



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

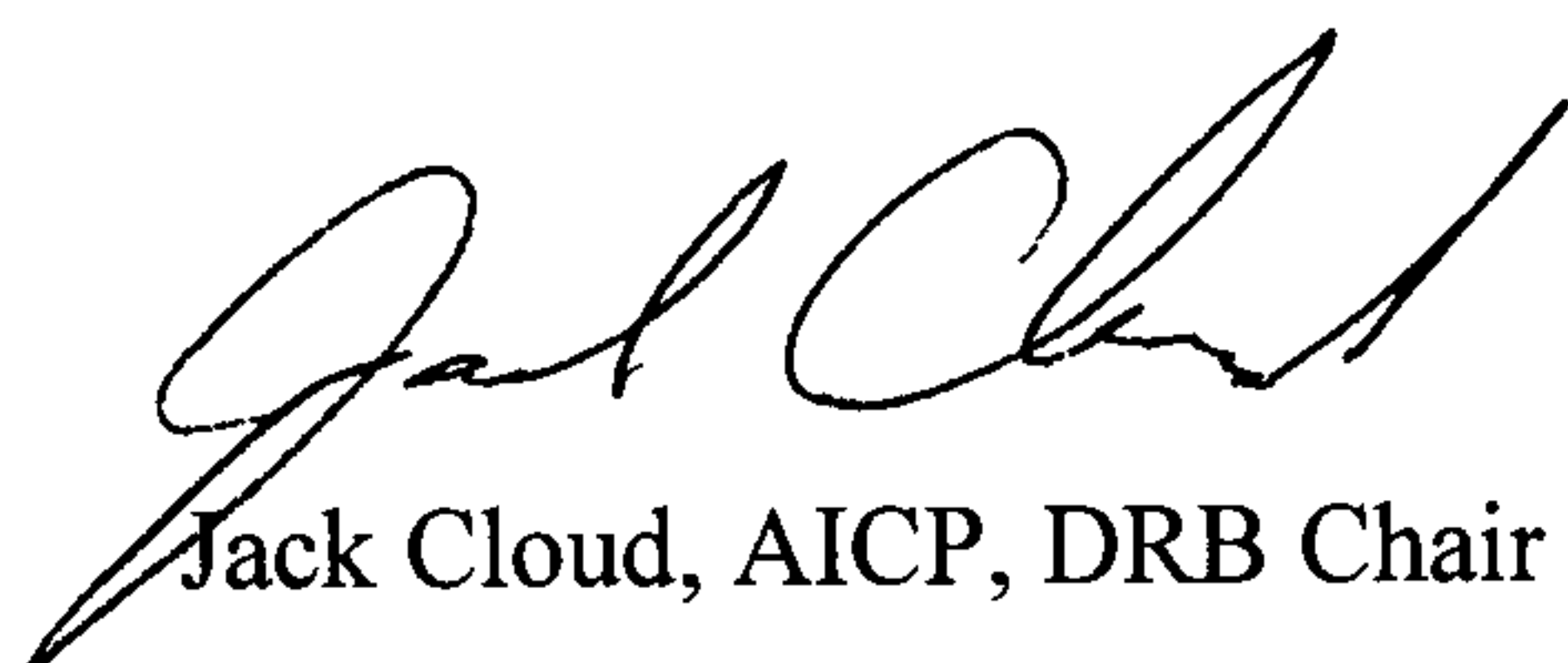
April 29, 2009

Project# 1002590

09DRB-70153 EXT OF SIA FOR TEMP DEFR SDWK CONST

SUMMERTREE HOMES request(s) the above action(s) for all or a portion of Tract(s)
B, CHAPARRAL COURT zoned RD, located on 64TH ST NW BETWEEN MILNE
NW AND TIERRA PRIETA NW (G-10)

At the April 29, 2009 Development Review Board meeting, a two year extension to the
four-year agreement for the deferral of sidewalks was approved.



Jack Cloud, AICP, DRB Chair

Cc: Summertree Homes – P.O. Box 90925 – Albuquerque, NM 87199
Marilyn Maldonado
File

4. **Project# 1001946**
09DRB-70156 MINOR - SDP FOR BUILDING PERMIT
- MODULUS ARCHITECTS agent(s) for UNITED GROWTH LLC request(s) the above action(s) for all or a portion of Lot(s) A-1-B-2, **LOS ANGELES** zoned M-1, located on SW CORNER OF PASEO DEL NORTE & SAN PEDRO NE AND I-25 (D-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

5. **Project# 1002858**
09DRB-70149 EXT OF SIA FOR TEMP DEFR SDWK CONST
- MARK GOODWIN AND ASSOCIATES PA agent(s) for VANTAGE BUILDERS, INC request(s) the above action(s) for all or a portion of **MESA AT ANDERSON HILLS** zoned SU-1, C-1, R-2, located on UNSER BLVD BETWEEN DENNIS CHAVEZ AND ANDERSON HILL containing approximately 20.9248 acre(s). (P-9) **DEFERRED TO 5/13/09 AT THE AGENT'S REQUEST.**
6. ~~**Project# 1002590**~~
09DRB-70153 EXT OF SIA FOR TEMP DEFR SDWK CONST
- SUMMERTREE HOMES request(s) the above action(s) for all or a portion of Tract(s) B, **CHAPARRAL COURT** zoned RD, located on 64TH ST NW BETWEEN MILNE NW AND TIERRA PRIETA NW (G-10) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**
7. **Project# 1000610**
09DRB-70150 MINOR - PRELIMINARY/FINAL PLAT APPROVAL
- PRECISION SURVEYS INC agent(s) for SIDE DOOR SELF-STORAGE request(s) the above action(s) for all or a portion of Tract(s) 333-A-1-C-1-A, **TOWN OF ATRISCO Unit(s) 8**, zoned SU-1 C-2 USES /SU-1 OFFICE, containing approximately 5.3265 acre(s). (H-11) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE, AGIS DXF FILE, VACATION NOTE REVISION, AND TO RECORD.**
8. **Project# 1001941**
09DRB-70152 MINOR - PRELIMINARY/FINAL PLAT APPROVAL
- JULIANN NARANJO agent(s) for ANNIE RODRUGUEZ request(s) the above action(s) for all or a portion of Lot(s) 34C, **ALVARADO GARDENS Unit(s) 1**, zoned R-1, located on RIO GRANDE NW BETWEEN CONTRERAS NW AND MATTHEW NW containing approximately 1.42 acre(s). (G-13) **DEFERRED TO 5/6/09 AT THE AGENT'S REQUEST.**

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD MEMO

DRB CASE NO/PROJECT NO: 1002590

AGENDA ITEM NO: 6

SUBJECT:

ENGINEERING COMMENTS:

Ext of SIA for Defr Sidewalk

No objection

PO Box 1293

RESOLUTION:

Albuquerque APPROVED ; DENIED ; COMMENTS PROVIDED ; WITHDRAWN
DEFERRED TO: _____

SIGNED. (UD) (CE) (TRANS) (PKS) (PLNG)

NM 87103

COMMENTS:

www.cabq.gov

2 remaining lots to be sold

SIGNED:

Curtis Cherne
City Engineer Designee
924-3695

DATE: 4-29-09

#6



COMPLETED 03/07/06 sth DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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

DRB Application No.: 06DRB-00124 (FP)

Project # 1002590

Project Name CHAPARRAL COURT

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 2-8-06 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: open space note.

- * Need payment before signature. ~~date~~ Please provide OS table so deposit slip can be prepared.
- _____

PLANNING (Last to sign): record the plat.

- floodplain note. ok BdB
- _____

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.

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

PER CONVERSATION 03/02/06 WITH SUSAN RASINSKI ABOUT E-MAIL TO SHERAN... THE ONLY SIGNATURES LEFT ARE CHRISTINA & SHERAN sth

Project Number

1002590

83908

#6



DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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

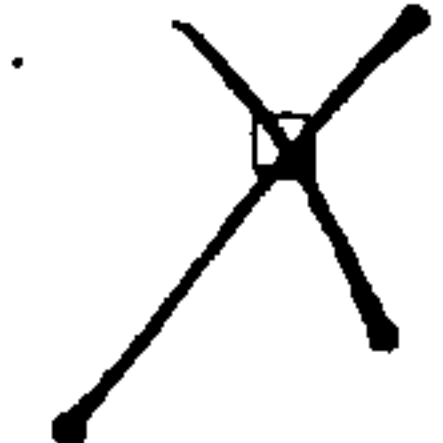
DRB Application No.: 06DRB-00124 (FP)	Project # 1002590
Project Name CHAPARRAL COURT	
-Agent: Mark Goodwin & Associates	Phone No.: 828-2200

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 2-8-06 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: open space note.
- _____
- _____
- PLANNING (Last to sign): record the plat.
- floodplain note.
- _____
- _____

Project Number 1002590



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



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

February 8, 2006

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 10:45 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. Project # 1004644

06DRB-00062 Major-Bulk Land Variance

06DRB-00063 Minor-Prelim&Final Plat

Approval

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9 & 10, **THE TRAILS, UNIT 2**, zoned R-D residential and related uses zone, developing area, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 25 acre(s). (C-9) **BULK LAND VARIANCE. PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND APPEAL PERIOD.**

2. **Project # 1002743**
05DRB-01818 Major-Preliminary Plat
Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) I & J, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 FOR PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 4 acre(s). [REF: 03DRB-00989] *[Indefinitely deferred on a no show on 1/4/2006] [Deferred from 2/1/06]* (F-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/8/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/19/79 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: IN ACCORDANCE WITH CITY COUNCIL RESOLUTION R-05-297, EACH SUBDIVISION AND ITS EFFECT ON THE DESIGN CAPACITY OF APS AREA SCHOOLS MUST BE RESOLVED PRIOR TO FINAL PLAT APPROVAL.**

3. **Project # 1004607**
05DRB-01904 Major-Preliminary Plat
Approval
05DRB-01905 Minor-Temp Defer SDWK

WILSON & COMPANY, INC. agent(s) for VISTA VIEJA INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Tract(s) 3 & 4, **VISTA VIEJA SUBDIVISION**, zoned RD, located on SCENIC NW, between 81ST ST NW and ALBERICOQUE PL NW containing approximately 78 acre(s). [REF: 04DRB-00825, 04DRB-01460, 05DRB-01235, 05DRB-01236] *[Deferred from 1/11/06 & 1/18/06 & 1/25/06 & 2/1/06]* (D-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/8/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/24/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: IN ACCORDANCE WITH CITY COUNCIL RESOLUTION R-05-297, EACH SUBDIVISION AND ITS EFFECT ON THE DESIGN CAPACITY OF APS AREA SCHOOLS MUST BE RESOLVED PRIOR TO FINAL PLAT APPROVAL. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

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

4. **Project # 1000539**
06DRB-00128 Minor-SiteDev Plan
Subd/EPC
06DRB-00125 Minor-SiteDev Plan
BldPermit/EPC
- JON ANDERSON ARCHITECT agent(s) for HOPE CHRISTIAN SCHOOL request(s) the above action(s) for Lot(s) A, Block(s) 12, and Lot(s) A, 6, 7, 8A, 9A1, 10 and 26, Block(s) 11 & 12, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned RD, C-1, SU-1 P.S. , SU-1, C-2, located on PALOMAS AVE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 19 acre(s). [REF: Z-95-4, AA-97-74, DRB-95-263, 04EPC01535, 04EPC01536, 04EPC01537, 04EPC01538] [Russell Brito, for Elvira Lopez, EPC Case Planner] [*Deferred at the Board's request from 2/8/06*] (D-18) **DEFERRED AT THE BOARD'S REQUEST TO 2/22/06.**

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

5. **Project # 1000941**
06DRB-00111 Minor-Ext of SIA for Temp
Defer SDWK
- PETER JOHNSON agent(s) for VINTAGE INC. request(s) the above action(s) for lots 27, 29, 32, 34, 62, 63, 64, & 84, **PARADISE BLUFF, UNIT 1**, zoned SU-1, located on PARADISE BLVD NW between JUSTIN DR NW and LILIENTHAL NW containing approximately 6 acre(s). [REF: 00DRB-01656, 01DRB-01150] [*Deferred from 2/8/06*] (B-11/B-12) **DEFERRED AT THE AGENT'S REQUEST TO 2/15/06.**
6. **Project # 1002590**
06DRB-00124 Major-Final Plat Approval
- MARK GOODWIN & ASSOCIATES PA agent(s) for MEL FAMIE LLC request(s) the above action(s) for all or a portion of Tract(s) B, LANDS OF BRACKSON A COURSON, (to be known as **CHAPARRAL COURT**) zoned RD, located on 64TH ST NW south of MILNE RD NW and containing approximately 4 acre(s).(G-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR DETACHED OPEN SPACE NOTE AND PLANNING FOR FLOOD PLAIN NOTE AND TO RECORD.**

7. **Project # 1003739**
06DRB-00115 Minor-Prelim&Final Plat
Approval
- WILKS COMPANY agent(s) for THE SHELDON CO LLC request(s) the above action(s) for all or a portion of Lot(s) 12-16, Block(s) 8, **ENCHANTED MESA SUBDIVISION**, zoned C-1 neighborhood commercial zone, located on CHELWOOD PARK BLVD NE, between MENAUL BLVD NE and PHOENIX AVE NE containing approximately 1 acre(s). (H-22) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/8/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**
8. **Project # 1002189**
06DRB-00094 Minor-Prelim&Final Plat
Approval
- WILKS COMPANY agent(s) for TIM & TRACY JARMILLO request(s) the above action(s) for all or a portion of Lot(s) 1-P1, Block(s) 7, **CRYSTAL RIDGE SUBDIVISION, UNIT 3**, zoned R-1 residential zone, located on MAGIC SKY CT NW, between SEVEN BAR LOOP NW and BARRETT AVE NW containing approximately 1 acre(s). [REF: S-98-66, DRB-97-298,SV-97-55] *[Deferred from 2/1/06]*(B-13) **THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: IN ACCORDANCE WITH CITY COUNCIL RESOLUTION R-05-297, EACH SUBDIVISION AND ITS EFFECT ON THE DESIGN CAPACITY OF APS AREA SCHOOLS MUST BE RESOLVED PRIOR TO FINAL PLAT APPROVAL. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR COMPLIANCE WITH THE WEST SIDE STRATEGIC PLAN AMENDMENT.**
9. **Project # 1004139**
06DRB-00129 Minor-Final Plat Approval
- BRASHER & LORENZ agent(s) for STEVE SLICK request(s) the above action(s) for all or a portion of Lot(s) 27-29, Block(s) 17, Tract(s) 1, **NORTH ALBUQUERQUE ACRES, UNIT 3** (to be known as **MODESTO SEVEN**) zoned R-D, 3DU/AC, located on MODESTO AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 3 acre(s). [REF: 05DRB00969] (B-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR P-1 LOT DESIGNATION ISSUE AND PLANNING FOR AGIS DXF AND TO RECORD.**

10. **Project # 1004670**
06DRB-00127 Minor-Prelim&Final Plat
Approval
06DRB-00126 Minor-Vacation of Private
Easements
- FOX PLAZA LIMITED LIABILITY CO request(s) the above action(s) for all or a portion of Tract(s) 3A, **LANDS OF TIJERAS PLACE IMPROVEMENTS**, zoned C-2, located on CENTRAL AVE SE, between SAN PEDRO SE and VALENCIA SE containing approximately 1 acre(s). (K-18) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 3-FOOT PUBLIC RIGHT-OF-WAY OR A 3-FOOT RIGHT-OF-WAY DEDICATION ALONG CENTRAL TO BE GRANTED BY THE PLAT AND TO PLANNING FOR THE AGIS DXF FILE AND TO RECORD THE PLAT. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
11. **Project # 1003366**
06DRB-00056 Minor-Prelim&Final Plat
Approval
- ADVANCED ENGINEERING & CONSULTING agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1A-2, **TOWN OF ALAMEDA GRANT**, zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING BLVD NW and the CALABACILLAS ARROYO, containing approximately 9 acre(s). [REF: 05DRB01272, 05DRB01273, 04EPC00498, 04DRB00596, Z-80-74, AX-80-16, Z-85-84, AX-85-20, Z-93-131, DRB-94-146, V-96-89] [*Deferred from 1/18/06 & 1/25/06*] (A-12/B-12) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE, REAL PROPERTY SIGNATURE AND NMU INC SIGNATURE.**
12. **Project # 1004246**
06DRB-00091 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST LTD agent(s) for JASON DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 7-10 & 23-26, Block(s) 35, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 - IP, located on HOLLY AVE NE and PASEO DEL NORTE NE and containing approximately 6 acre(s). [*Deferred from 2/1/06*] (C-18) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR NOTE REGARDING PASEO DEL NORTE AS A LIMITED**

ACCESS STREET – “PASEO DEL NORTE IS A LIMITED ACCESS ARTERIAL. NO DIRECT ACCESS IS PERMITTED TO PASEO DEL NORTE UNLESS APPROVED BY THE METROPOLITAN TRANSPORTATION BOARD”, AND TO PLANNING FOR SITE PLAN FOR BUILDING PERMIT APPLICATION.

- 13. Project # 1003198**
06DRB-00093 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for FULLER HOMES INC request(s) the above action(s) for all or a portion of Tract(s) A & B, LANDS OF HECTOR ROJO and Tract(s) 355 & 356, TOWN OF ATRISCO GRANT, (to be known as **AUTUMN VIEW SUBDIVISION**, zoned RD, R-1, located on TOWER RD SW, between COORS BLVD SW and STINSON RD SW containing approximately 15 acre(s). *[Deferred from 2/1/06 & 2/8/06]* (L-10) **DEFERRED AT THE AGENT’S REQUEST TO 2/22/06.**

- 14. Project # 1004359**
06DRB-00100 Minor-Prelim&Final Plat Approval

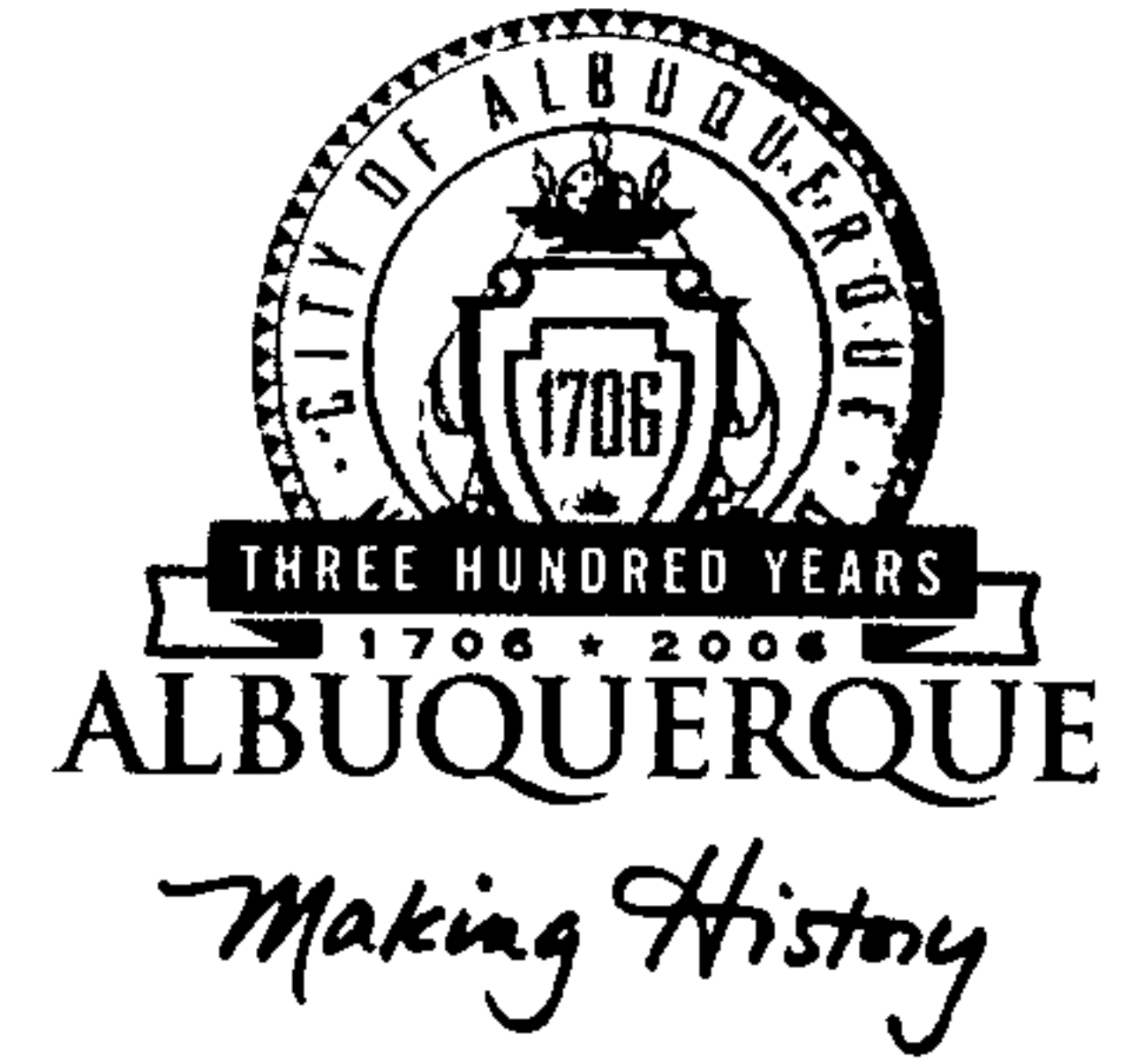
MARK SNAPP agent(s) for CALITERRA DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 17, **RICE’S DURANES ADDITION, UNIT 1**, zoned R-2 residential zone, located on RIO GRANDE BLVD NW, between INDIAN SCHOOL RD NW and RICE AVE NW containing approximately 1 acre(s). [REF: 05DRB-01244] *[Deferred from 2/1/06 & 2/8/06]* (H-12) **DEFERRED AT THE AGENT’S REQUEST TO 2/15/06.**

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

15. **Project # 1004669**
06DRB-00123 Minor-Sketch Plat or Plan
- BILLY BACA request(s) the above action(s) for all or a portion of Lot(s) 2, Block(s) A, **JOHNSON SUBDIVISION**, zoned R-1, located on 12TH STREET NW, between AZTEC NW and GRIEGOS RD NW containing approximately 1 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
16. Approval of the Development Review Board Minutes for February 1, 2006. **THE DRB MINUTES FOR FEBRUARY 1, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:45 A.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002590

AGENDA ITEM NO: 6

SUBJECT:

Final Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

Minor comments.

Albuquerque

New Mexico 87103

RESOLUTION:

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

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: February 8, 2006



F

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

Development Review Board Comments

Project Number: 1002590
Application Number: 06DRB-00124

DRB Date: 2/8/2006
Item Number: 6

Subdivision: Chaparral Court
 Tract B, Lands of Brackson A. Courson

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: RD

Zone Page: G-10

New Lots (or units) :

Parks and Recreation Comments:

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

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

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

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

Signed:

Christina Sandoval, (DMD)

Phone: 768-3808



completed 7/15/05 - J

DRB CASE ACTION LOG (SITE PLAN SUBDIVISION)

REVISED 2/5/04

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

DRB Application No.: 05DRB-00540 (SPS)

Project # 1002590

Project Name: LANDS OF BRACKSON COURSON

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 7/13/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

- _____
- _____
- _____

UTILITIES: _____

- _____
- _____

CITY ENGINEER / AMAFCA: _____

- _____
- _____

PARKS / CIP: _____

- _____
- _____

PLANNING (Last to sign): _____

- _____
- _____

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

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

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

Project Number

1002590

2590

DXF Electronic Approval Form

DRB Project Case #: 1002590

Subdivision Name: CHAPARRAL COURT

Surveyor: WILL PLOTNER JR


Contact Person: RICHARD QUINTANA

Contact Information: 828-2200

DXF Received: 1/12/2006

Hard Copy Received: 1/12/2006

Coordinate System: NMSP Grid (NAD 83)


Approved

01-12-2006
Date

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

AGIS Use Only

Copied fc **2590** to agiscov on **1/12/2006** Contact person notified on **1/12/2006**



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 13, 2005

7. Project # 1002590

05DRB-00956 Major-Preliminary Plat Approval
05DRB-00957 Minor-Subd Design (DPM) Variance
05DRB-00958 Minor-Sidewalk Waiver
05DRB-00960 Minor-Temp Defer SDWK
05DRB-00540 Minor-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES agent(s) for MEL FAMIE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, LANDS OF BRACKSON COURSON, (to be known as **CHAPARRAL COURT**) zoned R-D residential and related uses zone, developing area, located on 64th STREET NW, between MILNE RD NW and TIERRA PRIETA NW containing approximately 4 acre(s). [REF: 05DRB-0206, 05DRB-0540] [*Deferred from 4/13/05 & 6/29/05*] (F-10)

At the July 13, 2005, Development Review Board meeting, with the signing of the infrastructure list dated 7/13/05 and approval of the grading plan engineer stamp dated 6/2/05 the preliminary plat was approved.

A sidewalk variance for waiver of sidewalks was approved as shown on Exhibit C in the Planning file. The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file. A Site Development Plan For Subdivision was approved. A Subdivision Design Variance from minimum DPM Design Standards as shown on Exhibit C in the Planning file was also approved.

If you wish to appeal this decision, you must do so by July 28, 2005, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, 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).



**OFFICIAL NOTICE OF DECISION
PAGE 2**

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: Mel Famie, LLC, PO Box 2758, Corrales, NM 87048
Mark Goodwin & Associates, PA, PO Box 90606, Abq., NM 87199
Scott Howell, Property Management/Legal Department 4th Floor, City/County Bldg
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
DRB File



#7

DRB CASE ACTION LOG (SITE PLAN SUBDIVISION)

REVISED 2/5/04

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

DRB Application No.: **05DRB-00540 (SPS)**

Project # **1002590**

Project Name: **LANDS OF BRACKSON COURSON**

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 **2/13/05** by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

- UTILITIES: _____
- _____
- _____
- _____

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

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

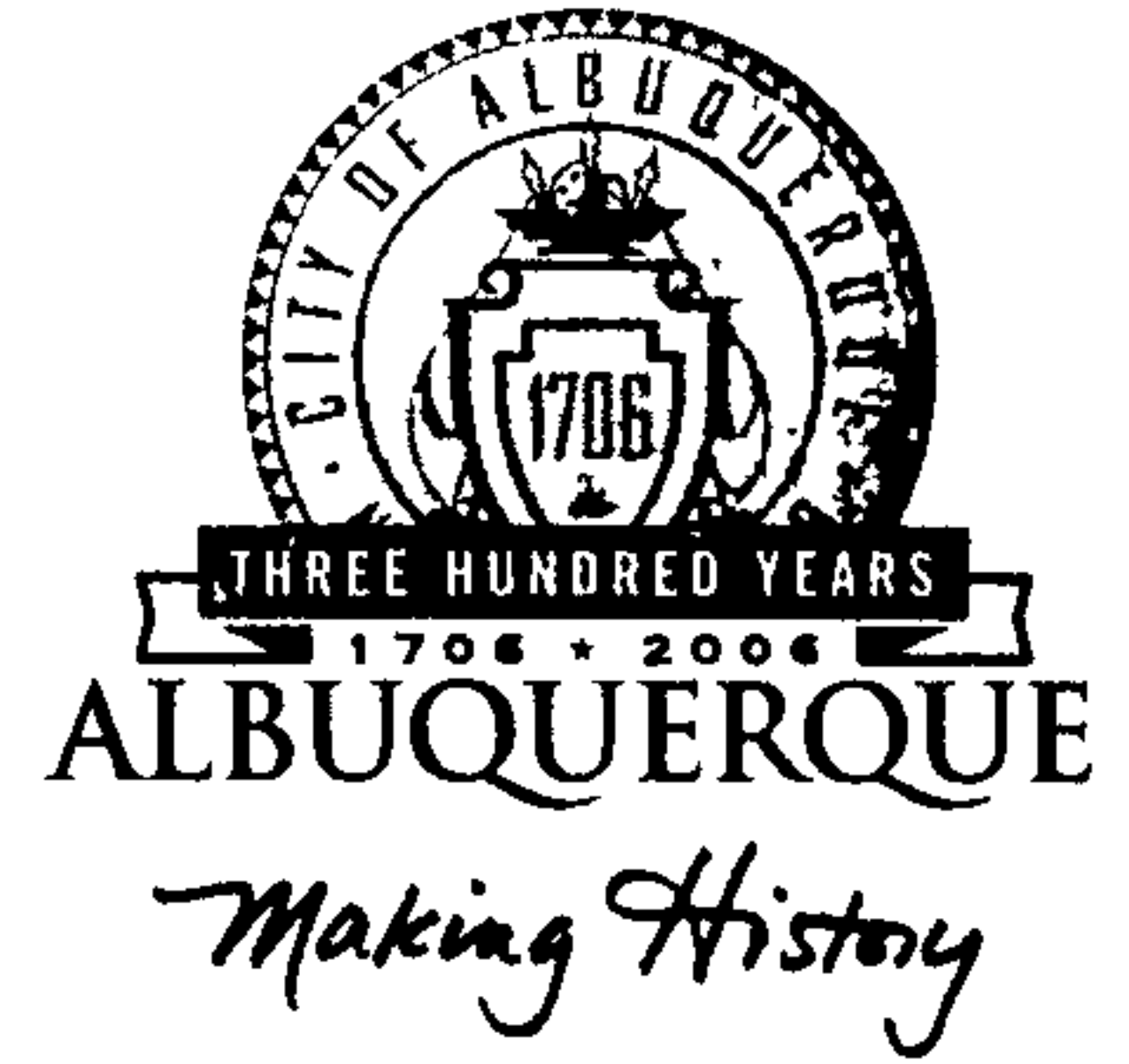
- PLANNING (Last to sign): _____
- _____
- _____
- _____

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

Project Number

1002590

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002590

AGENDA ITEM NO: 7

SUBJECT:

Site Plan for Subd
DPM Variance
Sidewalk Variance
Sidewalk Deferral
Preliminary Plat

ACTION REQUESTED:

P.O. Box 1293

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

Albuquerque

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
The Hydrology Section has no objection to the DPM variance request.

New Mexico 87103

www.cabq.gov

RESOLUTION: *signed I.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: July 13, 2005

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002590 AGENDA#: 7 DATE: 7/13/15

1. Name: Scott Davis Address: agent Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
4/23/03	Cousson Brackson 1002590	Sketch	Comments Given
12/1/04	Same 1002590	Sketch	Comments Given
2/16/05	Same (issued wrong proj # 1003930 now 1010)	Sketch	Comments Given
4/13/05	Same 1002590	Site Plan Subd.	Mde Deferred
6/29/05	"	P.P. SPS	Deferred to 7/13/05



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

June 29, 2005

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 12:30 P.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1004238**
05DRB-00914 Major-Street Name
Change
CITY OF ALBUQUERQUE, TRAFFIC OPERATIONS request(s) the above action(s) a Street Name change from **COMPASS NW TO UNIVERSE NW**, zoned R-1 residential zone, located on COMPASS NW, between AVENIDA DE JAINITO NW and PASEO DEL NORTE NW. (C-10/D-10) **THE DRB RECOMMENDATION TO THE EPC IS TO APPROVE THE STREET NAME CHANGE FROM COMPASS NW TO UNIVERSE NW.**

2. **Project # 1002249**
05DRB-00953 Major-One Year SIA
- TIERRA WEST LLC agent(s) for WALMART STORES INC request(s) the above action(s) for all or a portion of Tract(s) E-1-A, F-1-A and F-1-B, **AMERICAN SQUARE**, zoned C-2 SC, located on CARLISLE BLVD NE, between CLAREMONT AVE NE and PHOENIX AVE NE containing approximately 13 acre(s). [REF: 02EPC01475, 02EPC01476, 03DRB00770, 04AA01253] (H-16) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**
3. **Project # 1000635**
05DRB-00904 Major-One Year SIA
- TIERRA WEST LLC agent(s) for DE BARTOLO DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 38-1A1, 38-2A1, 38-2A2 and 38-3A1, **TAYLOR RANCH**, zoned SU-1 FOR C-1, located on MONTANO RD NW, between MONTANO PLAZA DR NW and COORS BYPASS BLVD NW containing approximately 4 acre(s). [REF: 00DRB00878, 02DRB01040, 04DRB01698, 04DRB01764] (E-12) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**
4. **Project # 1001778**
05DRB-00950 Major-Preliminary Plat Approval
05DRB-00951 Minor-Subd Design (DPM) Variance
05DRB-00952 Minor-Sidewalk Waiver
05DRB-00961 Minor-Temp Defer SDWK
- THOMPSON ENGINEERING & CONSULTANTS agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) A-2-B, BRENTWOOD HILLS, (to be known as **TRAMWAY CROSSING**) zoned R-T residential zone, located on WOODLAND AVE NE, between TRAMWAY BLVD NE and MARIE PARK DR NE containing approximately 2 acre(s). [REF: 05DRB00392] (H-22) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/29/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/1/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: ADJUST LOTS 10 & 11 TO ALLOW FOR A PERIMETER WALL. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF**

CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

5. **Project # 1002123**
05DRB-00981 Major- Preliminary Plat
Approval
6. **Project # 1003257**
05DRB-00929 Major-Preliminary Plat
Approval
05DRB-00933 Major-Vacation of Pub
Right-of-Way
05DRB-00934 Major-Vacation of Public
Easements
05DRB-00935 Minor-Sidewalk Waiver
05DRB-00936 Minor-Temp Defer SDWK

GARCIA/KRAEMER & ASSOCIATES, AGENTS FOR DEL'S HIDE-A-WAY PARK, PHILIP D. SHEETS, request(s) the above action(s) for all or a portion of Tract(s) B, **DEL'S HIDE-A-WAY**, zoned SU-1 FOR RT, located on SAN CLEMENTE NW between 4TH ST NW and 2ND ST NW containing approximately 3 acres. [REF:04DRB00532,00533,04DRB00535,03EPC01087,1088] [Deferred from 6/29/05] (G-14) **DEFERRED AT THE BOARD'S REQUEST TO 7/13/05.**

MARK GOODWIN & ASSOCIATES agent(s) for VISTA ARROYO, LLC request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF PARADISE HEIGHTS LLC, Lot(s) 48 thru 55, Block(s) 4, Lot(s) 1 thru 7 and Lot(s) 10 thru 14, Block(s) 6, Lot(s) 1 thru 8, Lot(s) 22 thru 45 and an undesignated tract, Block(s) 9, Lot(s) 1 thru 16, Block(s) 12, Lot(s) 1 thru 10 and 12 thru 14, Block(s) 14, Lot(s) 7 thru 12, Block(s) 15, Lot(s) 1 thru 61 and 62, Block(s) 16, all of Block(s) 7, 8, 10, 11, 13 and 17, PARADISE HEIGHTS, UNIT 4, Lots 9 thru 14, Block 9, PARADISE HEIGHTS, UNIT 4, Block(s) 1, 2, 3 and 4 and Lot(s) 1 thru 16, Block(s) 5, PARADISE HEIGHTS, UNIT 5, (to be known as **ARROYO VISTA SUBDIVISION**) zoned R-1, SU-1 FOR C-1, located on BLACK ARROYO RD NW, between MCMAHON BLVD NW and CALABACILLAS ARROYO containing approximately 172 acre(s). [REF:04DRB00204] [Deferred from 6/29/05] (A-10) **DEFERRED AT THE AGENT'S REQUEST TO 7/20/05.**

7. **Project # 1002590**
05DRB-00956 Major-Preliminary Plat Approval
05DRB-00957 Minor-Subd Design (DPM) Variance
05DRB-00958 Minor-Sidewalk Waiver
05DRB-00960 Minor-Temp Defer SDWK
- MARK GOODWIN & ASSOCIATES agent(s) for MEL FAMIE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, LANDS OF BRACKSON COURSON, (to be known as **CHAPARRAL COURT**) zoned R-D residential and related uses zone, developing area, located on 64TH STREET NW, between MILNE RD NW and Tierra Prieta NW containing approximately 4 acre(s). [REF: 05DRB00206, 05DRB00540] [Deferred from 6/29/05] (F-10) **DEFERRED - AT THE AGENT'S REQUEST TO 7/13/05.**
8. **Project # 1004223**
05DRB-00884 Major-Vacation of Public Easements
05DRB-00885 Minor-Prelim&Final Plat Approval
- SURVEYS SOUTHWEST agent(s) for LUTHER MARTINEZ request(s) the above action(s) for all or a portion of Tract(s) 6-B, SUNDT'S INDUSTRIAL CENTER (to be known as **RENAISSANCE CENTER III, PARCEL D-1**), zoned M-2 & SU-1 1P, located on MONTANO RD NE, between ALEXANDER BLVD NE and DESERT SURF CIRCLE NE containing approximately 9 acre(s). [REF: V-96-84, DRB-96-377] [Deferred from 6/22/05] (F-16) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/29/05 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**
9. **Project # 1004233**
05DRB-00899 Major-Preliminary Plat Approval
05DRB-00900 Major-Vacation of Public Easements
05DRB-00901 Minor-Sidewalk Waiver
05DRB-00902 Minor-Temp Defer SDWK
- BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Tract(s) I-2, WESTLAND NORTH (to be known as **STORM CLOUD SUBDIVISION**) zoned SU-2, RLT, located on TIERRA PINTADA ST SW, between ARROYO VISTA BLVD SW and LADERA DR SW containing approximately 107 acre(s). [Deferred from 6/22/05] (H-9, J-8, J-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/29/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/27/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: 1) ADJACENT LOTS AT THE TWO ENTRANCES NEED TO MEET THE MAJOR LOCAL**

STREET STANDARDS. 2) AN OVERALL EVALUATION OF THE IMPACTS OF DEVELOPING PHASES ONE AND TWO OF WESTLAND NORTH, IDENTIFICATION OF ALL THE ROADWAY ELEMENTS THAT WILL NEED TO BE IN PLACE TO SERVE THOSE COMPLETED PHASES, AND SPECIFIC ALLOCATION OF PROPORTIONAL RESPONSIBILITIES FOR EACH OF THOSE ROADWAY IMPROVEMENTS TO EACH OF THE FUTURE SUB-COMPONENTS OF THOSE PHASES; AND A SPECIFIC TIMETABLE FOR PROPOSING AND IMPLEMENTING EACH OF THE NON-RESIDENTIAL DEVELOPMENTS DESCRIBED IN THE MASTER PLAN FOR PHASES ONE AND TWO THAT, AS YET, HAVE NOT BEEN PROPOSED FOR ACTUAL DEVELOPMENT. ACCORDING TO THE TRAFFIC STUDY, STORM CLOUD WILL NOT BE FINISHED UNTIL 2007. THE ABOVE EVALUATIONS WILL NEED TO BE COMPLETED PRIOR TO FINAL PLAT. 3) THE AMAFCA BOARD SHALL VACATE AND/OR QUIT CLAIM THE FLOOD PLAIN EASEMENT BACK TO THE OWNER. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

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

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

10. Project # 1003763
05DRB-01050 Minor-SiteDev Plan
BldPermit/EPC

CLAUDIO VIGIL ARCHITECTS agent(s) for AMERI-CONTRACTORS LLC request(s) the above action(s) for all or a portion of Tract(s) 17-A-3, **EAGLE RANCH SUBDIVISION**, zoned SU-1 FOR C-2 AND R-2 USES, located on EAGLE RANCH RD NW, between COORS BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: Z-98-48, Z-99-48, DRB-99-134, 04EPC01715] (**David Stallworth, EPC Case Planner**) (C-13) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF**

**DELEGATED TO PLANNING FOR THE EPC CASE
PLANNER'S INITIALS.**

- 11. Project # 1004279**
05DRB-01051 Minor-SiteDev Plan
BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for C. K. M. DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) 2, **JOURNAL CENTER, PHASE 2**, zoned IP, located on MASTHEAD ST NE, between BARTLETT ST NE and WASHINGTON ST NE containing approximately 5 acre(s). [REF: DRB-95-268, AX-79-1, Z-79-80] (D-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR REVISED UTILITY PLAN TO MATCH "AS-BUILT" CONDITIONS AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

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

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

- 13. Project # 1004266**
05DRB-01017 Minor-SiteDev Plan
BldPermit

ADVANCED ENGINEERING & CONSULTING agent(s) for MAVERICK DEVELOPMENT INC., RON SPRADLIN request(s) the above action(s) for all or a portion of Lot(s) 29, **ALAMEDA BUSINESS PARK**, zoned SU-2 IP, located on ALAMEDA DR NE, between ALAMEDA PARK DR NE and the AMAFCA NORTH DIVERSION CHANNEL, containing approximately 2 acre(s). [REF: DRB-98-223] [Deferred from 6/22/05] (C-16) **THE SITE PLAN FOR**

BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.

- 14. Project # 1003057**
05DRB-00980 Minor-SiteDev Plan
BldPermit

KEN HOVEY, agent(s) for I-40 GATEWAY WEST LLC request(s) the above action(s) for all or a portion of Block(s) 1, Tract(s) A-2-C-1, **CLIFFORD WEST BUSINESS PARK, UNIT 3**, zoned IP industrial park zone, located on UNSER BLVD NW, between LOS VOLCANES NW and SAUL BELL RD NW containing approximately 7 acre(s). [REF: Z-97-11, AA-98-54] [Given Project #1004257 in error.] [Deferred from 6/22/05] (K-9) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR STANDARD CITY OF ALBUQUERQUE DWG NUMBERS AND LABELING AND TO PLANNING FOR AA FOR CLIFFORD BUSINESS PARK MASTER PLAN, COMMENTS IN FILE AND 3 COPIES OF THE SITE PLAN.**

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

- 15. Project # 1003788**
05DRB-01044 Minor-Prelim&Final Plat
Approval

CARLOS TRUJILLO request(s) the above action(s) for all or a portion of Lot(s) 8 & 9, **TOHATCHI TRAIL ADDITION**, zoned R-1, located on MOUNTAIN RD NW and TOHATCHI TRAIL NW containing approximately 1 acre(s). [REF: 04DRB-1787] (J-12) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

- 16. Project # 1003265**
05DRB-01048 Minor-Prelim&Final Plat
Approval

WILKS CO agent(s) for RENE LOYA DURAN request(s) the above action(s) for all or a portion of Lot(s) 2, 3, & 4, Block(s) 3, **SANTA FE ADDITION**, zoned SU-2 for R-1 residential zone, located on BARELAS SW, between

PACIFIC SW and CROMWELL SW containing approximately 1 acre(s). [REF: 04DRB-00237] (K-14) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

- 17. Project # 1004280**
05DRB-01056 Minor-Prelim&Final Plat
Approval

LORRAINE BACA request(s) the above action(s) for all or a portion of Lot(s) 029, **MENAU PLACE**, zoned R-1 residential zone, located on CORDOVA AVE NW, between 12TH ST NW and RIO GRANDE NW containing approximately 1 acre(s). (H-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SITE SKETCH AND PHOTO OF CORDOVA AVENUE AND PLANNING FOR ZHE APPROVAL OF SPECIAL EXCEPTION TO 50-FOOT LOT WIDTH OF LOT 29A AND AGIS DXF FILE.**

- 18. Project # 1003364**
05DRB-01054 Minor-Vacation of Private
Easements

TIERRA WEST LLC agent(s) for CIRCLE K STORES request(s) the above action(s) for all or a portion of Tract(s) 1-A-1 & 1-A-3, **NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3**, zoned SU-2 special neighborhood zone, located on LOUISIANA BLVD NE, between PASEO DEL NORTE NE and HOLLY AVE NE containing approximately 3 acre(s). [REF: 04DRB-01409] (C-19) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

- 19. Project # 1003554**
05DRB-01052 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 1-10, Block(s) 7; Lot(s) 1-10 & 4, Block(s) 8, **SKYLINE HEIGHTS (to be known as CENTRAL PARK PLACE, PHASE 2)**, zoned C-2 community commercial zone, located on CENTRAL AVE SE, between CONCHAS

ST SE and EUBANK BLVD SE containing approximately 4 acre(s). [REF: ZA-88-406, 01DRB-01099, 04DRB-01100, 05DRB-00530] (L-20) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

20. **Project # 1003172**
05DRB-01053 Minor-Final Plat Approval

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES request(s) the above action(s) for all or a portion of Tract(s) 1D, **SEVILLE SUBDIVISION**, zoned R-LT residential zone, located on KAYENTA ST NW, between IRVING BLVD NW and CALABACILLAS ARROYO containing approximately 8 acre(s). [REF: 04DRB-00529, 04DRB-01955, 04DRB-01957] (A-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND PLAT RECORDING.**

21. **Project # 1003236**
05DRB-01055 Minor-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for all or a portion of Tract(s) A, **VILLA DE LA CHAMISA UNIT 2**, zoned SU1 FOR PRD, located on CALLE CHAMISA NW, between VIVALDI TR NW and BIG SAGE NW containing approximately 6 acre(s). (B-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION FEE AND PLANNING FOR AGIS DXF FILE AND PLAT RECORDING.**

22. **Project # 1004036**
05DRB-00922 Minor-Vacation of Private Easements

HALL SURVEYING CO agent(s) for MAX CONTRERAS request(s) the above action(s) for all or a portion of Tract(s) A & B, **MAX REPLAT**, zoned RA-2, located on RIO GRANDE BLVD NW, between ZICKERT RD NW and BEACH RD NW containing approximately 2 acre(s). (INDEF DEFERRED 6/15/05) (H-12) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE**

PLANNING FILE.

05DRB-00446 Minor-Prelim&Final Plat
Approval

HALL SURVEYING CO agent(s) for MAX CONTRERAS request(s) the above action(s) for all or a portion of Tract(s) A & B, **MAX REPLAT**, zoned RA-2, located on RIO GRANDE BLVD NW, between ZICKERT RD NW and BEACH RD NW containing approximately 2 acre(s). *[Was Indef Deferred on 3/30/05 for Vacation application]* (INDEFINITELY DEFERRED FROM JUNE 15, 2005) (H-12/H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/29/05 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

THERE ARE NO SKETCH PLATS THIS WEEK

- 23. Approval of the Development Review Board Minutes for June 15, 2005. THE DRB MINUTES FOR JUNE 15, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:30 P.M.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002590 AGENDA#: 7 DATE: 6.29.05

Scott Davis MAA

1. Name: ~~DERAD MCKEEN~~ Address: ~~12913 WOODLAWD NE~~ Zip: ~~87112~~

2. Name: Bill Allen Address: Mel Famie LLC Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

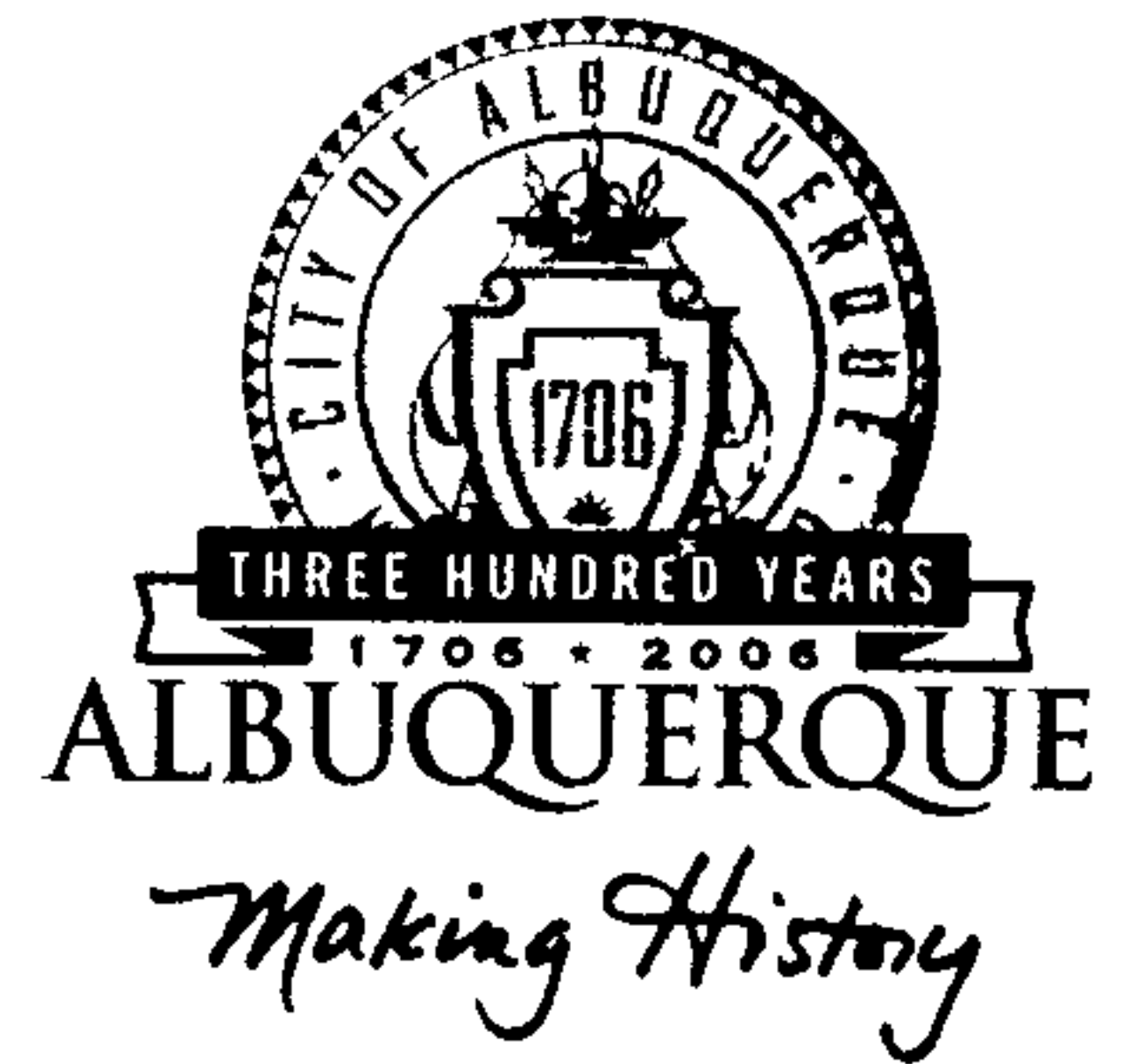
11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002590

AGENDA ITEM NO: 7

SUBJECT:

DPM Variance
Sidewalk Variance
Sidewalk Deferral
Preliminary Plat

ACTION REQUESTED:

P.O. Box 1293

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

Albuquerque

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the DPM variance request.
An approved drainage report dated 6-2-05 is on file for Preliminary Plat approval.

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ^{7/13/05} X; COMMENTS PROVIDED ____; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 29, 2005



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 29, 2005

Project # 1002590

05DRB-00956 Major-Preliminary Plat Approval
05DRB-00957 Minor-Subd Design (DPM) Variance
05DRB-00958 Minor-Sidewalk Waiver
05DRB-00960 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for MEL FAMIE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, LANDS OF BRACKSON COURSON, (to be known as **CHAPARRAL COURT**) zoned R-D residential and related uses zone, developing area, located on 64TH STREET NW, between MILNE RD NW and Tierra Prieta NW containing approximately 4 acre(s). [REF: 05DRB00206, 05DRB00540] (F-10)

AMAFCA No comment.

COG Alexander Dr is identified on the Long Range Bikeway System map as having on street bike lanes. Coordination with the City's DMD should be pursued to ensure project inclusion as appropriate.

Transit No objection to the requests.

Zoning Enforcement No adverse comments.

Neighborhood Coordination No Association(s).

APS No comments received.

Police Department

A review of the following DRB case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. Traffic Volume, Burglaries- residential (Monday thru Friday from 8am to 5pm), transients, need for neighborhood association, Gang activity.

Fire Department No comments received.

PNM Electric & Gas Approves.

Comcast No comments received.

QWEST No comments received.

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

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

Open Space Division No adverse comments.

City Engineer An approved drainage report is required for Preliminary Plat. No objection to DPM variance request. LOMR required.

Transportation Development

The design variance exhibit does not show cross-sections or streets for which the variance is being requested. Bill Cody should have a 26' F-F section. Where is the design variance for offset intersections onto 64th street? Are there any improvements to 64th street other than the sidewalk?

Parks & Recreation

This development will be subject to Impact Fees for Parks, Recreation, Trails and Open Space, due at building permit.

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

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

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

Total remaining open space requirements are met via the provision of detached open space per the provisions of Section 14-16-3-8 (A) (3). **Note: This option is only applicable to land covered by a Sector Development Plan. Defer to Transportation regarding the Design Variance. No objection to the sidewalk requests*

Utilities Development

Preliminary Plat can not be approved as submitted. No documentation of attempts to obtain off site water line easement has been provided nor any justification for waiving the looping requirements of the Water/Sewer Availability Statement. A public water line easement must be provided to the east property line near the north end. No objection to Design Variance or Sidewalk Waiver/Deferral.

Planning Department

OK Perimeter Wall Design: The design submitted with the plat is different than the one on the SPS now indefinitely deferred. The DRB Project number is missing. It appears that there will be a wall at the entrance from 64th Street to Grayleaf Road on Lots 22 & 1. However there is no indication on the location map that there is a wall segment planned there. The pilaster must also protrude a minimum of 2 inches on the public side. The cap block must overhang 2" "minimum" on the public side.

Approval of the SPS is required before approval of the preliminary plat per the Subdivision Ordinance.

→ The plat appears to match the SPS originally submitted. However, the SPS has outstanding revisions. A comparison will occur when a revised SPS is submitted.

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

cc:Mel Famie LLC, P.O. Box 2758, Corrales, NM 87048

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

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

APPLICANT: McJ Family, LLC DATE OF REQUEST: 1/1 ZONE ATLAS PAGE(S): F-10

CURRENT:

ZONING RD

PARCEL SIZE (AC/SQ. FT.) _____

LEGAL DESCRIPTION:

LOT OR TRACT # B-2 BLOCK # _____

SUBDIVISION NAME Units of Bernalillo Division

REQUESTED CITY ACTION(S):

ANNEXATION []	SECTOR PLAN []	SITE DEVELOPMENT PLAN:
COMP. PLAN []	ZONE CHANGE []	A) SUBDIVISION <input checked="" type="checkbox"/> BUILDING PERMIT []
AMENDMENT []	CONDITIONAL USE []	B) BUILD'G PURPOSES [] ACCESS PERMIT []
		C) AMENDMENT [] OTHER []

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT []
NEW CONSTRUCTION
EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION: ¹

OF UNITS: 22
BUILDING SIZE: 1800 (sq. ft.)

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

APPLICANT OR REPRESENTATIVE [Signature]

DATE 6/3/05

(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

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

THRESHOLDS MET? YES [] NO MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: []
Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

[Signature]
TRAFFIC ENGINEER

6-3-05
DATE

Environmental Health Department

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.

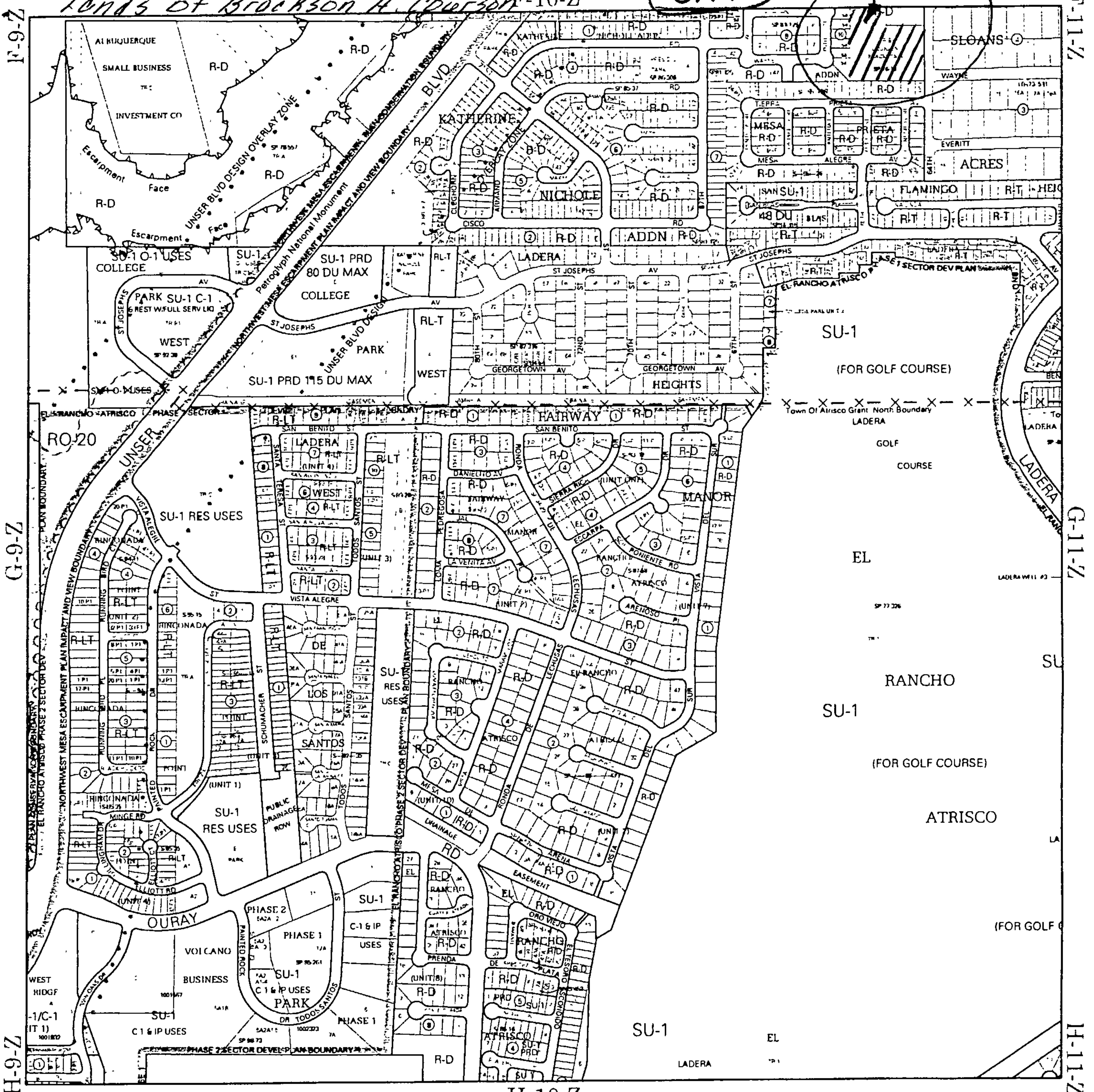
TIS -SUBMITTED / /
-FINALIZED / /

TRAFFIC ENGINEER _____

DATE _____

12644
 Tract B-2
 Lands of Brockson A. (person) F-10-Z

(517)

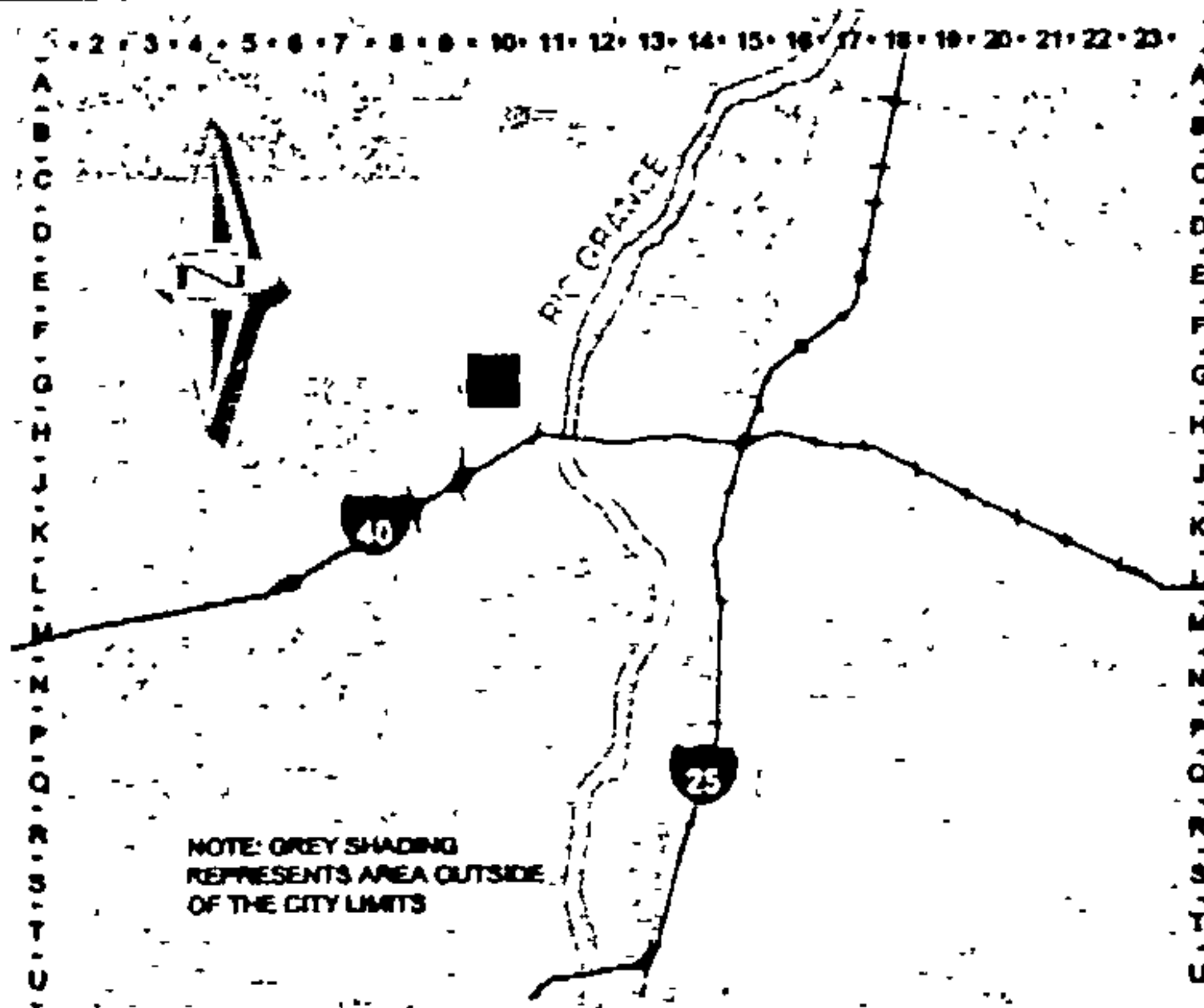
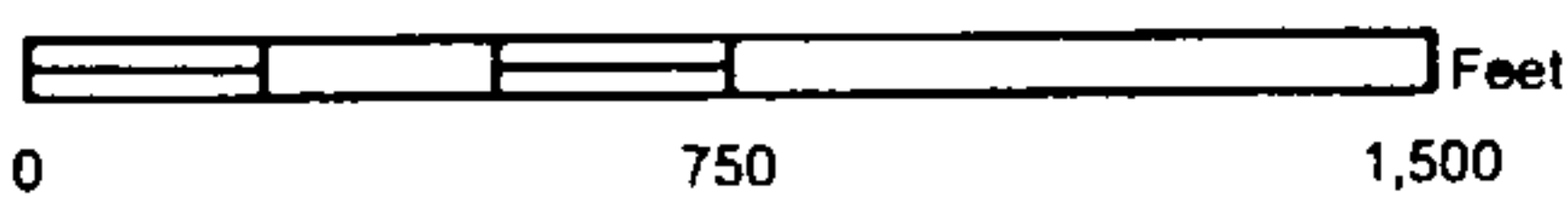


Zone Atlas Page: **G-10-Z**

Map amended through: **Aug 06, 2004**

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- H-1 Buffer Zone
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones



ALBUQUERQUE
Hacienda Historia
AGIS
 Albuquerque Geographic Information System
PLANNING DEPARTMENT
 © Copyright 2004

101006143103940430	101006143103940431	101006144203940432
SANDERS YVONNE A 6423 MILNE NW ALBUQUERQUE NM 87120	CARREON PATRICIO & PATRICIA 6419 MILNE RD NW ALBUQUERQUE NM 87120	BAYVIEW FINANCIAL PROPERTY TR 2665 SO BAYSHORE DR MIAMI FL 33133
101006144904040433	101006145504040434	101006146204040435
ALEXANDER MITCHELL & DAISY K 6409 MILNE NW ALBUQUERQUE NM 87120	CHAVEZ MICHAEL 6405 MILNE RD NW ALBUQUERQUE NM 87120	LUCERO TED W & ORTIZ RUTH E 6401 MILNE NW ALBUQUERQUE NM 87120
101006040846912232	101006041246912233	101006041646912234
JARAMILLO AMANDA Y 6523 TIERRA PRIETA AV NW ALBUQUERQUE NM 87120	VALDEZ JOSE P & TERESITA 6519 TIERRA PRIETA AV NW ALBUQUERQUE NM 87120	MANOGUE ROBERT A ETAL 1019 ROCK POINT CT NE ALBUQUERQUE NM 87123
101006044146912240	101006044444912241	101006046546912246
POWERS PAMELA J 6427 TIERRA PRIETA NW ALBUQUERQUE NM 87120	CLARK PENNY & 6423 TIERRA PRIETA AV NW ALBUQUERQUE NM 87120	GRANGE GARY & ELIZABETH 6401 TIERRA PRIETA AV NW ALBUQUERQUE NM 87120
101006046345711252	101006042945812007	101006042245812008
NELSON JAMES A 1808 ARCHULETA NE ALBUQUERQUE NM 87112	NELSON JAMES A PO BOX 50155 ALBUQUERQUE NM 87181	HEINE JOHN P 1225 PAISANO NE ALBUQUERQUE NM 87112
101006040845711906	101006047547511301	101006047549211321
JONES MARY ANN T & TAIHI V 4119 CANTERA DR NW ALBUQUERQUE NM 87120	BACA ROBERT GERARD & 6341 EVERITT RD NW ALBUQUERQUE NM 87120	BACA ANDREW F & VERONICA A 6340 WAYNE RD NW ALBUQUERQUE NM 87120
101006048449211320	101006047551411401	101006048451411402
AZAR JEMIL D & GAIL S 6332 WAYNE RD NW ALBUQUERQUE NM 87120	APODACA RAYMOND T & BERTHA V 6341 WAYNE RD NW ALBUQUERQUE NM 87120	THOMPSON MARK F & GERALDINE L 6333 WAYNE RD NW ALBUQUERQUE NM 87120
101006147700140301	101006148700140302	101006146501840102
CZARSKE FREDRICK D III & DENI 20602 MANSEL AV TORRANCE CA 90503	MONTES DAVID B ETUX 5624 GLEGHORN NW ALBUQUERQUE NM 87120	NUNEZ ROSANNA & DENISE DENNET 5629 CLEGHORN RD NW ALBUQUERQUE NM 87120
101006147801640101		
GUAJARDO DAVID & NORMA A 6333 CLEGHORN RD NW ALBUQUERQUE NM 87120		

Project# 1002590

MEL FAMIE, LLC
PO BOX 2758
CORRALES NM 87048

MARK GOODWIN & ASSOCIATES
PO BOX 90606
ALBUQUERQUE NM 87191

101006043948312247
WACHOCKI MICHAEL & TIA
4808 SUNDANCE TR NW
ALBUQUERQUE NM 87120

101006145500840505

101006040550412255

101006041050412254

ASBURY ANNA L
4221 64TH ST NW
ALBUQUERQUE NM 87120

LOVATO MARGARET M
6508 WAYNE RD NE
ALBUQUERQUE NM 87120

VELA CRYSTAL
6504 WAYNE RD NW
ALBUQUERQUE NM 87120

101006041750312253

101006042550612252

101006042351412251

MILLER RONALD L & SHIRLEY A T
9315 SW 12TH DR
PORTLAND OR 97219

DAVIS BRANDON E & KASHIA A
4200 65TH ST NW
ALBUQUERQUE NM 87105

SILVA PATRICIA A & LARRY PERE
4204 65TH ST
ALBUQUERQUE NM 87120

101006042352012250

101006042352512249

101006042353012248

MANUELITO PATRICK B & MANUELI
4208 65TH ST NW
ALBUQUERQUE NM 87120

STUMBLINGBEAR CECIL A ETUX
4212 65TH ST NW
ALBUQUERQUE NM 87105

CHAPMAN TERRANCE
PO BOX 1503
CORRALES NM 87048

101006142200440501

101006142301140502

101006141401340503

DE VARGAS TONY J
4220 65TH ST NW
ALBUQUERQUE NM 87120

NARRO RICARDO & ELAINE
6501 CLEGHORN RD NW
ALBUQUERQUE NM 87120

VALDEZ PATRICK F & ROSANNA
6505 CLEGHORN RD NW
ALBUQUERQUE NM 87120

101006140701340504

101006140702340508

101006141302340509

GOERING TIMOTHY J & DARLENE X
6509 CLEGHORN RD NW
ALBUQUERQUE NM 87120

LUJAN ZELMA & FILIBERTO
6442 MILNE RD NW
ALBUQUERQUE NM 87120

GOBLE MARK C & DEBORAH D
6438 MILNE RD NW
ALBUQUERQUE NM 87120

101006141802340510

101006142402340511

101006142902340512

POWELL CHESTER V
6434 MILNE RD NW
ALBUQUERQUE NM 87120

JARAMILLO RUBYANNE E
6430 MILNE RD NW
ALBUQUERQUE NM 87120

ARMSTRONG ELAINE B
6426 MILNE RD NW
ALBUQUERQUE NM 87120

101006143402340513

101006144002340514

101006144602340515

MAESTAS SOFIE O
6422 MILNE RD NW
ALBUQUERQUE NM 87120

WOOD KEN ETUX
207 57TH ST SW
ALBUQUERQUE NM 87105

CARRILLO DIANA
6414 MILNE RD NW
ALBUQUERQUE NM 87120

101006145202340516

101006145802340517

101006146402340518

PATTON TODD M & APRIL
6408 MILNE RD NW
ALBUQUERQUE NM 87120

MONTE DE OCA ROBERT
6404 MILNE RD NW
ALBUQUERQUE NM 87120

CHAVEZ LEONIDES ETUX
6400 MILNE RD NW
ALBUQUERQUE NM 87120

101006141403940427

101006141903940428

101006142503940429

FINCHER KEVIN E
6435 MILNE RD NW
ALBUQUERQUE NM 87120

HERRERA ROSINALDO B ETUX
6431 MILNE RD NW
ALBUQUERQUE NM 87120

BACA PEARL A & RAYMOND SAMUEL
6427 MILNE NW
ALBUQUERQUE NM 87120

PAGE 8

0101006146501840102
LAND USE:

LEGAL: 008 005S LOANS ACRES

PROPERTY ADDR: 00000 CLEGHORN
OWNER NAME: NUNEZ ROSANNA & DENISE DENNETT
OWNER ADDR: 05629 CLEGHORN RD NW

ALBUQUERQUE NM 87120
0101006147801640101
10- LAND USE:

LEGAL: LT 9 -A B LK 5 CORRECTED PLAT OF LTS 9-A, 10-A &

PROPERTY ADDR: 00000 CLEGHORN
OWNER NAME: GUAJARDO DAVID & NORMA A
OWNER ADDR: 06333 CLEGHORN RD NW

ALBUQUERQUE NM 87120
0101006147802640122
10 LAND USE:

LEGAL: LT 1 0-A BLK 5 CORRECTED PLAT OF LTS 9-A, 10-A &

PROPERTY ADDR: 00000 N/A
OWNER NAME: GUAJARDO RUBEN A & ENEDELIA
OWNER ADDR: 14405 ENCANTADA NE

ALBUQUERQUE NM 87123
0101006147803640121
10 LAND USE:

LEGAL: LT 1 0-B BLK 5 CORRECTED PLAT OF LTS 9-A, 10-A &

PROPERTY ADDR: 00000 MILENE
OWNER NAME: GUAJARDO RUBEN A & ENEDELIA
OWNER ADDR: 06328 MILNE NW

ALBUQUERQUE NM

87120

QUIT

PAGE 7

0101006042245812008 0.0909 LAND USE:	LEGAL: LOT 84-P 1 REPLAT OF MESA PRIETA SUB'D CONT		
	PROPERTY ADDR: 00000 CANTERA		
	OWNER NAME: HEINE JOHN P		
	OWNER ADDR: 01225 PAISANO		NE
ALBUQUERQUE NM 0101006040845711906 0.1115 LAND USE:	87112 LEGAL: LOT 85-P 1 REPLAT OF MESA PRIETA SUB'D CONT		
	PROPERTY ADDR: 00000 CANTERA		
	OWNER NAME: JONES MARY ANN T & TAIHI V		
	OWNER ADDR: 04119 CANTERA		DR NW
ALBUQUERQUE NM 0101006047547511301 LAND USE:	87120 LEGAL: 011 003S LOANS ACRES SUBD		
	PROPERTY ADDR: 00000 EVERITT		
	OWNER NAME: BACA ROBERT GERARD &		
	OWNER ADDR: 06341 EVERITT		RD NW
ALBUQUERQUE NM 0101006047549211321 LAND USE:	87120 LEGAL: 012 003S LOANS ACRES SUBD		
	PROPERTY ADDR: 00000 WAYNE		
	OWNER NAME: BACA ANDREW F & VERONICA A		
	OWNER ADDR: 06340 WAYNE		RD NW
ALBUQUERQUE NM 0101006048449211320 LAND USE:	87120 LEGAL: 013 003S LOANS ACRES SUBD		
	PROPERTY ADDR: 00000 WAYNE		
	OWNER NAME: AZAR JEMIL D & GAIL S		
	OWNER ADDR: 06332 WAYNE		RD NW
ALBUQUERQUE NM 0101006047551411401 LAND USE:	87120 LEGAL: 010 004S LOAN ACRES SUBD		
	PROPERTY ADDR: 00000 WAYNE		
	OWNER NAME: APODACA RAYMOND T & BERTHA V		
	OWNER ADDR: 06341 WAYNE		RD NW
ALBUQUERQUE NM 0101006048451411402 LAND USE:	87120 LEGAL: 009 004S LOANS ACRES SUBD		
	PROPERTY ADDR: 00000 WAYNE		
	OWNER NAME: THOMPSON MARK F & GERALDINE LA		
	OWNER ADDR: 06333 WAYNE		RD NW
ALBUQUERQUE NM 0101006147700140301 LAND USE:	87120 LEGAL: 011 004S LOANS ACRES SUB		
	PROPERTY ADDR: 00000 CLEGHORN		
	OWNER NAME: CZARSKE FREDRICK D III & DENIS		
	OWNER ADDR: 20602 MANSEL		AV
TORRANCE CA 0101006148700140302 LAND USE:	90503 LEGAL: 012 004S LOANS ACRES SUB		
	PROPERTY ADDR: 00000 CLEGHORN		
	OWNER NAME: MONTES DAVID B ETUX		
	OWNER ADDR: 05624 GLEGHORN		NW
ALBUQUERQUE NM	87120		

PAGE 6

0101006044846912242 LEGAL: LOT 5-P1 REPLAT OF MESA PRIETA SUB'D CONT
0.0868 A LAND USE:
PROPERTY ADDR: 00000 TIERRA PRIETA
OWNER NAME: MANOGUE ROBERT A ETAL
OWNER ADDR: 01019 ROCK POINT CT NE
ALBUQUERQUE NM 87123

0101006045246912243 LEGAL: LOT 4-P1 REPLAT OF MESA PRIETA SUB'D CONT
0.0868 A LAND USE:
PROPERTY ADDR: 00000 TIERRA PRIETA
OWNER NAME: MANOGUE ROBERT A ETAL
OWNER ADDR: 01019 ROCK POINT CT NE
ALBUQUERQUE NM 87123

0101006045646912244 LEGAL: LOT 3-P1 REPLAT OF MESA PRIETA SUB'D CONT
0.0868 A LAND USE:
PROPERTY ADDR: 00000 TIERRA PRIETA
OWNER NAME: MANOGUE ROBERT A ETAL
OWNER ADDR: 01019 ROCK POINT CT NE
ALBUQUERQUE NM 87123

0101006046046912245 LEGAL: LOT 2-P1 REPLAT OF MESA PRIETA SUB'D CONT
0.0869 A LAND USE:
PROPERTY ADDR: 00000 TIERRA PRIETA
OWNER NAME: MANOGUE ROBERT A ETAL
OWNER ADDR: 01019 ROCK POINT CT NE
ALBUQUERQUE NM 87123

0101006046546912246 LEGAL: LOT 1-P1 REPLAT OF MESA PRIETA SUB'D CONT
0.1061 A LAND USE:
PROPERTY ADDR: 00000 TIERRA PRIETA
OWNER NAME: GRANGE GARY & ELIZABETH
OWNER ADDR: 06401 TIERRA PRIETA AV NW
ALBUQUERQUE NM 87120

0101006046345711252 LEGAL: LOT 60-P 1 REPLAT OF MESA PRIETA SUB'D CONT
0.0911 LAND USE:
PROPERTY ADDR: 00000 OJOS NEGROS
OWNER NAME: NELSON JAMES A
OWNER ADDR: 01808 ARCHULETA NE
ALBUQUERQUE NM 87112

0101006045045812107 LEGAL: LOT 61-P 1 REPLAT OF MESA PRIETA SUB'D CONT
0.0835 LAND USE:
PROPERTY ADDR: 00000 OJOS NEGROS
OWNER NAME: MANOGUE ROBERT A ETAL
OWNER ADDR: 01019 ROCK POINT CT NE
ALBUQUERQUE NM 87123

0101006044245712108 LEGAL: LOT 72-P 1 REPLAT OF MESA PRIETA SUB'D CONT
0.0909 LAND USE:
PROPERTY ADDR: 00000 65TH
OWNER NAME: MANOGUE ROBERT A ETAL
OWNER ADDR: 01019 ROCK POINT CT NE
ALBUQUERQUE NM 87123

0101006042945812007 LEGAL: LOT 73-P 1 REPLAT OF MESA PRIETA SUB'D CONT
0.0909 LAND USE:
PROPERTY ADDR: 00000 65TH
OWNER NAME: NELSON JAMES A
OWNER ADDR: PO BOX 50155
ALBUQUERQUE NM 87181

PAGE 5

0101006041246912233 LEGAL: LOT 14-P 1 REPLAT OF MESA PRIETA SUB'D CONT
0.1010 LAND USE:
PROPERTY ADDR: 00000 TIERRA PRIETA
OWNER NAME: VALDEZ JOSE P & TERESITA
OWNER ADDR: 06519 TIERRA PRIETA AV NW

ALBUQUERQUE NM 87120
0101006041646912234 LEGAL: LOT 13-P 1 REPLAT OF MESA PRIETA SUB'D CONT
0.0867 LAND USE:
PROPERTY ADDR: 00000 TIERRA PRIETA
OWNER NAME: MANOGUE ROBERT A ETAL
OWNER ADDR: 01019 ROCK POINT CT NE

ALBUQUERQUE NM 87123
0101006042146912235 LEGAL: LOT 12-P 1 REPLAT OF MESA PRIETA SUB'D CONT
0.0867 LAND USE:
PROPERTY ADDR: 00000 TIERRA PRIETA
OWNER NAME: MANOGUE ROBERT A ETAL
OWNER ADDR: 01019 ROCK POINT CT NE

ALBUQUERQUE NM 87123
0101006042446912236 LEGAL: LOT 11-P 1 REPLAT OF MESA PRIETA SUB'D CONT
0.0867 LAND USE:
PROPERTY ADDR: 00000 TIERRA PRIETA
OWNER NAME: MANOGUE ROBERT A ETAL
OWNER ADDR: 01019 ROCK POINT CT NE

ALBUQUERQUE NM 87123
0101006042846912237 LEGAL: LOT 10-P 1 REPLAT OF MESA PRIETA SUB'D CONT
0.0866 LAND USE:
PROPERTY ADDR: 00000 TIERRA PRIETA
OWNER NAME: MANOGUE ROBERT A ETAL
OWNER ADDR: 01019 ROCK POINT CT NE

ALBUQUERQUE NM 87123
0101006043246912238 LEGAL: LOT 9-P1 REPLAT OF MESA PRIETA SUB'D CONT
0.0867 A LAND USE:
PROPERTY ADDR: 00000 TIERRA PRIETA
OWNER NAME: MANOGUE ROBERT A ETAL
OWNER ADDR: 01019 ROCK POINT CT NE

ALBUQUERQUE NM 87123
0101006043746912239 LEGAL: LOT 8-P1 REPLAT OF MESA PRIETA SUB'D CONT
0.0867 A LAND USE:
PROPERTY ADDR: 00000 TIERRA PRIETA
OWNER NAME: MANOGUE ROBERT A ETAL
OWNER ADDR: 01019 ROCK POINT CT NE

ALBUQUERQUE NM 87123
0101006044146912240 LEGAL: LOT 7-P1 REPLAT OF MESA PRIETA SUB'D CONT
0.0867 A LAND USE:
PROPERTY ADDR: 00000 TIERRA PRIETA
OWNER NAME: POWERS PAMELA J
OWNER ADDR: 06427 TIERRA PRIETA NW

ALBUQUERQUE NM 87120
0101006044444912241 LEGAL: LOT 6-P1 REPLAT OF MESA PRIETA SUB'D CONT
0.0867 A LAND USE:
PROPERTY ADDR: 00000 TIERRA PRIETA
OWNER NAME: CLARK PENNY &
OWNER ADDR: 06423 TIERRA PRIETA AV NW

ALBUQUERQUE NM 87120

0101006141903940428 KATH LAND USE: LEGAL: 28 8 OF RESUBDIVISION OF BLKS 6 7 8 9 & 10 OF
 PROPERTY ADDR: 00000 MILNE
 OWNER NAME: HERRERA ROSINALDO B ETUX
 OWNER ADDR: 06431 MILNE RD NW
 ALBUQUERQUE NM 87120

0101006142503940429 KATH LAND USE: LEGAL: 29 8 OF RESUBDIVISION OF BLKS 6 7 8 9 & 10 OF
 PROPERTY ADDR: 00000 MILNE
 OWNER NAME: BACA PEARL A & RAYMOND SAMUEL
 OWNER ADDR: 06427 MILNE NW
 ALBUQUERQUE NM 87120

0101006143103940430 KATH LAND USE: LEGAL: 30 8 OF RESUBDIVISION OF BLKS 6 7 8 9 & 10 OF
 PROPERTY ADDR: 00000 MILNE
 OWNER NAME: SANDERS YVONNE A
 OWNER ADDR: 06423 MILNE NW
 ALBUQUERQUE NM 87120

0101006143103940431 KATH LAND USE: LEGAL: 31 8 OF RESUBDIVISION OF BLKS 6 7 8 9 & 10 OF
 PROPERTY ADDR: 00000 MILNE
 OWNER NAME: CARREON PATRICIO & PATRICIA
 OWNER ADDR: 06419 MILNE RD NW
 ALBUQUERQUE NM 87120

0101006144203940432 KATH LAND USE: LEGAL: 32 8 OF RESUBDIVISION OF BLKS 6 7 8 9 & 10 OF
 PROPERTY ADDR: 00000 MILNE
 OWNER NAME: BAYVIEW FINANCIAL PROPERTY TRU
 OWNER ADDR: 02665 SO BAYSHORE DR
 MIAMI FL 33133

0101006144904040433 RESUBDIVISIO LAND USE: LEGAL: 33A 8 RE PL LTS 33, 34, 35 OF BLK 8 OF
 PROPERTY ADDR: 00000 MILNE
 OWNER NAME: ALEXANDER MITCHELL & DAISY K
 OWNER ADDR: 06409 MILNE NW
 ALBUQUERQUE NM 87120

0101006145504040434 RESUBDIVISIO LAND USE: LEGAL: 34A 8 RE PL LTS 33, 34, 35 OF BLK 8 OF
 PROPERTY ADDR: 00000 MILNE
 OWNER NAME: CHAVEZ MICHAEL
 OWNER ADDR: 06405 MILNE RD NW
 ALBUQUERQUE NM 87120

0101006146204040435 RESUBDIVISIO LAND USE: LEGAL: 35A 8 RE PL LTS 33, 34, 35 OF BLK 8 OF
 PROPERTY ADDR: 00000 MILNE
 OWNER NAME: LUCERO TED W & ORTIZ RUTH E
 OWNER ADDR: 06401 MILNE NW
 ALBUQUERQUE NM 87120

0101006040846912232 0.1011 LAND USE: LEGAL: LOT 15-P 1 REPLAT OF MESA PRIETA SUB'D CONT
 PROPERTY ADDR: 00000 TIERRA PRIETA
 OWNER NAME: JARAMILLO AMANDA Y
 OWNER ADDR: 06523 TIERRA PRIETA AV NW
 ALBUQUERQUE NM 87120

PAGE 3

0101006142402340511 LEGAL: 19 1 0 OF RESUBDIVISION OF BLKS 6 7 8 9 & 10 OF
KAT LAND USE:
PROPERTY ADDR: 00000 MILNE
OWNER NAME: JARAMILLO RUBYANNE E
OWNER ADDR: 06430 MILNE RD NW
ALBUQUERQUE NM 87120

0101006142902340512 LEGAL: 20 1 0 OF RESUBDIVISION OF BLKS 6 7 8 9 & 10 OF
KAT LAND USE:
PROPERTY ADDR: 00000 MILNE
OWNER NAME: ARMSTRONG ELAINE B
OWNER ADDR: 06426 MILNE RD NW
ALBUQUERQUE NM 87120

0101006143402340513 LEGAL: 21 1 0 OF RESUBDIVISION OF BLKS 6 7 8 9 & 10 OF
KAT LAND USE:
PROPERTY ADDR: 00000 MILNE
OWNER NAME: MAESTAS SOFIE O
OWNER ADDR: 06422 MILNE RD NW
ALBUQUERQUE NM 87120

0101006144002340514 LEGAL: 22 1 0 OF RESUBDIVISION OF BLKS 6 7 8 9 & 10 OF
KAT LAND USE:
PROPERTY ADDR: 00000 MILNE
OWNER NAME: WOOD KEN ETUX
OWNER ADDR: 00207 57TH ST SW
ALBUQUERQUE NM 87105

0101006144602340515 LEGAL: 23 1 0 OF RESUBDIVISION OF BLKS 6 7 8 9 & 10 OF
KAT LAND USE:
PROPERTY ADDR: 00000 MILNE
OWNER NAME: CARRILLO DIANA
OWNER ADDR: 06414 MILNE RD NW
ALBUQUERQUE NM 87120

0101006145202340516 LEGAL: 24 1 0 OF RESUBDIVISION OF BLKS 6 7 8 9 & 10 OF
KAT LAND USE:
PROPERTY ADDR: 00000 MILNE
OWNER NAME: PATTON TODD M & APRIL
OWNER ADDR: 06408 MILNE RD NW
ALBUQUERQUE NM 87120

0101006145802340517 LEGAL: 25 1 0 OF RESUBDIVISION OF BLKS 6 7 8 9 & 10 OF
KAT LAND USE:
PROPERTY ADDR: 00000 MILNE
OWNER NAME: MONTE DE OCA ROBERT
OWNER ADDR: 06404 MILNE RD NW
ALBUQUERQUE NM 87120

0101006146402340518 LEGAL: 26 1 0 OF RESUBDIVISION OF BLKS 6 7 8 9 & 10 OF
KAT LAND USE:
PROPERTY ADDR: 00000 MILNE
OWNER NAME: CHAVEZ LEONIDES ETUX
OWNER ADDR: 06400 MILNE RD NW
ALBUQUERQUE NM 87120

0101006141403940427 LEGAL: 27 8 OF RESUBDIVISION OF BLKS 6 7 8 9 & 10 OF
KATH LAND USE:
PROPERTY ADDR: 00000 MILNE
OWNER NAME: FINCHER KEVIN E
OWNER ADDR: 06435 MILNE RD NW
ALBUQUERQUE NM 87120

PAGE 2

0101006042352512249 10 LAND USE:	LEGAL: LT 8 BLK 10 RESUBDIVISION OF BLKS 6, 7, 8, 9 & PROPERTY ADDR: 00000 65TH OWNER NAME: STUMBLINGBEAR CECIL A ETUX OWNER ADDR: 04212 65TH ST NW
ALBUQUERQUE NM 0101006042353012248 10 LAND USE:	87105 LEGAL: LT 9 BLK 10 RESUBDIVISION OF BLKS 6, 7, 8, 9 & PROPERTY ADDR: 00000 65TH OWNER NAME: CHAPMAN TERRANCE OWNER ADDR: PO BOX 1503
CORRALES NM 0101006142200440501 KAT LAND USE:	87048 LEGAL: 10 1 0 OF RESUBDIVISION OF BLKS 6 7 8 9 & 10 OF PROPERTY ADDR: 00000 65TH OWNER NAME: DE VARGAS TONY J OWNER ADDR: 04220 65TH ST NW
ALBUQUERQUE NM 0101006142301140502 KAT LAND USE:	87120 LEGAL: 11 1 0 OF RESUBDIVISION OF BLKS 6 7 8 9 & 10 OF PROPERTY ADDR: 00000 CLEGHORN OWNER NAME: NARRO RICARDO & ELAINE OWNER ADDR: 06501 CLEGHORN RD NW
ALBUQUERQUE NM 0101006141401340503 KAT LAND USE:	87120 LEGAL: 12 1 0 OF RESUBDIVISION OF BLKS 6 7 8 9 & 10 OF PROPERTY ADDR: 00000 CLEGHORN OWNER NAME: VALDEZ PATRICK F & ROSANNA OWNER ADDR: 06505 CLEGHORN RD NW
ALBUQUERQUE NM 0101006140701340504 KAT LAND USE:	87120 LEGAL: 13 1 0 OF RESUBDIVISION OF BLKS 6 7 8 9 & 10 OF PROPERTY ADDR: 00000 CLEGHORN OWNER NAME: GOERING TIMOTHY J & DARLENE X OWNER ADDR: 06509 CLEGHORN RD NW
ALBUQUERQUE NM 0101006140702340508 KAT LAND USE:	87120 LEGAL: 16 1 0 OF RESUBDIVISION OF BLKS 6 7 8 9 & 10 OF PROPERTY ADDR: 00000 MILNE OWNER NAME: LUJAN ZELMA & FILIBERTO OWNER ADDR: 06442 MILNE RD NW
ALBUQUERQUE NM 0101006141302340509 KAT LAND USE:	87120 LEGAL: 17 1 0 OF RESUBDIVISION OF BLKS 6 7 8 9 & 10 OF PROPERTY ADDR: 00000 MILNE OWNER NAME: GOBLE MARK C & DEBORAH D OWNER ADDR: 06438 MILNE RD NW
ALBUQUERQUE NM 0101006141802340510 KAT LAND USE:	87120 LEGAL: 18 1 0 OF RESUBDIVISION OF BLKS 6 7 8 9 & 10 OF PROPERTY ADDR: 00000 MILNE OWNER NAME: POWELL CHESTER V OWNER ADDR: 06434 MILNE RD NW
ALBUQUERQUE NM	87120



<mainframe@coa1mp3.
cabq.gov>

06/09/2005 11:26 AM

To:
cc:
cc:
Subject:

1 R E C O R D S W I T H L A B E L S PAGE
1
01010060 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101006043948312247 LEGAL: TR B -2 R EVISION OF LANDS OF BRACKSON A COURSON
CON LAND USE:
PROPERTY ADDR: 00000 64TH
OWNER NAME: WACHOCKI MICHAEL & TIA
OWNER ADDR: 04808 SUNDANCE TR NW
ALBUQUERQUE NM 87120
0101006145500840505 LEGAL: TR I N SW SE SE SEC 34 T11N R2E & NW NE NE SEC 3
T1 LAND USE:
PROPERTY ADDR: 00000 64TH
OWNER NAME: ASBURY ANNA L
OWNER ADDR: 04221 64TH ST NW
ALBUQUERQUE NM 87120
0101006040550412255 LEGAL: LT 2 BLK 10 RESUBDIVISION OF BLKS 6, 7, 8, 9 &
10 LAND USE:
PROPERTY ADDR: 00000 WAYNE
OWNER NAME: LOVATO MARGARET M
OWNER ADDR: 06508 WAYNE RD NE
ALBUQUERQUE NM 87120
0101006041050412254 LEGAL: LT 3 BLK 10 RESUBDIVISION OF BLKS 6, 7, 8, 9 &
10 LAND USE:
PROPERTY ADDR: 00000 WAYNE
OWNER NAME: VELA CRYSTAL
OWNER ADDR: 06504 WAYNE RD NW
ALBUQUERQUE NM 87120
0101006041750312253 LEGAL: LT 4 BLK 10 RESUBDIVISION OF BLKS 6, 7, 8, 9 &
10 LAND USE:
PROPERTY ADDR: 00000 WAYNE
OWNER NAME: MILLER RONALD L & SHIRLEY A TR
OWNER ADDR: 09315 SW 12TH DR
PORTLAND OR 97219
0101006042550612252 LEGAL: LT 5 BLK 10 RESUBDIVISION OF BLKS 6, 7, 8, 9 &
10 LAND USE:
PROPERTY ADDR: 00000 65TH
OWNER NAME: DAVIS BRANDON E & KASHIA A
OWNER ADDR: 04200 65TH ST NW
ALBUQUERQUE NM 87105
0101006042351412251 LEGAL: LT 6 BLK 10 RESUBDIVISION OF BLKS 6, 7, 8, 9 &
10 LAND USE:
PROPERTY ADDR: 00000 65TH
OWNER NAME: SILVA PATRICIA A & LARRY PEREZ
OWNER ADDR: 04204 65TH ST
ALBUQUERQUE NM 87120
0101006042352012250 LEGAL: LT 7 BLK 10 RESUBDIVISION OF BLKS 6, 7, 8, 9 &
10 LAND USE:
PROPERTY ADDR: 00000 65TH
OWNER NAME: MANUELITO PATRICK B & MANUELIT
OWNER ADDR: 04208 65TH ST NW
ALBUQUERQUE NM 87120

PROPERTY OWNERSHIP / LEGAL LIST

App# _____

Proj# _____

Date: _____

Page 2 Of 2

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
9 -10	1010060	424-469	122-36	✓ m ² 1010060
		428-469	37	✓ m ² 484-492 113 20 ✓
		432-469	38	✓ m ² 475-514 114 01 ✓
		437-469	39	✓ m ² 484-514 02 ✓
		441-469	40	✓ 1010061 477-001 403 01 ✓
		444-469	41	✓ 487-001 02 ✓
		448-469	42	✓ m ² 465-018 401 02 ✓
		452-469	43	✓ m ² 478-014 01 ✓
		456-469	44	✓ m ² 478-024 22 ✓
		460-469	45	✓ m ² 478-034 21 ✓
		465-469	46	✓
		463-457	112-52	✓
		450-458	121-07	✓ m ²
		442-457	08	✓ m ²
		429-458	120-07	✓
		422-458	08	✓
		408-457	117-06	✓
		475-475	113-01	✓
		475-492	21	✓

PROPERTY OWNERSHIP / LEGAL LIST

App# _____
 Proj# _____

Date: _____

Page 1 Of 2

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
G-10	1010060	439-483	122-47	✓ 1010061 434-023 405 13 ✓
A F-10	1010061	455-008	405-05	✓ 440-023 14 ✓
3-10	1010060	405-804	122-55	✓ 440-023 15 ✓
		410-504	54	✓ 452-023 16 ✓
		417-503	53	✓ 458-023 17 ✓
		425-504	52	✓ 464-023 18 ✓
		423-514	51	✓ 414-039 404 27 ✓
		423-520	50	✓ 419-039 28 ✓
		423-525	49	✓ 425-039 29 ✓
		423-530	48	✓ 431-039 30 ✓
F-10	1010061	422-004	405-01	✓ 431-039 31 ✓
		423-011	02	✓ 442-039 32 ✓
		414-013	03	✓ 449-040 33 ✓
		407-013	04	✓ 455-040 34 ✓
		407-023	08	✓ 462-040 35 ✓
		413-023	09	✓ 1010060 408-409 122 32 ✓
		418-023	10	✓ 412-409 33 ✓
		424-023	11	✓ 414-409 34 ✓
		429-023	12	✓ 421-409 35 ✓

10/10/05
 10/10/05

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

Meeting Date: JUNE 29, 2005
Zone Atlas Page: H-16-Z
Notification Radius: 100 Ft.

Project# 1002590
App# 05DRB-00956
App# 05DRB-00958
App# 05DRB-00957
App# 05DRB-00960

Cross Reference and Location:

Applicant: MEL FAMIE, LLC
Address: PO BOX 2758
CORRALES NM 87048

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: JUNE 10, 2005

Signature: KYLE TSETHLIKAI



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, June 29, 2005, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1004238

05DRB-00914 Major-Street Name Change

CITY OF ALBUQUERQUE, TRAFFIC OPERATIONS request(s) the above action(s) a Street Name change from **COMPASS NW TO UNIVERSE NW**, zoned R-1 residential zone, located on COMPASS NW, between AVENIDA DE JAINITO NW and PASEO DEL NORTE NW. (C-10/D-10)

Project # 1002249

05DRB-00953 Major-Two Year SIA

TIERRA WEST LLC agent(s) for WALMART STORES INC request(s) the above action(s) for all or a portion of Tract(s) E-1-A, F-1-A and F-1-B, **AMERICAN SQUARE**, zoned C-2 SC, located on CARLISLE BLVD NE, between CLAREMONT AVE NE and PHOENIX AVE NE containing approximately 13 acre(s). [REF: 02EPC01475, 02EPC01476, 03DRB00770, 04AA01253] (H-16)

Project # 1001778

05DRB-00950 Major-Preliminary Plat Approval
05DRB-00951 Minor-Subd Design (DPM) Variance
05DRB-00952 Minor-Sidewalk Waiver
05DRB-00961 Minor-Temp Defer SDWK

THOMPSON ENGINEERING & CONSULTANTS agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) A-2-B, BRENTWOOD HILLS, (to be known as **TRAMWAY CROSSING**) zoned R-T residential zone, located on WOODLAND AVE NE, between TRAMWAY BLVD NE and MARIE PARK DR NE containing approximately 2 acre(s). [REF: 05DRB00392] (H-22)

Project # 1002590

05DRB-00956 Major-Preliminary Plat Approval
05DRB-00957 Minor-Subd Design (DPM) Variance
05DRB-00958 Minor-Sidewalk Waiver
05DRB-00960 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for MEL FAMIE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, LANDS OF BRACKSON COURSON, (to be known as **CHAPARRAL COURT**) zoned R-D residential and related uses zone, developing area, located on 64TH STREET NW, between MILNE RD NW and Tierra Prieta NW containing approximately 4 acre(s). [REF: 05DRB00206, 05DRB00540] (F-10)

SEE PAGE 2 . . .



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

PAGE 2

Project # 1003257

05DRB-00929 Major-Preliminary Plat
Approval
05DRB-00933 Major-Vacation of Pub
Right-of-Way
05DRB-00934 Major-Vacation of Public
Easements
05DRB-00935 Minor-Sidewalk Waiver
05DRB-00936 Minor-Temp Defer SDWK

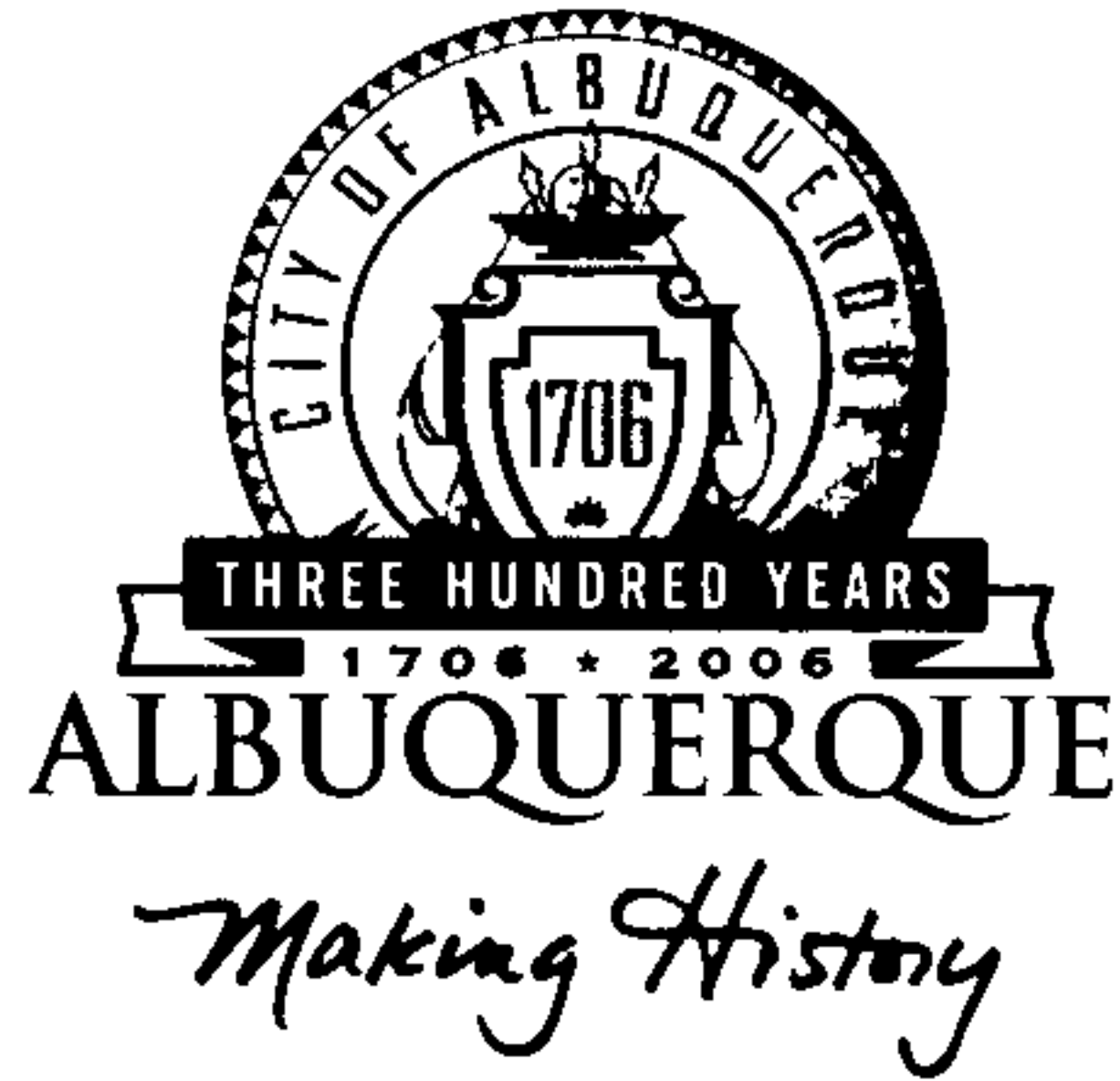
MARK GOODWIN & ASSOCIATES agent(s) for VISTA ARROYO, LLC request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF PARADISE HEIGHTS LLC, Lot(s) 48 thru 55, Block(s) 4, Lot(s) 1 thru 7 and Lot(s) 10 thru 14, Block(s) 6, Lot(s) 1 thru 8, Lot(s) 22 thru 45 and an undesignated tract, Block(s) 9, Lot(s) 1 thru 16, Block(s) 12, Lot(s) 1 thru 10 and 12 thru 14, Block(s) 14, Lot(s) 7 thru 12, Block(s) 15, Lot(s) 1 thru 61 and 62, Block(s) 16, all of Block(s) 7, 8, 10, 11, 13 and 17, PARADISE HEIGHTS, UNIT 4, Lots 9 thru 14, Block 9, PARADISE HEIGHTS, UNIT 4, Block(s) 1, 2, 3 and 4 and Lot(s) 1 thru 16, Block(s) 5, PARADISE HEIGHTS, UNIT 5, (to be known as **ARROYO VISTA SUBDIVISION**) zoned R-1, SU-1 FOR C-1, located on BLACK ARROYO RD NW, between MCMAHON BLVD NW and CALABACILLAS ARROYO containing approximately 172 acre(s). [REF: 04DRB00204] (A-10)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JUNE 13, 2005.

CITY OF ALBUQUERQUE



PRB

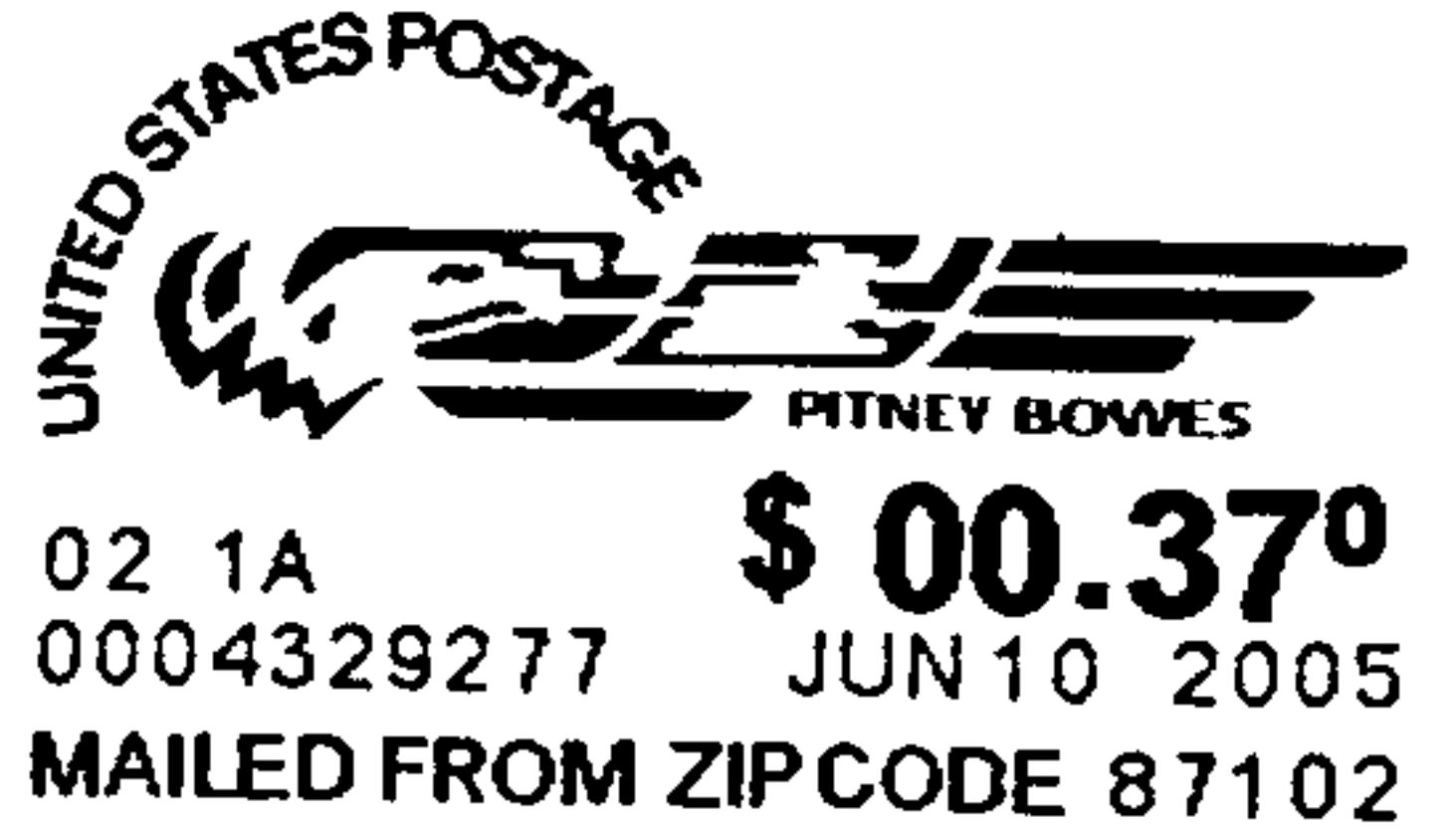
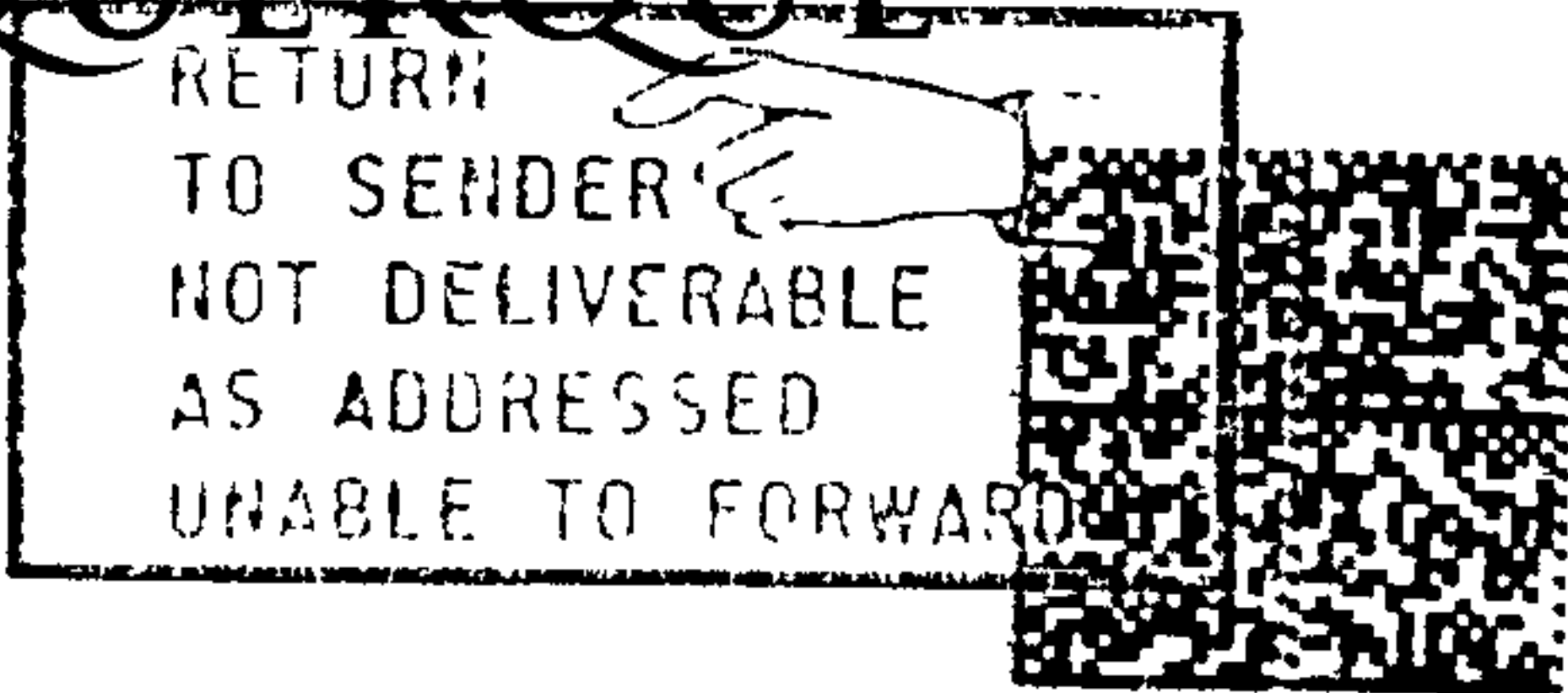
Planning Department

P.O. Box 1293

Albuquerque, NM 87103

101006141802340510

POWELL CHESTER V *wrong address*
6434 MILNE RD NW
ALBUQUERQUE NM 87120



87120+1667 33



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

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Project # 1001778
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05DRB-00951 Minor-Subd Design (DPM) Variance
05DRB-00952 Minor-Sidewalk Waiver
05DRB-00961 Minor-Temp Defer SDWK

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05DRB-00957 Minor-Subd Design (DPM) Variance
05DRB-00958 Minor-Sidewalk Waiver
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SEE PAGE 2 . . .



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

PAGE 2

Project # 1003257

05DRB-00929 Major-Preliminary Plat
Approval
05DRB-00933 Major-Vacation of Pub
Right-of-Way
05DRB-00934 Major-Vacation of Public
Easements
05DRB-00935 Minor-Sidewalk Waiver
05DRB-00936 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for VISTA ARROYO, LLC request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF PARADISE HEIGHTS LLC, Lot(s) 48 thru 55, Block(s) 4, Lot(s) 1 thru 7 and Lot(s) 10 thru 14, Block(s) 6, Lot(s) 1 thru 8, Lot(s) 22 thru 45 and an undesignated tract, Block(s) 9, Lot(s) 1 thru 16, Block(s) 12, Lot(s) 1 thru 10 and 12 thru 14, Block(s) 14, Lot(s) 7 thru 12, Block(s) 15, Lot(s) 1 thru 61 and 62, Block(s) 16, all of Block(s) 7, 8, 10, 11, 13 and 17, PARADISE HEIGHTS, UNIT 4, Lots 9 thru 14, Block 9, PARADISE HEIGHTS, UNIT 4, Block(s) 1, 2, 3 and 4 and Lot(s) 1 thru 16, Block(s) 5, PARADISE HEIGHTS, UNIT 5, (to be known as **ARROYO VISTA SUBDIVISION**) zoned R-1, SU-1 FOR C-1, located on BLACK ARROYO RD NW, between MCMAHON BLVD NW and CALABACILLAS ARROYO containing approximately 172 acre(s). [REF: 04DRB00204] (A-10)

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Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JUNE 13, 2005.

CITY OF ALBUQUERQUE



DRB

Vacant

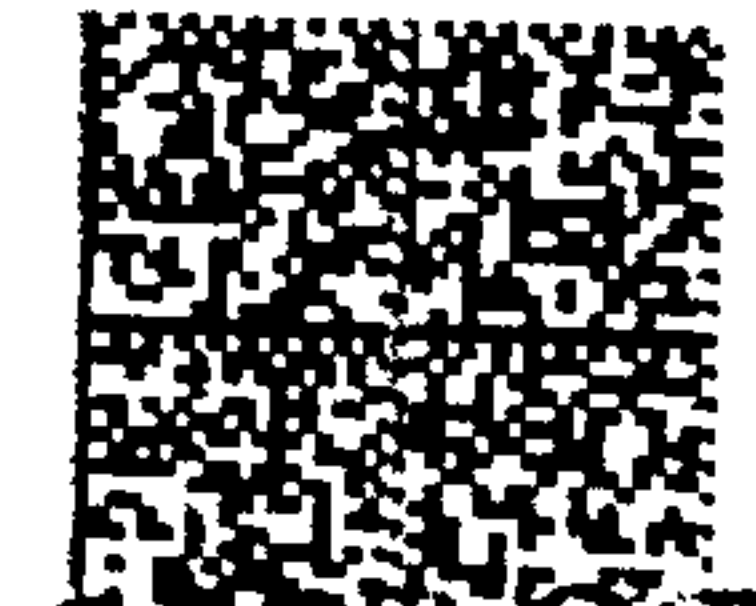
101006140/01340504

GOERING TIMOTHY J & DARLENE X
6509 CLEGHORN RD NW
ALBUQUERQUE NM 87120

Planning Department

P.O. Box 1293

Albuquerque, NM 87103



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0004329277 JUN 10 2005
MAILED FROM ZIP CODE 87102



VACANT

87120+1683 33



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, June 29, 2005, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1004238

05DRB-00914 Major-Street Name Change

CITY OF ALBUQUERQUE, TRAFFIC OPERATIONS request(s) the above action(s) a Street Name change from **COMPASS NW TO UNIVERSE NW**, zoned R-1 residential zone, located on COMPASS NW, between AVENIDA DE JAINITO NW and PASEO DEL NORTE NW. (C-10/D-10)

Project # 1002249

05DRB-00953 Major-Two Year SIA

TIERRA WEST LLC agent(s) for WALMART STORES INC request(s) the above action(s) for all or a portion of Tract(s) E-1-A, F-1-A and F-1-B, **AMERICAN SQUARE**, zoned C-2 SC, located on CARLISLE BLVD NE, between CLAREMONT AVE NE and PHOENIX AVE NE containing approximately 13 acre(s). [REF: 02EPC01475, 02EPC01476, 03DRB00770, 04AA01253] (H-16)

Project # 1001778

05DRB-00950 Major-Preliminary Plat Approval
05DRB-00951 Minor-Subd Design (DPM) Variance
05DRB-00952 Minor-Sidewalk Waiver
05DRB-00961 Minor-Temp Defer SDWK

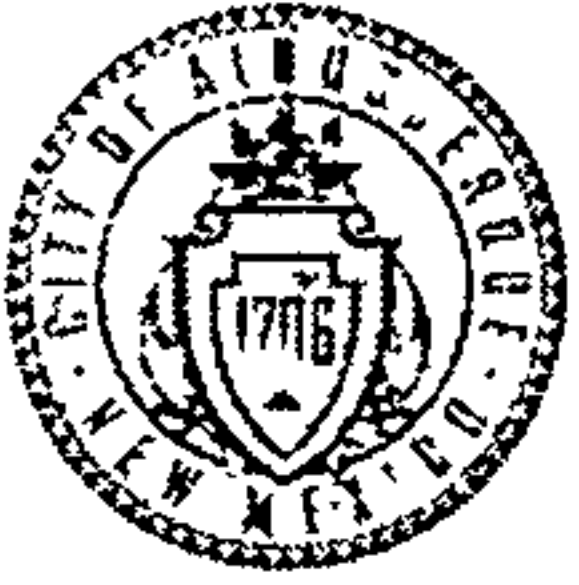
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Project # ~~1002590~~

05DRB-00956 Major-Preliminary Plat Approval
05DRB-00957 Minor-Subd Design (DPM) Variance
05DRB-00958 Minor-Sidewalk Waiver
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SEE PAGE 2 . . .



PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1003257

05DRB-00929 Major-Preliminary Plat
Approval
05DRB-00933 Major-Vacation of Pub
Right-of-Way
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Easements
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Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JUNE 13, 2005.



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05DRB-00929 Major-Preliminary Plat
Approval
05DRB-00933 Major-Vacation of Pub
Right-of-Way
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Easements
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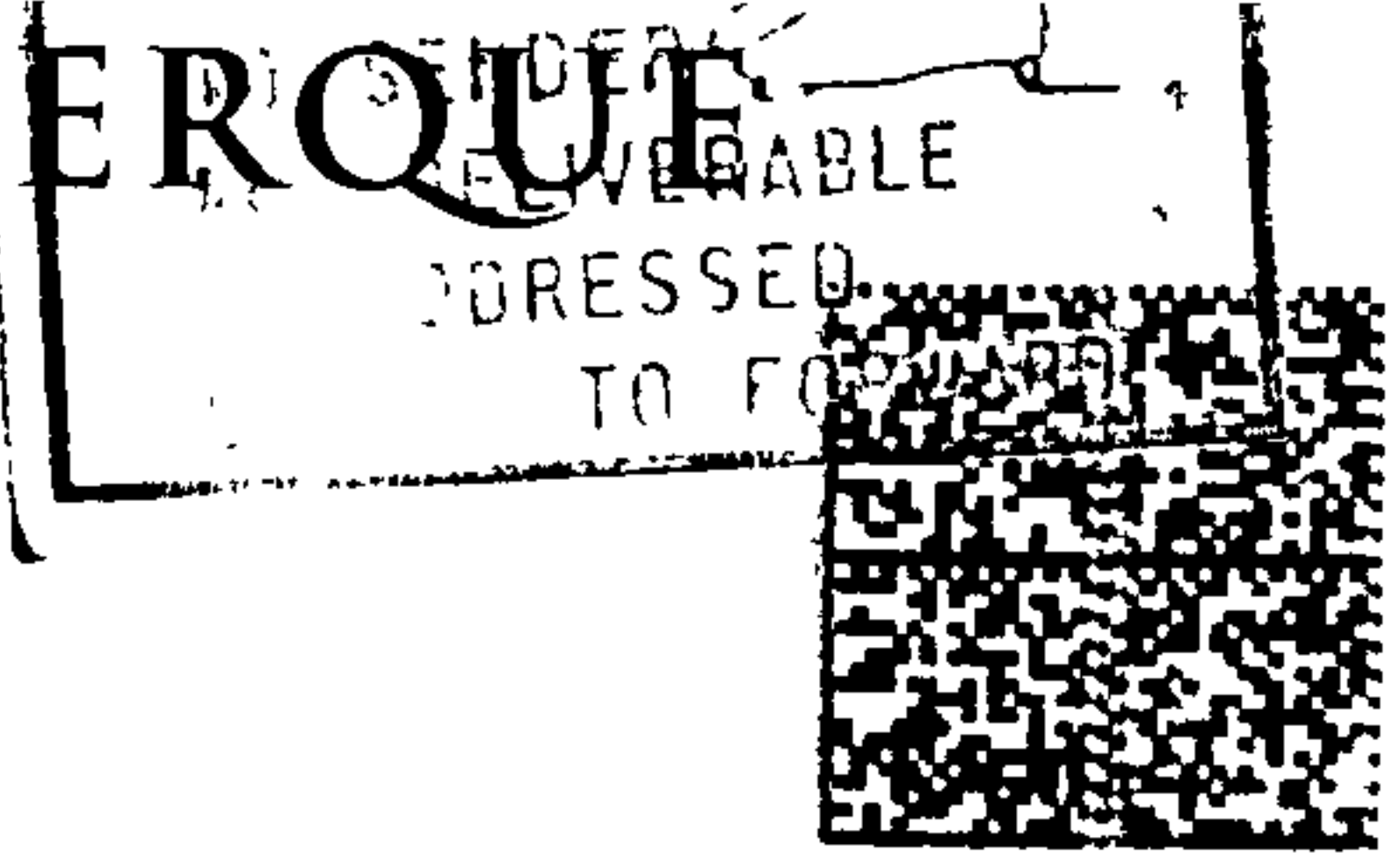
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CITY OF ALBUQUERQUE



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DRB



THREE HUNDRED YEARS

1706 * 2006

ALBUQUERQUE

Making History

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

101006042550612252

DAVIS BRANDON E & KASHIA A
4200 65TH ST NW
ALBUQUERQUE NM 87105

87120+1630 33



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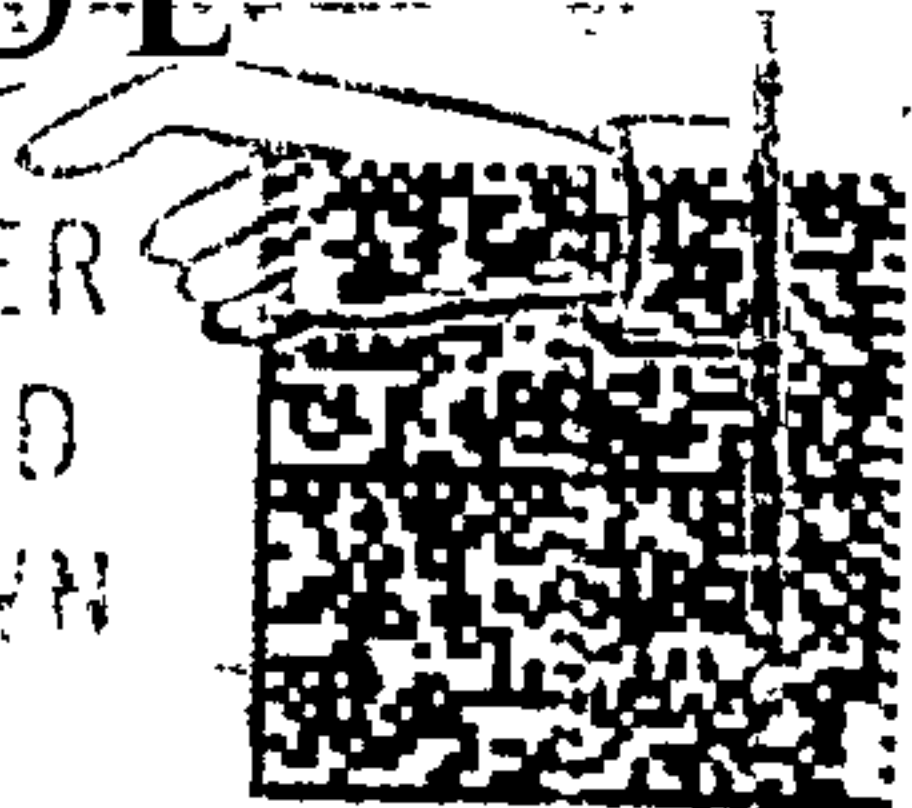
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NELSON JAMES A
PO BOX 50155
ALBUQUERQUE NM 87181



Planning Department

P.O. Box 1293

Albuquerque, NM 87103

87181+0155 02

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

04/21/2009 Issued By: PLNSDH

Permit Number: 2009 070 153 **Category Code 910**

Application Number: 09DRB-70153, Ext Of Sia For Temp Defr Sdwk Const

Address:

Location Description: 64TH ST NW BETWEEN MILNE NW AND TIERRA PRIETA NW

Project Number: 1002590

Applicant
Summertree Homes

Agent / Contact
Summertree Homes

Po Box 90925
Albuquerque NM 87199
792-5439

Po Box 90925
Albuquerque NM 87199
792-5439

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$50.00
TOTAL:		\$70.00

City Of Albuquerque
Treasury Division

4/21/2009 11:03AM LDC: ANNX
WS# 007 TRANS# 0024
RECEIPT# 00113933-00113933
PERMIT# 2009070153 TRSLJS
Trans Amt \$70.00
Conflict Manag. Fee \$20.00
DRB Actions \$50.00
VI \$70.00
CHANGE \$0.00

Thank You



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

Professional/Agent (if any): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

APPLICANT: SummerTree Homes PHONE: 505-543-3919
 ADDRESS: P.O. Box 90925 FAX: 897-3796
 CITY: Albuq., NM STATE NM ZIP 87199 E-MAIL: _____
 Proprietary interest in site: _____ List all owners: Kim Brooks

DESCRIPTION OF REQUEST: _____

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

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

Lot or Tract No. TRACT B Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Chaparral Court
 Existing Zoning: RD Proposed zoning: _____
 Zone Atlas page(s): B-10 UPC Code: 10116043948312277 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.): _____

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? _____
 No. of existing lots: _____ No. of proposed lots: _____ Total area of site (acres): _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 64th ST NW
 Between: MILNE NW and TIERRA PRETA NW

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

SIGNATURE Roberta Campbell for Kim Brooks DATE 4/21/09
 (Print) ROBERTA Campbell For Kim Brooks Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
<u>09DEB 70153</u>	<u>ESIA</u>		<u>\$ 50.00</u>
	<u>CME</u>		<u>\$ 20.00</u>
			\$
			\$
			\$
			\$
			Total
			<u>\$ 70.00</u>

Hearing date 04/29/09
Sandy Handley 04/21/09 Project # 1002590
 Planner signature/ date

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)
 - Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
 - 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)**
 - Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
 - 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)**
 - Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
 - 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.

Kim Brooks by
Roberta Campbell
 Applicant name (print)
Kim Brooks by Roberta Campbell
4/21/09
 Applicant signature / date



Form revised 4/07

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

Application case numbers
 09 DRB _____ - 70153
 _____ - _____
 _____ - _____

Sandy Handley 04/21/09
 Planner signature / date
 Project # 1002590



Date: April 20, 2009
To: City of Albuquerque
Development Review Board
From: JD Home Builder, Inc.
Re: Extension of Sidewalk Deferral Agreement for Chaparral Court
Project # ~~771081~~ 1002590

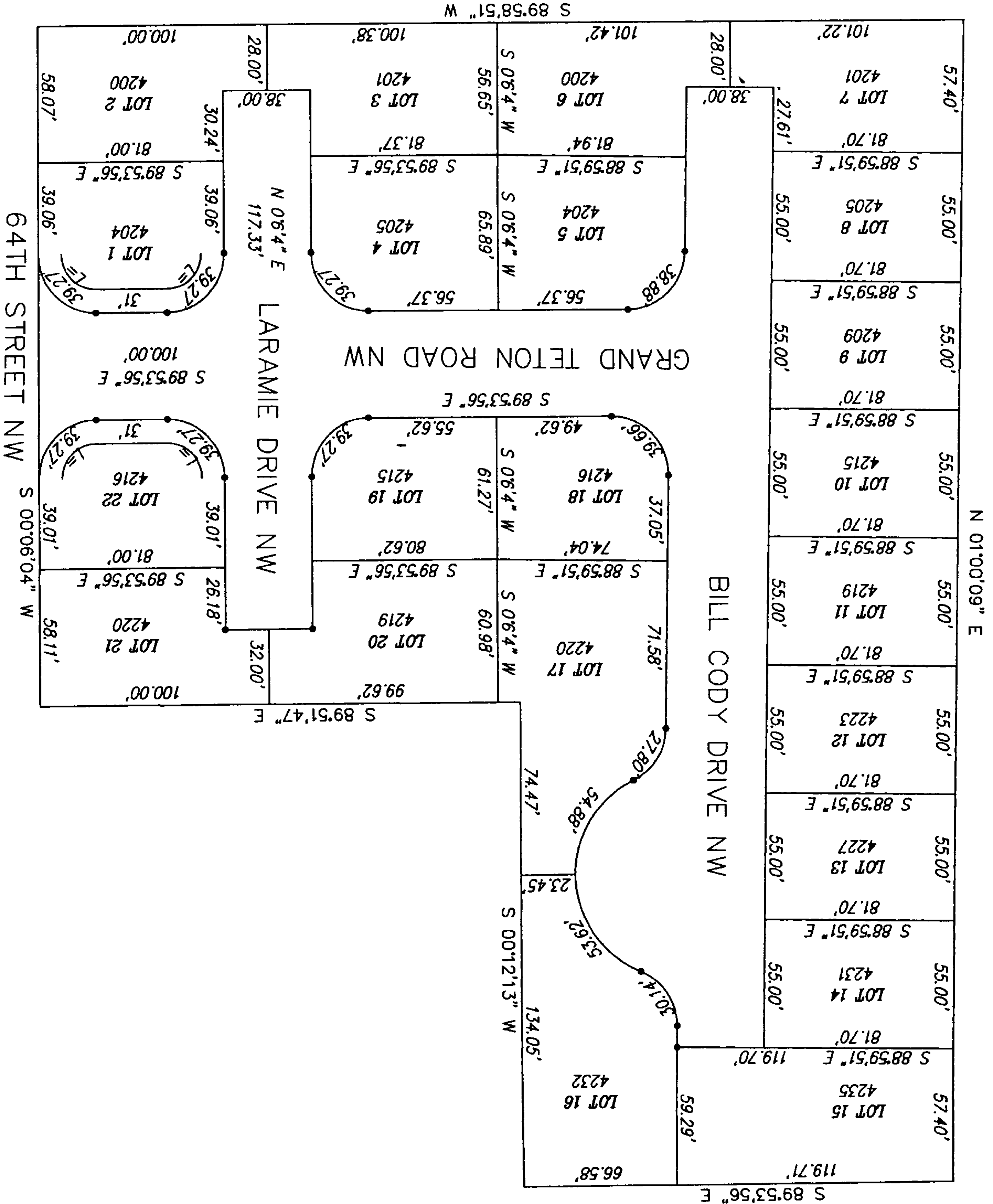
JD Home Builder Inc. requests a one year extension of the above mentioned Sidewalk Deferral Agreement for Chaparral Court due to slower than anticipated sales

Sincerely

A handwritten signature in black ink, appearing to read 'Kim Brooks', is written over a horizontal line.

Kim Brooks
President
JD Home Builder, Corp.

CHAPARRAL COURT SUBDIVISION



City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION		Supplemental form	
<input checked="" type="checkbox"/> Major Subdivision action	S	Z	ZONING & PLANNING
<input type="checkbox"/> Minor Subdivision action			<input type="checkbox"/> Annexation
<input type="checkbox"/> Vacation	V		<input type="checkbox"/> County Submittal
<input type="checkbox"/> Variance (Non-Zoning)			<input type="checkbox"/> EPC Submittal
			<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 (Zoning Code/Sub Regs)
<input type="checkbox"/> IP Master Development Plan			<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L	A	APPEAL / PROTEST of...
STORM DRAINAGE		D	<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
<input type="checkbox"/> 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:

NAME: Mei Family, LLC PHONE: 440-7262
 ADDRESS: PO Box 2758 FAX: _____
 CITY: Corrales STATE NM ZIP 87048 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____
 AGENT (if any): Mark Goodwin & Associates, PA PHONE: 828-2200
 ADDRESS: PO Box 92606 FAX: 797-9539
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: scott@goodwinengineering.com

DESCRIPTION OF REQUEST: 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. Tract B Block: _____ Unit: _____
 Subdiv. / Addn. Redivision of Lands of BRACKSON A. COURSON CHAPARRAL
 Current Zoning: RD Proposed zoning: SAME PK: COURT
 Zone Atlas page(s): G-10 No. of existing lots: 1 No. of proposed lots: 22
 Total area of site (acres): 3.527 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 10116043948312247 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 64th St. NW
 Between: South of Milne Rd NW and _____

CASE HISTORY:

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

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

SIGNATURE Scott Davis DATE 4/29/06
 (Print) SCOTT DAVIS _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06DRB - 00124</u>	<u>FD</u>	<u>5(3)</u>	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>2/8/06</u>			Total \$ <u>20.00</u>

Ki Sis 1/30/04

Project # 100 2590

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

YOUR ATTENDANCE IS REQUIRED.

SKETCH PLAT REVIEW AND COMMENT

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

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 LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
 - ___ 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 **3 copies**
- 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
- ___ **Signed** Pre-Annexation Agreement if Annexation required.
- ___ 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.
 - ___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
 - ___ 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.

SLOTT DAVIS
Applicant name (print)

[Signature] 1/29/06
Applicant signature / date



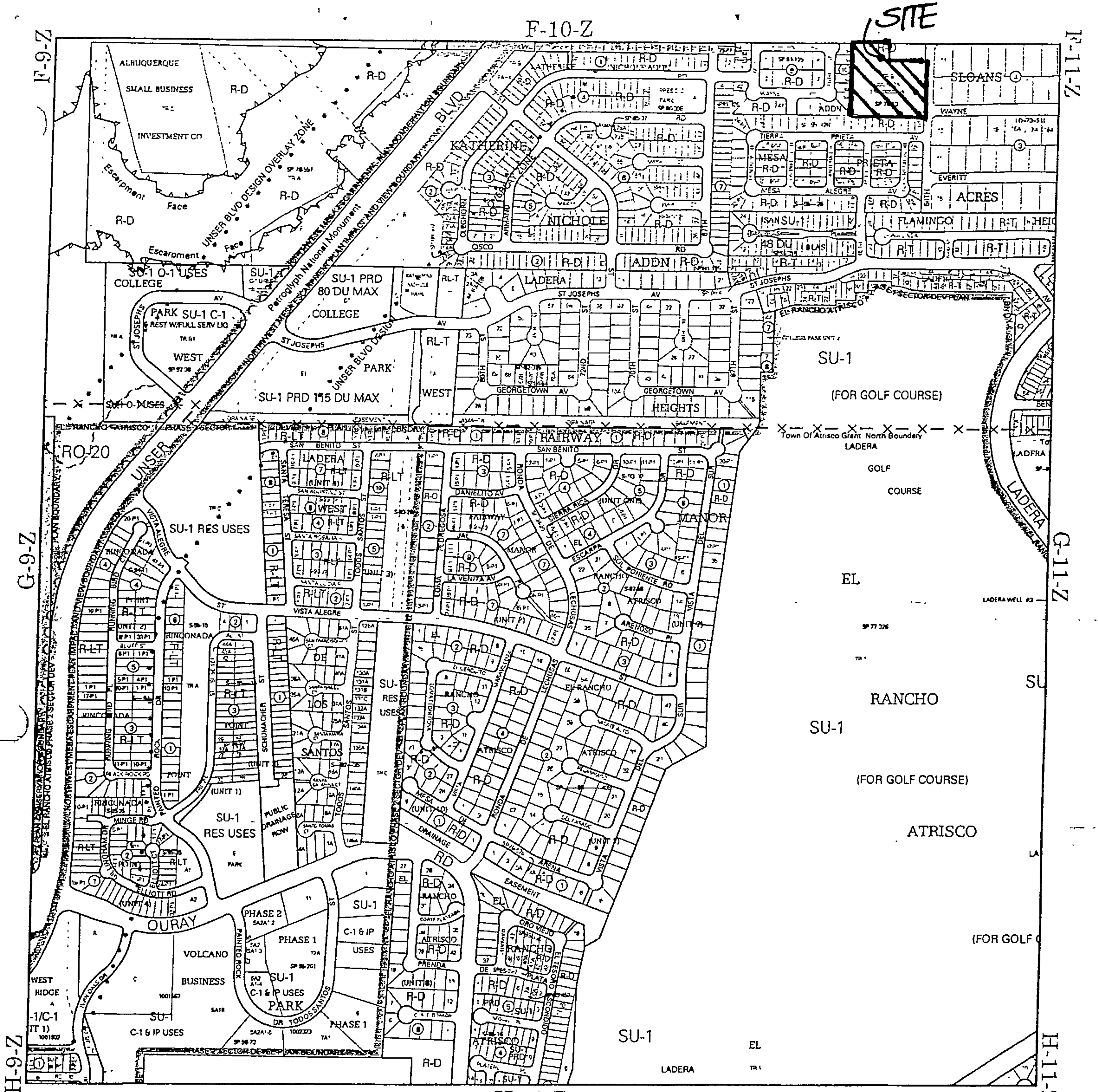
Form revised 11/04

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

Application case numbers
CDRB - - - - - 00124
 - - - - -
 - - - - -

Kim Sims 1/30/06
Planner signature / date

Project # 100 2590

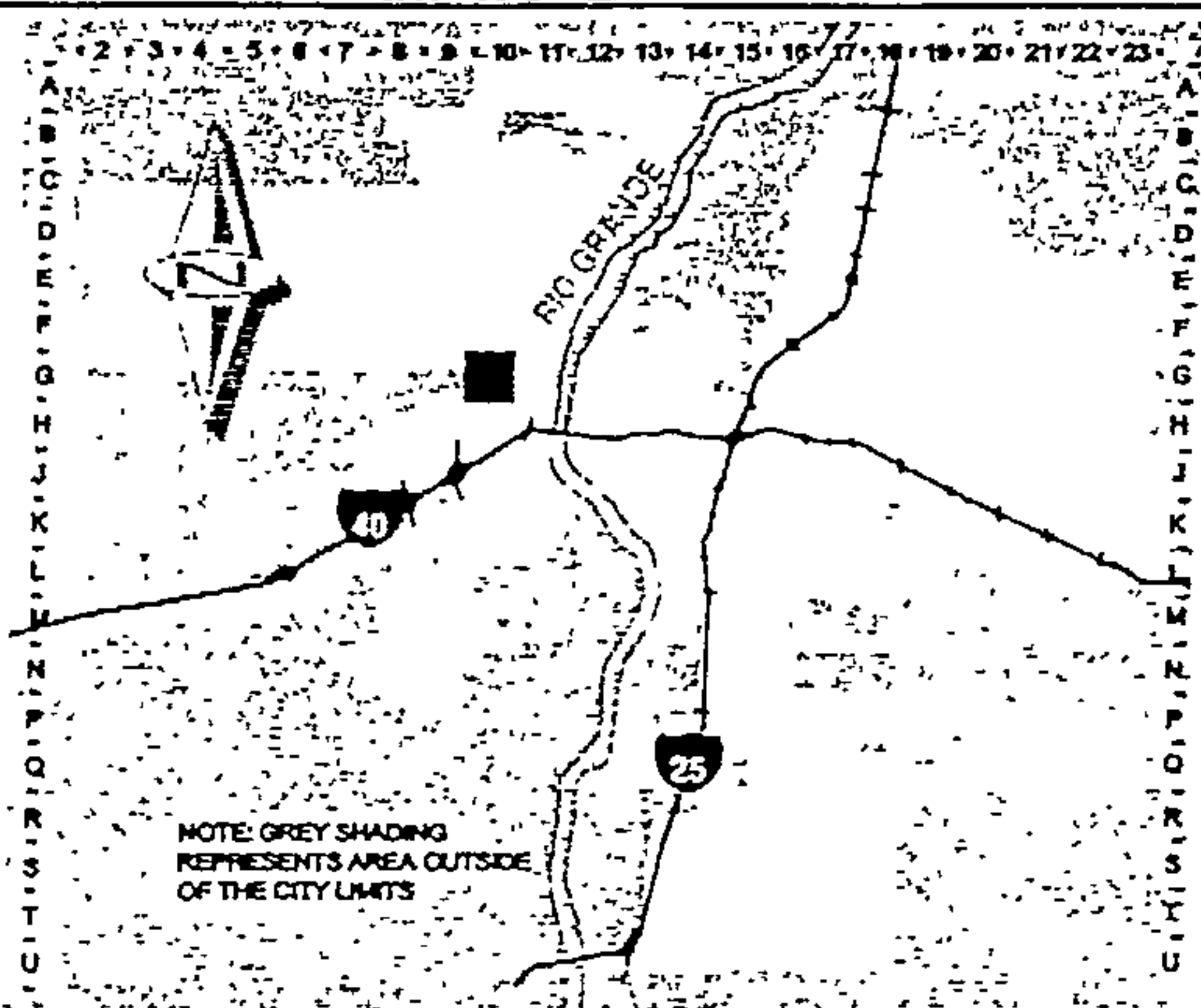
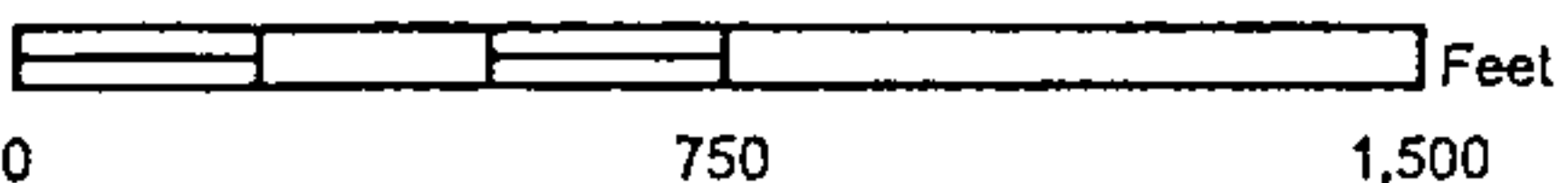


Zone Atlas Page: **G-10-Z**

Map amended through: Aug 06, 2004

Selected Symbols

- Unincorporated Areas
- Grant Boundaries
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Petroglyph
- H-1 Buffer Zone
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones



THREE HUNDRED YEARS
1706 • 2006

ALBUQUERQUE
Hacienda Historia

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

© Copyright 2004

Scott Davis

From: Richard Quintana
Sent: Thursday, January 12, 2006 9:37 AM
To: TOM GOLDEN (TGolden@cabq.gov)
Cc: Scott Davis
Subject: CHAPARRAL COURT - PROJECT NO 1003930
Attachments: 1003930.dxf; A5014-FPS1.pdf; A5014-FPBASE.pdf

FYI & APPROVAL Project No. 1003930

- 1) AUTOCAD VERSION 12 DXF FILE~SCALED & ROTATED TO GRID NM STATE PLANE NAD 83
- 2) PDF OF FINAL PLAT (2 PAGES)

Please advise if all is O.K.

Thanks
Richard D. Quintana
Mark Goodwin & Associates
(505)828-2200
richard@goodwinengineers.com
www.goodwinengineers.com

19⁰⁵

Susan 1/16/08
828-2200
12-30-08

No. of Lots:
Nearest Major Streets

FIGURE 12

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

Chaparral Court

CPN 771081

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 29th day of December, 2005, 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 Mel Famie, 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 6330 Riverside Plaza Lane NW, Suite 220, Albuquerque, NM 87120 whose telephone number is 440-7262, 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 B-2, Lands of Brackson A. Courson, recorded on December 2, 1976 in the records of the Bernalillo County Clerk at Book B12, pages 33 through -- (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Mel Famie, LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as CHAPARRAL COURT SUBDIVISION 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 20th of May 2007 ("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. 771081.

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

Mary Herrera Bern. Co. AGRE R 19.00 Bk-A109 Pg-257
2005190771
6386825
Page: 1 of 6
12/30/2005 10:07A

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

PAID RECEIPT

APPLICANT NAME MEL FARMIE LLC
AGENT MARK GOODWIN & Assoc.
ADDRESS _____
PROJECT & APP # 1002590 / 06DRB-00124
PROJECT NAME TRACT B

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

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

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

4743

DATE Jan 31, 2006

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

\$ 20.00

City Of Albuquerque DOLLARS
Treasury Division

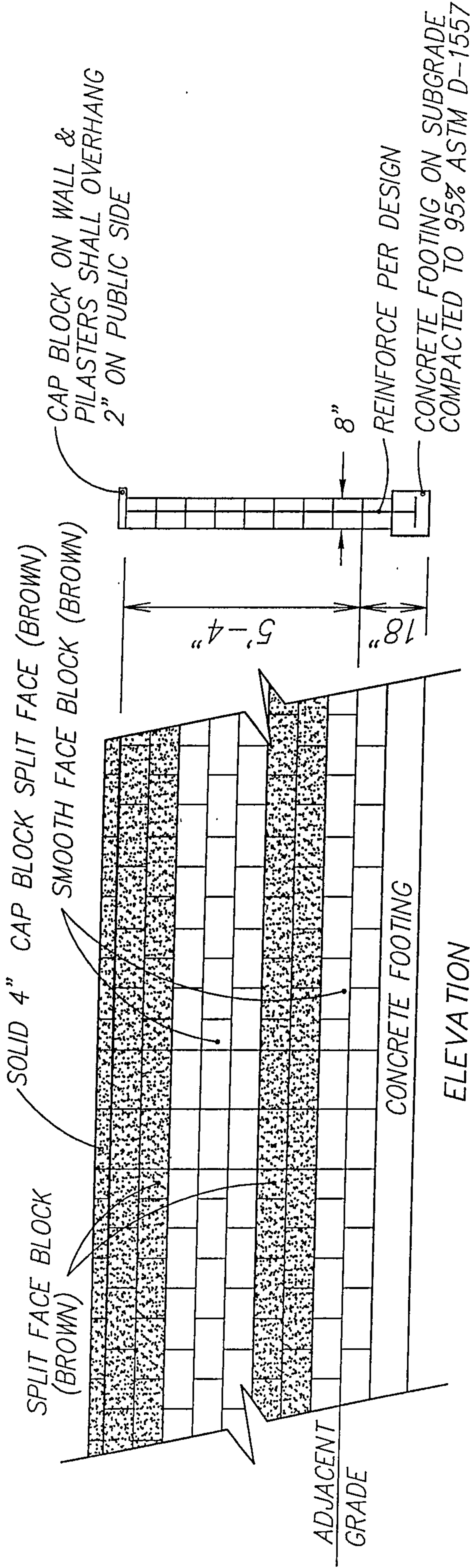
BANK OF THE WEST
5901 MENAUL BLVD. NE
ALBUQUERQUE, NM 87110

1/31/2006 10:58AM LOC: ANNX
RECEIPT# 00056952 WSH# 007 TRANS# 0003
Account 441032
Activity 3424000 TRSKAL
\$20.00

FOR Chaparral 1002590

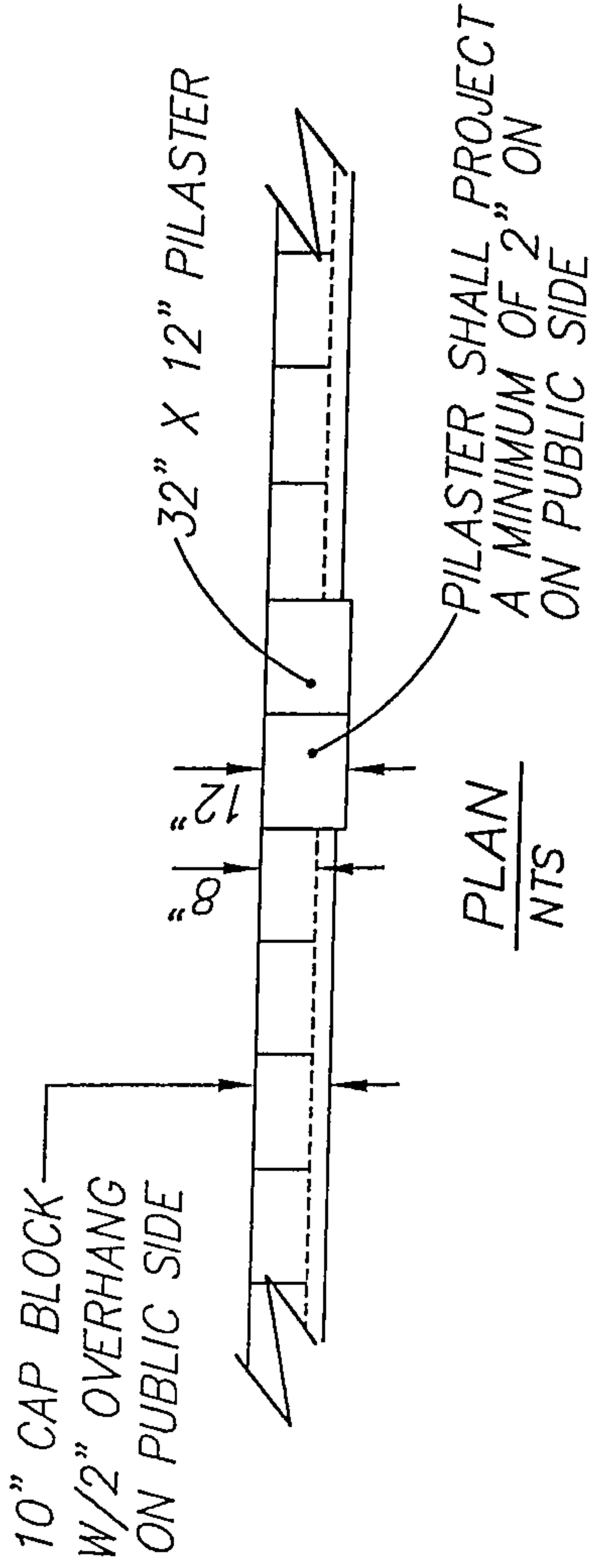
⑈004743⑈ ⑆107006813⑆ 28300706⑆

CK CHANGE \$20.00 \$20.00 \$0.00
Thank You



ELEVATION
NTS

SECTION
NTS



PLAN
NTS

NOTES:

1. CONTRACTOR TO PROVIDE ENGINEERING DESIGN FOR REINFORCED WALL & WALL FOOTING BASED ON THE SITE GEOTECHNICAL REPORT.
2. MAXIMUM RETAINED HEIGHT FOR PERIMETER WALL IS 1'-6".
3. MAXIMUM GARDEN WALL HEIGHT IS 6'-0".
4. MAXIMUM HEIGHT FOR COMBINATION RETAINING AND GARDEN WALL IS 8'-0".

Perimeter Wall Approved

[Signature]
DRB Chair

6/29/05
Date

	MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS P.O. BOX 90606 ALBUQUERQUE, NEW MEXICO 87199 (505) 828-2200, FAX (505) 797-9539
	TITLE: CHAPARRAL COURT SITE PERIMETER WALL
LOCATION: ALONG 64TH STREET FRONTAGE ALONG GRAND TETON ROAD FRONTAGE	DRB PROJECT NO. 1002590
ZONE MAP NO. F-10-Z	



**CITY OF ALBUQUERQUE
Planning Department
February 8, 2006
DRB Comments**

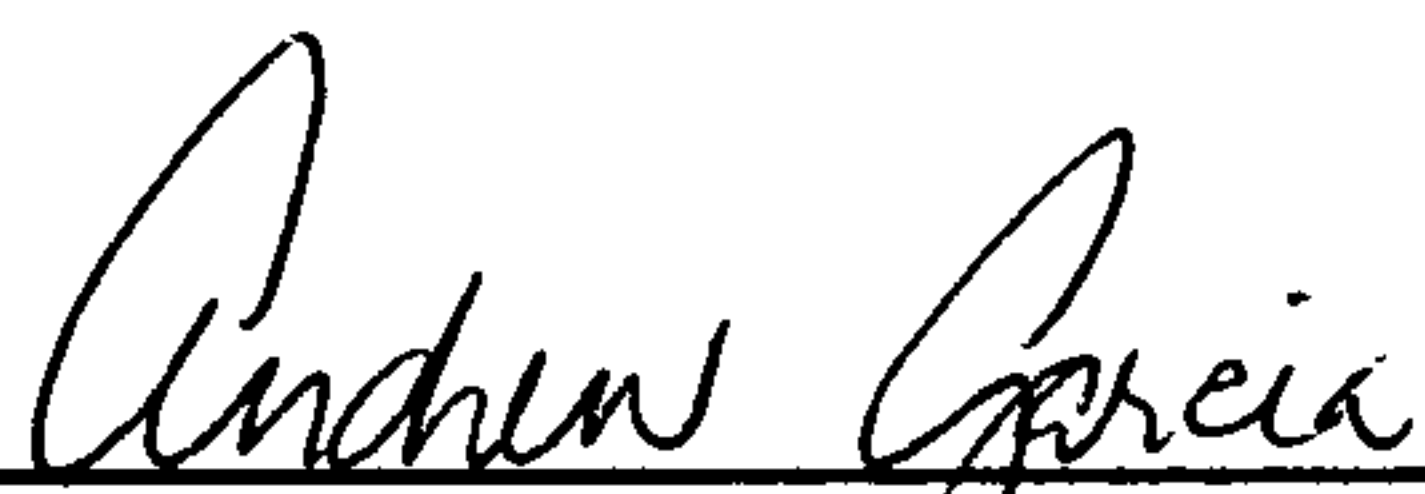
ITEM #6

PROJECT # 1002590 APPLICATION # 06-00124

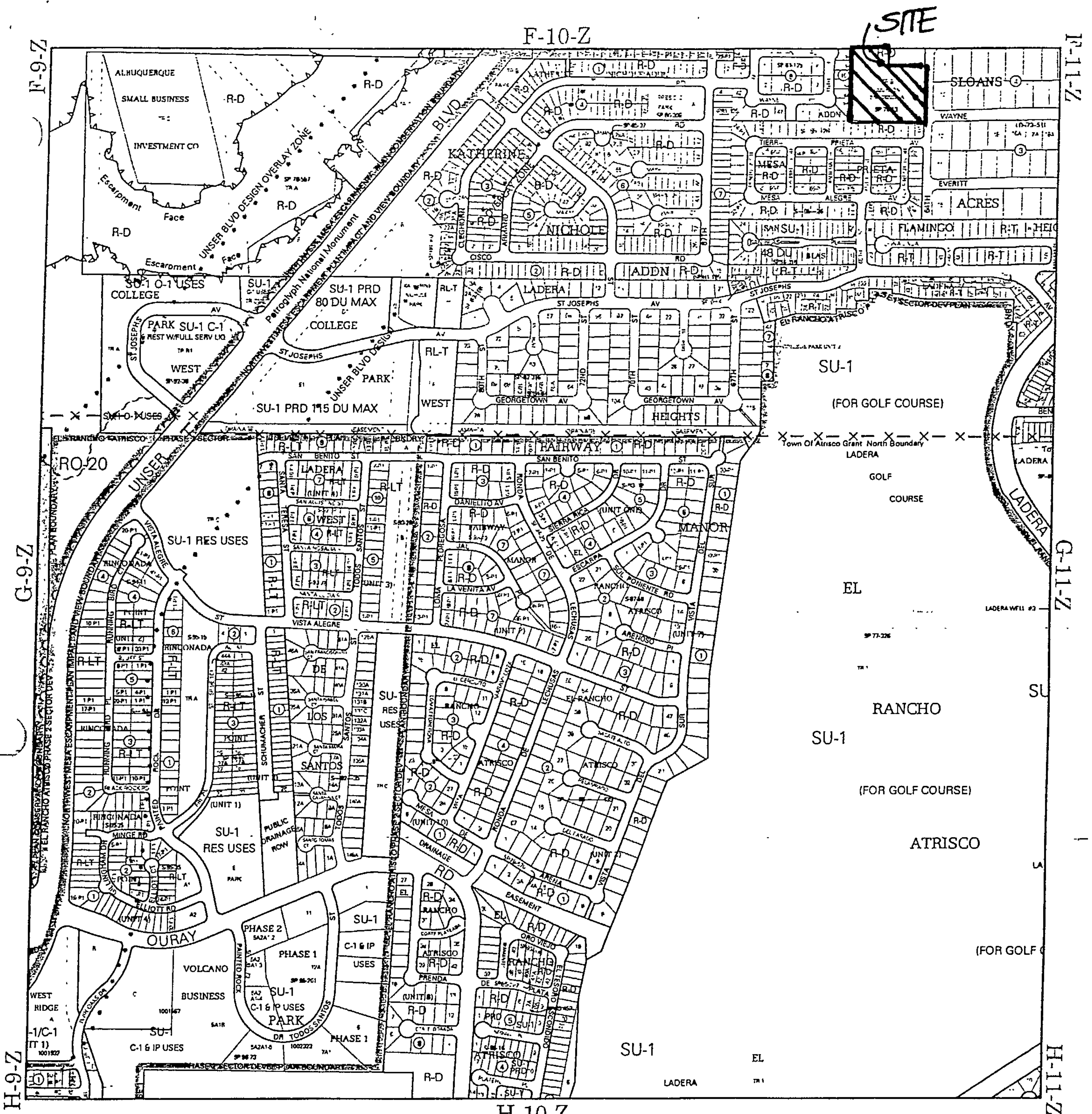
RE: Chaparral Court/final plat

Planning has no objection to this request.

Planning will take delegation to record the plat.



Andrew Garcia, Planning Alternate
924-3858 fax 924-3864 agarcia@cabq.gov

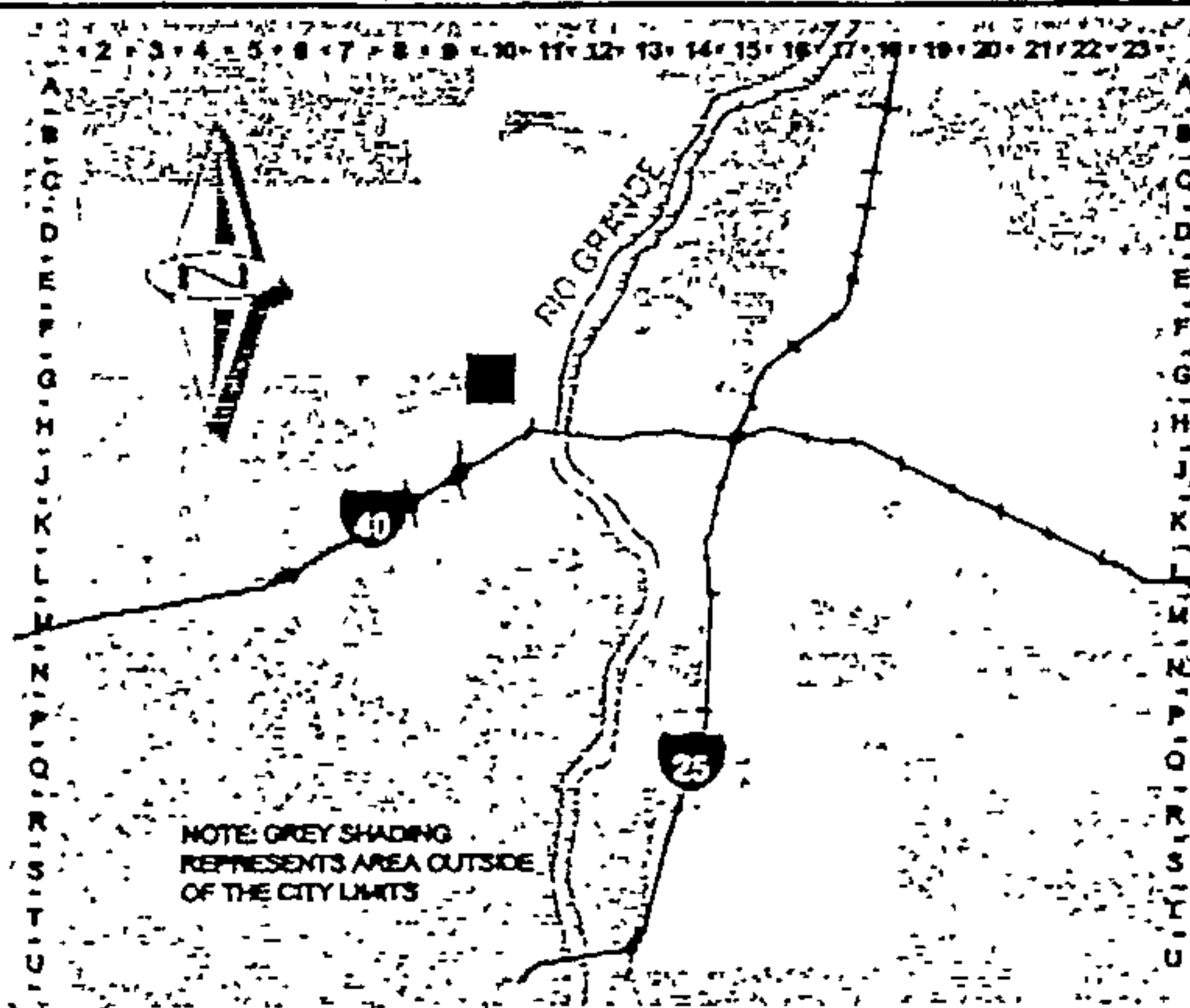
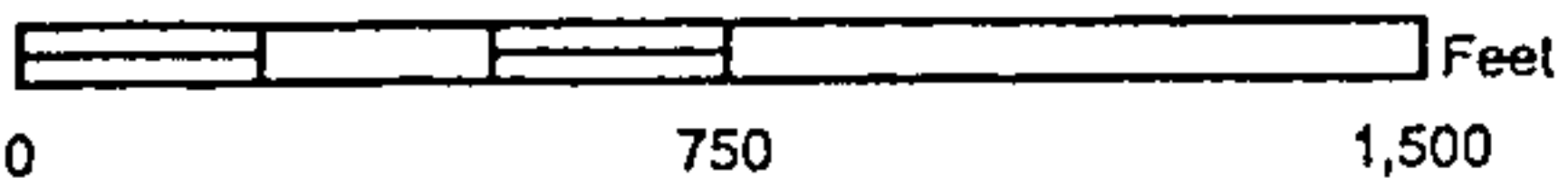


Zone Atlas Page: **G-10-Z**

Map amended through: Aug 06, 2004

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- H-1 Buffer Zone
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones



THREE HUNDRED YEARS
1706 • 2006
ALBUQUERQUE
Haciendo Historia
AGIS
Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2004

Claire

Date Submitted: 06/02/05
 Date Site Plan Approved: 7/13/05
 Date Preliminary Plat Approved: 7/13/05
 Date Preliminary Plat Expires: 7/13/06
 DRB Project No. 00000-1002590
 DRB Application No. 05DRB-00956

ORIGINAL

INFRASTRUCTURE LIST

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

CHAPARRAL COURT
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract B-2 Lands of Brackson A. Courson

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	PAVING Res Pvmt C & G Sidewalk (Both Sides)	Grand Teton Rd. NW	64th St. NW	Bill Cody Dr NW	/	/	/
		24' FF	Res Pvmt C & G Sidewalk (East Side) * A	Laramie Dr NW	End of North Stub	End of South Stub	/	/	/
		24' FF	Res Pvmt C & G Sidewalk (West Side) * A	Bill Cody Dr NW	Grand Teton Rd	Lot 7	/	/	/
		26' FF	Res Pvmt C & G Sidewalk (Both Sides) Bump Out (East Side) * A	Bill Cody Dr NW	Grand Teton Rd	Lot 15	/	/	/
		16'	Sidewalk C & G (West Side)	64th St NW	South Bndry.	North Bndry	/	/	/
		6"	WATER Water Line	Grand Teton Rd NW	64th St. NW	Bill Cody Dr NW	/	/	/
		4"	Water Line	Laramie Dr. NW	End of North Stuaab	End of South Stub	/	/	/
		6"	Water Line	Bill Cody Dr NW	Grand Teton Rd NW	Lot 45 13 A	/	/	/
		4"	Water Line	Bill Cody Dr NW	Grand Teton Rd. NW	Lot 7	/	/	/
		6"	Water Line	Public Esmt. Lot 16 ESMT	Bill Cody Dr	E. Bndry.	/	/	/
		4"	Water Line	Bill Cody Dr. NW	Lot 13	Lot 15 A	/	/	/

Project name: Chaparral Court

ORIGINAL

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
8"	SEWER SAS	64th St NW	Wayne Rd.	N. side lot 21
8"	SAS	Grand Teton Rd. NW	64th St. NW	Bill Cody Dr. NW
8"	SAS	Laramie Dr. NW	Lot 20	Lot 3
8"	SAS	Bill Cody Dr. NW	Lot 7	Lot 15

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>

- * Sidewalks to be deferred
- 1 Water Infrastructure to include valves, fittings, and firehydrants.
- 2 SAS Infrastructure to include manholes and service connections.
- 3 Storm Drain Infrastructure to appurtenances
- 4 Street lights per DPM.
- 5 Grading and Drainage certification required per DPM (prior to Release of financial guaranty) to include walls as defined on the approved Grading Plan.
- 6 An approved LOMR must be in place prior to SIA release

AGENT / OWNER

Scott Davis
NAME (print)

MARK GOODWIN & ASSOCIATES
FIRM

Scott Davis 6/30/05
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Stanton 7/13/05
DRB CHAIR - date

Christina Dandora 7/13/05
PARKS & GENERAL SERVICES - date

Jeffrey 7-13-05
TRANSPORTATION DEVELOPMENT - date

Robert Green 7/13/05
UTILITY DEVELOPMENT - date

Bradley T. Bigham 7/13/05
CITY ENGINEER - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
<i>1</i>	11/10/05	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
<i>2</i>	12/6/05	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
<i>3</i>	12/6/05	<i>[Signature]</i>	<i>William J. Bacher</i>	<i>[Signature]</i>

Claire

Date Submitted 06/02/05
 Date Site Plan Approved 7/13/05
 Date Preliminary Plat Approved 7/13/05
 Date Preliminary Plat Expires 7/13/06
 DRB Project No. 00000-1002590
 DRB Application No. 05DRB-00956

ORIGINAL

INFRASTRUCTURE LIST

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

CHAPARRAL COURT
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract B-2 Lands of Brackson A. Courson

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crst Engineer
		28' FF	PAVING Res Pvmt C & G Sidewalk (Both Sides)	Grand Teton Rd NW	64th St. NW	Bill Cody Dr NW	/	/	/
		24' FF	Res Pvmt C & G Sidewalk (East Side)	Laramie Dr. NW	End of North Stub	End of South Stub	/	/	/
		24' FF	Res Pvmt C & G Sidewalk (West Side)	Bill Cody Dr. NW	Grand Teton Rd	Lot 7	/	/	/
		26' FF	Res Pvmt C & G Sidewalk (Both Sides) Bump Out (East Side)	Bill Cody Dr NW	Grand Teton Rd	Lot 15	/	/	/
		46'	Sidewalk C & G (West Side)	64th St NW	South Bndry.	North Bndry	/	/	/
		8" & 6"	WATER Water Line	Grand Teton Rd. NW	64th St NW	Bill Cody Dr. NW	/	/	/
		4"	Water Line	Laramie Dr NW	End of North Stuab	End of South Stub	/	/	/
		6"	Water Line	Bill Cody Dr NW	Grand Teton Rd NW	Lot 15	/	/	/
		4"	Water Line	Bill Cody Dr NW	Grand Teton Rd NW	Lot 7	/	/	/
		6"	Water Line	Public Esmt. Lot 16 ESMT	Bill Cody Drive	East bndry	/	/	/
		4"	Water Line	Bill Cody Dr. NW	Lot 13	Lot 15	/	/	/

Project name: Chaparral Court

ORIGINAL

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
8"	SEWER SAS	64th St NW Grand Teton Rd NW	Wayne Rd.	N side lot 21 Bill Cody Dr NW
8"	SAS	Laramie Dr NW	Lot 20	Lot 3
8"	SAS	Bill Cody Dr. NW	Lot 7	Lot 15

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>

- * Sidewalks to be deferred.
- 1 Water Infrastructure to include valves, fittings, and firehydrants
- 2 SAS Infrastructure to include manholes and service connections.
- 3 Storm Drain Infrastructure to appurtenances
- 4 Street lights per DPM
- 5 Grading and Drainage certification required per DPM (prior to Release of financial guaranty) to include walls as defined on the approved Grading Plan
- 6 An approved LOMR must be in place prior to SIA release

AGENT / OWNER

Scott Davis
NAME (print)

MARK GOODWIN & ASSOCIATES
FIRM

Scott Davis 6/30/05
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

St Peterson 7/13/05 DRB CHAIR - date
Christina Santoral 7/13/05 PARKS & GENERAL SERVICES - date

Jeffrey 7-13-05 TRANSPORTATION DEVELOPMENT - date
Roger Green 7/13/05 UTILITY DEVELOPMENT - date

Bradley L. Bigham 7/13/05 CITY ENGINEER - date

AMAFCA - date
- date
- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
⚠	11/10/05	<i>[Signature]</i>	<i>Roger Green</i>	<i>Scott Davis</i>

INFRASTRUCTURE LIST

ORIGINAL

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

CHAPARRAL COURT

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract B-2 Lands of Brackson A. Courson

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
PAVING									
		28' FF	Res Pvmt C & G Sidewalk (Both Sides)	Grand Teton Rd. NW	64th St NW	Bill Cody Dr. NW	/	/	/
		24' FF	Res Pvmt C & G Sidewalk (East Side)	Laramie Dr. NW	End of North Stub	End of South Stub	/	/	/
		24' FF	Res Pvmt C & G Sidewalk (West Side) Bump Out (East Side)	Bill Cody Dr NW	Lot 7	Lot 16	/	/	/
		4'	Sidewalk	64th St. NW	South Bndry	North Bndry	/	/	/
WATER									
		8"	Water Line	Grand Teton Rd. NW	64th St. NW	Bill Cody Dr NW	/	/	/
		4"	Water Line	Laramie Dr. NW	End of North Stuab	End of South Stub	/	/	/
		6"	Water Line	Bill Cody Dr NW	Grand Teton Rd. NW	Lot 15	/	/	/
		4"	Water Line	Bill Cody Dr. NW	Grand Teton Rd. NW	Lot 7	/	/	/

Project name: Chaparral Court

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	Grand Teton Rd NW	64th St. NW	Bill Cody Dr. NW
8"	SAS	Laramie Dr NW	Lot 20	Lot 3
8"	SAS	Bill Cody Dr. NW	Lot 7	Lot 15

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>

- * Sidewalks to be deferred
- 1 Water Infrastructure to include valves, fittings, and firehydrants.
- 2 SAS Infrastructure to include manholes and service connections.
- 3 Storm Drain Infrastructure to appurtenances
- 4 Street lights per DPM.
- 5 Grading and Drainage certification required per DPM (prior to Release of financial guaranty) to include walls as defined on the approved Grading Plan

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
----------------------	--

Scott Davis
NAME (print)

MARK GOODWIN & ASSOCIATES
FIRM

Scott Davis 6/3/05
SIGNATURE - date

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

_____	_____
DRB CHAIR - date	PARKS & GENERAL SERVICES - date
_____	_____
TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
_____	_____ - date
UTILITY DEVELOPMENT - date	
_____	_____ - date
CITY ENGINEER - date	

DESIGN REVIEW COMMITTEE REVISIONS
--

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION Supplemental form **S**

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

SITE DEVELOPMENT PLAN Supplemental form **P**

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

ZONING & PLANNING Supplemental form **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... Supplemental form **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: Mel Famie, LLC PHONE: 440-7262
 ADDRESS: P.O. Box 2758 FAX:
 CITY: Corrales STATE NM ZIP 87048 E-MAIL:
 Proprietary interest in site: Owner List all owners:
 AGENT (if any): Mark Goodwin & Associates, PA PHONE: 828-2200
 ADDRESS: PO Box 90606 FAX: 797-9539
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: scott@goodwinengineers.com

DESCRIPTION OF REQUEST: Preliminary Plat, Design Variance, Sidewalk Waiver, Sidewalk Defferal – Chaparral Court

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. Tract B-2 Block: Unit:
 Subdiv. / Adn. Lands of Brackson A. Courson
 Current Zoning: RD Proposed zoning: Same
 Zone Atlas page(s): F-10 No. of existing lots: 1 No. of proposed lots: 22
 Total area of site (acres): 3.5736 Density if applicable: dwellings per gross acre: 6.16 dwellings per net acre: 8.29
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
 UPC No. 1011604333948312247 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: On 64th Street NW

Between: South of Milne Road NW and

CASE HISTORY: 03 DRB 00607, 04 DRB 01769, 05 DRB 00206, 05 DRB 00540
 List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 1002590

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

SIGNATURE Scott Davis DATE 4/3/05
 (Print) Scott Davis Applicant Agent

FOR OFFICIAL USE ONLY

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

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05 DRB - 00956</u>	<u>PP</u>	<u>32</u>	<u>\$ 1,180.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>AVF</u>	_____	<u>\$ 75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>GMP</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	<u>SW</u>	<u>V</u>	<u>\$ 0</u>
<input checked="" type="checkbox"/> Case history #s are listed	_____	<u>SDV</u>	<u>V</u>	<u>\$ 0</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	<u>05 DRB 00960</u>	<u>TDS</u>	_____	<u>\$ 0</u>
<input type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>06/29/05</u>			<u>Total = 0</u>
<input type="checkbox"/> F.H.D.P. fee rebate				<u>\$ 1,275.00</u>

Sandra Handley 06/03/05
 Planner signature / date

Project # 1002590

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

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

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)

MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)

MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)

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

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

MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

(Temporary sidewalk deferral uses FORM-V)

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

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

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

Scott Davis
 Applicant name (print)
Scott Davis
 Applicant signature / date
4/3/05



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

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

Application case numbers
05 DBR - -00956

Sandy Sandley 06/03/05
 Planner signature / date

Project # 1002590

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.

Scott Davis 4/3/05
Applicant name (print) / date

[Signature] 4/3/05
Applicant signature / date



Form revised April 2003

<input checked="" type="checkbox"/> Checklists complete	Application case numbers	
<input checked="" type="checkbox"/> Fees collected	05DRB -	- 00957
<input checked="" type="checkbox"/> Case #s assigned	05DRB -	- 00958
<input checked="" type="checkbox"/> Related #s listed		

Sandy Handley 06/03/05
Planner signature / date

Project # 1002590



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

3 June 2005

Sheran Matson – DRB Chair
Plaza del Sol
620 2nd NW
Albuquerque, NM 87103

Re: Preliminary Plat Submittal for Chapparral Court Subdivision

Dear Ms. Matson:

On behalf of our client, we are submitting the referenced project for Preliminary Plat approval at this time.

The Chapparral Court site is comprised of approximately 3.6 acres located along the west side of 64th Street NW, south of Milne Road NW. This is an infill site, RD zoning, with existing housing already constructed along the north, west, and south sides of the site, while 64th Street fronts the east side of the site. The proposed site will consist of 22 individual single family lots. The interior streets will be Public streets, and utility service will be provided via main lines already in place within 64th St.

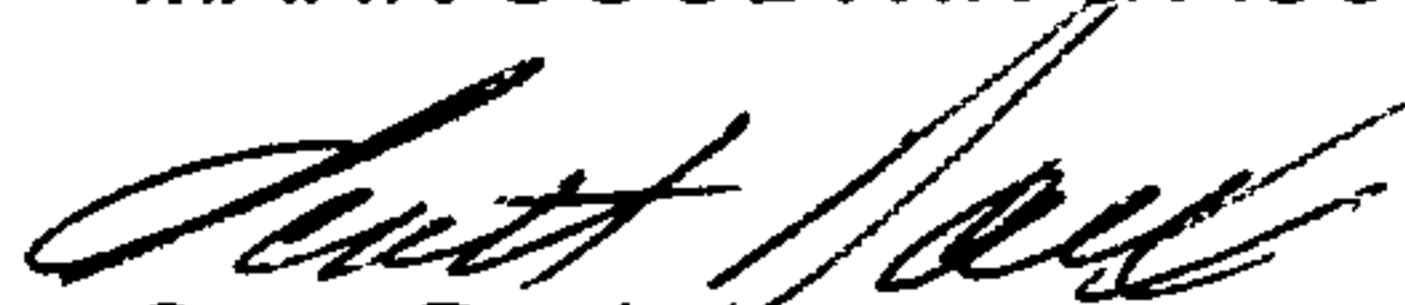
Along with the Preliminary Plat, we also are requesting that we be granted a design variance for the proposed right-of-way widths (38'), and street sections (24') with sidewalks on one side only. An additional request is being made for a sidewalk deferral on interior sidewalks along the front of the new lots. The deferred sidewalks will be constructed once home construction is completed on each lot.

A drainage report is currently being prepared, and will be submitted within the next week. City AGIS mapping shows that this site is currently impacted by a FEMA designated floodplain. With the development of this site, a submittal will be made to FEMA to have the floodplain designation removed.

Thank you for your assistance.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

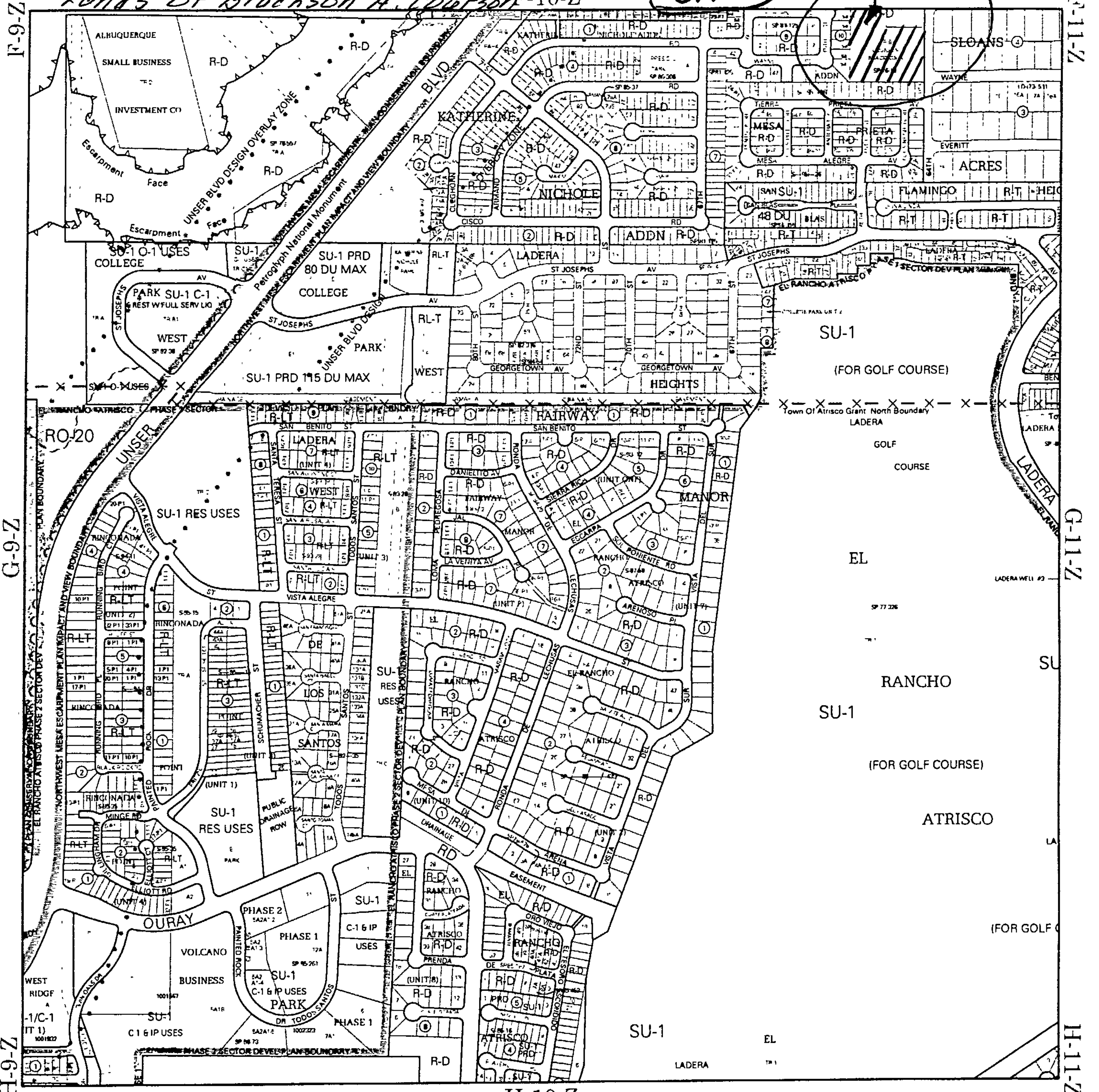

Scott Davis
Project Engineer

LEGAL

Tract B-2

Lands of Brockson A. Courson F-10-Z

517

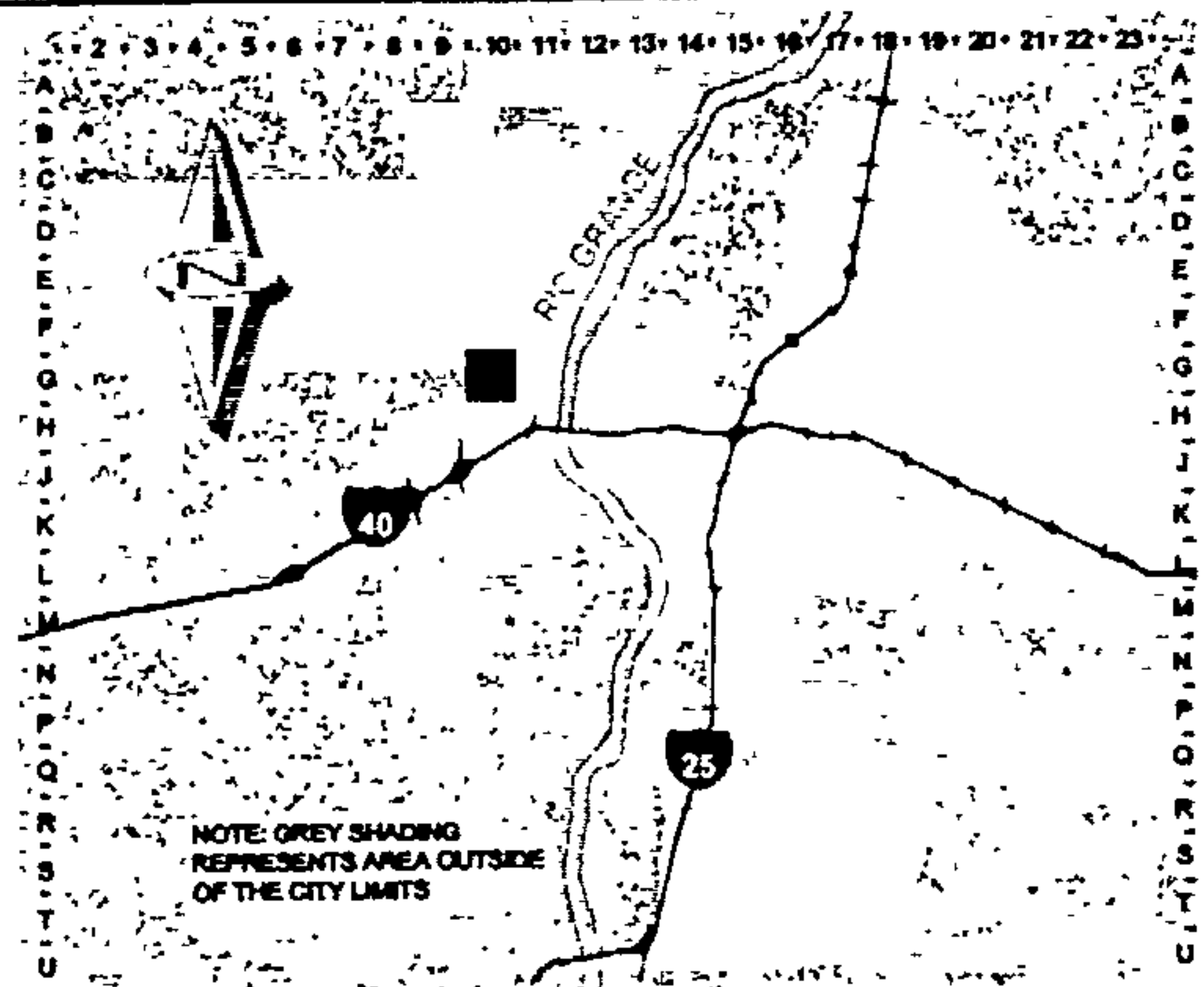
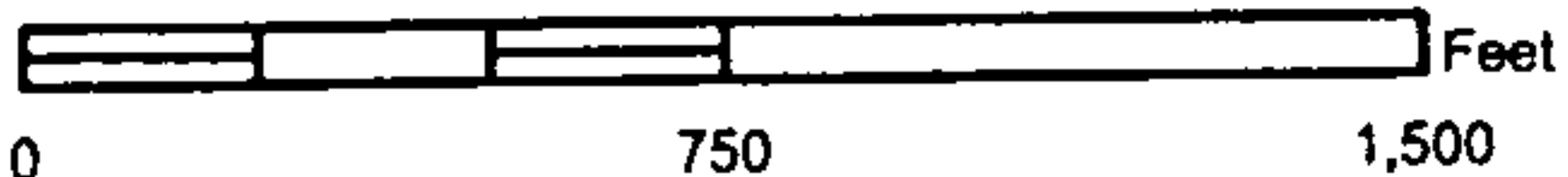


Zone Atlas Page: **G-10-Z**

Map amended through: **Aug 06, 2004**

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- H-1 Buffer Zone
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones



THREE HUNDRED YEARS
1706 • 2006
ALBUQUERQUE

Haciendo Historia

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

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CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

APPLICANT: McJ Femie, LLC DATE OF REQUEST: 1/1 ZONE ATLAS PAGE(S): F-10

CURRENT:

ZONING RD

PARCEL SIZE (AC/SQ. FT.) _____

LEGAL DESCRIPTION:

LOT OR TRACT # B-2 BLOCK # _____

SUBDIVISION NAME LANDS OF BERNALILLO COVISON

REQUESTED CITY ACTION(S):

ANNEXATION []	SECTOR PLAN []	SITE DEVELOPMENT PLAN:
COMP. PLAN []	ZONE CHANGE []	A) SUBDIVISION <input checked="" type="checkbox"/> BUILDING PERMIT []
AMENDMENT []	CONDITIONAL USE []	B) BUILD'G PURPOSES [] ACCESS PERMIT []
		C) AMENDMENT [] OTHER []

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT []
NEW CONSTRUCTION
EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION: ¹

OF UNITS: 22
BUILDING SIZE: 1800 (sq. ft.)

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

APPLICANT OR REPRESENTATIVE [Signature] DATE 6/3/05
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

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

THRESHOLDS MET? YES [] NO MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: []
Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

[Signature] 6-3-05
TRAFFIC ENGINEER DATE

Environmental Health Department

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 1/1 / 1/1 / 1/1
-FINALIZED 1/1 / 1/1 / 1/1 TRAFFIC ENGINEER DATE

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 Chaparral Court

AGIS MAP # C-10

LEGAL DESCRIPTION Tract B-2

Lots of Brackson Courson

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 _____ [date].

[Signature]
Applicant / Agent

6/3/05
Date

[Signature]
Hydrology Division Representative

6/3/05
Date

WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was ^{RELIEVED} requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on 1-12-05 [date].

[Signature]
Applicant / Agent

6/3/05
Date

[Signature]
Utilities Division Representative

6-3-05
Date

DRB# 100 2590

Development Review Board
Sheran Matson, AICP, DRB Chair
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

November 15, 2004

Re: Sketch Plat for Tract B-2 Courson-Brackson A. Addition

Dear: Ms. Matson,

Submitted for DRB Sketch Plat review are the following documents

- 6 Copies of Sketch Plat
- 6 Copies of Zone Atlas Vicinity Map
- Development / Plan Review Application
- Copy of Pre-Application Discussion

If you have any questions or need additional information, please call me at 899-6182.

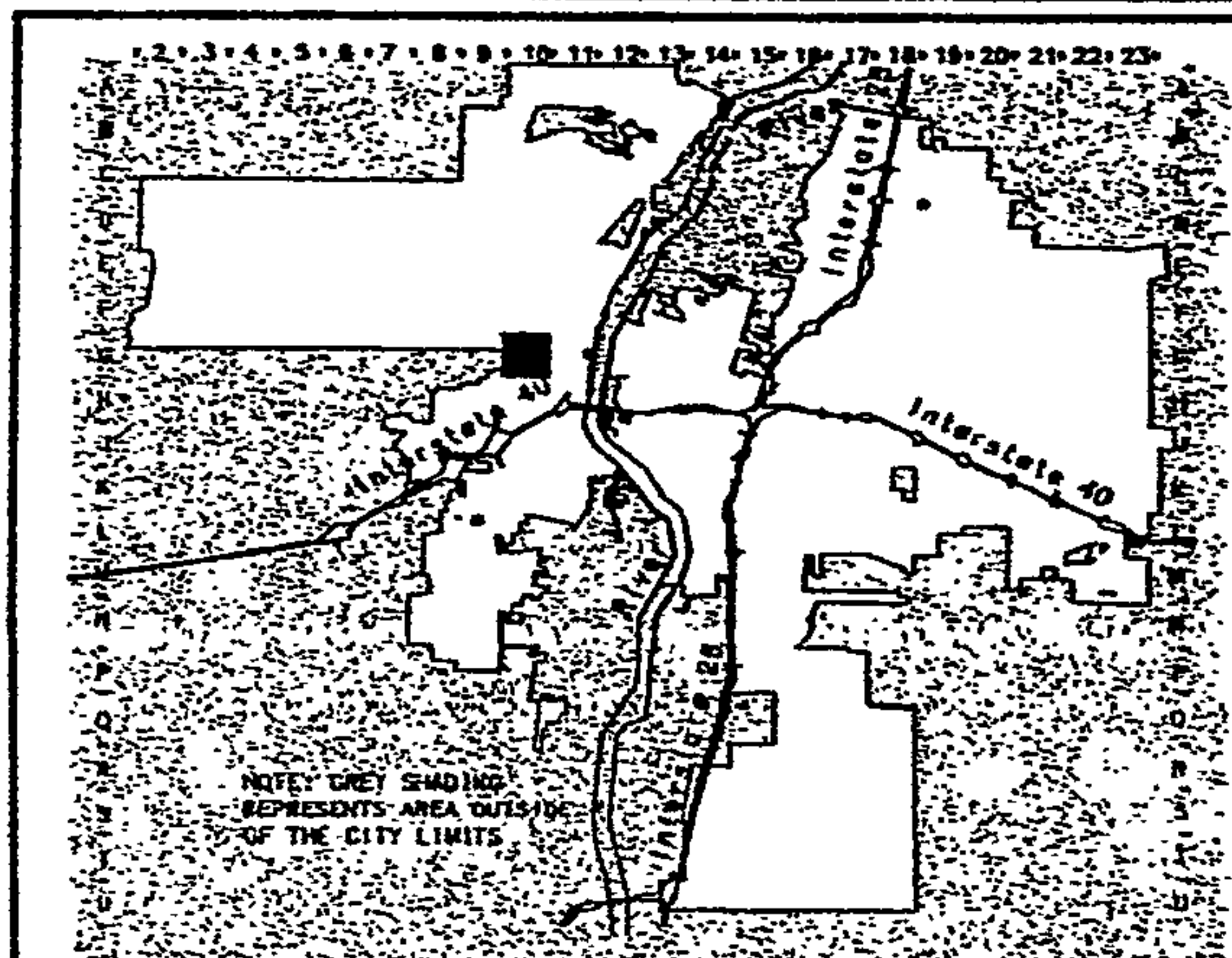
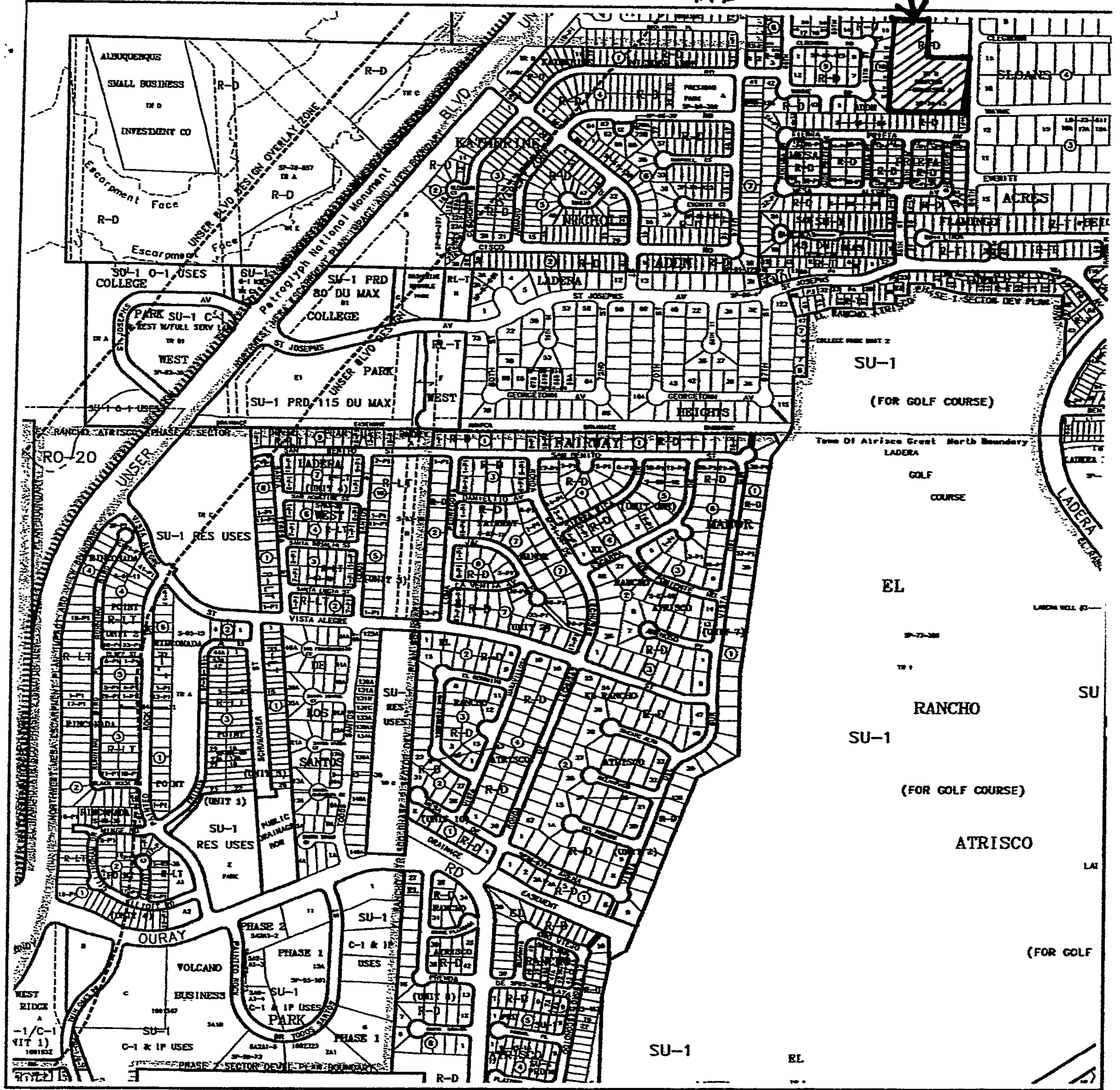
Sincerely,



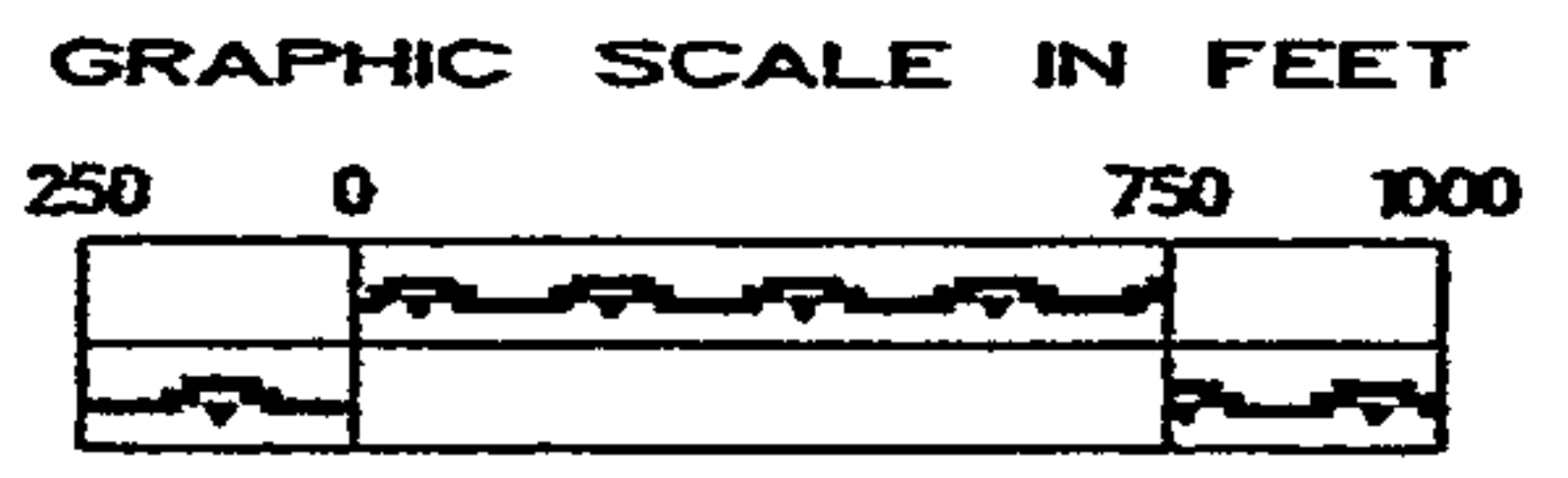
GND, LLC
David Harrison PE, Project Engineer

DSH:dsh
GND Project No. 4020

SITE



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



Zone Atlas Page

G-10-Z

Map Amended through July 10, 2003

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 LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
- 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 3 copies
- 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.
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
- 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.

DAVID S. HARRISON
Applicant name (print)
D.S. Harrison 10/15/04
Applicant signature / date



Form revised 3/03, 8/03, 11/03 & 8/04

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

Application case numbers
04DRB - 01769

[Signature]
Planner signature / date

Project # 1002590



SUBDIVISION		Supplemental form	
<input type="checkbox"/> Major Subdivision action	S	Z	ZONING & PLANNING
<input checked="" type="checkbox"/> Minor Subdivision action			<input type="checkbox"/> Annexation
<input type="checkbox"/> Vacation			<input type="checkbox"/> County Submittal
<input type="checkbox"/> Variance (Non-Zoning)	V		<input type="checkbox"/> EPC Submittal
			<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 (Zoning Code/Sub Regs)
<input type="checkbox"/> IP Master Development Plan			<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L	A	APPEAL / PROTEST of...
STORM DRAINAGE	D		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
<input type="checkbox"/> 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:

NAME: MICHAEL WACHOCKI PHONE: 792-1633
 ADDRESS: 4808 SUNDANCE TRL FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87120 E-MAIL: _____
 Proprietary interest in site: _____ List all owners: _____
 AGENT (if any): GND, LLC PHONE: 899-6182
 ADDRESS: 5641 PARADISE BLVD NW FAX: 899-6184
 CITY: ALBUQUERQUE STATE NM ZIP 87114 E-MAIL: DSHARRISON@SWCP.COM

DESCRIPTION OF REQUEST: 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. TRACT B-2 Block: _____ Unit: _____
 Subdiv. / Addn. REDIVISION PLAT OF TRACT B OF A REDIVISION OF LANDS OF BRADFORD A. COURSON WITHIN THE TOWN OF ALBUQUERQUE GRANT, BERNALILLO COUNTY, NM
 Current Zoning: R-D Proposed zoning: R-1
 Zone Atlas page(s): G-10-Z No. of existing lots: 1 No. of proposed lots: 160217
 Total area of site (acres): 3.527 Density if applicable: dwellings per gross acre: 4.8 dwellings per net acre: 5.7
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 101006043948312247 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 64TH STREET
 Between: WAYNE and CLEGITORN

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
2-85-138-53, DRB-93-389, 1002590

Check-off if project was previously reviewed by Sketch Plat/Plan?, or Pre-application Review Team? Date of review: 10/26/04

SIGNATURE David S. Harrison DATE 11/12/04
 (Print) DAVID S HARRISON Applicant Agent

FOR OFFICIAL USE ONLY

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>04 DRB 01769</u>	<u>SK</u>	<u>SC3)</u>	<u>\$ 0</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>12-1-04</u>	_____	_____	\$ <u>0</u>

David S. Harrison 11-15-04

Project # 1002590

1. AGENCY REPRESENTATIVES PRESENT AT MEETING

Planning: Russell Brito

Others Jack Basye, Zoning

Transportation: Tony Loyd

Others _____

Utilities: _____

Others _____

Others: Stephani Winklepleck, DNC; Elvira Lopez, Dev. Rvw.

2. TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY

Zone Map Amendment:

EPC Approval

City Council Approval

Sector Dev. Plan Amendment:

EPC Approval

City Council Approval

Site Dev. Plan for Subdivision:

EPC Approval

DRB Approval

Site Dev. Plan for Bldg Permit:

EPC Approval

DRB Approval

Annexation: [EPC Review with City Council Approval]

OTHER

3. SUMMARY OF PRT DISCUSSION

- R-D zoning (§14-16-2-14)
- No Sector Development Plan
- R-D zone with no Sector Development Plan allows R-1 permissive uses, subject to all controls of the R-1 zone
- No zone map amendment is necessary to develop as per R-1 standards.
- Flood zone questions: Brad Bingham, Hydrology
- Development Review Board (DRB)
 - sketch plat review and comment
 - subdivision and platting

4. SIGN & DATE TO VERIFY ATTENDANCE & RECEIPT OF THIS SUMMARY.

[PRT DISCUSSIONS ARE INFORMATIONAL & NON-BINDING]

Russell Brito 26 Oct 04
PRT CHAIRMAN / DATE

[Signature]
APPLICANT OR AGENT / DATE

PRE-APPLICATION DISCUSSION

NOTE: PRE APPLICATION DISCUSSIONS ARE PROVIDED TO ASSIST APPLICANTS IN ACQUIRING INFORMATION ON PROCESS AND REQUIREMENTS PERTAINING TO THEIR REQUEST. THE INTERPRETATION OF SPECIFIC USES ALLOWED WITHIN VARIOUS ZONES IS THE RESPONSIBILITY OF THE ZONING ENFORCEMENT OFFICER, AS PROVIDED FOR BY THE COMPREHENSIVE ZONING CODE. ANY STATEMENTS REGARDING ZONING AT THE PRE APPLICATION DISCUSSION ARE NOT CERTIFICATES OF ZONING.

PA # 04-121 APPLICANT Mike Wachocki TEL. # 259-1972

RECEIVED BY Kyle Tsethlikai DATE October 18, 2004

APPOINTMENT TIME & DATE: 1:30 pm; October 26, 2004
Appointment requests received by Friday will be scheduled for Tuesday of the following week, if times are available. Requests received after Friday will be scheduled for the following Tuesday. **Please contact the Planning Division at 924-3860 for more information.**

1. **BRIEFLY DESCRIBE REQUEST:** (What do you plan to develop on this site?)

Zone Change for Residential Lots

2. **RESPOND TO THE FOLLOWING QUESTIONS:**

Size of site: 3.5 Acres Existing Zoning: R-D Proposed Zoning: R-1 ?

Previous zone change or site plan approval case #s for this site: Z-85-138-5B, DRB-93-389, 1002590

Applicable Area or Sector Development Plans: N/A

Residential: Type and # of Units Proposed: Single Family; 16 or 17 Units

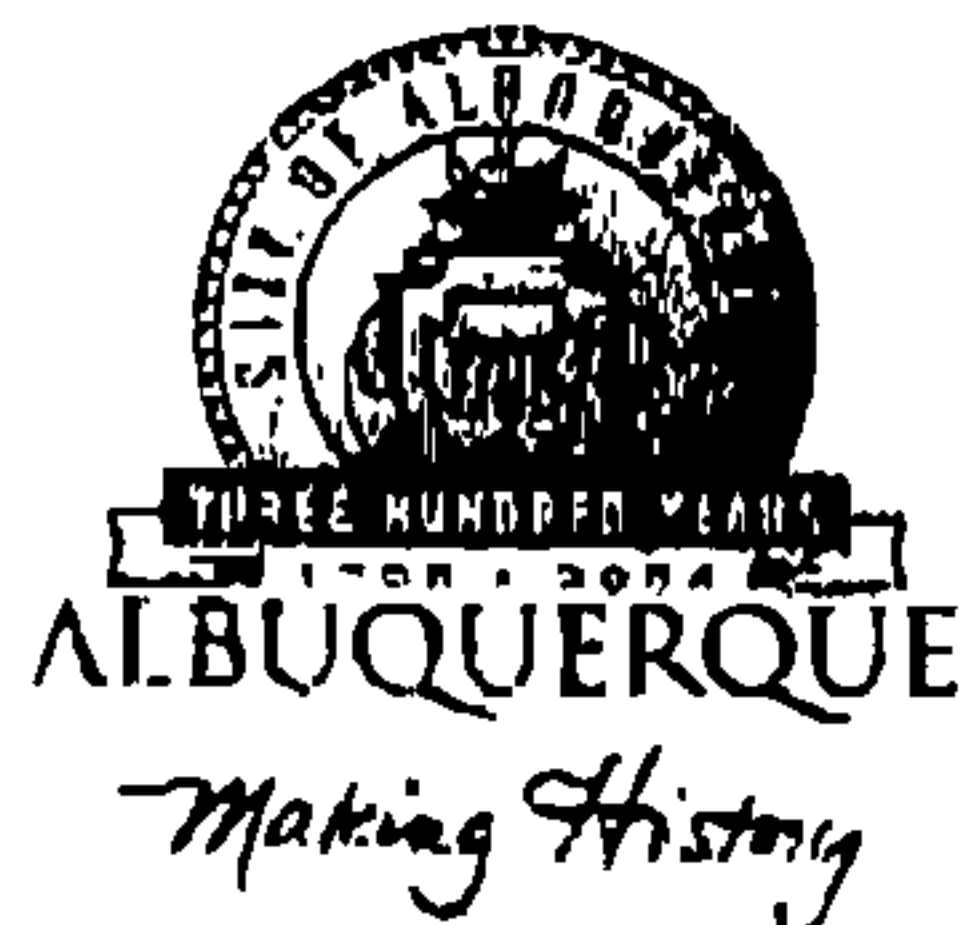
Commercial: Estimated building square footage: N/A No. Of Employees:

3. **LOCATION OF REQUEST:** Provide a legal description of property and indicate location using surrounding streets. Indicate significant landmarks or notable features in the vicinity. **Include Zone atlas number.**

4201 64th St. NW, Lot B, Courson-Brackson A. Addition, located on 64th St. NW between Tierra Prieta Ave NW and Milne Rd NW, **Zone Atlas Page: G-10-Z**

4. **WHAT QUESTIONS OR CONCERNS DO YOU HAVE REGARDING THIS REQUEST:**

- * If I need to rezone the property?
- * I need all city development requirements.



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: June 3, 2005

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

This letter will serve to notify you that on June 3, 2005
(date)

TO CONTACT NAME: Scott Davis
COMPANY/AGENCY: Mark Godwin & Assoc.
ADDRESS/ZIP: PO Box 90606 87199
PHONE/FAX #: 828-2200 | 797-9539

Contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at Tract B-2, Lands of Brackson
A. Courson
zone map page(s) 4-10.

Our records indicate that as of 6-3-05, there were **no Recognized**
(date)

Neighborhood Associations in this area.

If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalaina L. Armora
OFFICE OF NEIGHBORHOOD COORDINATION

Thank You
 CHANGE
 CK
 24 MISC
 ONE STOP SHOP
 CITY OF ALBUQUERQUE PLANNING DEPARTMENT
 Development & Building Services
 RECEIPT# 00041726 WSH 006 TRANS# 0031
 LOC: ANNV 12:28PM 005
 PAID RECEIPT

APPLICANT NAME MEL FAMIE
 AGENT SCOTT PAVIS
 ADDRESS PO BOX 90606
 PROJECT & APP # 1002590 /
 PROJECT NAME 1002590/05PRB00956,00958,00957
 \$ 20.00 441032/3424000 Conflict Management Fee
 \$ 1180.00 441006/4983000 DRB Actions
 \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
 \$ 75.00 441018/4971000 Public Notification
 \$ 270.00 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 () Major/Minor Subdivision () Site Development Plan (X) Bldg Permit
 () Letter of Map Revision () Conditional Letter of Map Revision
 () Traffic Impact Study
 \$ 1545.00 TOTAL AMOUNT DUE

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

6/23/05
 RECEIPT# 00041726 WSH 006 TRANS# 0031
 ACCOUNT 441032 Fund 0110
 ACTIVITY 342000 TRSEJA
 Trans Amt. \$1,545.00
 J24 Misc \$75.00

City of Albuquerque
 Treasury Division

4536
 95-681/1070

DATE 6/3/05

PAY TO THE ORDER OF City of Albuquerque \$ 1545.00
one thousand five hundred forty five
 DOLLARS ANNEX

BANK OF THE WEST
 5901 MENAUL BLVD. NE
 ALBUQUERQUE, NM 87110

FOR Chaparral Plat
Mark Goodwin

11004536 107006813 283007003

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from June 14, 2005 To June 29, 2005

5. REMOVAL

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

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


(Applicant or Agent)

6/3/05
(Date)

I issued 1 signs for this application, 6-3-2005, Sandy Handley C
(Date) (Staff Member)

DRB PROJECT NUMBER: 100 2590



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

28 June, 2005

Sheran Matson – DRB Chair
Plaza del Sol
620 2nd NW
Albuquerque, NM 87103

Re: DRB #1002590 Chaparral Court

Dear Ms. Matson:

Regarding your comments received on the referenced project, please consider the following:

Site Development Plan for Subdivision:

- A note has been added to the SPS concerning the building design planned for this project.
- The DRB number has been added to the plat.

Preliminary Plat Comments:

- The wall design now spells out that the pilaster should protrude a minimum of 2" from the face of wall.
- The wall plan now shows proposed perimeter walls extending from 64th Street to Grand Teton Road.

I believe this covers all of your concerns. If you have any other questions, or if you need more information, please don't hesitate to call.

Sincerely,

MARK GOODWIN & ASSOCIATES, Pa

Scott Davis
Project Engineer



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

APRIL 13, 2005

9:00 A.M.

MEMBERS:

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

**Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer**

**Roger Green, Utility Development
Christina Sandoval, Parks & Recreation**

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

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

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

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

Adjourned: 12:12 P.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- 1. **Project # 1002315
05DRB-00477 Major-One Year SIA**

BOHANNAN HUSTON INC agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for Tract(s) 13-B, WILDERNESS @ HIGH DESERT, UNIT 3, zoned SU-2 HD/R-R, located on FOOTHILLS TRAIL NE, between WILDERNESS TRAIL NE and HIGH DESERT PL NE containing approximately 73 acre(s). [REF: 02DRB01650, 02DRB01653, 02DRB01654, 04DRB01723, 04DRB00713] (F-23) A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.

2. **Project # 1003011**
05DRB-00439 Major-Vacation of Pub
Right-of-Way

CITY OF ALBUQUERQUE agent(s) for BRAKE MASTERS, INC. request(s) the above action(s) for all or a portion of Block(s) 4 & 5, Tract(s) A, **INEZ ADDITION**, zoned C-2, located on WYOMING BLVD NE, between PROSPECT AVE NE and MENAUL BLVD NE containing approximately 5 acre(s). [REF: 03DRB02088, 03DRB02089] *[Deferred from 4/13/05]* (H-19) **DEFERRED AT THE AGENT'S REQUEST TO 5/11/05.**

3. **Project # 1003236**
05DRB-00452 Major-Vacation of
Public Easements
05DRB-00454 Major-Preliminary Plat
Approval
05DRB-00453 Minor-Temp Defer
SDWK

RIO GRANDE ENGINEERING agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for all or a portion of Tract(s) A, VILLA DE LA CHAMISA, UNIT 1, (to be known as **VILLA DE LA CHAMISA, UNIT 2**, zoned SU-1 FOR PRD, located on CALLE CHAMISA NW, between VIVALDI TRAIL NW and BIG SAGE NW containing approximately 6 acre(s). [REF: 04DRB00801, 04DRB00802, 04DRB00799, 04DRB00800, 04DRB00804, 04DRB01739] *[Deferred from 4/13/05]* (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**

4. **Project # 1004022**
05DRB-00428 Major-Vacation of Pub
Right-of-Way

EDWARD G LOPEZ request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, **VISTA DEL SOL**, zoned R-1, located on CRESTVIEW DR SW, between CRESTVIEW PLACE SW and CENTRAL SW. [REF: V-78-11] (K-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1001273**
05DRB-00478 Major-Amnd SiteDev Plan
BldPermit

TIERRA WEST LLC agent(s) for SEDBERRY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 5B2C1B2A, **RENAISSANCE CENTER**, zoned SU-1 FOR C-2, located on MERCANTILE AVE NE, between I-25 FRONTAGE ROAD and CULTURE AVE NE containing approximately 3 acre(s). [REF: Z-94-13-1, 04DRB01659] (F-16) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

6. **Project # 1003634**
05DRB-00409 Major-Vacation of Pub
Right-of-Way

GARCIA KRAEMER & ASSOCIATES agent(s) for GREATER ALBUQUERQUE HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 6B, Block(s) 12, **EASTERN ADDITION**, zoned SU-2 MR, located on HIGH STREET SE, between CROMWELL SE and PACIFIC SE containing approximately 1 acre(s). [REF: 04ZHE01162, 01ZHE01165, 01ZHE01166, 04DRB01297] [Deferred from 4/6/05 & 4/13/05] (K-14) **DEFERRED AT THE AGENT'S REQUEST TO 5/11/05.**

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

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

7. **Project # 1000163**
05DRB-00554 Minor-SiteDev Plan
BldPermit/EPC

SANDERS & ASSOCIATES ARCHITECTS agent(s) for DR. AND MRS. ERNESTO GARZA request(s) the above action(s) for all or a portion of Tract(s) E, **LA CUEVA VILLAGE**, zoned C-2 (SC), located on CARMEL AVE NE, between WYOMING BLVD NE and BARSTOW NE containing approximately 1 acre(s). [REF: 04EPC-01828] [Elvira Lopez, EPC Case Planner] [Deferred from 4/13/05] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**

8. **Project # 1002371**
05DRB-00560 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST LLC agent(s) for HOFFMANTOWN WEST CHURCH request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) 1A1, ALBAN HILLS, UNIT 1, (to be known as **HOFFMANTOWN WEST CHURCH**) zoned SU-1 FOR R-2 WITH CHURCH RELATED USES, located on LA ORILLA NW, between COORS BLVD NW and CORRALES DRAIN containing approximately 17 acre(s). [REF:02DRB01824, 03DRB02150] [Elvira Lopez, EPC Case Planner] [Deferred from 4/13/05] (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**

9. **Project # 1003919**
05DRB-00558 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING INC agent(s) for CITY OF ALBUQUERQUE DEPARTMENT OF MUNICIPAL DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) A1, **PARADISE SKIES, UNIT 5**, zoned SU-1/R-T, located on SAGITTARIUS AVE NW, between ROCKCLIFF CT NW and CASSIOPEIA ST NW containing approximately 5 acre(s). [REF: Z-97-143, DRB-97-142, 05EPC00179] [Stephanie Shumsky, EPC Case Planner] (A-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT BECAUSE THEY NEED CITY STANDARD DRAWING NUMBERS FOR WORK WITHIN PUBLIC RIGHT-OF-WAY.**

10. **Project # 1000560**
05DRB-00546 Minor-Amnd SiteDev Plan
Subdivision

PRECISION SURVEYS, INC agent(s) for NEW MEXICO CANCER CENTER request(s) the above action(s) for all or a portion of Tract(s) 1A-2-B and 1A-2-A-3, **JOURNAL CENTER**, zoned IP, located on LANG AVE NE, between PASEO DEL NORTE NE and JEFFERSON ST NE containing approximately 6 acre(s). (D-17) **AN AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

05DRB-00527 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC agent(s) for DESIGN GROUP request(s) the above action(s) for all or a portion of Tract(s) 1A-2-B1, **JOURNAL CENTER**, zoned IP, located on LANG AVE NE, between JEFFERSON ST NE and HEADLINE NE containing approximately 6 acre(s). [Deferred from 4/6/05] (D-17) **THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1002590**
05DRB-00540 Minor-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES, PA agent(s) for MEL FAMIE, LLC request(s) the above action(s) for all or a portion of Tract(s) B, **REDIVISION OF LANDS OF BRACKSON A. COURSON**, zoned RD, located on 64TH ST NW, between MILNE RD NW and TIERRA PRIETTA NW containing approximately 4 acre(s). (F-10) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

12. **Project # 1001946**
05DRB-00557 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for LOWE'S HOME CENTERS-TARGET CORP request(s) the above action(s) for all or a portion of Tract(s) A-1-A-1 AND A-1-E-1, **LOS ANGELES CENTER**, zoned M-1, located on PASEO DEL NORTE NE, between I-25 and SAN PEDRO NE containing approximately 13 acre(s). [REF: 04DRB01176, 04DRB01177, 04DRB01178, 05DRB00492, 05EPC00176] (D-18) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR ENVIRONMENTAL HEALTH SIGNATURE.**

13. **Project # 1004092**
05DRB-00562 Minor-Prelim&Final Plat
Approval
- RIO GRANDE ENGINEERING agent(s) for DAVID SOULE & DEBBIE ROCHEFORD request(s) the above action(s) for all or a portion of Lot(s) 31, Block(s) 15, **MESA VERDE ADDITION**, zoned R-2, located on TENNESSEE NW, between CHICO NW and COPPER NW containing approximately 1 acre(s). **(K-19) PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**
14. **Project # 1004088**
05DRB-00555 Minor-Prelim&Final Plat
Approval
- BILLY W. BACA request(s) the above action(s) for all or a portion of Lot(s) 3A, 4A, 5 and 6, **NELSON SUBDIVISION**, zoned C-3, located west of 4TH ST NW and MONTANO NW and containing approximately 1 acre(s). **(F-14) PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**
15. **Project # 1004089**
05DRB-00556 Minor-Prelim&Final Plat
Approval
- WILKS CO agent(s) for CHESTER BURSON request(s) the above action(s) for all or a portion of Lot(s) A, B and C, **RALPH L DAY ADDITION**, zoned C-2, located on 2ND STREET NW, between PLACITAS RD NW and VINEYARD NW containing approximately 2 acre(s).[REF: ZA-93-280] **(F-15) PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR EVALUATION OF SIDEWALK EASEMENT REQUIREMENTS.**

16. **Project # 1002743**
04DRB-00927 Minor-Final Plat
Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES, LLC request(s) the above action(s) for all or a portion of Tract(s) D, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 special use zone, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s). [REF: 03DRB-00989, 03DRB-01544, 03DRB-02083, 04DRB-00399, 04DRB-00888, 04DRB-00886] [*Final Plat Indef Deferred for SIA*] (F-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

17. **Project # 1004090**
05DRB-00559 Minor-Prelim&Final Plat
Approval

BRASHER & LORENZ INC agent(s) for JIM HAKEEM request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 17, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D, located on WYOMING BLVD NE, between CORONA AVE NE and ANAHEIM AVE NE containing approximately 2 acre(s). (C-19) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

18. **Project # 1001090**
05DRB-00563 Major-Final Plat
Approval

ADVANCED ENGINEERING & CONSULTING agent(s) for NEWMAN HOMES INC (PAUL NEWMAN) request(s) the above action(s) for all or a portion of Lot(s) 29, 30, 31 & 32, Block(s) 4, Tract(s) 3, **TIERRA MORENA SUBDIVISION, UNIT 3**, zoned SU-2 FOR 0-1 & R-T, located on SIGNAL AVE NE, between BARSTOW ST NE and VENTURA AVE NE containing approximately 4 acre(s). [REF: 01DRB00908, 01DRB00909, 04DRB00863, 04DRB00864, 04DRB00863, 04DRB00864] (C-20) **FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1004093**
05DRB-00564 Minor-Prelim&Final Plat
Approval

ADVANCED ENGINEERING & CONSULTING agent(s) for MICHAEL & SUSAN MORSE request(s) the above action(s) for all or a portion of Lot(s) 1, 2 and 3, Block(s) 51, **TERRACE ADDITION**, zoned SU-2 DR, located on GOLD AVE SE and SILVER AVE SE containing approximately 1 acre(s). [REF: Z-78-6, ZA-76-69] (K-15) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

20. **Project # 1001409**
05DRB-00531 Minor-Prelim&Final Plat
Approval

ADVANCED ENGINEERING & CONSULTING agent(s) for SAIFI TALEBREZA request(s) the above action(s) for all or a portion of Lot(s) 20-A, Block(s) 1, **CANDELIGHT FOOTHILLS, UNIT 1**, zoned R-1, located on LOMAS BLVD NE, between MONTE LARGO DR NE and SUMMIT HILLS DR NE containing approximately 2 acre(s). [REF: 01DRB01160, 01DRB01819, 02DRB01863, 03DRB02032, 04DRB01425] [*Deferred from 4/6/05 & 4/13/05*] (J-23) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**

21. **Project # 1003628**
05DRB-00386 Minor-Prelim&Final Plat
Approval

DAC ENTERPRISES INC agent(s) for CONNIE NELLOS request(s) the above action(s) for all or a portion of Lot(s) K-1, K-2 & L-1, **ALVARADO GARDENS UNIT 2**, zoned RA2, located on SHERIDAN ST NW, between DON PABLO NW and CAMPBELL RD NW containing approximately 1 acre(s). [REF: 04ZHE01986] [*Deferred from 3/16/05*] (G-12) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND FEE SIMPLE LANGUAGE.**

22. **Project # 1001778**
05DRB-00392 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for DRAGONFLY DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 11-A, Tract(s) A-2, Block(s) B, **BRENTWOOD HILLS**, zoned R-1/C-1, located on MENAUL BLVD NE, between CHELWOOD PARK BLVD NE and TRAMWAY BLVD NE containing approximately 3 acre(s). [REF: DRB-94-428, Z-70-134] [*Indef. Deferred on 3/16/05*] (H-22) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

23. **Project # 1003781**
04DRB-01768 Minor-Final Plat Approval

ALBUQUERQUE SURVEYING CO., INC. agent(s) for TEAM SOUTHWEST, SPERRY VAN NESS request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A1 & 2B1, **UNIVERSITY TOWERS**, zoned C-3 heavy commercial zone, located on UNIVERSITY BLVD NE, between INDIAN SCHOOL RD NE and I-40 containing approximately 9 acre(s). [*Indefinitely deferred for the SIA*] (H-15) **FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD. AGENT NEEDS AMAFCA'S SIGNATURE PRIOR TO RECORDING.**

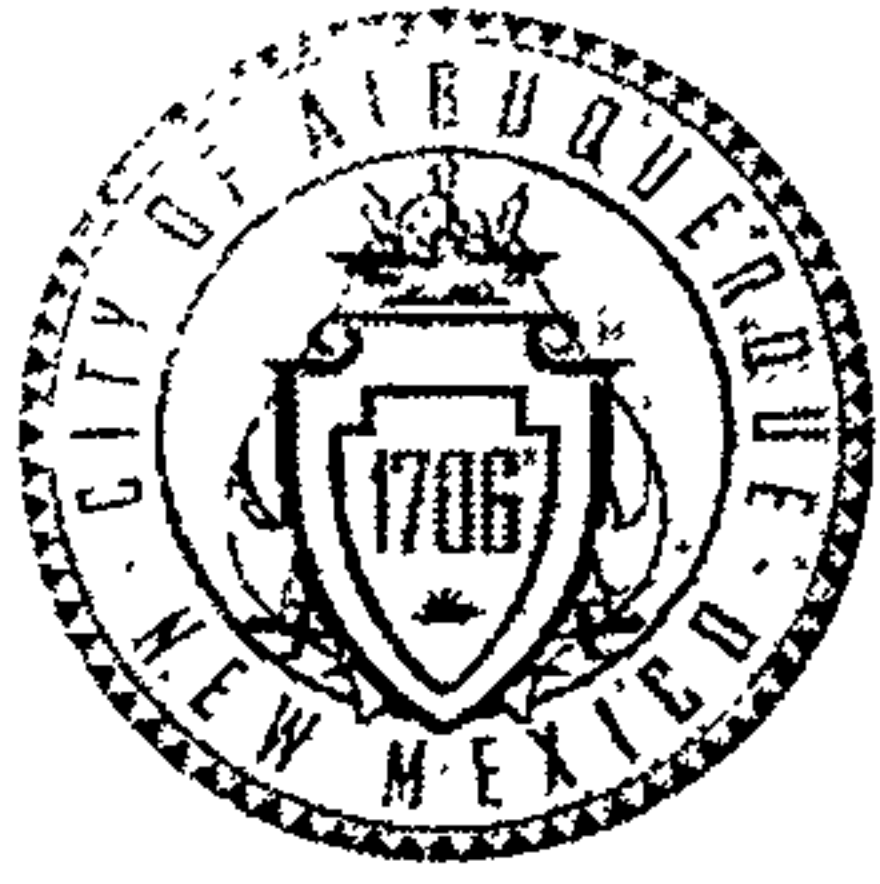
24. **Project # 1004061**
05DRB-00499 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC agent(s) for CONNIE & ZACK LOVELADY, CZ ENTERPRISES request(s) the above action(s) for all or a portion of Lot(s) 25C and 25D, **ALVARADO GARDENS, UNIT 1**, zoned RA-2, located on MATTHEW AVE NW and MEADOW VIEW DR NW and containing approximately 1 acre(s). [*Deferred from 3/30/05 & 4/13/05*] (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**

THERE ARE NO SKETCH PLATS THIS WEEK

25. Approval of the Development Review Board Minutes for March 30, 2005. **DRB MINUTES FOR MARCH 30, 2005 WERE APPROVED.**

ADJOURNED: 12:12 p.m.



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

Development Review Board Comments

Project Number: 1002590
Application Number: 05DRB-00540

DRB Date: 4/13/2005
Item Number: 11

Subdivision:

Tracts B, Redivision of Lands Brackson A. Courson

Zoning: RD

Zone Page: F-10

New Lots (or units) : 22

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

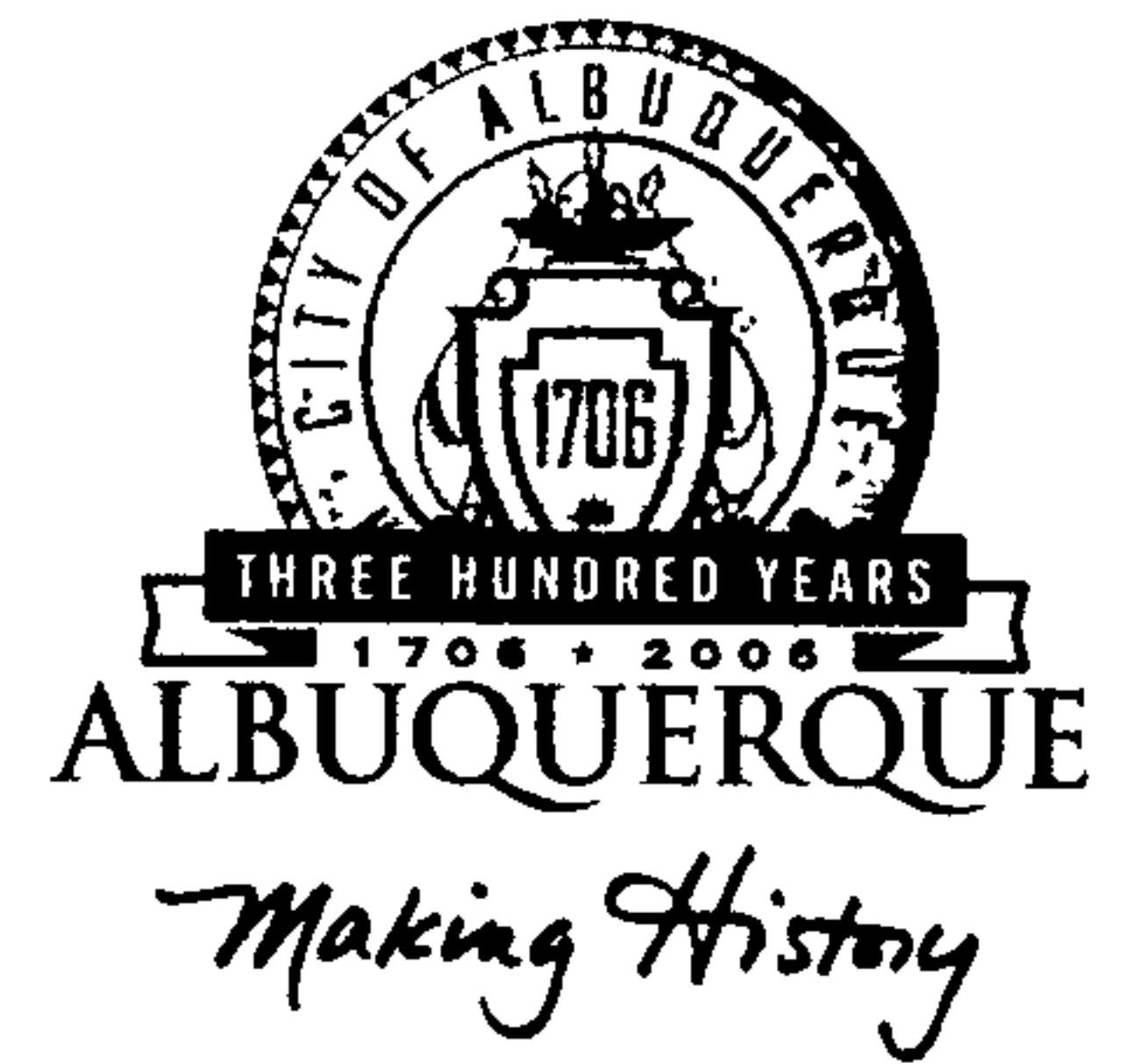
The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

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

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

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

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002590

AGENDA ITEM NO: 11

SUBJECT:

Site Plan for Subd

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No objection contingent on approved drainage plan required at Preliminary Plat does not require revising this Site Plan.

P.O. Box 1293

Albuquerque

New Mexico 87103

RESOLUTION:

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

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: April 13, 2005

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

**April 13, 2005
DRB Comments**

ITEM # 11

PROJECT # 1002590

APPLICATION # 05-00540

RE: Lands of Brackson A. Courson/ minor SDPS

Submittal does not meet requirements of 14-16-3-19 of the City of Albuquerque Comprehensive Zoning Code.

“Site Development Plan for Subdivision” on title block.

*SDPS - needs design req above
zone code requirements*

for Andrew Garcia

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

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION Supplemental form **S**

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

SITE DEVELOPMENT PLAN **P**

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

ZONING & PLANNING Supplemental form **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: Mel Famie, LLC PHONE: 440-7262
 ADDRESS: PO Box 2758 FAX:
 CITY: Corrales STATE NM ZIP 87048 E-MAIL:
 Proprietary interest in site: Owner List all owners:
 AGENT (if any): Mark Goodwin & Associates, PA PHONE: 828-2200
 ADDRESS: PO Box 90606 FAX: 797-9539
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: mark@goodwinengineers.com

DESCRIPTION OF REQUEST: Sketch Plat Approval - Chaparral Court **SITE DEVELOPMENT PLAN FOR SUBDIVISION.**

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

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

Lot or Tract No. Tract B Block: Unit:
 Subdiv. / Addn. Redivision of Lands of Brackson A. Courson
 Current Zoning: RD Proposed zoning: Same
 Zone Atlas page(s): 610 F.10 No. of existing lots: 1 No. of proposed lots: 22
 Total area of site (acres): 3.527 Density if applicable: dwellings per gross acre: dwellings per net acre:
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
 UPC No. 10116043948312247 MRGCD Map No.
 LOCATION OF PROPERTY BY STREETS: On or Near: 64th Street NW
 Between: Milne Road NW and Tierra Prieta

CASE HISTORY:

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

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

SIGNATURE John M. Mackenzie 3-29-05
 (Print) John M. Mackenzie, PE Applicant Agent

FOR OFFICIAL USE ONLY

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

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05 DRB - -00540</u>	<u>SPS</u>	<u>P(3)</u>	<u>\$ 385.00</u>
<input checked="" type="checkbox"/> All fees have been collected	<u> </u>	<u>CMF</u>	<u> </u>	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	<u> </u>	<u> </u>	<u> </u>	<u>\$</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	<u> </u>	<u> </u>	<u> </u>	<u>\$</u>
<input checked="" type="checkbox"/> Case history #s are listed	<u> </u>	<u> </u>	<u> </u>	<u>\$</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	<u> </u>	<u> </u>	<u> </u>	<u>\$</u>
<input checked="" type="checkbox"/> F.H.D.P. density bonus	<u> </u>	<u> </u>	<u> </u>	<u>Total</u>
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	<u> </u>	<u> </u>	<u> </u>	<u>\$ 405.00</u>

Hearing date 4-13-05

Andrew Garcia 3-31-05
 Planner signature / date

Project # 1002590

SITE PLAN

10/1/83

20-85-02

10/1/83

10/1/83

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
- 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.

John M. Mackenzie
Applicant name (print)
John MacKenzie 3-29-05
Applicant signature / date



Form revised September 2001

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

Application case numbers
05 DRB - -00540

Andrew Garcia 3-31-05
 Planner signature / date
Project # 1002590



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

March 29, 2005

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

RE: Tract B, Redivision of Lands of Brackson A. Courson

Dear Ms. Matson:

The attached application for site development plan is being submitted in response to a proposal to subdivide the property. A preliminary plat is now being prepared, and it will be submitted at a later time.

A site development plan is being submitted for this because the site is zoned RD and the lots are proposed to be smaller than the minimum size in the R-1 zone.

The site is infill with typical service provided at the boundary of the site.

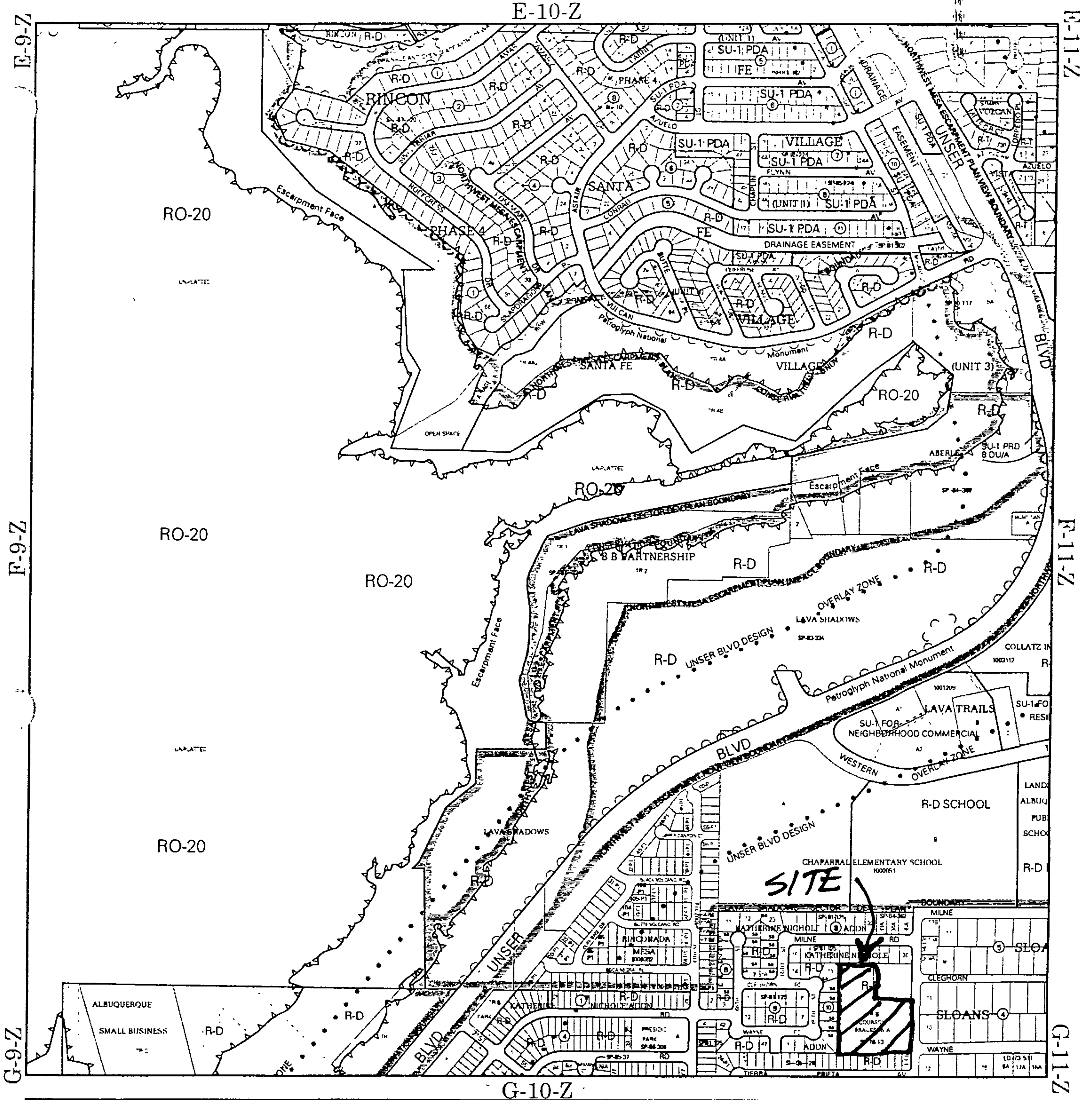
Please contact me if I can be of further assistance.

Sincerely,

John M. MacKenzie, PE
Vice President

JMM/kh

Site P-1

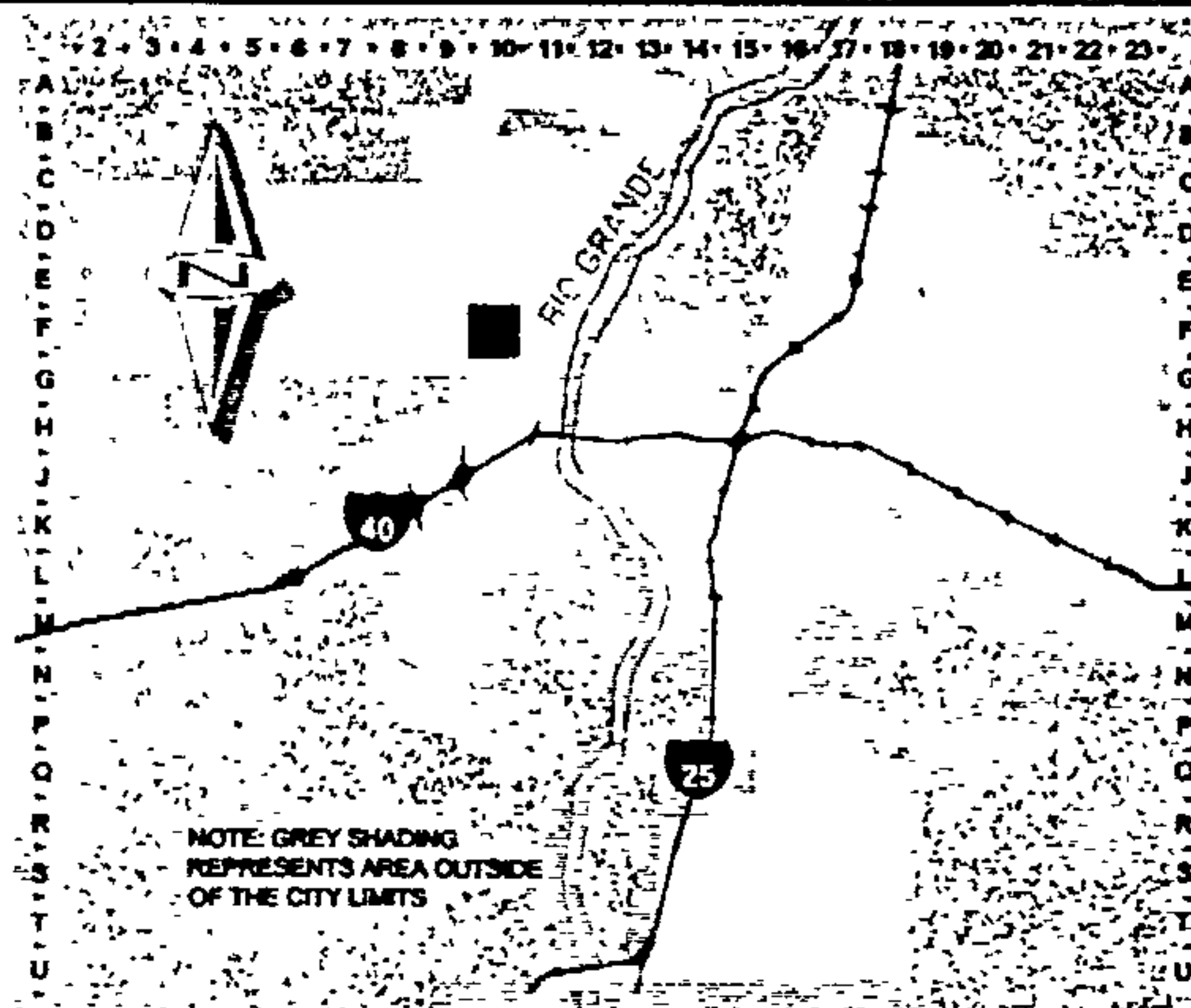
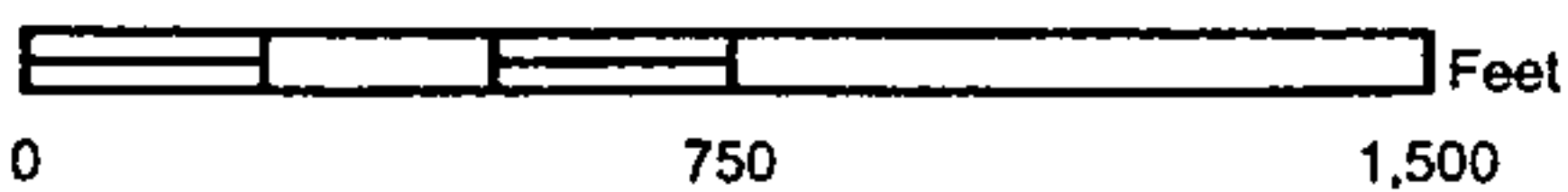


Zone Atlas Page: **F-10-Z**

Map amended through: **Aug 06, 2004**

Selected Symbols

- | | |
|---------------------------|------------------------|
| Unincorporated Areas | Grant Boundaries |
| Sector Plan Boundaries | Petroglyph |
| Parcel Boundaries | H-1 Buffer Zone |
| Easement Lines | Arroyos |
| Freeway Lanes | LDN Noise Level |
| Jurisdictional Boundaries | Airport Clearance Zone |
| Westgate Wall | Design Overlay Zones |
| Escarpment | |



ALBUQUERQUE
Haciendo Historia
AGIS
 Albuquerque Geographic Information System
PLANNING DEPARTMENT
 © Copyright 2004



Mel Famie LLC
Post Office Box 2758
Corrales, New Mexico 87048

Ms. Sheran Matson
DRB Chairperson
City of Albuquerque
Albuquerque, NM 87107

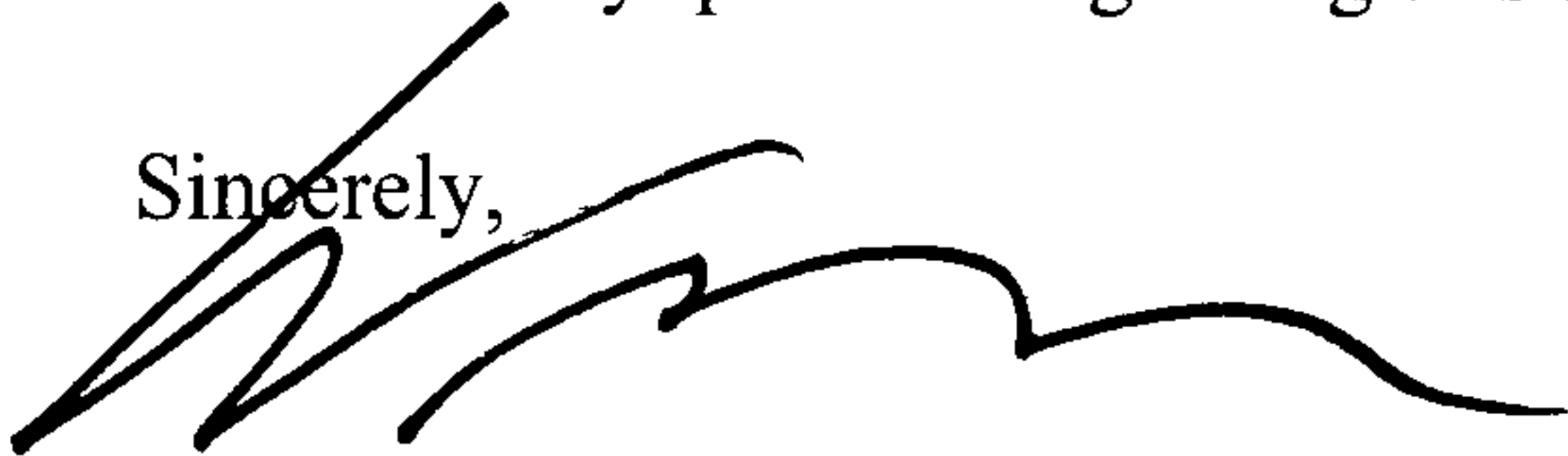
March 29, 2005

Dear Ms. Matson,

Mark Goodwin and Associates is hereby authorized to represent Mel Famie LLC in the Site Plan and Preliminary Plat applications for the Chapparral Court proposed development located on 64th Street.

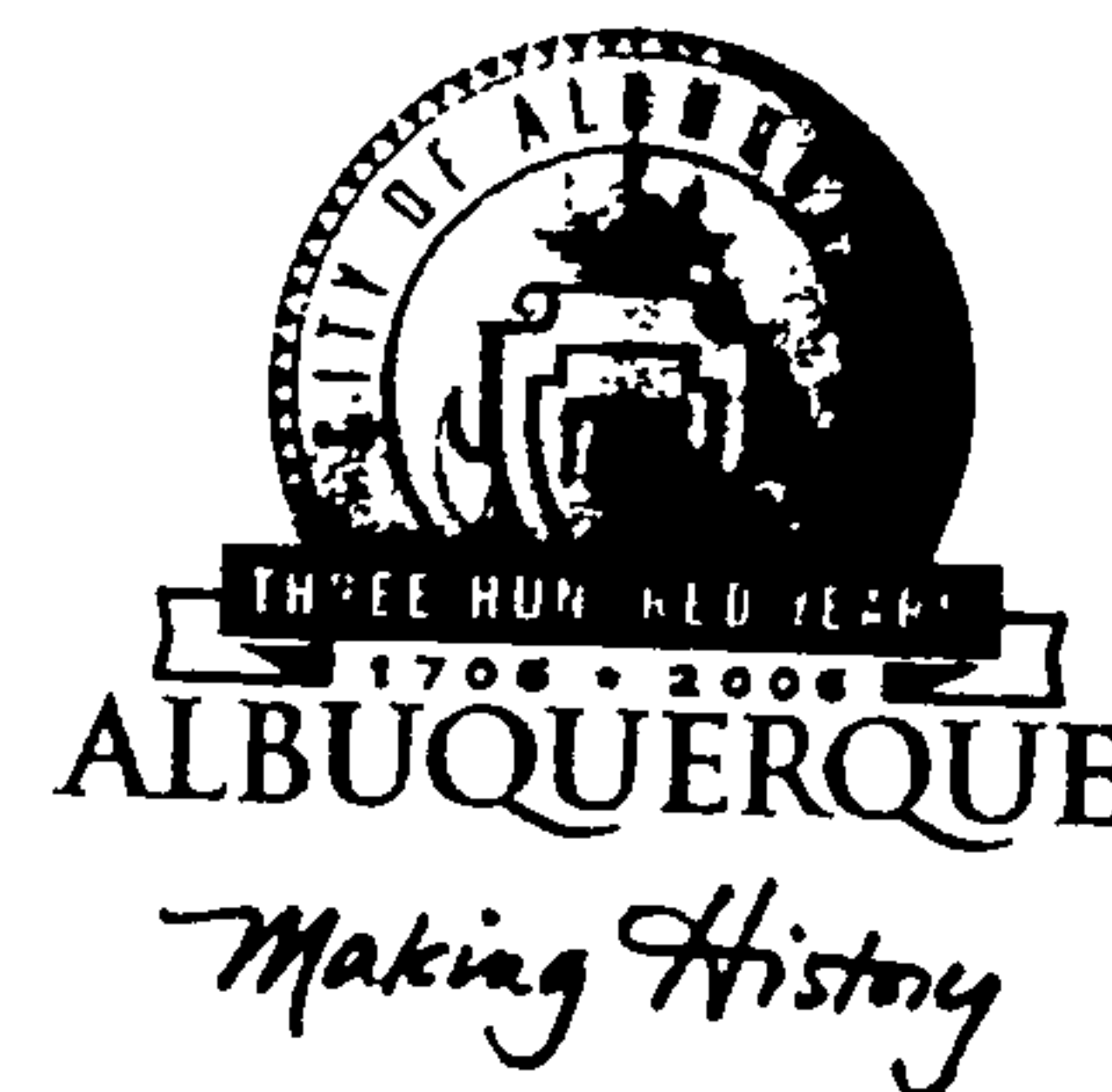
If there is any question regarding this authorization, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'William Allen', with a long horizontal flourish extending to the right.

William Allen
Managing Member
Mel Famie LLC

(505) 440-7262
Fax (505) 898-5085



January 12, 2005

Mr. Michael Wachocki
4808 Sundance Trail NW
Albuquerque, NM 87120

RE: Water and Sanitary Sewer Availability Statement
Lot B of the Courson Brackson Addition

G-10

Mr. Wachocki:

Service requirements for the subject site were last addressed in a letter dated April 22, 2003. That commitment has since expired. The proposed development has also been decreased in scope as described below.

Project Information: The property includes approximately 3.7 acres of partially developed property located northeast of the intersection of Wayne Road and 64th Street in northwest Albuquerque as shown on figure 1. According to your request for service availability, planned development would include subdivision of the site so as to create a total of 16 lots from the existing parcel. Single family homes would then be constructed on each lot.

Existing Conditions: At present, a portion of the site is within an area designated as a floodplain. Based on the 2004 aerial photographs, there are three (3) existing structures on-site. It is assumed that these structures will be demolished as part of the site development. Nearby public infrastructure consists of a 6-inch water main and an 8-inch sanitary sewer line in 64th Street. While the water line is present along the entire length of 64th between Tierra Prieta and Milne Road, the sewer line terminates at Wayne Road. Additional sewer mains are present within and north of Cleghorn Road, but these lines will not be available for use by the proposed development. See figures 2 and 3 for the approximate water and sewer locations.

Sanitary Sewer Service will require the construction of both on- and off-site collectors. All lines will be 8-inch. The external sewer will progress northward to the northeast property corner from the existing manhole at the intersection of 64th and Wayne. A stub to the adjacent unplatted property, 4221 64th Street, must be included in the final design of the new 64th Street sewer. Internal lines will drain to a new manhole at the entrance to the subdivision.

Metered Water Service will be from a new 6-inch line which shall be constructed in the internal roadway. This line will tie to the existing 6-inch in 64th. The connection point will be at the entrance to the subdivision. From this point, the new water main will be routed through the subdivision and loop back to the existing 6-inch at a point just north of the 64th Street / Cleghorn Road intersection. In order to maintain continuity of service in the event of a water line break, an off-site valve must be installed on the 64th Street line between the northern connection and the existing Cleghorn line. This will be in addition to the two valves on the internal lines. See figure 3 for the new valve and connection locations.

Fire Protection will be provided by a new fire hydrant to be built at a point internal to the development. The exact location of the new hydrant must be coordinated with the Fire Marshal's office and approved prior to DRC approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Easements: City of Albuquerque public water line easements are required for all lines to be constructed outside of dedicated rights-of-way. The minimum easement width for the northern leg of the new water line shall be 20-feet. Acceptable easements must be procured and documented prior to DRC sign-off.

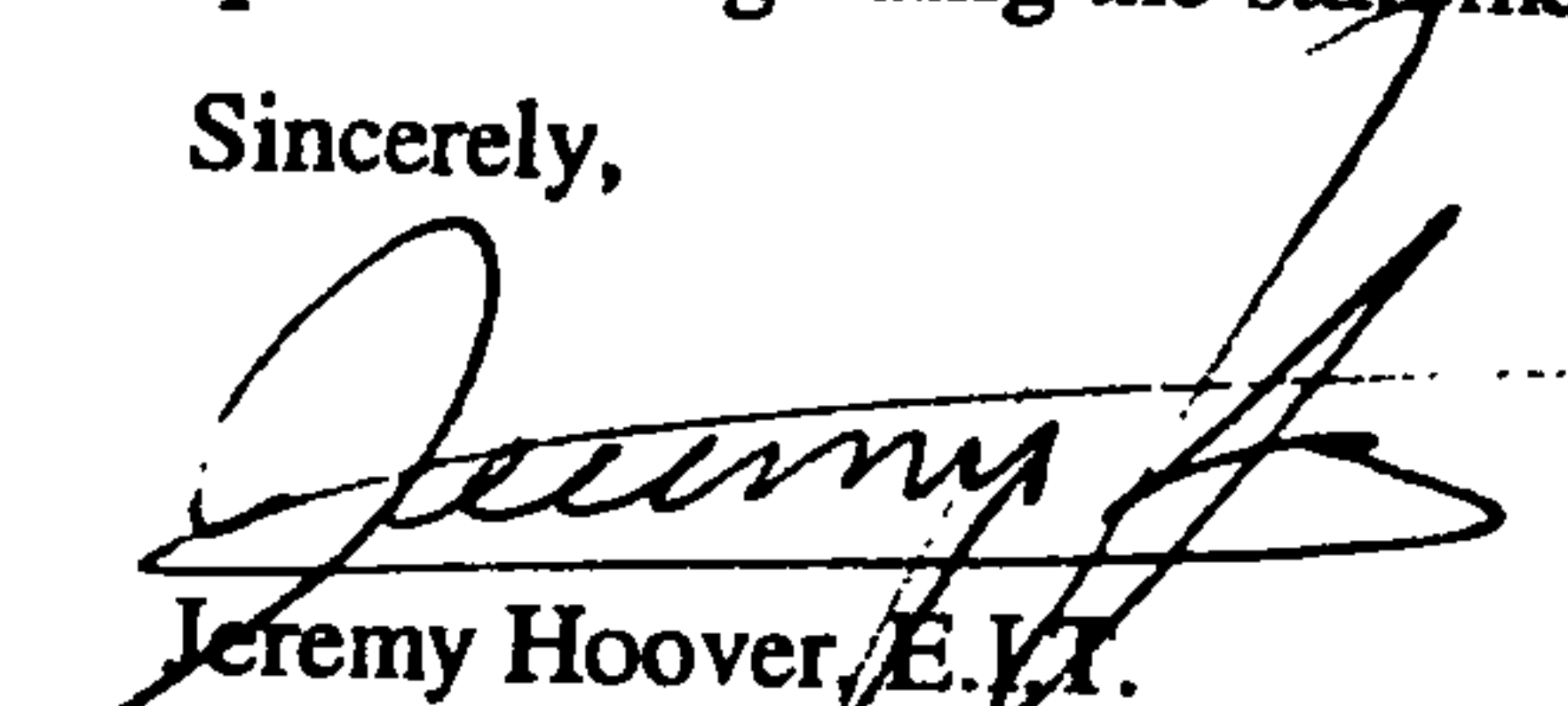
Design and Construction of all required improvements will be at the developer / property owner's expense and must be coordinated through the City of Albuquerque via the DRC / City Work Order process. Designs must be by a New Mexico registered professional engineer. Construction must be by a licensed,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

Utility Expansion Charges: In addition to installation and construction costs, both sanitary sewer and metered water services will be subject to Utility Expansion Charges (UEC). These charges are payable at the time service is requested. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized.

Closure: This statement of availability will remain in effect for a period of one (1) year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Albuquerque Bernalillo County Water Utility (ABCWU) as soon as possible.

Please feel free to contact the undersigned at (505) 924-3987 or by fax at (505) 924-3864 if you have questions regarding the statements contained herein or need additional information.

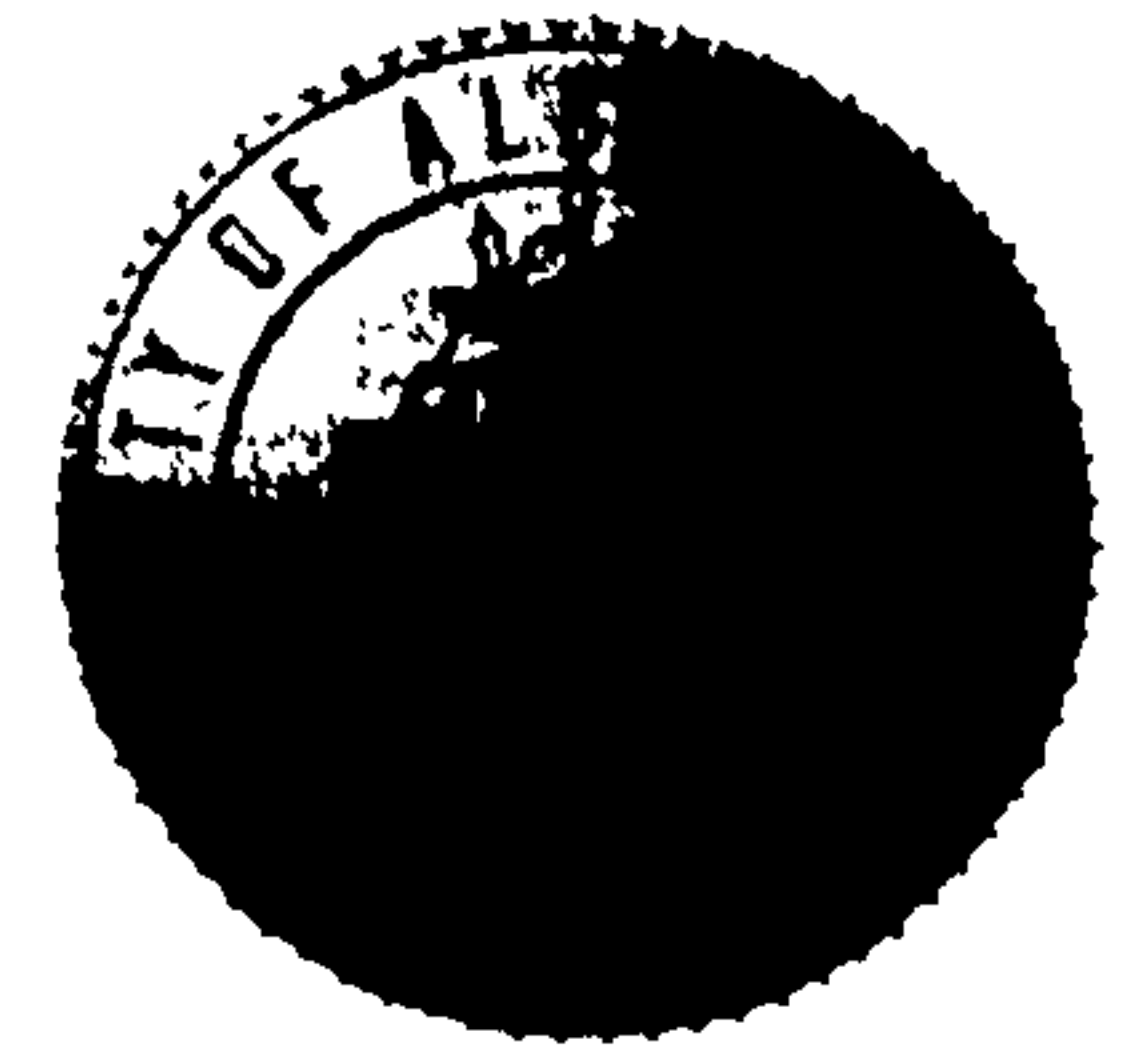
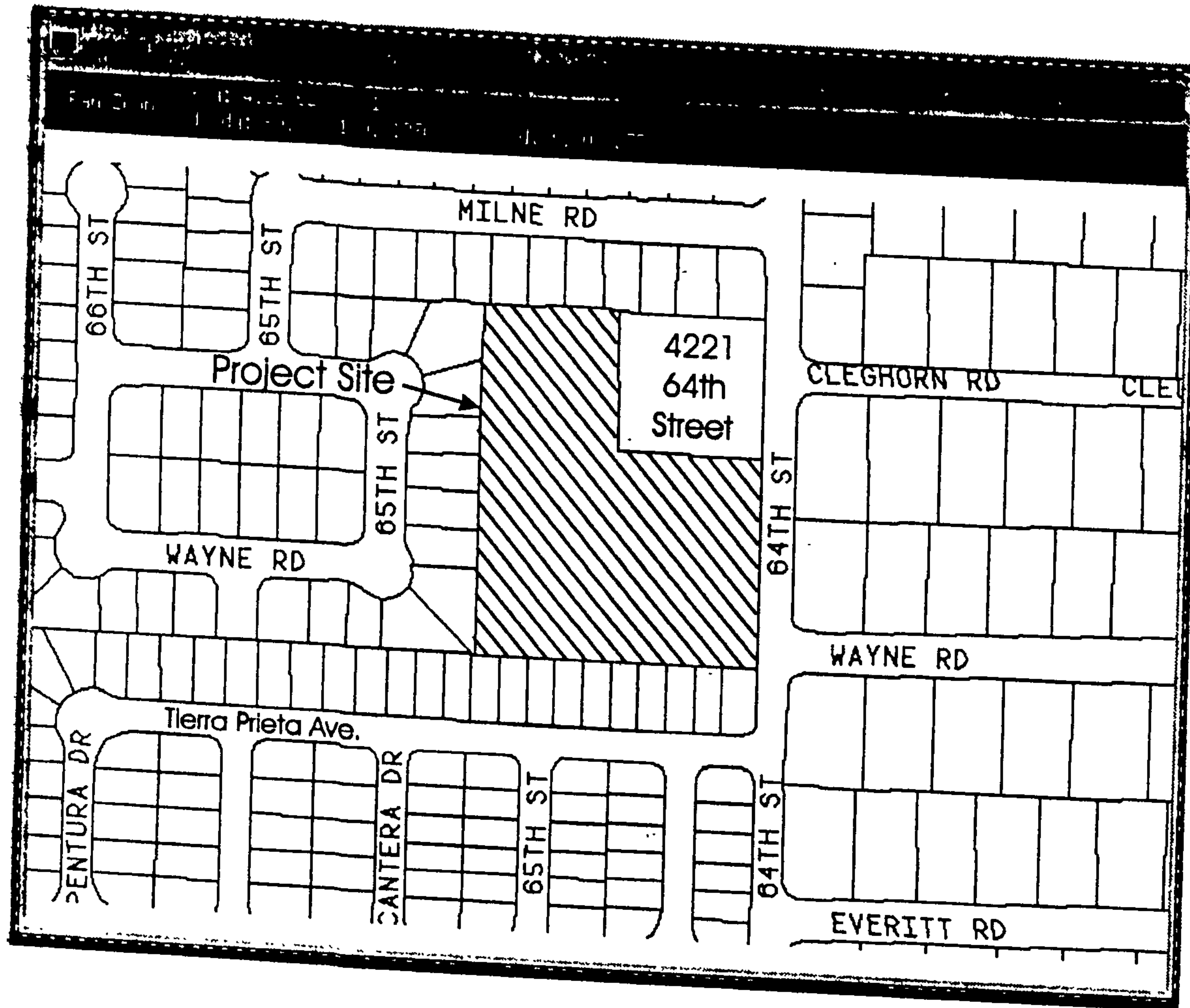
Sincerely,



Jeremy Hoover, E.I.T.
Engineering Associate
Utility Development Section
ABCWU

Encl: Site Map
 Water and Sanitary Sewer Infrastructure Maps (2)

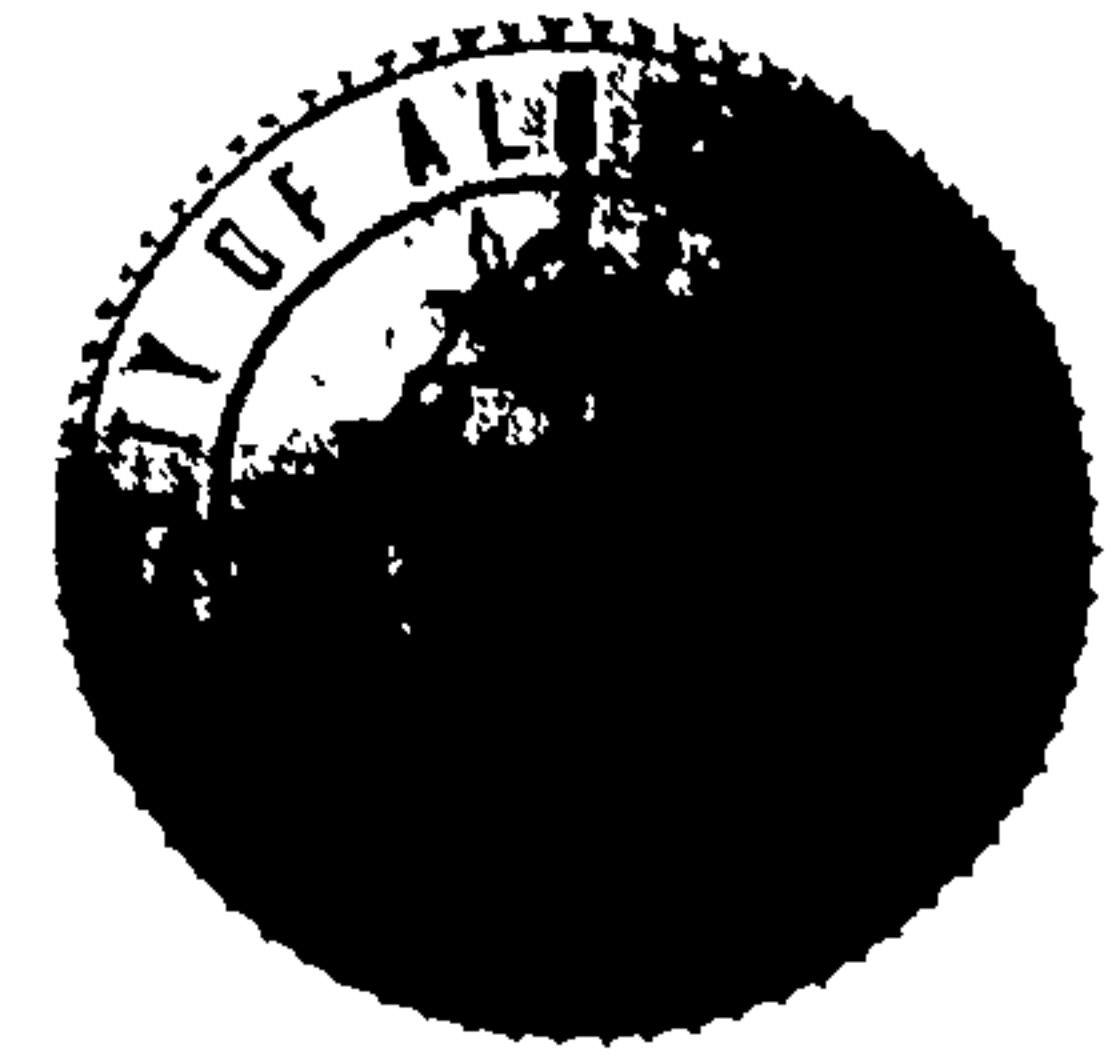
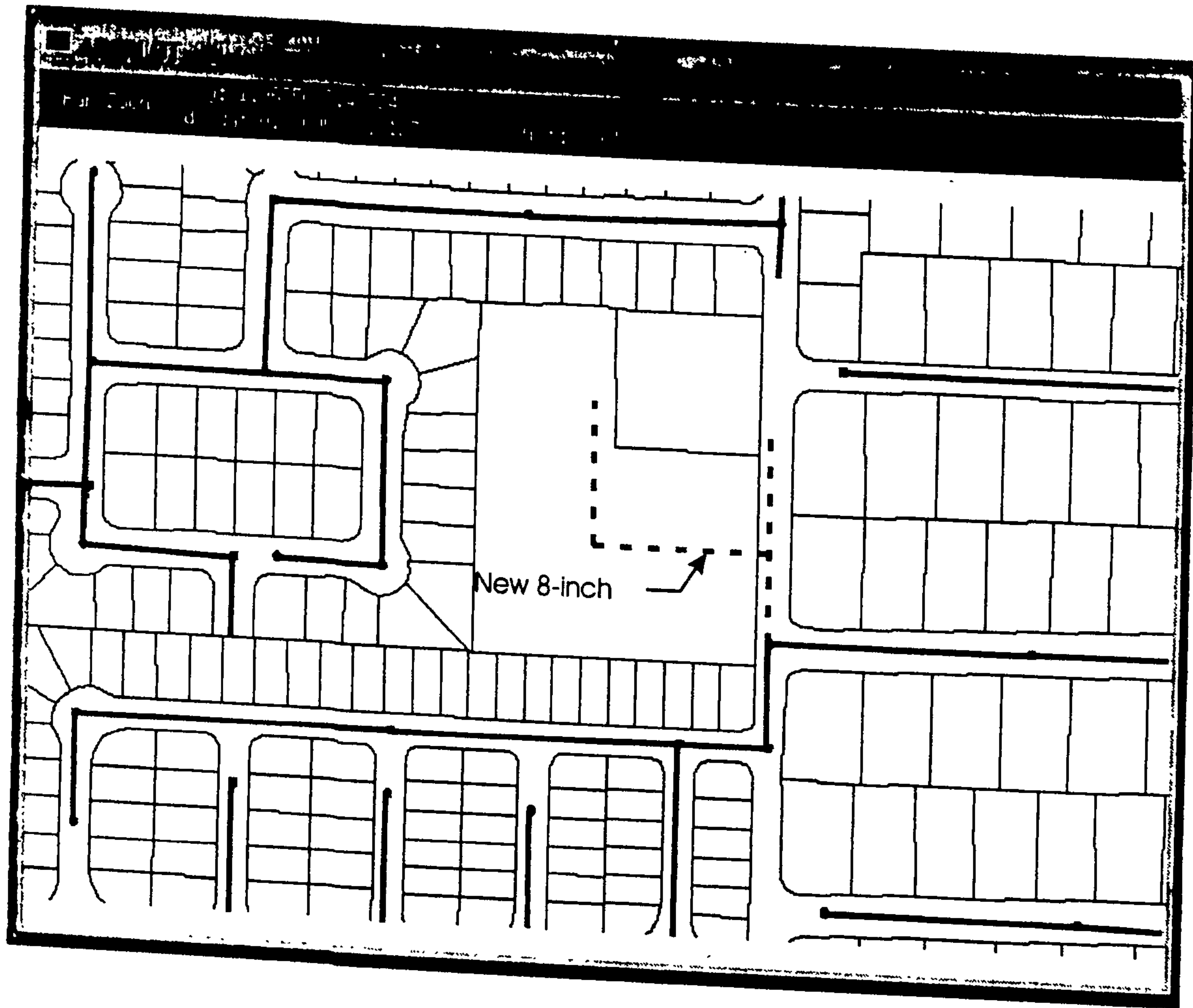
f/	Availability	G-10
f/	Readers	#41201
f/	DRB	#1002590



Availability Statement #41201
Site Map

Zone Atlas Page
G-10

Figure
1



— Existing public sanitary sewer lines
- - - Public line extension

Availability Statement #41201
Sewer Line Map

Zone Atlas Page
G-10

Figure
2

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

PAID RECEIPT

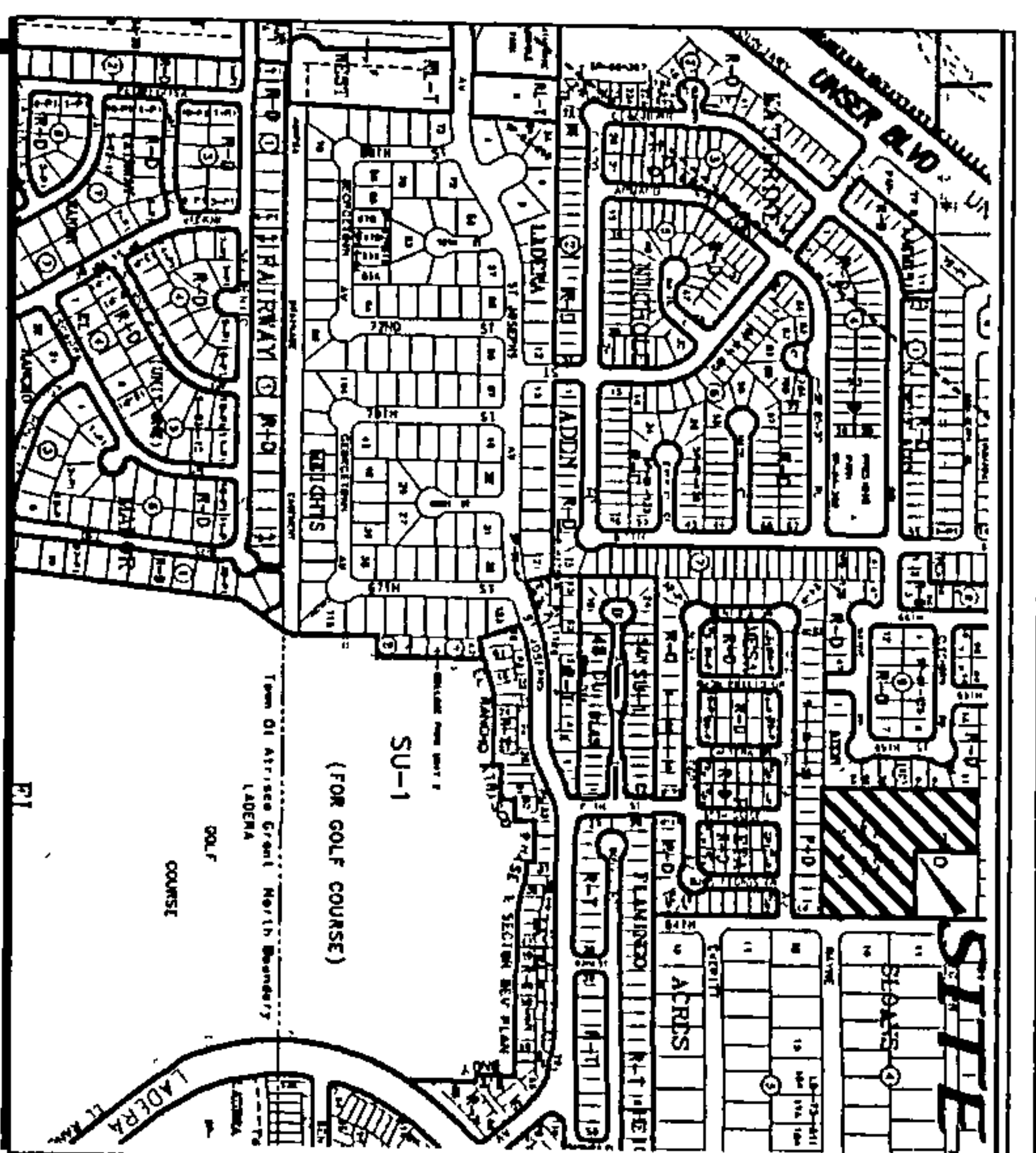
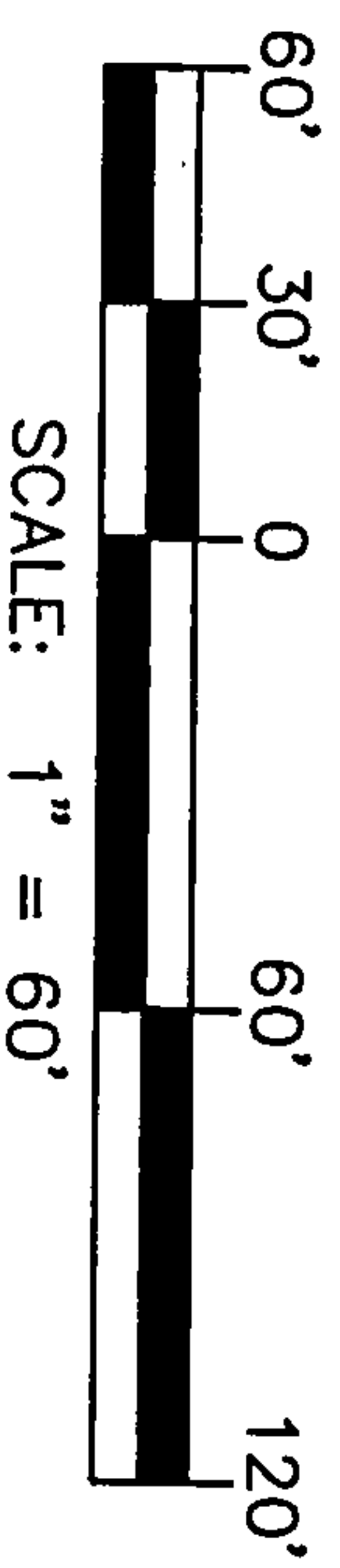
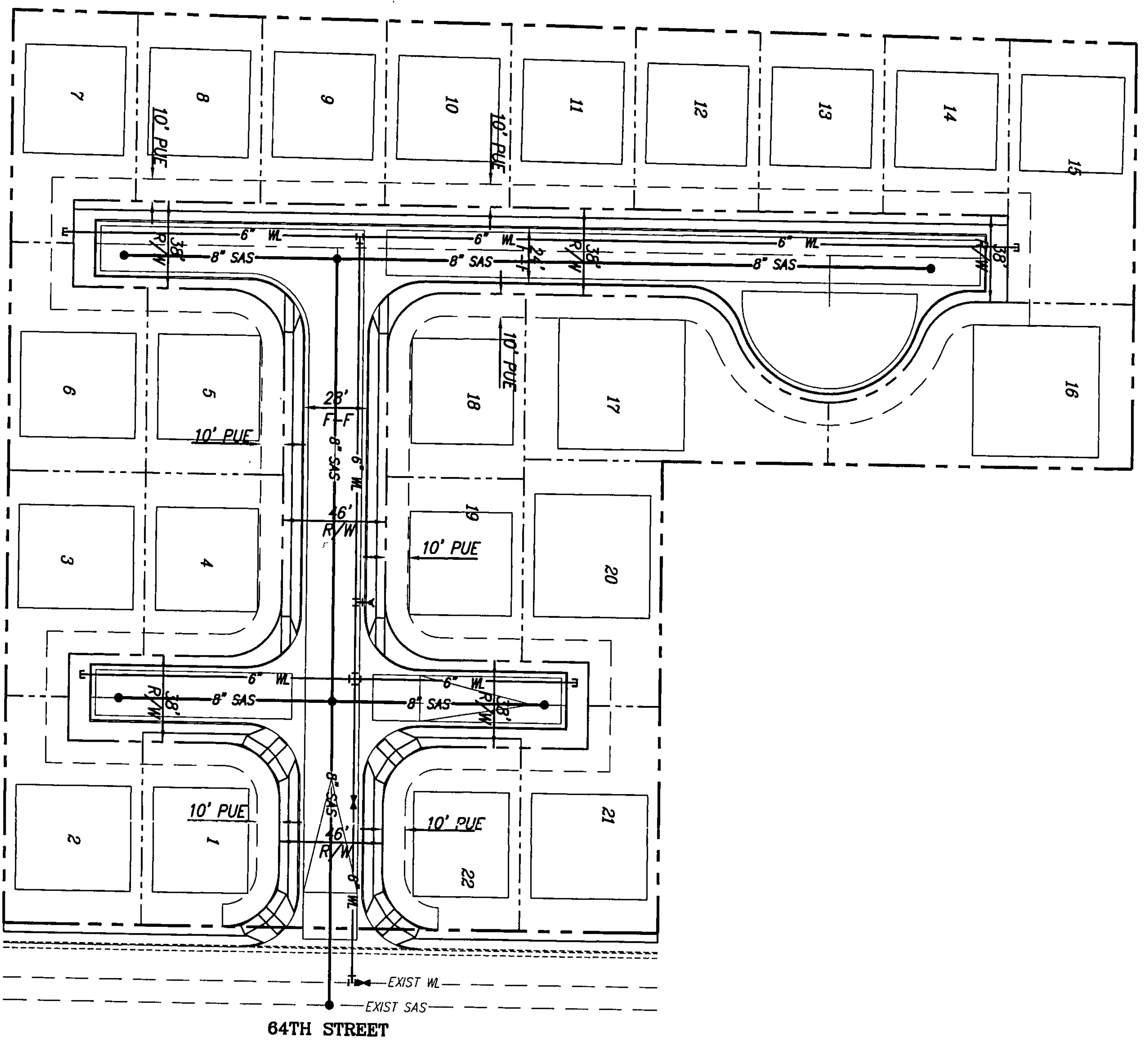
APPLICANT NAME Mel Jamie LLC
AGENT Mark Goodwin - Associates
ADDRESS P.O. Box 90606
PROJECT & APP # 1002590 / 00540
PROJECT NAME _____

\$ _____ 441032/3424000 Conflict Management Fee
\$ 385.00 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
\$ 385.00 TOTAL AMOUNT DUE

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

DUPLICATE
City Of Albuquerque
Treasury Division

3/31/2005 3:46PM LOC: ANNX
RECEIPT# 00039624 WSH 007 TRANSH 0053
Account 441006 - Fund 0110
Activity 4983000 TRSCDS
Trans Amt \$385.00
J24 Misc \$385.00
CK \$385.00
CHANGE \$0.00



PROJECT NO. _____
APPLICATION NO. _____

DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date
Utility Development	Date
Parks and Recreation Department	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

- LEGEND**
- EXISTING EDGE OF PAVEMENT
 - NEW REAR & SIDE YARD WALL
 - NEW CURB AND GUTTER
 - EXISTING CURB AND GUTTER
 - NEW SIDEWALK
 - BOUNDARY LINE
 - NEW FIRE HYDRANT
 - NEW GATE WALL
 - LOT LINE

LEGAL DESCRIPTION
TRACT & REDUCTION OF LANDS OF BRADSON & COLSON

CHAPARRAL COURT
CONCEPTUAL UTILITY PLAN

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: MW, Drawn: KJS, Checked: DMC, Scale: 1" = 60', Date: 03-25-05, Job: A05014, Sheet 1 of 1

A5014SLA\SITEPLAN\CONCEPTUTIL/03-21-05-05.KJS

DEVELOPMENT REVIEW BOARD
UTILITY DEVELOPMENT
Standard Comment Sheet

DRB- 1003930

Item No. 23

Zone Atlas G-10

DATE ON AGENDA 02/16/05

INFRASTRUCTURE REQUIRED YES NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED: ANNEXATION

SKETCH PLAT PRELIMINARY PLAT FINAL PLAT

SITE PLAN REVIEW AND COMMENT SITE PLAN FOR SUBDIVISION AMENDM.

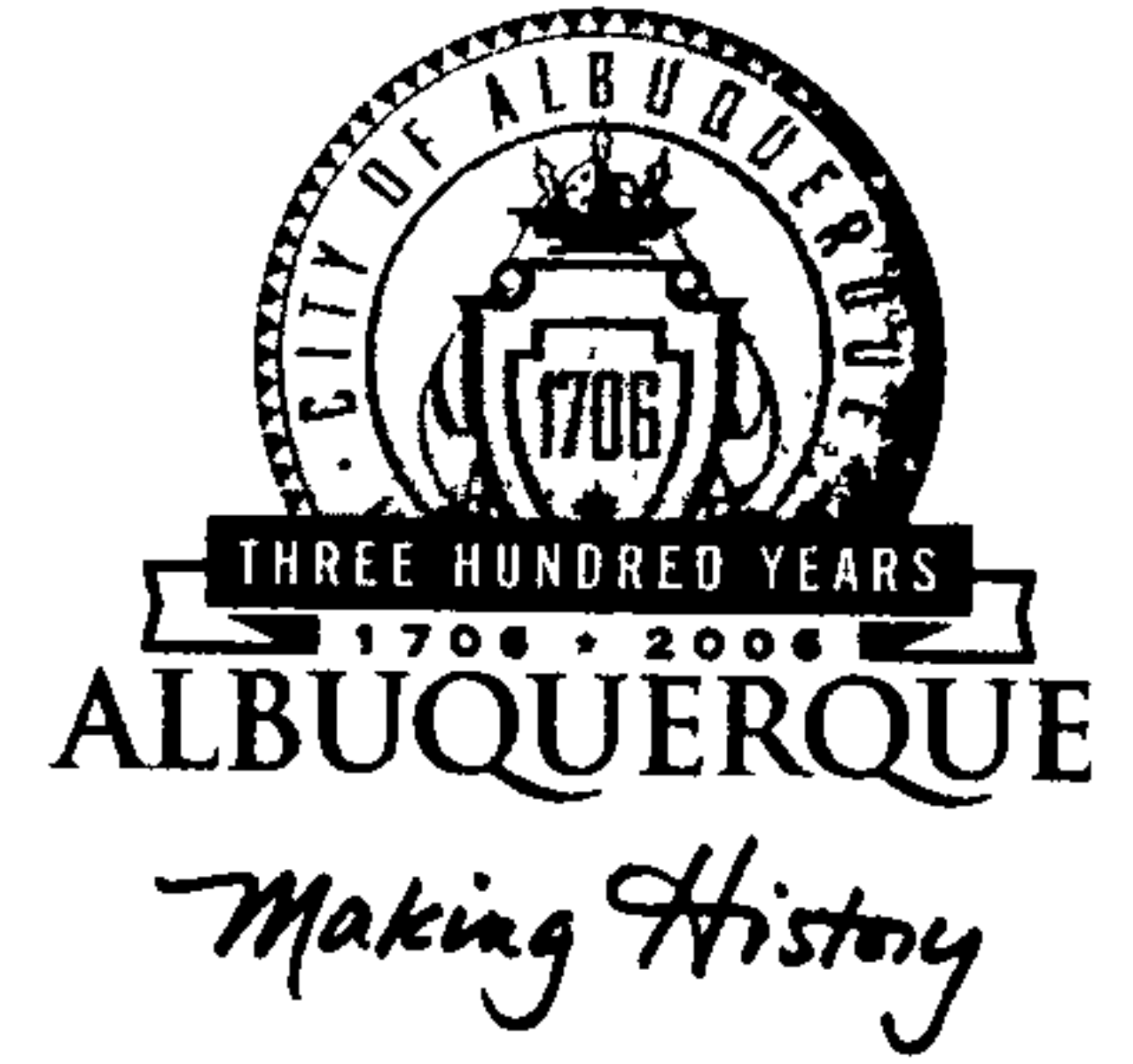
SITE PLAN FOR BUILDING PERMIT

Comments:

The Sketch Plat is unacceptable. A dead end water line will not be allowed. An off-site public water line easement is required for looping.

If you have any questions or comments please call Roger Green at 924-3989. Meeting notes:

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003930

AGENDA ITEM NO: 23

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.
Development projects with land area of 1 acre or more are required to file a Notice of Intent (NOI) with the US Environmental Protection Agency for storm water discharge during construction.

New Mexico 87103

RESOLUTION:

www.cabq.gov

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: February 16, 2005

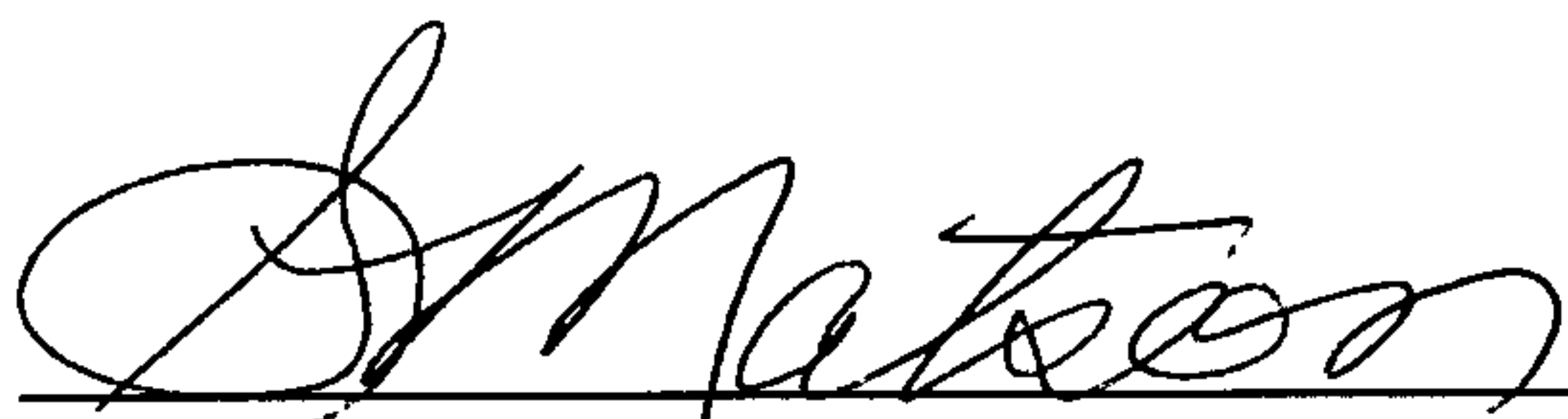
**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
February 16, 2004
DRB Comments**

ITEM # 23

PROJECT # 1003930 APPLICATION # 05-00206

RE: Tract B, Lands of Brackson A Courson/sketch

As long as the minimum lot size and width is met for RD zoning,
Planning has no objection to this sketch plat.



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

**CITY OF ALBUQUERQUE
PARKS & RECREATION DEPARTMENT
DEVELOPMENT REVIEW BOARD**

DRB CASE NUMBER: 1003930

DRB Hearing Date: 2/16/05

ITEM NUMBER: 23

SUBDIVISION: Tract B, Lands of Brackson A. Courson

NUMBER OF NEW UNITS: 22

REQUEST FOR: Sketch plat review and comment

ZONING: RD

ZONE ATLAS PAGE: G-10

COMMENT:

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

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

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

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

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

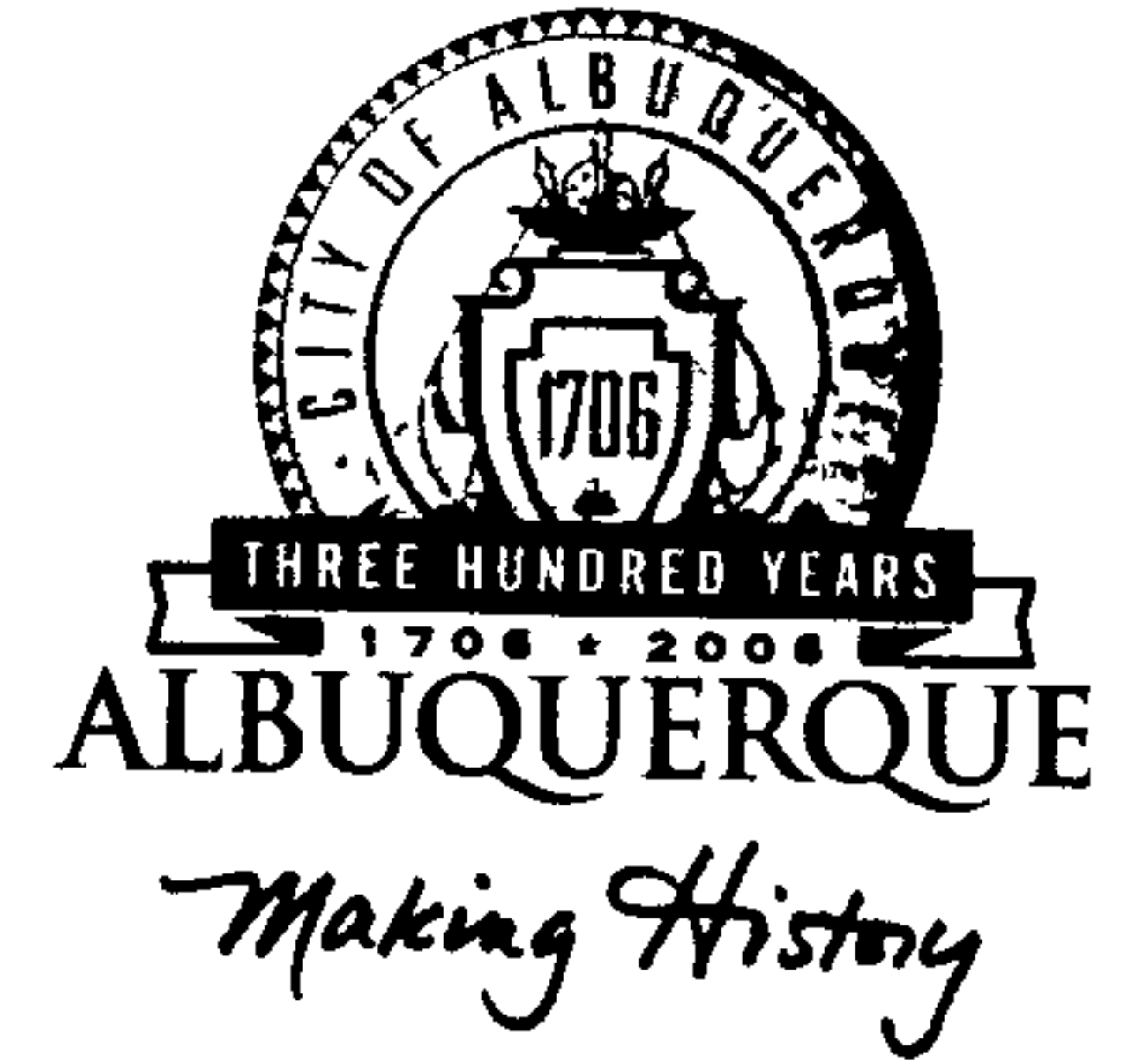
Total remaining open space requirements are met via the provision of detached open space per the provisions of Section 14-16-3-8 (A) (3).

**Note: This option is only applicable to land covered by a Sector Development Plan.*

SIGNED: **Christina Sandoval**

PHONE #: **768-3808**

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002590

AGENDA ITEM NO: 36

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.
A Letter of Map Revision (LOMR) will be required on the infrastructure list and will be a condition of release of SIA and financial guarantee.

New Mexico 87103

RESOLUTION:

www.cabq.gov

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: December 1, 2004

*
*
*
*

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
December 1, 2004
DRB Comments**

ITEM # 36

PROJECT # 1002590

APPLICATION # 04-01769

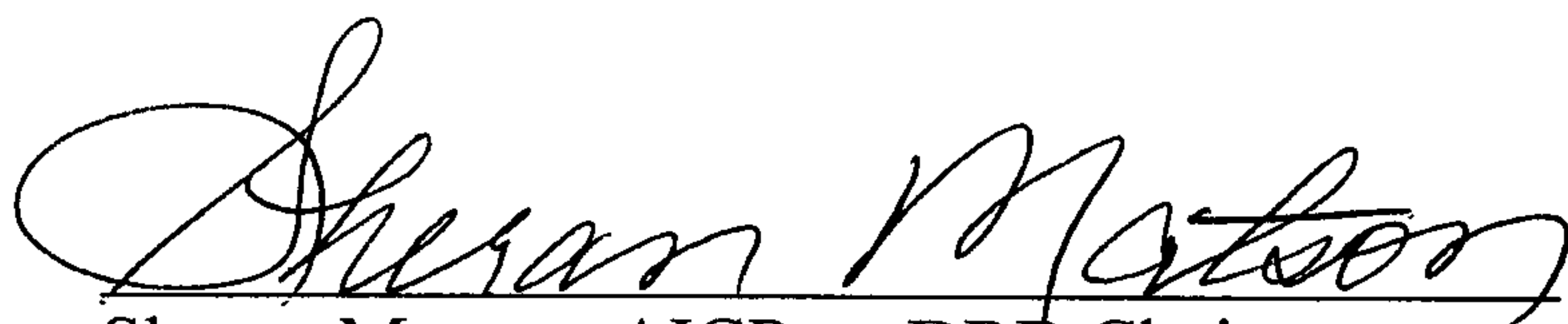
RE: Tract B-2, Lands of Brackson A Courson/Sketch

RD zoning allows R1 uses. No rezoning is necessary. The minimum lot size is 5,000 square feet & 50 foot lot width in this area. See the Zone Code for setback requirements.

An application for a major subdivision platting action is required. Adjacent property owners & recognized neighborhood associations require notification. The Office of Neighborhood Coordination provides applicant with the names & addresses of neighborhood contacts. The City notifies adjacent property owners & places a legal ad in the Journal. Applicant will also receive large yellow signs describing the proposed action. These signs are placed near the streets next to the property proposed for development.

Application forms are available online at www.cabq.gov/planning or at the Development Services Center front counter on the main floor of Plaza del Sol. This is also where completed DRB applications are submitted.

All perimeter walls abutting streets are required to obtain wall design approval prior to or at the time of preliminary plat application. These requirements are also available at the Development Services Front Counter.



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

44
44
44
44

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet

DRB- 1002590 Item No. 36 Zone Atlas G-10

DATE ON AGENDA 12-1-04

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

<u>No.</u>	<u>Comment</u>
------------	----------------

- 1) The lots need to be designated P1 for use of a 44' right-of-way.
- 2) Cul-de-sac can be reduced to 40' r/w with 35' curb radius with P1 designations.
- 3) What is centerline radius of street at bend?
- 4) The location of the proposed Street A needs to meet offset criteria from Wayne. (150' min.)
- 5) Standard infrastructure required including improvements to 64th Street.

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

36
1/16
1/16
1/16
1/16

April 22, 2003

Homes of New Mexico
500 Mayfair Pl
Albuquerque, New Mexico 87105

Re: Water and Sanitary Sewer Availability

F-10

Sirs:

This statement is issued in response to your inquiry of April 15, 2003. All statements made herein are based on the information provided at that time.

Existing Conditions: The property includes approximately 3.5-acres on the west side of 64th Street south of Milne. Zoning is RD, but there does not appear to be a governing Sector Plan. Existing public utilities include a 6-inch water line in 64th. Sanitary Sewer lines stop short of the property. There are several structures on the property, but we have no record of any service.

Proposed: A sketch plat has been submitted to the Development Review Board 'DRB' for a 24-lot single family subdivision. All lots will be accessed via an on-site dead end roadway.

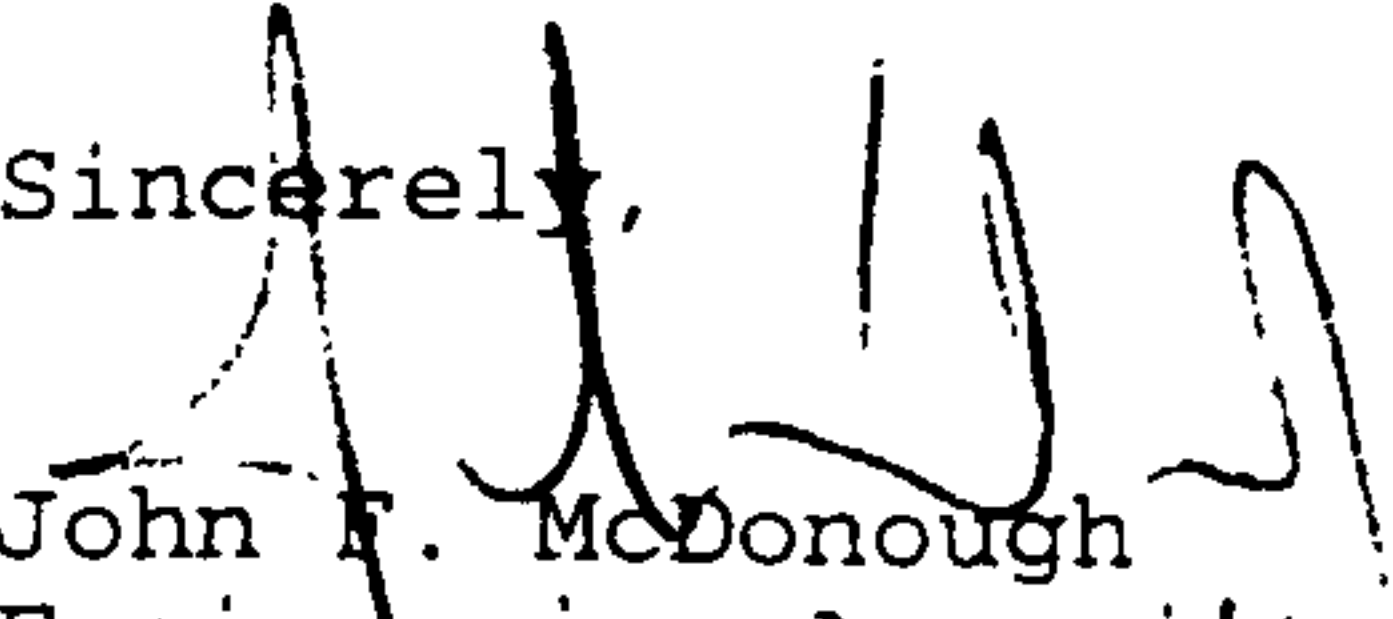
Infrastructure: Subdivision will be contingent on financial guarantees for public infrastructure including public water and sanitary sewer lines in standard locations in the proposed road. The sewer must be 8-inch with manholes at standard locations. Grades permitting development can outfall to manhole #81 at Wayne, but the stub at Milne is about 6-feet deeper. Lines slope and depth of cover must meet all adopted design standards. Construction in 64th must include an outfall for the adjacent unplatted property. The water line will be a looped 6-inch with fire hydrants at standard locations. Looping will require off-site easement acquisition at the developers expense. Absent a viable corridor to the north, an easement will be required across the unplatted parcel. See attached.

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

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

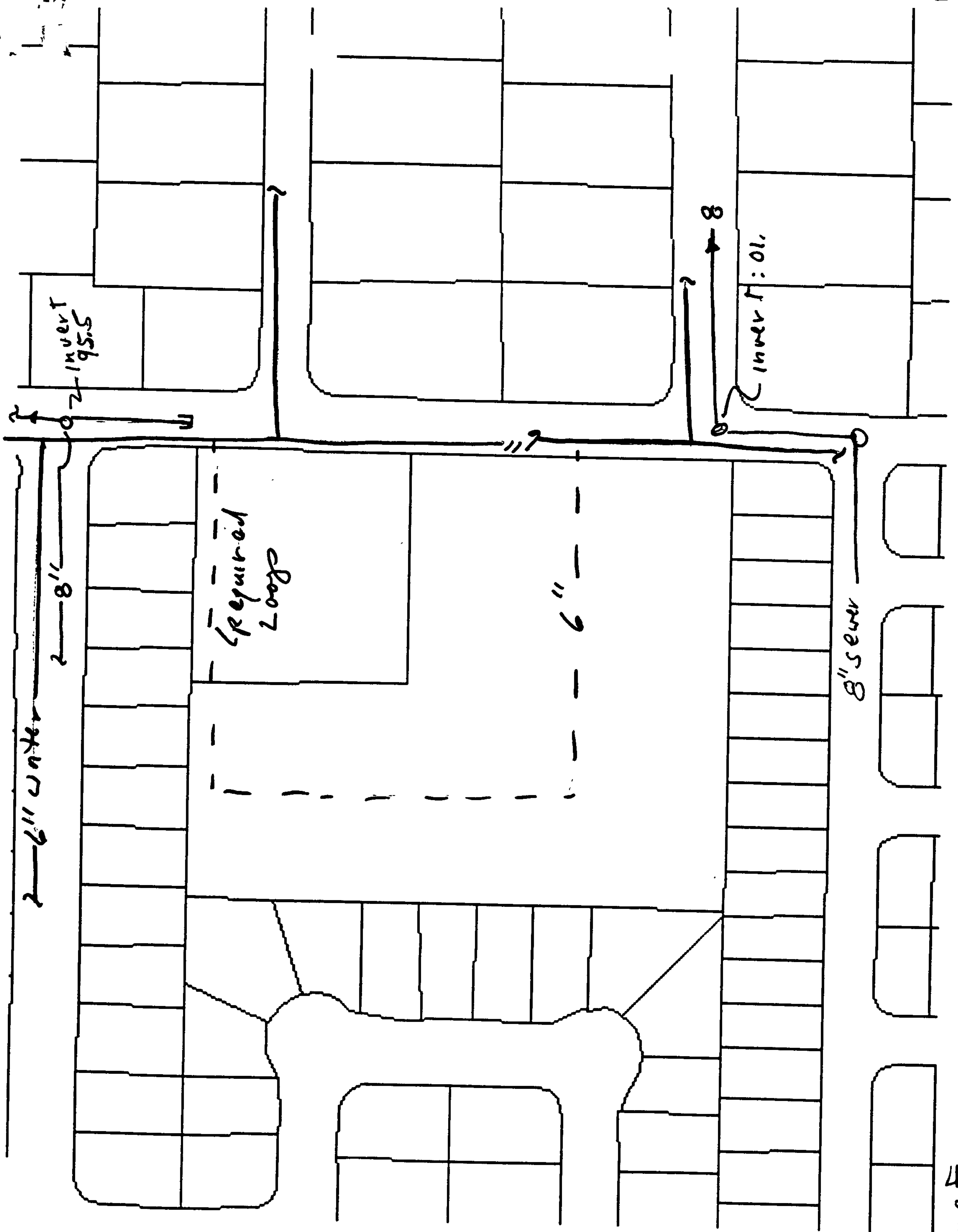
This statement of availability will remain in effect for a period of one year and applies only to the development identified herein. Its validity is in part contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to our attention as soon as possible. Any outstanding pro rata and standby assessments must be paid at the time service is taken. All charges and rates collected will be based upon applicable ordinances and policies in effect at the time service is actually requested and authorized. Please do not hesitate to call if you have questions or need additional information: 924-3987.

Sincerely,


John F. McDonough
Engineering Associate
Development and Building Services

Attachment: System / Location Map(s)

c: f/ availability F/G-10
f/ readers #30415
cf/ #1002590



4

See letter 04
 40-22-02
 4-22-11



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

April 23, 2003

9:00 a.m.

MEMBERS:

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

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 10:50 A.M.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

10. **Project # 1000485**
03DRB-00601 Minor-Final Plat Approval
- MARK GOODWIN & ASSOCIATES PA agent(s) for D R HORTON CUSTOM HOMES request(s) the above action(s) for all or a portion of Block(s) 34, Tract(s) C, **ENCANTO VILLAGE - UNIT 3**, zoned R-D 9DU/Ac, located on EUCARIZ AVE SW, between UNSER BLVD SW and STINSON ST SW containing approximately 17 acre(s). [REF: 02DRB-01171, 02DRB-01172, 03DRB-00116, DRB-98-176] (L-10) **FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU.**
11. **Project # 1000720**
03DRB-00603 Minor-Prelim&Final Plat Approval
- JEFF MORTENSEN & ASSOCIATES agent(s) for BERNALILLO COUNTY METROPOLITAN COURT request(s) the above action(s) for all or a portion of Tract(s) A, **BERNALILLO COUNTY METROPOLITAN COURT**, zoned SU-3, located on LOMAS BLVD NW, between 4TH ST NW and 5TH ST NW containing approximately 4 acre(s). [REF: 03DRB-00065, 03DRB-00067] (J-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR THE DXF FILE.**

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

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

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

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

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

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

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

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

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

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

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

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

ADJOURNED: 10:50 A.M.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002590

Item No. 16

Zone Atlas F-10

DATE ON AGENDA 4-23-03

INFRASTRUCTURE REQUIRED (x)YES ()NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

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

No.	Comment
<input type="checkbox"/>	The standard street improvements are required on an infrastructure list.
<input type="checkbox"/>	The streets need to meet the requirements of the DPM.
<input type="checkbox"/>	A 75ft centerline radius is needed at the street's curve.
<input type="checkbox"/>	Do you have legal access to 64 th Street?

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



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002590

AGENDA ITEM NO: 16

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: April 23, 2003

discussed



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002590

Item No. 16

Zone Atlas F-10

DATE ON AGENDA 4-23-03

INFRASTRUCTURE REQUIRED (x)YES ()NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

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

No.	Comment
<input type="checkbox"/>	The standard street improvements are required on an infrastructure list.
<input type="checkbox"/>	The streets need to meet the requirements of the DPM.
<input type="checkbox"/>	A 75ft centerline radius is needed at the street's curve.
<input type="checkbox"/>	Do you have legal access to 64 th Street?

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

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board Comments
4/23/03**

Item: 16

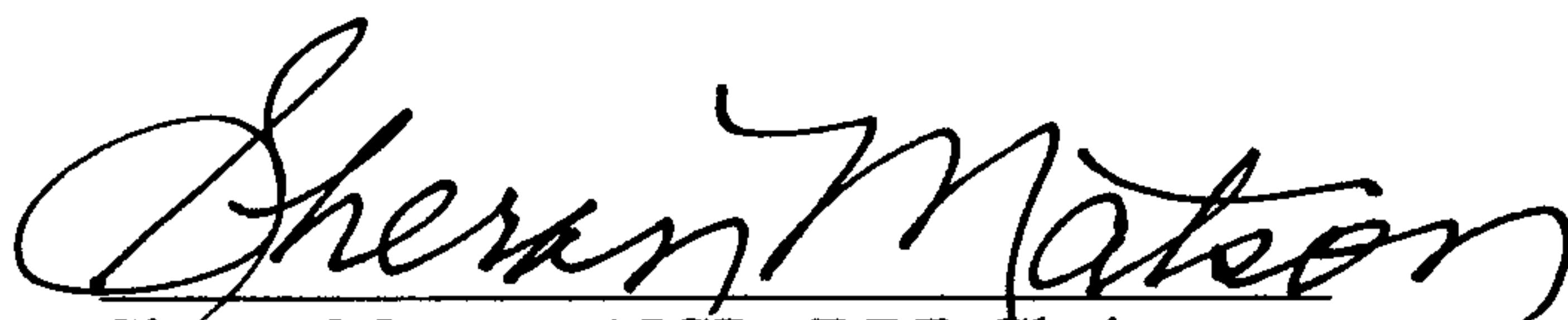
Project: 1002590

Application: 03DRB-00607

Re: Courson Brackson

Because your property is zoned RD and there is no adopted sector plan in the area, the City Zoning Code requires you to follow the requirements of the R-1 zone. Or, you may do a site development plan for ~~building permit~~ and submit it for DRB approval. An approved site plan will allow you to follow the requirements of the RT zone, which allow smaller lots, etc than does the R-1 zone. See the attached page from the City Zoning Code.

subdivision



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

§ 14-16-2-14 R-D RESIDENTIAL AND RELATED USES ZONE, DEVELOPING AREA.

This zone permits a mixture of dwelling unit types and incidental related commercial activities.

(A) Permissive Uses.

- (1) Permissive uses when pursuant to a Sector Development Plan adopted by the Planning Commission, and to a Site Development Plan and a Landscaping Plan approved by the Planning Director:
 - (a) Uses permissive in the R-3 zone.
 - (b) Permissive uses in the C-1 zone, except shopping centers. Such incidental commercial uses shall not exceed 15% of the R-D zone covered by a given Sector Development Plan.
 - (c) Mobile home development.

(B) Permissive uses when pursuant only to a Sector Development Plan, adopted by the Planning Commission: uses permissive in the R-T zone, subject to all controls of the R-T zone.**(C) Permissive uses, in areas not covered by an adopted Sector Development Plan, but pursuant to a Site Development Plan and Landscaping Plan approved by the Planning Director: uses permissive in the R-T zone, subject to all controls of the R-T zone.****(D) Permissive uses in areas not covered by an adopted Sector Development Plan or more detailed plan: uses permissive in the R-1 zone, subject to all controls of the R-1 zone.****(E) Conditional Uses.**

- (1) Uses conditional in the R-1 zone when the area is not covered by an adopted Sector Development Plan.
- (2) Uses conditional in the R-3 zone when the area is covered by an adopted Sector Development Plan.
- (3) Uses conditional in the C-1 zone on commercial locations approved by a Sector Development Plan.

(F) Open Space.

- (1) Two thousand four hundred or more square feet of open space per dwelling shall be preserved. Of the total 2,400 square feet, the following minimum amounts shall be usable open space on the lot with the dwelling: 200 square feet for each efficiency or one-bedroom dwelling; 250 square feet for each two-bedroom dwelling, and 300 square feet for each dwelling containing three or more bedrooms. The remaining requirement may be met by the alternatives listed in § 14-16-3-8(A) of this Zoning Code.
- (2) When an aggregate of two or more dwelling units is constructed on any given lot, the development shall include landscaping of the ground-level usable open space planted and maintained according to a landscaping plan approved by the Zoning Enforcement Officer.

(G) Procedure. Procedure, in addition to that specified in § 14-16-4-3 of this Zoning Code, shall be as follows: An area may be zoned R-D with or without simultaneous approval of a Sector

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

<p style="text-align: center;">Supplemental form</p> <p>SUBDIVISION S</p> <p><input checked="" type="checkbox"/> Major Subdivision action</p> <p><input type="checkbox"/> Minor Subdivision action</p> <p><input type="checkbox"/> Vacation V</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p>SITE DEVELOPMENT PLAN P</p> <p><input type="checkbox"/> ... for Subdivision Purposes</p> <p><input type="checkbox"/> ... for Building Permit</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC) L</p>	<p style="text-align: center;">Supplemental form</p> <p>ZONING & PLANNING Z</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 (Zoning Code/Sub Regs)</p> <p>APPEAL / PROTEST of... A</p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals</p>
--	--

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

APPLICANT INFORMATION:

NAME: Mel Famie, LLC PHONE: 440-7262

ADDRESS: PO Box 2758 FAX:

CITY: Corrales STATE NM ZIP 87048 E-MAIL:

Proprietary interest in site: Owner List all owners:

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

ADDRESS: PO Box 90606 FAX: 797-9539

CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: mark@goodwinengineers.com

DESCRIPTION OF REQUEST: Sketch Plat Approval - Chaparral Court (Sloan's Acres)

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. Tract B, Block: Unit:

Subdiv. / Addn. Redivision of Lands of Brackson A. Courson

Current Zoning: RD Proposed zoning: Same

Zone Atlas page(s): G-10 No. of existing lots: 1 No. of proposed lots: 22

Total area of site (acres): 3.527 Density if applicable: dwellings per gross acre: dwellings per net acre:

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

UPC No. 10116043948312247 MRGCD Map No.

LOCATION OF PROPERTY BY STREETS: On or Near: 64th Street NW

Between: south of Milne Road NW and

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.):

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

SIGNATURE *Mark Goodwin*

(Print) Mark Goodwin, PE Applicant Agent

FOR OFFICIAL USE ONLY

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

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB - - 00206</u>	<u>SKP</u>	<u> </u>	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	<u> </u>	<u> </u>	<u> </u>	\$ <u> </u>
<input checked="" type="checkbox"/> All case #s are assigned	<u> </u>	<u> </u>	<u> </u>	\$ <u> </u>
<input checked="" type="checkbox"/> AGIS copy has been sent	<u> </u>	<u> </u>	<u> </u>	\$ <u> </u>
<input checked="" type="checkbox"/> Case history #s are listed	<u> </u>	<u> </u>	<u> </u>	\$ <u> </u>
<input type="checkbox"/> Site is within 1000ft of a landfill	<u> </u>	<u> </u>	<u> </u>	\$ <u> </u>
<input type="checkbox"/> F.H.D.P. density bonus	<u> </u>	<u> </u>	<u> </u>	\$ <u> </u>
<input type="checkbox"/> F.H.D.P. fee rebate	<u> </u>	<u> </u>	<u> </u>	\$ <u> </u>
	Hearing date <u>2-16-05</u>			Total \$ <u>0</u>

A. Garcia 2-7-05
Planner signature / date

Project # 1002590

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 LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
- 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.
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
- 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.

MARK Goodwin
Applicant name (print)
Mark Goodwin 2/7/05
Applicant signature / date



Form revised 3/03, 8/03 and 11/03

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

Application case numbers
DSORB - _____ - 00206
- _____ - _____
- _____ - _____

G. Jones 2-7-05
Planner signature / date
Project # 7003930
1002590



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

February 7, 2005

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

Re: Tract B, Redivision of Lands of Brackson A. Courson (Chaparral Court)

Dear Ms. Matson:


This is a request for Sketch Plat on the referenced property. The site is located adjacent to 64th Street NW, between Milne and Prieta NW. Drainage will be directed into the adjoining 64th Street NW along with traffic and utilities. Streets and utilities will be public.

Proposed housing units are to be single-family.

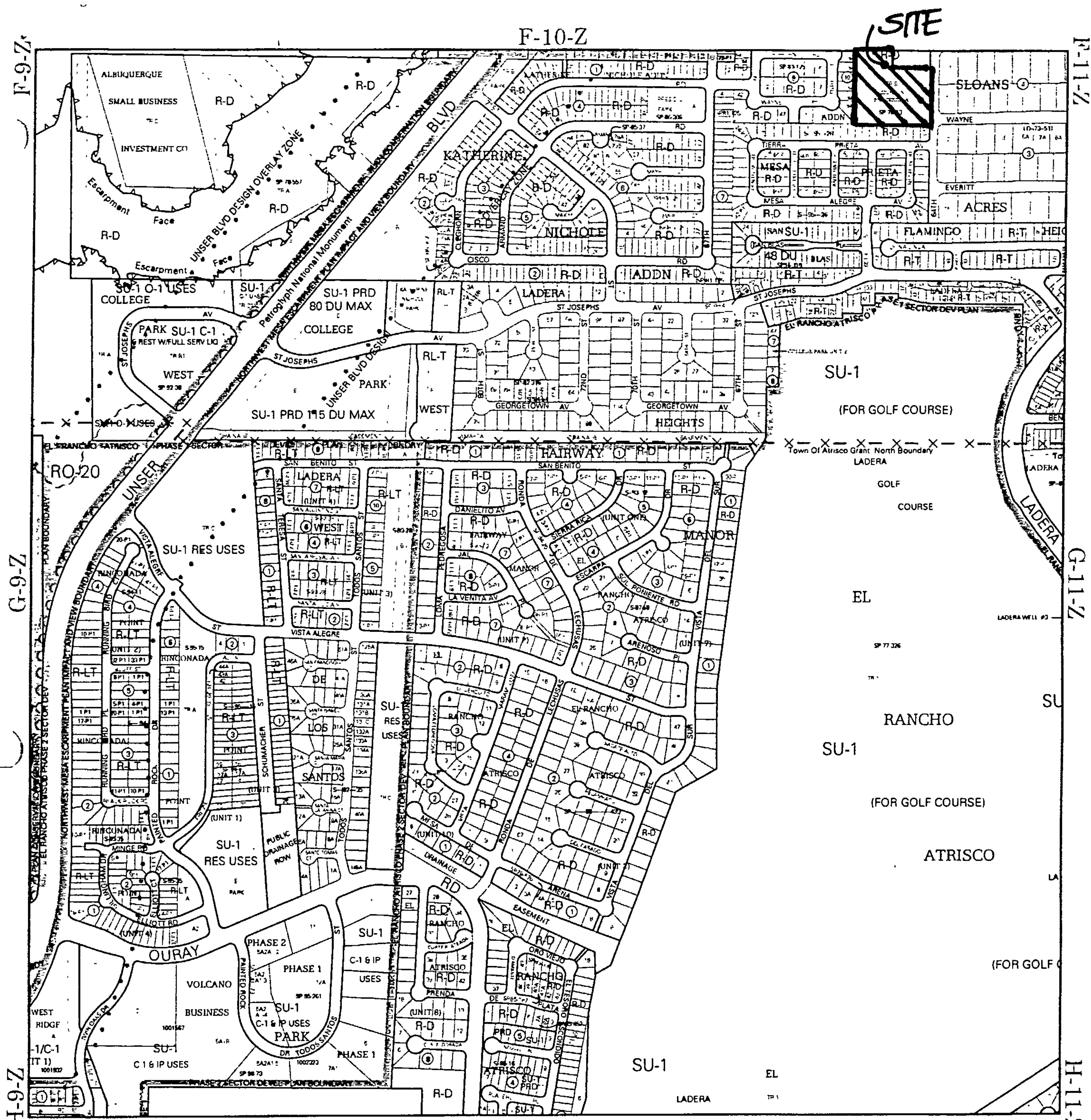
Please contact our office if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA


Mark Goodwin, PE
President

DMG/sr

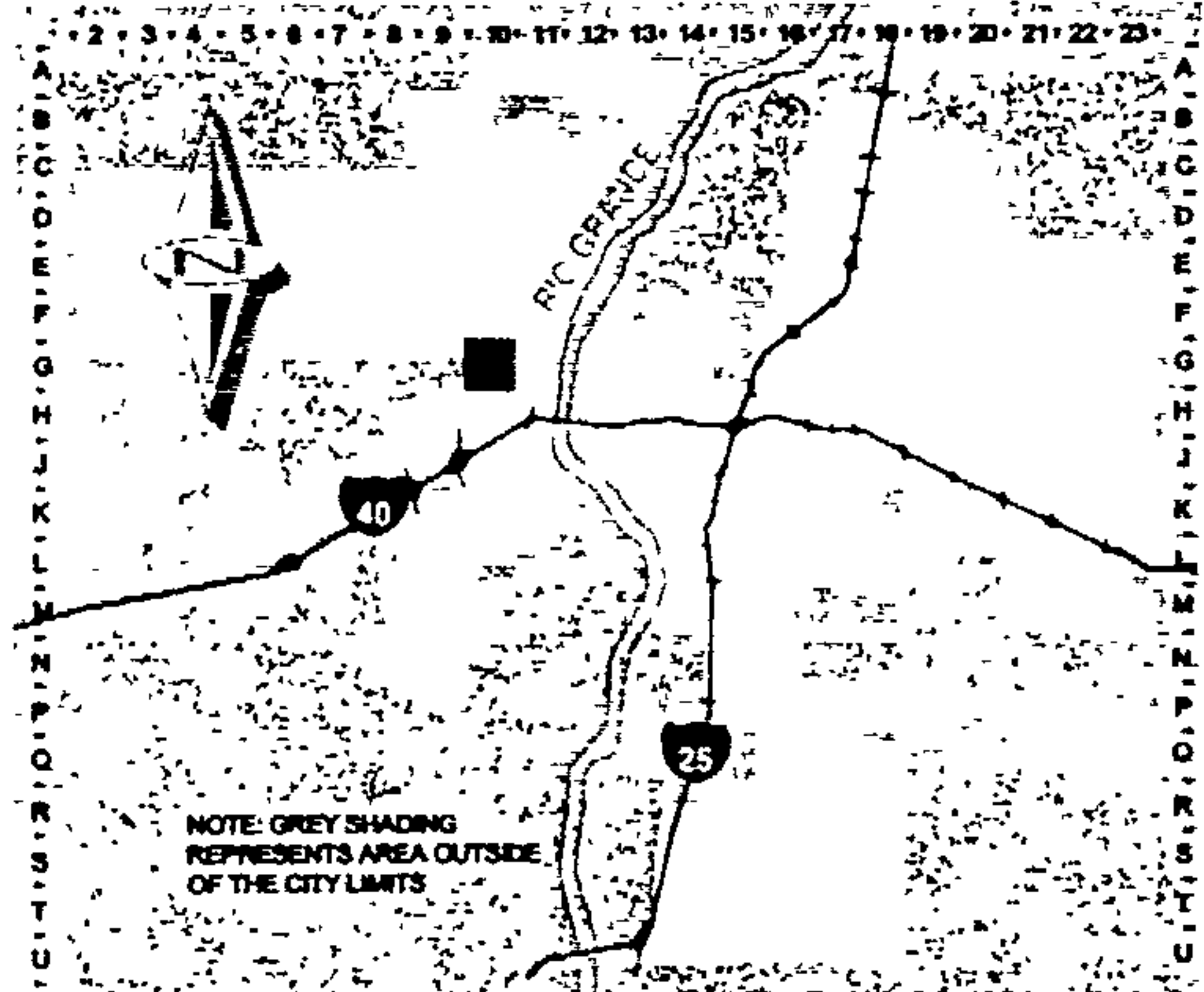
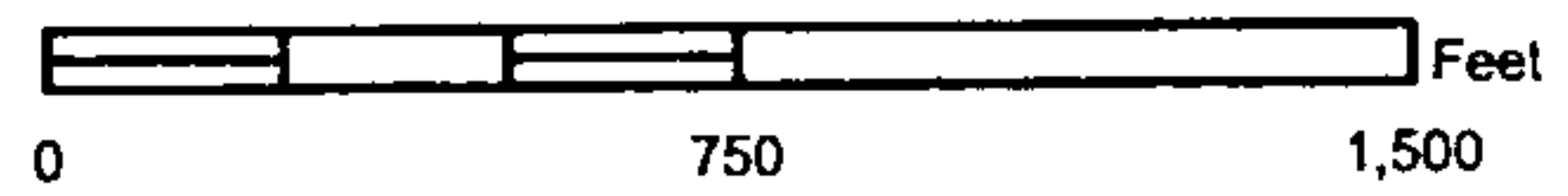


Zone Atlas Page: **G-10-Z**

Map amended through: **Aug 06, 2004**

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- H-1 Buffer Zone
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones



CITY OF ALBUQUERQUE
THREE HUNDRED YEARS
 1706 - 2006
ALBUQUERQUE
Haciendo Historia
AGIS
 Albuquerque Geographic Information System
PLANNING DEPARTMENT
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City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- D** 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: MICHAEL WACHOCKI PHONE: 792-1633
 ADDRESS: 4808 SUNDANCE TRL FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87120 E-MAIL: _____
 Proprietary interest in site: _____ List all owners: _____
 AGENT (if any): GND, LLC PHONE: 899-6182
 ADDRESS: 5641 PARADISE BLVD NW FAX: 899-6184
 CITY: ALBUQUERQUE STATE NM ZIP 87114 E-MAIL: DSHARRISON@SWCP.COM

DESCRIPTION OF REQUEST: 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. TRACT B-2 Block: _____ Unit: _____
 Subdiv./Addn. REDIVISION PLAT OF TRACT B OF A REDIVISION OF LANDS OF BRACKSON A. COURSON
WITHIN THE TOWN OF ALBUQUERQUE GRANT, BERNALILLO COUNTY, NM
 Current Zoning: R-D Proposed zoning: R-1
 Zone Atlas page(s): G-10-Z No. of existing lots: 1 No. of proposed lots: 160217
 Total area of site (acres): 3.527 Density if applicable: dwellings per gross acre: 4.8 dwellings per net acre: 5.7
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 101006043948312247 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 64TH STREET
 Between: WAYNE and CLIEGITORN

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.):
Z-85-138-5B, DRB-93-389, 1002590

Check-off if project was previously reviewed by Sketch Plat/Plan?, or Pre-application Review Team? Date of review: 10/26/04

SIGNATURE David S. Harrison DATE 11/12/04
 (Print) DAVID S HARRISON _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING	<u>04 DRB 01769</u>	<u>SK</u>	<u>SC3)</u>	<u>\$ 0</u>
<input type="checkbox"/> All checklists are complete	_____	_____	_____	\$ _____
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>12-1-04</u>	_____	_____	\$ <u>0</u>

David S. Harrison 11-15-04

Project # 1002590

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 LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
- 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 3 copies
- 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.
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
 - 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.

DAVID S. HARRISON
Applicant name (print)
DD Harrison 10/15/04
Applicant signature / date



Form revised 3/03, 8/03, 11/03 & 8/04

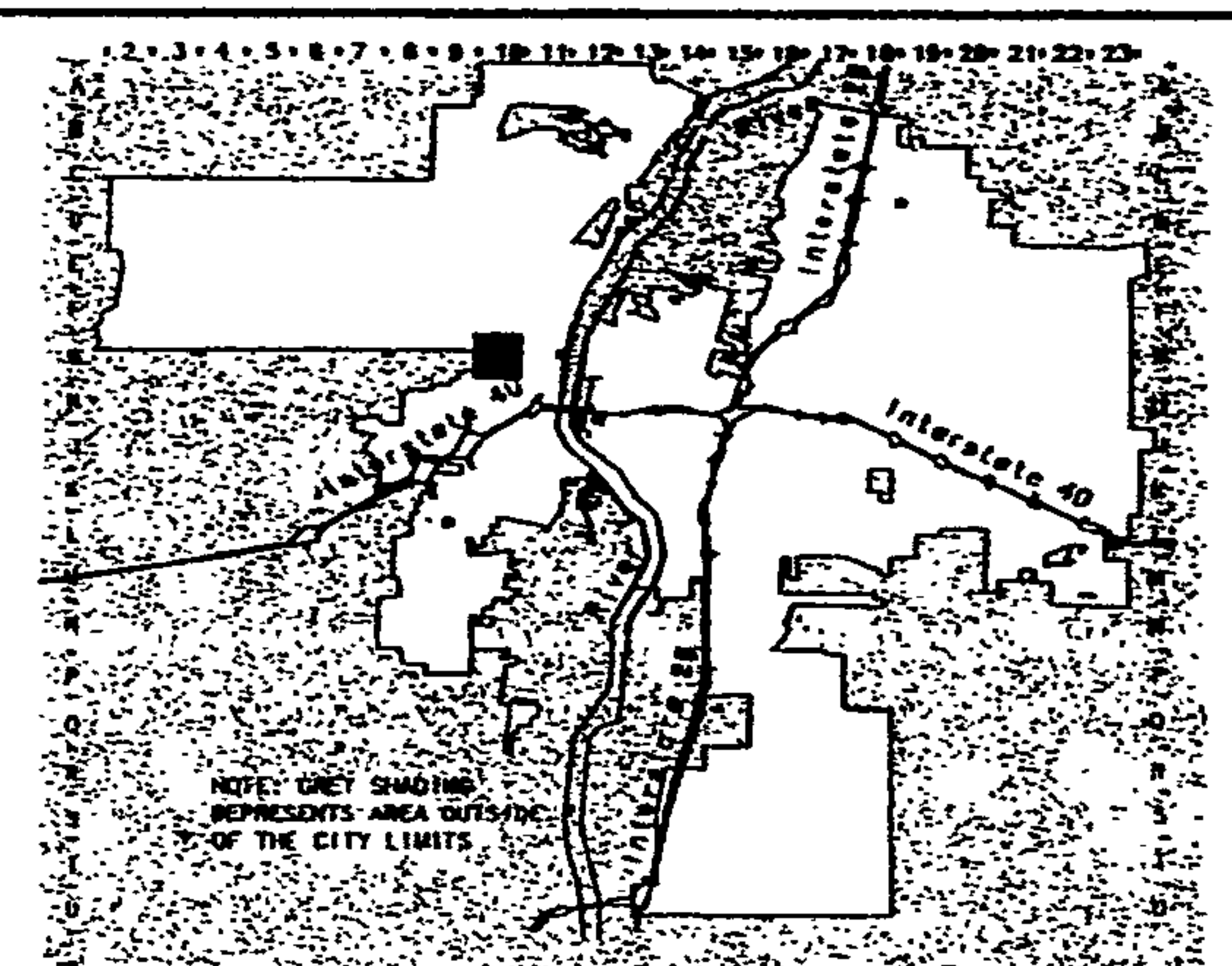
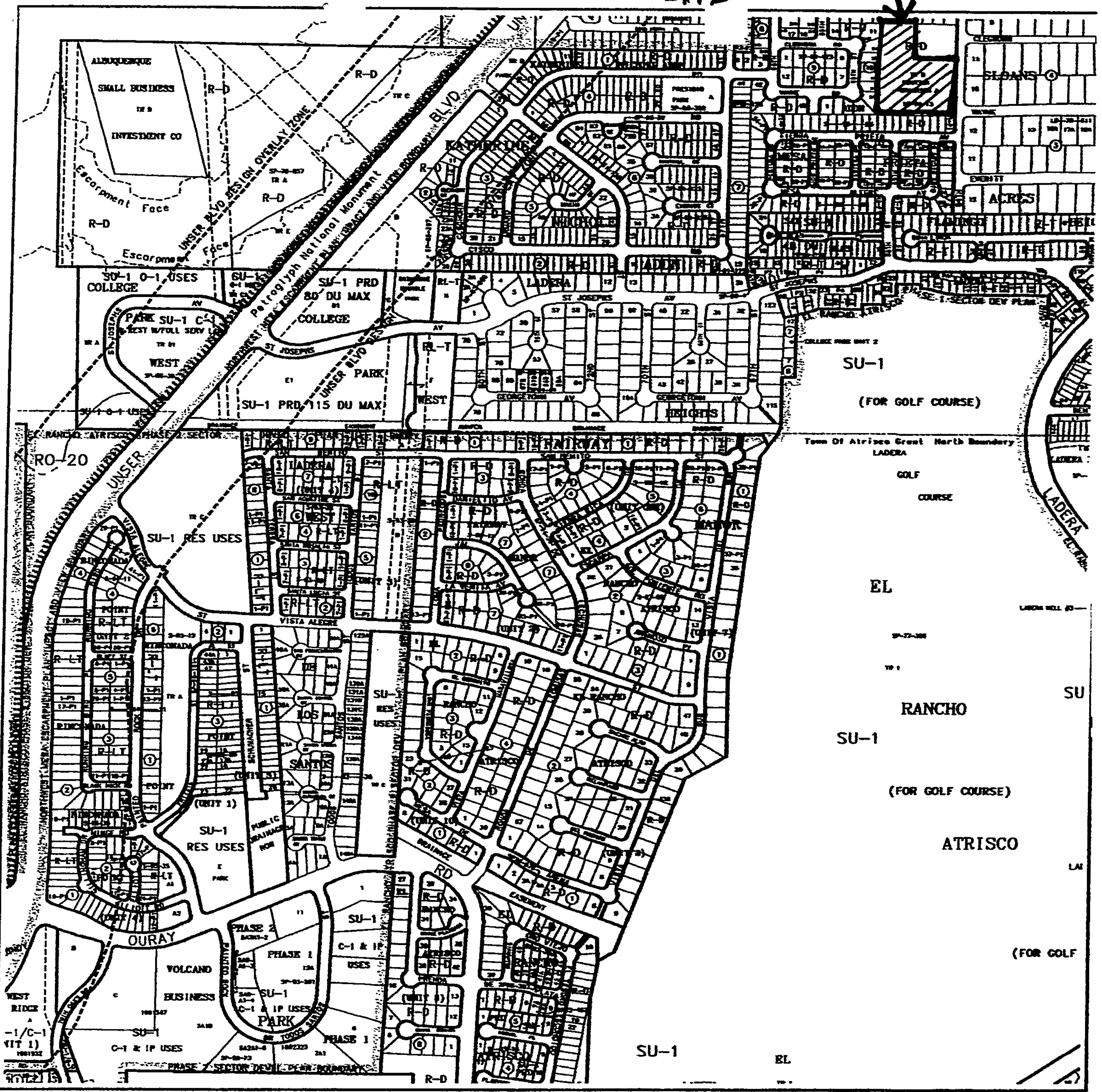
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
04DRB - 01769
_____-_____
_____-_____

[Signature]
Planner signature / date

Project # 1002590

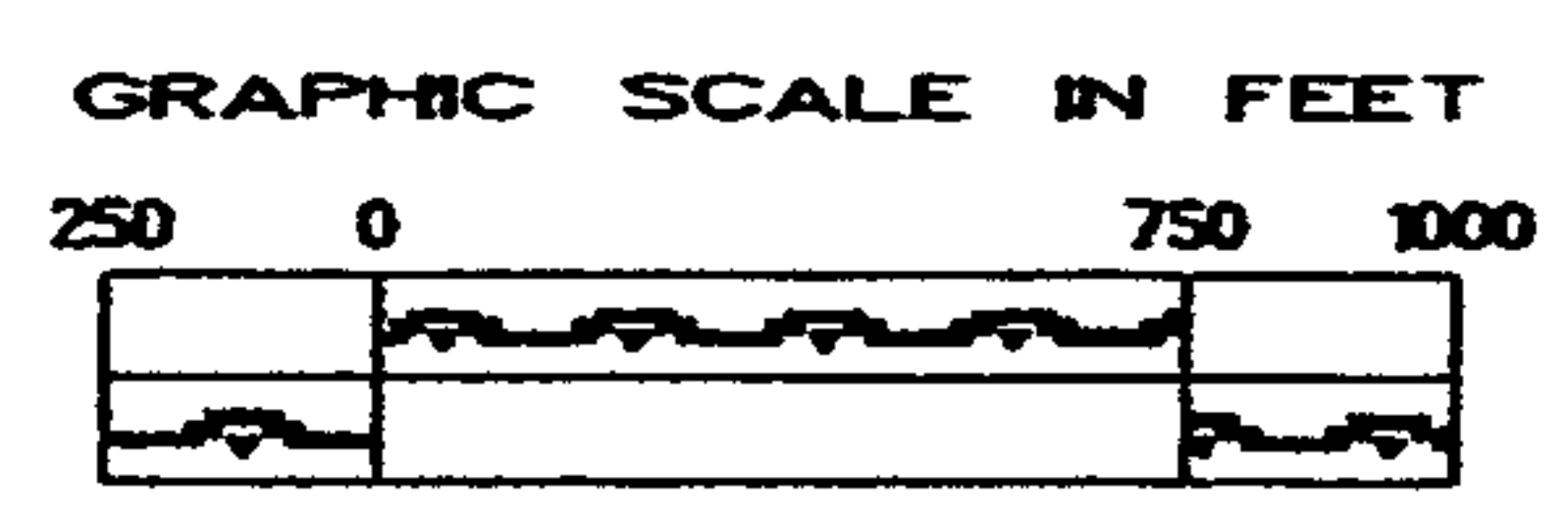
SITE



CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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Zone Atlas Page

G-10-Z

Map Amended through July 10, 2003

GND, LLC

CONSULTING ENGINEERS

5641 Paradise Blvd. NW ◊ Albuquerque, New Mexico 87114
Phone: 505-899-6182 ◊ Fax: 505-899-6184

Development Review Board
Sheran Matson, AICP, DRB Chair
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

November 15, 2004

Re: Sketch Plat for Tract B-2 Courson-Brackson A. Addition

Dear: Ms. Matson,

Submitted for DRB Sketch Plat review are the following documents

- 6 Copies of Sketch Plat
- 6 Copies of Zone Atlas Vicinity Map
- Development / Plan Review Application
- Copy of Pre-Application Discussion

If you have any questions or need additional information, please call me at 899-6182.

Sincerely,



GND, LLC
David Harrison PE, Project Engineer

DSH:dsh
GND Project No. 4020

PRE-APPLICATION DISCUSSION

NOTE: PRE APPLICATION DISCUSSIONS ARE PROVIDED TO ASSIST APPLICANTS IN ACQUIRING INFORMATION ON PROCESS AND REQUIREMENTS PERTAINING TO THEIR REQUEST. THE INTERPRETATION OF SPECIFIC USES ALLOWED WITHIN VARIOUS ZONES IS THE RESPONSIBILITY OF THE ZONING ENFORCEMENT OFFICER, AS PROVIDED FOR BY THE COMPREHENSIVE ZONING CODE. ANY STATEMENTS REGARDING ZONING AT THE PRE APPLICATION DISCUSSION ARE NOT CERTIFICATES OF ZONING.

PA # 04-121 APPLICANT Mike Wachocki TEL. # 259-1972

RECEIVED BY Kyle Tsethlikai DATE October 18, 2004

APPOINTMENT TIME & DATE: 1:30 pm; October 26, 2004
Appointment requests received by Friday will be scheduled for Tuesday of the following week, if times are available. Requests received after Friday will be scheduled for the following Tuesday. **Please contact the Planning Division at 924-3860 for more information.**

1. **BRIEFLY DESCRIBE REQUEST: (What do you plan to develop on this site?)**

Zone Change for Residential Lots

2. **RESPOND TO THE FOLLOWING QUESTIONS:**

Size of site: 3.5 Acres Existing Zoning: R-D Proposed Zoning: R-1 ?

Previous zone change or site plan approval case #s for this site: Z-85-138-5B, DRB-93-389, 1002590

Applicable Area or Sector Development Plans: N/A

Residential: Type and # of Units Proposed: Single Family; 16 or 17 Units

Commercial: Estimated building square footage: N/A No. Of Employees:

3. **LOCATION OF REQUEST: Provide a legal description of property and indicate location using surrounding streets. Indicate significant landmarks or notable features in the vicinity. Include Zone atlas number.**

4201 64th St. NW, Lot B, Courson-Brackson A. Addition, located on 64th St. NW between Tierra Prieta Ave NW and Milne Rd NW, **Zone Atlas Page: G-10-Z**

4. **WHAT QUESTIONS OR CONCERNS DO YOU HAVE REGARDING THIS REQUEST:**

- * If I need to rezone the property?
- * I need all city development requirements.

1. AGENCY REPRESENTATIVES PRESENT AT MEETING

Planning: Russell Brito Others Jack Basye, Zoning
 Transportation: Tony Loyd Others _____
 Utilities: Others _____
 Others: Stephani Winklepleck, DNC; Elvira Lopez, Dev. Rvw.

2. TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Zone Map Amendment: | <input checked="" type="checkbox"/> EPC Approval | <input type="checkbox"/> City Council Approval |
| <input type="checkbox"/> Sector Dev. Plan Amendment: | <input type="checkbox"/> EPC Approval | <input type="checkbox"/> City Council Approval |
| <input type="checkbox"/> Site Dev. Plan for Subdivision: | <input type="checkbox"/> EPC Approval | <input type="checkbox"/> DRB Approval |
| <input type="checkbox"/> Site Dev. Plan for Bldg Permit: | <input type="checkbox"/> EPC Approval | <input type="checkbox"/> DRB Approval |
| <input type="checkbox"/> Annexation: [EPC Review with City Council Approval] | | |
| <input type="checkbox"/> OTHER | | |

3. SUMMARY OF PRT DISCUSSION

- R-D zoning (§14-16-2-14)
- No Sector Development Plan
- R-D zone with no Sector Development Plan allows R-1 permissive uses, subject to all controls of the R-1 zone
- No zone map amendment is necessary to develop as per R-1 standards.
- Flood zone questions: Brad Bingham, Hydrology
- Development Review Board (DRB)
 - sketch plat review and comment
 - subdivision and platting

4. SIGN & DATE TO VERIFY ATTENDANCE & RECEIPT OF THIS SUMMARY.

[PRT DISCUSSIONS ARE INFORMATIONAL & NON-BINDING]

Russell Brito 26 Oct 04 [Signature]
 PRT CHAIRMAN / DATE APPLICANT OR AGENT / DATE



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

ZONING & PLANNING

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

APPEAL / PROTEST of...

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

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: Ambrose Chavez PHONE: 505 836-4444
 ADDRESS: 500 Mayfair PL FAX: 505 836-1707
 CITY: Albuquerque STATE NM ZIP 87105 E-MAIL: nm1stMortgage@yahoo.com
 Proprietary interest in site: contract owner
 AGENT (if any): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: Sketch for Mason Preliminary 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. B Block: _____ Unit: _____
 Subdiv. / Addn. Courson Brackson
 Current Zoning: RD Proposed zoning: _____
 Zone Atlas page(s): F-10 No. of existing lots: 1 No. of proposed lots: 24
 Total area of site (acres): 3.527 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? no
 UPC No. 101006043948312247 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 4201 64th ST NW
 Between: Milne NW and WAYNE 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.):
Z-85-138-5B DRB-93-389

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

SIGNATURE

(Print) Ambrose Chavez DATE _____
 _____ Applicant _____ Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03/DRB - 00607</u>	<u>SK</u>	<u>S3</u>	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>April 23 2003</u>				Total \$ <u>0</u>

Am 4/15/03
 Planner signature / date

Project # 1002590

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

SKETCH PLAT REVIEW AND COMMENT **YOUR ATTENDANCE IS REQUIRED.**

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT **Your attendance is required.**

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

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL **Your attendance is required.**

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL **Your attendance is required.**

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes) **Your attendance is required.**

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

Amended preliminary plat approval expires after one year.

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

Ambrose Chavez Applicant name (print)

[Signature] Applicant signature / date

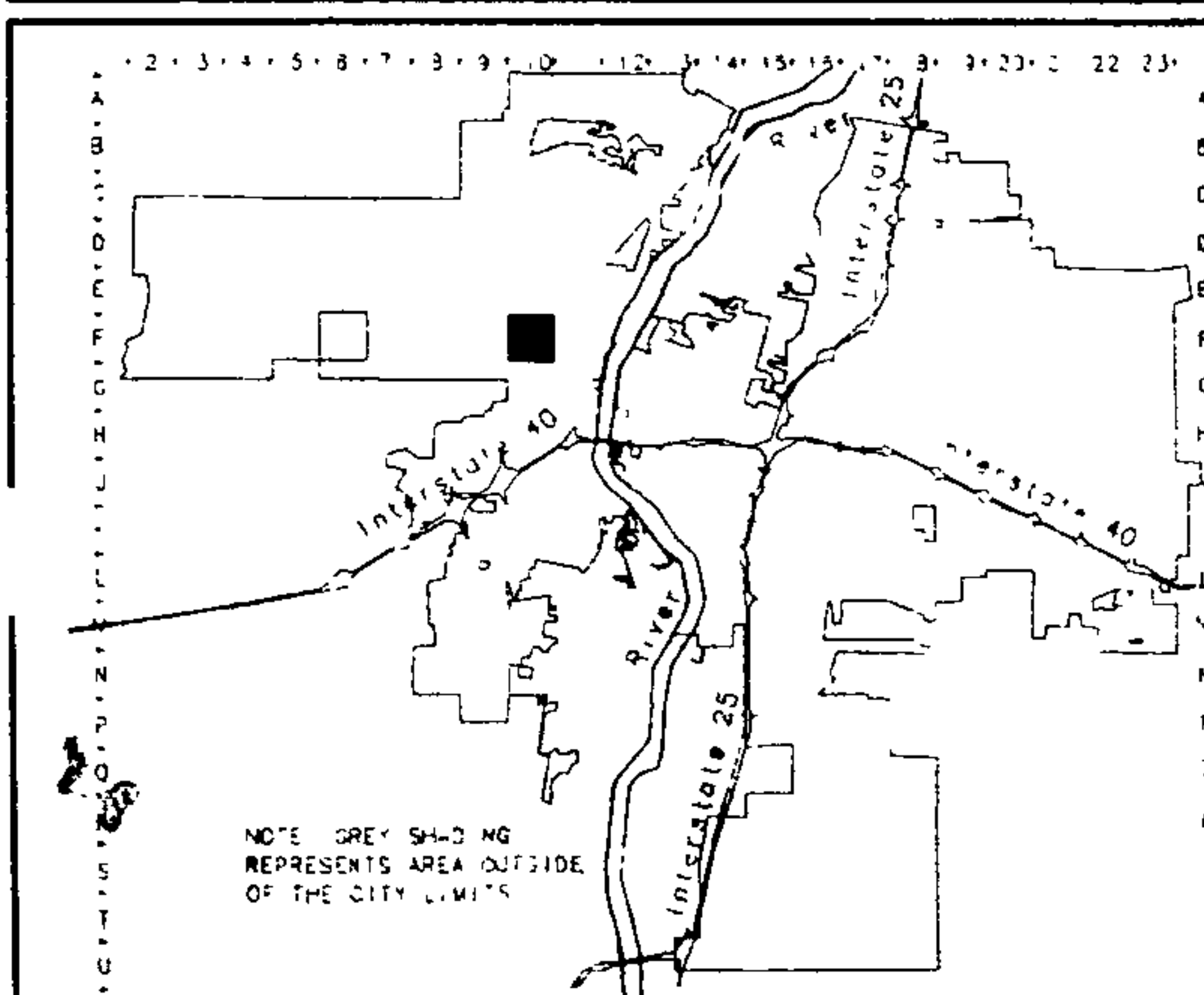
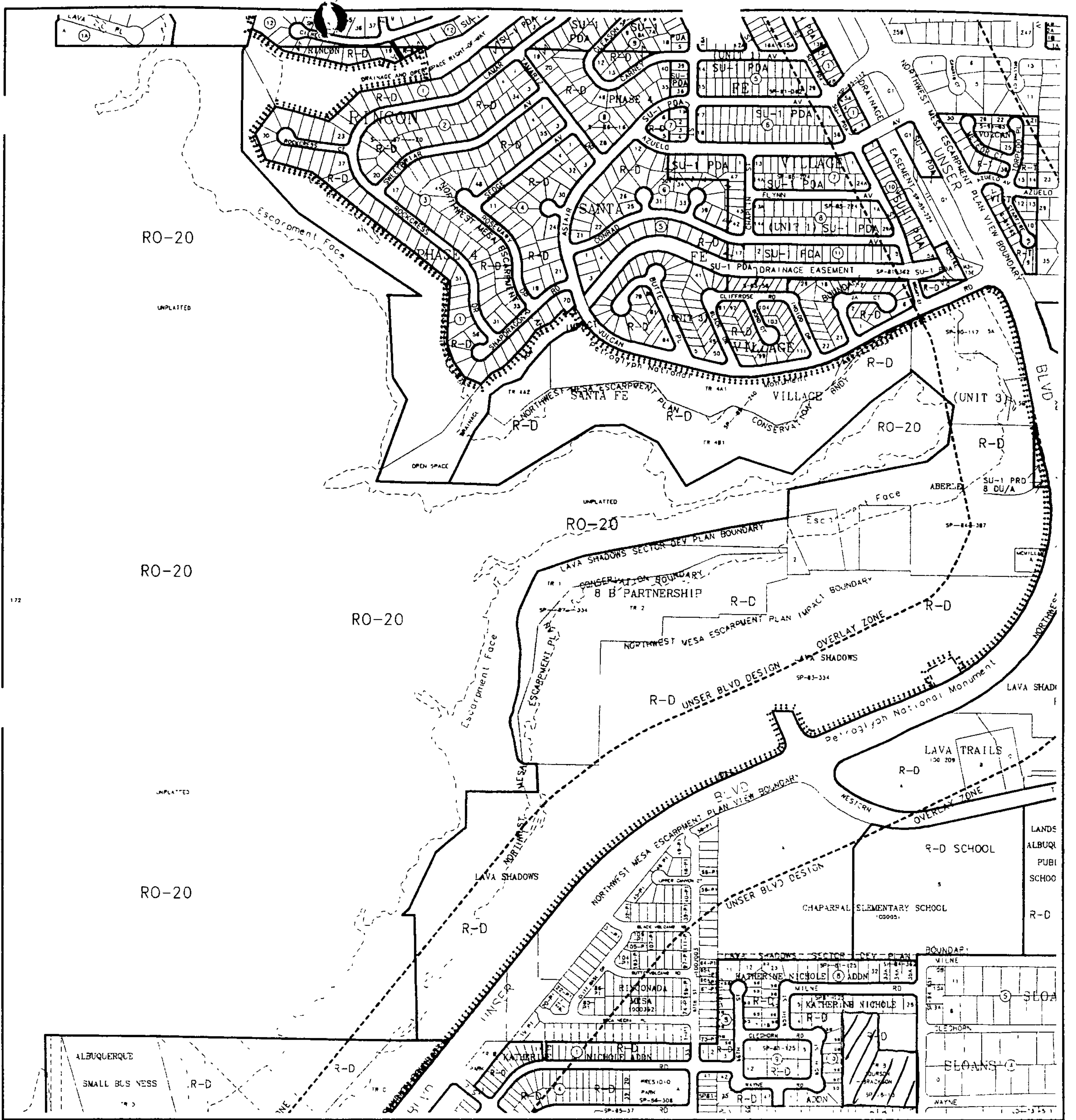


Form revised MARCH 2003

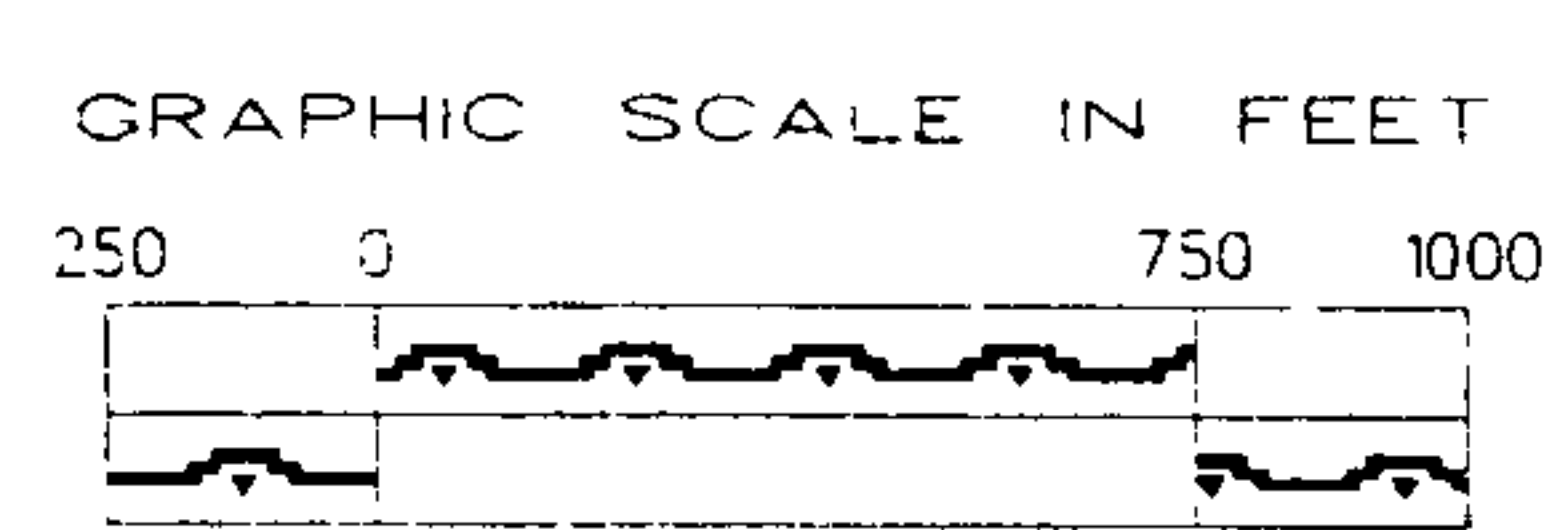
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
03DRB- -00607

[Signature] Planner signature / date
Project # 1002590



CITY OF
Albuquerque
Geographic Information System
PLANNING DEPARTMENT
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Zone Atlas Page

F-10-Z

Map Amended through January 21, 2003

Homes of New Mexico

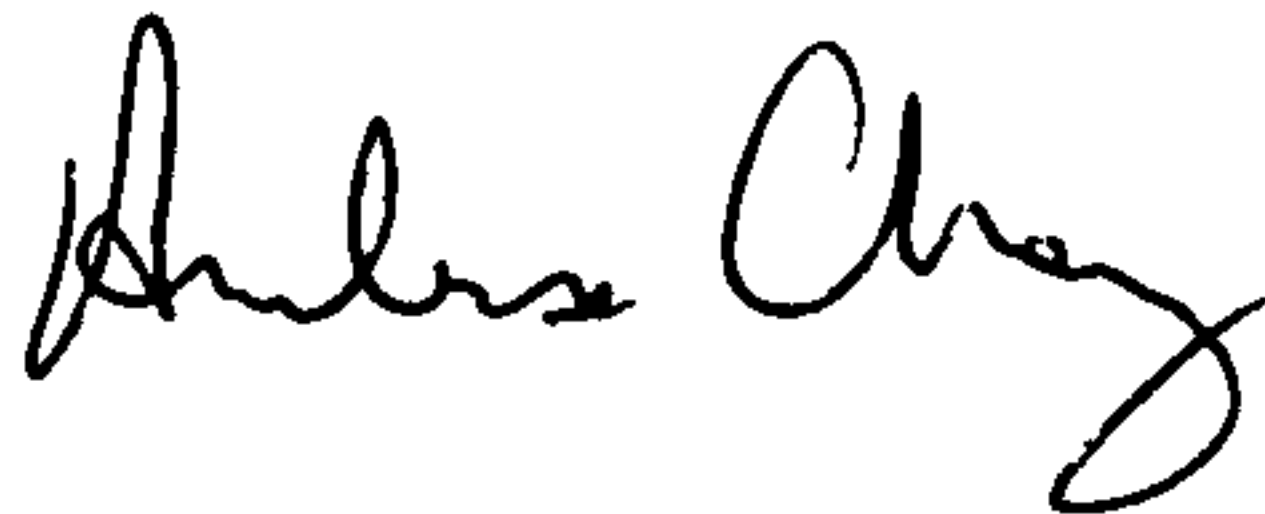
500 Mayfair PL.
Albuquerque, NM 87105
Office 505-836-4444
Fax 505-836-1707
License # 88310

To: City of Albuquerque Planning dept.

Re: 4201 64th ST

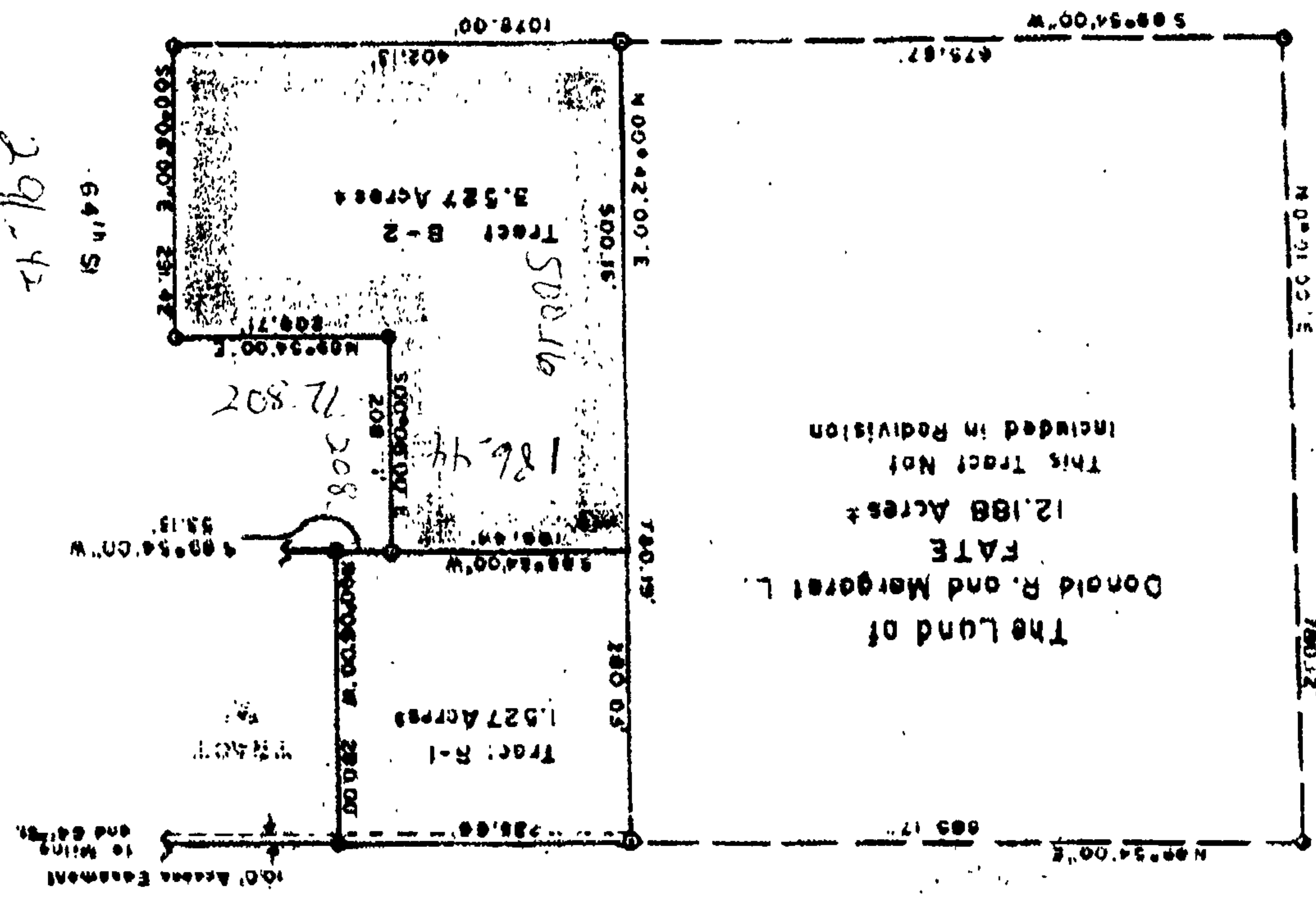
sketch
I am requesting a DRB for 4210 64th ST for the purpose of subdividing this address into 23 residential lots. If you should have any questions please call me at above phone number.

Thank You
Ambrose Chavez



... OF A REDIVISION OF LANDS OF BRACKSON A. GORSON (NOW BRACKSON A. GORSON) ...
... WITH ...
... BERNALILLO COUNTY, NEW MEXICO ...

1878



REDIVISION PLAT
 OF
 TRACTS
 OF
 LANDS OF BRACKSON A. GORSON (NOW BRACKSON A. GORSON) WITHIN THE
 TOWN OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

Scale 1" = 200'



A12-33

~~7205594873~~

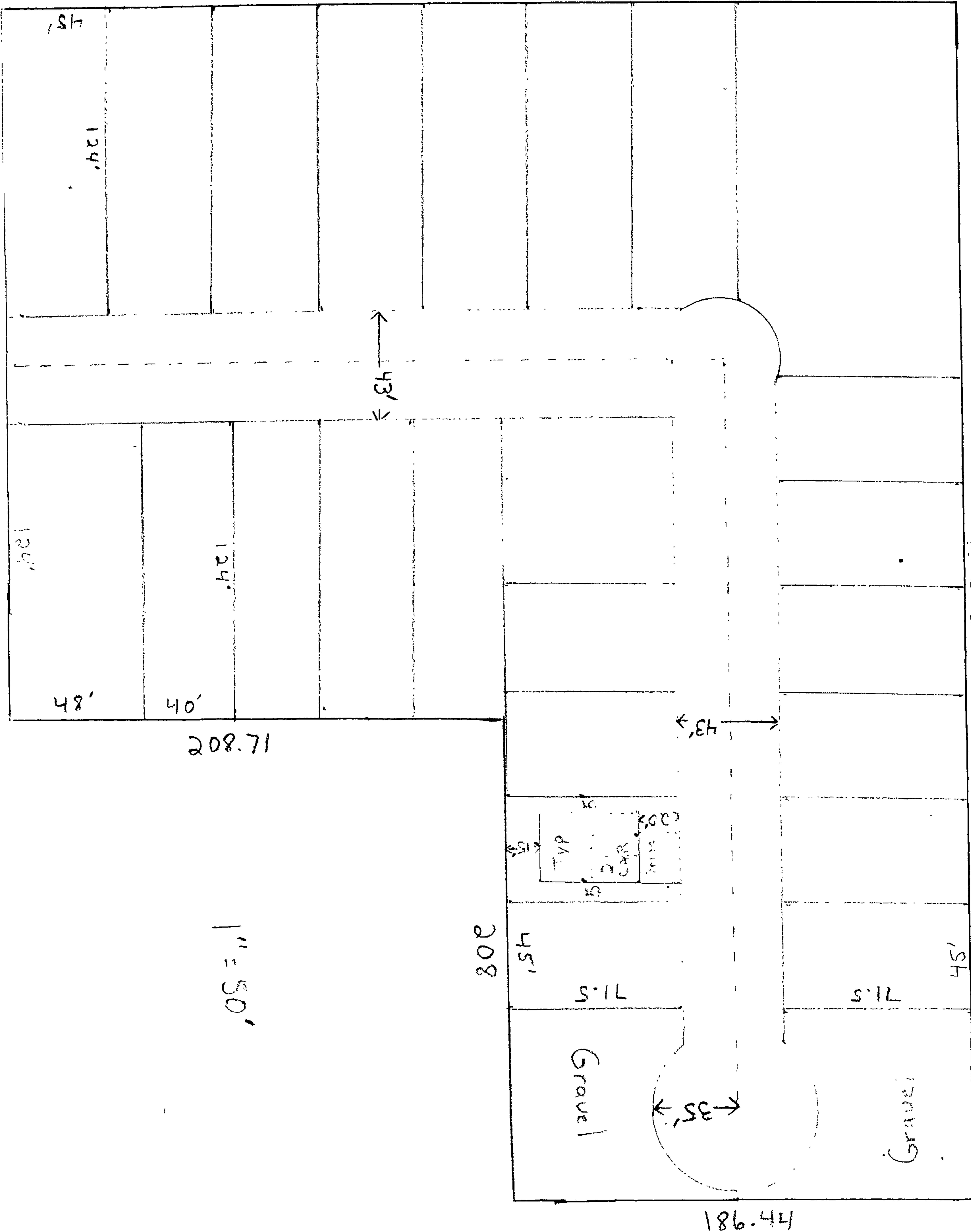
~~4833~~

~~F 098 623 5626~~

F-10

1002590

4102.13



208.71

186.44

1" = 50'

308

45'

71.5

Gravel

35'

71.5

Gravel

45'

43'

43'

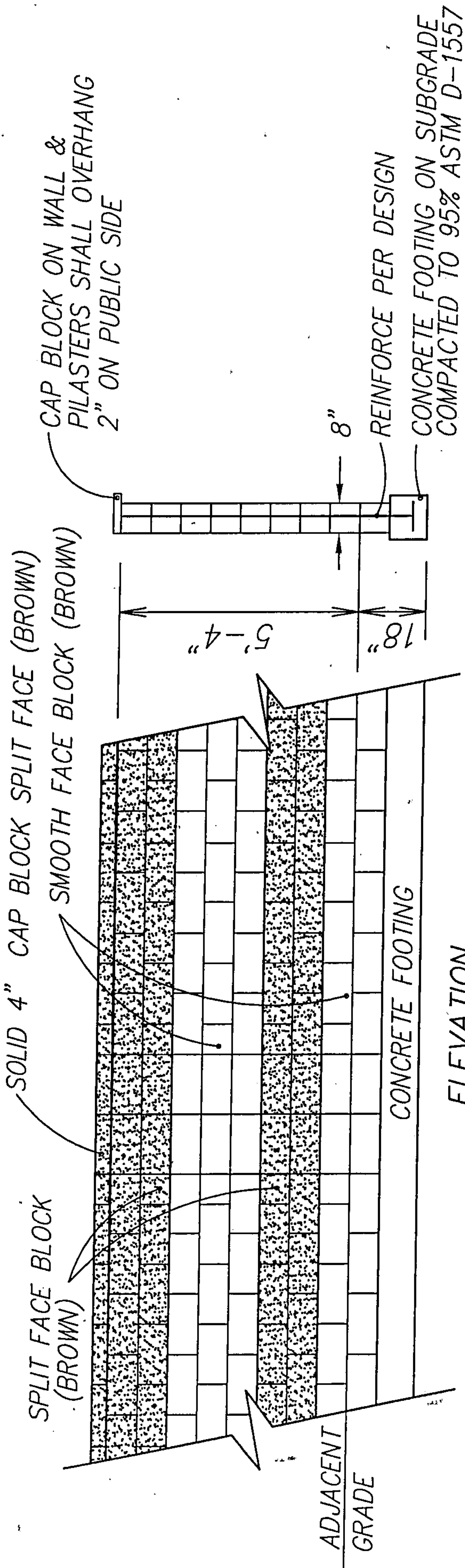
124'

45'

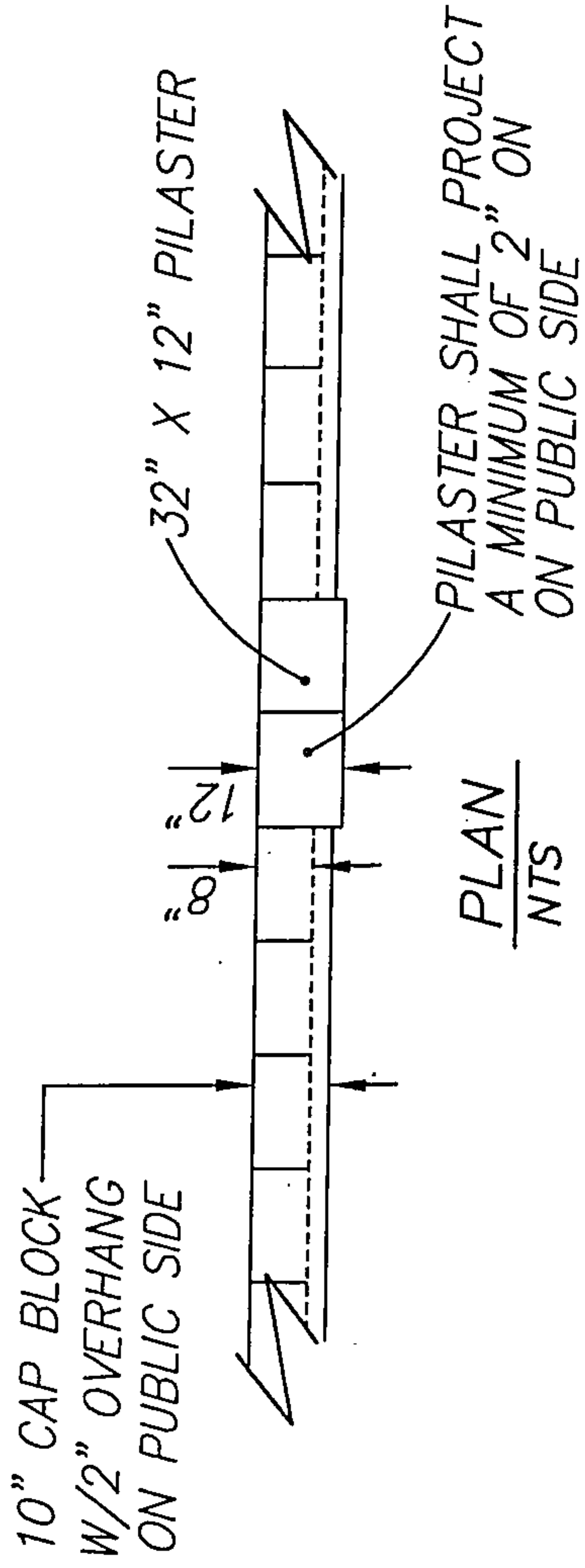
124'

48'

40'



SECTION
NTS



NOTES:

1. CONTRACTOR TO PROVIDE ENGINEERING DESIGN FOR REINFORCED WALL & WALL FOOTING BASED ON THE SITE GEOTECHNICAL REPORT.
2. MAXIMUM RETAINED HEIGHT FOR PERIMETER WALL IS 1'-6".
3. MAXIMUM GARDEN WALL HEIGHT IS 6'-0".
4. MAXIMUM HEIGHT FOR COMBINATION RETAINING AND GARDEN WALL IS 8'-0".

dmg

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TITLE:
**CHAPARRAL COURT
SITE PERIMETER WALL**

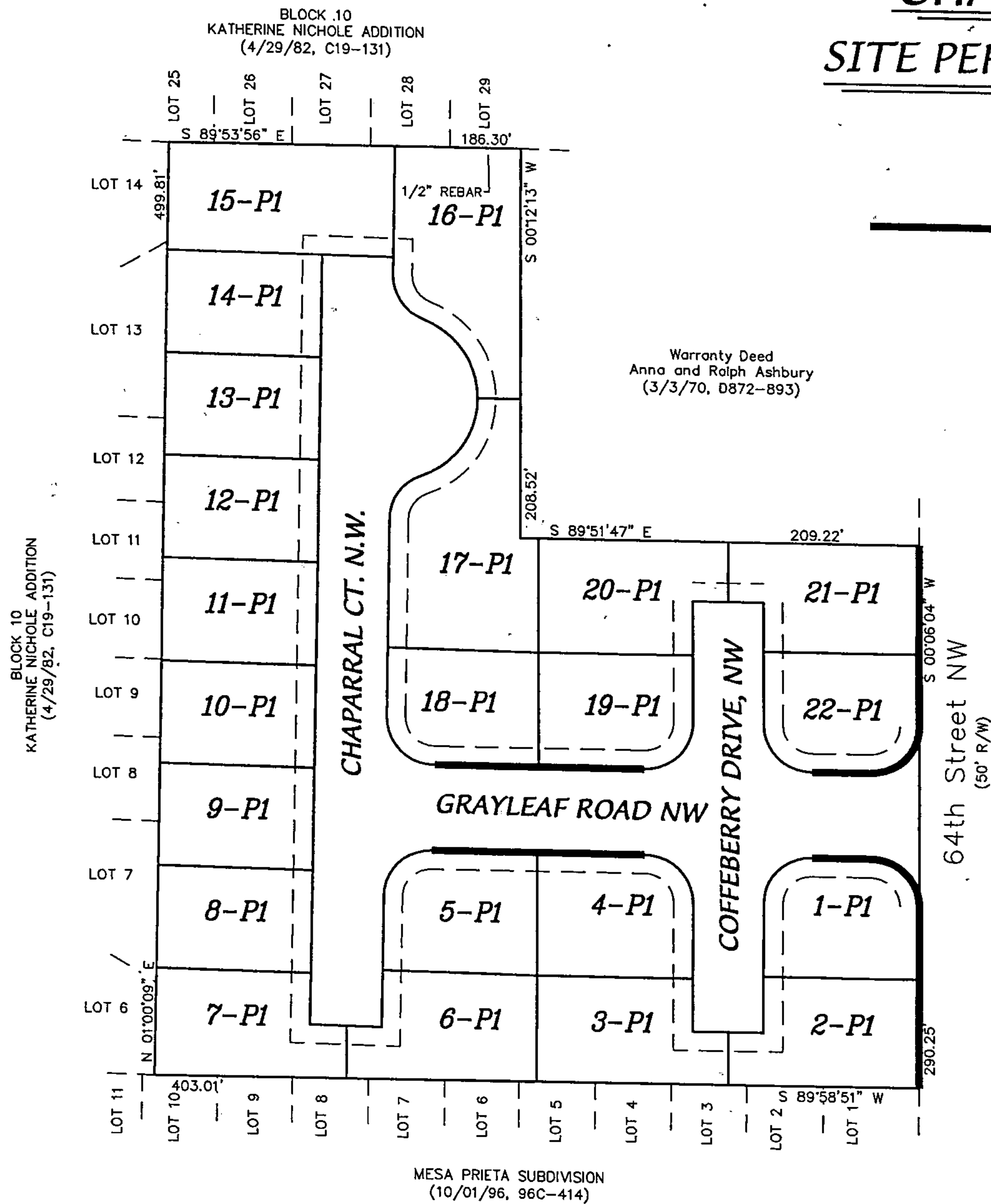
LOCATION:
**ALONG 64TH STREET FRONTAGE
ALONG GRAND TETON ROAD FRONTAGE**

DRB PROJECT NO. **1002590**

ZONE MAP NO.
F-10-Z

CHAPARRAL COURT

SITE PERIMETER WALL EXHIBIT



MARK GOODWIN & ASSOCIATES, PA

LETTER OF TRANSMITTAL

TO: Sheran Matson – DRB Chair

Plaza del Sol

DATE: June 28, 2005

RE: 1002590 – Chaparral Court

ITEMS BEING TRANSMITTED

1	Letter addressing SPS comments & Preliminary Plat comments
1	Revised SPS
6	Revised Wall Exhibit

PROJECT ENGINEER: Scott Davis