHONE: _____
 ADDRESS: 1200 DORE AVE., SUITE 201 FAX: _____
 CITY: SAN MATEO STATE CA ZIP 94401 E-MAIL: _____
 Proprietary interest in site: OWNER
 AGENT (if any): SURVEYS SOUTHWEST, LTD PHONE: 998-0303
 ADDRESS: 333 LOMAS BLVD NE FAX: 998-0306
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: _____

DESCRIPTION OF REQUEST: TO DIVIDE TWO EXISTING TRACTS INTO EIGHT NEW TRACT & TO PROVIDE ACCESS TO SAID TRACT & TO REQUEST A SIDEWALK VARIANCE

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

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

Lot or Tract No. S 1/2 OF LOT 33 & N 1/2 OF LOT 34 Block: 1 Unit: 1
 Subdiv. / Addn. ALVARADO GARDENS (AKA CIELO SU TIERRA)
 Current Zoning: RA2 Proposed zoning: _____
 Zone Atlas page(s): 6-13-Z No. of existing lots: 2 No. of proposed lots: 8
 Total area of site (acres): 2.4886 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. 1-013-060-002-021-30108 & 1-013-060-009-008-30107 MRGCD Map No. N/A
 LOCATION OF PROPERTY BY STREETS: On or Near: 1710 GRANITE BLVD NW
 Between: WILMA TRAIL NW and VILLA DORO WAY NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z-, V-, S-, etc.): ZA-97-249

PROJECT # 1002531, 03DRB-00604 (SKETCH PLAN)

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

SIGNATURE Dan Graney DATE 9-2-03
 (Print) Dan Graney ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

INTERNAL ROUTING

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

Application case numbers

03DRB - 01460
03DRB - 01461

Action

P&FP
SW

S.F.

5(3)
✓

Fees

\$ 705.00
 \$ 0
 \$ _____
 \$ _____
 \$ _____
 \$ _____
 Total
 \$ 705.00

Hearing date

Sept. 17, 03

B. Berber 9/23/03

Planner signature / date

Project

1002531

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

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

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

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

- ☒ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**
- Your attendance is required.
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing
 - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
 - Fee (see schedule) \$705.00
 - Any original and/or related file numbers are listed on the cover application
 - Infrastructure list if required (verify with DRB Engineer) NO INTERNAL ROUTING
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

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

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

Dan Graney

Applicant name (print)

Dan Graney

9-2-03

Applicant signature / date



- ☒ Checklists complete

☒ Fees collected

☒ Case #s assigned

☒ Related #s listed
- Application case numbers

030RB - 01460

Form revised MARCH 2003

Planner signature / date

9/05/03

Project # 1002531

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS

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

☐ VACATION OF PUBLIC RIGHT-OF-WAY

☐ VACATION OF PUBLIC EASEMENT

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

☐ VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL

☐ SIDEWALK DESIGN VARIANCE

☒ SIDEWALK WAIVER

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

☐ TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

☐ EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

☐ VACATION OF PRIVATE EASEMENT

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

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

Dan Graney
Dan Graney

Applicant name (print)

9-2-03

Applicant signature / date

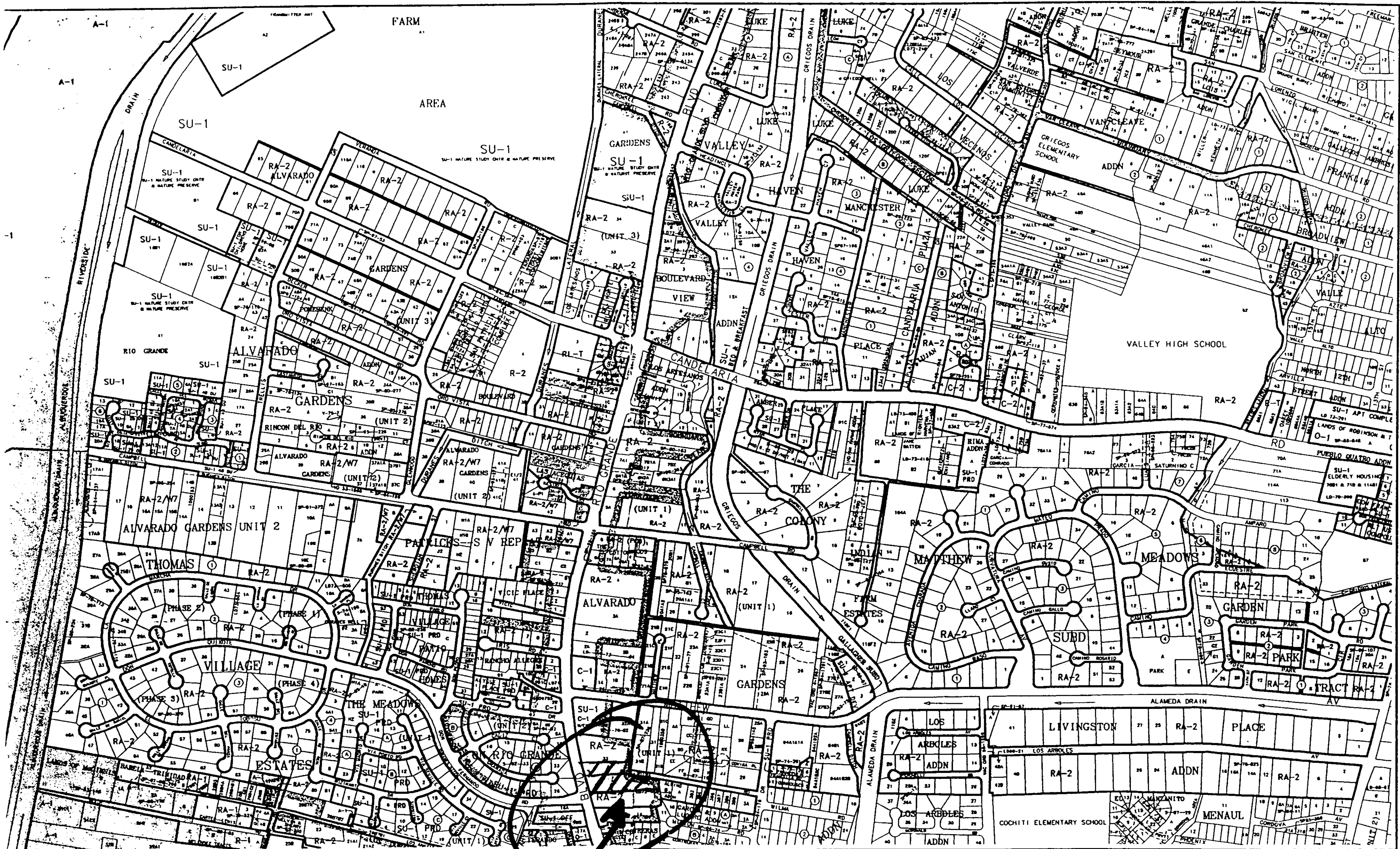


Form revised September 2001

- ☐ Checklists complete
 - ☐ Fees collected
 - ☐ Case #s assigned
 - ☐ Related #s listed
- Application case numbers
03DRB- 01461

R. J. Arbut
Planner signature / date

Project # 1002531



SITE

Surveys Southwest, LTD

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

September 2, 2003

DEVELOPMENT REVIEW BOARD MEMBERS
PLAZA DEL SOL
600 SECOND STREET NW
ALBUQUERQUE, NM 87102

REF: LOTS 1-8 (INCLUSIVE), CIELO SU TIERRA / PROJ #1002531 / 03DRB00604

Dear Board Members:

This letter will serve as a request for a waiver of sidewalk requirements for the above referenced property. The private road surface will be graveled and no sidewalks will be built.

If you have any questions please feel free to contact me.

Sincerely,



Dan Grane
President

Surveys Southwest, LTD

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

September 2, 2003

DEVELOPMENT REVIEW BOARD MEMBERS
PLAZA DEL SOL
600 SECOND STREET NW
ALBUQUERQUE, NM 87102

REF: LOTS 1-8 (INCLUSIVE) CIELO SU TIERRA

Dear Board Members:

Surveys Southwest, LTD is requesting to divide Two (2) existing tracts into Eight (8) new tracts of land and to provide access to said lots.

If you have any questions please feel free to contact me.

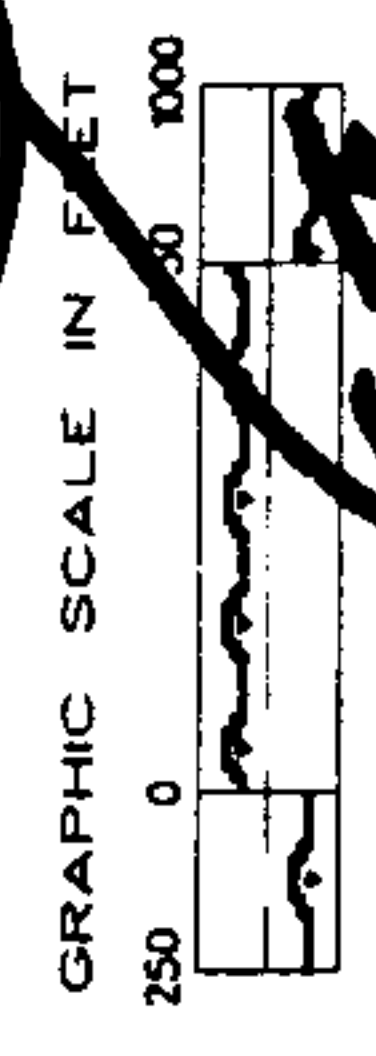
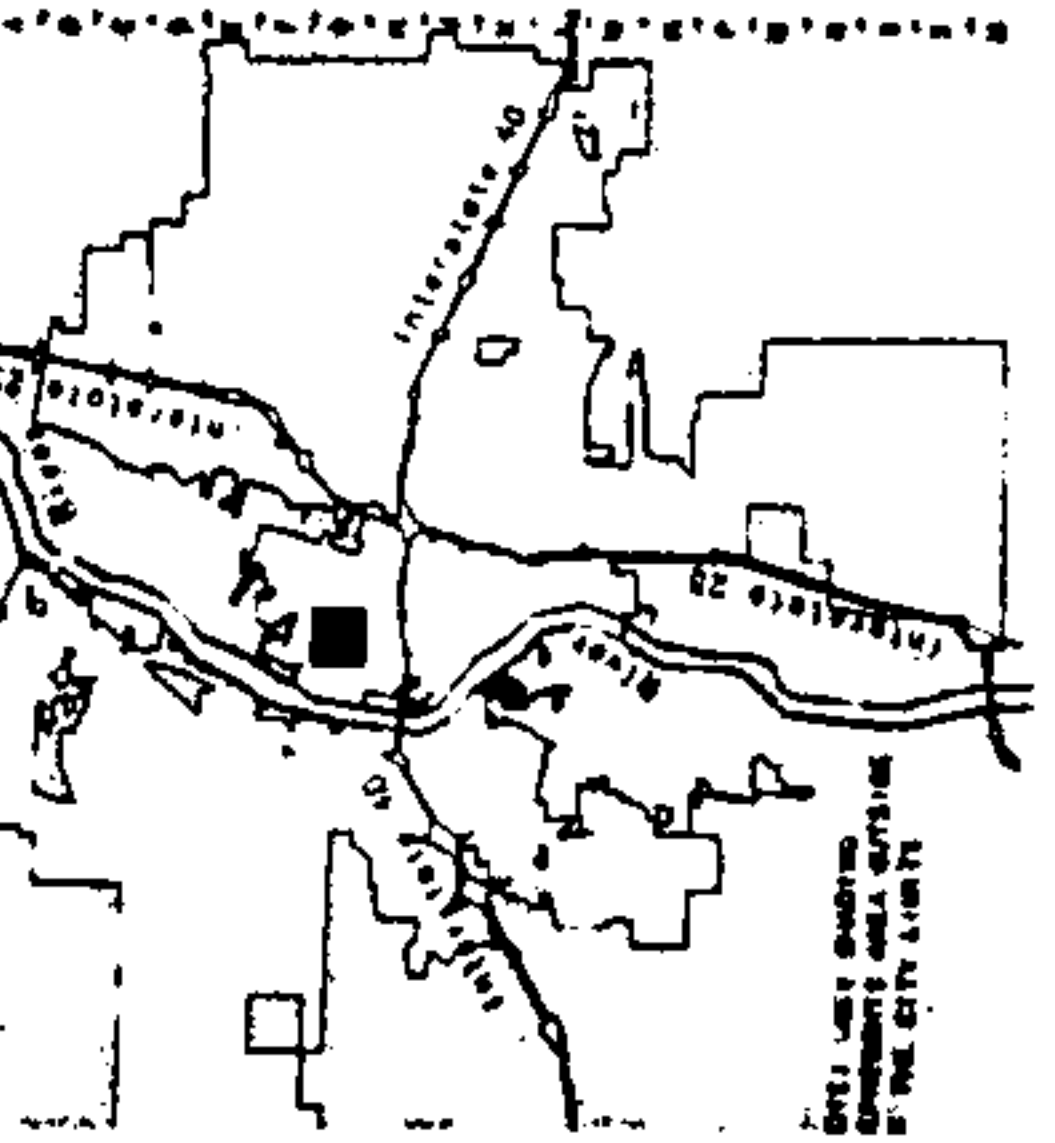
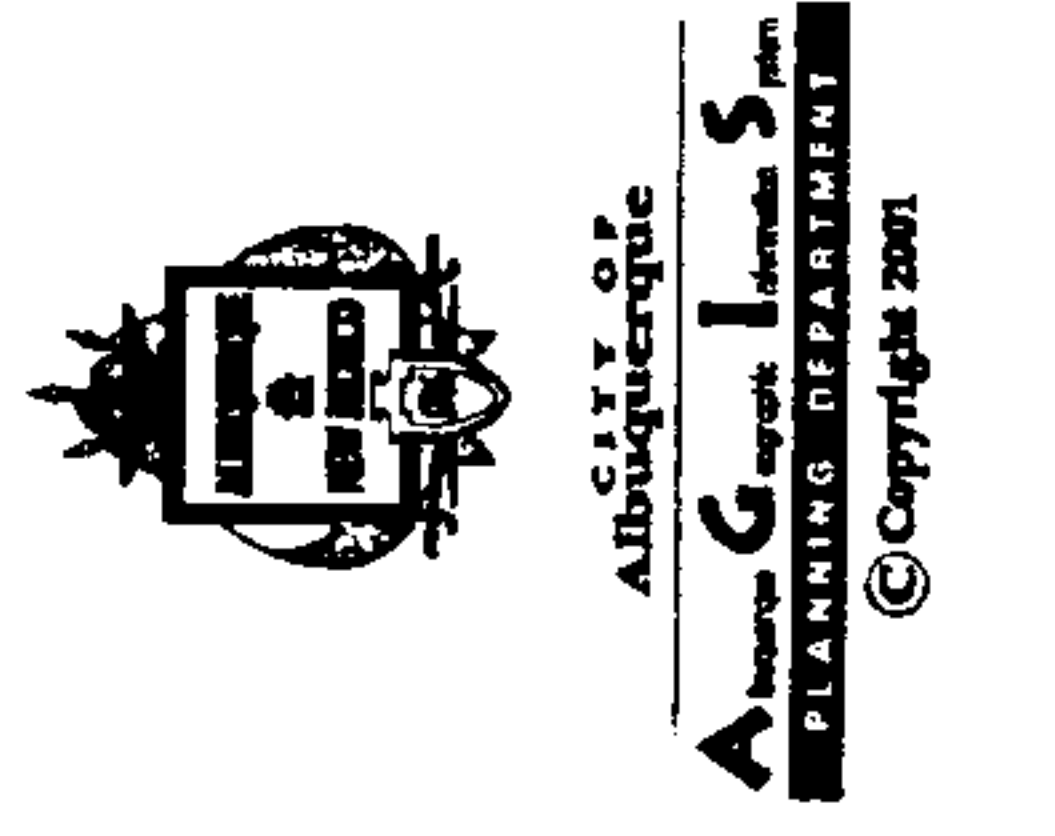
Sincerely,



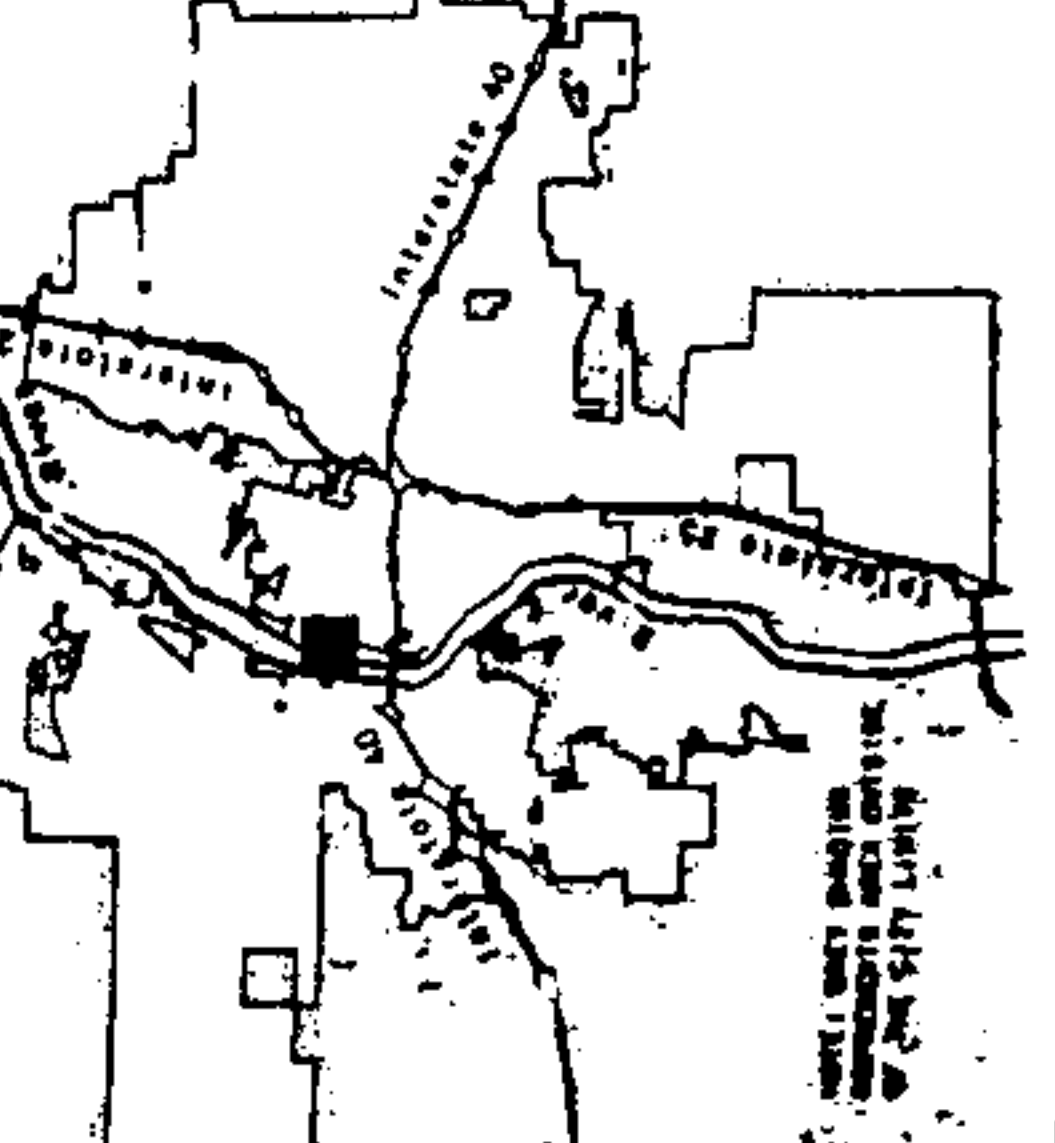
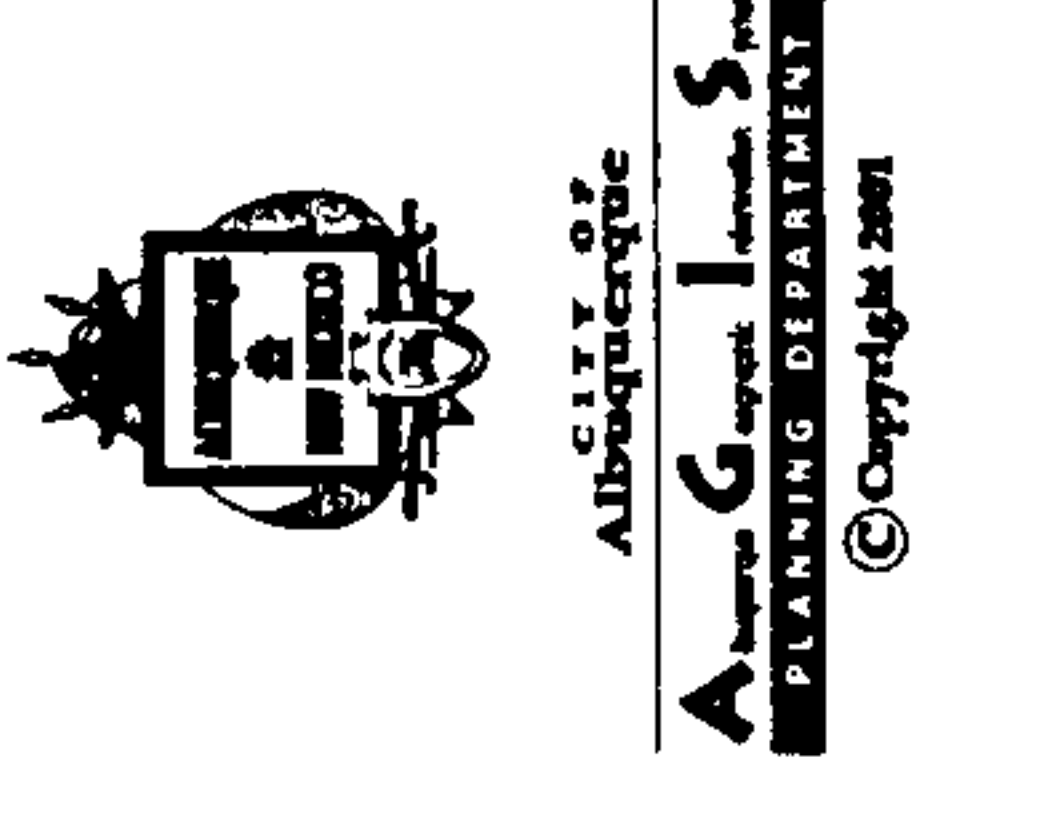
Dan Graney
President

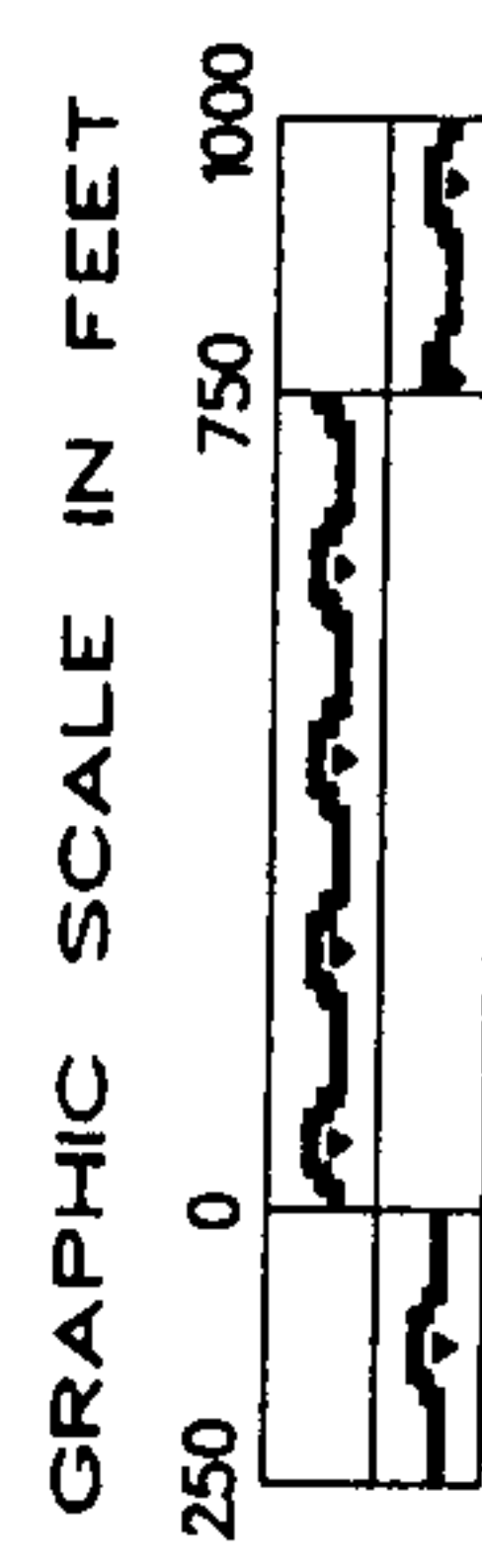


Zone Atlas Page
G-13-Z
Map Amended through July 19, 2001

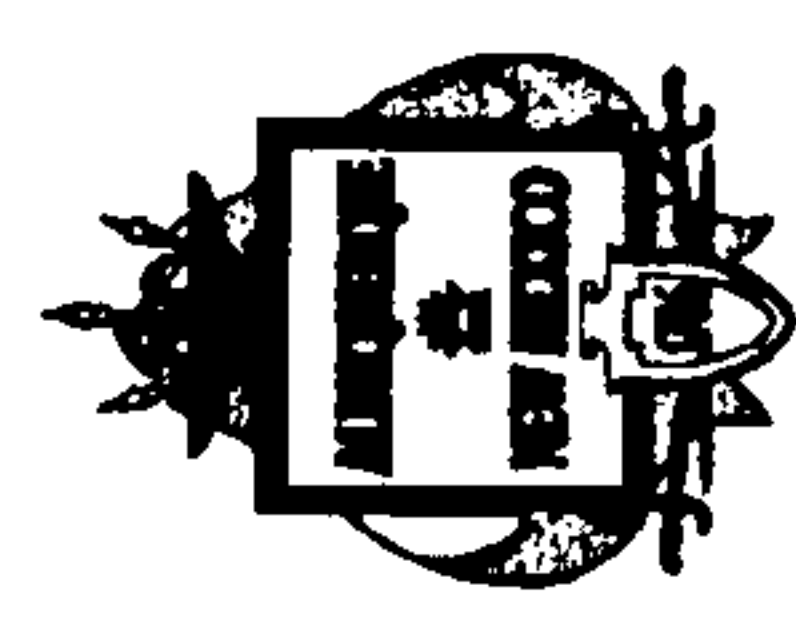


Zone Atlas Page
G-12-Z
Map Amended through July 19, 2001

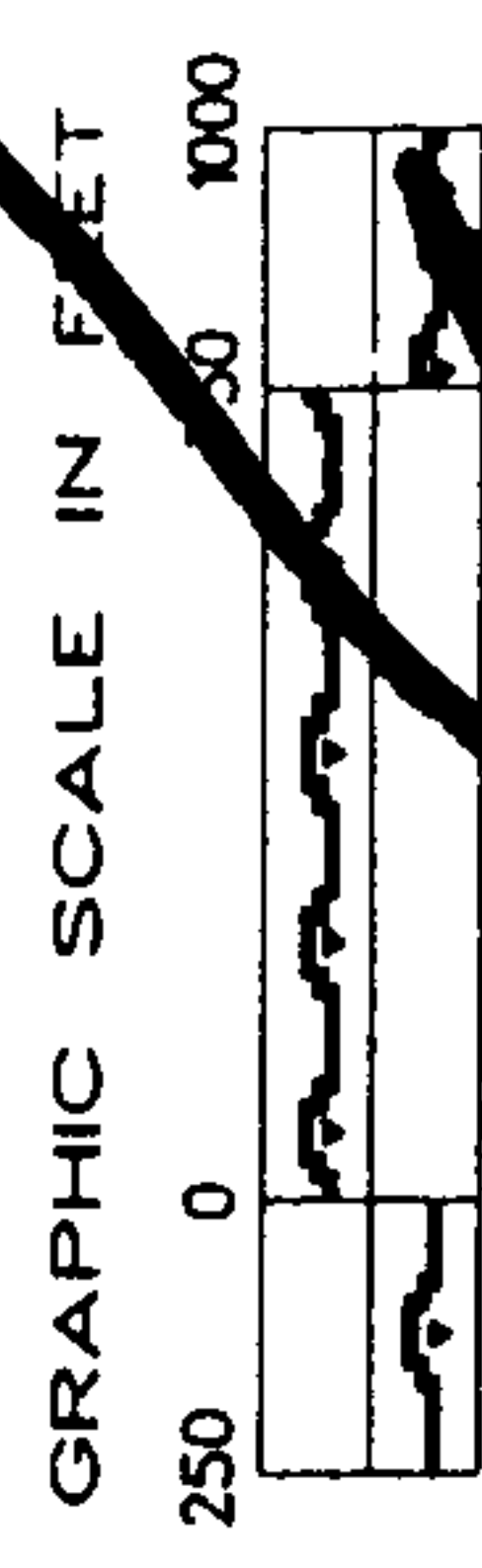
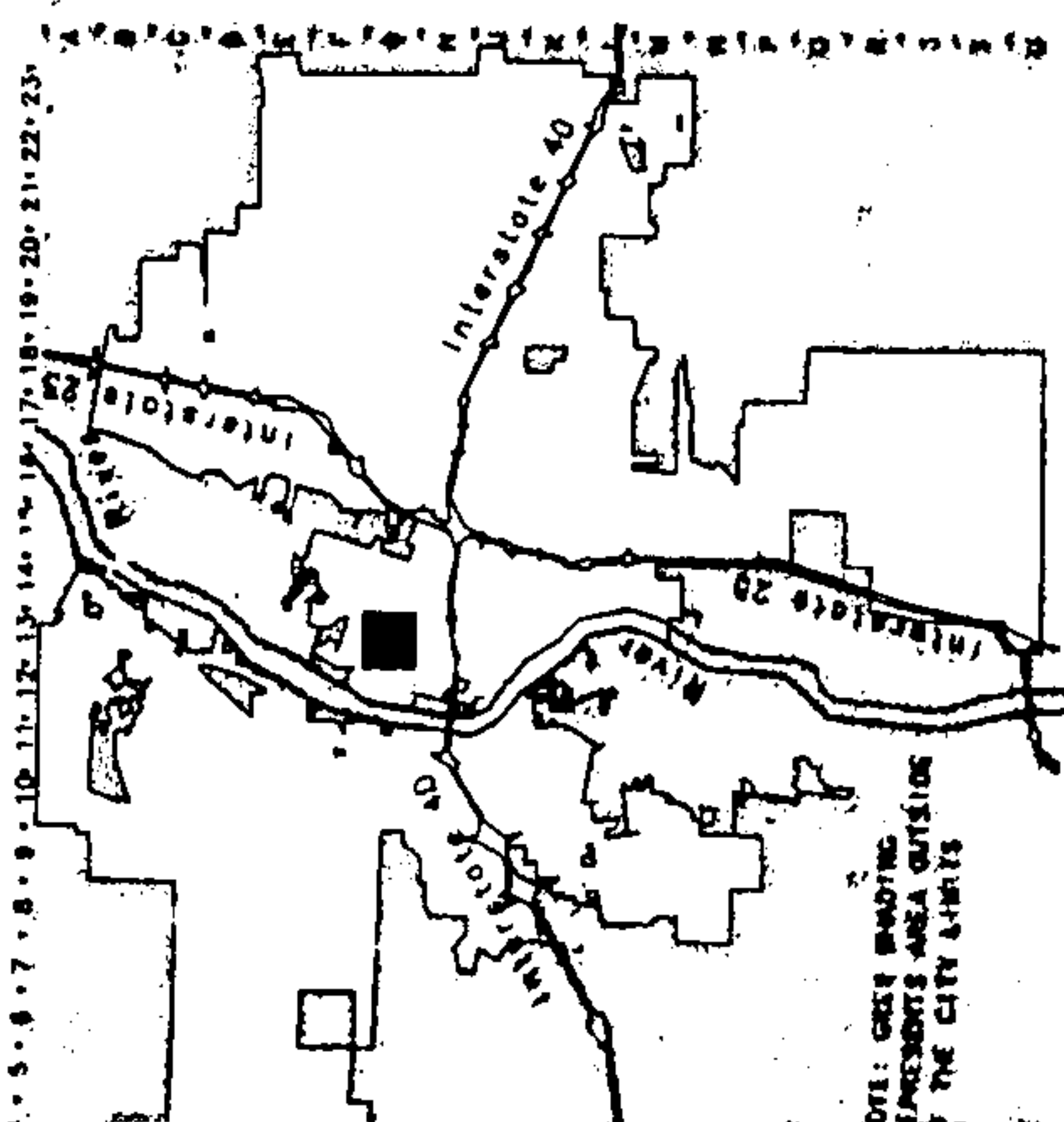




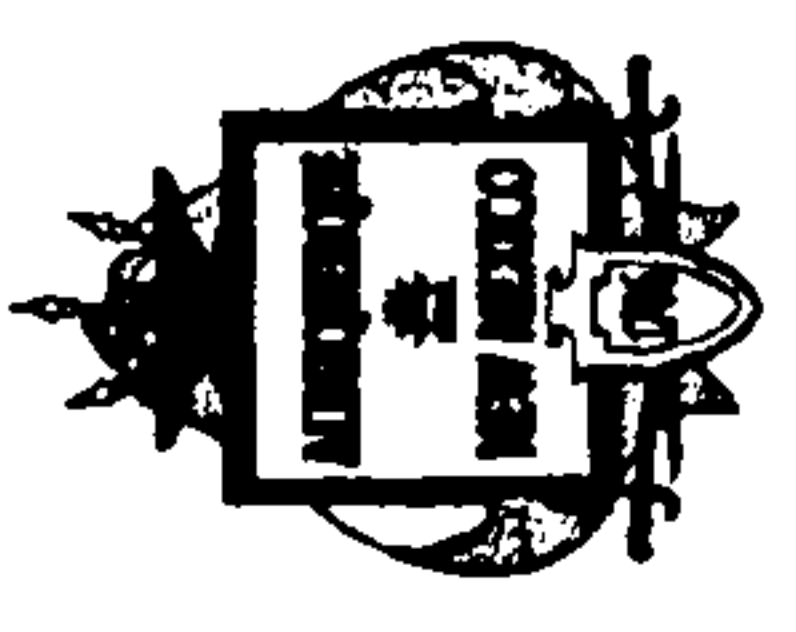
Zone Atlas Page
G-13-Z
Map Amended through July 19, 2001



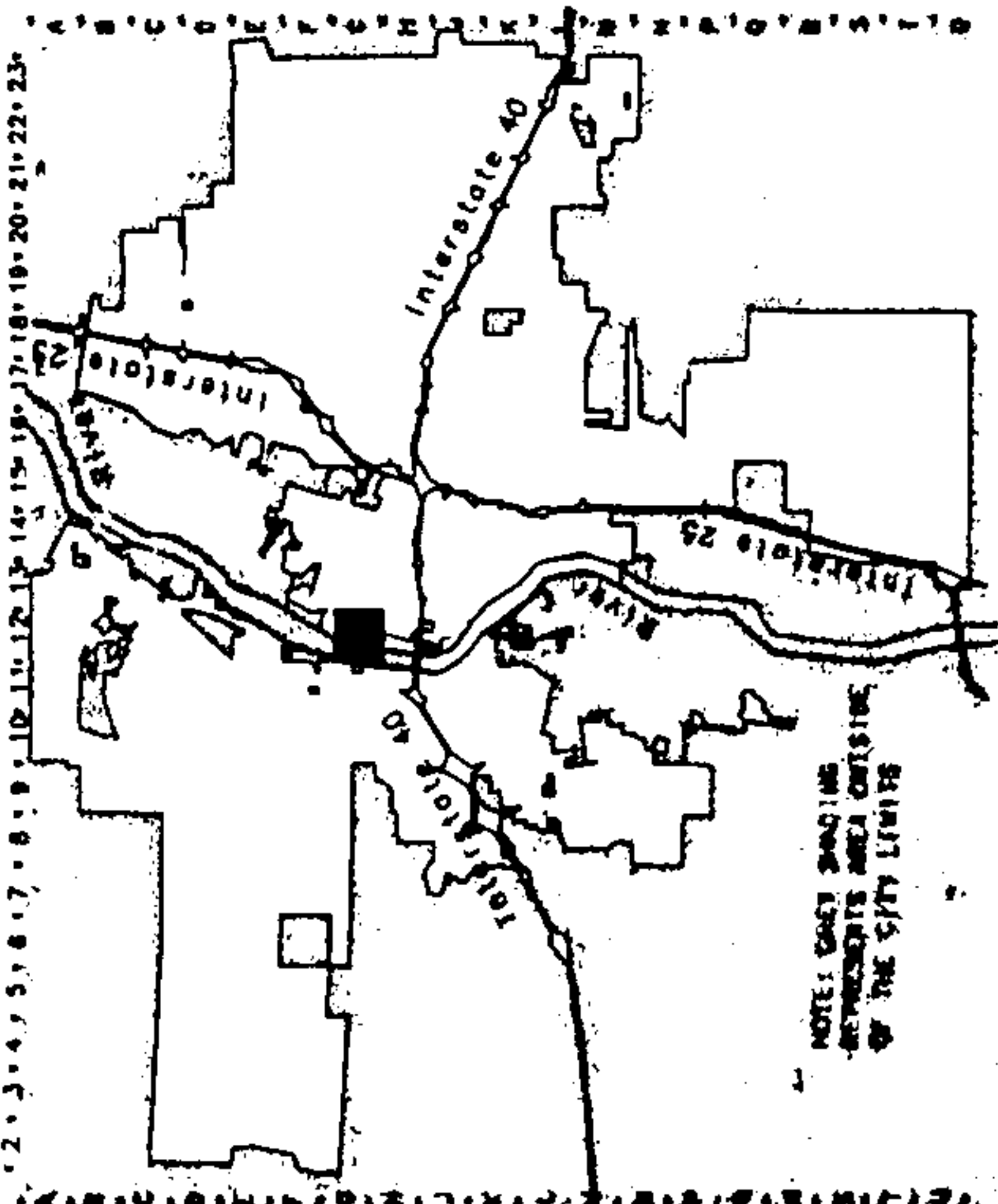
CITY OF
ALBUQUERQUE
Planning Department
Copyright 2001



Zone Atlas Page
G-12-Z
Map Amended through July 19, 2001



CITY OF
ALBUQUERQUE
Planning Department
Copyright 2001



ONE STOP SHOP FRONT COUNTER
City of Albuquerque • Planning Department

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

PAID RECEIPT

APPLICANT NAME

WAYNE A. McFADDEN

AGENT

SURVEYS SW LTD

ADDRESS

333 LOMAS BLVD. NE

PROJECT NO.

1002531

APPLICATION NO.

03DRB-01460

\$ 705⁰⁰ 441006 / 4983000 (DRB Cases)

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

\$ _____ 441018 / 4971000 (Notification)

\$ 705⁰⁰ Total amount due

WAYNE A. McFADDEN
DORE OFFICE ACCOUNT
1200 DORE AVENUE, SUITE 201
SAN MATEO, CA 94401-1292
FAX: (650) 340-7104

BAY VIEW BANK
FOSTER CITY OFFICE
FOSTER CITY, CA 94404

11-7016
3210

3/20/2003

\$ **495.00

01559

DOLLARS

BAY VIEW BANK
FOSTER CITY OFFICE
FOSTER CITY, CA 94404

11-7016
3210

DUPLICATE
City Of Albuquerque
Treasury Di 8/29/2003

01676

09/03/2003

10:07AM
\$ **210.00

LOC: ANN

RECEIPT# 00000099 WSH 008 TRANS# 0002

Account 441006 Fund 0110

Activity 4983000

Trans Amt

J24 Misc

\$705.00

\$705.00

\$210.00

\$495.00

\$00.00

Wayne A. McFadden

CHANGE



Supplemental form

SUBDIVISION

S

- Major Subdivision action _____
~~X~~ Minor Subdivision action SKETCH PLAT
 _____ Vacation V
 _____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

P

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

ZONING & PLANNING

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

APPEAL / PROTEST of...

A

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

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

APPLICANT INFORMATION:

NAME: Wayne M^c Fadden PHONE: 650-340-7100
 ADDRESS: 1200 Dore Avenue Suite 201 FAX: 650-340-7104
 CITY: San Mateo STATE CA ZIP 94401 E-MAIL: _____
 Proprietary interest in site: owner
 AGENT (if any): Survey Southwest Ltd PHONE: 998-0303
 ADDRESS: 333 Lomas Blvd. NE FAX: 998-0306
 CITY: Alb. STATE NM ZIP 87102 E-MAIL: _____

DESCRIPTION OF REQUEST: minor subd plat - 2 tracts into 8 lots
and creating private access/utility easement (SKETCH PLAT)

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

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

Lot or Tract No. N/2 lot 34 & S/2 lot 33 Block: 1 Unit: 1
 Subdiv. / Addn. AVARADO GARDENS
 Current Zoning: RA-2 Proposed zoning: 1
 Zone Atlas page(s): G-12/13 No. of existing lots: 2 No. of proposed lots: 8
 Total area of site (acres): 2.48 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. 101306000900830107 MRGCD Map No. 1
 LOCATION OF PROPERTY BY STREETS: On or Near: Rio Grande Blvd NW
 Between: S of Mathew NW and _____

CASE HISTORY:

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

proj 1002531

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

SIGNATURE Dan Graney DATE 4-15-03
 (Print) Dan Graney _____ Applicant ☐ Agent ☒

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>03DRB - 00604</u>	<u>SK</u>	<u>S3</u>	\$ <u>0</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>April 23 2003</u>			Total <u>0</u>

pm 4/15/03
 Planner signature / date

Project # 1002531

Surveys Southwest, LTD

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

April 15, 2003

DEVELOPMENT REVIEW BOARD MEMBERS
PLAZA DEL SOL
600 SECOND STREET NW
ALBUQUERQUE, NM 87102

REF: N1/2 OF LOT 34 AND S1/2 OF LOT 33, ALVARADO GARDENS

Dear Board Members:

Surveys Southwest, LTD is requesting sketch plat comments to divide Two (2) existing lots into Eight (8) new lots and to create a private access and utility easement for the above referenced property.

If you have any questions please feel free to contact me.

Sincerely,



Dan Graney
President

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

☒ **SKETCH PLAT REVIEW AND COMMENT**

Your attendance is required.

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

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

Your attendance is required.

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL**

Your attendance is required.

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

☐ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

Your attendance is required.

- ☐ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- ☐ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Letter briefly describing, explaining, and justifying the request
- ☐ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- ☐ Property owner's and City Surveyor's signatures on the Mylar drawing
- ☐ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- ☐ Fee (see schedule)
- ☐ Any original and/or related file numbers are listed on the cover application
- ☐ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

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

Your attendance is required.

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

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

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

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

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

Dan Graney
Applicant name (print)
Dan Graney
Applicant signature / date
4-15-03

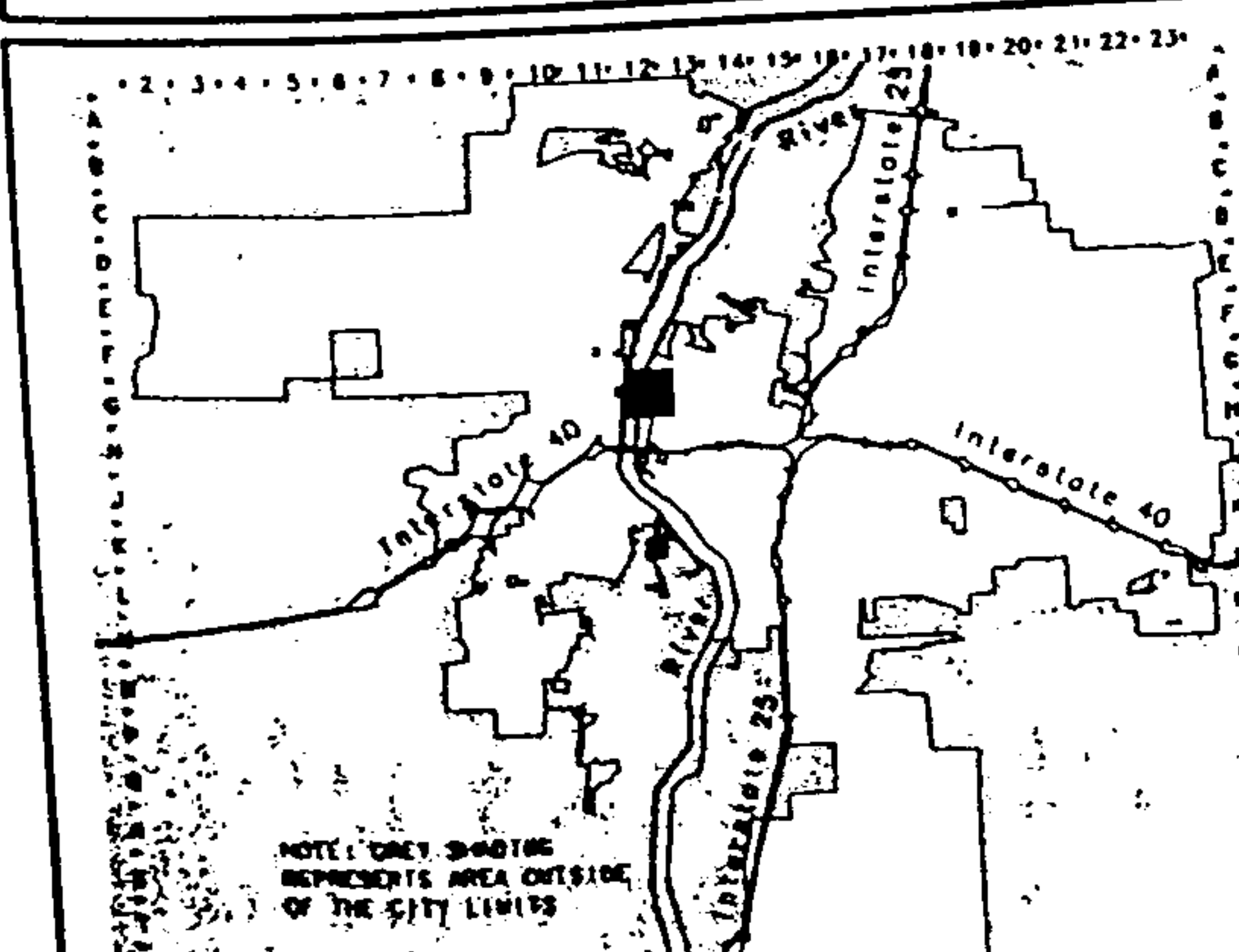
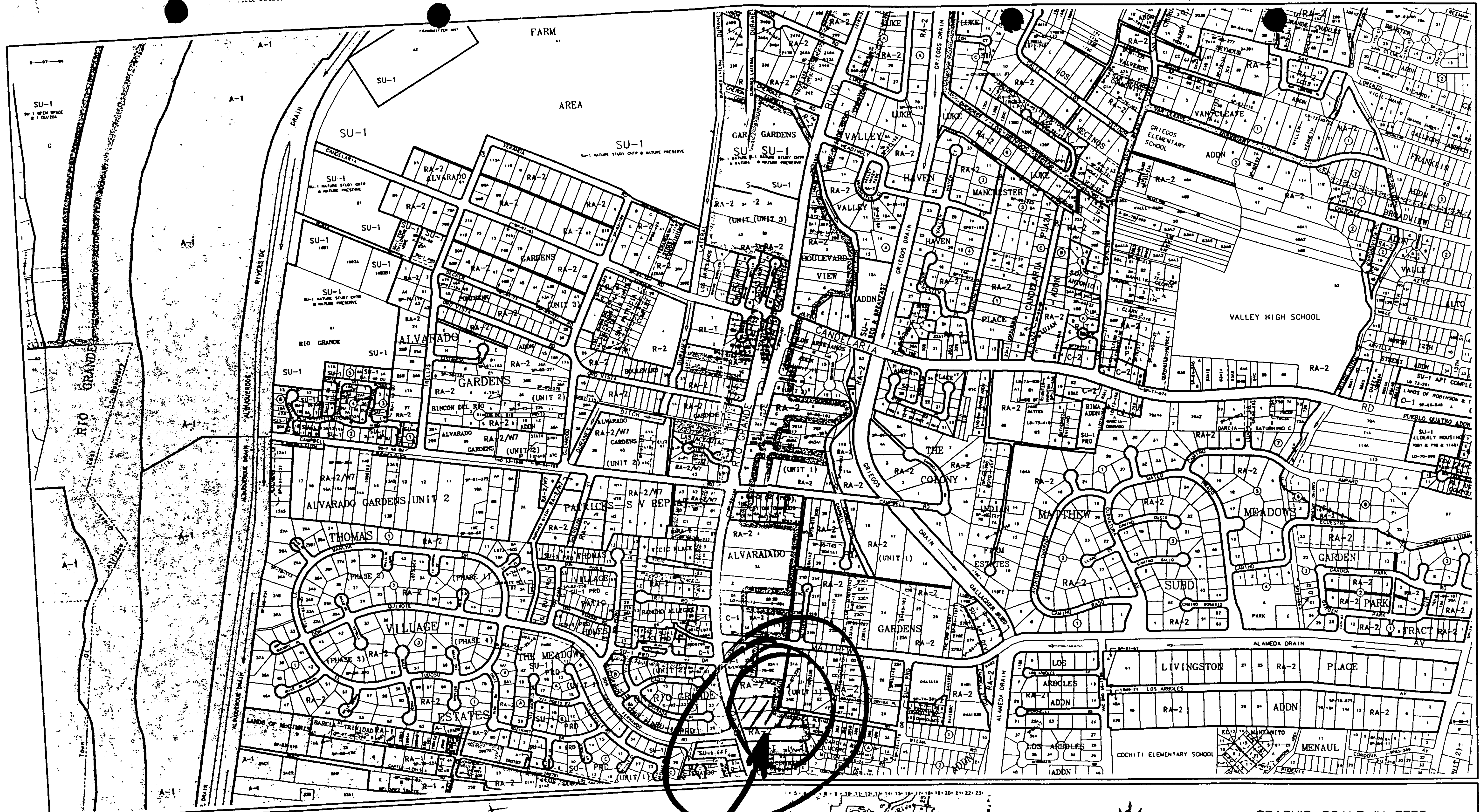


Form revised September 2001

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

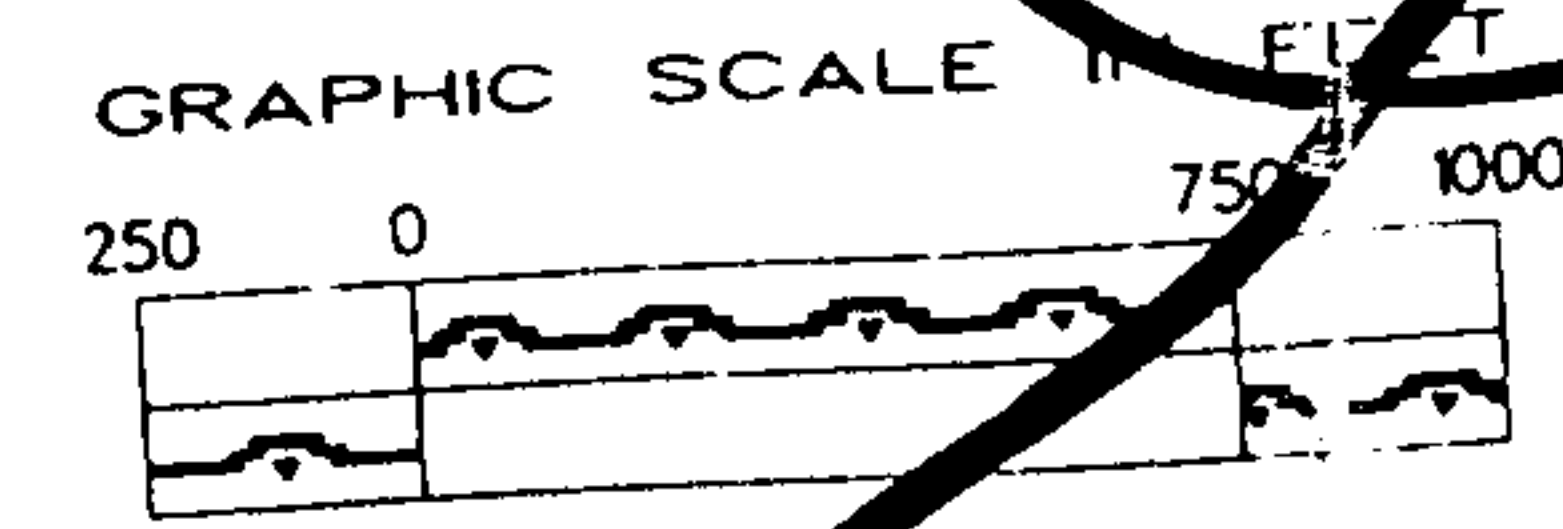
Application case numbers
03DRB - 00604
_____-_____
_____-_____

Feb 4/15/03
Planner signature / date
Project # 1002531



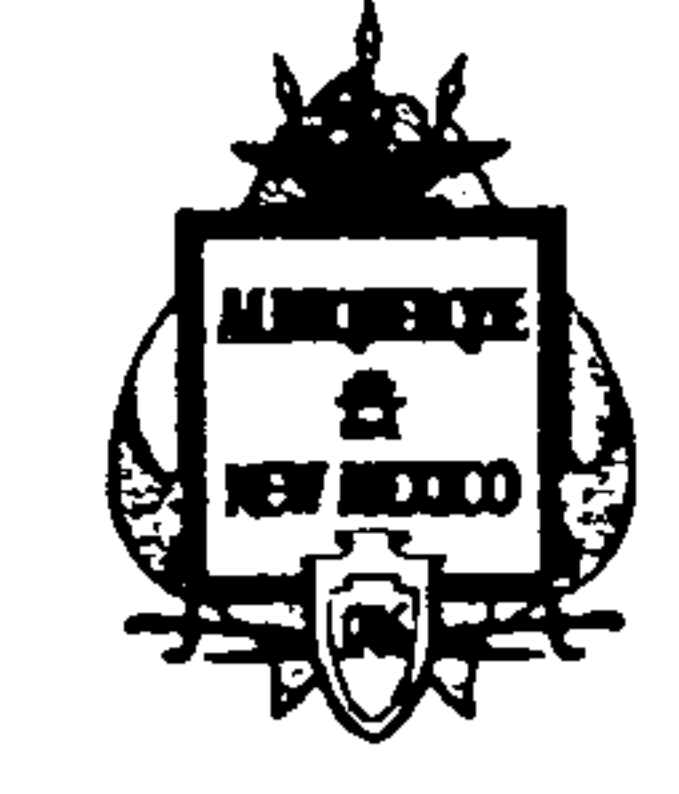
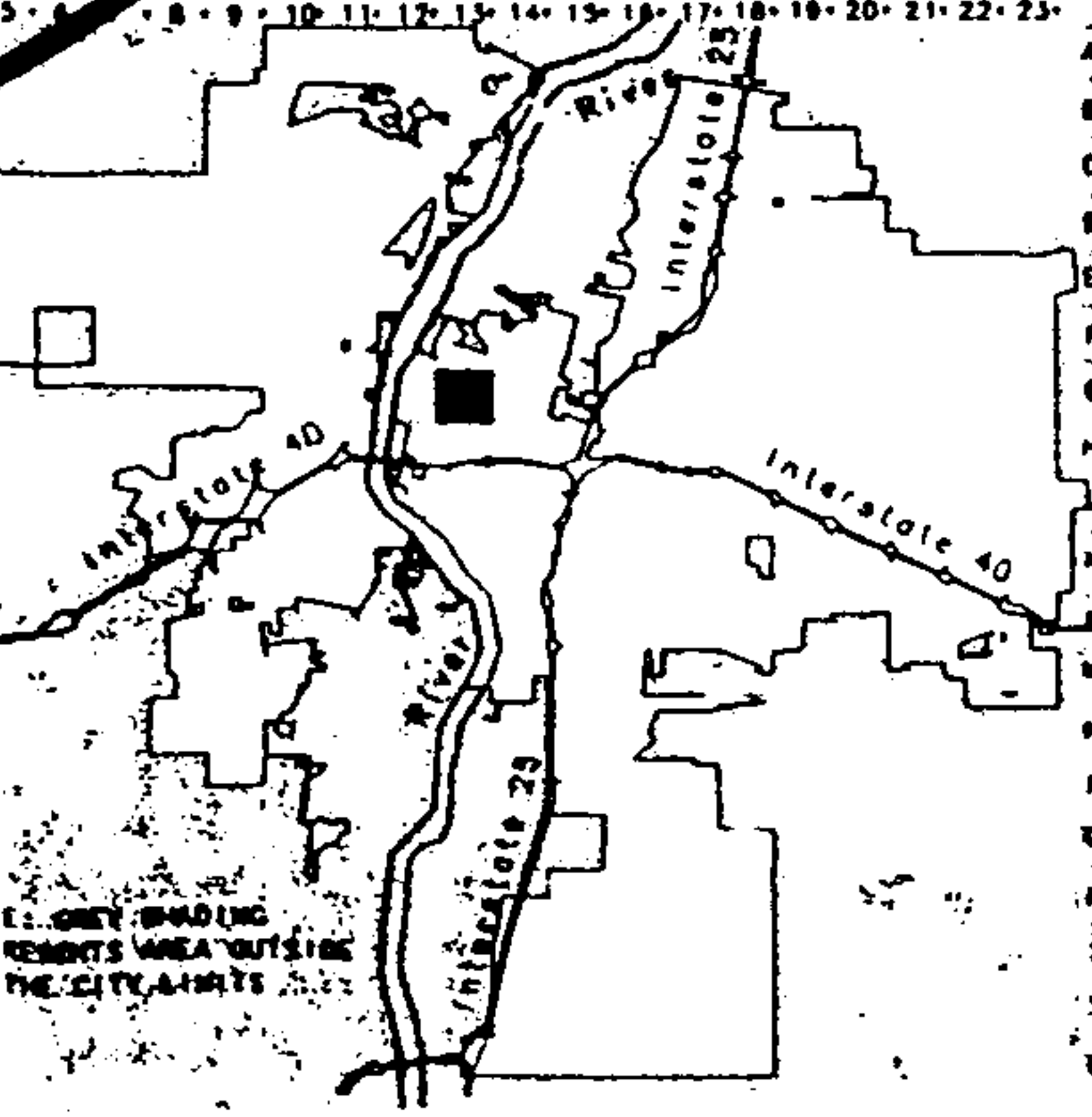
Expand project
area to
include
N. portion
4/15/07

**CITY OF
Albuquerque**
A Geographic Information System
PLANNING DEPARTMENT
© Copyright 2001

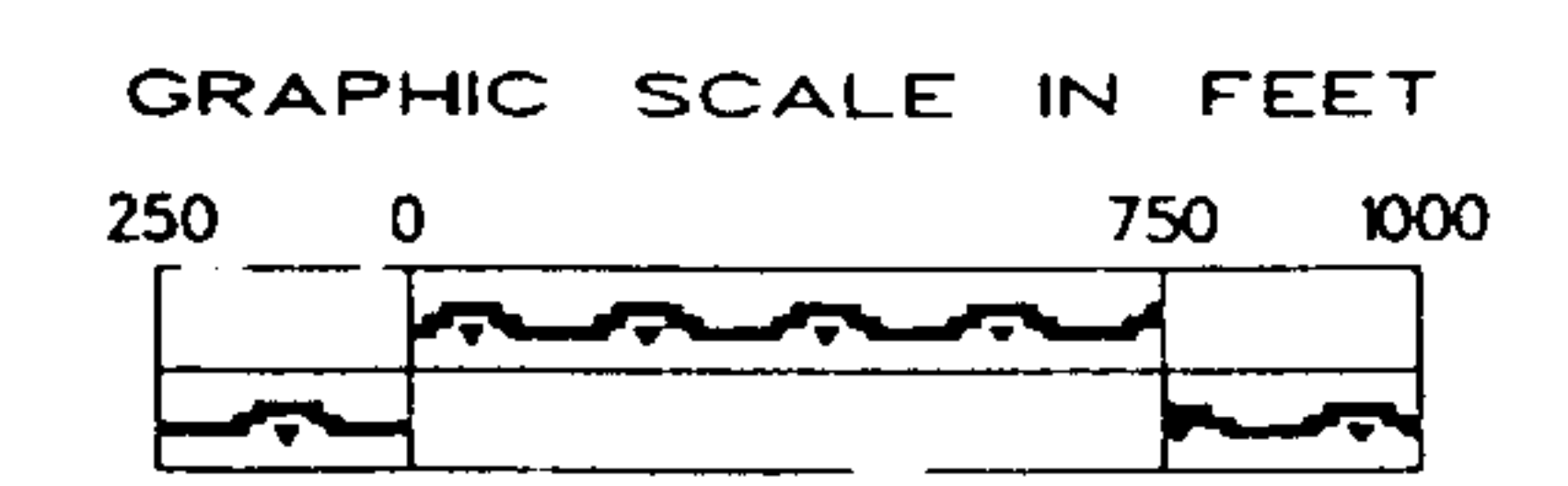


Zone Atlas Page
G-13-Z
Map Amended through July 19, 2001

1002531

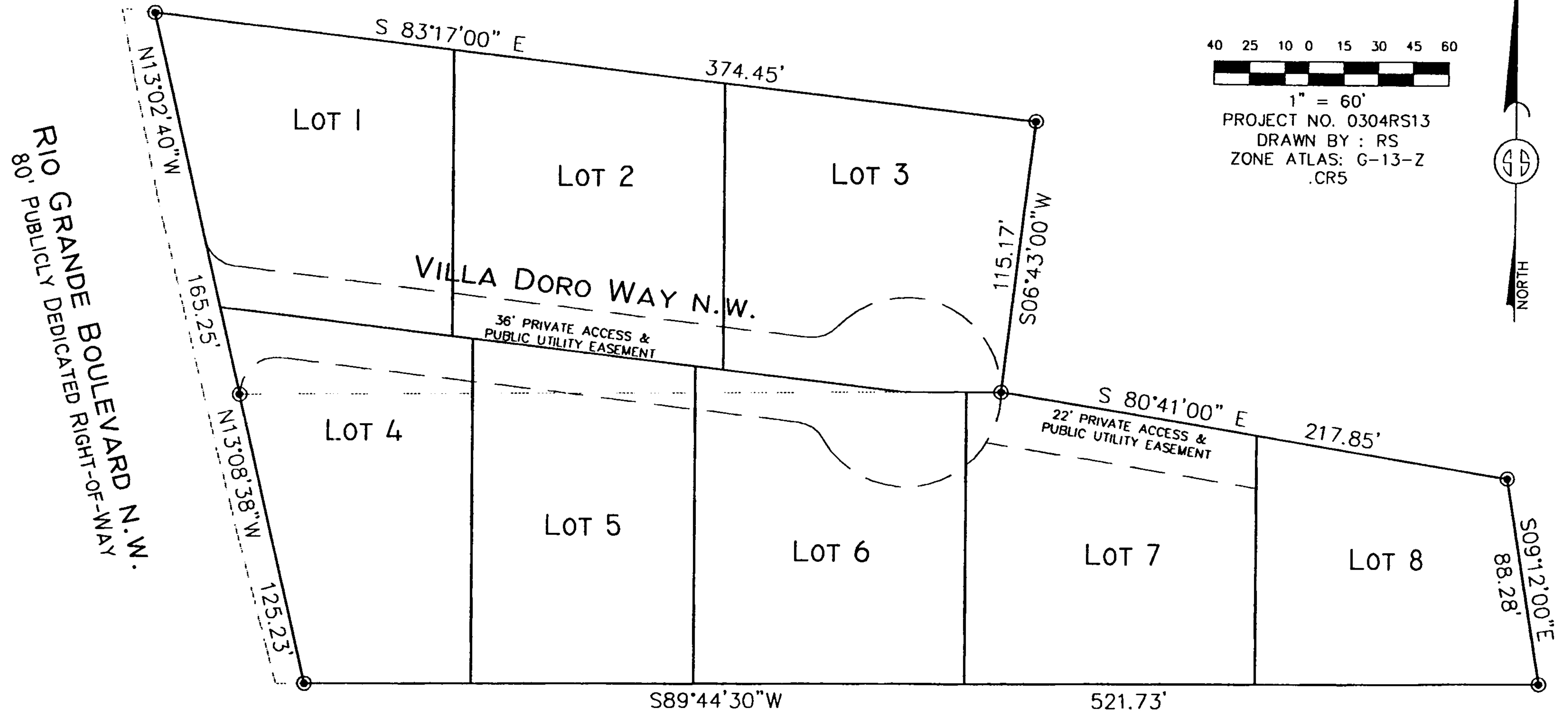


**CITY OF
Albuquerque**
A Geographic Information System
PLANNING DEPARTMENT
© Copyright 2001



Zone Atlas Page
G-13-Z
Map Amended through July 19, 2001

LOTS 1-8 CIELO SUTIERRA



City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

Supplemental form S

SUBDIVISION

☐ Major Subdivision action

☒ Minor Subdivision action *Sketch*

☐ Vacation

☐ Variance (Non-Zoning)

Supplemental form Z

ZONING

☐ Annexation & Zone Establishment

☐ Sector Plan

☐ Zone Change

☐ Text Amendment

SITE DEVELOPMENT PLAN P

☐ ...for Subdivision Purposes

☐ ...for Building Permit

☐ IP Master Development Plan

☐ Cert. of Appropriateness (LUCC) L

APPEAL / PROTEST of... A

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

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

APPLICANT INFORMATION:

NAME: MR. WAYNE A. McFADDEN

ADDRESS: 1200 DORE AVE., Suite 201

CITY: SAN MATEO STATE CA ZIP 94401-1292

PHONE: 650-340-7100
650-340-7104

FAX: 650-340-7104

E-MAIL: WAM/AW1200@AOL.COM

Proprietary interest in site: OWNER

AGENT (if any): JILL BOLAND & LONNA DEXTER

ADDRESS: 901 RIO GRANDE BLVD. NW, ALBUQ. 87104

CITY: ALBUQ. STATE NM ZIP 87104

PHONE: 269-1943/450-1529

FAX: 898-9688/

E-MAIL: JILL.BOLAND@WORLDNET.ATT.NET

DESCRIPTION OF REQUEST: Sketch Plat for Review & Comment

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. No. 1/2 of Lot 34 Block: _____ Unit: 1

Subdiv. / Addn. ALVARADO GARDENS

Current Zoning RA-2 Proposed zoning: NA

Zone Atlas page(s): G-12 & 13-Z No. of existing lots: 1 No. of proposed lots: 5

Total area of site (acres): 2.64 ac Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

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

UPC No. 1013 05902352420947 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: 2314 RIO GRANDE BLVD. N.W.

Between: MATTHEW AV. NW and CONTREAS PL. NW.

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): ZA-97-249

(100/94150.1/2)

Check-off if project was previously reviewed by Sketch Plat/Plan ☐ or Pre-application Review Team ☐ Date of review: 3/11/03

SIGNATURE Lonna Dexter DATE 3/11/03

(Print) Lonna Dexter ☐ Applicant ☒ Agent

Form revised September 2001

FOR OFFICIAL USE ONLY

INTERNAL ROUTING

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

Application case numbers

03DRB - 00397

Action

SKETCH

S.F.

5(3)

Fees

\$ 0

\$ _____

\$ _____

\$ _____

\$ _____

Total

\$ 0

Hearing date MARCH 19th '03

R. Dexter 3/11/03
Planner signature / date

Project # 1002531

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

☒ **SKETCH PLAT REVIEW AND COMMENT**

Your attendance is required.

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

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

Your attendance is required.

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL**

Your attendance is required.

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

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

☐ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

Your attendance is required.

- ☐ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- ☐ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Letter briefly describing, explaining, and justifying the request
- ☐ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- ☐ Property owner's and City Surveyor's signatures on the Mylar drawing
- ☐ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- ☐ Fee (see schedule)
- ☐ Any original and/or related file numbers are listed on the cover application

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

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

Your attendance is required.

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

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

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

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

Amended preliminary plat approval expires after one year.

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

Lonna Dexter
Lonna Dexter Applicant name (print)
3/11/03
Applicant signature / date

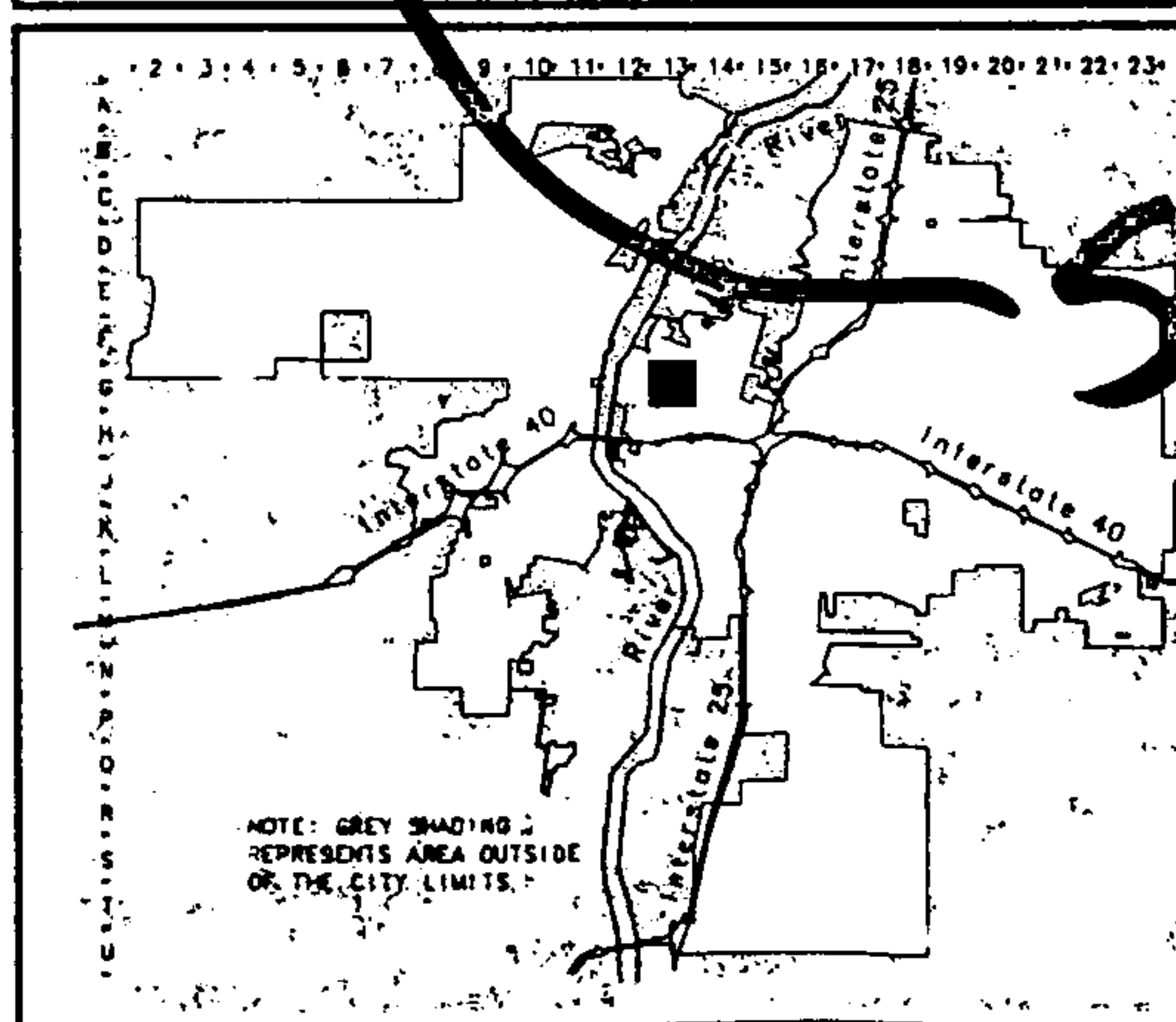
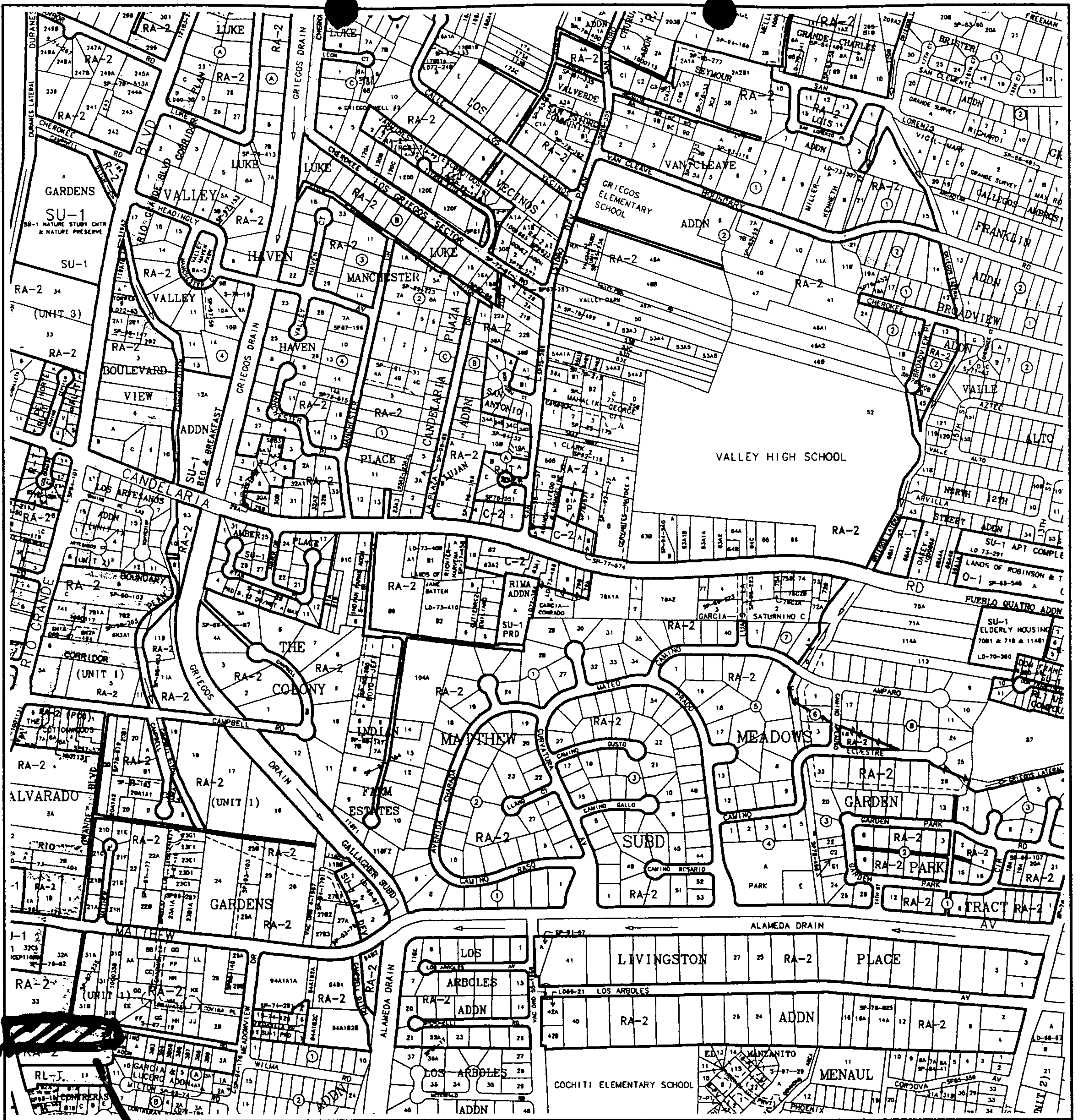


Form revised September 2001

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

Application case numbers
03DRB - 00397

Robert 3/11/03
Planner signature / date
Project # 1002531



SITE



CITY OF
Albuquerque

Abuquerque **G**eographic **I**nteraction **S**ystem
PLANNING DEPARTMENT

© Copyright 2003

GRAPHIC SCALE IN FEET



Zone Atlas Page

G-13-Z

Map Amended through January 21, 2003

March 11, 2003

2314 Rio Grande Blvd
Legal - North 1/2 Lot 34, Alvarado Gardens Unit 1

We would like to propose that existing lot be subdivided into 5 buildable lots. Single family homes would be built approx. 2500 sq ft +/- in size. This would be a gated compound with landscaping.

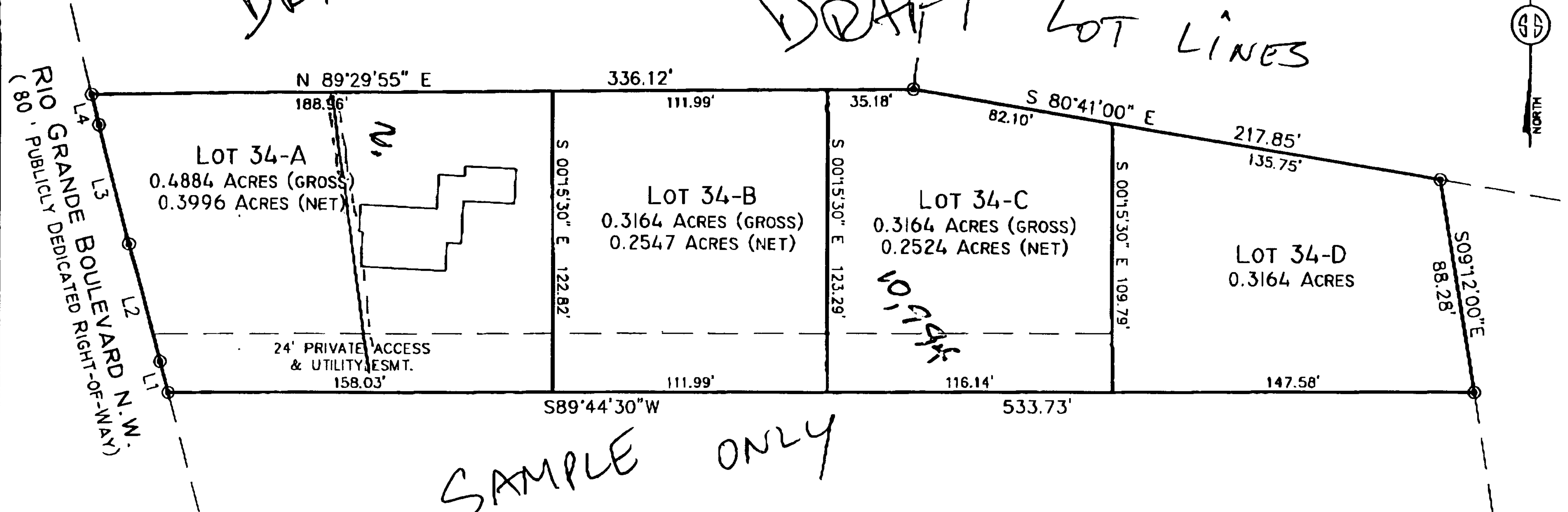
Sincerely,
Lonna Dexter
(505) 450-1529
Jill Bolland
(505) 269-1942

"EXHIBIT"

1" = 50'
PROJECT NO. 0302RS14
DRAWN BY : RS
ZONE ATLAS: G-13-Z
.CR5

DRAFT

DRAFT LOT LINES



SAMPLE ONLY

THIS REPORT IS NOT FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE.

SURVEYS SOUTHWEST, LTD.

333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO
87102

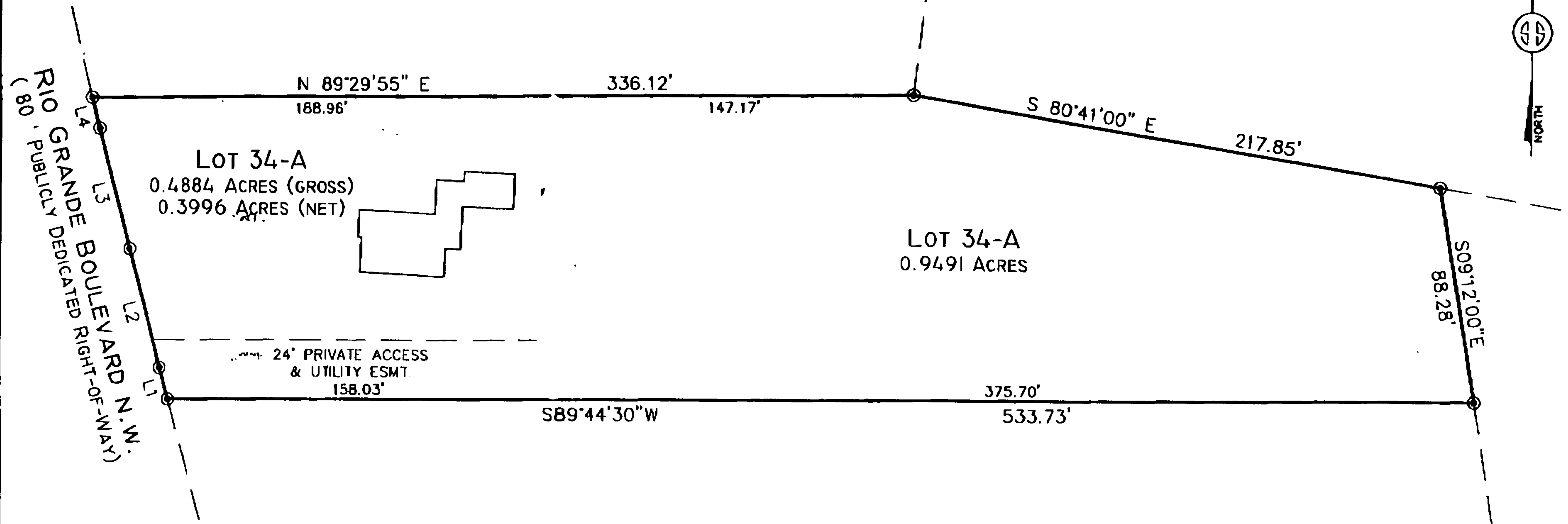
PHONE: (505) 998-0303
FAX: (505) 998-0306

ALVARADO GARDENS, UNIT 1

LINE TABLE		
LINE	LENGTH	BEARING
L1	13.23	N15°25'00"W
L2	50.00	N14°44'00"W
L3	50.00	N14°06'00"W
L4	12.65	N14°01'00"W

"EXHIBIT"

1" = 50'
PROJECT NO. 0302RS14
DRAWN BY : RS
ZONE ATLAS: G-13-Z
.CR5



THIS REPORT IS NOT FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE.

LINE TABLE		
LINE	LENGTH	BEARING
L1	13.23	N15°25'00"W
L2	50.00	N14°44'00"W
L3	50.00	N14°06'00"W
L4	12.65	N14°01'00"W

SURVEYS SOUTHWEST, LTD.

333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO
87102

PHONE: (505) 998-0303
FAX: (505) 998-0306

ALVARADO GARDENS, UNIT 1



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

July 24, 2003

Dave Thompson, PE
Thompson Engineering Consultants, Inc.
4800-C Juan Tabo NE
Albuquerque, NM 87111

Re: Alvarado Gardens Lot 33 & 34 subdivision Drainage Report
Engineer's Stamp dated 7-11-03, (G13/D22)

Dear Mr. Thompson,

Based on information contained in your submittal dated 7-11-03, the above referenced report is approved for Preliminary Plat action by the DRB. The proposed perimeter wall and property division walls must appear on your infrastructure list and be partially (1' plus foundation) financially guaranteed.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. If you have any questions please feel free to call the Public Works Hydrology section at 768-3654 (Charles Caruso) or 768-3645 (Brian Wolfe).

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

Sincerely,

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

C: Chuck Caruso, CoA
file