

#10



Completed 1-22-07 JH

DRB CASE ACTION LOG (PREL & FINAL)

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-01630 (P&F)

Project # 1002633

Project Name: VENTURA PLACE

Agent: Advanced Engineering & Consulting

Phone No: 899-5570

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 11/22/06 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: _____

PLANNING (Last to sign): AGIS dxf record plat.

- 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. *OK*
- Copy of recorded plat for Planning.

Project Number 1002633

#10



DRB CASE ACTION LOG (PREL & FINAL)

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-01630 (P&F)

Project # 1002633

Project Name: VENTURA PLACE

Agent: Advanced Engineering & Consulting

Phone No: 899-5570

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OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): AGIS dxf
record plat

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.

OK

Project Number 1002633

2633

DXF Electronic Approval Form

DRB Project Case #: 1002633

Subdivision Name: VENTURA PLACE LOT 1A

Surveyor: LEONARD G MARTINEZ

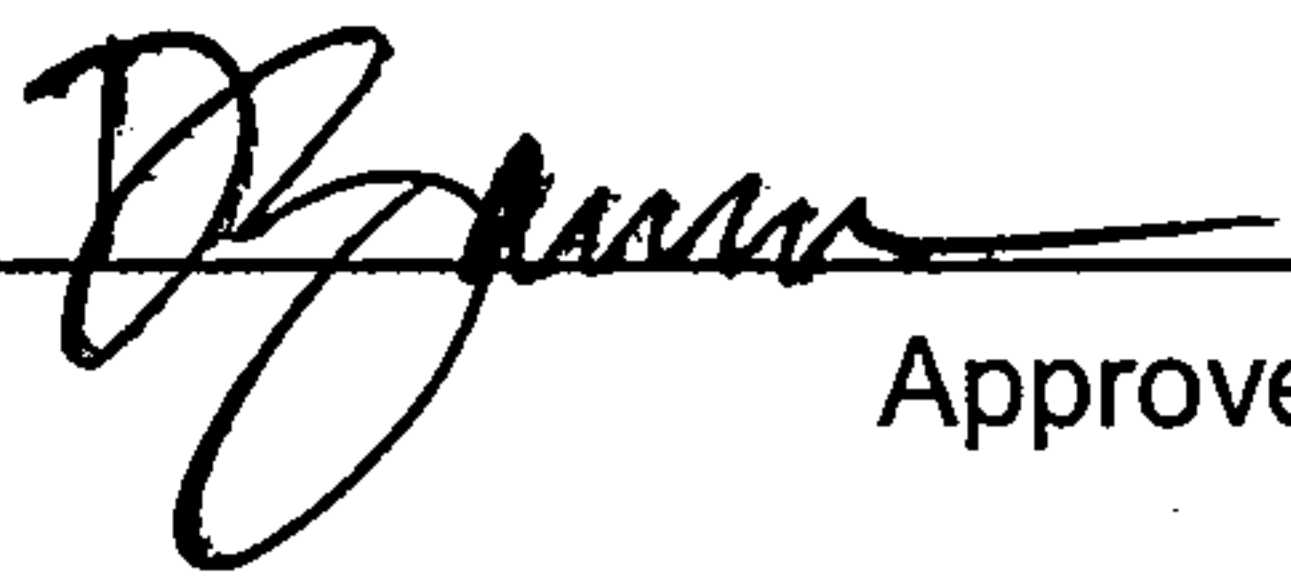
Contact Person: SHAWN BIAZAR

Contact Information: 899-5570

DXF Received: 12/1/2006

Hard Copy Received: 11/30/2006

Coordinate System: NMSP Grid (NAD 27)


Approved

11-30-2006
Date

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

AGIS Use Only
Copied fc 2633 to agiscov on 12/1/2006 Contact person notified on 12/1/2006

2. **Project # 1001218**
06DRB-01558 Major-Two Year SIA

DALE & GAIL ARMSTRONG request(s) the above action(s) for all or a portion of Tract(s) 1-A, **LANDS OF LAFARGE**, zoned M-1 light manufacturing zone, located on EDITH BLVD NE, between CARMONY RD NE and MONTANO NE containing approximately 15 acre(s). (G-15) **A ONE-YEAR SIA WAS APPROVED.**

3. **Project # 1002855**
06DRB-01559 Major-Two Year SIA

VAN H GILBERT ARCHITECT PC agent(s) for EDWARD GARCIA, GARCIA AUTOMOTIVE GROUP request(s) the above action(s) for all or a portion of Lot(s) 5A, Block(s) 24, **EAST END ADDITION**, zoned SU-1 for automobile storage special use zone, located on VERMONT ST NE between LOMAS BLVD NE and MARBLE AVE NE. [REF: 05DRB-00790] (J-19) **A ONE-YEAR SIA WAS APPROVED.**

4. **Project # 1004091**
06DRB-01560 Major-Vacation of Public Easements

RIO GRANDE ENGINEERING agent(s) for IRVING PARTNERS LLC request(s) the above action(s) for UNPLATTED LANDS OF AMALGAMATED PARTNERS (to be known as **DESERT GARDEN ESTATES**) zoned R-LT residential zone, located on IRVING BLVD NW, between RAINBOW RD NW and PASEO DEL OESTE NW containing approximately 12 acre(s). [REF: 06DRB-00942, 06DRB-00943] (A-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1002017**
06DRB-01540 Major-Vacation of Pub Right-of-Way

MYERS, OLIVER & PRICE PC agent(s) for DAVID & PAM MONTOYA request(s) the above action(s) for all or a portion of EDITH BLVD NE between ALAMEDA NE and FRESQUEZ NE. [Deferred from 11/15/06] (B-17) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

6. **Project # 1004989**
06DRB-01411 Major-Preliminary Plat Approval
06DRB-01412 Major-Vacation of Public Easements
06DRB-01413 Minor-Subd Design (DPM) Variance
06DRB-01414 Minor-Sidewalk Waiver
06DRB-01415 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for MESA VERDE DEVELOPMENT CO request(s) the above action(s) for all or a portion of Tract(s) A, UNIT 2, WILDERNESS @ HIGH DESERT (to be known as **WILDERNESS CANON @ HIGH DESERT**) zoned SU-2, HD/R-R, located on HIGH DESERT PL NE, between TRAILHEAD RD NE and EMBUDITO VIEW CT NE containing approximately 4 acre(s). [REF: 06DRB-00933, 04DRB-00713, 04DRB-01723] [*Deferred from 10/25/06 & 11/8/06 & 11/15/06 & 11/22/06*] (F-23) **DEFERRED AT THE AGENT'S REQUEST TO 11/29/06.**

7. **Project # 1005191**
06DRB-01454 Major-Preliminary Plat Approval
06DRB-01455 Major-Vacation of Pub Easements
06DRB-01456 Minor-Sidewalk Variance
06DRB-01457 Minor-Temp Defer SDWK

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13-20, Tract(s) A, Block(s) 29, NORTH ALBUQUERQUE ACRES, UNIT B (to be known as **SEVANO PLACE SUBDIVISION**) zoned R-D, located on LOUISIANA NE, between ALAMEDA NE and SIGNAL NE containing approximately 7 acre(s). [*Deferred from 11/1/06 & 11/8/06 & 11/15/06*] (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/22/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/21/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: ENVIRONMENTAL HEALTH SIGNATURE ON THE PLAT. RADIUS DEDICATIONS ARE REQUIRED PER THE DPM. ZONING SHALL BE SHOWN AS R-D ON THE PLAT. HOME OWNER'S ASSOCIATION PRESIDENT MUST SIGN THE FINAL PLAT. A 5-FOOT PUBLIC ROADWAY EASEMENT MUST BE SHOWN ON THE PLAT AS VACATED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE SIDEWALK VARIANCE 06DRB-01456 WAS WITHDRAWN AT THE AGENT'S REQUEST. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

8. **Project # 1000296**
06DRB-01536 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for SCOTT PATRICK HOMES request(s) the above action(s) for all or a portion of Lot(s) 16A-P1 & 17A-P1, **OXBOW VILLAGE**, zoned SU-3, located on OXBOW VILLAGE LANE NW, between OXBOW DR NW and ST. JOSEPHS DR NW containing approximately 1 acre(s). [REF: 05DRB-00789] *[Deferred from 11/15/06]* (G-11) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH CONDITIONS OF FINAL PLAT.**

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

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

9. **Project # 1004927**
06DRB-01632 Minor-SiteDev Plan
BldPermit/EPC

MULLEN HELLER ARCHITECTURE agent(s) for HARVARD MALL PARTNERS request(s) the above action(s) for all or a portion of Lot(s) 6-10 & 16-21, Block(s) 1 **UNIVERSITY HEIGHTS ADDITION**, zoned SU-1,UC, located on HARVARD DR SE, between CENTRAL AVE SE and SILVER AVE SE containing approximately 2 acre(s). [REF: 06EPC-00777] **[Stephanie Shumsky, EPC Case Planner]** *[Indef deferred from 11/22/06]* (K-15) **INDEFINITELY DEFERRED AT AGENT'S REQUEST.**

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

10. **Project # 1002633**
06DRB-01630 Minor-Prelim&Final Plat
Approval

ADVANCED ENGINEERING AND CONSULTING, LLC agent(s) for JAYEFF CONSTRUCTION request(s) the above action(s) for Lot(s) 1A, **VENTURA PLACE**, zoned SU-1 for mixed uses, located on HOLLY AVE NE, between VENTURA ST NE and BARSTOW ST NE containing approximately 10 acre(s). (C-20) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

11. **Project # 1005254**
06DRB-01627 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for GILBERT SANCHEZ request(s) the above action(s) for all or a portion of Lot(s) 85, **LOS ALAMOS ADDITION**, zoned SU-1 FOR APT & OFFICE, located on 4TH ST NW, between PLACITAS RD NW and SANDIA RD NW containing approximately 1 acre(s). [*Indef deferred from 11/22/06*] (F-14) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

12. **Project # 1005090**
06DRB-01606 Minor-Prelim&Final Plat
Approval
06DRB-01607 Minor-Sidewalk Waiver

JAMES TORRES agent(s) for MAURO TORRES & EVANGELINA TORRES request(s) the above action(s) for all or a portion of Lot(s) 130B-1, 130B-2, 130C-1, 130C-2, M.R.G.C.D. Map #31, Tract(s) 130 (to be known as **LANDS OF MAURO TORRES**) zoned RA-2, located on TEODORO RD NW, between RIO GRANDE BLVD NW and DURANES LATERAL containing approximately 1 acre(s). [REF: 06DRB-01212] [*Deferred from 11/15/06*] (F-13) **WITHDRAWN AT THE AGENT'S REQUEST.**

13. **Project # 1005250**
06DRB-01613 Minor-Prelim&Final Plat
Approval

JOSE RODRIGUEZ request(s) the above action(s) for all or a portion of Lot(s) A, B & C, Block T-1, **CARLOS REY SUBDIVISION**, zoned R-2 residential zone, located on CHURCHILL RD SW, between COORS BLVD SW and BATAAN DR SW containing approximately 1 acre(s). [*Deferred from 11/15/06 & 11/22/06*] (K-10) **DEFERRED AT THE AGENT'S REQUEST TO 11/29/06.**

14. **Project # 1004688**
06DRB-01572 Minor-Final Plat Approval

CLARK CONSULTING ENGINEERS agent(s) for JOHN ABBOTT & BILL H. BURNS request(s) the above action(s) for all or a portion of Tract(s) 2, 2a & 2b, **ALVARADO GARDENS ADDITION, UNIT 1**, zoned RA-2, located on RIO GRANDE BLVD NW between MATTHEW AVE NW and CAMPBELL RD NW, containing approximately 3 acre(s). [Indef deferred 11/8/06] (G-12/G-13) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

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

15. **Project # 1004727**
06DRB-01631 Minor-Sketch Plat or Plan

GARCIA/KRAEMER & ASSOCIATES agent(s) for ELADIO CHAVEZ request(s) the above action(s) for all or a portion of Lot(s) 2, **LANDS OF BACA & CHAVEZ**, zoned RA-2 residential and agricultural zone, located on GRIEGOS RD NW, between RIO GRANDE BLVD NW and DIETZ NW containing approximately 1 acre(s). (F-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project # 1005253**
06DRB-01625 Minor-Sketch Plat or Plan

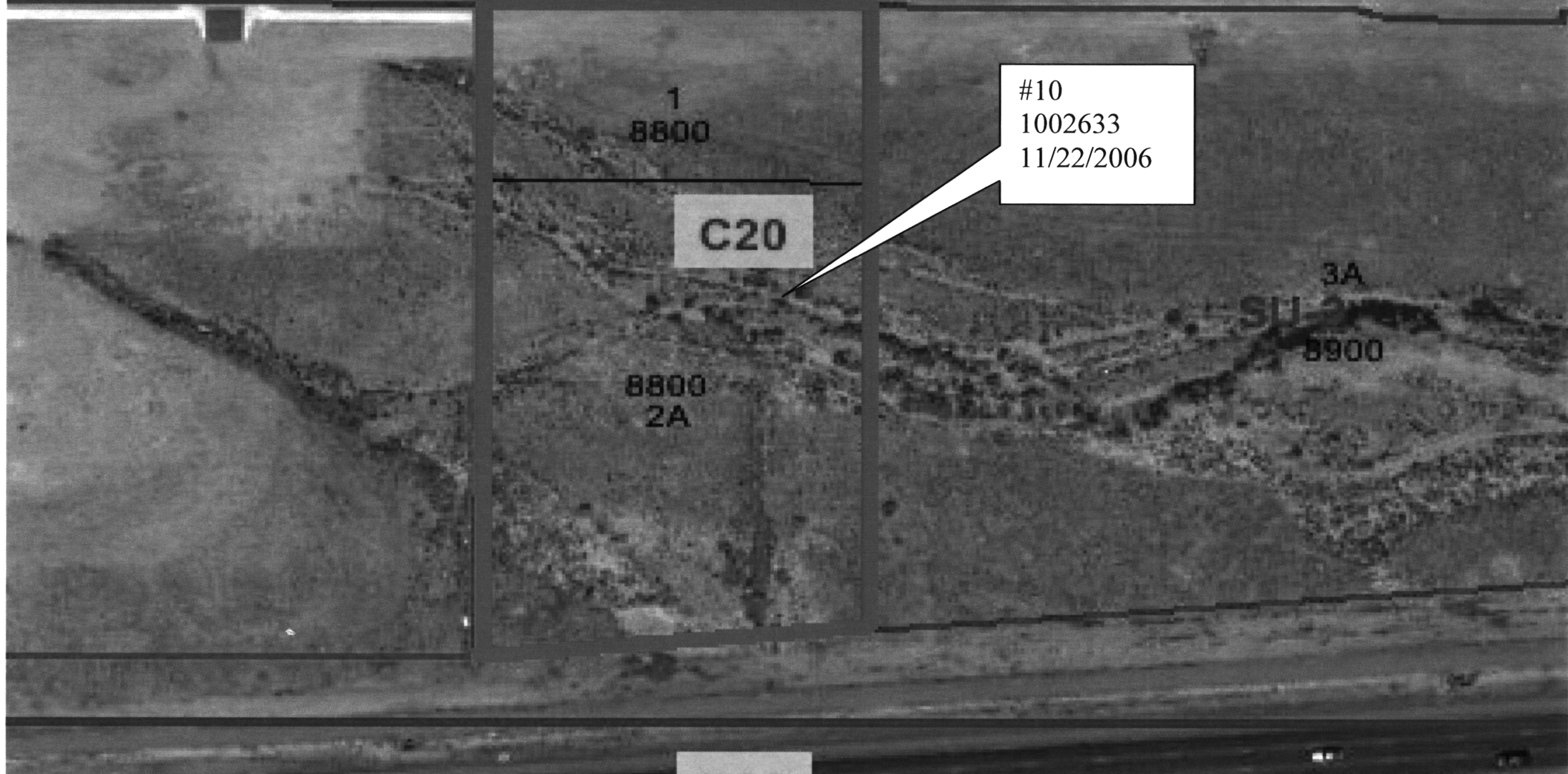
LILIA GONZALEZ agent(s) for REYES FLORES request(s) the above action(s) for all or a portion of Lot(s) 2B, **LANDS OF ANDRIANO CANDELARIA**, zoned RD/R-1, located on CALLE SALINAS SW, between 90TH ST SW and 94TH ST SW containing approximately 1 acre(s). [REF: CZ-80-69] (L-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Approval of the Development Review Board Minutes for November 8 and November 15, 2006. **THE DRB MINUTES FOR 11/8 AND 11/15/06 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:22 A.M.

26 9999	25 99999	8800 13-P 8804	99999 14-P 8816	8824 10-P 8820	PRIVATE STREET SU-2 8-P 8832	8840 16-P 8844	8848 14-P 8852	8856 12-P
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HOLLY



CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1002633

AGENDA ITEM NO: 10

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

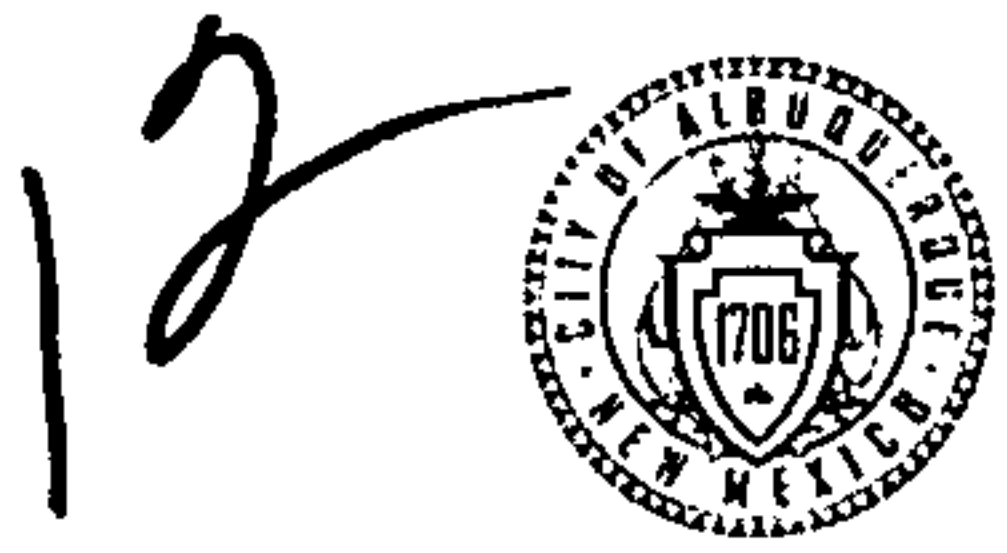
RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: NOVEMBER 22, 2006



Completed 3/10/04
hja

DRB CASE ACTION LOG

REVISED 2/5/04

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

DRB Application No.: 04DRB-00276 (P&F)	Project # 1002633
Project Name: VENTURA PLACE SUBD.	
Agent: Advanced Engr. & Consulting	Phone No.: 899-5570

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 3.10.04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
- _____
- _____
- _____
- _____
- UTILITIES: _____
- _____
- _____
- _____
- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- _____
- PARKS / CIP: _____
- _____
- _____
- _____
- PLANNING (Last to sign) dxp ✓
- _____
- _____

Project Number 1002633

- 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.**

AGIS ELECTRONIC PLAT APPROVAL FORM

DRB Project Case # 1002633
 Subdivision Name lots 2A & 3A Ventura Place
 Surveyor Leonard Martinez
 Company/Agent Advanced Eng.
 Contact Person _____ Phone # _____ email _____

DXF Received Date: 3-10-04
 Hard-Copy Date: 3-10-04

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

Barbara G. Remew 3-10-04
 Approved Date

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

AGIS Use Only Copied cov <u>2633</u> to agiscov.	Date: <u>3-10-04</u>	Contact person Notified on: <u>IN Person</u>
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**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

March 10, 2004

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 11:05 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000376**
04DRB-00206 Major-Two Year SIA

TIERRA WEST LLC agent(s) for BUILDERS INVESTMENT CO. OF NM request(s) the above action(s) for all or a portion of Lot(s) 1-117 and Lot(s) 1-35, Unit 2, **PARADISE SKIES, UNITS 1 & 2**, zoned R-T residential zone, located on BANDELIER DR NW, between MCMAHON BLVD NW and UNSER BLVD NW containing approximately 29 acre(s). [REF: DRB-94-107, 00DRB-00391, 00DRB-00908, 02DRB-00034, 03DRB-00113, 03DRB-00188] (A-11) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED. THIS WILL BE THE LAST EXTENSION. AGENT AGREED.**

2. **Project # 1000419**
04DRB-00207 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST NM 2000-02 NM, request(s) the above action(s) for all or a portion of Lot(s) 1B-1-A, 1B-1-B-1 and 1B-1-C-1, **RENAISSANCE CENTER**, zoned SU-1 FOR AUTO SALES & C-1 USE, located on RENAISSANCE BLVD NE, between MONTANO RD NE and UNION WAY RD NE containing approximately 3 acre(s). [REF: 02500-00165/00164, 02AA0-00814, 03DRB-00590] (F-16) **AN EXTENSION OF THE SIA WAS APPROVED TO JANUARY 8, 2005.**

3. **Project # 1000122**
04DRB-00174 Major-Vacation of Public Easements
04DRB-00173 Minor-Extension of Preliminary Plat
04DRB-00175 Minor-Vacation of Private Easements

KIM KEMPER, agent(s) for HIGH LONESOME RANCH request(s) the above action(s) for all or a portion of Tract(s) 1A AND 1C, EDEN LANDS (to be known as **HIGH LONESOME RANCH SUBDIVISION**, zoned RA-1 AND SU-1 for O-1 located on GABALDON RD NW, between MOUNTAIN RD NW and I-40 NW containing approximately 21 acre(s). [REF: DRB-98-146, Z-98-70, AX-98-8, 03DRB-00184, 00185 and 00186] [*Deferred from 3/3/04*] (H-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: M.R.G.C.D. SIGNATURE IS REQUIRED PRIOR TO CITY ENGINEER'S SIGN OFF. AN INFRASTRUCTURE LIST DATED 3/10/04 WAS APPROVED. VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1002711**
04DRB-00171 Major-Preliminary Plat
Approval
04DRB-00172 Minor-Temp Defer
SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for STV INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Lot(s) 7-12 AND 21-26, Block(s) 27, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT B, (to be known as **OAKLAND ESTATES**) zoned R-D residential and related uses zone, developing area, located on EAGLE ROCK AVE NE, between SAN PEDRO BLVD NE and LOUISIANA BLVD NE containing approximately 11 acre(s). [REF: 03EPC-00907 & 00908, 03EPC-00915, 04DRB-00067, 1003099] [*Deferred from 3/3/04*] (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/10/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/28/04 THE PRELIMINARY PLAT WAS APPROVED. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALK 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.

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

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

6. **Project # 1001206**
04DRB-00273 Minor-SiteDev Plan
Subd/EPC
04DRB-00272 Minor-SiteDev Plan
BldPermit/EPC

GEORGE RAINHART ARCHITECTS & ASSOCIATES, agent(s) for ENTERPRISE RENTAL CAR request(s) the above action(s) for all or a portion of Tract(s) 2-A-2B, **BLACK RANCH**, zoned SU-1 FOR C-1, located on COORS BLVD NW, between PASEO DEL NORTE NW and VALLEY VIEW PL NW containing approximately 1 acre(s). [REF: 03EPC-00697, 03EPC-00698] [Debbie Stover, EPC Case Planner] (C-13) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR EPC CASE PLANNER COMMENTS. SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO PROVIDE DOCUMENT NUMBER AND PAGE FOR 30-FOOT PRIVATE EASEMENT, TO PROVIDE DIMENSIONS FOR ADA PARKING AND SIDEWALK, TO PROVIDE WIDTH FOR ENTRANCE WIDTH DETAIL FOR 8-FOOT RAISED CROSSWALK AND INFRASTRUCTURE LIST SENTENCE ON SIGNATURE BLOCK.**

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

RMKM ARCHITECTURE agent(s) for ALBUQUERQUE FIRE DEPARTMENT, request(s) the above action(s) for all or a portion of Lot(s) 8-11, **KAY ADDITION** and Lots 8-10, Block(s) 4, **LOMA VERDE ADDITION**, zoned SU-1 & C-1, located on DALLAS NE, between CHARLESTON ST. NE and CHICO RD. NE containing approximately 1 acre(s). [REF:03EPC01099,01100,01101] [Debbie Stover, EPC Case Planner] [*Deferred from 2/25/04 & 3/10/04*] (K-19) **DEFERRED AT THE AGENT'S REQUEST TO 3/17/04.**

8. **Project # 1003102**
04DRB-00236 Minor-SiteDev Plan
BldPermit/EPC

SM & R GROUP request(s) the above action(s) for all or a portion of Lot(s) 12 & 14, **ESQUIBEL - PALMER**, zoned SU-1 PRD, located on LA GRIMA DE ORO RD NE, between JUAN TABO NE and MORRIS NE containing approximately 2 acre(s). [REF: V 84-77, Z-85-103, Z-85-102-1, 03EPC-01925, 03EPC-01929] **[Makita Hill, EPC Case Planner]** *[Deferred from 3/3/04]* (F-21) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

DEKKER/PERICH/SABATINI agent(s) for THE BARRETT FOUNDATION request(s) the above action(s) for all or a portion of Block(s) 10A, Tract(s) C-1-A-2, **BELLAMAH'S PRINCESS JEANNE PARK ADDITION**, zoned C-1, located on CONSTITUTION AVE NE, between EUBANK NE and MARY ELLEN ST NE containing approximately 2 acre(s). [REF: 1002333, 02EPC-01691, 02EPC-01693, Z-870, DRB-94-619] **[Cynthia Borrego, EPC Case Planner]** *[Deferred from 2/25/04 & 3/3/04]* (J-21) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND DELEGATED TO PLANNING FOR CYNTHIA BORREGO'S INITIALS AND INFRASTRUCTURE LIST STATEMENT ON SIGNATURE BLOCK.**

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

10. **Project # 1002885**
04DRB-00244 Minor-Final Plat Approval
- JEFF MORTENSEN & ASSOCIATES, INC., agent(s) for DESERT RIDGE DEVELOPMENT LLC AND JASON & CINDY LYNN DASKALOS, request(s) the above action(s) for all or a portion of Lot(s) 10-24 AND 7-16, Easterly remaining portion of Lot 16, Block(s) 18 & 20, Unit(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 1, TRACT 3, (to be known as **OCOTILLO SUBDIVISION**, zoned R-D residential and related uses zone, developing area, 4 DU/AC, located on HOLBROOK NE, CARMEL NE & HOLLY AVE NE, between ANAHEIM AVE NE and PASEO DEL NORTE containing approximately 24 acre(s). [REF: 03DRB-01354-01356, 02EPC-01353, 03DRB-01980, 01985] *[Deferred from 3/3/04]* (C-21) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
11. **Project # 1000570**
04DRB-00270 Minor-Sidewalk Waiver
- MARK GOODWIN & ASSOCIATES agent(s) for WESTLAND DEVELOPMENT CO. request(s) the above action(s) for all or a portion of Parcel A, **PARKWAY, UNIT 7** and Tract(s) A, **PAINTED SKY, UNIT 1**, Tract 95, Town of Atrisco Grant, Parkway, Unit 10, zoned R-D residential and related uses zone, developing area, located on W. OF UNSER BLVD NW, between GAVIN RD. NW and VINEMONT PL. NW [REF: DRB-95-94, S-98-5, S-98-62, Z-99-8, AX-99-2, 00410-00162, 00931 & 00933] (J-9) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

12. ~~Project # 1002633~~
04DRB-00276 Minor-Prelim&Final Plat
Approval

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for JAYEFF CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 20-24 & 9-13, Block(s) 10, Tract(s) 3 (to be known as **VENTURA PLACE SUBDIVISION**) Lots 2-A & 3-A, NORTH ALBUQUERQUE ACRES, UNIT 3, zoned SU-1 special use zone, located on BARSTOW ST NE, between VENTURA ST NE and BARSTOW ST NE containing approximately 6 acre(s). [REF: 03EPC-00693, EPC-00694 , 03EPC-01323] (C-20) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

13. **Project # 1002792**
04DRB-00278 Minor-Vacation of Private
Easements

TIERRA WEST LLC agent(s) for TRUST OF ALBERT & MARY BLACK request(s) the above action(s) for all or a portion of Lot(s) 1-6, **COTTONWOOD CROSSING, PHASE 2**, zoned SU-1 FOR C-1 & REST. AND SU-1, O-1, located on COORS BLVD NW and SEVEN BAR LOOP NW containing approximately 10 acre(s). [REF: DRB-94-358, SRP5-98-37, DRB-90-361, DRB-98-61, 03EPC-01085, 01086, 03DRB-01780, 03DRB-2084, 04DRB-00184, 04AA-00222] (B-14) **VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

14. **Project # 1003273**
04DRB-00279 Minor-Vacation of Private
Easements

TIERRA WEST LLC agent(s) for ARC INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 5A-13A, **VISTA MOBILE HOME COMMUNITY**, zoned C-2 community commercial zone, located on CENTRAL AVE SW, between 94th STREET SW and 98th STREET SW containing approximately 2 acre(s). [REF:Z-85-93, V-85-44] (K-9) **WITHDRAWN AT AGENT'S REQUEST TO BE ADVERTISED.**

15. **Project # 1002934**
04DRB-00271 Minor-Prelim&Final Plat
Approval

DE LA TORRE ARCHITECTS agent(s) for FOURTH STREET & MENAUL INC request(s) the above action(s) for all or a portion of Tract(s) 1A, Block(s) O, **WALGREEN ADDITION**, zoned C-2 (SC), located on MENAUL BLVD NW, between 4th ST NW and 2nd ST NW containing approximately 11 acre(s). [REF: 03AA0413] (H-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO RELOCATE FIRE HYDRANT (2ND & PROSPECT), ADD VALVES AT MENAUL, CUT AND CAP WATER LINE AT 2ND STREET AND WEST END OF PROSPECT AND PROPERTY MANAGEMENT'S SIGNATURE.**

04DRB-00274 Minor-Prelim&Final Plat
Approval

R. JOHN MARNEY request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) 46, **FRANCISCAN ADDITION**, zoned M-1 light manufacturing zone, located on 2nd ST NW and PROSPECT NW, between I-40 and MENAUL NW containing approximately 1 acre(s). (H-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO RELOCATE FIRE HYDRANTS, ADD VALVES AT MENAUL, CUT AND CAP WATER LINE AT 2ND STREET AND ON WEST END OF PROSPECT.**

16. **Project # 1003258**
04DRB-00205 Minor-Prelim&Final Plat
Approval

PHILIP W. TURNER agent(s) for SALVADOR PEREZ request(s) the above action(s) for all or a portion of Lot(s) 280 B, **TOWN OF ATRISCO GRANT, UNIT 8**, zoned R-T residential zone, located on 55TH ST NW, between BICE RD NW and JUNIPER RD NW containing approximately 1 acre(s). [REF: DRB-97-205] [*Deferred from 2/25/04 & 3/10/04*] (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 3/24/04.**

17. **Project # 1002992**
03DRB-02138 Minor- Final Plat Approval

WAYJOHN SURVEYING INC. agent(s) for WEST EIGHT LTD. request(s) the above action(s) for all or a portion of Lot(s) 1-3, Block(s) 5, **ORIGINAL TOWNSITE OF WESTLAND**, zoned C-2 community commercial zone, located on 86th ST SW, between BRIDGE BLVD SW and CENTRAL AVE SW containing approximately 2 acre(s). [REF: 03DRB-01623] *[Final Plat was indefinitely deferred]* (K-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1001347**
04DRB-00245 Minor-Final Plat Approval

ISAACSON & ARFMAN agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) D1B, ALBUQUERQUE SOUTH (to be known as **EL RANCHO GRANDE, UNIT 8B**) zoned R-LT residential zone, located on CARTAGENA / DE ANZA DR SW, between VALLEY VIEW DR SW and SNOW VISTA BLVD SW containing approximately 10 acre(s). [REF: 03DRB-1133 & 01134, 04DRB-00057, 04DRB-00115] *[Deferred from 3/3/04]* (M-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1002864**
04DRB-00242 Minor-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) B, LANDS OF MASSACHUSETTS GENERAL HOSPITAL, **CANTA CIELO SUBDIVISION**, zoned R-LT residential zone, located on IRVING BLVD NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 20 acre(s). [REF: 03DRB-01302, 03DRB-01487, 01488, 01490, 01491] *[Deferred from 3/3/04]* (A-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

THERE ARE NO SKETCH PLATS THIS WEEK

20. Approval of the Development Review Board Minutes for February 18, 2004. **DRB MINUTES FOR FEBRUARY 18, 2004 WERE APPROVED.**

ADJOURNED: 11:05 A.M.



DRB CASE ACTION LOG

REVISED 2/5/04

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

DRB Application No.: <u>04DRB-00276 (P&F)</u>	Project # <u>1002633</u>
Project Name: <u>VENTURA PLACE SUBD.</u>	
Agent: <u>Advanced Engr. & Consulting</u>	Phone No.: <u>899-5570</u>

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 3.10.04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
- _____
- _____
- _____
- _____
- UTILITIES: _____
- _____
- _____
- _____
- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- _____
- PARKS / CIP: _____
- _____
- _____
- PLANNING (Last to sign): DXF
- _____
- _____
- _____

Project Number 1002633

- 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.**

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
March 10, 2004 Comments**

AGENDA ITEM # 12

PROJECT # 1002633


APPLICATION # 04-00276

RE: Ventura Place Subdivision/prelim & final plat

The new plat and the approved Amended SPS do not appear to match. Lots 2 & 3 on the SPS are Lots 2-A & 3-A on the plat. Also the size of Lot 3-A is different than Lot 3 on the 2 documents.

AGIS dxf approval is required before Planning signs the plat.

Planning will record the plat. Please be sure Claire has the necessary documents & fees.



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



F

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

Development Review Board Comments

Project Number: 1002633
Application Number: 04DRB-00276

DRB Date: 3/10/04
Item Number: 12

Subdivision: Ventura Place Subdivision & North Albuquerque
Lot(s) 20-24 & 9-13, Block(s) 10, Tract(s) 3 (to be known as
Ventura Place Subdivision) Lots 2-A & 3-A, North
Albuquerque Acres, Unit 3

Zoning: SU-2 mixed uses

Zone Page: C-20

New Lots (or units): 0

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:

If residential development is planned for this property, a fee in-lieu of and equal to the value of the required park land dedication for each dwelling unit will be required prior to sign-off on the site plan, and the park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

Signed: 

Christina Sandoval, (DMD)

Phone: 768-3808



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002633

AGENDA ITEM NO: 12

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

Minor comments.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: March 10, 2004

5



*RJ Rose mt
Completed Please.*

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

REVISED 3/20/2003

*JAM
12/8/03*

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

DRB Application No.: **03-02003**

Project # **1002633**

Project Name: **VENTURA PLACE**

EPC Application No.: 03EPC-00693, 00694, 01323

Agent: Advanced Engineering & Consulting

Phone No.: **899-5570**

Your request for (SDP for SUB), (SDP for BP), (**FINAL PLATS**), (MASTER DEVELOP. PLAN), was approved on 12/3/03 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

- _____
- _____
- _____
- _____

UTILITIES: _____

- _____
- _____
- _____
- _____

CITY ENGINEER / AMAFCA: _____

- _____
- _____
- _____
- _____

PARKS / CIP: _____

- _____
- _____
- _____
- _____

PLANNING (Last to sign): *dxm 12/8/03* _____

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

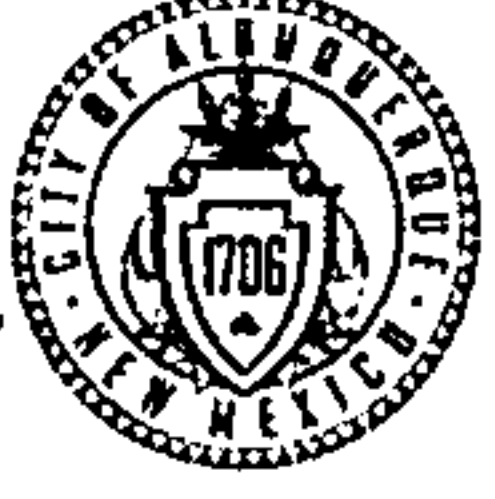
Include 3 copies of the approved site plan along with the originals.
 County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.

Property Management's signature must be obtained prior to Planning Department's signature.

Copy of final plat AND a DXF File for AGIS is required.
 Copy of recorded plat for Planning.

Project Number 1002633

#8



Please close
Completed 12-17-03
(2nd part)

DRB CASE ACTION LOG (SITE PLAN BLDG)

REVISED 3/20/2003

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

DRB Application No.: 03-01717 (SBP)	Project # 1002633
Project Name: VENTURA PLACE	EPC Application No.: 03EPC-00706
Agent: Consensus Planning Inc.	Phone No.: 764-4801

Project Number

1002633

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/15/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: S/A BUB 12/10/03

~~* TRAFFIC SIGNAGE MODIFICATIONS TO SIA~~

~~- PARKING SIGN SIGNS~~

PARKS / CIP: _____

PLANNING (Last to sign): _____

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

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

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

County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.

Property Management's signature must be obtained prior to Planning Department's signature.

Copy of final plat AND a DXF File for AGIS is required.

Copy of recorded plat for Planning.



12-8-03
ffl
(1st part)

DRB CASE ACTION LOG (SITE PLAN SUB & SITE PLAN BLDG)

REVISED 3/20/2003

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

DRB Application No.: 03-01716 (SPS) AND 03-01718 (SBP)

Project # 1002633

Project Name: VENTURA PLACE

EPC Application No.: 03EPC-00693, 00694, 01323

Agent: Advanced Engr. & Consulting LLC

Phone No.: 899-5570

Your request for (SPP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/15/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

Project Number 1002633

TRANSPORTATION: _____

UTILITIES: Show Water Meters (Location & Sizes)
 Show lot lines on Utility Plan

CITY ENGINEER / AMAFCA: SHA

 * ADD TRAFFIC SIGNAL MODIFICATIONS TO SUT

PARKS / CIP: _____

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

12-2-03 Returned DL BIRCH

03DRB - 01718 SPS

12-8-03
JAM

APPLICATION NO.	03DRB - 01716 SPS	PROJECT NO.	1002633
PROJECT NAME	Ventura Place		
EPC APPLICATION NO.	Shawn		
APPLICANT / AGENT	Adv. Eng	PHONE NO.	899-5570
ZONE ATLAS PAGE	C-20		
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR), (AA)			
ONE STOP COMMENT FORM LOG			

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

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

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

PARKS AND REC (505) 768-5328			
PLANS DISAPPROVED	DATE	DATE	
PLANS APPROVED	DATE	DATE	
COMMENTS:			

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

(Return form with plat / site plan)

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1002633 Subdivision Name VENTURA PLACE, LTS 1-6

Surveyor LEONARD MARTINEZ Company ADV. ENG. & CONSULTING

Contact person _____ Phone # _____ email _____

[Signature] _____ 12/8/03
Approved *Not Approved Date

DXF RECEIVED 12/8/03 DATE
 HARD-COPY RECEIVED 12/8/03 DATE
 DISCLOSURE STATEMENT

NAD 27, Ground distances

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

File Format and naming

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

Coordinate System

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

Content

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

Comments:

AGIS Use Only: Copied cov 2633 to agiscov on 12/8/03 Client Notified in person

#5

1. need copy of Purchase Agreement w/ County

11/25/03

To: Sheran Matson, DRB Chair

From: Carmen Marrone, Staff Planner

RE: **Project #1002633, Ventura Place to be heard December 3, 2003**
located at the northwest corner of Paseo del Norte and Ventura NE

Findings for Approval of Project #1002633 by the DRB, December 3, 2003

1. A Site Plan for Subdivision was approved by the EPC on September 18, 2003 for Ventura Place which included all or portions of Lots 9-24, Block 10, Tract 3, Unit 3, North Albuquerque Acres.
2. The submitted Site Plan for Subdivision for DRB approval does not include remnant Lots 23 and 24, Block 10 which are still under Bernalillo County ownership. The applicant is under contract with the County to purchase Lots 23 and 24. The contract is attached as part of the submittal.
3. The County cannot release Lots 23 and 24 for public sale until it receives approval from the State Board of Finance. The State Board of Finance is expected to approve the sale of Lots 23 and 24 at their next board meeting on December 9, 2003.
4. In order to meet financial obligations before December 5, 2003, the applicant is requesting an interim action that would grant approval of the Subdivision Plat and Site Plan for Subdivision for Ventura Place, minus Lots 23 and 24, Block 10.

CONDITIONS OF APPROVAL, Project #1002633, December 3, 2003

Owner Covenants and Agreements. What?

1. Approval of the Subdivision Plat and Site Plan for Subdivision is an interim action and is contingent on a resubmitted Subdivision Plat and Site Plan for DRB review and approval showing all of Lots 9-24, Block 10, per EPC approval on September 18, 2003. The revised Subdivision Plat and Site Plan shall be submitted within 30 days of the DRB approval.
2. ~~Applicant agrees that~~ ~~No construction or issuance of building permit can occur on Lots 9-24, Block 10, Tract 3, Unit 3, North Albuquerque Acres, until the applicant submits a revised Subdivision Plat and revised Site Plan for Subdivision showing all of lots 9-24, block 10, for DRB approval.~~ A note to this effect shall be put on the Subdivision Plat and Site Plan for Subdivision.
3. If applicant fails to submit a revised Subdivision Plat and revised Site Plan for Subdivision within 30 days of DRB approval, applicant agrees to submit a written request to void the Site Plan approval, and agrees to submit a Vacation Request, vacating the Subdivision Plat, in which event applicant agrees to comply with all terms and conditions necessary for vacation approval and the filing of the subdivision replat.



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

December 3, 2003 9:00 a.m.
MEMBERS:

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

Wilfred Gallegos, Transportation Development
Richard Dourte, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 10:23 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1001753**
03DRB-01884 Major-Preliminary Plat
Approval
03DRB-01885 Minor-Subd Design (DPM)
Variance
03DRB-01999 Minor-Sidewalk Waiver
03DRB-01998 Minor-Subd Design
(DPM) Variance

MARK GOODWIN & ASSOCIATES agent(s) for MESA VERDE DEVELOPMENT CORP. request(s) the above action(s) for all or a portion of Lot(s) 1-11, Tract(s) 1, Block(s) 11, Unit(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **DESERT RIDGE TRAILS EAST**) zoned RD (3 DU/AC), located on FLORENCE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 11 acre(s). [Deferred from 11/26/03 & 12/3/03] (B-19) **DEFERRED AT THE AGENT'S REQUEST TO 12/17/03.**

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

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

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

G. DONALD DUDLEY ARCHITECT, AIA, agent(s) for GARRETT GROUP INC request(s) the above action(s) for all or a portion of Lot(s) 9, **ALAMEDA BUSINESS PARK**, zoned SU-2 IP-EP, located on PASEO ALAMEDA NE, between PASEO DEL NORTE NE and ALAMEDA BLVD NE containing approximately 1 acre(s). [REF: 1000624, DRB-98-223] [Deferred from 12/3/03] (C-16) **DEFERRED AT THE AGENT'S REQUEST TO 12/10/03.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS

3. **Project # 1001986**
03DRB-02001 Minor-Final Plat
Approval

MARK GOODWIN & ASSOCIATES agent(s) for RIO OESTE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) D & E, **TAYLOR RANCH**, zoned R-1, located on COORS BLVD NW, between LA ORILLA NW and MONTANO PLAZA DR NW containing approximately 10 acre(s). [REF: 02DRB-01927] (E-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR APPROVAL OF DESIGN ELEVATIONS AND CROSS SECTIONS OF PERIMETER WALLS BY THE DRB CHAIR.**

4. **Project # 1002856**
03DRB-01974 Minor-Amnd Prelim Plat
Approval

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) C-F and Tract(s) 1, 11, 12, 13 and 14 unplatted Town of Atrisco Grant, ARROWOOD RANCH, (to be known as **MEADOWS @ ANDERSON HILLS**, zoned RLT, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and 98TH ST SW containing approximately 107 acre(s). [REF: SD-87-4-1, Z-99-58, SPR-95-2-2, 03DRB-01892] (P-9) **THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT APPROVAL: 1) THE AMENDED GRADING PLAN TO BE APPROVED PRIOR TO FINAL PLAT. 2) THE PERIMETER WALL DESIGN MUST BE APPROVED PRIOR TO FINAL PLAT. 3) THE OWNERSHIP AND MAINTENANCE OF TRACT C MUST BE DESIGNATED EITHER TO THE HOME OWNERS ASSOCIATION OR THE ARCHEOLOGICAL ASSOCIATION. THE AMENDED INFRASTRUCTURE LIST DATED 12/3/03 WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

5. **Project # 1002633**
03DRB-02003 Minor-Prelim&Final Plat
Approval

ADVANCED ENGINEERING & CONSULTING agent(s) for JAYEFF CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 9-22, Block(s) 10, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3, **VENTURA PLACE**, zoned SU-1 Mixed Uses, located on HOLLY AVE NE, between VENTURA ST NE and BARSTOW ST NE containing approximately 10 acre(s). [REF: 03EPC-00693, 03EPC-00694, 03EPC-01323] (C-20) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

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

SURVEYS SOUTHWEST LTD agent(s) for ROBERT SIEGLITZ request(s) the above action(s) for all or a portion of Lot(s) 24, **RICE'S DURANES ADDITION NO. 1**, zoned R-2 residential zone, located on RICE AVE NW, between RIO GRANDE BLVD NW and DURANES NW containing approximately 1 acre(s). [REF: 03DRB-01084, 03DRB-00708] [Deferred from 11/26/03] (H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/3/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/25/03 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED. THE SIDEWALK VARIANCE WAS APPROVED FOR WAIVER OF SIDEWALKS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

7. **Project # 1003094**
03DRB-01997 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for CITY OF ALBUQUERQUE / MUNICIPAL DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 1-24, Block(s) 30, **NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE**, zoned SU-3, located on 3rd ST SE, between LEAD SE and SILVER SE containing approximately 3 acre(s). [REF: 03DRB-01886] [Deferred from 12/3/03] (K-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/17/03.**

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

8. **Project # 1003112**
03DRB-01994 Minor-Sketch Plat or
Plan

COMMUNITY SCIENCES CORP agent(s) for
COLLATZ INC, JACK CLIFFORD request(s) the
above action(s) for all or a portion of Tract(s) D and
others, LAVA SHADOWS SUBDIVISION, LAVA
TRAILS SUBDIVISION AND LANDS OF SLOAN, (to
be known as **WESTERN TRAILS ESTATES**, zoned
R-D, located on UNSER BLVD NW, between
WESTERN TRAIL NW and LEGENDS AVE NW
containing approximately 10 acre(s). [REF: 1001209]
(F-10) **THE ABOVE REQUEST WAS REVIEWED
AND COMMENTS WERE GIVEN.**

9. Approval of the Development Review Board Minutes for November 19, 2003. **MINUTES WERE
APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 10:23 A.M.

5



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

REVISED 3/20/2003

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

DRB Application No.: **03-02003**

Project # **1002633**

Project Name: **VENTURA PLACE**

EPC Application No.: 03EPC-00693, 00694, 01323

Agent: Advanced Engineering & Consulting

Phone No.: **899-5570**

Your request for (SDP for SUB), (SDP for BP), **(FINAL PLATS)** (MASTER DEVELOP. PLAN), was approved on 12/3/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

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

Project Number 1002633



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002633

AGENDA ITEM NO: 5

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.


RESOLUTION:

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

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

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

FOR:


SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: December 3, 2003

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

ITEM # 5

PROJECT # 1002633 APPLICATION # 03DRB-02003

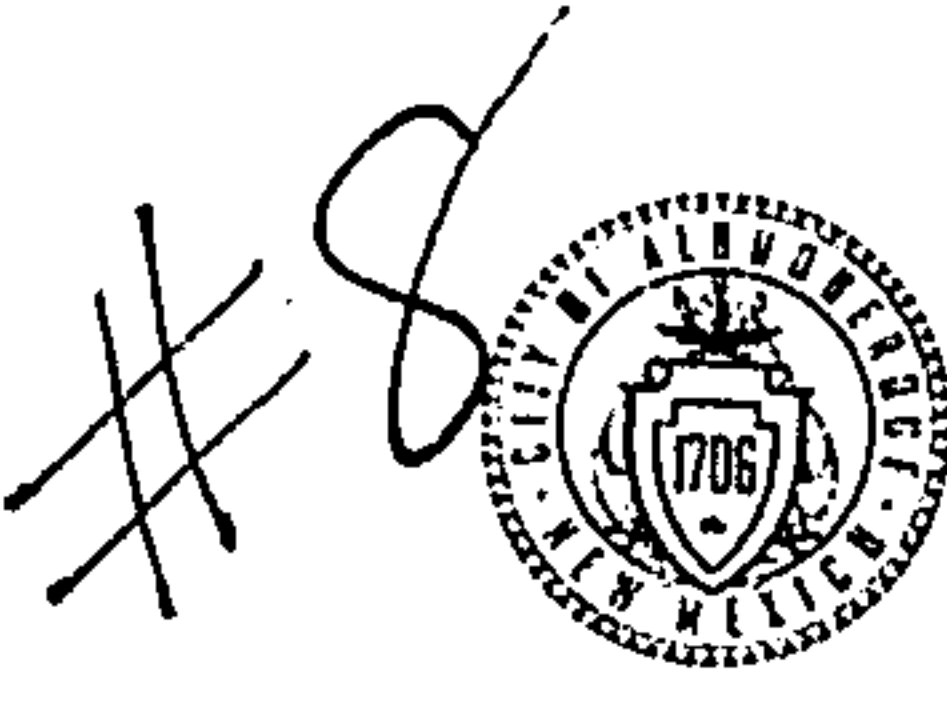
RE: Ventura Place/prelim & final

Findings & conditions for Planning's approval are attached. In addition, one copy of the purchase agreement for Lots 23 & 24, Block 10, with the County is required for the DRB project file.

No objection to the platting action.



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



DRB CASE ACTION LOG (SITE PLAN SUB & SITE PLAN BLDG)

(1st part)

REVISED 3/20/2003

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

DRB Application No.: 03-01716 (SPS) AND 03-01718 (SBP)

Project # 1002633

Project Name: VENTURA PLACE

EPC Application No.: 03EPC-00693, 00694, 01323

Agent: Advanced Engr. & Consulting LLC

Phone No.: 899-5570

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/15/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

Project Number 1002633

TRANSPORTATION:

UTILITIES: Show Water Meters (Location & Sizes)
Show lot lines on Utility Plan

CITY ENGINEER / AMAFCA: SIA

 * ADD TRAFFIC SIGNAL MODIFICATIONS TO SIA

PARKS / CIP:

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



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

October 15, 2003

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Carlos Montoya, 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: 12:35 P.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000965**
03DRB-01559 Major-Bulk Land Variance
03DRB-01560 Major-Vacation of Pub Right-of-Way
03DRB-01561 Major-Vacation of Public Easements
03DRB-01562 Minor-Vacation of Private Easements
03DRB-01565 Major-Preliminary Plat Approval
03DRB-01563 Minor-Temp Defer SDWK
03DRB-01564 Minor-Sidewalk Waiver
- BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO., INC. request(s) the above action(s) for all or a portion of Tract(s) 1, LANDS OF RAY GRAHAM III (to be known as **ANDALUCIA @ LA LUZ**) zoned SU-1-PRD 10 DU/A & Grazing, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 85 acre(s). [REF: 03EPC-01105] *[Deferred from 10/15/03]* (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 10/29/03.**
- 03DRB-01714 Minor-SiteDev Plan BldPermit/EPC
03DRB-01715 Minor-SiteDev Plan Subd/EPC
- CONSENSUS PLANNING INC. agent(s) for ASW REALTY PARTNERS request(s) the above action(s) for TRACTS 1, 2, 3, 4, 5, 6A, 6B, A, LANDS OF RAY A GRAHAM III, OVENWEST AND CITY OF ALBUQUERQUE, (to be known as **ANDALUCIA @ LA LUZ**) zoned SU-1 PRD, C-2, O-1, located on COORS BLVD NW between MONTANO RD NW and NAMASTE RD NW, containing approximately 230 acre(s). [REF: 1000965, 03EPC-01103, 03EPC-01105] **[Juanita Vigil, EPC Case Planner]** *Deferred from 10/15/03]* (E-12/F-11 & 12) **DEFERRED AT THE AGENT'S REQUEST TO 10/29/03.**

2. **Project # 1000997**
03DRB-01576 Major-Vacation of Pub
Right-of-Way
03DRB-01577 Major-Vacation of Public
Easements
03DRB-01579 Major-Vacation of Public
Easements
03DRB-01581 Major-Vacation of Public
Easements
03DRB-01582 Minor-Vacation of Private
Easements

- 03DRB-01410 Major-Preliminary Plat
Approval
03DRB-01412 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for T S MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 1-40, **VILLA DEL RIO**, zoned RA-1 residential and agricultural zone, located on VILLA RIO CORTE NW, between GABALDON RD NW and RIVERSIDE DRAIN containing approximately 10 acre(s). [REF: 03DRB-01410 PPA, 03DRB-01412 TDS] (H-12) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

TIERRA WEST LLC agent(s) for T S MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 1-40, **VILLA DEL RIO** (to be known as **RIVERVIEW ACRES**), zoned RA-1 residential and agricultural zone, semi-urban area, located on VILLA RIO CORTE NW, between GABALDON RD NW and RIVERSIDE DRAIN containing approximately 10 acre(s). **[Deferred from 9/17/03] (H-12) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/15/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/9/03 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: APPROVAL OF DESIGN ELEVATIONS AND CROSS SECTIONS OF PERIMETER WALLS BY THE DRB CHAIR. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

03DRB-01692 Minor-SiteDev Plan Subd

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

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

4. **Project # 1000570**
02DRB-01567 Major-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES PA, agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion OF PARCEL A OF PARKWAY, UNIT 7 AND TRACT A OF PAINTED SKY, UNIT 1 AND TRACT 94 OF TOWN OF ATRISCO GRANT, (to be known as **PARKWAY UNIT 10**), zoned R-D residential and related uses zone, developing area, located west of UNSER BLVD NW, between GAVIN RD NW and VINEMONT PL NW. [REF: DRB-95-94, S-98-5, Z-99-8, AX-99-2, 00410-0162, 00410-00931, 00410-00933] [Deferred from 3/19/03 & 7/23/03 & 10/15/03] (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 1/7/2004.**

- Project # 1000570**
02DRB-01019 Major-Preliminary Plat Approval
02DRB-01020 Major-Vacation of Public Easements
02DRB-01021 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Parcel A, Parkway, Unit 7, Tract A, Painted Sky, Unit 1 and Tract 95, Town of Atrisco Grant (to be known as **PARKWAY, UNIT 10**) zoned R-LT residential zone, located WEST OF UNSER BLVD NW, between GAVIN RD NW and VINEMONT PL NW, containing approximately 13 acre(s). [REF: 00410-00162, 00410-00931, 00410-00933, Z-99-8, AX-99-2, DRB-95-94, S-98-5, S-98-62] [DEFERRED FROM 10/30/02] [Deferred from 11/6/02, 1/29/03, 3/19/03, 7/23/03 & 10/15/03] (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 1/7/2004.**

5. **Project # 1002934**
03DRB-01445 Major-Vacation of Pub Right-of-Way

DE LA TORRE ARCHITECTS, agent(s) for FOURTH STREET & MENAUL INC., request(s) the above action(s) for all or a portion of Block(s) O, Tract(s) 1A, **WALGREEN ADDITION**, zoned C-2 (SC), containing approximately 11 acre(s). [*Deferred from 9/24/03 & 10/8/03*] (H-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH CONDITION: THE FINAL PLAT WILL NOT BE APPROVED WITHOUT ACCEPTABLE EVIDENCE TO UTILITIES DEVELOPMENT SHOWING THAT EXISTING WATER LINE ACROSS PRIVATE PROPERTY HAS BEEN EITHER CONVERTED TO PRIVATE OR CUT AND CAPPED AT 2ND STREET AND MENAUL.**

6. **Project # 1002511**
03DRB-01580 Major-Bulk Land
Variance
03DRB-01578 Minor – Final Plat
approval

WITHDRAWN

ISAACSON AND ARFMAN P.A. agent(s) for KB HOME request(s) the above action(s) for all or a portion of Lot(s) 2A, UNSER DIVERSION CHANNEL CORRIDOR, (to be known as **SUNDANCE SUBDIVISION**) zoned R-LT residential zone, located on the southside of BLUEWATER RD NW between UNSER BLVD NW and 90TH STREET NW containing approximately 29 acre(s). [REF: 03DRB-00858, 03DRB-00859, 03DRB-00860, 03DRB-00861, 03EPC-00316] (K-9) **WITHDRAWN AT THE AGENT'S REQUEST.**

7. **Project # 1002640**
03DRB-01574 Minor-Amnd Prelim Plat
Approval
03DRB-00724 Major-SiteDev Plan
Subd
03DRB-00725 Minor-Subd Design
(DPM) Variance
03DRB-00726 Minor-Sidewalk
Variance
03DRB-00728 Minor-Temp Defer
SDWK

ISAACSON & ARFMAN agent(s) for BOYHAHN, LLC request(s) the above action(s) for all or a portion of Block(s) 3, Lot(s) 22-32, Tract(s) 2, NORTH ALBUQUERQUE ACRES, **VISTA DEL AGUILA SUBDIVISION, UNIT 3**, zoned RD (7 DU/AC), located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE, containing approximately 11 acre(s). [REF: 03DRB-00723, AP-03EPC-01242] **[REMAND FROM EPC] [Deferred from 10/15/03] (C-19) DEFERRED AT THE AGENT'S REQUEST TO 10/22/03.**

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

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

8. **Project # 1002633**
03DRB-01716 Minor-SiteDev Plan
Subd/EPC
03DRB-01718 Minor-SiteDev Plan
BldPermit/EPC
03DRB-01719 Minor-Sketch Plat or
Plan

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for JAYEFF CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 9-24, Block(s) 10, Unit(s) 3, Tract(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **VENTURA PLACE**) zoned SU-1 Mixed Uses, located on HOLLY AVE NE, between VENTURA ST NE and BARSTOW ST NE containing approximately 11 acre(s). [REF: 03EPC-00693, 03EPC-00694, 03EPC-01323][Carmen Marrone, EPC Case Planner] (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/15/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/30/03 THE SITE PLAN FOR SUBDIVISION WS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO SHOW WATER METER (LOCATION & SIZES). SHOW LOT LINES ON UTILITY PLAN AND CITY ENGINEER FOR SIA AND ADD TRAFFIC SIGNAL MODIFICATIONS TO THE SIA. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO SHOW WATER METER (LOCATION & SIZES). SHOW LOT LINES ON UTILITY PLAN AND CITY ENGINEER FOR SIA AND ADD TRAFFIC SIGNAL MODIFICATIONS TO THE SIA. THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

- 03DRB-01717 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING INC. agent(s) for TRICOR SOUTHWEST CORPORATION request(s) the above action(s) for Lot(s) 15, 16, 17 & 18, Block(s) 10, Tract(s) 3, Unit(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **VENTURA PLACE**) zoned SU-2 MIXED USE, located on PASEO DEL NORTE NE, between VENTURA NE and BARSTOW NE containing approximately 2 acre(s). [REF: 1002633, 03EPC-00706] [Carmen Marrone, EPC Case Planner] (C-20) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND FOR PARKING STALL SIZES.**

9. **Project # 1003025**
03DRB-01722 Minor-SiteDev Plan
BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for GEORGE BRUNACINI CONSTRUCTION CO., request(s) the above action(s) for all or a portion of Lot(s) 14, **MERIDIAN BUSINESS PARK**, zoned IP, located on BLUEWATER RD NW, between UNSER BLVD NW and AIRPORT RD NW containing approximately 3 acre(s). [REF: Z-92-57] (K-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR THE SOUTHWEST DRIVE LOCATION AND CROSS ACCESS EASEMENTS AND PLANNING FOR CHANGES TO THE LANDSCAPE PLAN.**

10. **Project # 1001864**
03DRB-01229 Minor-SiteDev Plan
BldPermit/EPC

JUNIPER DESIGN agent(s) for S. G. PROPERTIES request(s) the above action(s) for all or a portion of Tract(s) F-1, Block(s) 1, **COUNTRY CLUB SUBDIVISION**, zoned SU-2 special neighborhood zone, MD-1, located on DR MARTIN LUTHER KING JR AVE NE, between MULBERRY ST NE and CEDAR ST NE containing approximately 1 acre(s). [REF: 02EPC-01120] [**DEBBIE STOVER, EPC CASE PLANNER**] (*Was Indefinitely Deferred 7/30/03 & 10/15/03*) (K-15) **DEFERRED AT THE AGENT'S REQUEST TO 10/29/03.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS

11. **Project # 1001765**
03DRB-01695 Minor-Preliminary Plat
Approval
- PRECISION SURVEYS INC agent(s) for WESTLAND DEVELOPMENT COMPANY INC. request(s) the above action(s) for all or a portion of Tract(s) UNPLATTED, **TOWN OF ATRISCO GRANT**, zoned C-1, R-LT, located on DENNIS CHAVEZ BLVD SW between DENNIS CHAVEZ BLVD SW and 118TH ST SW containing approximately 98 acre(s). [Project # changed from 1003017 now void] [*Deferred from 10/15/03*] (P-8) **DEFERRED AT THE AGENT'S REQUEST TO 11/12/03.**
12. **Project # 1003023**
03DRB-01709 Minor-Prelim&Final Plat
Approval
- WILKS COMPANY agent(s) for SKF VENTURE - JERRY SHINKLE request(s) the above action(s) for N1/2-NW1/4-SW1/4-SW1/4-SE1/4, SECTION 33, T11N, R4E, NMPM, Tract(s) A & B, **VISTA OFFICE COMPLEX**, zoned O-1, located on LAGRIMA DE ORO NE, between MORRIS NE and JUAN TABO NE containing approximately 1 acre(s). (F-21) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR A SKETCH SHOWING BIKE LANE ON MORRIS, WESTSIDE OF TRACT A AND PLANNING FOR THE AGIS DXF FILE.**

13. **Project # 1001031**
03DRB-01710 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for UNION PENSION TRANSACTION TRUST 2000-7 NM request(s) the above action(s) for all or a portion of Tract(s) H, **SANDIA SCIENCE & TECHNOLOGY PARK**, zoned IP industrial park zone, located on INNOVATION PARKWAY SE, between RESEARCH RD SE and containing approximately 5 acre(s). [REF: 01DRB-00665, 01DRB-00788, 01DRB-00787] (M-21) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

14. **Project # 1001205**
03DRB-01711 Minor-Vacation of
Private Easements

ISAACSON AND ARFMAN, P.A. agent(s) for FULLER HOMES INC. request(s) the above action(s) for all or a portion of Lot(s) 32 & 33, Block(s) B, **PARADISE RIDGE SUBDIVISION**, zoned R-LT, located on MANSFIELD PL NW, between BRUNSWICK PL NW and PRESTIGE CT NW containing approximately 1 acre(s). [REF: 03DRB-00019, DRB-96-350, 01110-00554, 01138-00555, 02DRB-00182, 02DRB-00341] (B-11) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

15. **Project # 1002581**
03DRB-01507 Minor- Final Plat
Approval

SURVEYS SOUTHWEST, LTD agent(s) for JOSEPH A. SOLIS, J & J #1, request(s) the above action(s) for all or a portion of Lot(s) 1-7 & 9A, **SKYLINE HEIGHTS ADDITION**, zoned M-1 light manufacturing zone, located on TRUMBULL AVE SE, between EUBANK BLVD SE and SOUTHERN AVE SE containing approximately 2 acre(s). [REF: 03DRB-00852, 03DRB-00849, & 850, 03DRB-00853 & 54, 03DRB-00856] [*Was indefinitely deferred 9/17/03*] (L-20) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1002992**
03DRB-01623 Minor-Subd Design
(DPM) Variance

TIERRA WEST, LLC agent(s) for SOUTHWEST CONTRACTORS INC. request(s) the above action(s) for all or a portion of Lot(s) 1-3, Block(s) 5, **ORIGINAL TOWNSITE OF WESTLAND**, zoned C-2 community commercial zone, located on 86TH ST SW, between BRIDGE BLVD SW and CENTRAL AVE SW. [Deferred from 10/8/03] (K-9) **A DRIVEWAY VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH CONDITION: THE ENTRANCE SHALL BE SIGNED APPROPRIATELY AS A SERVICE ENTRY FOR DELIVERY VEHICLES. NO PUBLIC PARKING WILL BE ALLOWED ON THE SOUTH SIDE OF THE BUILDING.**

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

17. **Project # 1003011**
03DRB-01672 Minor-Sketch Plat or
Plan

SURV-TEK INC agent(s) for HOFFMANTOWN INC request(s) the above action(s) for all or a portion of Lot(s) A - G, Block(s) 4-A, **INEZ ADDITION**, zoned C-2 community commercial zone, and P, located on MENAUL BLVD NE, between INEZ DR. NE and VICTOR CIRCLE NE containing approximately 5 acre(s). [REF: ZA-78-240, ZA-90-18] (H-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. **Project # 1003022**
03DRB-01708 Minor-Sketch Plat or
Plan

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 29E, **VENTANA RANCH**, zoned R-LT residential zone, located on IRVING BLVD NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 12 acre(s). (B-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1000592**
03DRB-01685 Minor-Sketch Plat or
Plan

ALFONSO MAESTAS request(s) the above action(s) for all or a portion of Lot(s) A, Block (s) O, **LANDS OF JIM LUCAS**, zoned RA-2 residential and agricultural zone, located on DURANES RD NW, between GABALDON RD NW and ZICKERT PL NW containing approximately 1 acre(s). [REF: DRB-96-257, 00DRB-00797] (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. **Project # 1003024**
03DRB-01720 Minor-Sketch Plat or
Plan

TOWNER ENGINEERING SERVICES agent(s) for PERFORMANCE TOOL AND EQUIPMENT request(s) the above action(s) for all or a portion of Lot(s) 430, **TOWN OF ATRISCO GRANT, UNIT 3**, zoned RD/R-1, (proposed zoning SU-1 CHURCH AND RELATED USES, located on 86TH ST SW AND TOWER RD SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 2 acre(s). (L-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1001901**
03DRB-01700 Minor-Sketch Plat or
Plan

CHRISTOPHER CALOTT request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, VERANDA STREET PROPERTIES, (to be known as **THE VERANDA COMPOUND**) zoned R-2 residential zone, located on VERANDA RD NW, between GLENWOOD RD NW and RIO GRANDE BLVD NW containing approximately 1 acre(s). [REF: 02DRB-00696, 02DRB-00618, DRB-97-230, V-97-72, ZA-96-445, ZA-95-277] G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1003026**
03DRB-01712 Minor-Sketch Plat or
Plan

ABQ ENGINEERING agent(s) for INFILL SOLUTIONS, JAY REMBE request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, ALVARADO GARDENS, UNIT 3, (to be known as **LA PLAZA ACEQUIA II SUBDIVISION**) zoned R-LT residential zone, located on CANDELARIA BLVD NW, between RIO GRANDE NW and DURANES LATERAL containing approximately 1 acre(s). [REF: DRB-94-69, Z-86-33] (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. Approval of the Development Review Board Minutes for October 1, 2003. **THE MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 12:35 P.M.

#8

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

INTER-OFFICE MEMO

October 14, 2003

TO: Sheran Matson, Chair of DRB
FROM: Carmen Marrone
RE: Project #1002633, 03DRB-01716, 03DRB-01718, and 03DRB-01717

This is a request for a Site Development Plan for Subdivision and a two Site Development Plans for Building Permit. The site plans were approved by the EPC with certain conditions that are to be met prior to DRB approval. I have reviewed the site plans and find them to be in general conformance with the conditions imposed by the EPC with a few minor exceptions noted below:

<Site Plan for Subdivision (03DRB-01716)> - ALL CONDITIONS ARE MET

Site Plan for Building Permit (03DRB-01718)

Condition 4 requires street trees along Holly to be a mixture of Ash and Honey Locust and Austrian Pine. The landscape plan identifies Ash and Honey Locust along Holly but there is no indication of Austrian Pine. The landscape plan shall indicate Austrian Pine with a different symbol and place some of these trees along Holly.

Condition 8 requires seating along the front facades of the 2 restaurants located along Paseo del Norte. The site plan indicates seating along the south facades of the restaurants, which is not what was intended by this condition. Instead, seating should be located along the front facades where patio space and shade trees are already being provided.

Site Plan for Building Permit (03DRB-01717)

Condition 4c requires roof tile to be Monier Classic, Casa Grande Blend. The site plan indicates that the roof tile is Monier Classic, Desert Driftwood. Since roof colors were something the neighborhood debated with the applicant, DRB needs some assurance that either Desert Driftwood is similar in color to Casa Grande Blend or that the neighborhood is ok with the color Casa Grande Blend.

Condition 6d allows two monument signs – one on Paseo near the Ventura Corner and one on Ventura at the Holly intersection. The applicant needs to be aware that the number of monument signs must meet the requirements of the C-1 zone for Developing Urban areas, which will be determined by Zoning Enforcement at the time of Building Permit.



CITY OF ALBUQUERQUE
OFFICE OF THE ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

JAYEFF CONSTRUCTION request(s) a special exception to Section 14. 16. 2. 23. (A). Reference La Cueva Sector Plan 5.4.5, Page 35: a VARIANCE of 84 feet to the 30 foot building setback requirement to allow a 114 foot building setback and Section 14. 16. 2. 23. (A). Reference La Cueva Sector Plan 5.4.6, Page 37: a VARIANCE of 11 inches to the required 24 inch maximum letter size for a building mounted sign on all or a portion of Lot(s) 9-15&17-24, Block(s) 10, North Albuquerque Acres, zoned SU-2/Mixed and located at 8928 HOLLY AVE NE (C-20)

Special Exception No:..... 03ZHE – 01409
03ZHE – 01411
Project No:..... 1002756
Hearing Date:..... 09-16-03
Closing of Public Record: 09-16-03
Date of Decision:..... 10-01-03

STATEMENT OF FACTS: The applicant requests a variance of 84 feet to the 30 foot building setback requirement to allow a 114 foot building setback and a variance of 11 inches to the required 24 inch maximum letter size for a building mounted sign. Shawn Biazar with Advanced Engineering and Consulting, LLC represented the applicant, Jayeff Construction. Mr. Biazar testified that this parcel, which is located in the La Cueva/North Albuquerque Acres community, is being developed as a shopping center site. The requested variance for a larger setback is to accommodate a drive-up window for a bank and to allow for appropriate traffic flow at this location. The requested increase in letter size is due to the larger setback from the roadway. Mr. Biazar indicated that there are significant elevation differences sufficient to support an approval of this request. The yellow sign was posted. There was no opposition to this request at the hearing, nor is there any opposition noted in the file.

At the hearing and, primarily, in support of this request was Pat Verrelle, representative for the District 4 Coalition and Vice President of the Vineyard Estates Neighborhood Association. While Ms. Verrelle was in agreement of this request, she indicated that this applicant has made no motion to provide written correspondence to the interested parties and this makes her uneasy. Also present and reiterating the support and concerns of Ms. Verrelle was Michael Brewer, President of the Vineyard Estates Neighborhood Association.

This request is consistent with a matter that was presented to the Zoning Hearing Examiner previously wherein the applicant and the representatives of the Vineyard Estates Neighborhood Association stated that because of the required setback of the buildings along Paseo Del Norte Boulevard significant exceptionality, including elevation differences, warranted approval of those variances. Similar facts pertain to this request and the Zoning Hearing Examiner will grant an approval as done previously. The applicant will be allowed to have one sign with the 35 inch high letters for their building mounted sign and the variance of 84 feet to the 30 foot building setback requirement will also be allowed.

AS TO BOTH (2) VARIANCES

Based on all of the testimony and a review of the entire file, it is determined there is substantial evidence to make the following findings and conclusions:

FINDINGS AND CONCLUSIONS: I find that this parcel is exceptional as compared to other parcels in the vicinity in that it is irregular in size and shape and also contains elevation differences and, therefore, it meets the test for the granting of a variance as provided for by Section 14. 16. 4. 2. I further find that, as a result of the exceptional aspect of the property, the regulations produce an unnecessary hardship in that it will limit the owner's reasonable use of the property and/or deprive the owner of a reasonable return on the property. Furthermore, I find that the particular variance is appropriate to prevent the unnecessary hardship and further find that the variance will differ from development which will be permitted under the existing regular zoning regulations no more than what is necessary to overcome the unnecessary hardship. Finally, the variance will not significantly interfere with the enjoyment of other land in the vicinity and is consistent with the spirit of the Zoning Ordinance, substantial justice and the general public interest.

DECISION: Approved with condition.

CONDITION:

1. There will be no further variances considered for this parcel. Should this property become marketable, the applicant and/or owner must ensure that potential buyers are made aware of this stipulation.

If you wish to appeal this decision, you may do so by 5:00 p.m., on Thursday, October 16, 2003 in the manner described below:

Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$55.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

ZHE Decision

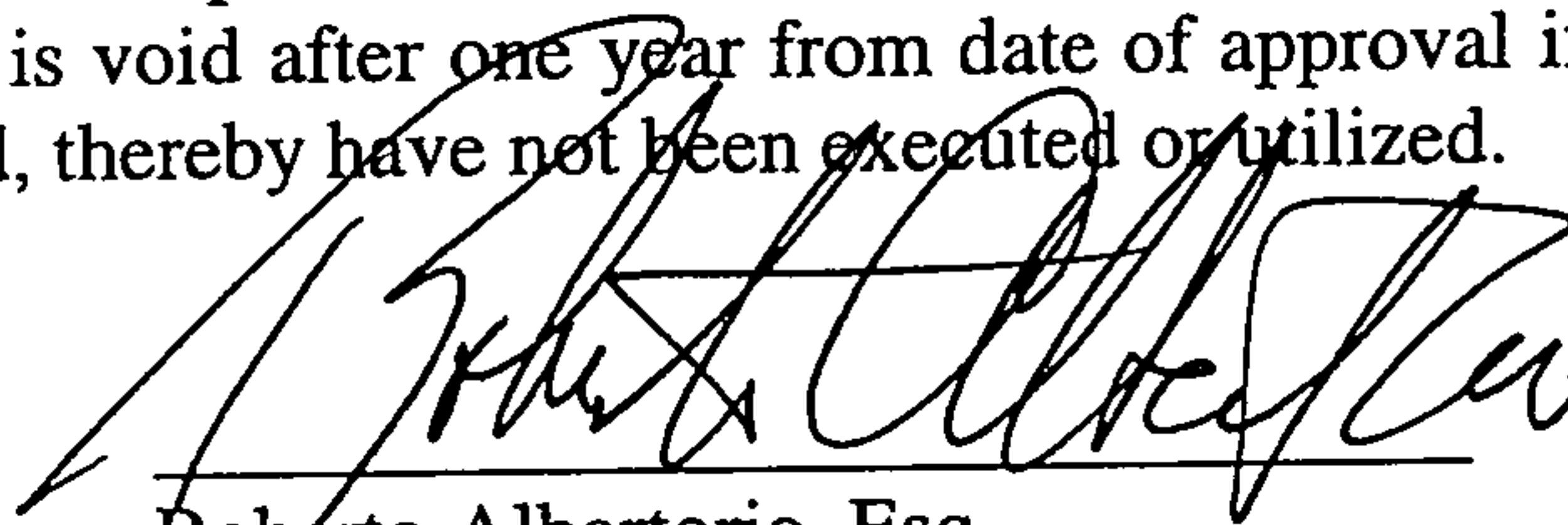
03ZHE-01409 & 03ZHE-01411 / 1002756

Page 3

Please note that pursuant to Section 14. 16. 4. 4. (B)., of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.



Roberto Albertorio, Esq.
Zoning Hearing Examiner

cc: Zoning Enforcement (2)

ZHE File

Jayeff Construction, Jayeff Corporate Park/2310 Route 34, Mansquan, NJ, 08736

Shawn Biazar, AEC, 10205 Snowflake Court NW, 87114

Pat Verrelle, VENA/District 4 Coalition, 8415 Vintage Dr NE, 87122

Michael Brewer, President/VENA, 8700 Ashton Pl NE, 87122

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

APPLICANT INFORMATION:

NAME: Jayeff Construction PHONE: (973) 898-6365
 ADDRESS: 67 Park Place East 8th Floor FAX: (973) 898-9062
 CITY: Morristown STATE NJ ZIP 07960 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: Jayeff Construction
 AGENT (if any): Advanced Engineering and Consulting, LLC PHONE: (505) 899-5570
 ADDRESS: 4416 Anaheim Avenue, NE FAX: (505) 897-4996
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: AECLLC@aol.com

DESCRIPTION OF REQUEST: Preliminary / Final Plat

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

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

Lot or Tract No. Lot 1-A Block: _____ Unit: _____
 Subdiv. / Addn. Ventura Place
 Current Zoning: SU-1 for Mixed Uses Proposed zoning: The Same
 Zone Atlas page(s): C-20-Z No. of existing lots: 2 No. of proposed lots: 1
 Total area of site (acres): 10.2768 Acres Density if applicable: dwellings per gross acre: n/a 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. 102006413203930122, 102006413302130123 MRGCD Map No. _____
 LOCATION PROPERTY BY STREETS: On or Near: Holly Avenue, NE
 Between: Ventura Street, NE and Barstow Street, NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj. App., DRB-, AX-, Z-, V-, S-, etc.): 1002633, 03EPC-00693-SPS, 03EPC-00694-3PBP

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

SIGNATURE [Signature] DATE 11-14-06
 (Print) Shawn Baizar, Managing Member Applicant Agent

FOR OFFICIAL USE ONLY

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

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>06 DRB - - 01630</u>	<u>PSF</u>	<u>5(3)</u>	<u>\$ 215.00 215.00</u>
<input type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>11/22/06</u>			Total <u>\$ 235.00</u>

[Signature] 11/14/06
 Planner signature / date

Project # 1002633

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

FORM S(3)

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
- Copy of recorded SIA
- 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.

Shahram Biazar

11-14-06

Applicant name (print)

[Signature]

11-14-06

Applicant signature / date



Form revised 8/04 & 1/05

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

Application case numbers

06 DRB - -01630

- - -

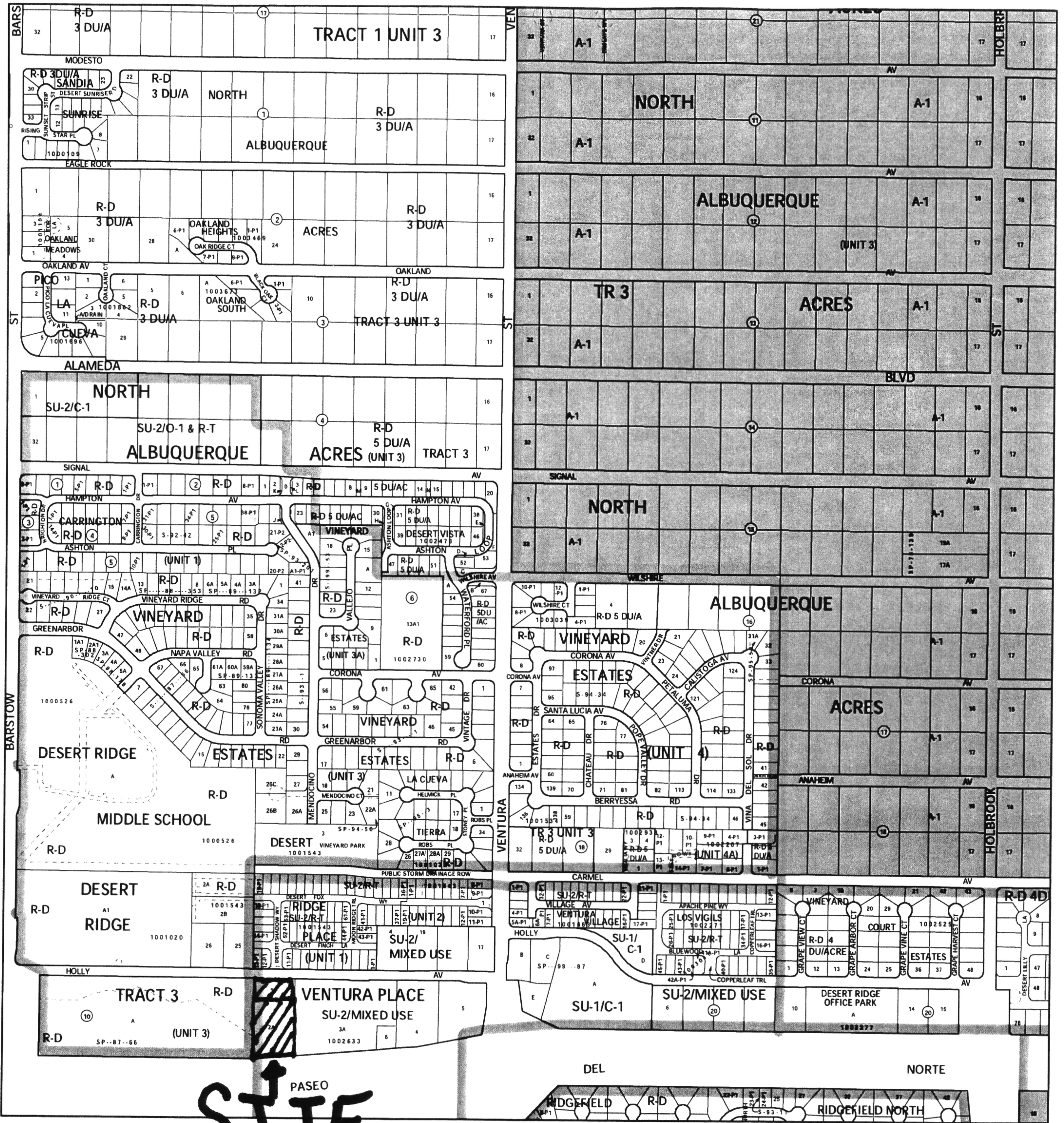
- - -

[Signature]

11/14/06

Planner signature / date

Project # 1002633

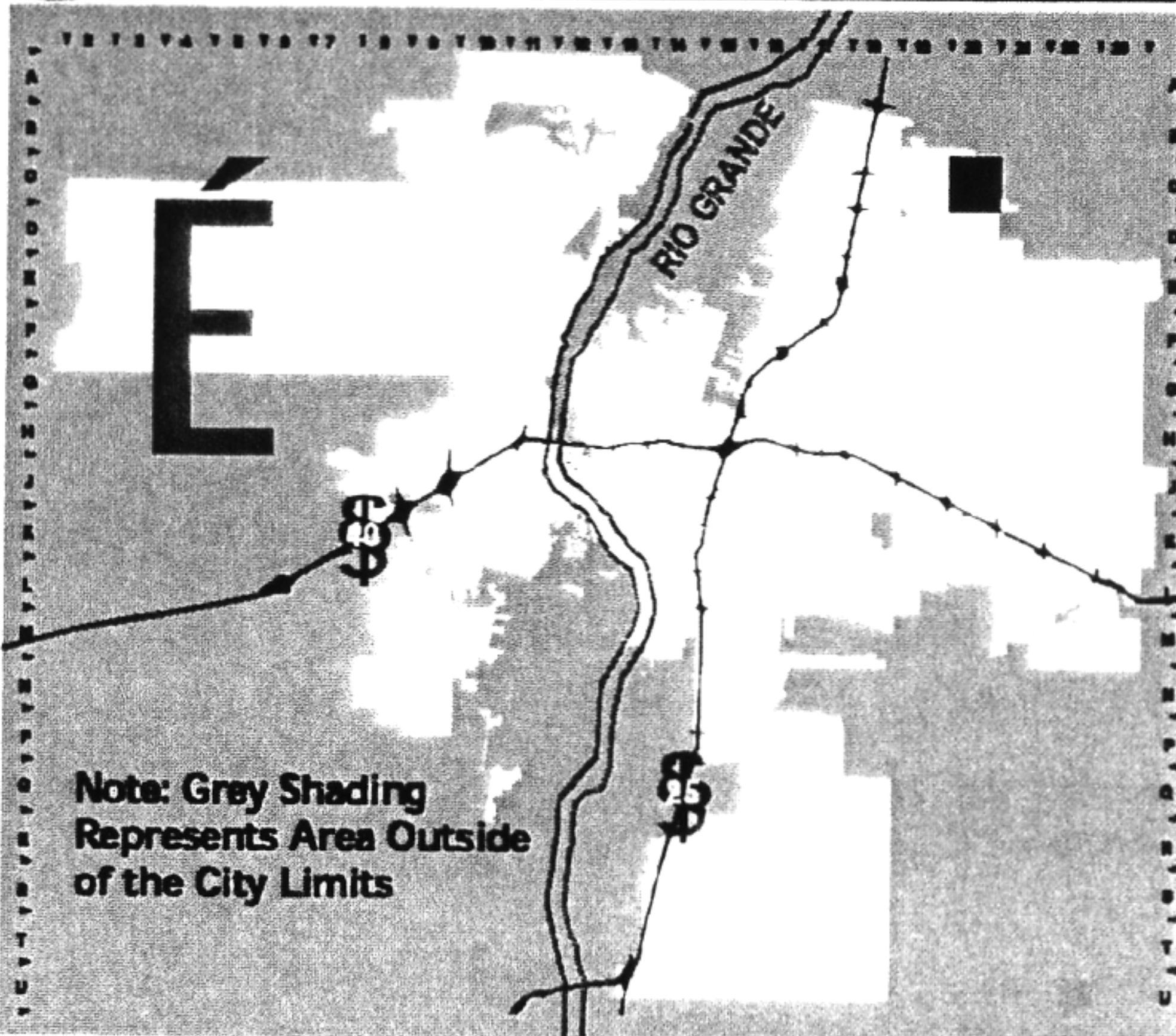


SITE

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



Map amended through: Apr 22, 2005

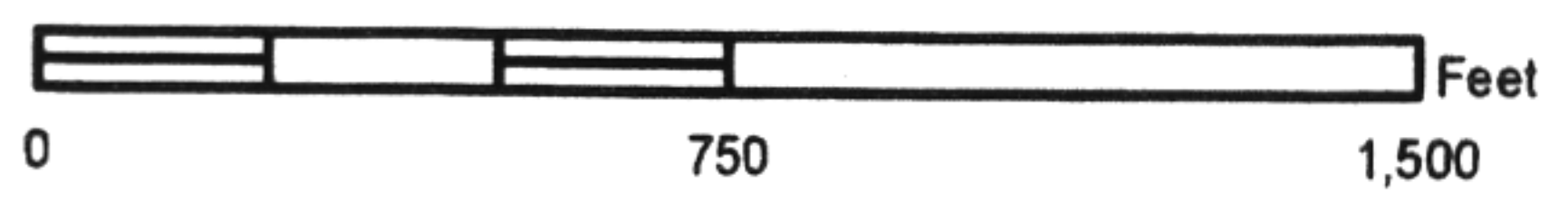


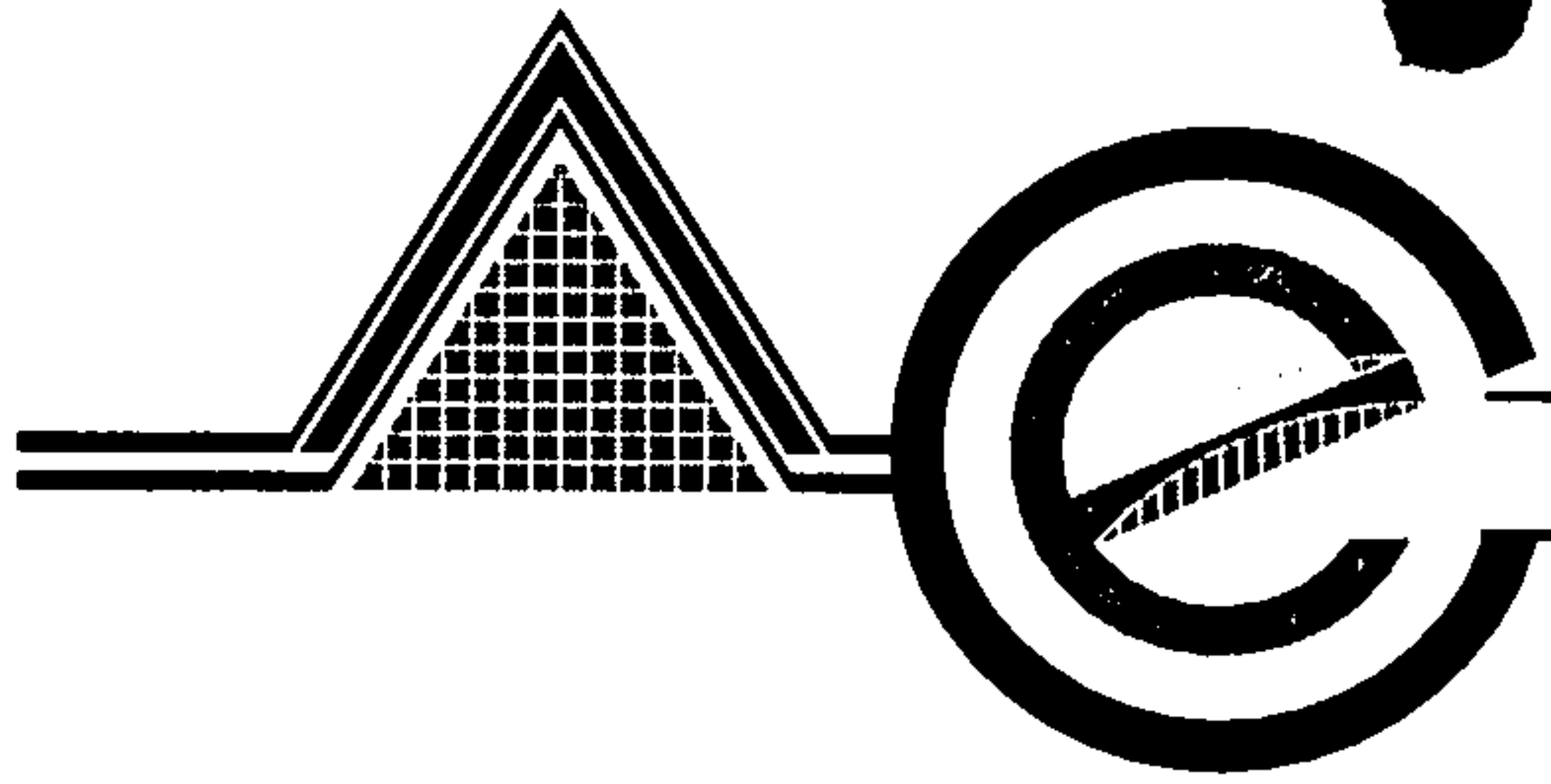
Note: Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-20-Z

Selected Symbols

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





ADVANCED ENGINEERING and CONSULTING, LLC

*Consulting
Design
Development
Management
Inspection
Surveying*

November 14, 2006

Sheran Matson, DRB Chair
City of Albuquerque Planning Department
Plaza Del Sol, 2nd Floor West
600 2nd Street NW
Albuquerque, NM 87102

Re: Preliminary / Final Plat Request, Lot 1-A, Ventura Place
Zone Atlas Page C-20-Z, Containing ± 2.0739 Acres

Dear Ms. Matson:

Advanced Engineering and Consulting, on behalf of Jayeff Construction, is requesting a Preliminary / Final Plat for the above referenced site. Enclosed please find six copies of the Preliminary / Final Plat for your review and approval. The site is located on Holly Avenue NE, between Ventura Street, NE and Barstow Street, NE.

If you require additional information, please contact our office at your convenience.

Sincerely,

Sally Salazar Cass, Operations Manager

Enclosures
JN: 200622

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

PAID RECEIPT

APPLICANT NAME

Jayiff Construction

AGENT

Advanced Engineering and Consulting LLC

ADDRESS

4416 Anaheim Ave NE

PROJECT & APP #

1002633 / 06 DRB - 01630

PROJECT NAME

Ventura Place

DUPLICATE
City Of Albuquerque
Treasury Division

11/14/2006 11:38AM LOC: ANN

RECEIPT# 00067050 WSH 008 TRANSH 0022
ACCOUNT 441032 Fund 0110 TRSLJS
ACTIVITY 3424000
Trans Amt \$235.00
J24 Misc \$20.00

Thank You

\$ 20.⁰⁰ 441032/3424000 Conflict Management Fee

\$ 215.⁰⁰ 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

\$ 235.⁰⁰ TOTAL AMOUNT DUE

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

11/14/2006 11:38AM
X RECEIPT# 00067051 WSH 008 TRANSH 0022
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt \$235.00

DUPLICATE
City Of Albuquerque
Treasury Division
6/21/04

Thank You

DUPLICATE
City Of Albuquerque
Treasury Division

11/14/2006 11:38AM LOC: ANN
X
RECEIPT# 00067052 WSH 008 TRANSH 0022
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt \$235.00
J24 Misc \$215.00
VI \$235.00
CHANGE \$0.00

Thank You

Claire

Date Submitted: 10/15/03
 Date Site Plan Approved: 10/15/03
 Date Preliminary Plat Approved: N/A
 Date Preliminary Plat Expires: N/A
 DRB Project No: 1002633
 DRB Application No: 03-01718

ORIGINAL

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

LOTS 1-6, VENTUR PLACE
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 9-15 & REMAINING PORTIONS OF LOTS 16-24, BLOCK 10, TRACT 3, UNIT 3, NAA
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

03-01717
12-17-04

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 portion 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									
<input type="text"/>	<input type="text"/>	18' F-CL	Residential Pavement C&G ON SOUTH SIDE ONLY 6' SD/WK ON SOUTH SIDE ONLY	Holly Ave., NE	West PL, Lot 1 Exist. Pavement	100 LF West of Lot 3 East Property Line	/	/	/
<input type="text"/>	<input type="text"/>	24' F-Edge 18' Perm. & 6' Temp	Residential Pavement C&G ON SOUTH SIDE ONLY 6' SD/WK ON SOUTH SIDE ONLY	Holly Ave., NE	100 LF West of Lot 3 East Property Line	Ventura Blvd., NE	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
STORM SEWER									
<input type="text"/>	<input type="text"/>	30"	Storm Sewer Pipe RCP (+/- 640 LF)	Paseo Del Norte, NE	West PL, Lot 1&2	EX INLET @ PL (50'±) 640 LF West of West PL, Lot 1&2 Existing Inlet	/	/	/
WATERLINE									
<input type="text"/>	<input type="text"/>	10"	Waterline PVC C-900	Holly Ave., NE	EXIST. WL 100' West of Lot 3 East Property Line	Ventura Blvd., NE	/	/	/
TRAFFIC MITIGATION									
<input type="text"/>	<input type="text"/>	240 LF STRIPPING MODIFICATION ON VENTURA BLVD. SOUTH OF PASEO DEL NORTE, NORTH BOUND				REMOVED			
<input type="text"/>	<input type="text"/>	150 LF RIGHT TURN DECEL. LANE EXTENSION ON VENTURA BLVD. SOUTH OF HOLLY, SOUTH BOUND					/	/	/
<input type="text"/>	<input type="text"/>	70 LF MEDIAN EXTENSION SOUTH OF HOLLY				REMOVED			
<input type="text"/>	<input type="text"/>	STRIPPING MODIFICATION ON VENTURA BLVD. BETWEEN HOLLY AND PASEO DEL NORTE				REMOVED			
<input type="text"/>	<input type="text"/>	CONSTRUCTION OF ISLAND AT ENTRANCE EAST OF HOLLY AT VENTURA				TRAFFIC SIGNAL MODIFICATIONS AS REQUIRED			

ORIGINAL

NOTES

- 1 Water Infrastructure to Include Services, Vales, Fittings, Valve Boxes, and Fire Hydrants as Required
- 2 Catch Basin and Manholes Connection Included with Storm Sewer Pipe
- 3 Sanitary Sewer to Include Manholes and Service Connections as required
- 4 Certified Grading and Drainage and wall for SIA/Financial Release
- 5 _____
- 6 _____
- 7 _____
- 8 _____
- 9 _____
- 10 _____

AGENT/OWNER

Shawn Biazar
NAME (print)

Advanced Engineering and Consulting, LLC
FIRM

Shawn Biazar 10/15/2003
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Sheran Minton 10/15/03 Christina Sandoval 10/15/03
DRB CHAIR - date PARKS & GENERAL SERVICES - date

[Signature] 10/15/03
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

Roger Allen 10/15/03
UTILITY DEVELOPMENT - date

- date

Carl H. Wolf 12-15-03
CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
A	12-17-04	<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>



rec'd 9-22-06 gds

CAPITAL ALLIANCE INVESTMENTS, LLC

SENT VIA FAX AND US MAIL

September 20, 2006

Matthew Schmader
City of Albuquerque
Open Space Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Tract 5 - Sundance Estates

Dear Mr. Schmader:

I am writing to you to clarify the chain of events that led to the approval by the City of Albuquerque of our Preliminary Plat for Tract 5, Sundance Estates. As you know, the subdivision is within the initially proposed boundary of the Petroglyph National Monument. The Act of the United States congress that established the Monument simply designated the proposed boundaries of the Monument. Pursuant to the Act it is necessary for the City of Albuquerque or the State of New Mexico to acquire private land located within the proposed boundaries of the Monument. It is our understanding that then the Park Service surveyed the actual Monument and then the government purchased those properties with in the Monument. Our property was not purchased and the survey boundary of the Monument was found and it was fenced by the park service. This boundary is on our Eastern boundary. A copy of this survey is attached.

When we originally acquired this property back in 1996, we hired the former Mayor Ken Schultz to consult for us on getting this property platted and a certain tract sold to the city for the Petroglyph National Monument. There was a signed purchase agreement and the city failed to perform on the contract and close.

Then on December 14, 2004, we received another offer from the City, Ms. Clara Maldonado Property Acquisition Agent, to purchase Tract 5, Sundance Estates. The City offered \$30,000 per acre for the 8.781 acre tract, a total of \$263,643.00. The City's offer was based upon its determination that the highest and best use of Tract 5 was open space. A copy of the December 14, 2005 letter is enclosed for your ready reference.

Capital Alliance Investments authorized its attorney to reject the City's offer. At the time we contended that Tract 5 had a highest and best use as residential town home subdivision land, having a fair market value of \$727,000.00. A copy of Capital Alliance Investment's January 5, 2005, response is attached hereto for your ready reference. Our attorney asked the City to advise if it was the intention of the City to condemn this property; and advised the City that Capital Alliance

A Heritage of Building Strong Foundations



Matthew Schmader
City of Albuquerque
Open Space Division
September 20, 2006
Page 2

Investments would shortly begin development of Tract 5, in accordance with its current zoning and land use entitlements. Capital Alliance even broke out the tract 5 away from its other tracts that were to be apart of phase I development in order to sell the tract to city and the city never performed.

The City did not respond to our attorney's January 5, 2005 letter. Our attorney spoke with Assistant City Attorney Bob Waldman and was advised that the City was not interested in purchasing Tract 5 at the higher value or pursuing an eminent domain action. We asked the City for a letter confirming that and never received it. Capital Alliance Investments thus proceeded with its efforts to plat and develop Tract 5.

In April of 2005, Capital Alliance filed an application to subdivide Tract 5 into 53 residential lots. The application was heard for preliminary plat and approved by the DRB on May 31, 2006, along with the grading plan. At this time there were no comments made with regard to the Petroglyph National Monument, nor was the issue of the City's purchase of the property ever raised. A copy of the comments from DRB are attached to this letter.

Then Capital Alliance submitted to the DRB for Major-Vacation of Public Right of Way and Major Vacation of Public Easements (project #1002632) and we were approved August 30, 2006. At this hearing we were asked if the property was within the Petroglyph National Monument boundaries. Our representative Ron Bohannon advised the DRB that the actual Monument is fenced and that the fence is on the property's eastern boundary. He advised the DRB that Tract 5 was in the original proposed boundary and that at one time the City had an interest in buying the property; but had eventually declined to buy the property. We assumed that the City was aware that Tract 5 was located within the broader initial boundary for the Monument identified by Congress in the Act that established the Monument. After all acquiring Tract 5 for inclusion in the Monument was the stated purpose of the City's original offer to purchase. Mr. Bohannon correctly advised the DRB that Tract 5 was in the wider proposed boundaries of the Monument but not within the actual Monument itself. A copy of the comments from DRB are attached to this letter.

The DRB requested for their file that we get them the letter from city declining any further interest in acquiring this property. It was at this time that Capital Alliance realized that the city had never sent this letter. In response to the DRB's comments, our attorney again spoke with the City Attorney's office and again asked for a formal letter that the City would not pursue condemnation. It is this contact that apparently has sparked the City's renewed interest in Tract 5.

Mr. Schmader, since the approval of the Preliminary Plat, Capital Alliance has commenced to build the subdivision and to date has done all of the following work: cleared and

Matthew Schmader
City of Albuquerque
Open Space Division
September 20, 2006
Page 3

grubbed the site, begun importing dirt and blasting the utility lines, completed the full set of development plans and those have been submitted to DRC for review and approval, we have put in and designed off site utilities, we have obtained letters of credit from our bank to guarantee the subdivision improvements and submitted those to the City, we have also entered into construction contracts with outside companies to construct the improvements.

The market has changed considerably since January of 2005. Capital Alliance has written offers for the sale of completed lots for \$90,000.00 per lot. The lot prices are consistent with current market values for lots in the area. Based upon the completed lot value, Tract 5 has a fair market value of at least \$4,770,000.00 and we are still negotiating for higher lot prices.

Please advise me as soon as possible what the City's intentions are. Work is ongoing and Capital Alliance Investments development expenditures are increasing.

Very truly yours,

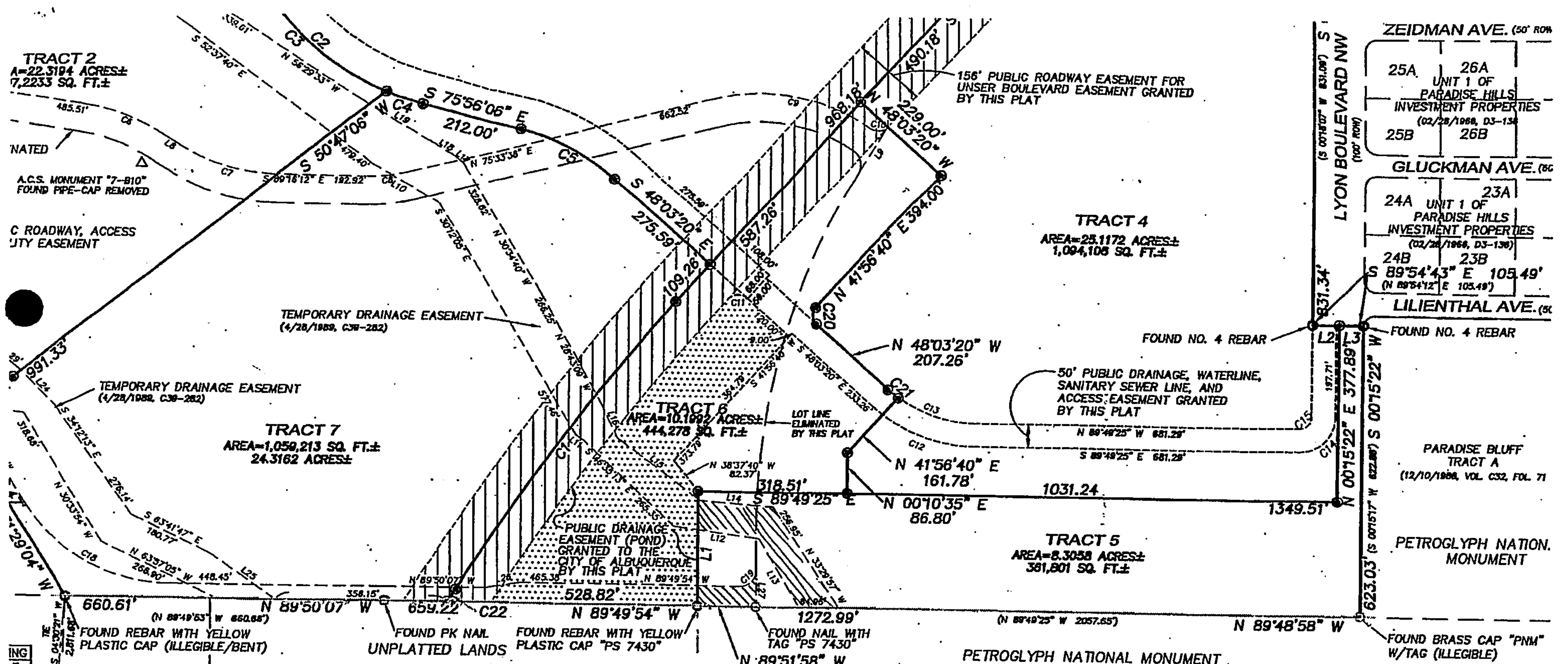
CAPITAL ALLIANCE INVESTMENTS, LLC

By: _____


Michael L. Marra

cc: Richard Dourte
Sheran Matson

enclosures



Line Table

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 00°00'00" W	245.13'	L18	N 58°41'36" W	45.92'
L2	N 89°58'11" E	55.49'	L19	N 57°57'37" W	183.12'
L3	S 89°44'38" E	50.00'	L20	N 53°35'34" W	89.02'
L4	S 87°07'05" W	52.39'	L21	N 56°42'44" W	71.42'
L5	S 58°31'09" W	105.03'	L22	S 81°30'09" E	92.74'
L6	S 31°27'57" E	111.43'	L23	N 73°07'37" W	102.34'
L7	S 31°28'55" E	11.79'	L24	N 43°52'44" W	120.59'
L8	N 58°28'05" W	37.12'	L25	N 54°46'33" W	168.35'
L9	S 31°48'00" W	110.83'	L26	N 80°08'13" E	74.63'
L10	S 59°35'15" E	158.24'	L27	S 00°25'35" E	78.50'
L11	S 56°19'58" E	18.45'	L28	N 82°02'57" W	166.83'
L12	S 82°33'07" E	184.08'	L29	S 69°20'11" W	68.00'
L13	S 30°29'14" E	169.22'			
L14	N 85°38'18" W	155.69'			
L15	N 53°23'36" W	219.24'			
L16	N 24°57'46" W	80.84'			
L17	N 51°19'04" W	29.52'			

A.C.S. MONUMENT "B-C10"
STANDARD A.C.S. BRASS TABLET
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1927)
X=361,880.83
Y=1,521,476.37
EL=5380.130-NGVD 1929
GROUND TO GRID FACTOR=0.9988640
DELTA ALPHA ANGLE=-0°15'28"



SCALE: 1"=200'

PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

CITY OF ALBUQUERQUE
Real Property Division
Legal Department
P.O. Box 1293, Albuquerque, NM 87103

December 14, 2004

LETTER OF OFFER

To: Mike L. Marra
Builders Investment Inc.
6300 Jefferson Street NE, Suite 102
Albuquerque, NM 87109

RE: Tract 5, Sundance Estates, Albuquerque, NM

The City of Albuquerque is interested in acquiring the above referenced property in which you are the owner of record, if a satisfactory agreement can be reached.

The City of Albuquerque hereby makes an offer of \$263,643 (Two Hundred and Sixty-Three Thousand, Six Hundred Forty-Three Dollars). The interest to be acquired is fee simple. The acquisition amount is allocated as follows:

Vacant land	382,810 sq. ft. or 8.7881 acres @ \$30,000 per acre	<u>\$263,643</u>
TOTAL OFFER		\$263,643

If you wish to accept this offer or if you wish to reject this offer, please mark the appropriate space below, sign a duplicate original of this letter and return to me at the above referenced address.

Should you have any questions or concerns please contact me at (505) 768-3866.

CITY OF ALBUQUERQUE

Date: 12-14-04

By: Clara Maldonado
Clara Maldonado
Property Acquisition Agent

Please respond to this offer by 12-28-04

OFFER ACCEPTED _____

OFFER REJECTED _____

DATED: _____

BY _____

BY _____

Tax ID # or SS# _____

CAMPBELL & WELLS, P.A.

LAW OFFICES

TELEPHONE (505) 766-9926
FACSIMILE (505) 842-0063

2155 LOUISIANA BLVD. N.E., SUITE 10300
ALBUQUERQUE, NEW MEXICO 87110

January 4, 2005

Ms. Clara Maldonado
Property Acquisition Agent
City of Albuquerque
Real Property Division
Legal Department
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Tract 5 - Sundance Estates

Dear Ms. Maldonado:

I am counsel for the owner of Tract 5, Sundance Estates, presently Capital Alliance Investments, LLC. Builders Investment Company of New Mexico Ltd. Co. is its managing member. Mike L. Marra of Builders Investment Company of New Mexico has provided me with a copy of your Letter of Offer, dated December 14, 2004. My client has authorized me to reject your offer.

The city of Albuquerque has erroneously valued Tract 5 as open space because it is within the boundaries of the Petroglyph National Monument. The city's offer is to purchase the land for \$263,643. My client contends that Tract 5 has the highest and best use as residential town home subdivision land, having a fair market value of \$727,000.

The Petroglyph National Monument was established by the United States Congress as of June of 1990 (Pub.L. 101-313, Title I, June 27, 1990, 104 Stat. 272, as amended Pub.L. 103-50, § 401, July 2, 1993, 107 Stat. 252; Pub.L. 104-333, Div. I, Title VIII, § 814(d)(2)(D), Nov. 12, 1996, 110 Stat. 4196; Pub.L. 105-174, § 3005, May 1, 1998, 112 Stat. 82.) Pub. L. 101-313 does nothing more than establish the Monument and designate its proposed boundaries. It does not itself effect a condemnation of lands within the boundaries of the Monument or establish any land use regulations for private lands within the proposed boundaries of the Monument. Pursuant to Section 103 of the Act establishing the Monument, the Secretary of the Interior is authorized to acquire the private land within the monument boundary by various means, including by purchase. The city of Albuquerque is now attempting to purchase Tract 5 for inclusion in the Petroglyph National Monument.

My client can only assume that it is the city's intention to take Tract 5 by Eminent Domain, under the Eminent Domain Code or the Alternative Condemnation Procedure. Please confirm to me that this is the case.

Ms. Clara Maldonado
Property Acquisition Agent
City of Albuquerque
Real Property Division
Legal Department
January 4, 2005
Page 2

As you know, in an eminent domain proceeding my client will be entitled to the market value of its land. Market value is the highest amount of cash a willing seller would take, and a willing buyer would offer for the property if it were offered for sale in the open market for a reasonable time to find a purchaser, buying with knowledge of all the uses to which the property is suitable or adaptable, the seller not being required to sell nor the purchaser being required to purchase. *Middle Rio Grande Conservancy District v. Crabtree*, 69 N.M. 196 (1961); *Board of Commissioners of Dona Ana County v. Gardner*, 57 N.M. 478 (1953). Market value must be based upon uses made of the property at the time of taking and also the highest and best uses for which the property may have been reasonably suitable or adaptable in the near future. *City of Clovis v. Ware*, 96 N.M. 479 (1981); *City of Albuquerque v. Chapman*, 76 N.M. 162 (1966).

It is inappropriate to value land to be condemned based upon its anticipated public purpose. *Board of County Commr's v. Vargas*, 76 N.M. 369 (1966). Thus, the mere fact that the land is located within the Monument's proposed boundaries is irrelevant.

My client's land is suitable for townhouse development. In fact, last year the city approved a rezoning of Tract 5 for townhouse development. My client advises that Tract 5 is topographically suitable for development, and is not one of those properties along the escarpment that is not suitable for development. We thus conclude that your appraisal is based upon legal as well as factual errors. Please provide me with a copy of it.

If your intention is not to condemn this property, please be advised that my client will shortly begin development, in accordance with its current zoning and land use entitlements.

I look forward to hearing from you.

Very truly yours,

CAMPBELL & WELLS, P.A.

By: 

John S. Campbell

JSC:hlm

cc: Mike L. Marra



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 10, 2006

Project # 1002632

06DRB-00541 Major-Preliminary Plat Approval

06DRB-00542 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 3-9, 12, 23 & 24 Block(s) 5, Tract(s) A & 5 **SUNDANCE ESTATES, PHASE 1-B, UNIT 1**, zoned R-LT residential zone, located on LYON BLVD NW, between PARADISE BLVD NW and PROPOSED UNSER ALIGNMENT containing approximately 11 acre(s). [REF: 03EPC-00690, 03DRB-01306, 04DRB-00760, 04DRB-00761] (B-11)

AMAFCA

No adverse comments.

COG Unser Blvd is identified as a limited access principal arterial on the Long Range Roadway System with right of way at 156'. Access point along Unser Blvd have been identified in order to maintain the function of Unser Blvd as a higher order roadway intended to carry significant amounts of travel. It should be noted that the current approved access in the project area includes:

Lilienthal Ave, and A point approximately halfway between Paseo del Norte and Lilienthal

Access points along such a high order roadway are intended to serve longer trips and as such should be considered only for larger roadways such as minor arterials. The proposed Blue Feather Avenue is a local serving roadway and direct access to Unser Blvd is not consistent with the access policy for this facility. As such, the proposed access is subject to the AMPA Roadway Access Policy and Road Access Modification Policy available on the MRCOG website.

Furthermore, the Road Exchange Agreement Memorandum of Agreement between the City of Albuquerque and the NMDOT (2/89, contract # D04034) states the following:

"15. Logical portions for route exchanges between Unser Blvd and Coors Blvd are as follows: A. When construction of Unser Blvd is completed from Ouray Street to the Paseo del Norte terminus, the Department will place the

route on the State Highway System and the State Maintenance System and the City will assume sole responsibility for and place Coors Blvd on the City Street System from St. Joseph Dr to Paseo del Norte."

Since this facility will become under the jurisdiction of the NMDOT, their concurrence is required before considering the proposed access point. In addition, the Long Range Bikeway System map identifies Unser Blvd as having on-street bike lanes as well as a separate trail/path. Coordination with the NMDOT and the City's Municipal Development Department should be conducted to ensure project inclusion as appropriate.

Transit No objection to the request.
 Zoning Enforcement No adverse comments.
 Neighborhood Coordination Letter sent to Paradise Hills Civic Assoc. (R)

APS The request for preliminary plat approval for **Sundance Estates, Phase 1B**, located along Lyon Blvd NW between Paradise Blvd NW and the proposed Unser alignment will consist of 53 single-family lots. **The proposed development will impact Sierra Vista Elementary School, James Monroe Middle School, and Cibola High School. All three schools are currently exceeding capacity.**

School	2006-07 Projections	2006-07 Prelim Cap	Space Available
SIERRA VISTA ES	815	806	-9
MONROE MS	1,520	1,250	-270
CIBOLA HS	3,071	2,200	-871

A new northwest high school is planned to open with a 9th grade academy in 2007 with the remainder of the school to open in 2008. The new high school will relieve overcrowding at Cibola High School.

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
- Construct new schools or additions
- Add portables
- Use of non-classroom spaces for temporary classrooms
- Lease facilities
- Use other public facilities
- Improve facility efficiency (short term solution)
- Schedule Changes
- Double sessions
- Multi-track year-round
- Other
- Float teachers (flex schedule)

Planning Department No objection to the requested sidewalk deferral.

The application says this is a bulk land plat. However, looking at the plat, it is apparent it's a preliminary plat.

The Westside Strategic Plan amendment pertaining to the adverse impact on APS of further residential development will require that the developers of this subdivision resolve the issue of any adverse impact on the design capacity with APS prior to final plat approval.

Planning has no objection to the preliminary plat.

The perimeter wall design comments:

- The location map shows wall approval for some back yards of lots that abut other backyards. Design approval is not required for these walls.
- The wall designer should meet with the DRB Chair at least a week before the May 10th hearing date to discuss wall issues.

Impact Fee Administrator

Impact Fees will not be required at this time. However, at the time of Building Permits, Impact Fees will be assessed and collected for Roadway Facilities (\$3,662.00 for a 2,000 sq ft house), Public Safety (\$207.00 per 1000sf of heated area), Parks & Recreation (\$1,210.00 per 1000sf of heated area) and Drainage at \$14,052.00 per one impervious acre (Typically .06 impervious acres per lot.). Impact Fees may be paid at a rate of 67% if permits are obtained by December 29, 2006.

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

cc: Capital Alliance Investments, 6300 Jefferson St NE, 87109

Tierra West LLC; 8509 Jefferson St NE, 87113



T-Plan
2w Sundance 1B
Binder

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 30, 2006

3. Project # 1002632

06DRB-01113 Major-Vacation of Pub Right-of-Way
06DRB-01116 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for Lot(s) 3-9, 12, 23 & 24, Tract(s) A, Unit(s) 1, Block(s) 5 and Tract(s) 5, **SUNDANCE ESTATES, UNIT 1, PHASE 1B**, zoned R-LT, located on PARADISE BLVD NW, between LYONS BLVD NW and UNSER NW containing approximately 36 acre(s). [REF: 04DRB-00760, 04DRB-00761, 04DRB-001761] (B-11)

At the August 30, 2006, Development Review Board meeting, the vacations were approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.
2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

If you wish to appeal this decision, you must do so by September 14, 2006, 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.



OFFICIAL NOTICE OF DECISION

PAGE 2

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

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

Sheran Matson, AICP, DRB Chair

Cc: Capital Alliance Investments, 6300 Jefferson St NE, 87109
Tierra West LLC, 5571 Midway Park Pl NE, 87109
Ron Carlon, 9800 Sierra Morena NW, 87114
Mike Sedillo, 9801 Saragossa NW, 87114
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

City of Albuquerque



DEVELOPMENT PLAN REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: <u>Jayeff Construction</u>	PHONE: <u>(732) 223-5320</u>
ADDRESS: <u>2310 Route 34</u>	FAX: <u>(732) 223-6080</u>
CITY: <u>Manasquan</u> STATE <u>NJ</u> ZIP <u>08736</u>	E-MAIL: _____
Proprietary interest in site: <u>Owner</u>	
AGENT (if any): <u>Advanced Engineering and Consulting, LLC</u>	PHONE: <u>(505) 899-5570</u>
ADDRESS: <u>4416 Anaheim Avenue, NE</u>	FAX: <u>(505) 897-4996</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87113</u>	E-MAIL: <u>AECLLC@aol.com</u>

DESCRIPTION OF REQUEST: Preliminary / Final Plat Request (Replating to include Two County Lots)

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. See Attached Block: See Attached Unit: See Attached

Subdiv. / Addn. North Albuquerque Acres

500 Current Zoning: SU-2 Mixed Uses Proposed zoning: Same

Zone Atlas page(s): C-20-Z No. of existing lots: 4 No. of proposed lots: 2

Total area of site (acres): 5.9407 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A

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

UPC No. Please See Attached 102006414003830124 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Holly Ave, NE

Between: Ventura Street, NE and Barstow Street, NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): Proj. # 1002633, 03EPC-00693-SPS, 03EPC-00694-3PBP, 03EPC-01323-ASPS

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

SIGNATURE [Signature] DATE 03/02/04

(Print) Shahram (Shawn) Biazar Applicant Agent

1
145
140
20
305

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04DRB - 00276</u>	<u>PAFP</u>	<u>5(3)</u>	<u>\$ 285.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CM Fee</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 type="checkbox"/> F.H.D.P. density bonus				\$
<input type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>3/10/04</u>			Total <u>\$ 305.00</u>
	<u>[Signature]</u> <u>3/2/04</u>	Project # <u>1002633</u>		
	Planner signature / date			

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

SKETCH PLAT REVIEW AND COMMENT

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Copy of previous D.R.B. approved infrastructure list
 - Copy of the Official D.R.B. Notice of approval
 - Any original and/or related file numbers are listed on the cover application
- Extensions are not reviewed through internal routing.**
Extension of preliminary plat approval expires after one year.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION FINAL PLAT APPROVAL

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing
 - SIA financial guaranty verification
 - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing
 - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

Amended preliminary plat approval expires after one year.

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

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

Shahram (Shawn) Biazar
Applicant name (print)
Shahram Biazar
Applicant signature / date
3-2-04

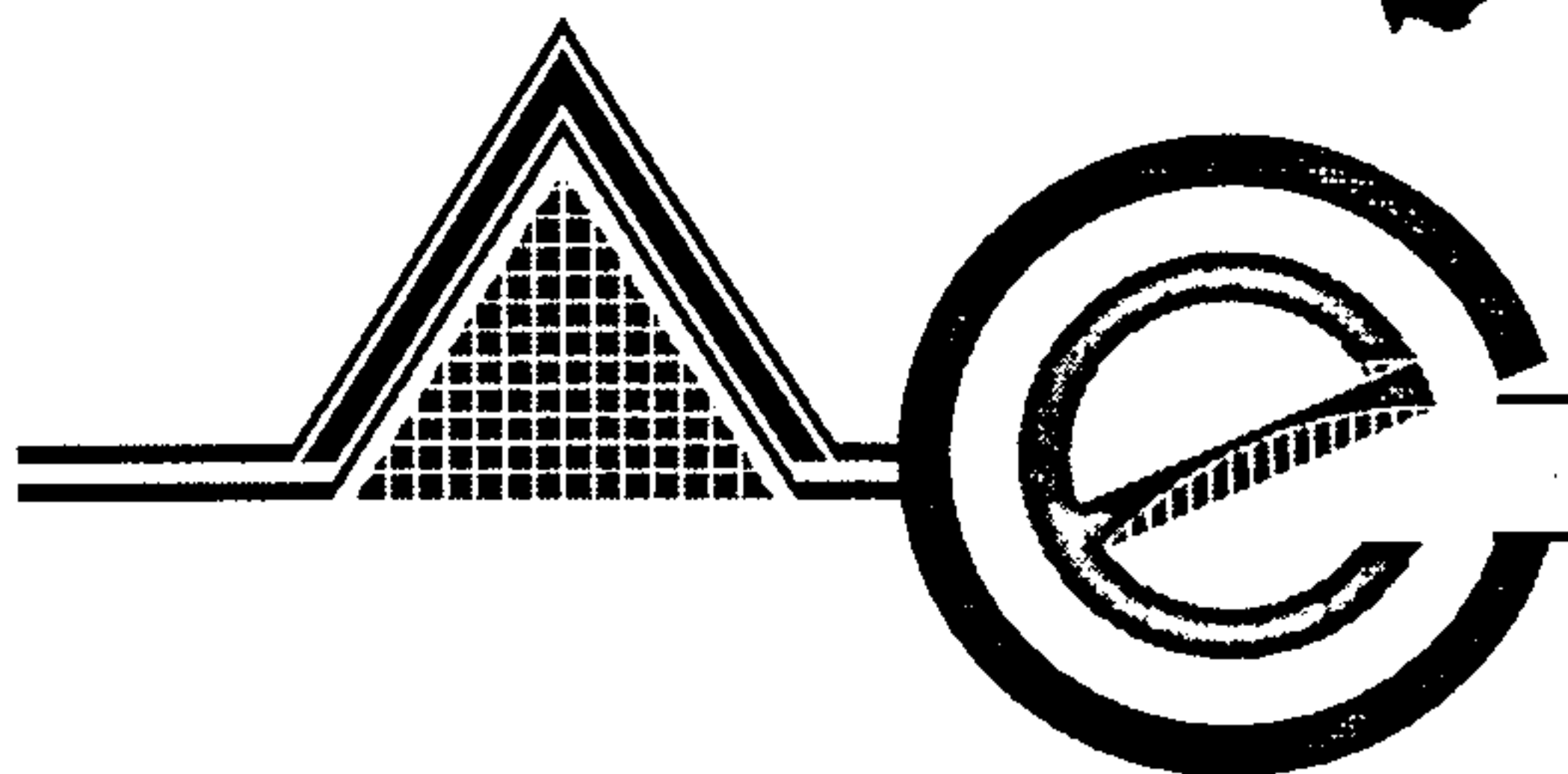


Form revised September 2001

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

Application case numbers
040RB - 00276

Bobenberg 3/2/04
Planner signature / date
Project # 1002633



ADVANCED ENGINEERING and CONSULTING, LLC

March 2, 2004

*Consulting
Design
Development
Management
Inspection
Surveying*

Ms. Sheran Matson, DRB Chair
City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque, NM 87102

Re: **Preliminary / Final Plat Request for Lots 2-A and 3-A, Ventura Place
Project # 1002633, Case # 03EPC-01323-SPS, 03EPC-00694- SPBP
Zone Atlas Page C-20-Z, Containing 5.9407 Acres**

Dear Ms. Matson:

Advanced Engineering is requesting Preliminary / Final Plat for the above referenced site, see attached copies of the plat. The site is located at the northwest corner of Paseo Del Norte and Ventura NE. The site plan for the subdivision and building permit was approved by EPC on September 18, 2003. We replatted the property in January 2004, however, it did not include the remaining portion of Lots 23 and 24. Since the sale of the remaining portions of Lots 23 and 24 had not been finalized by the State of New Mexico, our client needed to replat this property. The sales of these lots have been finalized, and we are replatting to include the remaining portions of Lots 23 and 24 into Lots 2 and 3 of Ventura Place. This will comply with the approved site plan for the subdivision from EPC, see attached site plan and recorded plat.

If there are any questions concerning this request or any other aspect of the project do not hesitate to contact me.

Sincerely,

Shahram (Shawn) Biazar, Principal

Enclosure

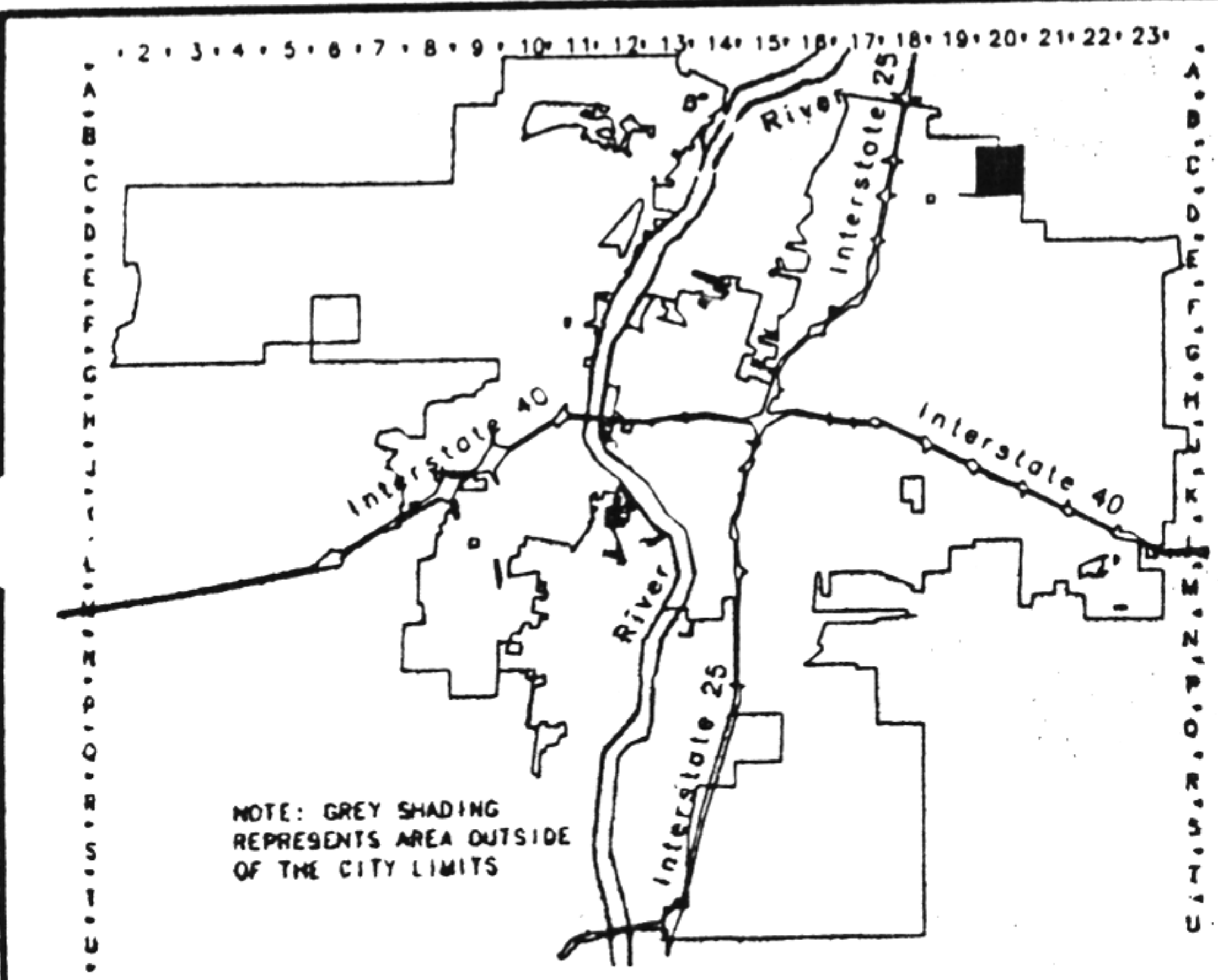
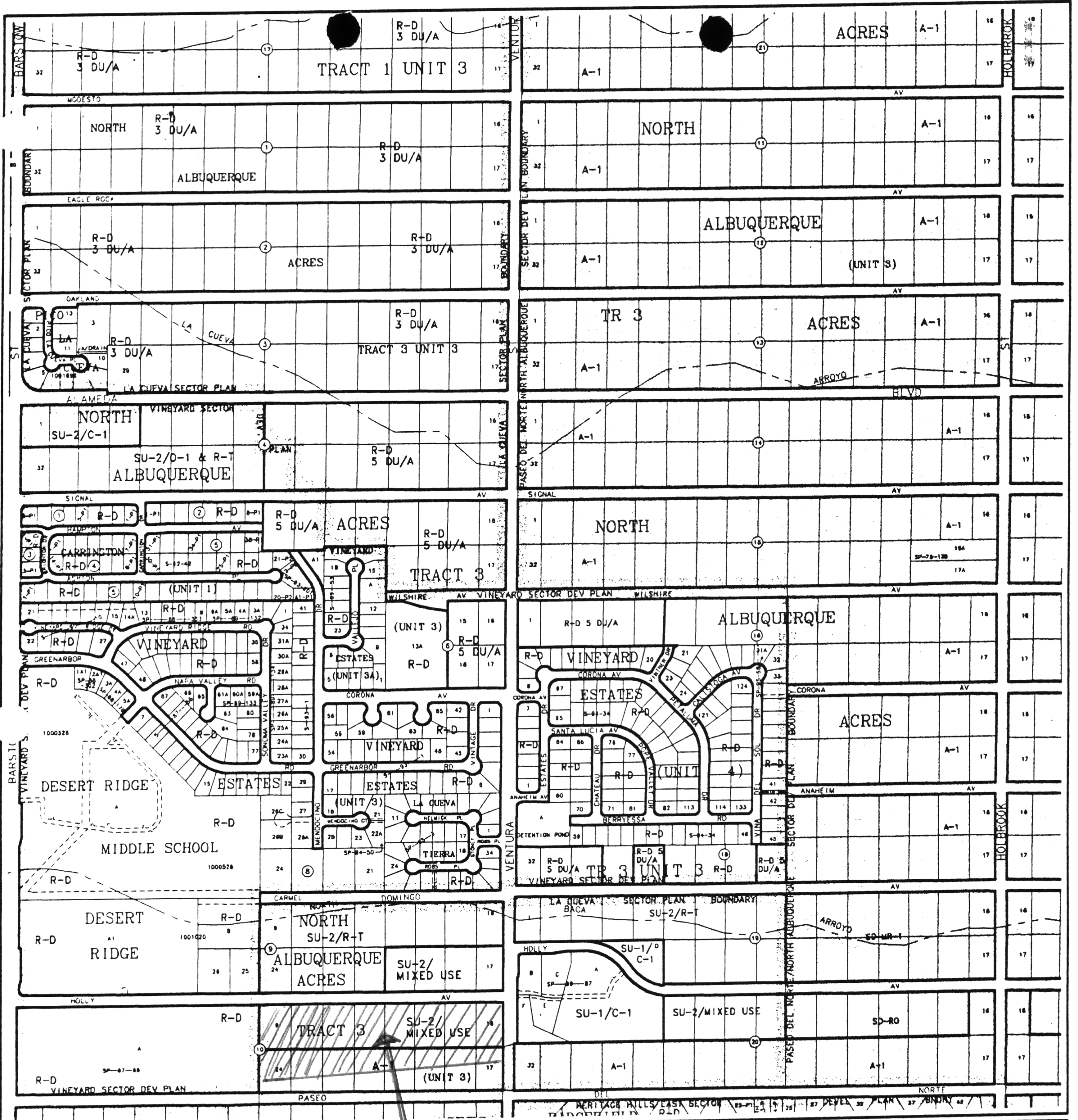
cc: Jayeff Construction

JN: 200250

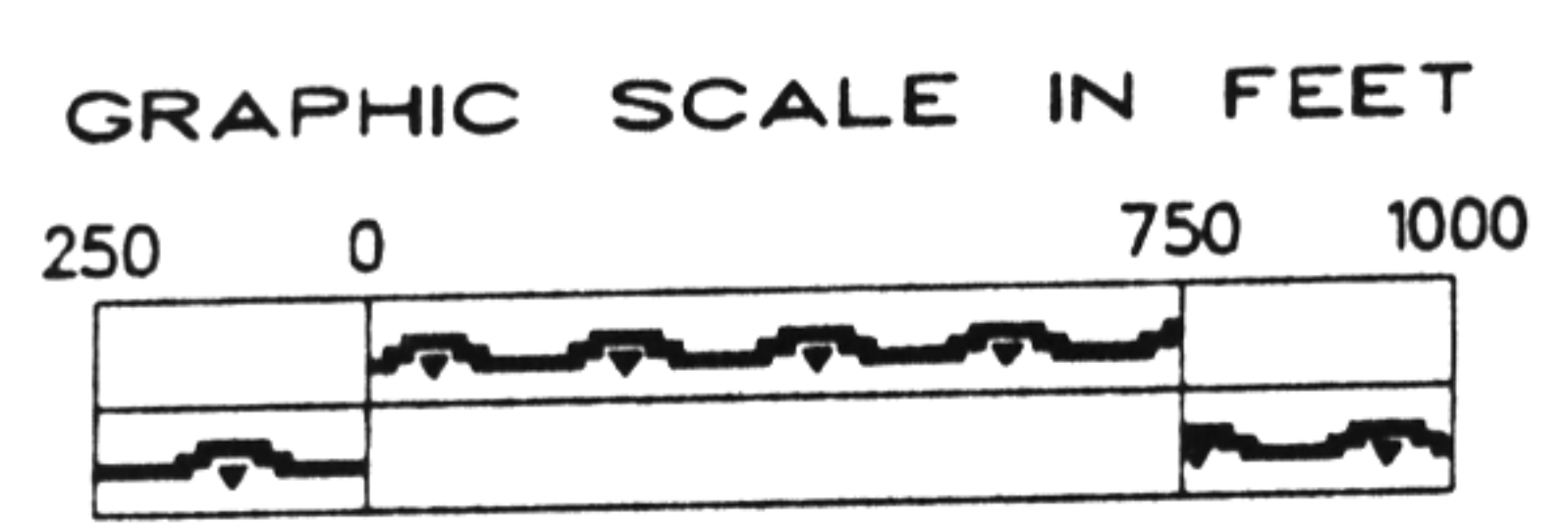
ss/SB

UPC NUMBERS

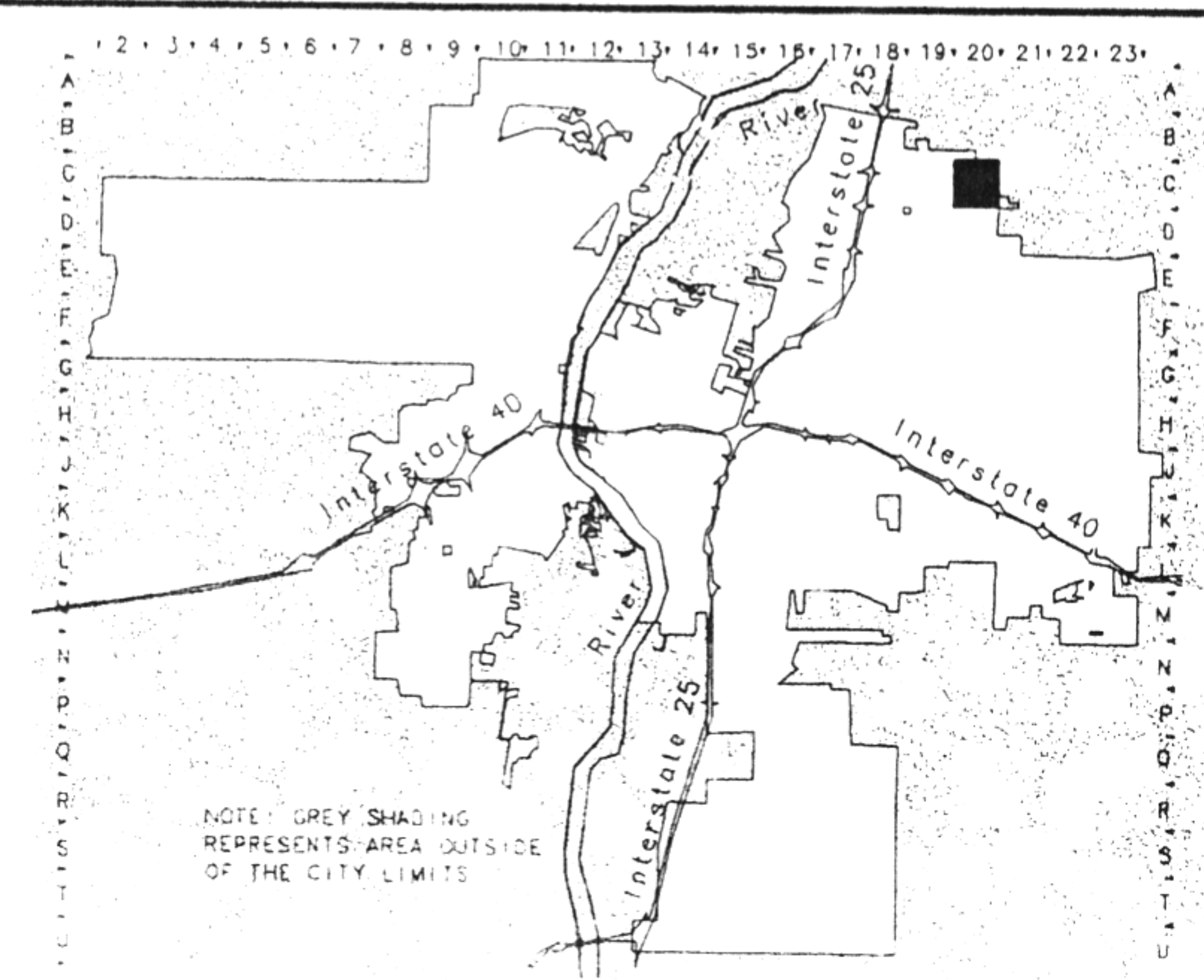
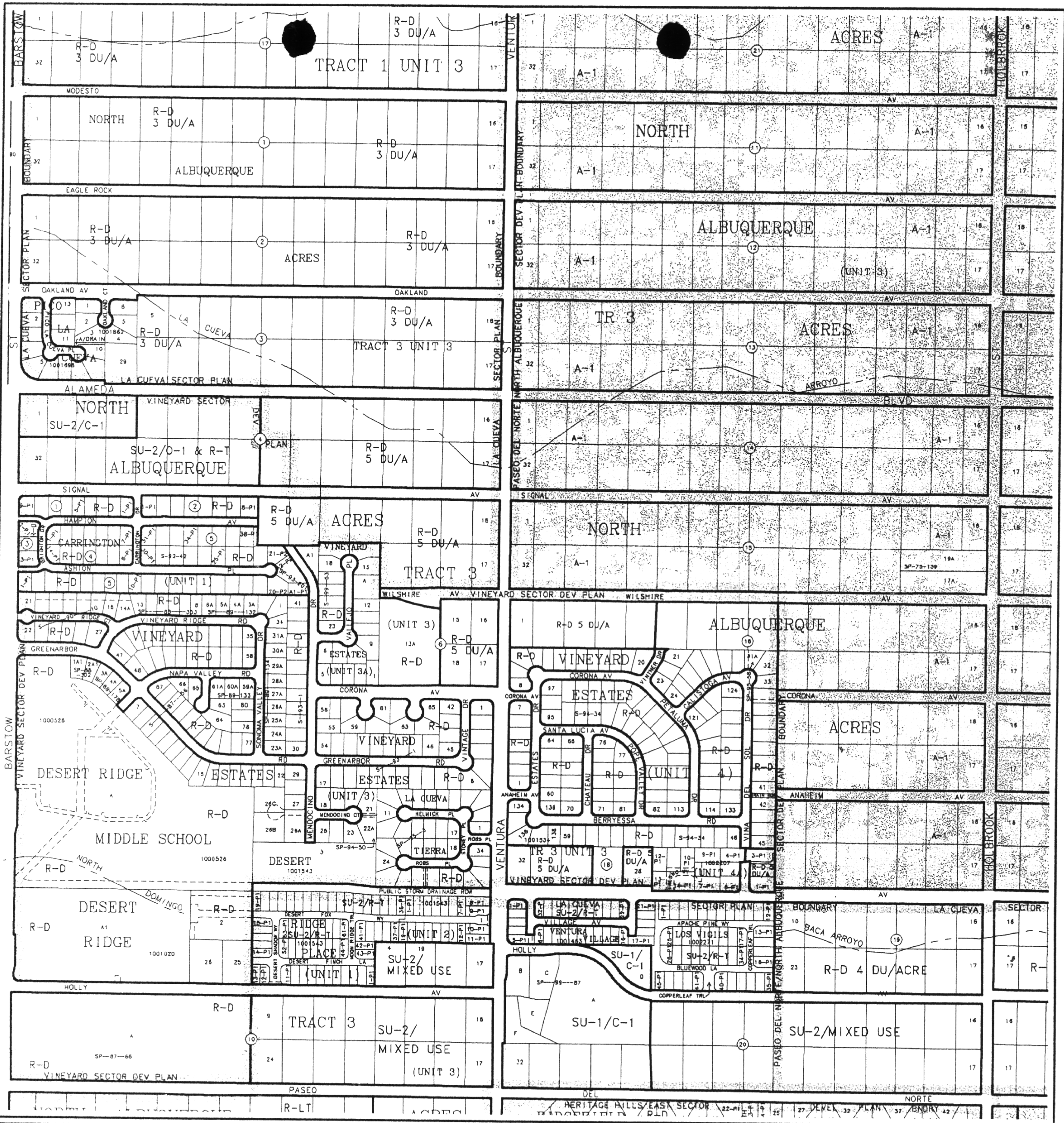
LOT #	UPC #
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10	102006415703830123
11	102006417303830122
12	102006419003730121
13	102006420703730120
14	102006422203730119
15	102006423804030118



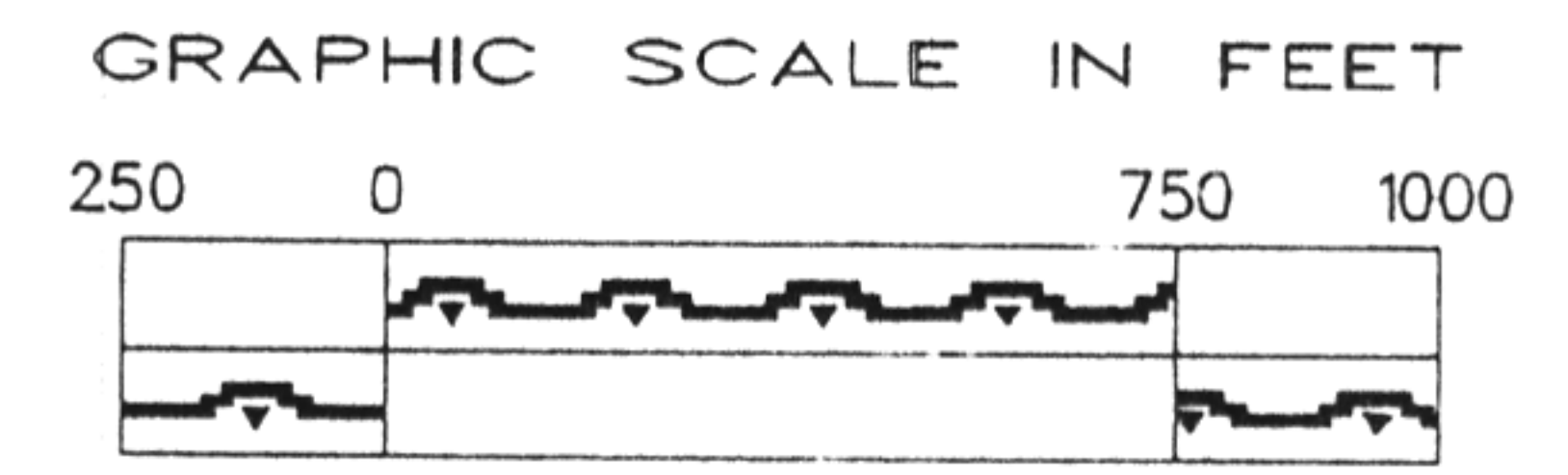
CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2002



Zone Atlas Page
C-20-Z
Map Amended through April 03, 2002



CITY OF
Albuquerque
A lbuquerque G eographic I nformation S ystem
PLANNING DEPARTMENT
© Copyright 2003



Zone Atlas Page
C-20-Z
Map Amended through July 10, 2003

Lots 2 & 3 Ventura Place

Remaining Portions of Lots 23 & 24, Block 10, Tract 3, North Albuquerque Acres

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

PAID RECEIPT

APPLICANT NAME JAYEF CONST,
 AGENT Adv. Eng. & Consult. LLC
 ADDRESS 4416 Anaheim Av., NE
 PROJECT & APP # 1002633 / 04DRB-00276
 PROJECT NAME VENTURA PL.

\$ 20 469099/4916000 Conflict Management Fee
 \$ 285 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
 \$ 305.00 TOTAL AMOUNT DUE

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

03/02/2004 12:11PM LOC: ANN
 X
 RECEIPT# 00021386 WSH 007 TRANS# 0029
 Account 469099 Fund 0110
 Activity 4916000 TRSLJS
 Trans Amt \$305.00
 J24 Misc \$20.00

DUPLICATE
 City Of Albuquerque
 Treasury Division

DUPLICATE
 City Of Albuquerque
 Treasury Division

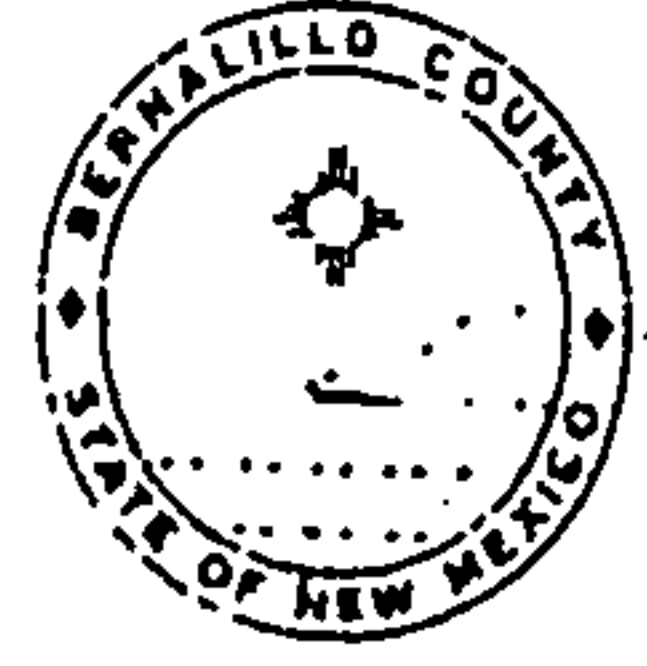
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 Account 441006 Fund 0110
 Activity 4983000 TRSLJS
 Trans Amt \$305.00
 J24 Misc \$285.00
 VI \$305.00
 CHANGE \$0.00

Thank You

2005-0111
County of Bernalillo

State of New Mexico

BOARD OF COUNTY COMMISSIONERS
YOM RUTHERFORD, CHAIR
DISTRICT 3
ALAN B. ARMIJO, VICE CHAIR
DISTRICT 1
STEVE D. GALLEGOS, MEMBER
DISTRICT 2
E. TIM CUMMINS, MEMBER
DISTRICT 4
MICHAEL BRASHER, MEMBER
DISTRICT 5
JUAN R. VIGIL, COUNTY MANAGER



MARK J. CARRILLO, ASSESSOR
MARY HERRERA, CLERK
MERRI RUDD, PROBATE JUDGE
DARREN P. WHITE, SHERIFF
ALEX A. ABEYTA, JR., TREASURER

PUBLIC WORKS
2400 BROADWAY, S.E.
ALBUQUERQUE, NEW MEXICO 87102
(505) 848-1500

CONTRACT

Project Control No. 2662 Project No. TPU-4054(2)
Project Name: Paseo Del Norte East Bernalillo County Reconstruction Project
Remnant from Parcels: 5-3 & 5-4 County: BERNALILLO

THIS AGREEMENT made and entered into this 9 day of September, 2003 between the COUNTY OF BERNALILLO, hereinafter referred to as the County and Jayeff Construction Management and Development Corp., successors and assigns hereinafter referred to as Buyer. For the purposes of this contract, either Party shall be deemed to be either singular or plural as the context requires. This agreement entered pursuant to New Mexico State Statute 13-6-2 and 13-6-2.1, for a negotiated sale of excess land at Paseo Del Norte. The County made the determination of excess.

WITNESSETH:

In consideration of \$339,114.00, the County hereby agrees to sell to Buyer by Quitclaim Deed the real estate described in Exhibit A to this agreement (which is incorporated herein by reference) and located in Bernalillo County, State of New Mexico, subject to the following terms and conditions:

1. THIS CONTRACT embodies the whole Agreement between the parties hereto, and there are no promises, terms, conditions or obligations referring to the subject property other than contained herein.
2. The County hereby agrees that the compensation referred to herein above includes full compensation as required by aforementioned state statute.

3. THIS CONTRACT shall be binding upon the parties hereto and upon their respective heirs, devisees, executors, administrators, legal representatives, and successors in interest, only when the Bernalillo County Commission approves same and full payment herein required is made.
4. The terms and conditions of this Agreement are understood and assented to by all parties and payment in full is to be made on or before 1 December 2003 and after execution of this contract as specified herein. It is further understood and agreed that POSSESSION of said premises, and the right to enter thereon, is GRANTED to Buyer, and/or duly his/her authorized agents or heirs, ONLY upon full and complete execution of this contract, receipt of the required payment, and delivery of the Quitclaim Deed referred to herein.
5. The consideration as set forth in the contract shall constitute full payment for said premises as is. Buyer understands and agrees that subject property is prohibited access from the Paseo Del Norte due to the access control status of said road. Access to subject property is also restricted by or through any other neighboring road (Ventura, Holly or Barstow) and the County makes no guarantees and/or warranties of access. The County makes no representation of estate other than that implied through quitclaim. Conveyance of this/these land remnant(s) in no way implies and/or constitutes either a land division or subdivision.
6. This conveyance is subject to possible future requirement by the New Mexico State Highway and Transportation Department (NMSH&TD), or any other public authority in jurisdiction over the intersection of Paseo Del Norte and Ventura Blvd which may require the owner of record of the subject property at that time to bear financial responsibility for the construction of a retaining wall to support a possible ramp on the NW quadrant of the subject interchange, if ever needed.
7. Terms and conditions contained on any other page of this contract are part of this contract as if fully written on this page.
8. Buyer, Agent(s), and/or any Successor(s) will hold the County harmless for any and all claims, demands or causes of action arising out of or as a result of the transactions as described herein, or in any way related to the sale or ownership of the subject property.
9. The County is selling directly to Buyer and there are no commissions or fees payable by the County. Buyer agrees to hold the County harmless for any and all claims arising out of or as a result of consummation of this transaction.

Buyer agree(s) to purchase the herein described real estate, or whatsoever interest therein, and to pay upon delivery of a sufficient conveyance therefore, as follows:

For land remnant from Parcel 5-3 & 5-4

Land Value 56,519 SF x \$6.00 = \$339,114.00

Total Due \$339,114.00

Jayeff Construction Management and Development Corp.

By: [Signature] Ric Laverick, AS ITS ATTORNEY IN FACT

Date 7/25/03

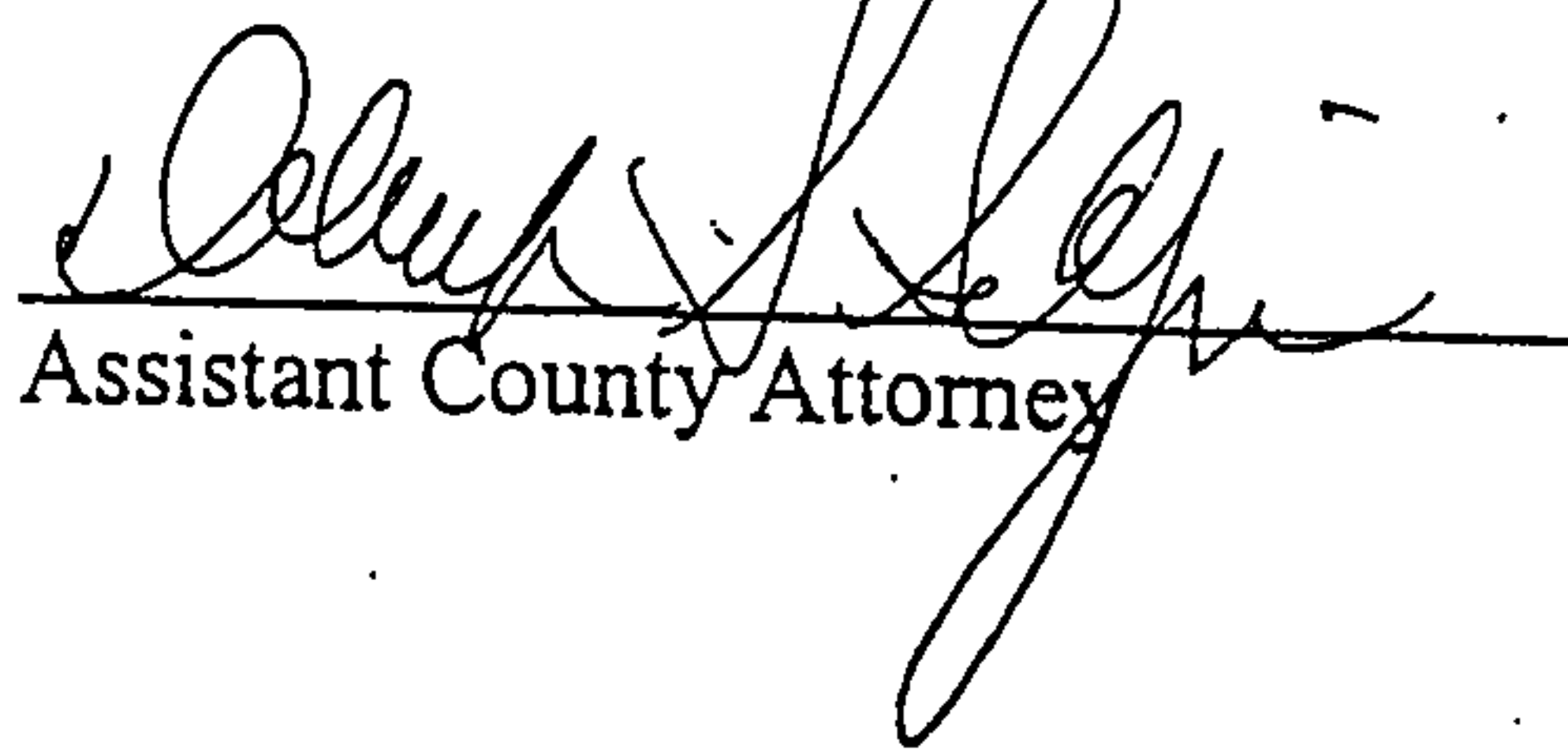
BERNALILLO COUNTY PUBLIC WORKS DEPARTMENT

Recommended by: [Signature] Date: 7/23/03
Raymond Orona, Right of Way Manager

Recommended by: [Signature] Date: 7/30/03
Stephen R. Miller, Infrastructure
Planning/GEO Resources Director

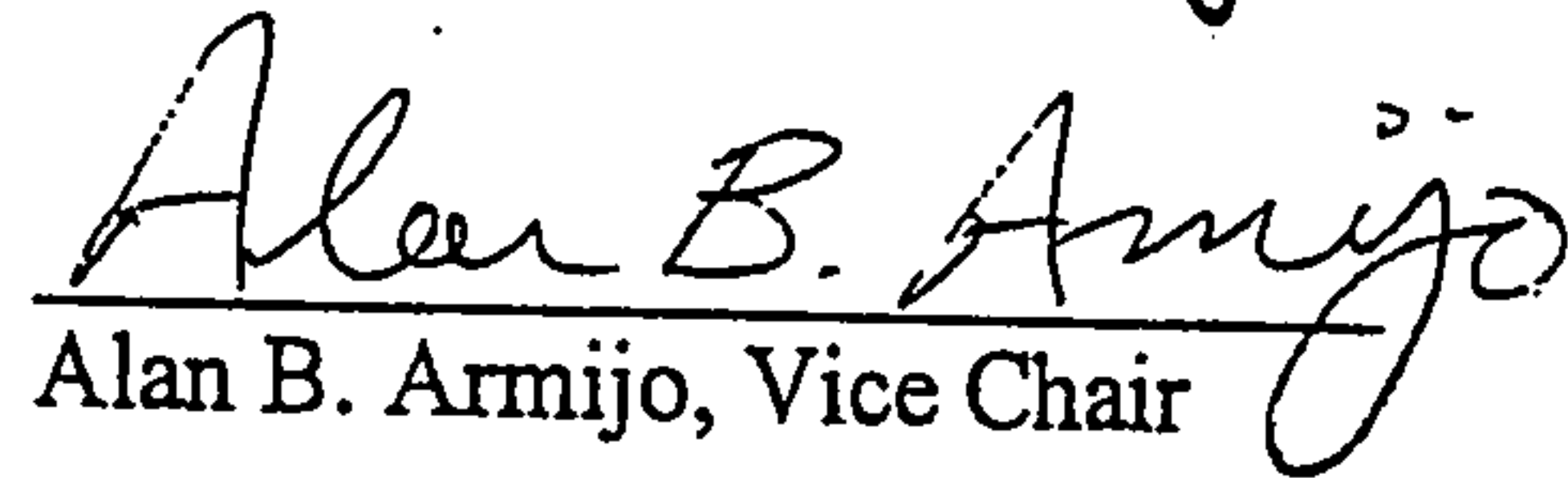
Recommended by: [Signature] Date: 7/31/03
Tim West, Public Works Division Director

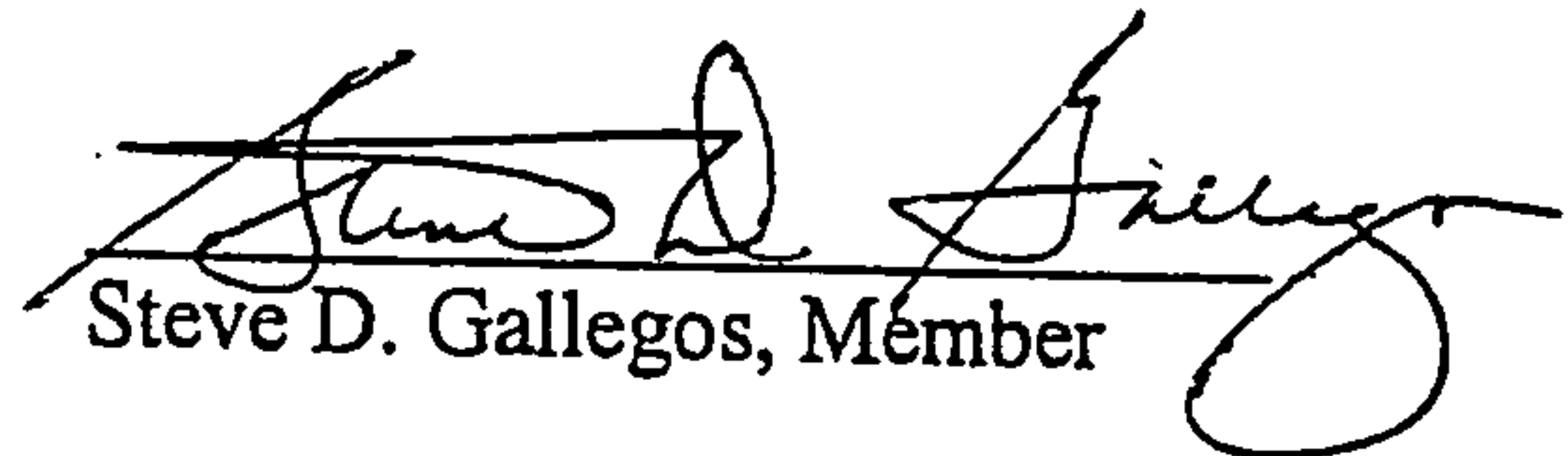
APPROVED AS TO FORM ONLY:


Assistant County Attorney

BOARD OF COUNTY
COMMISSIONERS


Tom Rutherford, Chair

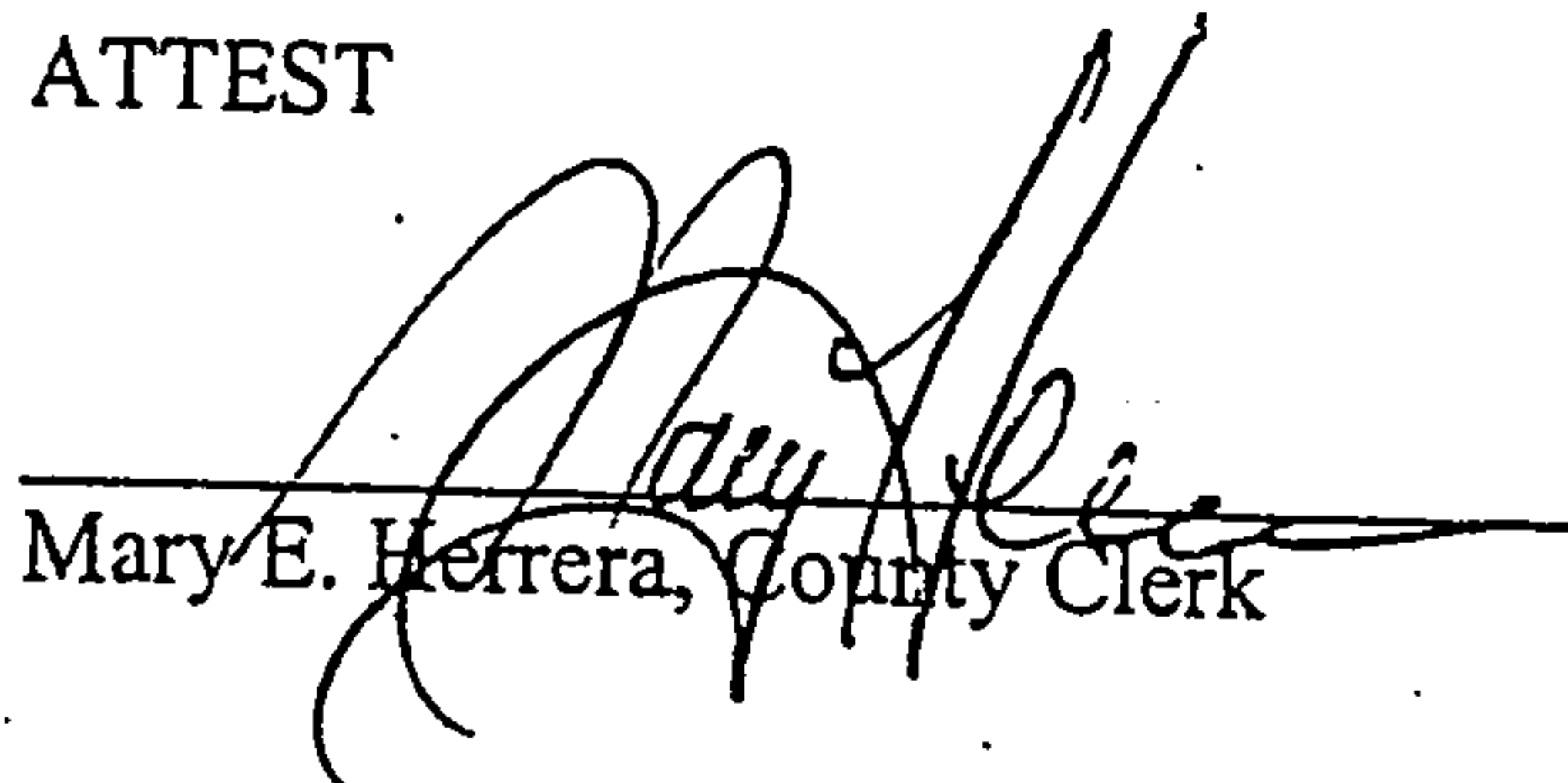

Alan B. Armijo, Vice Chair


Steve D. Gallegos, Member


E. Tim. Cummins, Member


Michael Brasher, Member

ATTEST


Mary E. Herrera, County Clerk



Sheran A. Matson
11/26/2003 08:31 AM

To: Arlene V. Portillo/PWD/CABQ@COA
cc:
Subject: Re: Ventura Place, DRB 1002633

Arlene...I left at 3:30 yesterday & didn't see this e-mail until now. Oh well.



Arlene V. Portillo
11/25/03 03:17 PM

To: Sheran A. Matson/PLN/CABQ@COA
cc: Kevin J. Curran/LEGAL/CABQ@COA
Subject: Ventura Place, DRB 1002633

I just spoke with Shawn. He asked if you would fax the notes to him, so he can put them on the mylar. Fax # 897-4996. He will bring the mylar to you with the notes tomorrow (11/26/03).

Arlene V. Portillo, Project Administrator
Planning Department, Design Review Section
e-mail - aportillo@cabq.gov
Office Phone 505-924-3997; Fax 505-924-3440

Shawn Biazar

I need copy of Purchase Agreement w/ County

11/25/03

To: Sheran Matson, DRB Chair

From: Carmen Marrone, Staff Planner

RE: **Project #1002633, Ventura Place to be heard December 3, 2003**
located at the northwest corner of Paseo del Norte and Ventura NE

Findings for Approval of Project #1002633 by the DRB, December 3, 2003

1. A Site Plan for Subdivision was approved by the EPC on September 18, 2003 for Ventura Place which included all or portions of Lots 9-24, Block 10, Tract 3, Unit 3, North Albuquerque Acres.
2. The submitted Site Plan for Subdivision for DRB approval does not include remnant Lots 23 and 24, Block 10 which are still under Bernalillo County ownership. The applicant is under contract with the County to purchase Lots 23 and 24. The contract is attached as part of the submittal.
3. The County cannot release Lots 23 and 24 for public sale until it receives approval from the State Board of Finance. The State Board of Finance is expected to approve the sale of Lots 23 and 24 at their next board meeting on December 9, 2003.
4. In order to meet financial obligations before December 5, 2003, the applicant is requesting an interim action that would grant approval of the Subdivision Plat and Site Plan for Subdivision for Ventura Place, minus Lots 23 and 24, Block 10.

CONDITIONS OF APPROVAL, Project #1002633, December 3, 2003

Owner Comments and Agrees that:

1. Approval of the Subdivision Plat and Site Plan for Subdivision is an interim action and is contingent on a resubmitted Subdivision Plat and Site Plan for DRB review and approval showing all of Lots 9-24, Block 10, per EPC approval on September 18, 2003. The revised Subdivision Plat and Site Plan shall be submitted within 30 days of the DRB approval.
2. ~~Applicant agrees that~~ no construction or issuance of building permit can occur on Lots 9-24, Block 10, Tract 3, Unit 3, North Albuquerque Acres, until the applicant submits a revised Subdivision Plat and revised Site Plan for Subdivision showing all of lots 9-24, block 10, for DRB approval. A note to this effect shall be put on the Subdivision Plat and Site Plan for Subdivision.
3. If applicant fails to submit a revised Subdivision Plat and revised Site Plan for Subdivision within 30 days of DRB approval, applicant agrees to submit a written request to void the Site Plan approval, and agrees to submit a Vacation Request, vacating the Subdivision Plat, in which event applicant agrees to comply with all terms and conditions necessary for vacation approval and the filing of the subdivision replat.

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO	0362	
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SUBADDRESS		
CONNECTION ID		
ST. TIME	11/26 09:35	
USAGE T	00'36	
PGS.	1	
RESULT	OK	

CONDITIONS OF APPROVAL, Project #1002633, December 3, 2003

Owner Comments and Replies Attached!

1. Approval of the Subdivision Plat and Site Plan for Subdivision is an interim action and is contingent on a resubmitted Subdivision Plat and Site Plan for DRB review and approval showing all of Lots 9-24, Block 10, per EPC approval on September 18, 2003. The revised Subdivision Plat and Site Plan shall be submitted within 30 days of the DRB approval.
2. Applicant ~~agrees that no construction or issuance of building permit can occur on Lots 9-24, Block 10, Tract 3, Unit 3, North Albuquerque Acres, until the applicant submits a revised Subdivision Plat and revised Site Plan for Subdivision showing all of lots 9-24, block 10, for DRB approval. A note to this effect shall be put on the Subdivision Plat and Site Plan for Subdivision.~~
3. If applicant fails to submit a revised Subdivision Plat and revised Site Plan for Subdivision within 30 days of DRB approval, applicant agrees to submit a written request to void the Site Plan approval, and agrees to submit a Vacation Request, vacating the Subdivision Plat, in which event applicant agrees to comply with all terms and conditions necessary for vacation approval and the filing of the subdivision replat.

Albuquerque Acres,

A 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)

Supplemental form

S

V

P

L

Supplemental form

ZONING

Z

- Annexation & Zone Establishment
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Zone Change
- Text Amendment

APPEAL / PROTEST of...

A

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

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: Jayeff Construction

ADDRESS: 2310 Route 34

CITY: Manasquan

Proprietary interest in site: Owner

AGENT (if any): Advanced Engineering and Consulting, LLC

ADDRESS: 10205 Snowflake Ct. NW

CITY: Albuquerque

STATE NJ

ZIP 08736

STATE NM

ZIP 87114

PHONE: (732) 223-5320

FAX: (732) 223-6080

E-MAIL: _____

PHONE: (505) 899-5570

FAX: (505) 897-4996

E-MAIL: AECLLC@aol.com

DESCRIPTION OF REQUEST: Preliminary and Final Plat Request

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

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

Lot or Tract No. Lots 9-22

Block: 10

Unit: 3, Tract 3

Subdiv. / Addn. North Albuquerque Acres

Current Zoning: SU-1 Mixed Uses

Proposed zoning: Same

Zone Atlas page(s): C-20-Z

No. of existing lots: 14

No. of proposed lots: 6

Total area of site (acres): 9.0513

Density if applicable: dwellings per gross acre: N/A

dwellings per net acre: N/A

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

Within 1000FT of a landfill? No

UPC No. Please See Attached

MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Holly Ave. NE

Between: Ventura Street, NE

and Barstow Street, NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): Proj. # 1002633, 03EPC-00693-SPS, 03EPC-00694-3PBP, 03EPC-01323-ASPS

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

SIGNATURE

DATE 11-24-03

(Print) Shahram (Shawn) Biazar

Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

INTERNAL ROUTING

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

Application case numbers

03DRB- _____ - 02003

Action

P/F

S.F.

S3

Fees

\$ 565.-

\$ _____

\$ _____

\$ _____

\$ _____

Total

\$ 565.-

Hearing date Dec 3 2003

MA 11/25/03

Planner signature / date

Project #

1002633

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

SKETCH PLAT REVIEW AND COMMENT

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL

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

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.

- NA* 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
- NA* Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule) $195 + 70 \times 6 = 420 + 145 = 565$
- Any original and/or related file numbers are listed on the cover application

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

Amended preliminary plat approval expires after one year.

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

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

Shahram (Shawn) Biazar
Applicant name (print)
Shahram Biazar
Applicant signature / date
11-24-03



Form revised September 2001

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

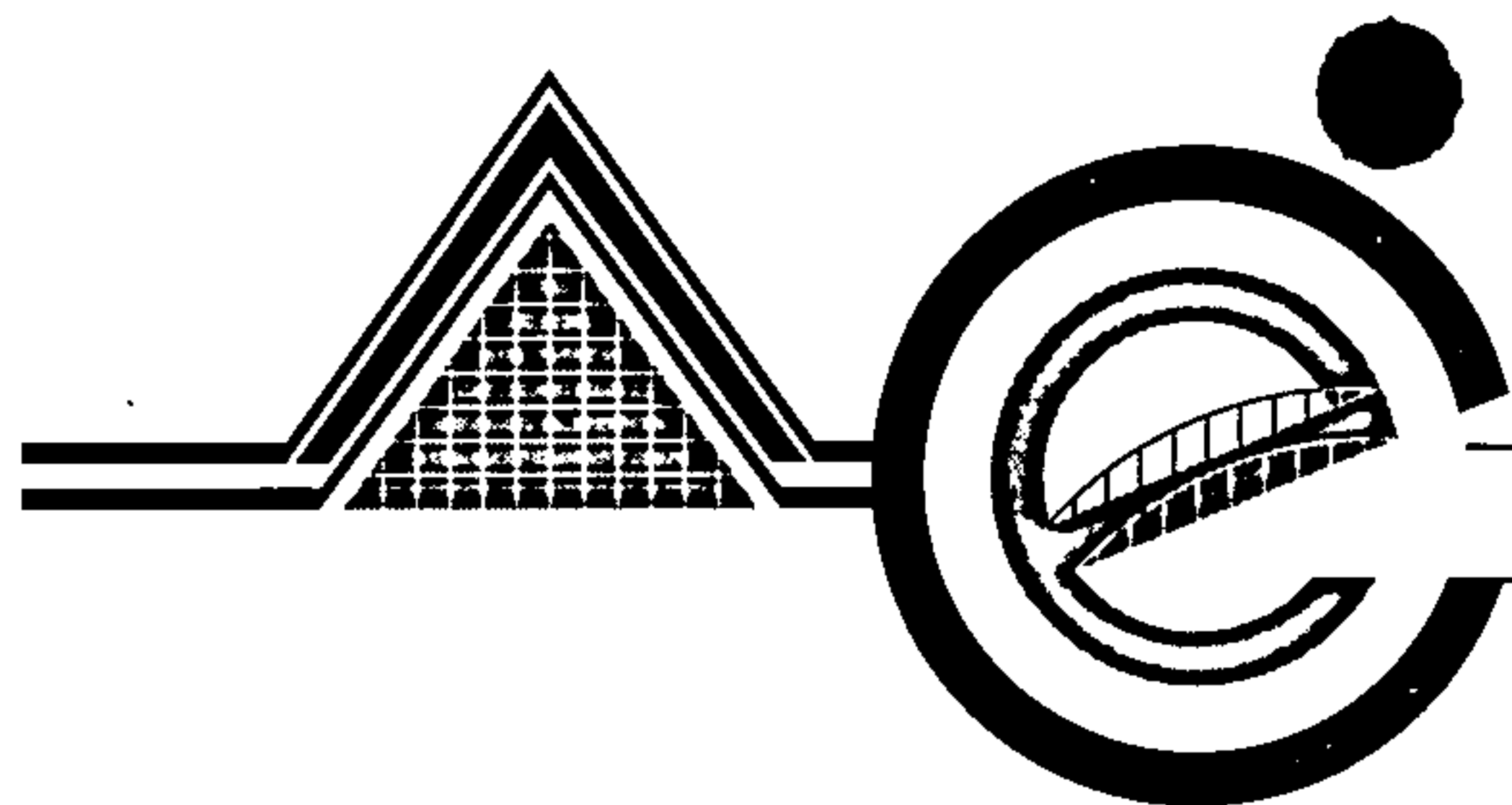
Application case numbers
03DRB - - 02003

JAM 11/25/03
Planner signature / date

Project # 1002633

UPC NUMBERS

LOT #	UPC #
9	102006414003830124
10	102006415703830123
11	102006417303830122
12	102006419003730121
13	102006420703730120
14	102006422203730119
15	102006423804030118



ADVANCED ENGINEERING and CONSULTING, LLC

November 25, 2003

*Consulting
Design
Development
Management
Inspection*

Ms. Sheran Matson, DRB Chair
City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque, NM 87102

Re: **Preliminary / Final Plat Request for Lots 1 - 6, Ventura Place
Project # 1002633, Case # 03EPC-01323-SPS, 03EPC-00694- SPBP
Ventura Place, Zone Atlas Page C-20-Z, Containing 9.0513 Acres**

Dear Ms. Matson:

Advanced Engineering is requesting Preliminary / Final Plat for the above referenced site, see attached copies of the plat. The site is located at the northwest corner of Paseo Del Norte and Ventura NE. The site plan for subdivision and building permit was approved by EPC on September 18, 2003. We have removed remaining portion of Lots 23 and 24 from our original submittal. The sale of the remaining portion of Lots 23 and 24 has not been finalized by the State of New Mexico, and our client needs to replat this property by December 3, 2003. We have met with the City Attorney who has approved our replat with the contingency to replat the property with the remaining portion of Lots 23 and 24 in a timely manner.

If there are any questions concerning this request or any other aspect of the project do not hesitate to contact me.

Sincerely,

Shahram (Shawn) Biazar, Principal

Enclosure

cc: Jayeff Construction

JN: 200250
ss/SB

ONE STOP SHOP ••• FRONT COUNTER
 City of Albuquerque • Planning Department
 DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
 LAND DEVELOPMENT COORDINATION SECTION (LDC)
 Plaza Del Sol - 2nd & 4th Floor West - 600 2nd St NW 87102
 Front Counter Main Number (505) 924-3858 or 924-3895
 Main Fax (505) 924-3864

PAID RECEIPT

APPLICANT NAME

JAYEFF CONST

AGENT

ADV ENGINEERING

ADDRESS

PROJECT NO.

1002633

APPLICATION NO.

03 DRB - 02003

\$ 565.- 441006 / 4983000 (DRB Cases)

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

\$ _____ 441018 / 4971000 (Notification)

\$ 565.- Total amount due

SECURITY FEATURES EMPLOYED TO HELP PREVENT FRAUDULENT REPRODUCTION

ADVANCED ENGINEERING AND CONSULTING, LLC
 10205 SNOWFLAKE COURT, NW
 ALBUQUERQUE, NM 87114
 (505) 899-5570

NEW MEXICO EDUCATORS FEDERAL CREDIT UNION
 P.O. BOX 8530
 ALBUQUERQUE, NM 87198-8530
 95-8366/3070

003136

11-25-03

PAY TO THE ORDER OF

City of Albuquerque

\$ 565⁰⁰/₁₀₀

& Five hundred Sixty five only

DOLLARS

[Signature]

FOR 200250 - Final Platfee

⑆307083665⑆

0015638616⑆3136

11/25/2003

RECEIPT# 00017198 WS# 008 TRANS# 0009
 Account 441006 Fund 0110
 Activity 4983000 TR5EJA
 Trans Amt \$565.00
 J24 Misc 10/28/02 \$565.00
 CK \$565.00
 CHANGE \$0.00

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

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

LOTS 1-6, VENTUR PLACE
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 9-15 & REMANING PORTIONS OF LOTS 16-24, BLOCK 10, TRACT 3, UNIT 3, NAA
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: 10/15/03
Date Site Plan Approved: 10/15/03
Date Preliminary Plat Approved: N/A
Date Preliminary Plat Expires: N/A
DRB Project No: 1002633
DRB Application No: 03-01718
03-01717

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 portion 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									
<input type="text"/>	<input type="text"/>	18' F-CL	Residential Pavement C&G ON SOUTH SIDE ONLY 6' SD/WK ON SOUTH SIDE ONLY	Holly Ave., NE	West PL, Lot 1 Exist. Pavement	100 LF West of Lot 3 East Property Line	/	/	/
<input type="text"/>	<input type="text"/>	24' F-Edge 18' Perm. & 6' Temp	Residential Pavement C&G ON SOUTH SIDE ONLY 6' SD/WK ON SOUTH SIDE ONLY	Holly Ave., NE	100 LF West of Lot 3 East Property Line	Ventura Blvd., NE	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
STORM SEWER									
<input type="text"/>	<input type="text"/>	30"	Storm Sewer Pipe RCP (+/- 640 LF)	Paseo Del Norte, NE	West PL, Lot 1&2	640 LF West of West PL, Lot 1&2 Existing Inlet	/	/	/
WATERLINE									
<input type="text"/>	<input type="text"/>	10"	Waterline PVC C-900	Holly Ave., NE	Exist. WL 100' West of Lot 3 East Property Line	Ventura Blvd., NE	/	/	/
TRAFFIC MITIGATION									
<input type="text"/>	<input type="text"/>		240 LF STRIPPING MODIFICATION ON VENTURA BLVD. SOUTH OF PASEO DEL NORTE, NORTH BOUND				/	/	/
<input type="text"/>	<input type="text"/>		150 LF RIGHT TURN DECEL. LANE EXTENSION ON VENTURA BLVD. SOUTH OF HOLLY, SOUTH BOUND				/	/	/
<input type="text"/>	<input type="text"/>		70 LF MEDIAN EXTENSION SOUTH OF HOLLY						
<input type="text"/>	<input type="text"/>		STRIPPING MODIFICATION ON VENTURA BLVD. BETWEEN HOLLY AND PASEO DEL NORTE						
<input type="text"/>	<input type="text"/>		CONSTRUCTION OF ISLAND AT ENTRANCE EAST OF HOLLY AT VENTURA <i>Traffic Signal Modifications As Required</i>						

ORIGINAL

NOTES

- 1 Water Infrastructure to Include Services, Vales, Fittings, Valve Boxes, and Fire Hydrants as Required
- 2 Catch Basin and Manholes Connection Included with Storm Sewer Pipe
- 3 Sanitary Sewer to Include Manholes and Service Connections as required
- 4 Certified Grading and Drainage and wall for SIA/Financial Release
- 5 _____
- 6 _____
- 7 _____
- 8 _____
- 9 _____
- 10 _____

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

Shawn Blazar
NAME (print)

Advanced Engineering and Consulting, LLC
FIRM

Shawn Blazar 10/15/2003
SIGNATURE - date

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

Sheran Watson 10/15/03 DRB CHAIR - date
Christina Sandoval 10/15/03 PARKS & GENERAL SERVICES - date

[Signature] 10/15/03
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

Roger Kuen 10/15/03
UTILITY DEVELOPMENT - date

- date

Carl H. [Signature] 10-15-03
CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

A 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)

Supplemental form

S

V

P

L

Supplemental form

ZONING

Z

- Annexation & Zone Establishment
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Zone Change
- Text Amendment

APPEAL / PROTEST of...

A

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

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: Jayeff Construction

ADDRESS: 2310 Route 34

CITY: Manasquan

STATE NJ

ZIP 08736

Proprietary interest in site: Owner

AGENT (if any): Advanced Engineering and Consulting, LLC

ADDRESS: 10205 Snowflake Ct. NW

CITY: Albuquerque

STATE NM

ZIP 87114

PHONE: (732) 223-5320

FAX: (732) 223-6080

E-MAIL: _____

PHONE: (505) 899-5570

FAX: (505) 897-4996

E-MAIL: AECLLC@aol.com

DESCRIPTION OF REQUEST: Final sign off on Site Plan for Subdivision & Site Plan for Building Permit and Scetch Plat Comments

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

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

Lot or Tract No. Lots 9-24

Block: 10

Unit: 3, Tract 3

Subdiv. / Addn. North Albuquerque Acres

Current Zoning: SU-1 Mixed Uses

Proposed zoning: Same

Zone Atlas page(s): C-20-Z

No. of existing lots: 16

No. of proposed lots: 6

Total area of site (acres): 10.3165

Density if applicable: dwellings per gross acre: N/A

dwellings per net acre: N/A

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

Within 1000FT of a landfill? No

UPC No. Please See Attached

MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Holly Ave. NE

Between: Ventura Street, NE

and Barstow Street, NE

CASE HISTORY:

Carmen Maximo EPC Case Planner

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): Proj. # 1002633, 03EPC-00693-SPS, 03EPC-00694-SBP, 03EPC-01323-ASPS

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

SIGNATURE _____

Shahram Biazar

DATE 10/06/03

(Print) Shahram (Shawn) Biazar

Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

INTERNAL ROUTING

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

Application case numbers

03DRB - 01716

03DRB - 01718

03DRB - 01719

Action

SPS

SBP

Sketch

S.F.

P(3)

P(3)

S(3)

Fees

\$ 0

\$ 0

\$ 0

\$ _____

\$ _____

Total

\$ 0

Hearing date October 15, 03

Podewert 10/7/03

Planner signature / date

Project #

1002633

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.

SHAHRAM (Shahrn) BIAZAN
Applicant name (print)
[Signature]
Applicant signature / date
10-6-03



Form revised September 2001

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

Application case numbers
03 DRB - -01716
03 DRB - -01718

[Signature] 10/7/03
Planner signature / date
Project # 1002633

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

SKETCH PLAT REVIEW AND COMMENT

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised ~~VACANT~~ 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.
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 - Letter briefly describing, explaining, and justifying the request
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Copy of previous D.R.B. approved infrastructure list
 - Copy of the Official D.R.B. Notice of approval
 - Any original and/or related file numbers are listed on the cover application
- Extensions are not reviewed through internal routing.**
Extension of preliminary plat approval expires after one year.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION FINAL PLAT APPROVAL

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing
 - SIA financial guaranty verification
 - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
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 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

Amended preliminary plat approval expires after one year.

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

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

SHAHRAM (SHAWN) BIAZAK
Applicant name (print)
[Signature]
Applicant signature / date

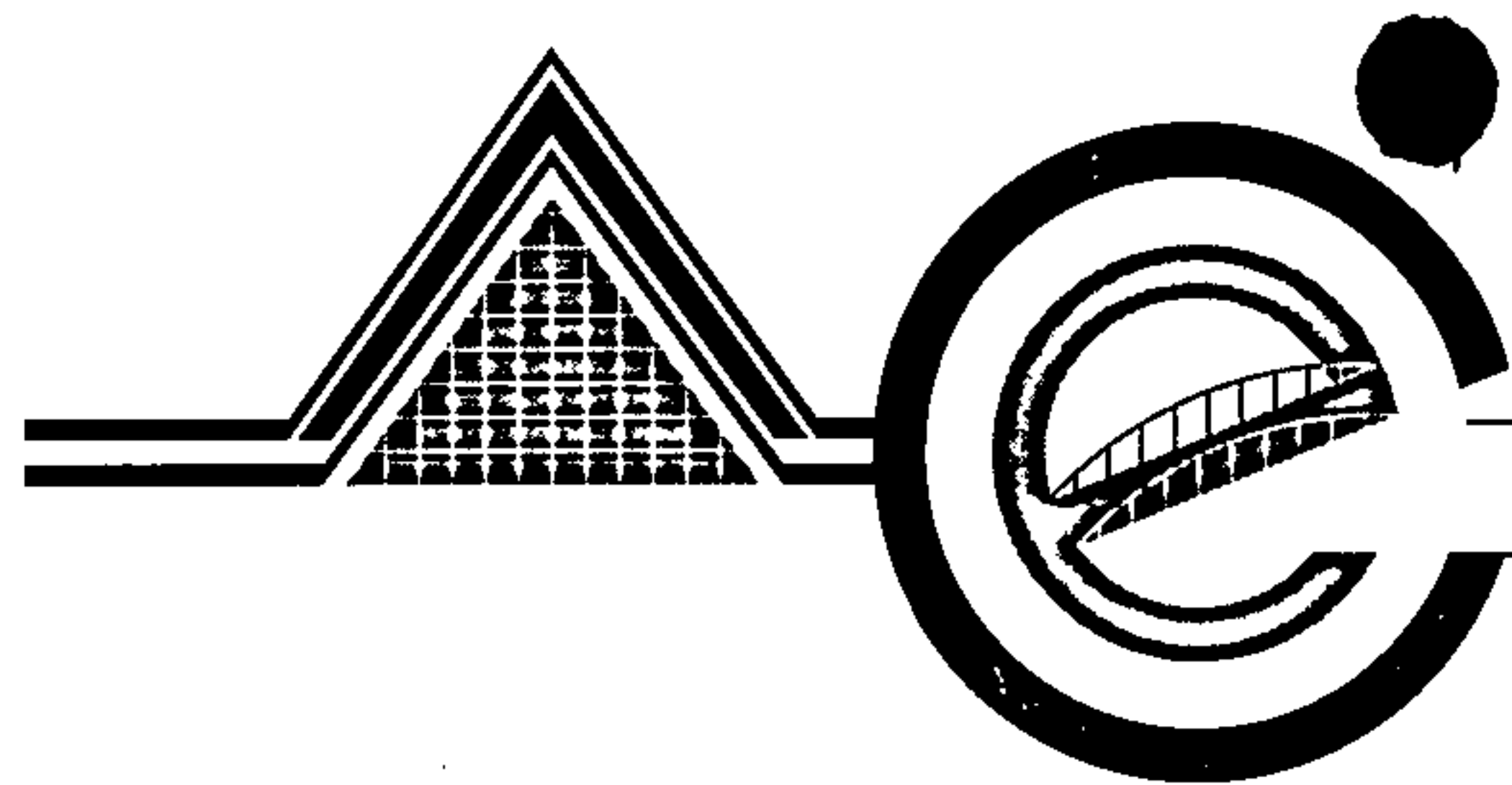


Form revised September 2001

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

Application case numbers
 @3 DRB - _____ - 01719
 _____ - _____
 _____ - _____

[Signature] 10/7/03
Planner signature / date
Project # 1002633



ADVANCED ENGINEERING and CONSULTING, LLC

*Consulting
Design
Development
Management
Inspection*

October 6, 2003

Sheran Matson, DRB Chair
City of Albuquerque Planning Department
Plaza Del Sol 2nd floor West
600 2nd Street NW
Albuquerque, NM 87102

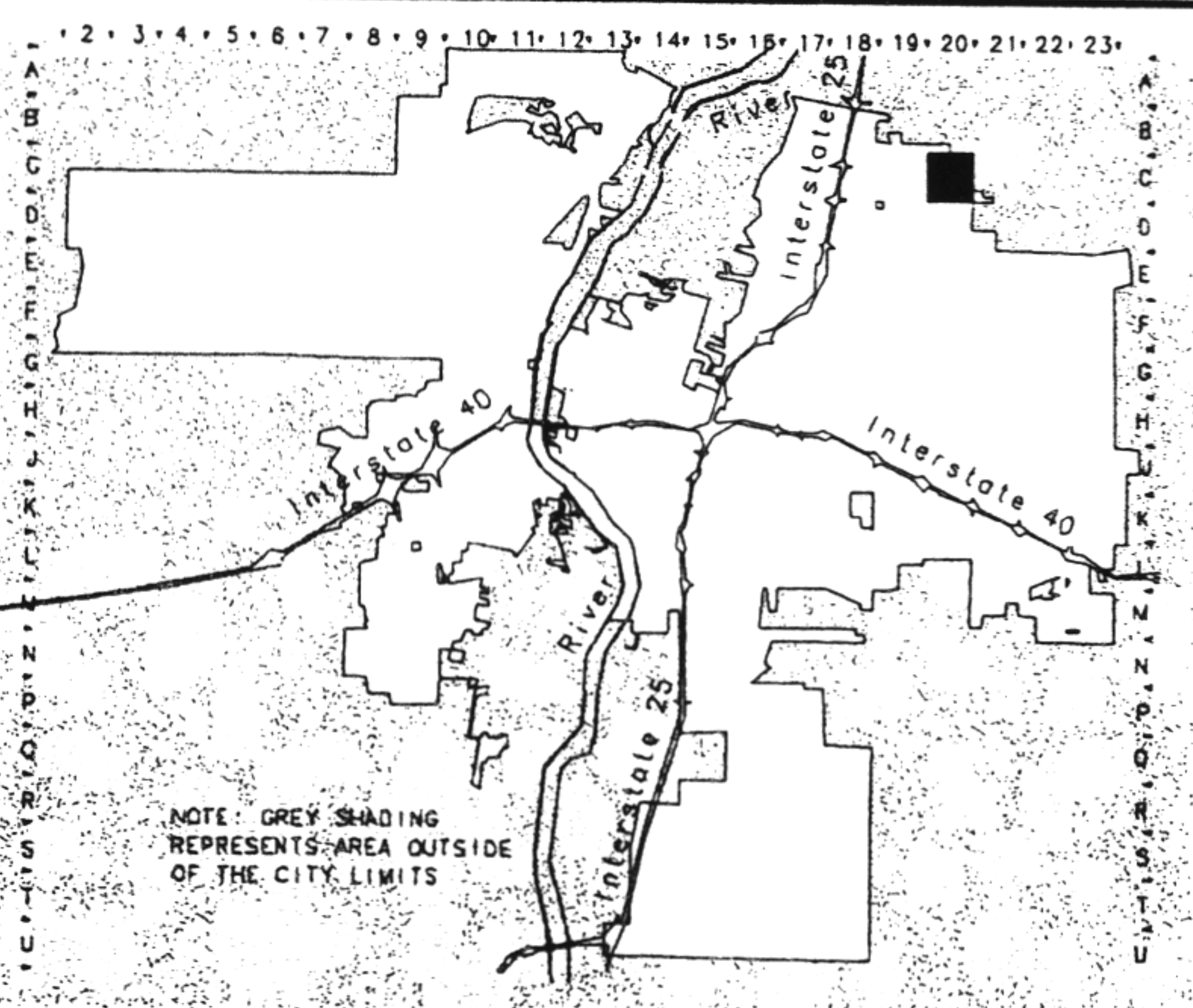
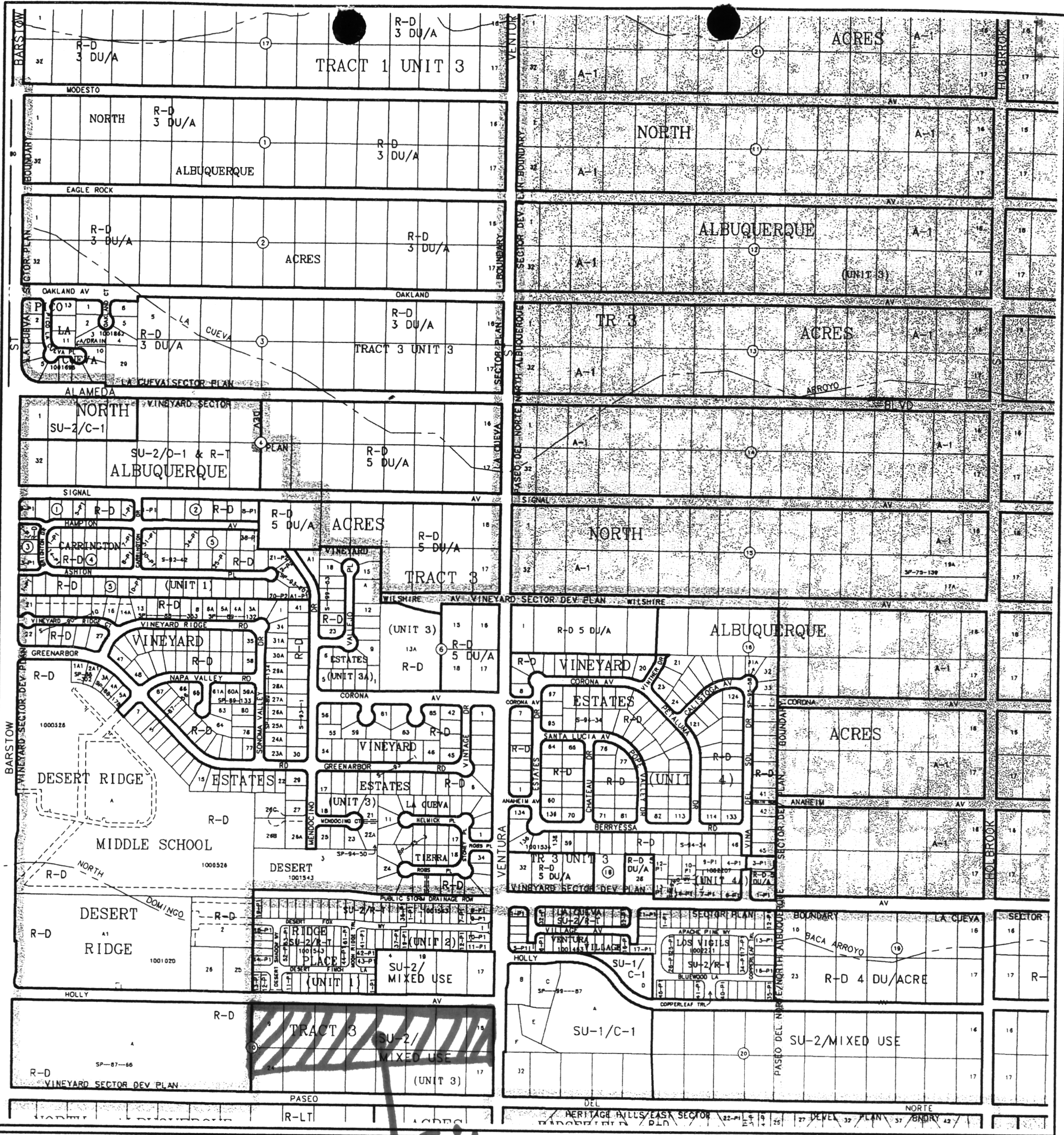
Re: **Sketch Plat for Lots 1-6, Ventura Place Zone Atlas Page C-20-Z, Containing 10.3165 Acres, Project # 1002633, Case # 03EPC-01323-SPS, 03EPC-00694- SPBP**

Dear Ms. Matson:

Advanced Engineering and Consulting, LLC on behalf of Jayeff Construction is requesting sketch plat comments. Attached please find 6 copies of sketch plat and Zone Atlas page C-20. We are replatting the property into 6 lots, dedicate additional right of way and any easement if required. At the same time, we are requesting final sign-off on the site plan for subdivision and building permit, see attached letter. If you should have any questions or require any additional information, please contact our office at your convenience.

Sincerely,

Shahram (Shawn) Biazar, Principal

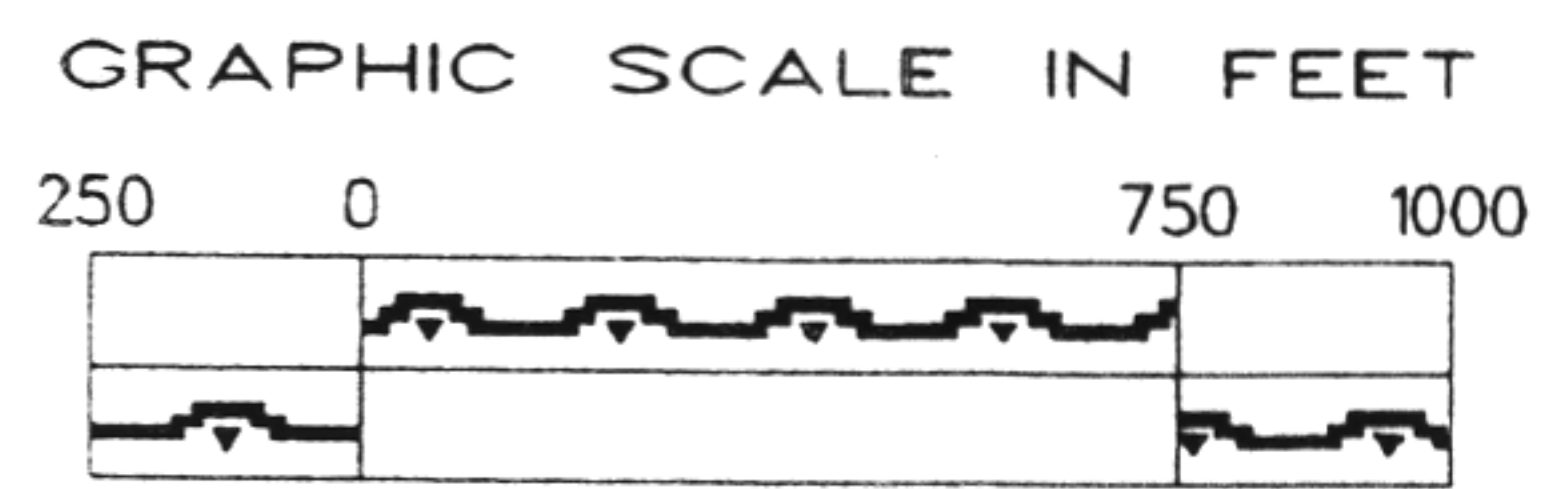


Site



CITY OF
Albuquerque
Geographic Information System
PLANNING DEPARTMENT

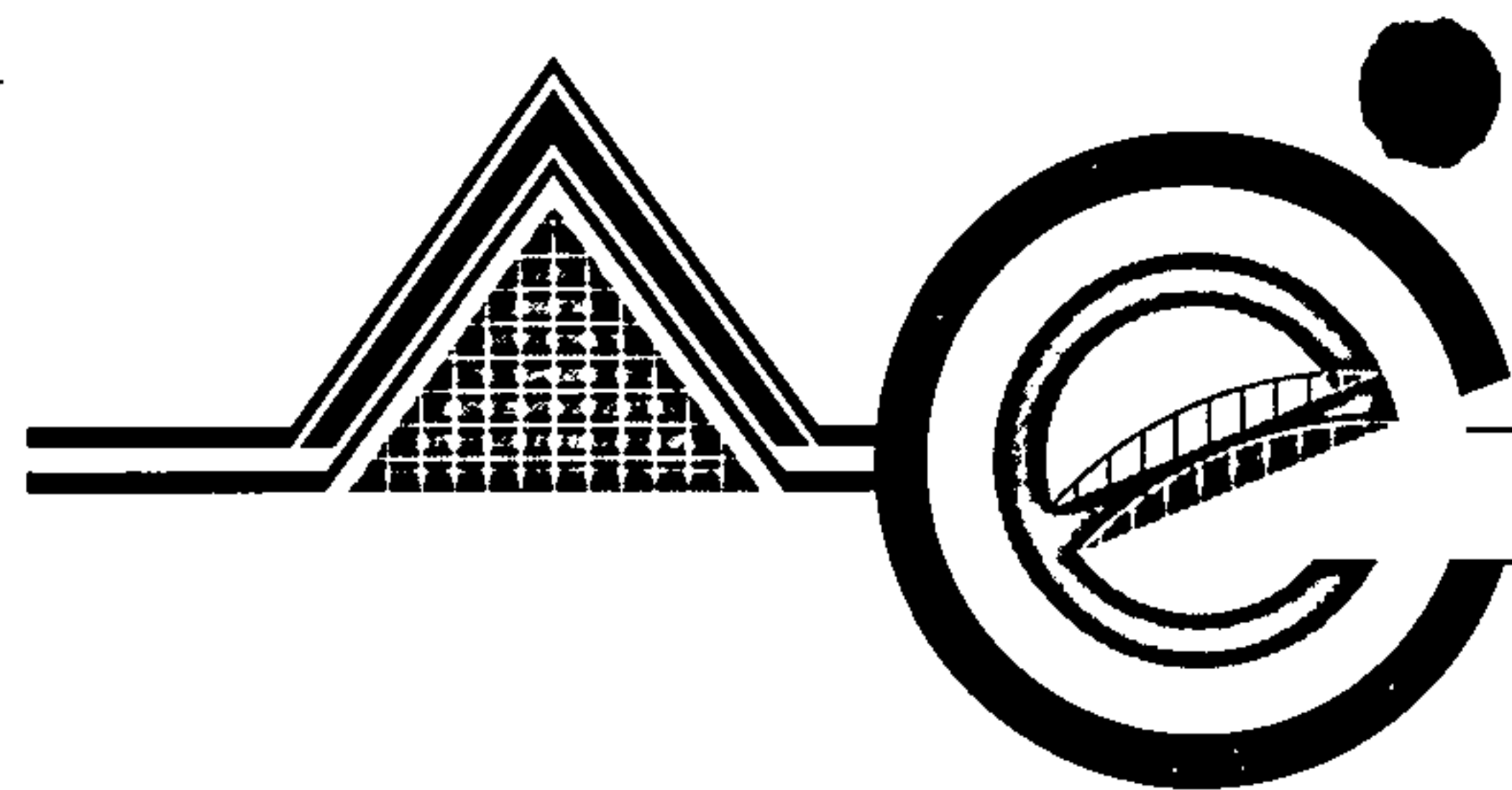
© Copyright 2003



Zone Atlas Page

C-20-Z

Map Amended through July 10, 2003



October 6, 2003

*Consulting
Design
Development
Management
Inspection*

Ms. Sheran Matson, DRB Chair
City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque, NM 87102

**Re: Final Sign-Off Site Development Plan for Subdivision and Building Permit for
Project # 1002633, Case # 03EPC-01323-SPS, 03EPC-00694- SPBP
Ventura Place, Zone Atlas Page C-20-Z, Containing 10.3165 Acres**

Dear Ms. Matson:

Attached please find six copies of final site plan for subdivision and building permit for the above referenced case. We are requesting the final sign-off on the site plan for subdivision and building permit. Below are the response to the conditions of approval by the EPC:

Site Development Plan for Subdivision:

1. A letter has been written.
2. We have submitted a variance request for setbacks to City of Albuquerque Zoning Department and have obtained approval for setback requirements. See attached approval letter.
3.
 - b & c. Traffic Impact Study (TIS) has been done and submitted to the City of Albuquerque Transportation Department. The traffic litigation measures will be shown on Infrastructure List.
 - d. The developer is responsible and will meet all the requirements for permanent improvements to the Transportation facilities adjacent to the proposed site development plan for subdivision. See Infrastructure list for reference.
 - e. We are replatting the property, see attached copy of the Sketch Plat.
 - f. We have provided east bond right turn lane on Holly and Ventura, see site plan for reference.
 - g. We have provided continuance left turn lane on holly, accessing full length of side, see site plan for reference.

h. We have provided a right turn lane on Holly at Main Site Drive located at middle of lot 3, see site plan for reference.

i. We will provide cross access easements between all tracts on the Plat.

j. We have added this note to the site plan, see lower left corner for reference.

k.&l. We have dedicated additional right of way along Ventura Street, see site plan for reference. We will build the Bicycle lane as part of our Construction Plans (DRC).

n. Attached Grading plan has been approved by the City Engineer.

o. We are replatting the property see attached copy of the Sketch Plat.

Site Development for Building Permit:

1. A letter has been written.

2. Parking area at Paseo Del Norte, lot 4, is about 12 feet lower than Paseo Del Norte elevation, see attached Exhibit A for reference

3. We have added a note on the site plan for building permit page 3 of 7 under site lighting schedule.

4. We have revised our landscaping plan to show a mixture of Ash and Honey Locust and Austrian Pine to match proposed Eckerd Store, see landscaping plan for reference.

5. We have provided additional trees along pedestrian walkway between Holly Ave. and the Bank, see landscaping plan for reference.

6. We have added trees along Paseo Del Norte on the landscaping plan per street tree ordinance.

7. A note has been added to Site Plan for the Subdivision requirements and Site Plan for Building Permit.

8. We have added sitting along the front facades of the proposed restaurants along Paseo Del Norte, see site plan for reference.

9. A note has been added to the Site Plan, see note 10 under General Notes.

10. The sidewalks have been extended to Holly Ave. and the sidewalk along Holly Ave. has been changed to 6 feet in width.

11.

b & c. Traffic Impact Study (TIS) has been done and submitted to the City of Albuquerque Transportation Department. The traffic mitigation measures will be shown on Infrastructure List.

d. The developer is responsible and will meet all the requirements for permanent improvements to the Transportation facilities adjacent to the proposed site development plan for subdivision. See Infrastructure list for reference.

e. We are replatting the property, see attached copy of the Sketch Plat.

f. We have provided east bond right turn lane on Holly and Ventura, see site plan for reference.

g. We have provided continuance left turn lane on holly, accessing full length of side, see site plan for reference.

h. We have provided a right turn lane on Holly at Main Site Drive located at middle of lot 3, see site plan for reference.

i. We will provide cross access easements between all tracts on the Plat.

j. We have added this note to the site plan, see lower left corner for reference.

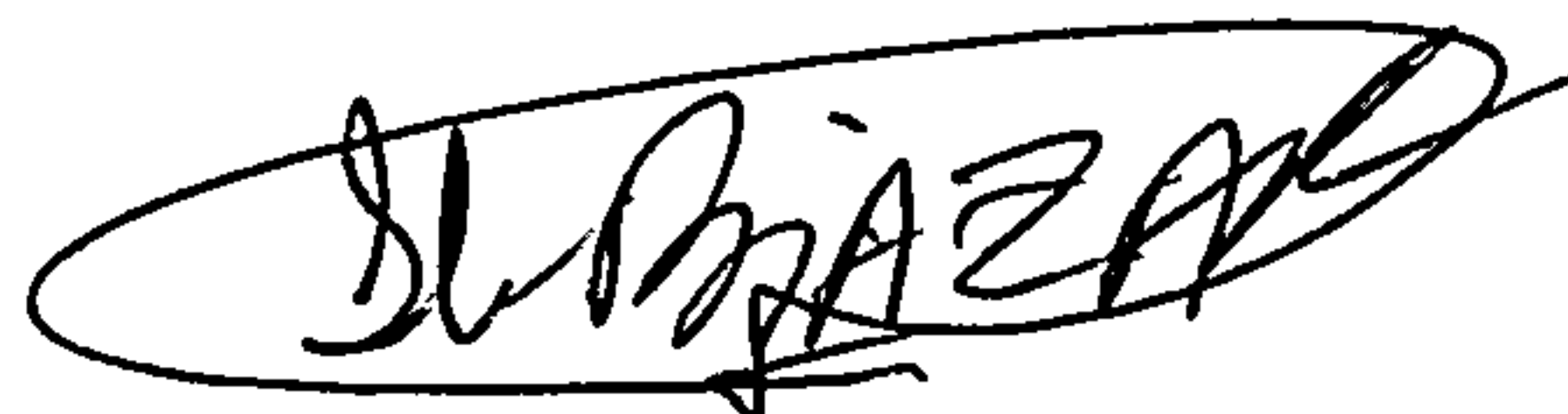
k.& l. We have dedicated additional right of way along Ventura Street, see site plan for reference. We will build the Bicycle lane as part of our Construction Plans (DRC).

n. Attached Grading plan has been approved by the City Engineer.

o. We are replatting the property see attached copy of the Sketch Plat.

I hope that letter along with along with the site development plans, and infrastructure list contains sufficient information for a final signature on the site plan. If there are any questions concerning this request or any other aspect of the project do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Shahram Biazar', enclosed within a hand-drawn oval.

Shahram (Shawn) Biazar, Principal

Enclosure

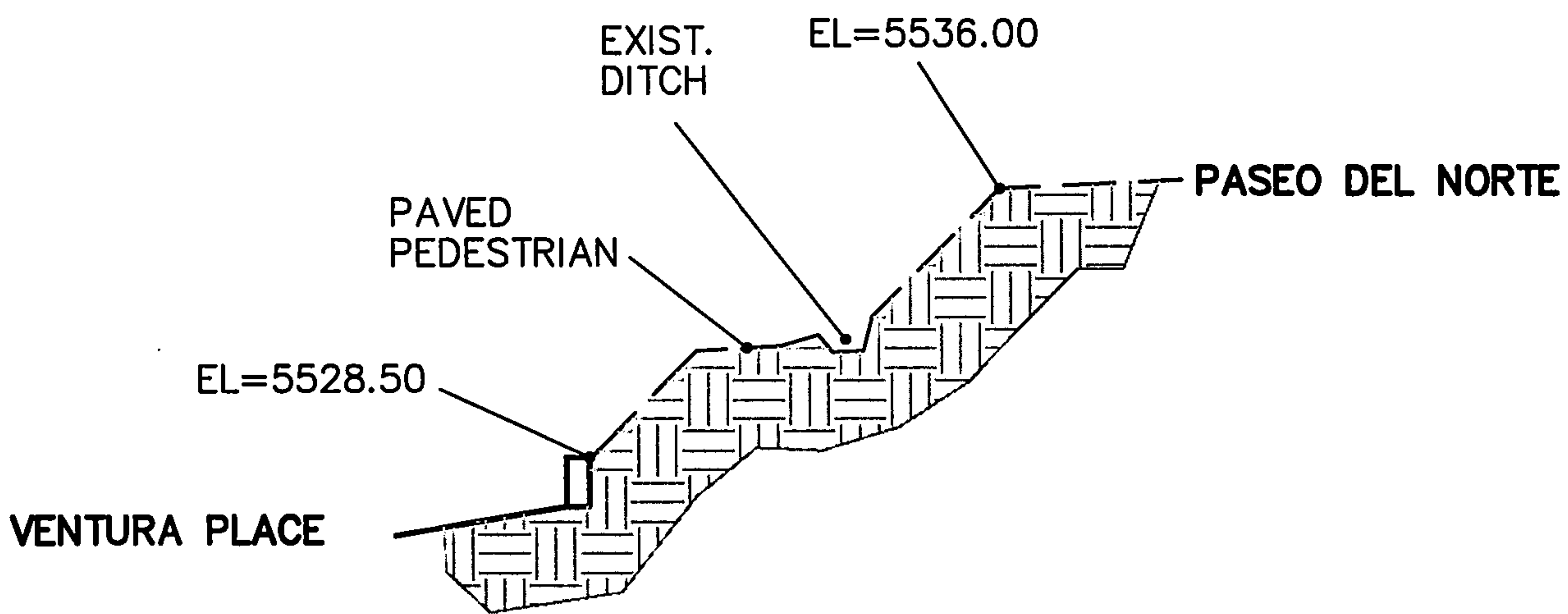
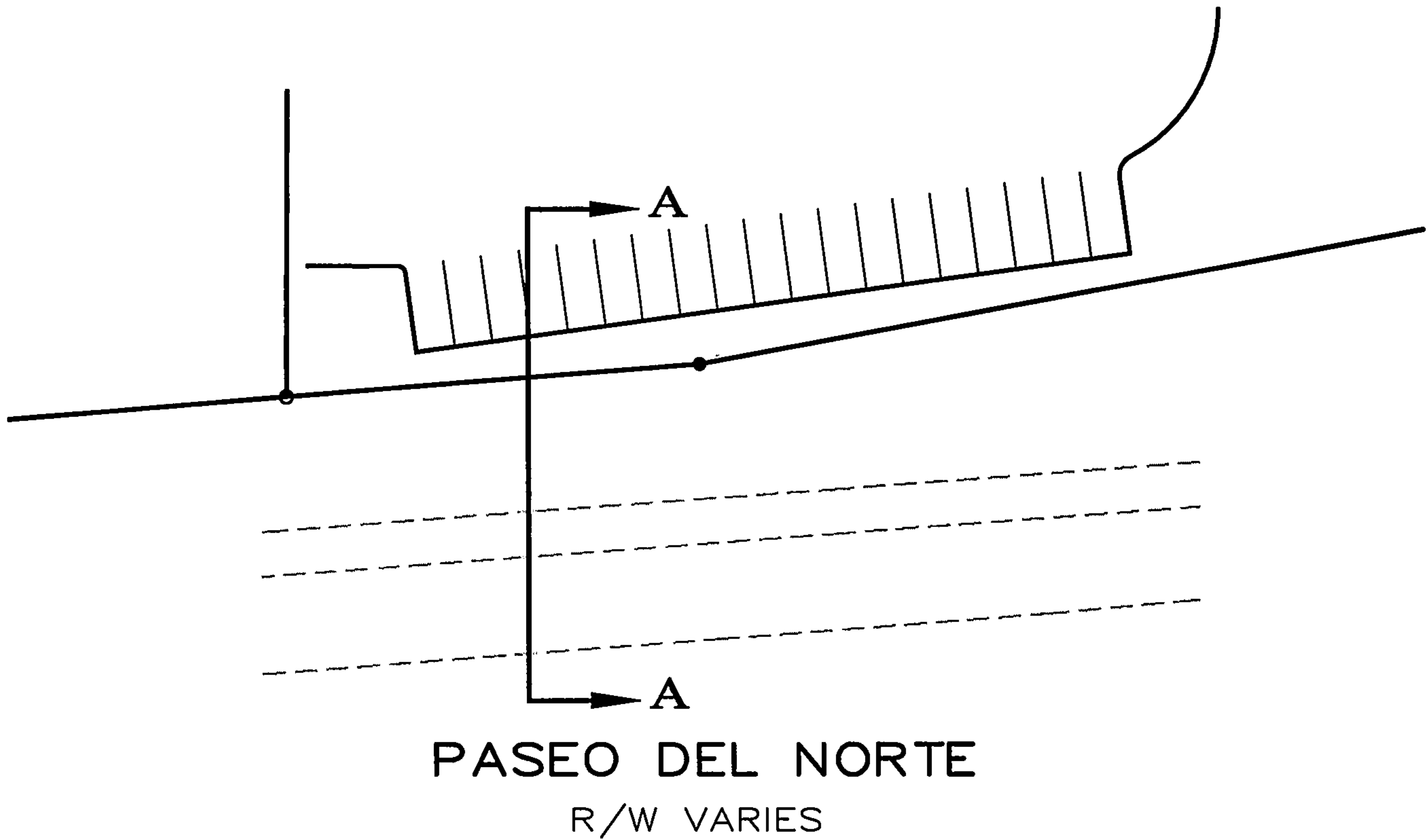
cc: Jayeff Construction

JN: 200250

kc/SB

EXHIBIT "A"

PARKING AREA ALONG PASEO DEL NORTE



SECTION A-A

N.T.S.



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

Date: September 19, 2003

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1002633 ***
03EPC-00694 EPC Site Development Plan-
Building Permit

Jayeff Construction
2310 Route 34
Manasquan, NJ 08736

LEGAL DESCRIPTION: for all or a portion of Lots 9-14 and 19-24, Block 10, Tract 3, Unit 3, North Albuquerque Acres, zoned SU-2 Mixed Use, located on HOLLY AVE NE, between VENTURA STREET NE and BARSTOW STREET NE, containing approximately 11 acres.
(C-20) Carmen Marrone, Staff Planner
(DEFERRED FROM JULY 10, 2003)

On September 18, 2003 the Environmental Planning Commission voted to approve Project 1002633/03EPC 00694, a Site Development Plan for Building Permit, for lots 9-14 and 19-24, block 10, Tract 3, Unit 3, North Albuquerque Acres, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for an amended site development plan for subdivision for lots 9-14 and 19-24, block 10, Tract 3, Unit 3, North Albuquerque Acres, located on Holly Ave. between Barstow and Ventura NE and containing approximately 10.3 acres.
2. This request for site plan for building permit does not include lots 15, 16, 17, & 18, otherwise identified as new lot 5. A site plan for building permit for the aforementioned lots (Eckerds) has been previously approved by the EPC (August 21, 2003)
3. This case was originally scheduled to be heard by the EPC on July 10, 2003, however, the EPC voted to defer the case for 60 days because the applicant was still in the process of revising the site plan based on the impending purchase of an additional lot.

4. The site plan for subdivision that controls the site was approved by the EPC on July 10, 2003, however, the applicant is requesting approval of an amended site plan for subdivision to include an additional existing lot which will involve the replatting of 16 lots into 6 lots. The amended site plan for subdivision will be heard concurrently with the subject site plan for building permit.
5. The site is zoned SU-2/Mixed Use per the *La Cueva Sector Development Plan*. This zone references uses permissive and conditional in the C-1 zone of the City Zoning Code with some exceptions. The site will contain uses that are allowed within the SU-2/Mixed Use zone.
6. The site is designated Developing Urban in the *Comprehensive Plan*. The amended site plan for Building Permit implements policies 5i, 5l of the *Comprehensive Plan* because the proposed project will be designed to minimize adverse effects of noise, lighting, pollution and traffic on residential development and because the design of the building is compatible with the surrounding development.
7. In general, the site plan for building permit meets the Common Design Regulations found on page 30 of the La Cueva Sector Development Plan with a few exceptions that will be listed as Conditions of Approval.
8. The applicant has met with the District 4 Coalition and the surrounding property owners on numerous occasions to gain agreement on the final design of the proposed development. The Coalition and the surrounding community are in general support of the site plan for building permit.
9. With changes and additions to the site plan for building permit, the submittal will meet the requirements of the La Cueva Sector Development Plan and the City Zoning Code.
10. The EPC delegates final sign-off authority of this amended site plan for subdivision to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The parking area along Paseo del Norte on lot 4 shall be screened in accordance with Section 14-16-3-1(E)(4) of the Zoning Code unless the applicant can provide evidence that the parking area is three feet or more below the grade of Paseo del Norte.

3. Light poles shall not exceed a height of 30' when measured from the finished grade to the top of the pole and at no time shall the height of a light pole exceed 16' within 100' of a residential zone.
4. Street trees along Holly shall be a mixture of Ash *and* Honey Locust and Austrian Pine to ensure better survivability and to better match the mixture of trees along Holly in front of the proposed Eckerd Store.
5. The applicant shall provide one additional tree along the pedestrian walkway between Holly Avenue and the proposed bank, preferably within the parking bay.
6. Street trees along Paseo del Norte shall be provided per the Street Tree Ordinance.
7. Site plan for building permit shall require to meet the signage requirements of C-1 zoning Section 16-14-2-16-A1-11 and not necessarily as those shown on the site plan for building permit.
8. The site plan shall indicate seating along the front facades of the proposed restaurants located along Paseo del Norte to accommodate waiting patrons and to promote a sense of community.
9. A general note (note 9) shall be added to the site plan to read, "Maintenance of public open space amenities shall be the responsibility of the property owner."
10. Regarding Pedestrian Access:
 - The sidewalk along the eastern façade of the office building on lot 1 shall be extended northward to meet the sidewalk along Holly.
 - The sidewalks along the west and east face of the multiple-tenant building on lot 3 shall be extended northward to meet the sidewalk along Holly.
 - The sidewalk along the west face of the drycleaner building shall be extended northward to meet the sidewalk along Holly.
 - The sidewalks along Holly shall be widened from 4 feet to a minimum of 6 feet in width.
11. The applicant must meet the following conditions of approval as stipulated by the City Engineer:
 - a. All the requirements of previous actions taken by the EPC and the DRB must be completed and/or provided for.
 - b. Traffic Impact study (TIS) is required.
 - c. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
 - d. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
 - e. Replat.
 - f. Eastbound right turn lane on Holly at Ventura is required.

- g. Provide continuous left turn lane on Holly accessing full length of site. See Ed Toledo in Traffic Operations for striping requirements.
- i. Provide cross access agreement between all tracts.
- j. Add note to site plan that reads: For information purposes-existing Holly Avenue, on the west side of Ventura Street, may be re-aligned to the north with existing Holly Avenue, on the east side of Ventura Street, in the future. In the event that Holly Avenue is re-aligned, the current alignment/access of Holly Avenue at Ventura Street will remain as a site drive.
- k. Dedication of right-of-way for Ventura Street as required by the Long Range Roadway system.
- l. Dedication of an additional 6 feet of right-of-way along Ventura Street as required by the City Engineer to provide for on-street bicycle lanes.
- m. Construction of bicycle lanes as required by the Long Range Bikeways System.
- n. An approved grading and drainage plan is required for Preliminary Plat approval/Site Plan sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda.
- o. Platting should be a concurrent DRB action.
- p. The parking lot layout and site circulation is subject to revision by the Traffic Engineer.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **OCTOBER 3, 2003** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

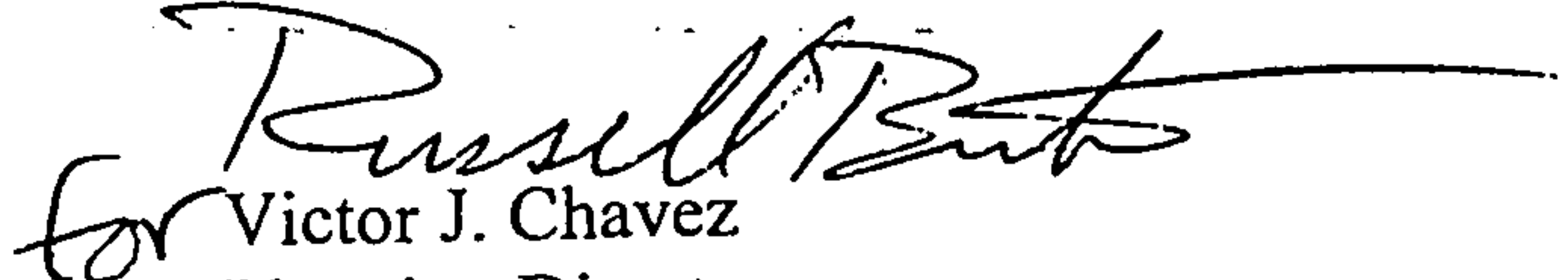
Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting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

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

OFFICIAL NOTICE OF DECISION
SEPTEMBER 18, 2003
PROJECT #1002633 (03EPC 00694)
PAGE 5 OF 5

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

Sincerely,


for Victor J. Chavez
Planning Director

VJC/CM/ac

cc: - Advanced Engineering and Consulting LLC, 10205 Snowflake Ct. NW, Albuquerque, NM 87114
Bonnie Harley, North Albuquerque Acres Comm., 11021 Signal Ave. NE, Albuquerque, NM 87122
Jackie McDonell, North Albuquerque Acres Comm., 7820 Beverly Hills Ave. NE, Albuquerque, NM 87122
Eric Rhoades, Vineyard Estates, 8616 Greenarbor Rd. NE, Albuquerque, NM 87122
Mike Brewer, Vineyard Estates, 8700 Astorn Pl. NE, Albuquerque, NM 87122
Barry Ruben, Heritage East Assoc. of Residents, 9220 Freedom Way NE, Albuquerque, NM 87109
Steve Segura, Heritage East Assoc. of Residents, 9639 Macallan NE, Albuquerque, NM 87109
Joyce Bell, Heritage Hills, 8415 Plymouth Rock NE, Albuquerque, NM 87109
Pat Roehm, Heritage Hills, 8913 Rough Rider NE, Albuquerque, NM 87109
Pat Verrelle, 8415 Vintage Dr. NE, Albuquerque, NM 87122



(505) 899-5570

4416 Anaheim Ave., NE Albuquerque, NM 87113

LETTER OF TRANSMITTAL

DATE: 3/10/04	JOB NO: 200250
ATTENTION: Sheran Matson	
RE: Project # 1002633	

TO City of Alb. One Stop Shop Planning Dept.

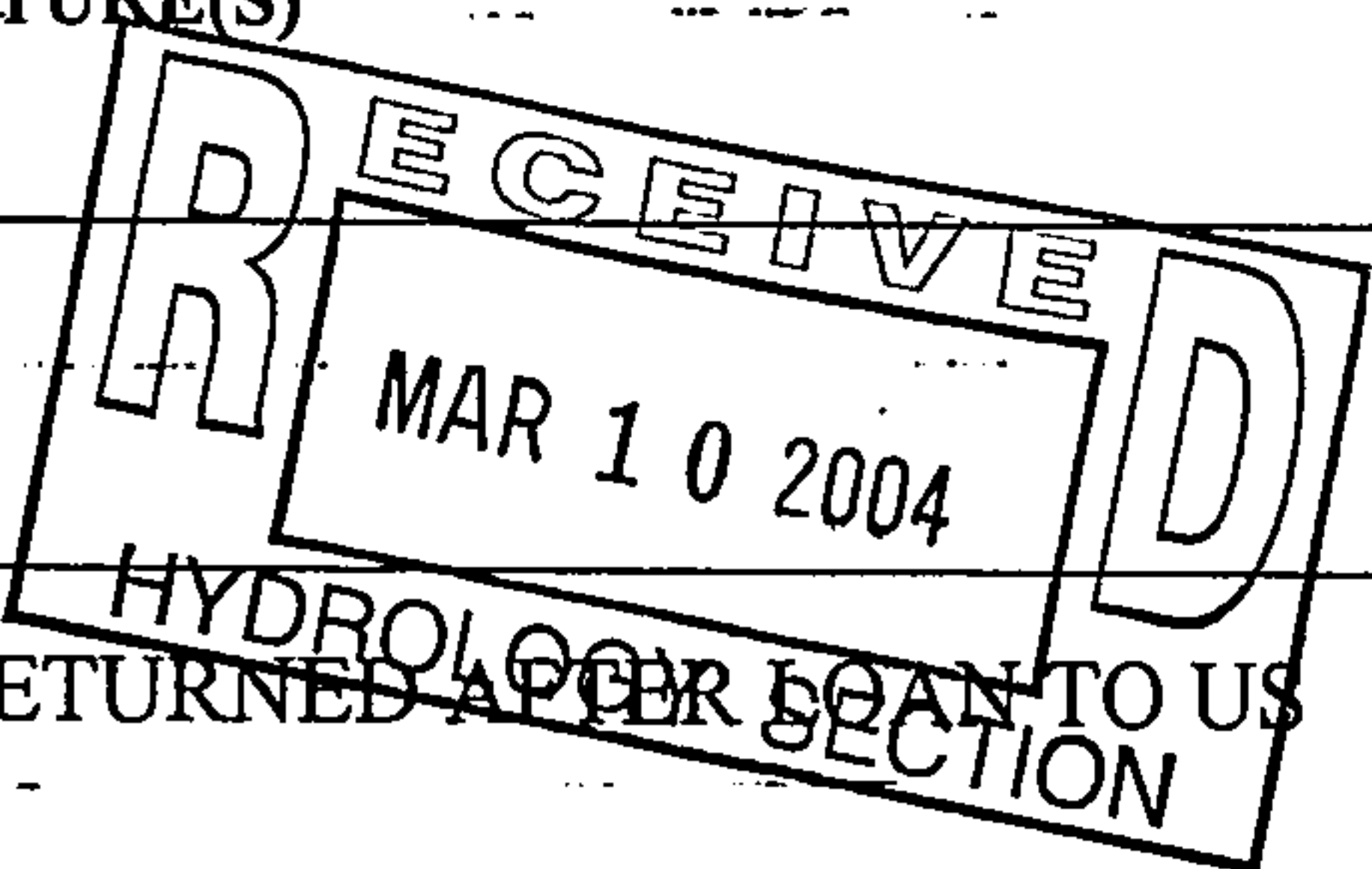
WE ARE SENDING YOU

<input type="checkbox"/> Shop drawings	<input type="checkbox"/> Attached	<input type="checkbox"/> Under Separate cover via _____ the following items:
<input type="checkbox"/> Copy of letter	<input type="checkbox"/> Prints	<input checked="" type="checkbox"/> Plans
	<input type="checkbox"/> Change order	<input type="checkbox"/> Samples
		<input type="checkbox"/> Specifications

COPIES	DATED	NO.	DESCRIPTION
1			Amended Site Plan Approved by S. Matson

THESE ARE TRANSMITTED as checked below:

<input type="checkbox"/> For approval	<input type="checkbox"/> Approved as submitted	<input type="checkbox"/> FOR SIGNATURE(S)
<input type="checkbox"/> For your use	<input type="checkbox"/> Approved as noted	<input type="checkbox"/> _____
<input checked="" type="checkbox"/> As requested	<input type="checkbox"/> Returned for corrections	
<input type="checkbox"/> For review and comments		
<input type="checkbox"/> FOR BIDS DUE	<input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US	



REMARKS _____

COPY TO _____

RECEIVED BY _____

SIGNED *S. Solozar*

#8



DRB CASE ACTION LOG (SITE PLAN BLDG)

REVISED 3/20/2003

(2nd part)

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

DRB Application No.: 03-01717 (SBP)	Project # 1002633
Project Name: VENTURA PLACE	EPC Application No.: 03EPC-00706
Agent: Consensus Planning Inc.	Phone No.: 764-5130

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/15/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: S/A

 ~~* TRAFFIC SIGNAGE MODIFICATIONS TO S/A~~
 ~~- PARKING SIGN SIGNS~~

PARKS / CIP: _____

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

Project Number 1002633

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

#8

INTER-OFFICE MEMO

October 14, 2003

TO: Sheran Matson, Chair of DRB

FROM: Carmen Marrone

RE: Project #1002633, 03DRB-01716, 03DRB-01718, and 03DRB-01717

This is a request for a Site Development Plan for Subdivision and a two Site Development Plans for Building Permit. The site plans were approved by the EPC with certain conditions that are to be met prior to DRB approval. I have reviewed the site plans and find them to be in general conformance with the conditions imposed by the EPC with a few minor exceptions noted below:

Site Plan for Subdivision (03DRB-01716) - ALL CONDITIONS ARE MET

Site Plan for Building Permit (03DRB-01718)

~~Condition 4 requires street trees along Holly to be a mixture of Ash and Honey Locust and Austrian Pine. The landscape plan identifies Ash and Honey Locust along Holly but there is no indication of Austrian Pine. The landscape plan shall indicate Austrian Pine with a different symbol and place some of these trees along Holly.~~

~~Condition 8 requires seating along the front facades of the 2 restaurants located along Paseo del Norte. The site plan indicates seating along the south facades of the restaurants, which is not what was intended by this condition. Instead, seating should be located along the *front* facades where patio space and shade trees are already being provided.~~

Site Plan for Building Permit (03DRB-01717)

Condition 4c requires roof tile to be Monier Classic Casa Grande Blend. The site plan indicates that the roof tile is Monier Classic Desert Driftwood. Since roof colors were something the neighborhood debated with the applicant, DRB needs some assurance that either Desert Driftwood is similar in color to Casa Grande Blend or that the neighborhood is ok with the color Casa Grande Blend.

Condition 6d allows two monument signs – one on Paseo near the Ventura Corner and one on Ventura at the Holly intersection. The applicant needs to be aware that the number of monument signs must meet the requirements of the C-1 zone for Developing Urban areas, which will be determined by Zoning Enforcement at the time of Building Permit.



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002633

AGENDA ITEM NO: 8

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved conceptual grading and drainage plan dated 9-30-03 is on file for site plan sign-off by the City Engineer.

An executed SIA is required for site plan sign-off by City Engineer.

Comments on infrastructure list.

→ corrected prior to DRB meeting
Delegation to Royer & Colver ~~withdrew~~
signed IL 10-15-03
1wb
• can't sign record

RESOLUTION:

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

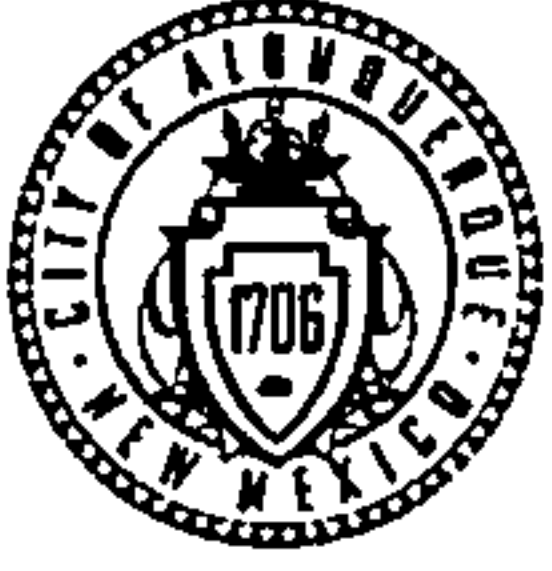
SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: October 15, 2003



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

October 15, 2003

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Carlos Montoya, 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: 12:35 P.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000965**

03DRB-01559 Major-Bulk Land
Variance
03DRB-01560 Major-Vacation of Pub
Right-of-Way
03DRB-01561 Major-Vacation of
Public Easements
03DRB-01562 Minor-Vacation of
Private Easements
03DRB-01565 Major-Preliminary Plat
Approval
03DRB-01563 Minor-Temp Defer
SDWK
03DRB-01564 Minor-Sidewalk Waiver

03DRB-01714 Minor-SiteDev Plan
BldPermit/EPC
03DRB-01715 Minor-SiteDev Plan
Subd/EPC

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO., INC. request(s) the above action(s) for all or a portion of Tract(s) 1, LANDS OF RAY GRAHAM III (to be known as **ANDALUCIA @ LA LUZ**) zoned SU-1-PRD 10 DU/A & Grazing, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 85 acre(s). [REF: 03EPC-01105] [*Deferred from 10/15/03*] (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 10/29/03.**

CONSENSUS PLANNING INC. agent(s) for ASW REALTY PARTNERS request(s) the above action(s) for TRACTS 1, 2, 3, 4, 5, 6A, 6B, A, LANDS OF RAY A GRAHAM III, OVENWEST AND CITY OF ALBUQUERQUE, (to be known as **ANDALUCIA @ LA LUZ**) zoned SU-1 PRD, C-2, O-1, located on COORS BLVD NW between MONTANO RD NW and NAMASTE RD NW, containing approximately 230 acre(s). [REF: 1000965, 03EPC-01103, 03EPC-01105] [**Juanita Vigil, EPC Case Planner**] [*Deferred from 10/15/03*] (E-12/F-11 & 12) **DEFERRED AT THE AGENT'S REQUEST TO 10/29/03.**

2. **Project # 1000997**
03DRB-01576 Major-Vacation of Pub
Right-of-Way
03DRB-01577 Major-Vacation of Public
Easements
03DRB-01579 Major-Vacation of Public
Easements
03DRB-01581 Major-Vacation of Public
Easements
03DRB-01582 Minor-Vacation of Private
Easements

- 03DRB-01410 Major-Preliminary Plat
Approval
03DRB-01412 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for T S MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 1-40, **VILLA DEL RIO**, zoned RA-1 residential and agricultural zone, located on VILLA RIO CORTE NW, between GABALDON RD NW and RIVERSIDE DRAIN containing approximately 10 acre(s). [REF: 03DRB-01410 PPA, 03DRB-01412 TDS] (H-12) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

TIERRA WEST LLC agent(s) for T S MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 1-40, VILLA DEL RIO (to be known as **RIVERVIEW ACRES**), zoned RA-1 residential and agricultural zone, semi-urban area, located on VILLA RIO CORTE NW, between GABALDON RD NW and RIVERSIDE DRAIN containing approximately 10 acre(s). **[Deferred from 9/17/03] (H-12) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/15/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/9/03 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: APPROVAL OF DESIGN ELEVATIONS AND CROSS SECTIONS OF PERIMETER WALLS BY THE DRB CHAIR. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

03DRB-01692 Minor-SiteDev Plan Subd

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

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

4. **Project # 1000570**
02DRB-01567 Major-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES PA, agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion OF **PARCEL A OF PARKWAY, UNIT 7 AND TRACT A OF PAINTED SKY, UNIT 1 AND TRACT 94 OF TOWN OF ATRISCO GRANT**, (to be known as **PARKWAY UNIT 10**), zoned R-D residential and related uses zone, developing area, located west of UNSER BLVD NW, between GAVIN RD NW and VINEMONT PL NW. [REF: DRB-95-94, S-98-5, Z-99-8, AX-99-2, 00410-0162, 00410-00931, 00410-00933] [Deferred from 3/19/03 & 7/23/03 & 10/15/03] (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 1/7/2004.**

- Project # 1000570**
02DRB-01019 Major-Preliminary Plat Approval
02DRB-01020 Major-Vacation of Public Easements
02DRB-01021 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Parcel A, Parkway, Unit 7, Tract A, Painted Sky, Unit 1 and Tract 95, Town of Atrisco Grant (to be known as **PARKWAY, UNIT 10**) zoned R-LT residential zone, located WEST OF UNSER BLVD NW, between GAVIN RD NW and VINEMONT PL NW, containing approximately 13 acre(s). [REF: 00410-00162, 00410-00931, 00410-00933, Z-99-8, AX-99-2, DRB-95-94, S-98-5, S-98-62] [DEFERRED FROM 10/30/02] [Deferred from 11/6/02, 1/29/03, 3/19/03, 7/23/03 & 10/15/03] (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 1/7/2004.**

5. **Project # 1002934**
03DRB-01445 Major-Vacation of Pub Right-of-Way

DE LA TORRE ARCHITECTS, agent(s) for FOURTH STREET & MENAUL INC., request(s) the above action(s) for all or a portion of Block(s) O, Tract(s) 1A, **WALGREEN ADDITION**, zoned C-2 (SC), containing approximately 11 acre(s). [*Deferred from 9/24/03 & 10/8/03*] (H-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH CONDITION: THE FINAL PLAT WILL NOT BE APPROVED WITHOUT ACCEPTABLE EVIDENCE TO UTILITIES DEVELOPMENT SHOWING THAT EXISTING WATER LINE ACROSS PRIVATE PROPERTY HAS BEEN EITHER CONVERTED TO PRIVATE OR CUT AND CAPPED AT 2ND STREET AND MENAUL.**

6. **Project # 1002511**
03DRB-01580 Major-Bulk Land
Variance
03DRB-01578 Minor – Final Plat
approval

WITHDRAWN

ISAACSON AND ARFMAN P.A. agent(s) for KB HOME request(s) the above action(s) for all or a portion of Lot(s) 2A, UNSER DIVERSION CHANNEL CORRIDOR, (to be known as **SUNDANCE SUBDIVISION**) zoned R-LT residential zone, located on the southside of BLUEWATER RD NW between UNSER BLVD NW and 90TH STREET NW containing approximately 29 acre(s). [REF: 03DRB-00858, 03DRB-00859, 03DRB-00860, 03DRB-00861, 03EPC-00316] (K-9) **WITHDRAWN AT THE AGENT'S REQUEST.**

7. **Project # 1002640**
03DRB-01574 Minor-Amnd Prelim Plat
Approval
03DRB-00724 Major-SiteDev Plan
Subd
03DRB-00725 Minor-Subd Design
(DPM) Variance
03DRB-00726 Minor-Sidewalk
Variance
03DRB-00728 Minor-Temp Defer
SDWK

ISAACSON & ARFMAN agent(s) for BOYHAHN, LLC request(s) the above action(s) for all or a portion of Block(s) 3, Lot(s) 22-32, Tract(s) 2, NORTH ALBUQUERQUE ACRES, **VISTA DEL AGUILA SUBDIVISION, UNIT 3**, zoned RD (7 DU/AC), located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE, containing approximately 11 acre(s). [REF: 03DRB-00723, AP-03EPC-01242] **[REMAND FROM EPC]** *[Deferred from 10/15/03]* (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 10/22/03.**

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

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

8. **Project # 1002633**

03DRB-01716 Minor-SiteDev Plan
Subd/EPC

03DRB-01718 Minor-SiteDev Plan
BldPermit/EPC

03DRB-01719 Minor-Sketch Plat or
Plan

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for JAYEFF CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 9-24, Block(s) 10, Unit(s) 3, Tract(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **VENTURA PLACE**) zoned SU-1 Mixed Uses, located on HOLLY AVE NE, between VENTURA ST NE and BARSTOW ST NE containing approximately 11 acre(s). [REF: 03EPC-00693, 03EPC-00694, 03EPC-01323][Carmen Marrone, EPC Case Planner] (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/15/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/30/03 THE SITE PLAN FOR SUBDIVISION WS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO SHOW WATER METER (LOCATION & SIZES). SHOW LOT LINES ON UTILITY PLAN AND CITY ENGINEER FOR SIA AND ADD TRAFFIC SIGNAL MODIFICATIONS TO THE SIA. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO SHOW WATER METER (LOCATION & SIZES). SHOW LOT LINES ON UTILITY PLAN AND CITY ENGINEER FOR SIA AND ADD TRAFFIC SIGNAL MODIFICATIONS TO THE SIA. THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**



03DRB-01717 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING INC. agent(s) for TRICOR SOUTHWEST CORPORATION request(s) the above action(s) for Lot(s) 15, 16, 17 & 18, Block(s) 10, Tract(s) 3, Unit(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **VENTURA PLACE**) zoned SU-2 MIXED USE, located on PASEO DEL NORTE NE, between VENTURA NE and BARSTOW NE containing approximately 2 acre(s). [REF: 1002633, 03EPC-00706] [Carmen Marrone, EPC Case Planner] (C-20) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND FOR PARKING STALL SIZES.**

9. **Project # 1003025**
03DRB-01722 Minor-SiteDev Plan
BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for GEORGE BRUNACINI CONSTRUCTION CO., request(s) the above action(s) for all or a portion of Lot(s) 14, **MERIDIAN BUSINESS PARK**, zoned IP, located on BLUEWATER RD NW, between UNSER BLVD NW and AIRPORT RD NW containing approximately 3 acre(s). [REF: Z-92-57] (K-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR THE SOUTHWEST DRIVE LOCATION AND CROSS ACCESS EASEMENTS AND PLANNING FOR CHANGES TO THE LANDSCAPE PLAN.**

10. **Project # 1001864**
03DRB-01229 Minor-SiteDev Plan
BldPermit/EPC

JUNIPER DESIGN agent(s) for S. G. PROPERTIES request(s) the above action(s) for all or a portion of Tract(s) F-1, Block(s) 1, **COUNTRY CLUB SUBDIVISION**, zoned SU-2 special neighborhood zone, MD-1, located on DR MARTIN LUTHER KING JR AVE NE, between MULBERRY ST NE and CEDAR ST NE containing approximately 1 acre(s). [REF: 02EPC-01120] [**DEBBIE STOVER, EPC CASE PLANNER**] (*Was Indefinitely Deferred 7/30/03 & 10/15/03*) (K-15) **DEFERRED AT THE AGENT'S REQUEST TO 10/29/03.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS

11. **Project # 1001765**
03DRB-01695 Minor-Preliminary Plat
Approval

PRECISION SURVEYS INC agent(s) for WESTLAND DEVELOPMENT COMPANY INC. request(s) the above action(s) for all or a portion of Tract(s) UNPLATTED, **TOWN OF ATRISCO GRANT**, zoned C-1, R-LT, located on DENNIS CHAVEZ BLVD SW between DENNIS CHAVEZ BLVD SW and 118TH ST SW containing approximately 98 acre(s). [Project # changed from 1003017 now void] [Deferred from 10/15/03] (P-8) **DEFERRED AT THE AGENT'S REQUEST TO 11/12/03.**

12. **Project # 1003023**
03DRB-01709 Minor-Prelim&Final Plat
Approval

WILKS COMPANY agent(s) for SKF VENTURE - JERRY SHINKLE request(s) the above action(s) for N1/2-NW1/4-SW1/4-SW1/4-SE1/4, SECTION 33, T11N, R4E, NMPM, Tract(s) A & B, **VISTA OFFICE COMPLEX**, zoned O-1, located on LAGRIMA DE ORO NE, between MORRIS NE and JUAN TABO NE containing approximately 1 acre(s). (F-21) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR A SKETCH SHOWING BIKE LANE ON MORRIS, WESTSIDE OF TRACT A AND PLANNING FOR THE AGIS DXF FILE.**

13. **Project # 1001031**
03DRB-01710 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for UNION PENSION TRANSACTION TRUST 2000-7 NM request(s) the above action(s) for all or a portion of Tract(s) H, **SANDIA SCIENCE & TECHNOLOGY PARK**, zoned IP industrial park zone, located on INNOVATION PARKWAY SE, between RESEARCH RD SE and containing approximately 5 acre(s). [REF: 01DRB-00665, 01DRB-00788, 01DRB-00787] (M-21) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

14. **Project # 1001205**
03DRB-01711 Minor-Vacation of
Private Easements

ISAACSON AND ARFMAN, P.A. agent(s) for FULLER HOMES INC. request(s) the above action(s) for all or a portion of Lot(s) 32 & 33, Block(s) B, **PARADISE RIDGE SUBDIVISION**, zoned R-LT, located on MANSFIELD PL NW, between BRUNSWICK PL NW and PRESTIGE CT NW containing approximately 1 acre(s). [REF: 03DRB-00019, DRB-96-350, 01110-00554, 01138-00555, 02DRB-00182, 02DRB-00341] (B-11) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

15. **Project # 1002581**
03DRB-01507 Minor- Final Plat
Approval

SURVEYS SOUTHWEST, LTD agent(s) for JOSEPH A. SOLIS, J & J #1, request(s) the above action(s) for all or a portion of Lot(s) 1-7 & 9A, **SKYLINE HEIGHTS ADDITION**, zoned M-1 light manufacturing zone, located on TRUMBULL AVE SE, between EUBANK BLVD SE and SOUTHERN AVE SE containing approximately 2 acre(s). [REF: 03DRB-00852, 03DRB-00849, & 850, 03DRB-00853 & 54, 03DRB-00856] *[Was indefinitely deferred 9/17/03]* (L-20) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1002992**
03DRB-01623 Minor-Subd Design
(DPM) Variance

TIERRA WEST, LLC agent(s) for SOUTHWEST CONTRACTORS INC. request(s) the above action(s) for all or a portion of Lot(s) 1-3, Block(s) 5, **ORIGINAL TOWNSITE OF WESTLAND**, zoned C-2 community commercial zone, located on 86TH ST SW, between BRIDGE BLVD SW and CENTRAL AVE SW. [Deferred from 10/8/03] (K-9) **A DRIVEWAY VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH CONDITION: THE ENTRANCE SHALL BE SIGNED APPROPRIATELY AS A SERVICE ENTRY FOR DELIVERY VEHICLES. NO PUBLIC PARKING WILL BE ALLOWED ON THE SOUTH SIDE OF THE BUILDING.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

17. **Project # 1003011**
03DRB-01672 Minor-Sketch Plat or
Plan

SURV-TEK INC agent(s) for HOFFMANTOWN INC request(s) the above action(s) for all or a portion of Lot(s) A - G, Block(s) 4-A, **INEZ ADDITION**, zoned C-2 community commercial zone, and P, located on MENAUL BLVD NE, between INEZ DR. NE and VICTOR CIRCLE NE containing approximately 5 acre(s). [REF: ZA-78-240, ZA-90-18] (H-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. **Project # 1003022**
03DRB-01708 Minor-Sketch Plat or
Plan

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 29E, **VENTANA RANCH**, zoned R-LT residential zone, located on IRVING BLVD NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 12 acre(s). (B-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1000592**
03DRB-01685 Minor-Sketch Plat or
Plan

ALFONSO MAESTAS request(s) the above action(s) for all or a portion of Lot(s) A, Block (s) O, **LANDS OF JIM LUCAS**, zoned RA-2 residential and agricultural zone, located on DURANES RD NW, between GABALDON RD NW and ZICKERT PL NW containing approximately 1 acre(s). [REF: DRB-96-257, 00DRB-00797] (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. **Project # 1003024**
03DRB-01720 Minor-Sketch Plat or
Plan

TOWNER ENGINEERING SERVICES agent(s) for PERFORMANCE TOOL AND EQUIPMENT request(s) the above action(s) for all or a portion of Lot(s) 430, **TOWN OF ATRISCO GRANT, UNIT 3**, zoned RD/R-1, (proposed zoning SU-1 CHURCH AND RELATED USES, located on 86TH ST SW AND TOWER RD SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 2 acre(s). (L-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1001901**
03DRB-01700 Minor-Sketch Plat or
Plan

CHRISTOPHER CALOTT request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, VERANDA STREET PROPERTIES, (to be known as **THE VERANDA COMPOUND**) zoned R-2 residential zone, located on VERANDA RD NW, between GLENWOOD RD NW and RIO GRANDE BLVD NW containing approximately 1 acre(s). [REF: 02DRB-00696, 02DRB-00618, DRB-97-230, V-97-72, ZA-96-445, ZA-95-277] G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1003026**
03DRB-01712 Minor-Sketch Plat or
Plan

ABQ ENGINEERING agent(s) for INFILL SOLUTIONS, JAY REMBE request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, ALVARADO GARDENS, UNIT 3, (to be known as **LA PLAZA ACEQUIA II SUBDIVISION**) zoned R-LT residential zone, located on CANDELARIA BLVD NW, between RIO GRANDE NW and DURANES LATERAL containing approximately 1 acre(s). [REF: DRB-94-69, Z-86-33] (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. Approval of the Development Review Board Minutes for October 1, 2003. **THE MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 12:35 P.M.

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **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**

Supplemental form

ZONING & PLANNING **Z**

____ Annexation

____ Zone Map Amendment (Establish or Change Zoning)

____ Sector Plan (Phase I, II, III)

____ Amendment to Sector, Area, Facility or Comprehensive Plan

____ Text Amendment (Zoning Code/Subdivision Regulations)

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

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

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

APPLICANT INFORMATION:

NAME: Tricor Southwest Corporation PHONE: 480-945-5500

ADDRESS: 6340 East Thomas Road Suite 128 FAX: 501-694-7366

CITY: Scottsdale STATE AZ ZIP 85251 E-MAIL: _____

Proprietary interest in site: Contract Purchaser

AGENT (if any): Consensus Planning, Inc. PHONE: 764-9801

ADDRESS: 924 Park Avenue SW FAX: 842-5495

CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: _____

DESCRIPTION OF REQUEST: Final Sign-off for EPC Approved Site Plan for Building Permit

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

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

Lot or Tract No. All or Portion of Lots 15, 16, 17 & 18 Block: 10 Unit: Tract 3 (Unit 3)

Subdiv. / Adn. North Albuquerque Acres

Current Zoning: SU-2 Mixed Use Proposed zoning: N/A

Zone Atlas page(s): C-20 No. of existing lots: 2 No. of proposed lots: 1

Total area of site (acres): 1.92 ac. Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A

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

UPC No. 102006423804030118 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Paseo del Norte NE

Between: Ventura St. NE and Barstow St. NE

CASE HISTORY: Carmen Mattone, EPC Case Planner

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

Project # 1002633; 03EPC-00706

Check-off if project was previously reviewed by Sketch Plat/Plan ?, or Pre-application Review Team ? . Date of review: 12/20/02

SIGNATURE Jacqueline Fishman DATE 9/29/03

(Print) Jacqueline Fishman, AICP Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01 3/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>03023</u>	<u>01717</u>	<u>SOP/BR/EPC</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>Oct. 15, 2003</u>	_____	_____	<u>\$ 0</u>

M. Cas... 10/7/03
Planner signature / date

Project # 1002633

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 - **SUBMITTED WITH ADVANCED ENGINEERING 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.

JACQUELINE FISHMAN
Applicant name (print)
Jacqueline Fishman 9/29/03
Applicant signature / date

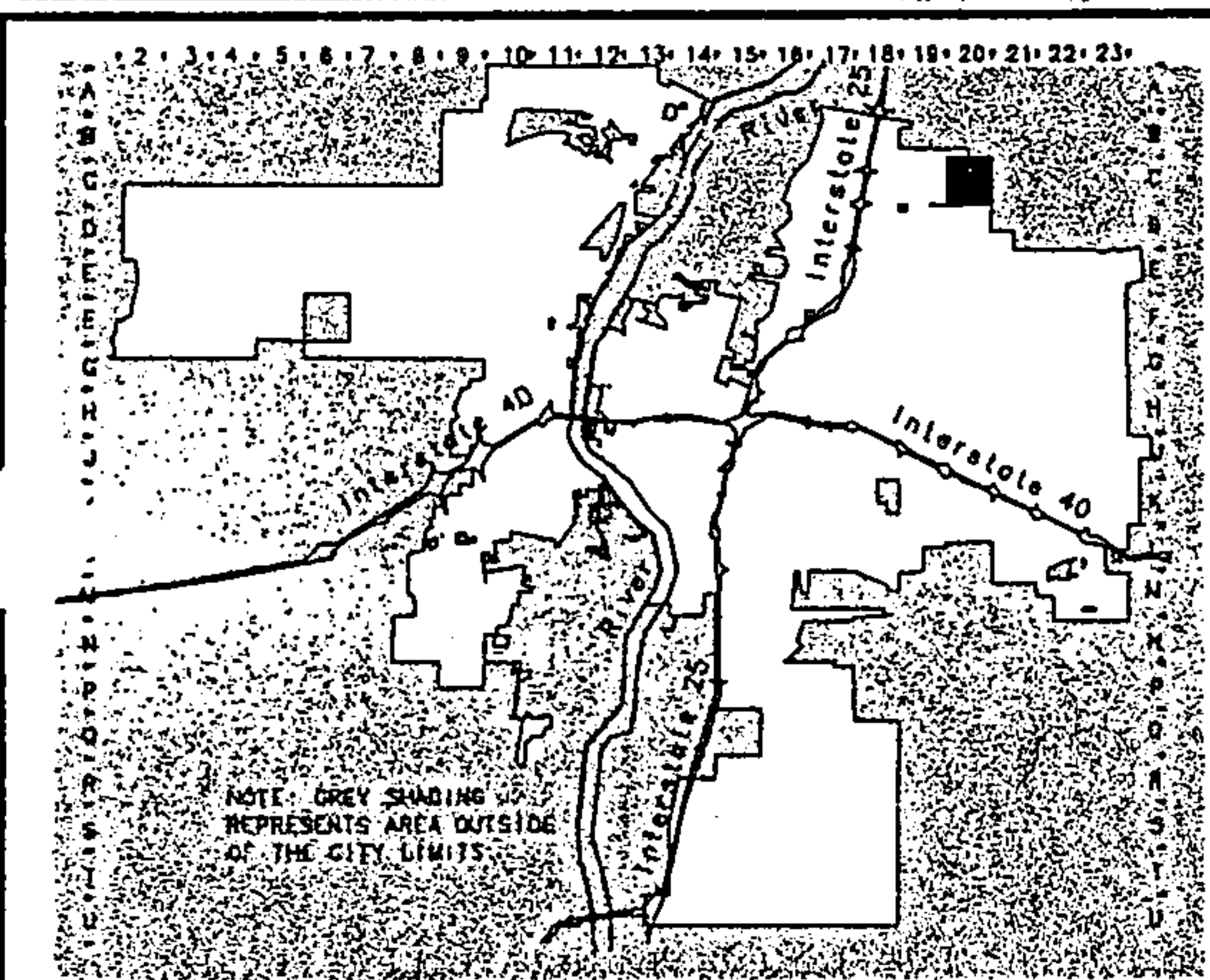
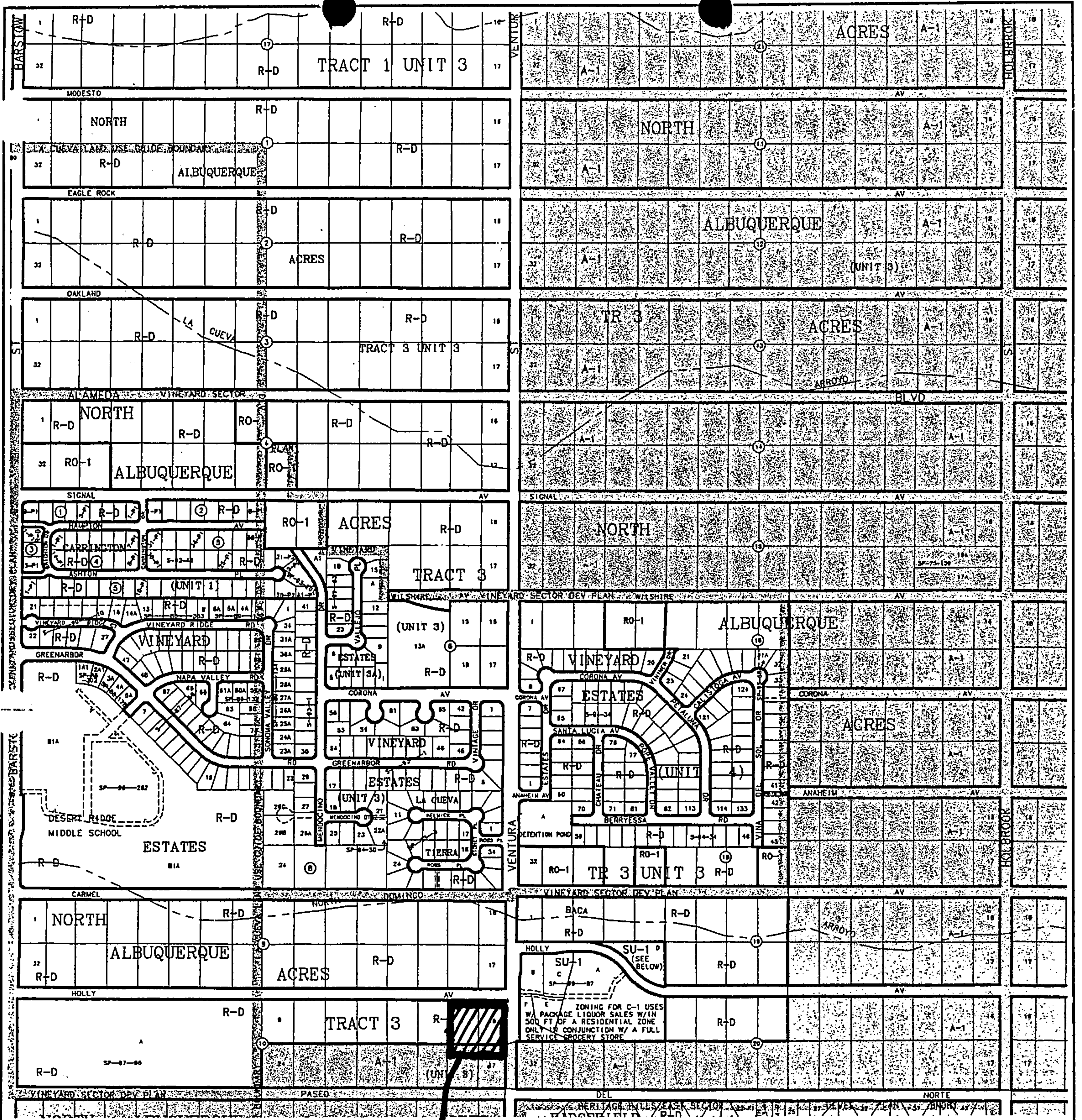


Form revised September 2001

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

Application case numbers
03003 - 0677

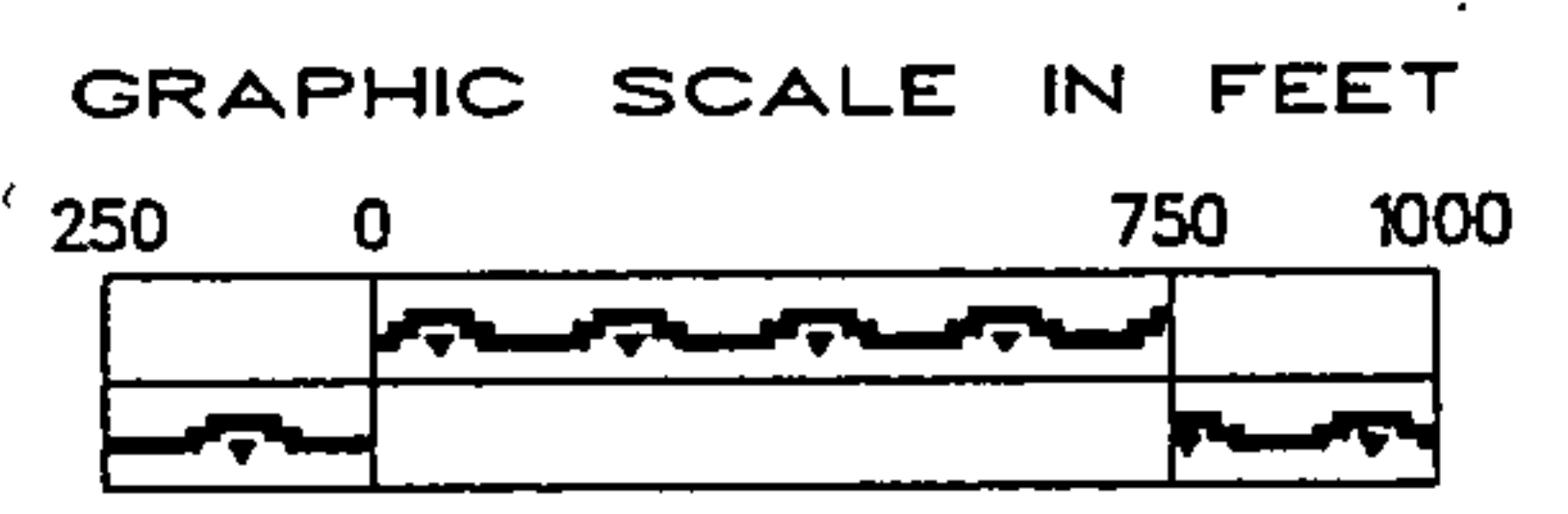
Marta Hill 10/7/03
Planner signature / date
Project # 1002633



SITE



CITY OF
Albuquerque
A G I S
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2000



Zone Atlas Page

C-20-Z

Map Amended through July 27, 2000



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 4, 2003

Fred Arfman, PE
Isaacson & Arfman
128 Monroe NE
Albuquerque, NM 87108

**Re: Eckerd's @ Ventura Conceptual Grading & Drainage Plan
Engineer's Stamp dated 8-5-03, (C20/D47)**

Dear Mr. Arfman,

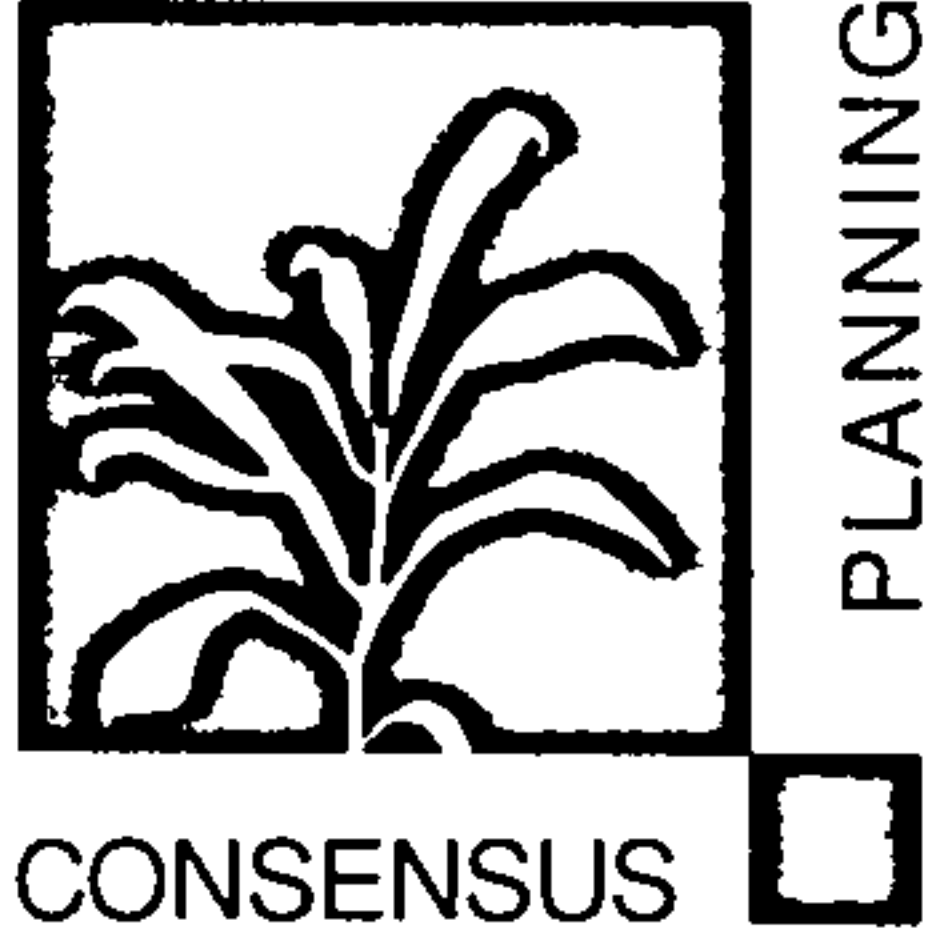
Based upon the information provided in your submittal dated 8-4-03, the above referenced plan cannot be approved for Site Plan for Building Permit until the Master plan for this site is approved. Please continue to coordinate this project with Shahab Biazar of Advanced Engineering, who is designing the master plan that this site is a part of.

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

Sincerely,

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

C: file



September 15, 2003

Sheran Matson, Chair.
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Project #10002633/03EPC-00706; Eckerd @ Paseo del Norte and Ventura

Landscape Architecture
Urban Design
Planning Services

Dear Ms. Matson:

The purpose of this letter is to explain how the Eckerd Site Plan for Building Permit at Paseo del Norte and Ventura NE has been revised to reflect the Environmental Planning Commission's Conditions of Approval. We've addressed the conditions as follows:

924 Park Avenue SW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
The Site Plan has been revised to meet all EPC conditions and this letter satisfies the condition.
2. The site plan does not meet the setback requirements of the SU-2/Mixed Use Zone. Site plan approval will be contingent on the granting of a variance of this requirement or through compliance with said requirement.
The applicant requested and received a variance from the setback requirements of the SU-2/Mixed Use Zone from the City's Zoning Hearing Examiner (Project #1002756; 03ZHE-01010/03ZHE-01011) on 7/15/03 (see attached ZHE Notification of Decision).
3. Regulation 3R-1 of the La Cueva Sector Plan requires pedestrian connections between all buildings on a site. A 6-foot wide pedestrian connection shall be provided between the proposed Eckerd building on Lot 5 and the proposed commercial building on Lot 4, immediately west of the site.
The Site Plan, sheet 1, has been revised to show this connection to the west.
4. The applicant has submitted changes to the architecture of the building as a result of neighborhood meetings. The following changes shall be made prior to DRB review and approval.
 - a. Convert window trim and entry doors to earth tone bronze.
 - b. Return to natural stone accents on base of building and columns in order to match proposed development north of Holly.
 - c. Roof tile shall be Monier Classic, Casa Grande Blend #2EXCS6169.

PRINCIPALS

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

Building Elevations, sheet A3.1, has been revised to show these color and material modifications.

5. The site plan does not comply with Regulation 13R-8 of the La Cueva Sector Plan because the applicant proposes signage letters that exceed the maximum required height of two feet. Site plan approval will be contingent on the granting of a variance of this requirement or through compliance with said regulation.
The applicant requested and received a variance from the setback requirements of the SU-2/Mixed Use Zone from the City's Zoning Hearing Examiner (Project #1002756; 03ZHE-01010/03ZHE-01011) on 7/15/03 (see attached ZHE Notification of Decision).
6. The applicant has submitted changes to the signage on the site as a result of neighborhood meetings. The following changes shall be made prior to DRB review and approval.
 - a. Provide a notation that building mounted signage will not exceed the allowed square footage as specified in the C-1 zone.
A note has been added to sheet A3.1, Building Elevations.
 - b. Provide signage details indicating height, face area, and letter size of all signs.
Sign details have been added to Building Elevation sheet A.3.1.
 - c. Eliminate pylon signage.
Done.
 - d. Reduce the number of marquee signs to two – one on Paseo near the Ventura corner and one on Ventura at the Holly intersection.
Done.
 - e. Eliminate Eckerd "capsule" element from monument signs.
Done.
 - f. Eliminate Eckerd "capsule" element from all building signage.
Done.
 - g. Convert all secondary building signage to earth tone bronze.
Color specifications have been added to Building Elevations, sheet A3.1.
 - h. Eliminate sign band in front windows.
Done.
 - i. The electronic message center on the Paseo frontage monument sign will only display static messages. The sign will not flash or scroll.
A note has been added to sheet A3.1.
7. The applicant must meet the following conditions of approval as stipulated by the City Engineer:
 - a. Traffic Impact Study (TIS) is required.
A TIS has been prepared by Advanced Engineering and submitted to Tony Loyd.

- b. Completion of the required TIS mitigation measures, per Transportation Development staff, must be completed if assumed to be in place for the current TIS for this site.

We agree.

- c. The developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, and sidewalk that have not already been provided for.

We agree.

- d. Site shall comply and be designed per DPM standards and current COA Zoning Code.

We agree.

- e. Eastbound right turn lane on Holly at Ventura is required. Length to be determined per TIS and DPM.

The Site Plan, sheet 1, has been revised to show a right turn lane, and the length is per the findings of the TIS and designed to DPM standards.

- f. Provide continuous left turn lane on Holly accessing full length of site. See Ed Toledo in Traffic Operations for striping requirements.

The Site Plan, sheet 1, has been revised to show a continuous left on Holly.

- g. Provide cross access agreement between all tracts.

A note (Note #6) has been added to the Site Plan, sheet 1, stating that a cross access agreement is required between all tracts in this development. A note has also been added to the plat, submitted by Advanced Engineering.

- h. Sign off at DRB will be contingent on financial guarantees for water line construction in Holly to Ventura. (Utility plan references Project #694882, but that project will not complete the required loop). All proposed buildings will be serviceable from Holly. No public lines will be required on-site. Utility plan must be modified to eliminate redundant public infrastructure.

Our understanding is the waterline for Holly is being financially guaranteed/constructed by the developer of Desert Ridge subdivision. The Utility Plan has been revised. We are not aware of any redundant public infrastructure.

- i. An approved grading and drainage plan is required for Preliminary Plat approval/Site Plan sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda.

A site-specific conceptual grading and drainage plan has been submitted, but is on hold for final approval pending approval of the Master

Development Grading and Drainage Plan by Advanced Engineering (see attached letter from Brad Bingham).

- j. Platting should be concurrent DRB action.
A plat has been submitted for this property by Advanced Engineering, and will be heard by the DRB simultaneously with this Site Plan.
- k. Dedication of right-of-way for Ventura Street as required by the Long Range Roadway System.
All required right-of-way for Ventura Street is provided on the Master Developer Final Plat prepared by Advanced Engineering.
- l. Dedication of an additional 6 feet of right-of-way along Ventura Street as required by the City Engineer to provide for on-street bicycle lanes.
Our understanding is that Ventura has the required future right-of-way from the Paseo del Norte project.

Please do not hesitate to call me if you have any questions or desire any additional information.

Sincerely,



Jacqueline Fishman, AICP
Senior Planner II



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

Date: July 11, 2003

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1002633**
03EPC-00706 EPC Site Development Plan-
Building Permit

Tricor Southwest Corp.
6340 East Thomas Rd., Suite 128
Scottsdale, AZ 85251

LEGAL DESCRIPTION: for all or a portion of Lots 15, 16, 17 & 18, Block 10, Tract 3, Unit 3, **North Albuquerque Acres**, zoned SU-2 Mixed Use, located on Holly NE, between VENTURA ST. NE and BARSTOW ST. NE, containing approximately 2 acres. (C-20) Carmen Marrone, Staff Planner

On July 10, 2003 the Environmental Planning Commission voted to approve Project 1002633/03EPC-00706, a Site Development Plan for Building Permit, for lots 15, 16, 17 and 18, block 10, Tract 3, Unit 3, North Albuquerque Acres, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for building permit for lots 15, 16, 17 & 18, block 10, Tract 3, Unit 3, North Albuquerque Acres, located on Holly Ave. and Ventura NE and containing approximately 1.92 acres. The applicant is proposing to re-plat four lots into one tract and to construct an Eckerd Drug Store on the site.
2. This property is part of a larger 10-acre parcel that is being submitted under separate application for a Site Plan for Subdivision. The Site Plan for Subdivision proposes to replat 15 lots into 5 lots. The subject property is labeled lot #5 on the site plan for subdivision.
3. Page 2.2 of the Site Plan for Subdivision references applicable design regulations of the *La Cueva Sector Development Plan* that will control the subject site.
4. The site is zoned SU-2/Mixed Use per the *La Cueva Sector Development Plan*. This zone references uses permissive and conditional in the C-1 zone of the City Zoning Code with some exceptions. The site will contain a use that is allowed within the SU-2/Mixed Use zone.
5. The site is designated Developing Urban in the *Comprehensive Plan*. The site development plan for building permit meets policy 5d of the *Comprehensive Plan* because the proposed development is allowed under the current zoning, which meets neighborhood expectations. The site plan also

OFFICIAL NOTICE OF DECISION

July 11, 2003

Project # 1002633

Page 2 of 5

satisfies policy 5e of the Comp Plan because the site is contiguous to existing city facilities (fire, police, parks, etc.) and utilities and policy 5j because the proposed development is located in an existing commercially zoned area within reasonable distance of residential areas for walking or bicycling. Policy 5i of the Comprehensive Plan is also satisfied because proposed drug store will be sited to minimize any adverse effects of noise, lighting, pollution and traffic on residential developments. The site plan also satisfies policy 5l of the Comp Plan because the applicant has provided quality design that is appropriate to the plan area.

6. Paseo del Norte is a limited access principal arterial. All vehicular access to the site will be from Holly Ave.
7. The Site Plan for Building Permit does not comply with the 30-foot maximum setback requirement of the SU-2/Mixed Use zone. The applicant will be required to move the proposed building within the setback area or obtain a variance of the setback requirement from the Zoning Hearing Examiner.
8. The Site Plan for Building Permit does not comply with Regulation 13R-8 of the La Cueva Sector Development Plan because the applicant proposes letter sizes that exceed two feet. The applicant will be required to comply with the Regulation or obtain a variance from the Zoning Hearing Examiner.
9. The District 4 Coalition and the La Cueva community in general have worked with the applicant and are in support of the Site Plan for Building Permit.
10. With changes and additions to the site plan for building permit, listed as Conditions of Approval, the submittal will meet the requirements of the *La Cueva Sector Development Plan* and the City Zoning Code.
11. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met.
12. The EPC has no objection to the setback and sign variance request.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The site plan does not meet the setback requirements of the SU-2/Mixed Use Zone. Site Plan approval will be contingent on the granting of a variance of this requirement or through compliance with said requirement.

OFFICIAL NOTICE OF DECISION

July 11, 2003

Project # 1002633

Page 3 of 5

3. Regulation 3R-1 of the La Cueva Sector Plan requires pedestrian connections between all buildings on a site. A 6-foot wide pedestrian connection shall be provided between the proposed Eckerd building on lot 5 and the proposed commercial building on lot 4, immediately west of the site.
4. The applicant has submitted changes to the architecture of the building as a result of neighborhood meetings. The following changes shall be made prior to DRB review and approval.
 - a. Convert window trim and entry doors to earth tone bronze.
 - b. Return to natural stone accents on base of building and columns in order to match proposed development north of Holly.
 - c. Roof tile shall be Monier Classic, Casa Grande Blend #2ESCS6169.
5. The site plan does not comply with Regulation 13R-8 of the La Cueva Sector Plan because the applicant proposes signage letters that exceed the maximum required height of two feet. Site Plan approval will be contingent on the granting of a variance of this requirement or through compliance with the said regulation.
6. The applicant has submitted changes to the signage on the site as a result of neighborhood meetings. The following changes shall be made prior to DRB review and approval.
 - a. Provide a notation that building mounted signage will not exceed the allowed square footage as specified in the C-1 zone.
 - b. Provide signage details indicating height, face area and letter size of all signs.
 - c. Eliminate pylon signage.
 - d. Reduce the number of marquee signs to two -- one on Paseo near the Ventura corner and one on Ventura at the Holly intersection.
 - e. Eliminate Eckerd "Capsule" element from monument signs.
 - f. Eliminate Eckerd "Capsule" element from all building signage.
 - g. Convert all secondary building signage to earth tone bronze.
 - h. Eliminate sign band in front windows.
 - i. The electronic message center on the Paseo frontage monument sign will only display static messages. The sign will not flash or scroll.
7. The applicant must meet the following conditions of approval as stipulated by the City Engineer:
 - a. Traffic Impact study (TIS) is required.
 - b. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
 - c. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
 - d. Site shall comply and be designed per DPM Standards and current COA Zoning Code.
 - e. Eastbound right turn lane on Holly at Ventura is required. Length to be determined per TIS and DPM.
 - f. Provide continuous left turn lane on Holly accessing full length of site. See Ed Toledo in Traffic Operations for striping requirements.
 - g. Provide cross access agreement between all tracts.

OFFICIAL NOTICE OF DECISION

July 11, 2003

Project # 1002633

Page 4 of 5

- h. Sign off at DRB will be contingent on financial guarantees for water line construction in Holly to Ventura. (Utility plan references Project #694882, but that project will not complete the required loop.) All proposed buildings will be serviceable from Holly. No public lines will be required onsite. Utility plan must be modified to eliminate redundant public infrastructure.
- i. An approved grading and drainage plan is required for Preliminary Plat approval/Site Plan sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda.
- j. Platting should be a concurrent DRB action.
- k. Dedication of right-of-way for Ventura Street as required by the Long Range Roadway System.
- l. Dedication of an additional 6 feet of right-of-way along Ventura Street as required by the City Engineer to provide for on-street bicycle lanes.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JULY 25, 2003 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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

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

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

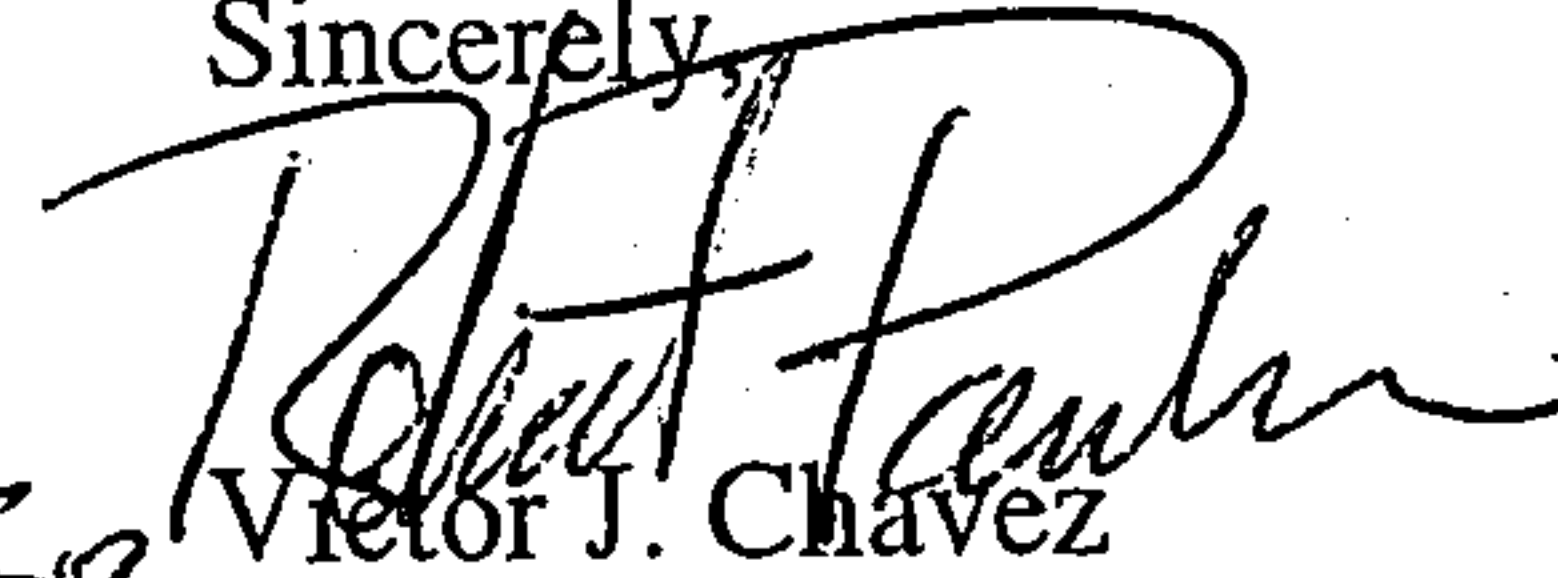
OFFICIAL NOTICE OF DECISION

July 11, 2003

Project # 1002633

Page 5 of 5

Sincerely,


For Victor J. Chavez
Planning Director

VJC/CM/co

- cc: Consensus Planning, Inc., 924 Park Ave. SW, Albuquerque, NM 87102
Bonnie Harley, North Albuquerque Acres Comm., 11021 Signal Ave. NE, Albuquerque, NM 87122
Jackie McDonnell, North Albuquerque Acres Comm., 7820 Beverly Hills Ave. NE, Albuquerque, NM 87122
Eric Rhoades, Vineyard Estates, 8616 Greenarbor Rd. NE, Albuquerque, NM 87122
Mike Brewer, Vineyard Estates, 8700 Astorn Pl. NE, Albuquerque, NM 87122
Barry Ruben, Heritage East Assoc. of Residents, 9220 Freedom Way NE, Albuquerque, NM 87109
Steve Segura, Heritage East Assoc. of Residents, 9639 Macullan NE, Albuquerque, NM 87109
Joyce Bell, Heritage Hills, 8415 Plymouth Rock NE, Albuquerque, NM 87109
Pat Roehm, Heritage Hills, 8913 Rough Rider NE, Albuquerque, NM 87109
Chad Hagle, 6340 E. Thomas Rd., Suite 128, Scottsdale, AZ 85251
Pat Verrelle, 8415 Vintage Dr. NE, Albuquerque, NM 87122
Don Hoech, 10525 Prestwick NE, Albuquerque, NM 87111
Ron Krise, 9809 Greenbrier, Albuquerque, NM 87111
Frank Rowe, 332 Montclair Dr. NE, Albuquerque, NM 87108



CITY OF ALBUQUERQUE
OFFICE OF THE ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

TRICOR SOUTHWEST CORPORATION request(s) a special exception to Section 14.16.2.23. Reference Section La Cueva Sector Plan Section 5.4.5, Page 30: a VARIANCE of 20 feet to the 30 foot building setback requirement to allow a 50 foot setback and Section 14.16.2.23. Reference La Cueva Sector Plan Section 5.4.6, Page 37: a VARIANCE of 11 inches allowing letters 35 inches in height when 24 inches allowed on all or a portion of Lot(s) 15 & 16, Block(s) 10, North Albuquerque Acres, zoned SU-2/Mixed and located at 8928 HOLLY AVE NE (C-20)

Special Exception No: 03ZHE – 01010
03ZHE – 01011
Project No: 1002756
Hearing Date: 07-15-03
Closing of Public Record: 07-15-03
Date of Decision: 07-30-03

STATEMENT OF FACTS: The applicant requests a variance of 20 feet to the 30 foot building setback requirement to allow a 50 foot setback and a variance of 11 inches allowing letters 35 inches in height when 24 inches allowed. The applicant, Tricor Southwest Corporation, was represented by Jim Strozier. Mr. Strozier testified that the development of the entire shopping center was before the Environmental Planning Commission on July 10, 2003 and that these two variances to the design standards of the La Cueva Sector Development Plan would need to be presented to the Zoning Hearing Examiner. Mr. Strozier indicated that this site is being developed as an Eckerd Drug Store. The requested increased setback is in order to allow a drive-through window for this business and the requested increase in letter size is due to the larger setback from the roadway. Mr. Strozier stated that this parcel is exceptional in size and shape as compared to surrounding properties. At the hearing was Pat Verelle, board member of the Vineyard Estates Neighborhood Association and representative for the District 4 Coalition, and Michael Brewer, Vice-President of the Vineyard Estates Neighborhood Association. Both are in support of these requests. However, Mr. Brewer indicated that these requests for this applicant should not set a precedent for future development in this area. The Zoning Hearing Examiner advised Mr. Brewer that each matter is heard on its own merits and that any property owner has the right to apply for a Special Exception and has the right to a public hearing such as this applicant. Mr. Brewer indicated that he understood this. Carmen Marrone, Staff Planner for the COA Planning Department, testified that the La Cueva Sector Development Plan would not be amended at this time. She indicated that each situation is different along this corridor and that the Special Exception procedure that is currently in place is an appropriate avenue for remedy of these types of situations. The yellow sign was posted. There was no opposition to this request at the hearing, nor is there any opposition noted in the file.

AS TO BOTH (2) VARIANCES:

Based on all of the testimony and a review of the entire file, it is determined there is substantial evidence to make the following findings and conclusions:

ZHE Decision

03ZHE-01010 and 03ZHE-01011 / 1002756

Page 2

FINDINGS AND CONCLUSIONS: I find that this parcel is exceptional as compared to other parcels in the vicinity in that it is irregular in size and shape and, therefore, it meets the test for the granting of a variance as provided for by Section 14. 16. 4. 2. I further find that, as a result of the exceptional aspect of the property, the regulations produce an unnecessary hardship in that it will limit the owner's reasonable use of the property and/or deprive the owner of a reasonable return on the property. Furthermore, I find that the particular variance is appropriate to prevent the unnecessary hardship and further find that the variance will differ from development which will be permitted under the existing regular zoning regulations no more than what is necessary to overcome the unnecessary hardship. Finally, the variance will not significantly interfere with the enjoyment of other land in the vicinity and is consistent with the spirit of the Zoning Ordinance, substantial justice and the general public interest.

DECISION: Approved.

If you wish to appeal this decision, you may do so by 5:00 p.m., on Thursday, August 14, 2003 in the manner described below:

Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$55.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B)., of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However,

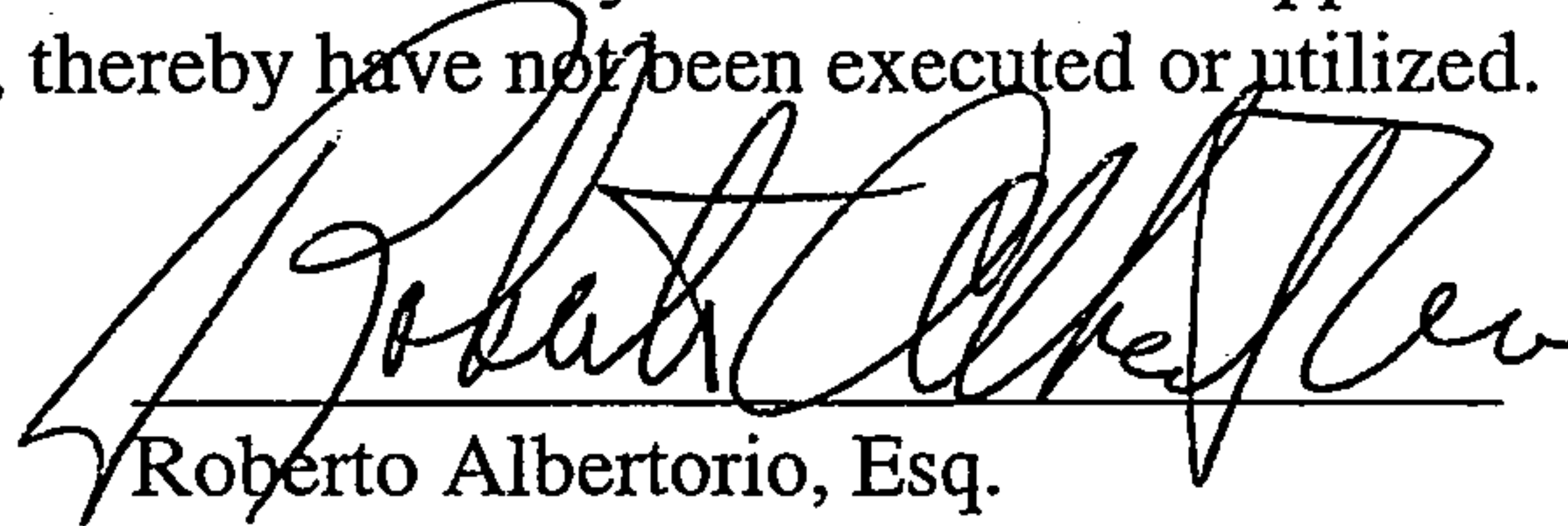
ZHE Decision

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the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.



Roberto Albertorio, Esq.
Zoning Hearing Examiner

cc: Zoning Enforcement (2)

ZHE File

Tricor Southwest Corporation, 6340 East Thomas Rd., Suite 128, Acottsdale, AZ, 85251

Strozier / Fishman, c/o Consensus Planning, Inc., 924 Park Ave. SW, 87102

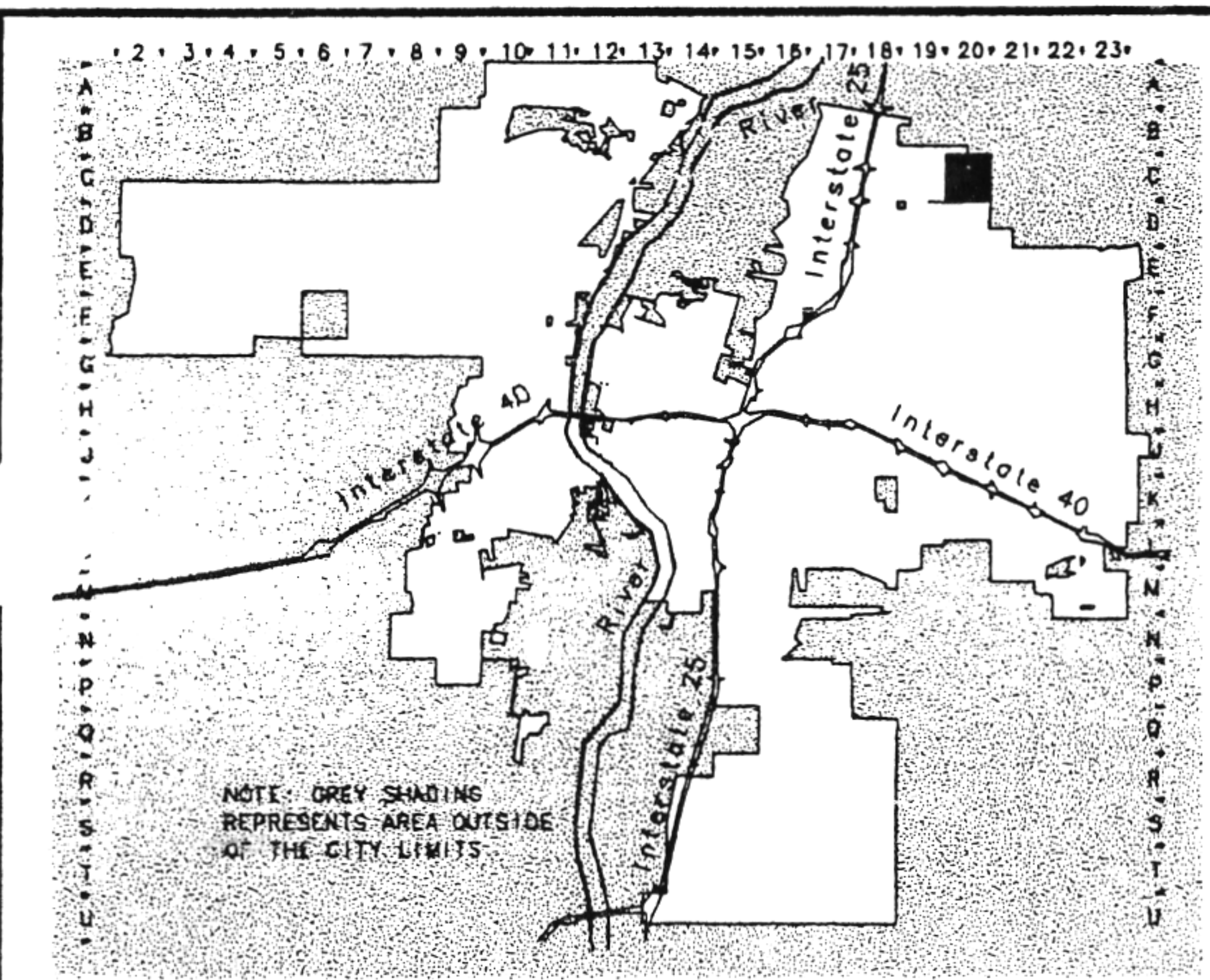
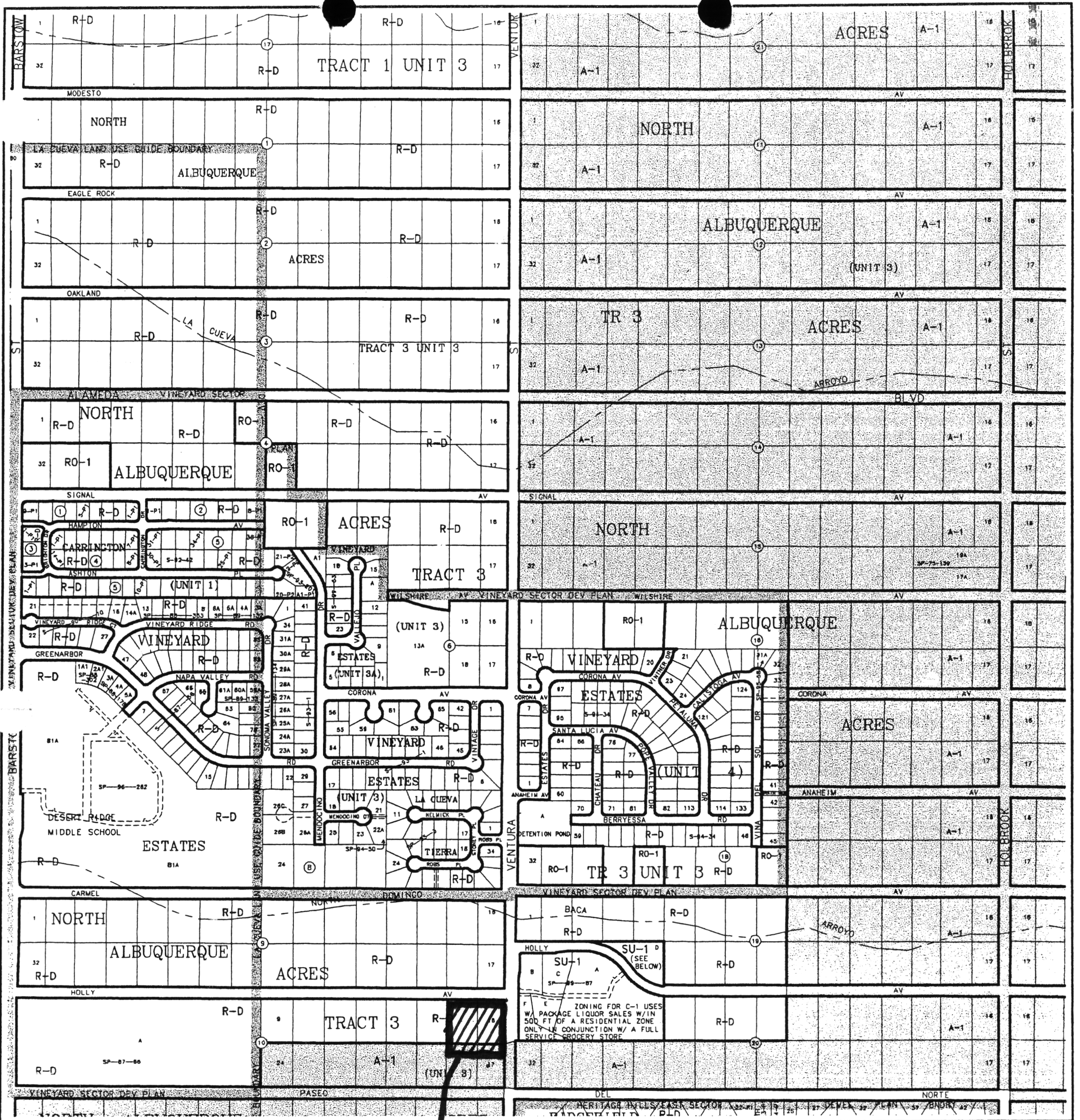
Pat Verrelle, 8415 Vintage Dr. NE, 87122

Michael Brewer, 8700 Ashton Pl. NE, 87122

D.H. Couchman, 6441 Concordia Rd. NE, 87111-1210

Carmen Marrone, Staff Planner, COA Planning Department

Michael Block, 3520 Parisian NE, 87111



SITE



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

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Map Amended through July 27, 2000