



Completed
5/10/04
Replacement

Completed, but 5-7-04
Planning needs to
record. Agent will
return for check & etc..

DRB CASE ACTION LOG

REVISED 2/5/04

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

R.J.H.
wait to make
copies & close
out

DRB Application No.: 04DRB-00339 (FP)	Project # 1002565
Project Name: VILLA DE LA CAPILLA	
Agent: Mark Goodwin & Associates	Phone No.: 828-2200 <u>AMY.</u>

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

- TRANSPORTATION: _____
- _____
- _____
- _____
- _____
- UTILITIES: _____
- _____
- _____
- _____
- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- _____
- PARKS / CIP: Park Dedication CIL payment
- _____
- _____
- _____
- PLANNING (Last to sign): _____
- _____
- _____
- _____

Project Number
1002565

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

5-7-04 Called, spoke to Amy N. said we needed recording addendums as indic. above.. Amy said she'd have someone come in to p.u. make another copy of mylar for recording & bring back addnl mat. for Pl. recording. R.J.H.

#2



C. plates 11/6/03
PAF

Vertical text on the right margin

DRB CASE ACTION LOG (SPS & SBP)

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.: 03-01730 (SPS) & 03-01731 (SBP)

Project # 1002565

Project Name: VILLA DE LA CAPILLA

EPC Application No.: 03EPC-00506 & 00505 & 00509

Agent: Mark Goodwin & Associates

Phone No.: 828-2200

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 11/5/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

Project Number

1002565

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

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



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

October 10, 2007 9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Angela Gomez, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA
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 ANGELA GOMEZ, 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: 11:30
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

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

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1004071**
07DRB-70245 BULK LAND VARIANCE
07DRB-70246 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

HIGH MESA CONSULTING GROUP agent(s) for ALBUQUERQUE PUBLIC SCHOOLS & NEW MEXICO STATE LAND OFFICE request(s) the above action(s) for all or a portion of Tract(s) C, **ANCIENT MESA**, zoned SU-1, SU-2 FOR SCHOOL AND SU-1, SU-2 FOR OPEN SPACE, located on RAINBOW RD NW BETWEEN WOODMONT AVE NW AND ROSA PARKS RD NW containing approximately 143.32 acre(s). [REF: 05DRB-00511, 00512 AND 00513, 07DRB-00367] (C-9) **THE BULK LAND VARIANCE WAS APPROVED FOR TRACT C-2 ONLY. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/10/07, THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. CONDITIONS OF FINAL PLAT: (1) REALIGNMENT OF RAINBOW TO CONFORM TO VHSDP; (2) EXECUTION OF DEVELOPMENT AGREEMENT WITH THE ABCWUA.**

2. **Project# 1004540**
07DRB-70256 VACATION OF PUBLIC
EASEMENT
07DRB-70257 VACATION OF PUBLIC
RIGHT-OF-WAY

WILSON AND COMPANY INC agent(s) for KB HOME NEW MEXICO/LONGFORD HOMES INC request(s) the above action(s) for all or a portion of Lot(s) 19, Block(s) 2 Unit 14, Lot(s) 4, 5 & 6, Block(s) 2, Lot(s) 1, Block(s) 5, Unit 25, **VOLCANO CLIFFS** & Tract(s) D, **VISTA VIEJA, Unit 2**, zoned SU-2, SU-1 FOR PARK, located on ATRISCO DR NW BETWEEN UNSER BLVD NW AND SCENIC RD NW containing approximately 23.7 acre(s). (D-9 & D-10) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A)(1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. CONDITION OF FINAL PLAT: PROVIDE RIGHT OF WAY PER VHSDP.**

3. **Project# 1006833**
07DRB-70254 MAJOR - SDP FOR
SUBDIVISION
07DRB-70255 MAJOR - SDP FOR
BUILDING PERMIT

GEORGE RAINHART ARCHITECTS agent(s) for WEBER AND COMPANY request(s) the above action(s) for all or a portion of Tract(s) S2A2, S2A1 & S1A, **ATRISCO BUSINESS ADDITION (to be known as UNSER TOWNE CROSSING)** zoned IP, located on LOS VOLCANES NW BETWEEN UNSER BLVD NW AND GALATIN NW containing approximately 53 acre(s). (J-9 & J-10) **DEFERRED AT THE AGENT'S REQUEST TO 11/14/07.**

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

4. **Project# 1006801**
07DRB-70240 MINOR - SDP FOR
BUILDING PERMIT

CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT COMPANY, LTD request(s) the above action(s) for all or a portion of Tract(s) C, **BRUNACINI AT ATRISCO BUSINESS PARK**, zoned IP, located on LOS VOLCANES RD NW BETWEEN UNSER BLVD NW AND COORS BLVD NW containing approximately 22.5074 acre(s). (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/24/07.**
5. **Project# 1004873**
07DRB-70283 EPC APPROVED SDP
FOR BUILD PERMIT

DENISH & KLINE ASSOCIATES agent(s) for FOREST CITY COVINGTON NM, LLC request(s) the above action(s) for all or a portion of Tract(s) 23 & 24, **INNOVATION PARK**, zoned PC, located on STRYKER RD SE AND UNIVERSITY BLVD NORTHBOUND AND UNIVERSITY BLVD SOUTHBOUND containing 4.5 acre(s) (R-16, R-17) **DEFERRED AT THE AGENT'S REQUEST TO 10/17/07.**
6. **Project# 1000771**
07DRB-70281 EPC APPROVED SDP
FOR BUILD PERMIT

DEKKER PERICH SABATINI agent(s) for H R RENTAL PROPERTIES INC request(s) the above action(s) for all or a portion of Tract(s) C, **COTTONWOOD POINTE SUBDIVISION to be known as Eagle Vista Apartments**, zoned SU-1 FOR R-2, C-2 AND IP, located on EAGLE RANCH RD NW AND IRVING BLVD NW containing approximately 6.76 acre(s). (B-13) **DEFERRED AT THE AGENT'S REQUEST TO 10/17/07.**
7. **Project# 1005410**
07DRB-70292 MINOR - SDP FOR
BUILDING PERMIT

MECHENBIER CONSTRUCTION INC. request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, **RICHFIELD PARK SUBDIVISION**, zoned IP, located on ALAMEDA BLVD NE BETWEEN JEFFERSON NE AND WASHINGTON NE containing approximately 2 acre(s). (C-
**DEFERRED AT THE AGENT'S REQUEST TOMMR
10/24/07.**

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

8. **Project# 1002565**
07DRB-70293 EXT OF SIA FOR TEMP
DEFR SDWK CONST
07DRB-70294 SIDEWALK WAIVER
- RONALD BROWN agent(s) for LOS GRIEGOS DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of **VILLA DE LA CAPILLA SUBDIVISION**, zoned SU-1/ PRD, located on GRIEGOS RD NW BETWEEN RIO GRANDE BLVD NW AND SAN ISIDRO NW (F-13) **TWO-YEAR EXTENSION OF THE SIA WAS APPROVED. THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
9. **Project# 1002315**
07DRB-70284 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- JACKS HIGH COUNTRY INC agent(s) for KEYSTONE HOMES request(s) the above action(s) for all or a portion of Lot(s) 33, **WILDERNESS SUBDIVISION AT HIGH DESERT Unit(s) 2**, zoned SU-2 HD-R-R, located on ALOLA GRANDE PL NE BETWEEN WILDLANDS PL NE AND HIGH DESERT PL NE containing approximately 0.4385 acre(s). (F-23) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD, FOR AGIS DFX AND TO INDICATE APPLICATION NUMBER ON THE PLAT.**
10. **Project# 1003597**
07DRB-70285 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- ABQ ENGINEERING INC agent(s) for RON NELSON request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) 1-D-1-A & 1-E-1-A, **ALBAN HILLS**, zoned SU-1 FOR C-2, located on COORS NW BETWEEN LA ORILLA NW AND BRIAN MEADOWS PL NW containing approximately 4.95 acre(s). (D-12) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE SOLAR COLLECTOR LANGUAGE AND TO RECORD.**
11. **Project # 1000469**
06DRB-01416 Minor-Extension of
Preliminary Plat
- ABQ ENGINEERING INC agent(s) for UNSER WEST TENANCY - JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) **L-1-C, ATRISCO BUSINESS PARK**, zoned IP, located on UNSER NW, between BLUEWATER NW and LOS VOLCANES NW containing approximately 2 acre(s). [REF: 05DRB-01556] (K-10) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

12. **Project# 1004414**
07DRB-70286 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- SURVEYS SOUTHWEST LTD agent(s) for PHILIP SHEETS request(s) the above action(s) for all or a portion of Lot(s) 1, **GIBSON TRACT A**, zoned R-2, located on SAN CLEMENTE AVE NW BETWEEN 4TH ST NW AND SAN LORENZO NW containing approximately 0.1784 acre(s). (G-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR CROSS ACCESS NOTE.**
13. **Project# 1006855**
07DRB-70291 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- SURVEYS SOUTHWEST LTD agent(s) for DEBORAH LARNTZ request(s) the above action(s) for all or a portion of Lot(s) E 140' OF LOT 1 & E 140' OF THE N 30' OF LOT 2, Block(s) 17, **MONKBRIDGE ADDITION**, zoned C-3, located on VERANDA RD NW 4TH ST NW AND CANDELARIA NW containing approximately 0.2571 acre(s). (G-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR 20 FOOT RADIUS.**
14. **Project# 1006733**
07DRB-70288 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
07DRB-70290 SIDEWALK WAIVER
- SURVEYS SOUTHWEST LTD agent(s) for STEPHAN TAYS request(s) the above action(s) for all or a portion of Tract(s) 242, **OLD TOWN GARDENS ADDITION**, zoned R-1, located on MOUNTAIN RD NW BETWEEN RIO GRANDE BLVD NW AND CONSUELO LANE NW containing approximately 0.72 acre(s). (J-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH NO DELEGATION. SIDEWALK WAIVER WAS DENIED.**
15. **Project# 1005539**
07DRB-70279 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- WILSON AND COMPANY INC agent(s) for MGME DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 5, **VOLCANO CLIFFS SUBDIVISION, Unit(s) 26, (to be known as Tierra Buena Estates)**, zoned SU-2 SRLL, located on KIMMICK DR NW BETWEEN ROSA PARKS RD NW AND VALIENTE RD NW containing approximately 3.62 acre(s). (C-11) **DEFERRED AT THE AGENT'S REQUEST TO 10/17/07.**

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

16. **Project# 1006845**
07DRB-70280 SKETCH PLAT REVIEW
AND COMMENT
- RICHARD LOVATO, NMOC agent(s) for CARLOS MATA request(s) the above action(s) for all or a portion of Tract(s) 3, **GARDEN ACRES ADDITION**, zoned R-1, located on GRIEGOS RD NW BETWEEN GUADALUPE TRAIL NW AND GRANDE DR NW containing approximately 0.75 acre(s). [REF: DRB99-272] (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
17. **Project# 1006853**
07DRB-70287 SKETCH PLAT REVIEW
AND COMMENT
- WAYJOHN SURVEYING INC agent(s) for DON DEAN request(s) the above action(s) for all or a portion of Lot(s) 5-8, Block(s) 54, **RAYNOLD'S ADDITION**, zoned SU-2 FOR R-1, located on IRON AVE SW BETWEEN 12TH ST SW AND 11TH ST SW containing approximately 0.3265 acre(s). (K-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
18. **Project# 1006854**
07DRB-70289 SKETCH PLAT REVIEW
AND COMMENT
- BOHANNAN HUSTON INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 1-4, 0S-1& 2, **THE TRAILS Unit(s) 4**, zoned SU-1 FOR OPEN SPACE & SU-2 - SRLL, SRSL, TC, UC & UR, containing approximately 35.11 acre(s). (C-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

Approval of the Development Review Board Minutes for September 15, 2007 were approved.

ADJOURNED: 11:30

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1002565

AGENDA ITEM NO: 8

SUBJECT:

SIA – Extension
Sidewalk Waiver

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: OCTOBER 10, 2007
505-924-3986

0

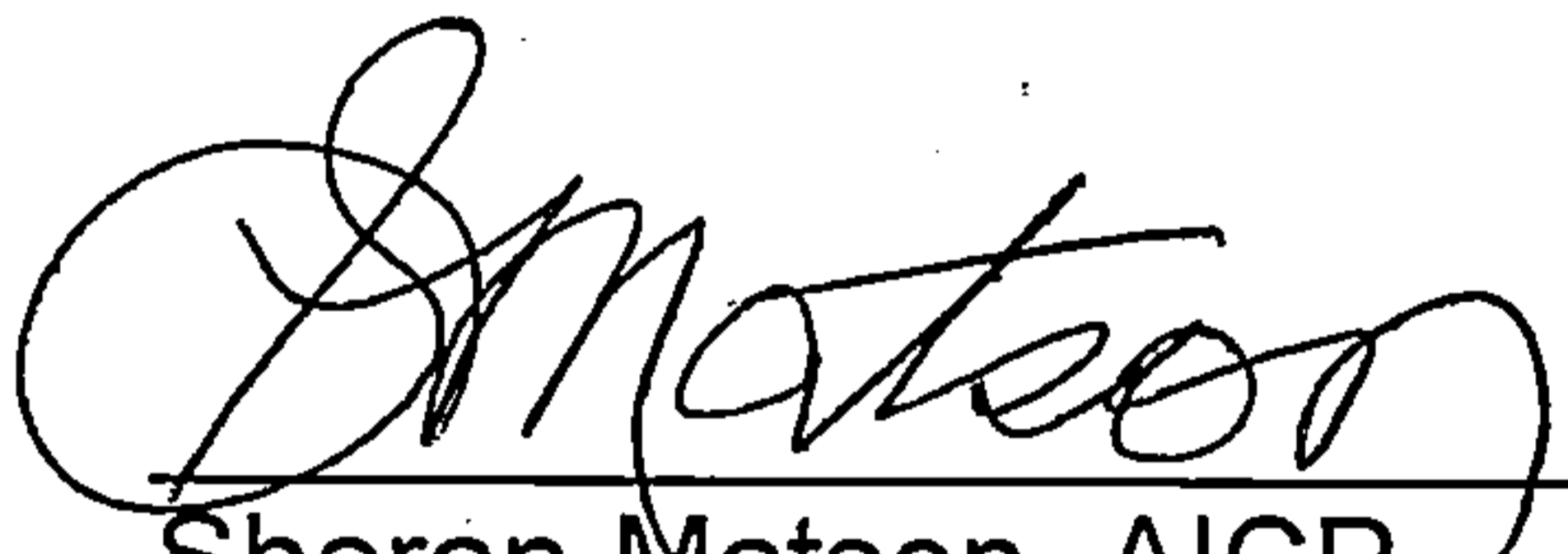
CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
October 10, 2007
DRB Comments

ITEM # 8

PROJECT # 1002565 APPLICATION # 07-70293 & 70294

RE: Villa de la Capilla/ext of SIA for tds & sw

No objection to the requested SIA extension and the sidewalk waver
for Lot 20.



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

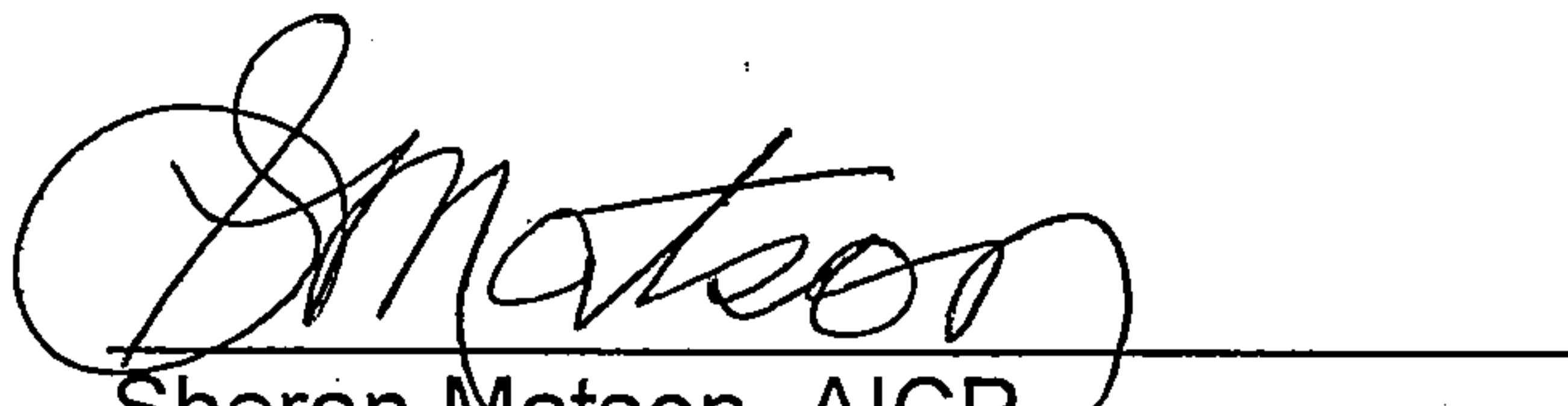
CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
October 10, 2007
DRB Comments

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


CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
October 10, 2007
DRB Comments

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No objection to the requested SIA extension and the sidewalk waver for Lot 20.



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DRB Chair
924-3880 smatson@cabq.gov



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 10, 2007

Project# 1002565

07DRB-70293 EXT OF SIA FOR TEMP DEFR SDWK CONST
07DRB-70294 SIDEWALK WAIVER

RONALD BROWN agent(s) for LOS GRIEGOS DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of **VILLA DE LA CAPILLA SUBDIVISION**, zoned SU-1/ PRD, located on GRIEGOS RD NW BETWEEN RIO GRANDE BLVD NW AND SAN ISIDRO NW (F-13)

At the October 10, 2007 Development Review Board meeting, The two-year extension of the SIA for temporary deferral for sidewalk const., and the sidewalk waiver as shown on Exhibit C in the Planning file were approved.

A handwritten signature in black ink, appearing to read "S. Matson".

Sheran Matson, AICP, DRB Chair

Cc: Ronald D. Brown – 3804 Carlisle blvd NE – 87107

Cc: Los Griegos Development LLC – 3804 Carlisle Blvd NE - 87107

APPLICATION NO. 04DRB 00339	PROJECT NO. 1002565
PROJECT NAME VILLA DE LA CAPILLA	
EPC APPLICATION NO.	
APPLICANT / AGENT M. Goodwin & Assoc.	PHONE NO. 828 2200
ZONE ATLAS PAGE F-13	
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR), (AA)	
ONE STOP COMMENT FORM LOG	

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

PARKS AND REC (505) 768-5328		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE 5/6/04	DATE
COMMENTS:		

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

Revised 3/3/04

(Return form with plat / site plan)

AGIS ELECTRONIC APPROVAL FORM

DRB Project Case #: 1002565

Subdivision Name: Villa De La Capilla

Surveyor: Timothy Aldrich

Company/Agent: Mark Goodwin & Associates

Contact Person: Stephen Stasiewicz E-mail: _____

Phone: 828-2200 Fax: 797.9539

DXF Received Date: 5/5/2004

Hard-Copy Date: 5/5/2004

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

Robert J. ...
Approved

5/5/04
Date

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

AGIS Use Only

Copied cov2565 to agiscov on 5/5/2004 . Contact person notified on 5/5/2004



11-11-04

**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

March 24, 2004 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

Adjourned: 11:20 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000147**
04DRB-00257 Major-Two Year SIA
MARK GOODWIN & ASSOCIATES agent(s) for C & W LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Unit(s) 1-4, Tract(s) 57-60, TOWN OF ATRISCO GRANT, (to be known as WHISPERING POINT SUBDIVISION, zoned R-D residential and related uses zone, developing area, located on SUNSET GARDENS SW, between 82nd ST SW and UNSER BLVD SW containing approximately 24 acre(s). [REF: DRB-97-497, 02DRB-00067, 03DRB-00058, 02DRB-01961] (L-10) A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.

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

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

3. **Project # 1003232**
04DRB-00254 Major-Vacation of Pub
Right-of-Way
04DRB-00255 Major-Vacation of Public
Easements
04DRB-00253 Minor-Prelim&Final Plat
Approval

COMMUNITY SCIENCES CORP. agent(s) for
ENTRADA DEVELOPMENT LTD. CO. request(s) the
above action(s) for all or a portion of Lot(s) 8-P2;
**CAMPBELL FARM SUBDIVISION AND Tract(s) A,
LANDS OF ANDREWS**, zoned RA-2 residential and
agricultural zone, located on CAMPBELL LANE NW,
between CAMPBELL RD NW and MATTHEW RD NW
containing approximately 2 acre(s). [REF: DRB-98-
195, 04DRB-00139] *[Deferred from 3/24/04]* (G-13)
**DEFERRED AT THE AGENT'S REQUEST TO
4/7/04.**

4. **Project # 1003186**
04DRB-00256 Major-Vacation of Pub
Right-of-Way

RIO GRANDE ENGINEERING agent(s) for STV
INVESTMENTS, LLC request(s) the above action(s)
for all or a portion of Tract(s) 442, Unit(s) 3, **LAND OF
ATRISCO GRANT**, zoned R-D residential and related
uses zone, developing area, 9DU/AC, located EAST
OF 97TH ST SW, between SAN YGNACIO BLVD SW
and TOWER BLVD SW containing approximately 1
acre(s). [REF: 04DRB-00035] (L-9) **VACATION WAS
APPROVED AS SHOWN ON EXHIBIT B IN THE
PLANNING FILE.**

5. **Project # 1003231**
04DRB-00261 Major-Preliminary Plat
Approval
04DRB-00263 Minor-Temp Defer
SDWK
04DRB-00262 Minor-Subd Design
(DPM) Variance

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

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

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

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

DAVID PACHECO, agent(s) for VERNON DORRIS, request(s) the above action(s) for all or a portion of Tract(s) 11, **ALAMEDA BUSINESS PARK**, zoned SU-2, IP-EP, located on ALAMEDA BLVD NE between EDITH NE and JEFFERSON NE containing approximately 1 acre(s). [REF: DRB-98-223, V-99-9, 10001321, 1003114] *[Deferred from 3/24/04]* (C-16) **DEFERRED AT THE AGENT'S REQUEST TO 4/7/04.**

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

STERLING CAPITAL DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 16A, Block(s) 18, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 special neighborhood zone, M-1, located on SAN PEDRO DR NE, between PASEO DEL NORTE NE and HOLLY AVE. NE containing approximately 2 acre(s). [REF: DRB-96-67] *[Deferred from 3/24/04]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 4/7/04.**

8. **Project # 1000650**
04DRB-00277 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST LLC agent(s) for WALMART STORES INC request(s) the above action(s) for all or a portion of Lot(s) 1-A, **LANDS OF LAMONICA & WENK**, zoned SU-1, C-1 PERMANENT USES, located on COORS BLVD SW, between RIO BRAVO BLVD SW and LAMONICA RD SW containing approximately 21 acre(s). [REF: AX-88-7, Z-99-78, 03EPC-00905, 00907, 03DRB-01906] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 3/10/04 & 3/24/04*] (P-10) **DEFERRED AT THE AGENT'S REQUEST TO 3/31/04.**

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

9. **Project # 1001926**
04DRB-00329 Minor-Amnd Prelim Plat
Approval

JEFF DORWART agent(s) for BEN PLATANIA request(s) the above action(s) for all or a portion of Tract(s) 225, **TOWN OF ATRISCO GRANT, AIRPORT UNIT**, zoned R-2 residential zone, located on GLEN RIO RD NW, between 72ND ST NW and 78TH ST NW containing approximately 5 acre(s). [REF: 1000069, 02DRB-00568, 02DDRB-00673, 03DRB-01224, 01225, 01475] (J-10) **WITH THE SIGNING OF THE AMENDED GRADING PLAN ENGINEER STAMP DATED 3/24/04 THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

10. **Project # 1001209**
03DRB-02063 Minor- Final Plat Approval

MARK GOODWIN & ASSOC. agent(s) for CLIFFORD CAPITAL FUND, INC. request(s) the above action(s) for all or a portion of Tract(s) A, **LAVA TRAILS**, zoned SU-1 special use zone, located on WESTERN TRAILS DR NW, between UNSER BLVD. NW and ATRISCO RD. NW containing approximately 6 acre(s). [REF: 02DRB-00183, 01DRB-00562, Z-98-139] [*Final Plat was indefinitely deferred with condition: the perimeter wall design submittal must be approved before final plat approval*] (F-10) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1002565**
04DRB-00339 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for LOS GRIEGOS DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Lot(s) 161A, 161B1, 161B2, 162A, 162B, 163A, 166A, 166B, 167A, MRGCD MAP # 31, (to be known as **VILLA DE LA CAPILLA**, zoned SU-1 special use zone, FOR PRD, located on GRIEGOS RD NW, between SAN ISIDRO ST NW and GRIEGOS DRAIN NW containing approximately 5 acre(s). [REF: 03EPC-00506, 03EPC-00505, 03EPC-00509] (F-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION CASH-IN-LIEU PAYMENT.**

12. **Project # 1003217**
04DRB-00357 Minor-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LTD. PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 29E, **COUNTRY MEADOWS SUBDIVISION, UNIT 4**, zoned R-LT residential zone, located on UNIVERSE BLVD NW, between IRVING BLVD NW and COUNTRY COVE PL NW containing approximately 12 acre(s). [REF: 04DRB-00097] (B-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project # 1001413**
04DRB-00354 Minor-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for PULTE HOMES OF NM, INC. request(s) the above action(s) for all or a portion of Tract(s) Y-1A-1A-4 & Y-1A-1A-5, VENTANA RANCH, (to be known as **PINON POINT, UNIT 6**, zoned R-LT residential zone, located on IRVING BLVD NW, WEST OF RAINBOW NW containing approximately 16 acre(s). [REF: 02DRB-00517] (B-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

14. **Project # 1002640**
04DRB-00350 Major-Final Plat Approval

ISAACSON & ARFMAN, P.A. agent(s) for TWO JOES LLC request(s) the above action(s) for all or a portion of Lot(s) 22-32, Block(s) 3, UNIT 3, Tract(s) 2, NORTH ALBUQUERQUE ACRES, (to be known as **VISTA DEL AGUILA SUBDIVISION, UNIT 3**) zoned R-D (7 DU/AC) located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 12 acre(s). [REF: 03DRB-00723, AP-03EPC-01242, 03-00724(SPS), 03DRB-01574, 03DRB-00724, 03DRB-00725, 03DRB-00726, 03DRB-00728] (C-19) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1002511**
04DRB-00358 Minor-Final Plat Approval

ISAACSON & ARFMAN, PA agent(s) for KB HOME OF NEW MEXICO request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) A, **SUNDANCE SUBDIVISION**, zoned R-LT, located on HATTERAS PL NW between BLUEWATER RD NW and WEST OF LUMINOSO DR NW. [REF: 03DRB-00858, 03DRB-00859, 03DRB-00860-61, 03EPC-00316, 03DRB-01578, 03DRB-01580] (K-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

04DRB-00359 Minor-Final Plat Approval

ISAACSON & ARFMAN, PA agent(s) for KB HOME OF NEW MEXICO request(s) the above action(s) for all or a portion of Lot(s) 4-5, Block(s) A, **SUNDANCE SUBDIVISION**, zoned R-LT, located on SAWGRASS PL NW, between BLUEWATER RD NW and WEST OF LUMINOSO DR NW. [REF: 03DRB-00858-59-60-61, 03EPC-00316, 03DRB-0158 & 80] (K-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1002506**
04DRB-00360 Minor-Vacation of Private Easements
- TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 12A & 12B, **BLACK RANCH**, zoned RA-1, located on CORRALES MAIN CANAL, between COORS BLVD NW and RIVERFRONTE DR NW containing approximately 43 acre(s). [REF: 03EPC-00300, 03EPC-00301, 04DRB-00217] [*Deferred from 3/24/04*] (C-13) **DEFERRED AT THE AGENT'S REQUEST TO 3/31/04.**
17. **Project # 1003123**
04DRB-00348 Minor-Vacation of Private Easements
04DRB-00347 Minor-Prelim&Final Plat Approval
- SURVEYS SOUTHWEST LTD agent(s) for EILEEN DEVEREUX & STEFAN WATSON request(s) the above action(s) for all or a portion of Tract(s) 77B1, **MRGCD MAP 36**, zoned S-M1, located on 5TH ST NW, between HAINES AVE NW and 6TH ST NW containing approximately 2 acre(s). [REF: 03DRB-02044] (H-14) **THE VACATION OF THE PRIVATE EASEMENT WAS WITHDRAWN AT THE AGENT'S REQUEST. A LETTER WILL FOLLOW. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/24/04 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**
18. **Project # 1003258**
04DRB-00205 Minor-Prelim&Final Plat Approval
- PHILIP W. TURNER agent(s) for SALVADOR PEREZ request(s) the above action(s) for all or a portion of Lot(s) 280 B, **TOWN OF ATRISCO GRANT, UNIT 8**, zoned R-T residential zone, located on 55TH ST NW, between BICE RD NW and JUNIPER RD NW containing approximately 1 acre(s). [REF: DRB-97-205] [*Deferred from 2/25/04, 3/10/04 & 3/24/04.*] (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 3/31/04.**

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

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19. **Project # 1003300**
04DRB-00349 Minor-Sketch Plat or Plan

DEBBIE HUDSON, agent(s) for JOANNE NEALEY, request(s) the above action(s) for all or a portion of Lot(s) 29 & 30, Tract(s) E 1/2, **MCDONALD ACRES THIRD UNIT**, zoned R-1, located on the southeast CORNER OF PHOENIX NW, between 10th ST NW and 11th ST NW containing approximately 1 acre(s). (H-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. Approval of the Development Review Board Minutes for March 10, 2004. **THE MARCH 10, 2004 MINUTES WERE APPROVED.**

ADJOURNED: 11:20 A.M.

11



Replacement

DRB CASE ACTION LOG

DRB CASE ACTION LOG

REVISED 2/5/04

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

DRB Application No.: 04DRB-00339 (FP)

Project # 1002565

Project Name: VILLA DE LA CAPILLA

Agent: Mark Goodwin & Associates

Phone No.: 828-2200

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

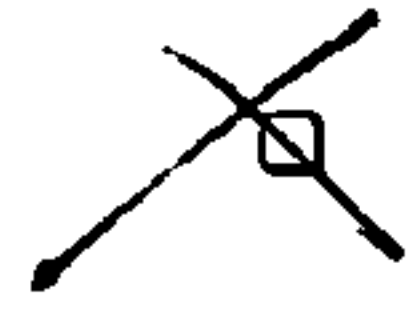
TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: Park Dedication CIL 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 (checks payable to the County Clerk). RECORDED DATE: _____
- Tax printout from the County Assessor.

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

Project Number

1002565

ALBUQUERQUE



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

Development Review Board Comments

Project Number: 1002565
Application Number: 04DRB-0039

DRB Date: 3/24/04
Item Number: 11

Subdivision: Villa De La Capilla

Lots 161A, 161B1, 161B2, 162A, 162B, 163A, 166A, 166B, 167A- MRGCD Map 31

Zoning: SU-1 for PRD

Zone Page: F-13

New Lots (or units) : 24

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

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

Signed: 

Christina Sandoval, (DMD)

Phone: 768-3808



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

ALBUQUERQUE

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002565

AGENDA ITEM NO: 11

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments on plat.

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: March 24, 2004

2565

Vertical stamp on the right edge of the page.

AGIS ELECTRONIC PLAT APPROVAL FORM

DRB Project Case # 1002565
 Subdivision Name Villa de la Capilla
 Surveyor Tim Aldrich
 Company/Agent Mark Goodwin & Assoc.
 Contact Person Richard Quintan Phone # 828-2200 email _____

DXF Received Date: 3/12/04
 Hard-Copy Date: 3/12/04

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

Patricia M. Copt 3/12/04
 Approved Date

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

AGIS Use Only		
Copied cov <u>2565</u> to agiscov.	Date: <u>3/12/04</u>	Contact person Notified on: <u>3/12/04</u>



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

11-12-03

12. Project # 1002565

03DRB-01905 Minor- Minor-Subd Design (DPM) Variance

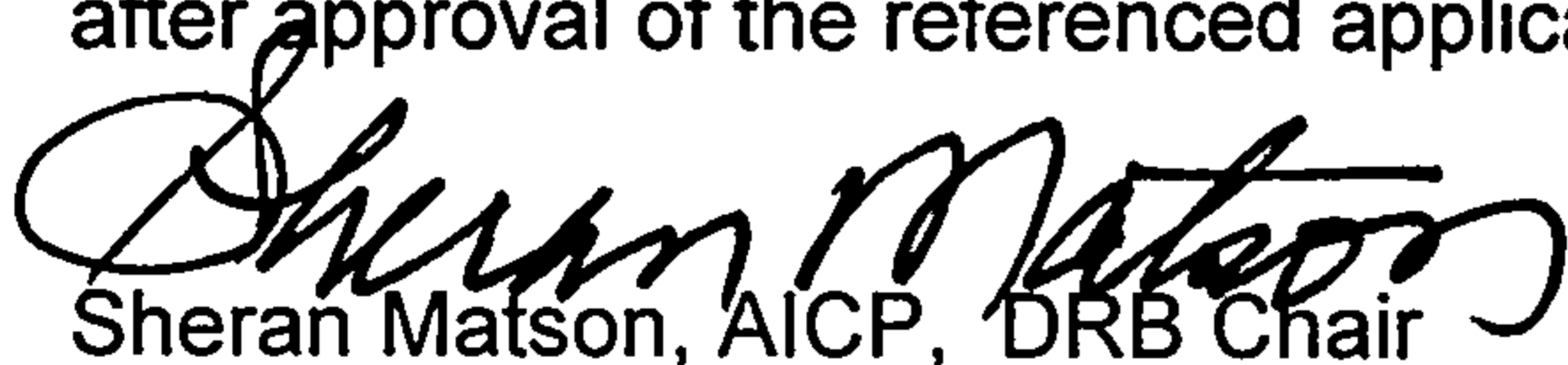
MARK GOODWIN & ASSOCIATES agent(s) for LOS GRIEGOS DEVELOPMENT, LLC. request(s) the above action(s) for Lots 161A, 161B1, 161B2, 162A, 162B, 163A, 166A, 166B, 167A, MRGCD MAP 31, **VILLA DE LA CAPILLA**, zoned RA-2, located on GRIEGOS RD NW, between SAN ISIDRO ST NW and the GRIEGOS DRAIN containing approximately 5 acre(s). (F-13)

At the November 12, 2003, Development Review Board meeting, a sidewalk variance from design standards was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by November 27, 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.

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


Sheran Matson, AICP, DRB Chair

cc: Los Griegos Development LLC, 3804 Carlisle NE, 87107
Mark Goodwin & Associates PA, P.O. Box 90606, 87199
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File



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

ALBUQUERQUE

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002565

AGENDA ITEM NO: 12

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the sidewalk waiver request.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: November 12, 2003

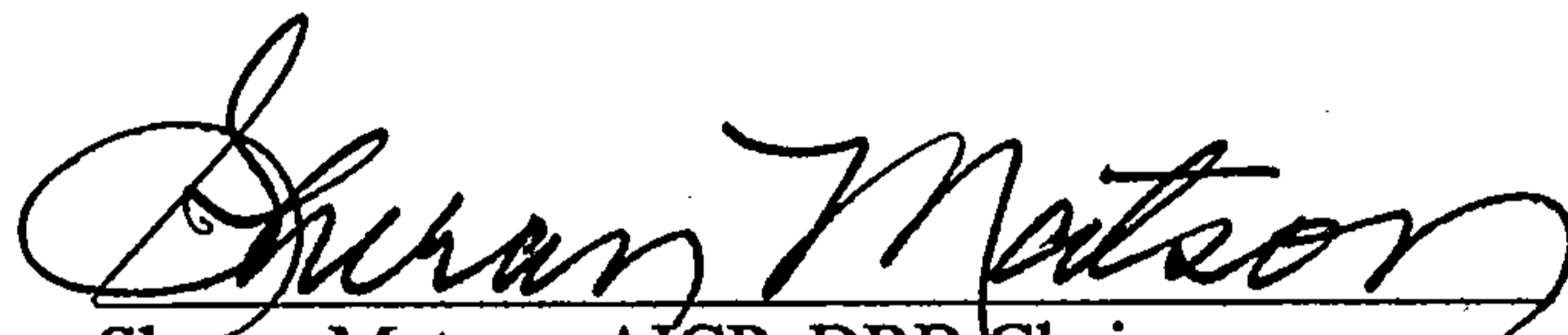
**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
November 12, 2003 Comments**

ITEM # 12

PROJECT # 1002565 APPLICATION # 03DRB-01905

RE: Villa de la Capilla/sidewalk variance

Please provide the written acceptance by EPC of this variance.



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



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

11-6-03

2. Project # 1002565

03DRB-01733 Major-Preliminary Plat Approval
03DRB-01730 Minor-SiteDev Plan Subd/EPC
03DRB-01731 Minor-SiteDev Plan BldPermit/EPC
03DRB-01732 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for LOS GRIEGOS DEVELOPMENT, LLC request(s) the above action(s) for Lots 161A, 161B1, 161B2, 162A, 162B, 163A, 166A, 166B, 167A, MRGCD MAP 31, (to be known as **VILLA DE LA CAPILLA**) zoned RA-2, located on GRIEGOS RD NW, between SAN ISIDRO ST NW and the GRIEGOS DRAIN containing approximately 5 acre(s). [REF: 03EPC 00506, 00505, 00509] **[Simon Shima, EPC Case Planner]** (F-13)

At the November 5, 2003, Development Review Board meeting, with the signing of the infrastructure list dated 11/5/03 and approval of the grading plan engineer stamp dated 9/19/03 the preliminary plat was approved with the following condition of final plat:

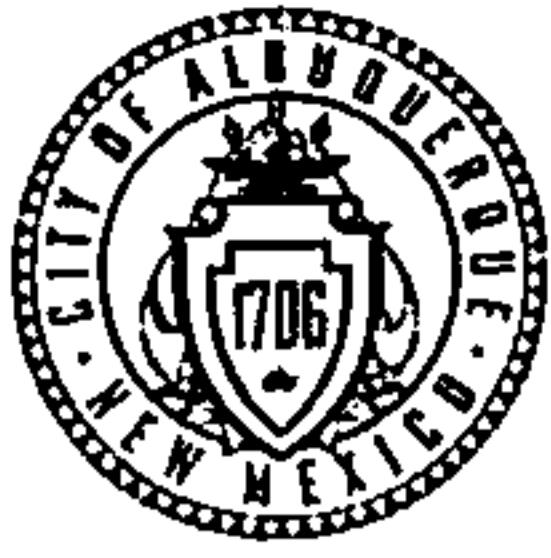
- 1) The site distance at Camino Capilla NW and Griegos NW will be corrected.

The site plan for subdivision and the site plan for building permit were approved and signed off by the Board.

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

If you wish to appeal this decision, you must do so by November 20, 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.



OFFICIAL NOTICE OF DECISION
PAGE 2

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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

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


Sheran Matson, AICP, DRB Chair

cc: Los Griegos Development LLC, 3804 Carlisle NE, 87107
Mark Goodwin & Associates, P.O. Box 90606, 87199
Susan Goodan, 1850 Griegos NW, 87107
Jim Ellison and Barbara Darling, 1836 Griegos NW, 87107
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002565 AGENDA#: 2 DATE: 11.5

1. Name: Amy Nell Address: MGA Zip: _____

2. Name: Ron Brown Address: _____ Zip: _____

3. Name: Susan Goodan Address: 1850 Griegos NW Zip: 87107

4. Name: Jm Ellison Address: 1836 Yuezos Zip: 87107

5. Name: Barbara Darling Address: 1836 Griegos Zip: 87107

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

#2



DRB CASE ACTION LOG

DRB CASE ACTION LOG (SPS & SBP)

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.: 03-01730 (SPS) & 03-01731 (SBP)

Project # 1002565

Project Name: VILLA DE LA CAPILLA

EPC Application No.: 03EPC-00506 & 00505 & 00509

Agent: Mark Goodwin & Associates

Phone No.: 828-2200

Your request for (SDP for SUB), (SDP for BP) (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 11/5/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

Project Number 1002565

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

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



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

ALBUQUERQUE

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002565

AGENDA ITEM NO: 2

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report dated 9-19-03 is on file for Preliminary Plat approval.

RESOLUTION: *signed F.L.*

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

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: November 5, 2003

November 3, 2003

#2

Vertical text on the right margin.

TO: Sheran Matson, DRB Chair

FROM: *SM*
Simon Shima, Senior Planner

SUBJECT: Project # 1002565: Compliance with EPC Conditions

This is to advise you that to the best of my knowledge the site development plans for subdivision and building permit, as filed, comply with the EPC conditions except that:

1. Sidewalks on Griegos Road are not clearly shown on the site development plan as required under condition #4 of the site development plan for subdivision;
2. Height of the light pole and design of lighting fixtures are not shown as required under condition #6 of the site development plan for subdivision; and
3. In view of a continuous landscaped area as shown on the site development plan along Camino Capilla NW, it is not clear as to whether or not a vehicular access way off Camino Capilla NW is provided for Lots 1, 2, 6 and 7.

Handwritten signature and date: Simon Shima 11/3/03



11/5/03

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 5, 2003

Project # 1002565

- 03DRB-01733 Major-Preliminary Plat Approval
- 03DRB-01730 Minor-SiteDev Plan Subd/EPC
- 03DRB-01731 Minor-SiteDev Plan BldPermit/EPC
- 03DRB-01732 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for LOS GRIEGOS DEVELOPMENT, LLC request(s) the above action(s) for Lots 161A, 161B1, 161B2, 162A, 162B, 163A, 166A, 166B, 167A, MRGCD MAP 31, (to be known as **VILLA DE LA CAPILLA**) zoned RA-2, located on GRIEGOS RD NW, between SAN ISIDRO ST NW and the GRIEGOS DRAIN containing approximately 5 acre(s). [REF: 03EPC 00506, 00505, 00509] (F-13)

- AMAFCA No adverse comments.
- COG No adverse comment. For information, the Long Range Roadway System designates Griegos Road as a collector. The Long Range Bikeway System designates a bike lane on Griegos.
- Transit No comments received.
- Zoning Enforcement Reviewed, no comment.
- Neighborhood Coord. Letter sent to Los Griegos (R) Neighborhood Assn.
- APS No comments received.
- Police Department No adverse comments.
- Fire Department
Fire Department is not approving street widths less than 32 feet at this time. Per Ray Sanchez, AFD. All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.
- PNM Gas Approves.

PNM Electric

PNM approves the preliminary plat, but before final sign off PNM needs platted easements shown on the plat to cover existing OH electric lines as follows: Request a 5' pue along Griego for overhang easement. Request a 5' x 25' pue in the NE corner for an anchor easement. Request an easement to cover the N-S electric line along Camino Capilla unless it falls it the road R/W. Call the number below or Leonard Martinez at 241-4430 for final plat if needed

Comcast No comments received.

QWEST No comments received.

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

M.R.G.C.D. No comments received.

Open Space Division No adverse comments.

City Engineer

An approved drainage report is required for Preliminary Plat approval.

Transportation Development

Site plan continues to show a wall on the easement for the church. Also, the building envelope is at the easement line. Sight distance onto Griegos has not been approved.

Parks & Recreation

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 24 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.

Utilities Development

Must extend a 8" public water line to the SW property corner. Minor comments on Infrastructure List. Can not have parallel sewer/water lines in Calle Dona Barbarida. Revise Site Plan utility plan as required. Sidewalk exhibit implies sidewalks to also be waived. Clarify at meeting.



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, November 5, 2003, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1000922

03DRB-01725 Major-Bulk Land Variance
03DRB-01726 Major-Vacation of Pub
Right-of-Way
03DRB-01727 Major-Vacation of Public
Easements
03DRB-01728 Minor-Prelim&Final Plat
Approval

WILSON & COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT, request(s) the above action(s) for all or a portion of **VOLCANO CLIFFS SUBDIVISION, UNIT 20**, LOTS 1-30, BLOCK 1, LOTS 1-38, BLOCK 2, LOTS 1-62, BLOCK 3, LOTS 1-14, BLOCK 4 AND LOTS 1-22, BLOCK 5 AND **VOLCANO CLIFFS SUBDIVISION, UNIT 21**, ALL BLOCKS AND LOTS AND **VOLCANO CLIFFS SUBDIVISION, UNIT 23**, LOTS 1-10, BLOCK 1, LOTS 1-13, BLOCK 2, LOTS 1-21, BLOCK 3, LOTS 1-51, BLOCK 4, LOTS 1-27, BLOCK 5, LOTS 1-6, BLOCK 6, LOTS 1-28, BLOCK 7 AND LOTS 1-7, BLOCK 8 AND **VOLCANO CLIFFS SUBDIVISION, UNIT 27**, LOTS 16-18 AND 22, BLOCK 2, LOTS 1-8, BLOCK 4 AND LOTS 1-7, BLOCK 5, (to be known as **LA CUENTISTA SUBDIVISION**) zoned R-1, located on the east and west sides of Unser Blvd NW (Kimmick) between Urraca NW and Calle Norteña NW, containing approximately 237 acres. [REF: DRB-97-78, V-97-116, 02DRB-01783, 02DRB-01785] (C-10/11 & D-10/11)

Project # 1002565

03DRB-01733 Major-Preliminary Plat
Approval
03DRB-01730 Minor-SiteDev Plan
Subd/EPC
03DRB-01731 Minor-SiteDev Plan
BldPermit/EPC
03DRB-01732 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for LOS GRIEGOS DEVELOPMENT, LLC request(s) the above action(s) for Lots 161A, 161B1, 161B2, 162A, 162B, 163A, 166A, 166B, 167A, MRGCD MAP 31, (to be known as **VILLA DE LA CAPILLA**) zoned RA-2, located on GRIEGOS RD NW, between SAN ISIDRO ST NW and the GRIEGOS DRAIN containing approximately 5 acre(s). [REF: 03EPC 00506, 00505, 00509] (F-13)

Project # 1002775

03DRB-01703 Major-Vacation of Pub
Right-of-Way

KEVIN & MARY MURTAGH request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 39, **PEREA ADDITION**, zoned SU-2 TH, located on GRANITE (SOUTH PORTION) NW, between 12TH ST NW and 13TH ST NW containing approximately .16 acre(s). [REF: 03DRB-01042 (SK)] (J-13)

SEE PAGE 2



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

Project # 1002793

03DRB-01747 Major-Preliminary Plat
Approval
03DRB-01748 Minor-Temp Defer SDWK

COMMUNITY SCIENCES CORPORATION agent(s) for FINELAND LLC & KB HOME NM request(s) the above action(s) for all or a portion of Tract(s) F & E, FINELAND DEVELOPMENT, (to be known as **CRESTVIEW SUBDIVISION**) zoned SU-1 for R-2, located on MCMAHON BLVD NW, between UNSER BLVD NW and TUSCANY DR NW containing approximately 11 acre(s). [REF: 03EPC-01095, 100875, 100898] (A-11)

Project # 1003029

03DRB-01734 Major-Bulk Land Variance
03DRB-01735 Minor-Prelim&Final Plat
Approval

ALDRICH LAND SURVEYING, INC. agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) 14, 15 & 16, **EL RANCHO GRANDE SUBDIVISION**, and Tract(s) A-2, ROSNER TRACT, Tract(s) 4-A, SALAZAR-DAVIS TRACTS AND TRACTS 32H-1-A, 33C-1-B & 4-A-1, LANDS OF CURB INC., zoned R-LT, located on GIBSON BLVD SW, between MESSINA DR SW and 98TH ST SW containing approximately 62 acre(s). [REF: 1002516, 03DRB-00331, 03DRB-00332, 1001594, 02DRB-01621, 02DRB-01622, 02DRB-01623] (N-8/N-9)

Project # 1003031

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

BOHANNAN HUSTON INC. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 14, **EL RANCHO GRANDE, UNIT 14**, zoned R-LT, located on GIBSON BLVD SW, between BLAKE RD SW and MESSINA DR SW, containing approximately 23 acre(s).
(N-8, N-9)

SEE PAGE 3



PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE
PAGE 3

Project # 1003030

03DRB-01738 Major-Vacation of Pub
Right-of-Way

03DRB-01737 Major-Preliminary Plat
Approval

03DRB-01739 Minor-Sidewalk Waiver

03DRB-01740 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC. agent(s) for CURB INC.
request(s) the above action(s) for all or a portion of
Tract(s) 15, **EL RANCHO GRANDE SUBDIVISION,**
UNIT 15, zoned R-LT, located on GIBSON BLVD SW,
between BLAKE RD SW and MESSINA DRIVE SW
containing approximately 23 acre(s). (N-8, N-9)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 20, 2003.

#259

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: November 5, 2003
Zone Atlas Page: F-13-Z
Notification Radius: 100 Ft.

Project# 1002565
App# 03DRB-01730
App# 03DRB-01731
App# 03DRB-01732
App# 03DRB-01733

Cross Reference and Location: N/A

Applicant: LOS GRIEGOS DEVELOPMENT, LLC
Address: 3804 CARLISLE BLVD NE
ALBUQUERQUE NM 87107

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

Special Instructions:

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

Date Mailed: October 17, 2003

Signature: Kyle Tsethlikai

RECORDS WITH LABELS		PAGE 1
101306132916540816	LEGAL: MAP 31 T R 72 B1A1 CONT 1.54 AC PROPERTY ADDR: 00000 GRIEGOS OWNER NAME: GARCIA AUDELINA ETAL OWNER ADDR: 01821 GRIEGOS	LAND USE: RD NW ALBUQUERQUE NM 87107
101306127817040807	LEGAL: TRAC T 85 B1 MARGCO MAP 31 CONT 0.18 ACRES PROPERTY ADDR: 00000 GRIEGOS OWNER NAME: GARCIA MAGDA OWNER ADDR: 00813 SANDIA	LAND USE: NW ALBUQUERQUE NM 87107
101306128516840808	LEGAL: TRAC T A LAND OF CANDIDO GARCIA PROPERTY ADDR: 00000 GRIEGOS OWNER NAME: GARCIA MAGDA OWNER ADDR: 00813 SANDIA	LAND USE: NW ALBUQUERQUE NM 87107
101306129116640810	LEGAL: MRGC D MA P 31 TR 78A EXC POR TO R/W GRIEGOS RD NW C PROPERTY ADDR: 00000 GRIEGOS OWNER NAME: ULIBARRI JOANN B OWNER ADDR: 01855 GRIEGOS	LAND USE: RD NW ALBUQUERQUE NM 87107
101306129916240811	LEGAL: MRGC D MA P 31 TR 77 EXC POR TO R/W GRIEGOS RD NW CO PROPERTY ADDR: 00000 GRIEGOS OWNER NAME: GARCIA JOSE LUIS & MERLINDA & OWNER ADDR: 02205 EDNA	LAND USE: NW ALBUQUERQUE NM 87104
101306130615940812	LEGAL: MRGC D MA P 31 TR 76 EXC @POR TO R/W GRIEGOS RD NW C PROPERTY ADDR: 00000 GRIEGOS OWNER NAME: GARCIA MARCOS OWNER ADDR: 01847 GRIEGOS	LAND USE: RD NW ALBUQUERQUE NM 87107
101306131115840813	LEGAL: MRGC D MA P 31 TR 75 EXC PORT OUT TO R/W CONT 0.298 PROPERTY ADDR: 00000 GRIEGOS OWNER NAME: SOUTH F LEE & PAULA M OWNER ADDR: 01828 CAMINO RASO	LAND USE: NW ALBUQUERQUE NM 87107
101306132115340814	LEGAL: MRGC D MA P 31 TR 72B1A2 EXC POR TO R/W GRIEGOS RD N PROPERTY ADDR: 00000 GRIEGOS OWNER NAME: GARCIA SERAFIN & ROSEMARY OWNER ADDR: 01823 GRIEGOS	LAND USE: RD NW ALBUQUERQUE NM 87107
101306126315330578	LEGAL: TR 1 50 & WLY POR OF TR 151A MRGCD MAP #31 CONT 0.2 PROPERTY ADDR: 00000 GRIEGOS OWNER NAME: SHRATTER ELLIOT R & ROSEMARIE OWNER ADDR: 01916 GRIEGOS	LAND USE: RD NW ALBUQUERQUE NM 87107
101306126914330579	LEGAL: TR 1 51A EXC WLY POR & ALL OF TR 151B MRGCD MAP #31 PROPERTY ADDR: 00000 GRIEGOS OWNER NAME: GARDFFOLD MERCEDES % CASTEEL M OWNER ADDR: 02444 LOUISIANA	LAND USE: BL NE ALBUQUERQUE NM 87110
101306127915130580	LEGAL: MAP 31 T R 152 PROPERTY ADDR: 00000 GRIEGOS OWNER NAME: ARCHDIOCESE OF SANTA FE OWNER ADDR: 04000 ST JOSEPH	LAND USE: PL NW ALBUQUERQUE NM 87120

RECORDS WITH LABELS		PAGE 2
101306128514940150	LEGAL: MAP 31 T R 153 PROPERTY ADDR: 00000 GRIEGOS OWNER NAME: KNIGHT PATRICIA P OWNER ADDR: 01858 GRIEGO	LAND USE: RD NW ALBUQUERQUE NM 87107
101306129314540149	LEGAL: LT A A P LAT OF LOTS A, B, AND C LANDS OF KELLY/PER PROPERTY ADDR: 00000 GRIEGOS OWNER NAME: KELLY IDA J OWNER ADDR: 01854 GRIEGOS	LAND USE: RD NW ALBUQUERQUE NM 87107
101306133214640815	LEGAL: MAP 31 T R 72 B1B CONT 0.19 AC PROPERTY ADDR: 00000 GRIEGOS OWNER NAME: GARCIA AUDELINA ETAL OWNER ADDR: 01821 GRIEGOS	LAND USE: RD NW ALBUQUERQUE NM 87107
101306134714341201	LEGAL: TR 7 4A & 74B & 73A MRGCD MAP 31 CONT 0.279 AC PROPERTY ADDR: 00000 GRIEGOS OWNER NAME: JARAMILLO ROSALIA A OWNER ADDR: 01805 GRIEGOS	LAND USE: RD NW ALBUQUERQUE NM 87107
101306135814741204	LEGAL: TR 7 2B3 MRGCD MAP 31 PROPERTY ADDR: 00000 PATRICK OWNER NAME: MARI FRANZELA OWNER ADDR: 01222 LOS TOMASES	LAND USE: NW ALBUQUERQUE NM 87102
101306130014340148	LEGAL: TRAC T A OF PLAT OF TRACT "A" OF LANDS OF GOODAN PROPERTY ADDR: 00000 GRIEGOS OWNER NAME: GOODAN SUSAN OWNER ADDR: 01850 GRIEGOS	LAND USE: RD NW ALBUQUERQUE NM 87107
101306130513940146	LEGAL: MAP 31 T R 158 159 X 160 CONT .28 AC PROPERTY ADDR: 00000 GRIEGOS 1838 OWNER NAME: ELLISON JAMES A & DARLING OWNER ADDR: 01836 GRIEGOS	LAND USE: RD NW ALBUQUERQUE NM 87107
101306136113741205	LEGAL: TR 6 8D MRGCD MAP 31 PROPERTY ADDR: 00000 GRIEGOS OWNER NAME: DEATON HENRY & KAREN OWNER ADDR: 01753 GRIEGOS	LAND USE: NW ALBUQUERQUE NM 87107
101306128214140152	LEGAL: LT C A P LAT OF LOTS A, B, AND C LANDS OF KELLY/PER PROPERTY ADDR: 00000 GRIEGOS OWNER NAME: PERKINS CORLES M & SHELLEY B OWNER ADDR: 01909 APPLE	LAND USE: LN NW ALBUQUERQUE NM 87104
101306131713640143	LEGAL: MRGC D MA P 31 TR 161A EXC POR TO R/W GRIEGOS RD NW PROPERTY ADDR: 00000 GRIEGOS OWNER NAME: GRIEGO RAYMOND A OWNER ADDR: 01913 LOMAS	LAND USE: BL NW ALBUQUERQUE NM 87104
101306123908830584	LEGAL: MAP 31 T R 143 144A2 X 144B3 CONT 2.39 AC PROPERTY ADDR: 00000 LOS VECINOS OWNER NAME: LONGACRE BRIDGET OWNER ADDR: 02421 VICIC	LAND USE: RD NW ALBUQUERQUE NM 87104

RECORDS WITH LABELS

PAGE 3

101306135613441231	LEGAL: LOT 2 PL AT OF LOT 1 & 2 JAR-MAN ADDN TO THE CITY O PROPERTY ADDR: 00000 N/A OWNER NAME: JARAMILLO ROSALIA A OWNER ADDR: 01805 GRIEGOS	RD NW ALBUQUERQUE NM	87107
101306132413540141	LEGAL: MRGC D MA P 31 TR 162A EXC POR TO R/W GRIEGOS RD NW PROPERTY ADDR: 00000 GRIEGOS OWNER NAME: GRIEGO RAYMOND A OWNER ADDR: 01913 LOMAS	BL NW ALBUQUERQUE NM	87104
101306135013341203	LEGAL: LOT 1 PL AT OF LOT 1 & 2 JAR-MAN ADDN TO THE CITY O PROPERTY ADDR: 00000 GRIEGOS OWNER NAME: JARAMILLO ROSALIA A OWNER ADDR: 01805 GRIEGOS	RD NW ALBUQUERQUE NM	87107
101306129314040151	LEGAL: LT B A P LAT OF LOTS A, B, AND C LANDS OF KELLY/PER PROPERTY ADDR: 00000 GRIEGOS OWNER NAME: PERKINS CORLES M & SHELLEY B OWNER ADDR: 01909 APPLE	LN NW ALBUQUERQUE NM	87104
101306133413040138	LEGAL: MRGC D MA P 31 TRS 162B & 163 EXC POR TO R/W GRIEGOS PROPERTY ADDR: 00000 GRIEGOS OWNER NAME: MARTINEZ DANNY N ETUX OWNER ADDR: 00515 EDITH	BL NE ALBUQUERQUE NM	87102
101306127812040153	LEGAL: MRGC D MA P 31 TRS 166A & 167A CONT 0.968 AC PROPERTY ADDR: 00000 N/A OWNER NAME: CALDWELL ADELE J OWNER ADDR: 11728 TIVOLI	NE ALBUQUERQUE NM	87111
101306130012240165	LEGAL: MRGC D MA P 31 TRACT 166B CONT 1.60 AC PROPERTY ADDR: 00000 GRIEGOS OWNER NAME: CALDWELL ADELE J OWNER ADDR: 11728 TIVOLI	NE ALBUQUERQUE NM	87111
101306123109030583	LEGAL: MAP 31 T R 144 A 1 PROPERTY ADDR: 00000 LOS VECINOS OWNER NAME: NM LAND & WATER CONSERVANCY LL OWNER ADDR: 08617 LA SALA DE NORTE	NE ALBUQUERQUE NM	87111
101306131511840142	LEGAL: MAP 31 T R 161 B1 CONT 0.65 AC PROPERTY ADDR: 00000 GRIEGOS OWNER NAME: GRIEGO RAYMOND A OWNER ADDR: 01913 LOMAS	BL NW ALBUQUERQUE NM	87104
101306134412640134	LEGAL: MRGC D MA P 31 TRACTS 164A3 & 164A5 EXC POR TO R/W G PROPERTY ADDR: 00000 GRIEGOS OWNER NAME: GUTIERREZ BETTY E OWNER ADDR: 01804 GRIEGOS	RD NW ALBUQUERQUE NM	87107
101306132711540139	LEGAL: MAP 3U T R 161 B2 PROPERTY ADDR: 00000 GRIEGOS OWNER NAME: MARTINEZ DANNY N ETUX OWNER ADDR: 00515 EDITH	NE ALBUQUERQUE NM	87102

RECORDS WITH LABELS

PAGE 4

101306135312340133	LEGAL: MRGC D MA P 31 TR 164-A1 EXC PORT OUT TO R/W GRIEGOS PROPERTY ADDR: 00000 SAN ISIDRO OWNER NAME: PLUMMER JAMES A & MARY JEAN OWNER ADDR: 04701 SAN ISIDRO	ST NW ALBUQUERQUE NM	87107
101306133712040136	LEGAL: MAP 31 T R 164 A4 .03AC PROPERTY ADDR: 00000 GRIEGOS OWNER NAME: GUTIERREZ BETTY OWNER ADDR: 01804 GRIEGOS	RD NW ALBUQUERQUE NM	87107
101306125308540156	LEGAL: MAP 31 T R 167B PROPERTY ADDR: 00000 GRIEGOS OWNER NAME: ARCHDIOCESE OF SANTA FE OWNER ADDR: 04000 ST JOSEPH	PL NW ALBUQUERQUE NM	87120
101306133711040131	LEGAL: MAP 31 T R 176 B2 B1 X TR 178 B2 B1A PROPERTY ADDR: 00000 SAN ISIDRO OWNER NAME: CANDELARIA SHANE S OWNER ADDR: 02168 RYAN	PL NW ALBUQUERQUE NM	87107
101306127609140155	LEGAL: MAP 31 T R 169 PROPERTY ADDR: 00000 GRIEGOS OWNER NAME: ARCHDIOCESE OF SANTA FE OWNER ADDR: 04000 ST JOSEPH	PL NW ALBUQUERQUE NM	87120
101306134110240130	LEGAL: MAP 31 T R 178 B2B1B PROPERTY ADDR: 00000 SAN ISIDRO OWNER NAME: CANDELARIA MARGIE M OWNER ADDR: 04623 SAN ISIDRO	NW ALBUQUERQUE NM	87107
101306130205940114	LEGAL: MAP 31 T R 175 PROPERTY ADDR: 00000 GRIEGOS OWNER NAME: ARCHDIOCESE OF SANTA FE OWNER ADDR: 04000 ST JOSEPH	PL NW ALBUQUERQUE NM	87120
101306132509840128	LEGAL: MAP 31 T R 176 B2 B2 PROPERTY ADDR: 00000 SAN ISIDRO OWNER NAME: CANDELARIA LORRAINE OWNER ADDR: 04611 SAN ISIDRO	NW ALBUQUERQUE NM	87107
101306128605440113	LEGAL: MAP 31 T R 171 PROPERTY ADDR: 00000 GRIEGOS OWNER NAME: ARCHDIOCESE OF SANTA FE OWNER ADDR: 04000 ST JOSEPH	PL NW ALBUQUERQUE NM	87120
101306133609540129	LEGAL: MAP 31 T R 178 B2B2 PROPERTY ADDR: 00000 SAN ISIDRO OWNER NAME: CANDELARIA LORRAINE OWNER ADDR: 04611 SAN ISIDRO	NW ALBUQUERQUE NM	87107
101306132408640123	LEGAL: LT 1 PLA T OF LTS 1 & 2 OF TORIBIO & EVA CANDELARIA PROPERTY ADDR: 00000 N/A OWNER NAME: CANDELARIA TORIBIO & EVA OWNER ADDR: 04603 SAN ISIDRO	ST NW ALBUQUERQUE NM	87107



City of Albuquerque

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

Date: September 17, 2003

TO CONTACT NAME: Beth Gonzales
 COMPANY/AGENCY: Mark Goodwin & Assoc.
 ADDRESS/ZIP: PO BOX 90606 87199
 PHONE/FAX #: 828-2200 / 797-9539

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

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Villa de la Capilla

zone map page(s) F-13

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

Los Griegos

Neighborhood Association

Contacts: Joan McDougall

4020 Grande Dr NW

344-9272 (W) 87107

Sandra Valdez

4505 Pedroncelli NW 87107

345-7553 (W) 277-5941 (W)

Neighborhood Association

Contacts:

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

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

Sincerely,

Dalaina J. Carmona
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

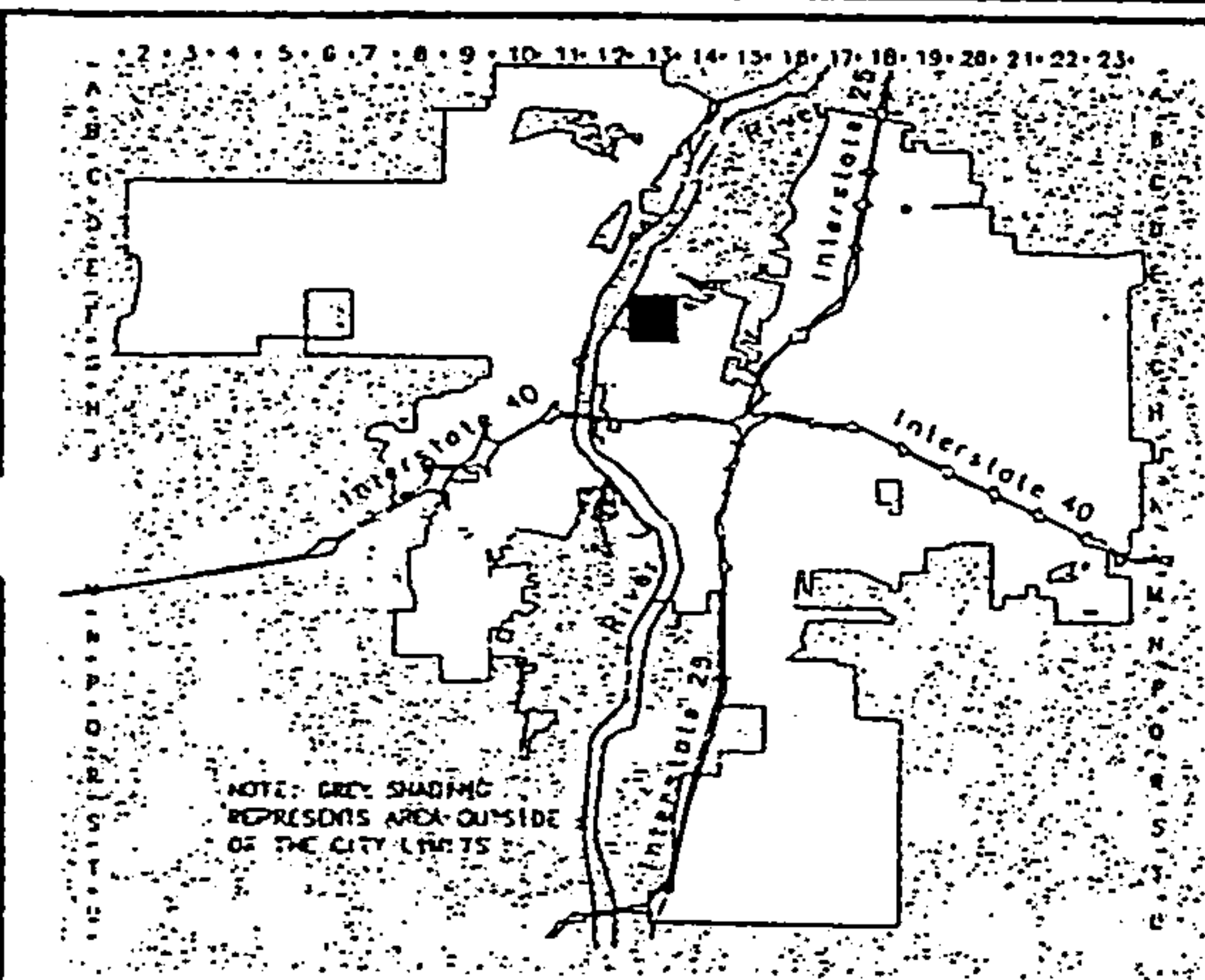
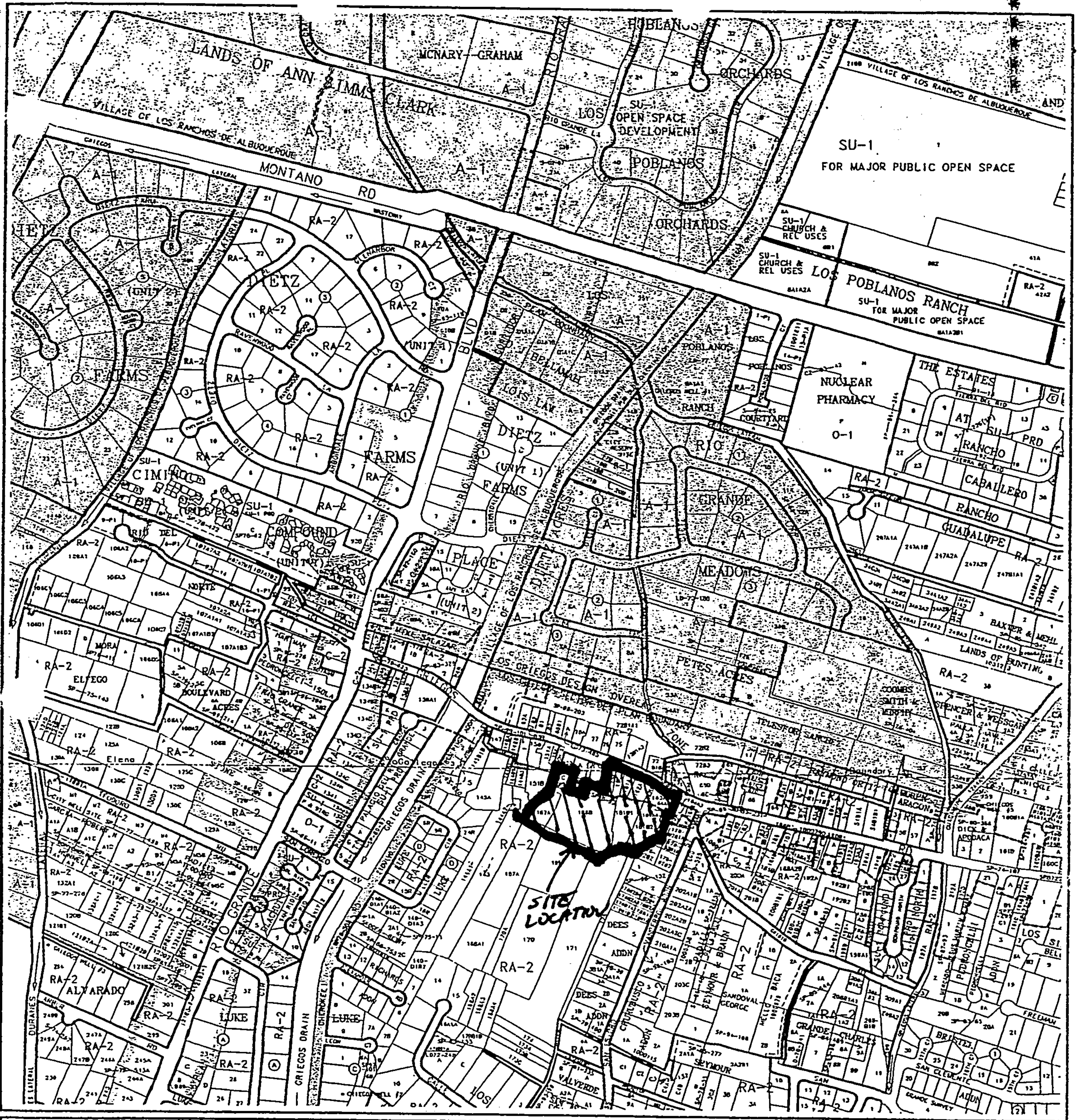
Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

(below this line for OCNC use only)

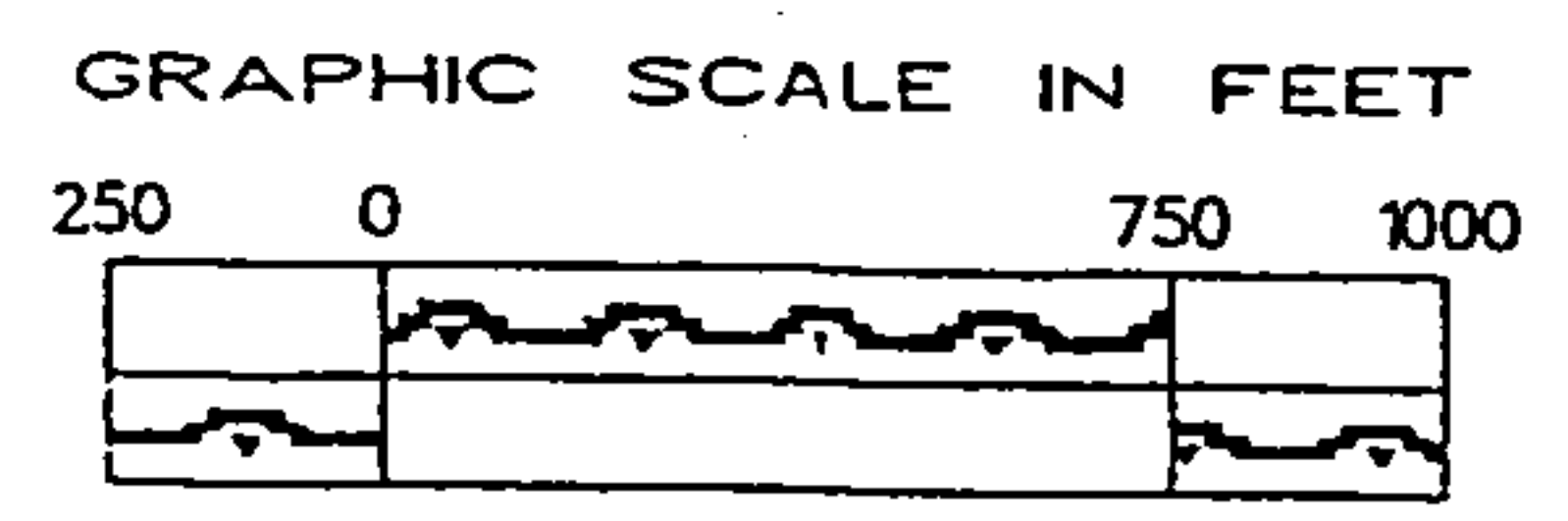
Date of Inquiry: 9-17-03 Time Entered: 11:30am OCNC Rep. Initials: OC



CITY OF Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003



Zone Atlas Page

F-13-Z

Map Amended through January 21, 2003

UPC Numbers:

TRACT

UPC

161-A	101306131713640143
161-B-1	101306131511840142
161-B-2	101306132711540139
162-A	101306132413540141
163-A	101306133413040138
166-A	101306127812040153
167-A	101306127812040153
162-B	101306133413040138
166-B	101306127812040153

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

10/02/2007 Issued By: PLNABG

PLNABG
10/02/2007

Permit Number: 2007 070 293

Category Code 910

Application Number: 07DRB-70293, Ext Of Sia For Temp Defr Sdwk Const

Address:

Location Description: GRIEGOS RD NW BETWEEN RIO GRANDE BLVD NW AND SAN ISIDRO NW

Project Number: 1002565

Applicant
Ronald Brown

Agent / Contact
Ronald Brown

3804 Carlisle Blvd Ne
Albuquerque, NM 87107
883-1674

3804 Carlisle Blvd Ne
Albuquerque, NM 87107
883-1674

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441008/4983000	DRB Actions	\$50.00
TOTAL:		\$70.00

City Of Albuquerque
Treasury Division

10/2/2007 12:11PM LOC: ANNX
WS# 008 TRANS# 0010
RECEIPT# 00082146-00082146
PERMIT# 2007070293 TRSLJS
Trans Amt \$70.00
Conflict Manag. Fee \$20.00
DRB Actions \$50.00
CK \$70.00
CHANGE \$0.00

Thank You

City of Albuquerque



DEVELOPMENT/PLAN REVIEW APPLICATION

DRB 1002565

Supplemental form

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

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

APPLICANT INFORMATION:

Professional/Agent (if any): Ronald D. Brown PHONE: 883-1674
 ADDRESS: 3804 CARLISLE BLVA NE FAX: _____
 CITY: ALBQ STATE NM ZIP 87107 E-MAIL: _____

APPLICANT: LOS GRIEGOS DEVELOPMENT, LLC PHONE: 883-1674
 ADDRESS: 3804 CARLISLE BLVA NE FAX: 883-0746
 CITY: ALBQ STATE NM ZIP 87107 E-MAIL: _____

Proprietary interest in site: DEVELOPER List all owners: LOS GRIEGOS DEVELOPMENT LLC

DESCRIPTION OF REQUEST: SIDEWALK DEFERRAL FOR LOTS 4 & 8 VILLA DE LA CAPILLA SUBD.
CHANGE FROM SIDEWALK TO PEDESTRIAN EASEMENT (TRAIL) ON LOTS 19 VILLA DE LA

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. X No. FOR CAPILLA

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

Lot or Tract No. _____ Block: _____ Unit: _____
 Subdiv/Addn/TBKA: VILLA DE LA CAPILLA SUBDIVISION
 Existing Zoning: SU-1 ARD Proposed zoning: _____
 Zone Atlas page(s): F-13 UPC Code: _____ MRGCD Map No _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.):
DRB 1002565

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? NO
 No. of existing lots: 23 No. of proposed lots: 3 Total area of site (acres): _____
 LOCATION OF PROPERTY BY STREETS: On or Near: GRIEGOS NW
 Between: RIO GRANDE BLVA NW and SAN JESUS NW
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE: Ronald D. Brown DATE: OCT 1, 2007
 (Print): RONALD D. BROWN Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>07 DRB - 70293</u>	<u>ESIA</u>	<u>V</u>	<u>\$ 50.⁰⁰</u>
<input type="checkbox"/> All fees have been collected	<u>07 DRB - 70294</u>	<u>SW</u>		<u>\$ 0</u>
<input type="checkbox"/> All case #s are assigned		<u>CMP</u>		<u>\$ 20.⁰⁰</u>
<input type="checkbox"/> All case #s are assigned				<u>\$</u>
<input type="checkbox"/> AGIS copy has been sent				<u>\$</u>
<input type="checkbox"/> Case history #s are listed				<u>\$</u>
<input type="checkbox"/> Site is within 1000ft of a landfill				<u>\$</u>
<input type="checkbox"/> F.H.D.P. density bonus				<u>\$</u>
<input type="checkbox"/> F.H.D.P. fee rebate				<u>\$</u>
	Hearing date <u>October 10, 2007</u>			Total <u>\$ 70.⁰⁰</u>

Andrew Gutta 10-2-07 Project # 1002565
 Planner signature / date

FORM V: SUBDIVISION VARIANCES & VACATIONS



- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE) **24 copies**
 - Application for Minor Plat on FORM S-3, including those submittal requirements.
 - Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
 - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC EASEMENT (DRB27)**
 - VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
 - The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
(Not required for City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

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

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

- VACATION OF PRIVATE EASEMENT (DRB26)**
 - VACATION OF RECORDED PLAT (DRB29)**
 - The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 - Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 - Letter of authorization from the grantors and the beneficiaries (private easement only)
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

Ronald D. Brown
Applicant name (print)
Ronald D. Brown
Applicant signature / date



- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 07 DRB - 70293
 07 DRB - 70294

Form revised 4/07
Andrew Garcia 10-2-07
 Planner signature / date
 Project # 1002565

BROWN & ASSOCIATES, INC.

P.O. Box 3671
Albuquerque, NM 87190

Email: brownreabq@qwest.net

PHONE: (505) 883-1674
FAX: (505) 883-0746

Realty Services

Development

Investment

October 02, 2007

Ms. Sheran Matson, Chair DRB
City of Albuquerque

HAND DELIVER

**Re: Villa de la Capilla Subdivision
Sidewalk Deferral Lot 4 and 8
Sidewalk Waiver Lot 20
DRB# 1002565
Zone Atlas F-13**

Dear Ms. Matson and DRB Members:

This is a request for an extension of the SIA for temporary deferral of sidewalk construction for Lots 4 and 8 of Villa de la Capilla and for sidewalk waiver for Lot 20 of Villa de la Capilla.

Villa de la Capilla is a 23 lot subdivision off Griegos Road between San Isidro and Rio Grande Blvd. The streets within the subdivision are private.

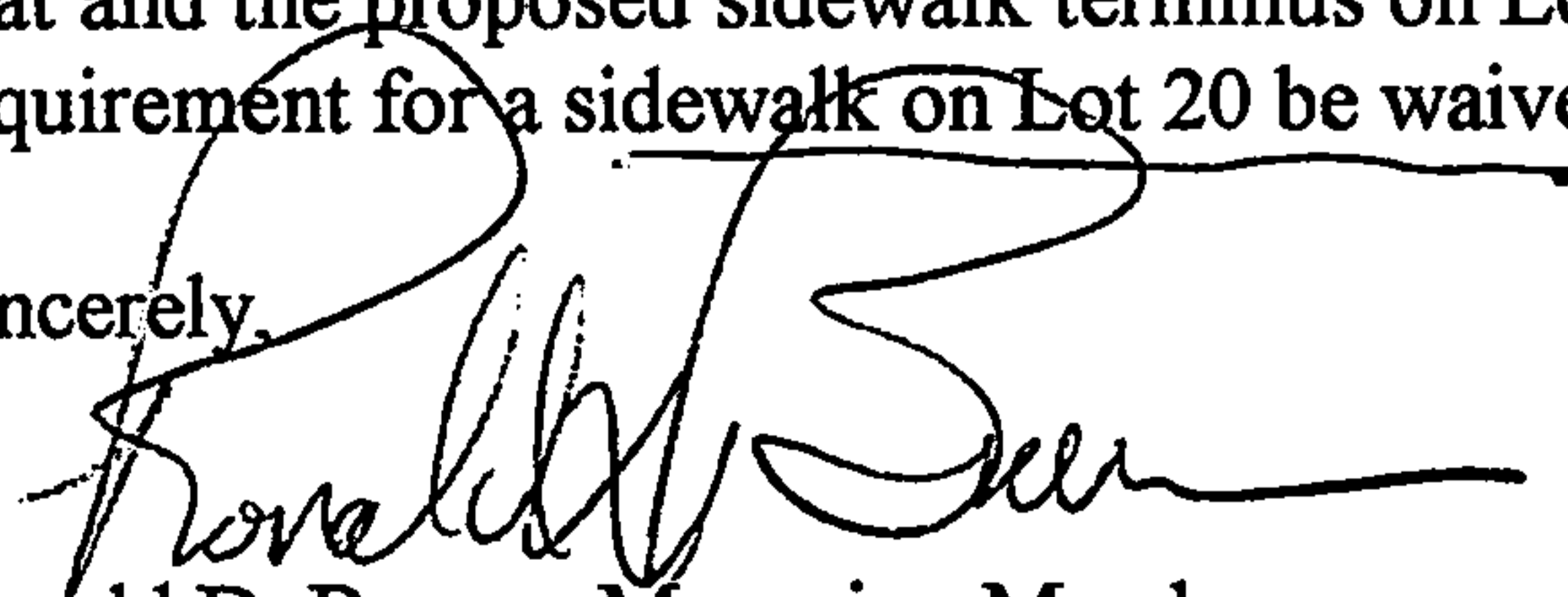
Lots 4 and 8 are the eastern cul de sac end of Calle Barbarita and are the only remaining vacant lots on this private street. There is no foot traffic at the end of this cul de sac. A two year extension of the sidewalk deferral is requested.

Attached are excerpts from the Plat of Villa de la Capilla and from the Master Paving Plan for the subdivision.

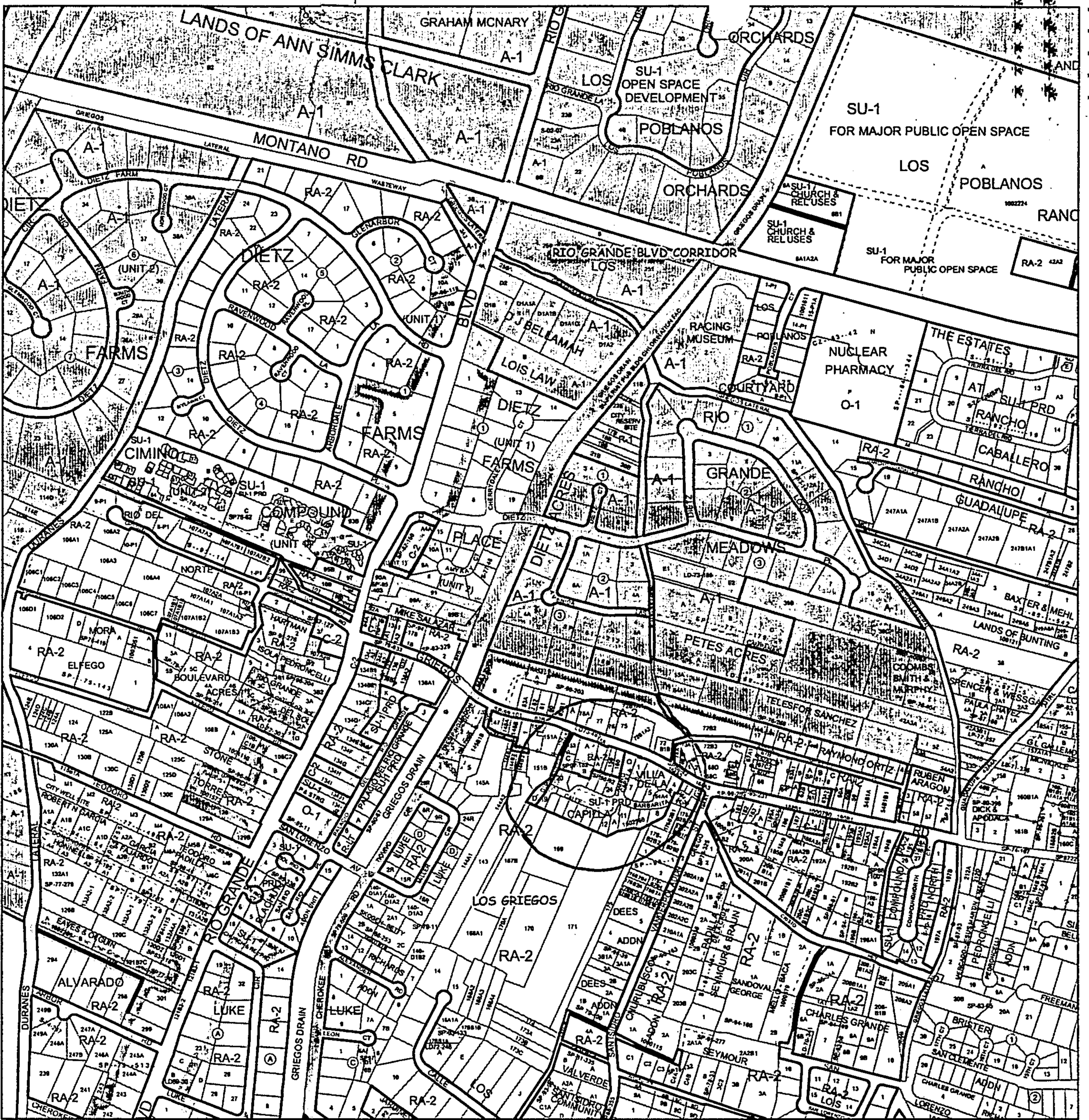
Please refer to the Plat excerpt. Lot 19 is burdened with a 10 foot pedestrian easement (footnote H). This leads to a Door leading through the adobe wall at the west end of Calle Barbarita. When the subdivision was platted it was anticipated that the road to the west of this subdivision that is access to Our Lady of Guadalupe Church would become a public street. This did not occur. Therefore the door in the adobe wall only leads to a private access easement road for the church.

The paving plan shows a sidewalk on Lot 20. This was an error, as the sidewalk would only lead to the adobe wall. The 10 foot pedestrian easement on Lot 19 leads to the door. Lot 19 has a crusher-fines driveway which also serves as a pedestrian access to the door in the adobe wall. Because of the discrepancy in the easement location on the Plat and the proposed sidewalk terminus on Lot 20, we are requesting that the requirement for a sidewalk on Lot 20 be waived.

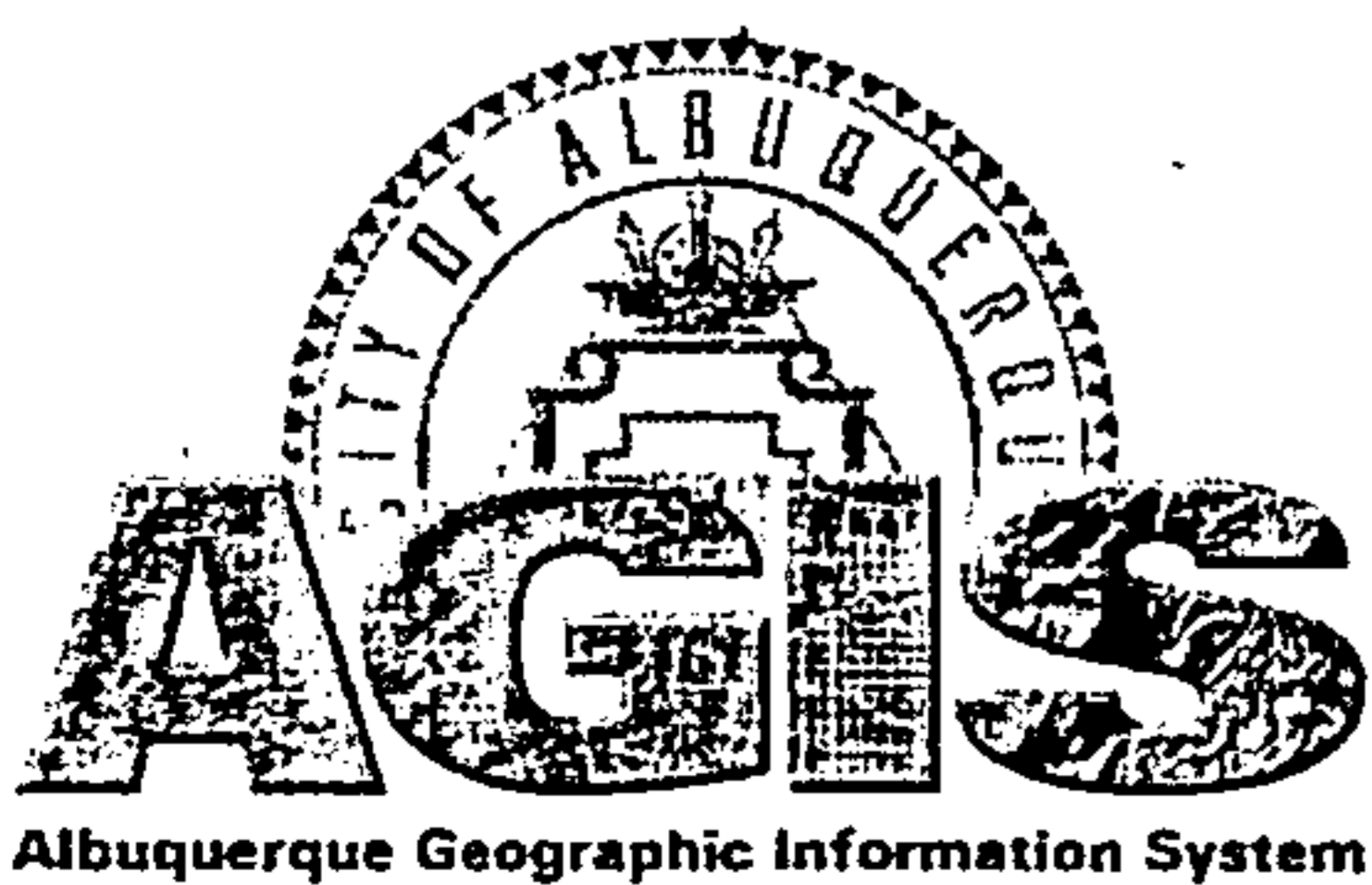
Sincerely,



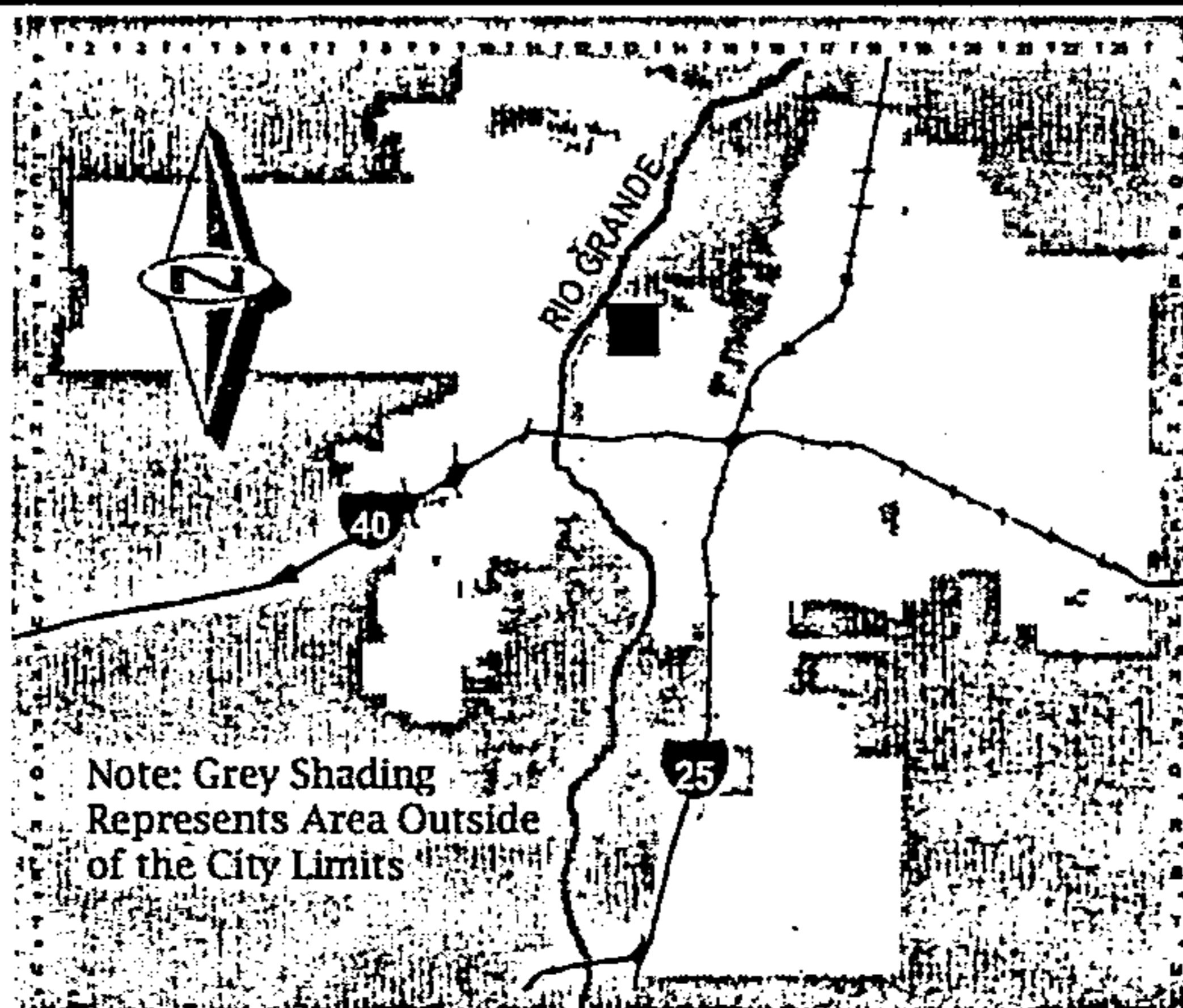
Ronald D. Brown, Managing Member
Los Griegos Development LLC



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



Map amended through: 11/2/2005



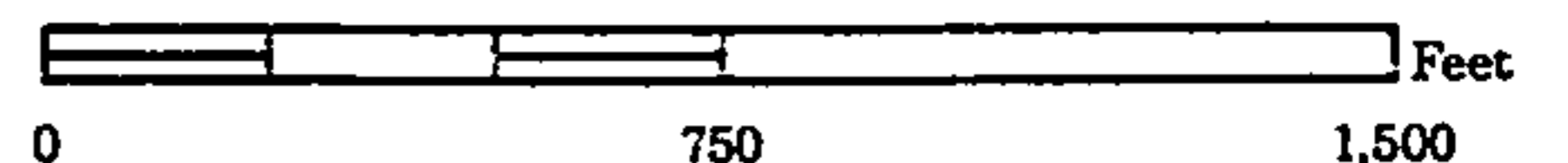
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

F-13-Z

Selected Symbols

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



A City of Albuquerque



DEVELOPMENT PLAN REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: <u>Los Griegos Development, LLC</u>	PHONE: <u>883-1674</u>
ADDRESS: <u>3804 Carlisle NE</u>	FAX: <u>883-0746</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87107</u>	E-MAIL:
Proprietary interest in site: <u>Owner</u>	PHONE: <u>(505) 828-2200</u>
AGENT (if any): <u>Mark Goodwin & Associates, PA</u>	FAX: <u>(505) 797-9539</u>
ADDRESS: <u>PO Box 90606</u>	E-MAIL: <u>goodwinengrs@comcast.net</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87199</u>	

DESCRIPTION OF REQUEST: Villa de la Capilla Major Subdivision: Final Plat Approval

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

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

Lot or Tract No. 161A, 161B1, 161B2, 162A, 162B, 163A, 166A, 166B, 167A Block: _____ Unit: _____

Subdiv. / Addn. MRGCD Map 31

Current Zoning: SU-1 for PRD Proposed zoning: same

Zone Atlas page(s): F-13 No. of existing lots: 8 No. of proposed lots: 24

Total area of site (acres): 4.8 Density if applicable: dwellings per gross acre: 5.0 dwellings per net acre: _____

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

UPC No. see attached MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Griegos Road NW
Between: San Isidro St. NW and Griegos Drain NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 03EPC 00506 ZMA, 03EPC 00505 SDP4 s/B, 03EPC-00509 SPA, DRB 1002565 PA-03-022

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

SIGNATURE *Amy L. Niese* DATE 3/12/04
(Print) Amy L. Niese, PE Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 10/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>@ DRB - 00339</u>	<u>FP</u>	<u>5(3)</u>	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected				\$ _____
<input checked="" type="checkbox"/> All case #s are assigned		<u>CONFL. MGMT FEE</u>		\$ <u>20</u>
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>MARCH 24th 04</u>			Total \$ <u>20⁰⁰</u>
<input type="checkbox"/> F.H.D.P. fee rebate				

Barbent 3/12/04
Planner signature / date

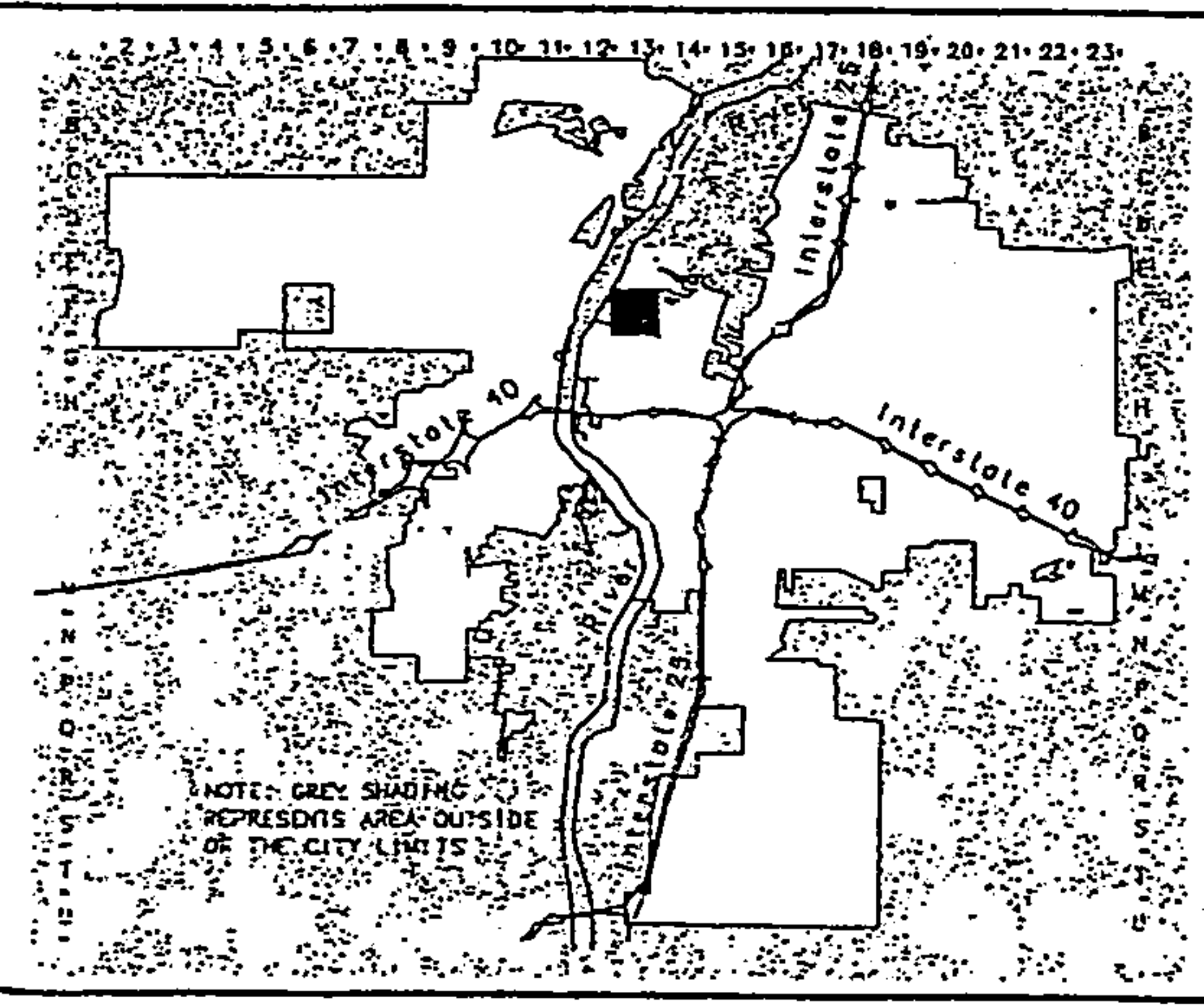
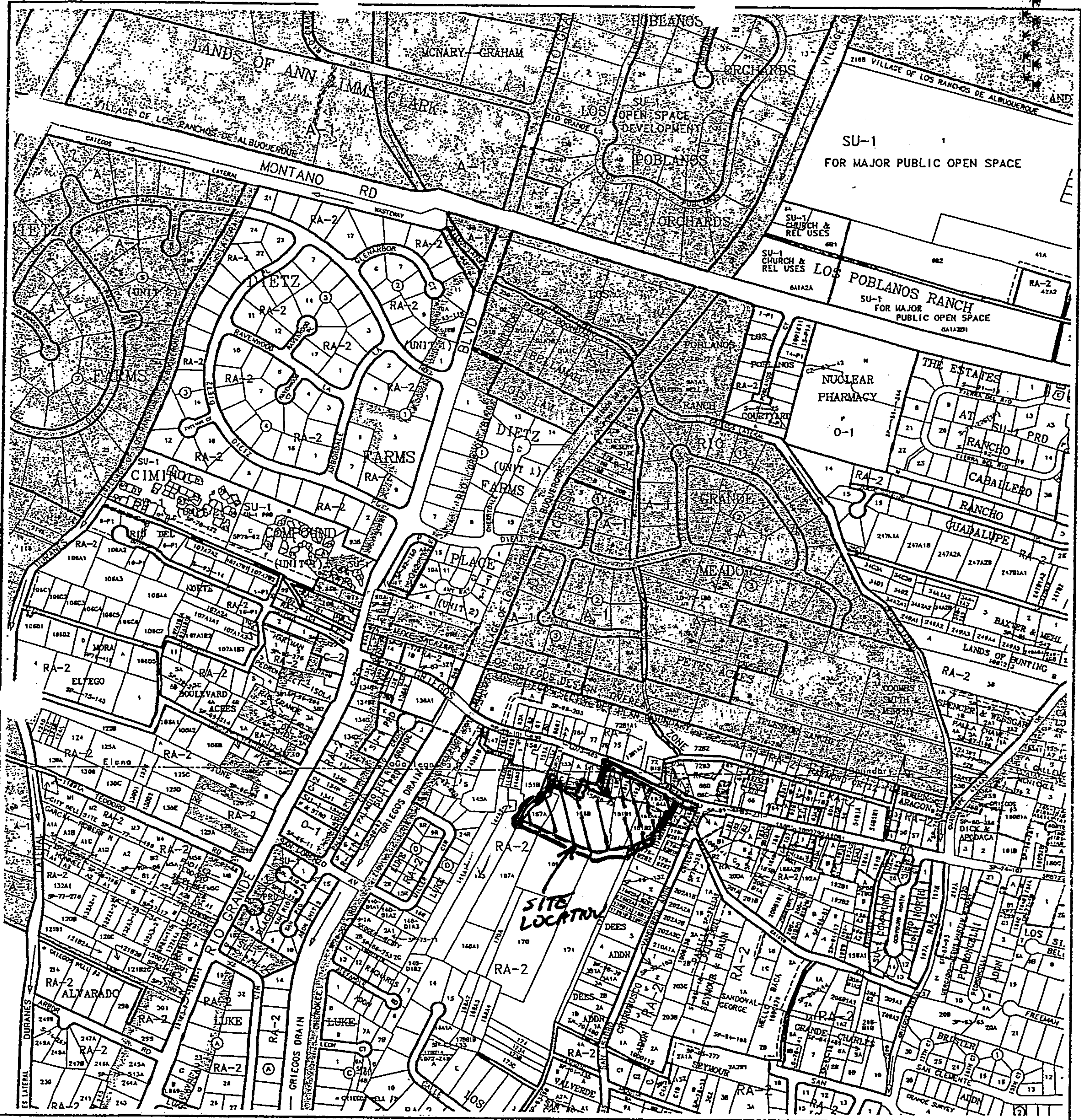
Project # 1002565

UPC Numbers:

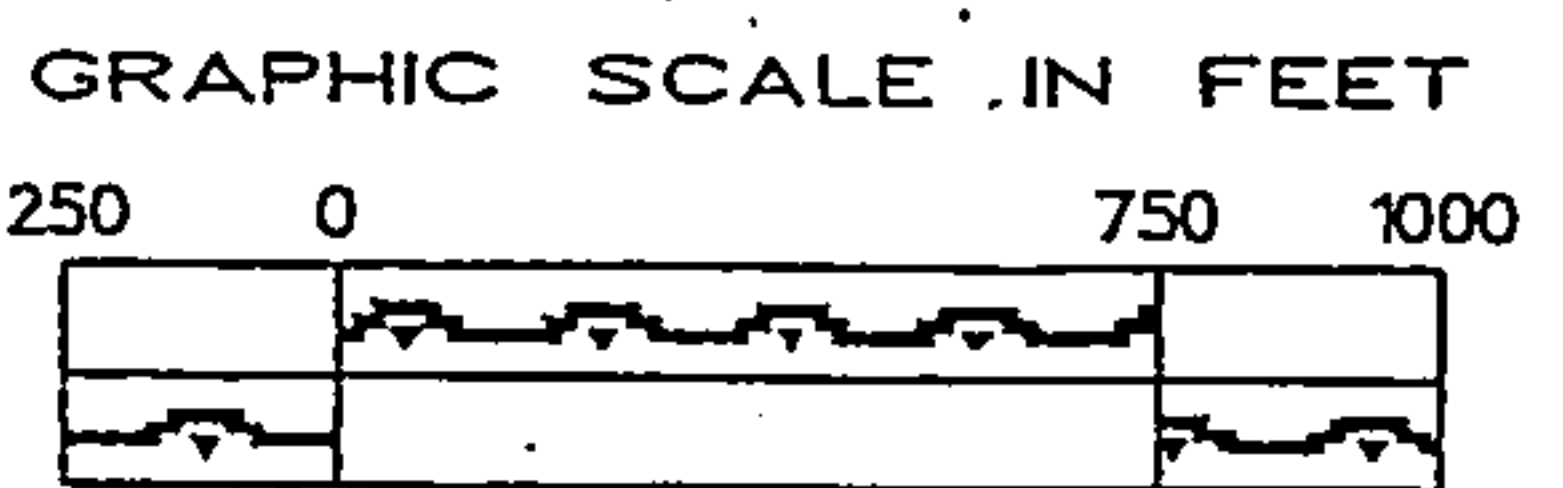
TRACT

UPC

161-A	101306131713640143
161-B-1	101306131511840142
161-B-2	101306132711540139
162-A	101306132413540141
163-A	101306133413040138
166-A	101306127812040153
167-A	101306127812040153
162-B	101306133413040138
166-B	101306127812040153



CITY OF
Albuquerque
Geographic Information System
PLANNING DEPARTMENT
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Zone Atlas Page

F-13-Z

Map Amended through January 21, 2003

No. of Lots: _____
Nearest Major Streets _____

FIGURE 12

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

Villa de la Capilla

729981

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 8th 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 Los Griegos Development, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico limited liability company, whose address is PO Box 3671, Albuquerque, NM 87190 and whose telephone number is 883-1674, 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:] Tract 161A, 161B1, 161B2, 162A, 162B, 163A, 166A, 166B & 167A, MRGCD Map 31, recorded on N/A in the records of the Bernalillo County Clerk at Book _____, pages N/A through N/A (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:] Los Griegos Development, LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as VILLA DE LA CAPILLA 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 5th day of November, 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. 729981.

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



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

Vertical stamp on the right edge of the page.

PAID RECEIPT

APPLICANT NAME LOS GRIEGOS DEV, LLC
AGENT MARK GOODWIN & ASSOC
ADDRESS P.O. BOX 90606
PROJECT & APP # 1002565 / 04 DRB-00339
PROJECT NAME VILLA de la Capella S/D

- \$ 20⁰⁰ 469099/4916000 Conflict Management Fee
- \$ _____ 441006/4983000 DRB Actions
- \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
- \$ _____ 441018/4971000 Public Notification
- \$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
- \$ 20⁰⁰ TOTAL AMOUNT DUE

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

D. MARK GOODWIN AND ASSOCIATES, P.A.
P.O. BOX 90606
ALBUQUERQUE, NM 87199-0606
(505) 828-2200

PAY TO THE ORDER OF City of Albuquerque
Twenty No/100

DATE March 12, 2004 95-681/1070

DUPLICATE
of Albuquerque \$ 20.00
Treasury Division

FOR Villa de la Capella

03/12/2004
X
RECEIPT# 00021989 US# 007 TRANSH 0026
Account: 49 99 0000
MP Susan Rosinski

DOLLARS 00: 20

MP

CK
CHANGE

① HARLAND STYLE X10

BROWN & ASSOCIATES, INC.

P.O. Box 3671
Albuquerque, NM 87190

Email: brownreabq@qwest.net

PHONE: (505) 883-1674
FAX: (505) 883-0746

Realty Services

Development

Investment

May 19, 2005

Ms. Sheran Matson, Chair
Development Review Board
City of Albuquerque

Hand Delivered

Re: Private Street Lights
Villa de la Capilla Subdivision
DRB# 1002565

Dear Sheran:

Enclosed are the following items:

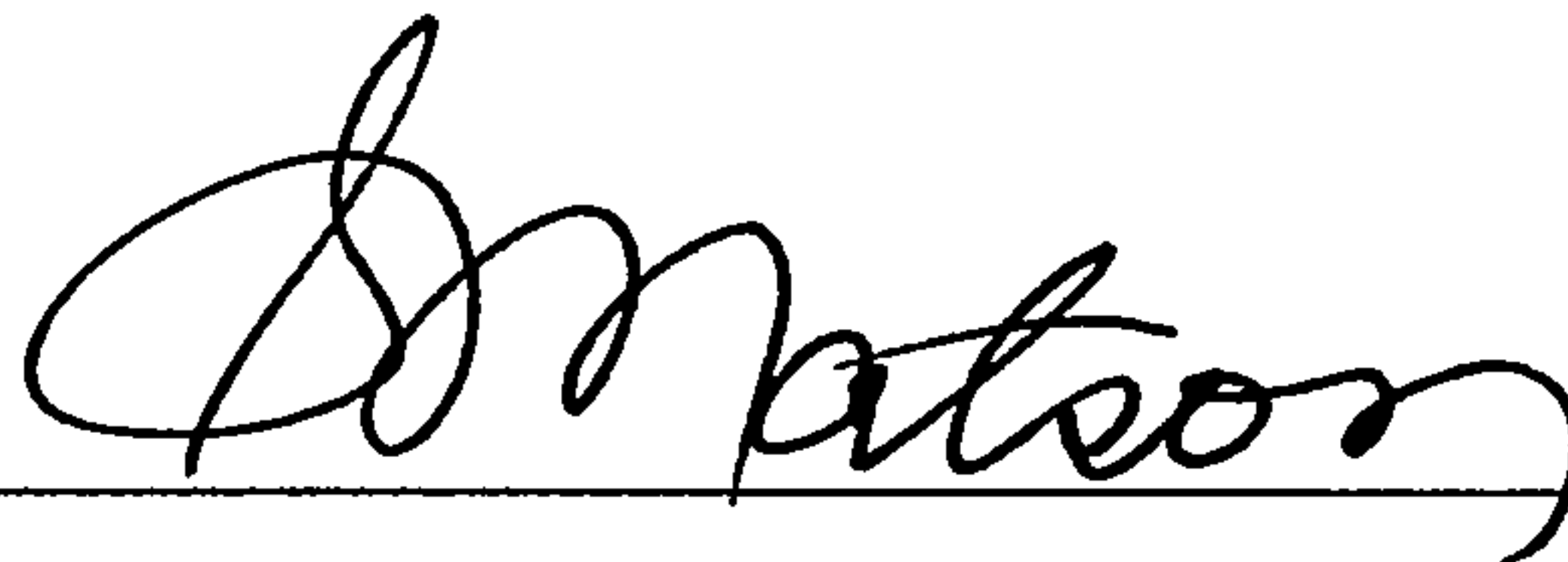
1. A map of Villa de la Capilla showing where street lights were planned and where we would like to relocate the light at the corner of Griegos Road and Camino Camilla.
2. A picture showing the streetlight (#9161) we would like to order for all three of the locations. We have used this same street lights on another projects, and they are very attractive and durable. The lights will run off the HOA electric meter.

The reason for relocating the Greigos/Camino Capilla light to the west side of the entry road is that we can blacken the back side of the plastic light cover so that it will not shine into the window of our immediate neighbor to the West at 1826 Griegos. If the light is on the East side of Camino Capilla, it will shine into their dining room window.

Sincerely,


Ronald D. Brown

Concurrence with Request



Date 7/12/05

MEL NORTHEY

ARCHITECTURAL EMBELLISHMENT
FOR UPGRADE COMMUNITIES

MEL NORTHEY CO. INC.

3030 GULF BANK ROAD

HOUSTON, TEXAS 77037-2499

PHONE 281.445.3485

FAX 281.445.7456

1 800 828 0302

WWW.MELNORTHEY.COM



V25-1

Affordable

BELLE CHASE

Residential Grade Classic AFFORDABLE Matching Street Scape Solutions
 The Best Value on Residential Grade Light Posts in America Today!



9115
 (10')
 \$399

91
 24"
 Stop Signs
 (8')
 \$349

91
 6" by 24"
 Street Signs
 (9')
 \$349

91 Combo
 Street
 and 24"
 Stop Sign
 (9')
 \$399

4

9161
 (10 1/2')
 \$399
 9261
 (12')
 \$449

91261-2
 (10 1/2')
 \$499
 92261-2
 (12')
 \$549

Vertical stamp or mark on the right edge of the page.

FACSIMILE

Name: Sheran Matson
Organization: City of Albuquerque
Fax: 924-3864
Date: April 29, 2004
Subject: Villa de la Capilla, DRB #1002565
Pages: 2

Urgent Reply ASAP Please Comment For Your Records

Comments:

Villa de la Capilla has gotten all the plat signatures except for Parks. The park fees and taxes were paid this week (which is what Parks needed).

Now the developer wants to change the dimensions of one of the lots. Are you OK with the new change?

Please call me when you can. Thanks.

*4/29/04 -
 L.M. saying the
 change could be
 made w/ correction
 plat if technical
 correction.*

From the desk of...

AMY L. D. NIESE, PE
 Mark Goodwin & Associates, PA
 PO Box 90606
 Albuquerque, NM 87199
 (505) 828-2200
 Fax (505) 797-9539

SMatson



<p>SUBDIVISION</p> <p><input checked="" type="checkbox"/> Major Subdivision action</p> <p><input type="checkbox"/> Minor Subdivision action</p> <p><input type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p>SITE DEVELOPMENT PLAN</p> <p><input type="checkbox"/> ...for Subdivision Purposes</p> <p><input type="checkbox"/> ...for Building Permit</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC)</p>	<p>Supplemental form S</p> <p>V</p> <p>P</p> <p>L</p>	<p>Supplemental form ZONING & PLANNING</p> <p><input type="checkbox"/> Annexation</p> <p><input type="checkbox"/> County Submittal</p> <p><input type="checkbox"/> EPC Submittal</p> <p><input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)</p> <p><input type="checkbox"/> Sector Plan (Phase I, II, III)</p> <p><input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan</p> <p><input type="checkbox"/> Text Amendment</p> <p>APPEAL / PROTEST of...</p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals</p>	<p>Z</p> <p>A</p>
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PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: <u>Los Griegos Development, LLC</u>	PHONE: <u>883-1674</u>
ADDRESS: <u>3804 Carlisle NE</u>	FAX: <u>883-0746</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87107</u>	E-MAIL: _____
Proprietary interest in site: <u>Owner</u>	
AGENT (if any): <u>Mark Goodwin & Associates</u>	PHONE: <u>828-2200</u>
ADDRESS: <u>P.O. Box 90606</u>	FAX: <u>797-9539</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87199</u>	E-MAIL: <u>dmg@swcp/cpm</u>

DESCRIPTION OF REQUEST: Villa de la Capilla (previously Los Prados de Griegos) Major Subdivision: Sidewalk DESIGN 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. 161A,161B1, 161B2,162A,162B,163A,166A,166B,167A Block: _____ Unit: _____

Subdiv. / Addn. MRGCD Map 31

Current Zoning: RA-2 Proposed zoning: same

Zone Atlas page(s): F-13 No. of existing lots: 8 No. of proposed lots: 24

Total area of site (acres): 4.8 Density if applicable: dwellings per gross acre: 5.0 dwellings per net acre: _____

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

UPC No. see attached MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Griegos Road NW
 Between: San Isidro St. NW and Griegos Drain NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 03EPC 00506 ZMA, 03EPC 00505 SDP4 s/B, 03EPC-00509 SPA, DRB 1002565_PA-03-022

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

SIGNATURE Amy L. D. Niese DATE 11/4/03
 (Print) Amy L. D. Niese, PE Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 10/03

<p>INTERNAL ROUTING</p> <p><input checked="" type="checkbox"/> All checklists are complete</p> <p><input checked="" type="checkbox"/> All fees have been collected</p> <p><input checked="" type="checkbox"/> All case #s are assigned</p> <p><input checked="" type="checkbox"/> AGIS copy has been sent</p> <p><input checked="" type="checkbox"/> Case history #s are listed</p> <p><input type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input type="checkbox"/> F.H.D.P. density bonus</p> <p><input type="checkbox"/> F.H.D.P. fee rebate</p>	<p>Application case numbers</p> <p><u>03DRB - 01905</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Hearing date <u>Nov. 12, 2003</u></p>	<p>Action</p> <p><u>S.V.</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>S.F.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Fees</p> <p>\$ <u>0</u></p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>Total \$ <u>0</u></p>
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Rosal Cardona 11/4/03 Project # 1002565
 Planner signature / date

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

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

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

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

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

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

AMY L. D. NIESE, PE Applicant name (print)
[Signature] Applicant signature / date
11/4/03



Form revised April 2003

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

Application case numbers
03 DRB - 01905

[Signature] Planner signature / date
11/4/03
Project # 1002565

UPC Numbers:

TRACT

UPC

161-A	101306131713640143
161-B-1	101306131511840142
161-B-2	101306132711540139
162-A	101306132413540141
163-A	101306133413040138
166-A	101306127812040153
167-A	101306127812040153
162-B	101306133413040138
166-B	101306127812040153



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

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

Vertical stamp or mark on the right margin.

November 4, 2003

Ms. Sheron Matson, Chair
Development Review Board
City of Albuquerque
600 2nd Street SW
Albuquerque, NM 87103

Re: Villa de la Capilla (previously Los Prados de Griegos), DRB #1002565

Dear Ms. Matson:

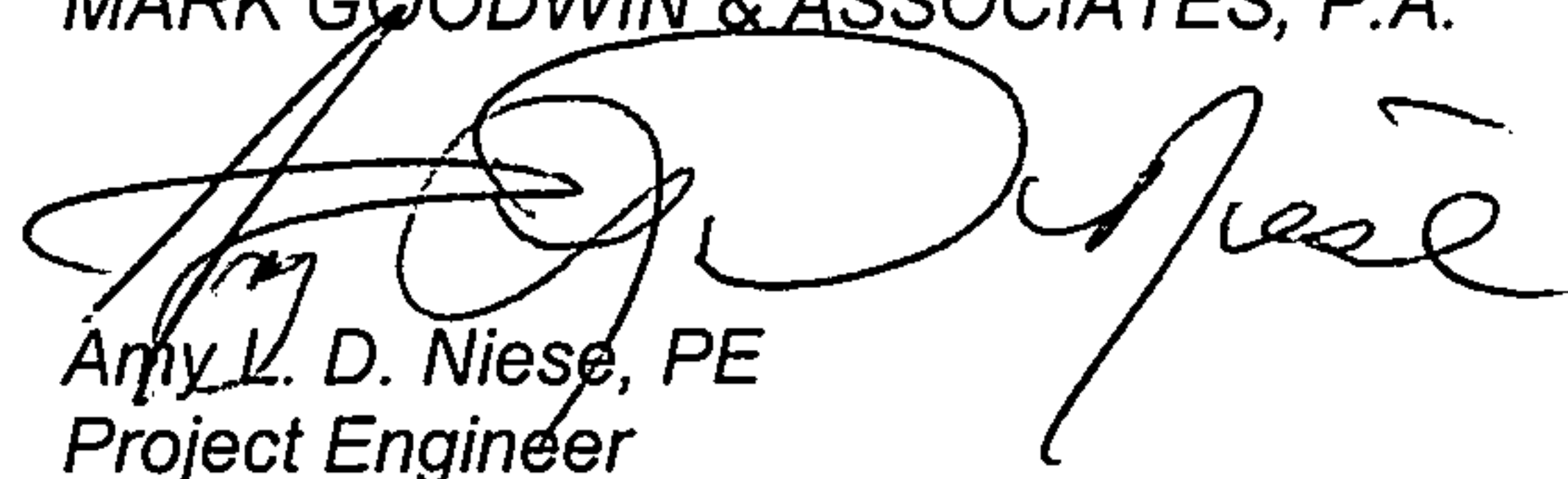
For this project we have already submitted for Preliminary Plat, Sidewalk Deferral, Site Plan for Building Permit, and Site Plan for Subdivision. We are now submitting for Sidewalk Design Variance.

We are providing sidewalk throughout the subdivision but not in the typical manner. Please see the enclosed Sidewalk Deferral Exhibit which also shows the layout of the sidewalks. This layout was accepted at EPC.

Please contact me if I can be of further assistance.

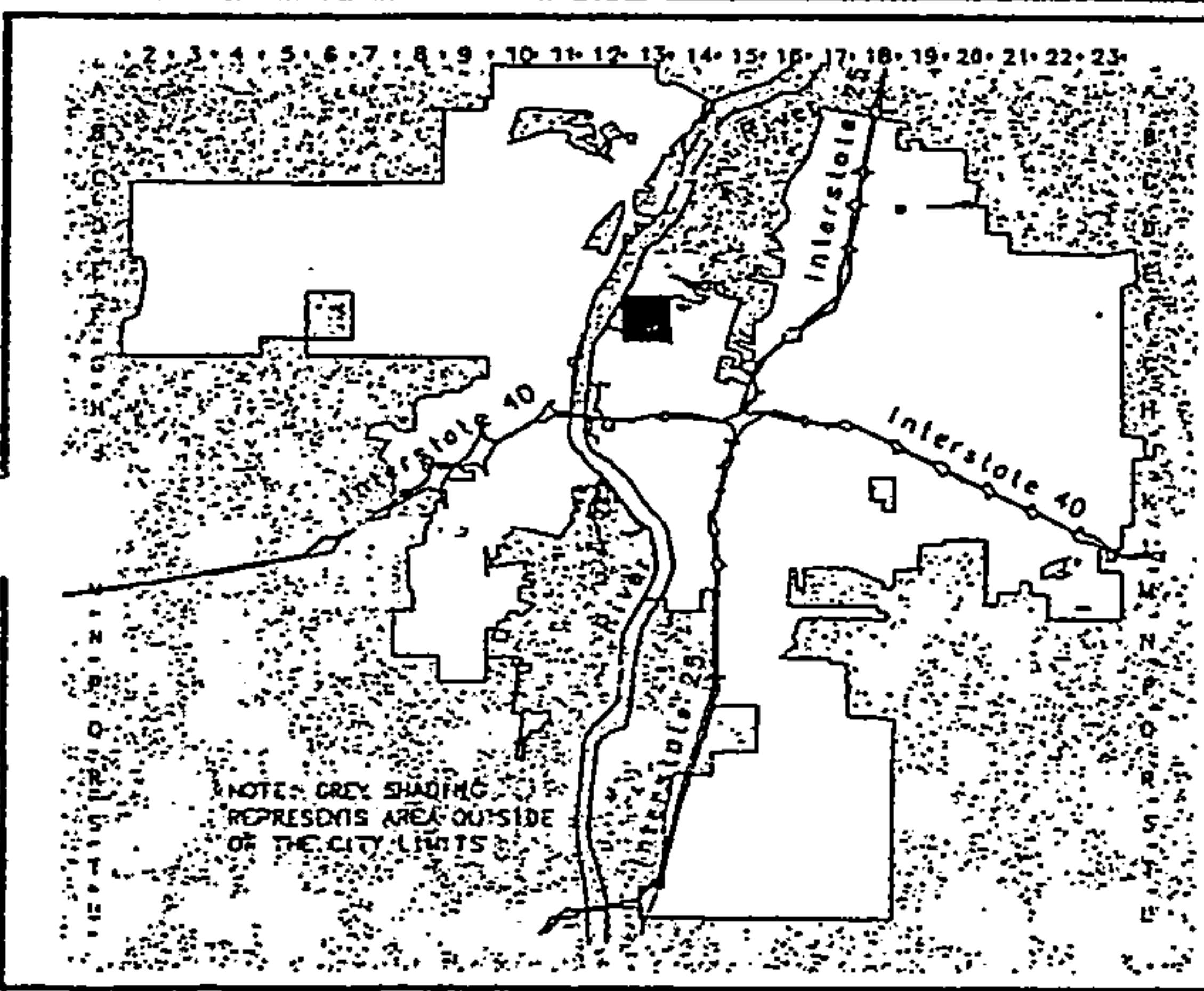
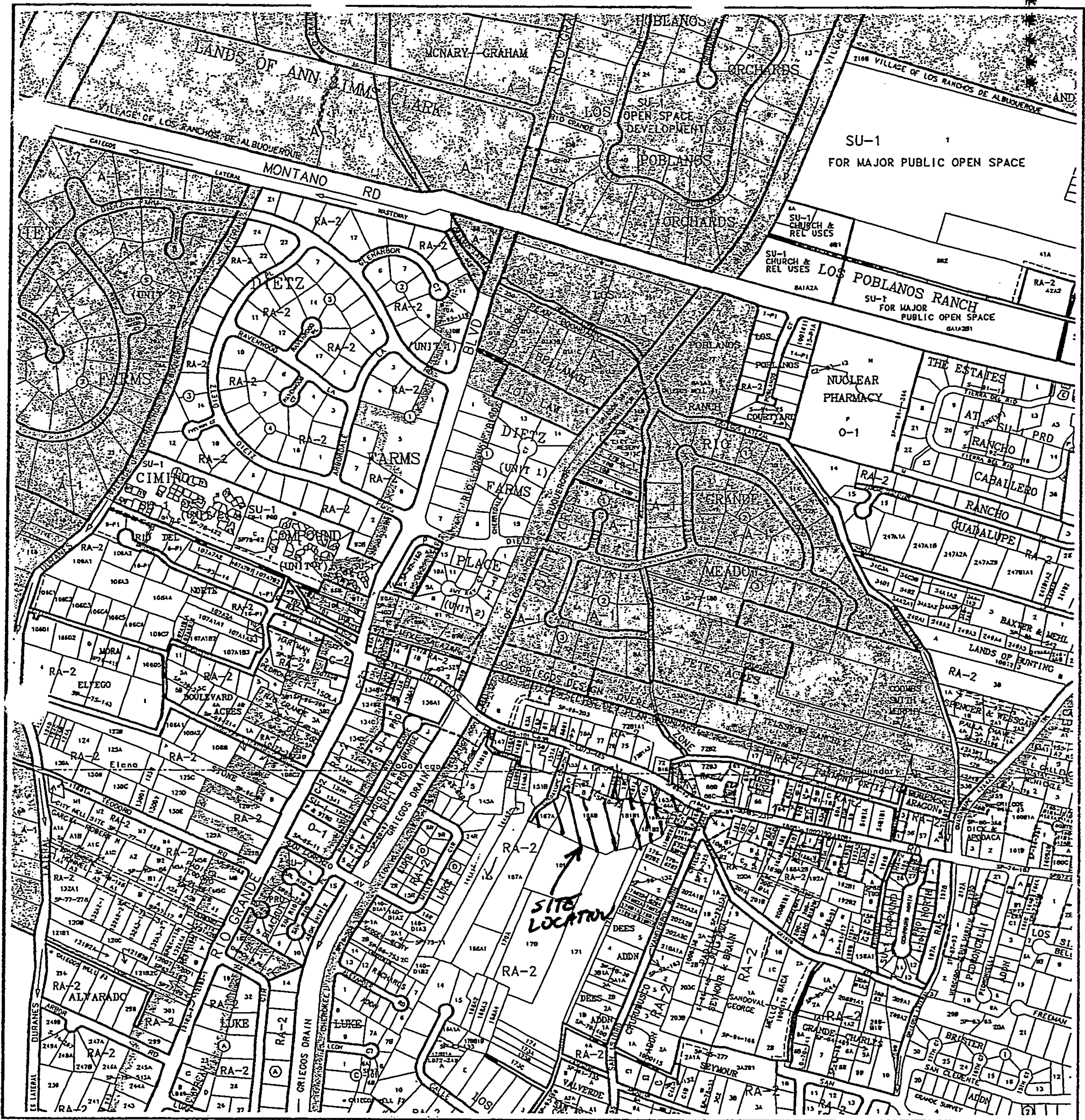
Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

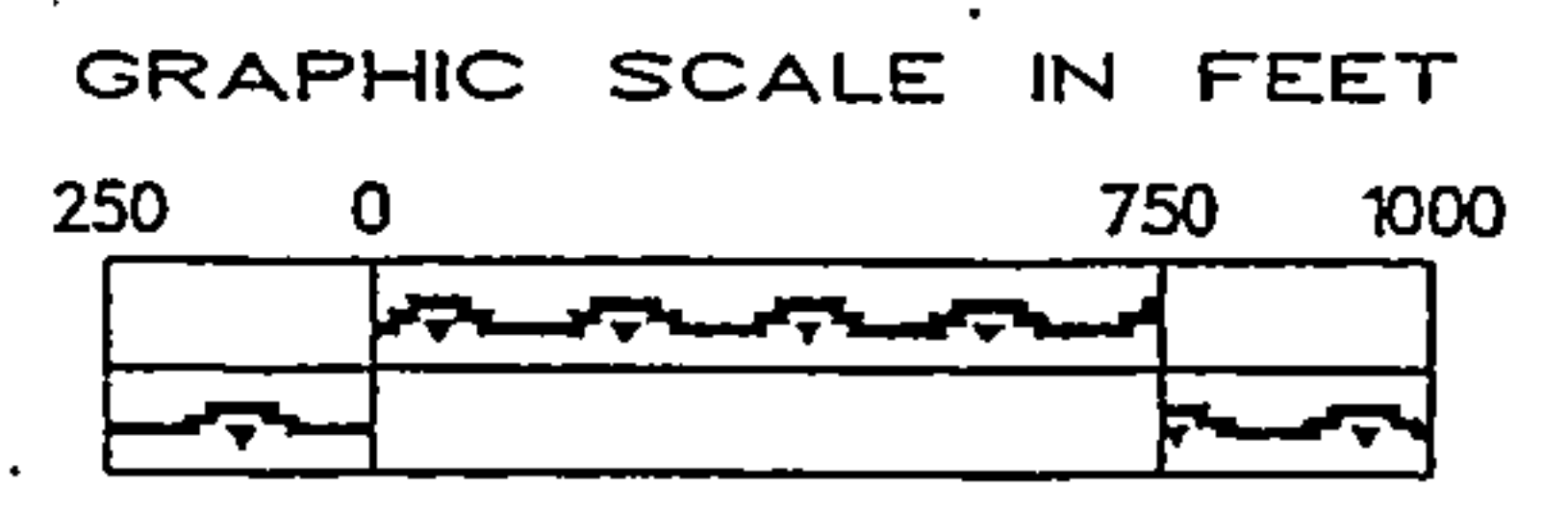


Amy L. D. Niese, PE
Project Engineer

F:\villa de la capilla\DRB5



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



Zone Atlas Page

F-13-Z

Map Amended through January 21, 2003

INFRASTRUCTURE LIST

Claire

Date Site Plan Approved: 11/5/03
 Date Preliminary Plat Approved: 11/5/03
 Date Preliminary Plat Expires: 11/5/04

DRB Project No.: 1002565
 DRB Application No: 03-01733



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

Villa de la Capilla
 PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN
161A, 161B1, 161B2, 162A, 162B, 163A, 166A, 166B, 167A, MRGCD MAP 31
 EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' FF 5'	PAVING Private Perm Pvmt Sidewalk (east side) C & G (both sides)	Camino Capilla	Griegos Road	Calle Barbarita	/	/	/
		24' FF 5' *	Private Perm Pvmt Sidewalk (south side of cul-de-sac) C & G (both sides)	Calle Barbarita	Camino Capilla	End of cul-de-sac	/	/	/
		24' FF 5' *	Private Perm Pvmt Sidewalk (north side) C & G (both sides)	Calle Barbarita	End of stub street	West side of loop	/	/	/
		20' FF 6'	Private One Way Loop Perm Pvmt Sidewalk (through Tract B) Estate Curb (side next to Tract B) C & G (both sides)	Calle Barbarita	stub street	Camino Capilla	/	/	/
		6'	Private Path	Easement B	W. Side Easement B	E. Side Easement B	/	/	/
		4'	Sidewalk (south side)	Griegos Road (Existing driveway locations)	Camino Capilla	Tract 4 LOT 4	/	/	/
		N/A	Street lights per <i>DPM SITE PLAN</i>				/	/	/
			* Deferred Sidewalks						
		6"	WATER Waterline	Camino Capilla	Griegos Road	Calle Barbarita	/	/	/
		6"	Waterline	Calle Barbarita	Tract C	Camino Capilla	/	/	/
		8"	Waterline	Tract D and Lot 20	Tract 167B	Griegos Road	/	/	/
		4"	Waterline	Calle Barbarita	Camino Capilla	End of cul de sac	/	/	/
		<i>3/4"</i>	<i>WATER METER</i>	<i>LANDSCAPING AREA</i>	<i>GRIEGOS RD</i>	<i>CALLE BARBARITA</i>			



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

Size	Type of Improvement	Location	From	To
	SEWER			
8"	SAS	Camino Capilla	Griegos Road	Calle Barbarita
8"	SAS	Calle Barbarita	Tract D	End of cul-de-sac
	DRAINAGE			
24"	Storm Sewer & Appurtenances	Camino Capilla	Easement B	Griegos Road
	Private Facility Covenant for Pond and Pipe	Tract C	Easement B	Griegos Road

Private Inspector	City Inspector	City Cnst Engineer
<u> / </u>	<u> / </u>	<u> / </u>
<u> / </u>	<u> / </u>	<u> / </u>
<u> / </u>	<u> / </u>	<u> / </u>

- 1 Grading and Drainage Certification per DPM as shown on the Grading Plan for release of SIA and Financial Guarantees
- 2 Water Infrastructure to include valves fittings, valve boxes, and fire hydrant. Sanitary Sewer to include manholes and service connections.

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Amy L. D. Niese, PE NAME (print)	<i>Sharon Matson</i> 11/5/03 DRB CHAIR - date	<i>Christina Sandoral</i> 11/5/03 PARKS & RECREATION - date
MARK GOODWIN & ASSOCIATES FIRM	<i>Jeffery</i> 11/5/03 TRANSPORTATION DEVELOPMENT - date	_____ AMAFCA - date
<i>Amy L. D. Niese</i> 11/5/03 SIGNATURE - date	<i>Robert Green</i> 11/5/03 UTILITY DEVELOPMENT - date	_____ - date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____	<i>Brad J. Blym</i> 11/5/03 CITY ENGINEER - date	_____ - date
DESIGN REVIEW COMMITTEE REVISIONS		

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

1002565

Susan Goodman -

1. Wall + Archdiocese
2. Lighting Plan - glass
3. Bedding Plan - approved
4. Lot lines not same as wall lines

Jim Allison -

Archdiocese easement?



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

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



#2

November 4, 2003

Ms. Sheron Matson, Chair
Development Review Board
City of Albuquerque
600 2nd Street SW
Albuquerque, NM 87103

Re: Villa de la Capilla (previously Los Prados de Griegos), DRB #1002565

Dear Ms. Matson:

During Sketch Plat for this project, Roger Green requested that we meet. Enclosed are changes to the Plat, Conceptual Utility Plan, and Infrastructure List as a result of the meeting.

On Easement D, there is no longer a private sewer or sanitary sewer easement. Lots 1, 2, and 3 already have existing meters and sewer lines so new ones are not needed. A 20 foot Public Water Line Easement was added to the southwest corner of the site so that we cover our frontage.


On the Utility Plan, a waterline now goes to the southwest corner. Also the size of waterlines have been revised per Roger Green's recommendations.

The Infrastructure List has been revised to reflect these changes.

Please contact me if I can be of further assistance.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.



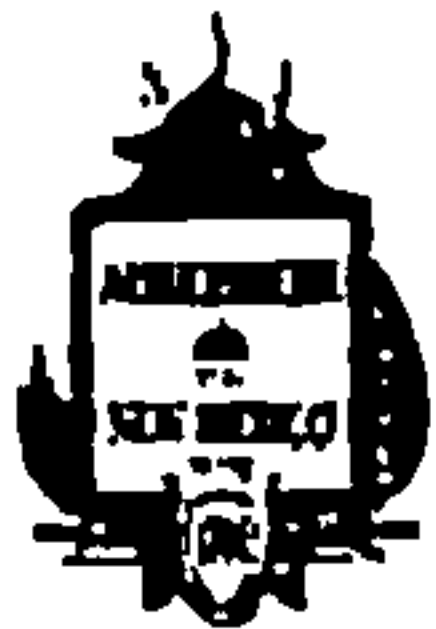
Amy L. D. Niese, PE
Project Engineer

*** TX REPORT ***

Vertical text on the right side of the header box.

TRANSMISSION OK

TX/RX NO 0180
CONNECTION TEL 9p7979539
SUBADDRESS
CONNECTION ID MARK GOODWIN
ST. TIME 11/04 09:45
USAGE T 00'35
PGS. 2
RESULT OK



DEVELOPMENT REVIEW BOARD FAX FORM

TO: Amy Hise

FAX NUMBER: 997-0746 # PAGES 1 attached

SENT BY: Sheran Matson, DRB Chair DATE: 10/4/09

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: 1002565 APPLICATION NO: 03-01730
+01731

Comments on site plans.

A City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form **(S)**

SUBDIVISION

Major Subdivision action

Minor Subdivision action

Vacation **V**

Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

...for Subdivision Purposes **(P)**

...for Building Permit

IP Master Development Plan

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

Supplemental form **Z**

ZONING & PLANNING

Annexation

County Submittal

EPC Submittal

Zone Map Amendment (Establish or Change Zoning)

Sector Plan (Phase I, II, III)

Amendment to Sector, Area, Facility or Comprehensive Plan

Text Amendment (Zoning Code/Sub Regs)

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

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

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

APPLICANT INFORMATION:

NAME: Los Griegos Development, LLC PHONE: 883-1674

ADDRESS: 3804 Carlisle NE FAX: 883-0746

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

Proprietary interest in site: Owner

AGENT (if any): Mark Goodwin & Associates PHONE: 828-2200

ADDRESS: P.O. Box 90606 FAX: 797-9539

CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: dmg@swcp.com

DESCRIPTION OF REQUEST: Villa de la Capilla (previously Los Prados de Griegos):
Major Subdivision; Preliminary Plat, Sidewalk Deferral, SDP for Bldg Permit & SDP for Subd. **FINAL SIGN-OFF FOR EPC APPROVED:**

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. 161A, 161B1, 161B2, 162A, 162B, 163A, 166A, 166B, 167A Block: _____ Unit: _____

Subdiv. / Addn. MRGCD Map 31

Current Zoning: SU-1 for PRD RA-2 JMM OKSM Proposed zoning: SU-1 for PRD

Zone Atlas page(s): F-13-Z No. of existing lots: 8 No. of proposed lots: 24

Total area of site (acres): 4.8 Density if applicable: dwellings per gross acre: 5.0 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. See Attached 101306127812040153 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Griegos Road NW

Between: San Isidro St. NW and Griegos Drain (NW)

CASE HISTORY: Simon Shuma EPC Case Planner 03EPC 00506 ZMA

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

03EPC-00505 SDP4 S/B, 03EPC-00509 SPA, 1002565 PA-03-022

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

SIGNATURE Amy L.D. Niese DATE 10/07/03

(Print) Amy L.D. Niese, PE Applicant Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03DRB - 01730</u>	<u>SPS</u>	<u>P(2)</u>	<u>\$ 0</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>03DRB - 01731</u>	<u>SBP</u>	<u>P(1)</u>	<u>\$ 0</u>
<input checked="" type="checkbox"/> All case #s are assigned	<u>03DRB - 01732</u>	<u>TDSW</u>	<u>V</u>	<u>\$ 50.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	<u>03DRB - 01733</u>	<u>PPA</u>	<u>S(2)</u>	<u>\$ 1065.00</u>
<input checked="" type="checkbox"/> Case history #s are listed		<u>NOTIFICATION FEE</u>		<u>\$ 75.00</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				<u>\$ 1115</u>
<input checked="" type="checkbox"/> F.H.D.P. density bonus				<u>Total \$ 1190.00</u>
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				

Hearing date NOVEMBER 5th '03

Robert 10-8-03 Project # 1002565

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

SKETCH PLAN REVIEW AND COMMENT

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

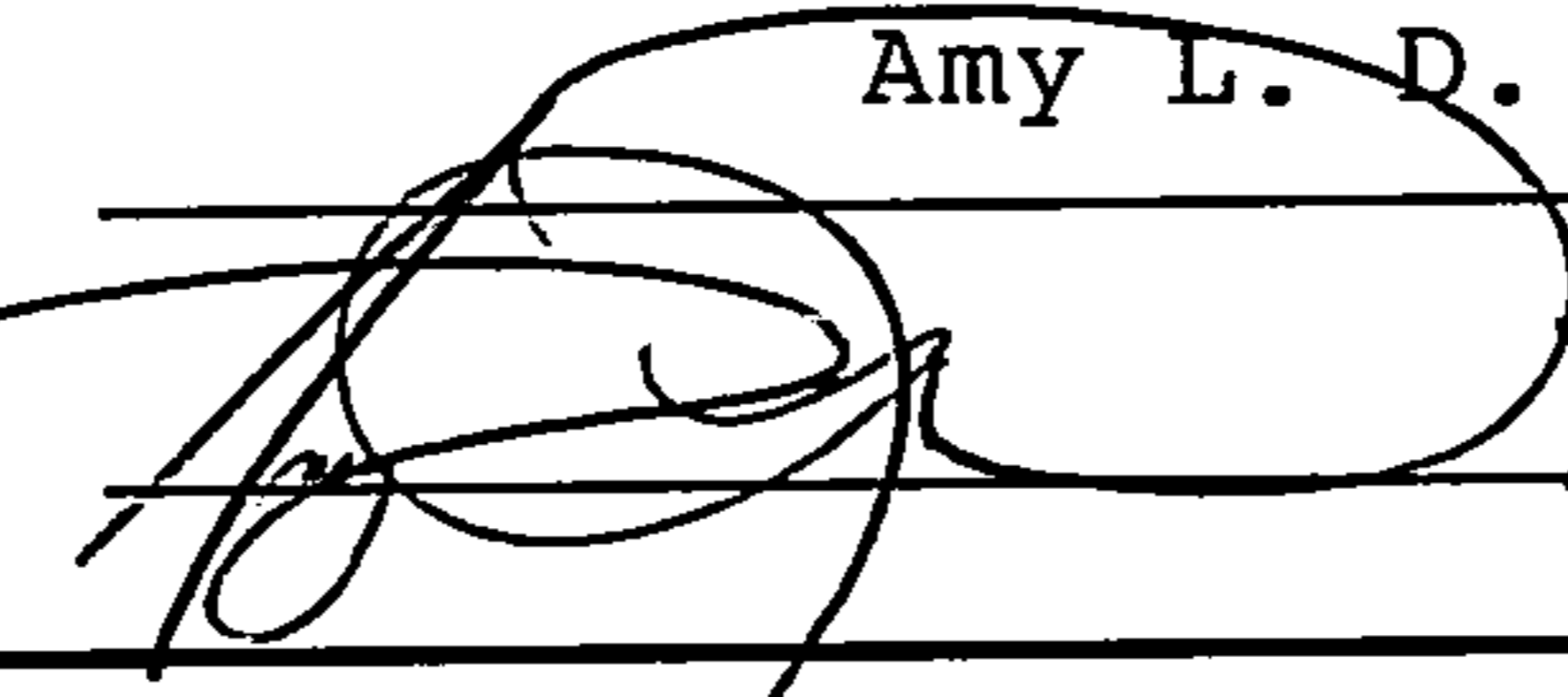
- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)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

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

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

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

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

Amy L. D. Niese, PE

 Applicant name (print)
 Applicant signature / date *10/7/03*



Form revised September 2001

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

Application case numbers
 03 DRB - 01730
 03 DRB - 01731

B. Deibert 10-8-03
 Planner signature / date

Project # 1002565

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

2003年10月8日
 10-8-03

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
- Proposed Infrastructure List.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule) **\$1065.00**
- Any original and/or related file numbers are listed on the cover application

Preliminary plat approval expires after one year.

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

- MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**
- MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**
- MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)**

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

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

Amended preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

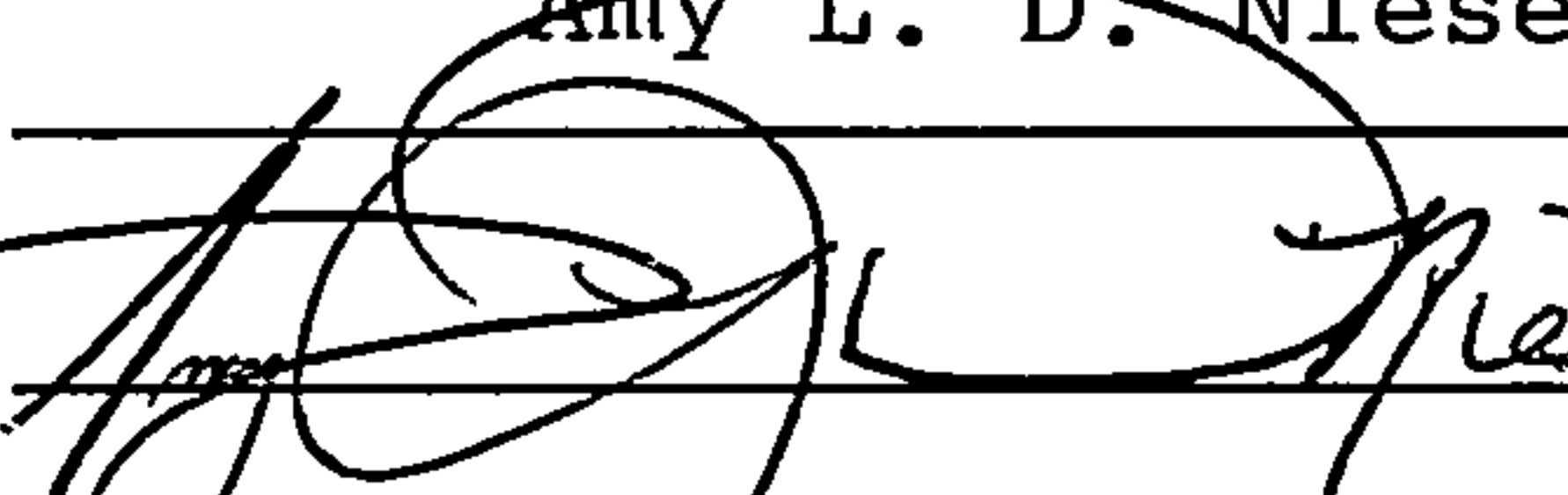
(Temporary sidewalk deferral uses FORM-V)

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

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

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

Amy L. D. Niese, PE


 Applicant name (print)

 Applicant signature / date 10/7/03



Form revised April 2003

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

Application case numbers
030RB - 01733
 _____ - _____
 _____ - _____

 10-8-03
 Planner signature / date
Project # 1002565

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE (Public Hearing Case)

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

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

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

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

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

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

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

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

VACATION OF PRIVATE EASEMENT

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

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

Amy L. D. Niese, PE

Amy L. D. Niese Applicant name (print)

Amy L. D. Niese Applicant signature / date



Form revised April 2003

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

Application case numbers	
03DRB -	-01732
-	-
-	-

Robert 108-03
Planner signature / date

Project # 1002565

UPC Numbers:

TRACT

UPC

161-A

101306131713640143

161-B-1

101306131511840142

161-B-2

101306132711540139

162-A

101306132413540141

163-A

101306133413040138

166-A

101306127812040153

167-A

101306127812040153

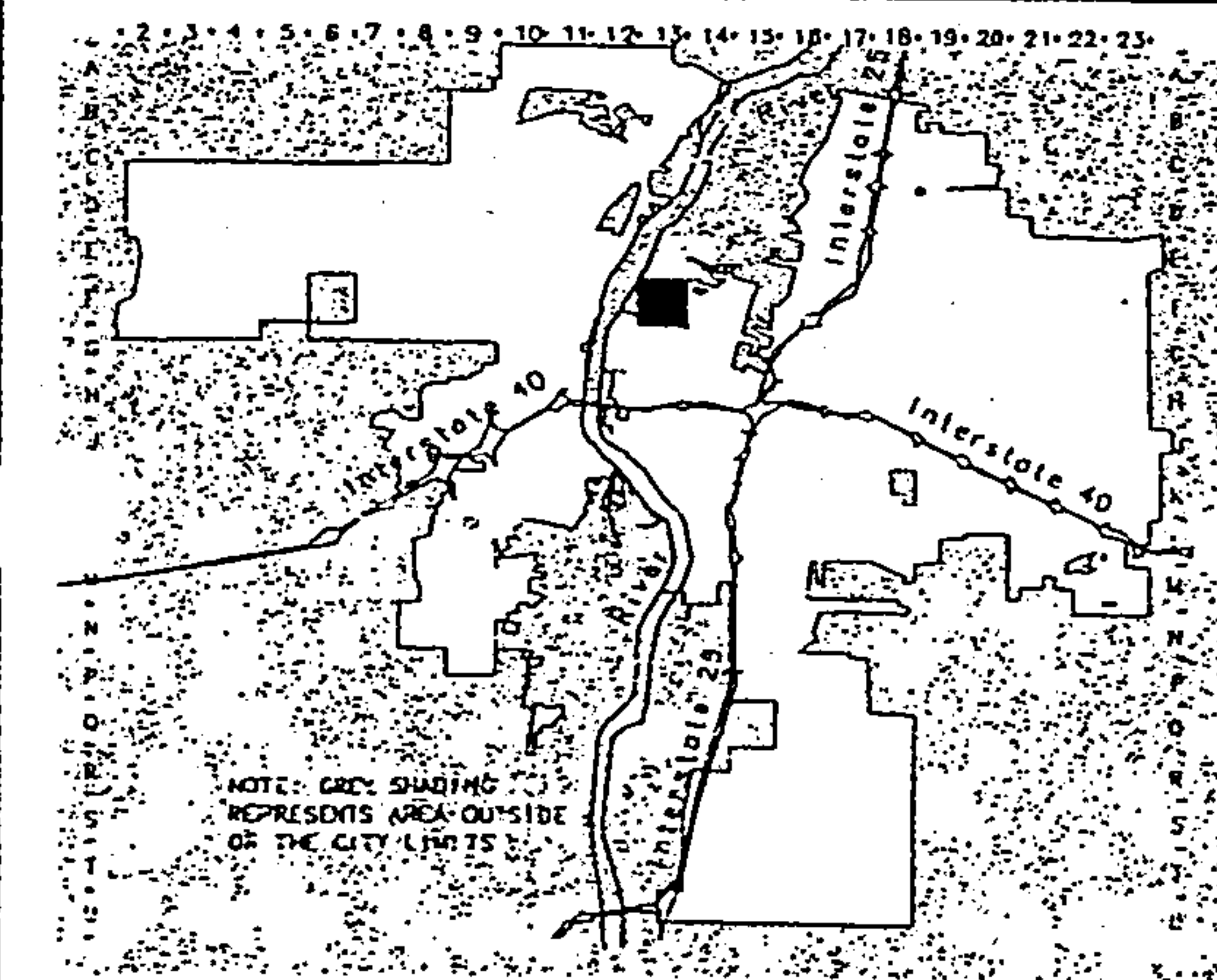
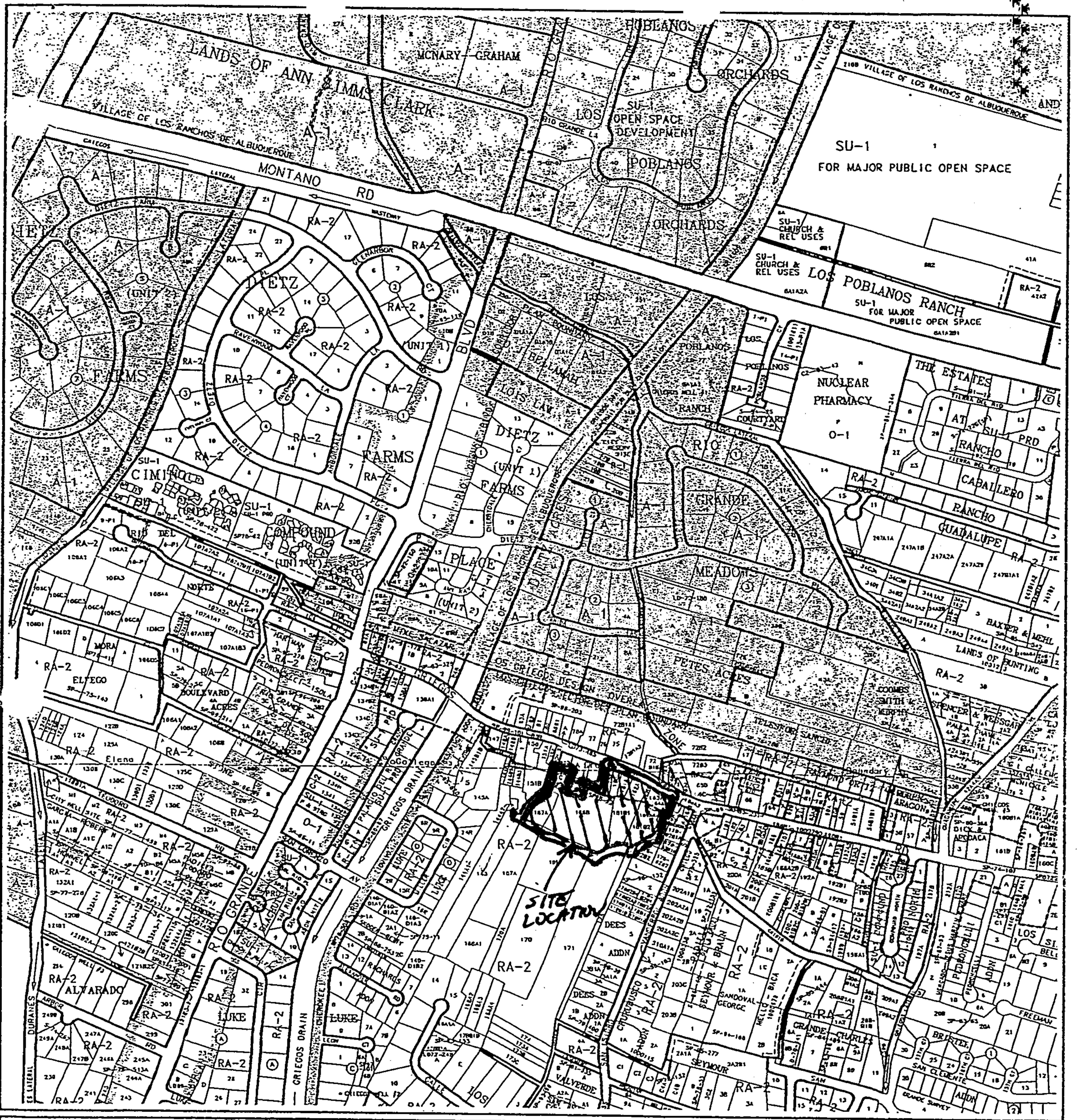
162-B

101306133413040138

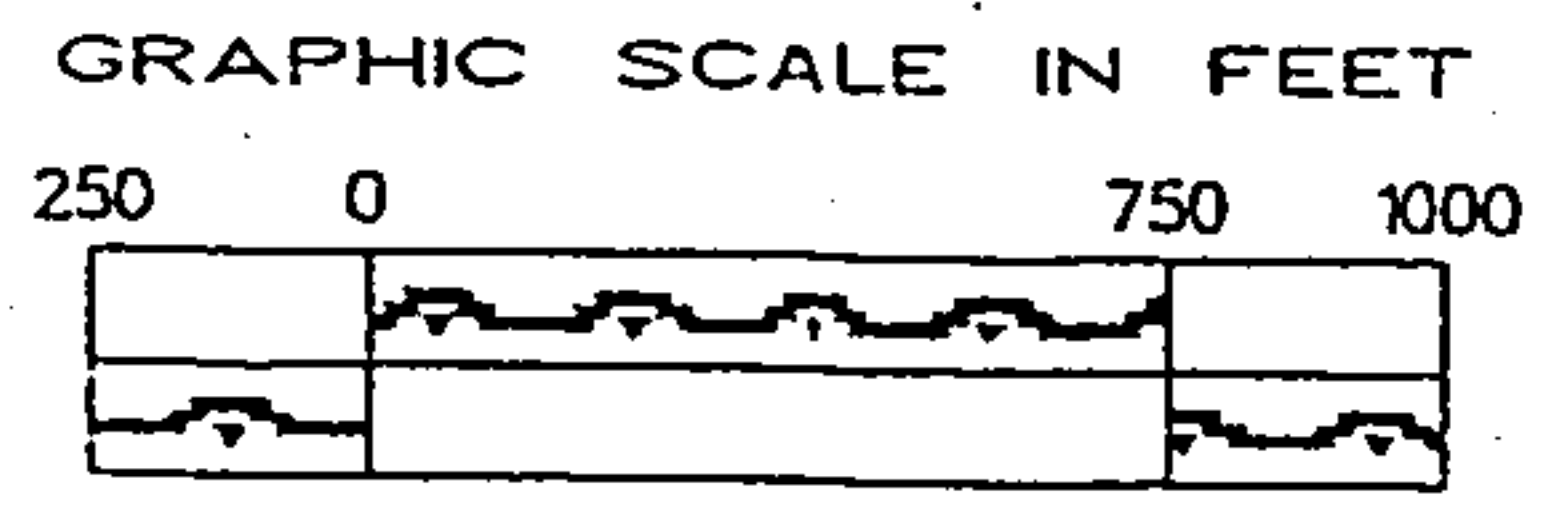
166-B

101306127812040153





CITY OF
Albuquerque
A lbuquerque G eographic I nformation S ystem
PLANNING DEPARTMENT
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Zone Atlas Page

F-13-Z

Map Amended through January 21, 2003



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

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

October 9, 2003

Ms. Sheron Matson, Chair
Development Review Board
City of Albuquerque
600 2nd Street SW
Albuquerque, NM 87103

Re: Villa de la Capilla (previously Los Prados de Griegos)

Dear Ms. Matson:

We are submitting for Preliminary Plat, Sidewalk Deferral, Site Plan for Building Permit, and Site Plan for Subdivision. Please see the enclosed zone atlas map for the site location. The site is currently zoned SU1 for PRD. The property will be divided into 24 lots. Sidewalks are deferred until after Building Permit so they are not impacted during home construction. The roads in this subdivision will be private as shown on the plat.

This project was approved by EPC #1002565. The EPC conditions have been met as follows:

1. This letter is being submitted to specify all modifications made to the site plan and to describe how the EPC conditions have been met.
2. There will be no additions to existing structures. In the event that this changes, they will be within the respective building envelopes.
3. Sheet 3 of the proposed plat dictates that all on-site streets and landscaped areas in Tract A and Tract B shall be maintained by the Villa de la Capilla Home Owners' Association. Please see notes A and B on the plat.
4. The revised Site Plan shows sidewalks along Griegos Road, along the east side of Camino Capilla, and along the south side of Calle Barbarita. There is a sidewalk from the open space area to the non-vehicular opening to the west.
5. All sidewalks are a minimum of 5 feet wide, however, the sidewalks in the open space are 6 feet wide per the requirements of EPC.
6. As indicated on Note 6 and of the Site Plan, the lighting will be standard COA lighting. The proposed locations are also shown on the Site Plan. Since this is already an accepted standard, more details do not need to be submitted.
7. The Perimeter Wall detail on the Site Plan states that the walls facing the Little League Baseball fields can be up to 8 feet high.
8. A landscape plan, which shows cottonwood trees and buffalo grass in Tracts A and B, is included in this submittal.
9. An irrigation system is shown on the landscape plan. Tracts A and B will be irrigated for at least two years.
10. The Grading and Drainage Plan was submitted September 19, 2003. A copy of the plan is enclosed in this submittal.

11. See note 4 of the Site Plan. Courtyard walls are optional. Courtyard walls outside the setback shall be 5 feet high. All walls along the perimeter shall be 6 feet except the walls adjacent to the baseball fields which are up to feet.

12. As indicated on Note 3C of the Site Plan, the height, area, and use of necessary buildings shall comply with 14-16-3-3 of the Zoning Code, Supplementary Height, Area and Use Regulations.

13. A Perimeter Wall Detail is provided on the Site Plan.

14. Per Note 8A, individual roll-out refuse containers are to be utilized on-site and hidden from view when stored.

15. No signage is being proposed for the subdivision. If one is done at a later time, it will be presented before DRB for its approval.

16a. All existing driveways that are along Griegos and in our subdivision are being removed. Sidewalk and curb and gutter are being added in those locations as shown on the Site Plan.

Per the Los Griegos Sector Development Plan, the capacity of Griegos is not to be increased. Bike lanes already exist in this portion of Griegos. Also, this is the widest area of Griegos. As a result, no additional right-of way dedication is necessary.

16b. The site has been designed per DPM standards and current COA zoning code.

16c. The Archdiocese of Santa Fe is unwilling to vacate any existing road easements even though we have offered to provide road improvements on their property in exchange. As a result, the road easements are not being vacated on the plat. As shown on Sheet 2 of the plat, a road easement from Griegos Road exists for the Archdiocese.

16d. The curb returns at Griegos and Camino Capilla have 25 foot radii.

16e. The driveways along Griegos and this subdivision are being removed and replaced with sidewalk and curb and gutter as shown on the Site Plan.

16f. The following note has been added to 5C on the site plan:

"Direct vehicular access between individual lots and Griegos Road, a designated collector street on the Long Range Roadway System, will not be permitted."

16g. Cross-access easements are provided for all parcels per note C on Sheet 3 of the plat.

16h. A plat is included with this submittal.

16i. The Conceptual Master Utility Plan has been removed from the site plan and put on a separate sheet so that details can be seen. This plan is enclosed with this submittal.

16j. The Grading and Drainage Plan was submitted September 19, 2003. A copy of the plan is enclosed in this submittal.

16k. A meeting was held with Wilford Gallegos and Richard Dourte on September 7, 2003. The site distance was shown to be adequate, and this was accepted by the City. *Sight*

17. The Design Guidelines are shown on the Site Plan.

18. Zero-lot line homes are being allowed as long as there is 10 feet between buildings. See note 2 on the Site Plan.

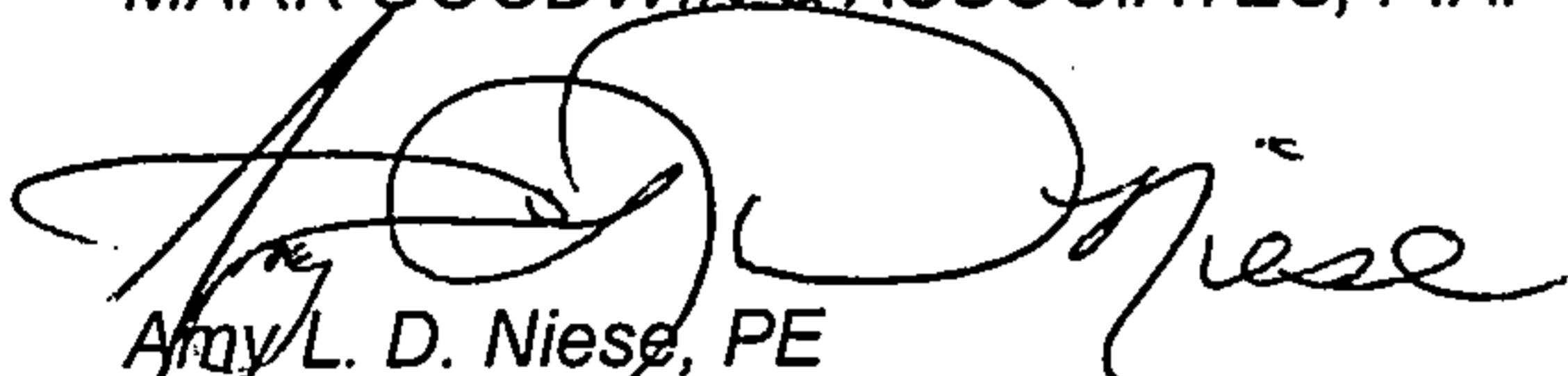
19. The following are additional changes to the Site Plan:

- Various easements have been added for access and utilities
- The Subdivision Data was revised

All conditions of EPC have been met. Please contact me if I can be of further assistance.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.



Amy L. D. Niese, PE
Project Engineer

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



SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

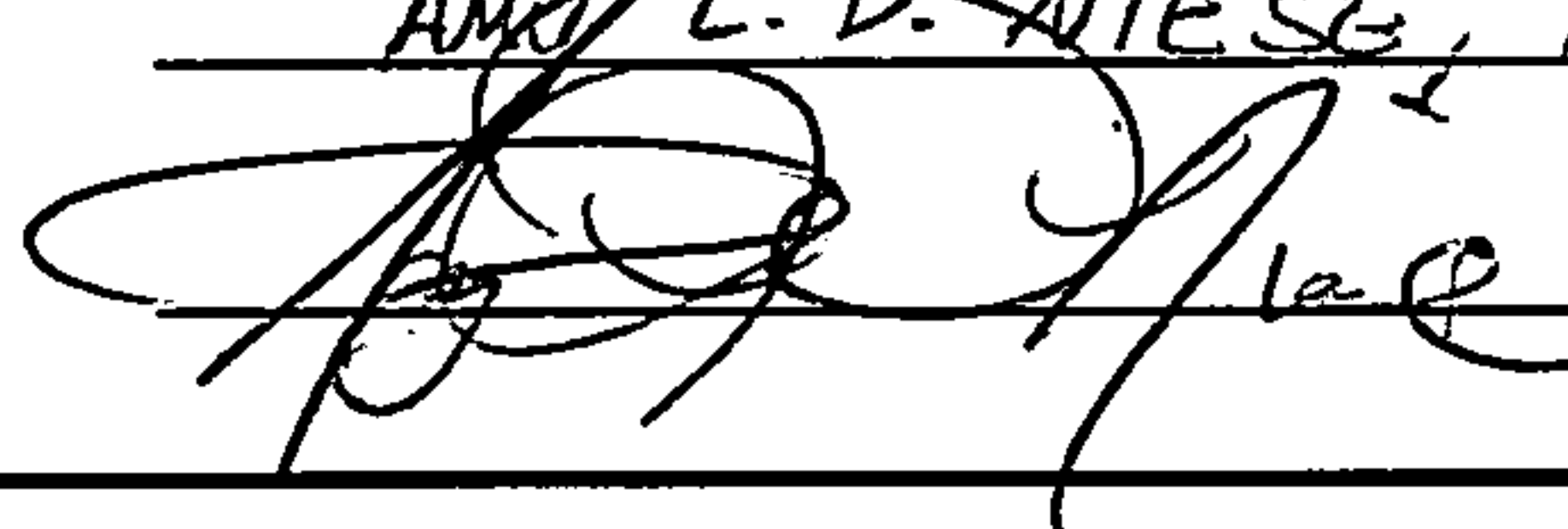
AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

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

AND L. D. AIESE, PE

 Applicant name (print) _____
 Applicant signature / date 3/12/04



Form revised 10/03

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

Application case numbers
04DR9 - 00339
 _____ - _____
 _____ - _____

Robert 3/12/04
 Planner signature / date
Project # 1002565



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

Date: June 20, 2003

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1002565**
03EPC-00509 Sector Plan Amendment
03EPC-00506 Zone Map Amendment
03EPC-00505 Site Development Plan-Subdivision

Los Griegos Devel. LLC
3804 Carlisle NE
Albuq. NM 87107

LEGAL DESCRIPTION: MRGCD Map 31, Tracts 161-A, 161-B-1, 161-B-2, 162-A, 162-B, 163-A, 166-A & 167-A. A zone map amendment from RA-2 to SU-1 for PRD, located on GRIEGOS ROAD NW, between SAN ISIDRO NW and GRIEGOS DRAIN, containing approximately 4.4 acres. (F-13) Simon Shima, Staff Planner (**DEFERRED FROM MAY 15, 2003**)

On June 19, 2003 the Environmental Planning Commission voted to approve Project 1002565/03EPC 00505, a Sector Plan Amendment, for MRGCD Map 31, Tracts 161-A, 161-B-1, 161-B-2, 162-A, 162-B, 163-A, 166-A & 167-A, based on the following Findings:

FINDINGS:

1. This is a request to amend the Los Griegos Sector Development Plan (formally Los Griegos Neighborhood Development Plan) for 8 tracts of land, containing approximately 4.4 acres, located on the south side of Griegos Road between the Griegos Drain to the west and San Isidro Street to the east, hereinafter called the "site." The request is to change zoning from RA-2 to SU-1 for PRD.
2. Notwithstanding three existing single-family homes, the site is mostly vacant.
3. The neighborhood has been in transition from an old agricultural village to a modern day residential neighborhood. Certain remnants of an old village are still visible. The site and its vicinity are shown in the North Valley Area Plan as a part of the Los Griegos Historic District.

20' 15' MINUTE SECTION ...

OFFICIAL NOTICE OF DECISION

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JUNE 19, 2003

PROJECT #1002565

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4. The site is located in the area designated Established Urban by the Comprehensive Plan with the Goal to "create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment."
5. Notwithstanding the Established Urban designation of the area by the Comprehensive Plan, the appearance of the neighborhood remains semi-rural and old village-like, with a variety of lot sizes and configurations, often substandard, as well as with some deteriorated structures. Reflecting such character, RA-2 is the predominant zoning designation in the general area between the Los Griegos Drain to the west and Guadalupe Trail to the east.
6. The request is characterized as an infill redevelopment project. The site, encompassing 8 tracts of land located between Griegos Road and Our Lady of Guadalupe Church, would be assembled into cohesive developable lots. The request is to develop 24 townhouses with common open space on the 4.4-acre site at a gross density of 5.4 dwelling units per acre.
7. The Sector Development Plan amendment, as requested, is generally consistent with the Comprehensive Plan Established Urban Area Policies a, d, e, f, and o, respectively, development with an overall gross density up to f dwelling units per acre (Policy a); respect neighborhood values (Policy d); new growth where vacant land is contiguous to urban facilities and services (Policy e); cluster housing to provide larger open areas (Policy f); and redevelopment and rehabilitation of older neighborhoods in the Established Urban Area (Policy o).
8. The request, at a typical R-1 zoning density, will not be characterized as low density development as might have been envisioned in the North Valley Area Plan. Nevertheless, with a Northern New Mexico Territorial style of architectural design and with such features as the covered front porch, central common area, flexible special use design under SU-1 zoning, the request would help maintain the rural flavor of the North Valley and provide a variety of housing opportunities and life styles as addressed in the North Valley Area Plan Goals and Issues. (Summary Goals and Issues 2 a and 2 c).
9. Assembling underutilized substandard lots into developable lots and rehabilitating certain existing structures, under a cluster housing with common open space plan, would help stabilize land use in the neighborhood and achieve housing redevelopment in the North Valley. A 4.4-acre site is a significant size of real estate in this part of the North Valley and its redevelopment would make a significant difference in the neighborhood.
10. The request is generally consistent with the North Valley Area Plan goals as provided under Goals and Issues as well as Housing. (Summary Goals and Issues 2 A and 2 c; Plan Policies for Housing 1, 2 and 4).

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 JUNE 19, 2003
 PROJECT #1002565
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11. The redevelopment of the Los Griegos area while maintaining the existing semi-rural character is the goal of the Los Griegos Sector Plan. One of the long-term objectives to achieve the goal is elimination of blight and prevention of blighting influences. Notwithstanding its recommendation of no zone changes for the western part of the area, where the site is located, assembling substandard parcels, thereby redeveloping the site for a cohesive townhouse project under the proposed design guidelines compatible with the existing neighborhood character, would constitute circumstances that make zone changes desirable, as provided for in the Los Griegos Sector Plan. (Area Plan, Page 16).
12. The Griegos Neighborhood Association supports the request. However, certain neighborhood residents expressed concerns primarily on the existing traffic problems on Griegos Road and increased density, as requested. As a result, the neighborhood now shows mixed reactions to the request ranging from outright and qualified support to opposition.

On June 19, 2003 the Environmental Planning Commission voted to approve Project 1002565/ 03EPC 00506, a Zone Plan Amendment from RA-2 to SU-1 for PRD, for MRGCD Map 31, Tracts 161-A, 161-B-1, 161-B-2, 162-A, 162-B, 163-A, 166-A, 167-A, based on the following Findings:

FINDINGS:

1. This is a request to amend the Zone Map for 8 tracts of land, containing approximately 4.4 acres, located on the south side of Griegos Road between the Griegos Drain to the west and San Isidro Street to the east, hereinafter called the "site." The request is to change zoning from RA-2 to SU-1 for PRD.
2. Notwithstanding three existing single-family homes, the site is basically vacant.
3. Despite the Established Urban designation of the area by the Comprehensive Plan, the appearance of the neighborhood remains semi-rural and old village-like, with a variety of lot sizes and configurations, often substandard, as well as with some deteriorated structures. Reflecting such character, RA-2 is the predominant zoning designation in the area between the Los Griegos Drain to the west and Guadalupe Trail to the east.
4. The only one zone change has occurred in the vicinity of the site. On February 21, 2002, the Environmental Planning Commission, hereinafter called the "EPC", approved a zone map amendment from RA-2 to R-1 for a .31-acre lot, located at 2015 Griegos Road between Rio Grande Boulevard and the Griegos Drain (01110 00901).
5. The proposed gross density of 5.4 dwelling units per acre is approximately equivalent of the R-1 zoning density and is nearly consistent with the Comprehensive Plan Policy a for the Established Urban Area. Therefore, SU-1 for PRD, as requested, is appropriate for the site. The request is accompanied by the Site Plan for Subdivision.

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6. The Zone Map amendment, as requested, is generally consistent with the Comprehensive Plan Established Urban Area Policies a, d, e, f, and o., respectively, development with an overall gross density up to 5 dwelling units per acre (Policy a); respect for existing neighborhood values (Policy d); new growth where vacant land is contiguous to urban facilities and services (Policy e); cluster housing to provide larger open areas (Policy f); and redevelopment and rehabilitation of older neighborhoods in the Established Urban Area (Policy o).
7. The request, at a typical R-1 zoning density, will not be characterized as low density development as might have been envisioned in the North Valley Area Plan. Nevertheless, with a Northern New Mexico Territorial style of architectural design and with such features as the covered front porch, central common area, flexible special use design under SU-1 zoning, the request would help maintain the rural flavor of the North Valley and provide a variety of housing opportunities and life styles as addressed in the North Valley Area Plan Goals and Issues (Summary Goals and Issues 2 a and 2 c).
8. The redevelopment of the Los Griegos area, while maintaining the existing semi rural character, is the goal of the Los Griegos Sector Plan. One of the long-term objectives to achieve the goal is elimination of blight and prevention of blighting influences. Notwithstanding its recommendation of no zone changes for the western part of the area, where the site is located, assembling substandard parcels, thereby redeveloping the site for a cohesive cluster housing project under the proposed Design Guidelines compatible with the existing neighborhood character, would constitute circumstances that make zone changes desirable, as provided for in the Los Griegos Sector Plan (Area Plan, page 16).
9. Despite the Los Griegos Sector Plan goal for the redevelopment of the Los Griegos area in place over two decades, no redevelopment has occurred under the existing RA-2 zoning. Redevelopment of the site under SU-1 for PRD zoning, as requested, would be more advantageous to the community, as articulated in the Comprehensive Plan, North Valley Area Plan and Los Griegos Sector Plan, thereby justifying the zone map amendment pursuant to Resolution 270-1980.
10. The Griegos Neighborhood Association supports the request. However, certain neighborhood residents expressed concerns primarily on the existing traffic problems on Griegos Road and increased density, as requested. As a result, the neighborhood now shows mixed reactions to the request ranging from outright and qualified support to opposition.

On June 19, 2003 the Environmental Planning Commission voted to approve Project 1002565/ of 03EPC 00509, a Site Development Plan for Subdivision, for MRGCD Map 31, Tracts 161-A, 161-B-1, 161-B-2, 162-A, 162-B, 163-A, 166-A, 167-A, based on the following Findings and subject to the following Conditions:

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JUNE 19, 2003

PROJECT #1002565

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10. The Site Plan, including the Design Guidelines, and recommended conditions for approval would provide a sufficiently detailed design framework by which to shape the development. Therefore, with EPC approval of the Site Plan with recommended conditions for approval in place, it is appropriate to delegate approval of the Site Plan for Building Permit to the DRB.
11. The Los Griegos Design Overlay Zone, adopted in 1992 to be incorporated into the Los Griegos Sector Development Plan, established height, setback, and landscaping regulations for site perimeter walls facing Griegos Road between Rio Grande Boulevard and Grande Drive. Development at the site is subject to the Design Overlay Zone regulations. Therefore, compliance with such regulations should be examined by DRB for approval of the Site Plan for Building Permit.
12. The submittal will be adequate with certain additional information as outlined in the conditions of approval.
13. The applicant has had and will continue to have an ongoing dialogue with the adjacent neighborhood to resolve expressed privacy concerns.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Any additions to the existing structures shall be sited within the respective building envelopes as shown in the approved Site Plan.
3. All on-site streets and landscaped areas in Tract A and Tract B shall be maintained by the Homeowners Association.
4. Prior to DRB review, the revised Site Plan shall be submitted showing: a) sidewalks on Griegos Road and on Streets A and D; and b) pedestrian connections from the 6-foot wide path on the common open space to the pedestrian access gate at the west end of Street C and to Street D.
5. The sidewalks shall be 5 feet wide.
6. Prior to DRB review, the revised Site Plan shall be submitted showing the location and height of the light pole and design of lighting fixtures. ✓

LA SPBP EL VALLADO ACC2006

OFFICIAL NOTICE OF DECISION

JUNE 19, 2003

PROJECT #1002565

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7. The perimeter walls facing the Little League Baseball fields to the south shall be permitted up to 8 feet high.
8. Prior to DRB review, the Landscape Plan, or the revised Site Plan showing the landscape plan, shall be submitted, including 3 cottonwood trees on Tract A and 4 cottonwood trees on Tract B, and buffalo grass for ground cover on both Tracts A and B.
9. The landscaped areas shall be irrigated for, at least, 2 years to allow the plants to establish.
10. Prior to DRB review, the Drainage Plan shall be approved by City Engineer.
11. The maximum height of courtyard walls outside the required setback shall be 5 feet, and common or lot line walls 6 feet.
12. The height, area, and use of accessory buildings shall comply with Section 14-16-3-3 of the zoning Code, Supplementary Height, Area, and Use Regulations.
13. Compliance of site perimeter walls facing Griegos Road with the Los Griegos Design Overlay Zone Regulations shall be examined by DRB for approval of the Site Plan for Building Permit.
14. Garbage containers shall be stored inside the garages or areas not visible from the street.
15. No Signage shall be allowed without prior EPC approval.
16. Conditions of approval for the Site Development Plan for Subdivision shall include from City Engineer and Public Works:
 - a. The Developer shall be responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
 - b. Site shall comply and be designed per DPM Standards (i.e. internal streets) and current COA Zoning Code.
 - c. Access to Our lady of Guadalupe Church is via Guadalupe Church St. (public access, see Zone Atlas page F-13). As such, it cannot be incorporated into the site unless it is vacated and alternative access is provided to property owners currently accessing Guadalupe Church St. from Griegos.
 - d. Provide radii curb returns on Street A with Griegos Rd. not to exceed 25 feet.
 - e. Access to Griegos Rd. from individual lots is not permitted.
 - f. Add a letter C to note 5 on the site plan to read as follows: Direct access between individual lots and Griegos Road, a designated collector street on the Long Range Roadway System, will not be permitted.
 - g. Provide cross access agreements for all parcels. (PRIVATE STREETS)
 - h. Re-plat.

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JUNE 19, 2003

PROJECT #1002565

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1002565

- i. Utility plan must be modified to eliminate redundant infrastructure. Requirements will be finalized by the Development Review Board as a condition of platting.
 - j. An approved grading and drainage plan is required for Preliminary Plat approval/Site Plan sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda.
 - k. Site distance requirement at Street A with Griegos Road shall be checked.
17. The submitted "Design Guidelines" are mandatory. These requirements shall be included on the Site Plan sheet.
 18. Zero-lot line homes shall be allowed: side yard setbacks shall be 5 feet for unattached homes and structures.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JULY 7, 2003 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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

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

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

OFFICIAL NOTICE OF DECISION
JUNE 19, 2003
PROJECT #1002565
PAGE 9 OF 9

Vertical stamp or mark on the right margin.

Sincerely,

Russell B...
For Victor J. Chavez
Planning Director

VJC/SS/ac

- cc: Mark Goodwin & Assoc., P.O. Box 90606, Albuquerque, NM 87199
- Joan McDougall, Los Griegos, 4020 Grande Dr. NW, Albuquerque, NM 87107
- Sandra Valdez, Los Griegos, 4505 Pedroncelli NW, Albuquerque, NM 87107
- Andy Paiz, 1703 Avenida Cristo Rey NW, Albuquerque, NM 87107
- James Plummer, 4701 San Isidro NW, Albuquerque, NM 87107
- Channing Kelly, 1852 Griegos NW, Albuquerque, NM 87107
- Danny Martinez, 515 Edith NE, Albuquerque, NM 87102
- Barbara Darling & James Ellison, 1836 Griegos NW, Albuquerque, NM 87107
- Shelly Perkins, 1909 Apple Ln. NW, Albuquerque, NM 87107
- Ida Kelly, 1854 Griegos NW, Albuquerque, NM 87107

TY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

APPLICANT: Los Griegos Dev. LLC Date of request: 10/9/03 Zone atlas page(s): F-13-2

CURRENT: Zoning RA-2 Parcel Size (acres / sq.ft.) 4.4 acres

Legal Description - Lot or Tract # 167A, 166A, 161A, 162A, 162B, 163A Block # Subdivision Name

REQUESTED CITY ACTION(S):

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

Site Development Plan: Building Permit [] a) Subdivision [x] Access Permit [] b) Build'g Purposes [] Other [] c) Amendment []

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION: 1

of units - 25 lots max (includes existing structures) Building Size - (sq. ft.)

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

Applicant or Representative M. D. J. Date 10/9/03 (To be signed upon completion of processing by Traffic Engineer and Environmental Health)

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

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

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

Notes:

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

Traffic Engineer Tony Lopez DATE 10-9-03

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

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

TIS - SUBMITTED / / - FINALIZED / / TRAFFIC ENGINEER DATE

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH

CITY OF ALBUQUERQUE

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

APPLICANT: Los Griegos Dev., LLC Date of Request: 03/27/03 Zone Atlas Page(s): F-13-Z
Legal Description

Current Zoning: RA-2 Lot or Tract # 167A; 166-A; 161-B-1; 161-B-2;
161-A; 162-A; 162-B; 163-A

Parcel Size (acres/sq.ft.) 4.4 acres Subdivision Name

REQUESTED CITY ACTION(S):

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

PROPOSED DEVELOPMENT:

No Construction/Development ()
New Construction ()
Expansion of Existing Development ()

GENERAL DESCRIPTION OF ACTION:

of Units - 25 Lots max. (Includes 2 existing structures)
Building Size - (sq.ft.)

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

Applicant or Representative: Joseph D. Montano Date: 3-27-2003
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: Yes () No (X) Borderline ()

Public Works Dept. Transportation Development Div. 3rd Floor/Rm. 304 City/County Bldg. 768-2680

Thresholds Met? Yes () No (X) Mitigating reasons for not requiring TIS: Previously studied: ()

Notes:

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

Tony J... 3-27-03
TRAFFIC ENGINEER DATE

AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED: Yes () No (X) Borderline ()

Environmental Health Dept. Air Quality Div. 3rd Floor/Rm. 3023 City/County Bldg. 768-2600

Thresholds Met? Yes () No (X) Mitigating reasons for not requiring AQIA: Previously studied: ()

Notes: PER 14-16-3-14 ZONE CODE 3-27-03-TL

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

ENVIRONMENTAL HEALTH DATE

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

TIS - SUBMITTED / /
- FINALIZED / /
TRAFFIC ENGINEER DATE
AQIA - SUBMITTED / /
- FINALIZED / /
N/A
ENVIRONMENTAL HEALTH DATE

11/11/03

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME: Villa de la Capilla (Previously Los Prados de Griegos)
AGIS MAP #: F-13
LEGAL DESCRIPTION: 167-A, 166-A, 161-B-1, 161-B-2, 161-A, 162-A, 162-B AND 163-A of MRGCD Map 31

DRAINAGE REPORT

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on 09/19/03 [date].

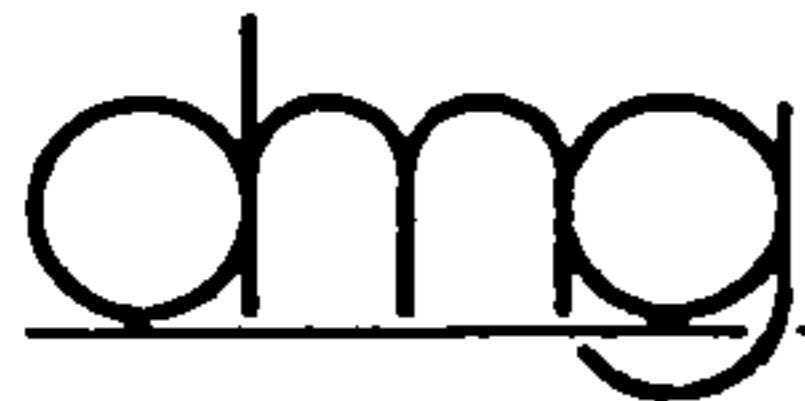
[Signature] 9/19/03
Applicant / Agent Date
[Signature] 10/3/03
Hydrology Division Representative Date

WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on 08/18/03 [date].

[Signature] 9/19/03 Applicant / Agent
Date
[Signature] 10/3/03
Utility Division Representative Date

DRB# 1002565



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

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

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October 7, 2003

Ms. Joan McDougall
Los Griegos Neighborhood Association
4020 Grande Dr., NW
Albuquerque, NM 87107

Ms. Sandra Valdez
Los Griegos Neighborhood Association
4505 Pedroncelli NW
Albuquerque, NM 87107

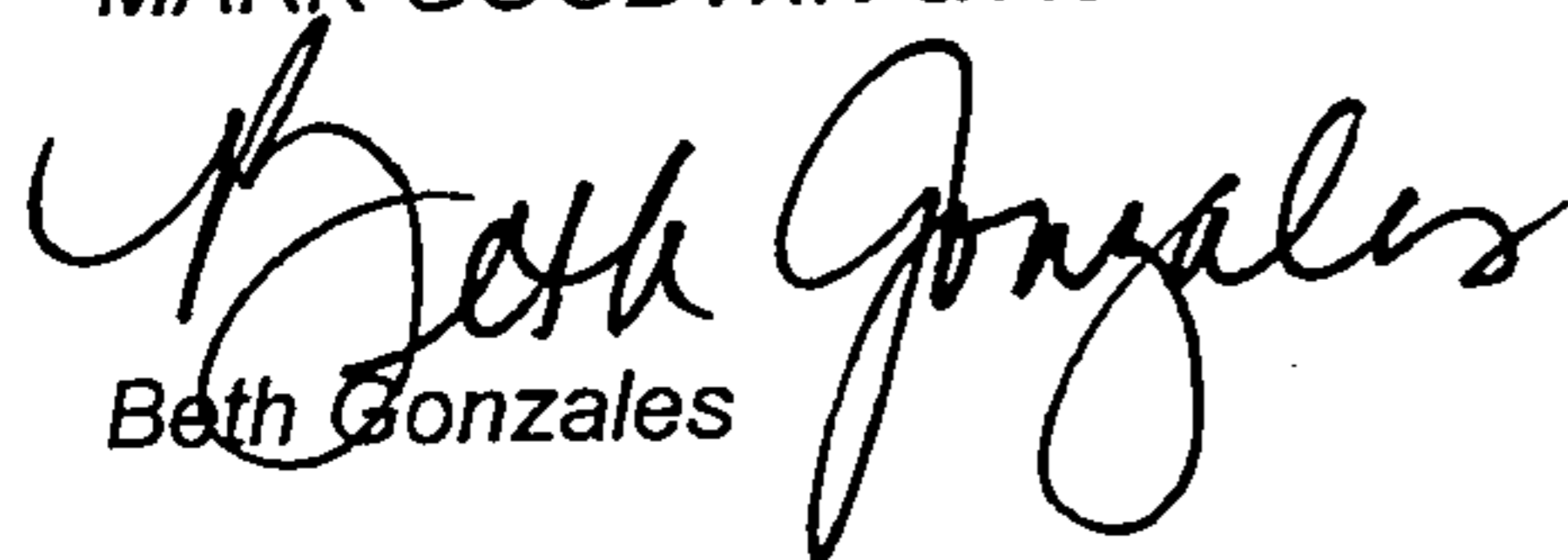
Re: **Villa de la Capilla**

Dear Ms. McDougall and Ms. Valdez:

Enclosed please find a copy of the DRB application for the referenced project. We are submitting for preliminary plat, sidewalk deferral, and site development plan for building permit. The anticipated date to be heard is November 5, 2003. Please contact Amy L. D. Niese of our office if you have any questions or concerns.

Sincerely,

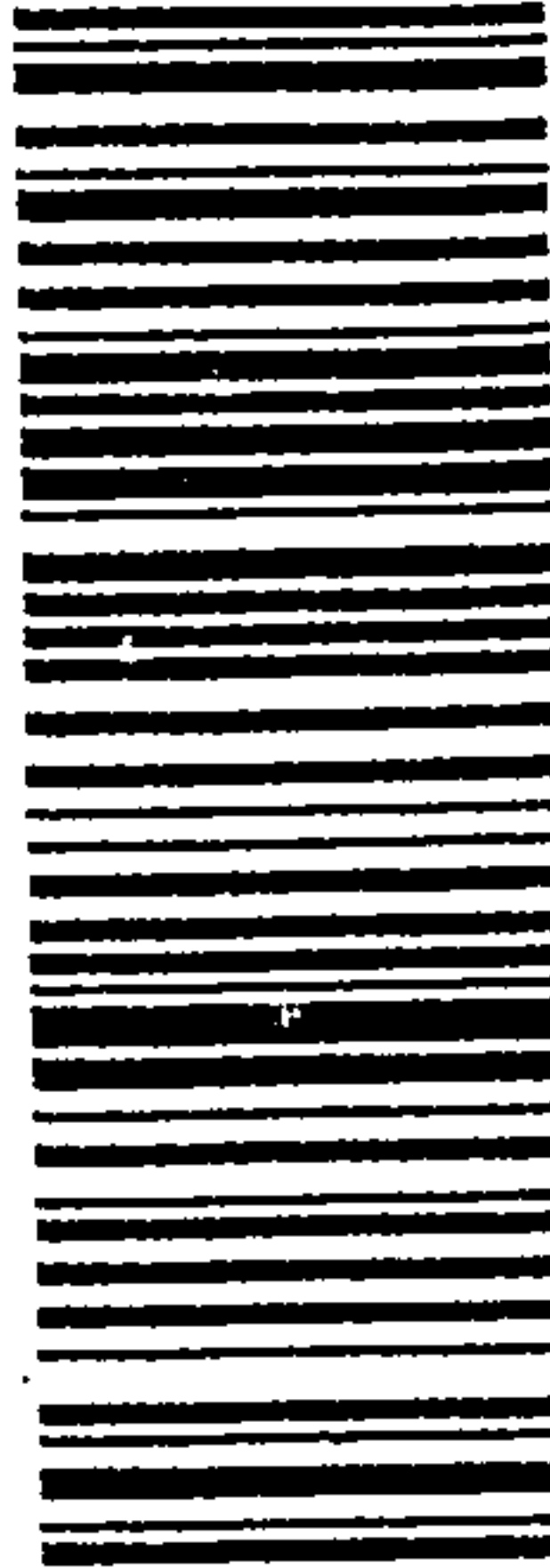
MARK GOODWIN & ASSOCIATES, PA


Beth Gonzales

ALD/bg

Enclosure

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



7002 0860 0003 3252 4824
7002 0860 0003 3252 4824

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

OFFICIAL USE

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

Postmark Here

Sent To *Ms. Joan McDougall, Los Gruegos N.A.*
 Street, Apt. No.; or PO Box No. *4020 Grande Dr. NW*
 City, State, ZIP+4® *Albuquerque, NM 87107*

PS Form 3800, April 2002 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
*Ms. Joan McDougall
 Los Gruegos N.A.
 4020 Grande Dr. NW*

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

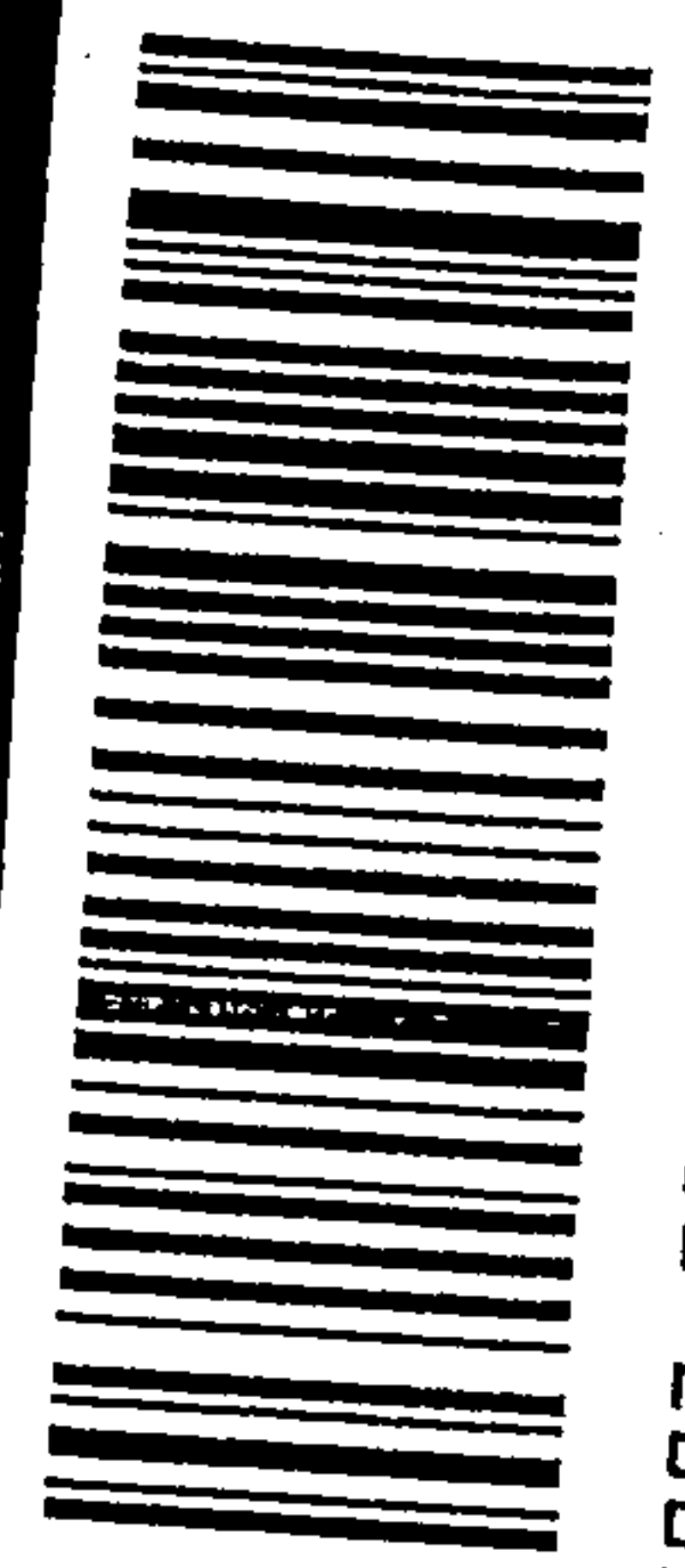
B. Received by (Printed Name) C. Date of Delivery

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



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

CERTIFIED MAIL



7002 0860 0003 3252 4831
 7002 0860 0003 3252 4831

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

OFFICIAL USE

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

Postmark Here

Sent To
 Mrs. Sandra Valdez, Los Guegos N.M.
 Street, Apt. No.;
 or PO Box No. 4505 Redroncelli, NW
 City, State, ZIP+4 Albuquerque, NM 87107

PS Form 3800, April 2002 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
 Mrs. Sandra Valdez
 Los Guegos N.A.
 4505 Redroncelli NW
 Albuquerque, NM 87107

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

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

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

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

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

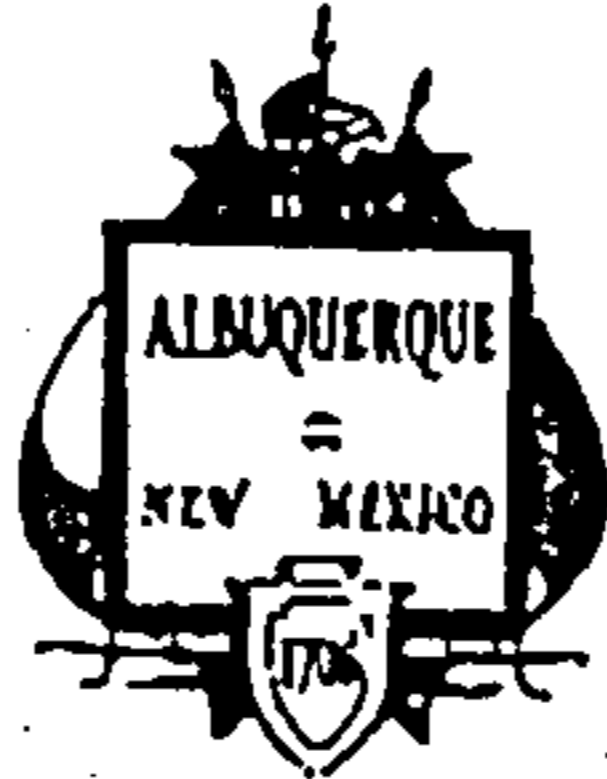
Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

(below this line for OCNC use only)

Date of Inquiry: 9-17-03 Time Entered: 11:30am OCNC Rep. Initials: OC



City of Albuquerque

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

Date: September 17, 2003

TO CONTACT NAME: Beth Gonzalez
 COMPANY/AGENCY: Mark Goodwin & Assoc.
 ADDRESS/ZIP: PO BOX 90606 87199
 PHONE/FAX #: 828-2200 / 797-9539

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

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Villa de la Capilla

zone map page(s) F-13

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

Los Griegos
 Neighborhood Association
 Contacts: Joan McDougall
4020 Grande Dr NW
344-9272 (W) 87107
Sandra Valdez
4505 Pedroncelli NW 87107
345-7553 (W) 277-5941 (W)

Neighborhood Association
 Contacts: _____

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

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

Sincerely,

Dalana J. Carmona
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

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 LOS GRIEGOS DEV, LLC
AGENT MARK GOODWIN & ASSOC
ADDRESS PO BOX 90606
PROJECT NO. 1002565
APPLICATION NO. 03DRB-01730^{us}-1733

\$ 1115 441006 / 4983000 (DRB Cases)
\$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)
\$ 75 441018 / 4971000 (Notification)

\$ 1190⁰⁰ Total amount due

LOS GRIEGOS DEVELOPMENT LLC

PH. 505-883-1674
P O BOX 3671
ALBUQUERQUE, NM 87190

119

95-7242/3070

PAY TO THE ORDER OF City of Albuquerque

DATE 09/17/03

\$1,190.00

One thousand one hundred ninety & 00/100***** DOLLARS

CHARTER BANK

4400 OSUNA ROAD NE
ALBUQUERQUE, NM 87109

DUPLICATE

FOR DRB Fee/Villa City of Albuquerque
City of Albuquerque
Treasury Division

⑈000119⑈ ⑈307072427⑈ 0070015242⑈

10/09/2003
RECEIPT# 00015363 WSH# 008 TRANSH# 0052
Account 441006 Fund 0110
Activity 4983000 TRSDMM
Trans Amt \$1,190.00
J24 Misc \$1,115.00

counterreceipt.doc

Thank You

DUPLICATE
Ronald [Signature]
10/09/2003 4:42PM LUC: [Signature]

RECEIPT# 00015363 WSH# 008 TRANSH# 0052
Account 441018 Fund 0110
Activity 4971000 TRSDMM
Trans Amt \$1,190.00
J24 Misc \$75.00
CK \$1,190.00
CHANGE 10/28/02 \$0.00

Thank You

11/11/03

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.50 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from October 21st '03 To Nov. 5th '03

5. REMOVAL

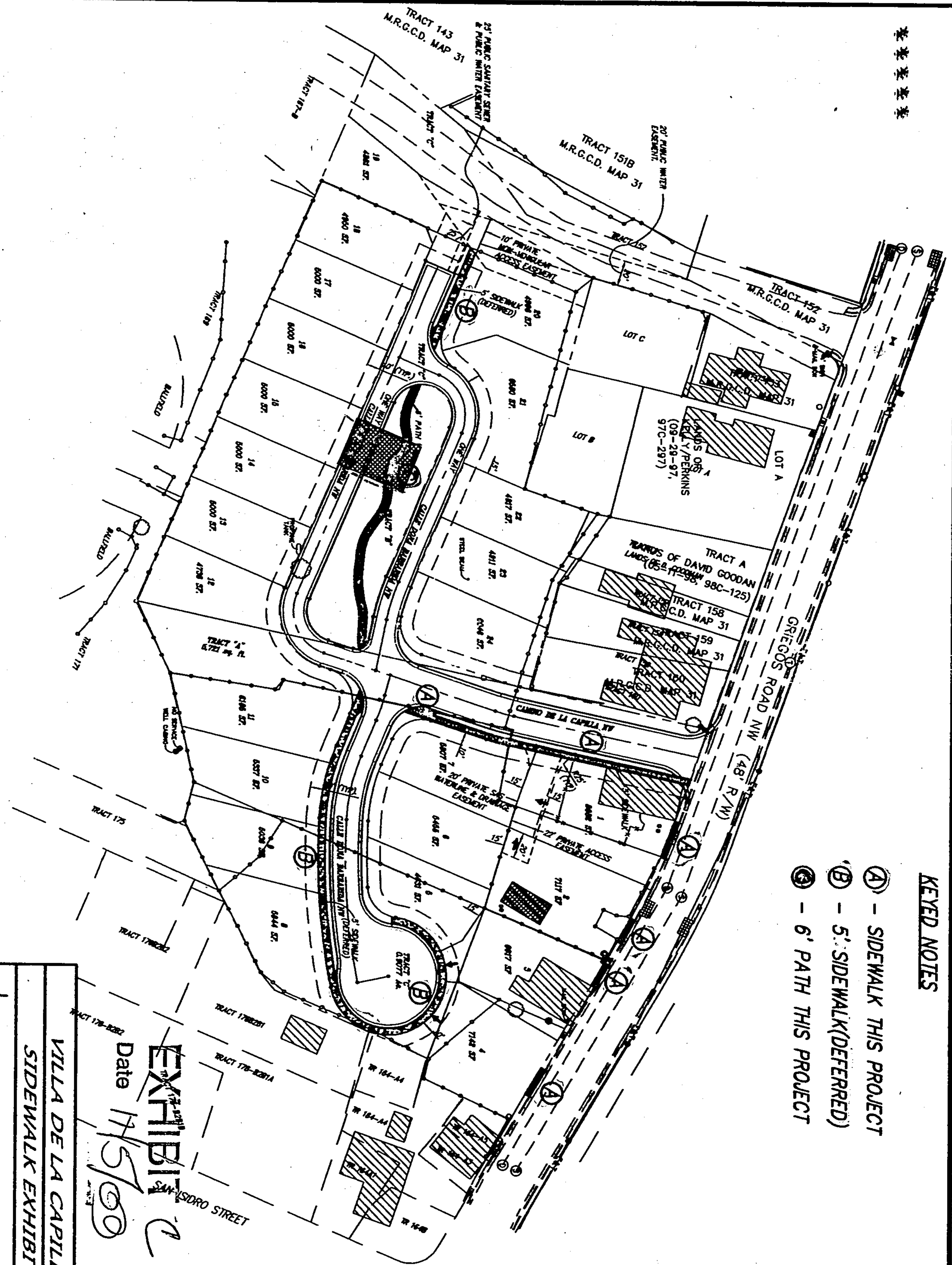
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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

J. Mackenzie (Applicant or Agent) 10/8/03 (Date)

I issued 1 sign(s) for this application, 10/8/03 (Date), *Bob Dent* 10/10/03 (Staff Member)

DRB PROJECT NUMBER: 1002565



KEYED NOTES

- (A) - SIDEWALK THIS PROJECT
- (B) - 5' SIDEWALK (DEFERRED)
- (C) - 6' PATH THIS PROJECT

VILLA DE LA CAPILLA
 SIDEWALK EXHIBIT

EXHIBIT

Date 11/5/00



dmj MARK GOODWIN & ASSOCIATES, P.A.
 CONSULTING ENGINEERS
 P.O. BOX 90808
 ALBUQUERQUE, NEW MEXICO 87199
 (505) 828-2200, FAX (505) 797-9539

10/1/03

Vertical text on the right margin, possibly a page number or reference code.

Site plan was approved by EPC. No DR Design yet. No perimeter wall design in SDP approved by EPC.

**Development Review Board
October 1, 2003 Comments**

ITEM # 18

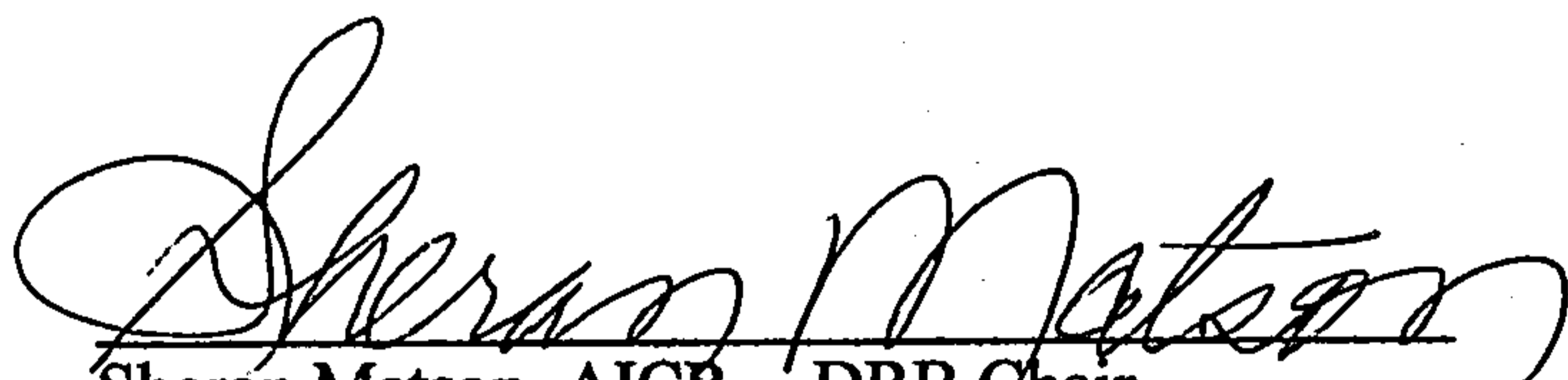
PROJECT # 1002565

APPLICATION # 03DRB-01606

RE: Villa de la Capilla

Is there an EPC approved site plan for this project?

If perimeter walls are planned for these subdivisions, design elevations & cross sections with building materials & color must be submitted at the time of preliminary plat application unless the EPC approved site plan includes these details.



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

ALBUQUERQUE
NEW MEXICO
1706



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

Project Number: 1002565
Application Number: 03DRB-01606

DRB Date: 10/1/03
Item Number: 18

Subdivision: Villa De La Capilla
Lots 161A, 161B1, 161B2, 162A, 162B, 163A, 166A, 166B,
167A- MRGCD Map 31

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

Zoning: RA-2

Zone Page: F-13


New Lots (or units) : 24

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 24 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
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet**

DRB- 1002565 Item No. 18 Zone Atlas F-13

DATE ON AGENDA 10-1-03

INFRASTRUCTURE REQUIRED () YES () NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

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

No.	Comment
<input checked="" type="checkbox"/> 1	NEED MEETING TO DISCUSS ONE-WAY STREETS AND ACCESS TO GARAGES.

If you have any questions or comments please call ~~Richard Bourte~~
 at 924-3990. Meeting notes: *HILFRED GALLEGOS*
 3991



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

ALBUQUERQUE
 NEW MEXICO

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002565

AGENDA ITEM NO: 18

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

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

discussed

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: October 1, 2003

City of Albuquerque



DEVELOPMENT PLAN REVIEW APPLICATION

Supplemental form S

SUBDIVISION

Major Subdivision action

Minor Subdivision action SK

Vacation **V**

Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

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

Supplemental form Z

ZONING & PLANNING **Z**

Annexation

County Submittal

EPC Submittal

Zone Map Amendment (Establish or Change Zoning)

Sector Plan (Phase I, II, III)

Amendment to Sector, Area, Facility or Comprehensive Plan

Text Amendment (Zoning Code/Sub Regs)

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

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

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

APPLICANT INFORMATION:

NAME: Los Griegos Development, LLC PHONE: 883-1674

ADDRESS: 3804 Carlisle NE FAX: 883-0746

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

Proprietary interest in site: owner

AGENT (if any): Mark Gaxwin & Assoc. PHONE: _____

ADDRESS: P.O. Box 90606 FAX: _____

CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: dmj@swcp.com

DESCRIPTION OF REQUEST: Villa de la Capilla (Previously Los Prados de Griegos):
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. 161A, 161B1, 161B2, 162A, 162B, 163A, 166A, 166B, 167A Block: _____ Unit: _____

Subdiv. / Addn. MRGCD Map 31

Current Zoning: RA-2 & Proposed zoning: _____

Zone Atlas page(s): F-13-2 No. of existing lots: 8 No. of proposed lots: 24

Total area of site (acres): 4.8 Density if applicable: dwellings per gross acre: 5.0 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. See attached MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Griegos Road

Between: San Isidro and Griegos Drain

CASE HISTORY:

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

03EPC-00505 & -00509SPA & -005062MA

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

SIGNATURE [Signature] DATE 9/23/03

(Print) Monique Desoto _____ Applicant Agent

FOR OFFICIAL USE ONLY

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

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

Application case numbers	Action	S.F.	Fees
<u>03DRB - 01606</u>	<u>SK</u>	<u>53</u>	<u>\$ 0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Total			\$ <u>0</u>

Hearing date Oct 1 2003

[Signature] 9/23/03
 Planner signature / date

Project # 1002565

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

Infrastructure list if required (verify with DRB Engineer) NO INTERNAL ROUTING
DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

Amended preliminary plat approval expires after one year.

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

Monique DeSoto 9/23/03
 Applicant name (print)

Monique DeSoto 9/23/03
 Applicant signature / date

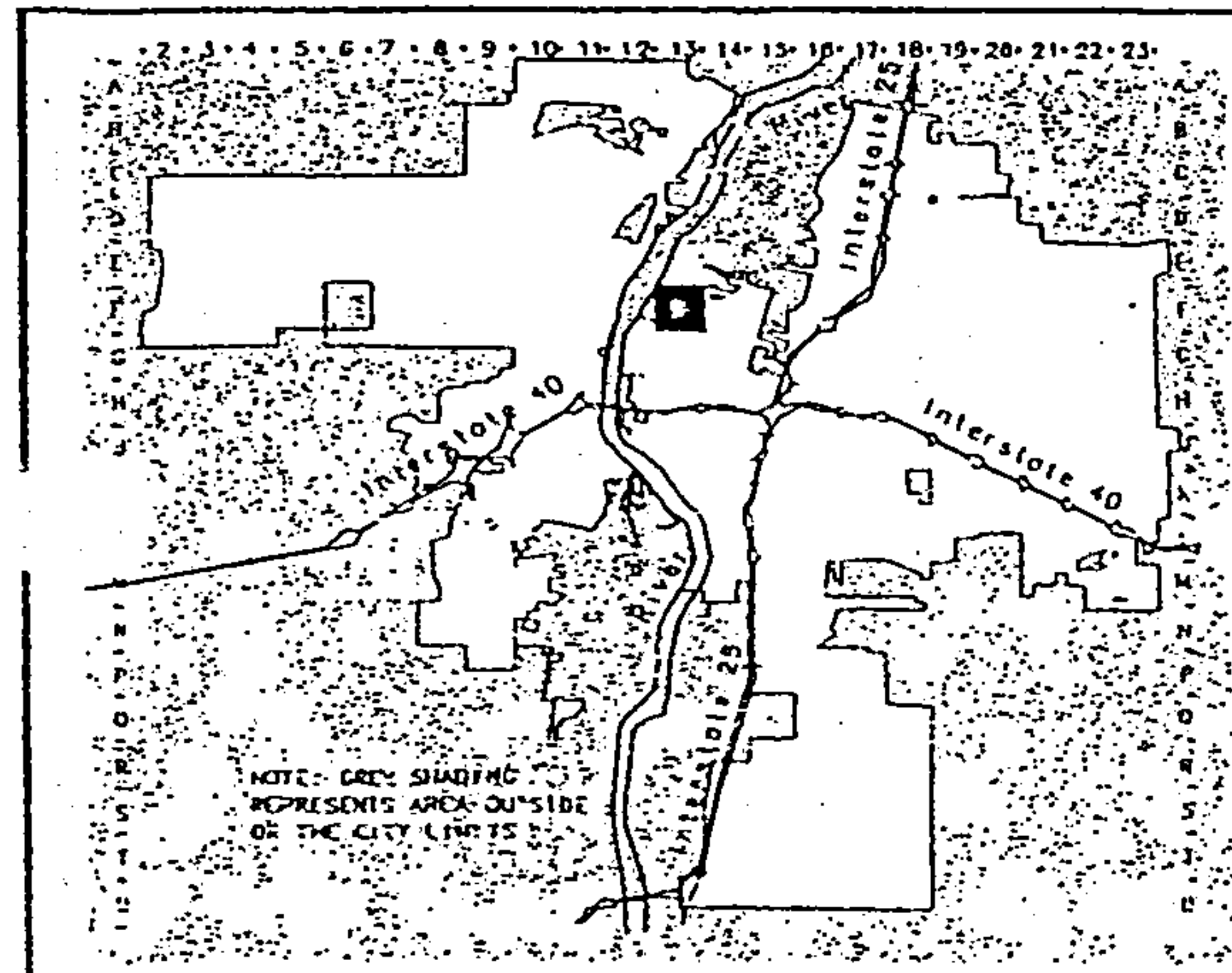
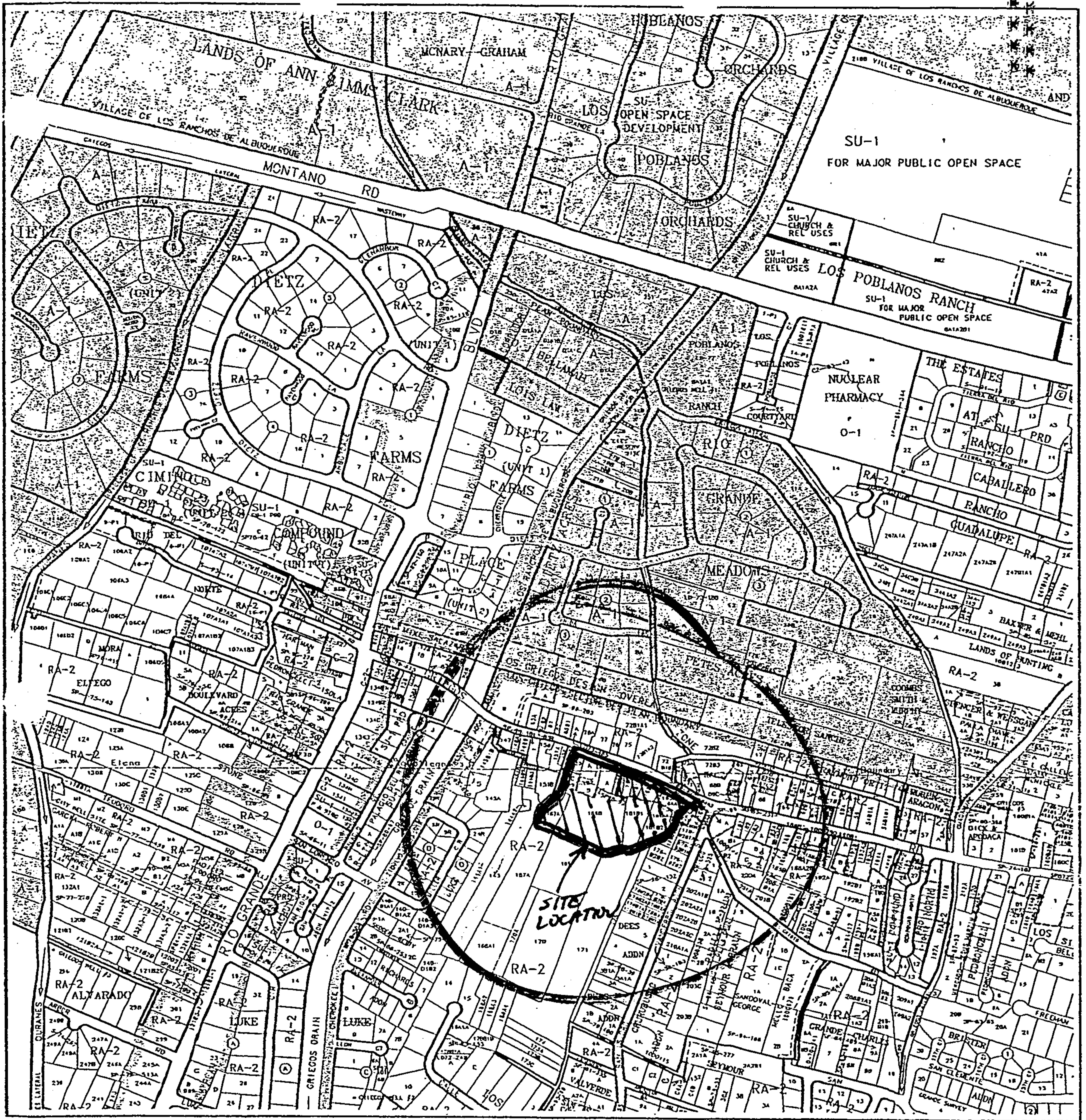


Form revised 3/03 and 8/03

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

Application case numbers
 03DRB- _____ - 01606
 _____ - _____ - _____
 _____ - _____ - _____

JM 9/23/03
 Planner signature / date
Project # 1002565

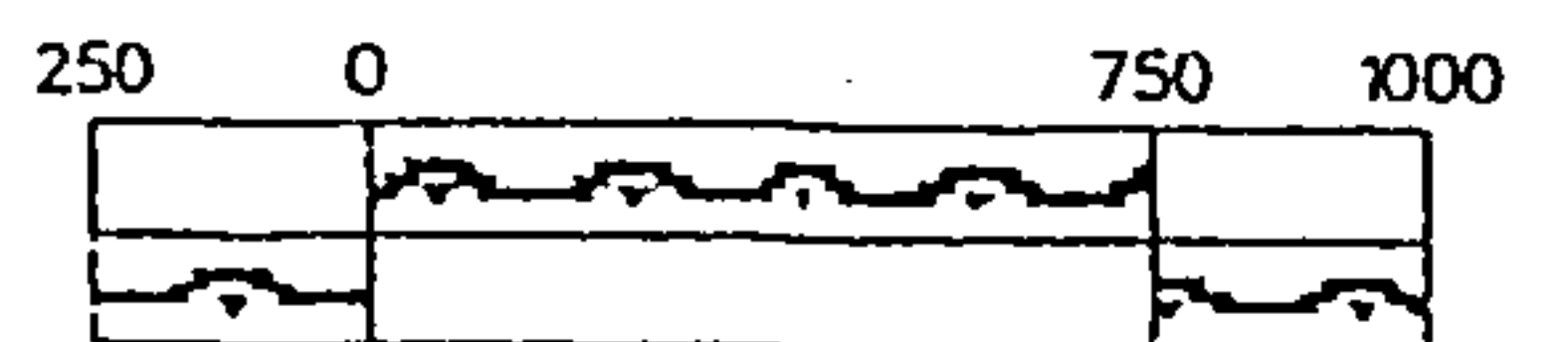


CITY OF
Albuquerque

ALBUQUERQUE
PLANNING DEPARTMENT

© Copyright 2003

GRAPHIC SCALE IN FEET



Zone Atlas Page

F-13-Z

Map Amended through January 21, 2003



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

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

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September 19, 2003

Ms. Sheron Matson, Chair
Development Review Board
City of Albuquerque
600 2nd Street SW
Albuquerque, NM 87103

Re: Villa de la Capilla (previously Los Prados de Griegos) SKETCH PLAT

Dear Ms. Matson:

We are submitting for ^{Sketch Plat.} ~~Preliminary Plat, Sidewalk Deferral, and Site Plan for Building Permit.~~ Please see the enclosed zone atlas map for the site location. The site is currently zoned SU1 for PRD. The property will be divided into 24 lots.

~~This project was approved by EPC #1002565. The following items have been changed on the Site Plan from EPC:~~

- ~~• Various easements have been added for access and utilities.~~
- ~~• Item 3C was added as a condition of EPC~~
- ~~• Item 5C was added as a condition of EPC~~
- ~~• The Subdivision Data was revised~~
- ~~• The Conceptual Utility Plan was removed and place on a full sheet.~~

Please contact me if I can be of further assistance.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.


Amy L. Driscoll, PE
Project Engineer

審
査
印
刷
機
印

UPC Numbers:

TRACT

UPC

161-A	101306131713640143
161-B-1	101306131511840142
161-B-2	101306132711540139
162-A	101306132413540141
163-A	101306133413040138
166-A	101306127812040153
167-A	101306127812040153
162-B	101306133413040138
166-B	101306127812040153



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, November 5, 2003, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1000922

03DRB-01725 Major-Bulk Land Variance
03DRB-01726 Major-Vacation of Pub
Right-of-Way
03DRB-01727 Major-Vacation of Public
Easements
03DRB-01728 Minor-Prelim&Final Plat
Approval

WILSON & COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT, request(s) the above action(s) for all or a portion of VOLCANO CLIFFS SUBDIVISION, UNIT 20, LOTS 1-30, BLOCK 1, LOTS 1-38, BLOCK 2, LOTS 1-62, BLOCK 3, LOTS 1-14, BLOCK 4 AND LOTS 1-22, BLOCK 5 AND VOLCANO CLIFFS SUBDIVISION, UNIT 21, ALL BLOCKS AND LOTS AND VOLCANO CLIFFS SUBDIVISION, UNIT 23, LOTS 1-10, BLOCK 1, LOTS 1-13, BLOCK 2, LOTS 1-21, BLOCK 3, LOTS 1-51, BLOCK 4, LOTS 1-27, BLOCK 5, LOTS 1-6, BLOCK 6, LOTS 1-28, BLOCK 7 AND LOTS 1-7, BLOCK 8 AND VOLCANO CLIFFS SUBDIVISION, UNIT 27, LOTS 16-18 AND 22, BLOCK 2, LOTS 1-8, BLOCK 4 AND LOTS 1-7, BLOCK 5, (to be known as LA CUENTISTA SUBDIVISION) zoned R-1, located on the east and west sides of Unser Blvd NW (Kimmick) between Urraca NW and Calle Norteña NW, containing approximately 237 acres. [REF: DRB-97-78, V-97-116, 02DRB-01783, 02DRB-01785] (C-10/11 & D-10/11)

Project # 1002565

03DRB-01733 Major-Preliminary Plat
Approval
03DRB-01730 Minor-SiteDev Plan
Subd/EPC
03DRB-01731 Minor-SiteDev Plan
BldPermit/EPC
03DRB-01732 Minor-Temp Defer SDWK

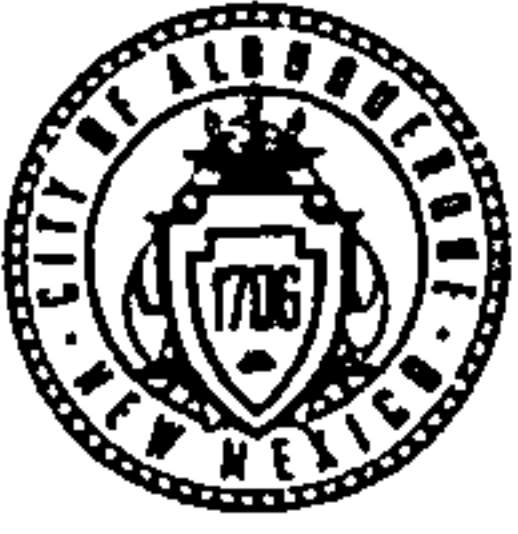
MARK GOODWIN & ASSOCIATES agent(s) for LOS GRIEGOS DEVELOPMENT, LLC request(s) the above action(s) for Lots 161A, 161B1, 161B2, 162A, 162B, 163A, 166A, 166B, 167A, MRGCD MAP 31, (to be known as VILLA DE LA CAPILLA) zoned RA-2, located on GRIEGOS RD NW, between SAN ISIDRO ST NW and the GRIEGOS DRAIN containing approximately 5 acre(s). [REF: 03EPC 00506, 00505, 00509] (F-13)

Project # 1002775

03DRB-01703 Major-Vacation of Pub
Right-of-Way

KEVIN & MARY MURTAGH request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 39, PEREA ADDITION, zoned SU-2 TH, located on GRANITE (SOUTH PORTION) NW, between 12TH ST NW and 13TH ST NW containing approximately .16 acre(s). [REF: 03DRB-01042 (SK)] (J-13)

SEE PAGE 2



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

Project # 1002793

03DRB-01747 Major-Preliminary Plat
Approval
03DRB-01748 Minor-Temp Defer SDWK

COMMUNITY SCIENCES CORPORATION agent(s) for FINELAND LLC & KB HOME NM request(s) the above action(s) for all or a portion of Tract(s) F & E, FINELAND DEVELOPMENT, (to be known as **CRESTVIEW SUBDIVISION**) zoned SU-1 for R-2, located on MCMAHON BLVD NW, between UNSER BLVD NW and TUSCANY DR NW containing approximately 11 acre(s). [REF: 03EPC-01095, 100875, 100898] (A-11)

Project # 1003029

03DRB-01734 Major-Bulk Land Variance
03DRB-01735 Minor-Prelim&Final Plat
Approval

ALDRICH LAND SURVEYING, INC. agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) 14, 15 & 16, **EL RANCHO GRANDE SUBDIVISION**, and Tract(s) A-2, ROSNER TRACT, Tract(s) 4-A, SALAZAR-DAVIS TRACTS AND TRACTS 32H-1-A, 33C-1-B & 4-A-1, LANDS OF CURB INC., zoned R-LT, located on GIBSON BLVD SW, between MESSINA DR SW and 98TH ST SW containing approximately 62 acre(s). [REF: 1002516, 03DRB-00331, 03DRB-00332, 1001594, 02DRB-01621, 02DRB-01622, 02DRB-01623] (N-8/N-9)

Project # 1003031

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

BOHANNAN HUSTON INC. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 14, **EL RANCHO GRANDE, UNIT 14**, zoned R-LT, located on GIBSON BLVD SW, between BLAKE RD SW and MESSINA DR SW, containing approximately 23 acre(s).
(N-8, N-9)

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**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
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Project # 1003030

03DRB-01738 Major-Vacation of Pub
Right-of-Way

03DRB-01737 Major-Preliminary Plat
Approval

03DRB-01739 Minor-Sidewalk Waiver

03DRB-01740 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC. agent(s) for CURB INC.
request(s) the above action(s) for all or a portion of
Tract(s) 15, **EL RANCHO GRANDE SUBDIVISION,**
UNIT 15, zoned R-LT, located on GIBSON BLVD SW,
between BLAKE RD SW and MESSINA DRIVE SW
containing approximately 23 acre(s). (N-8, N-9)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 20, 2003.



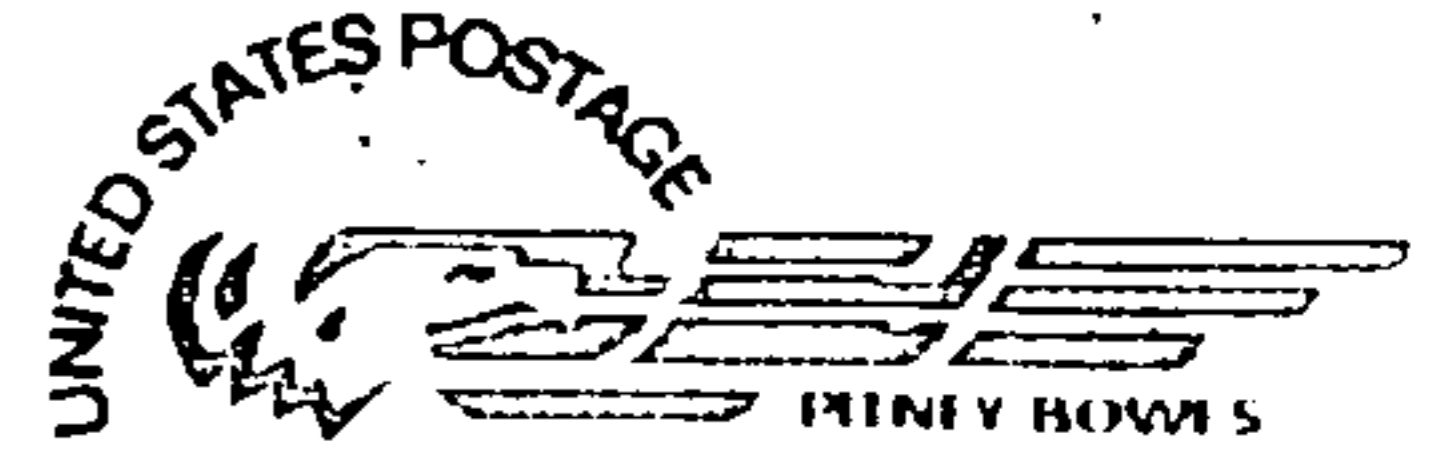
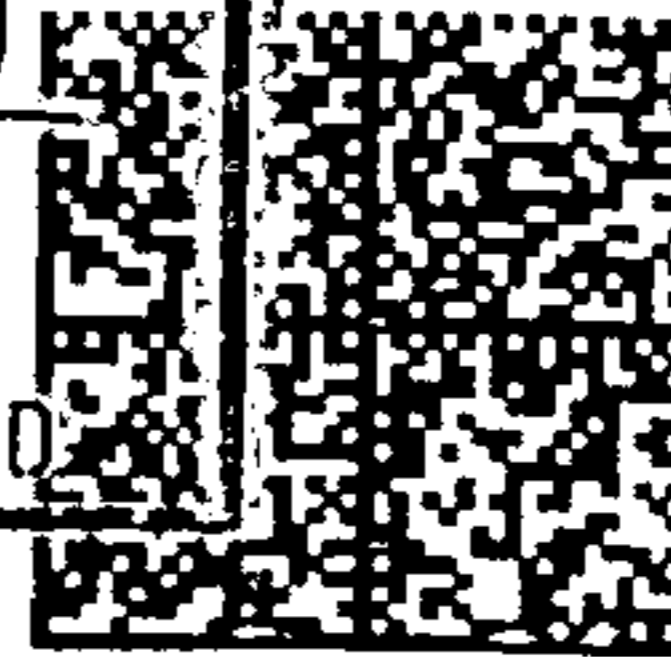
City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT



RETURN
TO SENDER
NOT DELIVERABLE
AS ADDRESSED
UNABLE TO FORWARD



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OCT 20 2003

MAILED FROM ZIP CODE 87102

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NM LAND & WATER CONSERVANCY LL
8617 LA SALA DE NORTE NE
ALBUQUERQUE NM 87111

87111-4527
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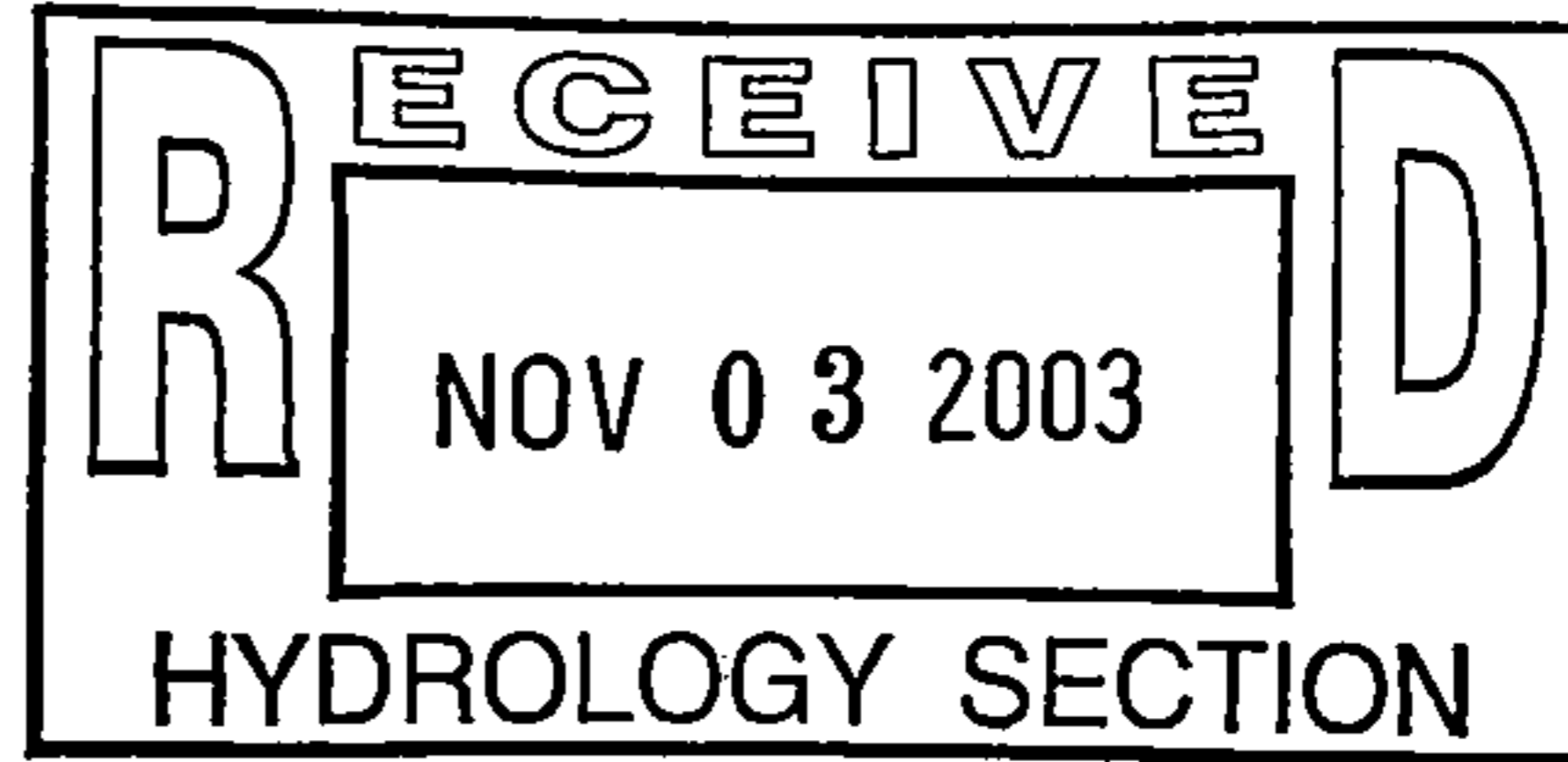
LOS GRIEGOS NEIGHBORHOOD ASSOCIATION

P.O. Box 6044
Albuquerque NM 87197
Ph: 505.344.9272
Fx: 505.343.1129
e-mail: JandBMcD@aol.com

October 30, 2003

#2

Sheran Matson, AICP, DRB Chair
COA Planning Dept., Development
Services Center, 2nd floor
600 Second Street, NW
Albuquerque NM 87102



Re: MARK GOODWIN & ASSOCIATES agent(s) for LOS GRIEGOS DEVELOPMENT, LLC request(s) the above action(s) for Lots 161A, 161B1, 161B2, 162A, 162B, 163A, 166A, 166B, 167A, MRGCD MAP 31, (to be known as VILLA DE LA CAPILLA) zoned RA-2, located on GRIEGOS RD NW between SAN ISIDRO ST NW and the GRIEGOS DRAIN containing approximately 5 acre(s). [REF: 03EPC 00506, 00505, 00509] (F-13)

Greetings, Mr. Matson:

Ron Brown, Los Griegos Development, and Joe David Montañó of Mark Goodwin & Associates have sent me and Sandra Valdez, contact persons for Los Griegos Neighborhood Association, various applications and plat plans for the above project as they have evolved. They presented the preliminary plan to our Association regular meeting last spring, and conducted two meetings to outline the planned development for interested neighbors.

Due to timing considerations (our association does not have regular meetings during the summer) we were unable to put the matter to a vote of attending membership prior to the EPC hearing. However, our board of directors did meet twice to discuss the plan, and a telephone poll thereafter indicated unanimous board favor of the development, which was so expressed by me verbally at the EPC hearing. Ron Brown attended our association annual meeting on October 23 and discussed the Villa de la Capilla project and displayed the most current plat plan to interested attendees.

The plans as they are to be submitted to the DRB reflect our understanding of the proposed development, and our board of directors continues to be in favor of the development.

Sincerely,

Joan McDougall
Joan M^cDougall,
President

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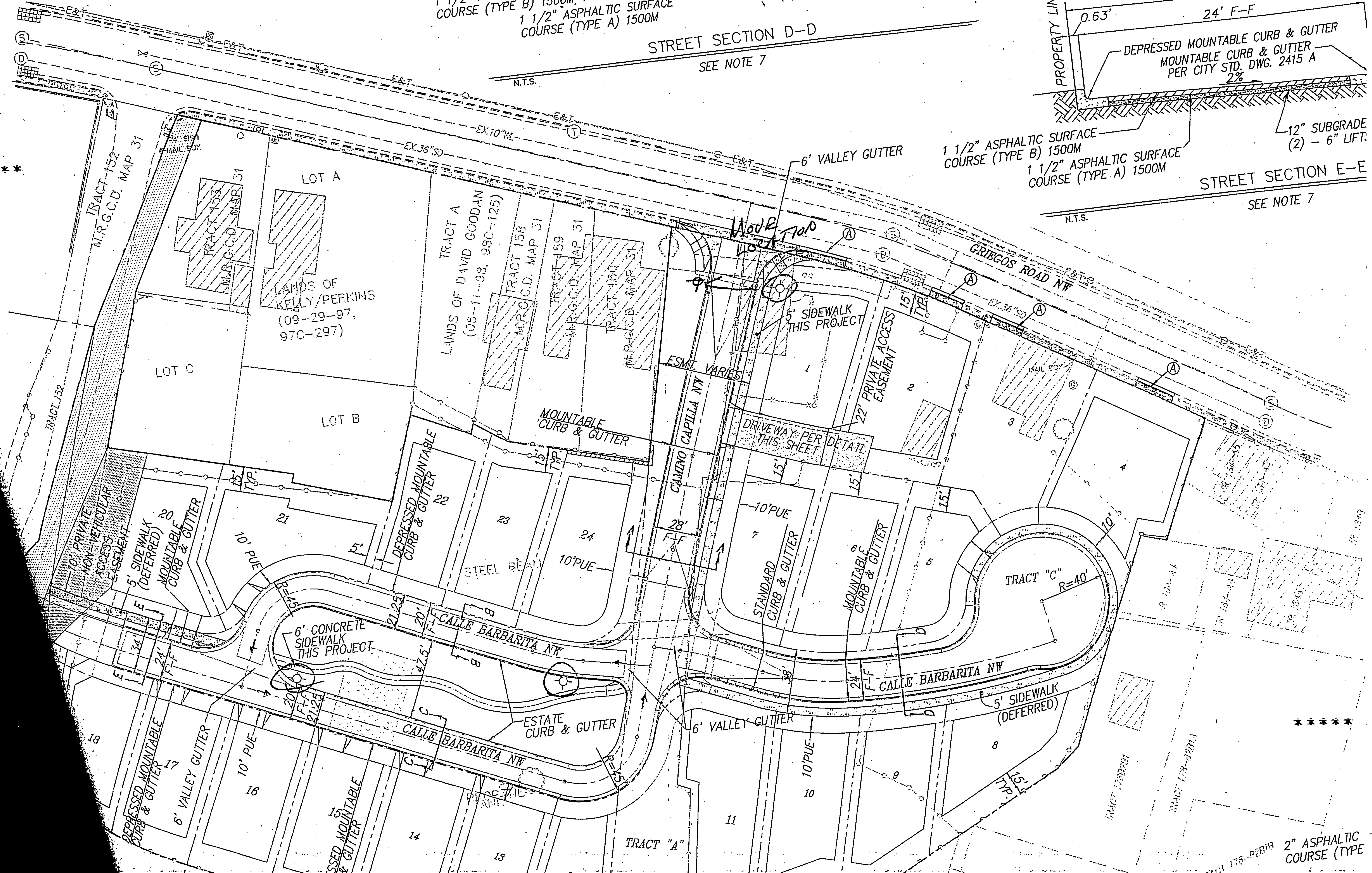
1 1/2" ASPHALTIC SURFACE COURSE (TYPE B) 1500M.
1 1/2" ASPHALTIC SURFACE COURSE (TYPE A) 1500M

12" SUBGRADE PREPARATION
(2) - 6" LIFTS @ 95% COMPACTION

STREET SECTION D-D
SEE NOTE 7

PROPERTY LINE
0.63'
34' PRIVATE ACCESS
24' F-F
DEPRESSED MOUNTABLE CURB & GUTTER
MOUNTABLE CURB & GUTTER
PER CITY STD. DWG. 2415 A
2%
1 1/2" ASPHALTIC SURFACE COURSE (TYPE B) 1500M
1 1/2" ASPHALTIC SURFACE COURSE (TYPE A) 1500M
12" SUBGRADE (2) - 6" LIFT

STREET SECTION E-E
SEE NOTE 7



2" ASPHALTIC COURSE (TYPE

