

14



Completed 3/27/04

### 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-00350 (FP)  
Project Name: VISTA DEL AGUILA UNIT 3  
Agent: Isaacson & Arfman PA

Project # 1002640  
Phone No.: 268-8828

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

#### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

Project Number 1002640

X

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

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

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



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET  
Plaza del Sol Hearing Room, Basement, Plaza del Sol Building**

March 24, 2004 9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

**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: 11:20 A.M.

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. **Project # 1000147**  
04DRB-00257 Major-Two Year SIA

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

04DRB-00359 Minor-Final Plat  
Approval

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



16. **Project # 1002506**  
04DRB-00360 Minor-Vacation of  
Private Easements

TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 12A & 12B, **BLACK RANCH**, zoned RA-1, located on CORRALES MAIN CANAL, between COORS BLVD NW and RIVERFRONTE DR NW containing approximately 43 acre(s). [REF: 03EPC-00300, 03EPC-00301, 04DRB-00217] [*Deferred from 3/24/04*] (C-13) **DEFERRED AT THE AGENT'S REQUEST TO 3/31/04.**

17. **Project # 1003123**  
04DRB-00348 Minor-Vacation of Private  
Easements  
04DRB-00347 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for EILEEN DEVEREUX & STEFAN WATSON request(s) the above action(s) for all or a portion of Tract(s) 77B1, **MRGCD MAP 36**, zoned S-M1, located on 5<sup>TH</sup> ST NW, between HAINES AVE NW and 6<sup>TH</sup> ST NW containing approximately 2 acre(s). [REF: 03DRB-02044] (H-14) **THE VACATION OF THE PRIVATE EASEMENT WAS WITHDRAWN AT THE AGENT'S REQUEST. A LETTER WILL FOLLOW. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/24/04 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

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

PHILIP W. TURNER agent(s) for SALVADOR PEREZ request(s) the above action(s) for all or a portion of Lot(s) 280 B, **TOWN OF ATRISCO GRANT, UNIT 8**, zoned R-T residential zone, located on 55<sup>TH</sup> ST NW, between BICE RD NW and JUNIPER RD NW containing approximately 1 acre(s). [REF: DRB-97-205] [*Deferred from 2/25/04, 3/10/04 & 3/24/04.*] (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 3/31/04.**

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

19. **Project # 1003300**  
04DRB-00349 Minor-Sketch Plat or Plan
- DEBBIE HUDSON, agent(s) for JOANNE NEALEY, request(s) the above action(s) for all or a portion of Lot(s) 29 & 30, Tract(s) E 1/2, **MCDONALD ACRES THIRD UNIT**, zoned R-1, located on the southeast CORNER OF PHOENIX NW, between 10<sup>th</sup> ST NW and 11<sup>th</sup> ST NW containing approximately 1 acre(s). (H-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
20. Approval of the Development Review Board Minutes for March 10, 2004. **THE MARCH 10, 2004 MINUTES WERE APPROVED.**

ADJOURNED: 11:20 A.M.

14



# 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-00350 (FP)

Project # 1002640

Project Name: VISTA DEL AGUILA UNIT 3

Agent: Isaacson & Arfman PA

Phone No.: 268-8828

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

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: \_\_\_\_\_

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

UTILITIES: \_\_\_\_\_

- \_\_\_\_\_
- \_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_

- \_\_\_\_\_
- \_\_\_\_\_

PARKS / CIP: \_\_\_\_\_

- \_\_\_\_\_
- \_\_\_\_\_

PLANNING (Last to sign): \_\_\_\_\_

- \_\_\_\_\_
- \_\_\_\_\_

X

#### 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. SD
- Copy of recorded plat for Planning.

Project Number 1002640



K

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

Development Review Board Comments

**Project Number:** 1002640

**Application Number:** 04DRB-00350

**DRB Date:** 3/24/04

**Item Number:** 14

**Subdivision:** Vista Del Aguila Subdivision, Unit 3  
Lots 22-32, Block 3, Tract 2, NAA

**Request for:**

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

**Zoning:** R-D

**Zone Page:** C-19

**New Lots (or units) :** 74

**Parks and Recreation Comments:**

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 74 new residential lots will be required.

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

The applicant has recorded the use of off-site credits to meet the Open Space requirement of the R-D zone per the provisions of Section 14-16-3-8 (A) (3), but there is a discrepancy between the amount of off-site credits used and the open space deficiency shown on the Open Space Calculation Table provided with the Preliminary Plat. Please provide an updated Table if it has changed. Otherwise, the applicant will need to provide additional credits or pay cash-in-lieu for the balance of the open space requirement prior to final plat sign-off.

**Signed:**

Christina Sandoval, (DMD)

Phone: 768-3808

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
Development Review Board  
March 24, 2004 Comments**

**ITEM # 14**

**PROJECT # 1002640**


**APPLICATION # 04-00350**

**RE: Vista del Aguila Unit 3/final plat**

Perimeter wall design submittal previously approved AGIS dxf is approved.

No objection to final plat approval.

Planning must file this plat.

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



**City of Albuquerque**  
**CITY OF ALBUQUERQUE**  
 P.O. BOX 1298 ALBUQUERQUE, NEW MEXICO 87103  
**PUBLIC WORKS DEPARTMENT**  
**DEVELOPMENT SERVICE**  
**HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1002640**

**AGENDA ITEM NO: 14**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An executed Subdivision Improvements Agreement with financial guarantees is required for Final Plat sign-off. ✓  
 Minor comment.

**RESOLUTION:**

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

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

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

FOR:

**SIGNED:** Bradley L. Bingham  
 City Engineer/AMAFCA Designee

**DATE:** March 24, 2004

AGIS ELECTRONIC APPROVAL FORM

DRB Project Case #: 1002640

Subdivision Name: Vista Del Aguila Unit 3

Surveyor: Timothy Aldrich

Company/Agent: Isaacson & Arfman

Contact Person: Genny Donart E-mail: gennyd@mcleodusa.net

Phone: 268-8828 Fax: \_\_\_\_\_

DXF Received Date: 3/16/2004

Hard-Copy Date: 3/16/2004

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

*Thomas J. Ill*

3/16/04

Approved

Date

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

AGIS Use Only

Copied cov2640 to agiscov on 3/16/2004. Contact person notified on 3/16/2004

- X Any signal system installed at Loris Drive and Rio Bravo Boulevard must be compatible with, and interconnect with the Rio Bravo Smart Corridor system.
  - X Deceleration and acceleration lanes will be provided on Rio Bravo Boulevard at Loris Drive per New Mexico State Highway Department Driveway Regulations.
15. A cover portal shall be installed connecting both the main entrances. A similar shade structure covering 50% of the patio area will also be required on the southwest and northwest corners.
16. Replace all cottonwood trees on the landscape plans for native indigenous species, large deciduous trees.
17. The applicant will pay for the construction of a lift station as required with respect to the sanitary sewer system.

MOVED BY COMMISSIONER BRISCOE  
SECONDED BY COMMISSIONER STEELE

MOTION PASSED 3-2 (COMMISSIONER  
OWENS AND COMMISSIONER DEICHMANN  
VOTED NO)

**NOTE: COMMISSIONER CHAVEZ HAS ARRIVED AT THIS TIME**

**3. 03EPC- 01242 Project # 1002640**  
03DRB-00728 Minor-Temp Defer SDWK  
03DRB-00723 Major-Preliminary Plat  
Approval  
03DRB-00726 Minor-Sidewalk Variance  
03DRB-00725 Minor-Sidewalk Variance  
03DRB-00724 Major-SiteDev Plan  
BldPermit

Robert Fresques, President, agent(s) for Quail Springs Neighborhood Association appeals the Development Review Board's approval of the above action(s) for all or a portion of Lot(s) 22-32, Block(s) 3, Tract(s) 2, NO. ALBUQUERQUE ACRES, VISTA DEL AGUILA SUBDIVISION, zoned RD SU-1, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 12 acre(s). (C-19) (REMANDED BACK TO DRB)

**STAFF PRESENT:**

Sheran Matson, Planning Department  
Richard Dourte, Transportation, PWD  
Kevin Kurran, Legal Department

**PERSON TO SPEAK IN FAVOR OF THIS APPEAL:**



Robert Fresques, 7231 Quail Springs Pl. NE  
Robert Dymale, 7315 Quail Springs Pl.  
Kyle Williams, 7211 Quail Springs Pl. NE  
Robert Browne, 7411 Quail Spring Pl. NE  
Clay Weber, 8708 Placer Creek Ct.  
Goldialu Stone, 7116 Quail Springs Pl. NE  
William Kraemer, 200 Lomas NW

MS. MATSON: Reiterated comments made in the staff report in which recommendation of the appeal was denial.

### **FINAL ACTION TAKEN**

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to remand back to the DRB 1002640/ 03EPC- 01242, based on the following Findings:

### **FINDINGS:**

1. EPC finds that the site development plan approval required in the La Cueva Sector Development Plan is a site development plan for subdivision.
2. The EPC remands this case with direction to the Development Review Board to readvertise the case as a site development plan for subdivision on to reconsider Dancing Eagle Avenue as a thru street.
3. Reconsider Grouse Ridge Drive as a pedestrian access to accommodate additional right-of-way to be incorporated into adjacent lots to increase the square footage of the lots.

MOVED BY COMMISSIONER DEICHMANN  
SECONDED BY COMMISSIONER OWENS

MOTION PASSED UNANIMOUSLY  
(COMMISSIONER STEELE DID NOT  
VOTE)



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

10-23-2003

**1. 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)

At the October 22, 2003, Development Review Board meeting, the amended preliminary plat was approved with the following condition of final plat:

- 1) Disposition of the pedestrian right-of-way be addressed at final plat by either an easement on the adjacent lot or a tract designated to a homeowners association for maintenance.

The amended infrastructure list dated 10/22/03 was approved. This amendment does not extend the expiration date of the already approved preliminary plat.

The site plan for subdivision was approved with final signoff delegated to Planning for approval of design elevations and cross sections of perimeter walls by the DRB Chair.

A sidewalk variance from design standards was approved as indicated in Exhibit C in the Planning file. A sidewalk variance for waiver of sidewalks was approved as shown on Exhibit C in the Planning file. Temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by November 6, 2003, in the manner described below.

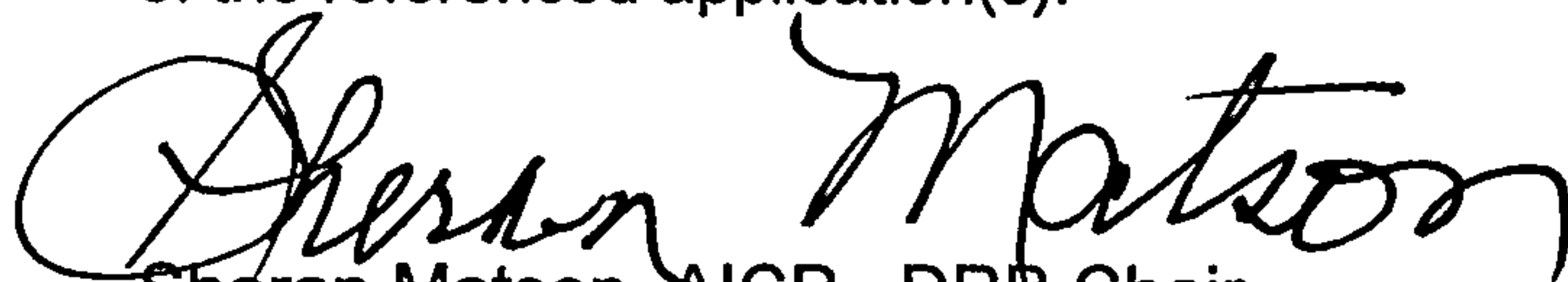
Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.



OFFICIAL NOTICE OF DECISION  
PAGE 2

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

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

  
Sheran Matson, AICP, DRB Chair

Cc: Boyhahn LLC, 11896 North Highway 14, Tijeras, NM 87059  
Isaacson & Arfman PA, 128 Monroe St NE, 87108  
Carl & Shirley Dulabone, 7132 Quail Springs PI NE, 87113  
Goldialu Stone, 7116 Quail Springs PI NE, 87113  
Betty & Sid Haworth, 7123 Quail Springs PI NE, 87113  
William Kraemer, Garcia & Kraemer Associates, 200 Lomas NW, Ste #1111, 87102  
Dorothy Henry, 7304 Quail Springs PI NE, 87113  
William & Beryl Pendleton, 7308 Quail Springs PI NE, 87113  
Kyle & Mary Williams, 7211 Quail Springs PI NE, 87113  
David K. Williams, 7211 Quail Springs PI NE, 87113  
Clay Weber, 8708 Placer Creek Ct NE, 87113  
Virginia Douglas, 7127 Quail Springs PI NE, 87113  
Marilyn Blomberg, 7200 Quail Springs PI NE, 87113  
Andrea Crouch, 7140 Quail Springs PI NE, 87113  
Bill & Paula Eastham, 7212 Quail Springs PI NE, 87113  
Eva Litt, 7216 Quail Springs PI NE, 87113  
Larry Billmier, 7312 Quail Springs PI NE, 87113  
Ron Lehman, 7401 Quail Springs PI NE, 87113  
Steve Drummond, 7227 Quail Springs PI NE, 87113  
Margaret Martinez, 7416 Quail Springs PI NE, 87113  
Margaret Gard, 7409 Quail Springs PI NE, 87113  
Robert Browne, 7411 Quail Springs PI NE, 87113  
Betty Gibson, 7204 Quail Springs PI NE, 87113  
William Atkins, 7131 Quail Springs PI NE, 87113  
G. Burke, 207 Richmond SE, 87106  
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg  
File



# DRB CASE ACTION LOG (SITE PLAN SUBD)

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.: 03-00724 (SPS)  
Project Name: VISTA DEL AGUILA SUB UNIT 3  
Agent: Isaacson & Arfman PA

Project # 1002640  
EPC Application No.: \_\_\_\_\_  
Phone No.: 268-8828

Your request for (SDP for SUB) (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/22/03 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): designated trees perimeter walls

- 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 1002640

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002640 AGENDA#: 1 DATE: 10.22.03

Notice 1. Name: Hyle Williams Address: 7211 Quail Springs Pl. NE Zip: 87113

Notice only 2. Name: Shirley Dulabone Address: 7132 Quail Springs Pl. Zip: 87113

Notice only 3. Name: Carl Dulabone Address: 7132 Quail Sp. Pl. NE Zip: 87113

NOTICE 4. Name: EVA LITT Address: 7216 Quail Sp. Pl. NE Zip: 87113

Notice 5. Name: Mary Williams Address: 7211 Quail Sp. NE Zip: 87113

NOTICE 6. Name: Mervyn Henry Address: 7304 Quail Sp. NE Zip: 87113

NOTICE 7. Name: Beryl Swallow Address: 7308 Quail Sp Zip: 87113

NOTICE 8. Name: William Bondleton Address: 7308 Quail Springs Zip: 87113

9. Name: BILL KREMER Address: 200 Louisa NW SUITE 1111 Zip: 87102

NOTICE 10. Name: MARLYN Blomberg Address: 7200 Quail Sp Zip: 87113

Notice 11. Name: Betty Gibson Address: 7204 Quail Sp Zip: 87113

Notice 12. Name: Andres Crouch Address: 7140 Quail Sp. Zip: 87113

13. Name: Goldwin Stone Address: 7611 Quail Springs Pl. NE Zip: 87113

14. Name: Clay Weber Address: 8708 PLACER CREEK CR NE Zip: 87113  
CLAY WEBER

See Page 2

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002640 AGENDA#: 1 DATE: 10-22-03

① Name: William Atkins Address: 7131 Quail Springs<sup>NE</sup> Zip: 87113

2. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_



**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: 1002640**

**AGENDA ITEM NO: 1**

**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:(x)

**ENGINEERING COMMENTS:**

The Hydrology Section has no objection to the amendment request.

**RESOLUTION:** *init. I.L.*

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

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

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

FOR:

**SIGNED:** Bradley L Bingham  
 City Engineer/AMAFCA Designee

**DATE:** October 22, 2003

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002640 AGENDA#: 7 DATE: 10.15-03

~~Notice~~ 1. Name: David K. Williams Address: 7211 Quail Spg Zip: 87113 ✓

~~Notice~~ 2. Name: Mary Williams Address: 7211 Quail Spg Zip: 87113 ✓

~~Notice~~ 3. Name: Shirley + Carl Osulabone Address: 7132 Quail Spg <sup>PLNE</sup> Zip: 87113 ✓

~~notice~~ 4. Name: Eva Lid Address: 7216 Quail Springs <sup>PLNE</sup> Zip: 87113 ✓

~~Speaker~~ 5. Name: Holden Stone Address: 7116 Quail Springs <sup>PLNE</sup> Zip: 87113 ✓

~~Speaker~~ 6. Name: Kyle Williams Address: 7211 Quail Springs <sup>PLNE</sup> Zip: 87113 ✓

~~notice~~ 7. Name: Bill Eastham Address: 7218 Quail Spg <sup>NE</sup> Zip: 87113 ✓

~~notice~~ 8. Name: Betsy Kid Hawthorn Address: 7127 Quail Spg <sup>N.E.</sup> Zip: 87113 ✓

~~notice~~ 9. Name: Larry Billmeyer Address: 7912 Zip: 87113 ✓

~~notice~~ 10. Name: Ron Lehman Address: 7461 Quail Spg Zip: 87113 ✓

~~notice~~ 11. Name: Beryl Pendleton Address: 7308 Quail Spg P Zip: 87113 ✓

~~notice~~ 12. Name: DOROTHY HENRY Address: 7324 Quail Spg Zip: 87113 ✓

~~notice~~ 13. Name: Steve Drummond Address: 7227 Quail Springs <sup>PLNE</sup> Zip: 87113 ✓

~~notice~~ 14. Name: Virginia Douglas Address: 7127 Quail Spg <sup>PLNE</sup> Zip: 87113 ✓



Page 2

DRB

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002640 AGENDA#: 7 DATE: 10.15.03

~~NOTICE~~ 1. Name: Marilyn Blomberg Address: 7200 Quail Springs PL NE Zip: 87113-1777 ✓

~~NOTICE~~ 2. Name: Andrea Crouch Address: 7140 Quail Spr. Zip: 87113-1777 ✓

~~NOTICE~~ 3. Name: Margaret Martin Address: 7416 Quail Sp Zip: 87113-1727 ✓

~~NOTICE~~ 4. Name: William D. Miller Address: 7308 Quail Springs Zip: 87113- ✓

~~NOTICE~~ 5. Name: MARGARET GAARD Address: 7409 Quail Sp Zip: 87113 ✓

~~NOTICE~~ 6. Name: Robert Browne Address: 7411 Quail Springs Pl. 87113  
8708 PLACER ✓

7. Name: CLAY WEBER Address: CREEK CT NE Zip: 87113 ✓

~~NOTICE~~ 8. Name: G. BURKE Address: 207 RICHMOND, SE Zip: 87106

9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_



**City of Albuquerque**  
**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: 1002640**

**AGENDA ITEM NO: 7**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

The Hydrology Section has no objection to the amendment request with condition that a revised grading plan be approved prior to Final Plat.

**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

*lwk Oct 22, 2003*



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

October 15, 2003

**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] (C-19)**

AMAFCA	No adverse comments.
COG	No comments received.
Transit	No adverse comments.
Zoning Enforcement	Reviewed, no comment.
Neighborhood Coor.	
Letters sent to North Domingo Baca (R) and Quail Springs (R) Neighborhood Assns.	
APS	No comments received.
Police Department	No adverse comments.
Fire Department	Fire Department is not approving street widths less than 32 feet at this time. Per Ray Sanchez, AFD. All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.
PNM Gas	Approves.
PNM Electric	Approves.

Comcast

No comments received.

QWEST

No comments received.

Environmental Health

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

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments.

City Engineer

What is being amended?

Transportation Development

Amend the infrastructure list to include removal of existing portion of Grouse Ridge and construction of pedestrian connection of Dancing Eagle and Quail Springs.

Parks & Recreation

No objection.

Utilities Development

No objection to Preliminary Plat. No objection to Site Plan. No objection to Design Variance or Sidewalk requests.

Planning Department

No additional comments.

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

cc: Boyhahn LLC, 11896 North Highway 14, Tijeras, NM 87059

Isaacson & Arfman PA, 128 Monroe St NE, 87108

Robert Fresques, 7231 Quail Springs PI NE, 87113



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, October 15, 2003, beginning at 9:00 a.m. for the purpose of considering the following:

**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] (C-19)

**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] (F-11)

**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

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)

**SEE PAGE 2 . . . .**



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

**PAGE 2**

**Project # 1002511**

03DRB-01580 Major-Bulk Land Variance  
03DRB-01578 Minor – Final Plat approval

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 90<sup>TH</sup> STREET NW containing approximately 29 acre(s). [REF: 03DRB-00858, 03DRB-00859, 03DRB-00860, 03DRB-00861, 03EPC-00316] (K-9)

**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

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] (K-10)

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

Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 29, 2003.**



**AMENDED**  
**NOTICE OF HEARING PLACE & TIME**

September 9, 2003

Robert Fresques, President  
Quail Springs Neighborhood Association  
7231 Quail Springs PI NE  
Albuquerque, NM 87113

**RE: APPEAL 03EPC-01242 /PROJECT #1002640 (CASE WAS HEARD UNDER APPLICATION NUMBERS #03DRB-00723 Major-Preliminary Plat Approval, 03DRB-00724 Major-SiteDev Plan BldPermit , 03DRB-00725 Minor-Sidewalk Variance, 03DRB-00726 Minor-Sidewalk Variance, 03DRB-00728 Minor-Temp Defer SDWK**

Dear Mr. Fresques:

As a courtesy to you and interested parties this is notice of a change of meeting place and time for the Environmental Planning Commission (EPC) meeting on Thursday, September 18, 2003.

**THE MEETING WILL BE HELD AT THE ALBUQUERQUE CONVENTION CENTER, DONA ANA - CIMARRON ROOM AT 9:00 A.M., THURSDAY, SEPTEMBER 18, 2003.**

You will receive a copy of the agenda and a staff report approximately one week prior to the hearing. **THIS WILL SHOW YOU WHERE YOUR CASE WILL BE ON THE AGENDA.**

If you have any questions, please contact Claire Senova, Administrative Assistant at 924-3946.

Sincerely,

Sheran Matson, AICP, Chair, Development Review Board

cc: Isaacson & Arfman PA, 128 Monroe St NE, 87108  
Boyhahn LLC, 11896 North Highway 14, Tijeras, NM 87059  
Kyle and Mary Williams, 7211 Quail Springs PI NE, 87113  
Paul & Eva Litt, 7216 Quail Springs PI NE, 87113



## **AMENDED** **NOTICE OF HEARING PLACE & TIME**

**PAGE 2**

Carl & Shirley Dulabone, 7132 Quail Springs PI NE, 87113  
Robert & Florence Dymak, 7315 Quail Springs PI NE, 87113  
John & Jenny Klimisch, 7209 Quail Springs PI NE, 87113  
Jegs & Esther Castro, 7120 Quail Springs PI NE, 87113  
Goldialu Stone, 7116 Quail Springs PI NE, 87113  
Betty & Sid Haworth, 7123 Quail Springs PI NE, 87113  
Jim & Irene Honeycutt, 7316 Quail Springs PI NE, 87113  
William Kraemer, Garcia & Kraemer Associates, 200 Lomas NW, Ste #1111, 87102  
Dorothy Henry, 7304 Quail Springs PI NE, 87113  
William & Beryl Pendleton, 7308 Quail Springs PI NE, 87113  
David Williams, 7308 Quail Springs PI NE, 87113  
Dorothy Porter, 7309 Quail Springs PI NE, 87113  
Clay Weber, 8708 Placer Creek Ct NE, 87113  
Betty Gibson, 7204 Quail Springs PI NE, 87113  
Virginia Douglas, 7127 Quail Springs PI NE, 87113  
Marilyn Blomberg, 7200 Quail Springs PI NE, 87113  
Joe Yardumian, 7801 R.C. Gorman NE, 87122  
William & Margaret Atkins, 7131 Quail Springs PI NE, 87113  
Mario Ramirez, 7135 Eagle Canyon Rd NE, 87113  
Andrea Crouch, 7140 Quail Springs PI NE, 87113  
Bill & Paula Eastham, 7212 Quail Springs PI NE, 87113  
Richard Carbajol, 7112 Quail Springs PI NE, 87113  
William & Margaret Atkins, 7131 Quail Springs PI NE, 87113  
Reverend Mark Pecina, 7518 Oakland NE, 87113  
Don Newton, Office of Neighborhood Coordination,  
File





## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

7-11-2003

**5. Project # 1002640**

03DRB-00728 Minor-Temp Defer SDWK  
03DRB-00723 Major-Preliminary Plat Approval  
03DRB-00726 Minor-Sidewalk Variance  
03DRB-00725 Minor-Sidewalk Variance  
03DRB-00724 Major-SiteDev Plan BldPermit

ISAACSON & ARFMAN PA agent(s) for BOYHAHN LLC request(s) the above action(s) for all or a portion of Lot(s) 22-32, Block(s) 3, Tract(s) 2, NO. ALBUQUERQUE ACRES, VISTA DEL AGUILA SUBDIVISION, zoned RD SU-1, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 12 acre(s). *[Deferred from 5/28/03, 6/11/03 AND 6/25/03] (C-19)*

At the July 9, 2003, Development Review Board meeting, the temporary deferral of sidewalks was approved for the construction of sidewalks on the interior streets as shown on Exhibit C in the Planning file.

With the signing of the infrastructure list dated 7/9/03 and approval of the grading plan engineer stamp dated 7/6/03 the preliminary plat was approved.

The sidewalk variances were approved as shown on Exhibit C for the waiver of sidewalks. The site development plan for building permit was approved and signed off by the Board.

If you wish to appeal this decision, you must do so by July 24, 2003, in the manner described below.

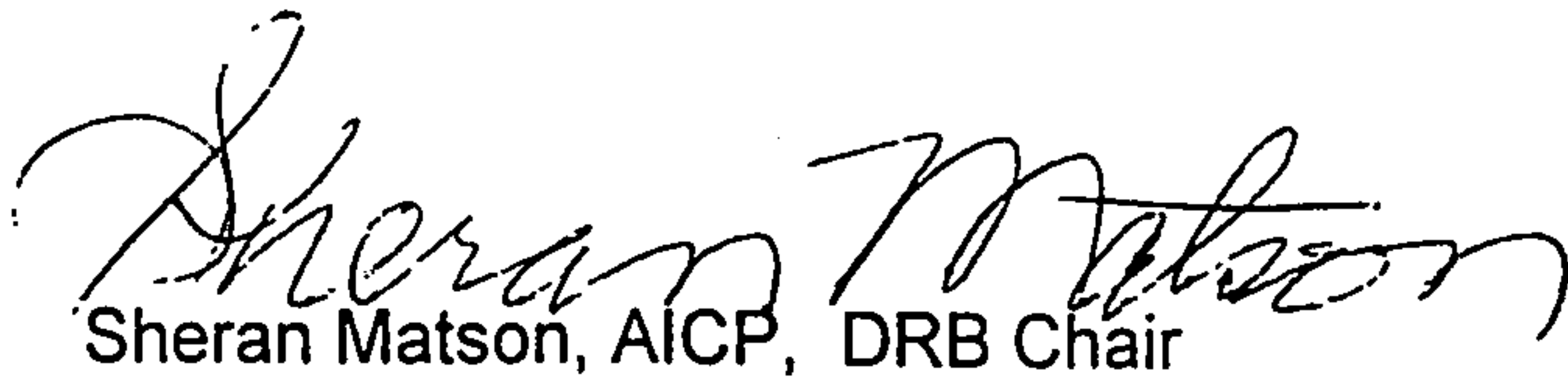
Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision. The date the determination in question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

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



OFFICIAL NOTICE OF DECISION  
PAGE 2

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

  
Sheran Matson, AICP, DRB Chair

cc:Isaacson & Arfman PA, 128 Monroe St NE, 87108  
Boyhahn LLC, 11896 North Highway 14, Tijeras, NM 87059  
Robert Fresquez, 7231 Quail Springs PI NE, 87113  
Kyle and Mary Williams, 7211 Quail Springs PI NE, 87113  
Paul & Eva Litt, 7216 Quail Springs PI NE, 87113  
Carl & Shirley Dulabone, 7132 Quail Springs PI NE, 87113  
Robert & Florence Dymak, 7315 Quail Springs PI NE, 87113  
John & Jenny Klimisch, 7209 Quail Springs PI NE, 87113  
Jegs & Esther Castro, 7120 Quail Springs PI NE, 87113  
Goldialu Stone, 7116 Quail Springs PI NE, 87113  
Betty & Sid Haworth, 7123 Quail Springs PI NE, 87113  
Jim & Irene Honeycutt, 7316 Quail Springs PI NE, 87113  
William Kraemer, Garcia & Kraemer Associates, 200 Lomas NW, Ste #1111, 87102  
Dorothy Henry, 7304 Quail Springs PI NE, 87113  
William & Beryl Pendleton, 7308 Quail Springs PI NE, 87113  
David Williams, 7308 Quail Springs PI NE, 87113  
Dorothy Porter, 7309 Quail Springs PI NE, 87113  
Clay Weber, 8708 Placer Creek Ct NE, 87113  
Betty Gibson, 7204 Quail Springs PI NE, 87113  
Virginia Douglas, 7127 Quail Springs PI NE, 87113  
Marilyn Blomberg, 7200 Quail Springs PI NE, 87113  
Joe Yardumian, 7801 R.C. Gorman NE, 87122  
William & Margaret Atkins, 7131 Quail Springs PI NE, 87113  
Mario Ramirez, 7135 Eagle Canyon Rd NE, 87113  
Andrea Crouch, 7140 Quail Springs PI NE, 87113  
Bill & Paula Eastham, 7212 Quail Springs PI NE, 87113  
Richard Carbajol, 7112 Quail Springs PI NE, 87113  
William & Margaret Atkins, 7131 Quail Springs PI NE, 87113  
Reverend Mark Pecina, 7518 Oakland NE, 87113  
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg  
File



AMENDED

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

7-30-2003

**5. Project # 1002640**

03DRB-00728 Minor-Temp Defer SDWK  
03DRB-00723 Major-Preliminary Plat Approval  
03DRB-00726 Minor-Sidewalk Variance  
03DRB-00725 Minor-Sidewalk Variance  
03DRB-00724 Major-SiteDev Plan **Subd**

ISAACSON & ARFMAN PA agent(s) for BOYHAHN LLC request(s) the above action(s) for all or a portion of Lot(s) 22-32, Block(s) 3, Tract(s) 2, NO. ALBUQUERQUE ACRES, **VISTA DEL AGUILA SUBDIVISION**, zoned RD SU-1, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 12 acre(s). [*Deferred from 5/28/03, 6/11/03 AND 6/25/03*] (C-19)

At the July 9, 2003, Development Review Board meeting, the temporary deferral of sidewalks was approved for the construction of sidewalks on the interior streets as shown on Exhibit C in the Planning file.

With the signing of the infrastructure list dated 7/9/03 and approval of the grading plan engineer stamp dated 7/6/03 the preliminary plat was approved.

The sidewalk variances were approved as shown on Exhibit C for the waiver of sidewalks. The site development plan for **SUBDIVISION** was approved and signed off by the Board.

If you wish to appeal this decision, you must do so by July 24, 2003, in the manner described below.

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

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



OFFICIAL NOTICE OF DECISION  
PAGE 2

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

  
Sheran Matson, AICP, DRB Chair

cc:Isaacson & Arfman PA, 128 Monroe St NE, 87108  
Boyhahn LLC, 11896 North Highway 14, Tijeras, NM 87059  
Robert Fresquez, 7231 Quail Springs PI NE, 87113  
Kyle and Mary Williams, 7211 Quail Springs PI NE, 87113  
Paul & Eva Litt, 7216 Quail Springs PI NE, 87113  
Carl & Shirley Dulabone, 7132 Quail Springs PI NE, 87113  
Robert & Florence Dymak, 7315 Quail Springs PI NE, 87113  
John & Jenny Klimisch, 7209 Quail Springs PI NE, 87113  
Jegs & Esther Castro, 7120 Quail Springs PI NE, 87113  
Goldialu Stone, 7116 Quail Springs PI NE, 87113  
Betty & Sid Haworth, 7123 Quail Springs PI NE, 87113  
Jim & Irene Honeycutt, 7316 Quail Springs PI NE, 87113  
William Kraemer, Garcia & Kraemer Associates, 200 Lomas NW, Ste #1111, 87102  
Dorothy Henry, 7304 Quail Springs PI NE, 87113  
William & Beryl Pendleton, 7308 Quail Springs PI NE, 87113  
David Williams, 7308 Quail Springs PI NE, 87113  
Dorothy Porter, 7309 Quail Springs PI NE, 87113  
Clay Weber, 8708 Placer Creek Ct NE, 87113  
Betty Gibson, 7204 Quail Springs PI NE, 87113  
Virginia Douglas, 7127 Quail Springs PI NE, 87113  
Marilyn Blomberg, 7200 Quail Springs PI NE, 87113  
Joe Yardumian, 7801 R.C. Gorman NE, 87122  
William & Margaret Atkins, 7131 Quail Springs PI NE, 87113  
Mario Ramirez, 7135 Eagle Canyon Rd NE, 87113  
Andrea Crouch, 7140 Quail Springs PI NE, 87113  
Bill & Paula Eastham, 7212 Quail Springs PI NE, 87113  
Richard Carbajol, 7112 Quail Springs PI NE, 87113  
William & Margaret Atkins, 7131 Quail Springs PI NE, 87113  
Reverand Mark Pecina, 7518 Oakland NE, 87113  
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg  
File

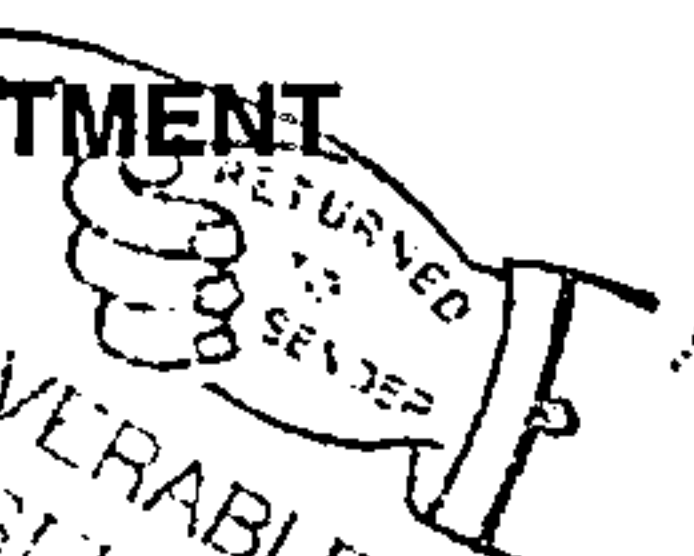


# City of Albuquerque

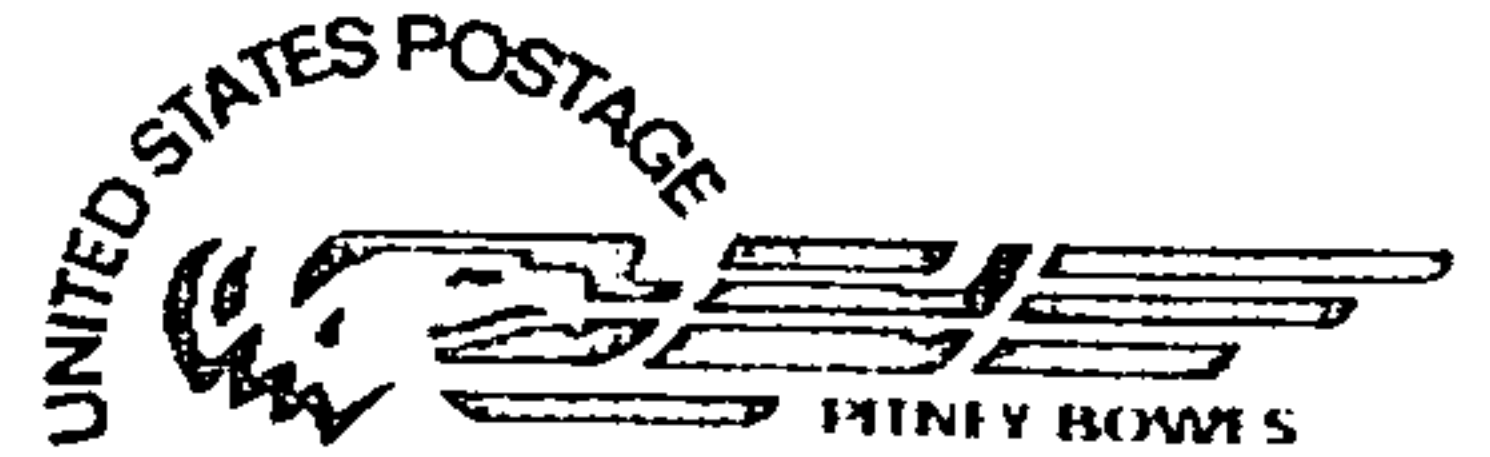
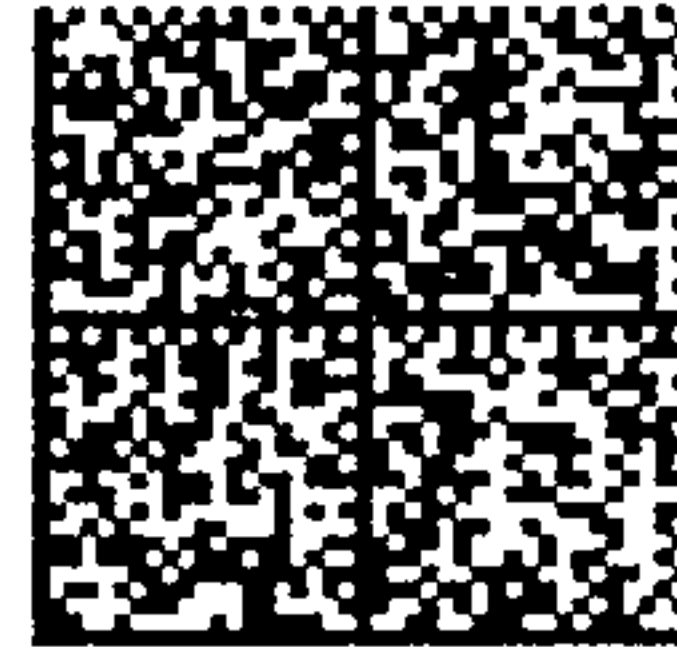
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT

- UNDELIVERABLE AS ADDRESSED
- MOVED, LEFT NO ADDRESS
- UNCLAIMED
- REFUSED
- ATTEMPTED, NOT KNOWN
- NO SUCH STREET
- NO SUCH NUMBER
- NO RECEPTACLE
- DECEASED
- VACANT

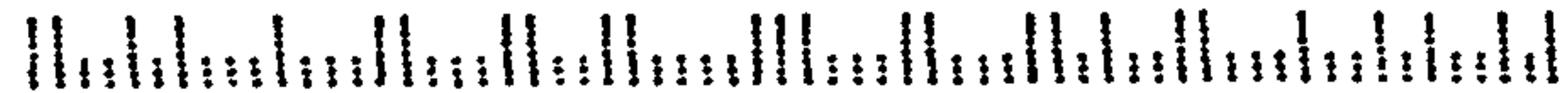


David Williams  
7308 Quail Springs PI NE  
Albuquerque, NM 7113



02 1A \$ 00.60<sup>0</sup>  
0004329277 JUL 31 2003  
MAILED FROM ZIP CODE 87102

87113+1773





Vertical text on the left side, appearing as a list of small, illegible characters or symbols.





## NOTICE OF HEARING

July 31, 2003

Robert Fresques, President  
Quail Springs Neighborhood Association  
7231 Quail Springs PI NE  
Albuquerque, NM 87113

*Just FYI*

**RE: APPEAL 03EPC-01242 /PROJECT #1002640 (CASE WAS HEARD UNDER APPLICATION NUMBERS #03DRB-00723 Major-Preliminary Plat Approval, 03DRB-00724 Major-SiteDev Plan BldPermit , 03DRB-00725 Minor-Sidewalk Variance, 03DRB-00726 Minor-Sidewalk Variance, 03DRB-00728 Minor-Temp Defer SDWK**

Dear Mr. Fresques:

The above referenced appeal, which was filed July 23, 2003, has been **scheduled** to be heard before the Environmental Planning Commission (EPC) on **Thursday, September 18, 2003 at 8:30 A.M.**

The meeting will be held in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2<sup>nd</sup> Street, NW, 87102.**

Approximately one week prior to the hearing, you will receive a copy of the agenda and a staff report. **THIS WILL SHOW YOU WHERE YOUR CASE WILL BE ON THE AGENDA.**

If you have any questions, please contact Claire Senova, Administrative Assistant at 924-3946.

Sincerely,

Sheran Matson, AICP, Chair, Development Review Board

cc: Isaacson & Arfman PA, 128 Monroe St NE, 87108  
Boyhahn LLC, 11896 North Highway 14, Tijeras, NM 87059  
Kyle and Mary Williams, 7211 Quail Springs PI NE, 87113  
Paul & Eva Litt, 7216 Quail Springs PI NE, 87113  
Carl & Shirley Dulabone, 7132 Quail Springs PI NE, 87113  
Robert & Florence Dymak, 7315 Quail Springs PI NE, 87113  
John & Jenny Klimisch, 7209 Quail Springs PI NE, 87113



## NOTICE OF HEARING

### PAGE 2

Jegs & Esther Castro, 7120 Quail Springs PI NE, 87113  
Goldialu Stone, 7116 Quail Springs PI NE, 87113  
Betty & Sid Haworth, 7123 Quail Springs PI NE, 87113  
Jim & Irene Honeycutt, 7316 Quail Springs PI NE, 87113  
William Kraemer, Garcia & Kraemer Associates, 200 Lomas NW, Ste #1111, 87102  
Dorothy Henry, 7304 Quail Springs PI NE, 87113  
William & Beryl Pendleton, 7308 Quail Springs PI NE, 87113  
David Williams, 7308 Quail Springs PI NE, 87113  
Dorothy Porter, 7309 Quail Springs PI NE, 87113  
Clay Weber, 8708 Placer Creek Ct NE, 87113  
Betty Gibson, 7204 Quail Springs PI NE, 87113  
Virginia Douglas, 7127 Quail Springs PI NE, 87113  
Marilyn Blomberg, 7200 Quail Springs PI NE, 87113  
Joe Yardumian, 7801 R.C. Gorman NE, 87122  
William & Margaret Atkins, 7131 Quail Springs PI NE, 87113  
Mario Ramirez, 7135 Eagle Canyon Rd NE, 87113  
Andrea Crouch, 7140 Quail Springs PI NE, 87113  
Bill & Paula Eastham, 7212 Quail Springs PI NE, 87113  
Richard Carbajol, 7112 Quail Springs PI NE, 87113  
William & Margaret Atkins, 7131 Quail Springs PI NE, 87113  
Reverand Mark Pecina, 7518 Oakland NE, 87113  
Don Newton, Office of Neighborhood Coordination,  
File



# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form		Supplemental form	
<b>SUBDIVISION</b>	<b>S</b>	<b>ZONING &amp; PLANNING</b>	<b>Z</b>
<input checked="" type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation	
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> County Submittal	
<input type="checkbox"/> Vacation	<b>V</b>	<input type="checkbox"/> EPC Submittal	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)	
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>	<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 checked="" 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)	<b>L</b>		
		<b>APPEAL / PROTEST of...</b>	<b>A</b>
		<input checked="" 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION: Quail Springs Neighborhood Association

NAME: C/O Robert M. Fresques, President PHONE: (505) 797-7231  
 ADDRESS: 7231 Quail Springs Pl NE FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE: NM ZIP: 87113 EMAIL: rfresques@msn.com  
 Proprietary interest in site: Organized Neighborhood Association within 600 feet of the subject party.  
 AGENT (if any): \_\_\_\_\_ PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: Appeal of DRB ruling on project case number 1002640, dated 7-11-03; 03DRB-00723 Major Preliminary Plat Approval; 03DRB-00724 Major - Site Development Plan Building Permit  
 Is the applicant seeking incentives pursuant to the Family Housing Development Program? Plan Yes. Building Permit No.

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

Lot or Tract No. 22-32 Block: 3 Unit: 2  
 Subdiv. / Addn. North Albuquerque Acres  
 Current Zoning: RD-7 DU Proposed zoning: \_\_\_\_\_  
 Zone Atlas page(s): C19 No. of existing lots: \_\_\_\_\_ No. of proposed lots: \_\_\_\_\_  
 Total area of site (acres): 12 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_  
 Within city limits?  Yes. No  but site is within 5 miles of the city limits.) Within 1000FT of a landfill? \_\_\_\_\_  
 UPC No. \_\_\_\_\_ MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: Alameda Boulevard  
 Between: Wyoming Boulevard and Louisiana Boulevard

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): 03DRB-00724  
03DRB-00723  
DRB Project # 1002640 AND La Cueva Sector Development Plan

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: \_\_\_\_\_  
 SIGNATURE: Robert M. Fresques DATE: 7/23/03  
 (Print) Robert M. Fresques  Applicant  Agent

FOR OFFICIAL USE ONLY

Form revised 8/01, 3/03, 7/03

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>USE-PL</u>	<u>01242</u>		\$ <u>190.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>NOTIFICATION FEE</u>		\$ <u>50.00</u>
<input checked="" type="checkbox"/> All case #'s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #'s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date			Total
	<u>9-18-2003</u>			\$ <u>240.00</u>

R. Fresques 7/23/03  
 Planner signature / date

Project # 1002640

FORM A: APPEAL

Appeal to the Zoning Board of Appeals regarding:

DECISION OF THE ZONING HEARING EXAMINER

Appeal to the Landmarks and Urban Conservation Commission regarding:

CERTIFICATE OF APPROPRIATENESS DECISION OF THE PLANNING DIRECTOR OR STAFF

Appeal to the Environmental Planning Commission regarding:

ADMINISTRATIVE AMENDMENT OR DECISION OF THE PLANNING DIRECTOR OR STAFF

DECLARATORY RULING OF THE ZONING ENFORCEMENT OFFICER

DETERMINATION OR ACTION OF THE DEVELOPMENT REVIEW BOARD

Appeal to the City Council regarding:

DETERMINATION OR ACTION OF THE ENVIRONMENTAL PLANNING COMMISSION

ACTION OF THE ZONING BOARD OF APPEALS REGARDING AN APPEAL

DECISION OF THE LANDMARKS AND URBAN CONSERVATION COMMISSION

Project number of case being appealed; 1002640

Application number of case being appealed; 03DRB-00723 Major-Preliminary Plat Approval

Reason for the appeal \* 03DRB-00724 Major-Site Development Plan Building Permit

Appellant's basis of standing as an appellant \*

Letter of authorization from the appellant if this application for appeal is submitted by an agent

Copy of the Official Notification of Decision regarding the matter being appealed

Fee (see schedule)

\* Criteria for reasonable appeals and criteria for standing as an appellant are given in Zoning Code §14-16-4-4. Any appeal must meet these criteria to be heard. The applicant should review these and other relevant documents carefully before preparing an application for appeal.

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

Robert M. Fresques  
Applicant name (print)

[Signature]  
Applicant signature / date

Form revised September 2001



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

Application case numbers  
03EPC - 01242  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Appeal

Robert 7/23/03  
Planner signature / date  
**Project # 1002640**

## REASON FOR APPEAL DRB Ruling, Project # 1002640

This is an appeal of the approvals by the Development Review Board (DRB) of Project #1002640 dated July 9, 2003; specifically we are appealing 03 DRB 00723 Major-Preliminary Plat Approval and 03 DRB 00724 Major-Site Development Plan for Building Permit Approval.

**STANDING TO APPEAL.** Appellant, the Quail Springs Neighborhood Association (QSNA) was officially recognized by the City of Albuquerque Planning Department on July 7, 2000. The Quail Springs (QS) Subdivision is located directly north of the proposed project #1002640, Vista Del Aguila Unit III (VDA III) Subdivision. On July 16, 2003, the QSNA held a Board meeting and voted unanimously to appeal the DRB decision.

The subject property is zoned RD-7 du/acre. Under the provisions of the RD zone in the La Cueva Sector Plan, a property owner is allowed to develop single-family R-1 residential (i.e. 5,000 s.f. lots) without a site development plan, but if they chose to develop higher density they must secure site development plan approval. (Section 5.2 La Cueva SDP.) Site plans must comply with the design regulations in Section 5.4.6. Site development plan approval also provides a mechanism for the enforcement of the guidelines contained in the same section.

Appellants assert that the DRB erred in applying adopted City plans, policies and ordinances in arriving at their decision to approve the preliminary plat and site development plan for the building permit.

- 1. The submittal lacks critical elements of the site development plan for building permit and should not have been accepted for hearing, much less approved.**

The site development plan on file only minimally meets the elements of a site plan for subdivision since it lacks design regulations. The DRB decision purports to approve a site development plan for building permit in spite of the fact that there are no building elevations, no information on building heights and siting for solar access, no information on color, materials and other elements of architectural design. These missing elements are important parts of any site plan for a building permit, but are absolutely critical in the La Cueva Plan area given the guiding principles of the plan:

- Existing development has begun to create an identity for the plan area based on architectural styles, quality of design and compatibility with the natural landscape. The community is looking to the plan to solidify this identity by requiring compatible new development.

- New development should contribute to the identity of this part of Albuquerque...a variety of design standards are prescribed to reinforce the community identity and to approve land use compatibility, street and neighborhood character and overall community design.
  - Site plan review of higher density uses is recommended to assure positive relationships between land uses. (La Cueva Plan 5.1, pages 25-26).
- 2. La Cueva Sector Development Plan No.7. (Page 32) Architectural Character Single Family Residential Intent: Develop innovative designs for new subdivisions that enhance the sense of place, neighbor interaction, and reinforce existing architectural character in established neighborhoods.**

The developer has not developed an innovative design plan that will enhance the sense of place or reinforce existing architectural character in the established neighborhoods on either side of VDA III. There will be seventy-four houses containing approximately seventeen hundred square feet on an average 45-foot wide lot. Since proposed house designs were not submitted to the DRB, we can only assume that the developer will build the same product he did in VDA I and II. The proposed subdivision could include nothing but two story houses jammed on narrow shallow lots, demonstrating that this is not an innovative project. All thirty-three new houses backing up to the twenty-three single story QS Subdivision homes could be two stories with balconies which will loom over the QS single story patio homes.

The QS Subdivision includes sixty planned one-story patio stuccoed homes with red tile pitched roofs and cooling units installed on the ground. The original buyers had a choice of four light desert colors of stucco. Twenty-three of the patio homes back up to the new proposed subdivision.

Eagle Springs (ES) Subdivision, whose builder is D.R. Horton, is located south of the proposed development. It is a mix of one and two story homes with tile roofs and desert colored stucco with A/C units installed on the ground. The two story homes with balconies are constructed with stucco encasing the balcony structure so there is the appearance that it is part of the home.

VDA I and II located close to Wyoming Boulevard NE and Eagle Rock Road NE have composite roofs and the stucco colors are different shades of brown, which does not conform and blend to those in the QS and ES Subdivisions. The balconies of the VDA I and II are build of wood and look as if they have added on as an after thought.

- 3. 7R-1: All new subdivisions shall incorporate CPTED (Crime Prevention Through Environmental Design) principles into the design of new homes. This supports the closing of Grouse Ridge Drive through the new subdivision.**

According to the National Crime Prevention Institute, "The proper design and effective use of the built environment can lead to a reduction in fear and incidents of crime and the improvement in the quality of life." CPTED is based on both the "perception" of safety by citizens and their actual "occurrence" of crime. Both contribute to the quality of life of the residents of a community. These two elements, perception of safety and actual likelihood of crime, are most important in assessing the potential impact on existing residents of QS by the VDA III Subdivision as proposed by the developer. Principles of CPTED are based on the following concepts to make residents feel and be safer in their homes:

#### **Natural Access Control:**

In the case of subdivisions, "streets should be designed to discourage cut through traffic." Though some connectivity between neighbors is encouraged, this object can be accomplished via Louisiana Boulevard. The extension of Grouse Ridge Drive from QS Subdivision into VDA III Subdivision clearly would ENCOURAGE, not discourage, cut through traffic.

#### **Natural Surveillance:**

In the case of single family homes, "maximum viewing to and from the house" should be preserved. The proximity to existing one story homes in QS Subdivision and the proposed two story houses in VDA III would greatly limit the "natural surveillance" which now exists to the rear of the established homes. The VDA III neighbors living in the two story houses will have a direct intimate view into the lives of these vulnerable individuals. The VDA III residents will know the comings and goings of their QS neighbors to the north. They will know the approximate age and whether their QS neighbors live alone or not. In passing they may make inadvertent comments to their friends and/or co-workers about the activities of their QS neighbors which in turn could lead to robberies, vandalism, arson, rape or murder.

#### **Territorial Reinforcement:**

It is clear from the large turn out by the QS residents at the DRB meetings and the decision to make this appeal that the residents are a tight knit community. The neighborhood is largely made up of elderly people who are retired or soon to be retired. Also, there is a large proportion of widows and other single women. They have a strong sense of community identity and territorial responsibility. Two aspects of the proposed VDA III plan would significantly undermine the QS residences sense of community:

- Interconnecting the subdivision by extending Grouse Ridge Drive would reduce both the feeling of, and the actual control that is now exercised through recognition of familiar traffic. The Quail Springs residences will no longer be able to recognize strangers in their community. On September 10, 2001, the Quail Springs Neighborhood Association organized a neighborhood watch program under the

Neighborhood Organized Against Crime Program that demonstrates their concern for safety in their neighborhood.

- Building two-story houses immediately behind the existing single story residences will undermine the quality of day-to-day retirement living, hence the commitment to the neighborhood and "territory". The two story houses towering so closely over the rear of the existing QS single story homes will destroy the sense of privacy and feeling of safety. Many QS residences spend a great deal of time in their backyards and patios. These two-story houses will also create a shadow affect reducing the natural southern light exposure and will obscure the existing views of the mountains and mesa.

The basic purpose of "Crime Prevention Through Environmental Design" is to contribute to the quality of life for citizens. A high quality already exists in the Quail Springs Subdivision for these senior citizens. The simple solution to preserving this quality of life in the QS Subdivision is to limit new residences to one-story homes in the VDA III Subdivision and to leave Grouse Ridge Drive closed.

- 4. 7G-1: De-emphasize garages, and orient porches, doors, and windows to the street.**

The developer did not submit house designs so it is unknown if these issues are addressed for this subdivision.

- 5. La Cueva Sector Development Plan, No. 9. (Page 34) Building Materials and Colors Intent: Foster community identity through the use of compatible building materials and colors.**

The QS Subdivision is all one-story patio homes, which are stuccoed in one of four desert colors with red tiled, pitched roofs. The cooling units are installed on the ground. The ES Subdivision has homes with desert colored stucco and tile roofs. Their A/C units are also installed on the ground. The ES balconies are enclosed in stucco and match the rest of the home.

The VDA III developer did not present the DRB with house designs so the information being presented is from what he has told the QS representatives and the viewing of the VDA I and II Subdivision houses which were built by this contractor. The roofs are made of composite material, the stucco colors are darker browns with the cooling unit either on top of the single story houses or hanging off the side of the two-story houses. The balconies appear to be after market add-ons, which do not blend well with the houses.

The QS and ES Subdivisions foster community through the compatible building materials and colors. The VDA I, II and III Subdivisions building materials and colors are not compatible with the QS and ES Subdivisions.

**6. La Cueva Sector Development Plan, No. 11 (page 35) Views**

**Intent: Ensure that development respects the views of the Sandia Mountains to the east and the mesa to the west. This includes preserving views from out of the site and site development to take advantage of views from the site.**

- a. **11R-1: Site development plans shall include a View Analysis that shall identify views into and out of the site and indicate how these views will be protected within the site.**

The only View Analysis presented by the developer was a picture of what a single retired female QS resident would see when standing at her back yard sliding glass door looking out toward the completed VDA III project. That view was a string of two story houses towering above her home and back yard. Residences from three of the new two-story houses would have direct visual access into her back yard and windows of a bathroom, two bedrooms, an eating and living room.

Her loss of southern light, the view of the mountains and the beautiful New Mexico sky was not addressed. All of the south side QS residents will have this same bleak view of the rear of two story-houses which will be so close together that the QS residences will not be able to see their beloved mountains and sky.

- b. **11R-3: Rooftop mechanical and electrical equipment, microwave antennae, or similar rooftop hardware shall be screened from public view...**

The developer informed that the QS residences that the cooling units will be on top of the one-story houses and attached to the side of the two-story houses. These will be in public view of the QS Subdivision residences.

**IN CONCLUSION**, the Quail Springs Neighborhood Association requests the Environmental Planning Commission to set aside the DRB approval of the site plan for building permit and preliminary plat. These matters should be remanded to the DRB for resubmittal and review of a complete site development plan for building permit. Said plan should include:

1. One-story houses with desert colored stucco walls and tile roofs with the A/C units installed on the ground so the new development will blend with the exiting Quail Springs and Eagle Springs neighborhoods.
2. Grouse Ridge Drive should remain closed between the two subdivisions based on Crime Prevention Through Environmental Design Principals.



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

7-11-2003

**5. Project # 1002640**

03DRB-00728 Minor-Temp Defer SDWK  
03DRB-00723 Major-Preliminary Plat Approval  
03DRB-00726 Minor-Sidewalk Variance  
03DRB-00725 Minor-Sidewalk Variance  
03DRB-00724 Major-SiteDev Plan BldPermit

ISAACSON & ARFMAN PA agent(s) for BOYHAHN LLC request(s) the above action(s) for all or a portion of Lot(s) 22-32, Block(s) 3, Tract(s) 2, NO. ALBUQUERQUE ACRES, VISTA DEL AGUILA SUBDIVISION, zoned RD SU-1, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 12 acre(s). *[Deferred from 5/28/03, 6/11/03 AND 6/25/03] (C-19)*

At the July 9, 2003, Development Review Board meeting, the temporary deferral of sidewalks was approved for the construction of sidewalks on the interior streets as shown on Exhibit C in the Planning file.

With the signing of the infrastructure list dated 7/9/03 and approval of the grading plan engineer stamp dated 7/6/03 the preliminary plat was approved.

The sidewalk variances were approved as shown on Exhibit C for the waiver of sidewalks. The site development plan for building permit was approved and signed off by the Board.

If you wish to appeal this decision, you must do so by July 24, 2003, in the manner described below.

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

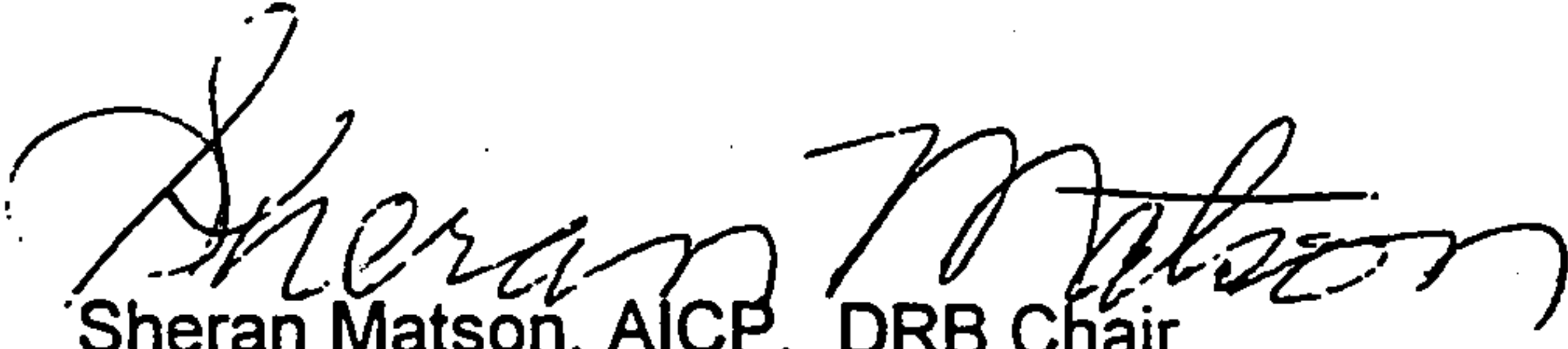
You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).





OFFICIAL NOTICE OF DECISION  
PAGE 2

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

  
Sheran Matson, AICP, DRB Chair

cc:Isaacson & Arfman PA, 128 Monroe St NE, 87108  
Boyhahn LLC, 11896 North Highway 14, Tijeras, NM 87059  
Robert Fresquez, 7231 Quail Springs PI NE, 87113  
Kyle and Mary Williams, 7211 Quail Springs PI NE, 87113  
Paul & Eva Litt, 7216 Quail Springs PI NE, 87113  
Carl & Shirley Dulabone, 7132 Quail Springs PI NE, 87113  
Robert & Florence Dymak, 7315 Quail Springs PI NE, 87113  
John & Jenny Klimisch, 7209 Quail Springs PI NE, 87113  
Jegs & Esther Castro, 7120 Quail Springs PI NE, 87113  
Goldialu Stone, 7116 Quail Springs PI NE, 87113  
Betty & Sid Haworth, 7123 Quail Springs PI NE, 87113  
Jim & Irene Honeycutt, 7316 Quail Springs PI NE, 87113  
William Kraemer, Garcia & Kraemer Associates, 200 Lomas NW, Ste #1111, 87102  
Dorothy Henry, 7304 Quail Springs PI NE, 87113  
William & Beryl Pendleton, 7308 Quail Springs PI NE, 87113  
David Williams, 7308 Quail Springs PI NE, 87113  
Dorothy Porter, 7309 Quail Springs PI NE, 87113  
Clay Weber, 8708 Placer Creek Ct NE, 87113  
Betty Gibson, 7204 Quail Springs PI NE, 87113  
Virginia Douglas, 7127 Quail Springs PI NE, 87113  
Marilyn Blomberg, 7200 Quail Springs PI NE, 87113  
Joe Yardumian, 7801 R.C. Gorman NE, 87122  
William & Margaret Atkins, 7131 Quail Springs PI NE, 87113  
Mario Ramirez, 7135 Eagle Canyon Rd NE, 87113  
Andrea Crouch, 7140 Quail Springs PI NE, 87113  
Bill & Paula Eastham, 7212 Quail Springs PI NE, 87113  
Richard Carbajol, 7112 Quail Springs PI NE, 87113  
William & Margaret Atkins, 7131 Quail Springs PI NE, 87113  
Reverend Mark Pecina, 7518 Oakland NE, 87113  
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg  
File

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** Robt. Fresques Pres. Quail Sp. N/A  
**AGENT** NA  
**ADDRESS** 7231 Quail Springs PL. NE.  
**PROJECT NO.** 1002640  
**APPLICATION NO.** to 03EPC-01242

\$ \_\_\_\_\_ 441006 / 4983000 (DRB Cases)  
 \$ 190 441006 / 4971000 (EPC & AA / LUCC / Appeals)  
 \$ 50 441018 / 4971000 (Notification)  


---

**\$ 240.00 Total amount due**

QUAIL SPRINGS NEIGHBORHOOD ASSOCIATION  
 7123 QUAIL SPRINGS PL. NE  
 ALBUQUERQUE, NM 87113-1774

95-219-2889  
 1070  
 6131064112  
 Date 7-23-03 1058

Pay to the  
 Order of

City of Albuquerque  
Two Hundred forty & no/100

\$ 240.00  
 Dollars

\*\*\*DUPL  
 City Of Albuquerque  
 Treasury Division



Wells Fargo Bank New Mexico  
 8333 Montgomery Blvd NE  
 Albuquerque, NM 87110  
 www.wellsfargo.com

\*\*\*DUPLICATE\*\*\*  
 City Of Albuquerque  
 Treasury Division

07/23/2003

10:35AM

LOC: ANN

07/23/2003

10:35AM

LOC: ANN

X  
 RECEIPT# 00012842 WSH 008 TRANS# 0011  
 Account 441006 Fund 0110  
 Activity 4971000 TRSDMM  
 Trans Amt \$240.00  
 J24 Misc \$190.00  
 document receipt.doc

X  
 RECEIPT# 00012843 WSH 008 TRANS# 0011  
 Account 441018 Fund 0110  
 Activity 4971000 TRSDMM  
 Trans Amt \$240.00  
 J24 Misc \$50.00  
 CK 10/28/02 \$240.00  
 CHANGE \$0.00

Thank You

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002640 AGENDA#: 5 DATE: 7.9.03

1. Name: Robert Fresgues Address: 7231 QSP NE Zip: 87113 Speaker

2. Name: Kyle Williams Address: 7211 Quail Springs Pl NE Zip: 87113 Speaker

~~Notice~~ 3. Name: Mary J. Williams Address: - - Zip: 87113 - Not Speaking

NOTICE ONLY 4. Name: EVA LITT Address: 7216 QUAIL SP. PL Zip: 87113           

NOTICE ONLY 5. Name: SHIRLEY DULABONE Address: 7132 QUAIL SP. PL. NE Zip: 87113 - NOT SPEAKING

NOTICE ONLY 6. Name: CARL DULABONE Address: " " Zip: " " NOT SPEAKING

Notice only 7. Name: Robert Dymak Address: 7315 Quail Sp. NE Zip: 87113           

" " 8. Name: Florence Dymak Address: " " Zip: " "           

Notice only 9. Name: John Klimisch Address: 7209 Quail Spr. Zip: 87113 Not speaking

Notice only 10. Name: Jenny Klimisch Address: 7209 Quail Spr. Zip: 87113 NOT SPEAKING

" " 11. Name: Jess Castro Address: 7120 Quail Sp. Zip: 87113           

" " 12. Name: Esther Castro Address: 7120 Quail Sp. Zip: 87113           

✓ 13. Name: Goldialu Stone Address: 7116 Quail Springs NE Zip: 87113 Speaker

14. Name: Betty Sid Haworth Address: 7123 Quail Spgs Zip: 87113 NOT speaking

Page 2

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002640 ~~1000938~~ AGENDA#: 5 ~~7~~ DATE: 7.9.03

- 1. Name: JIMILKENE HOWEYCUIT Address: 1316 Quail Springs Pl. N.E. 87113
- 2. Name: WILLIAM KRAEMER Address: 200 LOWAS NW #1111 Zip: 87102
- 3. Name: DOROTHY HENRY Address: 7304 Quail Springs Zip: 87113 NOTICE
- ✓ 4. Name: BERYL SPENDLET Address: 7308 Quail Zip: 87113
- 5. Name: DOROTHY PORTER Address: 7309 Quail Springs Zip: 87113 NOTICE
- ✓ 6. Name: CLAY WEBER Address: 8708 PLAZER CREEK CT Zip: 87113
- NO 7. Name: William Spendlet Address: 7308 Quail Springs Zip: 87113
- 8. Name: Littie Jackson Address: 7204 Quail Sp. Zip: 87113 Notice
- 9. Name: Virginia Douglas Address: 7127 Quail Sp. pl. Zip: 87113 Notice
- 10. Name: Marilyn J. Blomberg Address: 7200 Quail Springs PL Zip: 87113-1777 NOTICE
- 11. Name: JOE YARDMAN Address: 2801 RC HOLLOWAY Zip: 87122 notice
- N. 12. Name: Margaret Atkins Address: 7131 Quail Sp. PINE Zip: 87113
- ✓ 13. Name: William Atkins Address: 7131 Quail Springs Zip: 87113
- 14. Name: JOE BORDEN Address: 11896 NW HWY 14 Zip: 87059  
Gerry Forest 128 Monitor 87108



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

7-11-2003

**5. Project # 1002640**

03DRB-00728 Minor-Temp Defer SDWK  
03DRB-00723 Major-Preliminary Plat Approval  
03DRB-00726 Minor-Sidewalk Variance  
03DRB-00725 Minor-Sidewalk Variance  
03DRB-00724 Major-SiteDev Plan BldPermit

ISAACSON & ARFMAN PA agent(s) for BOYHAHN LLC request(s) the above action(s) for all or a portion of Lot(s) 22-32, Block(s) 3, Tract(s) 2, NO. ALBUQUERQUE ACRES, **VISTA DEL AGUILA SUBDIVISION**, zoned RD SU-1, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 12 acre(s). *[Deferred from 5/28/03, 6/11/03 AND 6/25/03] (C-19)*

At the July 9, 2003, Development Review Board meeting, the temporary deferral of sidewalks was approved for the construction of sidewalks on the interior streets as shown on Exhibit C in the Planning file.

With the signing of the infrastructure list dated 7/9/03 and approval of the grading plan engineer stamp dated 7/6/03 the preliminary plat was approved.

The sidewalk variances were approved as shown on Exhibit C for the waiver of sidewalks. The site development plan for building permit was approved and signed off by the Board.

If you wish to appeal this decision, you must do so by July 24, 2003, in the manner described below.

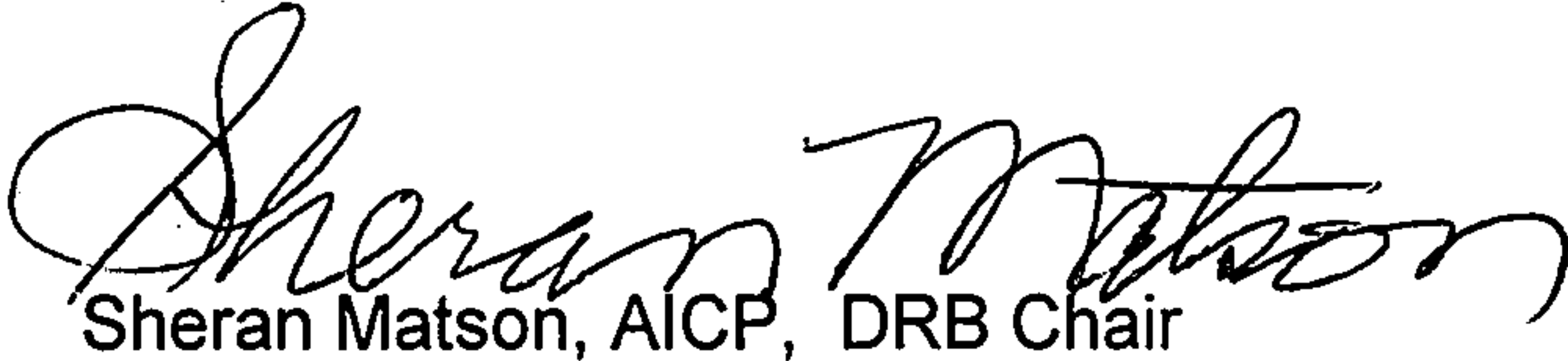
Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision. The date the determination in question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

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



OFFICIAL NOTICE OF DECISION  
PAGE 2

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

  
Sheran Matson, AICP, DRB Chair

cc:Isaacson & Arfman PA, 128 Monroe St NE, 87108  
Boyhahn LLC, 11896 North Highway 14, Tijeras, NM 87059  
Robert Fresquez, 7231 Quail Springs PI NE, 87113  
Kyle and Mary Williams, 7211 Quail Springs PI NE, 87113  
Paul & Eva Litt, 7216 Quail Springs PI NE, 87113  
Carl & Shirley Dulabone, 7132 Quail Springs PI NE, 87113  
Robert & Florence Dymak, 7315 Quail Springs PI NE, 87113  
John & Jenny Klimisch, 7209 Quail Springs PI NE, 87113  
Jegs & Esther Castro, 7120 Quail Springs PI NE, 87113  
Goldialu Stone, 7116 Quail Springs PI NE, 87113  
Betty & Sid Haworth, 7123 Quail Springs PI NE, 87113  
Jim & Irene Honeycutt, 7316 Quail Springs PI NE, 87113  
William Kraemer, Garcia & Kraemer Associates, 200 Lomas NW, Ste #1111, 87102  
Dorothy Henry, 7304 Quail Springs PI NE, 87113  
William & Beryl Pendleton, 7308 Quail Springs PI NE, 87113  
David Williams, 7308 Quail Springs PI NE, 87113  
Dorothy Porter, 7309 Quail Springs PI NE, 87113  
Clay Weber, 8708 Placer Creek Ct NE, 87113  
Betty Gibson, 7204 Quail Springs PI NE, 87113  
Virginia Douglas, 7127 Quail Springs PI NE, 87113  
Marilyn Blomberg, 7200 Quail Springs PI NE, 87113  
Joe Yardumian, 7801 R.C. Gorman NE, 87122  
William & Margaret Atkins, 7131 Quail Springs PI NE, 87113  
Mario Ramirez, 7135 Eagle Canyon Rd NE, 87113  
Andrea Crouch, 7140 Quail Springs PI NE, 87113  
Bill & Paula Eastham, 7212 Quail Springs PI NE, 87113  
Richard Carbajol, 7112 Quail Springs PI NE, 87113  
William & Margaret Atkins, 7131 Quail Springs PI NE, 87113  
Reverend Mark Pecina, 7518 Oakland NE, 87113  
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg  
File

14  
5



# DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: 03-00724 (SBP)	Project # 1002640
Project Name: VISTA DEL AGUILA SUBD.	EPC Application No.:
Agent: Isaacson & Arfman PA	Phone No.: 268-8828

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 7/9/03 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): \_\_\_\_\_
  - 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 1002640



**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: 1002640**

**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:**

An approved drainage report dated 7-6-03 is on file for Preliminary Plat approval.  
 Comments on the infrastructure list.

**RESOLUTION:**

APPROVED X *Signed I.L.*; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN  
 SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)  
 DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)  
 FOR:

**SIGNED:** Bradley L. Bingham  
 City Engineer/AMAFCA Designee

**DATE:** July 9, 2003



Refer to 7/9/03

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002640 AGENDA#: 6 DATE: 6.25.03

1. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

2. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_



**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: 1002640**

**AGENDA ITEM NO: 6**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An approved drainage report dated 6-17-03 is on file for Preliminary Plat approval.

**RESOLUTION:**

7-9-03

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED X; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

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

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

FOR:

**SIGNED:** Bradley L. Bingham  
 City Engineer/AMAFCA Designee

**DATE:** June 25, 2003

27 people signed in

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002640 AGENDA#: 7 DATE: 6.11.03

- 1. Name: Rylee W. Williams Address: 211 Brazil Springs Pl NE Zip: 87113 ✓
- 2. Name: Mary Williams Address: 7211 Quail Springs NE Zip: 87113 Not speaking
- 3. Name: Hurley DeLabone Address: 7132 Quail Sp. NE Zip: 87113 NOT speaking
- 4. Name: Carl DeLabone Address: 7132 QUAIL SP. PL. NE. Zip: 87113 NO SPEAKING
- 5. Name: Betty Howard Address: 7123 Quail Sp. NE Zip: 87113 NO speaking
- 6. Name: Marie Howard Address: 7316 Quail Sp. NE Zip: 87113 NO SPEAKING
- 7. Name: Mario Ramirez Address: 7135 Eagle Canyon Rd NE Zip: 87113 No speaking
- 8. Name: David Williams Address: 7308 Quail Springs NE Zip: ALB 87113 Speaking
- 9. Name: Beryl Pennington Address: 7308 Quail Springs NE Zip: 87113 ✓
- 10. Name: L P Bellman Address: 2312 8th St Zip: 87113 ○
- 11. Name: William D. Lindstrom Address: 7308 QUAIL SPRINGS PL Zip: 87113 ○
- 12. Name: Marjorie J. Gail Address: 7409 Quail Springs NE Zip: 87113 - not speaking
- 13. Name: Heldun Stone Address: 7816 Quail Springs Pl NE Zip: 87113 Speaking
- 14. Name: Joey Arduman Address: 7801 RCGORMAN Zip: 87122 speaking
- 15. NAME Andrea Crouch 7140 QUAIL SP. N.E 87113 speaking
- 16. Virginia Douglas 7127 Quail Sp. N.E. 87113 no speaking
- 17. Eva Litt 7216 Quail Sp. N.E 87113 NO speaking
- 18. Marilyn Blomberg 7200 Quail Springs Pl NE 87113 NOT speaking

James D. Beggs  
Money cut

# Item 7

Name	Address	Zip Code
19 Betty Gibson	7204 Quail Springs	87113
20 Dave Williams	7211 Quail Springs Pl	87113
21 Bill Eastham	7212 Quail Springs Pl	87113 - Letter
22 Paula Eastham	7212 Quail Springs Pl	87113
23 Paul Litt	7216 Quail Springs Pl	87113
24 Richard A. Corbajal	7112 Quail Springs Pl. NE	87113 Speak ✓
25 William R. Atkins	7131 Quail Springs PINE	87113 SPEAK ✓
26 Margaret Atkins	7131 Quail Springs PINE	87113 S
27 CLAY WEBER	A 708 PLACER CREEK COURT NE	87113
28 Rev. MARK Pecina	7518 Oakland	87113 speak ✓



# DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.:	Project #
Project Name:	EPC Application No.:
Agent:	Phone No.:

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

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

Project Number \_\_\_\_\_



**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: 1002640

AGENDA ITEM NO: 7

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 - DPM Variance    |

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

6-25-03

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED X; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham  
 City Engineer/AMAFCA Designee

DATE: June 11, 2003

Refer to 410

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002640 AGENDA#: 8 DATE: 5.28

1. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

2. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_



**City of Albuquerque**  
 CITY OF ALBUQUERQUE, NEW MEXICO 87103  
 PUBLIC WORKS DEPARTMENT  
 DEVELOPMENT SERVICE  
 HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002640

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 <i>DPM Variance</i> |

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

6-11-03

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED X; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham  
 City Engineer/AMAFCA Designee

DATE: May 28, 2003





CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

May 28, 2003

**Project # 1002640**

03DRB-00728 Minor-Temp Defer SDWK  
03DRB-00723 Major-Preliminary Plat Approval  
03DRB-00726 Minor-Sidewalk Variance  
03DRB-00725 Minor-Sidewalk Variance  
03DRB-00724 Major-SiteDev Plan BldPermit

ISAACSON & ARFMAN PA agent(s) for BOYHAHN LLC request(s) the above action(s) for all or a portion of Lot(s) 22-32, Block(s) 3, Tract(s) 2, NO. ALBUQ. ACRES, **VISTA DEL AGUILA SUBDIVISION**, zoned RD SU-1, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 12 acre(s). (C-19)

**AMAFCA** AMAFCA notes that a portion of this property is encumbered by a 100-year floodplain. The limits must be shown on the plat and the Grading & Drainage Plan with the standard City note for development within an existing FEMA floodplain.

**COG**

Alameda Boulevard adjacent to this property is designated as a Principal Arterial with a right-of-way width of 124 feet on the Long Range Roadway System map and in Annex D (November 2000) of the FAABS. Neither the application nor the site plans specify the full build-out right-of-way width, and therefore compliance cannot be determined

Additionally, the FAABS Long Range Bikeway System map designates Alameda Boulevard as desirable and feasible for bicycle lanes, and as such, bike facilities should be addressed in the site plan and/or application for development.

**Transit**

No comments received.

**Zoning Enforcement**

The zoning category for the parcels in question is RD 7 DU per AC, per the La Cueva Sector Plan, not SU-1 RD. This zoning category does not exist. The La Cueva Sector pan requires the use of the R-T regulations in this case, which require 3600 square feet per single-family dwelling unit. The R-T regulations also require a 20-foot drive pad.

**Neighborhood Coor.**

Letters sent to Nor Este (R), North Domingo Baca, The Quail Springs (R) Neighborhood Assns.

APS This development is located on Alameda NE (north side) between Louisiana NE and Wyoming NE. The development will affect E.G. Ross elementary school, Desert Ridge middle school, and La Cueva High School. The above Elementary, Middle, and High Schools are operating close to capacity. The APS facilities in the area continue to be expanded and upgraded. A new Elementary school is planned to open in 2006. All planned additions to existing educational facilities are contingent upon taxpayer approval. As schools become overcrowded, boundary changes, alternative schedules, transportation to less crowded schools, and/or combinations of the above strategies may be employed to relieve schools with large numbers of students.

Police Department	No comments received.
Fire Department	Fire Department is not approving street widths less than 32 feet at this time. Per Ray Sanchez, AFD. All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.
PNM Gas	Approves.
PNM Electric	Approves.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	Site is not within 1000 feet of a landfill. No comment.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.
City Engineer	

An approved drainage report is required for Preliminary Plat approval.

#### Transportation Development

What is developed to the north of this site? What is the reason for the subdivision design variance? Comments on the infrastructure list. No objection to the sidewalk deferral for the frontage of developable lots. This development should be linked together with a street.

## Parks & Recreation

Defer to Transportation regarding street and sidewalk issues. No objection to the Site Development Plan.

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 75 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

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

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

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

## Utilities Development

Site Plan should specify height of perimeter block wall. No objection to Preliminary Plat approval. No objection to Sidewalk Variance or Deferral request.

## Planning Department

Many of the lots shown are substandard in terms of square footage. A minimum of 3600 square feet is required per lot.

Planning Department

The La Cueva Sector Plan has design regulations to be followed on the site plan. See pages 30-37. The Site Plan should be labeled Site Development Plan for Subdivision. Agent was notified on 5-8-03.

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

cc: Boyhahn LLC, 11896 North Highway 14, Tijeras, NM 87059

Isaacson & Arfman PA, 128 Monroe St NE, 87108



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

**PAGE 2**

**Project # 1002638**

03DRB-00714 Major-Vacation of Pub Right-of-Way

CAM NGUYEN agent(s) for CAM NGUYEN request(s) the above action(s) for all or a portion of Lot(s) 13, Block(s) 31, **BUENA VENTURA SUBDIVISION**, zoned R-1, located on ALTEZ ST NE, between EUBANK BLVD NE and WYOMING BLVD NE containing approximately 1 acre(s). [REF: NA ] (K-20)

**Project # 1002639**

03DRB-00719 Minor-Sidewalk Waiver  
03DRB-00720 Minor-Temp Defer SDWK  
03DRB-00721 Minor-Subd Design (DPM) Variance  
03DRB-00722 Major-SiteDev Plan Subd  
03DRB-00717 Major-Preliminary Plat Approval

ISAACSON & ARFMAN, PA agent(s) for BOYHAHN, LLC request(s) the above action(s) for all or a portion of Lot(s) 6-14, Block(s) 4, Tract(s) 2, North Albuquerque Acres, **TREMENTINA SUBDIVISION** zoned RD/SU-1, 7 DU/AC, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD. NE containing approximately 9 acre(s). (C-19)

~~**Project # 1002640**~~

~~03DRB-00728 Minor-Temp Defer SDWK  
03DRB-00723 Major-Preliminary Plat Approval  
03DRB-00726 Minor-Sidewalk Variance  
03DRB-00725 Minor-Sidewalk Variance  
03DRB-00724 Major-SiteDev Plan BldPermit~~

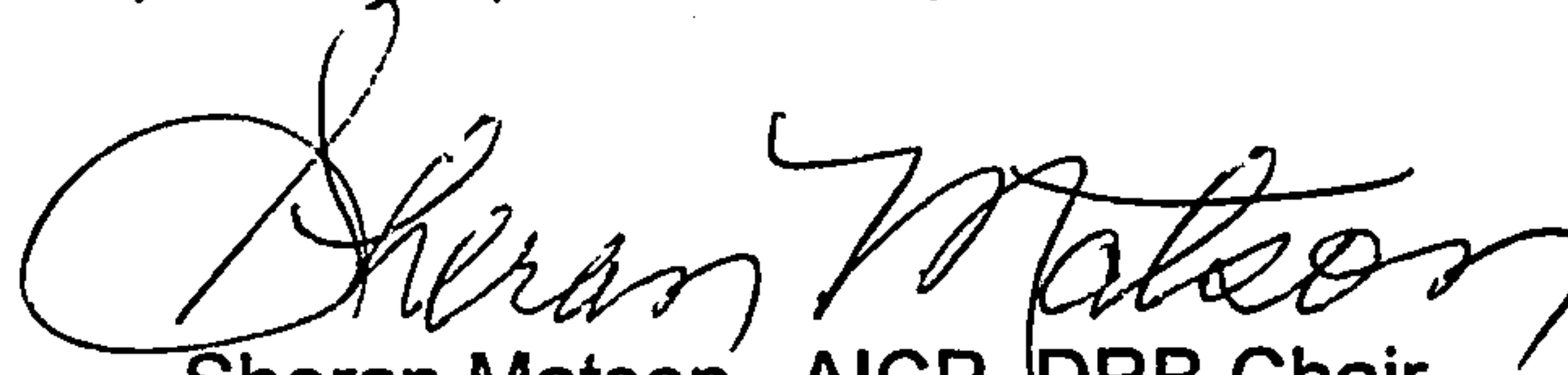
~~ISAACSON & ARFMAN PA agent(s) for BOYHAHN, LLC request(s) the above action(s) for all or a portion of Lot(s) 22-32, Block(s) 3, Tract(s) 2, NO. ALBUQ. ACRES, **VISTA DEL AGUILA SUBDIVISION**, zoned RD SU-1, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 12 acre(s). (C-19)~~

**Project # 1002642**

03DRB-00730 Major-Vacation of Pub Right-of-Way

CITY OF ALBUQUERQUE, DEPT. OF PUBLIC WORKS request(s) the above action(s) for all or a portion of Block(s) NA, Tract(s) NA, **WEST TOWER RD R.O.W. @ 98TH ST. SW, NA**, zoned NA, located on TOWER RD SW, between EUCARIZ AVE. SW and SAN YGNACIO RD. SW containing approximately 1 acre(s). (L-9)

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

  
Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MAY 12, 2003.**



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, May 28, 2003, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1000546**

03DRB-00732 Major-SiteDev Plan BldPermit  
03DRB-00711 Major-Amnd SiteDev Plan Subd

CHERRY / SEE ARCHITECTS agent(s) for CITY OF ALBUQUERQUE, PARKS & REC. request(s) the above action(s) for all or a portion of Lot(s) NA, Tract(s) NA, **PHIL CHACON PARK**, zoned SU-1, Municipal Park & Rel. Fac., located on LOUISIANA BLVD SE, between GIBSON BLVD SE and SOUTHERN BLVD SE containing approximately 50 acre(s). [REF: DRB-96-214, Z-96-96, Z-94-11, AA-00691, AA-00966, 02AA-00504 ] (L-19)

**Project # 1000627**

03DRB-00675 Major-Vacation of Public Easements  
03DRB-00678 Major-Vacation of Public Easements  
03DRB-00679 Major-Vacation of Public Easements  
03DRB-00677 Major-Vacation of Public Easements  
03DRB-00676 Minor-Vacation of Private Easements

ISAACSON AND ARFMAN PA agent(s) for CALVARY CHAPEL request(s) the above action(s) for all or a portion of Tract(s) A, **CALVARY CHAPEL**, zoned O-1, M-1, located on NW CORNER OF OSUNA, between WASHINGTON NE and containing approximately 20 acre(s). [REF: DRB-94-142, DRB-94-143, 1000627 00440-00856 ] (E-17)

**Project # 1001796**

03DRB-00716 Major-Vacation of Public Easements

SAMUEL C DE BACA agent(s) for SAMUEL C DE BACA request(s) the above action(s) for all or a portion of Lot(s) 1, **STOUT SUBDIVISION**, zoned SU-1 for O-1 Permissive Uses, located on COORS BLVD NW, between EAGLE RANCH RD NW and PASEO DEL NORTE NW containing approximately 18 acre(s). [REF: Z-98-17, Z-84-122, DRB-97-507/S-98-25 ] (C-13)

**Project # 1002479**

03DRB-00718 Major-Vacation of Public Easements

ISAACSON & ARFMAN, PA agent(s) for JAY REMBE request(s) the above action(s) for all or a portion of Lot(s) 6, **RIVERSIDE PLAZA**, zoned SU-1, for PRD/8DU/AC, located on E. SIDE OF WINTERHAVEN RD NW, between MONTANO RD NW and LA ORILLA RD NW containing approximately 6 acre(s). [REF: 03DRB-00233 ] (E-12)

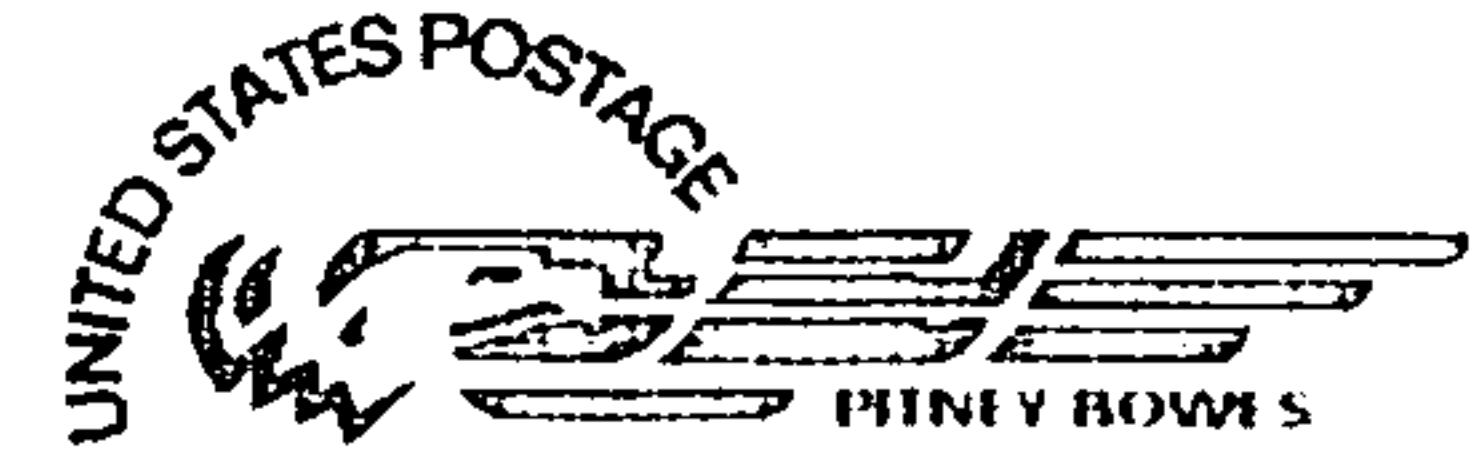
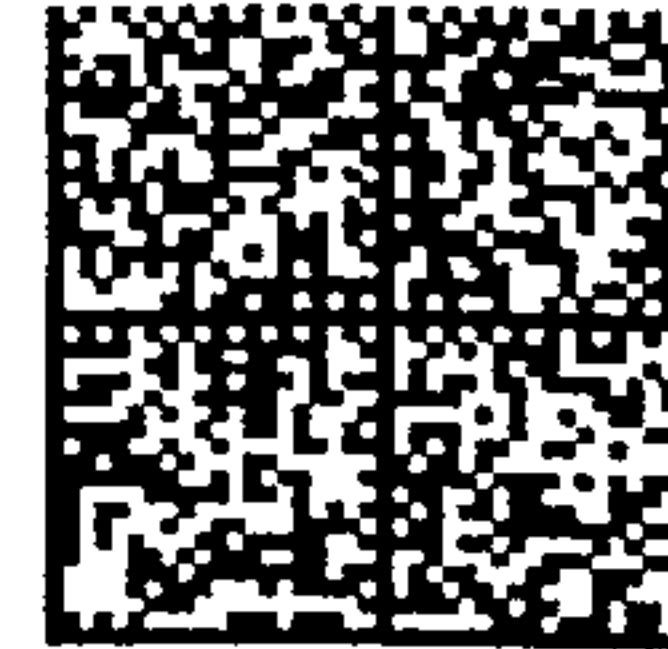
**SEE PAGE 2.....**



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT



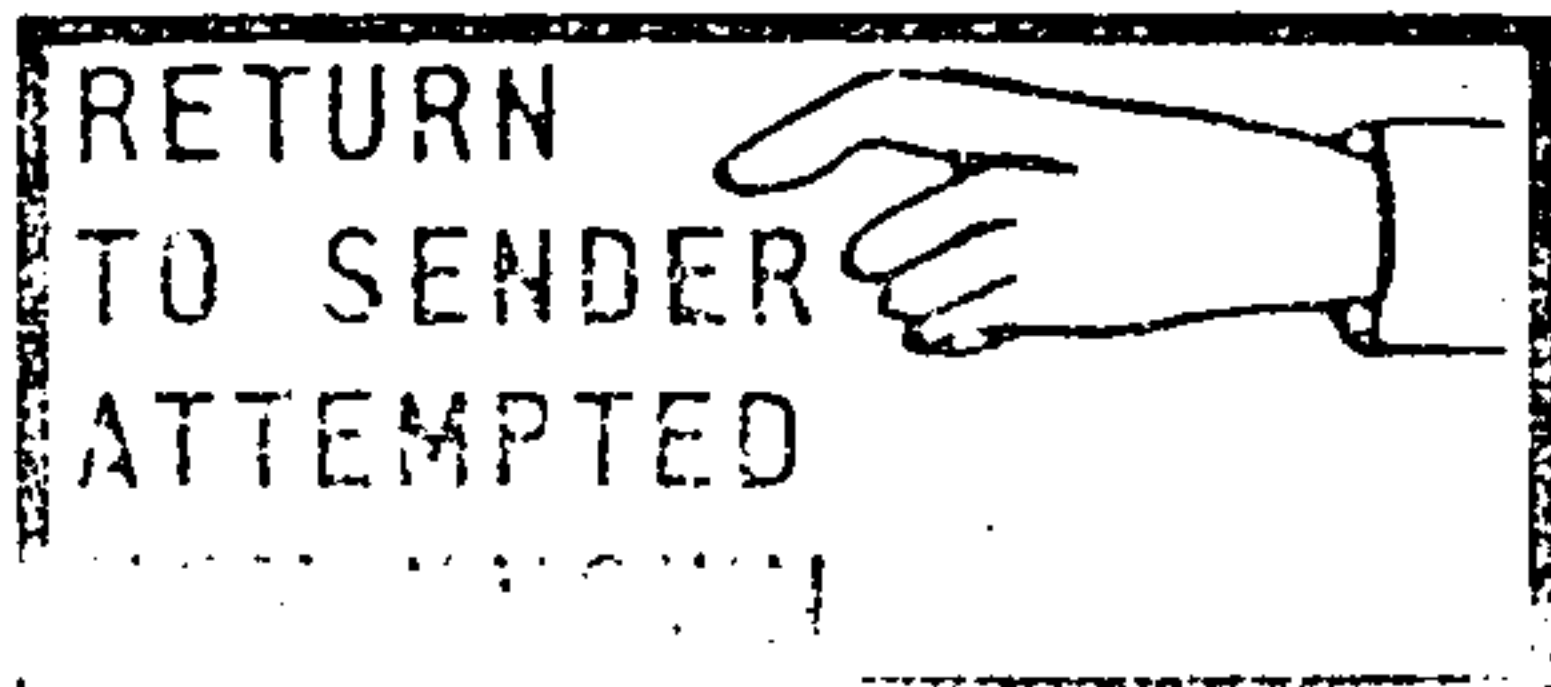
02 1A \$ 00.37<sup>0</sup>  
0004329277 SEP 04 2003  
MAILED FROM ZIP CODE 87103

*[Handwritten scribble]*

101906422138720314

LENZEN GENEVIEVE A & BROWN W  
9609 BASELINE RD  
RANCHO CUCAMONGA CA 91730

*No longer address*



173041931253









## NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Study Session on Thursday, September 11, 2003, 3:00 p.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following:

1. Distribution & Review – Current Land Use Matters for the August 21, 2003 Public Hearing, which include the projects listed below.

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Public Hearing on Thursday, September 18, 2003, 8:30 a.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items: [Note: these items are not in the order they will be heard]

### **Project # 1002713**

03EPC-00910 Zone Map Amendment  
03EPC-00911 EPC Sector Development Plan  
Amendment

GARCIA/KRAEMER & ASSOCIATES agent(s) for BENNY S. LOPEZ, ET AL request the above action(s) for all or a portion of Tract(s) 368 B-1, A Portion of Tract 365, Tract 363B2, Tract 369, Tract 368 A1A2, and Tract 368 B-2, **MRGCD Map 41**, and Lots A & B, Luis A & Francisco Arteaga Subdivision, a zone map amendment from SU-2-MR to SU-2-HC, located on BROADWAY SE, between ETHLYN SE and WHEELER SE, containing approximately 3.12 acre(s). (L-14) Juanita Vigil, Staff Planner

### **Project # 1000694**

03EPC-01111 EPC Site Development Plan-  
Building Permit

JOHN GRIEGO agent for FAMILY WORSHIP CENTER request the above action for all or a portion of Lot 226, 227 228, 229 and 230 **Town of Atrisco Grant -Airport Unit**, zoned SU-1 Church, located on GLENRIO NW, between 72ND ST. NW and I-40, containing approximately 8 acre(s). (J-10) Mary Piscitelli, Staff Planner

### **Project # 1002635**

03EPC-00702 Zone Map Amendment  
03EPC-00703 EPC Site Development Plan-  
Subdivision  
03EPC-00704 EPC Site Development Plan-  
Building Permit

CONSENSUS PLANNING, INC. agent(s) for TRICOR SOUTHWEST CORPORATION request the above action(s) for all or a portion of Tract(s) I, **Section 3, T10N**, a zone map amendment from SU-1 Neighborhood Commercial to SU-1 for C -1, located on CANDELARIA ROAD NE, between TRAMWAY BLVD. NE and MOUNTAINSIDE PARKWAY NE, containing approximately 4 acre(s). (H-22) Juanita Vigil, Staff Planner

**Project # 1001279**  
03EPC-01155 EPC Site Development Plan-  
Subdivision  
03EPC-01093 Zone Map Amendment

COMMUNITY SCIENCES CORP. agents for MARK GONZALES request the above actions for all or a portion of Tract(s) 16-A-1, **Paradise North**, a zone map amendment from R-1 to SU-1 for C-2, located on UNSER BLVD. NW, between UNSER BLVD. NW and MCMAHON BLVD., containing approximately 10 acres. (A-11) Makita Hill, Staff Planner

**Project # 1002371**  
03EPC-01285 Zone Map Amendment

TIERRA WEST LLC, agent for HOFFMANTOWN CHURCH WEST, request the above action for all or a portion of Tract(s) 1A,1B & 1C, Block 15, Alban Hills, Unit 1 and Tract A, Access Easement Bosque Meadows, a zone map amendment from SU-1 for R-2 to SU-1 for R-2 with church related uses, located on LA ORILLA NW, between COORS BLVD. NW and CORRALES DRAIN, containing approximately 17 acre(s). (D-12) Simon Shima, Staff Planner

**Project # 1001182**  
03EPC-01313 Zone Map Amendment

CONSENSUS PLANNING, INC., agent for WESTERN SECURITY REAL ESTATE, INC., request the above action(s) for all or a portion of Tract(s) B, **Westridge Mobile Home Park -Phase 2**, a zone map amendment from SU-1 MH to R-LT, located on AVALON ROAD NW, west of 94<sup>th</sup> STREET NW, containing approximately 7 acres. (K-9) Simon Shima, Staff Planner

**Project # 1002176**  
03EPC-01317 Zone Map Amendment  
03EPC-01318 EPC Site Development Plan-  
Subdivision

UPWEST CORPORATION agent(s) for UPWEST CORPORATION request the above action(s) for , **C Varan**, a zone map amendment from C-1 (SC) to SU-1 Residential, located on FOUR HILLS ROAD NE, between WENONAH AVE. and CENTRAL AVE. SE, (L-23) Deborah Stover, Staff Planner

**Project # 1002871**  
03EPC-01319 Zone Map Amendment

DEBBIE HUDSON agent(s) for JUNE KOURI request the above action(s) for all or a portion of Tract(s) B-1, **Panorama Addition**, a zone map amendment from C-2 to R-G, located on CHELWOOD BLVD. NE, between EAST OF CHELWOOD and SOUTH SIDE OF COPPER, containing approximately 1 acre(s). (K-22) Cynthia Borrego, Staff Planner

**Project # 1002633**  
03EPC-01323 EPC Site Development Plan-  
Amendment to Subdivision

ADVANCED ENGINEERING AND CONSULTING, LLC agent for JAYEFF CONSTRUCTION request the above action for all or a portion of Lots 9-24, Block 10, **N Abq Acres Tr 3 Unit 3**, zoned SU-2 Mixed Use, located on HOLLY AVE. NE, between VENTURA ST. NE and BARSTOW BLVD. NE, containing approximately 11 acres. (C-20) Carmen Marrone, Staff Planner

**Project # 1002873**  
03EPC-01324 EPC Site Development Plan-  
Amendment to Building Permit

DCSW ARCHITECT agent(s) for MORELAND CORPORATION request the above action(s) for all or a portion of Tract(s) 5A, **Yale Business Park**, zoned SU-1 for Permissive O-1, C-2 & IP Uses, located on INTERNATIONAL AVE. SE, between YALE BLVD. SE and Central Ave. SE, containing approximately 5 acre(s). (L-16) Deborah Stover, Staff Planner

**Project # 1001620**  
03EPC-01325 Text Amendment

PLANNING DEPARTMENT agent(s) for CITY OF ALBUQUERQUE request the above action(s) for Amending Section 14-16-2-22(B)ROA1994, to allow single-family residential (SFR) as a special use in the SU-1 Special Use Zone. Russell Brito, Staff Planner

**Project # 1002874**  
03EPC-01326 EPC Site Development Plan-  
Building Permit

SITES SOUTHWEST, agent for CITY OF ALBUQUERQUE/WATER UTILITY DIVISION request the above action for all or a portion of Tract S-2A-1, **Atrisco Business Park Unit 2**, zoned IP, located on UNSER BLVD. NW between VOLCANES ROAD NW and I-40, containing approximately 20 acre(s). (J-9) Simon Shima, Staff Planner

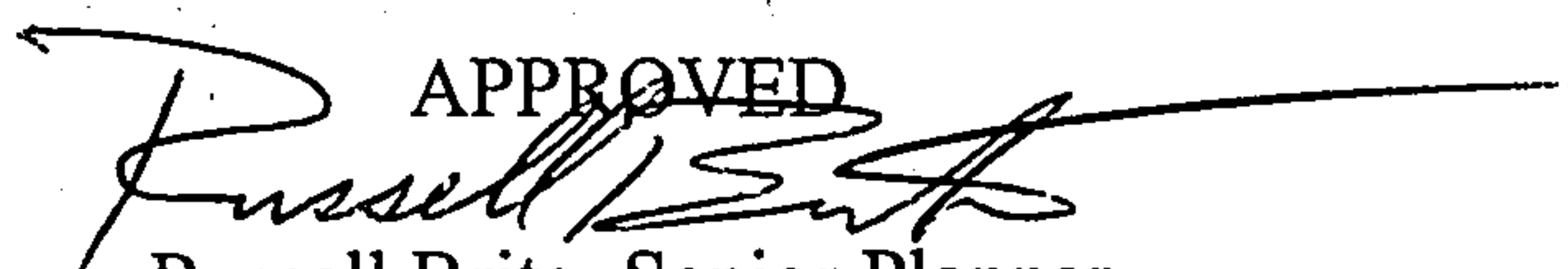
**03EPC- 01242 Project #1002640**  
03DRB-00728 Minor-Temp Defer SDWK  
03DRB-00723 Major-Preliminary Plat  
Approval  
03DRB-00726 Minor-Sidewalk Variance  
03DRB-00725 Minor-Sidewalk Variance  
03DRB-00724 Major-SiteDev Plan  
BldPermit

Robert Fresques, President, agent(s) for Quail Springs Neighborhood Association appeals the Development Review Board's approval of the above action(s) for all or a portion of Lot(s) 22-32, Block(s) 3, Tract(s) 2, NO. ALBUQUERQUE ACRES, **VISTA DEL AGUILA SUBDIVISION**, zoned RD SU-1, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 12 acre(s). (C-19)

Details of these applications may be examined at the Development Services Division of the Planning Department, 3rd Level, Plaza Del Sol Building, 600 Second Street, NW between 10:00 a.m. and 12:00 and between 2:00 and 4:00 p.m., Monday through Friday, or you may call April Candelaria at 924-3886. INDIVIDUALS WITH DISABILITIES who need special assistance to participate at the public hearing should contact April Candelaria 924-3886 (VOICE) or 924-3361 (TTY). TTY users may also access the voice number via the New Mexico Relay Network by calling toll free: 1-800-659-8331.

Jeff Jesionowski, Chairman  
Environmental Planning Commission

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL AUGUST 27, 2003.**

APPROVED  
  
Russell Brito, Senior Planner  
Planning Department

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

**Meeting Date:** OCT. 15, 2003  
**Zone Atlas Page:** C-19-Z  
**Notification Radius:** 100 Ft.

**Project#** 1002640  
**App#** 03DRB-01574  
**App#** 03DRB-00724  
**App#** 03DRB-00725  
**App#** 03DRB-00726  
**App#** 03DRB-00728

**Cross Reference and Location:** N/A

**Applicant:** QUAIL SPRINGS NEIGHBORHOOD ASSOCIATION  
C/O ROBERT M. FRESQUES  
**Address:** 7231 QUAIL SPRINGS PL. NE  
ALBUQUERQUE, NM 87113

**Agent:**  
**Address:**

**Special Instructions:**

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

**Date Mailed:** Sept. 26, 2003

**Signature:** Kyle Tsethlikai

PROPERTY OWNERSHIP / LEGAL LIST

App# \_\_\_\_\_

Proj# \_\_\_\_\_

Date: \_\_\_\_\_

Page 1 Of 2

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
C-19	1019064	010-409	203-32	✓
		189-408	21	✓
		176-403	33	✓
		173-397	34	✓
		127-397	43	✓
		132-397	42	✓
		137-397	41	✓
		142-397	40	✓
		147-397	39	✓
		152-397	38	✓
		157-397	37	✓
		142-397	36	✓
		167-394	35	✓
		010-387	01	✓ OH
		025-387	02	✓ OH
		040-384	03	✓ OH
		050-384	04	✓ OH
		023-384	05	✓ OH
		090-384	06	✓ OH
	1019064	107-384	203	07 ✓ OH
		193-384		08 ✓ OH
		137-384		09 ✓ OH
		156-387		10 ✓
		172-387		11 ✓
		189-387		12 ✓
		205-387		13 ✓
		221-387		14 ✓
		238-387		15 ✓
		010-354	202	32 ✓ MP
		025-354		31 ✓ MP
		040-354		30 ✓ MP
		057-354		29 ✓ MP
		073-354		28 ✓
		090-354		27 ✓ MP
		107-354		26 ✓ MP
		123-354		25 ✓ MP
		139-354		24 ✓ MP
		156-354		23 ✓

PROPERTY OWNERSHIP / LEGAL LIST

App# \_\_\_\_\_

Proj# \_\_\_\_\_

Date: \_\_\_\_\_

Page 2 Of 2

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
C-19	1019064 <del>1019064</del>	172-354	202-220A ✓ 30	1019064 181-397 202 51 ✓
		189-354	21 <del>23</del> CA ✓ 30	185-397 50 ✓
		205-354	20 ✓ mp	190-397 49 ✓
		221-354	19 ✓ 30	196-397 48 ✓
		238-355	18 ✓	101-397 47 ✓
		238-332	15 ✓	106-397 46 ✓
		221-332	14 ✓	111-397 45 ✓
		121-402	204-63 ✓	116-397 44 ✓
		123-394	62 ✓	1018064 517-354 102 17 ✓
		130-394	61 ✓	517-383 103 14 ✓
		131-397	60 ✓	518-404 17 ✓
		141-397	59 ✓	
		146-397	58 ✓	
		151-397	57 ✓	
		156-397	56 ✓	
		161-397	55 ✓	
		166-397	54 ✓	
		171-397	53 ✓	
		173-176-397	52 ✓	



<mainframe@coa1mp  
3.cabq.gov>

09/24/03 01:24 PM

To:  
cc:  
Subject:

1 R E C O R D S W I T H L A B E L S PAGE  
1  
01019064 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
0101906401040920332 LEGAL: \* 00 1 00 3NORTH ALBUQ ACRES UN 3 TR2  
LAND USE:  
PROPERTY ADDR: 00000 6900 OAKLAND AVE NE  
OWNER NAME: TRAN TAI & DUONG ANNA  
OWNER ADDR: 08511 RANCHO DEL CERRO DR NE  
ALBUQUERQUE NM 87113  
0101906418940820321 LEGAL: \* 01 2 00 3NORTH ALBUQ ACRES UN 3 TR2  
LAND USE:  
PROPERTY ADDR: 00000 7420 OAKLAND AVE NE  
OWNER NAME: CENTRAL LATIN AMERICAN COUNCIL  
OWNER ADDR: 07518 OAKLAND NE  
ALBUQUERQUE NM 87113  
0101906417640320333 LEGAL: LT P 1-28 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS  
SUBD LAND USE:  
PROPERTY ADDR: 00000 7419 QUAIL SPRINGS PL NE  
OWNER NAME: LESLIE MELODY L & SHAWN J  
OWNER ADDR: 07419 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113  
0101906417339720334 LEGAL: LT P 1-29 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS  
SUBD LAND USE:  
PROPERTY ADDR: 00000 7416 QUAIL SPRINGS PL NE  
OWNER NAME: ADAMS PAMELA A  
OWNER ADDR: 07416 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113  
0101906412739720343 LEGAL: LT P 1-38 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS  
SUBD LAND USE:  
PROPERTY ADDR: 00000 7300 QUAIL SPRINGS PL NE  
OWNER NAME: BRANSFORD DORIS M TRUSTEE BRAN  
OWNER ADDR: 07300 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113  
0101906413239720342 LEGAL: LT P 1-37 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS  
SUBD LAND USE:  
PROPERTY ADDR: 00000 7304 QUAIL SPRINGS PL NE  
OWNER NAME: HENRY DOROTHY E TRUSTEE HENRY  
OWNER ADDR: 07304 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113  
0101906413739720341 LEGAL: LT P 1-36 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS  
SUBD LAND USE:  
PROPERTY ADDR: 00000 7308 QUAIL SPRINGS PL NE  
OWNER NAME: WILLIAMS JOSEPH I & SHIRLEY D  
OWNER ADDR: 07308 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113  
0101906414239720340 LEGAL: LT P 1-35 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS  
SUBD LAND USE:  
PROPERTY ADDR: 00000 7312 QUAIL SPRINGS PL NE  
OWNER NAME: BILLMAIER LAWRENCE P TRUSTEE O  
OWNER ADDR: 07312 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113  
0101906414739720339 LEGAL: LT P 1-34 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS

SUBD LAND USE:

PROPERTY ADDR: 00000 7316 QUAIL SPRINGS PL NE  
OWNER NAME: HONEYCUTT JAMES & ILLENE  
OWNER ADDR: 07316 QUAIL SPRINGS PL NE

ALBUQUERQUE NM 87113

0101906415239720338 LEGAL: LT P 1-33 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS  
SUBD LAND USE:

PROPERTY ADDR: 00000 7400 QUAIL SPRINGS PL NE  
OWNER NAME: BENTLEY JEFFREY LEE & MELISSA  
OWNER ADDR: 07400 QUAIL SPRINGS PL NE

ALBUQUERQUE NM 87113

0101906415739720337 LEGAL: LT P 1-32 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS  
SUBD LAND USE:

PROPERTY ADDR: 00000 7404 QUAIL SPRINGS PL NE  
OWNER NAME: KUTHAKUN VANNAPHONE & SOUBANH  
OWNER ADDR: 07404 QUAIL SPRINGS PL NE

ALBUQUERQUE NM 87113

1 R E C O R D S W I T H L A B E L S PAGE

2

0101906416239720336 LEGAL: LT P 1-31 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS  
SUBD LAND USE:

PROPERTY ADDR: 00000 7408 QUAIL SPRINGS PL NE  
OWNER NAME: JACKSON WANDA D  
OWNER ADDR: 07408 QUAIL SPRINGS PL NE

ALBUQUERQUE NM 87113

0101906416739620335 LEGAL: LT P 1-30 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS  
SUBD LAND USE:

PROPERTY ADDR: 00000 7412 QUAIL SPRINGS PL NE  
OWNER NAME: LOVATO WILFRED M & JONES HOLLY  
OWNER ADDR: 07412 QUAIL SPRINGS PL NE

ALBUQUERQUE NM 87113

0101906401038720301 LEGAL: \* 03 2 00 3TR 2 UNIT 3 NO ALBUQ AC  
LAND USE:

PROPERTY ADDR: 00000 6901 ALAMEDA BLV NE  
OWNER NAME: HASHEMIAN AHMAD & FATEMAH  
OWNER ADDR: 00083 VIA BACCHUS

ALISO VIEJO CA 92656

0101906402538720302 LEGAL: \* 03 1 00 3TR 2 UNIT 3 NO ALBUQ AC  
LAND USE:

PROPERTY ADDR: 00000 6921 ALAMEDA BLV NE  
OWNER NAME: HASHEMIAN AHMAD & FATEMAH  
OWNER ADDR: 00083 VIA BACCHUS

ALISO VIEJO CA 92656

0101906404038620303 LEGAL: \* 03 0 00 3TR 2 UNIT 3 NO ALBUQ AC  
LAND USE:

PROPERTY ADDR: 00000 7001 ALAMEDA BLV NE  
OWNER NAME: HASHEMIAN AHMAD & FATEMAH  
OWNER ADDR: 00083 VIA BACCHUS

ALISO VIEJO CA 92656

0101906405638620304 LEGAL: \* 02 9 00 3TR 2 UNIT 3 NOALBUQ AC  
LAND USE:

PROPERTY ADDR: 00000 7021 ALAMEDA BLV NE  
OWNER NAME: HASHEMIAN AHMAD & FATEMAH  
OWNER ADDR: 00083 VIA BACCHUS

ALISO VIEJO CA 92656

0101906407338620305 LEGAL: \* 02 8 00 3TR 2 UNIT 3 NOALBUQ AC  
LAND USE:

PROPERTY ADDR: 00000 7101 ALAMEDA BLV NE  
OWNER NAME: HASHEMIAN AHMAD & FATEMAH  
OWNER ADDR: 00083 VIA BACCHUS

ALISO VIEJO CA 92656



0101906409038620306 LEGAL: \* 02 7 00 3TR 2 UNIT 3 NO ALBUQ AC  
LAND USE:

PROPERTY ADDR: 00000 7121 ALAMEDA BLV NE  
OWNER NAME: HASHEMIAN AHMAD & FATEMAH  
OWNER ADDR: 00083 VIA BACCHUS

ALISO VIEJO CA 92656

0101906410738620307 LEGAL: \* 02 6 00 3TR 2 UNIT 3 NO ALBUQ AC  
LAND USE:

PROPERTY ADDR: 00000 7201 ALAMEDA BLV NE  
OWNER NAME: HASHEMIAN AHMAD & FATEMAH  
OWNER ADDR: 00083 VIA BACCHUS

ALISO VIEJO CA 92656

0101906412338620308 LEGAL: \* 02 5 00 3TR 2 UNIT 3 NO ALBUQ AC  
LAND USE:

PROPERTY ADDR: 00000 7221 ALAMEDA BLV NE  
OWNER NAME: HASHEMIAN AHMAD & FATEMAH  
OWNER ADDR: 00083 VIA BACCHUS

ALISO VIEJO CA 92656

0101906413938620309 LEGAL: \* 02 4 00 3TR 2 UNIT 3 NO ALB AC  
LAND USE:

PROPERTY ADDR: 00000 7301 ALAMEDA BLV NE  
OWNER NAME: HASHEMIAN AHMAD & FATEMAH  
OWNER ADDR: 00083 VIA BACCHUS

ALISO VIEJO CA 92656

1 R E C O R D S W I T H L A B E L S

PAGE

3

0101906415638720310 LEGAL: \* 02 3 00 3NORTH ALBUQ ACRES UN 3 TR2  
LAND USE:

PROPERTY ADDR: 00000 7321 ALAMEDA BLV NE  
OWNER NAME: MARTINEZ ERNEST A & PATRICIA M  
OWNER ADDR: 09408 CLEARWATER

ST NW

ALBUQUERQUE NM 87111

0101906417238720311 LEGAL: \* 02 2 00 3NORTH ALBUQ ACRES UN 3 TR2  
LAND USE:

PROPERTY ADDR: 00000 7401 ALAMEDA BLV NE  
OWNER NAME: FIVE STAR PARTNERSHIP  
OWNER ADDR: 00000

ALBUQUERQUE NM 87197

0101906418938720312 LEGAL: \* 02 1 00 3NORTH ALBUQ ACRES UN 3 TR2  
LAND USE:

PROPERTY ADDR: 00000 7421 ALAMEDA BLV NE  
OWNER NAME: WORDEN JUDE & MARIE  
OWNER ADDR: 10910 SANTA MONICA

NE

ALBUQUERQUE NM 87122

0101906420538720313 LEGAL: \* 02 0 00 3NORTH ALBUQ ACRES UN 3 TR2  
LAND USE:

PROPERTY ADDR: 00000 7501 ALAMEDA BLV NE  
OWNER NAME: TWOHIG JAMES E & KAREN K TRUST  
OWNER ADDR: 07301 AZTEC

NE

ALBUQUERQUE NM 87110

0101906422138720314 LEGAL: \* 01 9 00 3NORTH ALBUQ ACRES UN 3 TR2  
LAND USE:

PROPERTY ADDR: 00000 7521 ALAMEDA BLV NE  
OWNER NAME: LENZEN GENEVIEVE A & BROWN WAL  
OWNER ADDR: 09609 BASELINE

RD

RANCHO CUCAMONGA CA 91730

0101906423838720315 LEGAL: \* 01 8 00 3NORTH ALBUQ ACRES UN 3 TR2  
LAND USE:

PROPERTY ADDR: 00000 7551 ALAMEDA BLV NE  
OWNER NAME: BURKE GERALDINE  
OWNER ADDR: 00207 RICHMOND

SE

ALBUQUERQUE NM 87106  
0101906401035620232 LEGAL: \* 00 1 00 4NORTH ALBUQ ACRES UN 3 TR2  
LAND USE: PROPERTY ADDR: 00000 ALAMEDA BLV NE  
OWNER NAME: NABAVI MEHDI ETUX  
OWNER ADDR: 05500 HOLMES RUN PK

ALEXANDRIA VA 22304  
0101906402535620231 LEGAL: \* 00 2 00 4NORTH ALBUQ ACRES UN 3 TR2  
LAND USE: PROPERTY ADDR: 00000 ALAMEDA BLV NE  
OWNER NAME: NABAVI MEHDI ETUX  
OWNER ADDR: 05500 HOLMES RUN PK

ALEXANDRIA VA 22304  
0101906404035620230 LEGAL: \* 00 3 00 4NORTH ALBUQ ACRES UN 3 TR2  
LAND USE: PROPERTY ADDR: 00000 7000 ALAMEDA BLV NE  
OWNER NAME: DILEANIS WILLIAM A  
OWNER ADDR: 00235 GOLDEN POPPY

BOSQUE FARMS NM 87068  
0101906405735620229 LEGAL: \* 00 4 00 4NORTH ALBUQ ACRES UN 3 TR2  
LAND USE: PROPERTY ADDR: 00000 7020 ALAMEDA BLV NE  
OWNER NAME: DILEANIS JOHN  
OWNER ADDR: 02804 MAXIMILLIAN NW

ALBUQUERQUE NM 87104  
0101906407335620228 LEGAL: \* 00 5 00 4NORTH ALBUQ ACRES UN 3 TR2  
LAND USE: PROPERTY ADDR: 00000 7100 ALAMEDA BLV NE  
OWNER NAME: MILTON M & VINA DEL SOL VENTUR  
OWNER ADDR: 04909 MESCALERO NE

ALBUQUERQUE NM 87110  
1 R E C O R D S W I T H L A B E L S PAGE  
4

0101906409035620227 LEGAL: \* 00 6 00 4UNIT 3 TRACT 2 NORTH ALBUQUERQUE ACRES  
LAND USE: PROPERTY ADDR: 00000 7120 ALAMEDA BLV NE  
OWNER NAME: GOSSETT JANICE M  
OWNER ADDR: 00219 FOX GLEN DR

NAPLES FL 34104  
0101906410735620226 LEGAL: \* 00 7 00 4NORTH ALBUQ ACRES UN 3 TR2  
LAND USE: PROPERTY ADDR: 00000 7200 ALAMEDA BLV NE  
OWNER NAME: GOSSETT JANICE M  
OWNER ADDR: 00219 FOX GLEN DR

NAPLES FL 34104  
0101906412335620225 LEGAL: \* 00 8 00 4NORTH ALBUQ ACRES UN 3 TR2  
LAND USE: PROPERTY ADDR: 00000 7220 ALAMEDA BLV NE  
OWNER NAME: PARKER JAMES A ETUX ETAL  
OWNER ADDR: 00000

ALBUQUERQUE NM 87103  
0101906413935620224 LEGAL: \* 00 9 00 4NORTH ALBUQ ACRES UN 3 TR2  
LAND USE: PROPERTY ADDR: 00000 7300 ALAMEDA BLV NE  
OWNER NAME: PARKER JAMES A ETUX ETAL  
OWNER ADDR: 00000

ALBUQUERQUE NM 87103  
0101906415635620223 LEGAL: \* 01 0 00 4NORTH ALBUQ ACRES UN 3 TR2  
LAND USE: PROPERTY ADDR: 00000 7320 ALAMEDA BLV NE  
OWNER NAME: STANS LEONARD ETUX

OWNER ADDR: 07436 BRAZOS CT NE  
ALBUQUERQUE NM 87109  
0101906417235620222CA LEGAL: LT 1 1 BL K 4 TR 2 UNIT 3 NORTH ALBUQUERQUE ACRES  
CO LAND USE:

PROPERTY ADDR: 00000  
OWNER NAME: PUBLIC SERVICE CO OF N M  
OWNER ADDR: 00000

ALBUQUERQUE NM 87158  
0101906418935620221CA LEGAL: LT 1 2 BL K 4 TR 2 UNIT 3 NORTH ALBUQUERQUE ACRES  
CO LAND USE:

PROPERTY ADDR: 00000  
OWNER NAME: PUBLIC SERVICE CO OF N M  
OWNER ADDR: 00000

ALBUQUERQUE NM 87158  
0101906420535620220 LEGAL: \* 01 3 00 4NORTH ALBUQ ACRES UN 3 TR2  
LAND USE:

PROPERTY ADDR: 00000 7500 ALAMEDA BLV NE  
OWNER NAME: KNAUBER MRS LEO V  
OWNER ADDR: 07912 CHARGER TR NE

ALBUQUERQUE NM 87109  
0101906422135620219 LEGAL: \* 01 4 00 4NORTH ALBUQ ACRES UN 3 TR2  
LAND USE:

PROPERTY ADDR: 00000 7520 ALAMEDA BLV NE  
OWNER NAME: KNAUBER MRS LEO V  
OWNER ADDR: 07912 CHARGER TR NE

ALBUQUERQUE NM 87109  
0101906423835520218 LEGAL: \* 01 5 00 4NORTH ALBUQ ACRES UN 3 TR2  
LAND USE:

PROPERTY ADDR: 00000 7550 ALAMEDA BLVD NE  
OWNER NAME: SLICK STEVEN G & JOAN F  
OWNER ADDR: 11035 MENAUL BL NE

ALBUQUERQUE NM 87112  
0101906423833220215 LEGAL: \* 01 8 00 4NORTH ALBUQ ACRES UN 3 TR2  
LAND USE:

PROPERTY ADDR: 00000 7551 SIGNAL AVE NE  
OWNER NAME: POHL COSME & MYRNA LIVING TRUS  
OWNER ADDR: 05958 CARLOS REY CI SW

ALBUQUERQUE NM 87121  
1 R E C O R D S W I T H L A B E L S PAGE  
5

0101906422133220214 LEGAL: \* 01 9 00 4NORTH ALBUQ ACRES UN 3 TR2  
LAND USE:

PROPERTY ADDR: 00000 7521 SIGNAL AVE NE  
OWNER NAME: DR HORTON INC  
OWNER ADDR: 04400 ALAMEDA NE

ALBUQUERQUE NM 87113  
0101906402140220663 LEGAL: LT P 1-58 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS  
SUBD LAND USE:

PROPERTY ADDR: 00000 7108 QUAIL SPRINGS PL NE  
OWNER NAME: NEWMAN HOMES INC  
OWNER ADDR: 00000

ALBUQUERQUE NM 87154  
0101906402339620662 LEGAL: LT P 1-57 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS  
SUBD LAND USE:

PROPERTY ADDR: 00000 7112 QUAIL SPRINGS PL NE  
OWNER NAME: CARBAJAL RICHARD A & LARA  
OWNER ADDR: 07112 QUAIL SPRINGS PL NE

ALBUQUERQUE NM 87113  
0101906403039620661 LEGAL: LT P 1-56 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS  
SUBD LAND USE:

PROPERTY ADDR: 00000 7116 QUAIL SPRINGS PL NE

OWNER NAME: STONE GOLDIALU G REV TRUST  
 OWNER ADDR: 07116 QUAIL SPRINGS PL NE

ALBUQUERQUE NM 87113  
 0101906403639720660 LEGAL: LT P 1-55 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS  
 SUBD LAND USE:  
 PROPERTY ADDR: 00000 7120 QUAIL SPRINGS PL NE  
 OWNER NAME: CASTRO JESS & ESTHER TRUSTEE C  
 OWNER ADDR: 07120 QUAIL SPRINGS PL NE

ALBUQUERQUE NM 87113  
 0101906404139720659 LEGAL: LT P 1-54 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS  
 SUBD LAND USE:  
 PROPERTY ADDR: 00000 7124 QUAIL SPRINGS PL NE  
 OWNER NAME: GILES CHARLES W  
 OWNER ADDR: 07124 QUAIL SPRINGS PL NE

ALBUQUERQUE NM 87113  
 0101906404639720658 LEGAL: LT P 1-53 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS  
 SUBD LAND USE:  
 PROPERTY ADDR: 00000 7128 QUAIL SPRINGS PL NE  
 OWNER NAME: FAITHE DAVID & SALLY  
 OWNER ADDR: 07128 QUAIL SPRINGS PL NE

ALBUQUERQUE NM 87113  
 0101906405139720657 LEGAL: LT P 1-52 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS  
 SUBD LAND USE:  
 PROPERTY ADDR: 00000 7132 QUAIL SPRINGS PL NE  
 OWNER NAME: DULABONE CARL N & SHIRLEY A TR  
 OWNER ADDR: 07132 QUAIL SPRINGS NE

ALBUQUERQUE NM 87113  
 0101906405639720656 LEGAL: LT P 1-51 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS  
 SUBD LAND USE:  
 PROPERTY ADDR: 00000 7136 QUAIL SPRINGS PL NE  
 OWNER NAME: GIAQUINTO MARK T & GIAQUINTO D  
 OWNER ADDR: 07136 QUAIL SPRINGS PL NE

ALBUQUERQUE NM 87113  
 0101906406139720655 LEGAL: LT P 1-50 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS  
 SUBD LAND USE:  
 PROPERTY ADDR: 00000 7140 QUAIL SPRINGS PL NE  
 OWNER NAME: CROUCH ANDREA K TRUSTEE CROUCH  
 OWNER ADDR: 07140 QUAIL SPRINGS PL NE

ALBUQUERQUE NM 87113  
 0101906406639720654 LEGAL: LT P 1-49 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS  
 SUBD LAND USE:  
 PROPERTY ADDR: 00000 7144 QUAIL SPRINGS PL NE  
 OWNER NAME: MARTIN ROBERT EDWARD BALCH  
 OWNER ADDR: 07144 QUAIL SPRINGS PL NE

ALBUQUERQUE NM 87113  
 1 R E C O R D S W I T H L A B E L S PAGE  
 6

0101906407139720653 LEGAL: LT P 1-48 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS  
 SUBD LAND USE:  
 PROPERTY ADDR: 00000 7148 QUAIL SPRINGS PL NE  
 OWNER NAME: SCHIFFER TOM R & ANNE E TRUSTE  
 OWNER ADDR: 01436 CATRON SE

ALBUQUERQUE NM 87123  
 0101906407639720652 LEGAL: LT P 1-47 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS  
 SUBD LAND USE:  
 PROPERTY ADDR: 00000 7200 QUAIL SPRINGS PL NE  
 OWNER NAME: BLOMBERG MARILYN J & WILLARD C  
 OWNER ADDR: 07200 QUAIL SPRINGS NE

ALBUQUERQUE NM 87113  
 0101906408139720651 LEGAL: LT P 1-46 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS  
 SUBD LAND USE:

PROPERTY ADDR: 00000 7204 QUAIL SPRINGS PL NE  
 OWNER NAME: GIBSON DONALD & BETTY  
 OWNER ADDR: 07204 QUAIL SPRINGS PL NE

ALBUQUERQUE NM 87113  
 0101906408539720650 LEGAL: LT P 1-45 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS  
 SUBD LAND USE:

PROPERTY ADDR: 00000 7208 QUAIL SPRINGS PL NE  
 OWNER NAME: JOHNSON MABEL F  
 OWNER ADDR: 07208 QUAIL SPRINGS PL NE

ALBUQUERQUE NM 87113  
 0101906409039720649 LEGAL: LT P 1-44 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS  
 SUBD LAND USE:

PROPERTY ADDR: 00000 7212 QUAIL SPRINGS PL NE  
 OWNER NAME: EASTHAM BILL G & PAULA KAY  
 OWNER ADDR: 07212 QUAIL SPRINGS PL NE

ALBUQUERQUE NM 87113  
 0101906409639720648 LEGAL: LT P 1-43 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS  
 SUBD LAND USE:

PROPERTY ADDR: 00000 7216 QUAIL SPRINGS PL NE  
 OWNER NAME: LITT EVA L  
 OWNER ADDR: 07216 QUAIL SPRINGS PL NE

ALBUQUERQUE NM 87113  
 0101906410139720647 LEGAL: LT P 1-42 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS  
 SUBD LAND USE:

PROPERTY ADDR: 00000 7220 QUAIL SPRINGS PL NE  
 OWNER NAME: POHLMAN ROBERT S & MARKLEY M  
 OWNER ADDR: 07220 QUAIL SPRINGS PL NE

ALBUQUERQUE NM 87113  
 0101906410639720646 LEGAL: LT P 1-41 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS  
 SUBD LAND USE:

PROPERTY ADDR: 00000 7224 QUAIL SPRINGS PL NE  
 OWNER NAME: KING JANET ROSE  
 OWNER ADDR: 07224 QUAIL SPRINGS PL NE

ALBUQUERQUE NM 87113  
 0101906411139720645 LEGAL: LT P 1-40 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS  
 SUBD LAND USE:

PROPERTY ADDR: 00000 7228 QUAIL SPRINGS PL NE  
 OWNER NAME: DAILEY PAMELA J  
 OWNER ADDR: 07228 QUAIL SPRINGS PL NE

ALBUQUERQUE NM 87113  
 0101906411639720644 LEGAL: LT P 1-39 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS  
 SUBD LAND USE:

PROPERTY ADDR: 00000 7232 QUAIL SPRINGS PL NE  
 OWNER NAME: SANCHORAWALA JAYESH & RUPAL  
 OWNER ADDR: 07232 QUAIL SPRINGS PL NE

ALBUQUERQUE NM 87113  
 0101806451735410217 LEGAL: \* 01 6 02 9TRA UB N ALBU AC  
 LAND USE:

PROPERTY ADDR: 00000 6708 ALAMEDA BLV NE  
 OWNER NAME: NEW CONCEPTS INC  
 OWNER ADDR: 00508 PARAGON SE

ALBUQUERQUE NM 87105  
 1 R E C O R D S W I T H L A B E L S PAGE  
 7

0101806451738310316 LEGAL: \* 01 7 02 8TRA UB N ALBU AC  
 LAND USE:

PROPERTY ADDR: 00000 ALAMEDA BLV NE  
 OWNER NAME: MELLOY BROS MOTOR COMPANY  
 OWNER ADDR: 07707 LOMAS BL NE

ALBUQUERQUE NM 87110  
 0101806451840610317 LEGAL: \* 01 6 02 8TRACT A UNIT B NORTH ALBUQUERQUE ACRES

LAND USE:

PROPERTY ADDR: 00000 OAKLAND AVE NE  
OWNER NAME: MELLOY BROTHERS MOTOR CO  
OWNER ADDR: 07707 LOMAS

BL NE

ALBUQUERQUE

NM 87110

QUIT

# "Attachment A"

**Ruth Lozano, Isaacson and Arfman, P.A.**  
**Zone Map: E-12**

**TAYLOR RANCH N.A. (R)**

**\*Eddie Costello**

1111 Alameda NW, St. J/87114 792-1066 (w)

Jolene Wolfley

6804 Staghorn Dr. NW/87120-4806 890-9414 (h)

**LETTERS MUST BE SENT TO BOTH**  
**CONTACTS OF EACH**  
**NEIGHBORHOOD ASSOCIATION.**

Project # 1002640

QUAIL SPRINGS NEIGH. ASSOC.  
C/O ROBERT M. FRESQUES  
7231 QUAIL SPRINGS PL. NE  
ALBUQUERQUE NM 87113  
101906401040920332

TRAN TAI & DUONG ANNA  
8511 RANCHO DEL CERRO DR NE  
ALBUQUERQUE NM 87113

101906417339720334

ADAMS PAMELA A  
7416 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113

101906413739720341

WILLIAMS JOSEPH I & SHIRLEY D  
7308 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113

101906415239720338

BENTLEY JEFFREY LEE & MELISSA  
7400 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113

101906416739620335

LOVATO WILFRED M & JONES HOLL  
7412 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113

101906417238720311

FIVE STAR PARTNERSHIP  
STATION B, BOX 6008  
ALBUQUERQUE NM 87197

101906422138720314

LENZEN GENEVIEVE A & BROWN W  
9609 BASELINE RD  
RANCHO CUCAMONGA CA 91730

101906404035620230

DILEANIS WILLIAM A  
235 GOLDEN POPPY  
BOSQUE FARMS NM 87068

101906412335620225

PARKER JAMES A ETUX ETAL  
PO BOX 253  
ALBUQUERQUE NM 87103

EDDIE COSTELLO  
Taylor Ranch Neigh. Assoc.  
1111 ALAMEDA BLVD NW, STE# J  
ALBUQUERQUE NM 87114

101906418940820321

CENTRAL LATIN AMERICAN COUN  
7518 OAKLAND NE  
ALBUQUERQUE NM 87113

101906412739720343

BRANSFORD DORIS M TRUSTEE BRA  
7300 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113

101906414239720340

BILLMAIER LAWRENCE P TRUSTEE  
7312 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113

101906415739720337

KUTHAKUN VANNAPHONE & SOUB  
7404 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113

101906401038720301

HASHEMIAN AHMAD & FATEMAH  
83 VIA BACCHUS  
ALISO VIEJO CA 92656

101906418938720312

WORDEN JUDE & MARIE  
10910 SANTA MONICA NE  
ALBUQUERQUE NM 87122

101906423838720315

BURKE GERALDINE  
207 RICHMOND SE  
ALBUQUERQUE NM 87106

101906407335620228

MILTON M & VINA DEL SOL VENTU  
4909 MESCALERO NE  
ALBUQUERQUE NM 87110

101906415635620223

STANS LEONARD ETUX  
7436 BRAZOS CT NE  
ALBUQUERQUE NM 87109

JOLENE WOLFLEY  
Taylor Ranch Neigh. Assoc.  
6804 STAGEHORN DR NW  
ALBUQUERQUE NM 87120-4806

101906417640320333

LESLIE MELODY L & SHAWN J  
7419 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113

101906413239720342

HENRY DOROTHY E TRUSTEE  
7304 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113

101906414739720339

HONEYCUTT JAMES & ILLENE  
7316 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113

101906416239720336

JACKSON WANDA D  
7408 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113

101906415638720310

MARTINEZ ERNEST A & PATRICIA  
9408 CLEARWATER ST NW  
ALBUQUERQUE NM 87111

101906420538720313

TWOHIG JAMES E & KAREN K TRUS  
7301 AZTEC NE  
ALBUQUERQUE NM 87110

101906401035620232

NABAVI MEHDI ETUX  
5500 HOLMES RUN PK  
ALEXANDRIA VA 22304

101906409035620227

GOSSETT JANICE M  
219 FOX GLEN DR  
NAPLES FL 34104

101906417235620222CA

PUBLIC SERVICE CO OF N M  
ALVARADO SQUARE  
ALBUQUERQUE NM 87158



101906420535620220

KNAUBER MRS LEO V  
7912 CHARGER TR NE  
ALBUQUERQUE NM 87109

101906422133220214

DR HORTON INC  
4400 ALAMEDA NE  
ALBUQUERQUE NM 87113

101906403039620661

STONE GOLDIALU G REV TRUST  
7116 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113

101906404639720658

FAITHE DAVID & SALLY  
7128 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113

101906406139720655

CROUCH ANDREA K TRUSTEE  
7140 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113

101906407639720652

BLOMBERG MARILYN J & WILLARD  
7200 QUAIL SPRINGS NE  
ALBUQUERQUE NM 87113

101906409039720649

EASTHAM BILL G & PAULA KAY  
7212 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113

101906410639720646

KING JANET ROSE  
7224 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113

101806451735410217

NEW CONCEPTS INC  
508 PARAGON SE  
ALBUQUERQUE NM 87105

101906423835520218

SLICK STEVEN G & JOAN F  
11035 MENAUL BL NE  
ALBUQUERQUE NM 87112

101906402140220663

NEWMAN HOMES INC  
PO BOX 21490  
ALBUQUERQUE NM 87154

101906403639720660

CASTRO JESS & ESTHER TRUSTEE  
7120 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113

101906405139720657

DULABONE CARL N & SHIRLEY A T  
7132 QUAIL SPRINGS NE  
ALBUQUERQUE NM 87113

101906406639720654

MARTIN ROBERT EDWARD BALCH  
7144 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113

101906408139720651

GIBSON DONALD & BETTY  
7204 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113

101906409639720648

LITT EVA L  
7216 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113

101906411139720645

DAILEY PAMELA J  
7228 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113

101806451738310316

MELLOY BROS MOTOR COMPANY  
7707 LOMAS BL NE  
ALBUQUERQUE NM 87110

101906423833220215

POHL COSME & MYRNA LIVING  
5958 CARLOS REY CI SW  
ALBUQUERQUE NM 87121

101906402339620662

CARBAJAL RICHARD A & LARA  
7112 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113

101906404139720659

GILES CHARLES W  
7124 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113

101906405639720656

GIAQUINTO MARK T & GIAQUINTO  
7136 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113

101906407139720653

SCHIFFER TOM R & ANNE E TRUST  
1436 CATRON SE  
ALBUQUERQUE NM 87123

101906408539720650

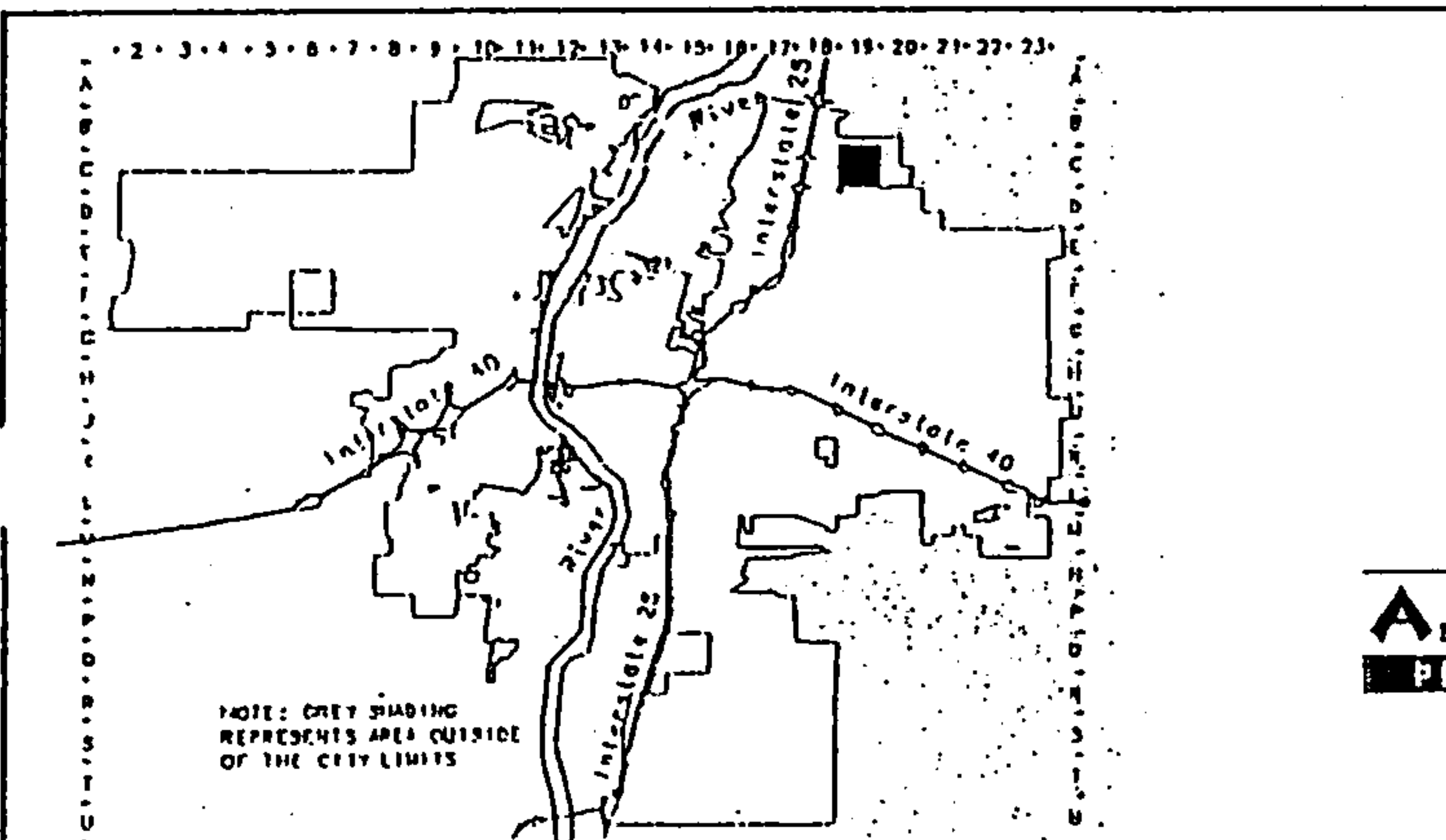
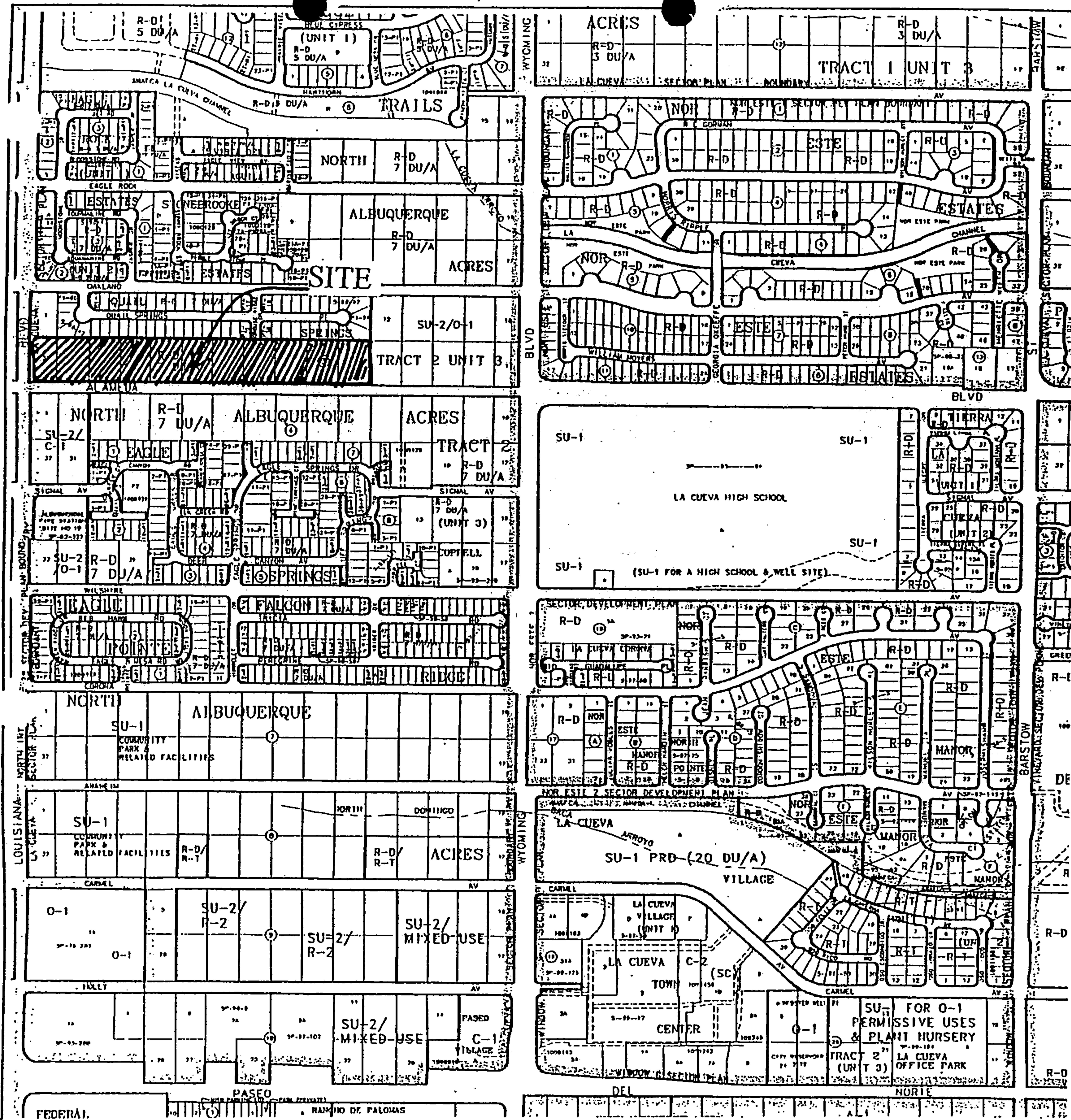
JOHNSON MABEL F  
7208 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113

101906410139720647

POHLMAN ROBERT S & MARKLEY  
7220 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113

101906411639720644

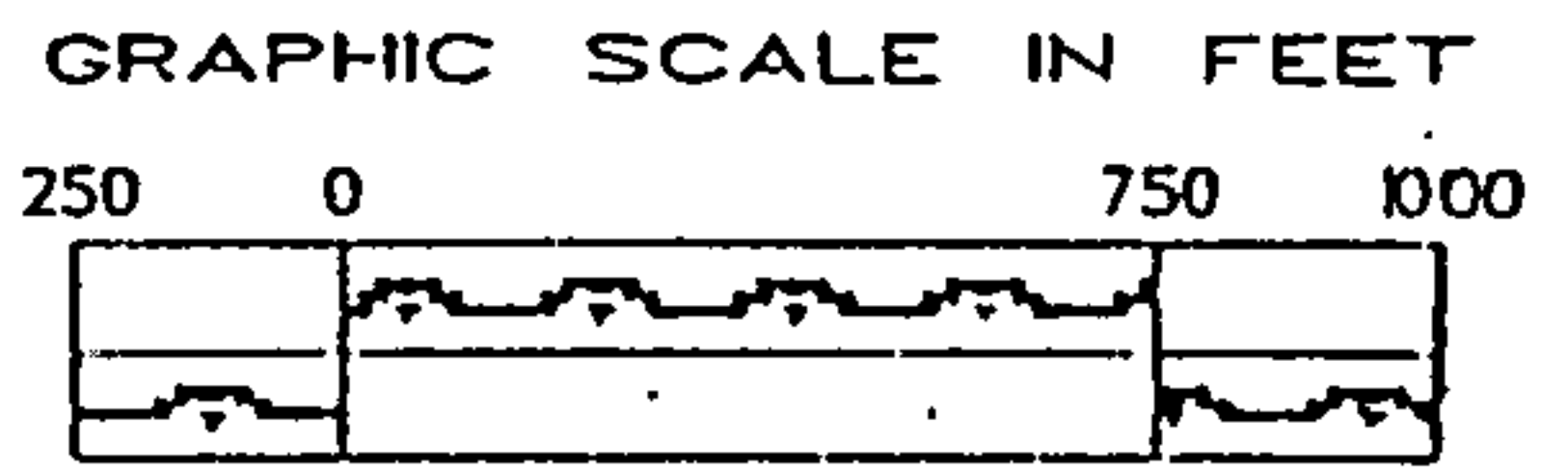
SANCHORAWALA JAYESH & RUPAL  
7232 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113



CITY OF Albuquerque

Albuquerque Geographic Information System  
**PLANNING DEPARTMENT**

© Copyright 2002



**Zone Atlas Page**

**C-19-Z**

Map Amended through April 03, 2002

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT - DEVELOPMENT SERVICES DIVISION  
PROPERTY OWNERSHIP LIST

Meeting Date: 9-18-03

Zone Atlas Page: C-19-2

Notification Radius: 100 Ft.

Cross Reference and Location: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

App#	<u>13 EPC-01242</u>
Proj#	<u>1002640</u>
Other#	<u>03 DRB-00728</u> <u>13 DRB-00723</u> <u>03 DRB-00724</u> <u>03 DRB-00725</u> <u>03 DRB-00724</u>

Applicant: Quail Springs Neighborhood Association, c/o Robert M. Fresques

Address: 7031 Quail Springs Pl. NE, 87113

Agent: \_\_\_\_\_

Address: \_\_\_\_\_

SPECIAL INSTRUCTIONS  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Notices Must be mailed from the  
City 15 days prior to the meeting.

Date Mailed: 9-3-03

Signature: Kyle [Signature]

PROPERTY OWNERSHIP / LEGAL LIST

App# \_\_\_\_\_

Proj# \_\_\_\_\_

Date: \_\_\_\_\_

Page 1 Of 2

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
C-19	1019064	010-409	203-32	✓
		189-408	21	✓
		176-403	33	✓
		173-397	34	✓
		127-397	43	✓
		132-397	42	✓
		137-397	41	✓
		142-397	40	✓
		147-397	39	✓
		152-397	38	✓
		157-397	37	✓
		162-397	36	✓
		167-394	35	✓
		010-387	01	✓ <i>DR</i>
		025-387	02	✓ <i>DR</i>
		040-384	03	✓ <i>DR</i>
		054-384	04	✓ <i>DR</i>
		023-384	05	✓ <i>DR</i>
		090-384	06	✓ <i>DR</i>
	1019064	107-384	203	07 ✓ <i>DR</i>
		103-384		08 ✓ <i>DR</i>
		137-384		09 ✓ <i>DR</i>
		156-387		10 ✓
		172-387		11 ✓
		189-387		12 ✓
		205-387		13 ✓
		221-387		14 ✓
		238-387		15 ✓
		010-354	202	32 ✓ <i>DR</i>
		025-354		31 ✓ <i>DR</i>
		040-354		30 ✓ <i>DR</i>
		057-354		29 ✓ <i>DR</i>
		073-354		28 ✓
		090-354		27 ✓ <i>DR</i>
		107-354		26 ✓ <i>DR</i>
		123-354		25 ✓ <i>DR</i>
		139-354		24 ✓ <i>DR</i>
		156-354		23 ✓

PROPERTY OWNERSHIP / LEGAL LIST

App# \_\_\_\_\_

Proj# \_\_\_\_\_

Date: \_\_\_\_\_

Page 2 Of 2

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
C-19	<del>1019064</del> 1019064	172-354	202-22CA	✓ mp 1019064
		189-354	<del>21</del> 23CA	✓ mp 1081-397 806 51 ✓
		205-354	20	✓ mp 1085-397 50 ✓
		221-354	19	✓ mp 1090-397 49 ✓
		238-355	18	✓ 1096-397 48 ✓
		238-332	15	✓ 101-397 47 ✓
		221-332	14	✓ 106-397 46 ✓
		121-402	200-103	✓ 111-397 45 ✓
		123-396	102	✓ 116-397 44 ✓
		230-394	61	✓ 1018064 517-354 102 17 ✓
		230-397	60	✓ 517-383 103 14 ✓
		241-397	59	✓ 518-404 17 ✓
		246-397	58	✓
		151-397	57	✓
		150-397	56	✓
		161-397	55	✓
		166-397	54	✓
		171-397	53	✓
		<del>173</del> 176-397	52	✓



<mainframe@coa1mp  
3.cabq.gov>  
09/02/03 01:40 PM

To:  
cc:  
Subject:

1 R E C O R D S W I T H L A B E L S PAGE  
1  
01019064 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
0101906401040920332 LEGAL: \* 00 1 00 3NORTH ALBUQ ACRES UN 3 TR2  
LAND USE:  
PROPERTY ADDR: 00000 6900 OAKLAND AVE NE  
OWNER NAME: TRAN TAI & DUONG ANNA  
OWNER ADDR: 08511 RANCHO DEL CERRO DR NE  
ALBUQUERQUE NM 87113  
0101906418940820321 LEGAL: \* 01 2 00 3NORTH ALBUQ ACRES UN 3 TR2  
LAND USE:  
PROPERTY ADDR: 00000 7420 OAKLAND AVE NE  
OWNER NAME: CENTRAL LATIN AMERICAN COUNCIL  
OWNER ADDR: 07518 OAKLAND NE  
ALBUQUERQUE NM 87113  
0101906417640320333 LEGAL: LT P 1-28 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS  
SUBD LAND USE:  
PROPERTY ADDR: 00000 7419 QUAIL SPRINGS PL NE  
OWNER NAME: LESLIE MELODY L & SHAWN J  
OWNER ADDR: 07419 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113  
0101906417339720334 LEGAL: LT P 1-29 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS  
SUBD LAND USE:  
PROPERTY ADDR: 00000 7416 QUAIL SPRINGS PL NE  
OWNER NAME: ADAMS PAMELA A  
OWNER ADDR: 07416 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113  
0101906412739720343 LEGAL: LT P 1-38 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS  
SUBD LAND USE:  
PROPERTY ADDR: 00000 7300 QUAIL SPRINGS PL NE  
OWNER NAME: BRANSFORD DORIS M TRUSTEE BRAN  
OWNER ADDR: 07300 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113  
0101906413239720342 LEGAL: LT P 1-37 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS  
SUBD LAND USE:  
PROPERTY ADDR: 00000 7304 QUAIL SPRINGS PL NE  
OWNER NAME: HENRY DOROTHY E TRUSTEE HENRY  
OWNER ADDR: 07304 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113  
0101906413739720341 LEGAL: LT P 1-36 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS  
SUBD LAND USE:  
PROPERTY ADDR: 00000 7308 QUAIL SPRINGS PL NE  
OWNER NAME: WILLIAMS JOSEPH I & SHIRLEY D  
OWNER ADDR: 07308 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113  
0101906414239720340 LEGAL: LT P 1-35 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS  
SUBD LAND USE:  
PROPERTY ADDR: 00000 7312 QUAIL SPRINGS PL NE  
OWNER NAME: BILLMAIER LAWRENCE P TRUSTEE O  
OWNER ADDR: 07312 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113  
0101906414739720339 LEGAL: LT P 1-34 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS

SUBD LAND USE:

PROPERTY ADDR: 00000 7316 QUAIL SPRINGS PL NE  
OWNER NAME: HONEYCUTT JAMES & ILLENE  
OWNER ADDR: 07316 QUAIL SPRINGS PL NE

ALBUQUERQUE NM 87113

0101906415239720338 LEGAL: LT P 1-33 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS  
SUBD LAND USE:

PROPERTY ADDR: 00000 7400 QUAIL SPRINGS PL NE  
OWNER NAME: BENTLEY JEFFREY LEE & MELISSA  
OWNER ADDR: 07400 QUAIL SPRINGS PL NE

ALBUQUERQUE NM 87113

0101906415739720337 LEGAL: LT P 1-32 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS  
SUBD LAND USE:

PROPERTY ADDR: 00000 7404 QUAIL SPRINGS PL NE  
OWNER NAME: KUTHAKUN VANNAPHONE & SOUBANH  
OWNER ADDR: 07404 QUAIL SPRINGS PL NE

ALBUQUERQUE NM 87113

1 R E C O R D S W I T H L A B E L S PAGE

2  
0101906416239720336 LEGAL: LT P 1-31 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS  
SUBD LAND USE:

PROPERTY ADDR: 00000 7408 QUAIL SPRINGS PL NE  
OWNER NAME: JACKSON WANDA D  
OWNER ADDR: 07408 QUAIL SPRINGS PL NE

ALBUQUERQUE NM 87113

0101906416739620335 LEGAL: LT P 1-30 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS  
SUBD LAND USE:

PROPERTY ADDR: 00000 7412 QUAIL SPRINGS PL NE  
OWNER NAME: LOVATO WILFRED M & JONES HOLLY  
OWNER ADDR: 07412 QUAIL SPRINGS PL NE

ALBUQUERQUE NM 87113

0101906401038720301 LEGAL: \* 03 2 00 3TR 2 UNIT 3 NO ALBUQ AC  
LAND USE:

PROPERTY ADDR: 00000 6901 ALAMEDA BLV NE  
OWNER NAME: HASHEMIAN AHMAD & FATEMAH  
OWNER ADDR: 00083 VIA BACCHUS

ALISO VIEJO CA 92656

0101906402538720302 LEGAL: \* 03 1 00 3TR 2 UNIT 3 NO ALBUQ AC  
LAND USE:

PROPERTY ADDR: 00000 6921 ALAMEDA BLV NE  
OWNER NAME: HASHEMIAN AHMAD & FATEMAH  
OWNER ADDR: 00083 VIA BACCHUS

ALISO VIEJO CA 92656

0101906404038620303 LEGAL: \* 03 0 00 3TR 2 UNIT 3 NO ALBUQ AC  
LAND USE:

PROPERTY ADDR: 00000 7001 ALAMEDA BLV NE  
OWNER NAME: HASHEMIAN AHMAD & FATEMAH  
OWNER ADDR: 00083 VIA BACCHUS

ALISO VIEJO CA 92656

0101906405638620304 LEGAL: \* 02 9 00 3TR 2 UNIT 3 NOALBUQ AC  
LAND USE:

PROPERTY ADDR: 00000 7021 ALAMEDA BLV NE  
OWNER NAME: HASHEMIAN AHMAD & FATEMAH  
OWNER ADDR: 00083 VIA BACCHUS

ALISO VIEJO CA 92656

0101906407338620305 LEGAL: \* 02 8 00 3TR 2 UNIT 3 NOALBUQ AC  
LAND USE:

PROPERTY ADDR: 00000 7101 ALAMEDA BLV NE  
OWNER NAME: HASHEMIAN AHMAD & FATEMAH  
OWNER ADDR: 00083 VIA BACCHUS

ALISO VIEJO CA 92656

0101906409038620306 LEGAL: \* 02 7 00 3TR 2 UNIT 3 NO ALBUQ AC  
LAND USE:

PROPERTY ADDR: 00000 7121 ALAMEDA BLV NE  
OWNER NAME: HASHEMIAN AHMAD & FATEMAH  
OWNER ADDR: 00083 VIA BACCHUS

ALISO VIEJO CA 92656

0101906410738620307 LEGAL: \* 02 6 00 3TR 2 UNIT 3 NO ALBUQ AC  
LAND USE:

PROPERTY ADDR: 00000 7201 ALAMEDA BLV NE  
OWNER NAME: HASHEMIAN AHMAD & FATEMAH  
OWNER ADDR: 00083 VIA BACCHUS

ALISO VIEJO CA 92656

0101906412338620308 LEGAL: \* 02 5 00 3TR 2 UNIT 3 NO ALBUQ AC  
LAND USE:

PROPERTY ADDR: 00000 7221 ALAMEDA BLV NE  
OWNER NAME: HASHEMIAN AHMAD & FATEMAH  
OWNER ADDR: 00083 VIA BACCHUS

ALISO VIEJO CA 92656

0101906413938620309 LEGAL: \* 02 4 00 3TR 2 UNIT 3 NO ALB AC  
LAND USE:

PROPERTY ADDR: 00000 7301 ALAMEDA BLV NE  
OWNER NAME: HASHEMIAN AHMAD & FATEMAH  
OWNER ADDR: 00083 VIA BACCHUS

ALISO VIEJO CA 92656

1 R E C O R D S W I T H L A B E L S

PAGE

3

0101906415638720310 LEGAL: \* 02 3 00 3NORTH ALBUQ ACRES UN 3 TR2  
LAND USE:

PROPERTY ADDR: 00000 7321 ALAMEDA BLV NE  
OWNER NAME: MARTINEZ ERNEST A & PATRICIA M  
OWNER ADDR: 09408 CLEARWATER

ST NW

ALBUQUERQUE NM 87111

0101906417238720311 LEGAL: \* 02 2 00 3NORTH ALBUQ ACRES UN 3 TR2  
LAND USE:

PROPERTY ADDR: 00000 7401 ALAMEDA BLV NE  
OWNER NAME: FIVE STAR PARTNERSHIP  
OWNER ADDR: 00000

ALBUQUERQUE NM 87197

0101906418938720312 LEGAL: \* 02 1 00 3NORTH ALBUQ ACRES UN 3 TR2  
LAND USE:

PROPERTY ADDR: 00000 7421 ALAMEDA BLV NE  
OWNER NAME: WORDEN JUDE & MARIE  
OWNER ADDR: 10910 SANTA MONICA

NE

ALBUQUERQUE NM 87122

0101906420538720313 LEGAL: \* 02 0 00 3NORTH ALBUQ ACRES UN 3 TR2  
LAND USE:

PROPERTY ADDR: 00000 7501 ALAMEDA BLV NE  
OWNER NAME: TWOHIG JAMES E & KAREN K TRUST  
OWNER ADDR: 07301 AZTEC

NE

ALBUQUERQUE NM 87110

0101906422138720314 LEGAL: \* 01 9 00 3NORTH ALBUQ ACRES UN 3 TR2  
LAND USE:

PROPERTY ADDR: 00000 7521 ALAMEDA BLV NE  
OWNER NAME: LENZEN GENEVIEVE A & BROWN WAL  
OWNER ADDR: 09609 BASELINE

RD

RANCHO CUCAMONGA CA 91730

0101906423838720315 LEGAL: \* 01 8 00 3NORTH ALBUQ ACRES UN 3 TR2  
LAND USE:

PROPERTY ADDR: 00000 7551 ALAMEDA BLV NE  
OWNER NAME: BURKE GERALDINE  
OWNER ADDR: 00207 RICHMOND

SE



ALBUQUERQUE NM 87106  
 0101906401035620232 LEGAL: \* 00 1 00 4NORTH ALBUQ ACRES UN 3 TR2  
 LAND USE: PROPERTY ADDR: 00000 ALAMEDA BLV NE  
 OWNER NAME: NABAVI MEHDI ETUX  
 OWNER ADDR: 05500 HOLMES RUN PK

ALEXANDRIA VA 22304  
 0101906402535620231 LEGAL: \* 00 2 00 4NORTH ALBUQ ACRES UN 3 TR2  
 LAND USE: PROPERTY ADDR: 00000 ALAMEDA BLV NE  
 OWNER NAME: NABAVI MEHDI ETUX  
 OWNER ADDR: 05500 HOLMES RUN PK

ALEXANDRIA VA 22304  
 0101906404035620230 LEGAL: \* 00 3 00 4NORTH ALBUQ ACRES UN 3 TR2  
 LAND USE: PROPERTY ADDR: 00000 7000 ALAMEDA BLV NE  
 OWNER NAME: DILEANIS WILLIAM A  
 OWNER ADDR: 00235 GOLDEN POPPY

BOSQUE FARMS NM 87068  
 0101906405735620229 LEGAL: \* 00 4 00 4NORTH ALBUQ ACRES UN 3 TR2  
 LAND USE: PROPERTY ADDR: 00000 7020 ALAMEDA BLV NE  
 OWNER NAME: DILEANIS JOHN  
 OWNER ADDR: 02804 MAXIMILLIAN NW

ALBUQUERQUE NM 87104  
 0101906407335620228 LEGAL: \* 00 5 00 4NORTH ALBUQ ACRES UN 3 TR2  
 LAND USE: PROPERTY ADDR: 00000 7100 ALAMEDA BLV NE  
 OWNER NAME: MILTON M & VINA DEL SOL VENTUR  
 OWNER ADDR: 04909 MESCALERO NE

ALBUQUERQUE NM 87110  
 1 R E C O R D S W I T H L A B E L S PAGE  
 4  
 0101906409035620227 LEGAL: \* 00 6 00 4UNIT 3 TRACT 2 NORTH ALBUQUERQUE ACRES  
 LAND USE: PROPERTY ADDR: 00000 7120 ALAMEDA BLV NE  
 OWNER NAME: GOSSETT JANICE M  
 OWNER ADDR: 00219 FOX GLEN DR

NAPLES FL 34104  
 0101906410735620226 LEGAL: \* 00 7 00 4NORTH ALBUQ ACRES UN 3 TR2  
 LAND USE: PROPERTY ADDR: 00000 7200 ALAMEDA BLV NE  
 OWNER NAME: GOSSETT JANICE M  
 OWNER ADDR: 00219 FOX GLEN DR

NAPLES FL 34104  
 0101906412335620225 LEGAL: \* 00 8 00 4NORTH ALBUQ ACRES UN 3 TR2  
 LAND USE: PROPERTY ADDR: 00000 7220 ALAMEDA BLV NE  
 OWNER NAME: PARKER JAMES A ETUX ETAL  
 OWNER ADDR: 00000

ALBUQUERQUE NM 87103  
 0101906413935620224 LEGAL: \* 00 9 00 4NORTH ALBUQ ACRES UN 3 TR2  
 LAND USE: PROPERTY ADDR: 00000 7300 ALAMEDA BLV NE  
 OWNER NAME: PARKER JAMES A ETUX ETAL  
 OWNER ADDR: 00000

ALBUQUERQUE NM 87103  
 0101906415635620223 LEGAL: \* 01 0 00 4NORTH ALBUQ ACRES UN 3 TR2  
 LAND USE: PROPERTY ADDR: 00000 7320 ALAMEDA BLV NE  
 OWNER NAME: STANS LEONARD ETUX

OWNER ADDR: 07436 BRAZOS CT NE

ALBUQUERQUE NM 87109  
0101906417235620222CA LEGAL: LT 1 1 BL K 4 TR 2 UNIT 3 NORTH ALBUQUERQUE ACRES  
CO LAND USE:  
PROPERTY ADDR: 00000  
OWNER NAME: PUBLIC SERVICE CO OF N M  
OWNER ADDR: 00000

ALBUQUERQUE NM 87158  
0101906418935620221CA LEGAL: LT 1 2 BL K 4 TR 2 UNIT 3 NORTH ALBUQUERQUE ACRES  
CO LAND USE:  
PROPERTY ADDR: 00000  
OWNER NAME: PUBLIC SERVICE CO OF N M  
OWNER ADDR: 00000

ALBUQUERQUE NM 87158  
0101906420535620220 LEGAL: \* 01 3 00 4NORTH ALBUQ ACRES UN 3 TR2  
LAND USE:  
PROPERTY ADDR: 00000 7500 ALAMEDA BLV NE  
OWNER NAME: KNAUBER MRS LEO V  
OWNER ADDR: 07912 CHARGER TR NE

ALBUQUERQUE NM 87109  
0101906422135620219 LEGAL: \* 01 4 00 4NORTH ALBUQ ACRES UN 3 TR2  
LAND USE:  
PROPERTY ADDR: 00000 7520 ALAMEDA BLV NE  
OWNER NAME: KNAUBER MRS LEO V  
OWNER ADDR: 07912 CHARGER TR NE

ALBUQUERQUE NM 87109  
0101906423835520218 LEGAL: \* 01 5 00 4NORTH ALBUQ ACRES UN 3 TR2  
LAND USE:  
PROPERTY ADDR: 00000 7550 ALAMEDA BLVD NE  
OWNER NAME: SLICK STEVEN G & JOAN F  
OWNER ADDR: 11035 MENAUL BL NE

ALBUQUERQUE NM 87112  
0101906423833220215 LEGAL: \* 01 8 00 4NORTH ALBUQ ACRES UN 3 TR2  
LAND USE:  
PROPERTY ADDR: 00000 7551 SIGNAL AVE NE  
OWNER NAME: POHL COSME & MYRNA LIVING TRUS  
OWNER ADDR: 05958 CARLOS REY CI SW

ALBUQUERQUE NM 87121  
1 R E C O R D S W I T H L A B E L S PAGE  
5  
0101906422133220214 LEGAL: \* 01 9 00 4NORTH ALBUQ ACRES UN 3 TR2  
LAND USE:  
PROPERTY ADDR: 00000 7521 SIGNAL AVE NE  
OWNER NAME: DR HORTON INC  
OWNER ADDR: 04400 ALAMEDA NE

ALBUQUERQUE NM 87113  
0101906402140220663 LEGAL: LT P 1-58 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS  
SUBD LAND USE:  
PROPERTY ADDR: 00000 7108 QUAIL SPRINGS PL NE  
OWNER NAME: NEWMAN HOMES INC  
OWNER ADDR: 00000

ALBUQUERQUE NM 87154  
0101906402339620662 LEGAL: LT P 1-57 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS  
SUBD LAND USE:  
PROPERTY ADDR: 00000 7112 QUAIL SPRINGS PL NE  
OWNER NAME: CARBAJAL RICHARD A & LARA  
OWNER ADDR: 07112 QUAIL SPRINGS PL NE

ALBUQUERQUE NM 87113  
0101906403039620661 LEGAL: LT P 1-56 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS  
SUBD LAND USE:  
PROPERTY ADDR: 00000 7116 QUAIL SPRINGS PL NE

OWNER NAME: STONE GOLDIALU G REV TRUST  
 OWNER ADDR: 07116 QUAIL SPRINGS PL NE

ALBUQUERQUE NM 87113  
 0101906403639720660 LEGAL: LT P 1-55 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS  
 SUBD LAND USE: PROPERTY ADDR: 00000 7120 QUAIL SPRINGS PL NE  
 OWNER NAME: CASTRO JESS & ESTHER TRUSTEE C  
 OWNER ADDR: 07120 QUAIL SPRINGS PL NE

ALBUQUERQUE NM 87113  
 0101906404139720659 LEGAL: LT P 1-54 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS  
 SUBD LAND USE: PROPERTY ADDR: 00000 7124 QUAIL SPRINGS PL NE  
 OWNER NAME: GILES CHARLES W  
 OWNER ADDR: 07124 QUAIL SPRINGS PL NE

ALBUQUERQUE NM 87113  
 0101906404639720658 LEGAL: LT P 1-53 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS  
 SUBD LAND USE: PROPERTY ADDR: 00000 7128 QUAIL SPRINGS PL NE  
 OWNER NAME: FAITHE DAVID & SALLY  
 OWNER ADDR: 07128 QUAIL SPRINGS PL NE

ALBUQUERQUE NM 87113  
 0101906405139720657 LEGAL: LT P 1-52 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS  
 SUBD LAND USE: PROPERTY ADDR: 00000 7132 QUAIL SPRINGS PL NE  
 OWNER NAME: DULABONE CARL N & SHIRLEY A TR  
 OWNER ADDR: 07132 QUAIL SPRINGS NE

ALBUQUERQUE NM 87113  
 0101906405639720656 LEGAL: LT P 1-51 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS  
 SUBD LAND USE: PROPERTY ADDR: 00000 7136 QUAIL SPRINGS PL NE  
 OWNER NAME: GIAQUINTO MARK T & GIAQUINTO D  
 OWNER ADDR: 07136 QUAIL SPRINGS PL NE

ALBUQUERQUE NM 87113  
 0101906406139720655 LEGAL: LT P 1-50 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS  
 SUBD LAND USE: PROPERTY ADDR: 00000 7140 QUAIL SPRINGS PL NE  
 OWNER NAME: CROUCH ANDREA K TRUSTEE CROUCH  
 OWNER ADDR: 07140 QUAIL SPRINGS PL NE

ALBUQUERQUE NM 87113  
 0101906406639720654 LEGAL: LT P 1-49 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS  
 SUBD LAND USE: PROPERTY ADDR: 00000 7144 QUAIL SPRINGS PL NE  
 OWNER NAME: MARTIN ROBERT EDWARD BALCH  
 OWNER ADDR: 07144 QUAIL SPRINGS PL NE

ALBUQUERQUE NM 87113  
 1 R E C O R D S W I T H L A B E L S PAGE  
 6  
 0101906407139720653 LEGAL: LT P 1-48 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS  
 SUBD LAND USE: PROPERTY ADDR: 00000 7148 QUAIL SPRINGS PL NE  
 OWNER NAME: SCHIFFER TOM R & ANNE E TRUSTE  
 OWNER ADDR: 01436 CATRON SE

ALBUQUERQUE NM 87123  
 0101906407639720652 LEGAL: LT P 1-47 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS  
 SUBD LAND USE: PROPERTY ADDR: 00000 7200 QUAIL SPRINGS PL NE  
 OWNER NAME: BLOMBERG MARILYN J & WILLARD C  
 OWNER ADDR: 07200 QUAIL SPRINGS NE

ALBUQUERQUE NM 87113  
 0101906408139720651 LEGAL: LT P 1-46 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS  
 SUBD LAND USE:

PROPERTY ADDR: 00000 7204 QUAIL SPRINGS PL NE  
 OWNER NAME: GIBSON DONALD & BETTY  
 OWNER ADDR: 07204 QUAIL SPRINGS PL NE

ALBUQUERQUE NM 87113  
 0101906408539720650 LEGAL: LT P 1-45 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS  
 SUBD LAND USE:

PROPERTY ADDR: 00000 7208 QUAIL SPRINGS PL NE  
 OWNER NAME: JOHNSON MABEL F  
 OWNER ADDR: 07208 QUAIL SPRINGS PL NE

ALBUQUERQUE NM 87113  
 0101906409039720649 LEGAL: LT P 1-44 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS  
 SUBD LAND USE:

PROPERTY ADDR: 00000 7212 QUAIL SPRINGS PL NE  
 OWNER NAME: EASTHAM BILL G & PAULA KAY  
 OWNER ADDR: 07212 QUAIL SPRINGS PL NE

ALBUQUERQUE NM 87113  
 0101906409639720648 LEGAL: LT P 1-43 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS  
 SUBD LAND USE:

PROPERTY ADDR: 00000 7216 QUAIL SPRINGS PL NE  
 OWNER NAME: LITT EVA L  
 OWNER ADDR: 07216 QUAIL SPRINGS PL NE

ALBUQUERQUE NM 87113  
 0101906410139720647 LEGAL: LT P 1-42 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS  
 SUBD LAND USE:

PROPERTY ADDR: 00000 7220 QUAIL SPRINGS PL NE  
 OWNER NAME: POHLMAN ROBERT S & MARKLEY M  
 OWNER ADDR: 07220 QUAIL SPRINGS PL NE

ALBUQUERQUE NM 87113  
 0101906410639720646 LEGAL: LT P 1-41 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS  
 SUBD LAND USE:

PROPERTY ADDR: 00000 7224 QUAIL SPRINGS PL NE  
 OWNER NAME: KING JANET ROSE  
 OWNER ADDR: 07224 QUAIL SPRINGS PL NE

ALBUQUERQUE NM 87113  
 0101906411139720645 LEGAL: LT P 1-40 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS  
 SUBD LAND USE:

PROPERTY ADDR: 00000 7228 QUAIL SPRINGS PL NE  
 OWNER NAME: DAILEY PAMELA J  
 OWNER ADDR: 07228 QUAIL SPRINGS PL NE

ALBUQUERQUE NM 87113  
 0101906411639720644 LEGAL: LT P 1-39 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS  
 SUBD LAND USE:

PROPERTY ADDR: 00000 7232 QUAIL SPRINGS PL NE  
 OWNER NAME: SANCHORAWALA JAYESH & RUPAL  
 OWNER ADDR: 07232 QUAIL SPRINGS PL NE

ALBUQUERQUE NM 87113  
 0101806451735410217 LEGAL: \* 01 6 02 9TRA UB N ALBU AC  
 LAND USE:

PROPERTY ADDR: 00000 6708 ALAMEDA BLV NE  
 OWNER NAME: NEW CONCEPTS INC  
 OWNER ADDR: 00508 PARAGON SE

ALBUQUERQUE NM 87105  
 1 R E C O R D S W I T H L A B E L S PAGE  
 7

0101806451738310316 LEGAL: \* 01 7 02 8TRA UB N ALBU AC  
 LAND USE:

PROPERTY ADDR: 00000 ALAMEDA BLV NE  
 OWNER NAME: MELLOY BROS MOTOR COMPANY  
 OWNER ADDR: 07707 LOMAS BL NE

ALBUQUERQUE NM 87110  
 0101806451840610317 LEGAL: \* 01 6 02 8TRACT A UNIT B NORTH ALBUQUERQUE ACRES

LAND USE:

PROPERTY ADDR: 00000 OAKLAND AVE NE  
OWNER NAME: MELLOY BROTHERS MOTOR CO  
OWNER ADDR: 07707 LOMAS

BL NE

ALBUQUERQUE

NM 87110

QUIT

101906401040920332	LEGAL: * 01 00 3NORTH ALBUQ ACRES UN 3 TR2 PROPERTY ADDR: 00000 6900 OAKLAND AVE NE OWNER NAME: TRAN TAI & DUONG ANNA OWNER ADDR: 08511 RANCHO DEL CERRO	DR NE ALBUQUERQUE	NM 87113
101806451840610317	LEGAL: * 01 6 02 8TRACT A UNIT B NORTH ALBUQUERQUE ACRES PROPERTY ADDR: 00000 OAKLAND AVE NE OWNER NAME: MELLODY BROTHERS MOTOR CO OWNER ADDR: 07707 LOMAS	BL NE ALBUQUERQUE	NM 87110
101906418940820321	LEGAL: * 01 2 00 3NORTH ALBUQ ACRES UN 3 TR2 PROPERTY ADDR: 00000 7420 OAKLAND AVE NE OWNER NAME: CENTRAL LATIN AMERICAN COUNCIL OWNER ADDR: 07518 OAKLAND	NE ALBUQUERQUE	NM 87113
101906417640320333	LEGAL: LT P 1-28 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD PROPERTY ADDR: 00000 7419 QUAIL SPRINGS PL NE OWNER NAME: LESLIE MELODY L & SHAWN J OWNER ADDR: 07419 QUAIL SPRINGS	PL NE ALBUQUERQUE	NM 87113
101906402140220663	LEGAL: LT P 1-58 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD PROPERTY ADDR: 00000 7108 QUAIL SPRINGS PL NE OWNER NAME: NEWMAN HOMES INC OWNER ADDR: 00000	ALBUQUERQUE	NM 87154
101906402339620662	LEGAL: LT P 1-57 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD PROPERTY ADDR: 00000 7112 QUAIL SPRINGS PL NE OWNER NAME: CARBAJAL RICHARD A & LARA OWNER ADDR: 07112 QUAIL SPRINGS	PL NE ALBUQUERQUE	NM 87113
101906403639720660	LEGAL: LT P 1-55 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD PROPERTY ADDR: 00000 7120 QUAIL SPRINGS PL NE OWNER NAME: CASTRO JESS & ESTHER TRUSTEE C OWNER ADDR: 07120 QUAIL SPRINGS	PL NE ALBUQUERQUE	NM 87113
101906404139720659	LEGAL: LT P 1-54 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD PROPERTY ADDR: 00000 7124 QUAIL SPRINGS PL NE OWNER NAME: GILES CHARLES W OWNER ADDR: 07124 QUAIL SPRINGS	PL NE ALBUQUERQUE	NM 87113
101906404639720658	LEGAL: LT P 1-53 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD PROPERTY ADDR: 00000 7128 QUAIL SPRINGS PL NE OWNER NAME: FAITHE DAVID & SALLY OWNER ADDR: 07128 QUAIL SPRINGS	PL NE ALBUQUERQUE	NM 87113
101906405139720657	LEGAL: LT P 1-52 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD PROPERTY ADDR: 00000 7132 QUAIL SPRINGS PL NE OWNER NAME: DULABONE CARL N & SHIRLEY A TR OWNER ADDR: 07132 QUAIL SPRINGS	NE ALBUQUERQUE	NM 87113
101906405639720656	LEGAL: LT P 1-51 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD PROPERTY ADDR: 00000 7136 QUAIL SPRINGS PL NE OWNER NAME: GIAQUINTO MARK T & GIAQUINTO D OWNER ADDR: 07136 QUAIL SPRINGS	PL NE ALBUQUERQUE	NM 87113

101906406139720655	LEGAL: LT P 1-50 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD PROPERTY ADDR: 00000 7140 QUAIL SPRINGS PL NE OWNER NAME: CROUCH ANDREA K TRUSTEE CROUCH OWNER ADDR: 07140 QUAIL SPRINGS	PL NE ALBUQUERQUE	NM 87113
101906406639720654	LEGAL: LT P 1-49 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD PROPERTY ADDR: 00000 7144 QUAIL SPRINGS PL NE OWNER NAME: MARTIN ROBERT EDWARD BALCH OWNER ADDR: 07144 QUAIL SPRINGS	PL NE ALBUQUERQUE	NM 87113
101906407139720653	LEGAL: LT P 1-48 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD PROPERTY ADDR: 00000 7148 QUAIL SPRINGS PL NE OWNER NAME: SCHIFFER TOM R & ANNE E TRUSTE OWNER ADDR: 01436 CATRON	SE ALBUQUERQUE	NM 87123
101906417339720334	LEGAL: LT P 1-29 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD PROPERTY ADDR: 00000 7416 QUAIL SPRINGS PL NE OWNER NAME: ADAMS PAMELA A OWNER ADDR: 07416 QUAIL SPRINGS	PL NE ALBUQUERQUE	NM 87113
101906407639720652	LEGAL: LT P 1-47 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD PROPERTY ADDR: 00000 7200 QUAIL SPRINGS PL NE OWNER NAME: BLOMBERG MARILYN J & WILLARD C OWNER ADDR: 07200 QUAIL SPRINGS	NE ALBUQUERQUE	NM 87113
101906408139720651	LEGAL: LT P 1-46 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD PROPERTY ADDR: 00000 7204 QUAIL SPRINGS PL NE OWNER NAME: GIBSON DONALD & BETTY OWNER ADDR: 07204 QUAIL SPRINGS	PL NE ALBUQUERQUE	NM 87113
101906408539720650	LEGAL: LT P 1-45 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD PROPERTY ADDR: 00000 7208 QUAIL SPRINGS PL NE OWNER NAME: JOHNSON MABEL F OWNER ADDR: 07208 QUAIL SPRINGS	PL NE ALBUQUERQUE	NM 87113
101906403039620661	LEGAL: LT P 1-56 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD PROPERTY ADDR: 00000 7116 QUAIL SPRINGS PL NE OWNER NAME: STONE GOEDIALU G REV TRUST OWNER ADDR: 07116 QUAIL SPRINGS	PL NE ALBUQUERQUE	NM 87113
101906409039720649	LEGAL: LT P 1-44 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD PROPERTY ADDR: 00000 7212 QUAIL SPRINGS PL NE OWNER NAME: EASTHAM BILL G & PAULA KAY OWNER ADDR: 07212 QUAIL SPRINGS	PL NE ALBUQUERQUE	NM 87113
101906409639720648	LEGAL: LT P 1-43 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD PROPERTY ADDR: 00000 7216 QUAIL SPRINGS PL NE OWNER NAME: LITT EVA L OWNER ADDR: 07216 QUAIL SPRINGS	PL NE ALBUQUERQUE	NM 87113
101906410139720647	LEGAL: LT P 1-42 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD PROPERTY ADDR: 00000 7220 QUAIL SPRINGS PL NE OWNER NAME: POHLMAN ROBERT S & MARKLEY M OWNER ADDR: 07220 QUAIL SPRINGS	PL NE ALBUQUERQUE	NM 87113

101906410639720646 ✓ LEGAL: LT P 1-41 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD LAND USE:  
 PROPERTY ADDR: 00000 7224 QUAIL SPRINGS PL NE  
 OWNER NAME: KING JANET ROSE  
 OWNER ADDR: 07224 QUAIL SPRINGS PL NE ALBUQUERQUE NM 87113

101906411139720645 ✓ LEGAL: LT P 1-40 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD LAND USE:  
 PROPERTY ADDR: 00000 7228 QUAIL SPRINGS PL NE  
 OWNER NAME: DAILEY PAMELA J  
 OWNER ADDR: 07228 QUAIL SPRINGS PL NE ALBUQUERQUE NM 87113

101906411639720644 ✓ LEGAL: LT P 1-39 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD LAND USE:  
 PROPERTY ADDR: 00000 7232 QUAIL SPRINGS PL NE  
 OWNER NAME: SANCHORAWALA JAYESH & RUPAL  
 OWNER ADDR: 07232 QUAIL SPRINGS PL NE ALBUQUERQUE NM 87113

101906412739720343 ✓ LEGAL: LT P 1-38 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD LAND USE:  
 PROPERTY ADDR: 00000 7300 QUAIL SPRINGS PL NE  
 OWNER NAME: BRANSFORD DORIS M TRUSTEE BRAN  
 OWNER ADDR: 07300 QUAIL SPRINGS PL NE ALBUQUERQUE NM 87113

101906413239720342 ✓ LEGAL: LT P 1-37 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD LAND USE:  
 PROPERTY ADDR: 00000 7304 QUAIL SPRINGS PL NE  
 OWNER NAME: HENRY DOROTHY E TRUSTEE HENRY  
 OWNER ADDR: 07304 QUAIL SPRINGS PL NE ALBUQUERQUE NM 87113

101906413739720341 ✓ LEGAL: LT P 1-36 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD LAND USE:  
 PROPERTY ADDR: 00000 7308 QUAIL SPRINGS PL NE  
 OWNER NAME: WILLIAMS JOSEPH I & SHIRLEY D  
 OWNER ADDR: 07308 QUAIL SPRINGS PL NE ALBUQUERQUE NM 87113

101906414239720340 ✓ LEGAL: LT P 1-35 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD LAND USE:  
 PROPERTY ADDR: 00000 7312 QUAIL SPRINGS PL NE  
 OWNER NAME: BILLMATER LAWRENCE P TRUSTEE D  
 OWNER ADDR: 07312 QUAIL SPRINGS PL NE ALBUQUERQUE NM 87113

101906414739720339 ✓ LEGAL: LT P 1-34 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD LAND USE:  
 PROPERTY ADDR: 00000 7316 QUAIL SPRINGS PL NE  
 OWNER NAME: HONEYCUTT JAMES & ILLENE  
 OWNER ADDR: 07316 QUAIL SPRINGS PL NE ALBUQUERQUE NM 87113

101906415239720338 ✓ LEGAL: LT P 1-33 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD LAND USE:  
 PROPERTY ADDR: 00000 7400 QUAIL SPRINGS PL NE  
 OWNER NAME: BENTLEY JEFFREY LEE & MELISSA  
 OWNER ADDR: 07400 QUAIL SPRINGS PL NE ALBUQUERQUE NM 87113

101906415739720337 ✓ LEGAL: LT P 1-32 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD LAND USE:  
 PROPERTY ADDR: 00000 7404 QUAIL SPRINGS PL NE  
 OWNER NAME: KUTHAKUN VANNAPHONE & SOUBANH  
 OWNER ADDR: 07404 QUAIL SPRINGS PL NE ALBUQUERQUE NM 87113

101906416239720336 ✓ LEGAL: LT P 1-31 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD LAND USE:  
 PROPERTY ADDR: 00000 7408 QUAIL SPRINGS PL NE  
 OWNER NAME: JACKSON WANDA D  
 OWNER ADDR: 07408 QUAIL SPRINGS PL NE ALBUQUERQUE NM 87113

101906416739620335 ✓ LEGAL: LT P 1-30 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD LAND USE:  
 PROPERTY ADDR: 00000 7412 QUAIL SPRINGS PL NE  
 OWNER NAME: LOYATO WILFRED M & JONES HOLLY  
 OWNER ADDR: 07412 QUAIL SPRINGS PL NE ALBUQUERQUE NM 87113

101806451738310316 LEGAL: \* 01 7 02 8TRA UB N ALBU AC LAND USE:  
 PROPERTY ADDR: 00000 ALAMEDA BLV NE  
 OWNER NAME: MELLOY BROS MOTOR COMPANY  
 OWNER ADDR: 07707 LOMAS BL NE ALBUQUERQUE NM 87110

101906401038720301 ✓ LEGAL: \* 03 2 00 3TR 2 UNIT 3 NO ALBUO AC LAND USE:  
 PROPERTY ADDR: 00000 6901 ALAMEDA BLV NE  
 OWNER NAME: HASHEMIAN AHMAD & FATEMAH  
 OWNER ADDR: 00083 VIA BACCHUS ALISO VIEJO CA 92656

101906402538720302 ✓ LEGAL: \* 03 1 00 3TR 2 UNIT 3 NO ALBUO AC LAND USE:  
 PROPERTY ADDR: 00000 6921 ALAMEDA BLV NE  
 OWNER NAME: HASHEMIAN AHMAD & FATEMAH  
 OWNER ADDR: 00083 VIA BACCHUS ALISO VIEJO CA 92656

101906404038620303 ✓ LEGAL: \* 03 0 00 3TR 2 UNIT 3 NO ALBUO AC LAND USE:  
 PROPERTY ADDR: 00000 7001 ALAMEDA BLV NE  
 OWNER NAME: HASHEMIAN AHMAD & FATEMAH  
 OWNER ADDR: 00083 VIA BACCHUS ALISO VIEJO CA 92656

101906405638620304 ✓ LEGAL: \* 02 9 00 3TR 2 UNIT 3 NOALBUO AC LAND USE:  
 PROPERTY ADDR: 00000 7021 ALAMEDA BLV NE  
 OWNER NAME: HASHEMIAN AHMAD & FATEMAH  
 OWNER ADDR: 00083 VIA BACCHUS ALISO VIEJO CA 92656

101906407338620305 ✓ LEGAL: \* 02 8 00 3TR 2 UNIT 3 NOALBUO AC LAND USE:  
 PROPERTY ADDR: 00000 7101 ALAMEDA BLV NE  
 OWNER NAME: HASHEMIAN AHMAD & FATEMAH  
 OWNER ADDR: 00083 VIA BACCHUS ALISO VIEJO CA 92656

101906409038620306 ✓ LEGAL: \* 02 7 00 3TR 2 UNIT 3 NO ALBUO AC LAND USE:  
 PROPERTY ADDR: 00000 7121 ALAMEDA BLV NE  
 OWNER NAME: HASHEMIAN AHMAD & FATEMAH  
 OWNER ADDR: 00083 VIA BACCHUS ALISO VIEJO CA 92656

101906410738620307 ✓ LEGAL: \* 02 6 00 3TR 2 UNIT 3 NO ALBUO AC LAND USE:  
 PROPERTY ADDR: 00000 7201 ALAMEDA BLV NE  
 OWNER NAME: HASHEMIAN AHMAD & FATEMAH  
 OWNER ADDR: 00083 VIA BACCHUS ALISO VIEJO CA 92656

101906412338620308 ✓ LEGAL: \* 02 5 00 3TR 2 UNIT 3 NO ALBUO AC LAND USE:  
 PROPERTY ADDR: 00000 7221 ALAMEDA BLV NE  
 OWNER NAME: HASHEMIAN AHMAD & FATEMAH  
 OWNER ADDR: 00083 VIA BACCHUS ALISO VIEJO CA 92656

101906413938620309 ✓ LEGAL: \* 02 4 00 3TR 2 UNIT 3 NO ALB AC LAND USE:  
 PROPERTY ADDR: 00000 7301 ALAMEDA BLV NE  
 OWNER NAME: HASHEMIAN AHMAD & FATEMAH  
 OWNER ADDR: 00083 VIA BACCHUS ALISO VIEJO CA 92656

101906415638720310	LEGAL: * 02 00 3NORTH ALBUQ ACRES UN 3 TR2 PROPERTY ADDR: 00000 7321 ALAMEDA BLV NE OWNER NAME: MARTINEZ ERNEST A & PATRICIA M OWNER ADDR: 09408 CLEARWATER	LAND USE: ST. NW ALBUQUERQUE NM 87111
101906417238720311	LEGAL: * 02 2 00 3NORTH ALBUQ ACRES UN 3 TR2 PROPERTY ADDR: 00000 7401 ALAMEDA BLV NE OWNER NAME: FIVE STAR PARTNERSHIP OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM 87197
101906418938720312	LEGAL: * 02 1 00 3NORTH ALBUQ ACRES UN 3 TR2 PROPERTY ADDR: 00000 7421 ALAMEDA BLV NE OWNER NAME: WORDEN JUDE & MARIE OWNER ADDR: 10910 SANTA MONICA	LAND USE: NE ALBUQUERQUE NM 87122
101906420538720313	LEGAL: * 02 0 00 3NORTH ALBUQ ACRES UN 3 TR2 PROPERTY ADDR: 00000 7501 ALAMEDA BLV NE OWNER NAME: THOHIG JAMES E & KAREN K TRUST OWNER ADDR: 07301 AZTEC	LAND USE: NE ALBUQUERQUE NM 87110
101906422138720314	LEGAL: * 01 9 00 3NORTH ALBUQ ACRES UN 3 TR2 PROPERTY ADDR: 00000 7521 ALAMEDA BLV NE OWNER NAME: LENZEN GENEVIEVE A & BROWN WAL OWNER ADDR: 09609 BASELINE	LAND USE: RD RANCHO CUCAMONGA CA 91730
101906423838720315	LEGAL: * 01 8 00 3NORTH ALBUQ ACRES UN 3 TR2 PROPERTY ADDR: 00000 7551 ALAMEDA BLV NE OWNER NAME: BURKE GERALDINE OWNER ADDR: 00207 RICHMOND	LAND USE: SE ALBUQUERQUE NM 87106
101806451735410217	LEGAL: * 01 6 02 9TRA UB N ALBU AC PROPERTY ADDR: 00000 6708 ALAMEDA BLV NE OWNER NAME: NEW CONCEPTS INC OWNER ADDR: 00508 PARAGON	LAND USE: SE ALBUQUERQUE NM 87105
101906401035620232	LEGAL: * 00 1 00 4NORTH ALBUQ ACRES UN 3 TR2 PROPERTY ADDR: 00000 ALAMEDA BLV NE OWNER NAME: NABAVI MEHDI ETUX OWNER ADDR: 05500 HOLMES RUN	LAND USE: PK ALEXANDRIA VA 22304
101906402535620231	LEGAL: * 00 2 00 4NORTH ALBUQ ACRES UN 3 TR2 PROPERTY ADDR: 00000 ALAMEDA BLV NE OWNER NAME: NABAVI MEHDI ETUX OWNER ADDR: 05500 HOLMES RUN	LAND USE: PK ALEXANDRIA VA 22304
101906404035620230	LEGAL: * 00 3 00 4NORTH ALBUQ ACRES UN 3 TR2 PROPERTY ADDR: 00000 7000 ALAMEDA BLV NE OWNER NAME: DILEANIS WILLIAM A OWNER ADDR: 00235 GOLDEN POPPY	LAND USE: BOSQUE FARMS NM 87068
101906405735620229	LEGAL: * 00 4 00 4NORTH ALBUQ ACRES UN 3 TR2 PROPERTY ADDR: 00000 7020 ALAMEDA BLV NE OWNER NAME: DILEANIS JOHN OWNER ADDR: 02804 MAXIMILLIAN	LAND USE: NW ALBUQUERQUE NM 87104

101906407335620228	LEGAL: * 00 5 00 4NORTH ALBUQ ACRES UN 3 TR2 PROPERTY ADDR: 00000 7100 ALAMEDA BLV NE OWNER NAME: MILTON M & VINA DEL SOL VENTUR OWNER ADDR: 04909 MESCALERO	LAND USE: NE ALBUQUERQUE NM 87110
101906409035620227	LEGAL: * 00 6 00 4UNIT 3 TRACT 2 NORTH ALBUQUERQUE ACRES PROPERTY ADDR: 00000 7120 ALAMEDA BLV NE OWNER NAME: GOSSETT JANICE M OWNER ADDR: 00219 FOX GLEN	LAND USE: DR NAPLES FL 34104
101906410735620226	LEGAL: * 00 7 00 4NORTH ALBUQ ACRES UN 3 TR2 PROPERTY ADDR: 00000 7200 ALAMEDA BLV NE OWNER NAME: GOSSETT JANICE M OWNER ADDR: 00219 FOX GLEN	LAND USE: DR NAPLES FL 34104
101906412335620225	LEGAL: * 00 8 00 4NORTH ALBUQ ACRES UN 3 TR2 PROPERTY ADDR: 00000 7220 ALAMEDA BLV NE OWNER NAME: PARKER JAMES A ETUX ETAL OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM 87103
101906413935620224	LEGAL: * 00 9 00 4NORTH ALBUQ ACRES UN 3 TR2 PROPERTY ADDR: 00000 7300 ALAMEDA BLV NE OWNER NAME: PARKER JAMES A ETUX ETAL OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM 87103
101906415635620223	LEGAL: * 01 0 00 4NORTH ALBUQ ACRES UN 3 TR2 PROPERTY ADDR: 00000 7320 ALAMEDA BLV NE OWNER NAME: STANS LEONARD ETUX OWNER ADDR: 07436 BRAZOS	LAND USE: CT NE ALBUQUERQUE NM 87109
101906417235620222CA	LEGAL: LT 1 1 BL K 4 TR 2 UNIT 3 NORTH ALBUQUERQUE ACRES CO PROPERTY ADDR: 00000 OWNER NAME: PUBLIC SERVICE CO OF N M OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM 87158
101906418935620221CA	LEGAL: LT 1 2 BL K 4 TR 2 UNIT 3 NORTH ALBUQUERQUE ACRES CO PROPERTY ADDR: 00000 OWNER NAME: PUBLIC SERVICE CO OF N M OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM 87158
101906420535620220	LEGAL: * 01 3 00 4NORTH ALBUQ ACRES UN 3 TR2 PROPERTY ADDR: 00000 7500 ALAMEDA BLV NE OWNER NAME: KNAUBER MRS LEO V OWNER ADDR: 07912 CHARGER	LAND USE: TR NE ALBUQUERQUE NM 87109
101906422135620219	LEGAL: * 01 4 00 4NORTH ALBUQ ACRES UN 3 TR2 PROPERTY ADDR: 00000 7520 ALAMEDA BLV NE OWNER NAME: KNAUBER MRS LEO V OWNER ADDR: 07912 CHARGER	LAND USE: TR NE ALBUQUERQUE NM 87109
101906423835620218	LEGAL: * 01 5 00 4NORTH ALBUQ ACRES UN 3 TR2 PROPERTY ADDR: 00000 7550 ALAMEDA BLVD NE OWNER NAME: SLICK STEVEN G & JOAN F OWNER ADDR: 11035 MENAUL	LAND USE: BL NE ALBUQUERQUE NM 87112



101906406236621813 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
101906406736621814 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
101906407236621815 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
101906407736621816 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
101906408236621817 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
101906408637121818 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
101906409336921819 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
101906410336821837 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
101906411137021838 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
101906411636521839 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
101906412036521840 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
101906412536521841 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
101906412936521842 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
101906413336521843 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
101906413836521844 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
101906414236521845 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
101906414536521846 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
101906415036621847 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
101906415436621848 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
101906415936521849 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
101906416436521850 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
101906416836521851 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
101906417336521852 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
101906417836521853 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
101906418336621854 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
101906419736021855 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
101906422133220214 ✓

LEGAL: \* 01 9 00 4NORTH ALBUQ ACRES UN 3 TR2  
PROPERTY ADDR: 00000 7521 SIGNAL AVE NE  
OWNER NAME: DR HORTON INC  
OWNER ADDR: 04400 ALAMEDA

LAND USE:

NE ALBUQUERQUE NM 87113

101906423833220215 ✓ LEGAL: \* 01 8 00 4NORTH ALBUQ ACRES UN 3 TR2  
PROPERTY ADDR: 00000 7521 SIGNAL AVE NE  
OWNER NAME: POHL COSME & MYRNA LIVING TRUS  
OWNER ADDR: 05958 CARLOS REY

LAND USE:

CI SW ALBUQUERQUE NM 87121

101906409336421820 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
101906410336221836 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
101906409335921821 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

# "Attachment A"

**Ruth Lozano, Isaacson and Arfman, P.A.**  
**Zone Map: E-12**

**TAYLOR RANCH N.A. (R)**

**\*Eddie Costello**

1111 Alameda NW, St. J/87114 792-1066 (w)

Jolene Wolfley

6804 Staghorn Dr. NW/87120-4806 890-9414 (h)

**LETTERS MUST BE SENT TO BOTH**  
**CONTACTS OF EACH**  
**NEIGHBORHOOD ASSOCIATION.**

Quail Springs Neighborhood Association  
C/O Robert M. Fresques  
7231 Quail Springs Pl. NE  
Albuquerque NM 87113

101906401040920332

TRAN TAI & DUONG ANNA  
8511 RANCHO DEL CERRO DR NE  
ALBUQUERQUE NM 87113

101906417339720334

ADAMS PAMELA A  
7416 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113

101906413739720341

WILLIAMS JOSEPH I & SHIRLEY D  
7308 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113

101906415239720338

BENTLEY JEFFREY LEE & MELISSA  
7400 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113

101906416739620335

LOVATO WILFRED M & JONES HOLL  
7412 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113

101906417238720311

FIVE STAR PARTNERSHIP  
STATION B, BOX 6008  
ALBUQUERQUE NM 87197

101906422138720314

LENZEN GENEVIEVE A & BROWN W  
9609 BASELINE RD  
RANCHO CUCAMONGA CA 91730

101906404035620230

DILEANIS WILLIAM A  
235 GOLDEN POPPY  
BOSQUE FARMS NM 87068

101906412335620225

PARKER JAMES A ETUX ETAL  
PO BOX 253  
ALBUQUERQUE NM 87103

EDDIE SOTELLO  
Taylor Ranch Neigh. Assoc.  
1111 ALAMEDA NW, STE# J  
ALBUQUERQUE NM 87114

101906418940820321

CENTRAL LATIN AMERICAN COUNC  
7518 OAKLAND NE  
ALBUQUERQUE NM 87113

101906412739720343

BRANSFORD DORIS M TRUSTEE BRA  
7300 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113

101906414239720340

BILLMAIER LAWRENCE P TRUSTEE  
7312 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113

101906415739720337

KUTHAKUN VANNAPHONE & SOUB  
7404 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113

101906401038720301

HASHEMIAN AHMAD & FATEMAH  
83 VIA BACCHUS  
ALISO VIEJO CA 92656

101906418938720312

WORDEN JUDE & MARIE  
10910 SANTA MONICA NE  
ALBUQUERQUE NM 87122

101906423838720315

BURKE GERALDINE  
207 RICHMOND SE  
ALBUQUERQUE NM 87106

101906407335620228

MILTON M & VINA DEL SOL VENTU  
4909 MESCALERO NE  
ALBUQUERQUE NM 87110

101906415635620223

STANS LEONARD ETUX  
7436 BRAZOS CT NE  
ALBUQUERQUE NM 87109

JOLENE WOLFLEY  
Taylor Ranch Neigh. Assoc.  
6804 STAEHORN DR NW  
ALBUQUERQUE NM 87120-4806

101906417640320333

LESLIE MELODY L & SHAWN J  
7419 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113

101906413239720342

HENRY DOROTHY E TRUSTEE  
7304 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113

101906414739720339

HONEYCUTT JAMES & ILLENE  
7316 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113

101906416239720336

JACKSON WANDA D  
7408 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113

101906415638720310

MARTINEZ ERNEST A & PATRICIA  
9408 CLEARWATER ST NW  
ALBUQUERQUE NM 87111

101906420538720313

TWOHIG JAMES E & KAREN K TRUS  
7301 AZTEC NE  
ALBUQUERQUE NM 87110

101906401035620232

NABAVI MEHDI ETUX  
5500 HOLMES RUN PK  
ALEXANDRIA VA 22304

101906410735620226

GOSSETT JANICE M  
219 FOX GLEN DR  
NAPLES FL 34104

101906417235620222CA

PUBLIC SERVICE CO OF N M  
ALVARADO SQUARE  
ALBUQUERQUE NM 87158

101906420535620220

KNAUBER MRS LEO V  
7912 CHARGER TR NE  
ALBUQUERQUE NM 87109

101906422133220214

DR HORTON INC  
4400 ALAMEDA NE  
ALBUQUERQUE NM 87113

101906403039620661

STONE GOLDIALU G REV TRUST  
7116 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113

101906404639720658

FAITHE DAVID & SALLY  
7128 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113

101906406139720655

CROUCH ANDREA K TRUSTEE  
7140 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113

101906407639720652

BLOMBERG MARILYN J & WILLARD  
7200 QUAIL SPRINGS NE  
ALBUQUERQUE NM 87113

101906409039720649

EASTHAM BILL G & PAULA KAY  
7212 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113

101906410639720646

KING JANET ROSE  
7224 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113

101806451735410217

NEW CONCEPTS INC  
508 PARAGON SE  
ALBUQUERQUE NM 87105

101906423835520218

SLICK STEVEN G & JOAN F  
11035 MENAUL BL NE  
ALBUQUERQUE NM 87112

101906402140220663

NEWMAN HOMES INC  
PO BOX 21490  
ALBUQUERQUE NM 87154

101906403639720660

CASTRO JESS & ESTHER TRUSTEE  
7120 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113

101906405139720657

DULABONE CARL N & SHIRLEY A T  
7132 QUAIL SPRINGS NE  
ALBUQUERQUE NM 87113

101906406639720654

MARTIN ROBERT EDWARD BALCH  
7144 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113

101906408139720651

GIBSON DONALD & BETTY  
7204 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113

101906409639720648

LITT EVA L  
7216 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113

101906411139720645

DAILEY PAMELA J  
7228 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113

101806451738310316

MELLOY BROS MOTOR COMPANY  
7707 LOMAS BL NE  
ALBUQUERQUE NM 87110

101906423833220215

POHL COSME & MYRNA LIVING TRU  
5958 CARLOS REY CI SW  
ALBUQUERQUE NM 87121

101906402339620662

CARBAJAL RICHARD A & LARA  
7112 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113

101906404139720659

GILES CHARLES W  
7124 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113

101906405639720656

GIAQUINTO MARK T & GIAQUINTO  
7136 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113

101906407139720653

SCHIFFER TOM R & ANNE E TRUST  
1436 CATRON SE  
ALBUQUERQUE NM 87123

101906408539720650

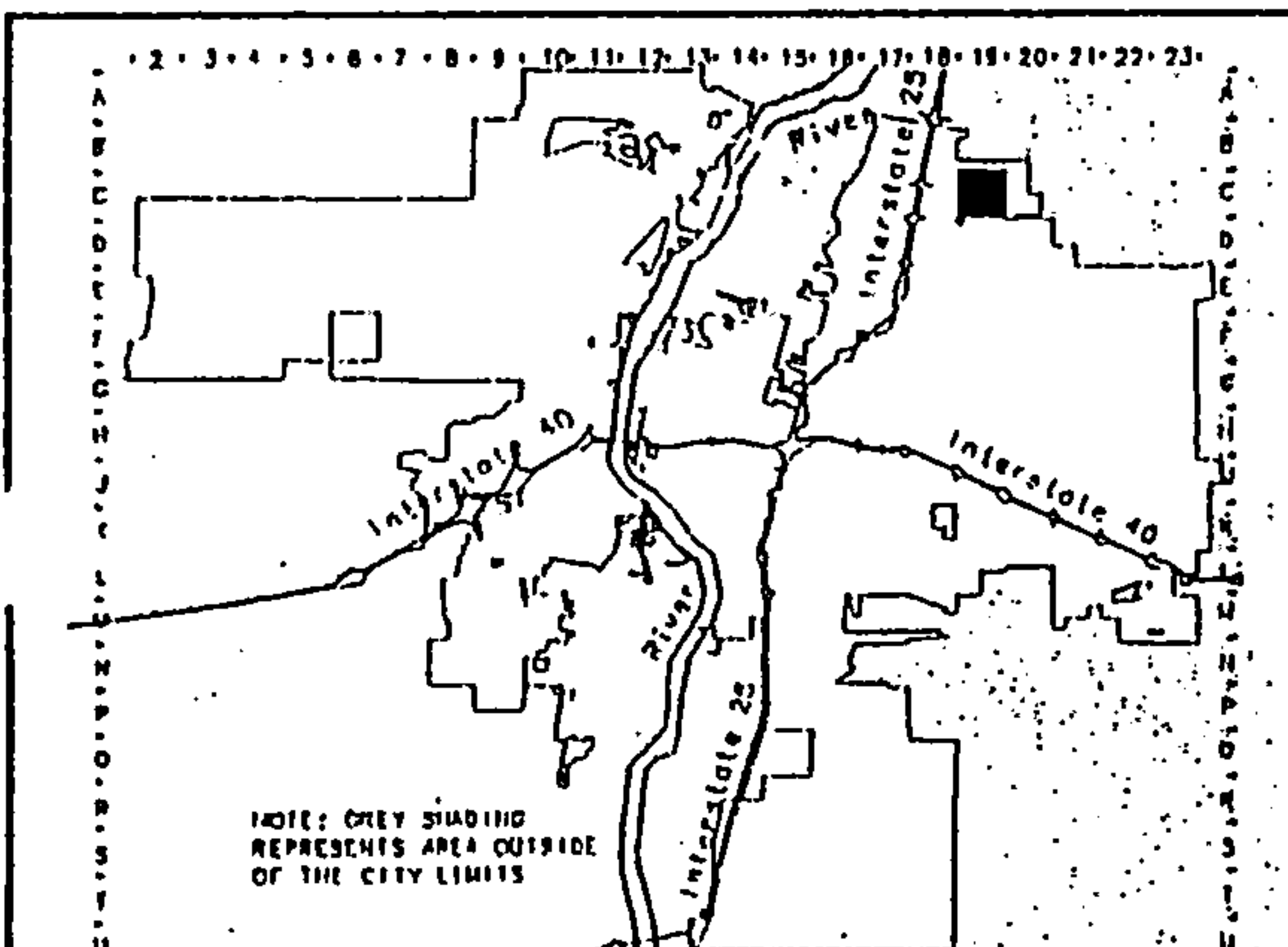
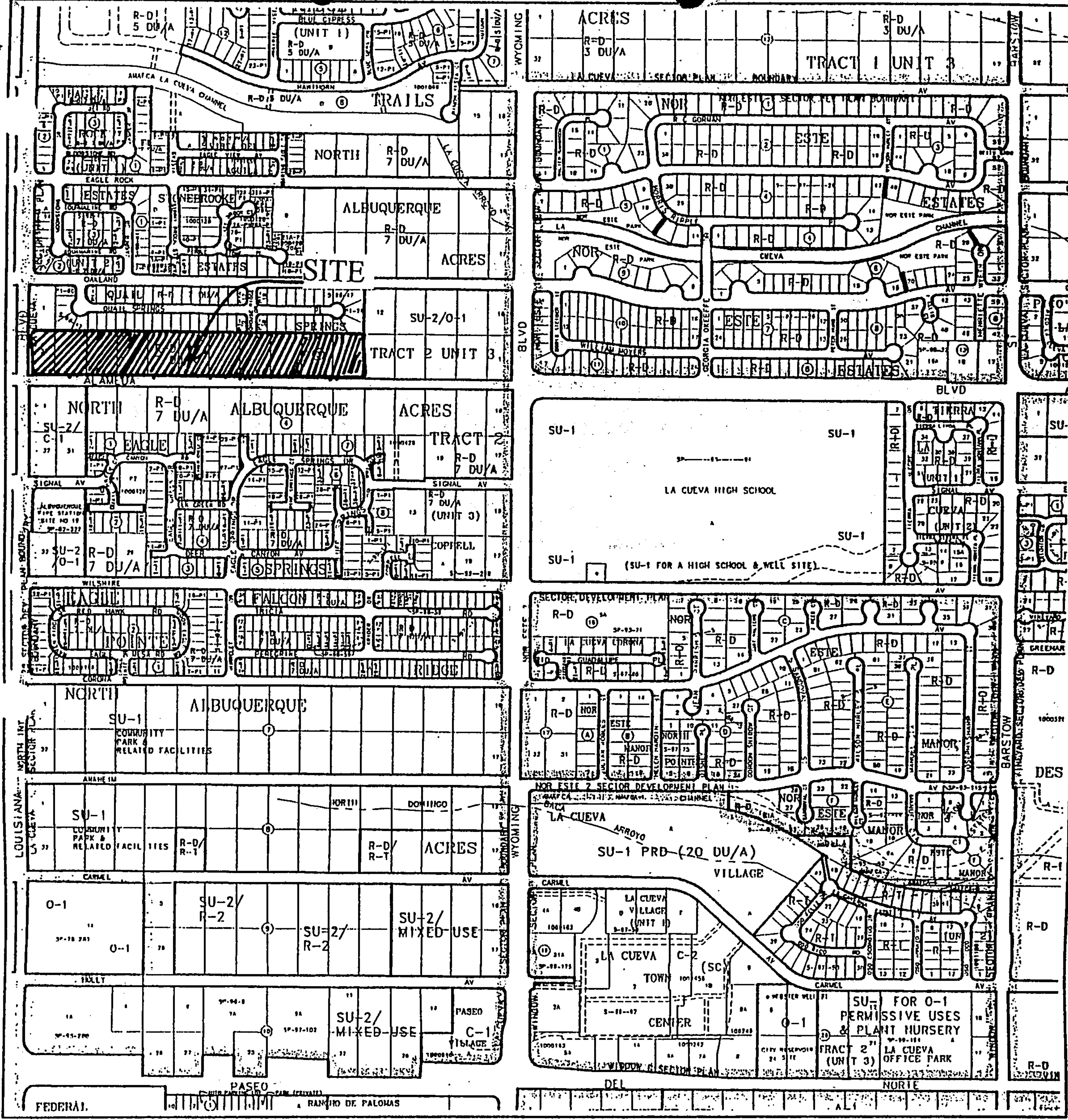
JOHNSON MABEL F  
7208 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113

101906410139720647

POHLMAN ROBERT S & MARKLEY M  
7220 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113

101906411639720644

SANCHORAWALA JAYESH & RUPAL  
7232 QUAIL SPRINGS PL NE  
ALBUQUERQUE NM 87113



ALBUQUERQUE NEW MEXICO

CITY OF ALBUQUERQUE

ALBUQUERQUE Geographic Information System PLANNING DEPARTMENT

© Copyright 2002

GRAPHIC SCALE IN FEET

250 0 750 1000

**Zone Atlas Page**

**C-19-Z**

Map Amended through April 03, 2002

# 199

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT - DEVELOPMENT SERVICES DIVISION  
PROPERTY OWNERSHIP LIST

Meeting Date: May 28, 2003

Zone Atlas Page: C-19-E

Notification Radius: 100 Ft.

Cross Reference and Location: \_\_\_\_\_

App# <u>03 DRB - 00723</u>
Proj# <u>1002640</u>
Other# <u>03 DRB - 00724</u>
<u>03 DRB - 00725</u>

03 DRB - 00724  
03 DRB - 00728

Applicant: Bayhahn, LLC ✓

Address: 11896 North Highway 14, Tijeras NM 87059

Agent: Tragacson & Arltman, P.A. ✓

Address: 128 Monroe St NE, 87108

SPECIAL INSTRUCTIONS

Notices Must be mailed from the  
City 15 days prior to the meeting.

Date Mailed: 5-9-03

Signature: K Tsethlikai

101906401040920332	LEGAL: * 00 1 00 3NORTH ALBUQ ACRES UN 3 TR2 PROPERTY ADDR: 00000 6900 OAKLAND AVE NE OWNER NAME: TRAN TAI & DUONG ANNA OWNER ADDR: 08511 RANCHO DEL CERRO	DR NE ALBUQUERQUE	NM 87113
101806451840610317	LEGAL: * 01 6 02 8TRACT A UNIT B NORTH ALBUQUERQUE ACRES PROPERTY ADDR: 00000 OAKLAND AVE NE OWNER NAME: MELLODY BROTHERS MOTOR CO OWNER ADDR: 07707 LOMAS	BL NE ALBUQUERQUE	NM 87110
101906418940820321	LEGAL: * 01 2 00 3NORTH ALBUQ ACRES UN 3 TR2 PROPERTY ADDR: 00000 7420 OAKLAND AVE NE OWNER NAME: CENTRAL LATIN AMERICAN COUNCIL OWNER ADDR: 07518 OAKLAND	NE ALBUQUERQUE	NM 87113
101906417640320333	LEGAL: LT P 1-28 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD PROPERTY ADDR: 00000 7419 QUAIL SPRINGS PL NE OWNER NAME: LESLIE MELODY L & SHAWN J OWNER ADDR: 07419 QUAIL SPRINGS	PL NE ALBUQUERQUE	NM 87113
101906402140220663	LEGAL: LT P 1-58 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD PROPERTY ADDR: 00000 7108 QUAIL SPRINGS PL NE OWNER NAME: NEWMAN HOMES INC OWNER ADDR: 00000	ALBUQUERQUE	NM 87154
101906402339620662	LEGAL: LT P 1-57 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD PROPERTY ADDR: 00000 7112 QUAIL SPRINGS PL NE OWNER NAME: CARBAJAL RICHARD A & LARA OWNER ADDR: 07112 QUAIL SPRINGS	PL NE ALBUQUERQUE	NM 87113
101906403639720660	LEGAL: LT P 1-55 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD PROPERTY ADDR: 00000 7120 QUAIL SPRINGS PL NE OWNER NAME: CASTRO JESS & ESTHER TRUSTEE C OWNER ADDR: 07120 QUAIL SPRINGS	PL NE ALBUQUERQUE	NM 87113
101906404139720659	LEGAL: LT P 1-54 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD PROPERTY ADDR: 00000 7124 QUAIL SPRINGS PL NE OWNER NAME: GILES CHARLES W OWNER ADDR: 07124 QUAIL SPRINGS	PL NE ALBUQUERQUE	NM 87113
101906404639720658	LEGAL: LT P 1-53 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD PROPERTY ADDR: 00000 7128 QUAIL SPRINGS PL NE OWNER NAME: FAITHE DAVID & SALLY OWNER ADDR: 07128 QUAIL SPRINGS	PL NE ALBUQUERQUE	NM 87113
101906405139720657	LEGAL: LT P 1-52 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD PROPERTY ADDR: 00000 7132 QUAIL SPRINGS PL NE OWNER NAME: DULABONE CARL N & SHIRLEY A TR OWNER ADDR: 07132 QUAIL SPRINGS	NE ALBUQUERQUE	NM 87113
101906405639720656	LEGAL: LT P 1-51 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD PROPERTY ADDR: 00000 7136 QUAIL SPRINGS PL NE OWNER NAME: GIAQUINTO MARK T & GIAQUINTO D OWNER ADDR: 07136 QUAIL SPRINGS	PL NE ALBUQUERQUE	NM 87113

101906406139720655	LEGAL: LT P 1-50 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD PROPERTY ADDR: 00000 7140 QUAIL SPRINGS PL NE OWNER NAME: CROUCH ANDREA K TRUSTEE CROUCH OWNER ADDR: 07140 QUAIL SPRINGS	PL NE ALBUQUERQUE	NM 87113
101906406639720654	LEGAL: LT P 1-49 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD PROPERTY ADDR: 00000 7144 QUAIL SPRINGS PL NE OWNER NAME: MARTIN ROBERT EDWARD BALCH OWNER ADDR: 07144 QUAIL SPRINGS	PL NE ALBUQUERQUE	NM 87113
101906407139720653	LEGAL: LT P 1-48 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD PROPERTY ADDR: 00000 7148 QUAIL SPRINGS PL NE OWNER NAME: SCHIFFER TOM R & ANNE E TRUSTE OWNER ADDR: 01436 CATRON	SE ALBUQUERQUE	NM 87123
101906417339720334	LEGAL: LT P 1-29 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD PROPERTY ADDR: 00000 7416 QUAIL SPRINGS PL NE OWNER NAME: ADAMS PAMELA A OWNER ADDR: 07416 QUAIL SPRINGS	PL NE ALBUQUERQUE	NM 87113
101906407639720652	LEGAL: LT P 1-47 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD PROPERTY ADDR: 00000 7200 QUAIL SPRINGS PL NE OWNER NAME: BLOMBERG MARILYN J & WILLARD C OWNER ADDR: 07200 QUAIL SPRINGS	NE ALBUQUERQUE	NM 87113
101906408139720651	LEGAL: LT P 1-46 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD PROPERTY ADDR: 00000 7204 QUAIL SPRINGS PL NE OWNER NAME: GIBSON DONALD & BETTY OWNER ADDR: 07204 QUAIL SPRINGS	PL NE ALBUQUERQUE	NM 87113
101906408539720650	LEGAL: LT P 1-45 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD PROPERTY ADDR: 00000 7208 QUAIL SPRINGS PL NE OWNER NAME: JOHNSON MABEL F OWNER ADDR: 07208 QUAIL SPRINGS	PL NE ALBUQUERQUE	NM 87113
101906403039620661	LEGAL: LT P 1-56 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD PROPERTY ADDR: 00000 7116 QUAIL SPRINGS PL NE OWNER NAME: STONE GOLDIALU G REV TRUST OWNER ADDR: 07116 QUAIL SPRINGS	PL NE ALBUQUERQUE	NM 87113
101906409039720649	LEGAL: LT P 1-44 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD PROPERTY ADDR: 00000 7212 QUAIL SPRINGS PL NE OWNER NAME: EASTHAM BILL G & PAULA KAY OWNER ADDR: 07212 QUAIL SPRINGS	PL NE ALBUQUERQUE	NM 87113
101906409639720648	LEGAL: LT P 1-43 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD PROPERTY ADDR: 00000 7216 QUAIL SPRINGS PL NE OWNER NAME: LITT EVA L OWNER ADDR: 07216 QUAIL SPRINGS	PL NE ALBUQUERQUE	NM 87113
101906410139720647	LEGAL: LT P 1-42 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD PROPERTY ADDR: 00000 7220 QUAIL SPRINGS PL NE OWNER NAME: POHLMAN ROBERT S & MARKLEY M OWNER ADDR: 07220 QUAIL SPRINGS	PL NE ALBUQUERQUE	NM 87113

101906410639720646 LEGAL: LT P 1-41 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD LAND USE:  
 PROPERTY ADDR: 00000 7224 QUAIL SPRINGS PL NE  
 OWNER NAME: KING JANET ROSE  
 OWNER ADDR: 07224 QUAIL SPRINGS PL NE ALBUQUERQUE NM 87113

101906411139720645 LEGAL: LT P 1-40 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD LAND USE:  
 PROPERTY ADDR: 00000 7228 QUAIL SPRINGS PL NE  
 OWNER NAME: DAILEY PAMELA J  
 OWNER ADDR: 07228 QUAIL SPRINGS PL NE ALBUQUERQUE NM 87113

101906411639720644 LEGAL: LT P 1-39 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD LAND USE:  
 PROPERTY ADDR: 00000 7232 QUAIL SPRINGS PL NE  
 OWNER NAME: SANCHORAWALA JAYESH & RUPAL  
 OWNER ADDR: 07232 QUAIL SPRINGS PL NE ALBUQUERQUE NM 87113

101906412739720343 LEGAL: LT P 1-38 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD LAND USE:  
 PROPERTY ADDR: 00000 7300 QUAIL SPRINGS PL NE  
 OWNER NAME: BRANSFORD DORIS M TRUSTEE BRAN  
 OWNER ADDR: 07300 QUAIL SPRINGS PL NE ALBUQUERQUE NM 87113

101906413239720342 LEGAL: LT P 1-37 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD LAND USE:  
 PROPERTY ADDR: 00000 7304 QUAIL SPRINGS PL NE  
 OWNER NAME: HENRY DOROTHY E TRUSTEE HENRY  
 OWNER ADDR: 07304 QUAIL SPRINGS PL NE ALBUQUERQUE NM 87113

101906413739720341 LEGAL: LT P 1-36 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD LAND USE:  
 PROPERTY ADDR: 00000 7308 QUAIL SPRINGS PL NE  
 OWNER NAME: WILLIAMS JOSEPH I & SHIRLEY D  
 OWNER ADDR: 07308 QUAIL SPRINGS PL NE ALBUQUERQUE NM 87113

101906414239720340 LEGAL: LT P 1-35 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD LAND USE:  
 PROPERTY ADDR: 00000 7312 QUAIL SPRINGS PL NE  
 OWNER NAME: BILLMAIER LAWRENCE P TRUSTEE D  
 OWNER ADDR: 07312 QUAIL SPRINGS PL NE ALBUQUERQUE NM 87113

101906414739720339 LEGAL: LT P 1-34 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD LAND USE:  
 PROPERTY ADDR: 00000 7316 QUAIL SPRINGS PL NE  
 OWNER NAME: HONEYCUTT JAMES & ILLENE  
 OWNER ADDR: 07316 QUAIL SPRINGS PL NE ALBUQUERQUE NM 87113

101906415239720338 LEGAL: LT P 1-33 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD LAND USE:  
 PROPERTY ADDR: 00000 7400 QUAIL SPRINGS PL NE  
 OWNER NAME: BENTLEY JEFFREY LEE & MELISSA  
 OWNER ADDR: 07400 QUAIL SPRINGS PL NE ALBUQUERQUE NM 87113

101906415739720337 LEGAL: LT P 1-32 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD LAND USE:  
 PROPERTY ADDR: 00000 7404 QUAIL SPRINGS PL NE  
 OWNER NAME: KUTHAKUN VANNAPHONE & SOUBANH  
 OWNER ADDR: 07404 QUAIL SPRINGS PL NE ALBUQUERQUE NM 87113

101906416239720336 LEGAL: LT P 1-31 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD LAND USE:  
 PROPERTY ADDR: 00000 7408 QUAIL SPRINGS PL NE  
 OWNER NAME: JACKSON WANDA D  
 OWNER ADDR: 07408 QUAIL SPRINGS PL NE ALBUQUERQUE NM 87113

101906416739620335 LEGAL: LT P 1-30 PLAT OF LOTS 1 THRU 60 QUAIL SPRINGS SUBD LAND USE:  
 PROPERTY ADDR: 00000 7412 QUAIL SPRINGS PL NE  
 OWNER NAME: LOVATO WILFRED M & JONES HOLLY  
 OWNER ADDR: 07412 QUAIL SPRINGS PL NE ALBUQUERQUE NM 87113

101806451738310316 LEGAL: \* 01 7 02 8TRA UB N ALBU AC LAND USE:  
 PROPERTY ADDR: 00000 ALAMEDA BLY NE  
 OWNER NAME: MELLODY BROS MOTOR COMPANY  
 OWNER ADDR: 07707 LOMAS BL NE ALBUQUERQUE NM 87110

101906401038720301 LEGAL: \* 03 2 00 3TR 2 UNIT 3 NO ALBUQ AC LAND USE:  
 PROPERTY ADDR: 00000 6901 ALAMEDA BLY NE  
 OWNER NAME: HASHEMIAN AHMAD & FATEMAH  
 OWNER ADDR: 00083 VIA BACCHUS ALISO VIEJO CA 92656

101906402538720302 LEGAL: \* 03 1 00 3TR 2 UNIT 3 NO ALBUQ AC LAND USE:  
 PROPERTY ADDR: 00000 6921 ALAMEDA BLY NE  
 OWNER NAME: HASHEMIAN AHMAD & FATEMAH  
 OWNER ADDR: 00083 VIA BACCHUS ALISO VIEJO CA 92656

101906404038620303 LEGAL: \* 03 0 00 3TR 2 UNIT 3 NO ALBUQ AC LAND USE:  
 PROPERTY ADDR: 00000 7001 ALAMEDA BLY NE  
 OWNER NAME: HASHEMIAN AHMAD & FATEMAH  
 OWNER ADDR: 00083 VIA BACCHUS ALISO VIEJO CA 92656

101906405638620304 LEGAL: \* 02 9 00 3TR 2 UNIT 3 NOALBUQ AC LAND USE:  
 PROPERTY ADDR: 00000 7021 ALAMEDA BLY NE  
 OWNER NAME: HASHEMIAN AHMAD & FATEMAH  
 OWNER ADDR: 00083 VIA BACCHUS ALISO VIEJO CA 92656

101906407338620305 LEGAL: \* 02 8 00 3TR 2 UNIT 3 NOALBUQ AC LAND USE:  
 PROPERTY ADDR: 00000 7101 ALAMEDA BLY NE  
 OWNER NAME: HASHEMIAN AHMAD & FATEMAH  
 OWNER ADDR: 00083 VIA BACCHUS ALISO VIEJO CA 92656

101906409038620306 LEGAL: \* 02 7 00 3TR 2 UNIT 3 NO ALBUQ AC LAND USE:  
 PROPERTY ADDR: 00000 7121 ALAMEDA BLY NE  
 OWNER NAME: HASHEMIAN AHMAD & FATEMAH  
 OWNER ADDR: 00083 VIA BACCHUS ALISO VIEJO CA 92656

101906410738620307 LEGAL: \* 02 6 00 3TR 2 UNIT 3 NO ALBUQ AC LAND USE:  
 PROPERTY ADDR: 00000 7201 ALAMEDA BLY NE  
 OWNER NAME: HASHEMIAN AHMAD & FATEMAH  
 OWNER ADDR: 00083 VIA BACCHUS ALISO VIEJO CA 92656

101906412338620308 LEGAL: \* 02 5 00 3TR 2 UNIT 3 NO ALBUQ AC LAND USE:  
 PROPERTY ADDR: 00000 7221 ALAMEDA BLY NE  
 OWNER NAME: HASHEMIAN AHMAD & FATEMAH  
 OWNER ADDR: 00083 VIA BACCHUS ALISO VIEJO CA 92656

101906413938620309 LEGAL: \* 02 4 00 3TR 2 UNIT 3 NO ALB AC LAND USE:  
 PROPERTY ADDR: 00000 7301 ALAMEDA BLY NE  
 OWNER NAME: HASHEMIAN AHMAD & FATEMAH  
 OWNER ADDR: 00083 VIA BACCHUS ALISO VIEJO CA 92656



101906415638720310	LEGAL: * 02 3 00 3NORTH ALBUQ ACRES UN 3 TR2 PROPERTY ADDR: 00000 7321 ALAMEDA BLV NE OWNER NAME: MARTINEZ ERNEST A & PATRICIA M OWNER ADDR: 09408 CLEARWATER	LAND USE: ST NW ALBUQUERQUE NM 87111
101906417238720311	LEGAL: * 02 2 00 3NORTH ALBUQ ACRES UN 3 TR2 PROPERTY ADDR: 00000 7401 ALAMEDA BLV NE OWNER NAME: FIVE STAR PARTNERSHIP OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM 87197
101906418938720312	LEGAL: * 02 1 00 3NORTH ALBUQ ACRES UN 3 TR2 PROPERTY ADDR: 00000 7421 ALAMEDA BLV NE OWNER NAME: WORDEN JUDE & MARIE OWNER ADDR: 10910 SANTA MONICA	LAND USE: NE ALBUQUERQUE NM 87122
101906420538720313	LEGAL: * 02 0 00 3NORTH ALBUQ ACRES UN 3 TR2 PROPERTY ADDR: 00000 7501 ALAMEDA BLV NE OWNER NAME: TWOHIG JAMES E & KAREN K TRUST OWNER ADDR: 07301 AZTEC	LAND USE: NE ALBUQUERQUE NM 87110
101906422138720314	LEGAL: * 01 9 00 3NORTH ALBUQ ACRES UN 3 TR2 PROPERTY ADDR: 00000 7521 ALAMEDA BLV NE OWNER NAME: LENZEN GENEVIEVE A & BROWN WAL OWNER ADDR: 09609 BASELINE	LAND USE: RD RANCHO CUCAMONGA CA 91730
101906423838720315	LEGAL: * 01 8 00 3NORTH ALBUQ ACRES UN 3 TR2 PROPERTY ADDR: 00000 7551 ALAMEDA BLV NE OWNER NAME: BURKE GERALDINE OWNER ADDR: 00207 RICHMOND	LAND USE: SE ALBUQUERQUE NM 87106
101806451735410217	LEGAL: * 01 6 02 9TRA UB N ALBU AC PROPERTY ADDR: 00000 6708 ALAMEDA BLV NE OWNER NAME: NEW CONCEPTS INC OWNER ADDR: 00508 PARAGON	LAND USE: SE ALBUQUERQUE NM 87105
101906401035620232	LEGAL: * 00 1 00 4NORTH ALBUQ ACRES UN 3 TR2 PROPERTY ADDR: 00000 ALAMEDA BLV NE OWNER NAME: NABAYI MEHDI ETUX OWNER ADDR: 05500 HOLMES RUN	LAND USE: PK ALEXANDRIA VA 22304
101906402535620231	LEGAL: * 00 2 00 4NORTH ALBUQ ACRES UN 3 TR2 PROPERTY ADDR: 00000 ALAMEDA BLV NE OWNER NAME: NABAYI MEHDI ETUX OWNER ADDR: 05500 HOLMES RUN	LAND USE: PK ALEXANDRIA VA 22304
101906404035620230	LEGAL: * 00 3 00 4NORTH ALBUQ ACRES UN 3 TR2 PROPERTY ADDR: 00000 7000 ALAMEDA BLV NE OWNER NAME: DILEANIS WILLIAM A OWNER ADDR: 00235 GOLDEN POPPY	LAND USE: BOSQUE FARMS NM 87068
101906405735620229	LEGAL: * 00 4 00 4NORTH ALBUQ ACRES UN 3 TR2 PROPERTY ADDR: 00000 7020 ALAMEDA BLV NE OWNER NAME: DILEANIS JOHN OWNER ADDR: 02804 MAXIMILLIAN	LAND USE: NW ALBUQUERQUE NM 87104

101906407335620228	LEGAL: * 00 5 00 4NORTH ALBUQ ACRES UN 3 TR2 PROPERTY ADDR: 00000 7100 ALAMEDA BLV NE OWNER NAME: MILTON M & VINA DEL SOL VENTUR OWNER ADDR: 04909 MESCALERO	LAND USE: NE ALBUQUERQUE NM 87110
101906409035620227	LEGAL: * 00 6 00 4UNIT 3 TRACT 2 NORTH ALBUQUERQUE ACRES PROPERTY ADDR: 00000 7120 ALAMEDA BLV NE OWNER NAME: GOSSETT JANICE M OWNER ADDR: 00219 FOX GLEN	LAND USE: DR NAPLES FL 34104
101906410735620226	LEGAL: * 00 7 00 4NORTH ALBUQ ACRES UN 3 TR2 PROPERTY ADDR: 00000 7200 ALAMEDA BLV NE OWNER NAME: GOSSETT JANICE M OWNER ADDR: 00219 FOX GLEN	LAND USE: DR NAPLES FL 34104
101906412335620225	LEGAL: * 00 8 00 4NORTH ALBUQ ACRES UN 3 TR2 PROPERTY ADDR: 00000 7220 ALAMEDA BLV NE OWNER NAME: PARKER JAMES A ETUX ETAL OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM 87103
101906413935620224	LEGAL: * 00 9 00 4NORTH ALBUQ ACRES UN 3 TR2 PROPERTY ADDR: 00000 7300 ALAMEDA BLV NE OWNER NAME: PARKER JAMES A ETUX ETAL OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM 87103
101906415635620223	LEGAL: * 01 0 00 4NORTH ALBUQ ACRES UN 3 TR2 PROPERTY ADDR: 00000 7320 ALAMEDA BLV NE OWNER NAME: STANS LEONARD ETUX OWNER ADDR: 07436 BRAZOS	LAND USE: CT NE ALBUQUERQUE NM 87109
101906417235620222CA	LEGAL: LT 1 1 BL K 4 TR 2 UNIT 3 NORTH ALBUQUERQUE ACRES CO PROPERTY ADDR: 00000 OWNER NAME: PUBLIC SERVICE CO OF N M OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM 87158
101906418935620221CA	LEGAL: LT 1 2 BL K 4 TR 2 UNIT 3 NORTH ALBUQUERQUE ACRES CO PROPERTY ADDR: 00000 OWNER NAME: PUBLIC SERVICE CO OF N M OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM 87158
101906420535620220	LEGAL: * 01 3 00 4NORTH ALBUQ ACRES UN 3 TR2 PROPERTY ADDR: 00000 7500 ALAMEDA BLV NE OWNER NAME: KNAUBER MRS LEO V OWNER ADDR: 07912 CHARGER	LAND USE: TR NE ALBUQUERQUE NM 87109
101906422135620219	LEGAL: * 01 4 00 4NORTH ALBUQ ACRES UN 3 TR2 PROPERTY ADDR: 00000 7520 ALAMEDA BLV NE OWNER NAME: KNAUBER MRS LEO V OWNER ADDR: 07912 CHARGER	LAND USE: TR NE ALBUQUERQUE NM 87109
101906423835520218	LEGAL: * 01 5 00 4NORTH ALBUQ ACRES UN 3 TR2 PROPERTY ADDR: 00000 7550 ALAMEDA BLVD NE OWNER NAME: SLICK STEVEN G & JOAN F OWNER ADDR: 11035 MENAUL	LAND USE: BL NE ALBUQUERQUE NM 87112

101906406236621813 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
 101906406736621814 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
 101906407236621815 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
 101906407736621816 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
 101906408236621817 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
 101906408637121818 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
 101906409336921819 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
 101906410336821837 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
 101906411137021838 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
 101906411636521839 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
 101906412036521840 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
 101906412536521841 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
 101906412936521842 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
 101906413336521843 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
 101906413836521844 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
 101906414236521845 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
 101906414536521846 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
 101906415036621847 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
 101906415436621848 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
 101906415936521849 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
 101906416436521850 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
 101906416836521851 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
 101906417336521852 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
 101906417836521853 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
 101906418336621854 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
 101906419736021855 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

101906422133220214 LEGAL: \* 01 9 00 4NORTH ALBUQ ACRES UN 3 TR2 LAND USE:  
 PROPERTY ADDR: 00000 7521 SIGNAL AVE NE  
 OWNER NAME: DR HORTON INC  
 OWNER ADDR: 04400 ALAMEDA NE ALBUQUERQUE NM 87113

101906423833220215 LEGAL: \* 01 8 00 4NORTH ALBUQ ACRES UN 3 TR2 LAND USE:  
 PROPERTY ADDR: 00000 7551 SIGNAL AVE NE  
 OWNER NAME: POHL COSME & MYRNA LIVING TRUS  
 OWNER ADDR: 05958 CARLOS REY CI SW ALBUQUERQUE NM 87121  
 101906409336421820 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
 101906410336221836 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
 101906409335921821 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

# "Attachment A"

**Ruth Lozano, Isaacson and Arfman, P.A.**  
**Zone Map: E-12**

**TAYLOR RANCH N.A. (R)**

**\*Eddie Costello**

1111 Alameda NW, St. J/87114 792-1066 (w)

Jolene Wolfley

6804 Staghorn Dr. NW/87120-4806 890-9414 (h)

**LETTERS MUST BE SENT TO BOTH**  
**CONTACTS OF EACH**  
**NEIGHBORHOOD ASSOCIATION.**



**ISAACSON & ARFMAN, P.A.**

**Consulting Engineering Associates**

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE  
Scott M. McGee, PE

May 2, 2003

Certified Mail 7002 2410 0001 1545 0473

Mr. Eddie Costello  
Taylor Ranch Neighborhood Association  
1111 Alameda NW, Suite J  
Albuquerque, NM 87114

**RE: Vista del Aguila Subdivision Unit Three  
(Legal Description: North Albuquerque Acres, Tract 2, Unit 3,  
Block 3, Lots 22 thru 32)**

Dear Mr. Costello:

As the consulting engineers for the above referenced site, we are writing to inform the Taylor Ranch Neighborhood Association that a request for Preliminary Plat and Site Development Plan approval will be submitted to the Development Review Board this Friday, 5/2/03. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Respectfully yours,  
**ISAACSON & ARFMAN, P.A.**

*Genny Donart*  
Genny Donart, PE

GD/rtl  
Attachment

7002 2410 0001 1545 0473

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

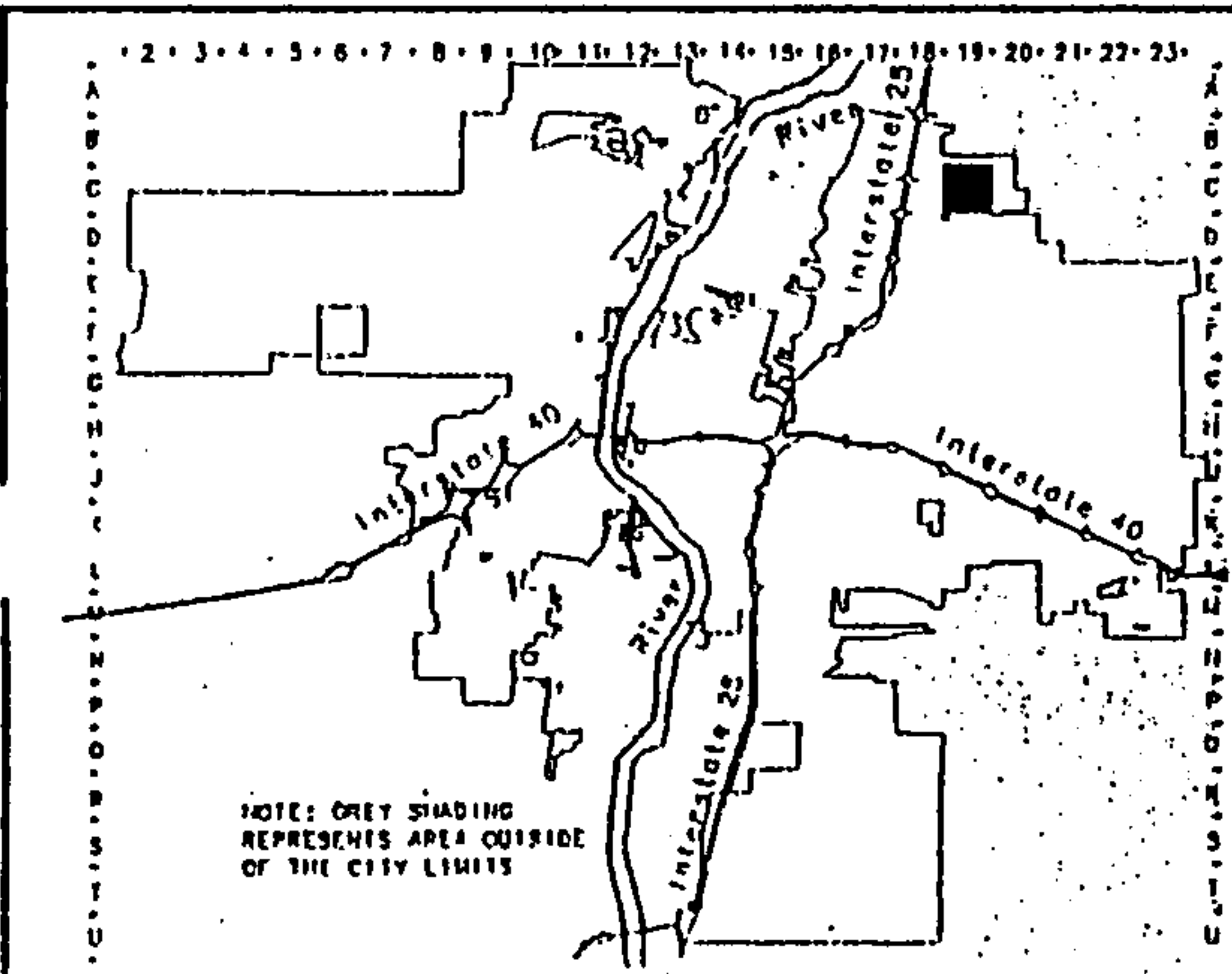
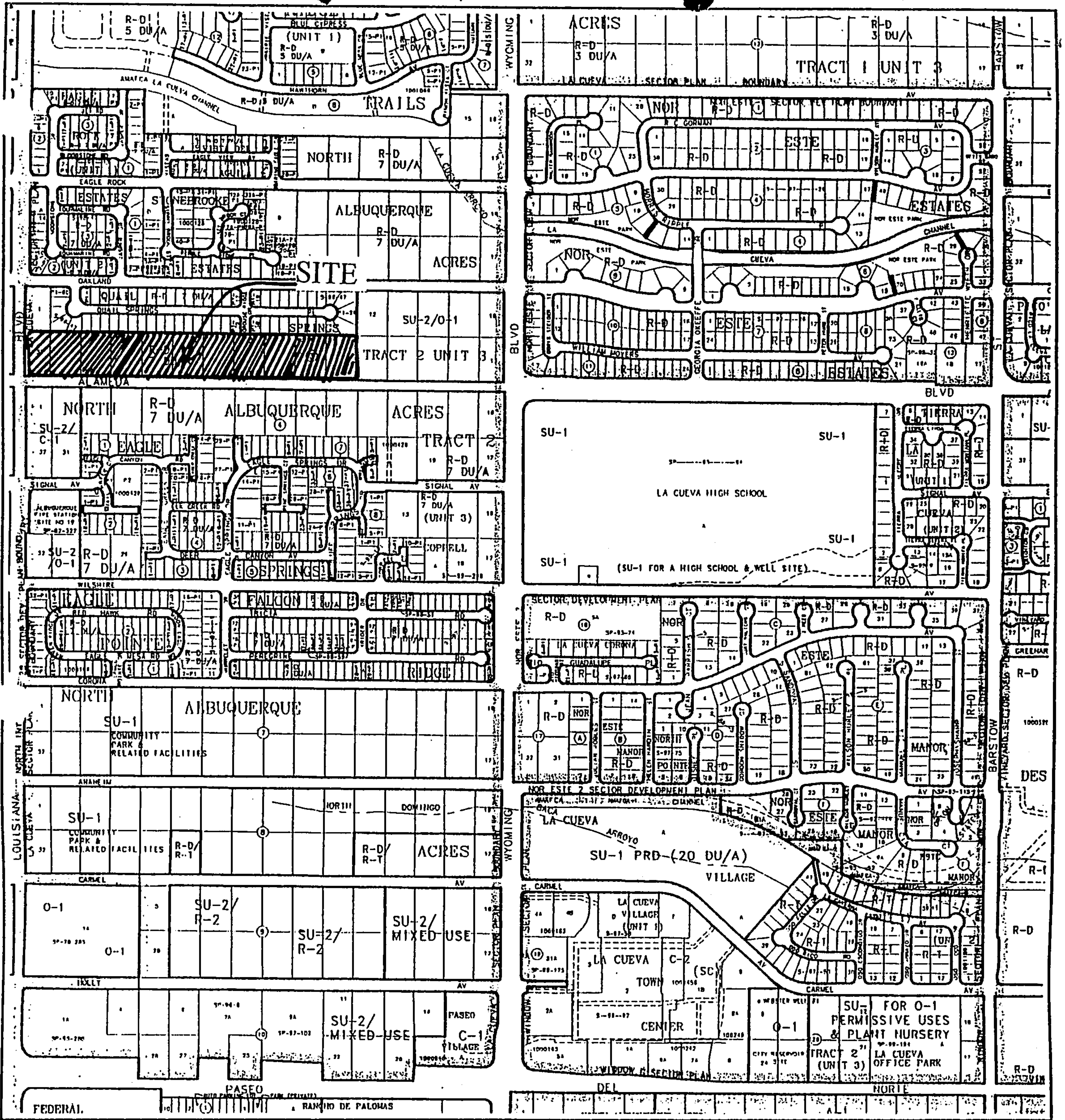
**OFFICIAL USE**

ALBUQUERQUE, NM 87114

Postage	0.37	UNIT ID: 0108
Certified Fee	2.30	Postmark Here
Restricted Delivery Fee (Endorsement Required)	1.75	Clerk: KZ4YYX
Total Postage & Fees	4.42	05/02/03

Sent To **Eddie Costello**  
**Taylor Ranch N.A.**  
Street, Apt. No., or PO Box No. **1111 Alameda NW, Ste. J**  
City, State, ZIP+4 **Albuquerque, NM 87114**

PS Form 3800, June 2002 See Reverse for Instructions



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



Zone Atlas Page  
**C-19-Z**  
Map Amended through April 03, 2002

**Vista del Aguila Subdivision Unit 3**

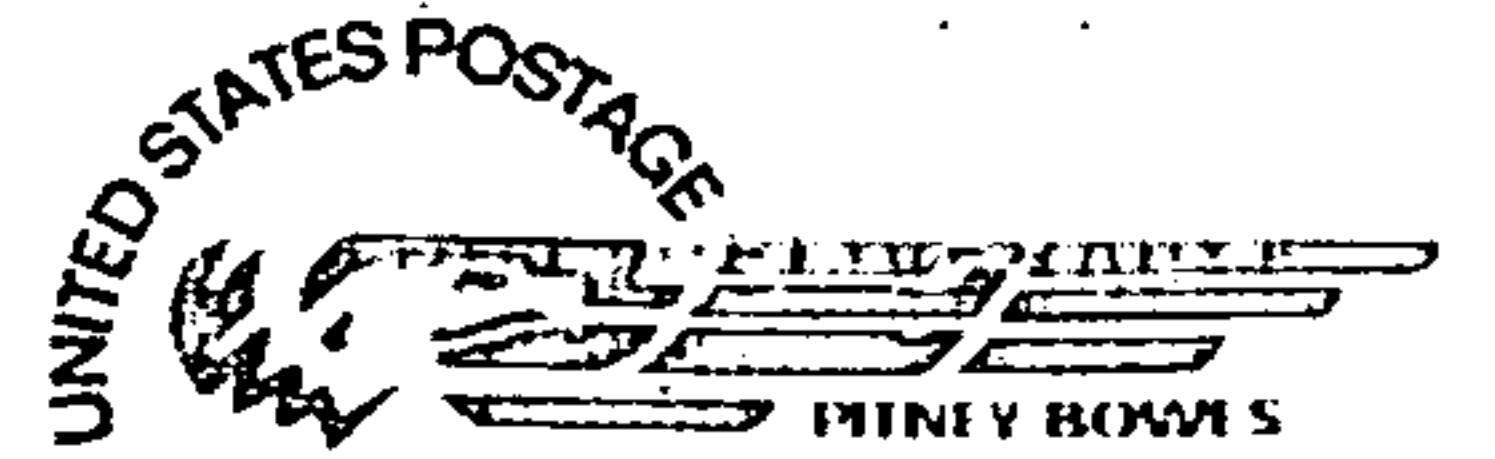
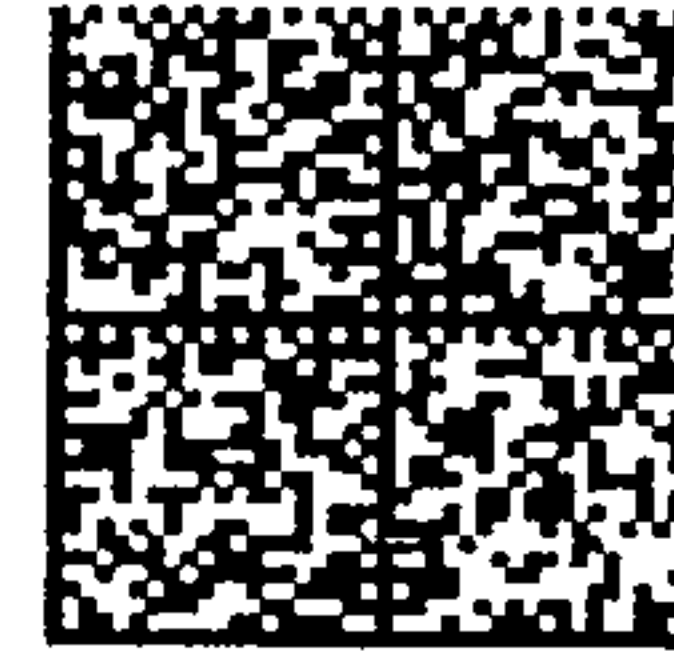
<u>Lot</u>	<u>UPC</u>
32	101906401038720301
31	101906402538720302
30	101906404038620303
29	101906405638620304
28	101906407338620305
27	101906409038620306
26	101906410738620307
25	101906412338620308
24	101906413938620309
23	101906415638720310
22	101906417238720311



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT



02 .1A \$ 00.37<sup>0</sup>  
0004329277 SEP 25 2003  
MAILED FROM ZIP CODE 87102

101906423835520218

SLICK STEVEN G & JOAN F  
11035 MENAUL BL NE  
ALBUQUERQUE NM 87112

87112+2070 2703/1253





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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, October 15, 2003, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1002640**

03DRB-01577 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] (C-19)

**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] (F-11)

**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

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)

**SEE PAGE 2 . . . .**





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

**PAGE 2**

**Project # 1002511**

03DRB-01580 Major-Bulk Land Variance  
03DRB-01578 Minor – Final Plat approval

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 90<sup>TH</sup> STREET NW containing approximately 29 acre(s). [REF: 03DRB-00858, 03DRB-00859, 03DRB-00860, 03DRB-00861, 03EPC-00316] (K-9)

**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

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] (K-10)

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

Sheran Matson, AICP, DRB Chair  
Development Review Board

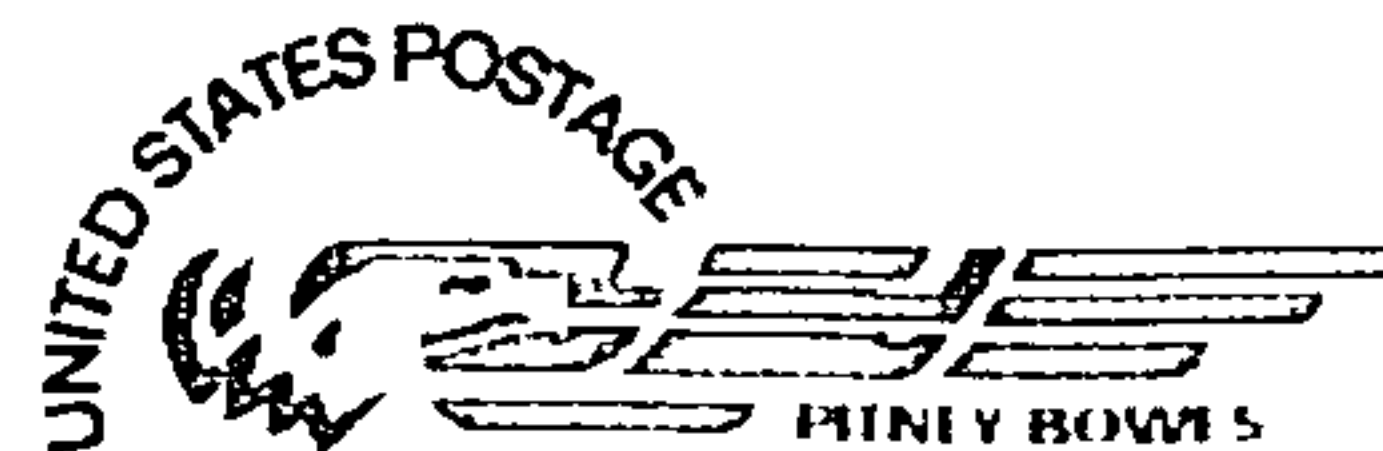
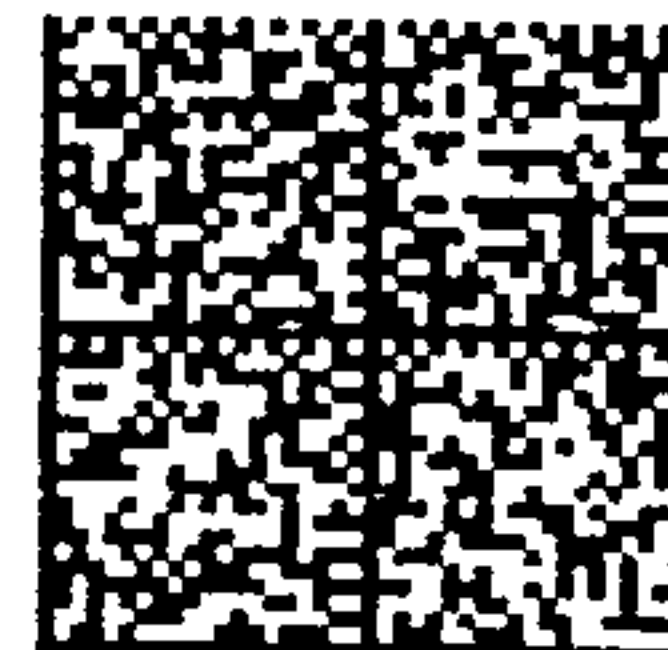
**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 29, 2003.**



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT



02 1A

\$ 00.37<sup>0</sup>

0004329277

SEP 25 2003

MAILED FROM ZIP CODE 87102

*Mark*

101906422138720314

LENZEN GENEVIEVE A & BROWN W  
9609 BASELINE RD  
RANCHO CUCAMONGA CA 91730

*not at this address*

RETURN  
TO SENDER  
UNDELIVERABLE  
IS ADDRESSED

RETURN  
TO SENDER

91730+103103/1993



NOV 19 1952  
DEPT. OF THE ARMY  
WASHINGTON, D.C.

NOV 19 1952  
DEPT. OF THE ARMY  
WASHINGTON, D.C.



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, October 15, 2003, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1002640**

03DRB-01674 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] (C-19)

**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] (F-11)

**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

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)

**SEE PAGE 2 . . . .**



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

**PAGE 2**

**Project # 1002511**

03DRB-01580 Major-Bulk Land Variance  
03DRB-01578 Minor – Final Plat approval

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 90<sup>TH</sup> STREET NW containing approximately 29 acre(s). [REF: 03DRB-00858, 03DRB-00859, 03DRB-00860, 03DRB-00861, 03EPC-00316] (K-9)

**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

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] (K-10)

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

Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 29, 2003.**

STATE OF NEW MEXICO  
County of Bernalillo

SS

Bill Tafoya, being duly sworn, declares and says that he is Classified Advertising Manager of The Albuquerque Journal, and that this newspaper is duly qualified to publish legal notices or advertisements within the meaning of Section 3, Chapter 167, Session Laws of 1937, and that payment therefore has been made of assessed as court cost; that the notice, copy of which is hereto attached, was published in said paper in the regular daily edition, for 1 times, the first publication being on the 21 day of Aug, 2003, and the subsequent consecutive publications on \_\_\_\_\_, 2003.

*[Handwritten signature]*

Sworn and subscribed to before me, a Notary Public, in and for the County of Bernalillo and State of New Mexico this day of 21 August of 2003.

PRICE 136.88  
Statement to come at end of month.  
ACCOUNT NUMBER C80583

CLA-22-A (R-1/93)

OFFICIAL SEAL  
Samantha Weis  
NOTARY PUBLIC  
STATE OF NEW MEXICO  
My Commission Expires: 10/2  
*[Handwritten signature: Samantha]*



NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a Study Session on Thursday, September 11, 2003, 3:00 p.m., in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM, to consider the following:

1. Distribution & Review - Current Land Use Matters for the August 21, 2003 Public Hearing, which include the projects listed below.

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a Public Hearing on Thursday, September 18, 2003, 8:30 a.m., in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM, to consider the following items: (Note: these items are not in the order they will be heard)

Project # 1002713  
03EPC-00910 Zone Map Amendment  
03EPC-00911 EPC Sector Development Plan Amendment  
GARCIAKRAEMER & ASSOCIATES, agent(s) for BENNY S. LOPEZ, ET AL request the above action(s) for all or a portion of Tract(s) 368 B-1, A Portion of Tract 365, Tract 363B2, Tract 369, Tract 368 A1A2, and Tract 368 B-2, MRGCD Map 41, and Lots A & B, Luis A. & Francisco Artega Subdivision, a zone map amendment from SU-2-MR to SU-2-HC, located on BROADWAY SE, between ETHLYN SE and WHEELER SE, containing approximately 3.12 acre(s). (L-14) Juanita Vigil, Staff Planner

Project # 1000694  
03EPC-01111 EPC Site Development Plan-Building Permit  
JOHN GRIEGO agent for FAMILY WORSHIP CENTER request the above action for all or a portion of Lot 226, 227 228, 229 and 230 Town of Atrisco Grant -Airport Unit, zoned SU-1 Church, located on GLENRIO NW, between 72ND ST. NW and I-40, containing approximately 8 acre(s). (J-10) Mary Priscilla, Staff Planner

Project # 1002835  
03EPC-00702 Zone Map Amendment  
03EPC-00703 EPC Site Development Plan-Subdivision  
03EPC-00704 EPC Site Development Plan-Building Permit  
CONSENSUS PLANNING, INC. agent(s) for TRICOR SOUTHWEST CORPORATION request the above action(s) for all or a portion of Tract(s) 1, Section 3, T10N, a zone map amendment from SU-1 Neighborhood Commercial to SU-1, located on CANDELARIA ROAD NE, between TRAMWAY BLVD. NE and MOUNTAINSIDE PARKWAY NE, containing approximately 4 acre(s). (H-22) Juanita Vigil, Staff Planner

Project # 1001279  
03EPC-01155 EPC Site Development Plan-Subdivision  
03EPC-01093 Zone Map Amendment  
COMMUNITY SCIENCES CORP. agents for MARK GONZALES request the above actions for all or a portion of Tract(s) 16-A-1, Paradise North, a zone map amendment from R-1 to SU-1 for C-2, located on UNSER BLVD. NW, between UNSER BLVD. NW and MCMAHON BLVD., containing approximately 10 acres. (A-11) Makita Hill, Staff Planner

Project # 1002371  
03EPC-01285 Zone Map Amendment  
TIERRA WEST LLC, agent for HOFFMANTOWN CHURCH WEST, request the above action for all or a portion of Tract(s) 1A, 1B & 1C, Block 35, Alban Hills, Unit 1 and Tract A, Access Easement/Bosque Meadows, a zone map amendment from SU-1 for R-2 to SU-1 for R-2 with church related uses, located on LA ORILLA NW, between COORS BLVD. NW and CORRALES DRAIN, containing approximately 17 acre(s). (D-12) Simon Shima, Staff Planner

Project # 1001182  
03EPC-01313 Zone Map Amendment  
CONSENSUS PLANNING, INC. agent for WESTERN SECURITY REAL ESTATE, INC., request the above action(s) for all or a portion of Tract(s) B, Westridge Mobile Home Park -Phase 2, a zone map amendment from SU-1 MH to R-LT, located on AVALON ROAD NW, west of 94th STREET NW, containing approximately 7 acres. (K-9) Simon Shima, Staff Planner

Project # 1002176  
03EPC-01317 Zone Map Amendment  
03EPC-01318 EPC Site Development Plan-Subdivision  
UPWEST CORPORATION agent(s) for UPWEST CORPORATION request the above action(s) for C Varan, a zone map amendment from C-1 (SC) to SU-1 Residential, located on FOUR HILLS ROAD NE, between WENONAH AVE. and CENTRAL AVE. SE, (L-23) Deborah Stover, Staff Planner

Project # 1002871  
03EPC-01319 Zone Map Amendment  
DEBBIE HUDSON agent(s) for JUNE KOURI request the above action(s) for all or a portion of Tract(s) B-1, Panorama Addition, a zone map amendment from C-2 to R-G, located on CHELWOOD BLVD. NE, between EAST OF COPPER, containing approximately 1 acre(s). (K-22) Cynthia Borrego, Staff Planner

Project # 1002633  
03EPC-01323 EPC Site Development Plan-Amendment to Subdivision  
ADVANCED ENGINEERING AND CONSULTING, L.L.C. agent for JAYEFF CONSTRUCTION request the above action for all or a portion of Lots 9-24, zoned SU-2 Mixed Use, located on HOLLY AVE. NE, between VENTURA ST. NE and BARSTOW BLVD. NE, containing approximately 11 acres. (C-20) Carmen Marrero, Staff Planner

Project # 1002873  
03EPC-01324 EPC Site Development Plan-Amendment to Building Permit  
DCSW ARCHITECT, agent(s) for MOIRELAND CORPORATION request the above action(s) for all or a portion of Tract(s) 5A, Yale Business Park, zoned SU-1 for Permissive O-1, C-2 & IP Uses, located on INTERNATIONAL AVE. SE, between YALE BLVD. SE and Central Ave. SE, containing approximately 5 acre(s). (L-16) Deborah Stover, Staff Planner

Project # 1001620  
03EPC-01325 Text Amendment  
PLANNING DEPARTMENT agent(s) for CITY OF ALBUQUERQUE request the above action(s) for Amending Section 14-16-2-22(B) RQA1894, to allow single-family residential (SFR) as a special use in the SU-1 Special Use Zone. Russell Brito, Staff Planner

Project # 1002874  
03EPC-01326 EPC Site Development Plan-Building Permit  
SITES SOUTHWEST, agent for CITY OF ALBUQUERQUE/WATER UTILITY DIVISION request the above action for all or a portion of Tract 9-2A-1, Atrisco Business Park Unit 2, zoned IP, located on UNSER BLVD. NW, between VOCCANES ROAD NW and I-40, containing approximately 20 acre(s). (J-9) Simon Shima, Staff Planner

03DRB-01242 Project # 1002640  
SDWK  
03DRB-00728 Minor Temp Dgler Approval  
03DRB-00723 Major Preliminary Plat  
03DRB-00726 Minor Sidewalk Variance  
03DRB-00725 Minor Sidewalk Variance  
03DRB-00724 Major Sidewalk Plan Bldg Permit  
Robert Fresques, President, agent(s) for Quail Springs Neighborhood Association appeals the Development Review Board's approval of the above action(s) for all or a portion of Lot(s) 22-32, Block(s) 3, Tract(s) 2, NO. ALBUQUERQUE ACRES, VISTA DEL AGUILA SUBDIVISION, zoned RD SU-1, located on ALAMEDA BLVD. NE, between LOUISIANA BLVD. NE and WYOMING BLVD. NE, containing approximately 12 acre(s). (C-19) Jeff Jesionowski, Chairman Environmental Planning Commission

Details of these applications may be examined at the Development Services Division of the Planning Department, 3rd Level, Plaza Del Sol Building, 600 Second Street, NW, between 10:00 a.m. and 12:00 and between 10:00 a.m. and 12:00 and between 10:00 and 12:00 p.m., Monday through Friday, or you may call April Candelaria at 924-3886. INDIVIDUALS WITH DISABILITIES who need special assistance to participate at the public hearing should contact April Candelaria at 924-3886 (VOICE) or 924-3361 (TTY). TTY users may also access the voice Network by calling toll free 1-800-659-8331.

APPROVED  
Russell Brito, Senior Planner  
Planning Department  
Journal, August 27, 2003

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form **S**

**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 **Z**

**ZONING & PLANNING**

Annexation

County Submittal

EPC Submittal

Zone Map Amendment (Establish or Change Zoning)

Sector Plan (Phase I, II, III)

Amendment to Sector, Area, Facility or Comprehensive Plan

Text Amendment (Zoning Code/Sub Regs)

**APPEAL / PROTEST of...**

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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: Two Joes, L.L.C. PHONE: 271-1030

ADDRESS: 4402 Canyon Court NE FAX: \_\_\_\_\_

CITY: ABQ STATE NM ZIP 87111 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNER

AGENT (if any): ISAACSON + Arfman, P.A. PHONE: 268-8828

ADDRESS: 128 Monroe Street NE FAX: 268-2632

CITY: ABQ STATE NM ZIP 87108 E-MAIL: iamengrso@swcp.com

DESCRIPTION OF REQUEST: Major Subdivision Final Plat Approval fbka Vista del Aguila Unit 3 Subdivision

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

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

Lot or Tract No. Lots 22 thru 32, Tract 2 Block: 3 Unit: 3

Subdiv. / Addn. North Albuquerque Acres (fbka) Vista del Aguila Subd, Unit 3

Current Zoning: R-D 7 DU/AC Proposed zoning: Same

Zone Atlas page(s): C-19 No. of existing lots: 11 No. of proposed lots: 74

Total area of site (acres): 11.0590 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_

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

UPC No. See attached list MRGCD Map No. NA

LOCATION OF PROPERTY BY STREETS: On or Near: Alameda Blvd. NE

Between: Louisiana Blvd. NE and Wyoming Blvd. NE

CASE HISTORY: Proj # 1002640; 03DRB-00723; AP-03 EPC-01242

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 03-00724 (SPS); 03DRB-01574; 03DRB-00724; 03DRB00725; 03DRB00726; 03DRB-00728

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

SIGNATURE Genny Donart DATE 3/16/04

(Print) Genny Donart \_\_\_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY**

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

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04DRB - 00350</u>	<u>FP</u>		\$ _____
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>3-24-04</u>			Total \$ <u>20.00</u>
<u>LS D'Amore</u>	<u>3-16-04</u>	Project # <u>1002640</u>		
	Planner signature / date			

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

**SKETCH PLAT REVIEW AND COMMENT**

**YOUR ATTENDANCE IS REQUIRED.**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

**Your attendance is required.**

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

**Extensions are not reviewed through internal routing.**

Extension of preliminary plat approval expires after one year.

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

**Your attendance is required.**

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

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

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**Your attendance is required.**

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

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

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

**Your attendance is required.**

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

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

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

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

Amended preliminary plat approval expires after one year.

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

Genny Donart Applicant name (print)  
Genny Donart Applicant signature / date  
 3/16/04



Form revised 3/03 and 8/03

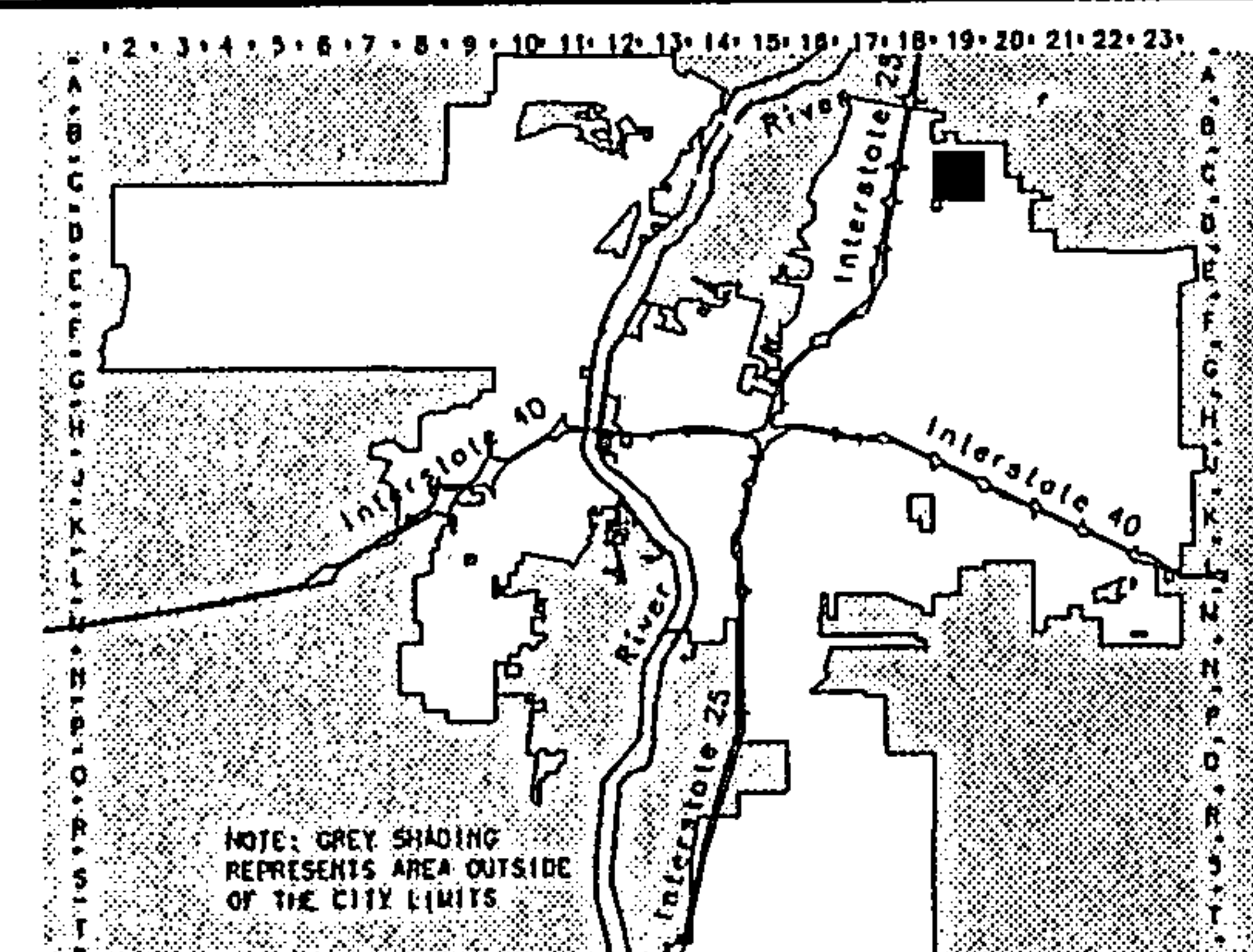
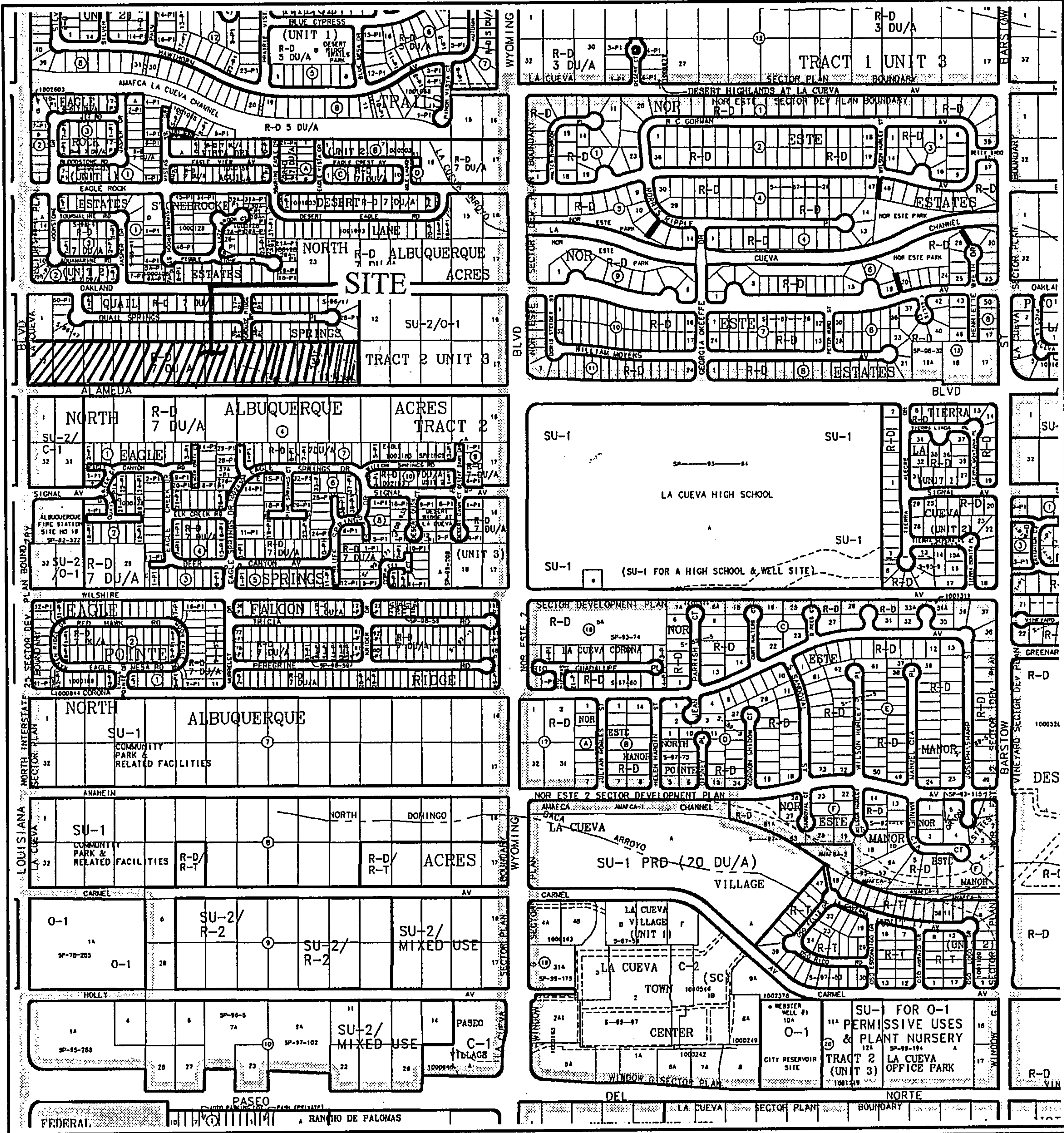
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
 411RB - 00350

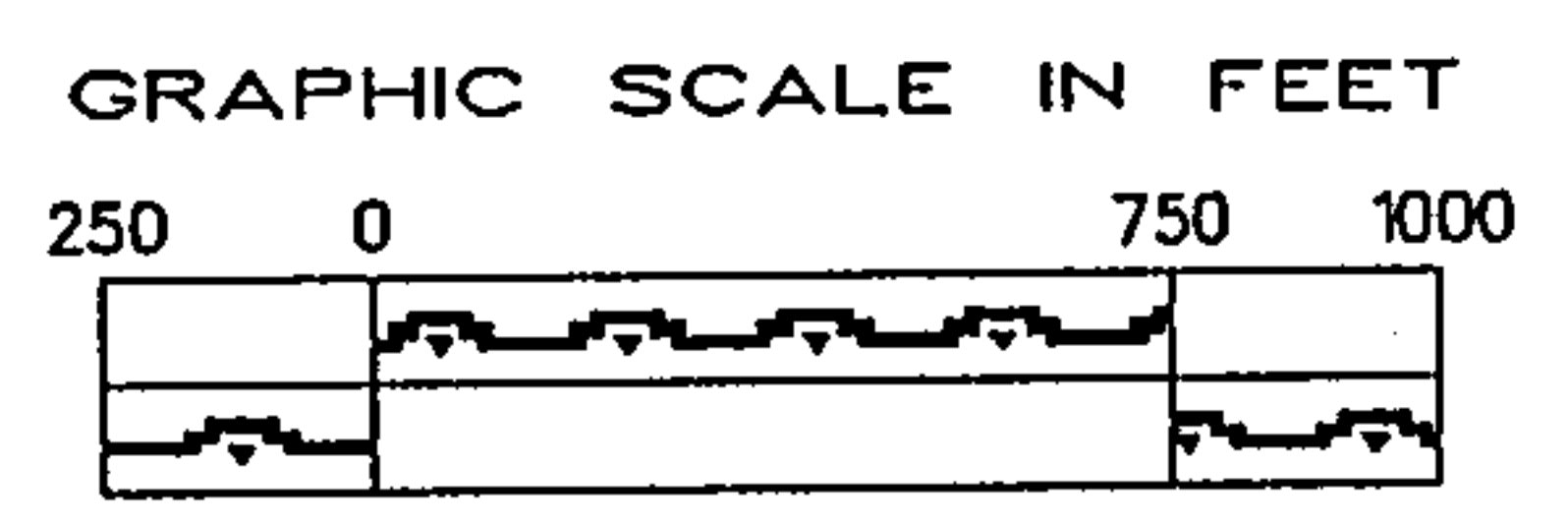
Les Duran 3-16-04  
 Planner signature / date

**Project # 1002640**





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



**Zone Atlas Page**  
**C-19-Z**  
 Map Amended through July 31, 2003

**Vista del Aguila Subdivision Unit 3**

<u>Lot</u>	<u>UPC</u>
32	101906401038720301
31	101906402538720302
30	101906404038620303
29	101906405638620304
28	101906407338620305
27	101906409038620306
26	101906410738620307
25	101906412338620308
24	101906413938620309
23	101906415638720310
22	101906417238720311

No. of Lots: 74  
Nearest Major Streets  
Alameda Blvd. & Louisiana Blvd.

FIGURE 12

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

AGREEMENT TO CONSTRUCT  
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 10<sup>th</sup> day of March, 2004, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Two Joes, LLC

Two Joes, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico corporation, whose address is 11896 N. Hwy. 14, Tijeras, NM 87059 and whose telephone number is 281-9593, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Lots 22-32, Tract 2, Unit 3, Block 3, North \*, recorded on 09/10/31 in the records of the Bernalillo County Clerk at Book D1, page# 20 through      (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Two Joes, LLC ("Owner"). \*Albuquerque Acres

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Vista del Aguila Unit Three describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 24th day of July, 2005 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 702481.

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



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

PAID RECEIPT

APPLICANT NAME TWO JOES, LLC  
AGENT ISAACSON & ARFMAN, PA.  
ADDRESS 128 Monroe St. NE  
PROJECT & APP # 1002640 04DRB-00350  
PROJECT NAME VISTA del Aguila Unit 3

\$ 20.00 469099/4916000 Conflict Management Fee  
\$ \_\_\_\_\_ 441006/4983000 DRB Actions  
\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
\$ \_\_\_\_\_ 441018/4971000 Public Notification  
\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study  
\$ 20.00 TOTAL AMOUNT DUE

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

\*\*\*DUPLICATE\*\*\*  
City Of Albuquerque  
Treasury Division

03/16/2004 10:44AM LOC: ANN  
X  
RECEIPT# 00020268 WSH 006 TRANSH 0017  
Account 469099, Fund 0110  
Activity 4916000 TRSTAM  
Trans Amt \$20.00  
J24 Misc \$20.00  
CK \$20.00  
CHANGE \$0.00

10/22/03

## Protections?

1. Moving some 50' lots prior to final plat - new grading & drainage plan
2. West end - 1 story lots to protect views

## Perimeter Walls

trees - 3 choices on plan

## Grouse Ridge Rd -

separate parcel tract  
dedicated to adj. owners,  
etc

## Final Plat -

1. Disposition of Grouse Ridge Drive
- 2.

**ORIGINAL**

FIGURE 12  
**INFRASTRUCTURE LIST**

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

10-22-03  
Date Submitted: 7-09-03  
Date Site Plan Approved: 7-09-03 10-22-03  
Date Preliminary Plat Approved: 7-09-03 10-22-03  
Date Preliminary Plat Expires: 7-09-04 10-22-04  
DRB Project No.: 1002640  
DRB Application No.: 03DRB 00723 P.P.  
03 DRB 00724 S.P.  
10/15/03

**VISTA DEL AGULA SUBDIVISION, UNIT THREE**

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

**LOTS 22-32, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, BLOCK 3**

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

IA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		28' F-F	Residential Paving	Dancing Eagle Ave	Dancing Eagle Ct	Eagle Feather Dr	/	/	/
		24' F-F	Residential Paving	Dancing Eagle Ct	Lot 23, Blk D	south property line	/	/	/
		22' F-F	Residential Paving	Eagle Feather Dr	Lot 5, Blk C	Dancing Eagle Ave	/	/	/
		28' F-F	Residential Paving	Eagle Feather Dr	Dancing Eagle Ave	Alameda Blvd	/	/	/
		28' F-F	Residential Paving	Eagle Talon Dr	Dancing Eagle Ave	Alameda Blvd	/	/	/
		<del>32' F-F</del>	<del>Residential Paving</del>	<del>Grouse Ridge Dr</del>	north property line	Dancing Eagle Ave	/	/	/
		16' E-E	Asphalt Bike Trail	20' PED TR. QUAT. LN					
		30' F-F	Arterial Paving (2) (Half width)	Alameda Blvd	Louisiana Blvd	east property line	/	/	/
		26' F-F	Arterial Paving (4) (Half Width)	Louisiana Blvd	north property line	Alameda Blvd	/	/	/
		mtbl	Curb & Gutter	Dancing Eagle Ave	Dancing Eagle Ct	Eagle Feather Dr	/	/	/
		mtbl	Curb & Gutter	Dancing Eagle Ct	Lot 23, Blk D	south property line	/	/	/
		mtbl	Curb & Gutter	Eagle Feather Dr	Lot 5, Blk C	Alameda Blvd	/	/	/

CALIFORNIA

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		mtbl	Curb & Gutter	Eagle Talon Dr	Dancing Eagle Ave	Alameda Blvd	/	/	/
		<del>mtbl</del>	<del>Curb &amp; Gutter</del>	<del>Grouse Ridge Dr</del>	<del>north property line</del>	<del>Dancing Eagle Ave</del>	/	/	/
		std	Curb & Gutter (north side only)	Alameda Blvd	Louisiana Blvd	east property line	/	/	/
		std	Curb & Gutter (4) (east side only)	Louisiana Blvd	north property line	Alameda Blvd	/	/	/
		median	Curb & Gutter (north side only)	Alameda Blvd	Louisiana Blvd	east property line	/	/	/
		median	Curb & Gutter (4) (east side only)	Louisiana Blvd	north property line	Alameda Blvd	/	/	/
		4'	PCC Sidewalk (1) (both sides)	Dancing Eagle Ave	Dancing Eagle Ct	Eagle Feather Dr	/	/	/
		2'	4" Thick Brick Patterned Conc - tan (both sides, between curb & sdwk)	Dancing Eagle Ave	Dancing Eagle Ct	Eagle Feather Dr	/	/	/
		4'	PCC Sidewalk (1) (both sides)	Dancing Eagle Ct	Lot 23, Blk D	south property line	/	/	/
		4'	PCC Sidewalk (1) (both sides)	Eagle Feather Dr	Lot 5, Blk C	Alameda Blvd	/	/	/
		4'	PCC Sidewalk (both sides)	Eagle Talon Dr	Dancing Eagle Ave	Alameda Blvd	/	/	/
		<del>4'</del>	<del>PCC Sidewalk (both sides)</del>	<del>Grouse Ridge Dr</del>	<del>north property line</del>	<del>Dancing Eagle Ave</del>	/	/	/
		6'	PCC Sidewalk (north side only)	Alameda Blvd	Louisiana Blvd	east property line	/	/	/
		6'	PCC Sidewalk (4) (east side only)	Louisiana Blvd	north property line	Alameda Blvd	/	/	/
		6"	Waterline	Dancing Eagle Ave	Dancing Eagle Ct	Grouse Ridge Dr	/	/	/
		8"	Waterline	Dancing Eagle Ave	Grouse Ridge Dr	Eagle Feather Dr	/	/	/
		6"	Waterline	Dancing Eagle Ct	Lot 23, Blk D	Alameda Blvd	/	/	/
		8"	Waterline	Eagle Feather Dr	Lot 5, Blk C	Alameda Blvd	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		6"	Waterline	Eagle Talon Dr	Dancing Eagle Ave	Alameda Blvd	/	/	/
		8"	Waterline	<del>Grouse Ridge Dr</del> <sup>20' PED TR. &amp; WAT.</sup> LN. <del>GMT</del>	north property line	Dancing Eagle Ave	/	/	/
		8"	Waterline (3)	Alameda Blvd	Louisiana Blvd	east property line	/	/	/
		8"	SAS	Dancing Eagle Ave	Dancing Eagle Ct	Eagle Feather Dr	/	/	/
		8"	SAS	Dancing Eagle Ct	Lot 23, Blk D	Alameda Blvd	/	/	/
		8"	SAS	Eagle Feather Dr	Lot 5, Blk C	Lot 1, Blk C	/	/	/
		8"	SAS	Alameda Blvd	Louisiana Blvd	east property line	/	/	/
		24"	RCP Storm Drain	Dancing Eagle Ave	Eagle Talon Dr	Lot 14, Blk C	/	/	/
		<del>24"</del> <sup>30"</sup>	RCP Storm Drain	Dancing Eagle Ct	Dancing Eagle Ave	<del>Alameda Blvd</del> <sup>Temp Pond</sup>	/	/	/
		24"	RCP Storm Drain	Eagle Talon Dr	Dancing Eagle Ave	<del>Temporary Pond</del> <sup>Alameda Blvd</sup>	/	/	/
		24"-30"	RCP Storm Drain	Alameda Blvd	Louisiana Blvd	<del>east property line</del> <sup>Eagle Feather Dr</sup>	/	/	/
		5.44 Ac-ft	Temp Retention Pond w/ easmt, Covenant & Agreement, and emergency overflow	Lots 1 & 2, Tract 2, Unit 3, Block 4, NAA			/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

- NOTES:**
- Sidewalks to be deferred on both sides where noted.
  - Includes 2 driving lanes and one bike lane. Financial contribution for a portion of the signalization at the intersection of Alameda Blvd and Louisiana Blvd not to exceed \$30,000.



- 3. 8" waterline length may be decreased if new development to the south of Alameda Blvd creates a waterline loop prior to release of financial guarantees.
- 4. By Modified Procedure "C" Agreement (non-work order).
- 5. Residential lighting per DPM.
- 6. Grading Certification required prior to release of S.I.A. financial guarantee.
- 7. All water to include fire hydrants, valves, and appurtenances per DPM.
- 8. Storm drain sizes are subject to change per final DRC determination.
- 9. A letter of Map Revision approved by FEMA to release financial guarantees for storm drain pipe and appurtenances.
- 10. Curb & gutter on both sides, unless otherwise noted.

11.  $\Delta$  Modification of intersection of Grouse Ridge Dr and Quail Springs Rd to restrict vehicular access to Grouse Ridge Dr and maintain drainage -

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS		
<p><u>GENEVIEVE L. DONART</u> NAME (print)</p> <p><u>ISAACSON &amp; AREMAN, P.A.</u> FIRM</p> <p><u>Genevieve L. Donart 7/7/03</u> SIGNATURE - date</p>	<p><u>Sheran K. Wilson 7/9/03</u> DRB CHAIR - date</p> <p><u>Paul T. ... 7-09-03</u> TRANSPORTATION DEVELOPMENT</p> <p><u>Nancy ... 10/22/03</u> UTILITY DEVELOPMENT - date</p> <p><u>Bradley L. Byrum 7/9/03</u> CITY ENGINEER - date</p>	<p><u>Christina Sandoval 7/9/03</u> PARKS &amp; GENERAL SERVICES - date</p> <p>_____ AMAFCA - date</p> <p>_____ - date</p> <p>_____ - date</p>	<p>10/22</p>

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: 7-09-05

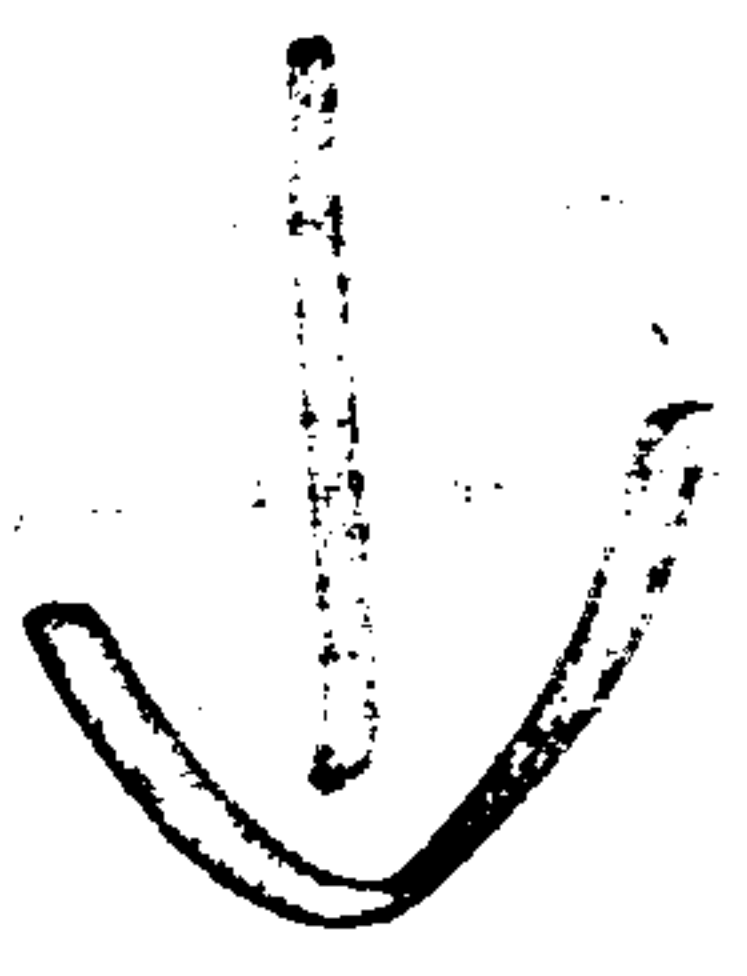
DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

~~Address~~  
~~9/22/03~~  
~~for present~~

Quail Springs Place NE Residents present

- 1 EVA LITT - 7216 QUAIL SPRINGS PL. NE ✓
- 2 Kyle Mary Williams 7211 Quail Springs Pl. NE ✓
- 3 Sidney & Betty Hamath 7123 Quail Springs Pl. NE ✓
- 4 Malcolm Stone 7116 Quail Springs Pl. NE ✓
- EA 5 ~~Wayne and GAD 7409 Quail Springs Pl. NE~~
- EA 6 P. BILL MAIER 7312 QUAIL SPRINGS PL. NE ✓
- 7 CARL + SHIRLEY DULABONE - 7132 QUAIL SPRINGS PL. NE ✓
- EA 8 Janet R. King 7224 QUAIL SPRINGS PL. NE ✓
- 9 Dave Williams 7211 Quail Springs Pl. NE 87113 ✓
- 10 Florence Dymale 7315 Quail Springs Pl. NE 87113 ✓
- 11 ILLENE HONEYCUTT 7316 QUAIL SPR. PL. N.E. 87113 ✓
- 12 I. J. HONEYCUTT 7316 QUAIL SPR. PL. N.E. 87113 ✓
- 13 Andrew Crouch 7140 QUAIL SPR PL NE 87113 ✓
- EA 14 Special William 7308 Quail Springs Pl. NE 87113 ✓
- 15 William D. Pendleton 7308 Quail Springs Pl. NE 87113 ✓
- 16 Beryl S. Pendleton 7308 QUAIL SPRINGS PL NE 87113 ✓
- 17 Wessley Henry 7304 Quail Springs Pl. NE 87113 ✓
- 18 Dorothy Porter 7309 Quail Sp. Pl. NE 87113 ✓
- 19 Virginia Douglas 7127 Quail Sp. Pl. NE 87113 ✓
- 20 Betty Johnson 7204 Quail Sp. Pl. NE 87113 ✓
- 21 Marilyn J. Blomberg 7200 Quail Springs PL NE 87113 ✓
- 22 Bill Eastman 7212 " " " " " ✓



AGENDA #

3 Add

EPC PUBLIC HEARING SIGN IN SHEETS

Speaking Order

CASE NUMBER: 1002640

DATE: 9/18

1 Name: Robert Fresques ✓  
Address: 7231 Quail Springs Pl NE Zip: 87113

3 Name: Kyle Williams ✓  
Address: 7211 Quail Springs Pl NE Zip: 87113

4 Name: Robert Browne ✓  
Address: 7411 Quail Springs Pl. NE Zip: 87113

6 Name: Goldialu Stone ✓  
Address: 7116 Quail Springs Pl NE Zip: 87113

~~Name: [scribble] Zip: 87113~~

5 Name: CLAY WEBER ✓  
Address: 8708 PLACER CREEK CT Zip: 87113

2 Name: ROBERT DYMAL ✓  
Address: 7315 QUAIL SPRINGS PL Zip: 87113

~~Name: [scribble] Zip: 87113~~

9 Name: WILLIAM KRAMER (REBUTTAL) ✓  
Address: 200 LOWMS NW Zip: 87102

10 Name: \_\_\_\_\_ Zip: \_\_\_\_\_  
Address: \_\_\_\_\_

11 Name: \_\_\_\_\_ Zip: \_\_\_\_\_  
Address: \_\_\_\_\_

12 Name: \_\_\_\_\_ Zip: \_\_\_\_\_  
Address: \_\_\_\_\_

13 Name: \_\_\_\_\_ Zip: \_\_\_\_\_  
Address: \_\_\_\_\_

14 Name: \_\_\_\_\_ Zip: \_\_\_\_\_  
Address: \_\_\_\_\_



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: **03EPC- 01242 Project # 1002640**  
03DRB-00728 Minor-Temp Defer SDWK  
03DRB-00723 Major-Preliminary Plat Approval  
03DRB-00726 Minor-Sidewalk Variance  
03DRB-00725 Minor-Sidewalk Variance  
03DRB-00724 Major-SiteDev Plan BldPermit

Robert Fresques  
7231 Quail Springs Pl. NE  
Albuq. NM 87113

LEGAL DESCRIPTION: Robert Fresques, President, agent(s) for Quail Springs Neighborhood Association appeals the Development Review Board's approval of the above action(s) for all or a portion of Lot(s) 22-32, Block(s) 3, Tract(s) 2, NO. ALBUQUERQUE ACRES, VISTA DEL AGUILA SUBDIVISION, zoned RD SU-1, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 12 acre(s). (C-19)

On September 18, 2003 the Environmental Planning Commission voted to remand back to the DRB 1002640/ 03EPC- 01242, based on the following Findings:

### FINDINGS:

1. EPC finds that the site development plan approval required in the La Cueva Sector Development Plan is a site development plan for subdivision.
2. The EPC remands this case with direction to the Development Review Board to readvertise the case as a site development plan for subdivision ~~on~~ *and* to reconsider Dancing Eagle Avenue as a thru street.

OFFICIAL NOTICE OF DECISION  
SEPTEMBER 18, 2003  
PROJECT #1002640  
PAGE 3 OF 3

cc: Kyle Williams, 3211 Quail Springs Pl. NE, Albuquerque, NM 87113  
Robert Browne, 7411 Quail Springs Pl. NE, Albuquerque, NM 87113  
Clay Weber, 8708 Placer Creek Ct. NE, Albuquerque, NM 87113  
William Kraemer, 200 Lomas NW, Albuquerque, NM 87102  
Isaacson & Arfman PA, 128 Monroe St NE, 87108  
Boyhahn LLC, 11896 North Highway 14, Tijeras, NM 87059  
Paul & Eva Litt, 7216 Quail Springs Pl NE, 87113  
Carl & Shirley Dulabone, 7132 Quail Springs Pl NE, 87113  
Robert & Florence Dymale, 7315 Quail Springs Pl NE, 87113  
John & Jenny Klimisch, 7209 Quail Springs Pl NE, 87113  
Jegs & Esther Castro, 7120 Quail Springs Pl NE, 87113  
Goldialu Stone, 7116 Quail Springs Pl NE, 87113  
Betty & Sid Haworth, 7123 Quail Springs Pl NE, 87113  
Jim & Irene Honeycutt, 7316 Quail Springs Pl NE, 87113  
William Kraemer, Garcia & Kraemer Associates, 200 Lomas NW, Ste #1111, 87102  
Dorothy Henry, 7304 Quail Springs Pl NE, 87113  
William & Beryl Pendleton, 7308 Quail Springs Pl NE, 87113  
David Williams, 7308 Quail Springs Pl NE, 87113  
Dorothy Porter, 7304 Quail Springs Pl NE, 87113  
Clay Weber, 8708 Placer Creek Ct NE, 87113  
Betty Gibson, 7204 Quail Springs Pl NE, 87113  
Virginia Douglas, 7127 Quail Springs Pl NE, 87113  
Marilyn Blomberg, 7200 Quail Springs Pl NE, 87113  
Joe Yardumian, 7801 R.C. Gorman NE, 87122  
William & Margaret Atkins, 7131 Quail Springs Pl NE, 87113  
Mario Ramirez, 7135 Eagle Canyon Rd NE, 87113  
Andrea Crouch, 7140 Quail Springs Pl NE, 87113  
Bill & Paula Eastham, 7812 Quail Springs Pl NE, 87113  
Richard Carbajol, 7112 Quail Springs Pl NE, 87113  
William & Margaret Atkins, 7131 Quail Springs Pl NE, 87113  
Reverend Mark Pecina, 7518 Oakland NE, 87113  
Property Owner, 7409 Quail Springs Pl. NE, Albuquerque, NM 87113  
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg  
LP Bill Maler, 7312 Quail Springs, Albuquerque, NM 87113  
Janet King, 7224 Quail Springs Pl. NE, Albuquerque, NM 87113  
Dave Williams, 7211 Quail Springs Pl. NE, Albuquerque, NM 87113  
Andrea Couch, 7140 Quail Springs Pl. NE, Albuquerque, NM 87113  
Sherri Williams, 7308 Quail Springs Pl. NE, Albuquerque, NM 87113

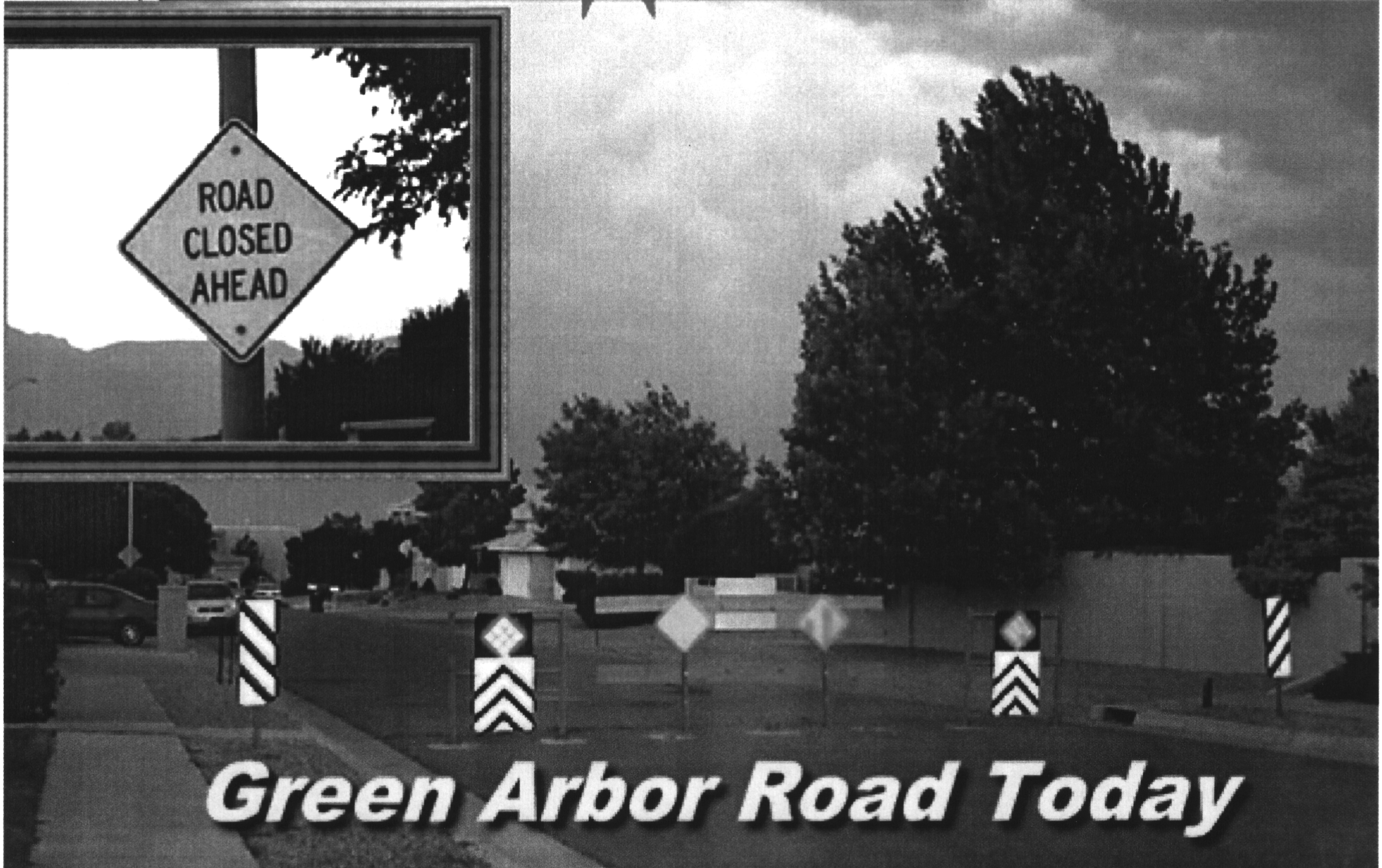
Bob Brown

**Barstow St.**

**Ventura St.**



**Green Arbor Rd**



***Green Arbor Road Today***





apartment





5/10/15



1/20/20

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form		Supplemental form	
<b>SUBDIVISION</b>	<b>S</b>	<b>ZONING &amp; PLANNING</b>	<b>Z</b>
<input checked="" type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation	
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> County Submittal	
<input type="checkbox"/> Vacation	<b>V</b>	<input type="checkbox"/> EPC Submittal	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)	
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>	<input type="checkbox"/> Sector Plan (Phase I, II, III)	
<input checked="" 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)	<b>L</b>		
		<b>APPEAL / PROTEST of...</b>	<b>A</b>
		<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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: BOYMAHN, LLC PHONE: 281-9593  
 ADDRESS: 11896 NORTH HIGHWAY 14 FAX: 281-4368  
 CITY: TWERAS STATE NM ZIP 87059 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER  
 AGENT (if any): ISAACSON & ARMAN, P.A. PHONE: 268-8828  
 ADDRESS: 128 MONROE ST. NE FAX: 268-2632  
 CITY: ABQ. STATE NM ZIP 87108 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: AMENDED PREL. PLAT, B

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 22-32, TRACT 2 Block: 3 Unit: 3  
 Subdiv. / Addn. NOR. ABQ. ACRES (VISTA DEL AGUILA, SUB. UNIT 3)  
 Current Zoning: RD (7 DW./AC) Proposed zoning: N/A.  
 Zone Atlas page(s): C-K No. of existing lots: 11 No. of proposed lots: 75  
 Total area of site (acres): 11.0592 Density if applicable: dwellings per gross acre: 7 DW/AC dwellings per net acre: -  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? \_\_\_\_\_  
 UPC No. SEE ATTACHED MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: N. SIDE OF AVENIDA.  
 Between: LOUISIANA. and LYNNME

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 1002640  
03DRB - 00723

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

SIGNATURE Fred C. Arman DATE 07.19.03  
 (Print) FRED C. ARMAN Applicant  Agent

**FOR OFFICIAL USE ONLY**

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

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>03DRB - 01574</u>	<u>APP</u>	<u>573</u>	\$ <u>50.00</u>
<input type="checkbox"/> All fees have been collected		<u>NOTIFICATION FEE</u>		\$ <u>0</u> EPC Remand..
<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>Oct. 15<sup>th</sup> 2003</u>			Total \$ <u>50.00</u>
	<u>Podberk 9/19/03</u>	Project # <u>1002640</u>		
	Planner signature / date			

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

**SKETCH PLAT REVIEW AND COMMENT**

**YOUR ATTENDANCE IS REQUIRED.**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

**Your attendance is required.**

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

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

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

**Your attendance is required.**

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

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

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**Your attendance is required.**

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

Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**

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

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

**Your attendance is required.**

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

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

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

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

Amended preliminary plat approval expires after one year.

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

FRED C. AREMAN  
Applicant name (print)  
Fred C. Arman 09.19.03  
Applicant signature / date



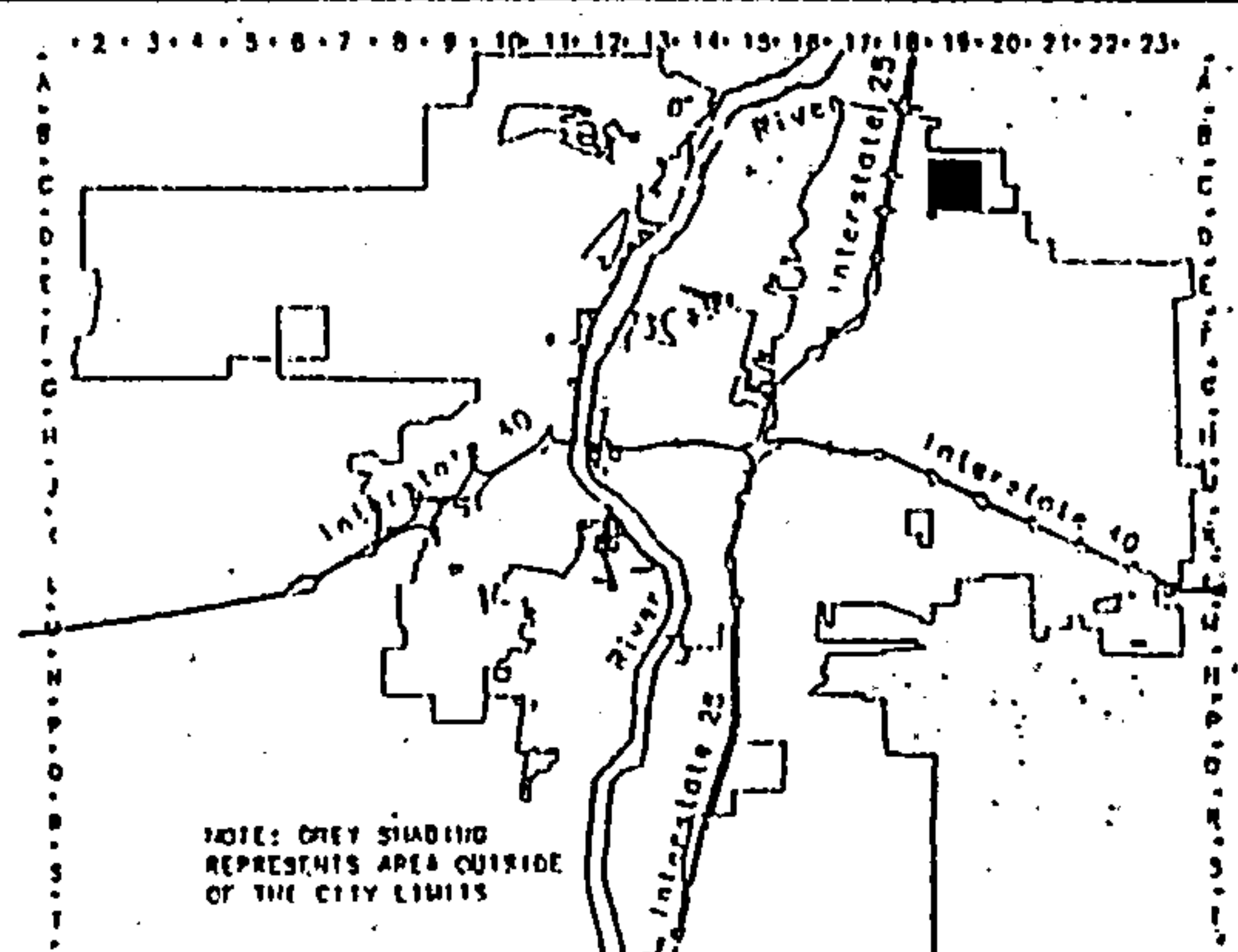
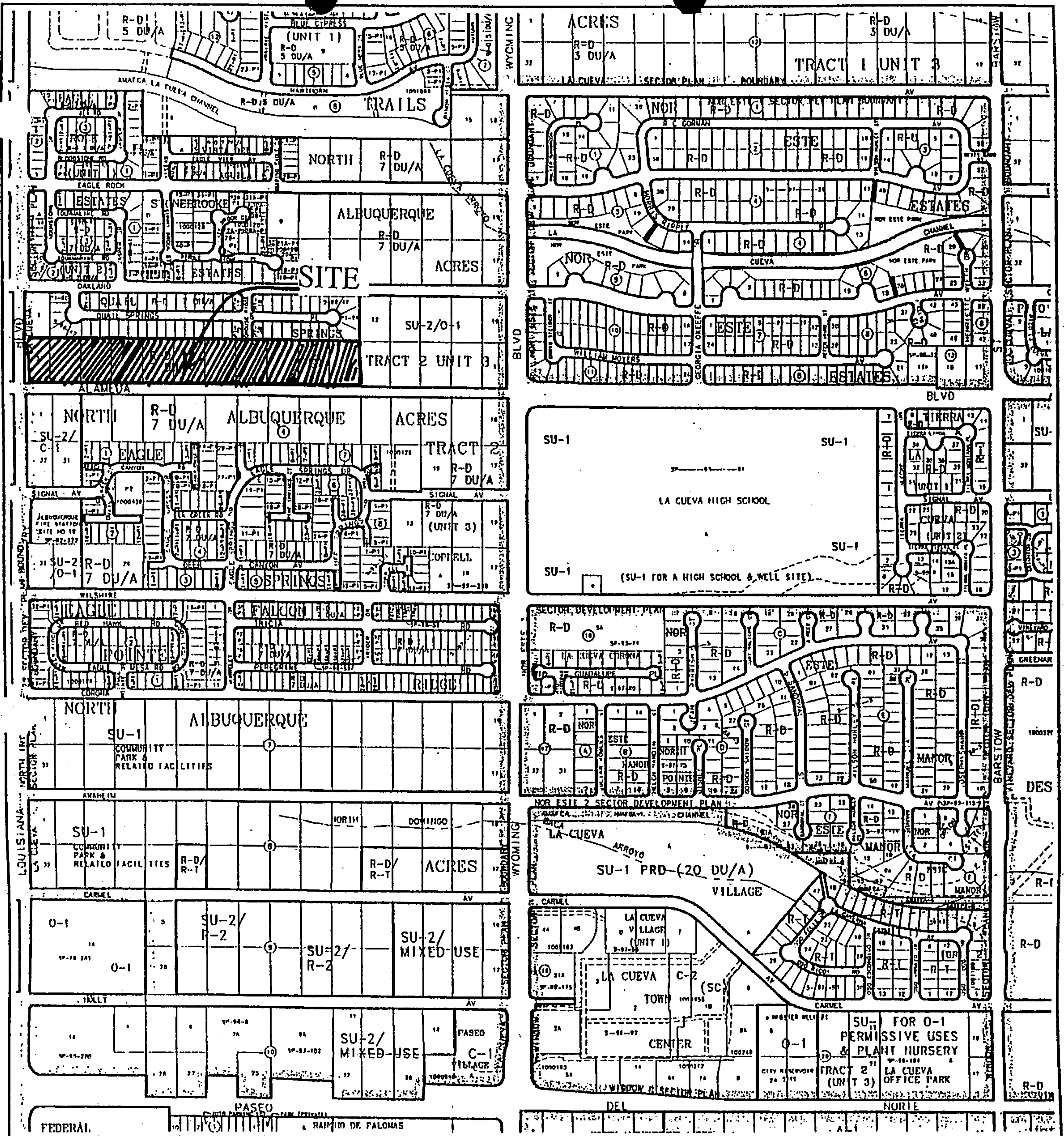
Form revised 3/03 and 8/03

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

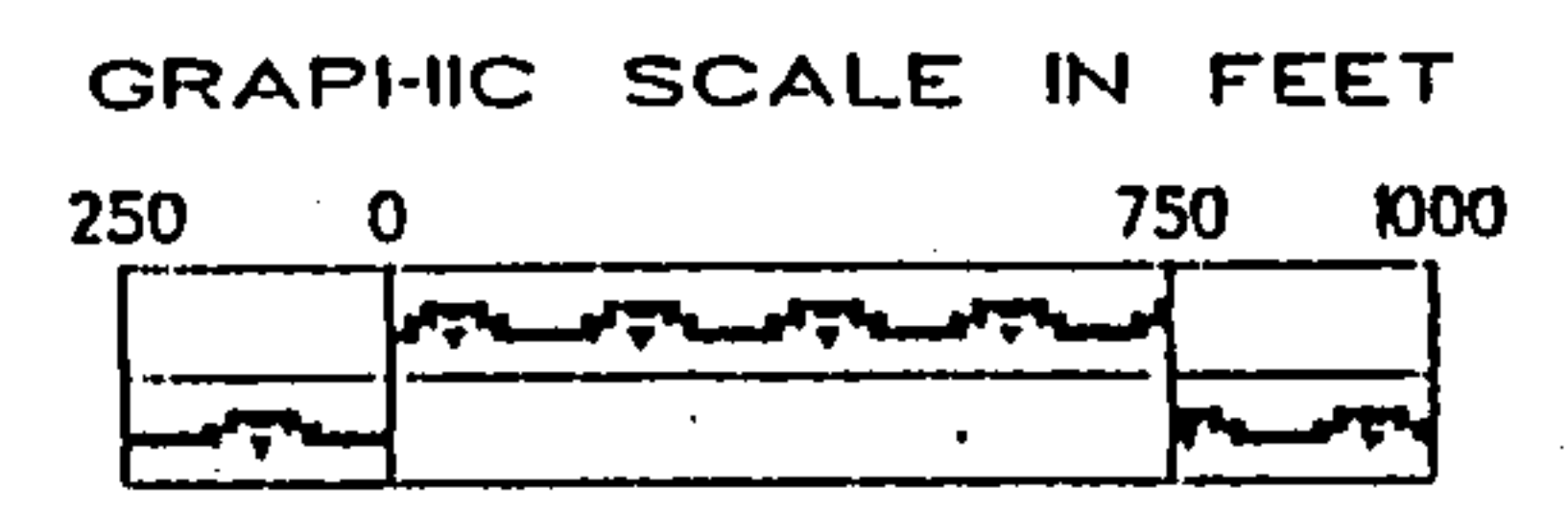
Application case numbers  
USD RB - 01574

[Signature] 9/19/03  
Planner signature / date

**Project # 1002640**



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



**Zone Atlas Page**  
**C-19-Z**  
 Map Amended through April 03, 2002

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 & 4<sup>th</sup> 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

Boyhahn, LLC

AGENT

Leahy & Arfman

ADDRESS

PROJECT NO.

1002640

APPLICATION NO.

03.DRB-01574

\$ 50<sup>00</sup> 441006 / 4983000 (DRB Cases)

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

\$ \_\_\_\_\_ 441018 / 4971000 (Notification)

\$ 50<sup>00</sup> Total amount due

FRED C. ARFMAN  
KAREN LEE ARFMAN  
128 MONROE ST. NE 505-268-8828  
ALBUQUERQUE, NM 87108

95-219 176  
1070  
1350590910

7244

DATE 09.19.03

CITY OF ALBUQUERQUE \$ 50.00  
TO THE ORDER OF FIFTY & 00/100 DOLLARS

WELLS FARGO  
Wells Fargo Bank New Mexico, N.A.  
200 Lomas NW  
Albuquerque, NM 87102  
www.wellsfargo.com

MEMO VISTA DEL AGUILA, III

1070021921:1350590910 07244 City of Albuquerque Treasury Division

09/19/2003 9:40AM  
RECEIPT# 000.3093 LSN 025  
Account 441006  
Activity 458001

10/28/02

original

# 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

County Submittal

EPC Submittal

Zone Map Amendment (Establish or Change Zoning)

Sector Plan (Phase I, II, III)

Amendment to Sector, Area, Facility or Comprehensive Plan

Text Amendment (Zoning Code/Sub Regs)

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

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

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

**APPLICANT INFORMATION:** Quail Springs Neighborhood Association

NAME: Mr Robert M. Fresques, President PHONE: (505) 797-7231

ADDRESS: 7231 Quail Springs Pl NE FAX: \_\_\_\_\_

CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: rfresques@msn.com

Proprietary interest in site: Organized Neighborhood Association within 600 feet of the subject party.

AGENT (if any): \_\_\_\_\_ PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

**DESCRIPTION OF REQUEST:** A appeal of DRB ruling on project case Number 1002640, dated 7-11-03. 03DRB-00723 Major Preliminary Plat Approval; 03DRB-00724 Major - Site Development Plan 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. 22-32 Block: 3 Unit: 2

Subdiv. / Addn. North Albuquerque Acres

Current Zoning: RD-7 DU Proposed zoning: \_\_\_\_\_

Zone Atlas page(s): C19 No. of existing lots: \_\_\_\_\_ No. of proposed lots: \_\_\_\_\_

Total area of site (acres): 12 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_

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

UPC No. \_\_\_\_\_ MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: Alameda Boulevard

Between: Wyoming Boulevard and Louisiana Boulevard

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): 03DRB-00724  
03DRB-00723

DRB Project # 1002640 AND La Cueva Sector Development Plan

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

SIGNATURE Robert M. Fresques DATE 7/23/03

(Print) Robert M. Fresques  Applicant  Agent

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

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03EPC</u>	<u>APPEAL</u>		\$ <u>190<sup>00</sup></u>
<input checked="" type="checkbox"/> All fees have been collected		<u>NOTIFICATION FEE</u>		\$ <u>50<sup>00</sup></u>
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>9-18-2003</u>			Total \$ <u>240<sup>00</sup></u>

R. Berber 7/23/03 **Project #** 1002640

Planner signature / date



## NOTICE OF HEARING

July 31, 2003

Robert Fresques, President  
Quail Springs Neighborhood Association  
7231 Quail Springs PI NE  
Albuquerque, NM 87113

**RE: APPEAL 03EPC-01242 /PROJECT #1002640 (CASE WAS HEARD UNDER APPLICATION NUMBERS #03DRB-00723 Major-Preliminary Plat Approval, 03DRB-00724 Major-SiteDev Plan BldPermit , 03DRB-00725 Minor-Sidewalk Variance, 03DRB-00726 Minor-Sidewalk Variance, 03DRB-00728 Minor-Temp Defer SDWK**

Dear Mr. Fresques:

The above referenced appeal, which was filed July 23, 2003, has been **scheduled** to be heard before the Environmental Planning Commission (EPC) on **Thursday, September 18, 2003 at 8:30 A.M.**

The meeting will be held in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2<sup>nd</sup> Street, NW, 87102.**

Approximately one week prior to the hearing, you will receive a copy of the agenda and a staff report. **THIS WILL SHOW YOU WHERE YOUR CASE WILL BE ON THE AGENDA.**

If you have any questions, please contact Claire Senova, Administrative Assistant at 924-3946.

Sincerely,

Sheran Matson, AICP, Chair, Development Review Board

cc: Isaacson & Arfman PA, 128 Monroe St NE, 87108  
Boyhahn LLC, 11896 North Highway 14, Tijeras, NM 87059  
Kyle and Mary Williams, 7211 Quail Springs PI NE, 87113  
Paul & Eva Litt, 7216 Quail Springs PI NE, 87113  
Carl & Shirley Dulabone, 7132 Quail Springs PI NE, 87113  
Robert & Florence Dymak, 7315 Quail Springs PI NE, 87113  
John & Jenny Klimisch, 7209 Quail Springs PI NE, 87113





# NOTICE OF HEARING

PAGE 2

Jegs & Esther Castro, 7120 Quail Springs PI NE, 87113  
Goldialu Stone, 7116 Quail Springs PI NE, 87113  
Betty & Sid Haworth, 7123 Quail Springs PI NE, 87113  
Jim & Irene Honeycutt, 7316 Quail Springs PI NE, 87113  
William Kraemer, Garcia & Kraemer Associates, 200 Lomas NW, Ste #1111, 87102  
Dorothy Henry, 7304 Quail Springs PI NE, 87113  
William & Beryl Pendleton, 7308 Quail Springs PI NE, 87113  
David Williams, 7308 Quail Springs PI NE, 87113  
Dorothy Porter, 7309 Quail Springs PI NE, 87113  
Clay Weber, 8708 Placer Creek Ct NE, 87113  
Betty Gibson, 7204 Quail Springs PI NE, 87113  
Virginia Douglas, 7127 Quail Springs PI NE, 87113  
Marilyn Blomberg, 7200 Quail Springs PI NE, 87113  
Joe Yardumian, 7801 R.C. Gorman NE, 87122  
William & Margaret Atkins, 7131 Quail Springs PI NE, 87113  
Mario Ramirez, 7135 Eagle Canyon Rd NE, 87113  
Andrea Crouch, 7140 Quail Springs PI NE, 87113  
Bill & Paula Eastham, 7212 Quail Springs PI NE, 87113  
Richard Carbajol, 7112 Quail Springs PI NE, 87113  
William & Margaret Atkins, 7131 Quail Springs PI NE, 87113  
Reverand Mark Pecina, 7518 Oakland NE, 87113  
Don Newton, Office of Neighborhood Coordination,  
File

FORM A: APPEAL

Appeal to the Zoning Board of Appeals regarding:

DECISION OF THE ZONING HEARING EXAMINER

Appeal to the Landmarks and Urban Conservation Commission regarding:

CERTIFICATE OF APPROPRIATENESS DECISION OF THE PLANNING DIRECTOR OR STAFF

Appeal to the Environmental Planning Commission regarding:

- ADMINISTRATIVE AMENDMENT OR DECISION OF THE PLANNING DIRECTOR OR STAFF
- DECLARATORY RULING OF THE ZONING ENFORCEMENT OFFICER
- DETERMINATION OR ACTION OF THE DEVELOPMENT REVIEW BOARD

Appeal to the City Council regarding:

- DETERMINATION OR ACTION OF THE ENVIRONMENTAL PLANNING COMMISSION
- ACTION OF THE ZONING BOARD OF APPEALS REGARDING AN APPEAL
- DECISION OF THE LANDMARKS AND URBAN CONSERVATION COMMISSION

Project number of case being appealed; 1002640

Application number of case being appealed; 03DRB-00723 Major-Preliminary Plat  
Approval      03DRB-00724 Major-Site Development  
Plan Building Permit

Reason for the appeal \*

Appellant's basis of standing as an appellant \*

Letter of authorization from the appellant if this application for appeal is submitted by an agent

Copy of the Official Notification of Decision regarding the matter being appealed

Fee (see schedule)

\* Criteria for reasonable appeals and criteria for standing as an appellant are given in *Zoning Code §14-16-4-4*. Any appeal must meet these criteria to be heard. The applicant should review these and other relevant documents carefully before preparing an application for appeal.

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

Robert M. Fresques

Applicant name (print)

Robert M. Fresques

7/23/03

Applicant signature / date

Form revised September 2001



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

Application case numbers  
03EPC - 01242  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Appeal

Robert M. Fresques 7/23/03  
Planner signature / date  
Project # 1002640

## REASON FOR APPEAL DRB Ruling, Project # 1002640

This is an appeal of the approvals by the Development Review Board (DRB) of Project #1002640 dated July 9, 2003; specifically we are appealing 03 DRB 00723 Major-Preliminary Plat Approval and 03 DRB 00724 Major-Site Development Plan for Building Permit Approval.

**STANDING TO APPEAL.** Appellant, the Quail Springs Neighborhood Association (QSNA) was officially recognized by the City of Albuquerque Planning Department on July 7, 2000. The Quail Springs (QS) Subdivision is located directly north of the proposed project #1002640, Vista Del Aguila Unit III (VDA III) Subdivision. On July 16, 2003, the QSNA held a Board meeting and voted unanimously to appeal the DRB decision.

The subject property is zoned RD-7 du/acre. Under the provisions of the RD zone in the La Cueva Sector Plan, a property owner is allowed to develop single-family R-1 residential (i.e. 5,000 s.f. lots) without a site development plan, but if they chose to develop higher density they must secure site development plan approval. (Section 5.2 La Cueva SDP.) Site plans must comply with the design regulations in Section 5.4.6. Site development plan approval also provides a mechanism for the enforcement of the guidelines contained in the same section.

Appellants assert that the DRB erred in applying adopted City plans, policies and ordinances in arriving at their decision to approve the preliminary plat and site development plan for the building permit.

- 1. The submittal lacks critical elements of the site development plan for building permit and should not have been accepted for hearing, much less approved.**

The site development plan on file only minimally meets the elements of a site plan for subdivision since it lacks design regulations. The DRB decision purports to approve a site development plan for building permit in spite of the fact that there are no building elevations, no information on building heights and siting for solar access, no information on color, materials and other elements of architectural design. These missing elements are important parts of any site plan for a building permit, but are absolutely critical in the La Cueva Plan area given the guiding principles of the plan:

- Existing development has begun to create an identity for the plan area based on architectural styles, quality of design and compatibility with the natural landscape. The community is looking to the plan to solidify this identity by requiring compatible new development.

- New development should contribute to the identity of this part of Albuquerque...a variety of design standards are prescribed to reinforce the community identity and to approve land use compatibility, street and neighborhood character and overall community design.
  - Site plan review of higher density uses is recommended to assure positive relationships between land uses. (La Cueva Plan 5.1, pages 25-26).
- 2. La Cueva Sector Development Plan No.7. (Page 32) Architectural Character Single Family Residential Intent: Develop innovative designs for new subdivisions that enhance the sense of place, neighbor interaction, and reinforce existing architectural character in established neighborhoods.**

The developer has not developed an innovative design plan that will enhance the sense of place or reinforce existing architectural character in the established neighborhoods on either side of VDA III. There will be seventy-four houses containing approximately seventeen hundred square feet on an average 45-foot wide lot. Since proposed house designs were not submitted to the DRB, we can only assume that the developer will build the same product he did in VDA I and II. The proposed subdivision could include nothing but two story houses jammed on narrow shallow lots, demonstrating that this is not an innovative project. All thirty-three new houses backing up to the twenty-three single story QS Subdivision homes could be two stories with balconies which will loom over the QS single story patio homes.

The QS Subdivision includes sixty planned one-story patio stuccoed homes with red tile pitched roofs and cooling units installed on the ground. The original buyers had a choice of four light desert colors of stucco. Twenty-three of the patio homes back up to the new proposed subdivision.

Eagle Springs (ES) Subdivision, whose builder is D.R. Horton, is located south of the proposed development. It is a mix of one and two story homes with tile roofs and desert colored stucco with A/C units installed on the ground. The two story homes with balconies are constructed with stucco encasing the balcony structure so there is the appearance that it is part of the home.

VDA I and II located close to Wyoming Boulevard NE and Eagle Rock Road NE have composite roofs and the stucco colors are different shades of brown, which does not conform and blend to those in the QS and ES Subdivisions. The balconies of the VDA I and II are build of wood and look as if they have added on as an after thought.

- 3. 7R-1: All new subdivisions shall incorporate CPTED (Crime Prevention Through Environmental Design) principles into the design of new homes. This supports the closing of Grouse Ridge Drive through the new subdivision.**

According to the National Crime Prevention Institute, "The proper design and effective use of the built environment can lead to a reduction in fear and incidents of crime and the improvement in the quality of life." CPTED is based on both the "perception" of safety by citizens and their actual "occurrence" of crime. Both contribute to the quality of life of the residents of a community. These two elements, perception of safety and actual likelihood of crime, are most important in assessing the potential impact on existing residents of QS by the VDA III Subdivision as proposed by the developer. Principles of CPTED are based on the following concepts to make residents feel and be safer in their homes:

#### Natural Access Control:

In the case of subdivisions, "streets should be designed to discourage cut through traffic." Though some connectivity between neighbors is encouraged, this object can be accomplished via Louisiana Boulevard. The extension of Grouse Ridge Drive from QS Subdivision into VDA III Subdivision clearly would ENCOURAGE, not discourage, cut through traffic.

#### Natural Surveillance:

In the case of single family homes, "maximum viewing to and from the house" should be preserved. The proximity to existing one story homes in QS Subdivision and the proposed two story houses in VDA III would greatly limit the "natural surveillance" which now exists to the rear of the established homes. The VDA III neighbors living in the two story houses will have a direct intimate view into the lives of these vulnerable individuals. The VDA III residents will know the comings and goings of their QS neighbors to the north. They will know the approximate age and whether their QS neighbors live alone or not. In passing they may make inadvertent comments to their friends and/or co-workers about the activities of their QS neighbors which in turn could lead to robberies, vandalism, arson, rape or murder.

#### Territorial Reinforcement:

It is clear from the large turn out by the QS residents at the DRB meetings and the decision to make this appeal that the residents are a tight knit community. The neighborhood is largely made up of elderly people who are retired or soon to be retired. Also, there is a large proportion of widows and other single women. They have a strong sense of community identity and territorial responsibility. Two aspects of the proposed VDA III plan would significantly undermine the QS residences sense of community:

- Interconnecting the subdivision by extending Grouse Ridge Drive would reduce both the feeling of, and the actual control that is now exercised through recognition of familiar traffic. The Quail Springs residences will no longer be able to recognize strangers in their community. On September 10, 2001, the Quail Springs Neighborhood Association organized a neighborhood watch program under the

Neighborhood Organized Against Crime Program that demonstrates their concern for safety in their neighborhood.

- Building two-story houses immediately behind the existing single story residences will undermine the quality of day-to-day retirement living, hence the commitment to the neighborhood and “territory”. The two story houses towering so closely over the rear of the existing QS single story homes will destroy the sense of privacy and feeling of safety. Many QS residences spend a great deal of time in their backyards and patios. These two-story houses will also create a shadow affect reducing the natural southern light exposure and will obscure the existing views of the mountains and mesa.

The basic purpose of “Crime Prevention Through Environmental Design” is to contribute to the quality of life for citizens. A high quality already exists in the Quail Springs Subdivision for these senior citizens. The simple solution to preserving this quality of life in the QS Subdivision is to limit new residences to one-story homes in the VDA III Subdivision and to leave Grouse Ridge Drive closed.

**4. 7G-1: De-emphasize garages, and orient porches, doors, and windows to the street.**

The developer did not submit house designs so it is unknown if these issues are addressed for this subdivision.

**5. La Cueva Sector Development Plan, No. 9. (Page 34) Building Materials and Colors Intent: Foster community identity through the use of compatible building materials and colors.**

The QS Subdivision is all one-story patio homes, which are stuccoed in one of four desert colors with red tiled, pitched roofs. The cooling units are installed on the ground. The ES Subdivision has homes with desert colored stucco and tile roofs. Their A/C units are also installed on the ground. The ES balconies are enclosed in stucco and match the rest of the home.

The VDA III developer did not present the DRB with house designs so the information being presented is from what he has told the QS representatives and the viewing of the VDA I and II Subdivision houses which were built by this contractor. The roofs are made of composite material, the stucco colors are darker browns with the cooling unit either on top of the single story houses or hanging off the side of the two-story houses. The balconies appear to be after market add-ons, which do not blend well with the houses.

The QS and ES Subdivisions foster community through the compatible building materials and colors. The VDA I, II and III Subdivisions building materials and colors are not compatible with the QS and ES Subdivisions.

**6. La Cueva Sector Development Plan, No. 11 (page 35) Views**

**Intent: Ensure that development respects the views of the Sandia Mountains to the east and the mesa to the west. This includes preserving views from out of the site and site development to take advantage of views from the site.**

- a. 11R-1: Site development plans shall include a View Analysis that shall identify views into and out of the site and indicate how these views will be protected within the site.**

The only View Analysis presented by the developer was a picture of what a single retired female QS resident would see when standing at her back yard sliding glass door looking out toward the completed VDA III project. That view was a string of two story houses towering above her home and back yard. Residences from three of the new two-story houses would have direct visual access into her back yard and windows of a bathroom, two bedrooms, an eating and living room.

Her loss of southern light, the view of the mountains and the beautiful New Mexico sky was not addressed. All of the south side QS residents will have this same bleak view of the rear of two story-houses which will be so close together that the QS residences will not be able to see their beloved mountains and sky.

- b. 11R-3: Rooftop mechanical and electrical equipment, microwave antennae, or similar rooftop hardware shall be screened from public view...**

The developer informed that the QS residences that the cooling units will be on top of the one-story houses and attached to the side of the two-story houses. These will be in public view of the QS Subdivision residences.

**IN CONCLUSION**, the Quail Springs Neighborhood Association requests the Environmental Planning Commission to set aside the DRB approval of the site plan for building permit and preliminary plat. These matters should be remanded to the DRB for resubmittal and review of a complete site development plan for building permit. Said plan should include:

- 1. One-story houses with desert colored stucco walls and tile roofs with the A/C units installed on the ground so the new development will blend with the exiting Quail Springs and Eagle Springs neighborhoods.**
- 2. Grouse Ridge Drive should remain closed between the two subdivisions based on Crime Prevention Through Environmental Design Principals.**

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 & 4<sup>TH</sup> 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** Robt. Fresques Pres. Quail Sp. N/A

**AGENT** NA

**ADDRESS** 7231 Quail Springs PL. NE.

**PROJECT NO.** 1002640


**APPLICATION NO.** to 03EPC-01242

\$ \_\_\_\_\_ 441006 / 4983000 ( DRB Cases )  
\$ 190 441006 / 4971000 (EPC & AA / LUCC / Appeals)  
\$ 50 441018 / 4971000 (Notification)  

---

\$ 240<sup>00</sup> **Total amount due**

QUAIL SPRINGS NEIGHBORHOOD ASSOCIATION 95-219-2889 1058  
7123 QUAIL SPRINGS PL. NE 1070  
ALBUQUERQUE, NM 87113-1774 6131064112  
Date 7-23-03

Pay to the Order of City of Albuquerque \$ 240<sup>00</sup>  
Two hundred forty & no Dollars  Security Features Included. Details on Back.

\*\*\*DUPLICATE\*\*\*  
WELLS FARGO Wells Fargo Bank New Mexico, N.A.  
8333 Montgomery Blvd. NE  
Albuquerque, NM 87109  
www.wellsfargo.com  
Billy Howard  
City of Albuquerque  
Treasury Division

07/23/2003 10:35AM Memo LDC: ANN 07/23/2003 10:35AM LDC: ANN  
X  
RECEIPT# 00012842 WSH 008 TRANSH 0011 X  
Account 441006 Fund 0110 RECEIPT# 00012843 WSH 008 TRANSH 0011  
Activity 4971000 TRSDMM Account 441018 Fund 0110  
Trans Amt \$240.00 Activity 4971000 TRSDMM  
J24 Misc \$190.00 Trans Amt \$240.00  
CK 10/28/02 \$50.00  
CHANGE \$240.00  
\$0.00

counterreceipt.doc  
Thank You



**ORIGINAL**

**INFRASTRUCTURE LIST**

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

Date Submitted: 7-09-03  
Date Site Plan Approved: 7-09-03  
Date Preliminary Plat Approved: 7-09-03  
Date Preliminary Plat Expires: 7-09-04  
DRB Project No.: 1002640  
DRB Application No.: 03 DRB 00723 P.P.  
03 DRB 00724 S.P.

**VISTA DEL AGUILA SUBDIVISION, UNIT THREE**  
**PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**LOTS 22-32, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, BLOCK 3**  
**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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

Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		28' F-F	Residential Paving	Dancing Eagle Ave	Dancing Eagle Ct	Eagle Feather Dr	/	/	/
		24' F-F	Residential Paving	Dancing Eagle Ct	Lot 23, Blk D	south property line	/	/	/
		22' F-F	Residential Paving	Eagle Feather Dr	Lot 5, Blk C	Dancing Eagle Ave	/	/	/
		28' F-F	Residential Paving	Eagle Feather Dr	Dancing Eagle Ave	Alameda Blvd	/	/	/
		28' F-F	Residential Paving	Eagle Talon Dr	Dancing Eagle Ave	Alameda Blvd	/	/	/
		32' F-F	Residential Paving	Grouse Ridge Dr	north property line	Dancing Eagle Ave	/	/	/
		30' F-F	Arterial Paving (2) (Half width)	Alameda Blvd	Louisiana Blvd	east property line	/	/	/
		26' F-F	Arterial Paving (4) (Half Width)	Louisiana Blvd	north property line	Alameda Blvd	/	/	/
		mtbl	Curb & Gutter	Dancing Eagle Ave	Dancing Eagle Ct	Eagle Feather Dr	/	/	/
		mtbl	Curb & Gutter	Dancing Eagle Ct	Lot 23, Blk D	south property line	/	/	/
		mtbl	Curb & Gutter	Eagle Feather Dr	Lot 5, Blk C	Alameda Blvd	/	/	/

John Myers  
Fax Apparel  
247-9109

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		mtbl	Curb & Gutter	Eagle Talon Dr	Dancing Eagle Ave	Alameda Blvd	/	/	/
		mtbl	Curb & Gutter	Grouse Ridge Dr	north property line	Dancing Eagle Ave	/	/	/
		std	Curb & Gutter (north side only)	Alameda Blvd	Louisiana Blvd	east property line	/	/	/
		std	Curb & Gutter (4) (east side only)	Louisiana Blvd	north property line	Alameda Blvd	/	/	/
		median	Curb & Gutter (north side only)	Alameda Blvd	Louisiana Blvd	east property line	/	/	/
		median	Curb & Gutter (4) (east side only)	Louisiana Blvd	north property line	Alameda Blvd	/	/	/
		4'	PCC Sidewalk (1) (both sides)	Dancing Eagle Ave	Dancing Eagle Ct	Eagle Feather Dr	/	/	/
		2'	4" Thick Brick Patterned Conc - tan (both sides, between curb & sdwk)	Dancing Eagle Ave	Dancing Eagle Ct	Eagle Feather Dr	/	/	/
		4'	PCC Sidewalk (1) (both sides)	Dancing Eagle Ct	Lot 23, Blk D	south property line	/	/	/
		4'	PCC Sidewalk (1) (both sides)	Eagle Feather Dr	Lot 5, Blk C	Alameda Blvd	/	/	/
		4'	PCC Sidewalk (both sides)	Eagle Talon Dr	Dancing Eagle Ave	Alameda Blvd	/	/	/
		4'	PCC Sidewalk (both sides)	Grouse Ridge Dr	north property line	Dancing Eagle Ave	/	/	/
		6'	PCC Sidewalk (north side only)	Alameda Blvd	Louisiana Blvd	east property line	/	/	/
		6'	PCC Sidewalk (4) (east side only)	Louisiana Blvd	north property line	Alameda Blvd	/	/	/
		6"	Waterline	Dancing Eagle Ave	Dancing Eagle Ct	Grouse Ridge Dr	/	/	/
		8"	Waterline	Dancing Eagle Ave	Grouse Ridge Dr	Eagle Feather Dr	/	/	/
		6"	Waterline	Dancing Eagle Ct	Lot 23, Blk D	Alameda Blvd	/	/	/
		8"	Waterline	Eagle Feather Dr	Lot 5, Blk C	Alameda Blvd	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		6"	Waterline	Eagle Talon Dr	Dancing Eagle Ave	Alameda Blvd	/	/	/
		8"	Waterline	Grouse Ridge Dr	north property line	Dancing Eagle Ave	/	/	/
		8"	Waterline (3)	Alameda Blvd	Louisiana Blvd	east property line	/	/	/
		8"	SAS	Dancing Eagle Ave	Dancing Eagle Ct	Eagle Feather Dr	/	/	/
		8"	SAS	Dancing Eagle Ct	Lot 23, Blk D	Alameda Blvd	/	/	/
		8"	SAS	Eagle Feather Dr	Lot 5, Blk C	Lot 1, Blk C	/	/	/
		8"	SAS	Alameda Blvd	Louisiana Blvd	east property line	/	/	/
		24"	RCP Storm Drain	Dancing Eagle Ave	Eagle Talon Dr	Lot 14, Blk C	/	/	/
		<del>24"</del> 30"	RCP Storm Drain	Dancing Eagle Ct	Dancing Eagle Ave	<del>Alameda Blvd</del> Temp Pond	/	/	/
		24"	RCP Storm Drain	Eagle Talon Dr	Dancing Eagle Ave	<del>Temporary Pond</del> Alameda Blvd	/	/	/
		24"-30"	RCP Storm Drain	Alameda Blvd	Louisiana Blvd	<del>east property line</del> Eagle Feather Dr	/	/	/
		5.44 Ac-ft	Temp Retention Pond w/ easmt, Covenant & Agreement, and emergency overflow	Lots 1 & 2, Tract 2, Unit 3, Block 4, NAA			/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

- NOTES:**
- Sidewalks to be deferred on both sides where noted.
  - Includes 2 driving lanes and one bike lane. Financial contribution for a portion of the signalization at the intersection of Alameda Blvd and Louisiana Blvd not to exceed \$30,000.

- 3. 8" waterline length may be decreased if new development to the south of Alameda Blvd creates a waterline loop prior to release of financial guarantees.
- 4. By Modified Procedure "C" Agreement (non-work order).
- 5. Residential lighting per DPM.  
*Grading Certification required prior to release of S.I.A. financial guarantee.*
- 6.
- 7. All water to include fire hydrants, valves, and appurtenances per DPM.
- 8. Storm drain sizes are subject to change per final DRC determination.
- 9. A letter of Map Revision approved by FEMA to release financial guarantees for storm drain pipe and appurtenances.
- 10. Curb & gutter on both sides, unless otherwise noted.

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS		
<p><u>GENEVIEVE L. DONART</u> NAME (print)</p> <p><u>ISAACSON &amp; AREMAN, P.A.</u> FIRM</p> <p><u>Genevieve L. Donart 7/7/03</u> SIGNATURE - date</p>	<p><u>Sheran K. Wilson 7/9/03</u> DRB CHAIR - date</p> <p><u>Paul [Signature] 7-09-03</u> TRANSPORTATION DEVELOPMENT - date</p> <p><u>Nancy [Signature] 7/09/03</u> UTILITY DEVELOPMENT - date</p> <p><u>Bradley L. Byham 7/9/03</u> CITY ENGINEER - date</p>	<p><u>Christina Sandoval 7/9/03</u> PARKS &amp; GENERAL SERVICES - date</p> <p>_____ : AMAFCA - date</p> <p>_____ : - date</p> <p>_____ : - date</p>	

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: 7-09-05

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

# A City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

Supplemental form **S**

**SUBDIVISION**

Major Subdivision action

Minor Subdivision action

Vacation

Variance (Non-Zoning)

Supplemental form **Z**

**ZONING**

Annexation & Zone Establishment

Sector Plan

Zone Change

Text Amendment

**SITE DEVELOPMENT PLAN** **P**

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

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

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

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

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

**APPLICANT INFORMATION:**

NAME: Boyhahn, LLC PHONE: 281-9593

ADDRESS: 11896 North Highway 14 FAX: 281-4368

CITY: Tijeras STATE NM ZIP 87059 E-MAIL: \_\_\_\_\_

Proprietary interest in site: owner

AGENT (if any): Isaacson & Arfman, P.A. PHONE: 268-8828

ADDRESS: 128 Monroe St. NE FAX: 268-2632

CITY: ABQ STATE NM ZIP 87108 E-MAIL: iamengrs@sucp.com

DESCRIPTION OF REQUEST: Major Subd. preliminary plat approval; Site Development plan; Variance from min. stds. of DPM; SW ~~variance~~ deferral

Is the applicant seeking incentives pursuant to the Family Housing Development Program?  Yes.  No. 71

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

Lot or Tract No. Lots 22-32, Tract 2 Block: 3 Unit: 3

Subdiv. / Addn. North Albuquerque Acres / Vista del Ojo de Agua Subd

Current Zoning: RD/SU-1 7DU/ac Proposed zoning: no change

Zone Atlas page(s): C-19 No. of existing lots: 11 No. of proposed lots: 75

Total area of site (acres): 11.0590 Density if applicable: dwellings per gross acre: 7DU/ac dwellings per net acre: \_\_\_\_\_

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

UPC No. SEE ATTACHED MRGCD Map No. NA

LOCATION OF PROPERTY BY STREETS: On or Near: N. side Alameda Blvd.

Between: Louisiana Blvd. and Wyoming Blvd.

**CASE HISTORY:**

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

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

SIGNATURE Genevieve Donart DATE 5/2/03

(Print) GENEVIEVE DONART \_\_\_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised September 2001

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	PP 03022 - 00723	PP		\$ 1,975. <sup>00</sup>
<input type="checkbox"/> All fees have been collected	SDP 03023 - 00724	SPS		\$ 385. <sup>00</sup>
<input type="checkbox"/> All case #s are assigned	Var 03023 - 00725	SDV		\$ 0
<input type="checkbox"/> AGIS copy has been sent	SW 03023 - 00726	SW		\$ 0
<input type="checkbox"/> Case history #s are listed		Alv. Fee		\$ 75. <sup>00</sup>
<input type="checkbox"/> Site is within 1000ft of a landfill	03 - 00728	TDS		Total -0-
<input type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>May 28, 2003</u>			\$ 2,435. <sup>00</sup>
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				

Ma. La. Hill 5/2/03  
Planner signature / date

Project # 1002640

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

**BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS**

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

**VACATION OF PUBLIC RIGHT-OF-WAY**

**VACATION OF PUBLIC EASEMENT**

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

**VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL**

**SIDEWALK DESIGN VARIANCE**

**SIDEWALK WAIVER**

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

**TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

**EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

**VACATION OF PRIVATE EASEMENT**

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

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

Genevieve L. Donart 5/2/03  
 Applicant name (print)  
GENEVIEVE L. DONART  
 Applicant signature / date



Form revised September 2001

<input type="checkbox"/> Checklists complete	Application case numbers	
<input type="checkbox"/> Fees collected	03 DRB - 00723	<u>McGuffa Hall</u> 5/2/03 Planner signature / date
<input type="checkbox"/> Case #s assigned	- - 00724	<b>Project #</b> <u>1002640</u>
<input type="checkbox"/> Related #s listed	- - 00725 00726	

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

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

**MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

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

**N/A** Any original and/or related file numbers are listed on the cover application

Preliminary plat approval expires after one year.

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

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

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

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

Amended preliminary plat approval expires after one year.

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

**MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT**

(Temporary sidewalk deferral uses FORM-V)

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

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

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

GENEVIEVE DONART  
 Applicant name (print)  
Genevieve Donart 5/2/03  
 Applicant signature / date



Form revised September 2001

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

Application case numbers  
 03003 - 00723  
 - 00724  
 - 00725  
 00726

Maria Delila 5/2/03  
 Planner signature / date

**Project # 1002640**



FORM P(2): SITE PLAN REVIEW - D.R.B. PUBLIC HEARING

**SITE DEVELOPMENT PLAN FOR SUBDIVISION**

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 24 copies for DRB public hearings
- 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 *La Cueva Sector Development Plan*
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- 6 copies of the Infrastructure List, if relevant to the site plan
- 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
- Fee (see schedule)

*N/A* Any original and/or related file numbers are listed on the cover application

D. R. B. hearings are approximately ONE MONTH after the 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) 24 copies for DRB public hearings
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) 24 copies for DRB public hearings
- 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
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Building Permit Checklist
- 6 copies of the Infrastructure List, if relevant to the site plan
- 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
- 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

D. R. B. hearings are approximately ONE MONTH after the 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) 24 copies for DRB public hearings
- DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) 24 copies for DRB public hearings
- DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) 24 copies for DRB public hearings
- 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
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- 6 copies of the Infrastructure List, if relevant to the site plan
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
- Fee (see schedule)

Any original and/or related file numbers are listed on the cover application

D. R. B. hearings are approximately ONE MONTH after the 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.

GENEVIEVE DONARD

Applicant name (print)

Genevieve D. A. 5/2/03

Applicant signature / date



Form revised September 2001

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

Application case numbers

03022-                      - 00723  
-                                - 00724  
-                                - 00725  
00726

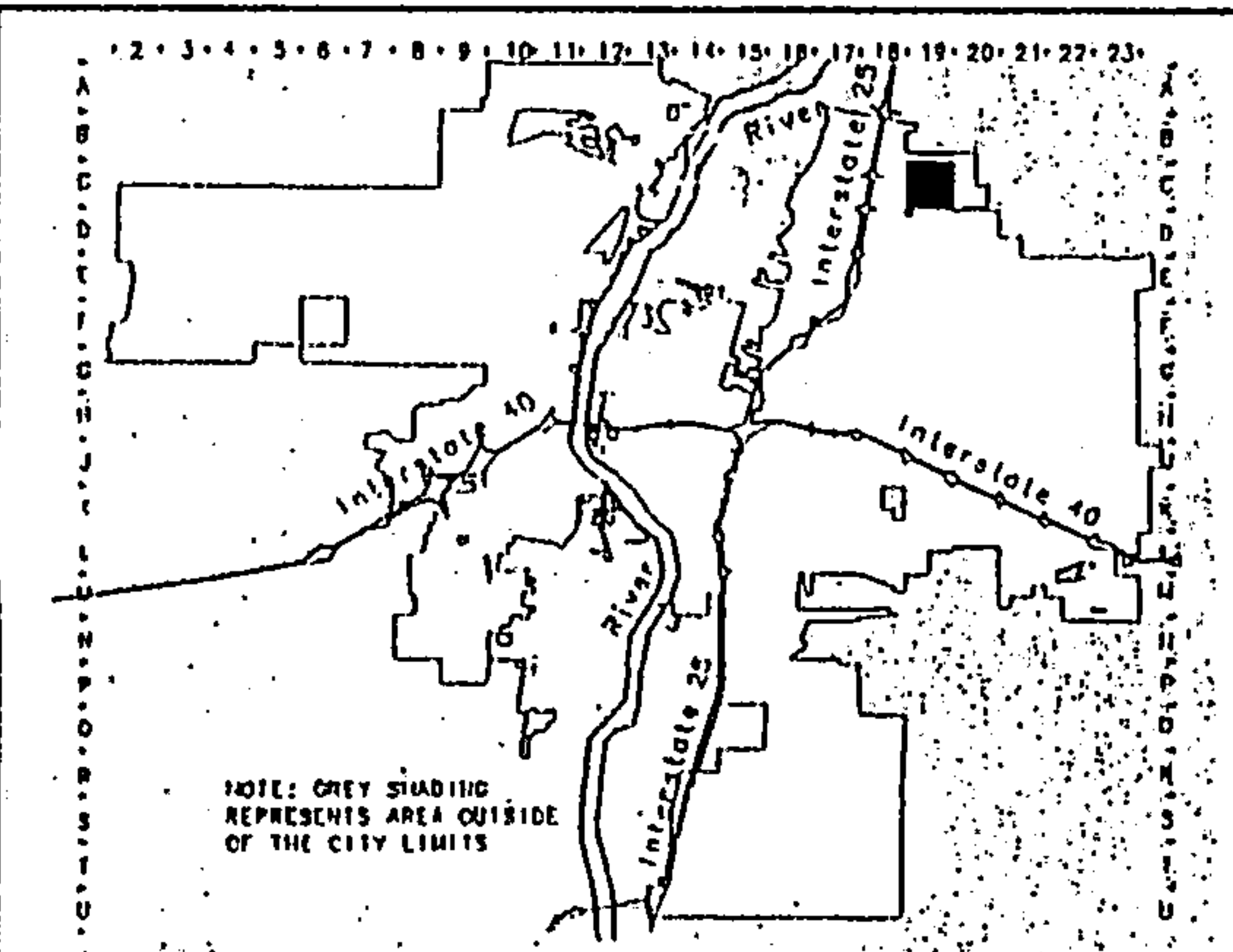
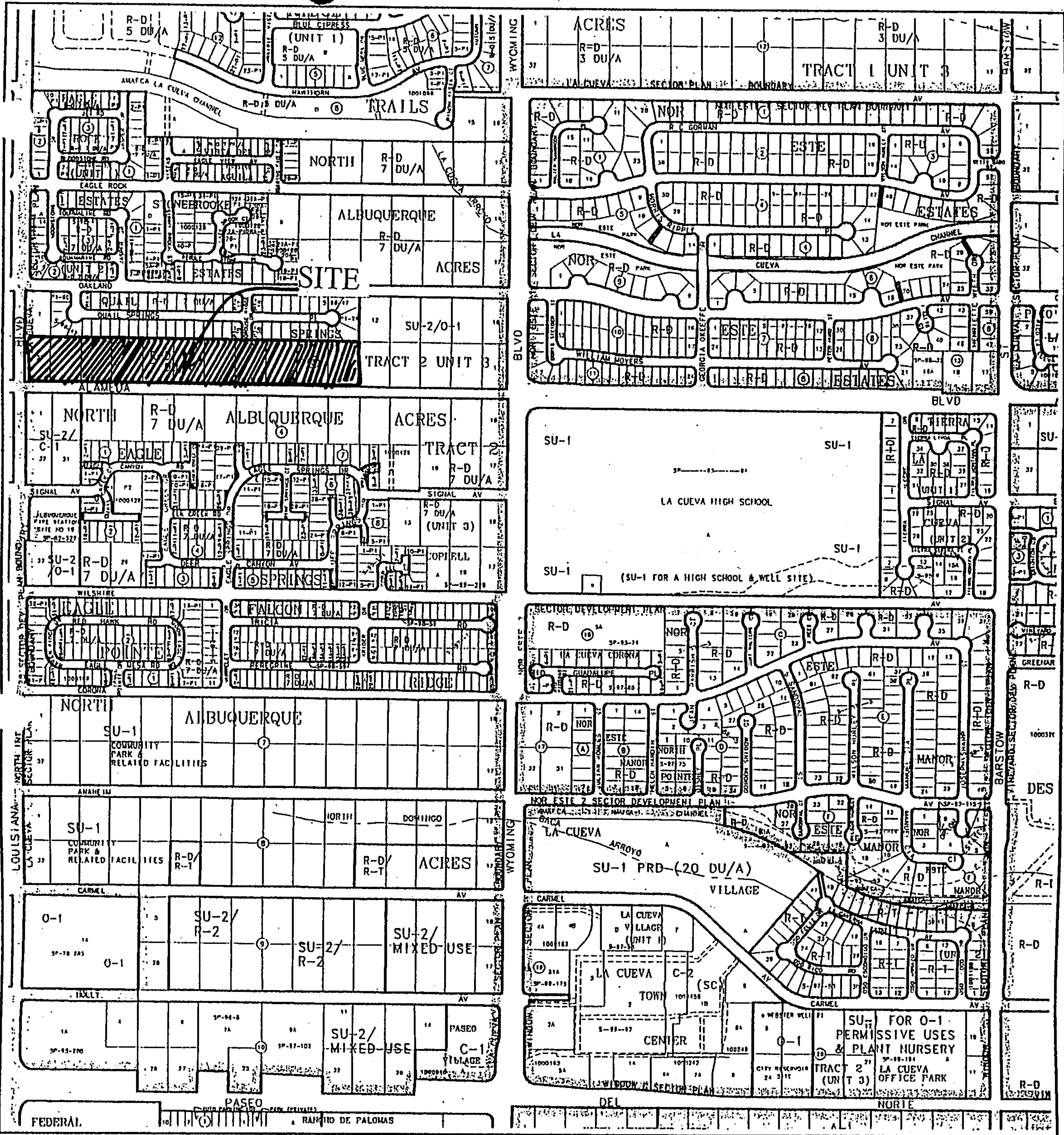
Marta Hill 5/2/03

Planner signature / date

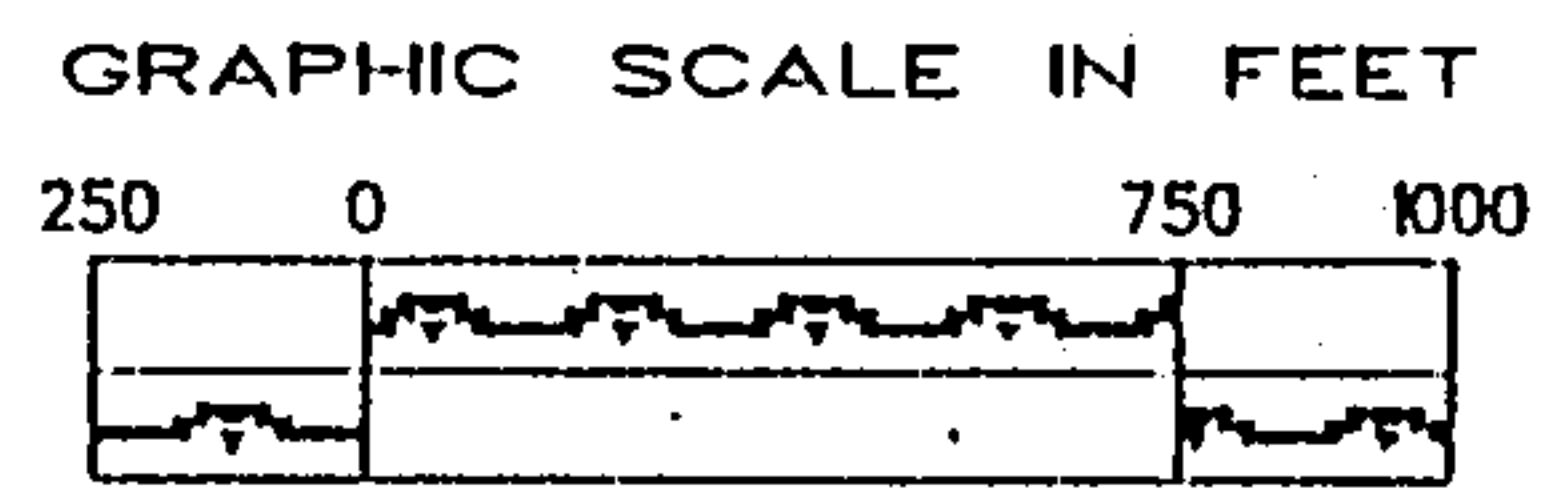
Project # 1002640

**Vista del Aguila Subdivision Unit 3**

<u>Lot</u>	<u>UPC</u>
32	101906401038720301
31	101906402538720302
30	101906404038620303
29	101906405638620304
28	101906407338620305
27	101906409038620306
26	101906410738620307
25	101906412338620308
24	101906413938620309
23	101906415638720310
22	101906417238720311



CITY OF  
Albuquerque  
A G I S  
Albuquerque Geographic Information System  
PLANNING DEPARTMENT  
© Copyright 2002



Zone Atlas Page  
**C-19-Z**  
Map Amended through April 03, 2002

# CITY OF ALBUQUERQUE

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

APPLICANT: BOYHAHN L.L.C. Date of request: 5/2/03 Zone atlas page(s): C-19

IRRENT:  
Zoning R-D/SU-1 (7D.U./AC)

Legal Description - TRACT 2  
Lot or Tract # LOTS 22-32, Block # 3

Parcel Size (acres / sq.ft.) \_\_\_\_\_

Subdivision Name N.A.A, UNIT 3

### REQUESTED CITY ACTION(S):

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

### PROPOSED DEVELOPMENT:

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

### GENERAL DESCRIPTION OF ACTION:

# of units - 75  
Building Size - 1700 (sq. ft.)

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

Applicant or Representative Genevieve D. A. Date 5/2/03  
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

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

PUBLIC WORKS DEPT. Transportation Development Div. 3rd Floor / Room 304 City Hall 768-2680

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

Notes:

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

[Signature] 5-02-03  
TRAFFIC ENGINEER DATE

AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED: YES [ ] NO [  ] BORDERLINE [ ]

ENVIRONMENTAL HEALTH DEPT. Air Quality Div. 3rd Floor / Rm. 3023 City/County Bldg. 768-2600

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

Notes:

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

ENVIRONMENTAL HEALTH DATE

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

TIS	- SUBMITTED	___/___/___	_____	_____
	- FINALIZED	___/___/___	TRAFFIC ENGINEER	DATE
AQIA	- SUBMITTED	___/___/___	_____	_____
	- FINALIZED	___/___/___	ENVIRONMENTAL HEALTH	DATE

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH



**ISAACSON & ARFMAN, P.A.**

**Consulting Engineering Associates**

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE  
Scott M. McGee, PE*

May 2, 2003

Ms. Sharen Matsen  
DRB Chair  
City of Albuquerque  
P.O. Box 1239  
Albuquerque, NM 87102

**RE: Vista del Aguila Subdivision, Unit Three**

Dear Ms. Matsen:

Isaacson & Arfman, P.A., as agents for Boyhahn, L.L.C., has prepared a submittal for Preliminary Plat, Site Development Plan for subdivision, Variance from minimum standards of the DPM, and Temporary deferral of sidewalk construction for the proposed Vista del Aguila Subdivision, Unit Three.

This subdivision is a consolidation of 11 North Albuquerque Acre lots on the north side of Alameda Blvd. The subdivision is within the La Cueva Sector Development Plan, so we have provided a Site Development Plan and Conceptual Utility Plan.

Because of the right-of-way dedication requirements for Alameda, these are very shallow lots. We are therefore requesting a variance on the right-of-way widths for Eagle Feather Rd and Dancing Eagle Ave from the 46' standard to 40' to allow for more depth on each lot. The road width would remain at 28' F-F, but the distance between the sidewalk and the back of curb would be reduced per the Variance Exhibit attached.

We also are requesting a sidewalk deferral for all sidewalks within the subdivision.

If you have any questions regarding this submittal, please call me at 268-8828.

Sincerely,  
**Isaacson & Arfman, P.A.**

Genny Donart, P.E.  
GD/gld

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY  
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR  
MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME: VISTA DEL AGUILA SUBDIVISION, UNIT 3

AGIS MAP # C-19

LEGAL DESCRIPTION: LOTS 22-32, No. ALBUQ. ACRES, TRACT 2,  
UNIT 3,

DRAINAGE REPORT

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque  
Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on 5/2/03 date].

Genevieve D. A.

Applicant / Agent

5/2/03

Date

Hydrology Division representative

Date

WATER AND SEWER AVAILABILITY STATEMENT

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

Genevieve D. A.

Applicant / Agent

5/2/03

Date

Utilities Division representative

Date

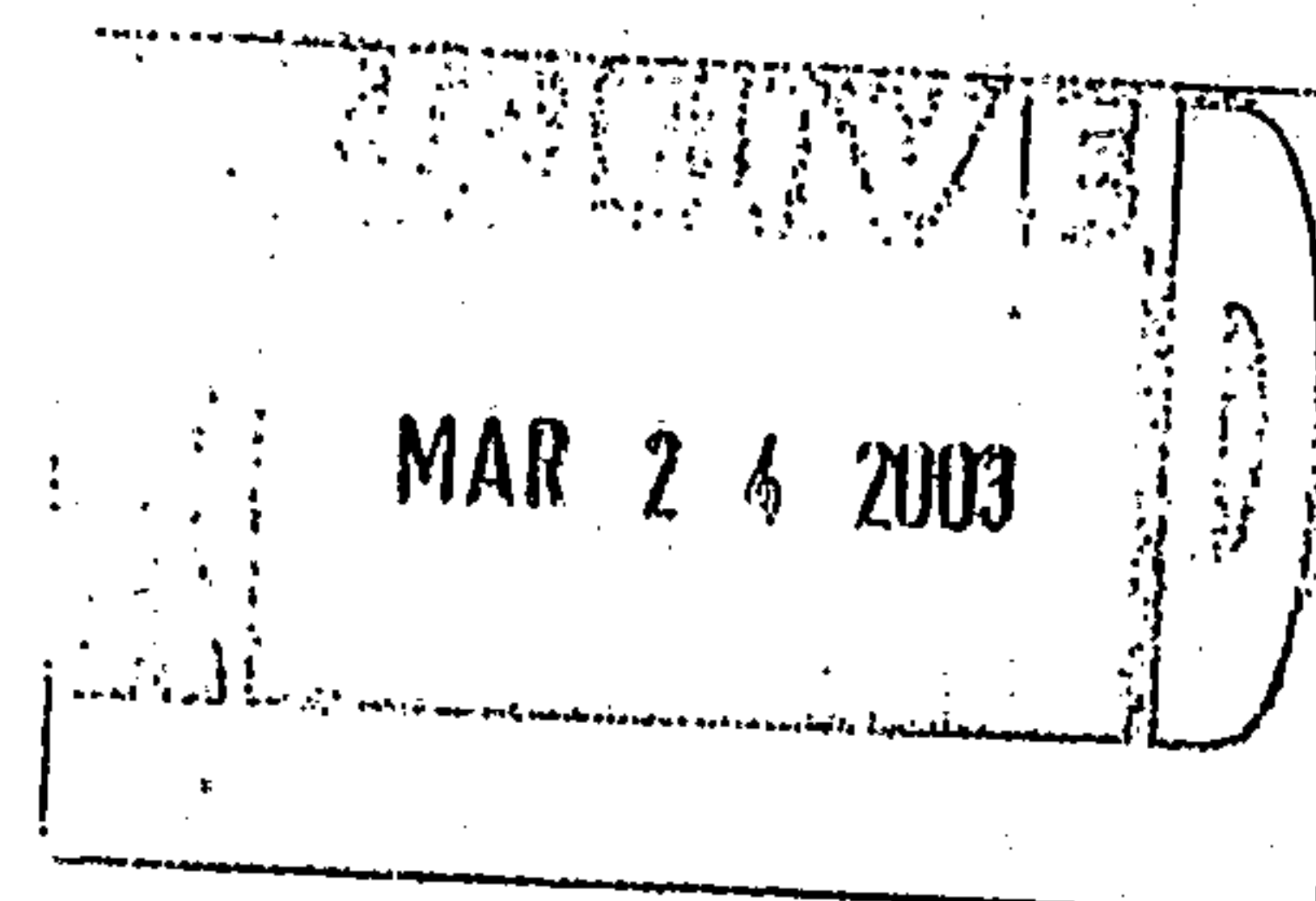
DRB- \_\_\_\_\_



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 21, 2003



Isaacson & Arfman  
128 Monroe NE  
Albuquerque, New Mexico 87108  
Attn: Genny Donart

Re: Water / Sewer Availability / North Albuquerque Acres, Tract 2, Unit 3,  
Lots 22-32, Block 3, and Lots 6-14, Block 4 / Proposed Single Family

Sirs:

**Existing Conditions:** The property includes approximately 17 acres on either side of Alameda between Wyoming and Louisiana. Zoning is RD. Land use is approved for 7DU/Ac under the La Cueva Sector Plan. Existing public utilities include master plan water lines in Louisiana and Wyoming, and an 8-inch sanitary collector in Louisiana. There are also lines in Quail Springs to the north including an 8-inch zone 3E water line dead ending at the north property line. Infrastructure in Eagle Springs to the south has not been mapped or as-built, but includes 3E and 4ER water lines stubbed to your south property line. See project #6627.81.

**Proposed:** Your inquiry indicated a single family subdivision of approximately 140 lots. This appears to exceed allowable densities. I recommend a sketch plat review with the Development Review Board 'DRB' and / or discussion with Current Planning.

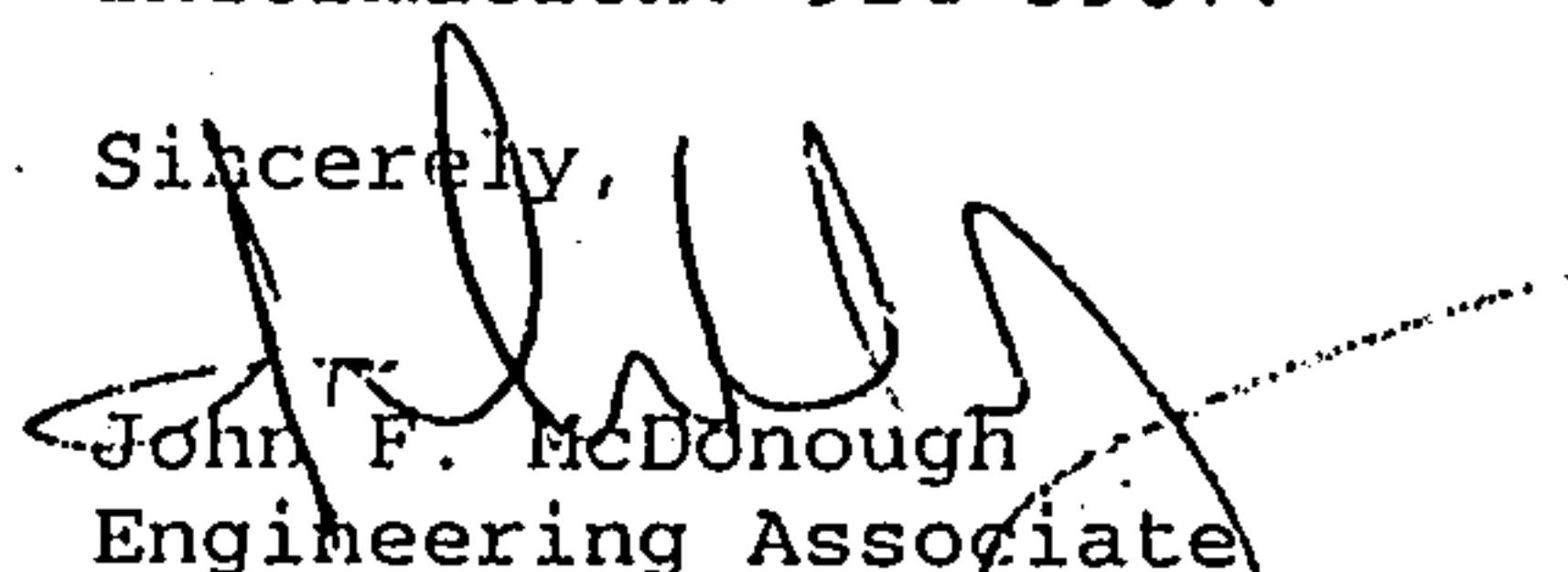
**Infrastructure:** Plat approval will be contingent on financial guarantees for public infrastructure in Alameda and all proposed internal roadways. Where all lots are serviceable from internal lines, some Alameda construction may be waived, but that will generally be limited to the middle third of the project. See attached. All sanitary sewers must be 8-inch with manholes at standard locations. Designs must allow for possible diversion of the Wyoming interceptor. Lots with finish floor elevations below 5365' msl will generally be in the 3E pressure zone. Service will require a looped system with 8-inch connections to Louisiana, and the dead end 8-inch lines at the north and south property lines. Service above 5365' will require a separate looped system with 6-inch connections to Wyoming and the proposed 6-inch in Eagle Springs Unit 2. Other sizing will be per adopted design standards. Obviously some lines will have to be in easements, in which case 20-foot corridors will be required unless reduced by the DRB. However, to the extent possible all lines must be in standard locations in dedicated right-of-way. All lines 6-inch or larger must be looped. Attached alignments are conceptual based on your sketch plat. Some adjustments to your platting may be appropriate to increase and / or align access points and utility corridors. This will be addressed during plat review.

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

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

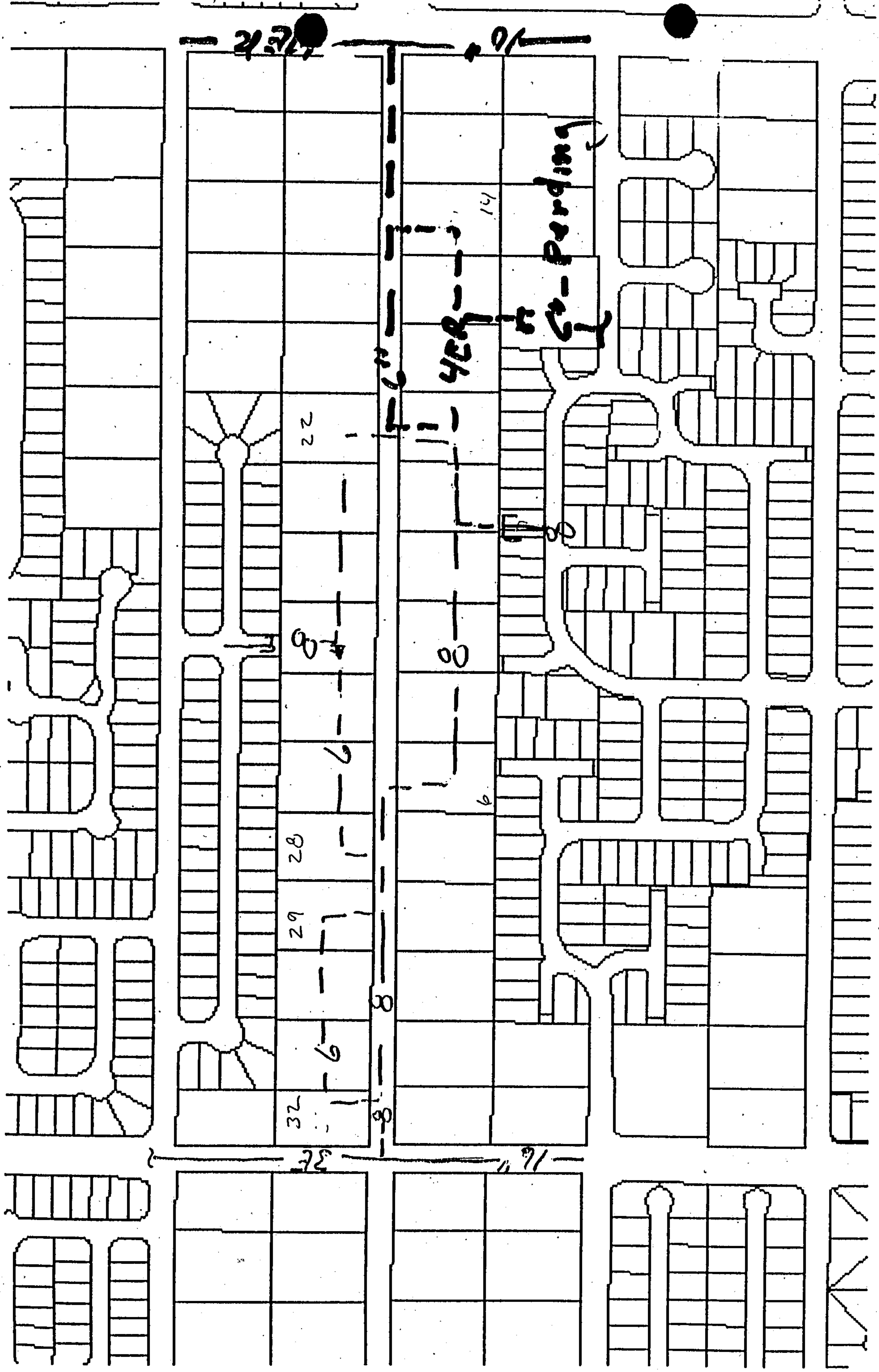
This statement of availability will remain in effect for a period of one year and applies only to the development identified herein. Changes in the proposed development may require reevaluation of availability and should be brought to our attention as soon as possible. Any outstanding pro rata and standby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

Sincerely,

  
John F. McDonough  
Engineering Associate  
Development and Building Services

Attachments: System / Location Map(s)

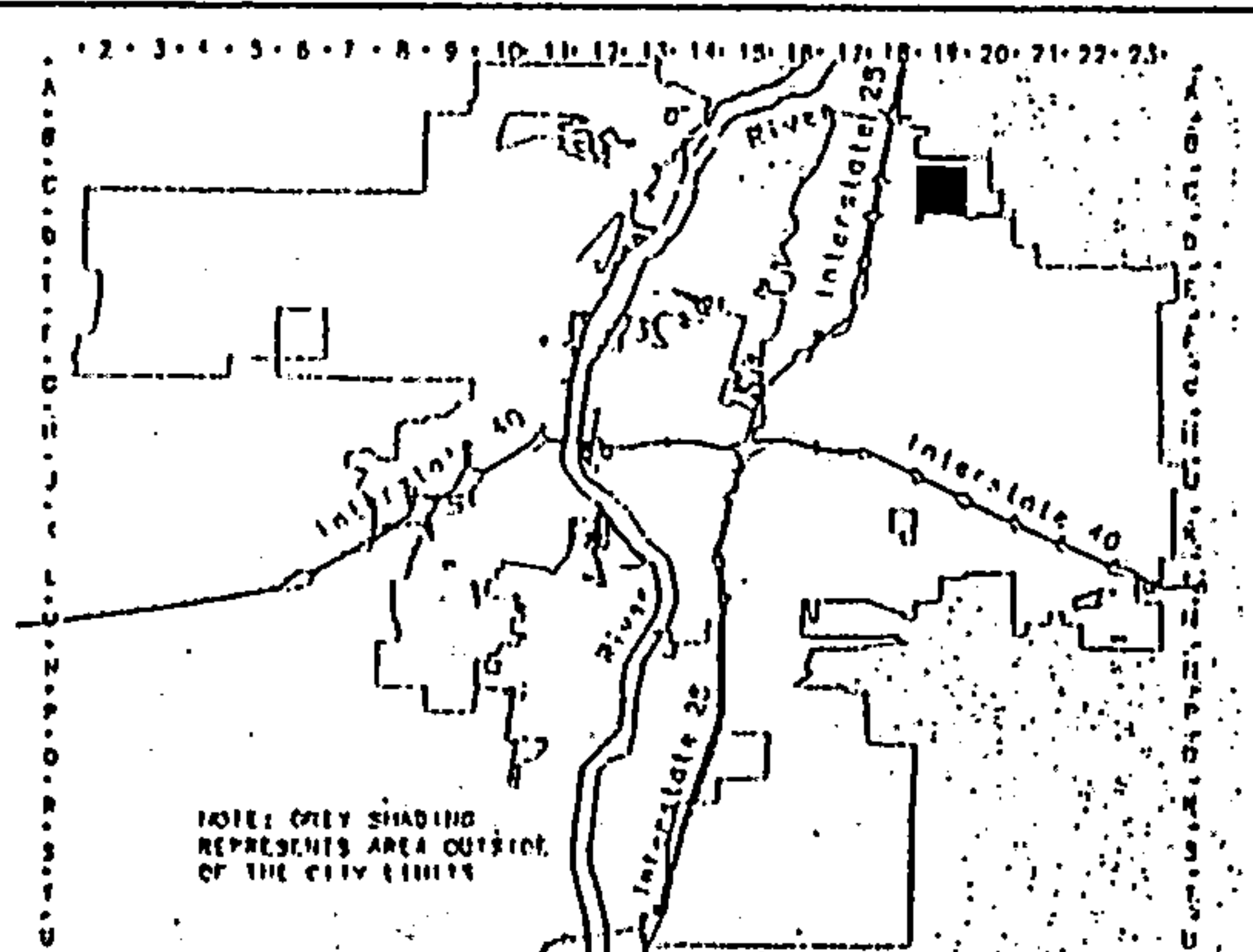
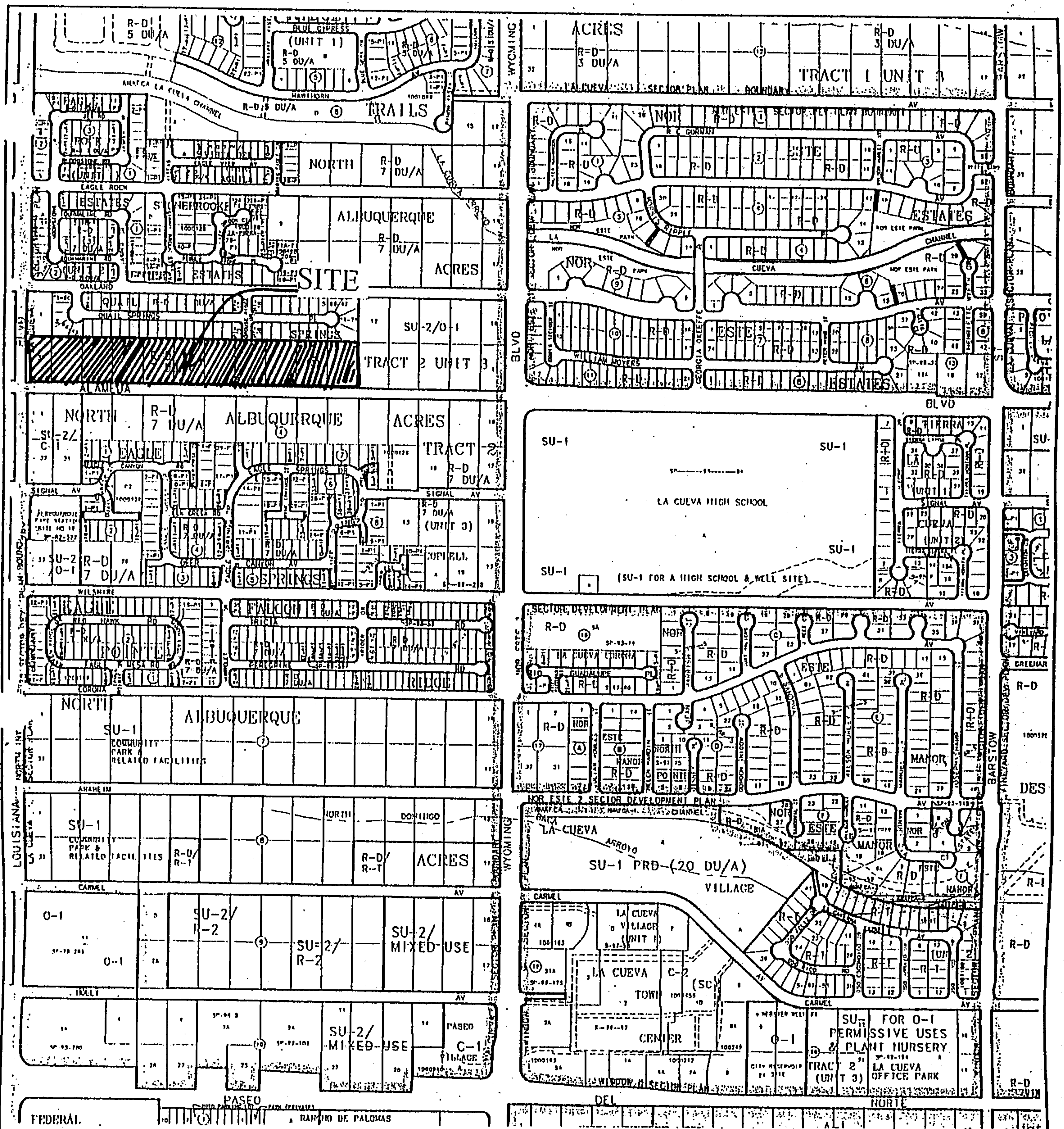
c: f/ availability C-19  
f/ readers #30308



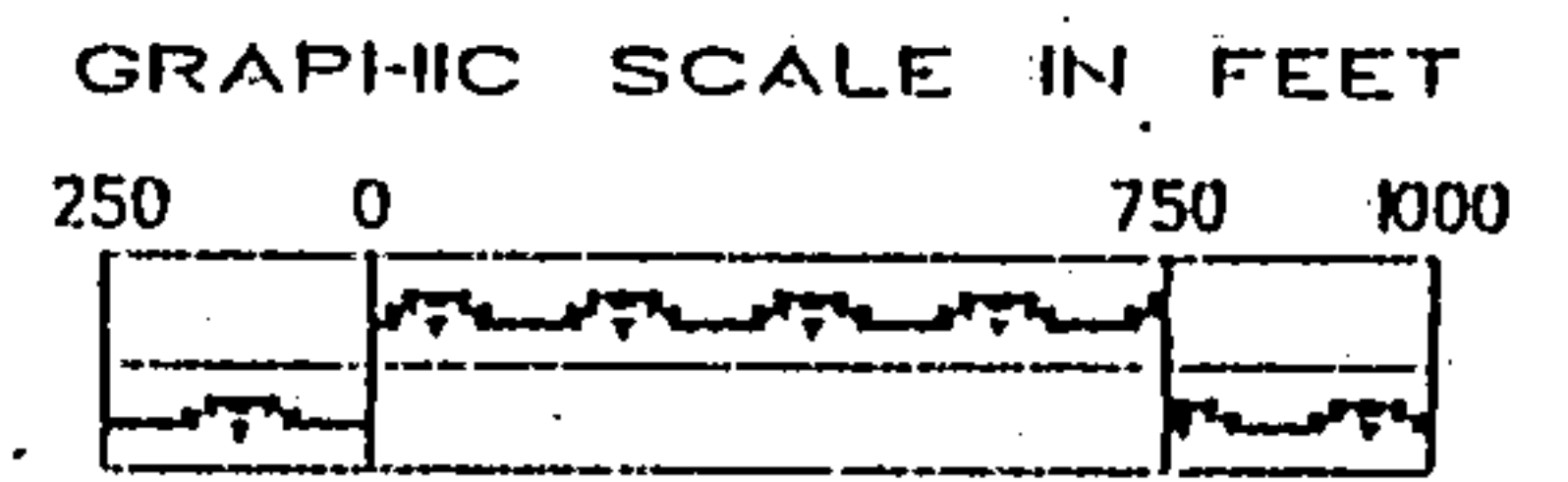
water

see letter 04  
3-21-03





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



**Zone Atlas Page**  
**C-19-Z**  
Map Amended through April 03, 2002

May 2, 2003

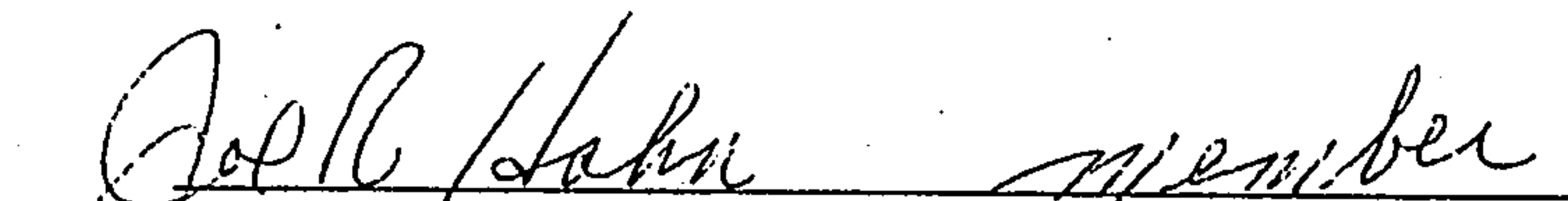
Ms. Sheran Matson, DRB Chair  
Planning Department  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

**RE: Vista del Aguila Subdivision, Unit 3 &  
Trementina Subdivision**

Dear Ms. Matson:

Boyhahn LLC is the owner/developer of the above referenced projects and do hereby authorize Isaacson & Arfman, P.A. to act as our agent in regards to the submittal and processing of all items required in the process of securing City of Albuquerque approval of the Site Development Plan, subdivision platting, and miscellaneous related matters.

Authorization:

  
for: Boyhahn, LLC

5-2-03  
Date



*City of Albuquerque*  
P.O. Box 1293, Albuquerque, NM 87103

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

May 1, 2003

Ruth Lozano  
Isaacson and Arfman, P.A.  
128 Monroe St. NE/87108  
Phone: 268-8828/Fax: 268-2632

Dear Ruth:

Thank you for your inquiry of May 1, 2003 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT B, BLOCK 3, LOTS 22-32 zone map C-19.**

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

## **SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.**

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL. RETURN RECEIPT REQUESTED. BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

*Stephani Winklepleck*

Senior Administrative Assistant  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

planningrnaform(04/09/03)

## **"Attachment A"**

**Ruth Lozano, Isaacson and Arfman, P.A.**  
**Zone Map: E-12**

**TAYLOR RANCH N.A. (R)**

**\*Eddie Costello**

1111 Alameda NW, St. J/87114 792-1066 (w)

Jolene Wolfley

6804 Staghorn Dr. NW/87120-4806 890-9414 (h)

**LETTERS MUST BE SENT TO BOTH**  
**CONTACTS OF EACH**  
**NEIGHBORHOOD ASSOCIATION.**



**ISAACSON & ARFMAN, P.A.**

**Consulting Engineering Associates**

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE  
Scott M. McGee, PE

May 2, 2003

Certified Mail 7002 2410 0001 1545 0473

Mr. Eddie Costello  
Taylor Ranch Neighborhood Association  
1111 Alameda NW, Suite J  
Albuquerque, NM 87114

**RE: Vista del Aguila Subdivision Unit Three  
(Legal Description: North Albuquerque Acres, Tract 2, Unit 3,  
Block 3, Lots 22 thru 32)**

Dear Mr. Costello:

As the consulting engineers for the above referenced site, we are writing to inform the Taylor Ranch Neighborhood Association that a request for Preliminary Plat and Site Development Plan approval will be submitted to the Development Review Board this Friday, 5/2/03. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Respectfully yours,  
**ISAACSON & ARFMAN, P.A.**

*Genny Donart*  
Genny Donart, PE

GD/rtf  
Attachment

7002 2410 0001 1545 0473

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

ALBUQUERQUE, NM 87114	0.37	UNIT ID: 0108
Postage	2.30	Postmark Here
Restricted Delivery Fee (Endorsement Required)	1.75	Clerk: KZ4YYX
Total Postage	4.42	05/02/03

Sent To: Eddie Costello  
Taylor Ranch N.A.  
Street, Apt. No., or PO Box No.: 1111 Alameda NW, Ste. J  
City, State, ZIP+4: Albuquerque, NM 87114

PS Form 3800, June 2002 See Reverse for Instructions



# ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE  
Scott M. McGee, PE

May 2, 2003

Certified Mail 7002 2410 0001 1545 0480

Ms. Jolene Wolfley  
Taylor Ranch Neighborhood Association  
6804 Staghorn Dr. NW  
Albuquerque, NM 87120-4806

**RE: Vista del Aguila Subdivision Unit Three  
(Legal Description: North Albuquerque Acres, Tract 2, Unit 3,  
Block 3, Lots 22 thru 32)**

Dear Ms. Wolfley:

As the consulting engineers for the above referenced site, we are writing to inform the Taylor Ranch Neighborhood Association that a request for Preliminary Plat and Site Development Plan approval will be submitted to the Development Review Board this Friday, 5/2/03. I have included a copy of the zone atlas page indicating the location of this site for your use.

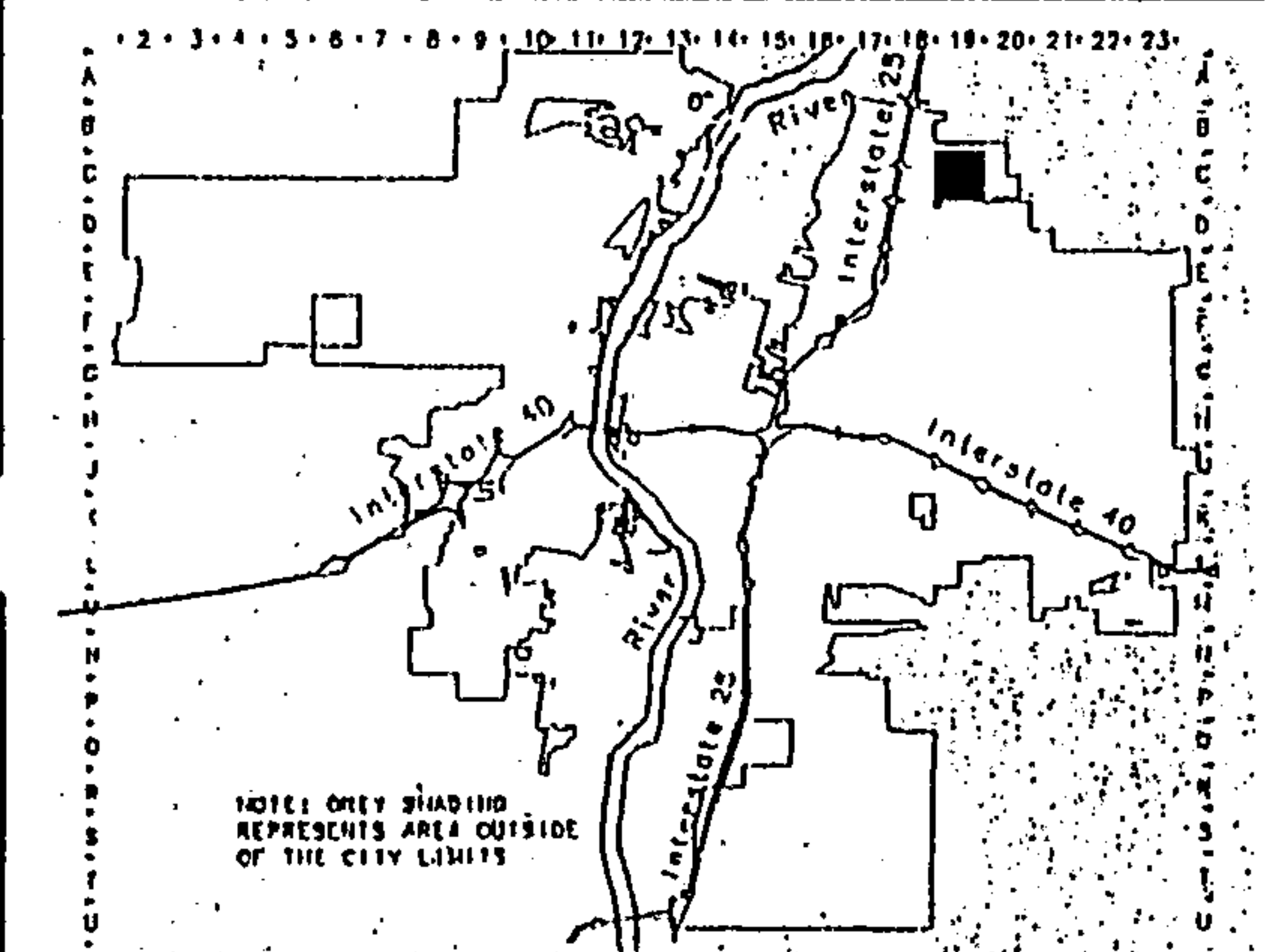
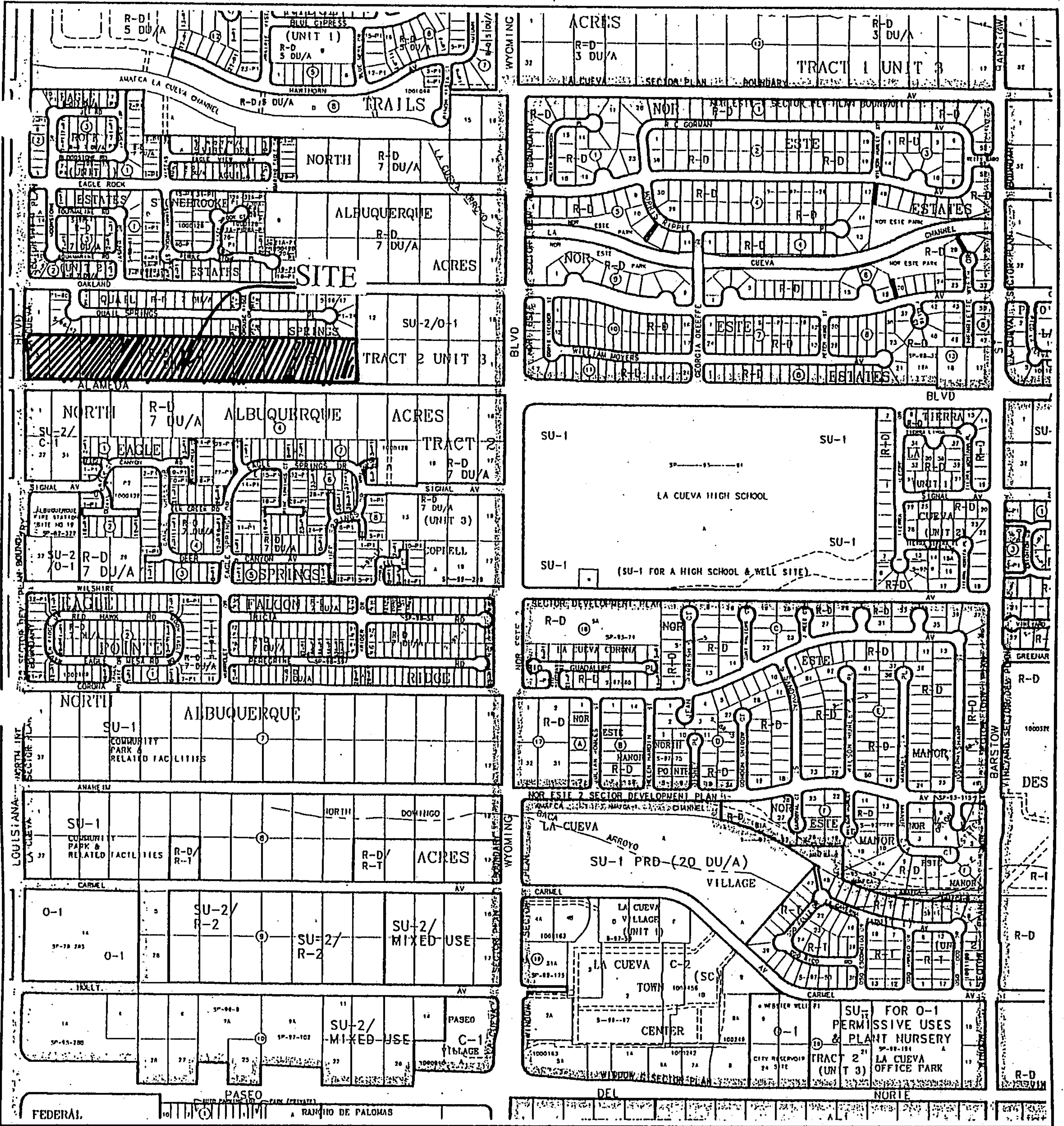
Please feel free to call our office at 268-8828 if additional information is desired on this action.

Respectfully yours,  
ISAACSON & ARFMAN, P.A.

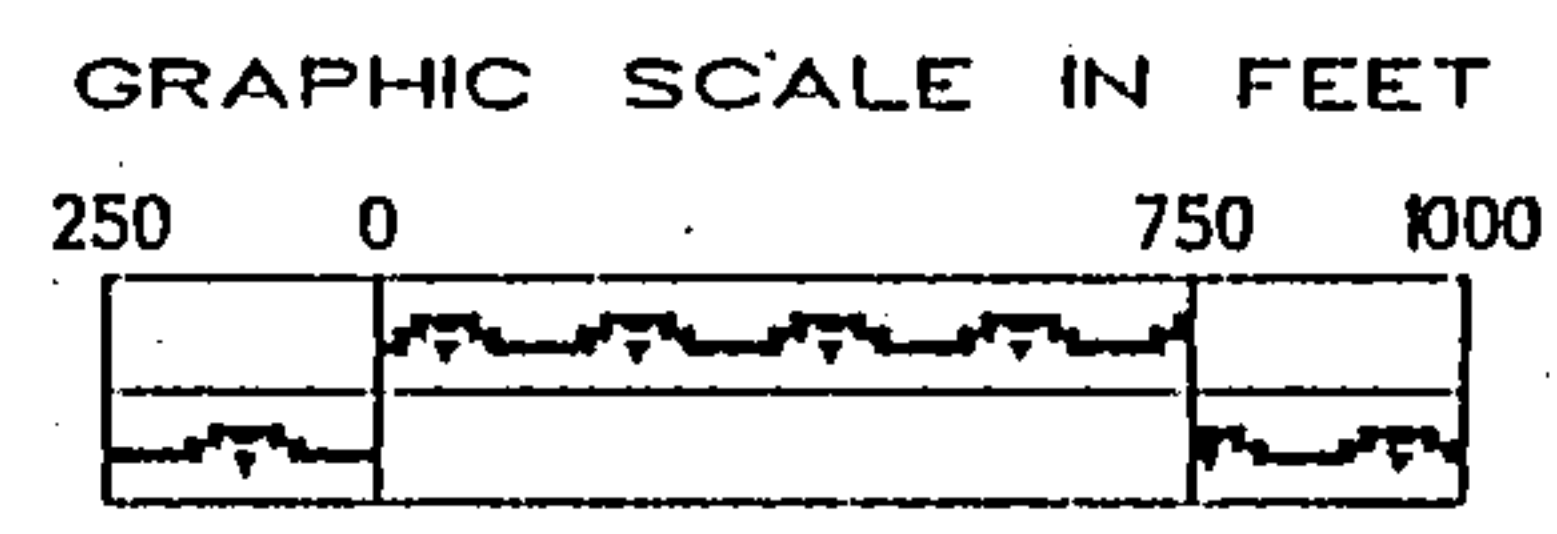
Genny Donart, PE  
GD/rtl  
Attachment

7002 2410 0001 1545 0480

U.S. Postal Service™		<b>CERTIFIED MAIL™ RECEIPT</b>	
(Domestic Mail Only; No Insurance Coverage Provided)			
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>			
OFFICIAL USE		UNIT ID: 0108	
ALBUQUERQUE, NM 87120		Postmark Here	
Postage	0.37	Clerk: KZ4YYX	
Restricted Delivery Fee (Endorsement Required)	2.30	05/02/03	
Return Receipt Fee (Endorsement Required)	1.75		
Total Postage	4.42		
Sent To Jolene Wolfley			
Taylor Ranch NA			
Street, Apt. No., or PO Box No. 6804 Staghorn Dr. NW			
City, State, ZIP+4 Albuquerque, NM 87120-4806			
PS Form 3800, June 2002		See Reverse for Instructions	



CITY OF  
Albuquerque  
**A G I S**  
Albuquerque Geographic Information System  
PLANNING DEPARTMENT  
© Copyright 2002



Zone Atlas Page

**C-19-Z**

Map Amended through April 03, 2002

# SIGN POSTING REQUIREMENTS

## POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Planning Division at a charge of \$3.00 each.

### 1. LOCATION

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

### 2. NUMBER

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

### 3. PHYSICAL POSTING

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

### 4. TIME

Signs must be posted from May 13, 2003 To May 28, 2003.

### 5. REMOVAL

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

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

Gensvira D. A. 5/2/03  
(Applicant or Agent) (Date)

I issued 2 signs for this application, 5/2/03, Maleta Hill  
(Date) (Staff Member)



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 & 4<sup>TH</sup> 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

Boy Hahn LLC

AGENT

Saggs & Arfman P.A.

ADDRESS

128 Monroe NE

PROJECT NO.

1002640

APPLICATION NO.

03 DRB 00723, 00724, 00725, 00726 00728

1,975  
\$ 385 441006 / 4983000 (DRB Cases)

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

\$ 75.00 441018 / 4971000 (Notification)

\$2,435.00 Total amount due

JOE R. HAHN  
RENTAL ACCOUNT  
4402 CANYON CT. NE  
ALBUQUERQUE, NM 87111

95-648/1070  
0100000324  
1752

DATE 5-2-03

PAY TO THE ORDER OF City of Albuquerque \$ 2435.00

Twenty four hundred thirty five <sup>00</sup>/<sub>100</sub> DOLLARS

The Business & Professional Bank  
2900 Louisiana Blvd. NE • (505) 872-1538  
Albuquerque, NM 87110

MEMO City of Albuquerque

MP

1070064867 0100000324 1752

\*\*\*DUPLICATE\*\*\*  
City of Albuquerque  
Treasury Division

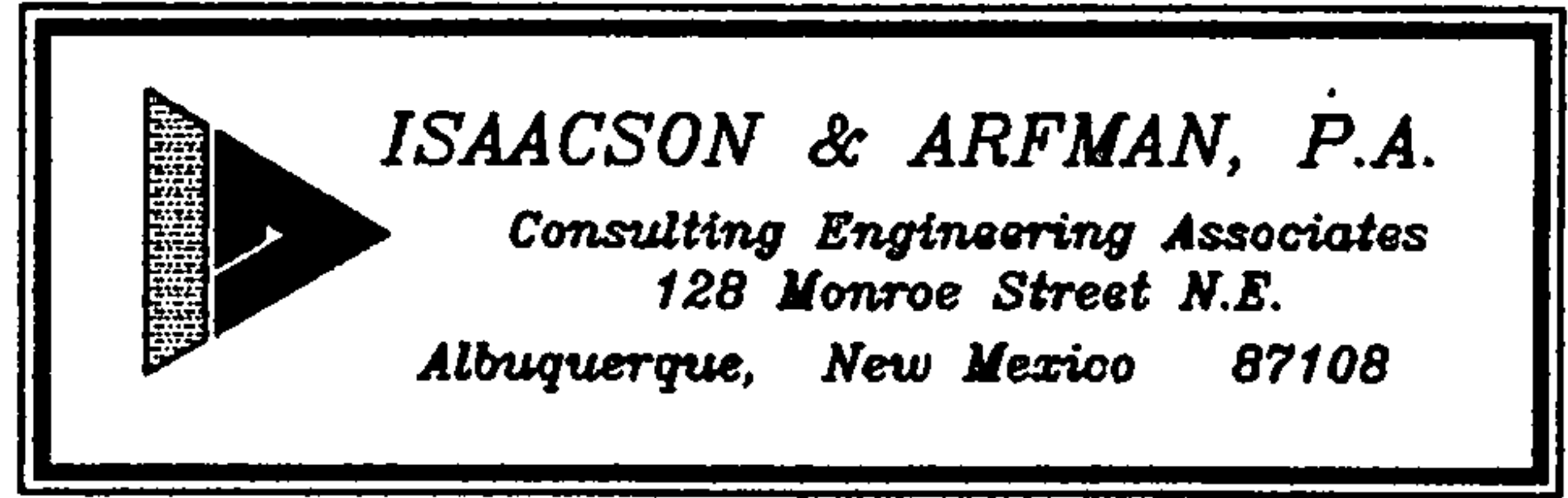
05/02/2003 4:41PM LOC: ANN  
RECEIPT# 00008309 WS# 008 TRANS# 0059  
Account 441006 Fund 0110  
Activity 4983000 TRSCCS  
Trans Amt \$2,435.00  
J24 Misc \$2,360.00

10/28/02

Thank You

Albuquerque  
Division  
Fund 0110  
TRSCCS  
LOC: ANN  
TRANS# 0059  
\$2,435.00  
\$75.00  
\$2,435.00  
\$0.00  
counterreceipt.doc

# Letter of Transmittal



To: DRB Administrative Assistant Date: 9/22/03  
Job No. 1257

Attn: Claire Senova

Reference: Vista del Aguila S/D Unit 3  
#1002640

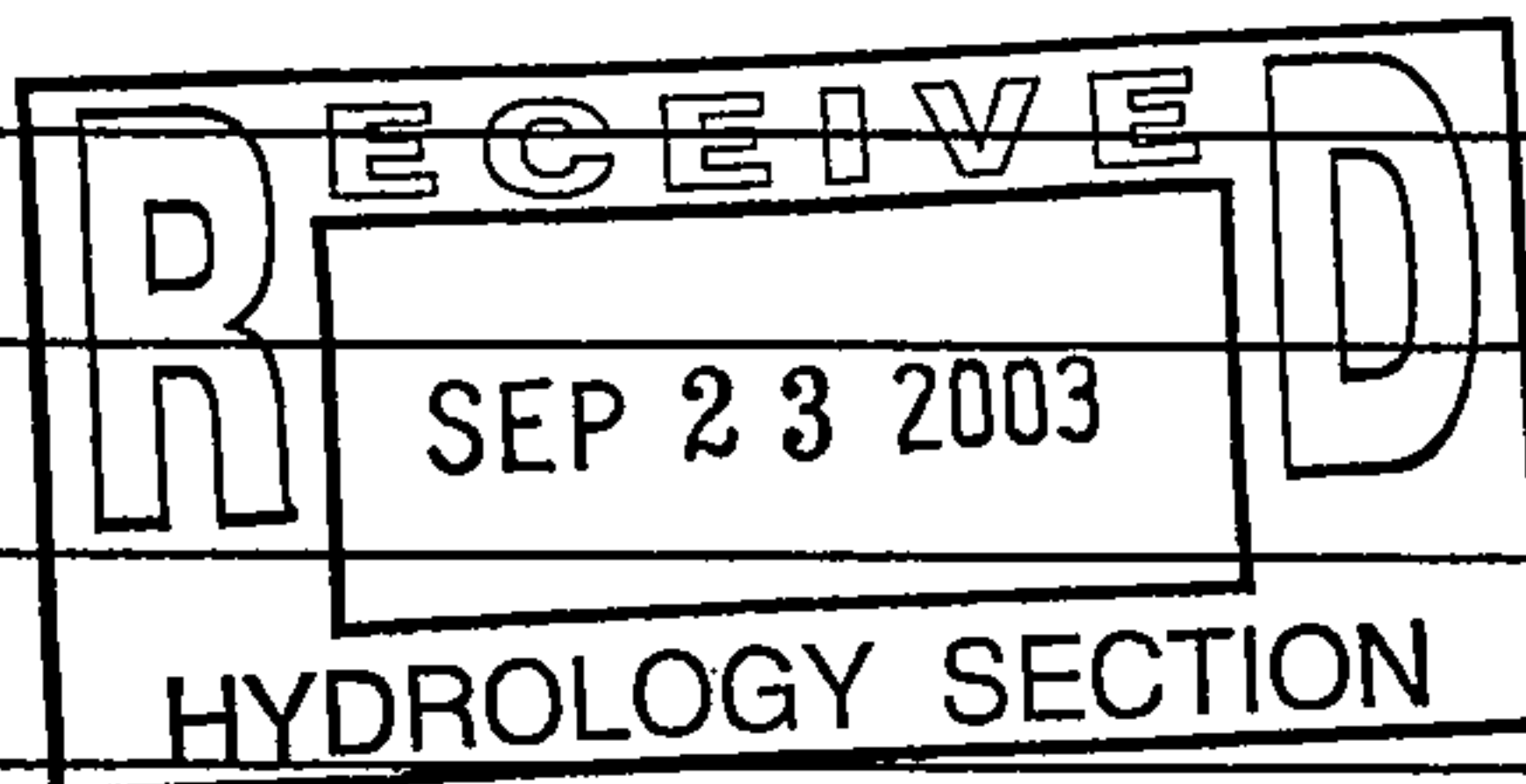
We transmit to you 1 copy(ies) of the following:

- |                                     |  |                          |                |
|-------------------------------------|--|--------------------------|----------------|
| <input type="checkbox"/>            | Plats  | <input type="checkbox"/> | Specifications |
| <input type="checkbox"/>            | Plans  | <input type="checkbox"/> | Submittals     |
| <input type="checkbox"/>            | Disks  | <input type="checkbox"/> | Shop Drawings  |
| <input type="checkbox"/>            | Report   | <input type="checkbox"/> | Copy of Letter |
| <input checked="" type="checkbox"/> | <u>Certified Mail to Recognized Neighborhood Assn.</u> |                          |                |
| <input type="checkbox"/>            |  |                          |                |

This information is transmitted:

- |                                     |                            |                          |                          |
|-------------------------------------|----------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | As per your request        | <input type="checkbox"/> | For your files           |
| <input type="checkbox"/>            | For your review & approval | <input type="checkbox"/> | For your use             |
| <input type="checkbox"/>            | For your information       | <input type="checkbox"/> | Please review & return   |
| <input type="checkbox"/>            | For your attention         | <input type="checkbox"/> | For return to your files |
| <input type="checkbox"/>            | For your signature         | <input type="checkbox"/> | Please advise            |
| <input type="checkbox"/>            |                            |                          |                          |
| <input type="checkbox"/>            |                            |                          |                          |

Remarks:



By: Fred Arfman

Copies to: \_\_\_\_\_



# City of Albuquerque

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

Date: September 22, 2003

TO CONTACT NAME: Ruth Lozano  
 COMPANY/AGENCY: Loaason & Curfman PA  
 ADDRESS/ZIP: 128 Monroe St NE 87108  
 PHONE/FAX #: 268-8828 / 268-2632

Thank you for your inquiry of 9-22-03 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at lots 22-32, tract 2, Block 3, Unit 3, North Albuquerque Aeres  
 zone map page(s) C-19

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

NOE Este  
 Neighborhood Association  
 Contacts: Paul Grunwald  
7700 Rio Guadalupe NE  
275-7313 (h) 87122  
Joe Yardumian  
7801 R.C. Gorman Ave NE  
797-1851 (h) 87122-2748

North Domingo Baca  
 Neighborhood Association  
 Contacts: Judie Pellegarino  
8515 Murrelet NE  
821-8516 (h) 87113  
Nancy Brautt  
7224 Tricia NE  
857-0386 (h) 87113

See reverse side for additional Neighborhood Association Information: YES  NO

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

Sincerely,

Dalana O'Carmona  
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

Additional Neighborhood Association Information

Quail Springs  
 Neighborhood Association  
 Contacts: Robert M. Fresques  
7231 Quail Springs Pl. NE  
797-7231 (W) 667-5771 (W) 87113  
Betty Haworth  
7123 Quail Springs NE  
828-2780 (W) 87113

\_\_\_\_\_  
 Neighborhood Association  
 Contacts: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_  
 Neighborhood Association  
 Contacts: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_  
 Neighborhood Association  
 Contacts: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

As a common courtesy you may notify the surrounding NA(s) for your project.

\_\_\_\_\_  
 Neighborhood Association  
 Contacts: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_  
 Neighborhood Association  
 Contacts: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_  
 Neighborhood Association  
 Contacts: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_  
 Neighborhood Association  
 Contacts: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



**ISAACSON & ARFMAN, P.A.**

**Consulting Engineering Associates**

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE  
Scott M. McGee, PE

September 22, 2003

Certified Mail 7002 3150 0005 7722 9622

Ms. Betty Haworth  
The Quail Springs Neighborhood Association  
7123 Quail Springs NE  
Albuquerque, NM 87113

**RE: Vista del Aguila Subdivision Unit Three  
(Legal Description: North Albuquerque Acres, Tract 2, Unit 3,  
Block 3, Lots 22 thru 32)**

Dear Ms. Haworth:

As the consulting engineers for the above referenced site, we are writing to inform The Quail Springs Neighborhood Association that a request for Amended Preliminary Plat approval was submitted to the Development Review Board (DRB) on September 19, 2003. This request will be heard before the DRB on October 15, 2003. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Respectfully yours,  
**ISAACSON & ARFMAN, P.A.**

Genny Donart, PE  
GD/rtl  
Attachment

7002 3150 0005 7722 9622

2296 9622  
2222 7722  
5000 0005  
057E 3150  
2002 7002

<b>U.S. Postal Service</b>	
<b>CERTIFIED MAIL RECEIPT</b>	
<i>(Domestic Mail Only, No Insurance Coverage Provided)</i>	
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>	
<b>OFFICIAL USE</b>	
ALBUQUERQUE, NM 87113	
Postage	\$ 0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42
Postmark Here: SEP 22 2003	
Clerk: KTNDJ6	
09/22/03	
Sent To: Betty Haworth	
The Quail Springs Neighborhood Assoc.	
Street, Apt. No., or PO Box No. 7123 Quail Springs NE	
City, State, ZIP+4 Albuquerque, NM 87113	
PS Form 3800, June 2002 See Reverse for Instructions	



# ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE  
Scott M. McGee, PE

September 22, 2003

Certified Mail 7002 3150 0005 7722 9615

Mr. Robert M. Fresques  
The Quail Springs Neighborhood Association  
7231 Quail Springs Pl. NE  
Albuquerque, NM 87113

**RE: Vista del Aguila Subdivision Unit Three  
(Legal Description: North Albuquerque Acres, Tract 2, Unit 3,  
Block 3, Lots 22 thru 32)**

Dear Mr. Fresques:

As the consulting engineers for the above referenced site, we are writing to inform The Quail Springs Neighborhood Association that a request for Amended Preliminary Plat approval was submitted to the Development Review Board (DRB) on September 19, 2003. This request will be heard before the DRB on October 15, 2003. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Respectfully yours,  
**ISAACSON & ARFMAN, P.A.**

Genny Donart, PE

GD/rtl

Attachment

7002 3150 0005 7722 9615

7002 3150 0005 7722 9615

<b>U.S. Postal Service™</b>	
<b>CERTIFIED MAIL™ RECEIPT</b>	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>	
<b>OFFICIAL USE</b>	
ALBUQUERQUE, NM 87113	
Postage	\$ 0.37
Certified Fee	
Return Receipt Fee (Endorsement Required)	\$ 0.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42
UNIT ID: 0103	
SEP 22 2003	
Postmark Office: STN QJ6	
Sent To: Robert M. Fresques	
The Quail Springs Neighborhood Assoc.	
Street, Apt. No., or PO Box No. 7231 Quail Springs Pl. NE	
City, State, ZIP+4 Albuquerque, NM 87113	
PS Form 3800, June 2002 See Reverse for Instructions	



**ISAACSON & ARFMAN, P.A.**

**Consulting Engineering Associates**

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE  
Scott M. McGee, PE

September 22, 2003

Certified Mail 7002 3150 0005 7722 9608

Ms. Nancy Brault  
North Domingo Baca Neighborhood Association  
7224 Tricia NE  
Albuquerque, NM 87113

**RE: Vista del Aguila Subdivision Unit Three  
(Legal Description: North Albuquerque Acres, Tract 2, Unit 3,  
Block 3, Lots 22 thru 32)**

Dear Ms. Brault:

As the consulting engineers for the above referenced site, we are writing to inform the North Domingo Baca Neighborhood Association that a request for Amended Preliminary Plat approval was submitted to the Development Review Board (DRB) on September 19, 2003. This request will be heard before the DRB on October 15, 2003. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Respectfully yours,  
**ISAACSON & ARFMAN, P.A.**

Genny Donart, PE

GD/rtl

Attachment

7002 3150 0005 7722 9608

7002 3150 0005 7722 9608

<b>U.S. Postal Service™</b>	
<b>CERTIFIED MAIL™ RECEIPT</b>	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>	
<b>OFFICIAL USE</b>	
ALBUQUERQUE, NH 87113	
Postage	\$ 0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42
Sent To Nancy Brault North Domingo Baca Neighborhood Assoc. Street, Apt. No., or PO Box No. 7224 Tricia NE City, State, ZIP+4 Albuquerque, NM 87113	
PS Form 3800, June 2002 See Reverse for Instructions	

ALBUQUERQUE, NM 87113  
SEP 22 2003  
Postmark Here  
KTNDJ6  
USPS/03



# ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE  
Scott M. McGee, PE

September 22, 2003

Certified Mail 7002 3150 0005 7722 9592

Ms. Judie Pellegrino  
North Domingo Baca Neighborhood Association  
8515 Murrelet NE  
Albuquerque, NM 87113

**RE: Vista del Aguila Subdivision Unit Three  
(Legal Description: North Albuquerque Acres, Tract 2, Unit 3,  
Block 3, Lots 22 thru 32)**

Dear Ms. Pellegrino:

As the consulting engineers for the above referenced site, we are writing to inform the North Domingo Baca Neighborhood Association that a request for Amended Preliminary Plat approval was submitted to the Development Review Board (DRB) on September 19, 2003. This request will be heard before the DRB on October 15, 2003. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Respectfully yours,  
**ISAACSON & ARFMAN, P.A.**

Genny Donart, PE

GD/rtl

Attachment

7002 3150 0005 7722 9592

7002 3150 0005 7722 9592

U.S. Postal Service	
<b>CERTIFIED MAIL RECEIPT</b>	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>	
<b>OFFICIAL USE</b>	
ALBUQUERQUE, NM 87113	
Postage	\$ 0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42
Postmark Here SEP 22 2003 Clerk: KTNQJ6 US	
Sent To Judie Pellegrino North Domingo Baca Neighborhood Assoc.	
Street, Apt. No., or PO Box No. 8515 Murrelet NE	
City, State, ZIP+4 Albuquerque, NM 87113	
PS Form 3800, June 2002 See Reverse for Instructions	





**ISAACSON & ARFMAN, P.A.**

**Consulting Engineering Associates**

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE  
Scott M. McGee, PE

September 22, 2003

Certified Mail 7002 3150 0005 7722 9585

Mr. Joe Yardumian  
Nor Este Neighborhood Association  
7801 R.C. Gorman Ave NE  
Albuquerque, NM 87122-2748

**RE: Vista del Aguila Subdivision Unit Three  
(Legal Description: North Albuquerque Acres, Tract 2, Unit 3,  
Block 3, Lots 22 thru 32)**

Dear Mr. Yardumian:

As the consulting engineers for the above referenced site, we are writing to inform the Nor Este Neighborhood Association that a request for Amended Preliminary Plat approval was submitted to the Development Review Board (DRB) on September 19, 2003. This request will be heard before the DRB on October 15, 2003. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Respectfully yours,  
**ISAACSON & ARFMAN, P.A.**

Genny Donart, PE

GD/rtl

Attachment

7002 3150 0005 7722 9585

7002 3150 0005 7722 9585

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL RECEIPT**  
ALBUQUERQUE, NM 87122

Postage	\$ 0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42

Stamp: ALBUQUERQUE, NM 87122  
SEP 22 2003  
Clerk: WPS  
09/22/03

Sent To: Joe Yadumian  
Noe Este Neighborhood Association  
Street, Apt. No. or PO Box No.: 7801 R.C. Gorman Ave. NE  
City, State, ZIP+4: Albuquerque, NM 87122-2748

PS Form 3800, June 2002 See Reverse for Instructions



**ISAACSON & ARFMAN, P.A.**

**Consulting Engineering Associates**

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE  
Scott M. McGee, PE*

September 22, 2003

Certified Mail 7002 3150 0005 7722 9578

Mr. Paul Grunwald  
Nor Este Neighborhood Association  
7700 Rio Guadalupe NE  
Albuquerque, NM 87122

**RE: Vista del Aguila Subdivision Unit Three  
(Legal Description: North Albuquerque Acres, Tract 2, Unit 3,  
Block 3, Lots 22 thru 32)**

Dear Mr. Grunwald:

As the consulting engineers for the above referenced site, we are writing to inform the Nor Este Neighborhood Association that a request for Amended Preliminary Plat approval was submitted to the Development Review Board (DRB) on September 19, 2003. This request will be heard before the DRB on October 15, 2003. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Respectfully yours,  
**ISAACSON & ARFMAN, P.A.**

*Genny Donart*

Genny Donart, PE

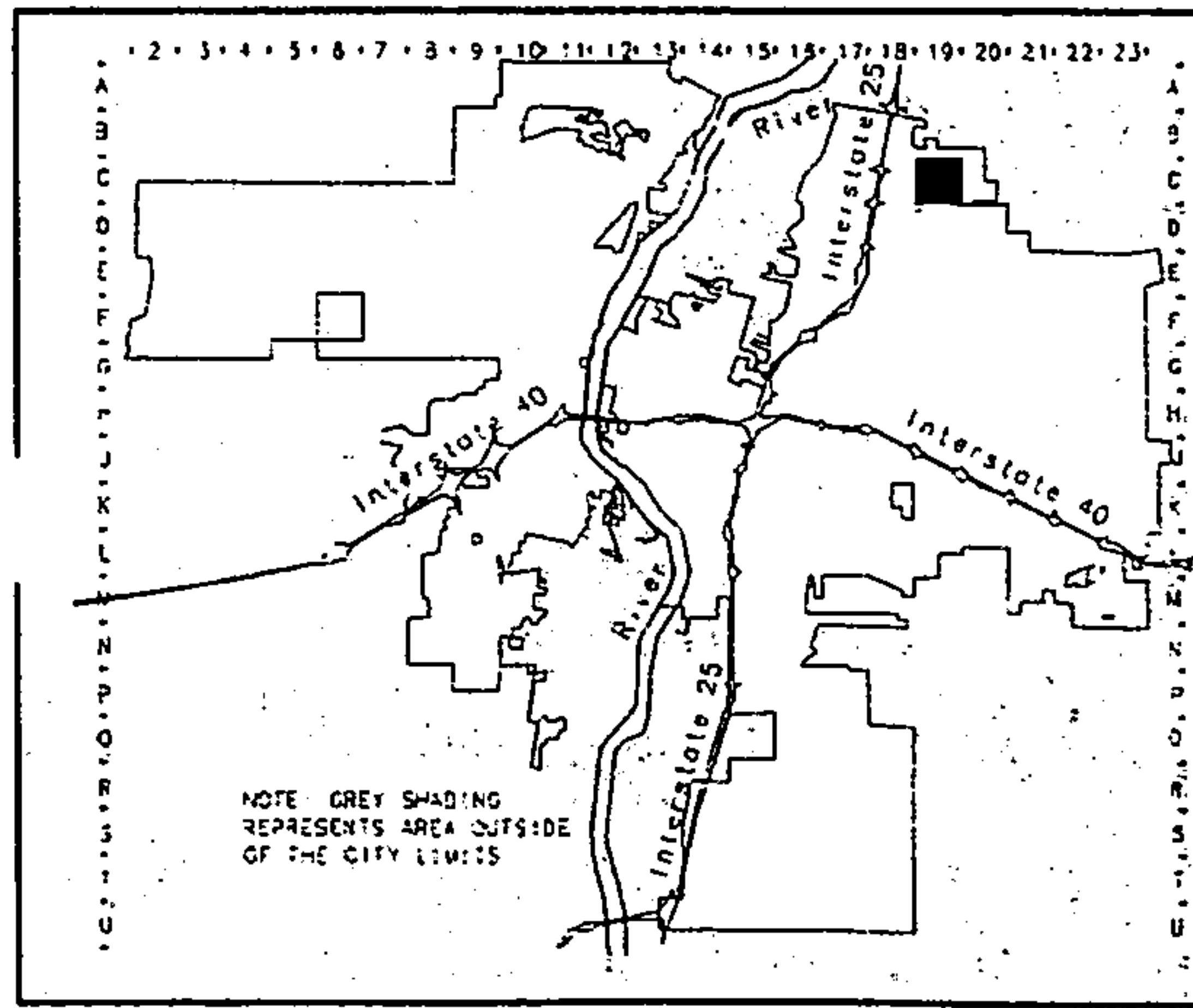
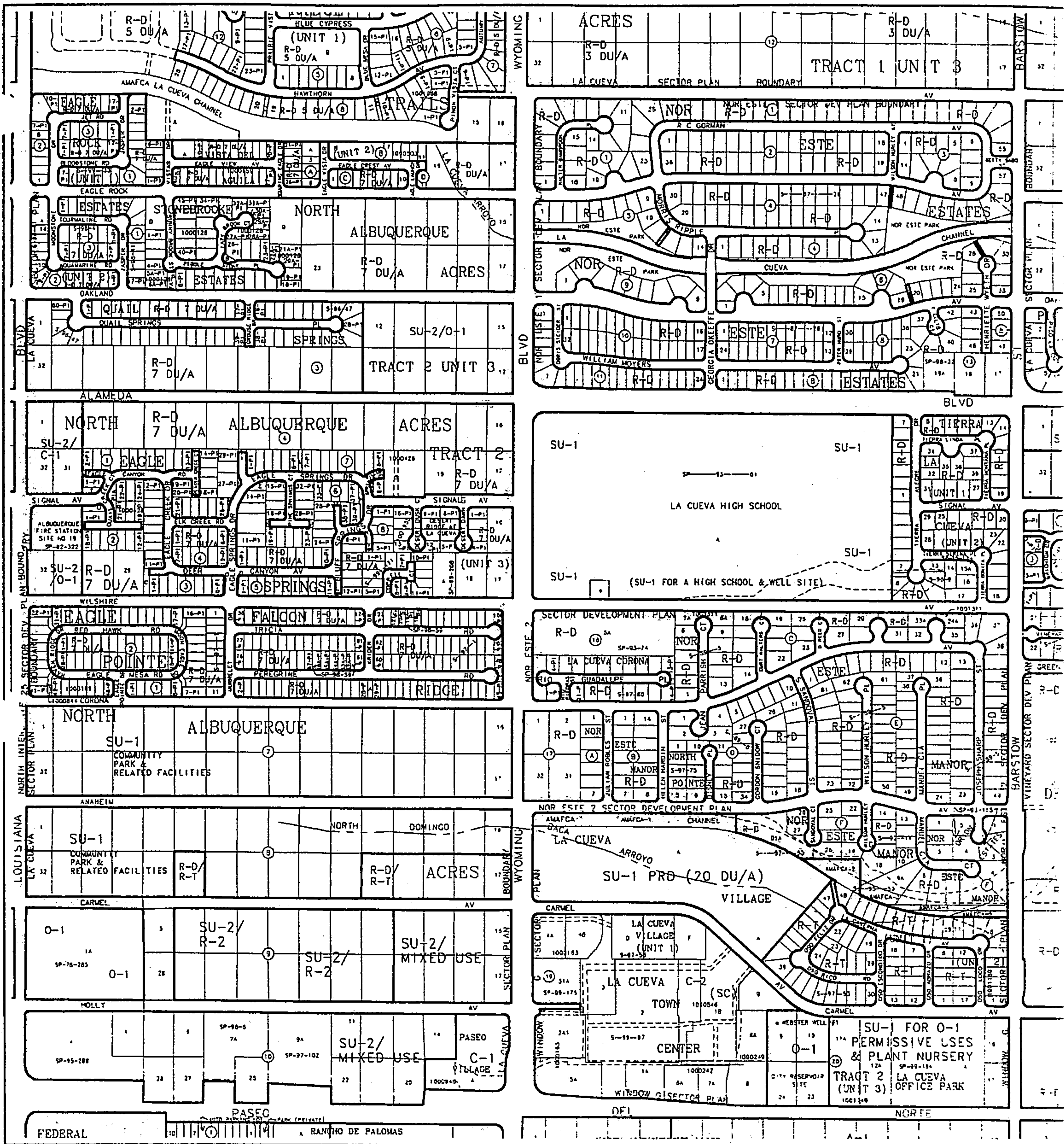
GD/rtl

Attachment

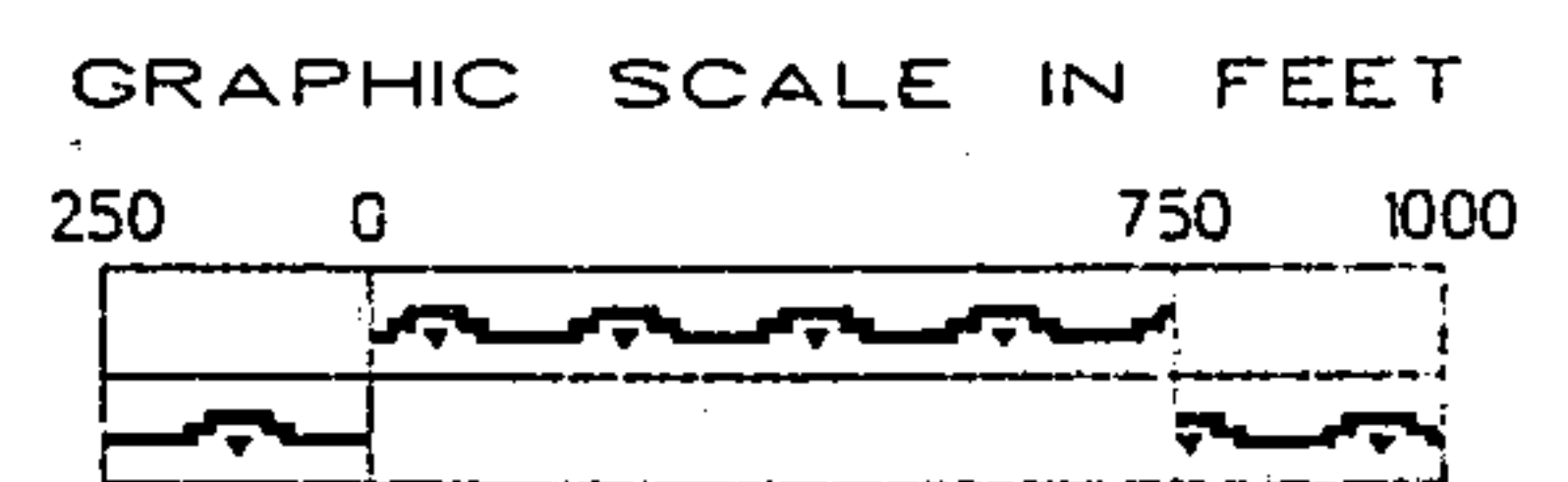
7002 3150 0005 7722 9578

7002 3150 0005 7722 9578

<b>U.S. Postal Service™</b>		<b>CERTIFIED MAIL™ RECEIPT</b>	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>			
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>			
<b>OFFICIAL USE</b>		ALBUQUERQUE, NM 87122	
Postage	\$ 0.37		
Certified Fee	2.30		
Return Receipt Fee (Endorsement Required)	1.75		
Restricted Delivery Fee (Endorsement Required)			
Total Postage & Fees	\$ 4.42		09/22/03
Sent To Paul Grunwald Nor Este Neighborhood Association			
Street, Apt. No.; or PO Box No. 7700 Rio Guadalupe NE			
City, State, ZIP+4 Albuquerque, NM 87122			
PS Form 3800, July 2002		See Reverse for Instructions	



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



**Zone Atlas Page**

**C-19-Z**

Map Amended through January 21, 2003

100 2640

#1

G. BURKE

207 RICHMOND DR. SE

ABQ, NM 87106

**ORIGINAL**

FIGURE 12

INFRASTRUCTURE LIST

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

VISTA DEL AGUILA SUBDIVISION, UNIT THREE

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 22-32, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, BLOCK 3

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Claire

10-22-03

Date Submitted: ~~4-09-03~~  
Date Site Plan Approved: ~~7-09-03~~ 10-22-03  
Date Preliminary Plat Approved: ~~7-09-03~~ 10-22-03  
Date Preliminary Plat Expires: ~~7-09-04~~ 10-22-04  
DRB Project No.: 1002640  
DRB Application No.: 03DRB00723 P.P.

03DRB00724 S.P.  
A 10/15/03  
A 2/10/03  
A 8/5/05

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		28' F-F	Residential Paving	Dancing Eagle Ave	Dancing Eagle Ct	Eagle Feather Dr	/	/	/
		24' F-F	Residential Paving	Dancing Eagle Ct	Lot 23, Blk D	south property line	/	/	/
		22' F-F	Residential Paving	Eagle Feather Dr	Lot 5, Blk C	Dancing Eagle Ave	/	/	/
		28' F-F	Residential Paving	Eagle Feather Dr	Dancing Eagle Ave	Alameda Blvd	/	/	/
		28' F-F	Residential Paving	Eagle Talon Dr	Dancing Eagle Ave	Alameda Blvd	/	/	/
		10' E-E 32' F-F	Asphalt Bike Trail Residential Paving (11)	30' PED TRAIL AT LN Grouse Ridge Dr BSM/T	north property line	Dancing Eagle Ave	/	/	/
		30' F-F	Arterial Paving (2) (Half width)	Alameda Blvd	Louisiana Blvd	east property line	/	/	/
		30' F-F 26' F-F	Arterial Paving (4) (Half Width)	Louisiana Blvd	north property line	Alameda Blvd	/	/	/
		mtbl	Curb & Gutter	Dancing Eagle Ave	Dancing Eagle Ct	Eagle Feather Dr	/	/	/
		mtbl	Curb & Gutter	Dancing Eagle Ct	Lot 23, Blk D	south property line	/	/	/
		mtbl	Curb & Gutter	Eagle Feather Dr	Lot 5, Blk C	Alameda Blvd	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		mtbl	Curb & Gutter	Eagle Talon Dr	Dancing Eagle Ave	Alameda Blvd	/	/	/
		<del>mtbl</del>	<del>Curb &amp; Gutter</del>	<del>Grouse Ridge Dr</del>	<del>north property line</del>	<del>Dancing Eagle Ave.</del>	/	/	/
		std	Curb & Gutter (north side only)	Alameda Blvd	Louisiana Blvd	east property line	/	/	/
		std	Curb & Gutter (4) (east side only)	Louisiana Blvd	north property line	Alameda Blvd	/	/	/
		median	Curb & Gutter (north side only)	Alameda Blvd	Louisiana Blvd	east property line	/	/	/
		median	Curb & Gutter (4) (east side only)	Louisiana Blvd	north property line	Alameda Blvd	/	/	/
		4'	PCC Sidewalk (1) (both sides)	Dancing Eagle Ave	Dancing Eagle Ct	Eagle Feather Dr	/	/	/
		2'	4" Thick Brick Patterned Conc - tan (both sides, between curb & sdwk)	Dancing Eagle Ave	Dancing Eagle Ct	Eagle Feather Dr	/	/	/
		4'	PCC Sidewalk (1) (both sides)	Dancing Eagle Ct	Lot 23, Blk D	south property line	/	/	/
		4'	PCC Sidewalk (1) (both sides)	Eagle Feather Dr	Lot 5, Blk C	Alameda Blvd	/	/	/
		4'	PCC Sidewalk (both sides)	Eagle Talon Dr	Dancing Eagle Ave	Alameda Blvd	/	/	/
		<del>4'</del>	<del>PCC Sidewalk (both sides)</del>	<del>Grouse Ridge Dr</del>	<del>north property line</del>	<del>Dancing Eagle Ave</del>	/	/	/
		6'	PCC Sidewalk (north side only)	Alameda Blvd	Louisiana Blvd	east property line	/	/	/
		6'	PCC Sidewalk (4) (east side only)	Louisiana Blvd	north property line	Alameda Blvd	/	/	/
		6"	Waterline	Dancing Eagle Ave	Dancing Eagle Ct	Grouse Ridge Dr	/	/	/
		8"	Waterline	Dancing Eagle Ave	Grouse Ridge Dr	Eagle Feather Dr	/	/	/
		6"	Waterline	Dancing Eagle Ct	Lot 23, Blk D	Alameda Blvd	/	/	/
		8"	Waterline	Eagle Feather Dr	Lot 5, Blk C	Alameda Blvd	/	/	/

or 6' sidewalk 3/4

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		6"	Waterline	Eagle Talon Dr	Dancing Eagle Ave	Alameda Blvd	/	/	/
		8"	Waterline	<del>Grouse Ridge Dr</del> <sup>20' PED TR. &amp; WAT.</sup> LN. <del>SM</del> T	north property line	Dancing Eagle Ave	/	/	/
		8"	Waterline (3)	Alameda Blvd	Louisiana Blvd	east property line	/	/	/
		8"	SAS	Dancing Eagle Ave	Dancing Eagle Ct	Eagle Feather Dr	/	/	/
		8"	SAS	Dancing Eagle Ct	Lot 23, Blk D	Alameda Blvd	/	/	/
		8"	SAS	Eagle Feather Dr	Lot 5, Blk C	Lot 1, Blk C	/	/	/
		8"	SAS	Alameda Blvd	Louisiana Blvd	east property line	/	/	/
		24"	RCP Storm Drain	Dancing Eagle Ave	Eagle Talon Dr	Lot 14, Blk C	/	/	/
		<del>24"</del> 30"	RCP Storm Drain	Dancing Eagle Ct	Dancing Eagle Ave	<del>Alameda Blvd</del> Temp Pond	/	/	/
		24"	RCP Storm Drain	Eagle Talon Dr	Dancing Eagle Ave	<del>Temporary Pond</del> Alameda Blvd	/	/	/
		24"-30"	RCP Storm Drain	Alameda Blvd	Louisiana Blvd	<del>east property line</del> Eagle Feather Dr	/	/	/
		5.44 Ac-ft	Temp Retention Pond w/ easmt, Covenant & Agreement, and emergency overflow	Lots 1 & 2, Tract 2, Unit 3, Block 4, NAA			/	/	/
			(Modified "c")				/	/	/
			left-turn bay (4) w/ median curb	Alameda Blvd (westbound)		Louisiana Blvd (southbound)	/	/	/
			left turn bay (deferred)	Alameda Blvd (eastbound)		Eagle Talon (northbound)	/	/	/
							/	/	/
							/	/	/
							/	/	/

NOTES:

- Sidewalks to be deferred on both sides where noted.
- Includes 2 driving lanes and one bike lane. Financial contribution for a portion of the signalization at the intersection of Alameda Blvd and Louisiana Blvd not to exceed \$30,000.

ORIGINAL

- 3. 8" waterline length may be decreased if new development to the south of Alameda Blvd creates a waterline loop prior to release of financial guarantees.
- 4. By Modified Procedure "C" Agreement (non-work order).
- 5. Residential lighting per DPM.
- 6. Grading Certification required prior to release of S.I.A. & financial guarantee.
- 7. All water to include fire hydrants, valves, and appurtenances per DPM.
- 8. Storm drain sizes are subject to change per final DRC determination.
- 9. A letter of Map Revision approved by FEMA to release financial guarantees for storm drain pipe and appurtenances.
- 10. Curb & gutter on both sides, unless otherwise noted.

11. <sup>ⓐ</sup> Modification of intersection of Grouse Ridge Dr and Quail Springs Rd to restrict vehicular access to Grouse Ridge Dr and maintain drainage.

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS		
<p><u>GENEVIEVE L. DONART</u> NAME (print)</p> <p><u>ISAACSON &amp; AREMAN, P.A.</u> FIRM</p> <p><u>Genevieve L. Donart</u> 7/7/03 SIGNATURE - date</p>	<p><u>Sherman A. Wilson</u> 7/9/03 DRB CHAIR - date</p> <p><u>Paul [unclear]</u> 7-09-03 TRANSPORTATION DEVELOPMENT</p> <p><u>Nancy [unclear]</u> 7/09/03 UTILITY DEVELOPMENT - date</p> <p><u>Bradley A. Byham</u> 7/9/03 CITY ENGINEER - date</p>	<p><u>Christina Sandoval</u> 7/9/03 PARKS &amp; GENERAL SERVICES - date</p> <p>_____ AMAFCA - date</p> <p>_____ - date</p> <p>_____ - date</p>	<p>10/22/03</p>

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: 7-09-05

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
<u>2</u>	<u>2/10/04</u>	<u>[Signature]</u>	<u>[Signature]</u>	<u>Genevieve Donart</u>
<u>3</u>	<u>7-10-05</u>	<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>
<u>A</u>	<u>8-5-05</u>	<u>[Signature]</u>	<u>[Signature]</u>	<u>Genevieve Donart</u>



4/18/03

**EPC FINDINGS**

- 1. EPC FINDS THAT THE SITE DEVELOPMENT PLAN APPROVAL REQUIRED IN THE LA CUEVA SECTOR PLAN IS SDP FOR SUBDIVISION.**
- 2. PROJECT IS REMANDED BACK TO DRB WITH DIRECTIONS TO READVERTISE THE CASE AS SITE PLAN FOR SUBDIVISION.**
- 3. DRB IS TO RECONSIDER DANCING EAGLE DRIVE AS THE LCSP REQUIRED THROUGH STREET.**
- 4. GROUSE RIDGE DRIVE SHALL BE CONSIDERED AS PEDSETRIAN ACCESS. ADDITIONAL RIGHT OF WAY WHICH RESULTS FROM THIS CHANGE IS TO BE INCORPORATED INTO ADJACENT LOTS TO INCREASE THE SQUARE FOOTAGE OF LOTS.**

1. Call to Order.
  - A. Announcement of Changes and/or Additions to the Agenda
  - B. Approval of the Amended Agenda
  - C. Approval of the Minutes for July 17, 2003.

**2. Project # 1000650 \***

03EPC-01110 EPC Site Development Plan-  
Building Permit  
03EPC-01109 EPC Site Development Plan-  
Subdivision

TIERRA WEST LLC agent(s) for WALMART STORES, INC. request the above action(s) for all or a portion of Tract(s) 1-A, **Lands of Lamonica & Wenk**, zoned SU-1 C-1 Permissive Uses, located on COORS BLVD. SW, between RIO BRAVO BLVD. and LAMONICA RD., containing approximately 21 acre(s). (P-10) Carmen Marrone, Staff Planner **(CONTINUED FROM AUGUST 21, 2003)**

**3. 03EPC- 01242 Project # 1002640**

~~03DRB-00728 Minor-Temp Defer SDWK~~  
03DRB-00723 Major-Preliminary Plat  
Approval  
~~03DRB-00726 Minor-Sidewalk Variance~~  
~~03DRB-00725 Minor-Sidewalk Variance~~  
03DRB-00724 Major-SiteDev Plan  
BldPermit

Robert Fresques, President, agent(s) for Quail Springs Neighborhood Association appeals the Development Review Board's approval of the above action(s) for all or a portion of Lot(s) 22-32, Block(s) 3, Tract(s) 2, NO. ALBUQUERQUE ACRES, **VISTA DEL AGUILA SUBDIVISION**, zoned RD SU-1, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 12 acre(s). (C-19)

**4. Project # 1002635 \***

03EPC-00702 Zone Map Amendment  
03EPC-00703 EPC Site Development Plan-  
Subdivision  
03EPC-00704 EPC Site Development Plan-  
Building Permit

CONSENSUS PLANNING, INC. agent(s) for TRICOR SOUTHWEST CORPORATION request the above action(s) for all or a portion of Tract(s) I, **Section 3, T10N**, a zone map amendment from SU-1 Neighborhood Commercial to SU-1 for C -1, located on CANDELARIA ROAD NE, between TRAMWAY BLVD. NE and MOUNTAINSIDE PARKWAY NE, containing approximately 4 acre(s). (H-22) Juanita Vigil, Staff Planner

**5. Project # 1000694 \***

03EPC-01111 EPC Site Development Plan-  
Building Permit

JOHN GRIEGO agent for FAMILY WORSHIP CENTER request the above action for all or a portion of Lot 226, 227 228, 229 and 230 **Town of Atrisco Grant - Airport Unit**, zoned SU-1 Church, located on GLENRIO NW, between 72ND ST. NW and I-40, containing approximately 8 acre(s). (J-10) Mary Piscitelli, Staff Planner



## ENVIRONMENTAL PLANNING COMMISSION

### A G E N D A

Thursday, September 18, 2003, 9:00 a.m.

Dona Ana/Cimarron Room  
Albuquerque Convention Center  
400 2nd Street NW

**NOTE: The location and starting time of this hearing has changed from what was advertised.**

### MEMBERS

Jeffery Jesionowski, Chairman  
Mick McMahan, Vice Chair

John Briscoe  
Camilla Serrano  
Jens Deichmann

Bevin Owens  
Larry Chavez  
David Steele

\*\*\*\*\*

**NOTE: A LUNCH BREAK AND DINNER BREAK WILL BE ANNOUNCED AS NECESSARY**

Agenda items will be heard in the order specified unless changes are approved by the EPC at the beginning of the hearing; deferral and withdrawal requests (by applicants) are generally reviewed at this time (see item 1A and 1B below). Applications with no known opposition that are supported by the Planning Department are scheduled at the beginning of the agenda; these cases are noted with an asterisk. Applications deferred from a previous hearing are scheduled at the end of the agenda.

There is no set time for cases to be heard. However, interested parties can monitor the progress of the hearing by calling the Planning Department at 924-3860. All parties wishing to address the Commission must sign-in with the Commission Secretary at the front table prior to the case being heard. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak. **In the interest of time, presentation times are limited as follows, unless otherwise granted by the Commission Chair: Staff - 5 minutes; Applicant - 10 minutes; Public speakers - 2 minutes each.**

All written materials - including petitions, legal analysis and other documents - should be submitted at least 10 days prior to the public hearing ensuring presentation at the EPC Study Session. The EPC strongly discourages submission of written material at the public hearing. Except in extraordinary circumstances, the EPC will not consider written materials submitted at the hearing. In the event the EPC believes that newly-submitted material may influence its final decision, the application may be deferred to a subsequent hearing.

**NOTE: ANY AGENDA ITEMS NOT HEARD BY 8:30 P.M. MAY BE DEFERRED TO ANOTHER HEARING DATE AS DETERMINED BY THE PLANNING COMMISSION.**

**O3EPC- 01242 Project # 1002640**  
O3DRB-00728 Minor-Temp Defer  
SDWK  
O3DRB-00723 Major-Preliminary  
Plat Approval  
OSDRB-00726 Minor-Sidewalk  
Variance  
O3DRB-00725 Minor-Sidewalk  
Variance  
O3DRB-00724 Major-SiteDev Plan  
BldPermit

Robert Fresques, President, agent(s) for Quail Springs Neighborhood Association appeals the Development Review Board's approval of the above action(s) for all or a portion of Lot(s) 22-32, Block(s) 3, Tract(s) 2, NO. ALBUQUERQUE ACRES, VISTA DEL AGUILA SUBDIVISION, zoned RD SU-1, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 12 acre(s).  
*[Deferred from 528/03, 6/11/03 AND 8/28/03] (C-19)*

**DEVELOPMENT REVIEW BOARD'S COMMENTS TO THE ENVIRONMENTAL  
PLANNING COMMISSION September 18, 2003:**

**Request Summary:**

This is an appeal of the July 9, 2003, Development Review Board (DRB) approval of preliminary plat and site development plan for Vista del Aguila Subdivision. The proposed subdivision is located between Louisiana Boulevard, NE and Wyoming Boulevard, NE along the north side of Alameda Boulevard, NE.

The appellant is the Quail Springs Neighborhood Association comprised of approximately 60 homeowners. Quail Springs is located directly to the north of the proposed Vista del Aguila Subdivision.

**Background/Analysis:**

The property is zoned RD-7du/acre and lies within the boundaries of the La Cueva Sector Development Plan. Boyhann, LLC, the current property owner, is planning to build 74 single family, one and two story homes. The existing zoning and acreage would allow the construction of 77 single family homes.

Response to Appeal:

Appellants assert the DRB erred in applying adopted City plans, polices and ordinances in arriving at their decision to approve the preliminary plat and the site development plan. Listed are their reasons for appeal and DRB responses to each.

1. The submittal lacks critical elements of the site development plan for building permit and should not have been accepted for hearing, much less approved.

The La Cueva Sector Development Plan requires site development plan approval for residential development more intense than what is allowed in R-1 zoning. In the years since the plan's adoption, this requirement has been interpreted to mean submittal of a site development plan for subdivision, not building permit, to DRB for approval. In this case, a site development plan for subdivision was submitted with the preliminary plat for approval. However, the submittal was incorrectly advertised and placed on the DRB agenda as a site development plan for building permit.

Since the requirement was for a site development plan for subdivision, the DRB reviewed the plan using the site development plan for subdivision criteria. The plan satisfied those criteria and was approved by DRB.

The DRB Official Notice of Decision issued on July 11, 2003, stated that a site development plan for building permit was approved. On July 30, 2003, a DRB Amended Official Notice of Decision was issued correcting the error. (See Exhibit E, the original Notice of Decision and the Amended Notice of Decision included in this packet.)

2. La Cueva Sector Development Plan No.7. (Page 32) Architectural Character Single Family Residential Intent: Develop Innovative designs for new subdivisions that enhance the sense of place, neighborhood interaction and reinforce existing architectural character in established neighborhoods.

The widening of Alameda Boulevard reduces the depth of residential lots along Alameda. This reduction in developable acreage combined with reasonable profit expectations limits the innovative approaches in subdivision design. In fact, Vista del Aguila resembles closely the platting design of Quail Springs and other nearby subdivisions with the same zoning.

The developer did agree to put tile roofs on all the homes in the Vista del Aguila Subdivision as well as limit the 50' wide lots to one story homes as concessions to the Quail Springs residents. Six of these 50' lots back up to the back yards of some Quail Springs residents. The La Cueva Plan does not address the issue of residential height limitations except to refer to the RD zone which, in turn limits the height to the RT

zoning which is 26 feet. In addition, there will be a 30' setback between the Quail Springs homes which back up to this subdivision and the Vista del Aguila homes which back up to Quail Springs. The required rear yard set back for the lots in both subdivisions is 15'.

3. 7R-1: All new subdivisions shall incorporate CPTED principles into the design of new homes.

Quail Springs Neighborhood Association states in their appeal that this statement supports the closing of Grouse Ridge Drive through the new subdivision.

The Subdivision Regulations on page 39 of the La Cueva Plan state:

"2. Through Streets. Any subdivision greater than six acres shall have a minimum of one street that passes through the subdivision." (See Exhibit A in this packet.)

In addition, Figure 11, page 40 of the La Cueva Sector Plan specifically shows a connection from the Quail Subdivision to Alameda Boulevard. In fact, Figure 11 shows a direct connection. (See Exhibit B in this packet.)

The DRB was following this mandate of the La Cueva Plan in keeping Grouse Ridge Drive open as a through street.

Grouse Ridge Drive connects to Dancing Eagle Avenue in the Vista del Aguila Subdivision. At the point of intersection, it is approximately 440 feet (or 10 lots) from Eagle Feather Drive which connects to Alameda. In the opposite direction, it is about 40 feet (or 14 lots) to Eagle Talon Drive which also connects to Alameda. This is not what transportation planners define as a direct connection between Grouse Ridge Drive and Alameda. This circuitry discourages cut through traffic, a concern of Quail Springs residents. (See Exhibit C in this packet.)

The appellants reference to the relationship of the existing natural surveillance from the one story Quail Springs homes is puzzling. Whether the homes directly behind them are one or two story, their current natural surveillance into undeveloped land will be affected.

4. 7G-1: De-emphasize garages, and orient porches, doors and windows to the street.

Because DRB's responsibility is to review only the site plan for subdivision, this design guideline falls outside the authority of DRB to enforce. Also, it is only a guideline, not a regulation.

5. La Cueva Sector Development Plan, No. 9. (Page 34) Building Materials and Colors Intent: Foster community identity through the use of compatible building materials and colors.

Again, this design regulation falls outside the DRB's enforcement authority for this plan. However, the developer did agree to tile roofs and may have made other concessions to Mail Springs of which DRB is unaware.

6. La Cueva Sector Development Plan, No. 11 (page 35) Views

Intent: Ensure that development respects the views of the Sandia Mountains to the east and the mesa to the west. This includes preserving views from out of the site and site development to take advantage of views from the site.

- a. 11 R-1: site development plans shall include a view analysis that shall identify views in and out of the site and indicate how these views will be protected within the site.

DRB requires that La Cueva site development plans for subdivision include on the plan the Views Intent as stated on page 35 of the La Cueva Sector Development Plan. Because site development plans for subdivision do not require structure elevations and other details related to buildings, it is difficult for the developer to provide a view analysis. Most often in residential subdivisions, the actual home placed on each lot depends on the market and the individual home buyer. The Vista del Aguila site plan includes a view statement.

- b. 1 1R-3: Rooftop mechanical and electrical equipment, microwave antennae, or similar rooftop hardware shall be screened from public view...

This regulation applies to non-residential development.

Findings:

Under Section 14-14-8-3 of the Subdivision Ordinance, the basis for an appeal is:

The Development Review Board:

- (A) erred in applying adopted City plans, policies and ordinances in arriving at their decision;
- (B) erred in the appealed action or decision, including its stated facts;
- (C) erred in acting arbitrarily or capriciously or being manifestly abusive of discretion.

The appellant believes that the DRB erred in applying adopted City plans, policies and ordinances in arriving at their decision. DRB correctly applied the La Cueva Sector Development Plan in arriving at their decision.

**RECOMMENDATION: DENIAL OF Appeal Application O3EPC-01242 Project 002640, Application #O3DRB-00728 Minor-Temp Defer SDWK, O3DRB-00723 Major-Preliminary Plat Approval, O3DRB-00726 Minor-Sidewalk Variance, O3DRB-00725 Minor-Sidewalk Variance, O3DRB-00724 Major-SiteDev Plan Subd based on the preceding Summary/Findings.**



Sheran Matson, AICP  
Development Review Board Chair



## TABLE OF CONTENTS

1.	Response to Appeal	1 - 5
2.	Appeal	6 - 13
3.	Exhibit A. Page 39, La Cueva Sector Development Plan	14
4.	Exhibit B. Page 40, La Cueva Sector Development Plan	15
5.	Exhibit C. Vista Del Aguila Subdivision, Unit 3 Prelim. Plat	16
6.	Exhibit D. Signature Block, Approved Vista del Aguila Subdivision, Unit 3 Site Development Plan for Subdivision	17
7.	Exhibit E. Original DRB Application	18
8.	7/11/03 DRB Official Notice of Decision	19 & 20
9.	7/30/03 DRB Amended Notice of Decision	21 & 22
10.	DRB Minutes of May 28, 2003, June 11, 2003, and July 9, 2003 Pertaining to Vista del Aguila Subdivision, Unit 3	23 - 55



Supplemental form **S**

**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 **Z**

**ZONING & PLANNING**

Annexation

County Submittal

EPC Submittal

Zone Map Amendment (Establish or Change Zoning)

Sector Plan (Phase I, II, III)

Amendment to Sector, Area, Facility or Comprehensive Plan

Text Amendment (Zoning Code/Sub Regs)

**APPEAL / PROTEST of...**

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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION: Quail Springs Neighborhood Association

NAME: Mr Robert M. Fresques, President PHONE: (505) 797-7231

ADDRESS: 7231 Quail Springs Pl NE FAX: \_\_\_\_\_

CITY: Albuquerque STATE: NM ZIP: 87113 E-MAIL: rfresques@msn.com

Proprietary interest in site: organized Neighborhood Association within 600 feet of the subject party.

AGENT (if any): \_\_\_\_\_ PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: A appeal of DRB ruling on project case number 1002640, dated 7-11-03:  
03DRB-00723 Major Preliminary Plat Approval; 03DRB-00724 Major - Site Development Plan 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. 22-32 Block: 3 Unit: 2

Subdiv. / Addn. North Albuquerque Acres

Current Zoning: RD-7 DU Proposed zoning: \_\_\_\_\_

Zone Atlas page(s): C19 No. of existing lots: \_\_\_\_\_ No. of proposed lots: \_\_\_\_\_

Total area of site (acres): 12 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_

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

UPC No. \_\_\_\_\_ MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: Alameda Boulevard

Between: Wyoming Boulevard and Louisiana Boulevard

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 03DRB-00724  
03DRB-00723

DRB Project # 1002640 AND La Cueva Sector Development Plan

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

SIGNATURE: Robert M. Fresques DATE: 7/23/03

(Print) Robert M. Fresques  Applicant  Agent

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

**FOR OFFICIAL USE ONLY**

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

Application case numbers	Action	S.F.	Fees
<u>03E-PC-01242</u>	<u>APPEAL</u>		\$ <u>190.00</u>
	<u>NOTIFICATION FEE</u>		\$ <u>50.00</u>
			\$ _____
			\$ _____
			\$ _____
			\$ _____
			Total \$ <u>240.00</u>

Hearing date 9-18-2003

Robert 7/23/03  
Planner signature / date

Project # 1002640



## NOTICE OF HEARING

July 31, 2003

Robert Fresques, President  
Quail Springs Neighborhood Association  
7231 Quail Springs PI NE  
Albuquerque, NM 87113

**RE: APPEAL 03EPC-01242 /PROJECT #1002640 (CASE WAS HEARD UNDER APPLICATION NUMBERS #03DRB-00723 Major-Preliminary Plat Approval, 03DRB-00724 Major-SiteDev Plan BldPermit , 03DRB-00725 Minor-Sidewalk Variance, 03DRB-00726 Minor-Sidewalk Variance, 03DRB-00728 Minor-Temp Defer SDWK**

Dear Mr. Fresques:

The above referenced appeal, which was filed July 23, 2003, has been **scheduled** to be heard before the Environmental Planning Commission (EPC) on **Thursday, September 18, 2003 at 8:30 A.M.**

The meeting will be held in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2<sup>nd</sup> Street, NW, 87102.**

Approximately one week prior to the hearing, you will receive a copy of the agenda and a staff report. **THIS WILL SHOW YOU WHERE YOUR CASE WILL BE ON THE AGENDA.**

If you have any questions, please contact Claire Senova, Administrative Assistant at 924-3946.

Sincerely,

Sheran Matson, AICP, Chair, Development Review Board

cc: Isaacson & Arfman PA, 128 Monroe St NE, 87108  
Boyhahn LLC, 11896 North Highway 14, Tijeras, NM 87059  
Kyle and Mary Williams, 7211 Quail Springs PI NE, 87113  
Paul & Eva Litt, 7216 Quail Springs PI NE, 87113  
Carl & Shirley Dulabone, 7132 Quail Springs PI NE, 87113  
Robert & Florence Dymak, 7315 Quail Springs PI NE, 87113  
John & Jenny Klimisch, 7209 Quail Springs PI NE, 87113

FORM A: APPEAL

Appeal to the Zoning Board of Appeals regarding:

DECISION OF THE ZONING HEARING EXAMINER

Appeal to the Landmarks and Urban Conservation Commission regarding:

CERTIFICATE OF APPROPRIATENESS DECISION OF THE PLANNING DIRECTOR OR STAFF

Appeal to the Environmental Planning Commission regarding:

- ADMINISTRATIVE AMENDMENT OR DECISION OF THE PLANNING DIRECTOR OR STAFF
- DECLARATORY RULING OF THE ZONING ENFORCEMENT OFFICER
- DETERMINATION OR ACTION OF THE DEVELOPMENT REVIEW BOARD

Appeal to the City Council regarding:

- DETERMINATION OR ACTION OF THE ENVIRONMENTAL PLANNING COMMISSION
- ACTION OF THE ZONING BOARD OF APPEALS REGARDING AN APPEAL
- DECISION OF THE LANDMARKS AND URBAN CONSERVATION COMMISSION

Project number of case being appealed; 1002640

Application number of case being appealed; 03DRB-00723 Major-Preliminary Plat Approval  
03DRB-00724 Major-Site Development Plan Building Permit

Reason for the appeal \*

Appellant's basis of standing as an appellant \*

Letter of authorization from the appellant if this application for appeal is submitted by an agent

Copy of the Official Notification of Decision regarding the matter being appealed

Fee (see schedule)

\* Criteria for reasonable appeals and criteria for standing as an appellant are given in Zoning Code §14-16-4-4. Any appeal must meet these criteria to be heard. The applicant should review these and other relevant documents carefully before preparing an application for appeal.

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

Robert M. Fresques

Applicant name (print)

Robert M. Fresques

Applicant signature / date

7/23/03



Form revised September 2001

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

Application case numbers

03EPC-01242

-  
-

Robert

7/23/03

Planner signature / date

Project # 1002640

Appeal 8

## REASON FOR APPEAL DRB Ruling, Project # 1002640

This is an appeal of the approvals by the Development Review Board (DRB) of Project #1002640 dated July 9, 2003; specifically we are appealing 03 DRB 00723 Major-Preliminary Plat Approval and 03 DRB 00724 Major-Site Development Plan for Building Permit Approval.

**STANDING TO APPEAL.** Appellant, the Quail Springs Neighborhood Association (QSNA) was officially recognized by the City of Albuquerque Planning Department on July 7, 2000. The Quail Springs (QS) Subdivision is located directly north of the proposed project #1002640, Vista Del Aguila Unit III (VDA III) Subdivision. On July 16, 2003, the QSNA held a Board meeting and voted unanimously to appeal the DRB decision.

The subject property is zoned RD-7 du/acre. Under the provisions of the RD zone in the La Cueva Sector Plan, a property owner is allowed to develop single-family R-1 residential (i.e. 5,000 s.f. lots) without a site development plan, but if they chose to develop higher density they must secure site development plan approval. (Section 5.2 La Cueva SDP.) Site plans must comply with the design regulations in Section 5.4.6. Site development plan approval also provides a mechanism for the enforcement of the guidelines contained in the same section.

Appellants assert that the DRB erred in applying adopted City plans, policies and ordinances in arriving at their decision to approve the preliminary plat and site development plan for the building permit.

- 1. The submittal lacks critical elements of the site development plan for building permit and should not have been accepted for hearing, much less approved.**

The site development plan on file only minimally meets the elements of a site plan for subdivision since it lacks design regulations. The DRB decision purports to approve a site development plan for building permit in spite of the fact that there are no building elevations, no information on building heights and siting for solar access, no information on color, materials and other elements of architectural design. These missing elements are important parts of any site plan for a building permit, but are absolutely critical in the La Cueva Plan area given the guiding principles of the plan:

- Existing development has begun to create an identity for the plan area based on architectural styles, quality of design and compatibility with the natural landscape. The community is looking to the plan to solidify this identity by requiring compatible new development.

- New development should contribute to the identity of this part of Albuquerque... a variety of design standards are prescribed to reinforce the community identity and to approve land use compatibility, street and neighborhood character and overall community design.
  - Site plan review of higher density uses is recommended to assure positive relationships between land uses. (La Cueva Plan 5.1, pages 25-26).
- 2. La Cueva Sector Development Plan No.7. (Page 32) Architectural Character Single Family Residential Intent: Develop innovative designs for new subdivisions that enhance the sense of place, neighbor interaction, and reinforce existing architectural character in established neighborhoods.**

The developer has not developed an innovative design plan that will enhance the sense of place or reinforce existing architectural character in the established neighborhoods on either side of VDA III. There will be seventy-four houses containing approximately seventeen hundred square feet on an average 45-foot wide lot. Since proposed house designs were not submitted to the DRB, we can only assume that the developer will build the same product he did in VDA I and II. The proposed subdivision could include nothing but two story houses jammed on narrow shallow lots, demonstrating that this is not an innovative project. All thirty-three new houses backing up to the twenty-three single story QS Subdivision homes could be two stories with balconies which will loom over the QS single story patio homes.

The QS Subdivision includes sixty planned one-story patio stuccoed homes with red tile pitched roofs and cooling units installed on the ground. The original buyers had a choice of four light desert colors of stucco. Twenty-three of the patio homes back up to the new proposed subdivision.

Eagle Springs (ES) Subdivision, whose builder is D.R. Horton, is located south of the proposed development. It is a mix of one and two story homes with tile roofs and desert colored stucco with A/C units installed on the ground. The two story homes with balconies are constructed with stucco encasing the balcony structure so there is the appearance that it is part of the home.

VDA I and II located close to Wyoming Boulevard NE and Eagle Rock Road NE have composite roofs and the stucco colors are different shades of brown, which does not conform and blend to those in the QS and ES Subdivisions. The balconies of the VDA I and II are build of wood and look as if they have added on as an after thought.

- 3. 7R-1: All new subdivisions shall incorporate CPTED (Crime Prevention Through Environmental Design) principles into the design of new homes. This supports the closing of Grouse Ridge Drive through the new subdivision.**

According to the National Crime Prevention Institute, "The proper design and effective use of the built environment can lead to a reduction in fear and incidents of crime and the improvement in the quality of life." CPTED is based on both the "perception" of safety by citizens and their actual "occurrence" of crime. Both contribute to the quality of life of the residents of a community. These two elements, perception of safety and actual likelihood of crime, are most important in assessing the potential impact on existing residents of QS by the VDA III Subdivision as proposed by the developer. Principles of CPTED are based on the following concepts to make residents feel and be safer in their homes:

#### Natural Access Control:

In the case of subdivisions, "streets should be designed to discourage cut through traffic." Though some connectivity between neighbors is encouraged, this object can be accomplished via Louisiana Boulevard. The extension of Grouse Ridge Drive from QS Subdivision into VDA III Subdivision clearly would ENCOURAGE, not discourage, cut through traffic.

#### Natural Surveillance:

In the case of single family homes, "maximum viewing to and from the house" should be preserved. The proximity to existing one story homes in QS Subdivision and the proposed two story houses in VDA III would greatly limit the "natural surveillance" which now exists to the rear of the established homes. The VDA III neighbors living in the two story houses will have a direct intimate view into the lives of these vulnerable individuals. The VDA III residents will know the comings and goings of their QS neighbors to the north. They will know the approximate age and whether their QS neighbors live alone or not. In passing they may make inadvertent comments to their friends and/or co-workers about the activities of their QS neighbors which in turn could lead to robberies, vandalism, arson, rape or murder.

#### Territorial Reinforcement:

It is clear from the large turn out by the QS residents at the DRB meetings and the decision to make this appeal that the residents are a tight knit community. The neighborhood is largely made up of elderly people who are retired or soon to be retired. Also, there is a large proportion of widows and other single women. They have a strong sense of community identity and territorial responsibility. Two aspects of the proposed VDA III plan would significantly undermine the QS residences sense of community:

- Interconnecting the subdivision by extending Grouse Ridge Drive would reduce both the feeling of, and the actual control that is now exercised through recognition of familiar traffic. The Quail Springs residences will no longer be able to recognize strangers in their community. On September 10, 2001, the Quail Springs Neighborhood Association organized a neighborhood watch program under the

Neighborhood Organized Against Crime Program that demonstrates their concern for safety in their neighborhood.

- Building two-story houses immediately behind the existing single story residences will undermine the quality of day-to-day retirement living, hence the commitment to the neighborhood and "territory". The two story houses towering so closely over the rear of the existing QS single story homes will destroy the sense of privacy and feeling of safety. Many QS residences spend a great deal of time in their backyards and patios. These two-story houses will also create a shadow affect reducing the natural southern light exposure and will obscure the existing views of the mountains and mesa.

The basic purpose of "Crime Prevention Through Environmental Design" is to contribute to the quality of life for citizens. A high quality already exists in the Quail Springs Subdivision for these senior citizens. The simple solution to preserving this quality of life in the QS Subdivision is to limit new residences to one-story homes in the VDA III Subdivision and to leave Grouse Ridge Drive closed.

4. **7G-1: De-emphasize garages, and orient porches, doors, and windows to the street.**

The developer did not submit house designs so it is unknown if these issues are addressed for this subdivision.

5. **La Cueva Sector Development Plan, No. 9. (Page 34) Building Materials and Colors Intent: Foster community identity through the use of compatible building materials and colors.**

The QS Subdivision is all one-story patio homes, which are stuccoed in one of four desert colors with red tiled, pitched roofs. The cooling units are installed on the ground. The ES Subdivision has homes with desert colored stucco and tile roofs. Their A/C units are also installed on the ground. The ES balconies are enclosed in stucco and match the rest of the home.

The VDA III developer did not present the DRB with house designs so the information being presented is from what he has told the QS representatives and the viewing of the VDA I and II Subdivision houses which were built by this contractor. The roofs are made of composite material, the stucco colors are darker browns with the cooling unit either on top of the single story houses or hanging off the side of the two-story houses. The balconies appear to be after market add-ons, which do not blend well with the houses.

The QS and ES Subdivisions foster community through the compatible building materials and colors. The VDA I, II and III Subdivisions building materials and colors are not compatible with the QS and ES Subdivisions.



**6. La Cueva Sector Development Plan, No. 11 (page 35) Views**

**Intent: Ensure that development respects the views of the Sandia Mountains to the east and the mesa to the west. This includes preserving views from out of the site and site development to take advantage of views from the site.**

- a. **11R-1: Site development plans shall include a View Analysis that shall identify views into and out of the site and indicate how these views will be protected within the site.**

The only View Analysis presented by the developer was a picture of what a single retired female QS resident would see when standing at her back yard sliding glass door looking out toward the completed VDA III project. That view was a string of two story houses towering above her home and back yard. Residences from three of the new two-story houses would have direct visual access into her back yard and windows of a bathroom, two bedrooms, an eating and living room.

Her loss of southern light, the view of the mountains and the beautiful New Mexico sky was not addressed. All of the south side QS residents will have this same bleak view of the rear of two story-houses which will be so close together that the QS residences will not be able to see their beloved mountains and sky.

- b. **11R-3: Rooftop mechanical and electrical equipment, microwave antennae, or similar rooftop hardware shall be screened from public view...**

The developer informed that the QS residences that the cooling units will be on top of the one-story houses and attached to the side of the two-story houses. These will be in public view of the QS Subdivision residences.

**IN CONCLUSION**, the Quail Springs Neighborhood Association requests the Environmental Planning Commission to set aside the DRB approval of the site plan for building permit and preliminary plat. These matters should be remanded to the DRB for resubmittal and review of a complete site development plan for building permit. Said plan should include:

1. One-story houses with desert colored stucco walls and tile roofs with the A/C units installed on the ground so the new development will blend with the exiting Quail Springs and Eagle Springs neighborhoods.
2. Grouse Ridge Drive should remain closed between the two subdivisions based on Crime Prevention Through Environmental Design Principals.

# 6. Subdivision Regulations

The following regulations will be implemented through the approval process for subdivision plats by the DRB.

## 6.1 Subdivision Regulations

The pattern of streets determines access by pedestrians, bicycles, automobiles, transit and emergency services. It also influences the types and character of neighborhoods. The senses of security, neighborliness, and community identification are directly related to the pattern and design of streets. In order to increase access, livable streets and security through having people on and overlooking the street, this plan establishes the following patterns for subdivision layouts.

- 14
1. **Live end streets.** Live end streets facilitate access and utility service. Cul-de-sacs are problematic for pedestrian movement and for utility systems. The intent of this regulation is to support pedestrian circulation and to allow for looped water and sewer lines. No sidewalk or pedestrian path greater than 500 feet in length shall dead end. Cul-de-sacs shall have pedestrian/bicycle trails that directly connect to other streets, regional trails and/or parks. These connector trails shall be paved to trail standards, visible from the street and lighted. Walls or fences bordering these connectors shall be constructed in accordance with CEPTED (Crime Prevention through Environmental Design) Standards and a maximum of six feet in height. Figure 10 illustrates live-end streets.

Live end streets provide space for water and sewer line easements through subdivisions, allowing looped lines rather than dead-end lines.

The maintenance of connector trails shall be the responsibility of the homeowners association or adjacent property owner.

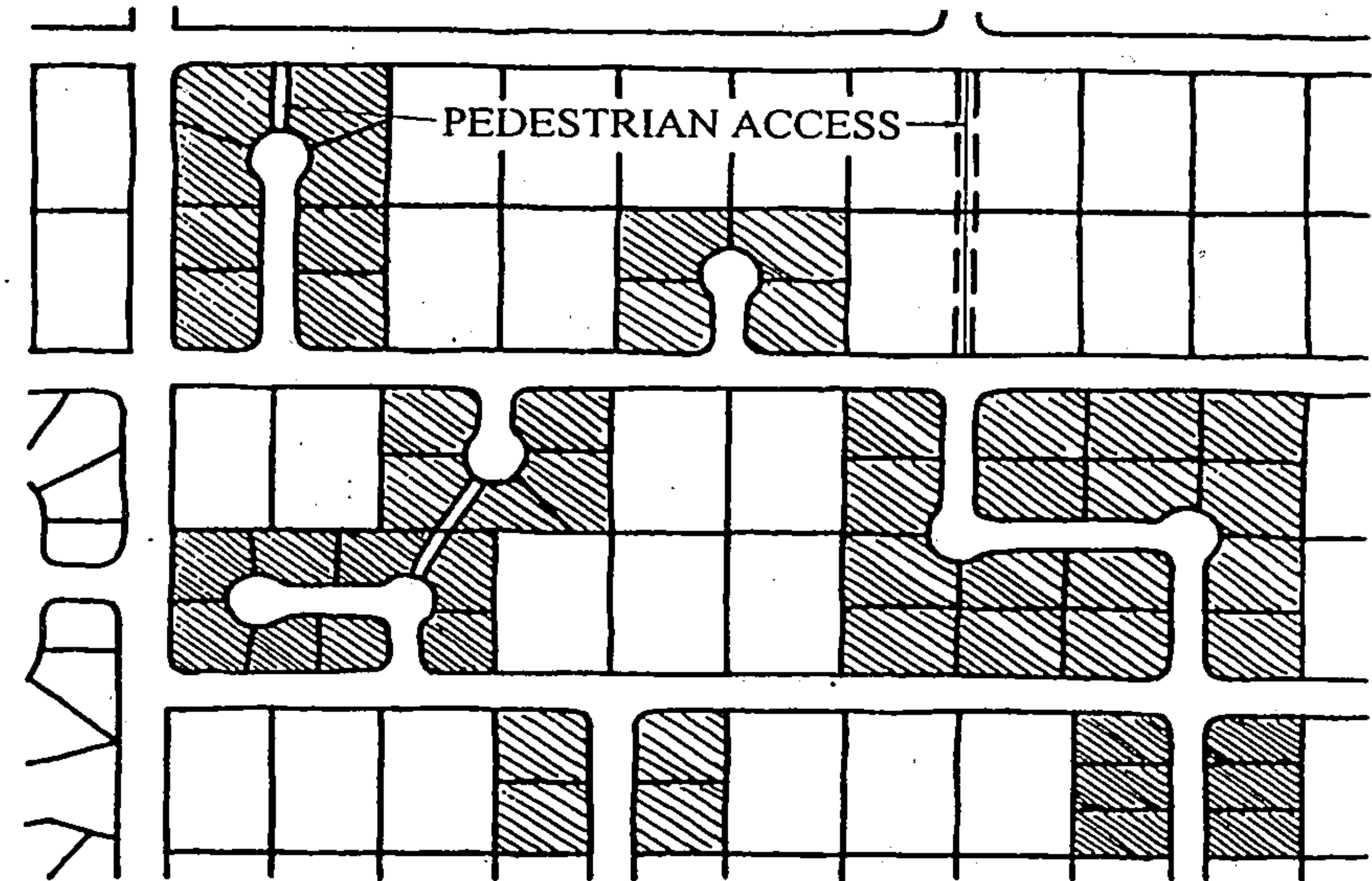


Figure 10 - Small Subdivisions with live-end streets

2. **Through Streets.** Any subdivision greater than six acres shall have a minimum of one street that passes through the subdivision. Through streets shall be spaced near the midpoint between through streets in adjacent subdivisions and connect as closely as possible to neighborhood amenities such as open space, schools, parks and trails.
3. **Trails.** In accordance with the Facility Plan for Arroyos, trails shall be developed along the North Domingo Baca and La Cueva arroyos. Each subdivision bordering or encompassing a trail shall provide a minimum of one access point to the trail from the street system. Additional access points shall be required to ensure 1).that there is an

EXHIBIT A

access/ egress point at a maximum of every 300 feet along the trail and 2) all portions of the subdivision have a direct route to the trail. In areas where development occurs on single one-acre lots, the city shall obtain both a drainage and a trail easement with drainage plans.

4. **North-south routes.** The current pattern of major streets and pedestrian trails provides reasonable pedestrian and bicycle east-west access, but a poor selection of north-south routes. Streets and pedestrian ways through subdivisions shall provide for continuous mid-block circulation in the approximate locations shown in Exhibit 11 and consistent with the proposed trail network. These routes will be composed of sidewalks and/or trails. Figure 10 illustrates a north-south route through a subdivision.

5. **Lot orientation to streets.** Subdivisions in the area are designed so that backs of lots and walls line the major local streets. This has encouraged speeding and created visually unappealing public spaces. Lot layouts as shown in Figure 10 are preferred.

## 6.2 Other Subdivision Issues

Other issues related to subdivisions in the plan area include layouts for small subdivisions in the northeast portion of the plan area and subdivisions along Alameda where roadway construction will reduce the depth of residential lots. The alternatives described below are not regulatory but offer suggestions for how the properties in these areas can be platted to avoid some of the potential problems with creating smaller lots.

1. **Alternative layouts for small subdivisions.** When entire windows cannot be assembled and replatted, smaller subdivisions may be an appropriate way to increase densities appropriate to surrounding development. Figure 10 illustrates approaches to small subdivisions that allow for residential densities of up to three units per acre.

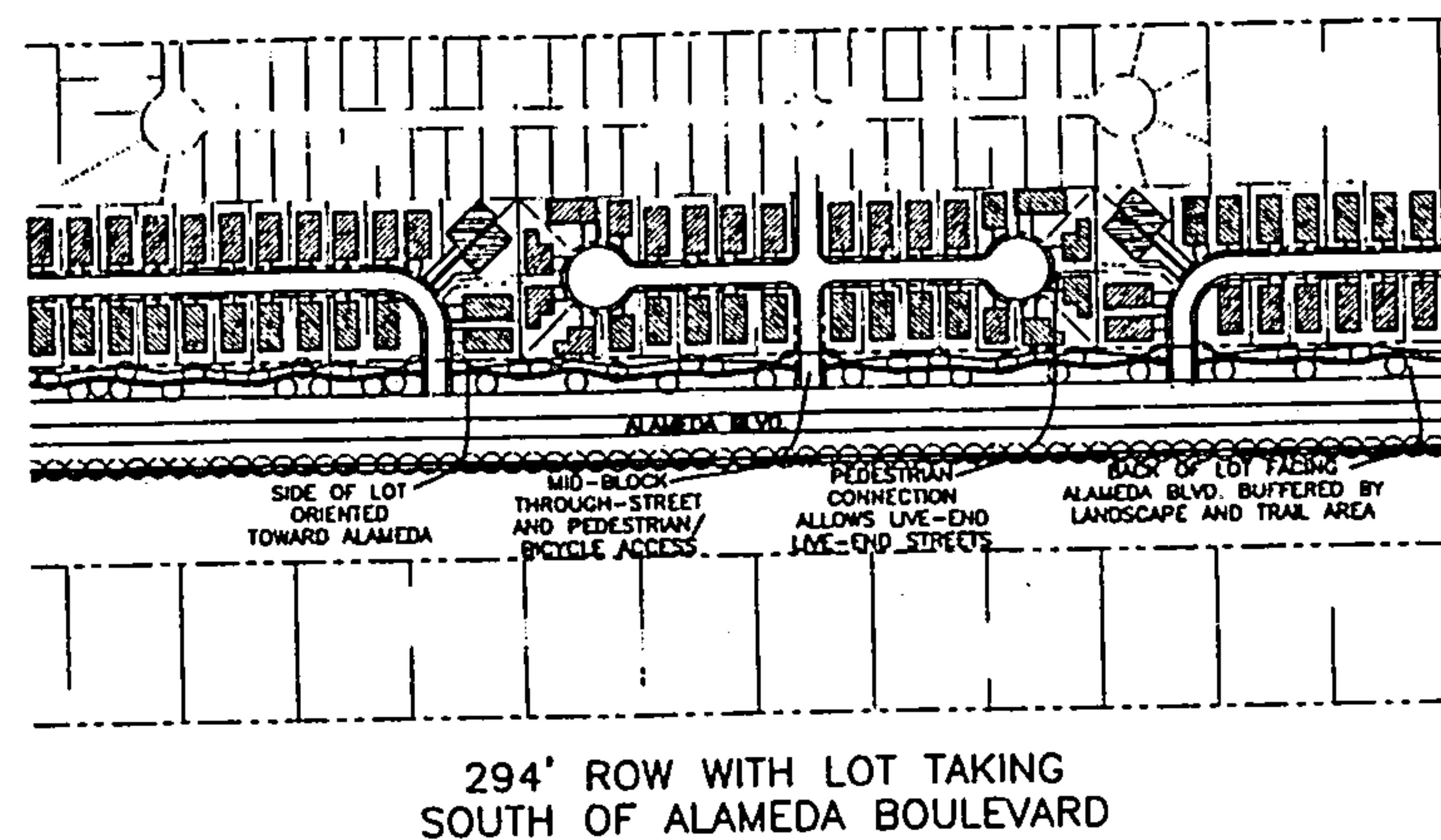
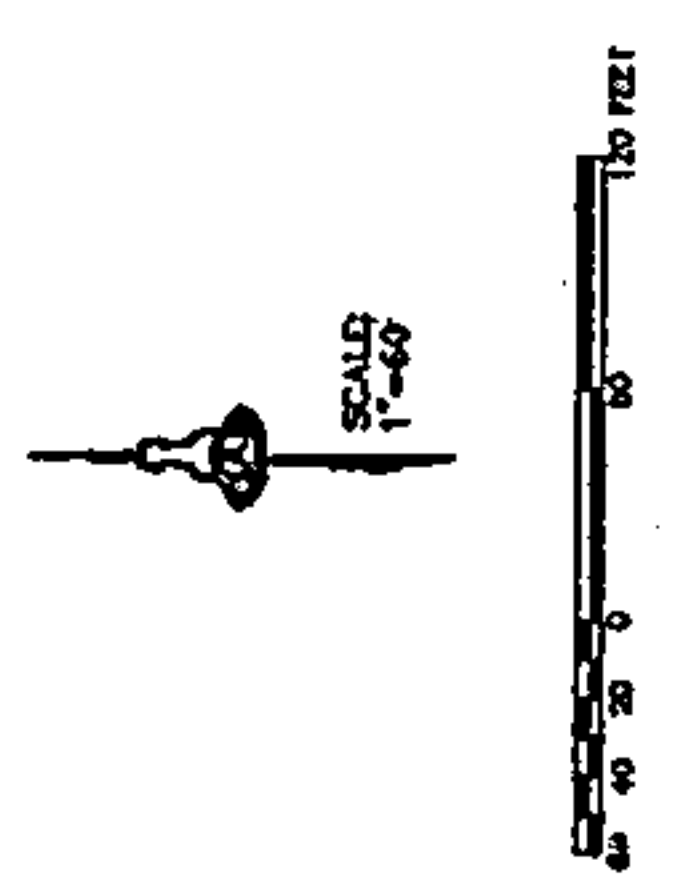


Figure 11 - Alameda Frontage Subdivision Layouts

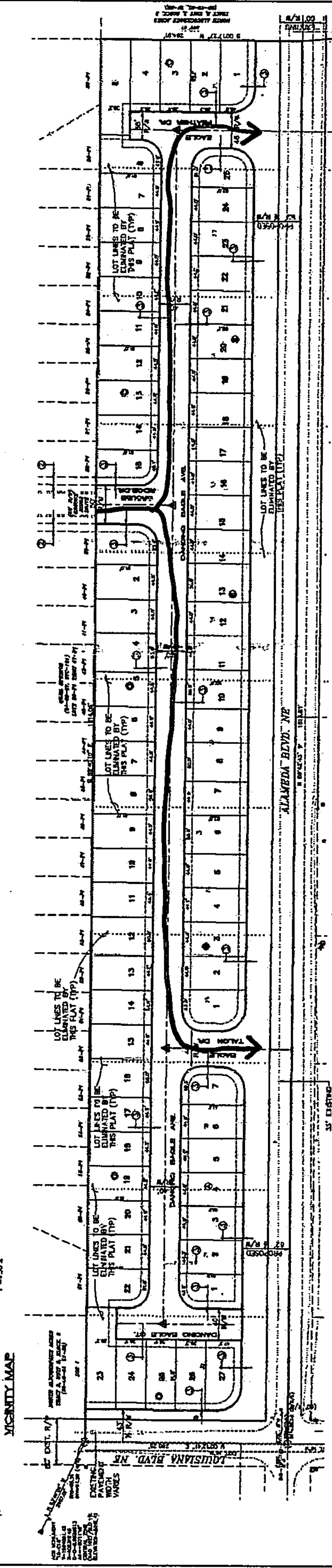
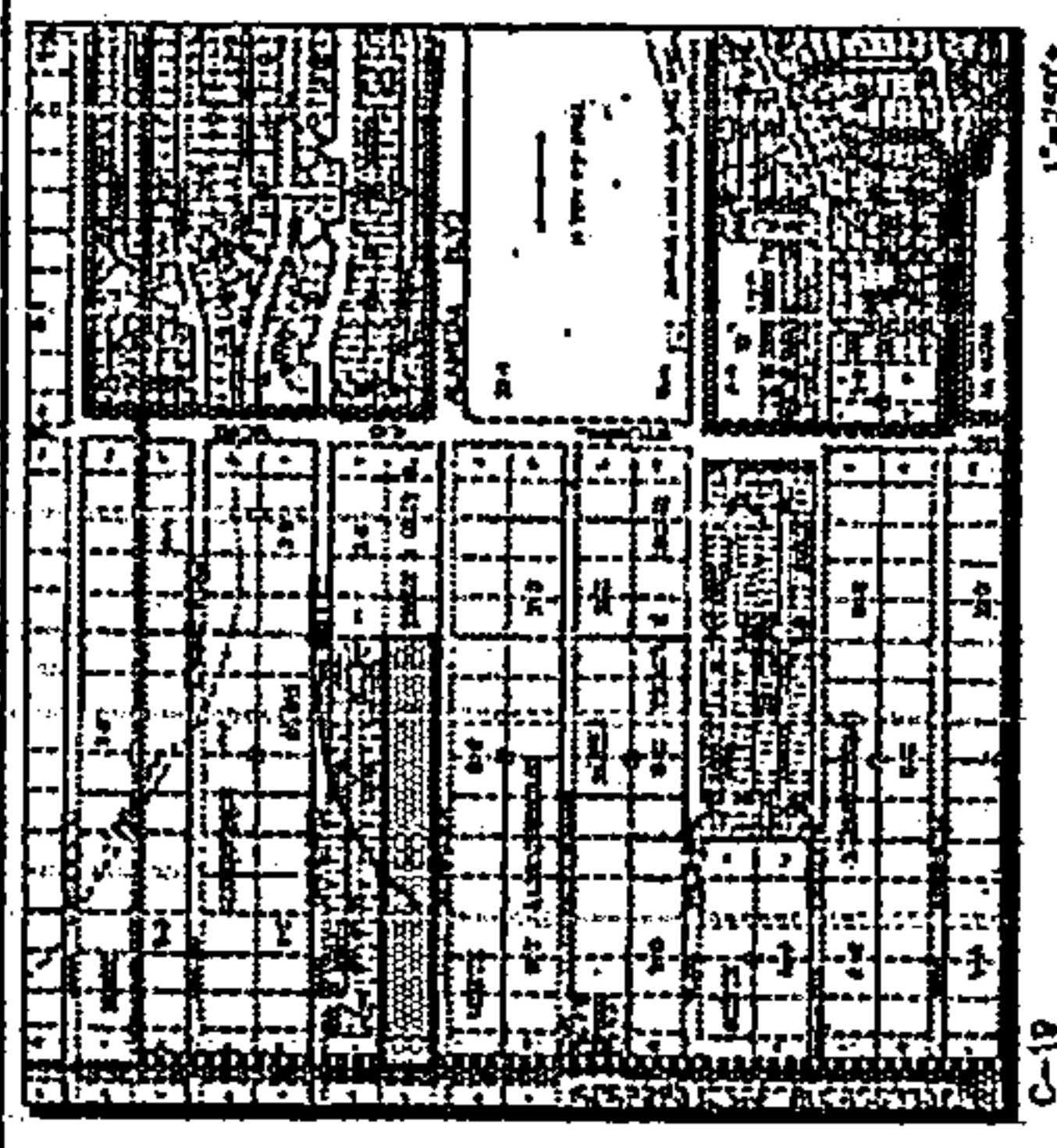
2. **Alternative layouts along Alameda.** The widening of Alameda Boulevard will reduce the depth of residential lots along the arterial. Figure 11 shows alternatives for residential subdivisions adjacent to Alameda between Louisiana and Wyoming where existing development restricts the depth of development.

EXHIBIT 11

PRELIMINARY PLAN FOR  
**VISTA DEL AGUILA SUBDIVISION,  
 UNIT THREE**  
 REBID A REPLAT OF  
 NORTH ALBUQUERQUE ACRES  
 TRACT 2, UNIT 3  
 BLOCK 3, LOTS 22 THRU 42  
 WITHIN THE ELENA CALLEJON GRANT  
 PROJECTED SECTION 8, T. 1 N., R. 4 E., N.M.P.  
 CITY OF ALBUQUERQUE,  
 BERNALILLO COUNTY, NEW MEXICO  
 MAY 2000



- LEGEND**
- FOUND 9/8" REBAR (TYP)
  - SET 5/8" REBAR WITH CAP "ALS US 7710" (TYP)
  - FOUND 5/8" REBAR WITH CAP "ALS US 7710" (TYP)
  - FOUND 1/2" REBAR (TYP)
  - PROPERTY LINE
  - ADJOINING PROPERTY LINE
  - △ CENTERLINE MONUMENT
  - ..... LOT LINES TO BE ELIMINATED BY FINAL PLAN



**NOTES**

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THIS PLAN SHALL BE MARKED BY A NO. 10 WIRE REBAR WITH PLASTIC CAP STAMPED "ALS US 7710".
- ALL STREET CENTERLINE POINTS SHOWN THIS PLAN WILL BE MARKED BY A 1/2" ALUMINUM DISK STAMPED "CENTERLINE MONUMENT, PLS".
- BOUNDARY WILL BE SET TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASES OF REBAR WILL BE IN SET POINTS.
- MARKERS WILL BE SET AT ALL CORNERS, INTERSECTIONS, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

APPROVED FOR MONUMENTATION  
 AND STREET NAMES

CITY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_  
 COMMISSIONER \_\_\_\_\_  
 BOYD HARR L.L.C.  
 SEE BOTTOM NUMBER \_\_\_\_\_ DATE \_\_\_\_\_

ISAACSON & ARFMAN, P.A.  
 Consulting Engineering Architects  
 1200 Avenue of the Sun, N.E.  
 Albuquerque, NM 87102  
 REVISIONS: 001, 02, 03, 04, 05  
**SHEET 1 OF 1**

- EASEMENT NOTES**
- ① NOT USED
  - ② EXISTING 10' PILE (04-83-87, 37C-10)
  - ③ 10' PUBLIC UTILITY EASEMENT (TO BE GRANTED BY FINAL PLAN)

**LEGAL DESCRIPTION**  
 NORTH ALBUQUERQUE ACRES  
 TRACT 2, UNIT 3, BLOCK 3  
 LOTS 22 THRU 42

**ACB BENCHMARKS**  
 AS BENCHMARK TO CITY LOCATED IN INTERSECTION OF MODESTO AVENUE, N.E. AND SAN PEDRO BOULEVARD, N.E.  
 ELEVATION: 5218.41

**NOTE DATA**

- TOTAL LUMP AREA: 11,318 ACRES.
- NUMBER OF LOTS: 1,174.
- NUMBER OF IMPROVED LOTS: 74.
- CURRENT ZONING: R-0, (7 DULY ADOPTED BY CITY OF ALBUQUERQUE).
- ALL STREETS WILL MEET CITY STANDARDS AND WILL BE PUBLIC BY PLANNED LEGISLATION AND BE MAINTAINED BY THE CITY OF ALBUQUERQUE.
- ALL STREETS HAVE PARKING WIDTHS PER DSM STANDARDS (SAME RIGHT-OF-WAY WIDTHS REQUIRED BY VARIANCE).
- CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICES TO THIS DEVELOPMENT MUST BE GRANTED AND COORDINATED WITH THE CITY OF ALBUQUERQUE.
- FIELD SURVEY PREPARED FEBRUARY 2000, BY ALBUQUERQUE ENGINEERING.

EXHIBIT C

PROJECT NUMBER: 1002640

APPLICATION NUMBER: 03-00724-

This plan is consistent with the La Cueva Sector Development Plan approved by the Environmental Planning Commission (EPC), dated June 2000 and the Findings and Conditions in the Official Notification of Decision are satisfied.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Michael Dork  
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION

7-09-03  
DATE

Nancy Musick  
UTILITIES DEVELOPMENT

7/09/03  
DATE

Christina Sandord  
PARKS AND RECREATION DEPARTMENT

7/9/03  
DATE

Brady L. Bigham  
CITY ENGINEER

7/9/03  
DATE

\* ENVIRONMENTAL HEALTH DEPARTMENT (conditional)

DATE

SOLID WASTE MANAGEMENT

DATE

Sharon Matson  
DRB CHAIRPERSON, PLANNING DEPARTMENT

7/9/03  
DATE

**VISTA DEL AGUILA  
SUBDIVISION UNIT 3  
SITE DEVELOPMENT PLAN  
FOR SUBMISSION**

EXHIBIT D

17



**ISAACSON & ARFMAN, P.A.**  
Consulting Engineering Associates  
128 Monroe Street N.E.  
Albuquerque New Mexico

1257SDP-PH1.DWG rth

07/03/03

SHEET 1 OF 2

1002640



Supplemental form **S**      Supplemental form **Z**

**SUBDIVISION**

Major Subdivision action

Minor Subdivision action

Vacation

Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN**      **P**

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

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

**ZONING**

Annexation & Zone Establishment

Sector Plan

Zone Change

Text Amendment

**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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: Boyhahn, LLC      PHONE: 281-9593

ADDRESS: 11896 North Highway 14      FAX: 281-4368

CITY: Tijeras      STATE NM ZIP 87059      E-MAIL: \_\_\_\_\_

Proprietary interest in site: owner

AGENT (if any): Isaacson & Arfman, P.A.      PHONE: 268-8828

ADDRESS: 128 Monroe St. NE      FAX: 268-2632

CITY: ABQ      STATE NM ZIP 87108      E-MAIL: iamengrs@surp.com

DESCRIPTION OF REQUEST: Major Subd. preliminary plat approval; Site Development Variance from min. stds. of DPM SW ~~1/4~~ of Section 1

Is the applicant seeking incentives pursuant to the Family Housing Development Program?  Yes  No 71

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

Lot or Tract No. Lots 22-32, Tract 2      Block: 3      Unit: 3

Subdiv. / Addn. North Albuquerque Acres / total 60' @ grade / sub

Current Zoning: RD, SU-1 7DU/ac      Proposed zoning: no change

Zone Atlas page(s): C-19      No. of existing lots: 11      No. of proposed lots: 75

Total area of site (acres): 11.0590      Density if applicable: dwellings per gross acre: 7DU/ac      dwellings per net acre: \_\_\_\_\_

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

UPC No. SEE ATTACHED      MRGCD Map No. NA

LOCATION OF PROPERTY BY STREETS: On or Near: N. side Alameda Blvd.

Between: Louisiana Blvd. and Wyoming Blvd.

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

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

SIGNATURE Genevieve Donart      DATE 5/2/03

(Print) GENEVIEVE DONART      \_\_\_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY**

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

Application case numbers	Action	S.F.	Fees
03022 - 00723	PP		\$ 1,975.00
03023 - 00724	SPS		\$ 385.00
03028 - 00725	SDV		\$ 0
03023 - 00726	SW		\$ 0
03 - 00728	Alt. Fee		\$ 75.00
	TDS		Total - 0 -
Hearing date <u>May 28, 2003</u>			\$ 2,435.00

Marta Hill 5/2/03  
Planner signature / date

Project # 1002640

EXHIBIT E



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

7-11-2003

**5. Project # 1002640**

03DRB-00728 Minor-Temp Defer SDWK  
03DRB-00723 Major-Preliminary Plat Approval  
03DRB-00726 Minor-Sidewalk Variance  
03DRB-00725 Minor-Sidewalk Variance  
03DRB-00724 Major-SiteDev Plan BldPermit

ISAACSON & ARFMAN PA agent(s) for BOYHAHN LLC request(s) the above action(s) for all or a portion of Lot(s) 22-32, Block(s) 3, Tract(s) 2, NO. ALBUQUERQUE ACRES, VISTA DEL AGUILA SUBDIVISION, zoned RD SU-1, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 12 acre(s). *[Deferred from 5/28/03, 6/11/03 AND 6/25/03] (C-19)*

At the July 9, 2003, Development Review Board meeting, the temporary deferral of sidewalks was approved for the construction of sidewalks on the interior streets as shown on Exhibit C in the Planning file.

With the signing of the infrastructure list dated 7/9/03 and approval of the grading plan engineer stamp dated 7/6/03 the preliminary plat was approved.

The sidewalk variances were approved as shown on Exhibit C for the waiver of sidewalks. The site development plan for building permit was approved and signed off by the Board.

If you wish to appeal this decision, you must do so by July 24, 2003, in the manner described below.

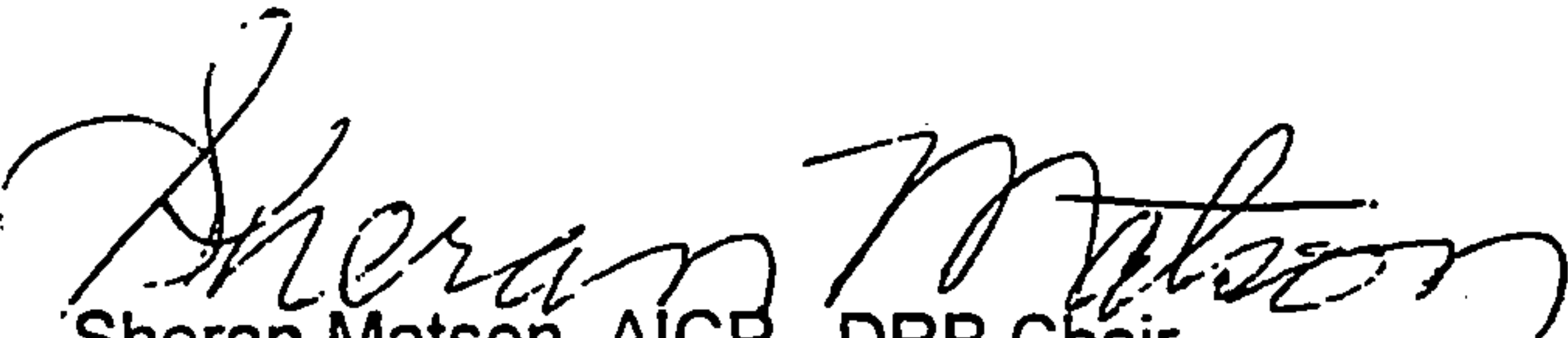
Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision. The date the determination in question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

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



OFFICIAL NOTICE OF DECISION  
PAGE 2

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

  
Sheran Matson, AICP, DRB Chair

cc:Isaacson & Arfman PA, 128 Monroe St NE, 87108  
Boyhahn LLC, 11896 North Highway 14, Tijeras, NM 87059  
Robert Fresquez, 7231 Quail Springs PI NE, 87113  
Kyle and Mary Williams, 7211 Quail Springs PI NE, 87113  
Paul & Eva Litt, 7216 Quail Springs PI NE, 87113  
Carl & Shirley Dulabone, 7132 Quail Springs PI NE, 87113  
Robert & Florence Dymak, 7315 Quail Springs PI NE, 87113  
John & Jenny Klimisch, 7209 Quail Springs PI NE, 87113  
Jegs & Esther Castro, 7120 Quail Springs PI NE, 87113  
Goldialu Stone, 7116 Quail Springs PI NE, 87113  
Betty & Sid Haworth, 7123 Quail Springs PI NE, 87113  
Jim & Irene Honeycutt, 7316 Quail Springs PI NE, 87113  
William Kraemer, Garcia & Kraemer Associates, 200 Lomas NW, Ste #1111, 87102  
Dorothy Henry, 7304 Quail Springs PI NE, 87113  
William & Beryl Pendleton, 7308 Quail Springs PI NE, 87113  
David Williams, 7308 Quail Springs PI NE, 87113  
Dorothy Porter, 7309 Quail Springs PI NE, 87113  
Clay Weber, 8708 Placer Creek Ct NE, 87113  
Betty Gibson, 7204 Quail Springs PI NE, 87113  
Virginia Douglas, 7127 Quail Springs PI NE, 87113  
Marilyn Blomberg, 7200 Quail Springs PI NE, 87113  
Joe Yardumian, 7801 R.C. Gorman NE, 87122  
William & Margaret Atkins, 7131 Quail Springs PI NE, 87113  
Mario Ramirez, 7135 Eagle Canyon Rd NE, 87113  
Andrea Crouch, 7140 Quail Springs PI NE, 87113  
Bill & Paula Eastham, 7212 Quail Springs PI NE, 87113  
Richard Carbajol, 7112 Quail Springs PI NE, 87113  
William & Margaret Atkins, 7131 Quail Springs PI NE, 87113  
Reverand Mark Pecina, 7518 Oakland NE, 87113  
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg  
File





AMENDED

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

7-30-2003

5. **Project # 1002640**  
03DRB-00728 Minor-Temp Defer SDWK  
03DRB-00723 Major-Preliminary Plat Approval  
03DRB-00726 Minor-Sidewalk Variance  
03DRB-00725 Minor-Sidewalk Variance  
03DRB-00724 Major-SiteDev Plan Subd

ISAACSON & ARFMAN PA agent(s) for BOYHAHN LLC request(s) the above action(s) for all or a portion of Lot(s) 22-32, Block(s) 3, Tract(s) 2, NO. ALBUQUERQUE ACRES, VISTA DEL AGUILA SUBDIVISION, zoned RD SU-1, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 12 acre(s). [Deferred from 5/28/03, 6/11/03 AND 6/25/03] (C-19)

At the July 9, 2003, Development Review Board meeting, the temporary deferral of sidewalks was approved for the construction of sidewalks on the interior streets as shown on Exhibit C in the Planning file.

With the signing of the infrastructure list dated 7/9/03 and approval of the grading plan engineer stamp dated 7/6/03 the preliminary plat was approved.

The sidewalk variances were approved as shown on Exhibit C for the waiver of sidewalks. The site development plan for **SUBDIVISION** was approved and signed off by the Board.

If you wish to appeal this decision, you must do so by July 24, 2003, in the manner described below.

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

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



OFFICIAL NOTICE OF DECISION  
PAGE 2

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

  
Sheran Matson, AICP, DRB Chair

cc:Isaacson & Arfman PA, 128 Monroe St NE, 87108  
Boyhahn LLC, 11896 North Highway 14, Tijeras, NM 87059  
Robert Fresquez, 7231 Quail Springs PI NE, 87113  
Kyle and Mary Williams, 7211 Quail Springs PI NE, 87113  
Paul & Eva Litt, 7216 Quail Springs PI NE, 87113  
Carl & Shirley Dulabone, 7132 Quail Springs PI NE, 87113  
Robert & Florence Dymak, 7315 Quail Springs PI NE, 87113  
John & Jenny Klimisch, 7209 Quail Springs PI NE, 87113  
Jegs & Esther Castro, 7120 Quail Springs PI NE, 87113  
Goldialu Stone, 7116 Quail Springs PI NE, 87113  
Betty & Sid Haworth, 7123 Quail Springs PI NE, 87113  
Jim & Irene Honeycutt, 7316 Quail Springs PI NE, 87113  
William Kraemer, Garcia & Kraemer Associates, 200 Lomas NW, Ste #1111, 87102  
Dorothy Henry, 7304 Quail Springs PI NE, 87113  
William & Beryl Pendleton, 7308 Quail Springs PI NE, 87113  
David Williams, 7308 Quail Springs PI NE, 87113  
Dorothy Porter, 7309 Quail Springs PI NE, 87113  
Clay Weber, 8708 Placer Creek Ct NE, 87113  
Betty Gibson, 7204 Quail Springs PI NE, 87113  
Virginia Douglas, 7127 Quail Springs PI NE, 87113  
Marilyn Blomberg, 7200 Quail Springs PI NE, 87113  
Joe Yardumian, 7801 R.C. Gorman NE, 87122  
William & Margaret Atkins, 7131 Quail Springs PI NE, 87113  
Mario Ramirez, 7135 Eagle Canyon Rd NE, 87113  
Andrea Crouch, 7140 Quail Springs PI NE, 87113  
Bill & Paula Eastham, 7212 Quail Springs PI NE, 87113  
Richard Carbajol, 7112 Quail Springs PI NE, 87113  
William & Margaret Atkins, 7131 Quail Springs PI NE, 87113  
Reverand Mark Pecina, 7518 Oakland NE, 87113  
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg  
File

**DRB MINUTES FROM THE MAY 28, 2003, DEVELOPMENT REVIEW BOARD MEETING.**

**8. Project # 1002640**

03DRB-00728 Minor-Temp Defer SDWK  
03DRB-00723 Major-Preliminary Plat Approval  
03DRB-00726 Minor-Sidewalk Variance  
03DRB-00725 Minor-Sidewalk Variance  
03DRB-00724 Major-SiteDev Plan BldPermit

ISAACSON & ARFMAN PA agent(s) for BOYHAHN LLC request(s) the above action(s) for all or a portion of Lot(s) 22-32, Block(s) 3, Tract(s) 2, NO. ALBUQ. ACRES, **VISTA DEL AGUILA SUBDIVISION**, zoned RD SU-1, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 12 acre(s). [Deferred from 5/28/03] (C-19)

**PERSONS SPEAKING ON BEHALF OF THE REQUEST:**

Jenny Donart, Isaacson & Arfman PA, 128 Monroe St NE, 87108  
Joe Boyden, Boyhahn LLC, 11896 North Highway 14, Tijeras, NM 87059

**PERSONS SPEAKING IN OPPOSITION:**

None – Neighborhood people were present but spoke only on Item 7, the Tementina Subdivision.

CHAIR MATSON: Agenda Item 8, which is Vista del Aguila Subdivision is also deferred to June 11, 2003, to be heard with the previous case, Item 7, the Trementina Subdivision.

**THE FOLLOWING ACTION WAS TAKEN:**

**THE ABOVE REQUEST WAS DEFERRED AT THE AGENT'S REQUEST TO JUNE 11, 2003.**

**DRB MINUTES FROM THE JUNE 11, 2003, DEVELOPMENT REVIEW BOARD MEETING.**

**7. Project # 1002640**

03DRB-00728 Minor-Temp Defer SDWK  
03DRB-00723 Major-Preliminary Plat Approval  
03DRB-00726 Minor-Sidewalk Variance  
03DRB-00725 Minor-Sidewalk Variance  
03DRB-00724 Major-SiteDev Plan BldPermit

ISAACSON & ARFMAN PA agent(s) for BOYHAHN LLC request(s) the above action(s) for all or a portion of Lot(s) 22-32, Block(s) 3, Tract(s) 2, NO. ALBUQ. ACRES, VISTA DEL AGUILA SUBDIVISION, zoned RD SU-1, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 12 acre(s). *[Deferred from 5/28/03 AND 6/11/03] (C-19)*

**PERSONS SPEAKING ON BEHALF OF THE REQUEST:**

Jenny Donart, Isaacson & Arfman PA, 128 Monroe St NE, 87108  
Joe Boyden, Boyhahn LLC, 11896 North Highway 14, Tijeras, NM 87059

**PERSONS SPEAKING IN OPPOSITION:**

Robert Fresquez, 7231 Quail Springs PI NE, 87113  
Kyle and Mary Williams, 7211 Quail Springs PI NE, 87113  
Paul & Eva Litt, 7216 Quail Springs PI NE, 87113  
Carl & Shirley Dulabone, 7132 Quail Springs PI NE, 87113  
Robert & Florence Dymak, 7315 Quail Springs PI NE, 87113  
John & Jenny Klimisch, 7209 Quail Springs PI NE, 87113  
Jegs & Esther Castro, 7120 Quail Springs PI NE, 87113  
Goldialu Stone, 7116 Quail Springs PI NE, 87113  
Betty & Sid Haworth, 7123 Quail Springs PI NE, 87113  
Jim & Irene Honeycutt, 7316 Quail Springs PI NE, 87113  
Dorothy Henry, 7304 Quail Springs PI NE, 87113  
William & Beryl Pendleton, 7308 Quail Springs PI NE, 87113  
David Williams, 7308 Quail Springs PI NE, 87113  
Dorothy Porter, 7309 Quail Springs PI NE, 87113  
Clay Weber, 8708 Placer Creek Ct NE, 87113  
Betty Gibson, 7204 Quail Springs PI NE, 87113  
Virginia Douglas, 7127 Quail Springs PI NE, 87113  
Marilyn Blomberg, 7200 Quail Springs PI NE, 87113  
William & Margaret Atkins, 7131 Quail Springs PI NE, 87113  
Mario Ramirez, 7135 Eagle Canyon Rd NE, 87113  
Andrea Crouch, 7140 Quail Springs PI NE, 87113  
Bill & Paula Eastham, 7212 Quail Springs PI NE, 87113  
Richard Carbajol, 7112 Quail Springs PI NE, 87113  
Reverend Mark Pecina, 7518 Oakland NE, 87113

PEOPLE PRESENT IN INTEREST:

William Kraemer, Garcia & Kraemer Associates, 200 Lomas NW, Ste #1111, 87102  
Reverend Mark Pecina, 7518 Oakland NE, 87113  
Joe Yardumian, 7801 R.C. Gorman NE, 87122

STAFF PRESENT:

PLANNING REPRESENTATIVE: Carmen Marrone was present representing Planning.

ACTING CHAIR GREEN: We are on Item 7, Project #1002640, Preliminary Plat approval, Sidewalk Variances and the Site Development Plan approval. Please state your name for the record and update the Board, since this was a previously deferred item also.

PERSONS PRESENT FOR ITEM 7, PROJECT #1002640 WERE SWORN IN

MS. DONART: My name is Jenny Donart and I am with the engineering firm of Isaacson & Arfman. This project was previously deferred based on drainage comments and we also deferred it to match this hearing meeting with Trementina Subdivision to the south.

This project has 73 lots in it. We will be building the north side of Alameda where it is adjacent. We have some trail connections inside of it as with Trementina to the south. I know we are going to be deferred also because of more grading comments, but we'll probably have these same issues on this one.

ACTING CHAIR GREEN: Okay, again we have a large list of people wanting to speak. I'll start down the list and hopefully some of your questions will be answered by whoever speaks before you, unless you have a spokesperson picked out, then we'd like to hear from them first. If you have any additional questions or comments you are welcome to provide those to us. Is there a volunteer spokesperson to begin with? What is your name sir?

MR. WILLIAMS: I'm Kyle Williams, 7211 Quail Springs Place NE.

ACTING CHAIR GREEN: Were you on the sign up list?

MR. WILLIAMS: Yes sir, number one.

ACTING CHAIR GREEN: Okay, you're the very first one.

MR. WILLIAMS: May I give you some handouts, petitions, before we start?

ACTING CHAIR GREEN: We can take them into the record in the Planning file. We have a petition with 63 signatures on it, a copy of a letter dated May 20, 2003 to Ellen Concini, Zoning Enforcement. We have a sketch on their preliminary plat exhibit showing the number of lots and lot line locations that Mr. Williams feels is more appropriate or acceptable, is that true?

MR. WILLIAMS: Yes.

ACTING CHAIR GREEN: If you can limit your comments or questions to the technical issues or the sector plan and the codes we have to deal with.

MR. WILLIAMS: We are deeply concerned about the character of our neighborhood and the real possibility of it being changed completely. We are now all one-story, patio home neighborhood. Predominantly retired or near retirement. It has been a quiet subdivision and well suited for those who want to live out their lives there. Small backyards and design of houses and such that we live more to the rear of the house as opposed to the front. It is a well kept neighborhood and attractive with xeriscaped front yards with one or two exceptions of grass. Our fear is that the proposed two-story home will invade our property and destroy our privacy.

The proposed homes do not blend in with other homes in the area. Their landscaping leaves a lot to be desired as Item 7 page 33 of the La Cueva Sector Plan. We fear they will greatly diminish the esthetic value of our homes. Two-story homes will destroy all views as suggested in the La Cueva Sector Plan, 11-R-1.

Another important concern is traffic from the opening of Grouse Ridge and you have the petition there that we have filed with the City previously that we'd keep it closed. We create a lot of traffic on our street. Already there are two outlets designed into the new project that would allow traffic entering and exiting from Alameda.

Traffic safety, vandalism, litter and noise is the possibility if you open Grouse Ridge. We respectfully request that only one-story homes be build next to our one-story homes. If the builder increased his lot size he would likely still get the sub into an acre or as many homes as he currently has planned by building larger single story homes.

With your permission, I'll read three (3) letters that residents have given me and asked me to read.

ACTING CHAIR GREEN: If they are short, I don't know how long they are. We can enter them into the record too.

MR. WILLIAMS: Just enter them into the record and not read them?

ACTING CHAIR GREEN: Can you summarize the main issues?

MR. WILLIAMS: Okay. One is just as previously addressed as keeping Grouse Ridge closed. This is one that Bill Eastham asked me to read. He lives at 7212 Quail Springs Place on the south side of the street. "When my wife and I moved into Quail Springs Subdivision a little more than 4 years ago, it was the only subdivision north of Alameda between Wyoming and Louisiana. Paseo del Norte was a two-lane road from San Pedro to Tramway and there was nothing but an empty building at the intersection of Wyoming and Paseo.

Since that time we have seen rapid development both residential and commercial, but most of it has been orderly and in accordance with the La Cueva Sector Development Plan. The biggest negative aspect has been the encroachment of wildlife habitat and so on. However, we are now faced with the proposed development that will destroy the character, privacy, peace and quiet of our subdivision. It is also in opposition to many provisions of the La Cueva Sector Development Plan. The developer has a reputation for disregardive ambiance and character of the neighborhoods in which he builds. Although we will miss the few quail that remain in the neighborhood we respect Mr. Boyden's right as an entrepreneur to purchase property, develop it and make a profit, but the construction of two-story houses within 15-feet of existing one-story houses would demonstrate disregard of the right to privacy and security as well as the property values of the residents of Quail Springs Subdivision.

Two-story house within 15-feet of property lines in the south side of Quail Springs Place are unacceptable. We respectfully ask the Development Review Board to take into consideration the potential economic and esthetic damage to the Quail Springs Subdivision, in addition to the violations of the provisions of the La Cueva Sector Plan in its consideration of agenda."

This one is from Shaun Leslie, at 7419 Quail Springs Place NE. "I live and own property in the Quail Springs neighborhood directly to the north of the planned development. There are three (3) areas of concern I'm requesting the Development Review Board to consider. Opposition to the continuance of Grouse Ridge Road". *I won't go through that one since we already discussed it.* He says, "Opposition to any open space or housing density variances, the La Cueva Sector Development Plan was written smartly with an eye toward a very livable community. I strongly encourage all minimum housing densities and usable open space requirements be adhered to for the benefit of both communities. I am also opposed to fees in-lieu of offsite open space land dedication. These fees and these uses outside the neighborhoods are not a benefit to either community who make the sacrifices. Opposition to any view and privacy variances. I strongly encourage a strict adherence to the La Cueva Sector Development Plan, paragraph 11, R-1, concerning protection of views into and out of the development.

MR. WILLIAMS: Two-story houses will violate the sector plan and will be unfair, without question, to those single story Quail Springs dwellings north of the new development, whose homes would rarely get a ray of daily sunshine.

I propose single story homes on that side or an interior access road as a compromise. I believe that pursuant to the Albuquerque Zoning Code, 14-14-16-4-2, Special Exceptions, Criteria for Decisions, approving any variances of the aforementioned will significantly interfere with the enjoyment of other land in its vicinity and if granted is not consistent with the zoning code and general public interest. I sincerely thank the Development Review Board for including these comments for discussion and consideration."

ACTING CHAIR GREEN: Okay, let's address those three (3) items. The through access, two-story homes and open space credits. Christine (Parks and Recreation) can you address the ordinance that you're governed by on open space?

MS. SANDOVAL: Yes I can Roger. The RD zoning requires that there be 2400 square feet of open space on the lot, which means it cannot have a home on that area, a drive pad, patios are considered open space, balconies are considered open space obviously. Landscaping is considered open space. There is a provision in that ordinance however, that if that open space cannot be met on the lot that the developer has the opportunity to pay the Parks Department cash-in-lieu for the amount that is not being met. We then purchase detached open space and that does not have to be purchased within your own subdivision. Per the Ordinance that is allowable so what Jenny (Donart) has provided to me is a chart using the largest footprint of the house they might use per each individual lot. She figures how much open space she is short and then I charge her a fee for that amount. That is in the ordinance. I can't mandate that they provide the open space on the lot since there is a provision that if they can't meet that they can pay cash-in-lieu.

ACTING CHAIR GREEN: That should clear up the open space issue whether you agree with it or not, that is what we're bound by it that ordinance. The issue of two-story homes, how does the sector plan address that?

MS. MARRONE: The sector plan does not address two-story homes. It just refers to the RD zone which then refers to the RT and the maximum height allowed is 26 feet. As long as you don't exceed 26 feet that is permissible.

ACTING CHAIR GREEN: So the Development Review Board, that's this Board here, has no jurisdiction over one or two-story homes at all on that issue. On the through-street issue, Richard?

MR. DOURTE: With respect to the through-street the sector plan more than encourages, it mandates, developments larger than 6 acres have a through street. This is the through street connection.

28



MR. DOURTE: Just as your development was mandated to have a connecting street. It is also good planning to have connecting streets between neighborhoods. It creates more of a community atmosphere. That's about it.

ACTING CHAIR GREEN: Does that answer your questions, or clarify some things Mr. Williams?

MR. WILLIAMS: Yes and no. Grouse Ridge on the south side of the street has been our community open space area. We've had socials and ice cream dinners and things. If that's opened up then of course that destroys that area, there would be traffic through there all the time.

ACTING CHAIR GREEN: The original intent of your subdivision was to have a through street there.

MR. WILLIAMS: We were told not.

ACTING CHAIR GREEN: That's how it was approved at this Board.

MR. WILLIAMS: Yes. One other thing, if you'll see the photographs there you'll see that with the two-story homes they'd be looking down our back yards all the way up and down the lot. We respectfully request that at least, as Mr. Leslie pointed out, either a road set-back or single-story homes along that area. As it was pointed out, most of us are retired, a number of people on the south side are widows and they don't like the idea of having someone peering down from the house next to them into their yard. We live in the backs of our homes the way they're designed so that would also, as the pictures show, indicate looking into the living rooms, bedrooms, bathrooms.

MS. MARRONE: I'd like to add one thing. The La Cueva Sector Plan 11R1 does address views and I think you've done a great job here in kind of projecting what the impact of two-story homes would be to the existing development. Jenny, I understand that you were going to provide some kind of a view analysis today and we feel this isn't the place or time but it sounds to me to be the biggest issue right now. When you do have this meeting, this follow-up meeting, again, if you could work towards some kind of compromise or something where these views could be protected as called for in the sector plan. I know that two-story homes are allowed but I think there is room for varying setbacks or varying the height of the homes so that you can preserve some of these views. I would encourage, that if there were any way possible to address those concerns.

MS. DONART: We will discuss these concerns with the neighborhood association. I will submit this analysis today so that they are available. We will take a look at what we can do as far as our setbacks go.

MS. DONART: I believe that two-story homes are probably going to be what this developer needs in order to actually be able to sell these lots. There is not much area available for making a nice home that will sell.

MR. DOURTE: I also want to remind you Jenny that in accordance with the Subdivision Ordinance the section that identifies the grading plan requirements that the Development Review Board has to approve, it states in here that " the grading plan for the subdivision shall show existing and proposed topography and shall include cross-sections at the points of maximum cut or fill". So you need to present that to the Board also. That would also be a good tool to present to the Neighborhood Associations to show them how this is going to look, at least with respect to grading.

I also want to point another thing out to you, that's that Eagle Feather Road should connect to Dancing Eagle Avenue. We don't want little separate neighborhoods if we can avoid it. There should be a connecting street internally to your subdivision also.

MS. DONART: So we're going to be required to connect.

MR. DOURTE: Yes you do have to connect these two, the eastern segment and the western segment together.

MS. DONART: What is that requirement based off of?

MR. DOURTE: It's also in accordance with the La Cueva Sector Plan.

MS. DONART: Okay.

MR. DOURTE: You shouldn't be segregating these two, that's the way I understand the La Cueva Sector Plan. Go through the La Cueva Sector Development Plan is my only additional suggesting. You've probably gone through it once or twice.

ACTING CHAIR GREEN: I think I'll go down the list. If the rest of the speakers have any additional or new questions or issues to bring up you can do so. Next was Mario? Do you have anything additional?

MR. RAMIREZ: (Was away from the microphone) Mr. Dourte stated for the record that Mr. Ramirez chooses not to speak at this time.

ACTING CHAIR GREEN: Beryl Pendleton? Do they have anything?

MR. WILLIAMS: I'm David Williams, I'm the son-in-law of the Pendletons and they asked me to speak in their behalf.

ACTING CHAIR GREEN: Do you have anything additional?

MR. WILLIAMS: Yes I do. I'm David Williams and I live at 13224 Twilight Trail NE and I'm representing my parents-in-law who live at 7308 Quail Springs NE. The particular regulation that caught my interest professionally was the guideline 7R-1 which states that "all new subdivisions shall incorporate crime prevention through environmental design principals".

By way of background, I have a Masters in Science, in Criminal Justice Administration from the School of Public Administration, San Diego State University. The crime prevention through environmental design was a major part of my Masters studies. I currently work as a consultant to the U.S. Congress and to the U.S. State Department for securing planning purposes. So it is this aspect that I would like to address today to you.

As I'm sure you know because of your similar professional educations and experience you know that the whole idea of crime prevention through environmental design is to reduce crime and the fear of crime by making people feel secure in their neighborhoods, safe in their neighborhoods and part of it is perception and part of it is actual reduction of crime but both are very important in this concept.

It also addresses the improvement of the quality of life or the preservation of it. I'd like to quote from the National Crime Prevention Institute which says "the proper design in effective use of the built environment can lead to a reduction in the fear and the incidence of crime and an improvement in the quality of life." I think that's what this regulation 7R-1 is seeking to do. I'd like to point out some ways in which this regulation could be applied in the context of this proposed development. Specifically, the preservation of access control. One of the principals is called natural access control. I know there is a way to look at Grouse Ridge in the same context as a link between neighborhoods. Let me point out that these people obviously have a neighborhood identity. It is clear that they are here speaking with one voice and they have had a series of neighborhood meetings on this. They are more mobilized and more of a unified neighborhood than most neighborhoods would be. I would ask you to consider that in the application of the preservation, the principal of crime prevention through environmental design in preserving the integrity of their neighborhood including through the access.

One of the other principals of environmental design is territorial reinforcement. That also could be preserved through the limitation on Grouse Ridge. If that street were not cut through it would help preserve the integrity of the neighborhood. With regard to guidelines for subdivisions under the same principals, access should be limited and streets should be designed to discourage cut through traffic. Again, these principals come from the National Crime Prevention Institute.

MR. WILLIAMS: So, in any development there are many ways to look at an issue but I wanted to give you a way to look at these issues respecting one of the principals that is laid out in the La Cueva Sector Development Plan.

I think a question on the minds of some of the folks from the neighborhood is where will the guidelines as opposed to the regulations, be applied? At what stage in the planning process should they address their concerns that you've heard about two-story housing et cetera. If they are not specifically prohibited, yet they do impact adversely the guidelines, is that at a different level of review in this process or is that also considered by the Board?

ACTING CHAIR GREEN: This would be the last level of review, I think, other than issuing building permit which is only going to go by the approved Site Development Plan.

MR. WILLIAMS: May I address the guidelines issue also? Would it be relevant to your consideration?

ACTING CHAIR GREEN: Would it or not Carmen?

MS. MARRONE: Yes.

MR. WILLIAMS: Okay. Thank you. Then I would look at 6G-1 which says "residential structures shall orient porches, doors and windows to the street". That's not the case from the plans that I saw. It appeared that there was a balcony, for instance, at the second story that was the opposite side of the street and also would be particularly objectionable to the families living right behind that house.

Additionally, paragraph 7, "Architectural Character in single family residential intent of new subdivisions should reinforce existing architectural character in established neighborhoods". Certainly, single story design would do that particularly for those houses that abut the existing development.

Now I quote from page 35, "the intent is to insure that development respects the views of the Sandia Mountains to the east and the mesa to the west". Clearly, those photos that you have in front of you show that those views will be obscured with two-story construction.

Additionally, 11-R-1, which is a regulation of course, requires the site development plan to include a view analysis. I would request of the Board that they also ask for a view analysis from the developer of the adjoining properties. What is the adverse impact on those properties immediately adjoining? I'd like to point out that the two-story development would significantly adversely affect the natural light for those people who live on the street side immediately adjoining the development. It would impact their privacy and would certainly adversely affect their quality of life in their homes.

MR. WILLIAMS: I'd also like to ask a question with regard to the payment of fee in-lieu of providing the specified open space.

Is it within the discretion of the Board to require the open space to be provided in lieu of a fee? Or is there an automatic right to pay the fee instead of compelling the developer to respect the open space requirement of 2400 square feet?

MS. SANDOVAL: The ordinance states that there are three (3) ways that the open space requirement can be met. The first is having it on the lot. The second is paying cash-in-lieu and the third is if there's a sector plan that specifies, let me read it "the developer can dedicate other detached open space not within the subdivision if there is a sector plan that specifies open space areas that can meet that". Was that clear?

MR. WILLIAMS: No it's not.

MS. SANDOVAL: The ordinance is kind of confusing.

MR. WILLIAMS: Would you like me to rephrase the question more succinctly?

MS. SANDOVAL: No, I understood your question. I just wanted to let you know that there were three (3) options. It does not specify that I can choose the option; it's up to the developer to be able to choose that option. So I cannot mandate that they be required to meet that on the lot.

MR. WILLIAMS: Thank you.

ACTING CHAIR GREEN: I've got a question for you. On some of the issues you brought up did Quail Springs follow all of those things? Like they paid cash-in-lieu of instead of open space I assume. Did they orient porches toward the streets and some of those other issues you brought up?

MR. WILLIAMS: No. Their porches are oriented to the back. They have patios to the rear also.

ACTING CHAIR GREEN: So they're allowed to have things one way and then ask adjacent property owners to do it differently.

MR. WILLIAMS: At the time of that development there was no adverse impact because there was no other development in the area. I would ask you to take into consideration in the planning process pre-existing development.

ACTING CHAIR GREEN: Which are developed under the same requirements and guidelines.

MR. WILLIAMS: Well, actually it was built before La Cueva was adopted.

ACTING CHAIR GREEN: So it was prior so that changes it. Okay. Richard, do you want to address the crime issue or anything?

MR. DOURTE : No, it's interpretation.

ACTING CHAIR GREEN: I have a question for Jenny, do you desire to have the road connection or do you desire not to have it?

MR. DOURTE: No, this is an issue which is specifically addressed in the La Cueva Sector Plan. I don't think we have an option.

ACTING CHAIR GREEN: They were implying that there was some discretion in there.

MR. DOURTE: I don't agree with that.

ACTING CHAIR GREEN: Okay. I have a hard time reading some of these names. Goldalu Stone?

MS. STONE: I defer.

ACTING CHAIR GREEN: Joe Yardumian?

MR. YARDUMIAN: Joe Yardumian, 7801 R.C. Gorman, I represent the Nor Este Neighborhood Association. I won't speak to the issues that the Quail Springs neighborhood and the other neighborhood are addressing because they are doing that quite adequately and effectively.

I will address very briefly the letter that we sent in officially to the Development Review Board identifying a number of sector plan concerns that we had. We felt potential and actual violations of the requirements and the one guideline.

We met with the developer and Jenny and staff and insofar as the issues we had raised there, particularly in things like the wall, doing insets on the wall and adding some landscaping to it, we were quite satisfied with the resolution that the developer and Jenny identified and as a matter of fact all of the items that we submitted were resolved quite satisfactorily at that meeting.

As I said I cannot speak to the issue that Quail Springs and the other neighborhood have. I wanted to "put to bed" the letter that we sent in. Carmen on the questions that you raised on Item 6 with respect to walls and indentations and serpentine and what have you, you may not have gotten a response from our meeting but all of those things were, in fact, resolved.

MS. MARRONE: Okay. Good.

MR. YARDUMIAN: Any questions?

MR. DOURTE: Usually that's the other way around.

ACTING CHAIR GREEN: Andrea Crouch?

MS. CROUCH: I have nothing else to add.

ACTING CHAIR GREEN: William and Margaret Atkins? State your name and address please.

MR. ATKINS: Thank you. I'm William Atkins and I live at 7131 Quail Springs NE in the Quail Springs Subdivision. I'm not going to hit on the same topics that have been previously addressed very adequately by members of the Quail Springs Association.

I would like to raise another concern. I had an opportunity to review the plans and perhaps Richard here might have addressed a similar concern that I had when I looked at the plan. If I understood his comment correctly because in the back of the room we have serious difficulty in hearing everything that you said. One of the points that I would like to make is an alternative to the Grouse Ridge Road being opened up. There seems to be other ways that are adequate to in and out access to the proposed subdivision could be made. Certainly if both sections were joined. A few years ago we had some land over in the East Mountains which didn't happen to be within the City of Albuquerque but was within Bernalillo County. We subdivided some land up there and one of the requirements in road building that we ran into was to make certain that at the end of a cul-de-sac or an area where there was adequate room for a fire engine to turn around. We had to make a circle in order for that to happen. In looking at the plans which appear to have boots or heels rather than circles, I'm not sure a fire engine could really turn around in that area especially if there were cars parked on those particular streets. At the same time those boots could be converted into an additional or alternate access into the proposed subdivision without needing to go through Grouse Ridge. So that would seem to be an alternative and still meet the requirements of the fire department. Again, I'm not exactly sure just how the County and City regulations in that area differ but I think it's certainly something that should be looked at to insure that there is adequate space. I think some of the requests that have been made previously for keeping Grouse Ridge closed could be addressed by making an alternate route instead of those boots or those what appear to be sort of a cul-de-sac at the end of the development. That's all the additional points I wanted to make. Thank you.

I would like to mention that I appreciate Carmen mentioning something about the intent of the La Cueva Development Plan because the intent that was put in there wisely by our City Councilors when they adopted that very good plan is, I believe.

MR. ATKINS: A sort of a guild line as to how you might interpret the different specific regulations and so I think those intent statements while they are not binding in law are certainly important statements as part of the plan. Thank you very much for the opportunity to talk to you this morning.

MR. DOURTE: I would like to address your fire department issue. These boots as you call them are called hammerhead cul-de-sacs. That's the City's terminology for them. Those are per City standards the fire department has agreed to these dimensions which are shown on this particular layout. However, we also make the developer go to the fire department to make sure that it meets their requirements prior to approving a layout that does have a hammerhead cul-de-sac. Also the connection to Grouse Street is not necessarily just for number of access points to a subdivision. It is also to try to connect neighborhoods together. I just want to express that to you.

MR. ATKINS: On that point, I might just add that I think there is some concern I know the developer would like to build homes on there that would appeal to the potential buyers who have teenagers since the proximity of La Cueva High School is so close. I think the residents are concerned about the traffic problem and about crime and very frankly many of us are retirees. Retirees were parents of teenagers at one time. We paid those high insurance rates because of the way teenagers drive. Let's face it that hasn't changed. The insurance companies still put a big premium on teenage drivers. The opening of Grouse Ridge is a serious concern from a safety standpoint for our residents as well.

MR. DOURTE: The route is fairly circuitous to get from the street which is north of your street, Oakland, to Alameda. If it was a straight shot, I believe your issue has more validity, but it being as circuitous as it is I don't quite see that as being an issue. Thank you sir.

ACTING CHAIR GREEN: I'd like to ask if there is anyone who would like to speak who hasn't with any additional questions? Yes sir?

REVEREND PECINA: My name is Reverend Mark Pecina and I'm at 7518 Oakland Ave NE. I am the Senior Pastor at Eagle Rock Worship Center which is just next to Quail Springs. I guess my address isn't necessary maybe to the Council but maybe respectfully to the builder itself. As you can see there are a lot of people that are concerned. As a pastor our concern is for the area of the neighborhood around and our desire is to see everyone fairly being treated respectfully. My concern is not necessary for those residents also living there, it is for those residents living there but those that are to come. There are high tensions right now and once you build your gone. The families that are coming in are going to be directly affected by this.



REVEREND PECINA: My consideration would be that you would work as closely as possible with the neighbors around you for those residents that would be moving in. Ms. Marrone had spoke wonderfully about safety and that's what our desire is as a neighborhood. As you can see there are a lot of wonderful, caring people here who would like to work respectfully with you. Please consider those things.

MS. DONART: We appreciate that and we will work with them. We'll see what kind of character we can bring to this area. I think I need to ask this question, the comment that was made about views over adjoining lots on the backsides, can we revise what we have. I think that it's possible we could perhaps rearrange the house layouts so that we don't have views over the backs of the lots but I can't speak to that.

MR. BOYDEN: There are some plans that can work. We have them designed where you have the front patios are the view corridor. There is a possibility of that yes.

✓ MS. MARRONE: I have a question of Jenny. The plan shows that the total land area is 11.3 acres. Is that gross acreage?

MS. DONART: It's gross acreage yes.

✓ MS. MARRONE: Since the zoning is RD at 7 du per acre it allows a maximum of 7 dwelling units per acre.

ACTING CHAIR GREEN: Is that gross or net?

✓ MS. MARRONE: Gross. You have the potential then to supply 79 homes. You're proposing 73. I understand that if you go ahead and eliminate some of those second story homes you're potential for sale diminishes. I'm not a marketer but I heard some discussion earlier that there was some anticipation that there was going to be patio homes in here. That they were going to be one-story patio homes. I'm concerned about all the two-story homes for the sake of seniors who have trouble climbing up a second story. It would appear to me that these homes are mostly going to be offered to families but excluding seniors.

MR. BOYDEN: Yes, I have plans that have the downstairs masters also, so we do have that addressed. We want everyone to be able to buy there. We are not just marketing one set of people.

MS. MARRONE: I guess like I said it seems to me that one of the big issues that's been raised today has been these two-story balconies overlooking the single story homes. I was just trying to offer another option of possibly putting the two-story to Alameda and if there is any way possible putting some single story up against Quail Springs.

APPLAUSE FROM AUDIENCE

MS. MARRONE: Again, if that's at all feasible from a market standpoint. If that seems to make the numbers not work there is a possibility of squeezing in even a couple of more lots because the gross acreage allows it.

MR. BOYDEN: There would be a possibility of one story. I drew up a couple of one stories here while I was waiting. The one stories will only be 1200 square feet. That's all you're going to get, 1220 sq. ft. that's about max on that lot. So there might be a few. I can't do a whole subdivision of that.

MS. MARRONE: What is the average square foot of the homes north of this site?

TWO UNIDENTIFIED LADIES IN AUDIENCE: I have 1700 square feet. I have 1688 sq. feet.

MS. MARRONE: I'm hearing 1600 square feet on the average, even 1900, that's pretty big.

MR. BOYDEN: On the two stories, yes, it's going to be about 1700 or 1800 square foot.

PEOPLE IN AUDIENCE: All the numbers you heard are from one-story homes.

MS. DONART: Because of the requirements to dedicate on Alameda Boulevard it reduces the lot size so these are actually shallower lots. They are not as deep and that reduces our available square footage.

MS. MARRONE: Exactly, and I would refer you to page 40 of the La Cueva Plan that actually draws out an alternative subdivision layout acknowledging that the widening of Alameda will reduce the depth of residential lots along the arterial. Furthermore, I would refer to the guiding principals on page 25, second column the second bullet states that "Alameda Boulevard is intended to be the second busiest east-west corridor through the plan area and is suitable for small scale non-residential uses." Well, actually small scale non-residential but also small scale residential.

The plan did recognize that with the widening of Alameda that you were going to end with this shallow land and that the lots were going to be smaller and I just want to refer you to that. I think everyone needs to be aware that this was anticipated when this plan was going through. That's all I have to say.

UNIDENTIFIED LADY SPOKE FROM AUDIENCE: Why can't the lots be made wider?

ACTING CHAIR GREEN: I can ask the question which is why can't the lots be made wider. I think that's just a marketing option.

MS. MARRONE: That's an option the developer has. Right now he's meeting the zoning requirements and the lot width requirements.

ACTING CHAIR GREEN: Are there any other people who wish to speak?

MR. CARBAJOL: My name is Richard Carbajol and I live at 7112 Quail Springs PINE. Thank you for the opportunity to appear before you. I don't know that I heard the topic on the arroyo that exists running right down the middle of the proposed development. This arroyo at one time must have really run and as the result of run-off. I know we're in the middle of a drought and we're not in any imminent danger of floods at the moment. However, right next to me, and I am the last house on Quail Springs Drive, there is a huge holding pond. I don't know whether it's in the development where you will build a holding pond of some sort to hold back the water that is coming downward.

MS. DONART: The large arroyo that was there, actually the waters that used to go through there have been cut off by a storm drain system in Wyoming Boulevard. There aren't as many but we will have requirements to hold water that's coming off of this subdivision and the adjacent undeveloped areas. The developers actually bought 2 lots to put a large retention pond on.

MR. CARBAJOL: I guess that's at the west end of the property.

MS. DONART: Correct. On the southeast corner of Alameda and Louisiana.

MR. CARBAJOL: In talking to my neighbors Mr. Chairman, most of these topics have been touched upon. I'd just like to point out, I don't know whether you've been there or not, but I would invite you to go and drive by Quail Springs Drive. You'll find a nice, quiet atmosphere there. Everybody keeps up their lawns, everybody has pride of ownership. I believe we are all here for the common good of not only the neighborhood but our City, the views, the pristine area that this property is located on. I know the developer wants to build here and he needs to get a fair profit for his buildings. On the other hand, I also believe that with development we should have orderly growth. We must respect the rights of one another. I have no objection to development. I'm not here to object to that because development has got to come. In my business, which happens to be insurance, I deal with homes all the time. We're talking about; I believe these homes are being marketed about 1700 square feet. However, if you take 1700 square feet, yes you can get that, I don't know if that's all living area because you'll use 850 square feet on the bottom floor and another 850 square feet on the top floor.

MR. CARBAJOL: That's the only way you can put 1700 square feet on a lot that's only 32, 33 or 34 feet wide and subtract a two-car garage and you've actually wound up with a 1300 square foot home of living area. I would ask the developer to please take into consideration some of the suggestions that have been made here by the members of Quail Springs. Like I said we're all interested in keeping Albuquerque a beautiful City and let's all work for the common good.

ACTING CHAIR GREEN: Thank you. If there are no further speakers I need to go to the Board members one last time to see if there are any comments since our last meeting. Yes ma'am?

LADY FROM AUDIENCE: Lady brought up photographs to Acting Chair Green.

ACTING CHAIR GREEN: We have some photographs to keep for the record. We realize that there's going to be direct views into bedrooms, bathrooms et cetera. I am entering the hand sketch of the windows and rooms that will be able to be viewed from two-story homes at their adjacent back yard. Parks do you have anything additional?

MS. SANDOVAL: The only additional comment that I have is Jenny I did receive your open space calculations and I'll be providing you with a deposit slip by the end of the day.

ACTING CHAIR GREEN: City Engineer?

MR. BINGHAM: I've reviewed the same drainage report, covering both subdivisions, and provided comments on the plan and the infrastructure list. I anticipate a short turnaround so I'm not ready to approve this one also. I don't know that a week wouldn't suffice either if that's appropriate.

MS. DONART: Yes I do.

ACTING CHAIR GREEN: Utility comments are that your site plan again you need to correct your wall height. Per Carmen's previous comments and also you're showing some 10-foot bike – pedestrian paths, are those details or treatment of that shown on a sheet 2? I don't have a sheet 2. The site plan says sheet 1 of 2.

MS. DONART: No, I believe that's in error. There are not details for that.

ACTING CHAIR GREEN: I would sure think that it is appropriate to show treatment details of that and it would be an infrastructure requirement.

MS. DONART: Okay.

ACTING CHAIR GREEN: Would you agree Richard and Carmen if they're putting in pavement for their pedestrian? I guess Carmen was working with you on this where to put these pedestrian things in.

MS. MARRONE: So between lots 24 and 25 is there a pedestrian connection there?

ACTING CHAIR GREEN: Yes, here's the site plan, the new site plan that shows it.

MS. DONART: Did you not get a copy of that? It should have come to you.

MS. MARRONE: Was that something that the neighborhoods insisted upon because I thought that your Dancing Eagle and your Villa Felice Streets would be adequate connections to Alameda? Without having to take up lot space.

MS. DONART: I apologize I thought that was out of our meeting. I thought that was going to be one of the requirements. We had discussed it in those terms with the neighborhoods that we were going to have an access through at that point, whether they would object to removing that I don't know.

MS. MARRONE: As you know the City of Albuquerque doesn't maintain trail connections.

MS. DONART: Yes.

MS. MARRONE: Any kind of trail connection would require either a homeowners association to be formed to maintain it or that the owner of Lot 24 would have to maintain it. I've seen in many instances where in circumstances like this, before the homes are sold once they are sold and the property owners move in, that it's very difficult for the owner of that Lot 24. There's many times when they will be coming here before this Board asking for vacation of that easement because it poses security problems or other problems. I believe that since Alameda is mainly going to be for bicycle travel and vehicular that the streets, your Dancing Eagle and Villa Felice would be adequate connections to Alameda.

MS. DONART: We have no objections to removing that if it's acceptable with the neighborhood.

UNIDENTIFIED MAN IN THE AUDIENCE: Pardon me how would we get copies of all the documents you are looking at on both sides of Alameda? What department do we go to?

MS. MARRONE: What document?

UNIDENTIFIED MAN IN THE AUDIENCE: The ones the builders submitted. Where are those stored?

ACTING CHAIR GREEN: Extra copies would certainly be available from the developer's agent.

MS. DONART: We can make those available.

ACTING CHAIR GREEN: You can view them in the City files, they are the City record. For your own copies you will need to contact the developer and the agent. Anything else from Transportation?

MR. DOURTE: Nothing new at this point. I am interested in the gentleman's interpretation of CPTED in the connection to Grouse Road. If he could provide me something in writing I would be happy to take a look at it in greater detail. Other than that I have one question, for those who generated the computer graphics, this layout here.

ACTING CHAIR GREEN: Mr. Williams.

MR. DOURTE: Did you incorporate a 15-foot setback for that building?

MR. WILLIAMS: Yes.

MR. DOURTE: Very interesting. The gentleman who provided the information on the CPTED I would be interested in taking a look at it if he could get it to me in writing.

ACTING CHAIR GREEN: That was David Williams.

MR. DOURTE: Mr. Williams if you could provide that to me in writing I would be happy to take a closer look at it.

MR. WILLIAMS: What part did you want in writing?

MR. DOURTE: The CPTED portion of it.

MS. MARRONE: You quoted some CPTED principals.

MR. DOURTE: If you could provide that to me in writing or copies of it I would like to take a look at it.

MS. DONART: The information that was provided today by the neighborhood association that will be available for us to get copies of?

MS. SENOVA: Yes.

MS. DONART: Thank you.

ACTING CHAIR GREEN: A deferral is in order and I'm not comfortable with one week.

MS. DONART: I'm not comfortable with one week either. We can try for two at this point, but if necessary we'll write and defer ahead of time.

UNIDENTIFIED MAN IN AUDIENCE: I beg your pardon, are you talking about both Item 6 and 7?

ACTING CHAIR GREEN: No, we've already taken action on Item 6. That was deferred one week. Now we are taking action on Item 7.

UNIDENTIFIED MAN IN AUDIENCE: Now that we've come down to this, we're not very comfortable with one week either. With all this data that's come forth.

ACTING CHAIR GREEN: The agent has suggested two weeks, it's whatever the Board and the agent agree to.

MR. DOURTE: I think two weeks, it gives them enough time to meet with the neighborhood association.

ACTING CHAIR GREEN: I don't want to make it too long, so is two weeks agreeable to you?

MS. DONART: Two weeks is what we'd prefer.

UNIDENTIFIED MAN IN THE AUDIENCE: Is Item 6 now June 27<sup>th</sup> ?

ACTING CHAIR GREEN: This is Item number 7.

UNIDENTIFIED MAN IN THE AUDIENCE: Can we...can we?

ACTING CHAIR GREEN: No, we've already acted on Item number 6. That is deferred for one week. Claire, Item number 7 will be deferred two weeks.

MS. SENOVA: Item 7 will be deferred to June 25<sup>th</sup>. This is your notice of that hearing for Item 7.

UNIDENTIFIED LADY IN AUDIENCE: June 25<sup>th</sup>?

MS. SENOVA: June 25<sup>th</sup> for Item 7.

MS. DONART: I would like to request that anyone who wishes us to contact them please bring me your phone number or whatever information you have.

UNIDENTIFIED MAN IN AUDIENCE: I have a question before you stop. Don't you have the option, if we can all get in agreement on June 25<sup>th</sup> on Item 6. I realize you already closed the books and I want to reopen them. We didn't know all this data. We came blind sighted here.

MR. DOURTE: Sir, there may be some people who attended and were here for Item 6 who heard us defer it to the next week and will be here next week.

ACTING CHAIR GREEN: There are different issues with Item 6 then there are with Item 7.

UNIDENTIFIED MAN IN AUDIENCE: We're the only two from Item 6.

MR. DOURTE: There may be other people in the audience who have left.

UNIDENTIFIED MAN IN AUDIENCE: We're all working together. This gentleman and I are the only people representing Item 6. With everything that's come to light we are affected just as much as the other side.

MS. MARRONE: Come back next week.

MR. BINGHAM: Come back next week.

ACTING CHAIR GREEN: We took action and I think one week is adequate for you two to work with the agent and the developer for Item 6 on the south side of Alameda.

UNIDENTIFIED MAN IN AUDIENCE: By the agent are you speaking of Jenny?

MS. DONART: Yes.

SECOND UNIDENTIFIED MAN IN THE AUDIENCE: So Jenny can also come back and say you know what we need to also defer it another week.

ACTING CHAIR GREEN: They can request a deferral.

MS. DONART: If we feel we need to we will.

UNIDENTIFIED MAN IN AUDIENCE: Do you have any objections to making it two weeks?

MS. DONART: I'm afraid we do. We believe that the south side we can adequately cover our concerns in a week.

ACTING CHAIR GREEN: Thank you for your comments and your attendance.



**THE FOLLOWING ACTION WAS TAKEN:**

**THE ABOVE REQUEST WAS DEFERRED AT THE AGENT'S REQUEST TO JUNE 25, 2003.**

**DRB MINUTES FROM THE JUNE 25, 2003, DEVELOPMENT REVIEW BOARD MEETING.**

**6. Project # 1002640**

03DRB-00728 Minor-Temp Defer SDWK  
03DRB-00723 Major-Preliminary Plat Approval  
03DRB-00726 Minor-Sidewalk Variance  
03DRB-00725 Minor-Sidewalk Variance  
03DRB-00724 Major-SiteDev Plan BldPermit

ISAACSON & ARFMAN PA agent(s) for BOYHAHN LLC request(s) the above action(s) for all or a portion of Lot(s) 22-32, Block(s) 3, Tract(s) 2, NO. ALBUQUERQUE ACRES, VISTA DEL AGUILA SUBDIVISION, zoned RD SU-1, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 12 acre(s). *[Deferred from 5/28/03, 6/11/03 AND 6/25/03] (C-19)*

**PERSONS SPEAKING ON BEHALF OF THE REQUEST:**

Jenny Donart, Isaacson & Arfman PA, 128 Monroe St NE, 87108  
Joe Boyden, Boyhahn LLC, 11896 North Highway 14, Tijeras, NM 87059

**PERSONS SPEAKING IN OPPOSITION:**

None

CHAIR MATSON: Agenda Item number 6 was deferred to July 9, 2003.

**THE FOLLOWING ACTION WAS TAKEN:**

**THE ABOVE REQUEST WAS DEFERRED AT THE AGENT'S REQUEST TO JULY 9, 2003.**

**DRB MINUTES FROM THE JULY 9, 2003, DEVELOPMENT REVIEW BOARD MEETING.**

**5. Project # 1002640**

03DRB-00728 Minor-Temp Defer SDWK  
03DRB-00723 Major-Preliminary Plat Approval  
03DRB-00726 Minor-Sidewalk Variance  
03DRB-00725 Minor-Sidewalk Variance  
03DRB-00724 Major-SiteDev Plan BldPermit

ISAACSON & ARFMAN PA agent(s) for BOYHAHN LLC request(s) the above action(s) for all or a portion of Lot(s) 22-32, Block(s) 3, Tract(s) 2, NO. ALBUQUERQUE ACRES, **VISTA DEL AGUILA SUBDIVISION**, zoned RD SU-1, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 12 acre(s). *[Deferred from 5/28/03, 6/11/03 AND 6/25/03] (C-19)*

**PERSONS SPEAKING ON BEHALF OF THE REQUEST:**

Jenny Donart, Isaacson & Arfman PA, 128 Monroe St NE, 87108  
Joe Boyden, Boyhahn LLC, 11896 North Highway 14, Tijeras, NM 87059

**PERSONS SPEAKING IN OPPOSITION:**

Robert Fresquez, 7231 Quail Springs PI NE, 87113  
Kyle and Mary Williams, 7211 Quail Springs PI NE, 87113  
Paul & Eva Litt, 7216 Quail Springs PI NE, 87113  
Carl & Shirley Dulabone, 7132 Quail Springs PI NE, 87113  
Robert & Florence Dymak, 7315 Quail Springs PI NE, 87113  
John & Jenny Klimisch, 7209 Quail Springs PI NE, 87113  
Jegs & Esther Castro, 7120 Quail Springs PI NE, 87113  
Goldialu Stone, 7116 Quail Springs PI NE, 87113  
Betty & Sid Haworth, 7123 Quail Springs PI NE, 87113  
Jim & Irene Honeycutt, 7316 Quail Springs PI NE, 87113  
Dorothy Henry, 7304 Quail Springs PI NE, 87113  
William & Beryl Pendleton, 7308 Quail Springs PI NE, 87113  
David Williams, 7308 Quail Springs PI NE, 87113  
Dorothy Porter, 7309 Quail Springs PI NE, 87113  
Clay Weber, 8708 Placer Creek Ct NE, 87113  
Betty Gibson, 7204 Quail Springs PI NE, 87113  
Virginia Douglas, 7127 Quail Springs PI NE, 87113  
Marilyn Blomberg, 7200 Quail Springs PI NE, 87113  
William & Margaret Atkins, 7131 Quail Springs PI NE, 87113  
Mario Ramirez, 7135 Eagle Canyon Rd NE, 87113  
Andrea Crouch, 7140 Quail Springs PI NE, 87113  
Bill & Paula Eastham, 7212 Quail Springs PI NE, 87113  
Richard Carbajol, 7112 Quail Springs PI NE, 87113

46

PEOPLE PRESENT IN INTEREST:

William Kraemer, Garcia & Kraemer Associates, 200 Lomas NW, Ste #1111, 87102  
Joe Yardumian, 7801 R.C. Gorman NE, 87122  
Reverend Mark Pecina, 7518 Oakland NE, 87113

CITY STAFF PRESENT:

Carmen Marrone, Planning Department

CHAIR MATSON: We are on Agenda #5, Project #1002640, Vista del Aguila Subdivision. Would you state your names for the record please.

MS. DONART: I'm Jenny Donart with Issacson & Arfman.

MR. BOYDEN: I'm Joe Boyden.

MR. ARFMAN: I'm Fred Arfman of Isaacson & Arfman.

CHAIR MATSON: The first thing I'd like to do is make sure, we have a lot of submittals here, and I want to make sure we have the right submittal for everything.

MS. DONART: Okay.

CHAIR MATSON: The Letter of Transmittal, the last one I have is July 7. In that is the latest infrastructure list, correct?

MS. DONART: Yes.

CHAIR MATSON: Okay, I'll stamp that as original. The preliminary plat is dated May 2003, but it has the City Surveyor and Joe Boyden's signature on there for June 24 and June 27, is that the latest plat?

MS. DONART: That's correct.

CHAIR MATSON: The Site Plan for Subdivision is dated July 3, 2003?

MS. DONART: That is correct. I actually have one that is slightly updated it shows the wall at the appropriate property lines, the ones that you have the indentations are a little bit offset. That's all I've changed on there.

CHAIR MATSON: Okay. Then your request for temporary deferral of sidewalks that's still the same exhibit I would assume that has not changed?

MS. DONART: That is correct.

CHAIR MATSON: Would you go ahead then and tell us what you have done and why you are here today.

MS. DONART: We met with the Quail Springs Neighborhood Association about 3 weeks ago, I believe it was. We had discussions with them about what is actually happening on this subdivision. We've made some concessions including having tile roofs on the houses. There will be a single story house on Lot 5 of Block C in the northeast corner. It's a westward facing lot with a 5-foot offset against their subdivision; the single story was because of the reduced offset.

CHAIR MATSON: Can you go over that again? I got interrupted. Not the whole thing but about the one story. Please put the microphone closer to you so the people behind you can hear.

MS. DONART: Sure, no problem. On Lot 5 of Block C there will be a single story house. It was one of the concessions that were made. That is because there is a 5-foot side yard offset rather than the 15-foot back yard offset. There were concerns about having the two-story that close to a 5-foot offset. I believe that we made a good effort to address their concerns.

The subdivision has actually had a change in layout since the last meeting. Based off of originally Transportation's comments but we decided to maintain it, which makes Dancing Eagle Avenue and Eagle Feather Road all one road. We had some renaming of streets to reflect that.

Because we removed the hammerhead on the end of Dancing Eagle Avenue where originally it kind of split that east-west road, we no longer have some of our east-west facing lots. We removed two occasions where we had 5-foot side yard offsets directly adjacent to Quail Springs.

CHAIR MATSON: Okay. Overall there's the same number of lots?

MS. DONART: It's increased by one.

CHAIR MATSON: Okay.

MS. DONART: We also agreed to endorse removing the Grouse Ridge Drive right-of-way coming through the subdivision if that is agreeable with the City. That's it.

CHAIR MATSON: We'll start with the public comments now. What I would ask is that you limit your comments to a maximum of 2 minutes. If someone else has already said what you would like to say if you will just tell me that rather than repeating the same thing over and over again. The first one I have is Robert Fresquez? If you'll come up to the microphone please.

MR. FRESQUEZ: My name is Robert Fresquez and I live at 7231 Quail Springs Place NE. I'm with the Association and I'm the President this year. I'm here to ask to keep Grouse Ridge Drive closed. Joe Boyden has agreed to it also and we'd like to have Richard, if he could, decide today if it can be granted.

MR. DOURTE: I will decide it today.

MR. FRESQUEZ: One of the main concerns that we have regarding the new Boyden development next door to us, south of Quail Springs Place. By the way he already agreed to get the tile roofs versus composite roofs so we appreciate that very much. The other concern I want to talk about in less than one minute is a petition of have one-story level homes as much as possible. If at all probable if we can have one-story level homes up against our development and then have the two-story homes on the south side along the side of Alameda if that's doable.

CHAIR MATSON: Excuse me Mr. Fresquez, since I wasn't here at the last hearing when there were a lot of folks here talking about one-story homes. Where specifically are you asking for one-story homes?

MR. FRESQUEZ: Adjacent to our existing wall and we'll talk to that in a couple of minutes as to why we feel that way. That's all I have and thank you for your time.

CHAIR MATSON: Kyle Williams?

MR. WILLIAMS: Kyle Williams, 7211 Quail Springs Place NE. I'd like to say first of all that we do appreciate the concessions that have been made. We do hope to work together with other items. One thing that really concerns me and I know Mr. Boyden is in the business of building homes and making money otherwise he wouldn't be in the business.

I'd like him to consider the senior adult population is the fastest growing population in our nation today. We'd like to consider this age group by building single-story homes with the swamp coolers on the ground so that we don't have to be climbing roofs. With the tile roofs I don't think you want to walk on them anyway. Houses with small steps, handicap accessible et cetera.

Since we moved into our home a little more than 3 years ago, my wife has had 3 surgeries necessitating the use of a wheelchair temporarily. We were certainly thankful that our house was so designed. I understand in the meeting with our neighborhood which I was out-of-town and missed it, that they did agree to use tile roofs, which we appreciate. It will to some degree blend our two subdivisions. We would like to encourage a little more landscaping. The Vista del Aguila 1 & 2 seems rather sparse. Our main concern is still the loss of privacy by people along the southern wall of our addition having two-story homes within 30-feet of them and as earlier indicated most of the people along there are retired and quite a few of them are single women, widows. Thank you for your time.

CHAIR MATSON: Eva Litt did you want to speak today or are you just here for notice?

MS. LITT: Just for notice.

CHAIR MATSON: Okay. The next one is Florence de Mayo?

MS. DE MAYO: That's just for notice.

CHAIR MATSON: Okay. Ms. Stone?

MS. STONE: My name is Goldalu Stone and I live at 7116 Quail Springs NE and I would like to address the La Cueva Sector Development Plan 7R.1. It says that "all new subdivisions shall incorporate crime prevention through environmental design principals and to the design of new houses". I'm a single female. I'm retired and I have safety concerns. The Quail Spring houses are patio homes with the activity facing the back yard. I have two bedrooms, a bathroom, a dining area and a living room that all face the back yard. At the time of construction, this back yard living arrangement was accepted by the City Planner. Under the current plan that is set up there will be one house squarely behind my house plus two other houses will be partially looking into my yard and house. If these are two-story homes they will be 15-feet from my backyard. The people living in those homes will know my comings and goings. They will know what's going on in my house and this is not only my concern it's everyone that lives on the south side of Quail Springs. They're retirees, they're single females. We do a lot of outside living on the outside and the people who purchase these new homes, are, I'm sure going to be law abiding citizens. They could say something to a friend or a co-worker like "the person, that retired lady that lives just behind me looks like she's been gone the last three weeks", well there's the potential crime relations to my property and to my person. My activities become much more broadly known. This potential crime applies to every single female, retiree neighbor living in the Quail Springs Subdivision. We feel that our quality of life will just go down the drain if we have all of these two-story houses looking into our backyards. We've discussed this before and the simple solution to preserve our quality of life and to reduce the fear of crime is to build one-story houses directly south of the Quail Springs Subdivision and to leave Grouse Ridge as it is.

CHAIR MATSON: Thank you. Mr. And Mrs. Honeycutt? Did you want to speak? No. Okay. Bill Kraemer?

MR. KRAEMER: No.

CHAIR MATSON: Okay. Beryl Pendleton? No. Clay Weber?

MR. WEBER: My name is Clay Weber and I live at 8708 Placer Creek Court. I live in the Eagle Springs Subdivision and I speak on behalf of your neighbors. We're thrilled that you've agreed to do tile roofs. In accordance with the La Cueva Sector Plan recommendation page 33, article 7. We would like these Joe Boyden homes to blend in with the existing neighborhood. We have a lot of desert colors. We've seen Mr. Boyden about this and he said he would consider this. There's a lot of white paint up at the Eagle Rock Subdivision and there's no reason that has to be an option. We could just make it a nice tan or another type of desert color that blends in with the current housing so it's not such a stark contrast. All we want to do is insure that the value of our homes are brought up by Mr. Boyden's development and I'm sure he'll do that. Thank you.

CHAIR MATSON: William Pendelton? Notice only. Okay. Margaret Atkins?

MS. ATKINS: Notice only.

CHAIR MATSON: William Atkins the same thing?

MR. ATKINS: No. I'll speak. My comments are going to relate to only one issue because Goldalu Stone and Kyle Williams addressed the two-story issue that I had comments on already. I did want to talk about the closing of Grouse Ridge again. AT our last hearing Richard made the comment about Grouse Ridge related to the La Cueva Sector Plan indicating a desire to tie communities together. Subsequent to that hearing we did a little research and we toured the three subdivisions immediately north of Quail Springs Subdivision. That's Eagle Rock, Stone Ridge Estates and Horton's Desert Lane Community which is currently under construction. Those three subdivisions have no physical tie between them such as a street where auto traffic can go between those neighborhoods. I don't believe that the La Cueva Sector Plan really implied that there had to be a physical street connecting those communities. Our point is that there are other ways of tying communities together consistent with the La Cueva Sector Plan. For instance, neighborhood associations. Immediately to the north of us those three subdivisions that are either all build or currently being built are all within the Eagle Rock Neighborhood Association. Likewise, that is another way to tie communities together you don't have to have a physical street to do it. I think this is an added reason to keep Quail Springs closed which the builder has also endorsed and we thank them for supporting us in that. Thank you.

CHAIR MATSON: Thank you. Is there anyone out there who hasn't spoken who would like to? I'm at the end of the ones that are listed. So everyone has had their opportunity? Joe? Come up please and state your name for the record.

MR. YARDUMIAN: You know I can't pass up an opportunity to say something. Joe Yardumian, 7801 R.C. Gorman. I'm with the Nor Este Neighborhood Association, which, with the exception of Quail Springs, goes all the way from Alameda to the Indian Reservation. I'll make my comment pretty brief. The meetings that we've had with Jenny and Boyden and his folks all of the concerns that we have had with the La Cueva Sector Plan were very amicably settled and we're very pleased with the response we got. We are, of course, concerned and supportive of the folks in Quail Springs and their concerns. It's a difficult problem both for them and for the developer. I hope in the continuing discussions that go on some resolution can be made. I know concessions have been made and for that we are very pleased and we appreciate that. That's all I've got to say.

CHAIR MATSON: Okay, would either the agent or the applicant care to respond? It seems like the one pressing remaining issue is the issue of the one-story versus the two-story level homes.

MR. BOYDEN: I'm Joe Boyden. The one thing we can do is on the 50-foot lots that we have we can designate those to be one-story houses if everyone is agreeable and we proceed with the subdivision. That's one thing I can do and it's more than I offered before.

MR. ARFMAN: Madam Chair in summary there appear to be two major issues that we're trying to overcome. One is the closure of Grouse Springs and that certainly is a City issue. We will support the communities that are affected by that in their efforts to close that. I think we are all in agreement but that's not our issue it's a City issue.

MR. ARFMAN: Secondly, with respect to the other outstanding issue being the one-story versus the two-stories. Obviously that is a market driven issue but Mr. Boyden has made a concession to put one-stories on 50-foot wide lots as a condition and then wherever somebody else would like to have a one-story on the other lots that is purely market driven. We can see, I think, the neighborhoods and our development team here have made great efforts to have amendable relationships and work out these other issues, which have been worked out. We request your positive look at this project.

CHAIR MATSON: Thank you. I think I'll start with the Board members now. Parks?

MR. WILLIAMS: Madam Chair may I speak?

CHAIR MATSON: You'll need to speak into the microphone and state your name again please.

MR. WILLIAMS: Kyle Williams, 7211 Quail Springs. Those are good concessions, 50-foot lots, but there are only 4 and we have 26 houses along there. Thank you.

CHAIR MATSON: Parks?

✓ MS. SANDOVAL: Is Lot 23 in Block D going to be a single story similar to Lot 5 in Block C?

MS. DONART: No that is adjacent to an empty lot that is not adjacent to the Quail Springs Subdivision.

MS. SANDOVAL: But you still have the 5-foot side yard setback?

MS. DONART: We do have the 5-foot side yard setback but that lot has the option to build to two-story as well.

MS. SANDOVAL: You said there was one additional lot with this new layout?

MS. DONART: Yes.

MS. SANDOVAL: I'll need to send you a revised park dedication deposit and I'll also need the open space calculation for that lot. If Grouse Ridge was closed would you be putting a new lot there?

MR. ARFMAN: I'd like to address that. If that is closed I think we just made a decision that we would incorporate that width into other lots to make additional 50-foot wide lots.

MR. DOURTE: Maybe we'd better answer the issue with respect to the closing of Grouse Road. I am not in favor of closing Grouse Road. It is very clear in the Sector Plan that there is to be a connection between Alameda and the Quail Springs Subdivision. It is identified in two different locations.



MR. DOURTE: One is 6.2.2 where it says "alternate layouts along Alameda". It clearly shows a connection between Grouse and Alameda. As a matter of fact, what we are creating is a more circuitous route and I feel that is beneficial. It also states in 6.1.2 "any subdivision greater than 6 acres shall have a minimum of one street that passes through the subdivision". Now I am willing to concur with narrowing the street down but as far as the other issues go I believe it's very clear that a connection is required.

MR. ARFMAN: On behalf of the development team and neighborhood I'd like to make a point that the affected parties are all here represented in this room. It seems like that's their desire. They live in these neighborhoods and they'd like to have it closed. That's one important consideration. Number two, it could also be made into just a pedestrian access right-of-way. Maybe 20-foot wide so you still have an interactive neighborhood walking connections. That would also free up more land to be put into those other lots which also satisfies other issues. Those are things that we'd like to have you consider.

MR. DOURTE: The La Cueva Sector Plan is a City Council approved document. I believe I should follow that document. That is what I'm doing. There are other subdivisions which have been identified as not having connector streets. I believe those have been done prior to the sector plan or they are not 6 acres in size.

AUDIENCE: That's not true.

MR. DOURTE: Well that's my opinion. Even if there were errors made in the other subdivisions, the La Cueva Sector Plan is very clear on this issue.

CHAIR MATSON: Parks do you have anything else?

MS. SANDOVAL: No.

CHAIR MATSON: City Engineer?

MR. BINGHAM: I have a new approved grading and drainage plan dated 7/6/03 that supports this new layout. I had some comments on the infrastructure list which I think the agent is prepared to address. I have no objection to the sidewalk deferral variance and no adverse comments on the site plan.

CHAIR MATSON: I think the neighborhood association seems to realize that the developers made several concessions and that he certainly didn't need to do. It's unfortunate that in a lot of areas of Albuquerque the same situation exists where there are one-story homes and there's the potential of two-story homes being built right behind them. With the existing zoning in the La Cueva Plan there's really not too much we can do about that situation. As the developer said the two-story versus one-story are market driven.

CHAIR MATSON: The lots, unfortunately in Albuquerque in a lot of cases, are smaller and so in order to get the square footage you need, especially if you have a family, you have to go up to two-stories. Planning, at this point, doesn't have any objection to any of the approvals either. Utilities?

MS. MUSINSKI: Utilities had a question about the height of the wall and is 8-feet allowed or should 6-feet be the maximum?

MS. DONART: It is 6-feet.

MS. MUSINSKI: I don't know if I have a current version of the site plan. Mine is dated 6/9/03 it says 8-foot max?

MS. DONART: That is an old version.

MR. DOURTE: That street now connects.

MS. DONART: It has been corrected.

MS. MUSINSKI: Then I have no other comments.

CHAIR MATSON: Transportation?

MR. DOURTE: I have no additional comments.

CHAIR MATSON: We are going to approve the temporary deferral of sidewalks was approved for the construction of sidewalks on the interior streets as shown on Exhibit C in the Planning file.

With the signing of the infrastructure list dated 7/9/03 and approval of the grading plan engineer stamp dated 7/6/03 the preliminary plat was approved.

The sidewalk variances were approved as shown on Exhibit C for the waiver of sidewalks. The site development plan for building permit was approved and signed off by the Board.

MR. WEBER: Jenny I'm going to borrow you chair real quick. I'm Clay Weber, 8708 Placer Creek Ct. Richard, this David F. Williams document about the crime, remember this document?

MR. DOURTE: Was it the one that was emailed to me?

MR. WEBER: I suppose it was, yes.

MR. DOURTE: Then yes I did read it. It's in the record I did answer it.

MR. WEBER: It seems to insure that these retirees have a safe neighborhood if you close off Grouse Ridge, which has been agreed to by Mr. Boyden, the engineers, the neighborhood association, you would decrease crime. This could be a great feather in your cap and there is no great pressing need to have it punched through.

MR. DOURTE: I am following a City Council approved Sector Plan sir. I did not see anything in there that was substantial enough to change the view of the sector plan. The CPTED issue is another separate issue as far as the sector plan goes. I believe it refers to the development of the individual site.

MR. WEBER: We're talking about a quality of life issue here. I'm not sure what the original builders intent was but this has turned into a retiree community. This is my business. I deal with retirees every single day. I work in the senior market every day. Their issues are different. Their hearing is less, their sight is less, their speed is less and Joe is going to build a wonderful development just south of their but it's going to be emphasized for families. Families with teenagers, not necessarily teenagers but they will grow into teenagers that go to La Cueva High School. I was a teenager once and I remember how I drove.

MR. DOURTE: I respect your opinion sir but I still feel I have to follow the sector plan.

MR. WEBER: Okay so do we have to go to the City Council and talk to them, what would be our redress on keeping Grouse Ridge closed?

CHAIR MATSON: You can go ahead if you wish and appeal any of the actions that we've taken today to the Environmental Planning Commission. You have 15 days from today's hearing to file your appeal upstairs at the front counter.

MR. WEBER: All right.

CHAIR MATSON: The Site Plan for Building Permit was approved and signed off by the Board. We're done.

**THE FOLLOWING ACTION WAS TAKEN:**

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

**WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/9/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/6/03 THE PRELIMINARY PLAT WAS APPROVED.**

**THE SIDEWALK VARIANCES WERE APPROVED AS SHOWN ON EXHIBIT C FOR THE WAIVER OF SIDEWALKS. THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

---

# 3

## **REQUIRED PLANS AND ELEMENTS**

### **INTRODUCTION**

City regulations require the submittal of various types of plans dependent on the zone, location and nature of the proposed development. The approval body, time of submittal and contents of the plans also vary. This chapter describes six types of plans, when they are required and the elements of each. The matrices which follow the procedures identify common elements of plan types to allow the developer to combine as much information as possible into a single submittal. The six types of plans are: Site Development Plans, Landscaping Plans, Plans for Areas Zoned IP Industrial Park, Off-Street Parking Landscaping Plans, Street Tree Plans, and Plot Plans.

### **TYPES OF PLANS**

**Site Development Plans** are intended to encourage innovation in planning and design by providing the flexibility to adjust zoning regulations such as standard yard setback requirements and height limitations. Site Development Plans must provide enough detail to satisfy the City that the proposed development is compatible with neighboring zones and/or land uses. All Site Development Plans must be accompanied by a Landscaping Plan. Approaches to energy conservation through landscaping may be shown on the Landscaping Plan.

**Site Development Plan:** an accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specifies:

- a. For Subdivision: the site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height minimum building setback, and maximum total dwelling units and for non-residential uses, maximum floor area ratio.
- b. For Building Permits: in addition to information required for Subdivision, exact structure locations, structure (including sign) elevations and dimensions, parking facilities, loading facilities, any energy conservation features of the plan-(e.g. appropriate landscaping, building heights and siting for solar access, provision for non-auto transportation, or energy conservational building (construction), and proposed schedule for development.

### **Chapter 3 - Required Plans and Elements**

Similar, related data may be required when relevant to the City's evaluation. (Section 7-14-5.B. R.O.A. 1994).

Landscaping plans are intended to ensure that all structures are complemented by adequate plants and ground cover in accordance with drainage considerations. Landscaping is defined as

the planting and maintenance of live plants including trees, shrubs, ground cover, flowers, or other low-growing plants that are native or adaptable to the climatic conditions of the Albuquerque area. In addition, the landscape design may include some natural and manufactured materials including but not limited to rocks, fountains, reflecting pools, works of art, screens, walls, fences, benches and other types of street furniture. (Section 7-14-5.B. R.O.A. 1994).

**Landscaping Plan:** an accurate plan, at a scale of at least 1 inch to 50 feet, which covers at least one lot, conforms to standards established by the Environmental Planning Commission and adopted by the City Council and Mayor, and which specifies:

- a. For Subdivision: areas to be used for conveyance of flood waters; existing significant grass, trees, and shrubs to be preserved or to be removed; proposed perimeter planting beds and vegetative ground cover areas; location, size, and species of proposed perimeter trees and shrubs.
- b. For building permits: in addition to information required for Subdivision, areas to be covered with impervious materials; outlines all proposed planting beds and vegetative ground cover areas; specifies the location, size, and species of all proposed trees and shrubs. (Section 7-14-5.B. R.O.A. 1994)

Shopping center sites, as defined by the Zoning Code, always require both a Site Development Plan and a Landscaping Plan. Shopping center site is defined as

a premise containing five or more acres; zoned P, C-1, C-2, C-3, or a combination thereof; but excluding premises used and proposed to be used only for manufacturing, assembling, treating, repairing, rebuilding, wholesaling, and warehousing. (7-14-5.B. R.O.A. 1994)

Plans for Areas Zoned IP Industrial Park are required for Industrial Parks to insure that on-site and off-site circulation, building location, parking areas, landscaping, open space, etc. meet City standards and regulations. Industrial Park requirements are:

1. **Minimum Zone Size.** The minimum total contiguous area eligible for an IP zone designation is 40 acres.
2. **Plat Required.** A plat meeting the requirements of the Subdivision Ordinance must be submitted for any property for which an IP designation is requested for simultaneous consideration by the Planning Commission with the zone change request.

1002640



Richard H. Dourte  
02/03/2005 08:32 AM

To: "Goldialu Stone" <gstone@swcp.com>@PUBCABQ  
cc: "Brad Winter" <BWinter@cabq.gov>, DTrujeque@cabq.gov, "Genny Donart" <gennyd@mcleodusa.net>  
Subject: Re: Quail Springs NA Agreement - December 17th

Ms. Stone

Sorry about not giving you enough notice, I was under the impression that Genny was going to have you included. We met promptly on this issue because these things should be addressed as soon as we can. Genny is suppose to be getting ahold of you on these concerns.

I am not aware of any costs being requested of you due to the contractors mistakes. That is one reason the City requires financial guarantees.

Richard Dourte  
Development and Building Services Div.  
Planning Dept.



"Goldialu Stone"  
<gstone@swcp.com>  
02/02/2005 09:02 PM

To: <RDourte@cabq.gov>  
cc: "Brad Winter" <BWinter@cabq.gov>, <DTrujeque@cabq.gov>, "Genny Donart" <gennyd@mcleodusa.net>  
Subject: Re: Quail Springs NA Agreement - December 17th

I would have been interested in attending had I known about the meeting in time.

Goldialu

----- Original Message -----

**From:** RDourte@cabq.gov

**To:** gstone@swcp.com

**Cc:** Brad Winter ; DTrujeque@cabq.gov ; Genny Donart

**Sent:** Wednesday, February 02, 2005 1:50 PM

**Subject:** Re: Quail Springs NA Agreement - December 17th

Ms. Stone, I asked for you to be included in this meeting. The meeting is to take place today at 2:30 in the field if you are interested.

Richard Dourte  
Development and Building Services Div.  
Planning Dept.

"Goldialu Stone" <  
gstone@swcp.com>

02/02/2005 01:27 PM

To: <RDourte@cabq.gov>  
cc: "Brad Winter" <BWinter@cabq.gov>, <DTrujeque@cabq.gov>, "Genny Donart" <gennyd@mcleodusa.net>  
Subject: Re: Quail Springs NA Agreement - December 17th

Richard-

Since Quail Springs Home Neighborhood Association wasn't included in the meetings with Joe Boyden and Genny regarding the destruction of Grouse Ridge Drive, we don't know what instructions were given to them on the restoration of the street, curb and sidewalk area. That information would be very helpful. Joe is a business man and will only do what is mandated by the city.

Just to have another meeting for Genny to hear our concerns that were laid out in the two e-mails I sent out last night is a waste of everybody's time. When there is a meeting we need to know exactly how Homes By Joe Boyden plans to turn the street disaster into an area that receives our approval and is ready for landscaping. The asphalt removal and replacement is only a part of what needs to be addressed.

Goldialu

----- Original Message -----

**From:** [RDourte@cabq.gov](mailto:RDourte@cabq.gov)

**To:** [gstone@swcp.com](mailto:gstone@swcp.com)

**Cc:** [Brad Winter](mailto:Brad Winter) ; [DTrujeque@cabq.gov](mailto:DTrujeque@cabq.gov) ; [Genny Donart](mailto:Genny Donart)

**Sent:** Wednesday, February 02, 2005 8:16 AM

**Subject:** Re: Quail Springs NA Agreement - December 17th

Genny, Please set up this meeting...

Richard Dourte  
Development and Building Services Div.  
Planning Dept.

"Goldialu Stone" <[gstone@swcp.com](mailto:gstone@swcp.com)>

To: "Richard Dourte" <[RDOURTE@CABQ.GOV](mailto:RDOURTE@CABQ.GOV)>, <[DTrujeque@CABQ.GOV](mailto:DTrujeque@CABQ.GOV)>

>

cc: "Genny Donart" <[gennyd@mcleodusa.net](mailto:gennyd@mcleodusa.net)>, "Brad Winter" <

02/01/2005 09:05 PM

[BWinter@CABQ.GOV](mailto:BWinter@CABQ.GOV)>

Subject: Quail Springs NA Agreement - December 17th

At our December 17th meeting it was agreed that the proposed removable bollard would be relocated from the Quail

Springs PL Wheel Chair ramp to the wall opening between the two subdivisions.

Recently a square hole has been cut in the middle of the Quail Springs PL Wheel Chair ramp which has created a place for the removable bollard to be installed. If a bollard is placed in the prepared hole, it will be very difficult for a person in a wheel chair to use the wheel chair ramp.

What is going on?

Goldialu Stone, President  
Quail Springs Neighborhood Association  
797-5597





Richard H. Dourte  
02/02/2005 01:50 PM

To: "Goldialu Stone" <gstone@swcp.com>@PUBCABQ  
cc: "Brad Winter" <BWinter@cabq.gov>, DTrujeque@cabq.gov, "Genny Donart" <gennyd@mcleodusa.net>  
Subject: Re: Quail Springs NA Agreement - December 17th

Ms. Stone, I asked for you to be included in this meeting. The meeting is to take place today at 2:30 in the field if you are interested.

Richard Dourte  
Development and Building Services Div.  
Planning Dept.



"Goldialu Stone"  
<gstone@swcp.com>  
02/02/2005 01:27 PM

To: <RDourte@cabq.gov>  
cc: "Brad Winter" <BWinter@cabq.gov>, <DTrujeque@cabq.gov>, "Genny Donart" <gennyd@mcleodusa.net>  
Subject: Re: Quail Springs NA Agreement - December 17th

Richard-

Since Quail Springs Home Neighborhood Association wasn't included in the meetings with Joe Boyden and Genny regarding the destruction of Grouse Ridge Drive, we don't know what instructions were given to them on the restoration of the street, curb and sidewalk area. That information would be very helpful. Joe is a business man and will only do what is mandated by the city.

Just to have another meeting for Genny to hear our concerns that were laid out in the two e-mails I sent out last night is a waste of everybody's time. When there is a meeting we need to know exactly how Homes By Joe Boyden plans to turn the street disaster into an area that receives our approval and is ready for landscaping. The asphalt removal and replacement is only a part of what needs to be addressed.

Goldialu

----- Original Message -----

**From:** [RDourte@cabq.gov](mailto:RDourte@cabq.gov)

**To:** [gstone@swcp.com](mailto:gstone@swcp.com)

**Cc:** [Brad Winter](mailto:Brad Winter) ; [DTrujeque@cabq.gov](mailto:DTrujeque@cabq.gov) ; [Genny Donart](mailto:Genny Donart)

**Sent:** Wednesday, February 02, 2005 8:16 AM

**Subject:** Re: Quail Springs NA Agreement - December 17th

Genny, Please set up this meeting...

Richard Dourte  
Development and Building Services Div.  
Planning Dept.

"Goldialu Stone" <[gstone@swcp.com](mailto:gstone@swcp.com)>

To: "Richard Dourte" <[RDOURTE@CABQ.GOV](mailto:RDOURTE@CABQ.GOV)>, <[DTrujeque@CABQ.GOV](mailto:DTrujeque@CABQ.GOV)>

>

02/01/2005 09:05 PM

cc: "Genny Donart" <[gennyd@mcleodusa.net](mailto:gennyd@mcleodusa.net)>, "Brad Winter" <

[BWinter@CABQ.GOV](mailto:BWinter@CABQ.GOV)>

Subject: Quail Springs NA Agreement - December 17th

At our December 17th meeting it was agreed that the proposed removable bollard would be relocated from the Quail Springs PL Wheel Chair ramp to the wall opening between the two subdivisions.


Recently a square hole has been cut in the middle of the Quail Springs PL Wheel Chair ramp which has created a place for the removable bollard to be installed. If a bollard is placed in the prepared hole, it will be very difficult for a person in a wheel chair to use the wheel chair ramp.

What is going on?

Goldialu Stone, President  
Quail Springs Neighborhood Association  
797-5597



Richard H. Dourte  
02/02/2005 08:16 AM

To: "Goldialu Stone" <gstone@swcp.com>@PUBCABQ  
cc: "Brad Winter" <BWinter@CABQ.GOV>, DTrujeque@CABQ.GOV,  
"Genny Donart" <gennyd@mcleodusa.net>  
Subject: Re: Quail Springs NA Agreement - December 17th 

Genny, Please set up this meeting...

Richard Dourte  
Development and Building Services Div.  
Planning Dept.



"Goldialu Stone"  
<gstone@swcp.com>  
02/01/2005 09:05 PM

To: "Richard Dourte" <RDOURTE@CABQ.GOV>,  
<DTrujeque@CABQ.GOV>  
cc: "Genny Donart" <gennyd@mcleodusa.net>, "Brad Winter"  
<BWinter@CABQ.GOV>  
Subject: Quail Springs NA Agreement - December 17th

At our December 17th meeting it was agreed that the proposed removable bollard would be relocated from the Quail Springs PL Wheel Chair ramp to the wall opening between the two subdivisions.

Recently a square hole has been cut in the middle of the Quail Springs PL Wheel Chair ramp which has created a place for the removable bollard to be installed. If a bollard is placed in the prepared hole, it will be very difficult for a person in a wheel chair to use the wheel chair ramp.

What is going on?

Goldialu Stone, President  
Quail Springs Neighborhood Association  
797-5597



Richard H. Dourte  
02/02/2005 08:13 AM

To: "Goldialu Stone" <gstone@swcp.com>@PUBCABQ  
cc: "Brad Winter" <BWinter@CABQ.GOV>, "Genny Donart"  
<gennyd@mcleodusa.net>, WGallegos@CABQ.GOV, Nilo E.  
Salgado-Fernandez/PWD/CABQ@COA  
Subject: Re: Quail Springs Former Street

Genny, I think that there needs to be a meeting in the field regarding this issue. Call Ms. Stone and Nilo Salgado the traffic representative for DRC and meet on this issue in the field.

Richard Dourte  
Development and Building Services Div.  
Planning Dept.



"Goldialu Stone"  
<gstone@swcp.com>  
02/01/2005 08:50 PM

To: "Genny Donart" <gennyd@mcleodusa.net>, "Richard Dourte"  
<RDOURTE@CABQ.GOV>  
cc: <WGallegos@CABQ.GOV>, "Brad Winter" <BWinter@CABQ.GOV>  
Subject: Quail Springs Former Street

Yesterday (January 31) asphalt paths and a kidney shaped pad was laid down on the former Grouse Ridge Drive.

WHAT IS GOING ON? The former street, curb and side walks areas haven't been leveled. They are in no shape for future landscaping. The homeowners landscaping next to the sidewalks and curbs that were pulled out look awful.

The ground area that was Grouse Ridge Drive is a mess! Yet the asphalt pad and paths were laid down which were not according to our December 17th agreement or the plan that I submitted to Genny and Joe. Last Tuesday in an e-mail message that was sent to this group, I ask Genny to send me a plan of the proposed kidney shaped asphalt pad. In my letter to Joe, dated January 22nd, I ask him for a copy of the revised draft which included the kidney shaped pad. I have not received a revised copy of the plans with the kidney shaped asphalt pad from either party.

Monday an asphalt path from Dancing Eagle Avenue to Quail Springs PL with side paths going to the front sidewalk areas leading to both homeowners front doors was installed. **THIS IS TOTAL UNACCEPTABLE!** In the letter that I faxed to Genny on December 20 and Certified Mailed to Joe Boyden on January 22, I stated "We also want to allow some space left around the front door sidewalk areas of both houses as they face the former Grouse Ridge Drive pad. The homeowners can install plants in that space which will give their front entry areas some screening from the public view." Instead a pathway leading to their front doorways has been installed.

At our December 17th meeting, pathways to the homeowners front doors weren't discussed nor were they in Genny's December 17th plan that she faxed Joe Boyden, Wilfred and myself.


That asphalt which was used for paths to the homeowners front doors could have been used to make the kidney shaped asphalt pad larger.

THE ASPHALT THAT WAS LAID DOWN MONDAY NEEDS TO BE REMOVED. All the area where the street, curbs and sidewalks were, need to be smoothed and made ready for landscaping prior to laying down the asphalt in the agreed upon areas.

Goldialu Stone, President  
Quail Springs Home Owners Association  
797-5597



Richard H. Dourte  
01/24/2005 08:40 AM

To: "Goldialu Stone" <gstone@swcp.com>@PUBCABQ  
cc: "Genny Donart" <gennyd@mcleodusa.net>, WGallegos@cabq.gov,  
"Brad Winter" <winter@APS.edu>  
Subject: Re: Former Grouse Ridge Drive Asphalt Pad Installation 

Thank you,

I just want everyone to know that I view the building of this pad part of the construction plans thus part of the financial guarantee requirements.

Richard Dourte  
Development and Building Services Div.  
Planning Dept.



"Goldialu Stone"  
<gstone@swcp.com>  
01/22/2005 07:18 PM

To: "Genny Donart" <gennyd@mcleodusa.net>, <WGallegos@cabq.gov>,  
"Richard Dourte" <RDOURTE@cabq.gov>, "Brad Winter"  
<winter@APS.edu>  
cc:  
Subject: Former Grouse Ridge Drive Asphalt Pad Installation

Attached is a copy of a certified letter with return receipt that I mailed Joe Boyden this morning asking for conformation of the kidney shaped asphalt pad installation in the former Grouse Ridge Drive area.

If any of you would like a copy of the information that was faxed to Genny on December 20th, which I included in the letter, let me know and I'll send it to you.

Goldialu Stone



797-5597 Joe Boyden.doc



Richard H. Dourte  
01/20/2005 12:47 PM

To: "Goldialu Stone" <gstone@swcp.com>@PUBCABQ  
cc: "Genny Donart" <gennyd@mcleodusa.net>, WGallegos@cabq.gov,  
"Brad Winters" <winter@APS.edu>  
Subject: Re: Quail Springs NA Requested Change

Genny, please include me on the update.

Thanks,

Richard Dourte  
Development and Building Services Div.  
Planning Dept.



"Goldialu Stone"  
<gstone@swcp.com>  
01/20/2005 12:37 PM

To: <WGallegos@cabq.gov>, "Richard Dourte" <RDOURTE@cabq.gov>,  
"Genny Donart" <gennyd@mcleodusa.net>  
cc: "Brad Winters" <winter@APS.edu>  
Subject: Quail Springs NA Requested Change


Genny-

Please update me on the status of the Quail Springs Neighborhood Association request submitted to you on December 19. We had requested the change of the proposed square asphalt pad to a kidney shape pad located closer to the west side of the former Grouse Ridge Drive.

Goldialu Stone, President  
Quail Springs Neighborhood Association  
797-5597



Richard H. Dourte  
12/20/2004 08:36 AM

To: "Goldialu Stone" <gstone@swcp.com>@PUBCABQ  
cc:  
Subject: Re: Ordinance with respect to barking dogs 

Ms. Stone,

Attached is a copy of the two referenced subsections and hopefully this addresses the issues. As I recall there was a proposed Council action on this same item modifying the existing ordinance. I called over to the Councilor's office and they were not aware of anything. If I run across something I will let you know.

**§ 9-2-1-99 PENALTY.**

Any person who violates a provision of this article shall be deemed guilty of a petty misdemeanor, and upon conviction thereof, shall be subject to the penalty provisions set forth in § 1-1-99. Each day this article is violated shall be considered a separate offense.

('74 Code, § 6-2-17) (Ord. 40-1987; Am. Ord. 33-1992)

**§ 1-1-99 GENERAL PENALTY.**

Any person who violates any provision of this code for which another penalty is not specifically provided shall, upon conviction, be subject to a fine not exceeding \$500 or by imprisonment not exceeding 90 days or both unless a different specific penalty is provided. Each separate violation shall constitute a separate offense and, upon conviction, each day of violation shall constitute a separate offense.

***Statutory reference:***

Penalty for misdemeanor, see Section 3-17-1, NMSA 1978

Richard Dourte  
Development and Building Services Div.  
Planning Dept.



"Goldialu Stone"  
<gstone@swcp.com>  
12/18/2004 10:23 AM

To: <RDourte@cabq.gov>  
cc:  
Subject: Re: Ordinance with respect to barking dogs

Richard-

Thank you for the information. What is the penalty in 9-2-1-99?  
Goldialu

----- Original Message -----



**From:** [RDourte@cabq.gov](mailto:RDourte@cabq.gov)  
**To:** [gstone@swcp.com](mailto:gstone@swcp.com)  
**Sent:** Friday, December 17, 2004 4:37 PM  
**Subject:** Ordinance with respect to barking dogs

Ms. Stone, as requested this morning attached is a copy of the ordinance with respect to barking dogs. If you have any questions please feel free to get back with me and I will see what I can do.

Richard

**§ 9-2-3-7 ANIMALS DISTURBING THE PEACE.**

No person shall allow an animal in his possession or control to persistently or continuously bark, howl or make noise common to its species, or otherwise to disturb the peace and quiet of the inhabitants of the city or keep or maintain an animal in a manner which produces noxious or offensive odors or otherwise endangers the health and welfare of the inhabitants of the city.

('74 Code, § 6-2-6G) (Ord. 40-1987; Am. Ord. 71-1989; Am. Ord. 33-1992; Am. Ord. 41-1999)  
Penalty, see § 9-2-1-99



Richard H. Dourte  
12/20/2004 08:29 AM

To: "Goldialu Stone" <gstone@swcp.com>@PUBCABQ  
cc:  
Subject: Re: Quail Springs Neighborhood Assoc

Thanks, If anything else unexpected comes up, please let me know.

Richard Dourte  
Development and Building Services Div.  
Planning Dept.



"Goldialu Stone"  
<gstone@swcp.com>  
12/20/2004 08:16 AM

To: "Richard Dourte" <RDOURTE@CABQ.GOV>, "Genny Donart"  
<gennyd@mcleodusa.net>  
cc:  
Subject: Quail Springs Neighborhood Assoc

I meet with the Quail Springs neighborhood residents this weekend. They really want their asphalt street back. Since that isn't going to happen, they would like the asphalt square pad to be changed into a kidney shape as it will serve our purposes better as well as looking more attractive in the space.

At about 11:15 AM this morning I'll fax Genny some details on where we'd like the kidney shape pad to be placed. My draft isn't drawn to scale so Genny will have to make it to the correct size so it'll fit within Joe's budget agreement.

I appreciate Richard, Genny and Joe Boyden for working with us to help make our neighborhood as resident friendly as possible.

Goldialu Stone  
797-5597



Richard H. Dourte  
12/15/2004 09:23 AM

To: "Goldialu Stone" <gstone@swcp.com>@PUBCABQ  
cc:  
Subject: Re: Quail Spring Subdivison Concern

Thank you.

Richard Dourte  
Development and Building Services Div.  
Planning Dept.



"Goldialu Stone"  
<gstone@swcp.com>  
12/15/2004 08:17 AM

To: <RDourte@cabq.gov>  
cc: <WGallegos@cabq.gov>  
Subject: Re: Quail Spring Subdivison Concern

We will be able to meet at 9:00 AM Friday the 17th.

All of the Grouse Ridge Drive asphalt and the street curbing was removed last week. Joe has had them halt the project so no work was done this week.

Goldialu

----- Original Message -----

**From:** [RDourte@cabq.gov](mailto:RDourte@cabq.gov)

**To:** [gstone@swcp.com](mailto:gstone@swcp.com)

**Cc:** [WGallegos@cabq.gov](mailto:WGallegos@cabq.gov)

**Sent:** Tuesday, December 14, 2004 4:47 PM

**Subject:** Re: Quail Spring Subdivison Concern

Is it possible to change the meeting time to 9:00am? Sorry for this late request... I have a late/unexpected meeting at City Council at this time. If not I will let Wilfred Gallegos (City Traffic Engineer chair this meeting).

I told the engineer to have them stop working within the old right-of-way in this area, with respect to asphalt removal. Can you inform me on the status?

Thanks,

Richard Dourte  
Development and Building Services Div.  
Planning Dept.

"Goldialu Stone" <gstone@swcp.com>

To: <RDourte@cabq.gov>

cc:

12/13/2004 10:22 PM

Subject: Re: Quail Spring Subdivison Concern

Thanks

Goldialu

----- Original Message -----

**From:** [RDourte@cabq.gov](mailto:RDourte@cabq.gov)

**To:** [gstone@swcp.com](mailto:gstone@swcp.com)

**Sent:** Monday, December 13, 2004 8:21 AM

**Subject:** Re: Quail Spring Subdivison Concern

Plaza del Sol, 2nd and Lomas (southeast corner) the pyramid shaped building. My phone no. is 924-3999 if you need to get ahold of me.

Richard Dourte  
Development and Building Services Div.  
Planning Dept.

"Goldialu Stone" <[gstone@swcp.com](mailto:gstone@swcp.com)>

12/12/2004 03:54 PM

To: <[RDourte@cabq.gov](mailto:RDourte@cabq.gov)>

cc: <[gennyd@mcleodusa.net](mailto:gennyd@mcleodusa.net)>, <[WGallegos@cabq.gov](mailto:WGallegos@cabq.gov)>

Subject: Re: Quail Spring Subdivison Concern

Richard, where is your office located?

Kyle Williams and I will be attending the meeting. on Friday at 10:00 AM.

Goldialu

----- Original Message -----

**From:** [RDourte@cabq.gov](mailto:RDourte@cabq.gov)

**To:** [gstone@swcp.com](mailto:gstone@swcp.com)

**Cc:** [gennyd@mcleodusa.net](mailto:gennyd@mcleodusa.net) ; [WGallegos@cabq.gov](mailto:WGallegos@cabq.gov)

**Sent:** Friday, December 10, 2004 8:19 AM

**Subject:** Re: Quail Spring Subdivison Concern

That time works for me.

Richard Dourte  
Development and Building Services Div.  
Planning Dept.

"Goldialu Stone" <[gstone@swcp.com](mailto:gstone@swcp.com)>

To: <[RDourte@cabq.gov](mailto:RDourte@cabq.gov)>

cc: <[gennyd@mcleodusa.net](mailto:gennyd@mcleodusa.net)>, <[WGallegos@cabq.gov](mailto:WGallegos@cabq.gov)>

12/09/2004 08:04 PM

Subject: Re: Quail Spring Subdivison Concern

I can be there any time Friday but would rather meet after 10:00 AM.

Goldialu

----- Original Message -----

**From:** [RDourte@cabq.gov](mailto:RDourte@cabq.gov)

**To:** [gstone@swcp.com](mailto:gstone@swcp.com)

**Cc:** [gennyd@mcleodusa.net](mailto:gennyd@mcleodusa.net) ; [WGallegos@cabq.gov](mailto:WGallegos@cabq.gov)

**Sent:** Thursday, December 09, 2004 2:46 PM

**Subject:** Re: Quail Spring Subdivison Concern

Friday the 17th sounds good, do you have a preferred time?

Wilfred, Genny what time works for you?

Thanks

Richard Dourte  
Development and Building Services Div.  
Planning Dept.

"Goldialu Stone" <[gstone@swcp.com](mailto:gstone@swcp.com)>

To: <[RDourte@cabq.gov](mailto:RDourte@cabq.gov)>

cc:

Subject: Re: Quail Spring Subdivison Concern

12/09/2004 10:04 AM

Genny is sending me a copy of the plans that she and (I guess) Brad Bingham came up with for the former Grouse Ridge road area. I need to show it to the residents and get their input on it before I attend a meeting to discuss where to go from here. At the moment they are up in arms and want their asphalt back.

I can meet any time during the day Friday, December 17th or Wednesday, afternoon December 22nd. This will give me time to meet with folks and get their input. Then they'll have a time to think about the proposed plan and give additional input if they desire before we meet.

The city needs to be aware that about half of Quail Springs PL road has been destroyed in the area by Grouse Ridge Drive as a result of Joe's subcontractors removal of the asphalt and curbing. Who will I need to contact about that issue?

I didn't see the plan that Genny, Fred and the city employee drew up at the DRB meeting. We

agreed what would be done and then they went over in a corner and drew the plans. We had agreed on the square block structure with concrete to act as a barrier to erratic driver.

Goldialu Stone  
797-5597

----- Original Message -----

**From:** [RDourte@cabq.gov](mailto:RDourte@cabq.gov)  
**To:** [gstone@swcp.com](mailto:gstone@swcp.com)  
**Cc:** [Genny Donart](mailto:Genny Donart) ; [Brad Winters](mailto:Brad Winters) ; [BBingham@cabq.gov](mailto:BBingham@cabq.gov)  
**Sent:** Wednesday, December 08, 2004 2:16 PM  
**Subject:** Re: Quail Spring Subdivison Concern

Ms. Stone,

I will be glad to meet with you on this. Not sure who agreed to the conditions you mentioned below, however we still have the financial guarantee in place. The block wall you desire seems much better than I originally understood. It is not on the plans and I did not know about it until now, is this something that was agreed to by the developer? As far as the asphalt goes, if it is not driven on it has a tendency to bubble up after a couple of years from plants wanting to grow underneath it so it does not stay flat forever. Lets see what we can do.

What times are you available to meet on this?

Richard Dourte  
Development and Building Services Div.  
Planning Dept.

"Goldialu Stone" <[gstone@swcp.com](mailto:gstone@swcp.com)>  
To: <[RDourte@cabq.gov](mailto:RDourte@cabq.gov)>  
cc: "Genny Donart" <[gennyd@mcleodusa.net](mailto:gennyd@mcleodusa.net)>, "Brad Winters" <[winter@APS.edu](mailto:winter@APS.edu)>  
12/08/2004 01:17 PM  
Subject: Re: Quail Spring Subdivison Concern

Richard-

Quail Springs residents have a big concern over the removal of the curbing and asphalt on the former Grouse Ridge Drive. We have an equally big concern that we were not included in the decision making process of what was to be done to the former Grouse Ridge Drive road once our original agreement was thrown out.

We would very much like to have a meeting to discuss the situation.

The elective dues for our neighborhood association is \$15 per year. We don't have the resources to maintain a park like atmosphere in the former area known as Grouse Ridge Drive. The asphalt slab will serve our purpose well for low maintenance and years of a relative cost

free outdoor gathering area. Our neighborhood is made up of many retirees who must be thrifty to survey the ever increasing cost of living. If our elective dues rise, then fewer residences will pay so the maintenance fund will still be low.

Sorry that I wasn't clear. We did not agree to placing a block wall across the old right away. We agreed to a cinder block square barrier that would be filled with concrete located in the middle of the 10 foot walk way area between the side of the fences. I'm guessing that it will be 8 to 12 inches square, nobody can hide behind that.

Goldialu

----- Original Message -----

**From:** [RDourte@cabq.gov](mailto:RDourte@cabq.gov)

**To:** [gstone@swcp.com](mailto:gstone@swcp.com)

**Cc:** [Genny Donart](#) ; [Brad Winters](#)

**Sent:** Wednesday, December 08, 2004 10:53 AM

**Subject:** Re: Quail Spring Subdivison Concern

I will ask that Genny look into this matter, however I was not party to the agreement of leaving in the old street or placing a block wall across this old right of way. A block wall will likely create an area that is not visible to the public and my experiences is that undesirable activities take place when conditions such as this exist. I have not met on this issue for many months and am not clear on what meetings that Genny is referring to. This plan set has gone through the standard city review process quite a while ago. Leaving the old street in is not a good idea in my opinion, you may encourage an errant vehicle. At night it this can be a problem. I will ask that we do meet on this issue, as I previously said, If you have a concern let me know and we will see what we can do. The area is still available for gatherings.

With regards to vacating the street in front of your house, the subdivision ordinance will not permit this if there is a party that has substantial property rights to this street objecting to the vacation request.

To my knowledge there has been no changes to agreements that I have been part of.

It sounds like we should meet on this.

Ms. Stone, Genny, Fred, Brad Bingham (Councilor Winters you are more than welcome to attend also) when are you available to discuss these issues?

Thanks for bringing this to my attention.

Richard Dourte  
Development and Building Services Div.  
Planning Dept.

■ "Goldialu Stone" <[gstone@swcp.com](mailto:gstone@swcp.com)>

To: "Richard Dourte" <[RDOURTE@CABQ.GOV](mailto:RDOURTE@CABQ.GOV)>

cc: "Brad Winters" <[winter@APS.edu](mailto:winter@APS.edu)>, "Genny Donart"

12/08/2004 10:28 AM

<[gennyd@mcleodusa.net](mailto:gennyd@mcleodusa.net)>

Subject: Quail Spring Subdivison Concern

Richard-

I need clarification on why Quail Springs Neighborhood Association was not notified that the city had decided to change the agreement regarding Grouse Ridge Drive. We should have been invited to attend the meetings that you had with Homes by Joe Boyden regarding the changes that the city determined were necessary.

Last October we made a deal with Joe Boyden, Genny Donart, Fred Arfman and the City at the DRB meeting when Vista Del Aguila III subdivision was approved. The Board allowed a break so the closure of Grouse Ridge Drive could be worked out.

We agreed that a drive over curb and side walk was to be installed parallel along Quail Springs PL. connecting the east and west subdivision together and blocking off Grouse Ridge Drive. We were told that a block structure filled with concrete would be located in the center of the 10 foot walk way connecting Quail Springs and Vista Del Aguila Subdivisions so that if any car tried to drive through the walk way between the two subdivisions they would be stopped by the block structure. It was agreed that the asphalt area would be left in tact so our neighborhood could use the space for get-to-gathers.

My house is directly in the path of the other entry into our subdivision with a sidewalk and drive over curb as the only protection from out of control drivers who might miss the turn. Will I wake up one morning and find that the City has decided to remove the road in front of my house because some driver may hit my house?

It was a real shock yesterday to our neighborhood when the back hoe appeared and tore up the asphalt and curbing that we had agreed would remain in tact.

This morning Genny told me that they have had several meetings with Brad Bingham and then you, regarding the city decision to change the agreement that had made. She had been told that Quail Springs NA would be informed of this change. We were not told and therefore had no input into the changes that you apparently decided to make.

Quail Springs Neighborhood Association wants the drive over curbing and asphalt surface that was along Grouse Ridge Drive reinstalled with the agreed upon addition of the sidewalk and drive over curb along Quail Spring PL connecting the two parts of the subdivision which in effect removes Grouse Ridge Drive from the picture.

Goldialu Stone, President

Quail Springs Neighborhood Association

797-5597





Richard H. Dourte  
12/14/2004 04:47 PM

To: "Goldialu Stone" <gstone@swcp.com>@PUBCABQ  
cc: Wilfred A. Gallegos/PLN/CABQ@COA  
Subject: Re: Quail Spring Subdivison Concern

Is it possible to change the meeting time to 9:00am? Sorry for this late request... I have a late/unexpected meeting at City Council at this time. If not I will let Wilfred Gallegos (City Traffic Engineer chair this meeting).

I told the engineer to have them stop working within the old right-of-way in this area, with respect to asphalt removal. Can you inform me on the status?

Thanks,

Richard Dourte  
Development and Building Services Div.  
Planning Dept.



"Goldialu Stone"  
<gstone@swcp.com>  
12/13/2004 10:22 PM

To: <RDourte@cabq.gov>  
cc:  
Subject: Re: Quail Spring Subdivison Concern

Thanks  
Goldialu

----- Original Message -----

**From:** [RDourte@cabq.gov](mailto:RDourte@cabq.gov)

**To:** [gstone@swcp.com](mailto:gstone@swcp.com)

**Sent:** Monday, December 13, 2004 8:21 AM

**Subject:** Re: Quail Spring Subdivison Concern

Plaza del Sol, 2nd and Lomas (southeast corner) the pyramid shaped building. My phone no. is 924-3999 if you need to get ahold of me.

Richard Dourte  
Development and Building Services Div.  
Planning Dept.

"Goldialu Stone" <[gstone@swcp.com](mailto:gstone@swcp.com)>

12/12/2004 03:54 PM

To: <[RDourte@cabq.gov](mailto:RDourte@cabq.gov)>  
cc: <[gennyd@mcleodusa.net](mailto:gennyd@mcleodusa.net)>, <[WGallegos@cabq.gov](mailto:WGallegos@cabq.gov)>  
Subject: Re: Quail Spring Subdivison Concern

Richard, where is your office located?

Kyle Williams and I will be attending the meeting. on Friday at 10:00 AM.

Goldialu

----- Original Message -----

**From:** [RDourte@cabq.gov](mailto:RDourte@cabq.gov)

**To:** [gstone@swcp.com](mailto:gstone@swcp.com)

**Cc:** [gennyd@mcleodusa.net](mailto:gennyd@mcleodusa.net) ; [WGallegos@cabq.gov](mailto:WGallegos@cabq.gov)

**Sent:** Friday, December 10, 2004 8:19 AM

**Subject:** Re: Quail Spring Subdivison Concern

That time works for me.

Richard Dourte  
Development and Building Services Div.  
Planning Dept.

"Goldialu Stone" <[gstone@swcp.com](mailto:gstone@swcp.com)>

12/09/2004 08:04 PM

To: <[RDourte@cabq.gov](mailto:RDourte@cabq.gov)>

cc: <[gennyd@mcleodusa.net](mailto:gennyd@mcleodusa.net)>, <[WGallegos@cabq.gov](mailto:WGallegos@cabq.gov)>

Subject: Re: Quail Spring Subdivison Concern

I can be there any time Friday but would rather meet after 10:00 AM.

Goldialu

----- Original Message -----

**From:** [RDourte@cabq.gov](mailto:RDourte@cabq.gov)

**To:** [gstone@swcp.com](mailto:gstone@swcp.com)

**Cc:** [gennyd@mcleodusa.net](mailto:gennyd@mcleodusa.net) ; [WGallegos@cabq.gov](mailto:WGallegos@cabq.gov)

**Sent:** Thursday, December 09, 2004 2:46 PM

**Subject:** Re: Quail Spring Subdivison Concern

Friday the 17th sounds good, do you have a preferred time?

Wilfred, Genny what time works for you?

Thanks

Richard Dourte  
Development and Building Services Div.  
Planning Dept.

"Goldialu Stone" <[gstone@swcp.com](mailto:gstone@swcp.com)>

To: <[RDourte@cabq.gov](mailto:RDourte@cabq.gov)>

cc:

12/09/2004 10:04 AM

Subject: Re: Quail Spring Subdivison Concern

Genny is sending me a copy of the plans that she and (I guess) Brad Bingham came up with for the former Grouse Ridge road area. I need to show it to the residents and get their input on it before I attend a meeting to discuss where to go from here. At the moment they are up in arms and want their asphalt back.

I can meet any time during the day Friday, December 17th or Wednesday, afternoon December 22nd. This will give me time to meet with folks and get their input. Then they'll have a time to think about the proposed plan and give additional input if they desire before we meet.

The city needs to be aware that about half of Quail Springs PL road has been destroyed in the area by Grouse Ridge Drive as a result of Joe's subcontractors removal of the asphalt and curbing. Who will I need to contact about that issue?

I didn't see the plan that Genny, Fred and the city employee drew up at the DRB meeting. We agreed what would be done and then they went over in a corner and drew the plans. We had agreed on the square block structure with concrete to act as a barrier to erratic driver.

Goldialu Stone  
797-5597

----- Original Message -----

**From:** [RDourte@cabq.gov](mailto:RDourte@cabq.gov)

**To:** [gstone@swcp.com](mailto:gstone@swcp.com)

**Cc:** [Genny Donart](mailto:Genny Donart) ; [Brad Winters](mailto:Brad Winters) ; [BBingham@cabq.gov](mailto:BBingham@cabq.gov)

**Sent:** Wednesday, December 08, 2004 2:16 PM

**Subject:** Re: Quail Spring Subdivison Concern

Ms. Stone,

I will be glad to meet with you on this. Not sure who agreed to the conditions you mentioned below, however we still have the financial guarantee in place. The block wall you desire seems much better than I originally understood. It is not on the plans and I did not know about it until now, is this something that was agreed to by the developer? As far as the asphalt goes, if it is not driven on it has a tendency to bubble up after a couple of years from plants wanting to grow underneath it so it does not stay flat forever. Lets see what we can do.

What times are you available to meet on this?

Richard Dourte  
Development and Building Services Div.  
Planning Dept.

"Goldialu Stone" <[gstone@swcp.com](mailto:gstone@swcp.com)>

To: <[RDourte@cabq.gov](mailto:RDourte@cabq.gov)>

12/08/2004 01:17 PM

cc: "Genny Donart" <gennyd@mcleodusa.net>, "Brad Winters"  
<winter@APS.edu>  
Subject: Re: Quail Spring Subdivison Concern

Richard-

Quail Springs residents have a big concern over the removal of the curbing and asphalt on the former Grouse Ridge Drive. We have an equally big concern that we were not included in the decision making process of what was to be done to the former Grouse Ridge Drive road once our original agreement was thrown out.

We would very much like to have a meeting to discuss the situation.

The elective dues for our neighborhood association is \$15 per year. We don't have the resources to maintain a park like atmosphere in the former area known as Grouse Ridge Drive. The asphalt slab will serve our purpose well for low maintenance and years of a relative cost free outdoor gathering area. Our neighborhood is made up of many retirees who must be thrifty to survey the ever increasing cost of living. If our elective dues rise, then fewer residences will pay so the maintenance fund will still be low.

Sorry that I wasn't clear. We did not agree to placing a block wall across the old right away. We agreed to a cinder block square barrier that would be filled with concrete located in the middle of the 10 foot walk way area between the side of the fences. I'm guessing that it will be 8 to 12 inches square, nobody can hide behind that.

Goldialu

----- Original Message -----

**From:** [RDourte@cabq.gov](mailto:RDourte@cabq.gov)

**To:** [gstone@swcp.com](mailto:gstone@swcp.com)

**Cc:** [Genny Donart](#) ; [Brad Winters](#)

**Sent:** Wednesday, December 08, 2004 10:53 AM

**Subject:** Re: Quail Spring Subdivison Concern

I will ask that Genny look into this matter, however I was not party to the agreement of leaving in the old street or placing a block wall across this old right of way. A block wall will likely create an area that is not visible to the public and my experiences is that undesirable activities take place when conditions such as this exist. I have not met on this issue for many months and am not clear on what meetings that Genny is referring to. This plan set has gone through the standard city review process quite a while ago. Leaving the old street in is not a good idea in my opinion, you may encourage an errant vehicle. At night it this can be a problem. I will ask that we do meet on this issue, as I previously said, If you have a concern let me know and we will see what we can do. The area is still available for gatherings.

With regards to vacating the street in front of your house, the subdivision ordinance will not permit this if there is a party that has substantial property rights to this street objecting to the vacation request.

To my knowledge there has been no changes to agreements that I have been part of.

It sounds like we should meet on this.

Ms. Stone, Genny, Fred, Brad Bingham (Councilor Winters you are more than welcome to attend also) when are you available to discuss these issues?

Thanks for bringing this to my attention.

Richard Dourte  
Development and Building Services Div.  
Planning Dept.

"Goldialu Stone" <gstone@swcp.com>

To: "Richard Dourte" <RDOURTE@CABQ.GOV>

cc: "Brad Winters" <winter@APS.edu>, "Genny Donart"

12/08/2004 10:28 AM

<gennyd@mcleodusa.net>

Subject: Quail Spring Subdivison Concern

Richard-

I need clarification on why Quail Springs Neighborhood Association was not notified that the city had decided to change the agreement regarding Grouse Ridge Drive. We should have been invited to attend the meetings that you had with Homes by Joe Boyden regarding the changes that the city determined were necessary.

Last October we made a deal with Joe Boyden, Genny Donart, Fred Arfman and the City at the DRB meeting when Vista Del Aguila III subdivision was approved. The Board allowed a break so the closure of Grouse Ridge Drive could be worked out.

We agreed that a drive over curb and side walk was to be installed parallel along Quail Springs PL. connecting the east and west subdivision together and blocking off Grouse Ridge Drive. We were told that a block structure filled with concrete would be located in the center of the 10 foot walk way connecting Quail Springs and Vista Del Aguila Subdivisions so that if any car tried to drive through the walk way between the two subdivisons they would be stopped by the block structure. It was agreed that the asphalt area would be left in tact so our neighborhood could use the space for get-to-gathers.

My house is directly in the path of the other entry into our subdivision with a sidewalk and drive over curb as the only protection from out of control drivers who might miss the turn. Will I wake up one morning and find that the City has decided to remove the road in front of my house because some driver may hit my house?

It was a real shock yesterday to our neighborhood when the back hoe appeared and tore up the asphalt and curbing that we had agreed would remain in tact.

This morning Genny told me that they have had several meetings with Brad Bingham and then you, regarding the city decision to change the agreement that had made. She had been told that Quail Springs NA would be informed of this change. We were not told and therefore had no

input into the changes that you apparently decided to make.

Quail Springs Neighborhood Association wants the drive over curbing and asphalt surface that was along Grouse Ridge Drive reinstalled with the agreed upon addition of the sidewalk and drive over curb along Quail Spring PL connecting the two parts of the subdivision which in effect removes Grouse Ridge Drive from the picture.

Goldialu Stone, President

Quail Springs Neighborhood Association

797-5597



Richard H. Dourte  
12/13/2004 08:21 AM

To: "Goldialu Stone" <gstone@swcp.com>@PUBCABQ  
cc:  
Subject: Re: Quail Spring Subdivison Concern

Plaza del Sol, 2nd and Lomas (southeast corner) the pyramid shaped building. My phone no. is 924-3999 if you need to get ahold of me.

Richard Dourte  
Development and Building Services Div.  
Planning Dept.



"Goldialu Stone"  
<gstone@swcp.com>  
12/12/2004 03:54 PM

To: <RDourte@cabq.gov>  
cc: <gennyd@mcleodusa.net>, <WGallegos@cabq.gov>  
Subject: Re: Quail Spring Subdivison Concern

Richard, where is your office located?  
Kyle Williams and I will be attending the meeting. on Friday at 10:00 AM.  
Goldialu

----- Original Message -----

**From:** [RDourte@cabq.gov](mailto:RDourte@cabq.gov)  
**To:** [gstone@swcp.com](mailto:gstone@swcp.com)  
**Cc:** [gennyd@mcleodusa.net](mailto:gennyd@mcleodusa.net) ; [WGallegos@cabq.gov](mailto:WGallegos@cabq.gov)  
**Sent:** Friday, December 10, 2004 8:19 AM  
**Subject:** Re: Quail Spring Subdivison Concern

That time works for me.

Richard Dourte  
Development and Building Services Div.  
Planning Dept.

"Goldialu Stone" <[gstone@swcp.com](mailto:gstone@swcp.com)>

12/09/2004 08:04 PM

To: <[RDourte@cabq.gov](mailto:RDourte@cabq.gov)>  
cc: <[gennyd@mcleodusa.net](mailto:gennyd@mcleodusa.net)>, <[WGallegos@cabq.gov](mailto:WGallegos@cabq.gov)>  
Subject: Re: Quail Spring Subdivison Concern

I can be there any time Friday but would rather meet after 10:00 AM.  
Goldialu

----- Original Message -----

**From:** [RDourte@cabq.gov](mailto:RDourte@cabq.gov)  
**To:** [gstone@swcp.com](mailto:gstone@swcp.com)  
**Cc:** [gennyd@mcleodusa.net](mailto:gennyd@mcleodusa.net) ; [WGallegos@cabq.gov](mailto:WGallegos@cabq.gov)  
**Sent:** Thursday, December 09, 2004 2:46 PM  
**Subject:** Re: Quail Spring Subdivison Concern

Friday the 17th sounds good, do you have a preferred time?

Wilfred, Genny what time works for you?

Thanks

Richard Dourte  
Development and Building Services Div.  
Planning Dept.

"Goldialu Stone" <[gstone@swcp.com](mailto:gstone@swcp.com)>

12/09/2004 10:04 AM

To: <[RDourte@cabq.gov](mailto:RDourte@cabq.gov)>  
cc:  
Subject: Re: Quail Spring Subdivison Concern

Genny is sending me a copy of the plans that she and (I guess) Brad Bingham came up with for the former Grouse Ridge road area. I need to show it to the residents and get their input on it before I attend a meeting to discuss where to go from here. At the moment they are up in arms and want their asphalt back.

I can meet any time during the day Friday, December 17th or Wednesday, afternoon December 22nd. This will give me time to meet with folks and get their input. Then they'll have a time to think about the proposed plan and give additional input if they desire before we meet.

The city needs to be aware that about half of Quail Springs PL road has been destroyed in the area by Grouse Ridge Drive as a result of Joe's subcontractors removal of the asphalt and curbing. Who will I need to contact about that issue?

I didn't see the plan that Genny, Fred and the city employee drew up at the DRB meeting. We agreed what would be done and then they went over in a corner and drew the plans. We had agreed on the square block structure with concrete to act as a barrier to erratic driver.

Goldialu Stone  
797-5597

----- Original Message -----

**From:** [RDourte@cabq.gov](mailto:RDourte@cabq.gov)  
**To:** [gstone@swcp.com](mailto:gstone@swcp.com)  
**Cc:** [Genny Donart](mailto:Genny Donart) ; [Brad Winters](mailto:Brad Winters) ; [BBingham@cabq.gov](mailto:BBingham@cabq.gov)



**Sent:** Wednesday, December 08, 2004 2:16 PM  
**Subject:** Re: Quail Spring Subdivison Concern

Ms. Stone,

I will be glad to meet with you on this. Not sure who agreed to the conditions you mentioned below, however we still have the financial guarantee in place. The block wall you desire seems much better than I originally understood. It is not on the plans and I did not know about it until now, is this something that was agreed to by the developer? As far as the asphalt goes, if it is not driven on it has a tendency to bubble up after a couple of years from plants wanting to grow underneath it so it does not stay flat forever. Lets see what we can do.

What times are you available to meet on this?

Richard Dourte  
Development and Building Services Div.  
Planning Dept.

"Goldialu Stone" <gstone@swcp.com>  
To: <RDourte@cabq.gov>  
cc: "Genny Donart" <gennyd@mcleodusa.net>, "Brad Winters" <winter@APS.edu>  
12/08/2004 01:17 PM  
Subject: Re: Quail Spring Subdivison Concern

Richard-

Quail Springs residents have a big concern over the removal of the curbing and asphalt on the former Grouse Ridge Drive. We have an equally big concern that we were not included in the decision making process of what was to be done to the former Grouse Ridge Drive road once our original agreement was thrown out.

We would very much like to have a meeting to discuss the situation.

The elective dues for our neighborhood association is \$15 per year. We don't have the resources to maintain a park like atmosphere in the former area known as Grouse Ridge Drive. The asphalt slab will serve our purpose well for low maintenance and years of a relative cost free outdoor gathering area. Our neighborhood is made up of many retirees who must be thrifty to survey the ever increasing cost of living. If our elective dues rise, then fewer residences will pay so the maintenance fund will still be low.

Sorry that I wasn't clear. We did not agree to placing a block wall across the old right away. We agreed to a cinder block square barrier that would be filled with concrete located in the middle of the 10 foot walk way area between the side of the fences. I'm guessing that it will be 8 to 12 inches square, nobody can hide behind that.

Goldialu

----- Original Message -----

**From:** [RDourte@cabq.gov](mailto:RDourte@cabq.gov)

**To:** [gstone@swcp.com](mailto:gstone@swcp.com)

**Cc:** [Genny Donart](#) ; [Brad Winters](#)

**Sent:** Wednesday, December 08, 2004 10:53 AM  
**Subject:** Re: Quail Spring Subdivison Concern

I will ask that Genny look into this matter, however I was not party to the agreement of leaving in the old street or placing a block wall across this old right of way. A block wall will likely create an area that is not visible to the public and my experiences is that undesirable activities take place when conditions such as this exist. I have not met on this issue for many months and am not clear on what meetings that Genny is referring to. This plan set has gone through the standard city review process quite a while ago. Leaving the old street in is not a good idea in my opinion, you may encourage an errant vehicle. At night it this can be a problem. I will ask that we do meet on this issue, as I previously said, If you have a concern let me know and we will see what we can do. The area is still available for gatherings.

With regards to vacating the street in front of your house, the subdivision ordinance will not permit this if there is a party that has substantial property rights to this street objecting to the vacation request.

To my knowledge there has been no changes to agreements that I have been part of.

It sounds like we should meet on this.

Ms. Stone, Genny, Fred, Brad Bingham (Councilor Winters you are more than welcome to attend also) when are you available to discuss these issues?

Thanks for bringing this to my attention.

Richard Dourte  
Development and Building Services Div.  
Planning Dept.

▪ "Goldialu Stone" <gstone@swcp.com> To: "Richard Dourte" <RDOURTE@CABQ.GOV>  
cc: "Brad Winters" <winter@APS.edu>, "Genny Donart"  
<gennyd@mcleodusa.net>  
12/08/2004 10:28 AM Subject: Quail Spring Subdivison Concern

Richard-

I need clarification on why Quail Springs Neighborhood Association was not notified that the city had decided to change the agreement regarding Grouse Ridge Drive. We should have been invited to attend the meetings that you had with Homes by Joe Boyden regarding the changes that the city determined were necessary.

Last October we made a deal with Joe Boyden, Genny Donart, Fred Arfman and the City at the DRB meeting when Vista Del Aguila III subdivision was approved. The Board allowed a break so the closure of Grouse Ridge Drive could be worked out.

We agreed that a drive over curb and side walk was to be installed parallel along Quail Springs PL. connecting the east and west subdivision together and blocking off Grouse Ridge

Drive. We were told that a block structure filled with concrete would be located in the center of the 10 feet walk way connecting Quail Springs and Vista Del Aguila Subdivisions so that if any car tried to drive through the walk way between the two subdivisions they would be stopped by the block structure. It was agreed that the asphalt area would be left in tact so our neighborhood could use the space for get-to-gathers.

My house is directly in the path of the other entry into our subdivision with a sidewalk and drive over curb as the only protection from out of control drivers who might miss the turn. Will I wake up one morning and find that the City has decided to remove the road in front of my house because some driver may hit my house?

It was a real shock yesterday to our neighborhood when the back hoe appeared and tore up the asphalt and curbing that we had agreed would remain in tact.

This morning Genny told me that they have had several meetings with Brad Bingham and then you, regarding the city decision to change the agreement that had made. She had been told that Quail Springs NA would be informed of this change. We were not told and therefore had no input into the changes that you apparently decided to make.

Quail Springs Neighborhood Association wants the drive over curbing and asphalt surface that was along Grouse Ridge Drive reinstalled with the agreed upon addition of the sidewalk and drive over curb along Quail Spring PL connecting the two parts of the subdivision which in effect removes Grouse Ridge Drive from the picture.

Goldialu Stone, President

Quail Springs Neighborhood Association

797-5597



Richard H. Dourte  
12/10/2004 08:19 AM

To: "Goldialu Stone" <gstone@swcp.com>@PUBCABQ  
cc: gennyd@mcleodusa.net, WGallegos@cabq.gov  
Subject: Re: Quail Spring Subdivison Concern

That time works for me.

Richard Dourte  
Development and Building Services Div.  
Planning Dept.



"Goldialu Stone"  
<gstone@swcp.com>  
12/09/2004 08:04 PM

To: <RDourte@cabq.gov>  
cc: <gennyd@mcleodusa.net>, <WGallegos@cabq.gov>  
Subject: Re: Quail Spring Subdivison Concern

I can be there any time Friday but would rather meet after 10:00 AM.

Goldialu

----- Original Message -----

**From:** [RDourte@cabq.gov](mailto:RDourte@cabq.gov)

**To:** [gstone@swcp.com](mailto:gstone@swcp.com)

**Cc:** [gennyd@mcleodusa.net](mailto:gennyd@mcleodusa.net) ; [WGallegos@cabq.gov](mailto:WGallegos@cabq.gov)

**Sent:** Thursday, December 09, 2004 2:46 PM

**Subject:** Re: Quail Spring Subdivison Concern

Friday the 17th sounds good, do you have a preferred time?

Wilfred, Genny what time works for you?

Thanks

Richard Dourte  
Development and Building Services Div.  
Planning Dept.

"Goldialu Stone" <[gstone@swcp.com](mailto:gstone@swcp.com)>

12/09/2004 10:04 AM

To: <[RDourte@cabq.gov](mailto:RDourte@cabq.gov)>

cc:

Subject: Re: Quail Spring Subdivison Concern

Genny is sending me a copy of the plans that she and (I guess) Brad Bingham came up with for the former Grouse Ridge road area. I need to show it to the residents and get their input on it before I attend a meeting to discuss where to go from here. At the moment they are up in arms and want their asphalt back.

I can meet any time during the day Friday, December 17th or Wednesday, afternoon December 22nd. This will give me time to meet with folks and get their input. Then they'll have a time to think about the proposed plan and give additional input if they desire before we meet.

The city needs to be aware that about half of Quail Springs PL road has been destroyed in the area by Grouse Ridge Drive as a result of Joe's subcontractors removal of the asphalt and curbing. Who will I need to contact about that issue?

I didn't see the plan that Genny, Fred and the city employee drew up at the DRB meeting. We agreed what would be done and then they went over in a corner and drew the plans. We had agreed on the square block structure with concrete to act as a barrier to erratic driver.

Goldialu Stone  
797-5597

----- Original Message -----

**From:** [RDourte@cabq.gov](mailto:RDourte@cabq.gov)

**To:** [gstone@swcp.com](mailto:gstone@swcp.com)

**Cc:** [Genny Donart](mailto:Genny Donart) ; [Brad Winters](mailto:Brad Winters) ; [BBingham@cabq.gov](mailto:BBingham@cabq.gov)

**Sent:** Wednesday, December 08, 2004 2:16 PM

**Subject:** Re: Quail Spring Subdivison Concern

Ms. Stone,

I will be glad to meet with you on this. Not sure who agreed to the conditions you mentioned below, however we still have the financial guarantee in place. The block wall you desire seems much better than I originally understood. It is not on the plans and I did not know about it until now, is this something that was agreed to by the developer? As far as the asphalt goes, if it is not driven on it has a tendency to bubble up after a couple of years from plants wanting to grow underneath it so it does not stay flat forever. Lets see what we can do.

What times are you available to meet on this?

Richard Dourte  
Development and Building Services Div.  
Planning Dept.

"Goldialu Stone" <[gstone@swcp.com](mailto:gstone@swcp.com)>

To: <[RDourte@cabq.gov](mailto:RDourte@cabq.gov)>

cc: "Genny Donart" <[gennyd@mcleodusa.net](mailto:gennyd@mcleodusa.net)>, "Brad Winters"

12/08/2004 01:17 PM

<[winter@APS.edu](mailto:winter@APS.edu)>

Subject: Re: Quail Spring Subdivison Concern

Richard-

Quail Springs residents have a big concern over the removal of the curbing and asphalt on the former Grouse Ridge Drive. We have an equally big concern that we were not included in the decision making process of what was to be done to the former Grouse Ridge Drive road once our original agreement was thrown out.

We would very much like to have a meeting to discuss the situation.

The elective dues for our neighborhood association is \$15 per year. We don't have the resources to maintain a park like atmosphere in the former area known as Grouse Ridge Drive. The asphalt slab will serve our purpose well for low maintenance and years of a relative cost free outdoor gathering area. Our neighborhood is made up of many retirees who must be thrifty to survey the ever increasing cost of living. If our elective dues rise, then fewer residences will pay so the maintenance fund will still be low.

Sorry that I wasn't clear. We did not agree to placing a block wall across the old right away. We agreed to a cinder block square barrier that would be filled with concrete located in the middle of the 10 foot walk way area between the side of the fences. I'm guessing that it will be 8 to 12 inches square, nobody can hide behind that.

Goldialu

----- Original Message -----

**From:** [RDourte@cabq.gov](mailto:RDourte@cabq.gov)

**To:** [gstone@swcp.com](mailto:gstone@swcp.com)

**Cc:** [Genny Donart](#) ; [Brad Winters](#)

**Sent:** Wednesday, December 08, 2004 10:53 AM

**Subject:** Re: Quail Spring Subdivison Concern

I will ask that Genny look into this matter, however I was not party to the agreement of leaving in the old street or placing a block wall across this old right of way. A block wall will likely create an area that is not visible to the public and my experiences is that undesirable activities take place when conditions such as this exist. I have not met on this issue for many months and am not clear on what meetings that Genny is referring to. This plan set has gone through the standard city review process quite a while ago. Leaving the old street in is not a good idea in my opinion, you may encourage an errant vehicle. At night it this can be a problem. I will ask that we do meet on this issue, as I previously said, if you have a concern let me know and we will see what we can do. The area is still available for gatherings.

With regards to vacating the street in front of your house, the subdivision ordinance will not permit this if there is a party that has substantial property rights to this street objecting to the vacation request.

To my knowledge there has been no changes to agreements that I have been part of.

It sounds like we should meet on this.

Ms. Stone, Genny, Fred, Brad Bingham (Councilor Winters you are more than welcome to attend also) when are you available to discuss these issues?

Thanks for bringing this to my attention.

Richard Dourte  
Development and Building Services Div.  
Planning Dept.

"Goldialu Stone" <gstone@swcp.com>

To: "Richard Dourte" <RDOURTE@CABQ.GOV>

cc: "Brad Winters" <winter@APS.edu>, "Genny Donart"

12/08/2004 10:28 AM

<gennyd@mcleodusa.net>

Subject: Quail Spring Subdivison Concern

Richard-

I need clarification on why Quail Springs Neighborhood Association was not notified that the city had decided to change the agreement regarding Grouse Ridge Drive. We should have been invited to attend the meetings that you had with Homes by Joe Boyden regarding the changes that the city determined were necessary.

Last October we made a deal with Joe Boyden, Genny Donart, Fred Arfman and the City at the DRB meeting when Vista Del Aguila III subdivision was approved. The Board allowed a break so the closure of Grouse Ridge Drive could be worked out.

We agreed that a drive over curb and side walk was to be installed parallel along Quail Springs PL. connecting the east and west subdivision together and blocking off Grouse Ridge Drive. We were told that a block structure filled with concrete would be located in the center of the 10 foot walk way connecting Quail Springs and Vista Del Aguila Subdivisions so that if any car tried to drive through the walk way between the two subdivisons they would be stopped by the block structure. It was agreed that the asphalt area would be left in tact so our neighborhood could use the space for get-to-gathers.

My house is directly in the path of the other entry into our subdivision with a sidewalk and drive over curb as the only protection from out of control drivers who might miss the turn. Will I wake up one morning and find that the City has decided to remove the road in front of my house because some driver may hit my house?

It was a real shock yesterday to our neighborhood when the back hoe appeared and tore up the asphalt and curbing that we had agreed would remain in tact.

This morning Genny told me that they have had several meetings with Brad Bingham and then you, regarding the city decision to change the agreement that had made. She had been told that Quail Springs NA would be informed of this change. We were not told and therefore had no input into the changes that you apparently decided to make.

Quail Springs Neighborhood Association wants the drive over curbing and asphalt surface that was along Grouse Ridge Drive reinstalled with the agreed upon addition of the sidewalk and drive over curb along Quail Spring PL connecting the two parts of the subdivision which in effect removes Grouse Ridge Drive from the picture.

Goldialu Stone, President

Quail Springs Neighborhood Association

797-5597



Richard H. Dourte  
12/09/2004 02:46 PM

To: "Goldialu Stone" <gstone@swcp.com>@PUBCABQ  
cc: gennyd@mcleodusa.net, Wilfred A. Gallegos/PLN/CABQ@COA  
Subject: Re: Quail Spring Subdivison Concern

Friday the 17th sounds good, do you have a preferred time?

Wilfred, Genny what time works for you?

Thanks

Richard Dourte  
Development and Building Services Div.  
Planning Dept.



"Goldialu Stone"  
<gstone@swcp.com>  
12/09/2004 10:04 AM

To: <RDourte@cabq.gov>  
cc:  
Subject: Re: Quail Spring Subdivison Concern

Genny is sending me a copy of the plans that she and (I guess) Brad Bingham came up with for the former Grouse Ridge road area. I need to show it to the residents and get their input on it before I attend a meeting to discuss where to go from here. At the moment they are up in arms and want their asphalt back.

I can meet any time during the day Friday, December 17th or Wednesday, afternoon December 22nd. This will give me time to meet with folks and get their input. Then they'll have a time to think about the proposed plan and give additional input if they desire before we meet.

The city needs to be aware that about half of Quail Springs PL road has been destroyed in the area by Grouse Ridge Drive as a result of Joe's subcontractors removal of the asphalt and curbing. Who will I need to contact about that issue?

I didn't see the plan that Genny, Fred and the city employee drew up at the DRB meeting. We agreed what would be done and then they went over in a corner and drew the plans. We had agreed on the square block structure with concrete to act as a barrier to erratic driver.

Goldialu Stone  
797-5597

----- Original Message -----

**From:** [RDourte@cabq.gov](mailto:RDourte@cabq.gov)

**To:** [gstone@swcp.com](mailto:gstone@swcp.com)

**Cc:** [Genny Donart](mailto:Genny Donart) ; [Brad Winters](mailto:Brad Winters) ; [BBingham@cabq.gov](mailto:BBingham@cabq.gov)

**Sent:** Wednesday, December 08, 2004 2:16 PM

**Subject:** Re: Quail Spring Subdivison Concern



Ms. Stone,

I will be glad to meet with you on this. Not sure who agreed to the conditions you mentioned below, however we still have the financial guarantee in place. The block wall you desire seems much better than I originally understood. It is not on the plans and I did not know about it until now, is this something that was agreed to by the developer? As far as the asphalt goes, if it is not driven on it has a tendency to bubble up after a couple of years from plants wanting to grow underneath it so it does not stay flat forever. Lets see what we can do.

What times are you available to meet on this?

Richard Dourte  
Development and Building Services Div.  
Planning Dept.

"Goldialu Stone" <gstone@swcp.com>

To: <RDourte@cabq.gov>

cc: "Genny Donart" <gennyd@mcleodusa.net>, "Brad Winters"

12/08/2004 01:17 PM

<winter@APS.edu>

Subject: Re: Quail Spring Subdivison Concern

Richard-

Quail Springs residents have a big concern over the removal of the curbing and asphalt on the former Grouse Ridge Drive. We have an equally big concern that we were not included in the decision making process of what was to be done to the former Grouse Ridge Drive road once our original agreement was thrown out.

We would very much like to have a meeting to discuss the situation.

The elective dues for our neighborhood association is \$15 per year. We don't have the resources to maintain a park like atmosphere in the former area known as Grouse Ridge Drive. The asphalt slab will serve our purpose well for low maintenance and years of a relative cost free outdoor gathering area. Our neighborhood is made up of many retirees who must be thrifty to survey the ever increasing cost of living. If our elective dues rise, then fewer residences will pay so the maintenance fund will still be low.

Sorry that I wasn't clear. We did not agree to placing a block wall across the old right away. We agreed to a cinder block square barrier that would be filled with concrete located in the middle of the 10 foot walk way area between the side of the fences. I'm guessing that it will be 8 to 12 inches square, nobody can hide behind that.

Goldialu

----- Original Message -----

**From:** [RDourte@cabq.gov](mailto:RDourte@cabq.gov)

**To:** [gstone@swcp.com](mailto:gstone@swcp.com)

**Cc:** [Genny Donart](#) ; [Brad Winters](#)

**Sent:** Wednesday, December 08, 2004 10:53 AM

**Subject:** Re: Quail Spring Subdivison Concern

I will ask that Genny look into this matter, however I was not party to the agreement of leaving in the old street or placing a block wall across this old right of way. A block wall will likely create an area that is not visible to the public and my experiences is that undesirable activities take place when conditions such as this exist. I have not met on this issue for many months and am not clear on what meetings that Genny is referring to. This plan set has gone through the standard city review process quite a while ago. Leaving the old street in is not a good idea in my opinion, you may encourage an errant vehicle. At night it this can be a problem. I will ask that we do meet on this issue, as I previously said, If you have a concern let me know and we will see what we can do. The area is still available for gatherings.

With regards to vacating the street in front of your house, the subdivision ordinance will not permit this if there is a party that has substantial property rights to this street objecting to the vacation request.

To my knowledge there has been no changes to agreements that I have been part of.

It sounds like we should meet on this.

Ms. Stone, Genny, Fred, Brad Bingham (Councilor Winters you are more than welcome to attend also) when are you available to discuss these issues?

Thanks for bringing this to my attention.

Richard Dourte  
Development and Building Services Div.  
Planning Dept.

"Goldialu Stone" <gstone@swcp.com>

▪

12/08/2004 10:28 AM

To: "Richard Dourte" <RDOURTE@CABQ.GOV>

cc: "Brad Winters" <winter@APS.edu>, "Genny Donart"

<gennyd@mcleodusa.net>

Subject: Quail Spring Subdivison Concern

Richard-

I need clarification on why Quail Springs Neighborhood Association was not notified that the city had decided to change the agreement regarding Grouse Ridge Drive. We should have been invited to attend the meetings that you had with Homes by Joe Boyden regarding the changes that the city determined were necessary.

Last October we made a deal with Joe Boyden, Genny Donart, Fred Arfman and the City at the DRB meeting when Vista Del Aguila III subdivision was approved. The Board allowed a break so the closure of Grouse Ridge Drive could be worked out.

We agreed that a drive over curb and side walk was to be installed parallel along Quail Springs PL. connecting the east and west subdivision together and blocking off Grouse Ridge Drive. We were told that a block structure filled with concrete would be located in the center of the 10 foot walk way connecting Quail Springs and Vista Del Aguila Subdivisions so that if any car tried to drive through the walk way between the two subdivisons they would be stopped

by the block structure. It was agreed that the asphalt area would be left in tact so our neighborhood could use the space for get-to-gathers.

My house is directly in the path of the other entry into our subdivision with a sidewalk and drive over curb as the only protection from out of control drivers who might miss the turn. Will I wake up one morning and find that the City has decided to remove the road in front of my house because some driver may hit my house?

It was a real shock yesterday to our neighborhood when the back hoe appeared and tore up the asphalt and curbing that we had agreed would remain in tact.

This morning Genny told me that they have had several meetings with Brad Bingham and then you, regarding the city decision to change the agreement that had made. She had been told that Quail Springs NA would be informed of this change. We were not told and therefore had no input into the changes that you apparently decided to make.

Quail Springs Neighborhood Association wants the drive over curbing and asphalt surface that was along Grouse Ridge Drive reinstalled with the agreed upon addition of the sidewalk and drive over curb along Quail Spring PL connecting the two parts of the subdivision which in effect removes Grouse Ridge Drive from the picture.

Goldialu Stone, President

Quail Springs Neighborhood Association

797-5597



Richard H. Dourte  
12/08/2004 02:16 PM

To: "Goldialu Stone" <gstone@swcp.com>@PUBCABQ  
cc: "Genny Donart" <gennyd@mcleodusa.net>, "Brad Winters"  
<winter@APS.edu>, BBingham@cabq.gov@COA  
Subject: Re: Quail Spring Subdivison Concern

Ms. Stone,

I will be glad to meet with you on this. Not sure who agreed to the conditions you mentioned below, however we still have the financial guarantee in place. The block wall you desire seems much better than I originally understood. It is not on the plans and I did not know about it until now, is this something that was agreed to by the developer? As far as the asphalt goes, if it is not driven on it has a tendency to bubble up after a couple of years from plants wanting to grow underneath it so it does not stay flat forever. Lets see what we can do.

What times are you available to meet on this?

Richard Dourte  
Development and Building Services Div.  
Planning Dept.



"Goldialu Stone"  
<gstone@swcp.com>  
12/08/2004 01:17 PM

To: <RDourte@cabq.gov>  
cc: "Genny Donart" <gennyd@mcleodusa.net>, "Brad Winters"  
<winter@APS.edu>  
Subject: Re: Quail Spring Subdivison Concern

Richard-

Quail Springs residents have a big concern over the removal of the curbing and asphalt on the former Grouse Ridge Drive. We have an equally big concern that we were not included in the decision making process of what was to be done to the former Grouse Ridge Drive road once our original agreement was thrown out.

We would very much like to have a meeting to discuss the situation.

The elective dues for our neighborhood association is \$15 per year. We don't have the resources to maintain a park like atmosphere in the former area known as Grouse Ridge Drive. The asphalt slab will serve our purpose well for low maintenance and years of a relative cost free outdoor gathering area. Our neighborhood is made up of many retirees who must be thrifty to survey the ever increasing cost of living. If our elective dues rise, then fewer residences will pay so the maintenance fund will still be low.

Sorry that I wasn't clear. We did not agree to placing a block wall across the old right away. We agreed to a cinder block square barrier that would be filled with concrete located in the middle of the 10 foot walk way area between the side of the fences. I'm guessing that it will be 8 to 12 inches square, nobody can hide behind that.

Goldialu

----- Original Message -----

**From:** [RDourte@cabq.gov](mailto:RDourte@cabq.gov)

**To:** [gstone@swcp.com](mailto:gstone@swcp.com)

**Cc:** Genny Donart ; Brad Winters  
**Sent:** Wednesday, December 08, 2004 10:53 AM  
**Subject:** Re: Quail Spring Subdivison Concern

I will ask that Genny look into this matter, however I was not party to the agreement of leaving in the old street or placing a block wall across this old right of way. A block wall will likely create an area that is not visible to the public and my experiences is that undesirable activities take place when conditions such as this exist. I have not met on this issue for many months and am not clear on what meetings that Genny is referring to. This plan set has gone through the standard city review process quite a while ago. Leaving the old street in is not a good idea in my opinion, you may encourage an errant vehicle. At night it this can be a problem. I will ask that we do meet on this issue, as I previously said, If you have a concern let me know and we will see what we can do. The area is still available for gatherings.

With regards to vacating the street in front of your house, the subdivision ordinance will not permit this if there is a party that has substantial property rights to this street objecting to the vacation request.

To my knowledge there has been no changes to agreements that I have been part of.

It sounds like we should meet on this.

Ms. Stone, Genny, Fred, Brad Bingham (Councilor Winters you are more than welcome to attend also) when are you available to discuss these issues?

Thanks for bringing this to my attention.

Richard Dourte  
Development and Building Services Div.  
Planning Dept.

"Goldialu Stone" <gstone@swcp.com>

To: "Richard Dourte" <RDOURTE@CABQ.GOV>

cc: "Brad Winters" <winter@APS.edu>, "Genny Donart"

12/08/2004 10:28 AM

<gennyd@mcleodusa.net>

Subject: Quail Spring Subdivison Concern

Richard-

I need clarification on why Quail Springs Neighborhood Association was not notified that the city had decided to change the agreement regarding Grouse Ridge Drive. We should have been invited to attend the meetings that you had with Homes by Joe Boyden regarding the changes that the city determined were necessary.

Last October we made a deal with Joe Boyden, Genny Donart, Fred Arfman and the City at the DRB meeting when Vista Del Aguila III subdivision was approved. The Board allowed a break so the closure of Grouse Ridge Drive could be worked out.

We agreed that a drive over curb and side walk was to be installed parallel along Quail

Springs PL. connecting the east and west subdivision together and blocking off Grouse Ridge Drive. We were told that a block structure filled with concrete would be located in the center of the 10 foot walk way connecting Quail Springs and Vista Del Aguila Subdivisions so that if any car tried to drive through the walk way between the two subdivisions they would be stopped by the block structure. It was agreed that the asphalt area would be left in tact so our neighborhood could use the space for get-to-gathers.

My house is directly in the path of the other entry into our subdivision with a sidewalk and drive over curb as the only protection from out of control drivers who might miss the turn. Will I wake up one morning and find that the City has decided to remove the road in front of my house because some driver may hit my house?

It was a real shock yesterday to our neighborhood when the back hoe appeared and tore up the asphalt and curbing that we had agreed would remain in tact.

This morning Genny told me that they have had several meetings with Brad Bingham and then you, regarding the city decision to change the agreement that had made. She had been told that Quail Springs NA would be informed of this change. We were not told and therefore had no input into the changes that you apparently decided to make.

Quail Springs Neighborhood Association wants the drive over curbing and asphalt surface that was along Grouse Ridge Drive reinstated with the agreed upon addition of the sidewalk and drive over curb along Quail Spring PL connecting the two parts of the subdivision which in effect removes Grouse Ridge Drive from the picture.

Goldialu Stone, President

Quail Springs Neighborhood Association

797-5597



Richard H. Dourte  
12/08/2004 10:53 AM

To: "Goldialu Stone" <gstone@swcp.com>@PUBCABQ  
cc: "Genny Donart" <gennyd@mcleodusa.net>, "Brad Winters"  
<winter@APS.edu>  
Subject: Re: Quail Spring Subdivison Concern

I will ask that Genny look into this matter, however I was not party to the agreement of leaving in the old street or placing a block wall across this old right of way. A block wall will likely create an area that is not visible to the public and my experiences is that undesirable activities take place when conditions such as this exist. I have not met on this issue for many months and am not clear on what meetings that Genny is referring to. This plan set has gone through the standard city review process quite a while ago. Leaving the old street in is not a good idea in my opinion, you may encourage an errant vehicle. At night it this can be a problem. I will ask that we do meet on this issue, as I previously said, If you have a concern let me know and we will see what we can do. The area is still available for gatherings.

With regards to vacating the street in front of your house, the subdivision ordinance will not permit this if there is a party that has substantial property rights to this street objecting to the vacation request.

To my knowledge there has been no changes to agreements that I have been part of.

It sounds like we should meet on this.

Ms. Stone, Genny, Fred, Brad Bingham (Councilor Winters you are more than welcome to attend also) when are you available to discuss these issues?

Thanks for bringing this to my attention.

Richard Dourte  
Development and Building Services Div.  
Planning Dept.



"Goldialu Stone"  
<gstone@swcp.com>  
12/08/2004 10:28 AM

To: "Richard Dourte" <RDOURTE@CABQ.GOV>  
cc: "Brad Winters" <winter@APS.edu>, "Genny Donart"  
<gennyd@mcleodusa.net>  
Subject: Quail Spring Subdivison Concern

Richard-

I need clarification on why Quail Springs Neighborhood Association was not notified that the city had decided to change the agreement regarding Grouse Ridge Drive. We should have been invited to attend the meetings that you had with Homes by Joe Boyden regarding the changes that the city determined were necessary.

Last October we made a deal with Joe Boyden, Genny Donart, Fred Arfman and the City at the DRB meeting when Vista Del Aguila III subdivision was approved. The Board allowed a break so the closure of Grouse Ridge Drive could be worked out.

We agreed that a drive over curb and side walk was to be installed parallel along Quail Springs PL. connecting the east and west subdivision together and blocking off Grouse Ridge Drive. We were told that a block structure filled with concrete would be located in the center of

the 10 feet walk way connecting Quail Springs and Vista Del Aguila Subdivisions so that if any car tried to drive through the walk way between the two subdivisions they would be stopped by the block structure. It was agreed that the asphalt area would be left in tact so our neighborhood could use the space for get-to-gathers.

My house is directly in the path of the other entry into our subdivision with a sidewalk and drive over curb as the only protection from out of control drivers who might miss the turn. Will I wake up one morning and find that the City has decided to remove the road in front of my house because some driver may hit my house?

It was a real shock yesterday to our neighborhood when the back hoe appeared and tore up the asphalt and curbing that we had agreed would remain in tact.

This morning Genny told me that they have had several meetings with Brad Bingham and then you, regarding the city decision to change the agreement that had made. She had been told that Quail Springs NA would be informed of this change. We were not told and therefore had no input into the changes that you apparently decided to make.

Quail Springs Neighborhood Association wants the drive over curbing and asphalt surface that was along Grouse Ridge Drive reinstalled with the agreed upon addition of the sidewalk and drive over curb along Quail Spring PL connecting the two parts of the subdivision which in effect removes Grouse Ridge Drive from the picture.

Goldialu Stone, President


Quail Springs Neighborhood Association

797-5597





Richard H. Dourte  
12/08/2004 10:53 AM

To: "Goldialu Stone" <gstone@swcp.com>@PUBCABQ  
cc: "Genny Donart" <gennyd@mcleodusa.net>, "Brad Winters"  
<winter@APS.edu>  
Subject: Re: Quail Spring Subdivison Concern 

I will ask that Genny look into this matter, however I was not party to the agreement of leaving in the old street or placing a block wall across this old right of way. A block wall will likely create an area that is not visible to the public and my experiences is that undesirable activities take place when conditions such as this exist. I have not met on this issue for many months and am not clear on what meetings that Genny is referring to. This plan set has gone through the standard city review process quite a while ago. Leaving the old street in is not a good idea in my opinion, you may encourage an errant vehicle. At night it this can be a problem. I will ask that we do meet on this issue, as I previously said, If you have a concern let me know and we will see what we can do. The area is still available for gatherings.

With regards to vacating the street in front of your house, the subdivision ordinance will not permit this if there is a party that has substantial property rights to this street objecting to the vacation request.

To my knowledge there has been no changes to agreements that I have been part of.

It sounds like we should meet on this.

Ms. Stone, Genny, Fred, Brad Bingham (Councilor Winters you are more than welcome to attend also) when are you available to discuss these issues?

Thanks for bringing this to my attention.

Richard Dourte  
Development and Building Services Div.  
Planning Dept.



"Goldialu Stone"  
<gstone@swcp.com>  
12/08/2004 10:28 AM

To: "Richard Dourte" <RDOURTE@CABQ.GOV>  
cc: "Brad Winters" <winter@APS.edu>, "Genny Donart"  
<gennyd@mcleodusa.net>  
Subject: Quail Spring Subdivison Concern

Richard-

I need clarification on why Quail Springs Neighborhood Association was not notified that the city had decided to change the agreement regarding Grouse Ridge Drive. We should have been invited to attend the meetings that you had with Homes by Joe Boyden regarding the changes that the city determined were necessary.

Last October we made a deal with Joe Boyden, Genny Donart, Fred Arfman and the City at the DRB meeting when Vista Del Aguila III subdivision was approved. The Board allowed a break so the closure of Grouse Ridge Drive could be worked out.

We agreed that a drive over curb and side walk was to be installed parallel along Quail Springs PL. connecting the east and west subdivision together and blocking off Grouse Ridge Drive. We were told that a block structure filled with concrete would be located in the center of

the 10 feet walk way connecting Quail Springs and Vista Del Aguila Subdivisions so that if any car tried to drive through the walk way between the two subdivisions they would be stopped by the block structure. It was agreed that the asphalt area would be left in tact so our neighborhood could use the space for get-to-gathers.

My house is directly in the path of the other entry into our subdivision with a sidewalk and drive over curb as the only protection from out of control drivers who might miss the turn. Will I wake up one morning and find that the City has decided to remove the road in front of my house because some driver may hit my house?

It was a real shock yesterday to our neighborhood when the back hoe appeared and tore up the asphalt and curbing that we had agreed would remain in tact.

This morning Genny told me that they have had several meetings with Brad Bingham and then you, regarding the city decision to change the agreement that had made. She had been told that Quail Springs NA would be informed of this change. We were not told and therefore had no input into the changes that you apparently decided to make.

Quail Springs Neighborhood Association wants the drive over curbing and asphalt surface that was along Grouse Ridge Drive reinstalled with the agreed upon addition of the sidewalk and drive over curb along Quail Spring PL connecting the two parts of the subdivision which in effect removes Grouse Ridge Drive from the picture.

Goldialu Stone, President

Quail Springs Neighborhood Association

797-5597



Richard H. Dourte  
12/08/2004 10:53 AM

To: "Goldialu Stone" <gstone@swcp.com>@PUBCABQ  
cc: "Genny Donart" <gennyd@mcleodusa.net>, "Brad Winters"  
<winter@APS.edu>  
Subject: Re: Quail Spring Subdivison Concern

I will ask that Genny look into this matter, however I was not party to the agreement of leaving in the old street or placing a block wall across this old right of way. A block wall will likely create an area that is not visible to the public and my experiences is that undesirable activities take place when conditions such as this exist. I have not met on this issue for many months and am not clear on what meetings that Genny is referring to. This plan set has gone through the standard city review process quite a while ago. Leaving the old street in is not a good idea in my opinion, you may encourage an errant vehicle. At night it this can be a problem. I will ask that we do meet on this issue, as I previously said, If you have a concern let me know and we will see what we can do. The area is still available for gatherings.

With regards to vacating the street in front of your house, the subdivision ordinance will not permit this if there is a party that has substantial property rights to this street objecting to the vacation request.

To my knowledge there has been no changes to agreements that I have been part of.

It sounds like we should meet on this.

Ms. Stone, Genny, Fred, Brad Bingham (Councilor Winters you are more than welcome to attend also) when are you available to discuss these issues?

Thanks for bringing this to my attention.

Richard Dourte  
Development and Building Services Div.  
Planning Dept.



"Goldialu Stone"  
<gstone@swcp.com>  
12/08/2004 10:28 AM

To: "Richard Dourte" <RDOURTE@CABQ.GOV>  
cc: "Brad Winters" <winter@APS.edu>, "Genny Donart"  
<gennyd@mcleodusa.net>  
Subject: Quail Spring Subdivison Concern

Richard-

I need clarification on why Quail Springs Neighborhood Association was not notified that the city had decided to change the agreement regarding Grouse Ridge Drive. We should have been invited to attend the meetings that you had with Homes by Joe Boyden regarding the changes that the city determined were necessary.

Last October we made a deal with Joe Boyden, Genny Donart, Fred Arfman and the City at the DRB meeting when Vista Del Aguila III subdivision was approved. The Board allowed a break so the closure of Grouse Ridge Drive could be worked out.

We agreed that a drive over curb and side walk was to be installed parallel along Quail Springs PL. connecting the east and west subdivision together and blocking off Grouse Ridge Drive. We were told that a block structure filled with concrete would be located in the center of

the 10 feet walk way connecting Quail Springs and Vista Del Aguila Subdivisions so that if any car tried to drive through the walk way between the two subdivisions they would be stopped by the block structure. It was agreed that the asphalt area would be left in tact so our neighborhood could use the space for get-to-gathers.

My house is directly in the path of the other entry into our subdivision with a sidewalk and drive over curb as the only protection from out of control drivers who might miss the turn. Will I wake up one morning and find that the City has decided to remove the road in front of my house because some driver may hit my house?

It was a real shock yesterday to our neighborhood when the back hoe appeared and tore up the asphalt and curbing that we had agreed would remain in tact.

This morning Genny told me that they have had several meetings with Brad Bingham and then you, regarding the city decision to change the agreement that had made. She had been told that Quail Springs NA would be informed of this change. We were not told and therefore had no input into the changes that you apparently decided to make.

Quail Springs Neighborhood Association wants the drive over curbing and asphalt surface that was along Grouse Ridge Drive reinstalled with the agreed upon addition of the sidewalk and drive over curb along Quail Spring PL connecting the two parts of the subdivision which in effect removes Grouse Ridge Drive from the picture.

Goldialu Stone, President

Quail Springs Neighborhood Association

797-5597

**ORIGINAL**

FIGURE 12

INFRASTRUCTURE LIST

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

**VISTA DEL AGUILA SUBDIVISION, UNIT THREE**

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

**LOTS 22-32, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, BLOCK 3**

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Claire

10-22-03



Date Submitted: 7-09-03  
Date Site Plan Approved: 7-09-03 10-22-03  
Date Preliminary Plat Approved: 7-09-03 10-22-03  
Date Preliminary Plat Expires: 7-09-04 10-22-04  
DRB Project No.: 1002640  
DRB Application No.: 03 DRB 00723 P.P.  
03 DRB 00724 S.P.

10/15/03  
2/10/03

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		28' F-F	Residential Paving	Dancing Eagle Ave	Dancing Eagle Ct	Eagle Feather Dr	/	/	/
		24' F-F	Residential Paving	Dancing Eagle Ct	Lot 23, Blk D	south property line	/	/	/
		22' F-F	Residential Paving	Eagle Feather Dr	Lot 5, Blk C	Dancing Eagle Ave	/	/	/
		28' F-F	Residential Paving	Eagle Feather Dr	Dancing Eagle Ave	Alameda Blvd	/	/	/
		28' F-F	Residential Paving	Eagle Talon Dr	Dancing Eagle Ave	Alameda Blvd	/	/	/
		<u>10' E-E</u> <del>32' F-F</del>	<u>Asphalt Bike Trail</u> <del>Residential Paving</del> (11)	<u>20' PED TR. PLAT. LN</u> <del>Grouse Ridge Dr</del> 8/17	north property line	Dancing Eagle Ave	/	/	/
		30' F-F	Arterial Paving (2) (Half width)	Alameda Blvd	Louisiana Blvd	east property line	/	/	/
		<u>30' F-F</u> <del>26' F-F</del>	Arterial Paving (4) (Half Width)	Louisiana Blvd	north property line	Alameda Blvd	/	/	/
		mtbl	Curb & Gutter	Dancing Eagle Ave	Dancing Eagle Ct	Eagle Feather Dr	/	/	/
		mtbl	Curb & Gutter	Dancing Eagle Ct	Lot 23, Blk D	south property line	/	/	/
		mtbl	Curb & Gutter	Eagle Feather Dr	Lot 5, Blk C	Alameda Blvd	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		mtbl	Curb & Gutter	Eagle Talon Dr	Dancing Eagle Ave	Alameda Blvd	/	/	/
		mtbl 	Curb & Gutter	<del>Grouse Ridge Dr</del>	<del>north property line</del>	<del>Dancing Eagle Ave</del>	/	/	/
		std	Curb & Gutter (north side only)	Alameda Blvd	Louisiana Blvd	east property line	/	/	/
		std	Curb & Gutter (4) (east side only)	Louisiana Blvd	north property line	Alameda Blvd	/	/	/
		median	Curb & Gutter (north side only)	Alameda Blvd	Louisiana Blvd	east property line	/	/	/
		median	Curb & Gutter (4) (east side only)	Louisiana Blvd	north property line	Alameda Blvd	/	/	/
		4'	PCC Sidewalk (1) (both sides)	Dancing Eagle Ave	Dancing Eagle Ct	Eagle Feather Dr	/	/	/
		2'	4" Thick Brick Patterned Conc - tan (both sides, between curb & sdwk)	Dancing Eagle Ave	Dancing Eagle Ct	Eagle Feather Dr	/	/	/
		4'	PCC Sidewalk (1) (both sides)	Dancing Eagle Ct	Lot 23, Blk D	south property line	/	/	/
		4'	PCC Sidewalk (1) (both sides)	Eagle Feather Dr	Lot 5, Blk C	Alameda Blvd	/	/	/
		4'	PCC Sidewalk (both sides)	Eagle Talon Dr	Dancing Eagle Ave	Alameda Blvd	/	/	/
		4' 	<del>PCC Sidewalk (both sides)</del>	<del>Grouse Ridge Dr</del>	<del>north property line</del>	<del>Dancing Eagle Ave</del>	/	/	/
		6'	PCC Sidewalk (north side only)	Alameda Blvd	Louisiana Blvd	east property line	/	/	/
		6'	PCC Sidewalk (4) (east side only)	Louisiana Blvd	north property line	Alameda Blvd	/	/	/
		6"	Waterline	Dancing Eagle Ave	Dancing Eagle Ct	Grouse Ridge Dr	/	/	/
		8"	Waterline	Dancing Eagle Ave	Grouse Ridge Dr	Eagle Feather Dr	/	/	/
		6"	Waterline	Dancing Eagle Ct	Lot 23, Blk D	Alameda Blvd	/	/	/
		8"	Waterline	Eagle Feather Dr	Lot 5, Blk C	Alameda Blvd	/	/	/

or 6' sidewalk 3

# ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		6"	Waterline	Eagle Talon Dr	Dancing Eagle Ave	Alameda Blvd	/	/	/
		8"	Waterline	<del>Grouse Ridge Dr</del> <sup>20' PED TR. &amp; WAT. LN. BMT</sup>	north property line	Dancing Eagle Ave	/	/	/
		8"	Waterline (3)	Alameda Blvd	Louisiana Blvd	east property line	/	/	/
		8"	SAS	Dancing Eagle Ave	Dancing Eagle Ct	Eagle Feather Dr	/	/	/
		8"	SAS	Dancing Eagle Ct	Lot 23, Blk D	Alameda Blvd	/	/	/
		8"	SAS	Eagle Feather Dr	Lot 5, Blk C	Lot 1, Blk C	/	/	/
		8"	SAS	Alameda Blvd	Louisiana Blvd	east property line	/	/	/
		24"	RCP Storm Drain	Dancing Eagle Ave	Eagle Talon Dr	Lot 14, Blk C	/	/	/
		<del>24"</del> 30"	RCP Storm Drain	Dancing Eagle Ct	Dancing Eagle Ave	<del>Alameda Blvd</del> <b>Temp Pond</b>	/	/	/
		24"	RCP Storm Drain	Eagle Talon Dr	Dancing Eagle Ave	<del>Temporary Pond</del> <b>Alameda Blvd</b>	/	/	/
		24"-30"	RCP Storm Drain	Alameda Blvd	Louisiana Blvd	<del>east property line</del> <b>Eagle Feather Dr</b>	/	/	/
		5.44 Ac-ft	Temp Retention Pond w/ easmt, Covenant & Agreement, and emergency overflow	Lots 1 & 2, Tract 2, Unit 3, Block 4, NAA			/	/	/
			(Modified "c") left-turn bay (4)	Alameda Blvd (westbound)		Louisiana Blvd (southbound)	/	/	/
			w/ median curb left turn bay (deferred)	Alameda Blvd (eastbound)		Eagle Talon (northbound)	/	/	/
							/	/	/
							/	/	/
							/	/	/

**NOTES:**

- Sidewalks to be deferred on both sides where noted.
- Includes 2 driving lanes and one bike lane. Financial contribution for a portion of the signalization at the intersection of Alameda Blvd and Louisiana Blvd not to exceed \$30,000.

ORIGINAL

- 3. 8" waterline length may be decreased if new development to the south of Alameda Blvd creates a waterline loop prior to release of financial guarantees.
- 4. By Modified Procedure "C" Agreement (non-work order).
- 5. Residential lighting per DPM.
- 6. **Grading Certification required prior to release of S.I.A. financial guarantee.**
- 7. All water to include fire hydrants, valves, and appurtenances per DPM.
- 8. Storm drain sizes are subject to change per final DRC determination.
- 9. A letter of Map Revision approved by FEMA to release financial guarantees for storm drain pipe and appurtenances.
- 10. Curb & gutter on both sides, unless otherwise noted.
- 11. **Modification of intersection of Grouse Ridge Dr and Quail Springs Rd to restrict vehicular access to Grouse Ridge Dr and maintain drainage.**

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS		
<b>GENEVIEVE L. DONART</b> <small>NAME (print)</small> <b>ISAACSON &amp; AREMAN, P.A.</b> <small>FIRM</small> <i>Genevieve L. Donart</i> 7/7/03 <small>SIGNATURE - date</small>	<i>Sheran M. Peterson</i> 7/9/03 <small>DRB CHAIR - date</small>	<i>Christina Sandoval</i> 7/9/03 <small>PARKS &amp; GENERAL SERVICES - date</small>	<i>CS</i> 10/22/03
	<i>Paul Dush</i> 7-09-03 <small>TRANSPORTATION DEVELOPMENT</small>		<small>AMAFCA - date</small>
	<i>Nancy Shuman</i> 7/09/03 <small>UTILITY DEVELOPMENT - date</small>		<small>- date</small>
	<i>Bradley L. Byham</i> 7/9/03 <small>CITY ENGINEER - date</small>		<small>- date</small>

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: 7-09-05

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
12	2/10/08	<i>[Signature]</i>	<i>[Signature]</i>	<i>Genevieve Donart</i>
13	7-10-05	<i>[Signature]</i>	<i>[Signature]</i>	<i>Bradley L. Byham</i>





Richard H. Dourte  
04/08/2005 09:00 AM

To: Margaret D. Garcia/PLN/CABQ  
cc: Wilfred A. Gallegos/PLN/CABQ  
cc:  
Subject: Fw: Grouse Ridge dilemma

Margaret, I know that you like to be kept informed on our correspondence with the City Council. Please forward this to Diana if deemed appropriate.

Thanks, as always.

Richard

Diana, I am trying to keep this brief however there is a fair amount of history to this.

The Quail Springs development began in 1997, at that point a street by the name of Grouse Ridge was required to be built to the south boundary of that subdivision so that this and the future neighborhood to the south could be connected to create more of a community ( good planning aspect). In July of 2003 the subdivision to the south (Vista del Aguila) received preliminary plat approval showing a connection between the two subdivisions at Grouse Ridge(a requirement of the City Council Approved La Cueva Sector Plan). The neighborhood appealed the DRB decision mainly because they did not want to be connected to the new subdivision, and two story homes could be build on the new subdivision. At EPC essentially a variance was granted to the Sector Plan with respect to roadway/community connections by elimination of this proposed section of roadway, this was discussed at this appeal and no substantial contention of removing this section of roadway was expressed. EPC mandated this project back to DRB to incorporate these changes. The existing roadway needed to be removed, it is undesirable engineering to have a roadway be terminated by a block wall, the south end had to be removed to gain access to an existing waterline, the purpose of the roadway was eliminated (connecting the north and south subdivisions together).

I have had 16 e-mail correspondences and a few person to person meetings with the neighborhood pres./reps on these types of issues. The following was to take place:

The developer was required to build the internal infrastructure and his half section of Alameda (std. requirements). Along with some additional requirements.

Some items above and beyond the standard requirements the developer agreed to do is:

Build a pedestrian path connection between the two neighborhoods,  
Build a small wall within the area of the pedestrian path,  
Limit some of the lots next to the Quail Springs sub. to single story homes,  
And at their request build a kidney shaped asphalt pad for the Quail Springs neighborhood per their request for their recreational use.

If some of the items above are not done by the developer/contractor or if there is a construction issue please let me know and will do what I can to get it resolved as soon as possible.

Landscaping the old Grouse Ridge right-of-way was not part of the developer's requirements, the traffic engineer and I recall the neighborhood rep. indicating that the Grouse Ridge neighborhood was to address this issue.

Diana, Also wanted to let you know that the area has been cleaned up, per your previous request of 4-06-05.

Thanks,

Richard Dourte  
Development and Building Services Div.  
Planning Dept.

----- Forwarded by Richard H. Dourte/PWD/CABQ on 04/08/2005 09:00 AM -----



Diana L. Trujeque  
04/07/2005 10:20 AM

To: Richard H. Dourte/PWD/CABQ@COA  
cc:  
Subject: Fw: Grouse Ridge dilemma

Richard, what does this all mean? Diana

----- Forwarded by Diana L. Trujeque/CITY COUNCIL/CABQ on 04/07/2005 10:20 AM -----



"Carleton, Leslie A."  
<LCARLET@pnm.com>  
04/07/2005 10:17 AM

To <bwinter@cabq.gov>  
cc <DTrujeque@cabq.gov>  
Subject RE: Grouse Ridge dilemma

Mr. Winter:

I appreciate the information that Diana sent me. However, Mr. Dourte is one of the people that I have talked to already. I understood from that conversation that Mr. Dourte was unable to help me or the neighborhood association to get a favorable resolution to our problem. The association has no interest or willingness whatsoever to install and maintain landscaping. It is a volunteer group, mostly composed of older retirees. Annual membership fees are only \$15, insufficient to purchase the landscaping initially or to pay for maintenance on an on-going basis. Goldialu Stone indicated to me that the association had hoped that the City would landscape and maintain the space.

Originally, there was a short dead-end street with a block wall between my house and Maxine's. We would have been fine with leaving it exactly that way, with sidewalks and graveled landscaping. I understood Mr. Dourte to state that we could not leave it because the City has concerns with dead-ends. As I recall, the stated concerns were that:

- 1) A drunk driver might become confused, and run into the block wall.
- 2) Undesirable persons might use the space for undesirable purposes.

As I said to Mr. Dourte and also to the City Traffic Engineer, the space has been there for six years and neither of those events have occurred. In fact, given the current configuration, I am not convinced that those concerns have been addressed at all. Already kids are using the tiny strip of asphalt for skateboarding, and if the area is landscaped I expect even more people to "use the space for undesirable purposes."

Mr. Winter, once again I request that you consider meeting with me and my neighbors for a brief discussion. Maxine and I have the thought that the easiest solution would be to see the street restored to its original condition; but of course we have no idea what that might involve. I have also made some inquiries into purchasing that right-of-way, which seems overly complicated and expensive, unless you can suggest a way to help us with the red tape?

Weeds will be growing soon. I look forward to hearing from you.

Respectfully,  
Leslie Carleton

-----Original Message-----

**From:** DTrujeque@cabq.gov [mailto:DTrujeque@cabq.gov]  
**Sent:** Thursday, April 07, 2005 9:23 AM  
**To:** Carleton, Leslie A.  
**Cc:** winter@aps.edu  
**Subject:** Fw: Grouse Ridge dilemma

Leslie: As you can see, we have been working on this. If you have any other questions, please call me at 768-3101 or Mr. Dourte at 924-3999. Diana

----- Forwarded by Diana L. Trujeque/CITY COUNCIL/CABQ on 04/07/2005 09:21 AM -----

Richard H. Dourte/PWD/CABQ

04/07/2005 09:04 AM

To: Diana L. Trujeque/CITY COUNCIL/CABQ@COA  
cc

Subject: Re: Fw: Grouse Ridge dilemma [Link](#)

Diana, we have been dealing diligently with the Ms. Stone ( Neighborhood Pres.) and worked things out with her as best I recall. It was my understanding that the neighborhood is going to do some landscaping. Coordination of such issues should have taken place with their neighborhood rep a long time ago. If there are piles of debris or dirt then I can act on this. The kidney shaped pad was agreed to months ago. If it was not built in conformance with the design then I can have the contractor fix this.

If you need more information, please let me know.

Richard Dourte  
Development and Building Services Div.  
Planning Dept.

Diana L. Trujeque

04/06/2005 05:26 PM

To: Richard H. Dourte/PWD/CABQ@COA  
cc:  
Subject: Fw: Grouse Ridge dilemma

Richard: This is the email I received from you, and below is the email that Brad just got regarding the same problem. Do you have an update?

Margaret,

I have called the engineer (Genny Donart at Isaacson/Arfman) to inform them that the contactor needs to clean this area up asap. I understand that the project is close to being completed. The financial guarantee (\$473,000) is due on July of this year. We will not extend the agreement unless these types of items are completed.

Richard Dourte  
Development and Building Services Div.  
Planning Dept.

Diana

----- Forwarded by Diana L. Trujeque/CITY COUNCIL/CABQ on 04/06/2005 05:25 PM -----

"Carleton, Leslie A." <LCARLET@pnm.com>

04/06/2005 11:36 AM

To <bwinter@cabq.gov>  
cc "Leslie Carleton (home) (E-mail)"  
<lcarlet1@msn.com>  
Subject Grouse Ridge dilemma

Mr. Winter,

I live at 7232 Quail Springs Pl. NE. Early in December 2004, a work crew tore out the asphalt and sidewalks that used to be Grouse Ridge. It is still mostly a pile of dirt, with a peculiar little asphalt kidney-shaped pad in the middle. In conversations with various city employees, Genny Donart, and Goldialu Stone, our neighborhood association president, I have been given to understand that no one intends to do very much more with this little patch of debris.

I visited with my neighbor across the patch of dirt that used to be Grouse Ridge. Maxine is an older lady with several health concerns. Although she has been upset by the activities right outside her front door, she has felt helpless to stop or change them.

I would very much appreciate it if you would be able to meet with Maxine, Goldialu and me at my house, and maybe have a cup of coffee while we talk over possible solutions. What we have now does not benefit anyone that I can see, and I feel sure that with your support we will be able to identify a plan that benefits our neighborhood as well as Maxine and me as property owners.

I will be out of town from Friday afternoon until Monday afternoon, April 8th to 11th. Maxine has doctor's appointments and such on Tuesday and Wednesday mornings. I am not at all sure of Goldialu's schedule. However, if you could suggest a few appointment times that work for your schedule, I will work with Maxine and Goldialu to get us all together.

Thank you for your consideration.

Leslie Carleton  
7232 Quail Springs Pl. NE  
Albuquerque, NM 87113

Cell Phone: (505) 688-3968

April 13, 2004

Ms. Goldialu Stone  
Quail Springs Neighborhood Association  
7116 Quail Springs Pl NE  
Albuquerque, NM 87113-1773

**RE: Vista del Aguila Subdivision, Unit 3  
Email to City concerning grading/lot line changes**

Dear Goldialu:

Richard Dourte of the City of Albuquerque forwarded to me your email regarding the grading and apparent lot line changes within the last few weeks on Vista del Aguila 3. He asked me to look into your concerns. While understandably confusing, the grading changes that have taken place in the last few weeks were due to an error in construction, not changes to the plat.

The grading that was in place a few weeks ago left the house pads higher than was expected and was agreed upon in discussions with the Quail Springs neighbors. This concerned us a great deal, and in investigating how to solve the problem, it was discovered that the surveyor for the project had an old grading plan that was dated from July of last year. That date is well before Two Joes, LLC and your neighborhood had come to their final agreement about lot line configurations. The locations and elevations of the lots as they were several weeks ago were based on the wrong version of the grading plan.

Two Joes, LLC and the contractor for the project quickly set about fixing the error. The locations and elevations of the lots as they are being graded now reflect the final grading plan for the subdivision as everyone agreed upon last year. It keeps the pad grade elevations down, and places the 50' lots at the appropriate locations.

So that you are aware, the final plat for this project is now approved and filed at the County Recorder's office. The lot lines are exactly as shown on the last version of the plat that the Quails Springs Neighborhood

Association reviewed, and Two Joes, LLC has no intentions of creating any changes to it.

If you have any more questions about what is happening on this project, please call either myself at 268-8828 or Joe Boyden at 281-9593. We will do our best to answer them.

Sincerely,  
**Isaacson & Arfman, P.A.**

Genny Donart, PE  
GD/gld

Cc: Richard Dourte, City of Albuquerque  
Sheran Matson, City of Albuquerque  
Joe Boyden, Two Joes, LLC

**ORIGINAL**

FIGURE 12

INFRASTRUCTURE LIST

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

VISTA DEL AGUILA SUBDIVISION, UNIT THREE  
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 22-32, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, BLOCK 3  
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Project # 702481

10-22-03

Date Submitted: ~~7-09-03~~ 10-22-03  
Date Site Plan Approved: ~~7-09-03~~ 10-22-03  
Date Preliminary Plat Approved: ~~7-09-03~~ 10-22-03  
Date Preliminary Plat Expires: ~~7-09-04~~ 10-22-04  
DRB Project No.: 1002640  
DRB Application No.: 03DRB 00723 P.P.  
03DRB 00724 S.P.

▲ 10/15/03  
▲ 2/10/03

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		28' F-F	Residential Paving	Dancing Eagle Ave	Dancing Eagle Ct	Eagle Feather Dr	/	/	/
		24' F-F	Residential Paving	Dancing Eagle Ct	Lot 23, Blk D	south property line	/	/	/
		22' F-F	Residential Paving	Eagle Feather Dr	Lot 5, Blk C	Dancing Eagle Ave	/	/	/
		28' F-F	Residential Paving	Eagle Feather Dr	Dancing Eagle Ave	Alameda Blvd	/	/	/
		28' F-F	Residential Paving	Eagle Talon Dr	Dancing Eagle Ave	Alameda Blvd	/	/	/
		10' E-E 32' F-F	Asphalt Bike Trail Residential Paving (11)	20' PED. TR. & WAT. LN Grouse Ridge Dr 85m/7	north property line	Dancing Eagle Ave	/	/	/
		30' F-F	Arterial Paving (2) (Half width)	Alameda Blvd	Louisiana Blvd	east property line	/	/	/
		30' F-F 26' F-F	Arterial Paving (4) (Half Width)	Louisiana Blvd	north property line	Alameda Blvd	/	/	/
		mtbl	Curb & Gutter	Dancing Eagle Ave	Dancing Eagle Ct	Eagle Feather Dr	/	/	/
		mtbl	Curb & Gutter	Dancing Eagle Ct	Lot 23, Blk D	south property line	/	/	/
		mtbl	Curb & Gutter	Eagle Feather Dr	Lot 5, Blk C	Alameda Blvd	/	/	/



ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		mtbl	Curb & Gutter	Eagle Talon Dr	Dancing Eagle Ave	Alameda Blvd	/	/	/
		<del>mtbl</del>	<del>Curb &amp; Gutter</del>	<del>Grouse Ridge Dr</del>	<del>north property line</del>	<del>Dancing Eagle Ave</del>	<del>/</del>	<del>/</del>	<del>/</del>
		std	Curb & Gutter (north side only)	Alameda Blvd	Louisiana Blvd	east property line	/	/	/
		std	Curb & Gutter (4) (east side only)	Louisiana Blvd	north property line	Alameda Blvd	/	/	/
		median	Curb & Gutter (north side only)	Alameda Blvd	Louisiana Blvd	east property line	/	/	/
		median	Curb & Gutter (4) (east side only)	Louisiana Blvd	north property line	Alameda Blvd	/	/	/
		4'	PCC Sidewalk (1) (both sides)	Dancing Eagle Ave	Dancing Eagle Ct	Eagle Feather Dr	/	/	/
		2'	4" Thick Brick Patterned Conc - tan (both sides, between curb & sdwk)	Dancing Eagle Ave	Dancing Eagle Ct	Eagle Feather Dr	/	/	/
		4'	PCC Sidewalk (1) (both sides)	Dancing Eagle Ct	Lot 23, Blk D	south property line	/	/	/
		4'	PCC Sidewalk (1) (both sides)	Eagle Feather Dr	Lot 5, Blk C	Alameda Blvd	/	/	/
		4'	PCC Sidewalk (both sides)	Eagle Talon Dr	Dancing Eagle Ave	Alameda Blvd	/	/	/
		<del>4'</del>	<del>PCC Sidewalk (both sides)</del>	<del>Grouse Ridge Dr</del>	<del>north property line</del>	<del>Dancing Eagle Ave</del>	<del>/</del>	<del>/</del>	<del>/</del>
		6'	PCC Sidewalk (north side only)	Alameda Blvd	Louisiana Blvd	east property line	/	/	/
		6'	PCC Sidewalk (4) (east side only)	Louisiana Blvd	north property line	Alameda Blvd	/	/	/
		6"	Waterline	Dancing Eagle Ave	Dancing Eagle Ct	Grouse Ridge Dr	/	/	/
		8"	Waterline	Dancing Eagle Ave	Grouse Ridge Dr	Eagle Feather Dr	/	/	/
		6"	Waterline	Dancing Eagle Ct	Lot 23, Blk D	Alameda Blvd	/	/	/
		8"	Waterline	Eagle Feather Dr	Lot 5, Blk C	Alameda Blvd	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		6"	Waterline	Eagle Talon Dr	Dancing Eagle Ave	Alameda Blvd	/	/	/
		8"	Waterline	<del>Grouse Ridge Dr</del> LN. 3M/T	20' PED TR. & WAT. north property line	Dancing Eagle Ave	/	/	/
		8"	Waterline (3)	Alameda Blvd	Louisiana Blvd	east property line	/	/	/
		8"	SAS	Dancing Eagle Ave	Dancing Eagle Ct	Eagle Feather Dr	/	/	/
		8"	SAS	Dancing Eagle Ct	Lot 23, Blk D	Alameda Blvd	/	/	/
		8"	SAS	Eagle Feather Dr	Lot 5, Blk C	Lot 1, Blk C	/	/	/
		8"	SAS	Alameda Blvd	Louisiana Blvd	east property line	/	/	/
		24"	RCP Storm Drain	Dancing Eagle Ave	Eagle Talon Dr	Lot 14, Blk C	/	/	/
		<del>24"</del> 30"	RCP Storm Drain	Dancing Eagle Ct	Dancing Eagle Ave	Temp Pond <del>Alameda Blvd</del>	/	/	/
		24"	RCP Storm Drain	Eagle Talon Dr	Dancing Eagle Ave	Alameda Blvd Temporary Pond	/	/	/
		24"-30"	RCP Storm Drain	Alameda Blvd	Louisiana Blvd	Eagle Feather east property line Dr	/	/	/
		5.44 Ac-ft	Temp Retention Pond w/ easmt, Covenant & Agreement, and emergency overflow	Lots 1 & 2, Tract 2, Unit 3, Block 4, NAA			/	/	/
			(Modified "c") left-turn bay (4)	Alameda Blvd (westbound)		Louisiana Blvd (southbound)	/	/	/
			w/ median curb left turn bay (deferred)	Alameda Blvd (eastbound)		Eagle Talon (northbound)	/	/	/
							/	/	/
							/	/	/
							/	/	/

- NOTES:**
- Sidewalks to be deferred on both sides where noted.
  - Includes 2 driving lanes and one bike lane. Financial contribution for a portion of the signalization at the intersection of Alameda Blvd and Louisiana Blvd not to exceed \$30,000.

ORIGINAL

3. 8" waterline length may be decreased if new development to the south of Alameda Blvd creates a waterline loop prior to release of financial guarantees.
4. By Modified Procedure "C" Agreement (non-work order).
5. Residential lighting per DPM.
6. Grading Certification required prior to release of S.I.A. & financial guarantee.
7. All water to include fire hydrants, valves, and appurtenances per DPM.
8. Storm drain sizes are subject to change per final DRC determination.
9. A letter of Map Revision approved by FEMA to release financial guarantees for storm drain pipe and appurtenances.
10. Curb & gutter on both sides, unless otherwise noted.

11.  $\Delta$  Modification of intersection of Grouse Ridge Dr and Quail Springs Rd to restrict vehicular access to Grouse Ridge Dr and maintain drainage.

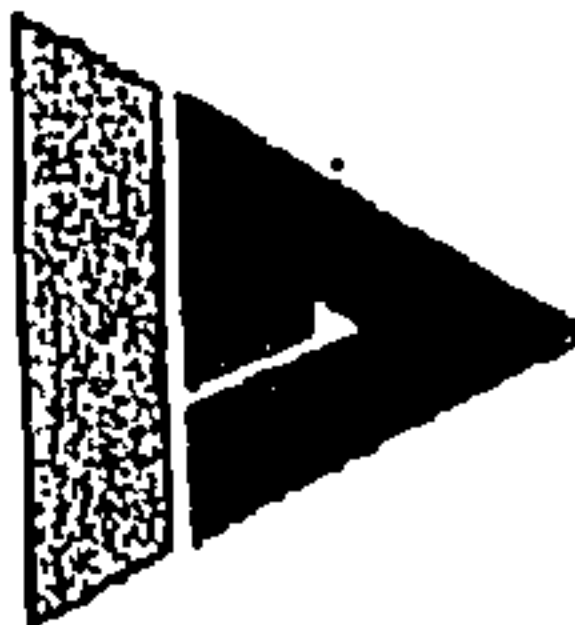
AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS		
GENEVIEVE L. DONART <small>NAME (print)</small>	<i>Sherman A. Wilson</i> 7/9/03 <small>DRB CHAIR - date</small>	<i>Christina Sandover</i> 7/9/03 <small>PARKS &amp; GENERAL SERVICES - date</small>	<i>CG</i> 10/22/03
ISAACSON & AREMAN, P.A. <small>FIRM</small>	<i>Phil [unclear]</i> 7-09-03 <small>TRANSPORTATION DEVELOPMENT - date</small>	<i>Nancy [unclear]</i> 10/22/03 <small>UTILITY DEVELOPMENT - date</small>	<small>AMAFCA - date</small>
<i>Genevieve L. Donart</i> 7/7/03 <small>SIGNATURE - date</small>	<i>Bradley L. Byham</i> 7/9/03 <small>CITY ENGINEER - date</small>	<small>- date</small>	<small>- date</small>

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: 7-09-05

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
12	2/10/04	<i>[Signature]</i>	<i>[Signature]</i>	<i>Genevieve Donart</i>

$\frac{1}{4}$  signal @ Louisiana / Alameda



**ISAACSON & ARFMAN, P.A.**

**Consulting Engineering Associates**

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE  
Scott M. McGee, PE

FAX NO. (505) 268-2632

**\*\*\* FAX TRANSMITTAL MEMO \*\*\***

TO: RICHARD DOWRTE  
COA

DATE: 2/23/04

CC: \_\_\_\_\_

FAX #: 924-3864

FROM: GENNY DONART, Isaacson & Arfman, P.A.

REFERENCE: VISTA DEL AGUILA 3

TOTAL NUMBER OF PAGES (INCLUDING COVER) 2

Hard copy to follow via mail.

**MESSAGE:**

AS REQUESTED, I CONFIRMED THAT THERE ARE  
GOING TO BE ONE-STORY HOUSES ON THE LOTS AGREED  
UPON BY THE NEIGHBORHOOD ASSOC. FOLLOWING ARE  
THE LOT #'S AND ADDRESSES FOR THOSE LOTS. I SPOKE  
WITH JOE BOYDEN'S SALES PERSON TO CONFIRM  
THAT HE HAD ALL OF THESE LOTS DESIGNATED AS  
1-STORY HOUSES. HE WAS AWARE OF THE RESTRICTIONS.

This fax is intended only for the personal and confidential use of the addressee or addressees named above. It contains information that is privileged and confidential. Any unauthorized review, disclosure, copying or dissemination of this transmission is strictly prohibited. If you have received this transmission in error, please notify the sender by telephone immediately so that we can arrange for its return to us. Thank you for your cooperation.

**IN CASE OF DIFFICULTY, PLEASE CALL THE NUMBER LISTED BELOW**

DESIGNATED AS 1-STORY LOTS, VISTA DEL AGULL UNIT 3

BLOCK C,  
LOT #:

PRELIMINARY  
ADDRESSING

5	8816	EAGLE FEATHER DR
12	7311	DANCING EAGLE AVE
13	7309	" " "
19	7227	" " "
21	7219	" " "
22	7215	" " "
24	7205	" " "
28	7135	" " "
30	7127	" " "
35	7109	" " "
38	8819	DANCING EAGLE CT

lots  
 10 - spec homes single story.  
 25 - " " "

10/21/2003 10:59 5052814368

PAGE 02



October 21, 2003

Goldialu Stone, President  
Quail Springs Neighborhood Association  
7116 Quail Springs Place NE  
Albuquerque, NM 87113

**RE: Vista del Aguila, Unit Three**

Dear Ms. Stone:

Following are the items discussed at the meeting held on October 17, 2003, between the Quails Springs Neighborhood Association and Two Joes, L.L.C.

- Joe Boyden Homes agrees to place the building materials that were presented at the meeting on the Site Development Plan for Subdivision.
- Two Joes, L.L.C. agrees to designate <sup>Lot 23, Block D, GS</sup> on the Site Development Plan for Subdivision that Lot 5, Block C and all 50' wide lots that are not corner lots and are adjacent to the Quail Springs Subdivision will have maximum one-story homes.
- Isaacson & Arfman, P.A. has prepared a proposal under separate letter for the Quail Springs Neighborhood Association for relocation of the 50' wide lots on the north side of Dancing Eagle Ave. Should the Quail Springs Neighborhood Association accept this proposal, Two Joes, L.L.C. will provide 50' wide lots on Lots 12 & 13, Block C and Lots 6, 7, 9, 13, 15, & 20, Block D (as designated by members of the Association at said meeting) instead of lots previously indicated as 50' wide, prior to filing the final plat. <sup>4, GS</sup>
- Two Joes, L.L.C. will modify the intersection of Grouse Ridge Dr and Quail Springs Pl per the Infrastructure List provided to the City.
- Two Joes, L.L.C. will submit to FEMA an application for the removal of the existing floodplain within the Quail Springs Subdivision.

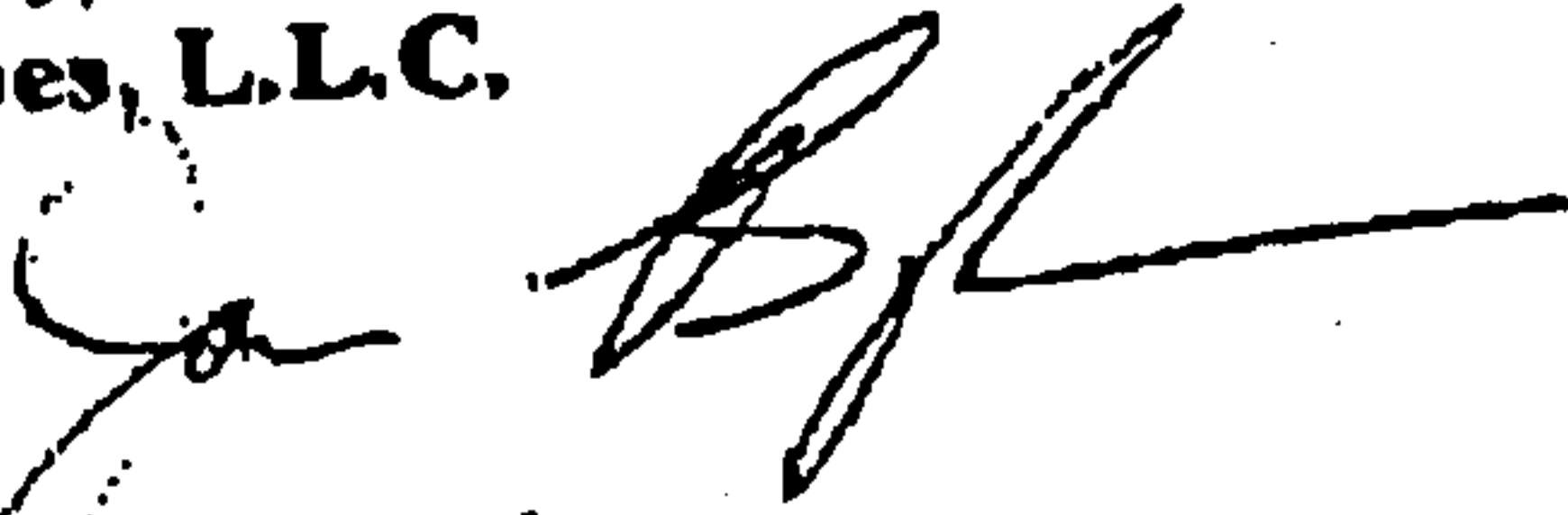
11898 North Hwy 14 Tijeras, NM 87059 505-281-9583 Fax 505-281-4368

email info@joeboydenhomes.com

License #81823

- Homes within Vista del Aguila, Unit Three that back up to Quail Springs Subdivision will have solid balcony railings. Pueblo style homes may have Latia set into the railings *Stucco GS*
- By Two Joes, L.L.C. having provided the above items, the Quail Springs Neighborhood Association and any individual members thereof agreed not to present further opposition to the proposed DRB action.

Sincerely,  
Two Joes, L.L.C.



Joe Boyden, Member  
GD/gld

*The Quail Springs Neighborhood Association agrees to this document as amended with written in additions.  
Galdwin Stone, President      October 28, 2003  
Copies to: Isaacson + Arfman, PA and Bill Kraemer*

*Please send me a response.*

November 5, 2003

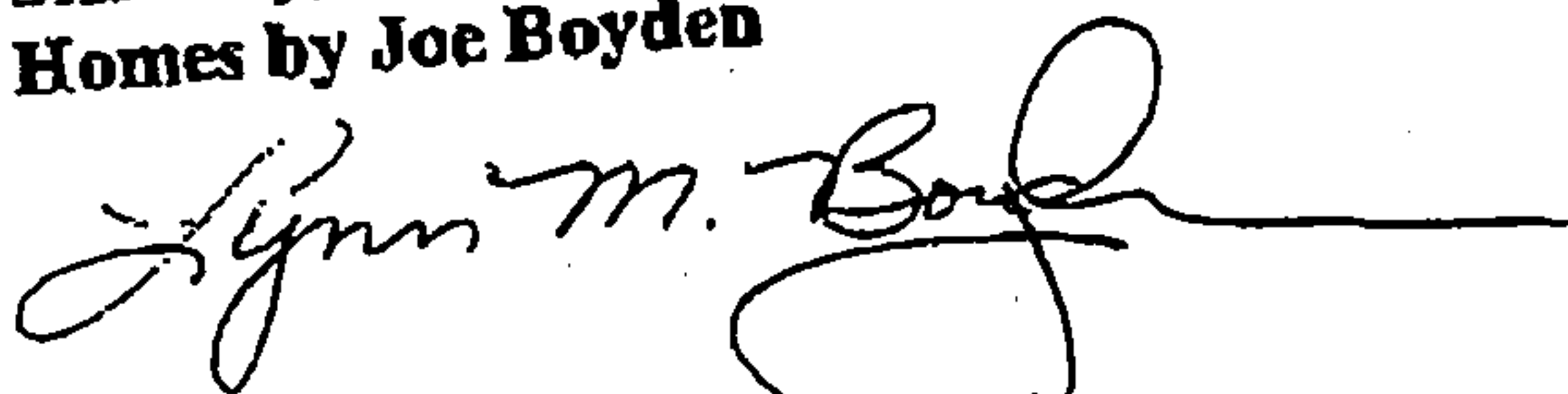
Goldialu Stone, President  
Quail Springs Neighborhood Association  
7116 Quail Springs Place NE  
Albuquerque, NM 87113

RE: Vista del Aguila, Unit Three

Dear Ms. Stone:

Per our phone discussion yesterday, we are sending you this letter in regards to the lot on the northwest corner of the proposed Vista del Aguila Unit Three subdivision that was labeled Lot 23, Block D on the approved Preliminary Plat and Site Development Plan, but which has recently been renumbered as Lot 38, Block C per the plat that you received yesterday. Homes by Joe Boyden agrees to maintain this lot at a maximum one-story home. In exchange for this concession, the Quail Springs Neighborhood Association and any individual members thereof agree to not appeal the decision of the DRB to approve the Site Development Plan for Subdivision and revised Preliminary Plat.

Sincerely,  
Homes by Joe Boyden



Lynn Boyden, Managing Member  
GD/gld







## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

9-11-2003

7. **Project # 1001306**  
03DRB-01179 Major-Preliminary Plat Approval  
03DRB-01182 Minor-Temp Defer SDWK

SURV-TEK agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A and 1-B-1-F, **SEVILLE, UNIT 7**, zoned R-LT, located on KAYENTA BLVD NW, between RIO SEGURA NW and PARSONS BLVD NW containing approximately 17 acre(s). [Deferred from 8/13/03, 8/20/03, 8/27/03 and 9/3/03] (A-10)

At the September 10, 2003, with the signing of the infrastructure list dated 9/10/03 and approval of the grading plan engineer stamp dated 9/3/03 the preliminary plat was approved with the following condition of final plat:

- 1) Cross sections and design elevations showing building materials and colors of perimeter walls are required.

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

If you wish to appeal this decision, you must do so by September 25, 2003, in the manner described below.

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

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



**Sheran A. Matson**  
06/02/03 01:54 PM

To: Margaret D. Garcia/PLN/CABQ  
cc:  
cc:  
Subject: Re: Alameda from Louisiana to Wyoming

The subdivisions are Trementina and Vista del Aguila Subdivisions. One is on the north side of Alameda, the other on the south side. They were publicly advertised for platting & site plans per the LaCueva Sector Plan. Neighborhoods were notified. A sign posting agreement was signed by the agent, Isaacson & Arfman. So I assume the sign was up on Alameda.

Originally, both plats & site plans had lots too small for the zoning. So, I asked them to correct that problem which they have. The site plan revisions to meet the La Cueva Sector Plan design regs have not yet come in but are due this week for the hearing scheduled next week.

Carmen has had lots of calls & will actually be the Planning Rep on DRB since I will be on vacation next week. From what I gather, this developer is not in good graces with the neighborhoods. So, they are being very diligent in their research which is fine.

The Nor Este Neighborhood Association had several members at the last DRB hearing to express their concerns & they gave us a letter as well. It is in the file for both projects. I asked Genny Donart, the agent, to work with the neighbors to try & resolve issues before next week. She agreed.

Here are the concerns in the letter:

- >trail connections to be provided at a 300 foot interval from sites that abut trails.
- >de-emphasize garages
- >wood & chain link fences not allowed for perimeter walls
- >long expanses of unbroken walls not allowed.
- >through streets in any subdivision greater than 6 acres is to have at least 1 street which passes through.

There was also concerns expressed about additional traffic on Alameda.

Let me know if you need anything else.



**Margaret D. Garcia**  
06/02/03 01:14 PM

To: Sheran A. Matson/PLN/CABQ@COA  
cc:  
Subject: Alameda from Louisiana to Wyoming

I spoke w/Bob Paulsen on this and it didn't ring a bell for him. Can you get me whatever information you might have on this as it relates to DRB? Sometimes Council office doesn't always have all the info when they send inquiries.

Your assistance is greatly appreciated.

MG

..... Forwarded by Margaret D. Garcia/PLN/CABQ on 06/02/03 01:11 PM .....



**Diana L. Trujeque**  
05/29/03 04:12 PM

To: Margaret D. Garcia/PLN/CABQ@COA  
CC:  
Subject: Alameda from Louisiana to Wyoming

There is a Joe Boyden project going on at both sides of Alameda from Louisiana to Wyoming. There was an EPC hearing but no yellow signs posted. Can you check this and see why that happened. Thanks.

Diana

May 8, 2003

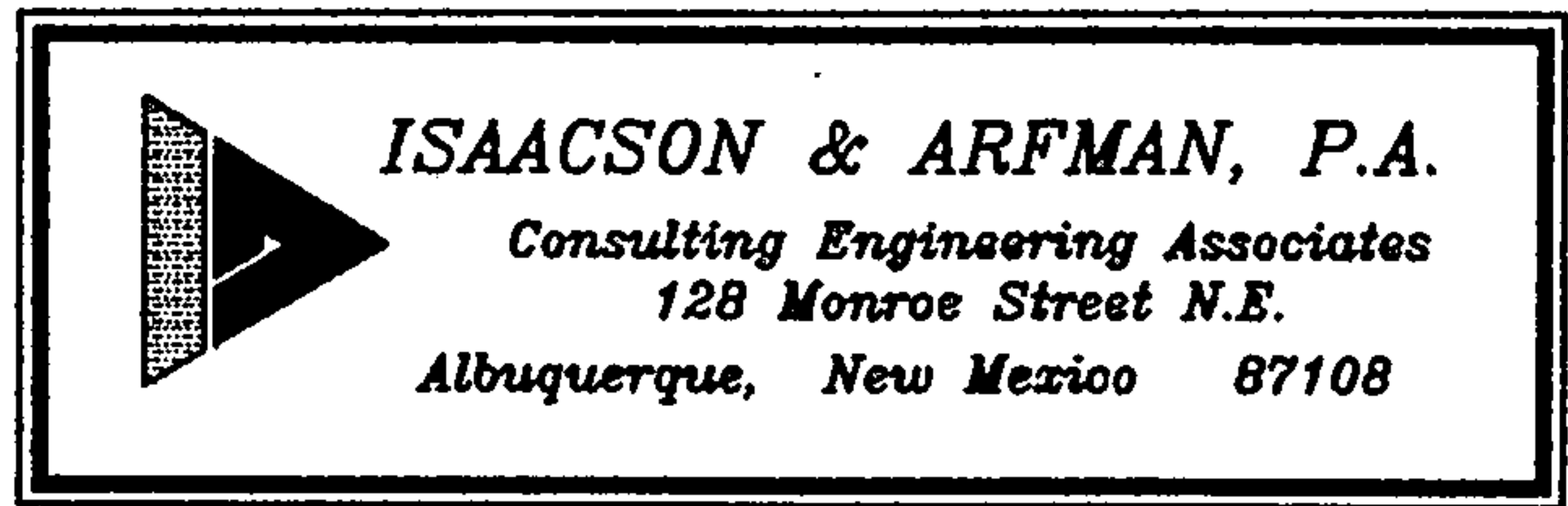
I called Genny & told her several of the lots in the Trementina & Vista del Aguila Subdivisions do not meet the minimum square footage for single family controlled by RT which is the case in RD zoning covered by a sector plan.

I also told her to look at page 30-37 of the La Cueva Sector Plan. There are design regulations which need to be followed.

She thanked me for letting her know.

*Sheran Watson*

# Letter of Transmittal



To: Sheran Matson  
DRB Chairperson

Date: 5/16/03  
Job No. 1257

Attn: \_\_\_\_\_

Agenda 5/28/03

Reference: Vista del Aguila S/D Unit 3  
COA Proj # 1002640

We transmit to you 4 copy(ies) of the following:

- |                                |        |                          |                |
|--------------------------------|--------|--------------------------|----------------|
| <input type="checkbox"/> _____ | Plats  | <input type="checkbox"/> | Specifications |
| <input type="checkbox"/> _____ | Plans  | <input type="checkbox"/> | Submittals     |
| <input type="checkbox"/> _____ | Disks  | <input type="checkbox"/> | Shop Drawings  |
| <input type="checkbox"/> _____ | Report | <input type="checkbox"/> | Copy of Letter |

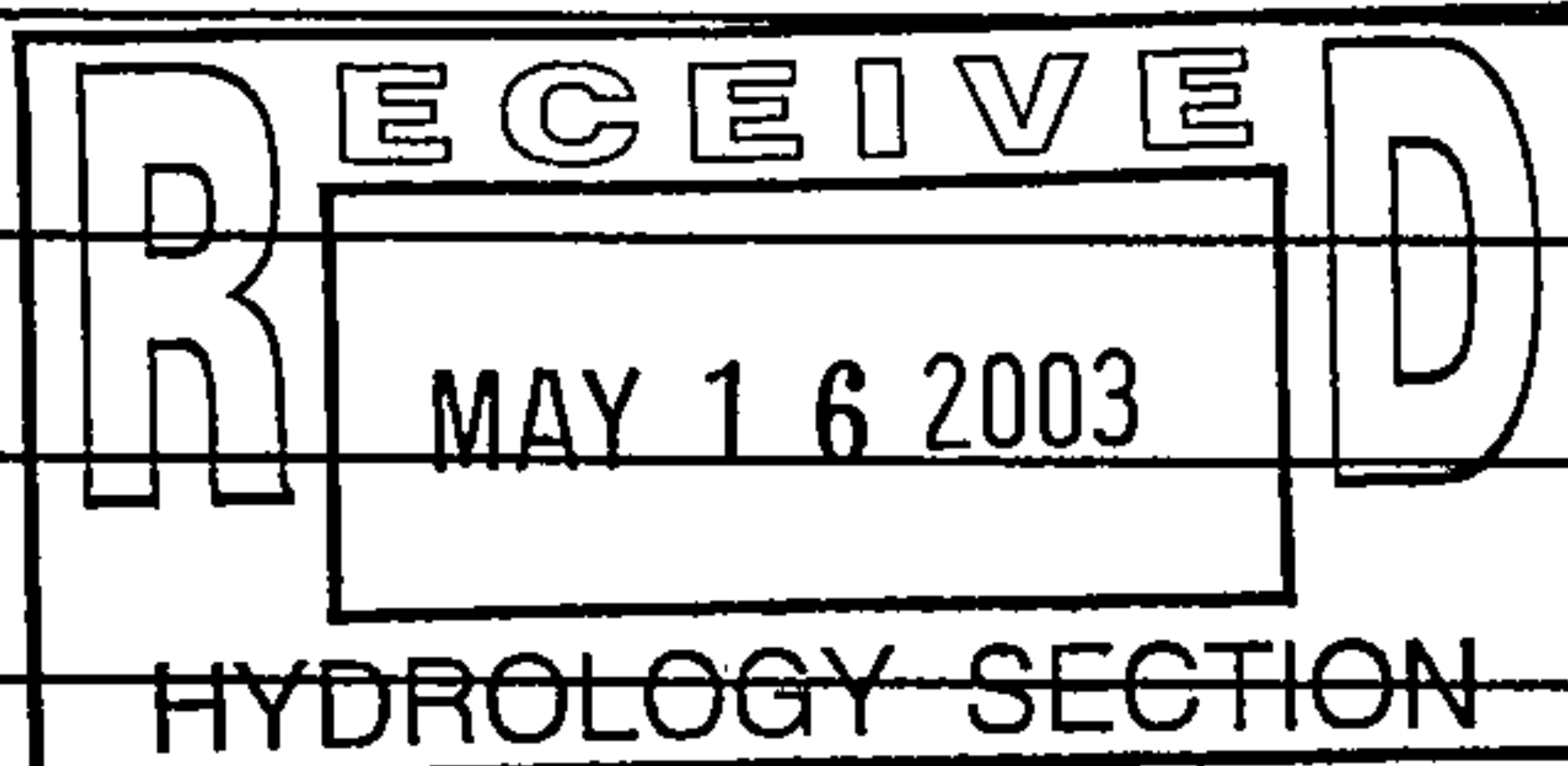
03DRB - 00723 PP  
- 00724 SP/BP  
- 00725 SWV  
- 00726 SWV  
- 00728 TBSW

Neighborhood Association notification letters  
 \_\_\_\_\_

This information is transmitted:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> As per your request | <input type="checkbox"/> For your files           |
| <input type="checkbox"/> For your review & approval     | <input type="checkbox"/> For your use             |
| <input type="checkbox"/> For your information           | <input type="checkbox"/> Please review & return   |
| <input type="checkbox"/> For your attention             | <input type="checkbox"/> For return to your files |
| <input type="checkbox"/> For your signature             | <input type="checkbox"/> Please advise            |
| <input type="checkbox"/> _____                          |   |
| <input type="checkbox"/> _____                          |   |

Remarks: \_\_\_\_\_



By: Genny Donart

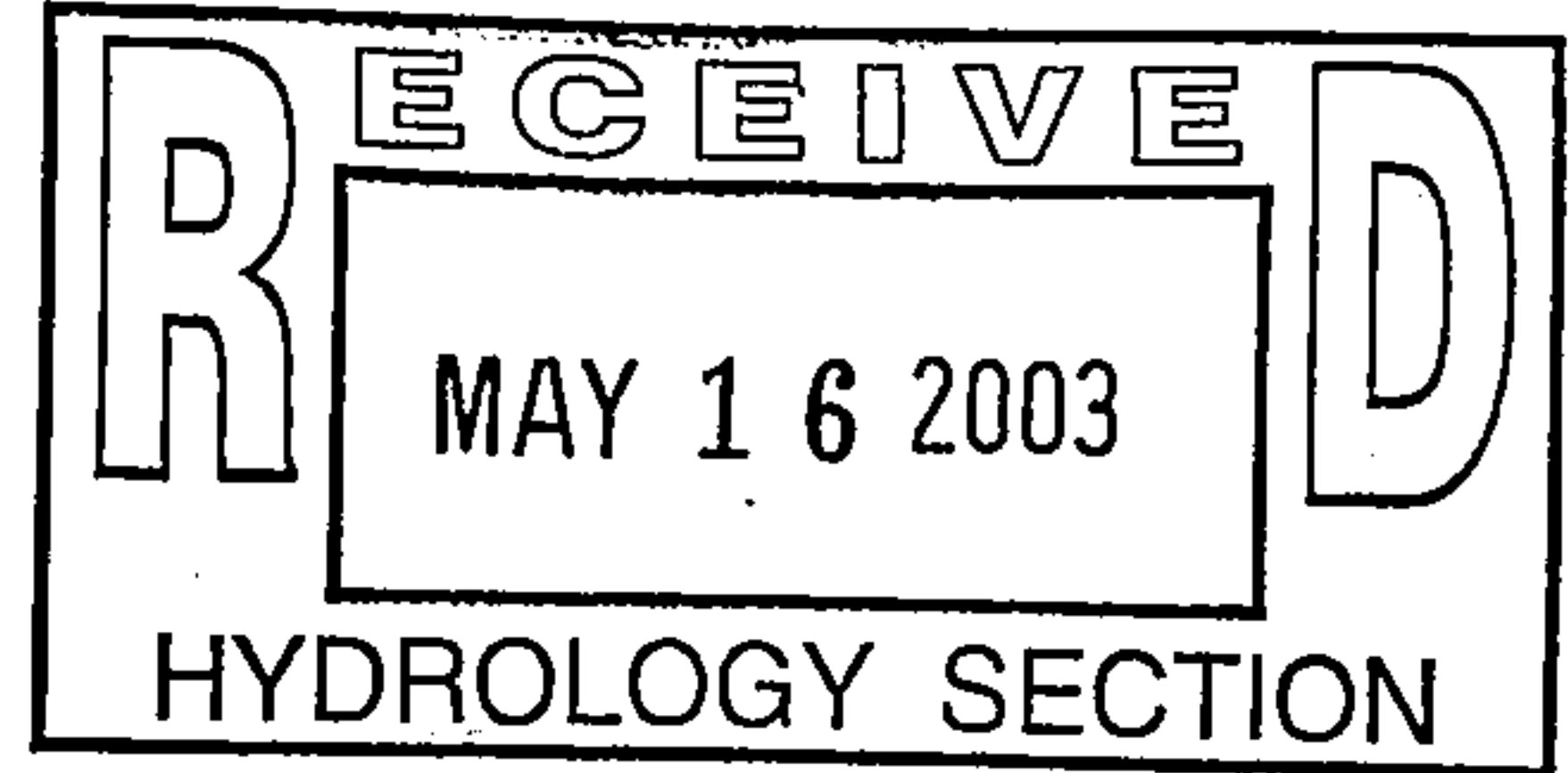
Copies to: \_\_\_\_\_



**ISAACSON & ARFMAN, P.A.**

**Consulting Engineering Associates**

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE  
Scott M. McGee, PE



May 16, 2003

Certified Mail 7002 2410 0001 1545 0510

Mr. Paul Grunwald  
Nor Este Neighborhood Association  
7700 Rio Guadalupe NE  
Albuquerque, NM 87122

**RE: Vista del Aguila Subdivision Unit Three  
(Legal Description: North Albuquerque Acres, Tract 2, Unit 3,  
Block 3, Lots 22 thru 32)**

Dear Mr. Grunwald:

As the consulting engineers for the above referenced site, we are writing to inform the Nor Este Neighborhood Association that a request for Preliminary Plat and Site Development Plan approval was submitted to the Development Review Board (DRB) on May 2, 2003. This request will be heard before the DRB on June 4, 2003. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Respectfully yours,  
**ISAACSON & ARFMAN, P.A.**

Genny Donart, PE  
GD/rtl  
Attachment

7002 2410 0001 1545 0510

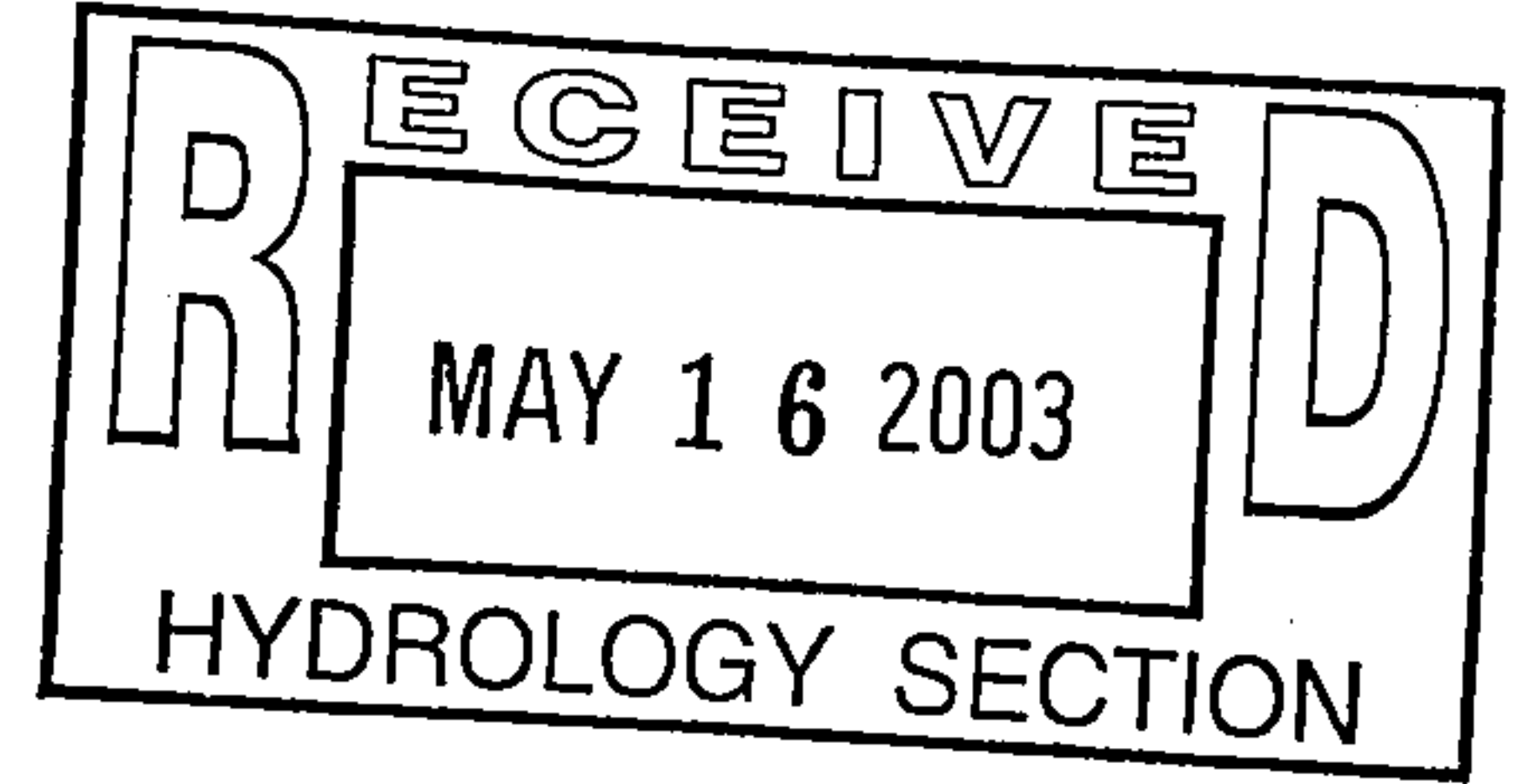
U.S. Postal Service	
<b>CERTIFIED MAIL RECEIPT</b>	
<i>(Domestic Mail Only, No Insurance Coverage Provided)</i>	
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>	
<b>OFFICIAL USE</b>	
Postage	\$ 1.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42
Sent To Paul Grunwald Nor Este N.A.	
Street, Apt. No., or PO Box No. 7700 Rio Guadalupe NE	
City, State, ZIP+4 Albuquerque, NM 87122	
PS Form 3800, June 2002 See Reverse for Instructions	



**ISAACSON & ARFMAN, P.A.**

**Consulting Engineering Associates**

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE  
Scott M. McGee, PE*



May 16, 2003

Certified Mail 7002 2410 0001 1545 0527

Mr. Joe Yardumian  
Nor Este Neighborhood Association  
7801 R.C. Gorman Ave NE  
Albuquerque, NM 87122-2748

**RE: Vista del Aguila Subdivision Unit Three  
(Legal Description: North Albuquerque Acres, Tract 2, Unit 3,  
Block 3, Lots 22 thru 32)**

Dear Mr. Yardumian:

As the consulting engineers for the above referenced site, we are writing to inform the Nor Este Neighborhood Association that a request for Preliminary Plat and Site Development Plan approval was submitted to the Development Review Board on May 2, 2003. This request will be heard before the DRB on June 4, 2003. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

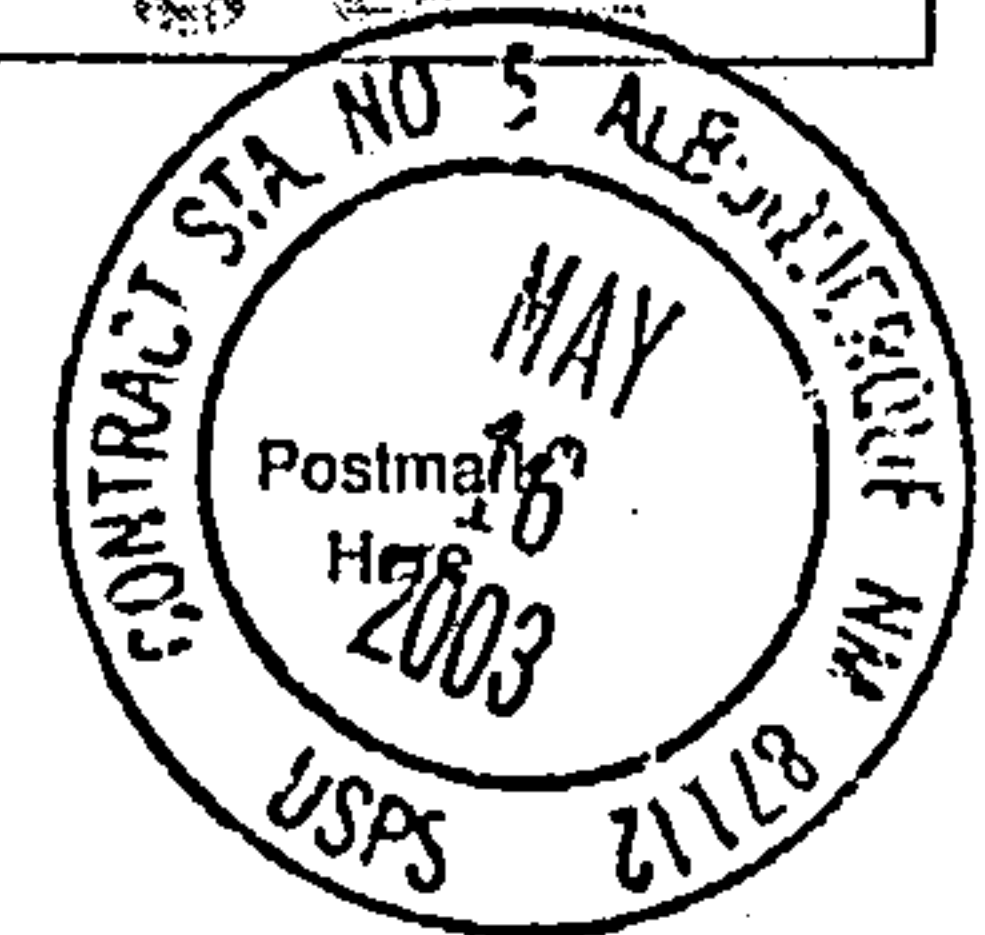
Respectfully yours,  
**ISAACSON & ARFMAN, P.A.**

Genny Donart, PE  
GD/rtl  
Attachment

7002 2410 0001 1545 0527



Postage	\$ 1.37
Certified Fee	2.36
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42



Sent To Joe Yardumian  
Nor Este Neighborhood Association  
Street, Apt. No. or PO Box No. 7801 R.C. Gorman Ave. NE  
City, State, ZIP+4 Albuquerque, NM 87122-2748

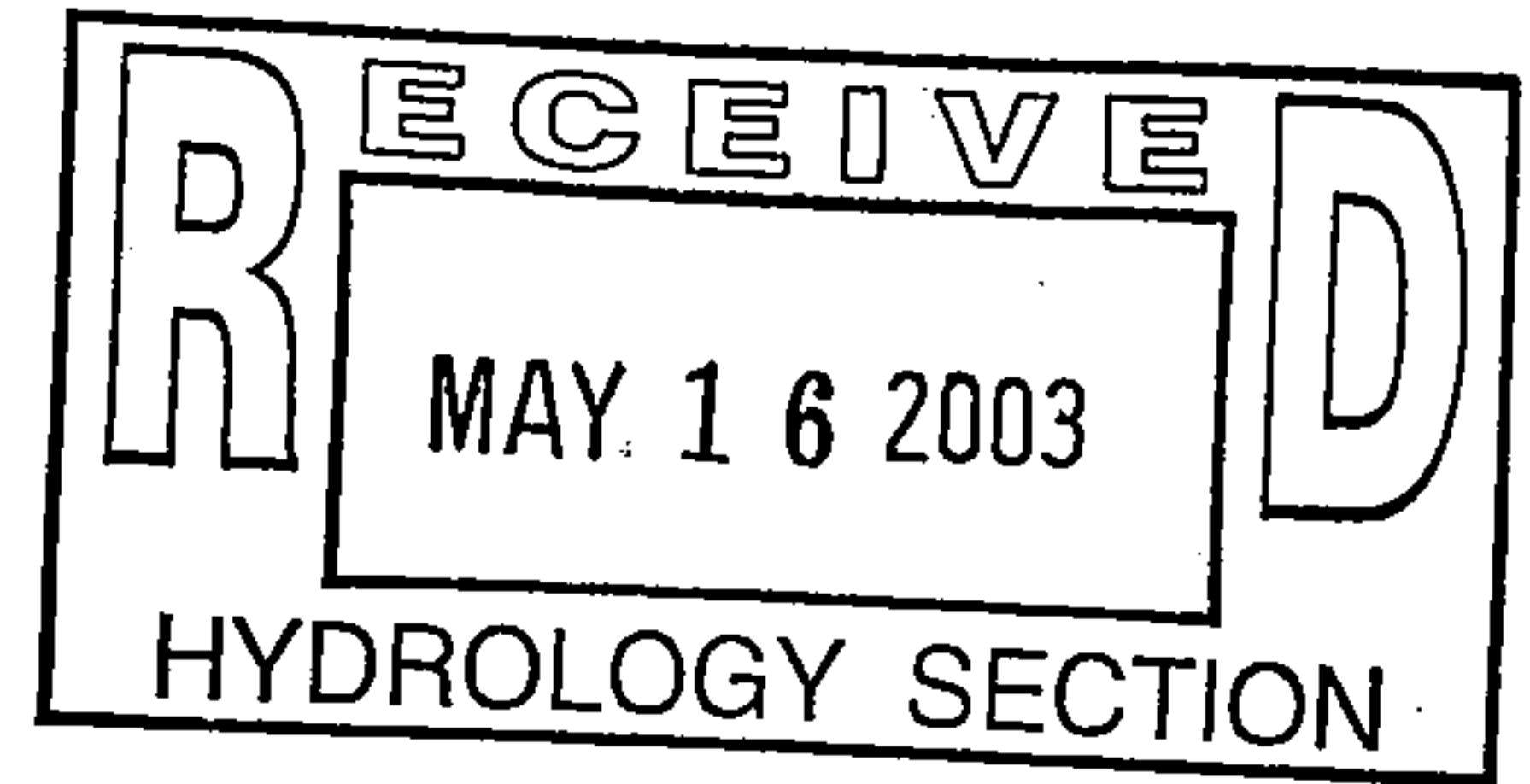
PS Form 3800, June 2002 See Reverse for Instructions



**ISAACSON & ARFMAN, P.A.**

**Consulting Engineering Associates**

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE  
Scott M. McGee, PE



May 16, 2003

Certified Mail 7002 2410 0001 1545 0534

Mr. Jeff Peterson  
North Domingo Baca Neighborhood Association  
7205 Peregrine Road NE  
Albuquerque, NM 87113

**RE: Vista del Aguila Subdivision Unit Three  
(Legal Description: North Albuquerque Acres, Tract 2, Unit 3,  
Block 3, Lots 22 thru 32)**

Dear Mr. Peterson:

As the consulting engineers for the above referenced site, we are writing to inform the North Domingo Baca Neighborhood Association that a request for Preliminary Plat and Site Development Plan approval was submitted to the Development Review Board on May 2, 2003. This request will be heard before the DRB on June 4, 2003. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Respectfully yours,  
**ISAACSON & ARFMAN, P.A.**

*Genny Donart*  
Genny Donart, PE  
GD/rtl  
Attachment

7002 2410 0001 1545 0534

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ 1.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42

CONTRACT STA NO 5 ALBUQUERQUE NM 87112  
Postmark Here MAY 16 2003

Sent To Jeff Peterson  
North Domingo Baca N.A.  
Street, Apt. No., or PO Box No. 7205 Peregrine Road NE  
City, State, ZIP+4 Albuquerque, NM 87113

PS Form 3800, June 2002 See Reverse for Instructions

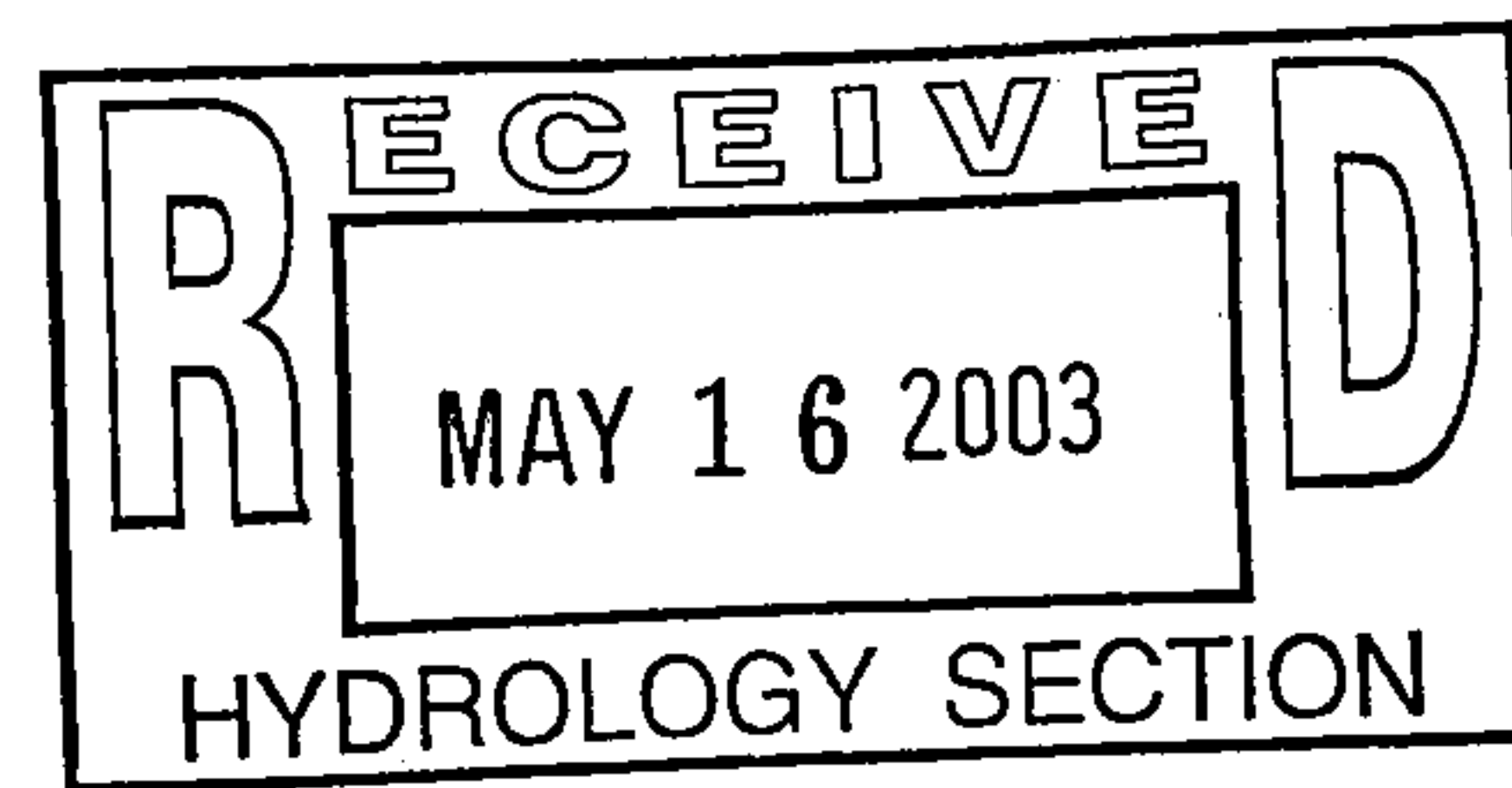




**ISAACSON & ARFMAN, P.A.**

**Consulting Engineering Associates**

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE  
Scott M. McGee, PE



May 16, 2003

Certified Mail 7002 2410 0001 1545 0572

Ms. Tracey Bowen  
North Domingo Baca Neighborhood Association  
8616 Coppell Ct. NE  
Albuquerque, NM 87113

**RE: Vista del Aguila Subdivision Unit Three  
(Legal Description: North Albuquerque Acres, Tract 2, Unit 3,  
Block 3, Lots 22 thru 32)**

Dear Ms. Bowen:

As the consulting engineers for the above referenced site, we are writing to inform the North Domingo Baca Neighborhood Association that a request for Preliminary Plat and Site Development Plan approval was submitted to the Development Review Board on May 2, 2003. This request will be heard before the DRB on June 4, 2003. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Respectfully yours,  
**ISAACSON & ARFMAN, P.A.**

*Genny Donart*

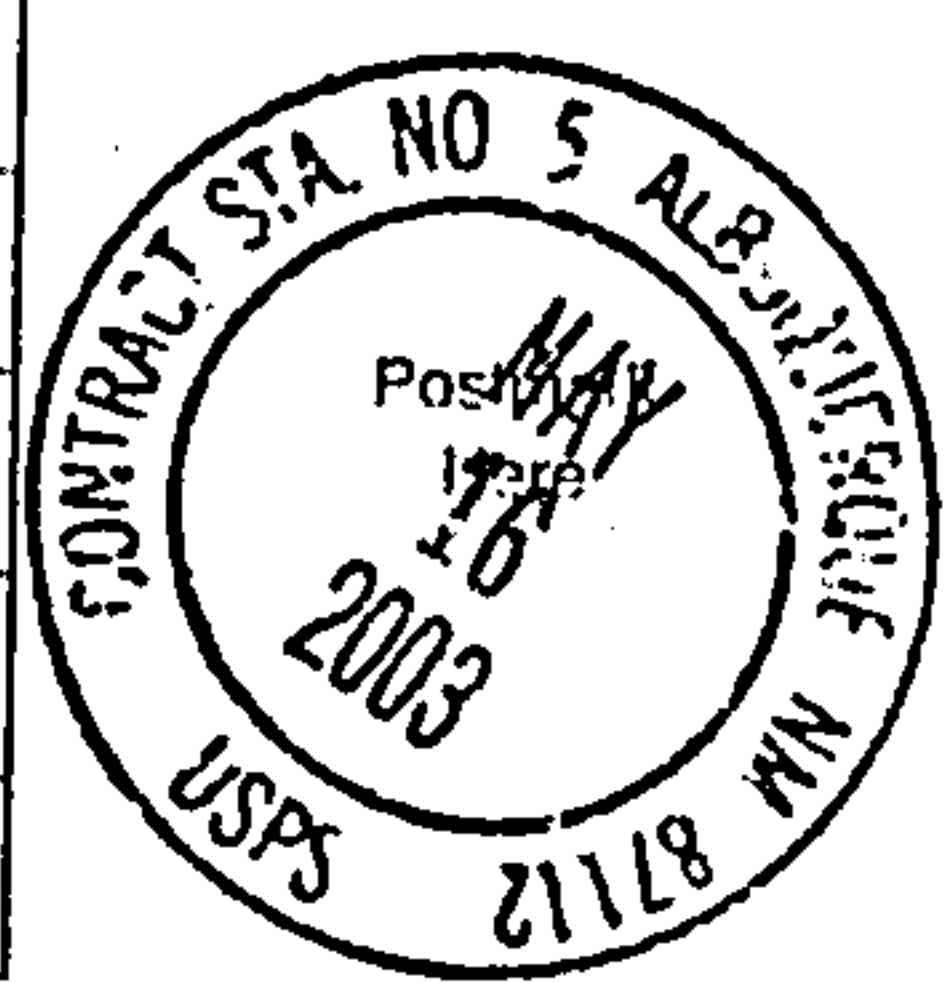
Genny Donart, PE  
GD/rtl  
Attachment

7002 2410 0001 1545 0572

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)  
**OFFICIAL USE**

Postage	\$ 1.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42



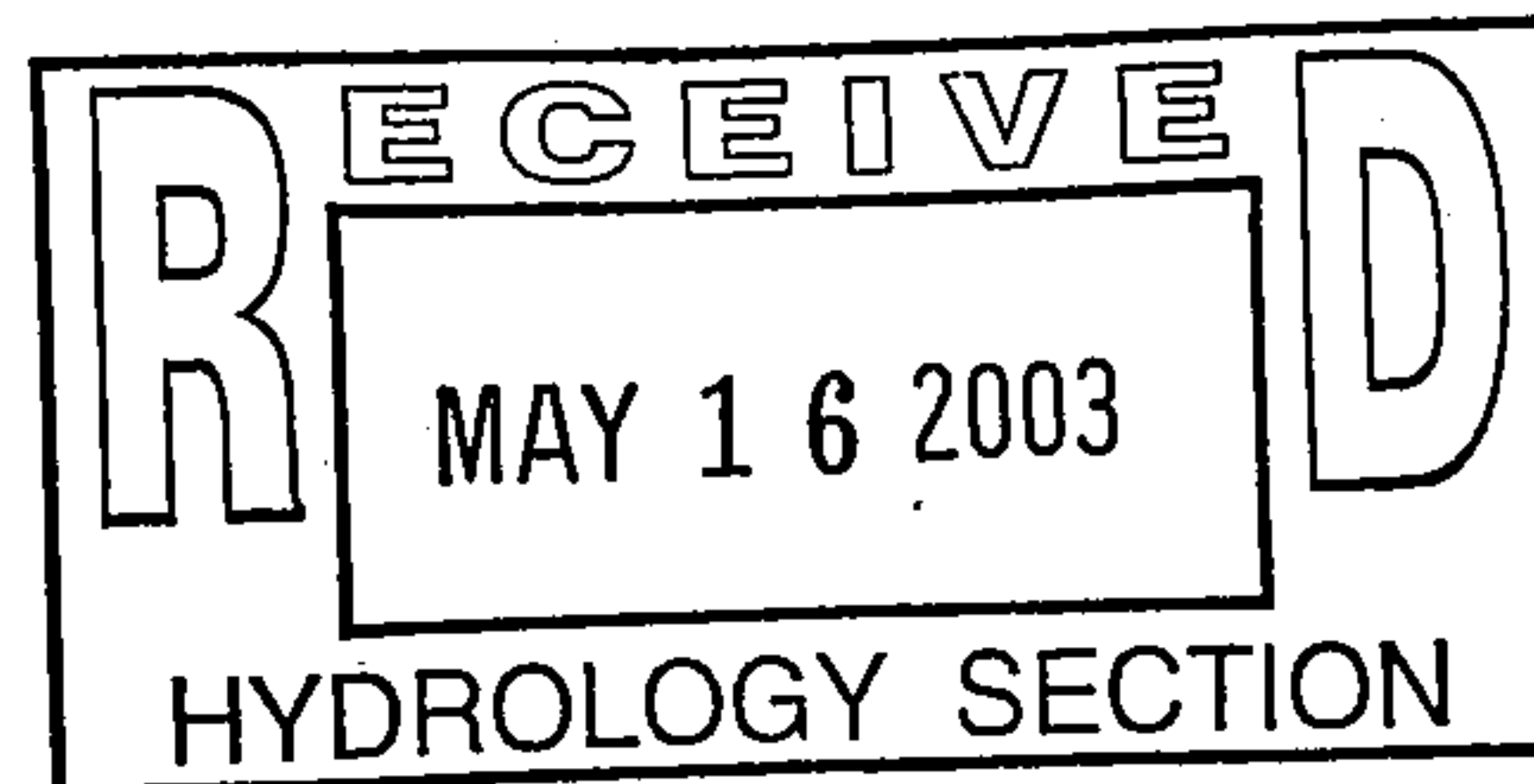
Sent To Tracey Bowen  
North Domingo Baca N.A.  
Street, Apt. No., or PO Box No. 8616 Coppell Ct. NE  
City, State, ZIP+4 Albuquerque, NM 87113  
PS Form 3800, June 2002



**ISAACSON & ARFMAN, P.A.**

*Consulting Engineering Associates*

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE  
Scott M. McGee, PE*



May 16, 2003

Certified Mail 7002 2410 0001 1545 0558

Mr. Robert M. Fresques  
The Quail Springs Neighborhood Association  
7231 Quail Springs Pl. NE  
Albuquerque, NM 87113

**RE: Vista del Aguila Subdivision Unit Three  
(Legal Description: North Albuquerque Acres, Tract 2, Unit 3,  
Block 3, Lots 22 thru 32)**

Dear Mr. Fresques:

As the consulting engineers for the above referenced site, we are writing to inform The Quail Springs Neighborhood Association that a request for Preliminary Plat and Site Development Plan approval was submitted to the Development Review Board on May 2, 2003. This request will be heard before the DRB on June 4, 2003. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Respectfully yours,  
**ISAACSON & ARFMAN, P.A.**

Genny Donart, PE

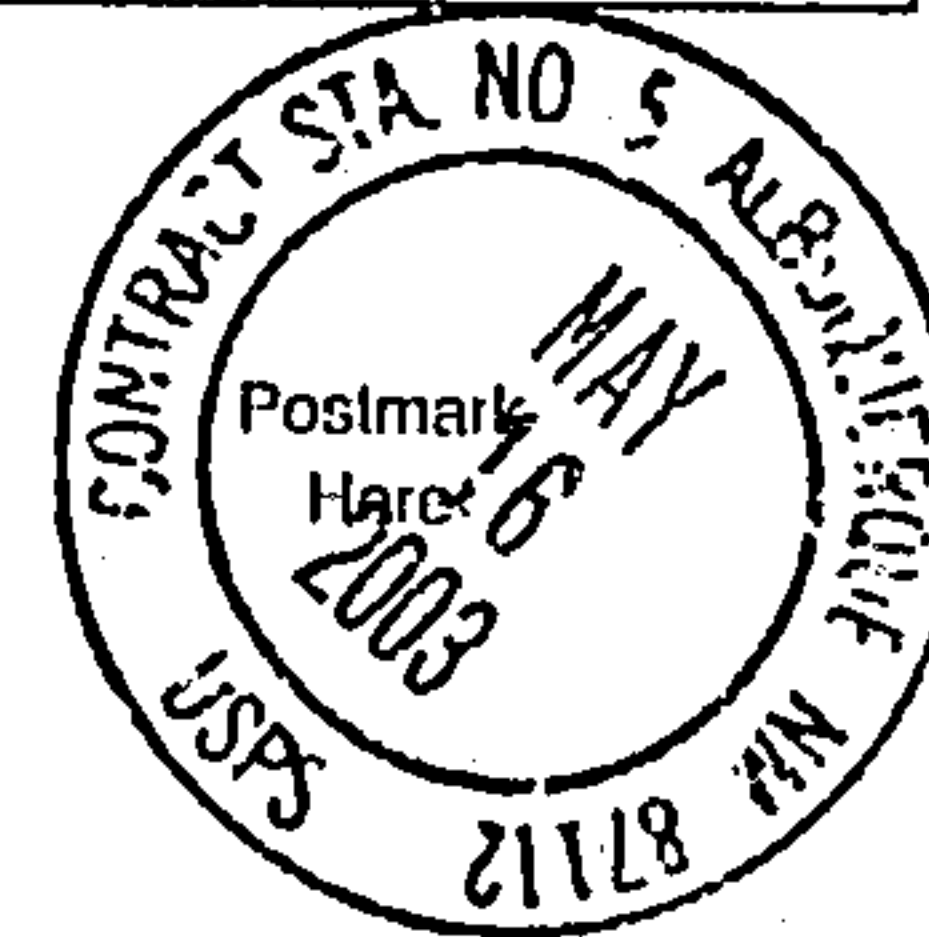
GD/rtl

Attachment

7002 2410 0001 1545 0558



Postage	\$ 37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42



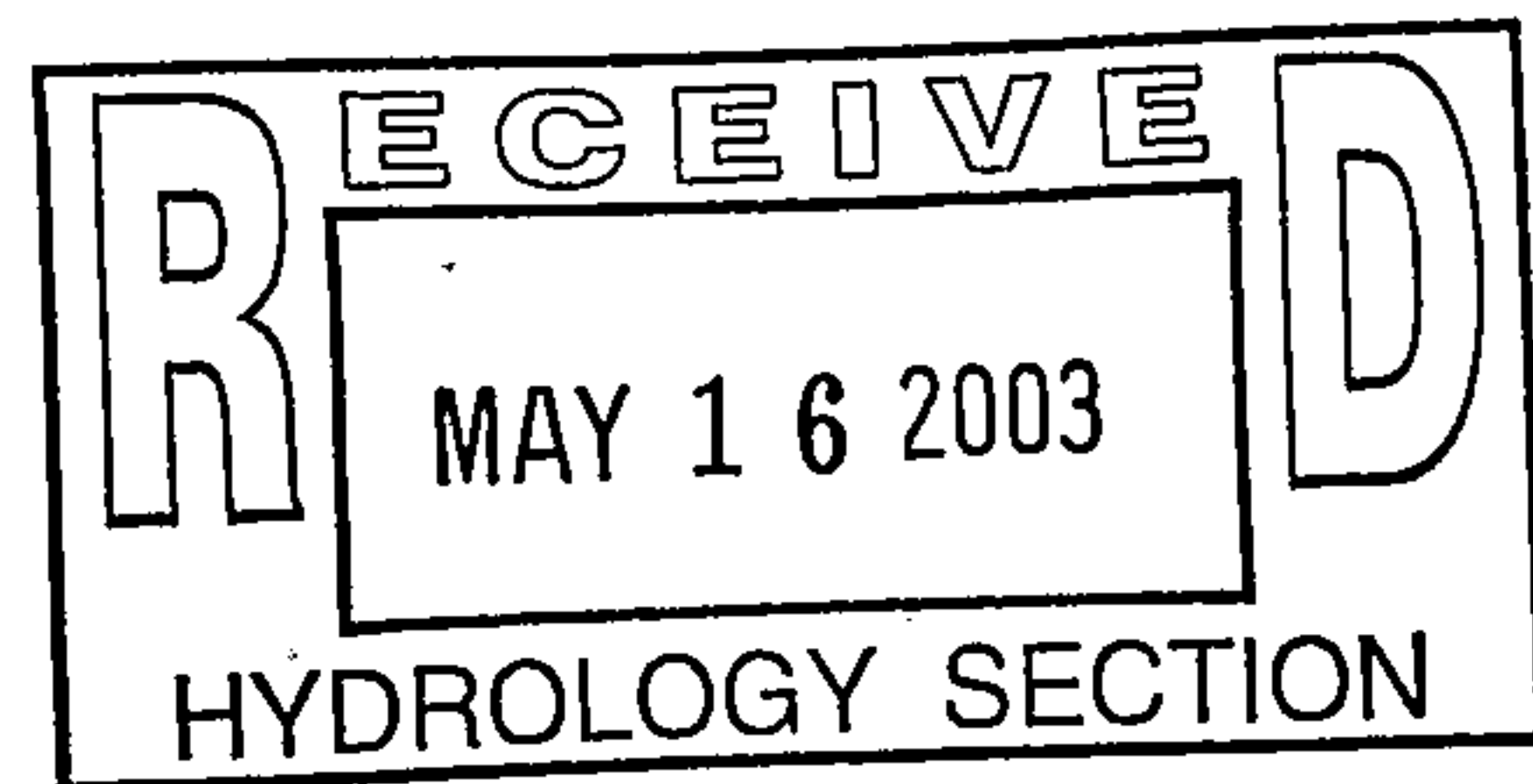
Sent To Robert M. Fresques  
The Quail Springs N.A.  
Street, Apt. No. or PO Box No. 7231 Quail Springs Pl. NE  
City, State, ZIP+4 Albuquerque, NM 87113  
PS Form 3800, June 2002



**ISAACSON & ARFMAN, P.A.**

**Consulting Engineering Associates**

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE  
Scott M. McGee, PE



May 16, 2003

Certified Mail 7002 2410 0001 1545 0565

Ms. Betty Haworth  
The Quail Springs Neighborhood Association  
7123 Quail Springs NE  
Albuquerque, NM 87113

**RE: Vista del Aguila Subdivision Unit Three  
(Legal Description: North Albuquerque Acres, Tract 2, Unit 3,  
Block 3, Lots 22 thru 32)**

Dear Ms. Haworth:

As the consulting engineers for the above referenced site, we are writing to inform The Quail Springs Neighborhood Association that a request for Preliminary Plat and Site Development Plan approval was submitted to the Development Review Board on May 2, 2003. This request will be heard before the DRB on June 4, 2003. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Respectfully yours,  
**ISAACSON & ARFMAN, P.A.**

*Genny Donart*

Genny Donart, PE  
GD/rtl  
Attachment

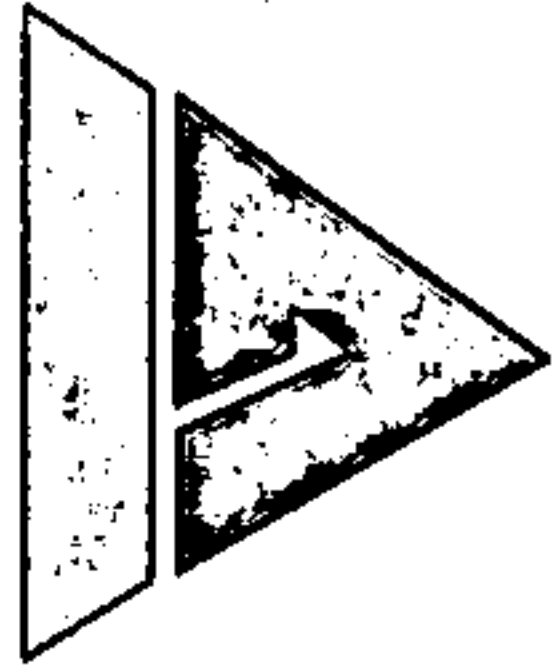
7002 2410 0001 1545 0565

U.S. Postal Service	
<b>CERTIFIED MAIL RECEIPT</b>	
<i>(Domestic Mail Only, No Insurance Coverage Provided)</i>	
For Delivery Information Visit our website at <a href="http://www.usps.com">www.usps.com</a>	
<b>OFFICIAL USE</b>	
Postage	\$ 1.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42

CONTRACT STA NO 5 ALBUQUERQUE NM 87112  
MAY 16 2003  
Postmark  
USPS

Sent To	Betty Haworth
	The Quail Springs N.A.
Street, Apt. No., or PO Box No.	7123 Quail Springs NE
City, State, ZIP+4	Albuquerque, NM 87113

BEFORE 3000 JUNE 2002 See Reverse for Instructions



**PROJECT MEMORANDUM**

5/21/03

**TO:** Claire, DRB Administrative Assistant

**FROM:** Genny Donart, Isaacson & Arfman, P.A.

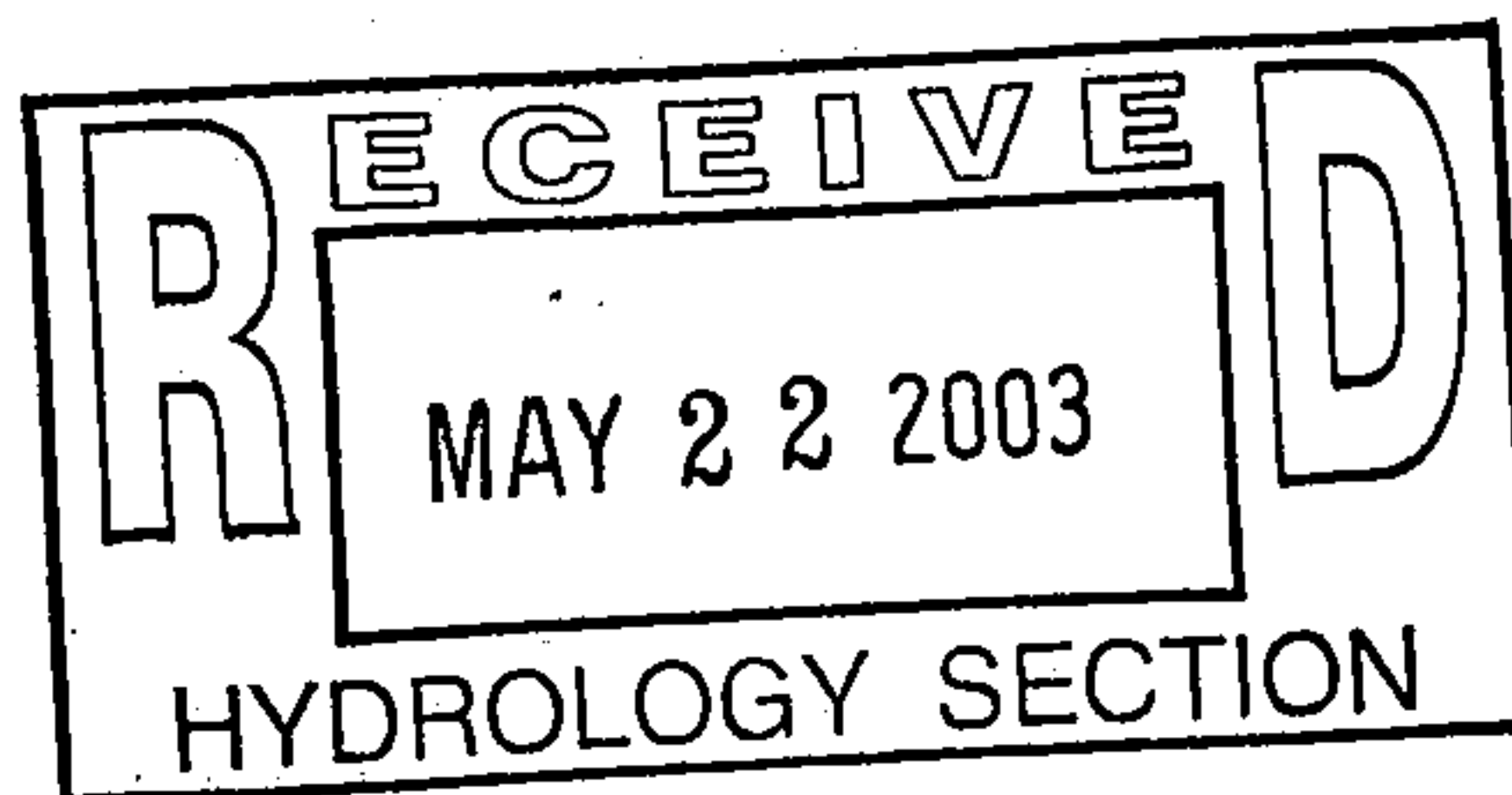
**REF:** Vista del Aguila Subdivision Unit 3

**I&A PROJ NO:** 1257

**SUBJ:** Public Hearing May 28, 2003--Development Review Board Deferral  
Project No. 1002640

The plat referenced above is scheduled for DRB action on March 28, 2003. It was deferred to June 4, 2003 by Sheran Matson due to an error in the Neighborhood Association notification.

If you have any questions about this deferral, please call me at 268-8828. Thank you for your help.



AGENDA  
5.28.03  
#8

DEFERRED  
6.4.03



Sheran A. Matson  
05/16/03 09:48 AM

To: pgrunwald@comcast.net  
cc: Donald C. Newton/ENVPLN/CABQ@COA, Fred J. Aguirre/PWD/CABQ@COA, iamengrs@swcp.com  
Subject: Boyden developments on the North and South sides of Alameda between Louisiana and Wyoming

Dear Paul:

Our files indicate that proper notice was sent to your neighborhood association for the Trementina Subdivision proposed development. However, Taylor Ranch Neighborhood Association was erroneously notified for the Vista del Aguila Subdivision proposed development which is just the other side of Alameda from Trementina.

~~Due to the applicant's notification error, we will defer the Vista del Aguila Subdivision application for one week to June 4th to give your association time to review their application.~~ DRB meets weekly unlike EPC which meets once a month.

Trementina Subdivision application will be heard on May 28th as scheduled. Isaacson & Arfman, the agent for both applications, will send out notification letters as soon as possible for the Vista del Aguila Subdivision.

You are welcome to look at the project files. However, ~~please be aware that the proposed subdivision materials for both applications will change as soon as they submit new materials.~~ I notified them of problems with their first submittals which they are correcting.

If you like, you may call either Claire, the DRB Assistant, at 924-3946 or me at 924-3880 to see if the new submittals are in the files before you come to review them. Or you may call Genny Donart, Isaacson & Arfman engineer, in charge of these projects. She may be reached at 268-8828.

----- Forwarded by Sheran A. Matson/PLN/CABQ on 05/16/03 08:03 AM -----



Paul Grunwald  
<pgrunwald@comcast.net>  
05/15/03 09:17 PM  
Please respond to  
pgrunwald

To: smatson@cabq.gov  
cc: "Paul & Barbara Hewitt" <paulbarbhewitt@aol.com>, "Paul Grunwald" <pgrunwald@comcast.net>, "Jay Rowland" <jrowland@cabq.gov>, "Joe Yardumian" <jjyard@sandia.net>  
Subject: Boyden developments on the North and South sides of Alameda between Louisiana and Wyoming

Dear Sharon,

Regarding the 2 proposed new Joie Boyden developments on the North and South sides of Alameda between Louisiana and Wyoming, we found out from Don Newton yesterday that the city had sent notice of the North side development to Taylor Ranch by mistake instead of to Nor Este Neighborhood Association. He gave us a set yesterday. Accordingly, we will not have time to properly review the plans before the DRB meeting on May 28th and respond with concerns etc.

We would like to request a deferral until the June meeting to review the plans and determine our position.

Best regards,  
Paul Grunwald

President  
Nor Este Neighborhood Association

May 26, 2003

Sheran Matson  
Chair, DRB

Dear Madam Chair,

Thank you for deferring the proposed Boyden development on Alameda between Louisiana and Wyoming. The deferral has enabled NorEste to perform a preliminary analysis and to identify a number of concerns, which we herein submit for your consideration. They are all potential violations of design regulations explicitly spelled out in the La Cueva Sector Development Plan.

Section 5.4.6 1R-1. Trail connections shall be provided from all sites that abut major or minor trails designated in the Trails and Bikeways Facility Plan at a minimum interval of 300 feet. Mr. Boyden did not comply with this regulation in Vista del Aguila Units 1 and 2 and we have no way of knowing whether he will comply here.

Section 7G-1. De-emphasize garages, and orient porches, doors, and windows to the street.

Section 10 R-2. Wood and chain link are not allowed for perimeter walls. Mr Boyden violated this regulation in Vista del Aguila Unit 1, and we have no way of knowing if he will comply here.

Section 10R-3. Long expanses of unbroken wall are prohibited. Walls shall be indented, of-set, or in a serpentine form to avoid "tunnel" effect as shown in Figure 9. Vista del Aguila Units 1 and 2 violated this regulation and we have no way of knowing if he will comply here.

#### Section 6.1 Subdivision Regulations

- 6.1.2 Through streets in any subdivision greater than 6 acres shall have a minimum of one street that passes through the subdivision. (eg. Connection to adjacent subdivisions, schools, parks and trails.)
- 6.1.3 Trails. Each subdivision bordering or encompassing a trail shall provide a minimum of one access point to the trail from the street system. Additional access points shall be required to ensure 1) that there is an access/egress point at a maximum of every 900 feet along the trail.(for your information, there is a proposed amendment to the La Cueva Plan changing this number to 300 feet.)

NorEste will continue to monitor the progress of this proposed development and will notify you of any additional concern we identify.

Sincerely,  
Paul Grunwald - President, NorEste Neighborhood Association  
Joe Yardumian - Secretary, NorEste Neighborhood Association  
Jay Rowland - Chairman – Development, NorEste Neighborhood Association

CC:  
NENA Board  
Councilman Brad Winter  
District 4 Coalition of Neighborhood Associations



**Sheran A. Matson**

05/30/03 09:19 AM

To: pgrunwald@comcast.net

cc:

cc: smatson@cabq.gov, "Joe and Jean Yardumian"  
<jjyard@sandia.net>, jrowland@cabq.gov

Subject: Re: NorEste Neighborhood Association input to DRB - Boyden  
Development

I have placed a copy of the letter in 10002639 & 1002640 case files. FYI, as I will be on vacation on June 11th, Carmen Marrone will be representing Planning at that meeting. Roger Green will act as Chair.



**Paul Grunwald**  
<pgrunwald@comcast.net>

05/29/03 10:32 PM

Please respond to  
pgrunwald

To: smatson@cabq.gov

cc: "Joe and Jean Yardumian" <jjyard@sandia.net>,  
jrowland@cabq.gov

Subject: NorEste Neighborhood Association input to DRB - Boyden  
Development

Dear Sheran,

Attached is a document that outlines our concerns regarding the Boyden development in our association.

Best regards,  
Paul Grunwald  
President  
Nor Este Neighborhood Association



DRB Boyden.doc





**ISAACSON & ARFMAN, P.A.**

**Consulting Engineering Associates**

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE  
Scott M. McGee, PE*

June 19, 2003

Ms. Claire Senova  
DRB Scheduler  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87102

**RE: Vista del Aguila Unit Three  
Preliminary Plat and Site Plan Approval  
DRB Proj #1002640**

Dear Ms. Senova:

The project referenced above is scheduled for DRB action on June 25, 2003. We would like to defer this hearing until July 9, 2003, so that comments obtained at the DRB session on June 11, 2003 can be addressed.

If you have any questions about this request, please call me at 268-8828.  
Thank you.

Sincerely,  
**Isaacson & Arfman, P.A.**

Genny Donart, PE  
GD/gld

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 & 4<sup>TH</sup> 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

AGENT

ADDRESS

PROJECT NO.

APPLICATION NO.

ISAACSON & ARFMAN P.A.

1002640

\$ 110<sup>00</sup> 441006 / 4983000 (DRB Cases)

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

\$ \_\_\_\_\_ 441018 / 4971000 (Notification)

\$ 110<sup>00</sup> Total amount due

268-8828  
ISAACSON AND ARFMAN, P.A.  
128 MONROE ST. NE  
ALBUQUERQUE, NM 87108

15132

DATE 6/19/03 95-219 176  
1070  
1350743997

PAY TO THE ORDER OF City of Albuquerque \$ 110.00

One Hundred + Ten + 00/100 DOLLARS

WELLS FARGO Wells Fargo Bank New Mexico, N.A.  
200 Lomas NW #1002640  
Albuquerque, NM 87102  
www.wellsfargo.com

FOR deferral requested by applicant Scott M. May

⑈015132⑈ ⑆107002192⑆ ⑆1350743997⑈ \*\*\*DUPLICATE\*\*\*  
City Of Albuquerque  
Treasury Division

06/19/2003 3:34PM LOC: ANNX  
RECEIPT# 00008354 WSH 007 TRANS# 0022  
Account 441006 Fund 0110  
Activity 4983000 TRSCCS  
Trans Amt \$110.00  
J24 Misc \$110.00  
CK 10/28/02 \$110.00  
CHANGE \$0.00

1002540 Vista del Aguila 7/9/09

Robert Fresques P3NA

- ①. Grouse bridge closed
- ②. 1 story level homes - north end

Kyle Williams

- ③. keep coolers on ground - easier to mntn
- ④. more landscaping

Goldilocks Stone

- ⑤. 1 story level homes

Clay Weber

Eagle Springs N.A.

- ⑥. Blend in w/ colors - desert

Wm Atkins

- ⑦. Closing Grouse Ridge

Don't need street through

Joe Yrdumian N.E. N.A.

- ⑧.



Dfwskw@aol.com

06/26/03 11:16 AM

To: RDOURTE@cabq.gov

cc:

Subject: Application of CPTED to Quail Springs & Vista Del Aguila Subdivisions

From: David F. Williams, Jr., MS/Criminal Justice Administration; son-in-law, Doug & Bonnie Pendleton, 7308 Quail Springs Pl, NE, Albuquerque, NM

To: Richard Dourte, City of Albuquerque, Development Review Board

The following is the memo you requested based on my testimony before the DRB on June 11, 2003. Please share this memo with your fellow members of the DRB.

Ref (a): La Cuerva Sector Development Plan, Approved by City of Albuquerque, June 2000; Regulation 7R-1.

By Ref (a), City of Albuquerque recognized the value and codified the application of Crime Prevention Through Environmental Design principles to new development. Specifically, 7R-1 states "All new subdivisions shall incorporate crime prevention through environmental design principles."

According to the National Crime Prevention Institute, "The proper design and effective use of the built environment can lead to a reduction in fear and incidents of crime and the improvement in the quality of life."

Note that CPTED is based both on the "perception" of safety by our citizens and their actual "occurrence" of crime. Both contribute to the quality of life of residents of a community. These two elements, perception of safety and actual likelihood of crime, are most important in assessing the potential impact on existing residents of Quail Springs of the Vista Del Aguila (VDA) Subdivision as proposed by the developer.

Principles of CPTED are based on the use of the following concepts to make our residents feel & be safer in their homes:

#### Natural Access Control:

In the case of subdivisions, "streets should be designed to discourage cut through traffic." Though some connectivity between neighborhoods is encouraged, this objective can be accomplished via Louisiana Blvd. The extension of Grouse Ridge Dr from QS Subdivision into VDA Subdivision clearly would ENCOURAGE, not discourage, cut through traffic.

#### Natural Surveillance:

In the case of single family homes, "maximum viewing to and, from the house" should be preserved. The proximity to existing one story homes on QS of the proposed two story homes in VDA would greatly limit the "natural surveillance" which now exists to the rear of the existing homes. The two story homes within a short distance of the existing homes and located within a few feet of each other would afford neither subdivision opportunity for natural surveillance.

#### Territorial Reinforcement:

It is clear from the turnout by the QS residents, their tight knit community association, and their demographic similarity that they already have a strong sense of community identity and territorial responsibility. Two aspects of

the proposed VDA plan would significantly undermine this highly desirable sense of community.

Interconnecting the subdivisions by extending Grouse Ridge would reduce both the feeling of, and the actual control, members now exercise over their own neighborhood through recognition of familiar traffic. Strangers to the community would no longer be immediately recognizable by residents.

Additionally, building two story houses immediately behind existing single story residences would undermine the quality of their residential living, hence their commitment to their neighborhood or "territory." The two story houses towering over the existing single story homes with their small enclosed patios would destroy their sense of privacy, would create a shadow affect reducing natural light, and would completely obscure their existing views of the mountains and mesa.

The basic purpose of "Crime Prevention Through Environmental Design" is to contribute to the quality of life of our citizens. A high quality already exists in Quail Springs. The simple solution to preserving this quality of life in Quail Springs is to limit new residences to one story immediately behind the exist QS residents and to leave Grouse Ridge as it is.

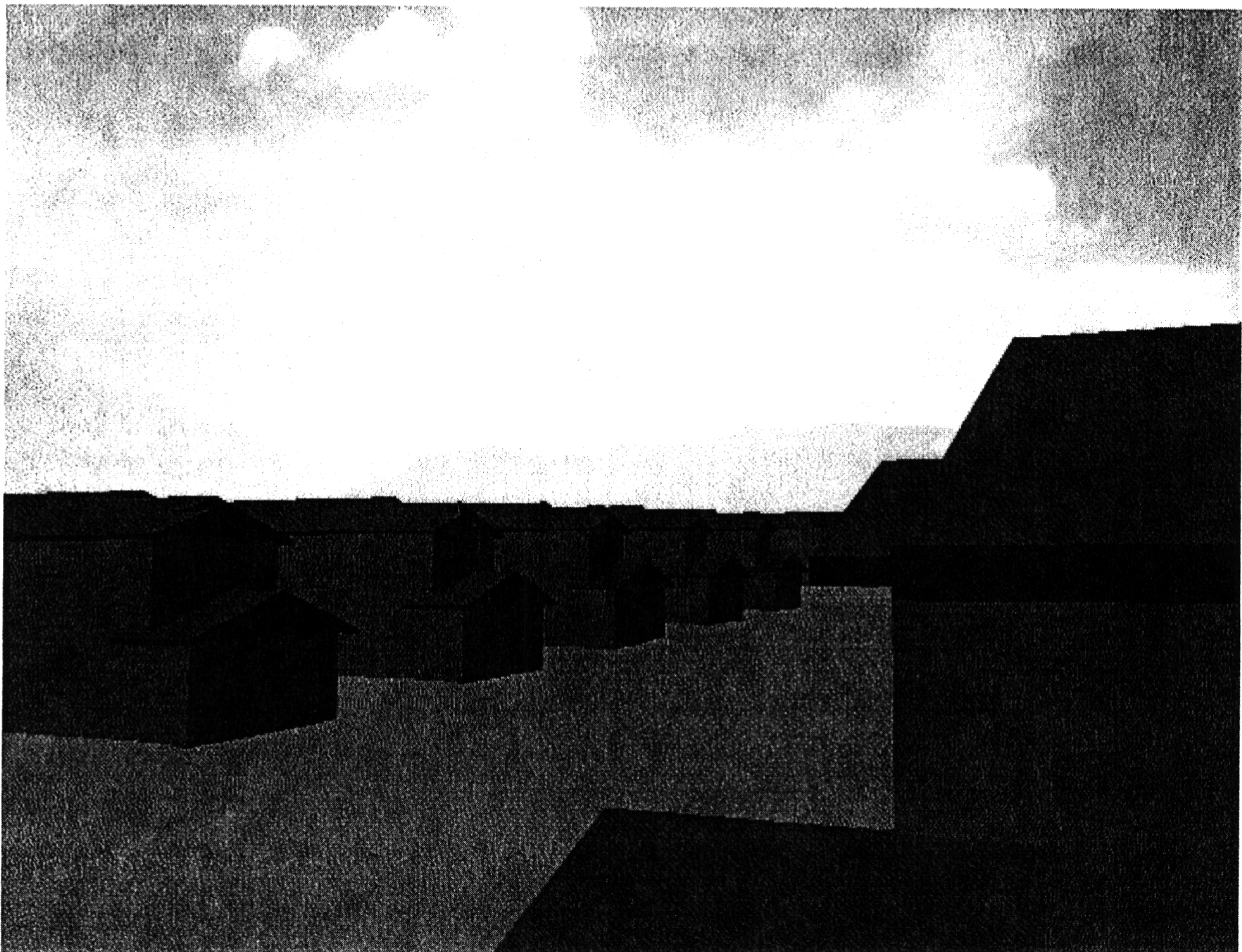
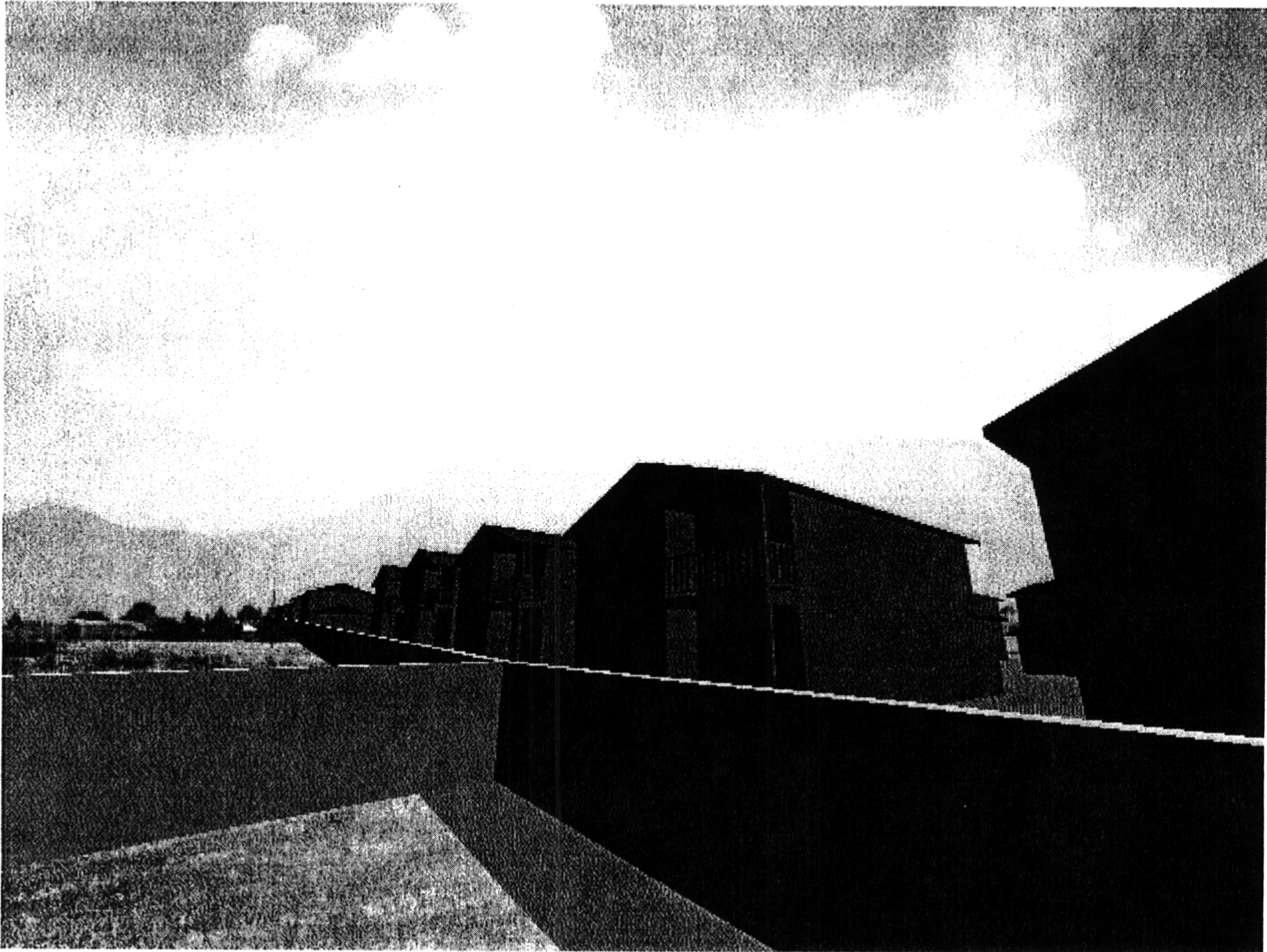
My own experience includes 20+ yrs of practical application and teaching in security, crime prevention, law enforcement, public administration. I have published over 20 security studies for the US Departments of States, Defense, and Justice, and the National Science Foundation. I currently work as the Senior Vice President for Worldwide Training and Security Services for a "Fortune 500" company supporting the US Government.

Quotes from "Crime Prevention Through Environmental Design", Dorinda R. Howe, FCPP, CPTED Specialist, published at "[www.cpted-watch.com](http://www.cpted-watch.com),"

#647

VIEW FROM LOT 56-PI, QUAIL SPRINGS

Planning



VIEW FROM 2<sup>ND</sup> STORY, LOT 15, BLK A,  
TREMONTINA



Dfwskw@aol.com

06/26/03 11:16 AM

To: RDOURTE@cabq.gov

cc:

Subject: Application of CPTED to Quail Springs & Vista Del Aguila Subdivisions

From: David F. Williams, Jr., MS/Criminal Justice Administration; son-in-law, Doug & Bonnie Pendleton, 7308 Quail Springs Pl, NE, Albuquerque, NM

To: Richard Dourte, City of Albuquerque, Development Review Board

The following is the memo you requested based on my testimony before the DRB on June 11, 2003. Please share this memo with your fellow members of the DRB.

Ref (a): La Cuerva Sector Development Plan, Approved by City of Albuquerque, June 2000; Regulation 7R-1.

By Ref (a), City of Albuquerque recognized the value and codified the application of Crime Prevention Through Environmental Design principles to new development. Specifically, 7R-1 states "All new subdivisions shall incorporate crime prevention through environmental design principles."

According to the National Crime Prevention Institute, "The proper design and effective use of the built environment can lead to a reduction in fear and incidents of crime and the improvement in the quality of life."

Note that CPTED is based both on the "perception" of safety by our citizens and their actual "occurrence" of crime. Both contribute to the quality of life of residents of a community. These two elements, perception of safety and actual likelihood of crime, are most important in assessing the potential impact

on existing residents of Quail Springs of the Vista Del Aguila (VDA) Subdivision as proposed by the developer.

Principles of CPTED are based on the use of the following concepts to make our residents feel & be safer in their homes:

#### Natural Access Control:

In the case of subdivisions, "streets should be designed to discourage cut through traffic." Though some connectivity between neighborhoods is encouraged, this objective can be accomplished via Louisiana Blvd. The extension of Grouse Ridge Dr from QS Subdivision into VDA Subdivision clearly would ENCOURAGE, not discourage, cut through traffic.

#### Natural Surveillance:

In the case of single family homes, "maximum viewing to and, from the house" should be preserved. The proximity to existing one story homes on QS of the proposed two story homes in VDA would greatly limit the "natural surveillance" which now exists to the rear of the existing homes. The two story homes within a short distance of the existing homes and located within a few feet of each other would afford neither subdivision opportunity for natural surveillance.

#### Territorial Reinforcement:

It is clear from the turnout by the QS residents, their tight knit community association, and their demographic similarity that they already have a strong sense of community identity and territorial responsibility. Two aspects of

the proposed VDA plan would significantly undermine this highly desirable sense of community.

Interconnecting the subdivisions by extending Grouse Ridge would reduce both the feeling of, and the actual control, members now exercise over their own neighborhood through recognition of familiar traffic. Strangers to the community would no longer be immediately recognizable by residents.

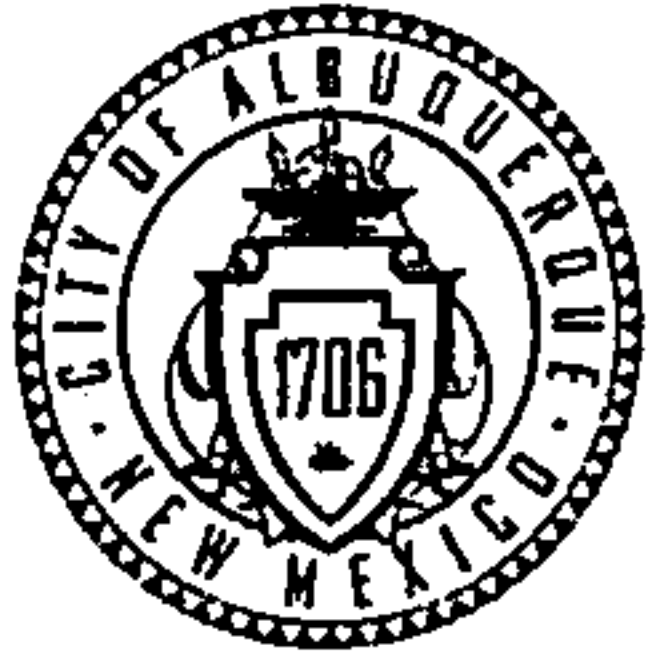
Additionally, building two story houses immediately behind existing single story residences would undermine the quality of their residential living, hence their commitment to their neighborhood or "territory." The two story houses towering over the existing single story homes with their small enclosed patios would destroy their sense of privacy, would create a shadow affect reducing natural light, and would completely obscure their existing views of the mountains and mesa.

The basic purpose of "Crime Prevention Through Environmental Design" is to contribute to the quality of life of our citizens. A high quality already exists in Quail Springs. The simple solution to preserving this quality of life in Quail Springs is to limit new residences to one story immediately behind the exist QS residents and to leave Grouse Ridge as it is.

My own experience includes 20+ yrs of practical application and teaching in security, crime prevention, law enforcement, public administration. I have published over 20 security studies for the US Departments of States, Defense, and Justice, and the National Science Foundation. I currently work as the Senior Vice President for Worldwide Training and Security Services for a "Fortune 500" company supporting the US Government.

Quotes from "Crime Prevention Through Environmental Design", Dorinda R. Howe, FCPP, CPTED Specialist, published at "[www.cpted-watch.com](http://www.cpted-watch.com),"





**DEVELOPMENT REVIEW BOARD  
AGENDA**

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

September 24, 2003

9:00 a.m.

**MEMBERS:**

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

Richard Dourte, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

**NOTE:** INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. 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  
B. Changes and/or Additions to the Agenda  
C. New or Old Business
- Adjourned:

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

- Project # 1002322**  
03DRB-00420 Major - Preliminary Plat  
Plat Approval and Major - Final Plat  
Approval  
MULE BARN ENTERPRISE agent(s) for ACME REAL ESTATE FUND LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 23, **ORIG. SITE OF WESTLAND**, zoned SU-2 special neighborhood zone- IP, located on the westside of 90<sup>th</sup> ST SW, between CENTRAL AVE SW and SUNSET GARDENS RD SW containing approximately 9 acre(s). [REF: 02DRB-01666 SK, 03DRB-00420 PP, 03DRB-00349 PUFF] **[NO NEW SUBMITTAL]** (L-9)

2. **Project # 1002933**  
03DRB-01443 Major-Vacation of Public Easements  
03DRB-01446 Minor- Preliminary & Final Plat Approval  
03DRB-01444 Minor-Sidewalk Waiver  
JEFF MORTENSEN & ASSOCIATES INC., agent(s) for HOECH REAL ESTATE CORPORATION, request(s) the above action(s) for all or a portion of Block(s) 18, Lot(s) 28, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3 (to be known as **VINYARD ESTATES, UNIT IV-B**, zoned RD (5 DU/A), containing approximately 2 acre(s). (C-20)
  
3. **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). (H-14)
  
4. **Project # 1002935**  
03DRB-01447 Major-Bulk Land Variance  
03DRB-01449 Major-Vacation of Pub Right-of-Way  
03DRB-01450 Major-Preliminary Plat Approval  
03DRB-01451 Minor-SiteDev Plan Subd  
03DRB-01452 Minor-Temp Defer SDWK  
03DRB-01453 Minor-Sidewalk Waiver  
BOHANNAN HUSTON INC., agent(s) for WESTLAND DEVELOPMENT CO., INC, request(s) the above action(s) for all or a portion of Tract(s) A, PARKWAY SUBDIVISION AND PARCEL 1 OF WESTLAND NORTH, (to be known as **SUNDORO UNITS 1, 2, 3 & 4**) zoned SU-2/R-LT AND R-D, containing approximately 55 acre(s). [REF: 03DRB-00736 (SK) (J-9/8 & H-9)]

5. **Project #1002201**  
03DRB-01270 Major-Preliminary Plat  
Approval

TIERRA WEST LLC agent(s) for P J DEVELOPMENT COMMERCIAL CONSTRUCTION, request(s) the above action(s) for all or a portion of Tract(s) A & B, **AMERICAN TOYOTA**, zoned SU-2 special neighborhood zone, SU-1 AUTO SALES, located on ALAMEDA BLVD NE, between PAN AMERICAN FWY. NE and SAN PEDRO DR NE containing approximately 7 acre(s). [REF: Z-86-8, DRB-95-74, 02DRB-01367 (VRW) 02DRB-01270 (PP)] [*Deferred from 8/20/03, 8/27/03, 9/10/03*] (C-18)

- Project #1002201**  
03DRB-01150 Minor-Prelim&Final Plat  
Approval

TIERRA WEST LLC agent(s) for OMEGA AUTOMOTIVE REAL ESTATE LTD request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 14, 19, 20, 21, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, **PREMIER MOTORCARS**, zoned SU-2 IP, located on OAKLAND AVE NE, between PAN AMERICAN FWY NE and SAN PEDRO DR NE containing approximately 6 acre(s). [REF: 02DRB-01367 (Vac), 03ZHE-00655] [Listed as Project #1002613 in error] [*Deferred from 7/23/03, 8/13/03, 8/27/03 and 9/10/03*] (C-18)

- Project #1002201**  
03DRB-01382 Minor-SiteDev Plan  
BldPermit

TIERRA WEST, LLC agent(s) for OMEGA AUTOMOTIVE, REAL ESTATE LTD. request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 14, 19, 20, 21, Block(s) 10, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, **PREMIER MOTORCARS**, zoned SU-2 special neighborhood zone, IP, located on OAKLAND AVE NE, between PAN AMERICAN FWY NE and SAN PEDRO DR NE containing approximately 6 acre(s). [REF: 02DRB-01367 (VRW) 03ZHE-00655] [*Deferred from 8/27/03 and 9/10/03*] (C-18)

6. **Project # 1001523**  
03DRB-01361 Major-Vacation of Public Easements  
03DRB-01360 Major-Preliminary Plat Approval  
03DRB-01362 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for UNSER - 98TH ST PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 2, **LADERA INDUSTRIAL CENTER**, zoned SU-1 for light industrial, located on UNSER BLVD NW, between 98<sup>th</sup> ST NW and LADERA DR NW containing approximately 120 acre(s). [REF: AX-81-810, Z-81-49, 01EPC-01405, 02DRB-00518] [Deferred from 9/10/03 AND 9/17/03] (H-10)

- Project # 1001523**  
03DRB-01458 Minor-SiteDev Plan Subd/EPC

MARK GOODWIN & ASSOCIATES, PA agent(s) for UNSER - 98TH ST PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 2, **LADERA INDUSTRIAL CENTER**, zoned SU-1 for light industrial, located on UNSER BLVD NW, between 98<sup>th</sup> ST NW and LADERA DR NW containing approximately 120 acre(s). [REF: AX-81-810, Z-81-49, 01EPC-01405, 02DRB-00518] [Deferred from 9/10/03 AND 9/17/03] [RUSSELL BRITO, EPC CASE PLANNER] (H-10)

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

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

7. **Project # 1002716**  
03DRB-01549 Minor-SiteDev Plan Subd/EPC  
03DRB-01550 Minor-SiteDev Plan BldPermit/EPC

CLAUDIO VIGIL ARCHITECTS agent(s) for GEORGE BRUNACINI CONSTRUCTION CO request(s) the above action(s) for all or a portion of Block(s) 22, Tract(s) X-1-B, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT A**, zoned SU-1 for O-1 incidental uses & Bank, located on WYOMING BLVD NE, between PASEO DEL NORTE NE and DOMINGO BACA DRAINAGE ROW NE containing approximately 3 acre(s). [REF: 03EPC-00936 (SPS), 03EPC-00922 (SBP)] [CARMEN MARRONE, EPC CASE PLANNER] (D-19)

8. **Project # 1002964**  
03DRB-01548 Minor-SiteDev Plan  
BldPermit
- MULLEN HELLER ARCHITECTURE agent(s) for AVALON INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 21, **RICHFIELD PARK**, zoned IP, located on ADAMS NE, containing approximately 2 acre(s). [REF: Z-82-66, DRB-94-339] (C-17)

**MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS**

9. **Project # 1002593**  
03DRB-01546 Minor-Final Plat Approval
- BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LTD. PARTNERSHIP request(s) the above action(s) for VISTA DE ARENAL, UNIT II, **TRACT 29C, VENTANA RANCH**, zoned R-LT residential zone, located on LAS VENTANAS RD NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 7 acre(s). [REF: 03DRB-01376 (PP)] (B-9)
10. **Project # 1002738**  
03DRB-01519 Minor-Prelim&Final Plat Approval
- SURVEYS SOUTHWEST agent(s) for FRANCES MUNOZ request(s) the above action(s) for all or a portion of Lot(s) 1-3, Block(s) M, **EASTERN ADDITION**, zoned SU-2 special neighborhood zone, NCR, located on DAN AV SE, between JOHN ST. SE and BROADWAY BLVD. SE containing approximately 1 acre(s). [REF: 03DRB-00980 SK, Z-76-81] (L-14)
11. **Project # 1002743**  
03DRB-01544 Minor-Prelim&Final Plat Approval
- BORDENAVE DESIGNS agent(s) for OVENWEST CORP. request(s) the above action(s) for all or a portion of Lot(s) ALL, **LA LUZ DEL OESTE**, zoned SU-1 special use zone, PRD, located on SOUTH SIDE OF DELLYNE AVE NW, between COORS BLVD NW and VISTA DE LUZ NW containing approximately 16 acre(s). [REF: Z-77-28-1, 03DRB-00989 SK] (F-11)

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

12. **Project # 1001087**  
03DRB-01547 Minor-Sketch Plat or Plan

STEVE HALE. agent(s) for HALE & SUN CONSTRUCTION INC. request(s) the above action(s) for all or a portion of Lot(s) 2 & 3 W.1/3, **MAJOR ACRES SUBDIVISION**, zoned SU-2 special neighborhood zone, R-T, located on 12<sup>TH</sup> ST & MAJOR ST NW, between MATTHEW AVE NW and CANDELARIA RD NW containing approximately 7 acre(s). [REF: (1002231) 02ZHE-01435, (1001087) 01DRB- 00268 SK, 01DRB-01891 SECTOR PLAN] (B-9)

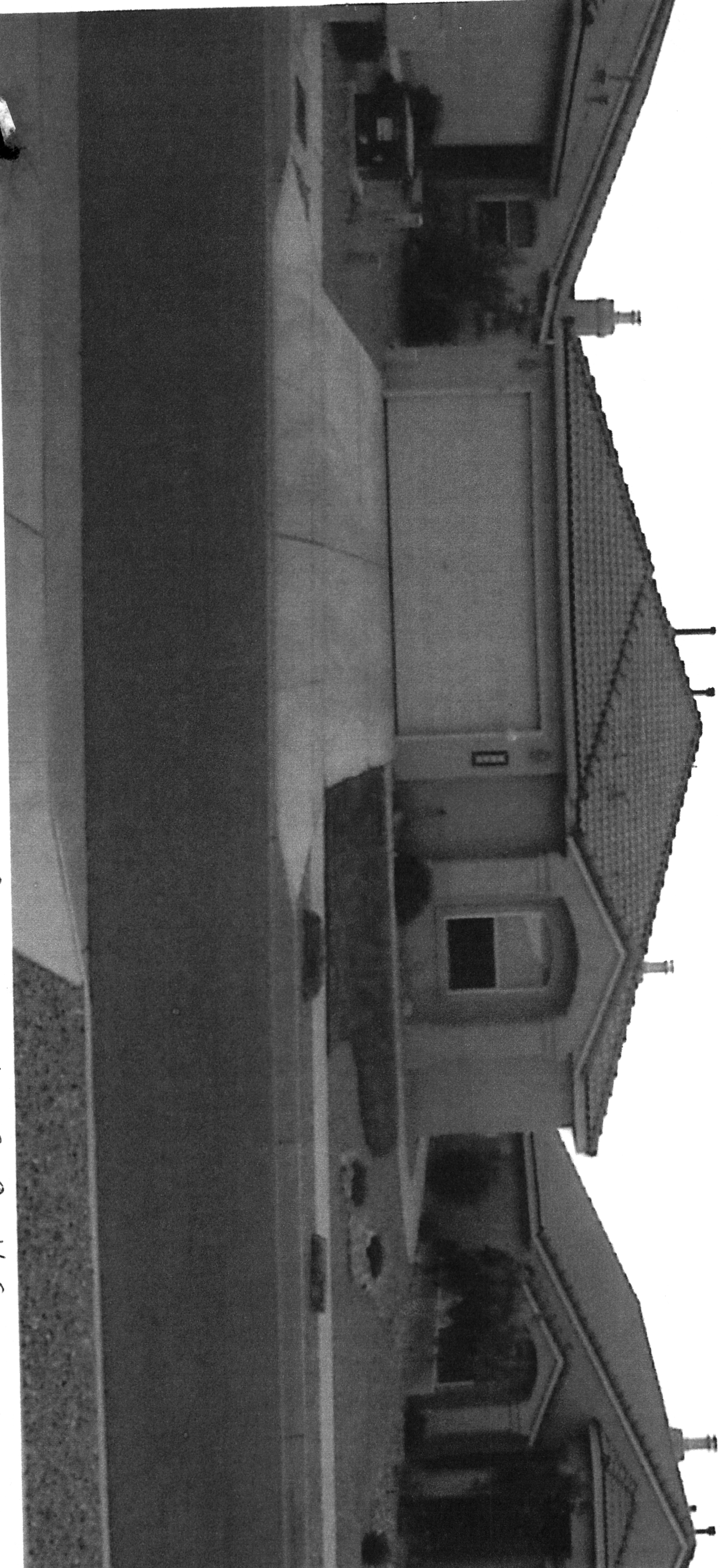
13. Approval of the Development Review Board Minutes for September 10, 2003.

ADJOURNED:

#7

6.11.03

Presented by Neighborhood News  
Views of their homes with and without  
2 story homes looking down into their yards and courtyards.



"Before"

Looking South From North Side of Quail Spgs.

Information  
and Pictures  
Presented by

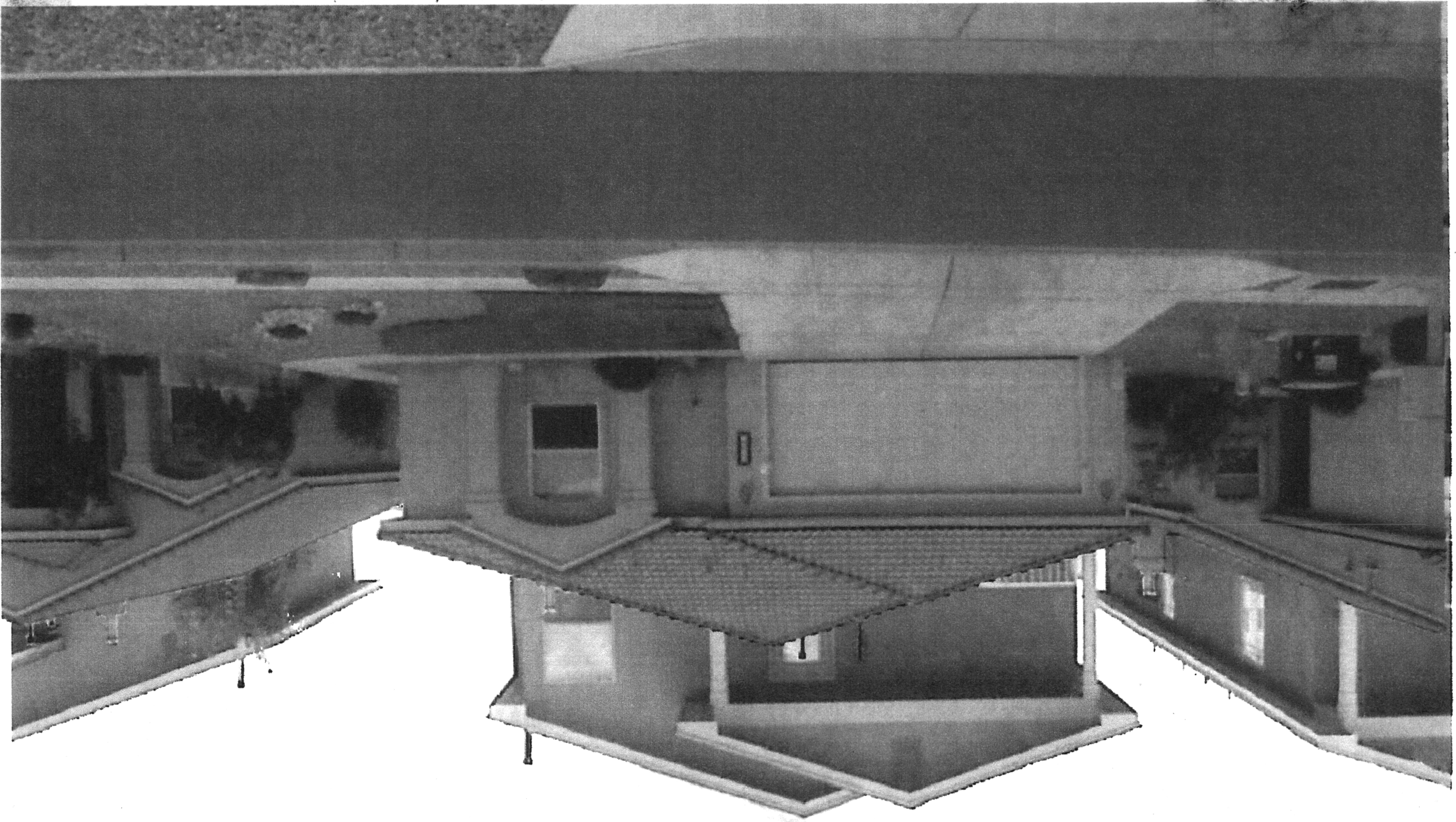
Neighborhood

6.11.03

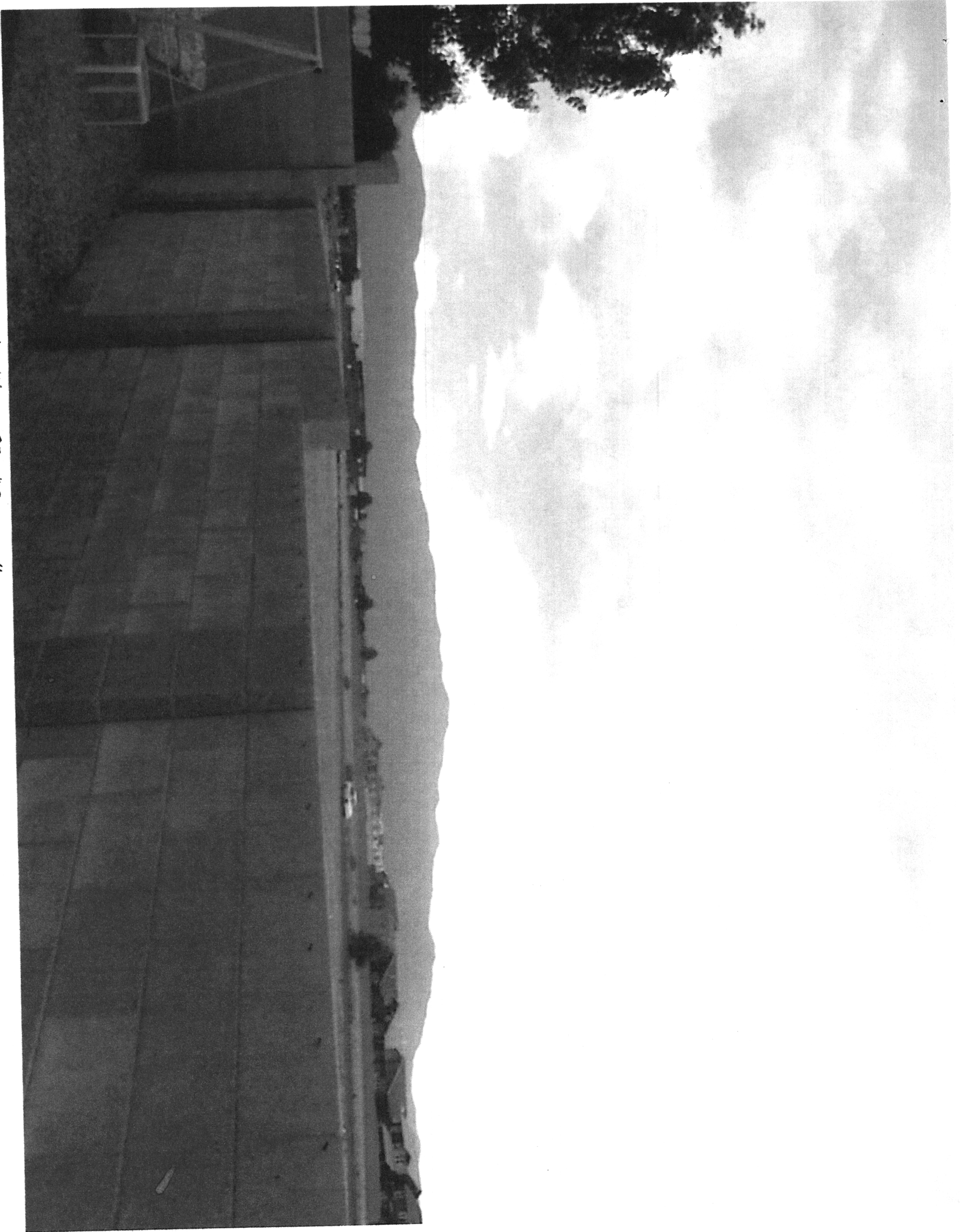
for Item 7



Looking South  
From North Side of Quail Spgs.

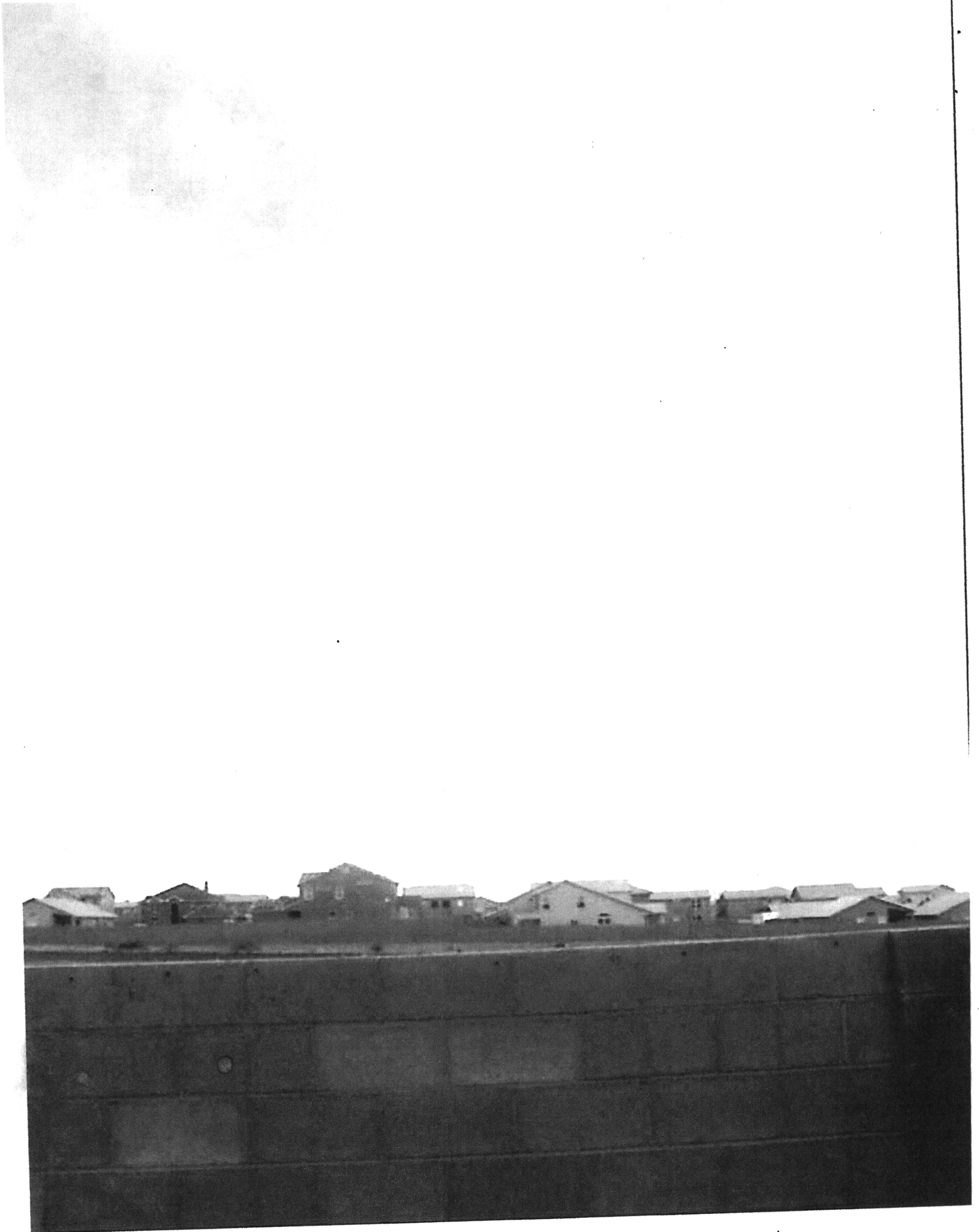


Looking SE "Before"





Looking SE "AFTER"



*Inside Backyard - Looking South "Before"*

Inside Backyard Looking South "AFTER"



#7

June 7, 2003

Development Review Board  
P.O. Box 1293  
Albuquerque, NM 87103

Dear Development Review Board,

SUBJECT: PROJECT #1002640

I live and own property in the Quail Springs Neighborhood directly to the north of the planned development. There are three areas of concern I am requesting the DRB consider.

**Opposition to the continuance of Grouse Ridge Rd.** – The continuation of Grouse Ridge into the new neighborhood will cause increased traffic through the existing Quail Springs neighborhood. Most employment and stores are located south; therefore, a northern access will not benefit the new community. In addition, with ever increasing traffic on Alameda, this road will likely turn into a “cut-through” for those heading north or to the dump hauling trash. Smaller communities are more cohesive, livable, quiet and effective when it comes to policing themselves. Opening the road will blur the well-planned community of Quail Springs. A sidewalk and/or bike trail is proposed as a compromise.

**Opposition to any open space or housing density variances** – The La Cueva Sector Development Plan was written smartly, with an eye toward a very livable community. I strongly encourage all minimum *housing densities*(3600sq-ft lot size; 36ft lot width) and *useable open space* (750sq-ft useable open space) requirements be adhered to for the benefit of both communities. I am also opposed to fees in lieu of off-site open space land dedication; these fees and their uses outside the neighborhoods are not a benefit to either community who make the sacrifices.

**Opposition to any view and privacy variances** – I strongly encourage strict adherence to “The La Cueva Sector Development Plan Para-11R-1” concerning protection of views into and out of the development. Two story houses will violate the sector plan and will be unfair without question to those single story Quail Springs dwellings north of the new development, who’s homes would rarely get a ray of daily sunlight. I propose single story homes on that side or an interior access road as a compromise.

I believe that pursuant to the *Albuquerque Zoning Code, 14-16-4-2 Special Exceptions Criteria for Decisions*, approving any variances of the aforementioned will – *significantly interfere with the enjoyment of other land in the vicinity, and if granted, is not consistent with the Zoning Codes and the general public interest.*

I sincerely thank the DRB for including these comments for discussion and consideration.

Sincerely,

Shawn J. Leslie

7419 QUAIL SPRINGS PL NE  
ALBUQUERQUE, NM 87113



**Shawn Leslie**  
**<sleslie17@comcast.net>**

06/08/03 12:00 AM

To: csenova@cabq.gov  
cc: smatson@cabq.gov  
Subject: Comments for Proj#1002640

**Clair,**

**I spoke with Sheran (and Carmen) who has instructed me to email you my comments regarding Project #1002640. Please find them included as a Word file and a PDF.**

**Thanks,  
Shawn**

**Shawn Leslie  
7419 Quail Springs PI NE  
Albuquerque, NM 87113**



**505-798-0747** ABQ-DRB-Comments1.PDF ABQ-DRB-Comments.doc

## PETITION

To be presented to the Albuquerque Planning Department Development Review Board in a Public Hearing scheduled for 9 a.m. on 11 June 2003 at the Plaza del Sol Building, 600 Second St. NW, Albuquerque, NM.

WE, THE UNDERSIGNED PROPERTY OWNERS OF THE QUAIL SPRINGS SUBDIVISION, IN ORDER TO MAINTAIN THE VALUE, PRIVACY, SAFETY, PEACE AND TRANQUILITY OF OUR NEIGHBORHOOD, DO HEREBY RESPECTFULLY PETITION THE ALBUQUERQUE DEVELOPMENT REVIEW BOARD TO REJECT PROJECT NO. 1002640, AGENDA ITEM NO. \_\_\_\_\_, FOR THE FOLLOWING REASONS:

- The entire project is designed to permit construction of the maximum number of dwelling units allowed by Planning Department Regulations without regard for compatibility with the surrounding neighborhood, as evidenced by developer's request for sidewalk variances and the platting of lots that barely meet minimal size requirements.
- Incompatibility in this case is defined as proposed construction of two-story houses adjacent to existing properties in the aforementioned subdivision, a clear threat to the privacy of landowners on the south side of Quail Springs Place, many of whom are widows for whom privacy and safety are a major concern.
- Construction of such houses will block several undersigned property owners' view of the Sandia Mountains and the West Mesa. Although intangible, "view" is considered a "valuable asset" in the La Cueva Sector Development Plan (5.1 Guiding Principles, Pg. 25).
- Most of the property in this project lies within a 100-year flood plain in disregard of La Cueva Sector Plan Development Policies, which state, "New development will be compatible with drainage patterns." (Development Policies, Pg. i.)
- Extending the street known as Grouse Ridge, as proposed in the subject project, will funnel undesirable traffic through and create a hazardous intersection in the Quail Springs Subdivision.
- Proposed street widths of 28 feet do not meet Fire Department requirements of 32 feet (Fire Dept. comment, May 28 hearing).
- The proposed development plan is not clear as to whether it will comply with the Long Range Roadway System, which designates Alameda Boulevard as a future Principal Arterial (COG comment in May 28 hearing).
- Said development is likely to put increasing strain on already over-burdened schools in the La Cueva sector, including La Cueva High School (APS comment in May 28 hearing).
- Approval of this development as proposed cannot help but have a negative impact on the value of existing property in the Quail Springs Subdivision. The La Cueva Sector Plan makes clear that any new development should be designed to enhance existing development (5.4.6 Common Design Regulations . . . , Par. 7., Pg. 33).

SIGNATURES ATTACHED



NAME	ADDRESS
1. Michael P. Stanton	7201 Quail Springs Pl. NE
2. Kathryn M Judor	9147 Quail Springs Pl. NE
3. Shirley Davett	7143 Quail Springs Pl. NE
4. Natalie Drummond	722 Quail Springs Place NE
5. Trust Drummond	7277 Quail Springs Place NE.
6. Sidney Harvott	7123 Quail Springs Pl. N.E.
7. J. J. Hunter	7215 Quail Springs NE
8. Maria Benule	7159 Quail Springs NE.
9. Drexel Douglas	7127 Quail Spr Pl. NE,
10. Goldwyn Stone	7116 Quail Springs Pl NE
11. Lara Carbajal	7112 Quail Springs Pl NE
12. RA Carbajal	7112 Quail Springs Pl NE
13. Jesus & Esther Castro	7130 Quail Springs Pl. NE.
14. Shirley Dulabone	7132 Quail Springs Pl. N.E.
15. Carl Dulabone	7132 Quail Springs Pl. N.E.
16. Andrea Crouch	7140 Quail Springs NE. A/B.
17. Vance Waller	7148 Quail Sp NE A/B
18. Sharon Waller	- 11 - 10 - 11
19. Renee Webb	7144 Quail Springs Place NE.
20. Eva Litt	7216 Quail Springs Pl. N.E.
21. Bill H. Eastham	7212 Quail Springs Pl. NE
22. Paula K Eastham	7212 Quail Springs Pl NE
23. Mabel F Johnson	7208 Quail Springs Pl NE
24.	

NAME	ADDRESS
1. SHAWN J. LESLIE <i>Shawn Leslie</i>	7419 QUAIL SPRINGS PL NE ALBUQUERQUE, NM
2. <i>Bill Hill</i>	7124 Quail Springs Pl. NE.
3. Wilfred Matthew Lovato	7412 Quail Springs. Pl.
4. Thanda Jackson	7408 Quail Springs Pl NE
5. Holly Jones Lovato	7412 Quail Springs Pl NE
6. <i>Don Zimmerman</i>	7401 Quail Springs Pl NE
7. <i>Linda C. Huter</i>	7401 Quail Springs Pl-NE
8. <i>Ruri E. Hauer</i>	7415 Quail Springs Pl NE
9. <i>Robert Browne</i>	7411 Quail Springs Pl, NE
10. SUSAN P. BROWNE <i>Susan P. Browne</i>	7411 Quail Springs Pl. NE
11. <i>R. J. Houser</i>	7405 Quail Springs Pl NE
12. <i>Mr. Richard Houser</i>	7405 Quail Springs Pl. N.E.
13. <i>Don W. Lumeny</i>	7305 Quail Springs Pl NE
14. <i>Susan Lynn Lumeny</i>	7305 Quail Springs Pl. NE
15. <i>George Dick</i>	7301 " " " "
16. <i>Bruce W. Dick</i>	7301 Quail Springs Pl NE
17. <i>Norm Bradford</i>	7300 " " "
18. <i>Harvey B. Luman</i>	7312 Quail Springs Pl NE
19. <i>Melody &amp; Leslie</i>	7419 Quail Springs Pl. NE
20. <i>Jalinda Leslie</i>	7419 Quail Springs Pl. NE.
21. <i>William D. Pendleton</i>	7308 Quail Springs Pl. N.E.
22. <i>Beryl S. Pendleton</i>	7309 Quail Springs N.E.
23. <i>Kyle B. Williams</i>	7211 Quail Springs Pl NE
24. <i>Mary J. Williams</i>	7211 Quail Springs Pl. NE

NAME	ADDRESS
1. Betty Harwood	7123 Quail Spgs Pl.
2. Thy Sanderawala	7232 Quail Springs PL. N.E.
3. Ranehrama	7232 QUAIL SPRINGS PL NE.
4. Cam Daelig	7228 Quail Springs PINE
5. MARKLEH POHLMAN	7220 QUAIL SPRINGS PL NE
6. Betty Johnson	7204 Quail Springs Pl NE
7. Bobble Pohlman	7220 QUAIL SPRINGS PL NE
8. Amy Soyza	7219 QUAIL SPRINGS NE.
9. Barbara Soyza	7219 Quail Springs NE
10. Marilyn Blomberg	7200 Quail Springs PL NE
11. Cecelia E. Jones	7223 Quail Springs PL NE
12. Lucy Fressus	7231 Quail Springs PL NE
13. Margaret Atkins	7131 Quail Springs Pl. NE.
14. William Atkins	7131 Quail Springs PL NE
15. David J. Williams	7308 Quail Springs PL NE
16. Robert H. Fressus	7231 Quail Springs PL NE
17.	
18.	
19.	
20.	
21.	
22.	
23.	
24.	

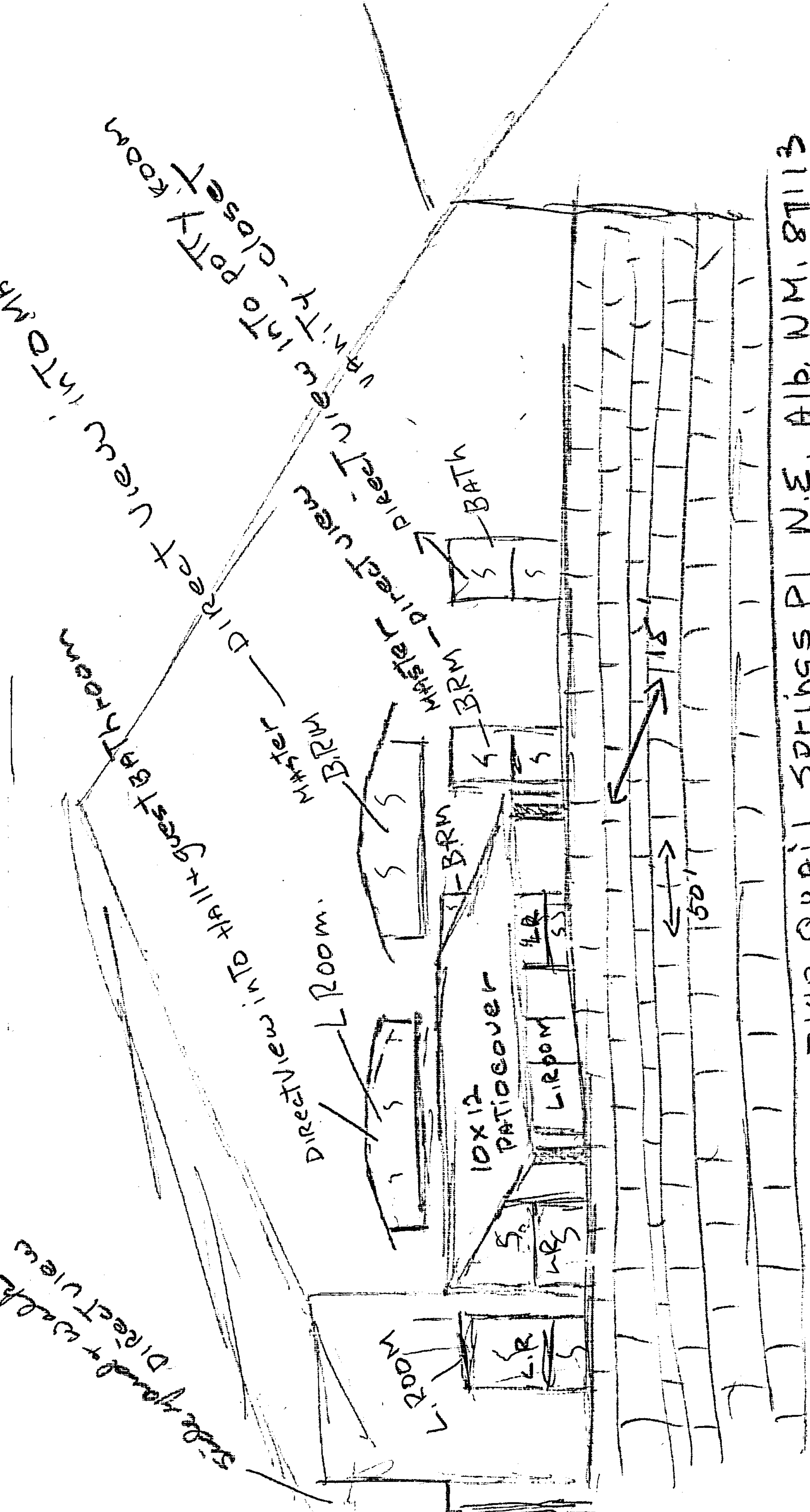
Back of My House

Master Bedroom

Side yard or walk  
Direct view

Direct view into Hall + guest BATH room

Direct view into Potty room  
Direct view into Potty room  
Direct view into Potty room



7140 QUAIL SPRINGS PI N.E. ALB. NM. 87113

ANDREA CROUCH

# **New Mexico Crane & Equipment Rental, Inc.**

7515 San Pedro N.E.

Albuquerque, New Mexico 87109

(505) 823-4433

1302640

CSP

May 20, 2003

Ellen Concini  
Zoning Enforcement Department  
600 2nd NW Suite 710  
Albuquerque, NM 87102

Dear Mrs. Concini,

Recently the Quail Springs Place (NE) Neighborhood Association Officers circulated a petition which reflects support and organization on a serious concern. The objective and goal is to formally request of the City's Zoning Enforcement Department to maintain Grouse Ridge Drive (on the South end) located at center of Quail Springs PI permanently "closed" to any kind of traffic. The reasons are as follows:

- Promote traffic safety, Automobile and Pedestrian,
- Eliminate vandalism,
- Eradicate burglary,
- Avoid the accumulation of litter,
- Keep the noise down and
- Minimize air pollution

The word is out that homes will soon be built south of QSP very soon (between QSP and Alameda). The builder and new home owners may want to utilize Grouse Ridge Drive as an additional entrance/exit to Oakland Avenue. This would be disagreeable and to our disadvantage.

A vast majority of the residents have signed the petition. With these many residents concerned about the aforementioned issues/concerns on this street, we feel it is justifiable to keep Grouse Ridge Drive closed the way it is now. Thank you for your consideration.

I can be contacted at 7231 Quail Springs PI NE, Albuquerque, NM 87113 or 797-7231 or 280-7201 or 667-5771 or 667-0062/104-2888.

Sincerely yours,

Robert M Fresques  
QSP Neighborhood Association President

Petitions enclosed

Name	Signature	Address	Phone
1 Robert M. Fregues	<i>Robert M. Fregues</i>	7231 Quail Springs Pl NE	757-7231
2 Lucy Fregues	<i>Lucy Fregues</i>	7231 Quail Springs Pl NE	797-7231
3 Mary J. Williams	MARY J. Williams	7211 Quail Springs Pl NE	797-4093
4 Kyle B. Williams	Kyle B. Williams	7211 Quail Springs Pl NE	797-4093
5 Eliz. Hawthorn	<i>Elizabeth Hawthorn</i>	7123 Quail Springs Pl NE	924-7780
6 Virginia Douglas	Virginia Douglas	7127 Quail Springs Pl NE	821-8065
7 Paulak Eastham	Paulak Eastham	7212 Quail Springs Pl NE	856-3535
8 Bill G. Eastham	Bill G. Eastham	7212 Quail Springs Pl NE	856-3531
9 Marilyn J. Blomberg	Marilyn J. Blomberg	7200 Quail Springs Pl NE	797-7406
10 Andrea Crooch	Andrea Crooch	7140 Quail Springs NE	856-2736
11 Goldiala G. Stone	Goldiala G. Stone	7116 Quail Springs Pl NE	797-5597
12 Dorothy F. Porter	Dorothy F. Porter	7309 Quail Springs Pl-NE	796-0333
13 Susan Gruening	Susan Gruening	7305 Quail Springs Pl, NE	797-4207
14 Dennis Gruening	Dennis Gruening	7305 Quail Springs Pl NE	797-4207
15 <del>REDACTED</del>	<del>REDACTED</del>	<del>7308 Quail Springs Pl NE</del>	<del>823-9797</del>
16 BERYL S. PENDLETON	<i>Beryl S. Pendleton</i> William W. Pendleton	7308 Quail Springs Pl NE	823-9797
17 Wm Doug Pendleton	W	7308 Quail Springs Pl. NE	823-9797
18 LARRY BILLMAIER	<i>Larry Billmaier</i>	7312 Quail Springs Pl NE	828-2734
19 SUSAN P. BROWNE	Susan P. Browne	7411 Quail Springs Pl-NE	796-9439
20 Ron MacRoi	Ron MacRoi	7129 Quail Springs Pl NE	828-2225
21 Laura M. Bluhm	Laura M. Bluhm	7128 Quail Springs Pl NE	828-2225
22			
23			
24			

Name	Signature	Address	Phone
1 JANET R. KING	Janet R. King	7224 Quail Springs PL NE	846-6941
2 EVA L. LITT	Eva L. Litt	7216 QUAIL SPRINGS PL. NE	822-9359
3 Betty K Gibson	Betty K. Gibson	7204 Quail Springs Pl NE	821-8717
4 Sharon Waller	Sharon Waller	7148 Quail Springs PL - NE	828- <del>7474</del> 2774
5 Bill GILES	Bill Giles	7124 Quail Springs Pl N.E.	856-2626
6 Shirley Garrett	Shirley Garrett	7143 Quail Spring Pl NE	799-0802
7 CLYDE JONES	Clyde Jones	7223 QUAIL SPRINGS PL. N.E	797-1218
8 Sidney J. Haworth	Sidney J. Haworth	7123 Quail Springs PL N.E	828-2780
9 VANCE WALLER	Vance Waller	7148 Quail Springs Pl NE	828-3774
10 Jenny Klimisch	Jenny Klimisch	7209 Quail Springs Pl. NE	821-6470
11 John Klimisch	John Klimisch	7209 Quail Springs Pl. NE	821-6470
12 Marisa Brigman	Marisa Brigman	7205 Quail Springs Pl. NE	856-6739
13 MARCIA BERUBE	Marcia Berube	7139 Quail Springs N.E.	269-9488
14 Steve Drummond	Steve Drummond	7227 Quail Springs Pl. N.E	821-2952
15 NATALIE DRUMMOND	Natalie Drummond	7227 Quail Springs Pl. NE	821-2952
16 George W Dicks	George W Dicks	7301 Quail Springs PL NE	797-2363
17 BERNICE DICKS	Bernice W Dicks	7301 QUAIL SPRINGS PL NE	797-2363
18 Richard Carbajal	Richard Carbajal	7112 Quail Springs Pl. NE	821-2568
19 Michael Stanton	Michael Stanton	7201 Quail Springs Pl. NE	797-9876
20 Mary E Stanton	Mary E Stanton	7201 Quail Springs Pl NE	797-9876
21 RUPAL J. SANCHORAWALA	Rupal J. Sanchorawala	7232 QUAIL SPRINGS PL NE	858-0097
22 Jay Sanchorawala	Jay Sanchorawala	7232 Quail Springs Pl. N.E.	828-6879
23 DORIS BRANSFORD	Doris Bransford	7308 QUAIL SPRINGS PL. NE	797-0656
24 DOROTHY HENRY	Dorothy Henry	7304 Quail Springs Pl. N.E.	822-8146



Name	Signature	Address	Phone
25 ELLEN HONEYCUTT	<i>Ellen Honeycutt</i>	7316 QUAIL SPRINGS PL. N.E.	858-0653
26 JAMES HONEYCUTT	<i>James Honeycutt</i>	7316 QUAIL SPRINGS PL. N.E.	858-0653
27 PAM ADAMS	<i>Pam Adams</i>	7416 Quail Springs Pl. NE	822-0612
28 Robert Browne	<i>Robert Browne</i>	7411 Quail Springs Place, NE	796-9439
29 Ruth EINHORN	<i>Ruth Einhorn</i>	7415 Quail Springs Pl. NE	822-6358
30 Richard J. Housey	<i>R. J. Housey</i>	7405 Quail Springs PINE	821-4970
31 <del>Marjorie Housey</del> M. G. Housey	<i>M. G. Housey</i>	7405 Quail Springs Pl. NE	821-4970
32 Ron Lehman	<i>Ron Lehman</i>	7401 Quail Springs Pl. NE	794-5921
33 ROBERT DYMALC	<i>Robert Dymalc</i>	7315 Quail Springs Pl. N.E.	856-5972
34 FLORENCE DYMALC	<i>Florence Dymalc</i>	7315 Quail Springs Pl. N.E.	856-5972
35 JOE MILLER	<i>Joe Miller</i>	7215 Quail Springs Pl. NE	797-1727
36 Eugene Aragon	<i>Eugene Aragon</i>	7101 Quail Springs Pl. NE	821-4099
37 Patricia J. Aragon	<i>Patricia J. Aragon</i>	7101 Quail Springs Pl. NE.	821-4099
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			



"Joe and Jean  
Yardumian"  
<jjyard@sandia.net>  
06/06/03 10:35 PM

To: "Sandra P Richardson" <sprichardson@comcast.net>  
cc: "Carmen Marrone" <cmarrone@cabq.gov>, "Genny Donart"  
<iamengrs@swcp.com>  
Subject: Results of meeting with Boyden

NorEste and Quail Springs met with Joe Boyden and reps from his organization last night to discuss the issues NorEste had raised regarding compliance with the La Cueva Sector Plan in his proposed new development on both sides of Alameda between Louisiana and Wyoming.

Bottom line, all of NorEste concerns were satisfied, and in a very cooperative manner. Quail Springs was not so fortunate, but their problems re loss of privacy from 2 story homes to be built over their back walls is a difficult issue for resolution. They will be at the DRB next week to express their concerns.

Regarding trail connections, Boyden will provide connections at appropriate points to our satisfaction

Regarding demphasis of garages and orientation of porches, doors, and windows to the street( LCSDP Guidance), he will be doing some new designs which will help, but the small amount of land and lot size precludes major re-design

Regarding perimeter walls, he was quite supportive and has promised walls with more than one type of block and has agreed to do indentations every 3 houses or so with a drip line to ensure survivability. When asked about weeds in the gravel area between the walls and the streets, he agreed that it is very frustrating and he was displeased with the work contractors had done for him in Vista del Aguila. Accordingly, his people will be laying a special THICK mat in his new development to preclude weed. Interesting as DRB told me that a developer is NOT required to put down ground cloth in that area.

Regarding connection to contiguous developments, he has modified his design to satisfy this requirement.

All in all. a most congenial and fruitfull meeting

5-10-03





