

12



Completed 5/6/04
BR

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-00552 (FP)

Project # 1002663

Project Name: El Porvenir

Agent: Greater Albuquerque Housing Partnership

Phone No.: 244-1614

Project Number

1002663

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4/21/04 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): *[Signature]* obtain Real Property signature 1st

- 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.** *[Signature]*
- Copy of recorded plat for Planning.**

12



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-00552 (FP) Project # 1002663
 Project Name: El Porvenir
 Agent: Greater Albuquerque Housing Partnership Phone No.: 244-1614

Your request for (SDP for SUB), (SDP for BP), (**FINAL PLATS**), (MASTER DEVELOP. PLAN), was approved on 4/21/07 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): [Signature] Real Property Department

- 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.** [Signature]
- Copy of recorded plat for Planning.**

Project Number

1002663



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

Development Review Board Comments

Project Number: 1002663
Application Number: 04DRB-00552

DRB Date: 4/21/04
Item Number: 12

Subdivision: El Porvenir
 Tracts E, New Mexico Credit Corporation

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: C-3

Zone Page: J-14

New Lots (or units) : 13

Parks and Recreation Comments:

No park dedication requirement because site is in the Central Urban Comprehensive Plan Area.

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

Signed: CS
 Christina Sandoval, (DMD)

Phone: 768-3808

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
April 221, 2004
Comments**

ITEM #12

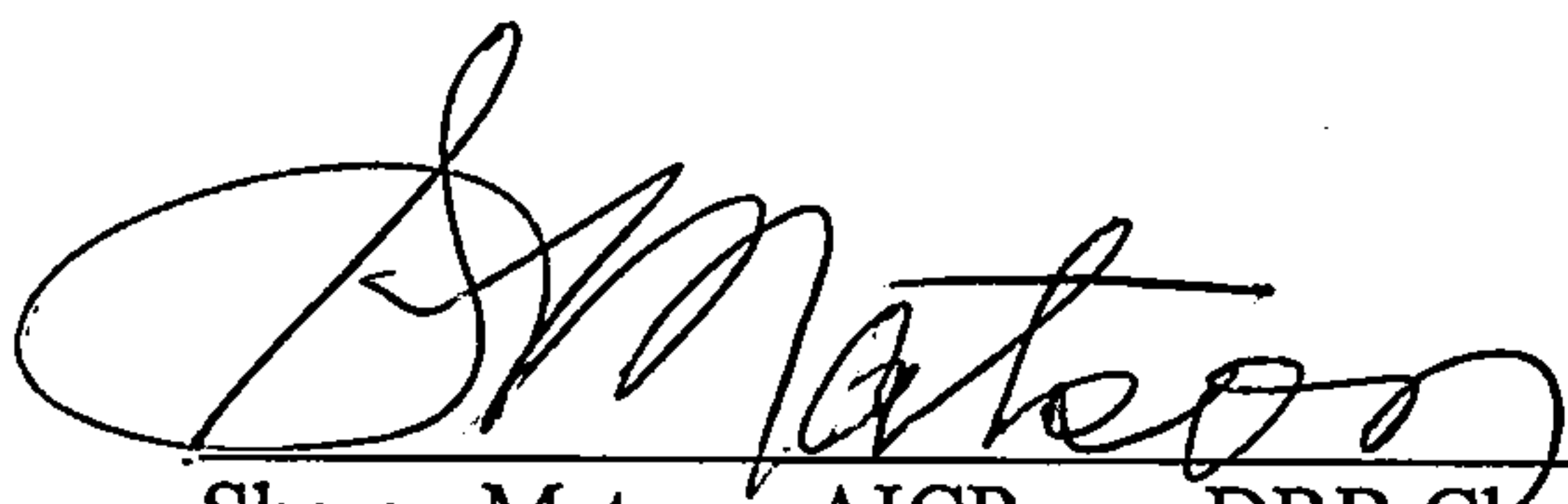
PROJECT # 1002663

APPLICATION # 04-00552

RE: El Porvenir/final plat

A condition of final plat was to: "Reflect the radius as 20 feet instead of 15 feet." Was this change made?

Were there any other changes to the final plat?



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



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002663

AGENDA ITEM NO: 12

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An executed Subdivision Improvements Agreement with financial guarantees is on file for Final Plat sign-off.
No adverse comments on plat.

RESOLUTION:

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

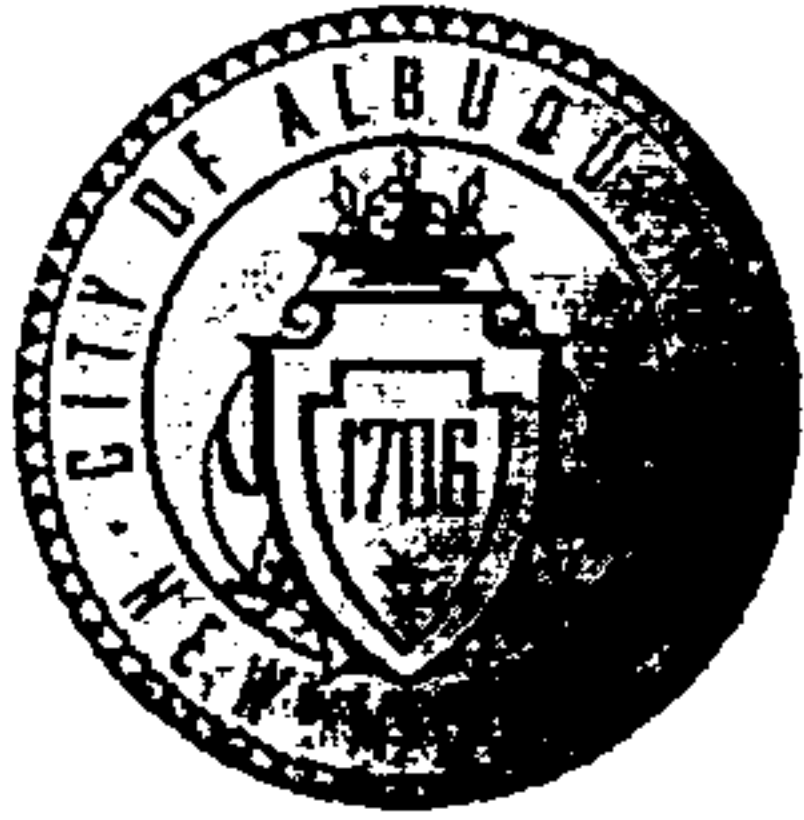
SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) **(FP)** BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: April 21, 2004



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

April 21, 2004

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 11:50 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000131**

04DRB-00460 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES, PA agent(s) for BROADWAY DEVELOPMENT CO. request(s) the above action(s) for all or a portion of **BROADWAY INDUSTRIAL CENTER, UNIT 2**, zoned SU-2 HM, located on SAN JOSE AVE, between BROADWAY BLVD and I-25 containing approximately 45 acre(s). [REF: DRB-97- 271, 04DRB-00383] (M-14) **TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1000364**
04DRB-00448 Major-Two Year SIA
- BRET OR DEBRA A TABOR request(s) the above action(s) for all or a portion of Block(s) 1, Tract(s) 1-B-1, **CHANSOR'S REPLAT OF GALLAGHER ADDITION**, zoned C-2 community commercial zone, located on CENTRAL AVE NE, between BURMA NE and LINN AVE NE containing approximately 1 acre(s). [REF: DRB-97-396, 00410-00363] (L-22) **TWO-YEAR EXTENSION OF THE**
3. **Project # 1000515**
04DRB-00444 Major-Two Year SIA –
Procedure "B" Modified
- WESTLAND DEVELOPMENT CO., INC request(s) the above action(s) for all or a portion of Tract(s) B, **MIREHAVEN ARROYO, THE CROSSING**, zoned SU-2/R-LT, located west of UNSER BLVD NW, between LADERA DR NW and TIERRA PINTADA ST containing approximately 50 acre(s). [REF: 00420-00632, 00440-00631, 02500-00159] (H-9) **TWO-YEAR EXTENSION OF**
4. **Project # 1003354**
04DRB-00458 Major-Vacation of Public
Easements
04DRB-00457 Major-Preliminary Plat
Approval
04DRB-00459 Minor-Temp Defer SDWK
04DRB-00461 Minor-Sidewalk Waiver
- ISAACSON & ARFMAN P.A. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) A, **THE TRAILS**, (to be known as **HERITAGE @ THE TRAILS, UNIT 1**), zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE BLVD NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 14 acre(s). [REF: 1002962, 03DRB-01528] (C-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/21/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/24/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: AN APPROVED PERIMETER WALL SUBMITTAL IS REQUIRED PRIOR TO CONSTRUCTION TAKING PLACE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAVIER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

5. **Project # 1003353**
04DRB-00454 Major-Vacation of Public Easements
04DRB-00452 Major-Preliminary Plat Approval
04DRB-00456 Minor-Sidewalk Waiver
04DRB-00453 Minor- Temp Deferral of Sidewalk

ISAACSON & ARFMAN, P.A. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) B, THE TRAILS, (To be known as **HERITAGE @ THE TRAILS, UNIT 2**, zoned R-D, located on PASEO DEL NORTE BLVD NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 10 acre(s). [REF: 1002962, 03DRB-01528 (C-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/21/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/24/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: AN APPROVED PERIMETER WALL SUBMITTAL IS REQUIRED PRIOR TO CONSTRUCTION TAKING PLACE. A SIDEWALK VARIANCE FOR WAVIER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE SIDEWALK WAIVER EXHIBIT HAS BEEN REVISED TO SHOW LOT 27 IS NOT TO BE INCLUDED. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

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

6. **Project # 1001074**
04DRB-00564 Minor-SiteDev Plan
BldPermit/EPC

LEE GAMELSKY ARCHITECTS P.C. agent(s) for CITY OF ALBUQUERQUE, OPEN SPACE DIVISION request(s) the above action(s) for all or a portion of Tract(s) R-1A, C1, **ROBERSON RANCH** and Tract(s) F, **MARIAN ROCCO**, zoned SU-1 FOR MPOS, located on COORS BLVD NW, between BOSQUE MEADOWS NW and LA ORILLA NW containing approximately 56 acre(s). [REF: 04EPC-00129, Z-88-20, DRB-94-104, DRB-97-145, V-97-52, 01EPC-00244, 01DRB-00614] [**Debbie Stover, EPC Case Planner**] (D-13) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

7. **Project # 1002459**
04DRB-00566 Minor-SiteDev Plan
BldPermit/EPC
04DRB-00567 Minor- SitePlan Subd/EPC
- TIERRA WEST LLC agent(s) for SCM PROPERTY COMPANY LLC request(s) the above action(s) for all or a portion of Tract(s) 358 & 359 and a portion of Tract(s) A21, **W. H. BRUNELL ADDITION & UNIT 8 ATRISCO GRANT**, zoned SU-1 COMMUNITY DEVELOPMENT C-2 USES & TRUCK TERM, located on COORS BLVD NW, between OURAY RD NW and QUAIL RD NW containing approximately 8 acre(s). [REF: Z-71-204, Z-77-155, 03EPC-00159, 03EPC-00160, 03EPC-02187] [Juanita Vigil, EPC Case Planner] (H-11) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD. SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**
8. **Project # 1003378**
04DRB-00559 Minor-SiteDev Plan
BldPermit
- GORDON HALL ARCHITECT agent(s) for JOE GONZALES request(s) the above action(s) for all or a portion of Lot(s) 4, **VOLCANO BUSINESS PARK, PHASE 1**, zoned SU-1 special use zone, for C-1 & IP, located on TODOS SANTOS ST NW, between OURAY RD NW and LADERA DR NW containing approximately 1 acre(s).[REF:Z-80-87-6] [Deferred from 4/21/04] (G-10) **DEFERRED AT THE AGENT'S REQUEST TO 5/5/04.**
9. **Project # 1003383**
04DRB-00569 Minor-SiteDev Plan
BldPermit
- MULLEN HELLER ARCHITECTURE PC agent(s) for AVALON INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 3-C, **LANDS OF LOS ANGELES INVESTORS**, zoned SU-2, M1, located on PASEO DEL NORTE FRONTAGE RD NE, between JEFFERSON NE and INTERSTATE 25 containing approximately 2 acre(s). [Deferred from 4/21/04] (C-17) **DEFERRED AT THE AGENT'S REQUEST TO 4/28/04.**

10. **Project # 1003012**
04DRB-00523 Minor-SiteDev Plan
BldPermit/EPC

WILLIAM MCCONNELL ARCHITECT agent(s) for TOWER ROAD BAPTIST CHURCH, BILL PADILLA request(s) the above action(s) for all or a portion of Lot(s) 430, TOWER ROAD BAPTIST CHURCH, **TOWN OF ATRISCO GRANT, UNIT 3**, zoned SU-1 special use zone Church Facility, located on 86th STREET SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 2 acre(s). [REF: 03EPC-01675, 03EPC-01796] **[Mary Piscitelli, EPC Case Planner]** *[Deferred from 4/14/04]* (L-9) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

11. **Project # 1002423**
04DRB-00565 Minor-Final Plat Approval

BOHANNAN HUSTON, INC agent(s) for CENTEX HOMES, request(s) the above action(s) for all or a portion of Tract(s) E-1, **EL RANCHO GRANDE, UNIT 10**, zoned R-2 for R-T and R-LT, located on CARTAGENA AVE SW, between GIBSON BLVD SW and DE ANZA DR SW containing approximately 20 acre(s). [REF: 03DRB-00749] (N-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

12. ~~Project # 1002663~~
04DRB-00552 Major-Final Plat Approval

~~GREATER ALBUQUERQUE HOUSING PARTNERSHIP,~~ request(s) the above action(s) for all or a portion of Tract(s) E, NEW MEXICO CREDIT CORPORATION, **EL PORVENIR**, zoned C-3, located on BROADWAY NE, between LOMAS BLVD NE and MARBLE NE containing approximately 2 acre(s). (J-14) **FINAL PLAT WAS APPROVED AND DELEGATED TO PLANNING FOR REAL PROPERTY'S SIGNATURE.**

13. **Project # 1002798**
04DRB-00572 Minor-Vacation of Private Easements

ADVANCED ENGINEERING & CONSULTING agent(s) for WILLIAM HOLLER request(s) the above action(s) for all or a portion of Tract(s) 83-A-2, M.R.G.C.D. MAP 34, Tract(s) A, RIMA ADDITION, and Tract(s) A-1, LANDS OF CONRADO GARCIA, zoned C-2, located on CANDELARIA RD NW, between 12TH ST NW and RIO GRANDE BLVD NW containing approximately 3 acre(s). [REF: Z-72-Z16, 03DRB-01122, 03EPC-01673, 03EPC-01674] (G-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

14. **Project # 1003381**
04DRB-00561 Minor-Prelim&Final Plat Approval

SURV-TEK, INC agent(s) for CUMMINS ROCKY MOUNTAIN, LLC request(s) the above action(s) for all or a portion of Block(s) 10-A, Tract(s) 6-A, FRANCISCAN ACRES, zoned SU-2 / M-1, located on INDIAN SCHOOL RD NE, between COMMERCIAL ST NE and BROADWAY BLVD NE containing approximately 6 acre(s). [REF: DRB-99-240, V-99-78] (H-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS SECTION TO EVALUATE DEDICATION REQUIREMENTS AND RADIUS DEDICATIONS AND PLANNING FOR AGIS DXF FILE.**

15. **Project # 1002848**
04DRB-00571 Minor-Final Plat Approval

TIERRA WEST LLC agent(s) for PJ DEVELOPMENT COMMERCIAL CONSTRUCTION request(s) the above action(s) for all or a portion of Tract(s) A & B, AMERICAN TOYOTA, zoned SU-2, SU-1 AUTO SALES SERVICE REP, located on ALAMEDA BLVD NE, between PAN AMERICAN FWY NE and SAN PEDRO DRIVE NE containing approximately 5 acre(s). [REF: 1002201, DRB-95-74, 03DRB-01270] (C-18) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PERIMETER WALL SUBMITTAL AND PROPERTY MANAGEMENT'S SIGNATURE.**

16. **Project # 1003384**
04DRB-00570 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for RSF LAND & CATTLE COMPANY LLC request(s) the above action(s) for all or a portion of Tract(s) TR.MM-1, **SEVEN BAR RANCH**, zoned C-2 (SC), located on SEVEN BAR LOOP RD NW, between COTTONWOOD DR NW and OLD AIRPORT AVE NW containing approximately 7 acre(s). [REF: AX-85-28, Z-85-34-1(2) SD-78-3-2, Z-93-35, CZ-85-72] (B-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO CITY ENGINEER FOR CROSS LOT DRAINAGE EASEMENT AND NEW MEXICO UTILITIES INC. SIGNATURE ON THE PLAT.**

17. **Project # 1003291**
04DRB-00528 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for JOSEPH & KATHLEEN COWHAM request(s) the above action(s) for all or a portion of Tract(s) 14, M.R.G.C.D. MAP 35, **LANDS OF COWHAM-BOWEN**, zoned R-LT residential zone, located on RIO GRANDE BLVD NW, between CONTRERAS PL NW and MATTHEW AVE NW containing approximately 2 acre(s). [REF: 04DRB-00322] [*Deferred from 4/14/04*] (H-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

18. **Project # 1003260**
04DRB-00213 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for STEVEN KANIG request(s) the above action(s) for all or a portion of Lot(s) 2-A, **LANDS OF ALBUQUERQUE BOARD OF REALTORS**, zoned C-3, located on UNIVERSITY BLVD NE, between MENAUL BLVD NE and INDIAN SCHOOL BLVD NE containing approximately 3 acre(s). [*Was Indefinitely deferred at the agent's request on 2/24/04*] (H-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/21/04 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

19. **Project # 1003133**
03DRB-02076 Minor- Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for TRICOR SOUTHWEST CORP. request(s) the above action(s) for all or a portion of Lot(s) L-1, M,N,P, **FRANKLIN PLAZA**, zoned C-3/C-2 (SU), located on CENTRAL NE, between JUAN TABO NE and CENTRAL NE containing approximately 9 acre(s). [REF: Z-88-53] [Deferred from 1-7-04] *[The Final Plat was Indefinitely Deferred on 1/21/04]* (L-22) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

20. **Project # 1002798**
04DRB-00562 Minor-Sketch Plat or Plan

MARQUEZ SURVEYING, agent(s) for WILLIAM HOLLER request(s) the above action(s) for all or a portion of Tract(s) A, RIMA ADDITION AND Tract(s) A, **LANDS OF CONRADO GARCIA**, zoned C-2, RA-2, located on CANDELARIA NW, between SAN ISIDRO NW and LVA'S LANE NW containing approximately 3 acre(s). [REF: 03EPC-01673, 03EPC-01674] (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1003280**
04DRB-00568 Minor-Sketch Plat or Plan

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 168, **TOWN OF ATRISCO GRANT, UNIT 6**, zoned R-1, located on GONZALES RD SW, between OASIS DR SW and CORREGIDOR DR SW containing approximately 5 acre(s). (K-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1003382**
04DRB-00563 Minor-Sketch Plat or Plan

ENCINO DEVELOPMENT & MANAGEMENT c/o MAC MANAGEMENT, request(s) the above action(s) for all or a portion of Tract(s) A-1, **LADERA HEIGHTS SUBDIVISION**, zoned R-3, located on the east side of LADERA RD NW, north of SEQUOIA NW and containing approximately 4 acre(s). (G-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. Approval of the Development Review Board Minutes for April 7, 2004. **THE APRIL 7, 2004 DEVELOPMENT REVIEW BOARD MINUTES WERE APPROVED.**

ADJOURNED: 11:50 A.M.

#12

AGIS ELECTRONIC APPROVAL FORM

DRB Project Case #: 1002663

Subdivision Name: El Porvenir Subdivision

Surveyor: Gary E Gritsko

Company/Agent: Surveys Southwest

Contact Person: Sarah Amato E-mail: _____

Phone: _____ Fax: _____

DXF Received Date: 4/9/2004

Hard-Copy Date: 4/19/2004

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

Chou & Jell

4/19/04

Approved

Date

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

1st hardcopy - curve table did not match DXF

AGIS Use Only

Copied cov2663 to agiscov on 4/19/2004. Contact person notified on 4/19/2004



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

11-20-03

1. Project # 1002663

03DRB-01818 Major-Preliminary Plat Approval
03DRB-01819 Major-Vacation of Pub Right-of-Way
03DRB-01820 Minor-Sidewalk Variance
03DRB-01821 Minor- Subd Design (DPM) Variance

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) E, NEW MEXICO CREDIT CORPORATION, (to be known as **EL PORVENIR SUBDIVISION**) zoned SU-2 special neighborhood zone, C-3, located on ARNO ST NE, between LOMAS BLVD NE and MARBLE AVE NE containing approximately 2 acre(s). [REF:03DRB-00804 (SK)] (J-14)

At the November 19, 2003, Development Review Board meeting, with the signing of the infrastructure list dated 11/19/03 and approval of the grading plan engineer stamp dated 8/11/03 the preliminary plat was approved with the following condition of final plat:

- 1) Reflect the radius as 20-feet instead of 15-feet.

The Vacation was approved as shown on Exhibit B in the Planning file, subject to these provisions:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements, or:
2. There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation.
3. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.
4. Final disposition shall be through the City Real Estate Office.
5. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.



**OFFICIAL NOTICE OF DECISION
PAGE 2**

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

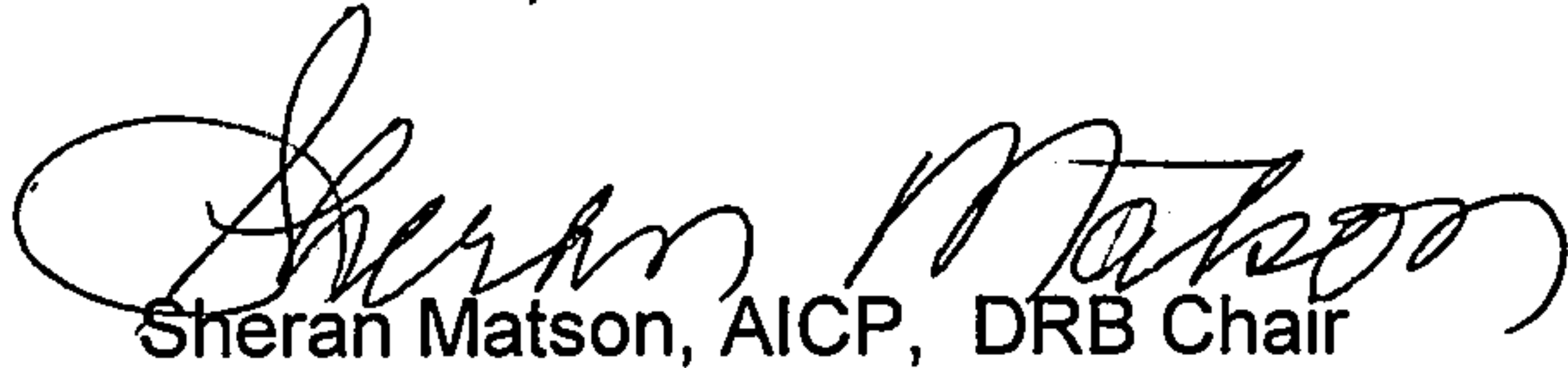
If you wish to appeal this decision, you must do so by December 4, 2003, in the manner described below.

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).

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.)

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


Sheran Matson, AICP, DRB Chair

cc: Greater Albuquerque Housing Partnership, 110 2nd St SW, Suite 304, 87102
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002663 AGENDA#: 1 DATE: 11.19.03

1. Name: Louis Walker 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: 1002663

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:()

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.
An approved drainage report dated 8-11-03 is on file for Preliminary Plat approval.

RESOLUTION: *Signal 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: November 19, 2003

Current DRC

Project Number: _____

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted: 11-19-03

Date Site Plan Approved: _____

Date Preliminary Plat Approved: 11-19-03

Date Preliminary Plat Expires: 11-19-04

DRB Project No.: 1002663

DRB Application No.: 03DRB01818

ORIGINAL

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

E.L. PORVENIR SUBDIVISION (Lots 1-13)

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT LETTERED "R" OF THE LOMAS AND BROADWAY AREA

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			Mountable Curb & Gutter	Placido Martinez St	Arno St.	Cul-De-Sac	1	1	1
		24' F-F	Permanent Paving	Placido Martinez St	Arno St.	Cul-De-Sac	1	1	1
		8"	Sanitary Sewer Line	Placido Martinez St	Arno St.	Cul-De-Sac	1	1	1
		6"	Water Line	Placido Martinez Street & Easement	Arno St.	Franciscan Street	1	1	1
							1	1	1
							1	1	1
							1	1	1
							1	1	1
							1	1	1

Nov 19 03 10:31a

Gilbert Aldaz

03-10-03-0101

ORIGINAL

Private Inspector	/	City Inspector	/	City Cret Engineer	/
	/		/		/
	/		/		/
	/		/		/

COA DRC Project #	SIA Sequence #	Size	Type of Improvement	Location	From	To

NOTES

-
-
-

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

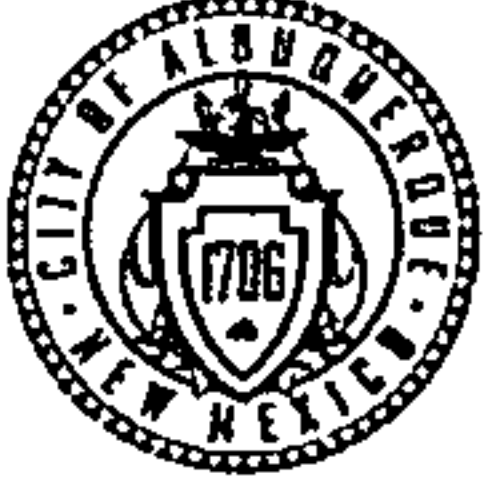
AGENT / OWNER: Louis Koller
 NAME (print): Greater Albuquerque Housing Partnership
 FIRM: Greater Albuquerque Housing Partnership
 SIGNATURE - date: [Signature] 11/19/03

DRB CHAIR - date: [Signature] 11/19/03
 TRANSPORTATION DEVELOPMENT - date: [Signature] 11/19/03
 UTILITY DEVELOPMENT - date: [Signature] 11/19/03
 CITY ENGINEER - date: [Signature] 11-19-03
 ANAFCA - date: _____ - date: _____

DESIGN REVIEW COMMITTEE REVISIONS

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

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT / OWNER



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 19, 2003

Project # 1002663

03DRB-01818 Major-Preliminary Plat Approval
03DRB-01819 Major-Vacation of Pub Right-of-Way
03DRB-01820 Minor-Sidewalk Variance
03DRB-01821 Minor-Sidewalk Waiver

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) E, NEW MEXICO CREDIT CORPORATION, (to be known as **EL PORVENIR SUBDIVISION**) zoned SU-2 special neighborhood zone, C-3, located on ARNO ST NE, between LOMAS BLVD NE and MARBLE AVE NE containing approximately 2 acre(s). [REF:03DRB-00804 (SK)] (J-14)

AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No comments received.
Zoning Enforcement	Reviewed, no comment.
Neighborhood Coor.	

Letter sent to Santa Barbara-Martineztown (R) Neighborhood Assn.

APS	No comments received.
-----	-----------------------

Police Department

A review of following case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. Traffic control devices, lighting issues, maintenance of landscaping

Fire Department

Fire Department is not approving street widths less than 32 feet at this time. Per Ray Sanchez, AFD. All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.

PNM Gas

Approves.

PNM Electric

PNM approves the 3' vacation of Arno Street with the Reservation of rights and easements for existing utilities located in the street.

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. No objection to the vacation request

Transportation

Development Need sketch of Arno that shows location of existing curb and sidewalk in relation to the existing and proposed property line (9' from face of curb). Radii onto Arno should be 20'. If lots are labeled P1, then 25' pavement section within 44' of Right-of-Way is acceptable.

Parks & Recreation

No park dedication requirement because site is in the Central Urban Comprehensive Plan Area. The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit. Defer to Transportation regarding the sidewalk variance or waiver and vacation request.

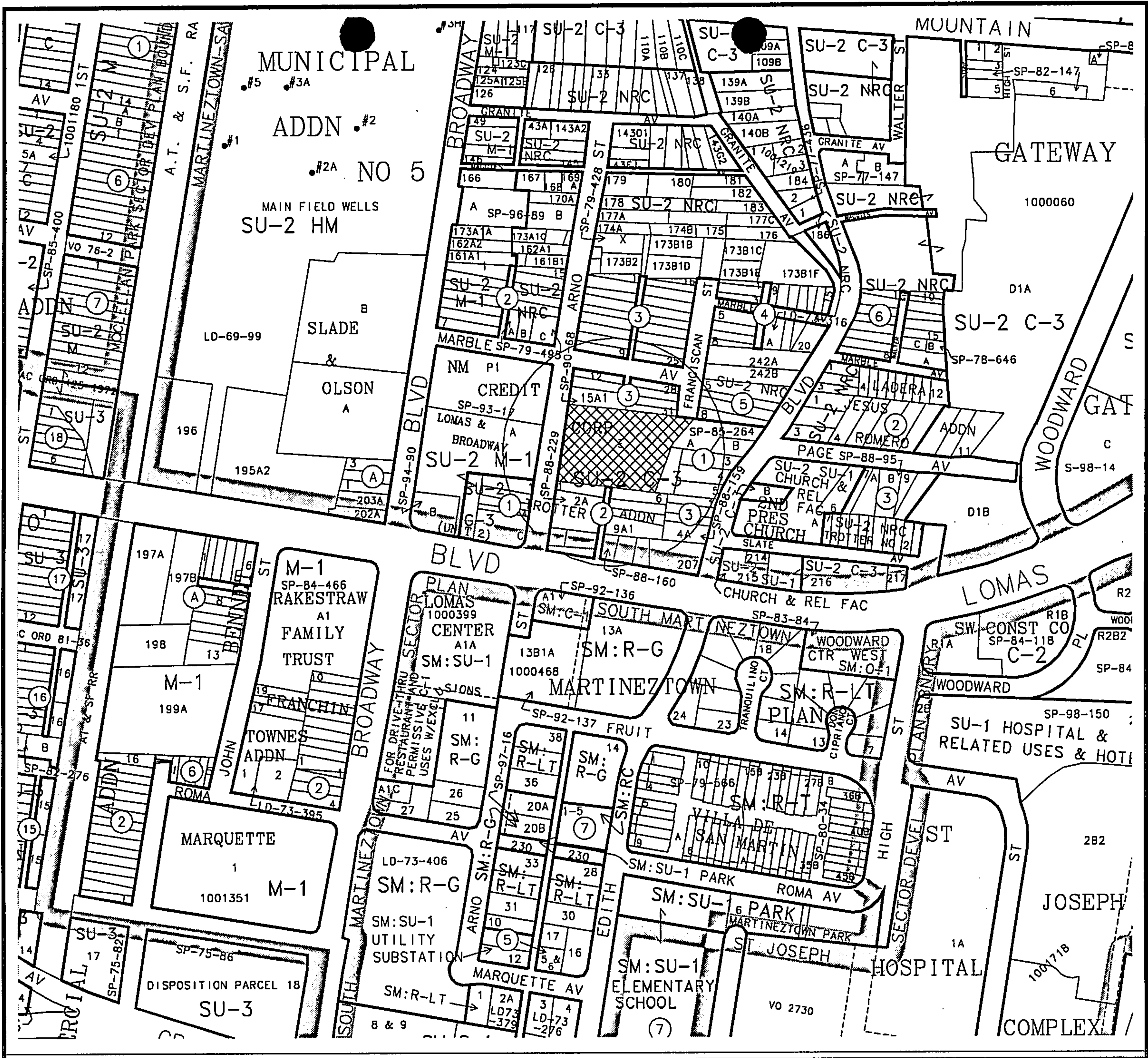
Utilities Development

No objection to Vacation request, Preliminary Plat approval, Design Variance or Sidewalk Waiver requests.

Planning Department

Page 75 of the Martineztown Santa Barbara Sector Plan allows R2 zoning in SU2 for C3 as a permissive use. This plat meets the minimum lot requirements of that zone. The sidewalk exhibit needs clarification. The perimeter wall submittal needs more detail. Please see the one page requirements available at the Front Counter of the One Stop Shop.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING
cc: Greater Albuquerque Housing Partnership, 110 2nd St SW, Suite 304, 87102



ZONING MAP



Scale 1" = 392'

PROJECT NO.	1002663
HEARING DATE	11-19-03
MAP NO.	J-14
ADDITIONAL CASE NUMBER(S)	03DRB-01818 03DRB-01819 03DRB-01820

Note: Shaded area indicates County Not to Scale



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, November 19, 2003**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1002663

03DRB-01818 Major-Preliminary Plat Approval

03DRB-01819 Major-Vacation of Pub Right-of-Way

03DRB-01820 Minor-Sidewalk Variance

03DRB-01821 Minor-Sidewalk Waiver

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) E, **NEW MEXICO CREDIT CORPORATION**, (to be known as **EL PORVENIR SUBDIVISION**) zoned SU-2 special neighborhood zone, C-3, located on ARNO ST NE, between LOMAS BLVD NE and MARBLE AVE NE containing approximately 2 acre(s). [REF:03DRB-00804 (SK)] (J-14)

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, NOVEMBER 3, 2003.

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

Meeting Date: November 19, 2003
Zone Atlas Page: J-14-Z
Notification Radius: 100 Ft.

Project# 1002663
App# 03DRB-01818
App# 03DRB-01819
App# 03DRB-01820
App# 03DRB-01821

Cross Reference and Location: N/A

Applicant: GREATER ALBUQUERQUE HOUSING PARTNERSHIP
Address: 110 2ND STREET SW, STE# 304
ALBUQUERQUE NM 87102

Agent:
Address:

Special Instructions:

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

Date Mailed: October 31, 2003

Signature: Kyle Tsethlikai

RECORDS WITH LABELS

PAGE 1

101405844014542318	LEGAL: TR P -1 P LAT OF TRS P-1 P-1A Q-1 Q-1A LANDS OF NEW PROPERTY ADDR: 00000 BROADWAY OWNER NAME: SANDIA FOUNDATION OWNER ADDR: 00700 LOMAS	BL NE ALBUQUERQUE NM	87102
101405846715043110	LEGAL: 012 003M AYO & ROSS ADD W 1/2 L 12 & 13 PROPERTY ADDR: 00000 MARBLE OWNER NAME: BACA ROBERT ET UX OWNER ADDR: 04912 IDLEWILDE	LN SE ALBUQUERQUE NM	87108
101405847214943111	LEGAL: 012 003M AYO & ROSS ADD E 1/2 L 12 & 13 PROPERTY ADDR: 00000 MARBLE OWNER NAME: GRIEGO JOSEFINA H & PRISCILLA OWNER ADDR: 00410 MARBLE	AV NE ALBUQUERQUE NM	87102
101405848614843112	LEGAL: 028 003M AYO & ROSS ADD PROPERTY ADDR: 00000 MARBLE OWNER NAME: WILSON FRANKLIN E OWNER ADDR: 00333 LOMAS	BL NE ALBUQUERQUE NM	87102
101405850314343136	LEGAL: 1-4 5 MA YO & ROSS ADD PROPERTY ADDR: 00000 FRANCISCAN OWNER NAME: ABEYTA ABELINA H & OWNER ADDR: 00629 TYLER	ST OAKLAND CA	94603
101405848614643113	LEGAL: 029 003M AYO & ROSS ADD PROPERTY ADDR: 00000 FRANCISCAN OWNER NAME: WILSON FRANKLIN E OWNER ADDR: 00333 LOMAS	BL NE ALBUQUERQUE NM	87102
101405846914343109	LEGAL: TR 1 5A-1 BLK 3 MAYO & ROSS ADDN BEING A REPL OF TR PROPERTY ADDR: 00000 ARNO OWNER NAME: WILSON FRANKLIN E OWNER ADDR: 00333 LOMAS	BL NE ALBUQUERQUE NM	87102
101405848414343114	LEGAL: 003 003M AYO & ROSS ADD L 30 & 31 PROPERTY ADDR: 00000 FRANCISCAN OWNER NAME: WILSON FRANKLIN E OWNER ADDR: 00333 LOMAS	BL NE ALBUQUERQUE NM	87102
101405847612743158	LEGAL: TR R LOMAS X BDWY SW SEC CO CONT 1.600 AC PL FLD 2 PROPERTY ADDR: 00000 ARNO OWNER NAME: SANDIA FOUNDATION OWNER ADDR: 00700 LOMAS	BL NE ALBUQUERQUE NM	87102
101405851013943133	LEGAL: 007 005M AYO & ROSS ADD L 7 & 8 PROPERTY ADDR: 00000 EDITH OWNER NAME: CHAVEZ TED H OWNER ADDR: 02729 MOUNTAIN	RD NW ALBUQUERQUE NM	87107
101405843812942312	LEGAL: TR A PLA T OF TRS A B & C LOMAS & BROADWAY UNIT 2 C PROPERTY ADDR: 00000 BROADWAY OWNER NAME: SANDIA FOUNDATION OWNER ADDR: 00700 LOMAS	BL NE ALBUQUERQUE NM	87102

RECORDS WITH LABELS

PAGE 2

101405850013343130	LEGAL: A OF LTS A & B BEING A REPL OF LTS 1 & 2 BLK 1 JES PROPERTY ADDR: 00000 EDITH OWNER NAME: HENTHORN BILL D & YORK GARY W OWNER ADDR: 00827 EDITH	NE ALBUQUERQUE NM	87102
101405850813843131	LEGAL: B OF LTS A & B BEING A REPL OF LTS 1 & 2 BLK 1 JES PROPERTY ADDR: 00000 N/A OWNER NAME: BEG PARTNERS OWNER ADDR: 02715 HAINES	AV NE ALBUQUERQUE NM	87106
101405850112843129	LEGAL: 003 001J ESUS ROMERO ADDN PROPERTY ADDR: 00000 EDITH OWNER NAME: CASADOS BIOLANDA OWNER ADDR: 00817 EDITH	BL NE ALBUQUERQUE NM	87102
101405850012443128	LEGAL: 004 001J ESUS ROMERO ADD PROPERTY ADDR: 00000 EDITH OWNER NAME: LUCERO CIPRIANA OWNER ADDR: 00815 EDITH	NE ALBUQUERQUE NM	87102
101405844312242307	LEGAL: 001 001T ROTTER ADD PROPERTY ADDR: 00000 ARNO OWNER NAME: MCCULLOUGH L N OWNER ADDR: 01006 WARM SANDS	SE ALBUQUERQUE NM	87123
101405849812043127	LEGAL: 005 001J ESUS ROMERO ADD PROPERTY ADDR: 00000 EDITH OWNER NAME: LEYBA VALENTIN E OWNER ADDR: 01010 BLETCHER	RD SW ALBUQUERQUE NM	87105
101405846512143107	LEGAL: 001 002T ROTTER ADD PROPERTY ADDR: 00000 ARNO OWNER NAME: GRIEGO SANDRA LOUISE OWNER ADDR: 00820 ARNO	ST NE ALBUQUERQUE NM	87102
101405844312042306	LEGAL: 002 001T ROTTER ADD PROPERTY ADDR: 00000 ARNO OWNER NAME: MCCULLOUGH L N OWNER ADDR: 01006 WARM SANDS	SE ALBUQUERQUE NM	87123
101405848111843115	LEGAL: 006 002T ROTTER ADD PROPERTY ADDR: 00000 ARNO OWNER NAME: LOPEZ RICHARD & MARGARET OWNER ADDR: 01700 DEL SUR	ALBUQUERQUE NM	87105
101405846411243106	LEGAL: LT 2 -A P LAT OF LT 2-A BLK 2 TROTTER ADDN BEING A R PROPERTY ADDR: 00000 ARNO OWNER NAME: WILSON FRANKLIN E OWNER ADDR: 00333 LOMAS	BL NE ALBUQUERQUE NM	87102
101405844311642305	LEGAL: 003 001T ROTTER ADD PROPERTY ADDR: 00000 ARNO OWNER NAME: MCCULLOUGH L N OWNER ADDR: 01006 WARM SANDS	SE ALBUQUERQUE NM	87123

101405849611643126 LEGAL: 001 003T ROTTER ADD LAND USE:
 PROPERTY ADDR: 00000 EDITH
 OWNER NAME: SALAZAR ARTURO-CRUZ ETUX
 OWNER ADDR: 01323 GENERAL SOMERVELL ST NE ALBUQUERQUE NM 87112

101405848111643116 LEGAL: 007 002T ROTTER ADD LAND USE:
 PROPERTY ADDR: 00000 ARNO
 OWNER NAME: LOPEZ RICHARD & MARGARET
 OWNER ADDR: 01700 DEL SUR ALBUQUERQUE NM 87105

101405849611543125 LEGAL: 002 003T ROTTER ADDITION LAND USE:
 PROPERTY ADDR: 00000 EDITH
 OWNER NAME: SEDILLO CARLOS
 OWNER ADDR: 00809 EDITH BL NE ALBUQUERQUE NM 87102

101405844311542304 LEGAL: 004 001T ROTTER ADD LAND USE:
 PROPERTY ADDR: 00000 ARNO
 OWNER NAME: SEDILLO CHARLES
 OWNER ADDR: 00807 ARNO ST NE ALBUQUERQUE NM 87102

101405848111443117 LEGAL: 008 002T ROTTER ADD LAND USE:
 PROPERTY ADDR: 00000 FRANCISCAN
 OWNER NAME: CHAVEZ ISABEL R
 OWNER ADDR: 05618 CLETSOWAY DR SW ALBUQUERQUE NM 87105

101405844110942302 LEGAL: TR C PLA T OF TRS A B & C LOMAS & BROADWAY UNIT 2 C LAND USE:
 PROPERTY ADDR: 00000 LOMAS
 OWNER NAME: SOUTHWEST SURVEYING CO
 OWNER ADDR: 00333 LOMAS BL NE ALBUQUERQUE NM 87102

101405849511343124 LEGAL: 003 003T ROTTER ADD LAND USE:
 PROPERTY ADDR: 00000 EDITH
 OWNER NAME: VILLESAS FLORA S
 OWNER ADDR: 00807 EDITH BL NE ALBUQUERQUE NM 87102

101405848110743118 LEGAL: LT 9 -A-1 BLK 2 TROTTER ADDN BEING A REPL OF LT 9-A LAND USE:
 PROPERTY ADDR: 00000 LOMAS
 OWNER NAME: WILSON FRANKLIN F
 OWNER ADDR: 00333 LOMAS BL NE ALBUQUERQUE NM 87102

101405849410743123 LEGAL: LOT 4A B LK 3 TROTTER ADDN REPL OF LTS 4 & 5 BLK 3 LAND USE:
 PROPERTY ADDR: 00000 EDITH
 OWNER NAME: SALAZAR JOE F JR ETUX
 OWNER ADDR: 01313 CRESCENT DR NW ALBUQUERQUE NM 87105



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: October 8, 2003

TO CONTACT NAME: Louis Kolker
 COMPANY/AGENCY: Greater Albuq Housing Partnership
 ADDRESS/ZIP: 110 2nd St. SW Ste. 304 87102
 PHONE/FAX #: 244-1614 / 244-0137

Thank you for your inquiry of 10-8-03 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Tract E, New Mexico Credit Corp.
located on 824 Arno NE
 zone map page(s) J-14

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

Santa Barbara-Martineztown

Neighborhood Association
 Contacts: Christena Chavez - Apodaca
517 Marble NE 87102
459-4521 (cell) 242-6290 CW
Robert Sanchez
508 Aspen NE 87102
450-9136 CW

Neighborhood Association
 Contacts: _____

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

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

Sincerely,

Dalana Y. Carmona
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

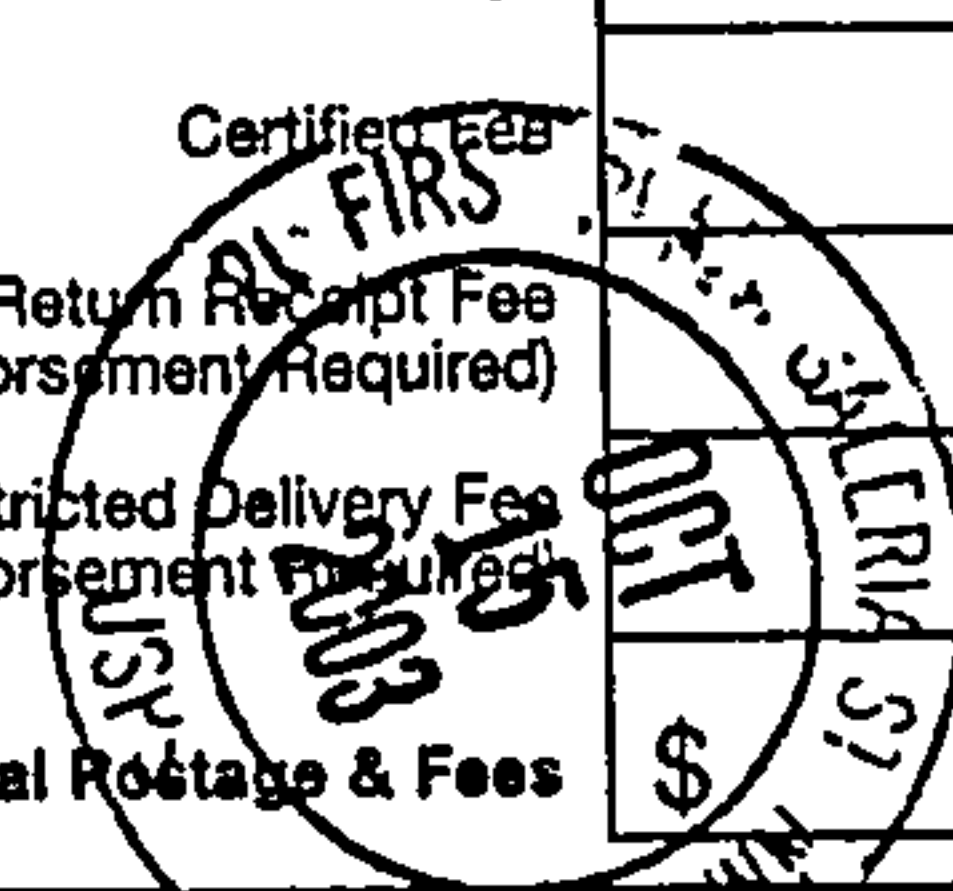
U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

7002 1000 0005 2955 2992

OFFICIAL USE
 ALBUQUERQUE, NH 87102

Postage	\$ 0.37	UNIT ID: 0129 Postmark Here Clerk: KN2F45 10/15/03
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	

Sent To Roseth Sanchez
 Street, Apt. No., or PO Box No. 506 Aspen NE
 City, State, ZIP+4 Albuquerque NM 87102



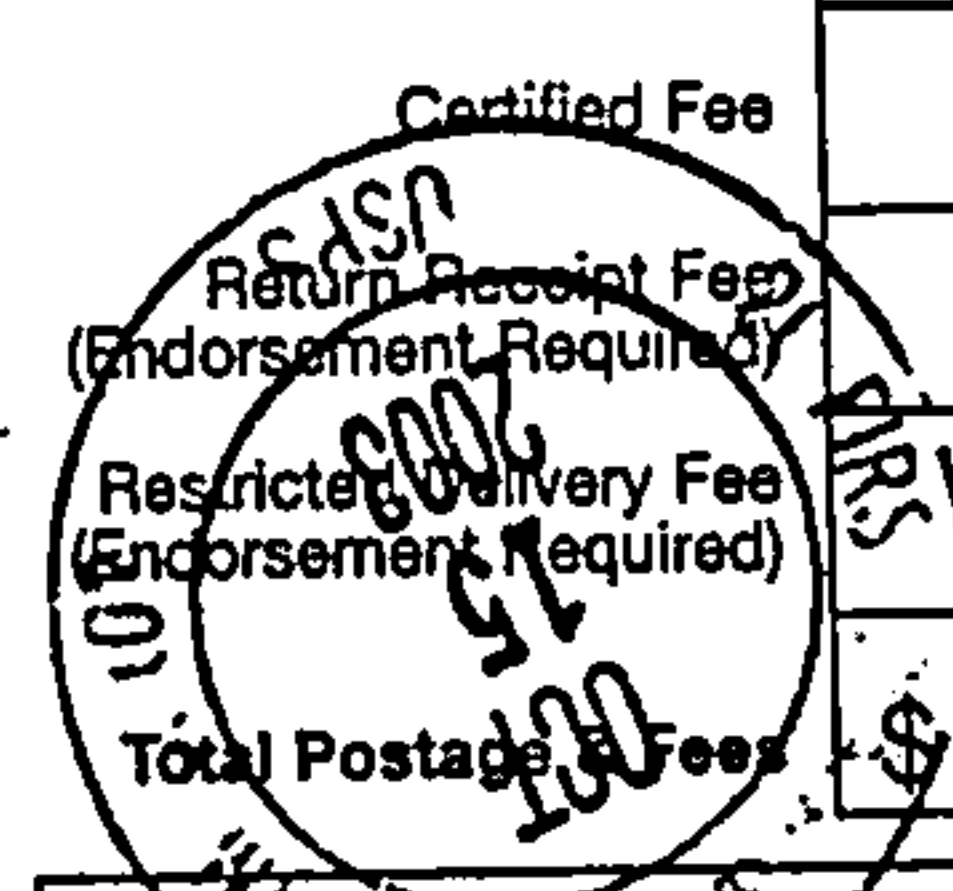
U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

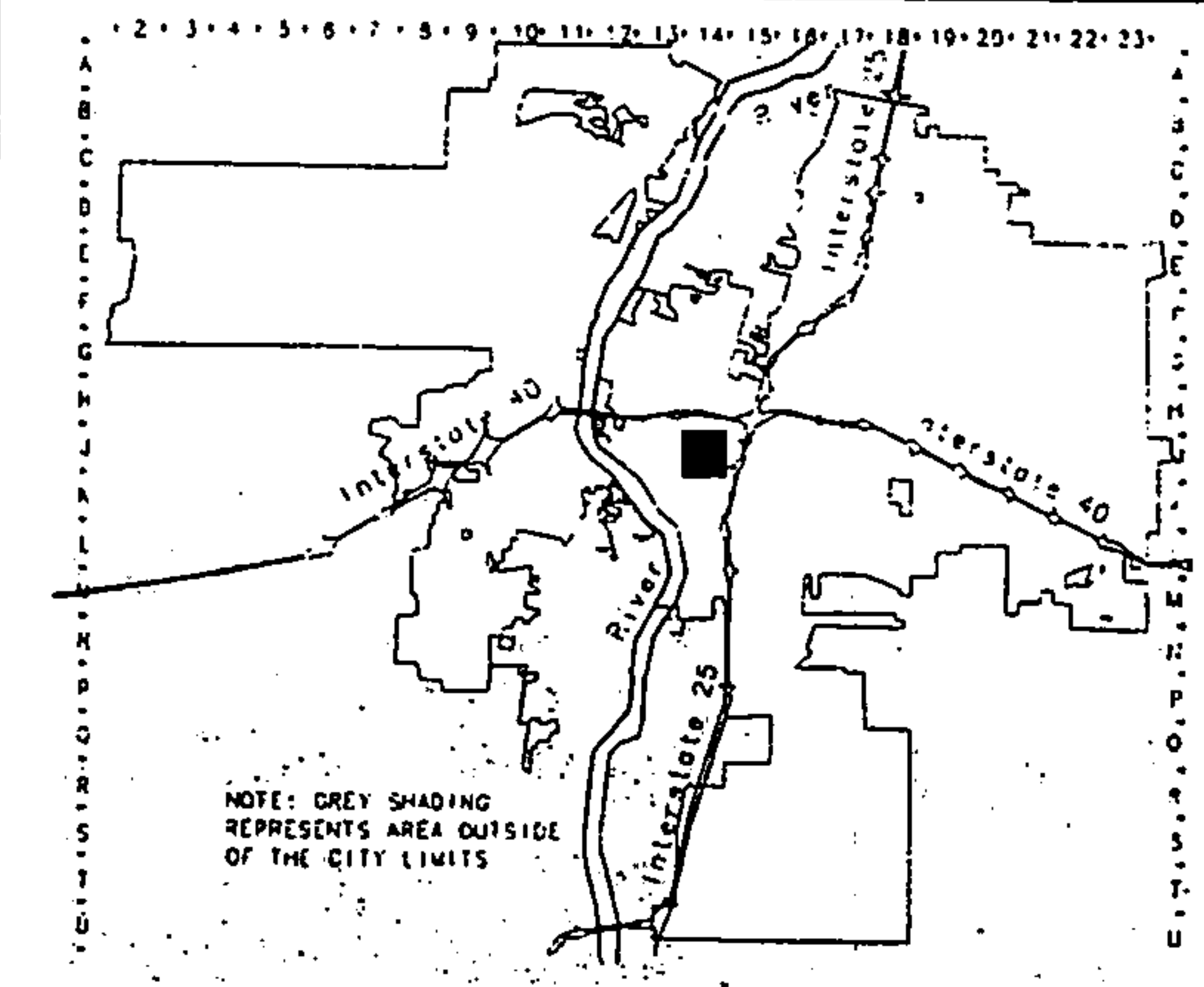
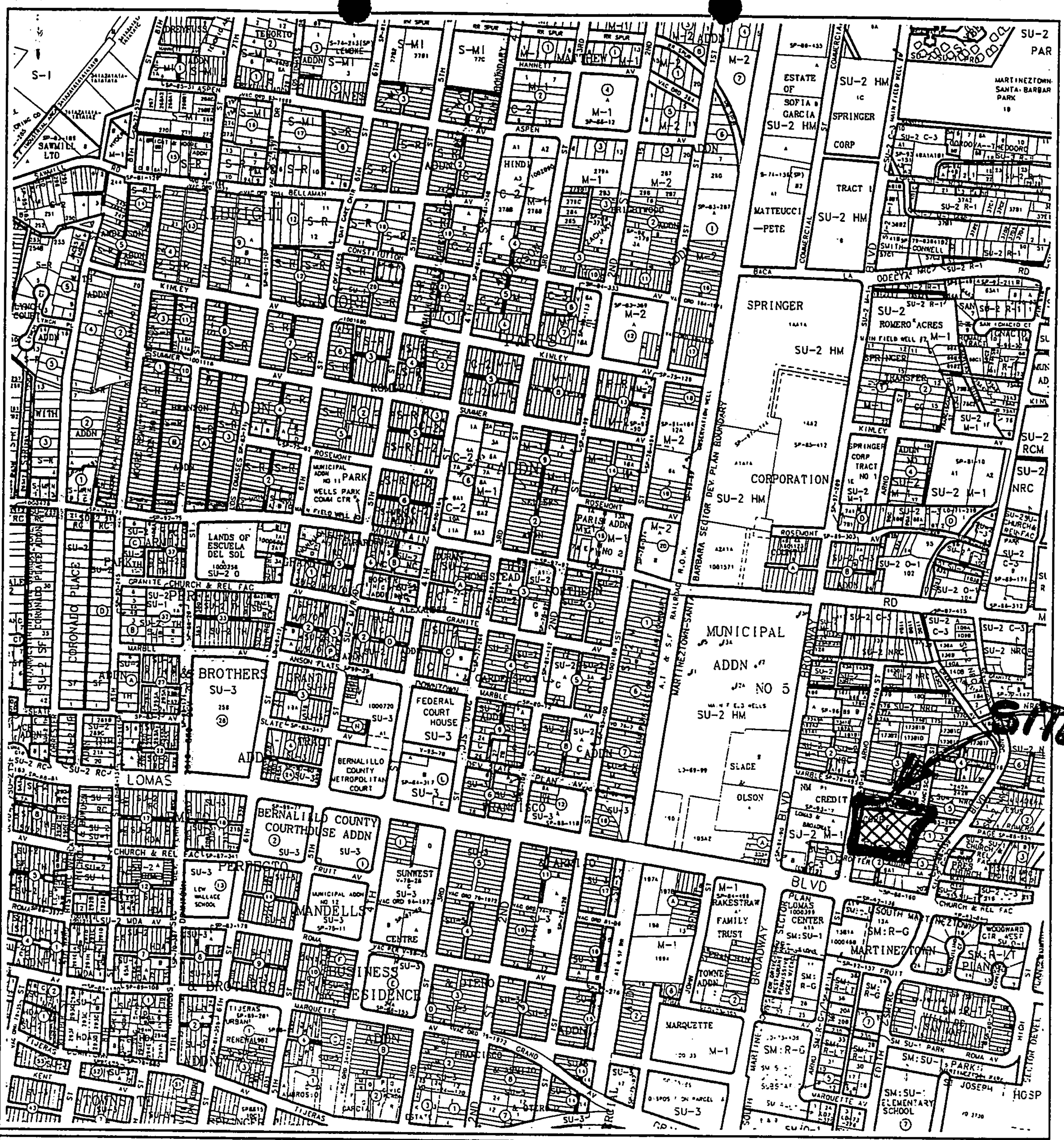
7002 1000 0005 2955 3005

OFFICIAL USE
 ALBUQUERQUE, NH 87102

Postage	\$ 0.37	UNIT ID: 0129 Postmark Here Clerk: KN2F45 10/15/03
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	

Sent To Christina Chavez- Apodaca
 Street, Apt. No., or PO Box No. 517 Marble NE
 City, State, ZIP+4 Albuquerque NM 87102



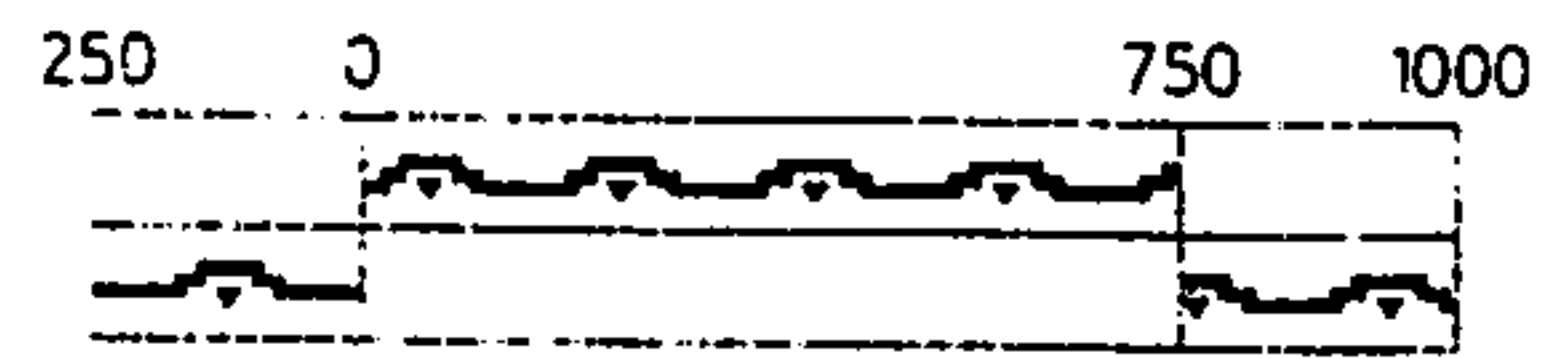


CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003

GRAPHIC SCALE IN FEET



Zone Atlas Page

J-14-Z

Map Amended through July 10, 2003

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
- Proposed Infrastructure List
- Design elevations & cross sections of perimeter walls
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule) \$550
- Any original and/or related file numbers are listed on the cover application

Preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

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

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

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

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

(Temporary sidewalk deferral uses FORM-V)

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

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

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

Louis Keller
Applicant name (print)

[Signature]
Applicant signature / date



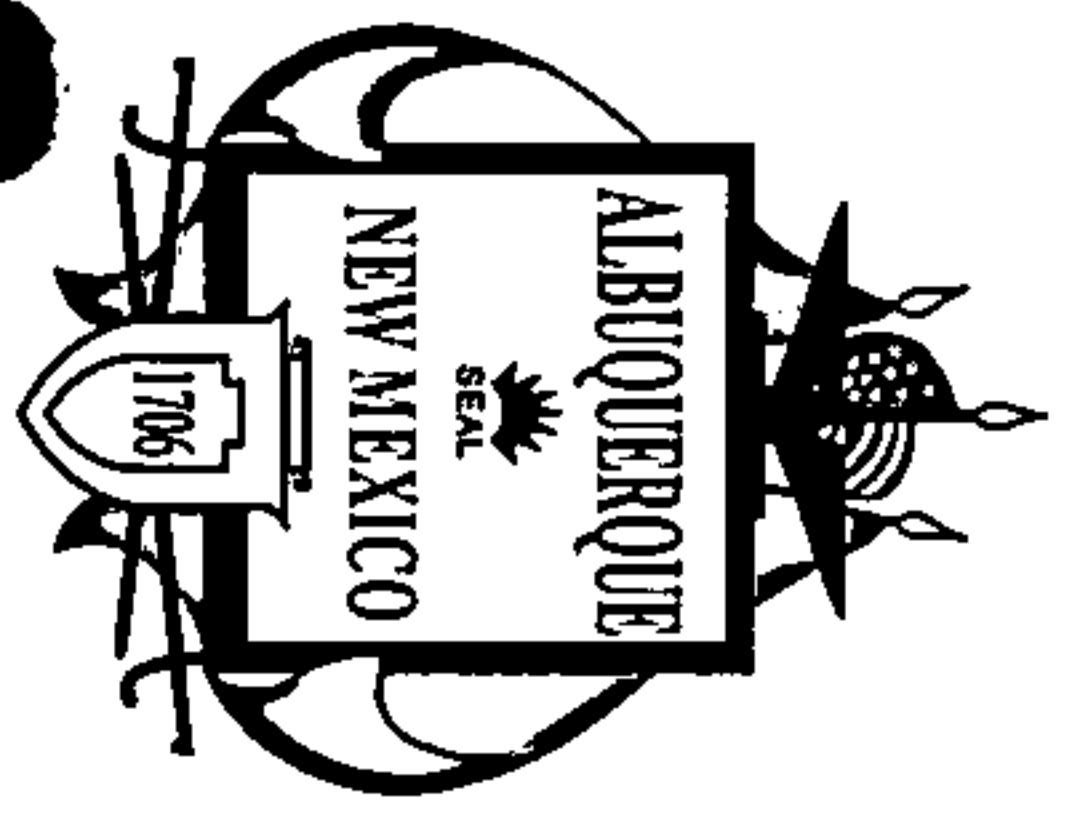
Form revised 10/03

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

Application case numbers
 03DRB - _____ - 01818
 _____ - _____ - _____
 _____ - _____ - _____

[Signature] 10/22/03
Planner signature / date

Project # 1002663



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT



MMK

101405849611543125

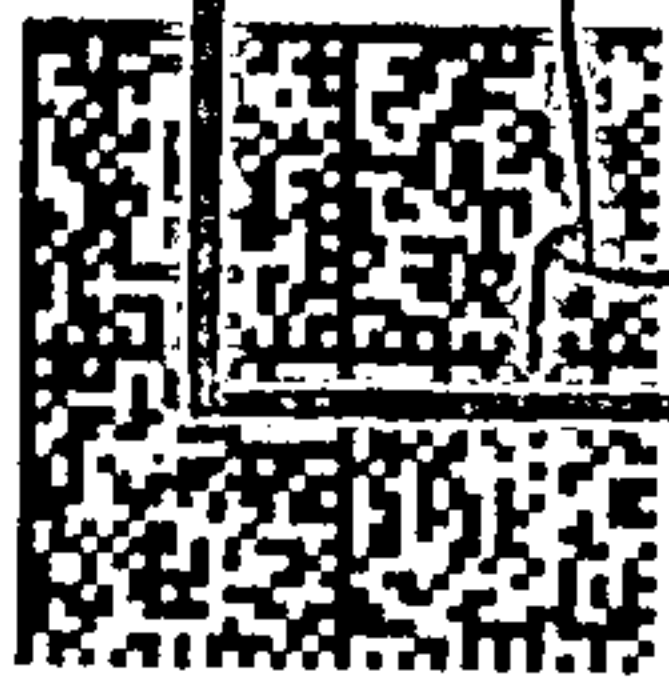
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809 EDITH

ALBUQUERQUE NM

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87102

RETURN
TO SENDER
ATTEMPTED
NOT KNOWN



UNITED STATES POSTAGE



02 1A

0004329277

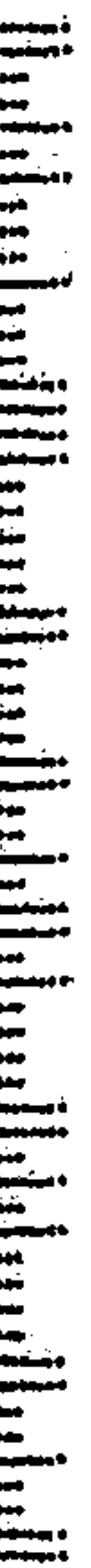
\$ 00.370

OCT 31 2003

MAILED FROM ZIP CODE 87102

DRP

87103 + 253 303 / 1293





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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, November 19, 2003**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1002663

03DRB-01818 Major-Preliminary Plat
Approval

03DRB-01819 Major-Vacation of Pub
Right-of-Way

03DRB-01820 Minor-Sidewalk Variance

03DRB-01821 Minor-Sidewalk Waiver

**GREATER ALBUQUERQUE HOUSING
PARTNERSHIP** request(s) the above action(s) for all or
a portion of Tract(s) E, **NEW MEXICO CREDIT
CORPORATION**, (to be known as **EL PORVENIR
SUBDIVISION**) zoned **SU-2** special neighborhood
zone, C-3, located on **ARNO ST NE**, between **LOMAS
BLVD NE** and **MARBLE AVE NE** containing
approximately 2 acre(s). [REF:03DRB-00804 (SK)] (J-
14)

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, NOVEMBER 3, 2003.

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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements:

APPLICANT INFORMATION:

NAME: Greater Albuquerque Housing Partnership PHONE: 244-1614
 ADDRESS: 110 2nd ST SW SUITE 304 FAX: 244-0137
 CITY: ALBUQ. STATE NM ZIP 87102 E-MAIL: ABGHAP@MSN.COM
 Proprietary interest in site: OWNER List all owners: _____
 AGENT (if any): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: Final PLAT APPROVAL

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

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

Lot or Tract No. TRACT E NEW MEXICO CREDIT CORPORATION Block: _____ Unit: _____
 Subdiv. / Addn. EL PORVENIR
 Current Zoning: C-3 Proposed zoning: _____
 Zone Atlas page(s): J-14 No. of existing lots: 1 No. of proposed lots: 13
 Total area of site (acres): 1.54 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. _____ MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: LOMAS & BROADWAY
 Between: LOMAS and MARBLE

CASE HISTORY:

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

1002663

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

SIGNATURE John Koller DATE 4/7/04
 (Print) LOUIS KOLLER Applicant Agent

FOR OFFICIAL USE ONLY

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

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04DRB - 00552</u>	<u>FP</u>	<u>CMF</u>	\$ <u>20.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>April 21, 2004</u>			Total <u>20.00</u>
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	<u>4-9-04</u>			
<u>Les Duranclaux</u>	Planner signature / date	Project # <u>1002663</u>		

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

Amended preliminary plat approval expires after one year.

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

Louis Koller

Louis Koller Applicant name (print)
 4/7/04 Applicant signature / date



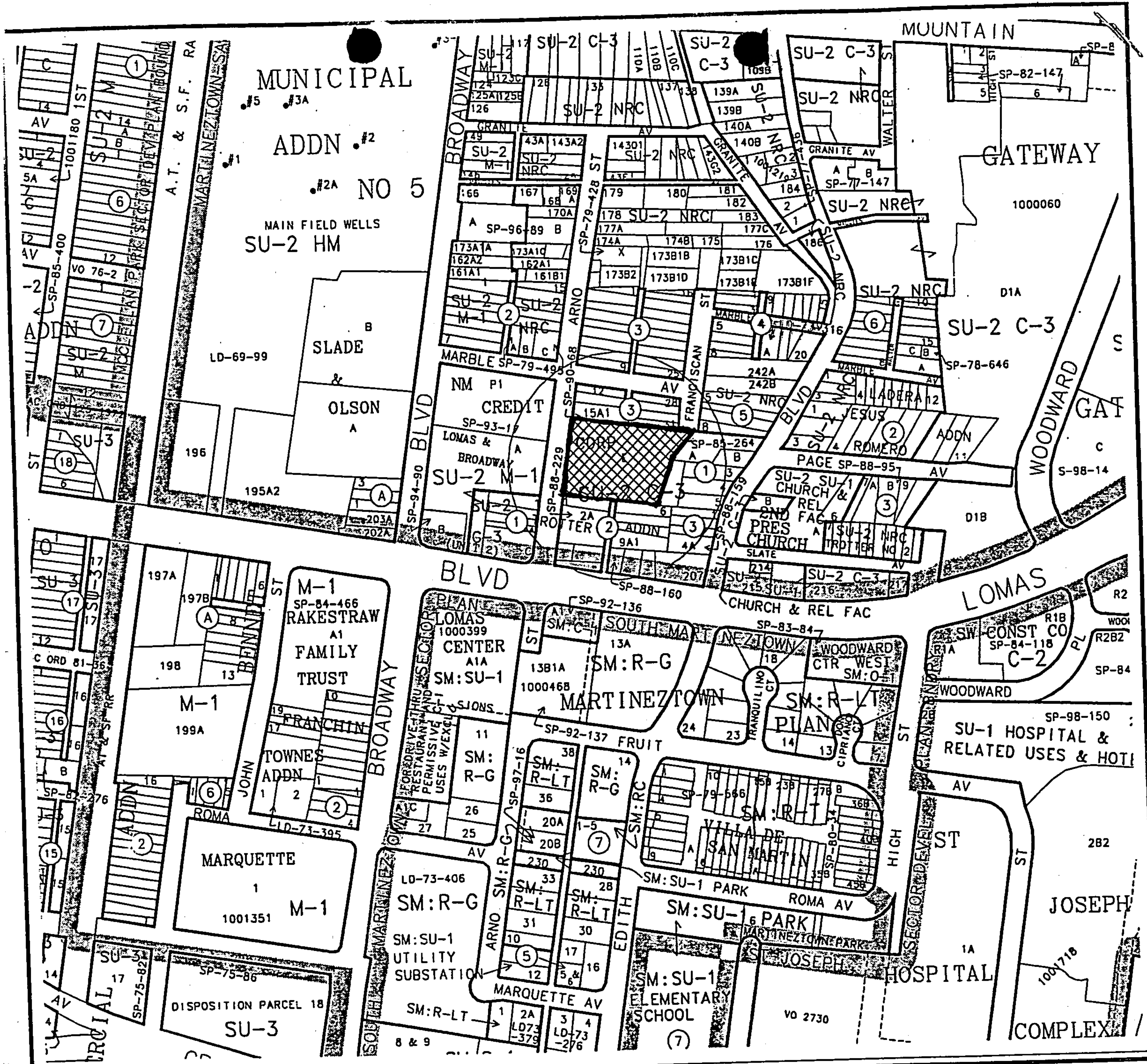
Form revised 3/03, 8/03 and 11/03

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

Application case numbers
 04DRB - 00552

Les Duranceaux 4-9-04
 Planner signature / date

Project # 1002663



ZONING MAP



Scale 1" = 392'

PROJECT NO.
1002663

HEARING DATE
11-19-03

MAP NO.
J-14

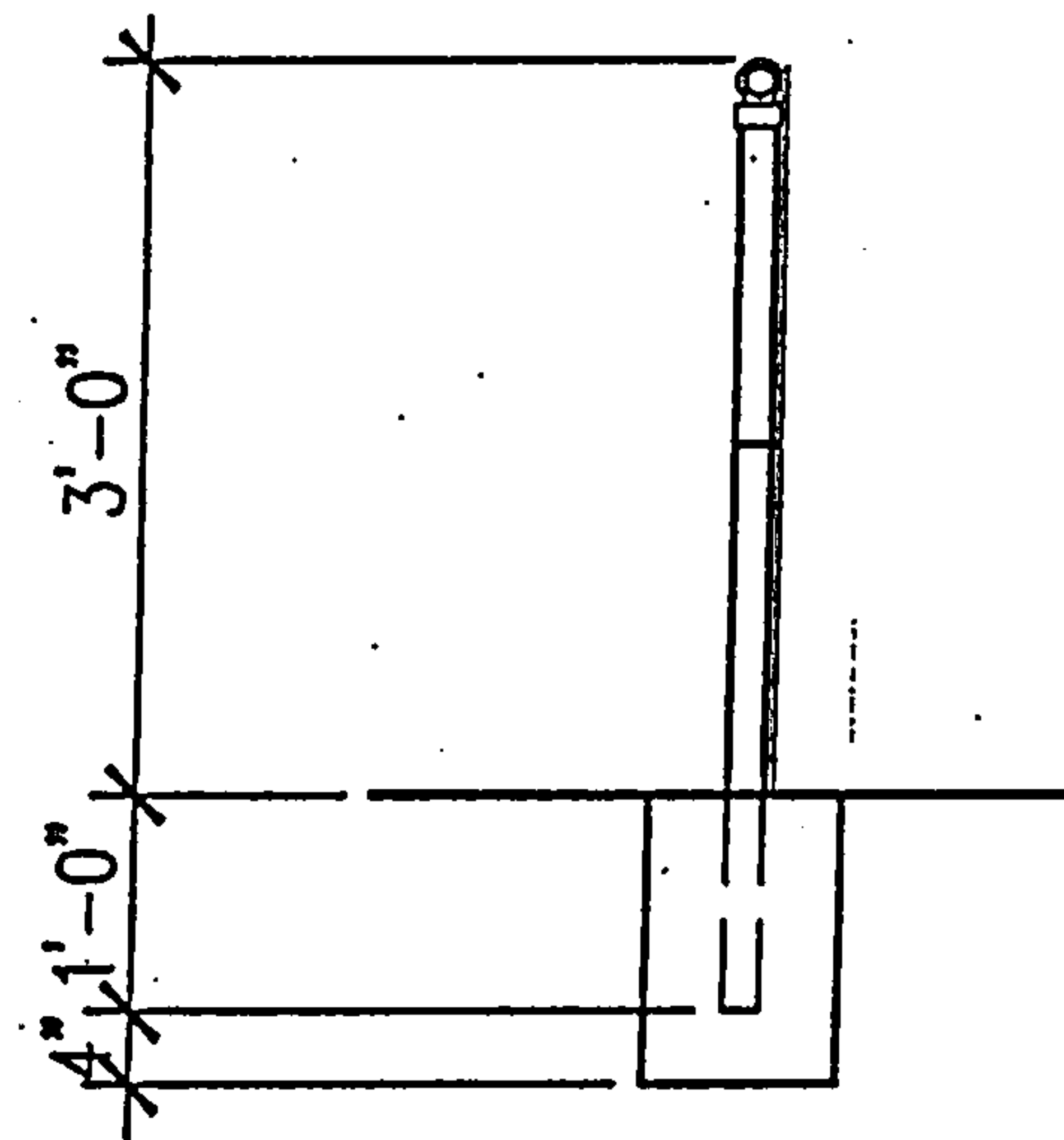
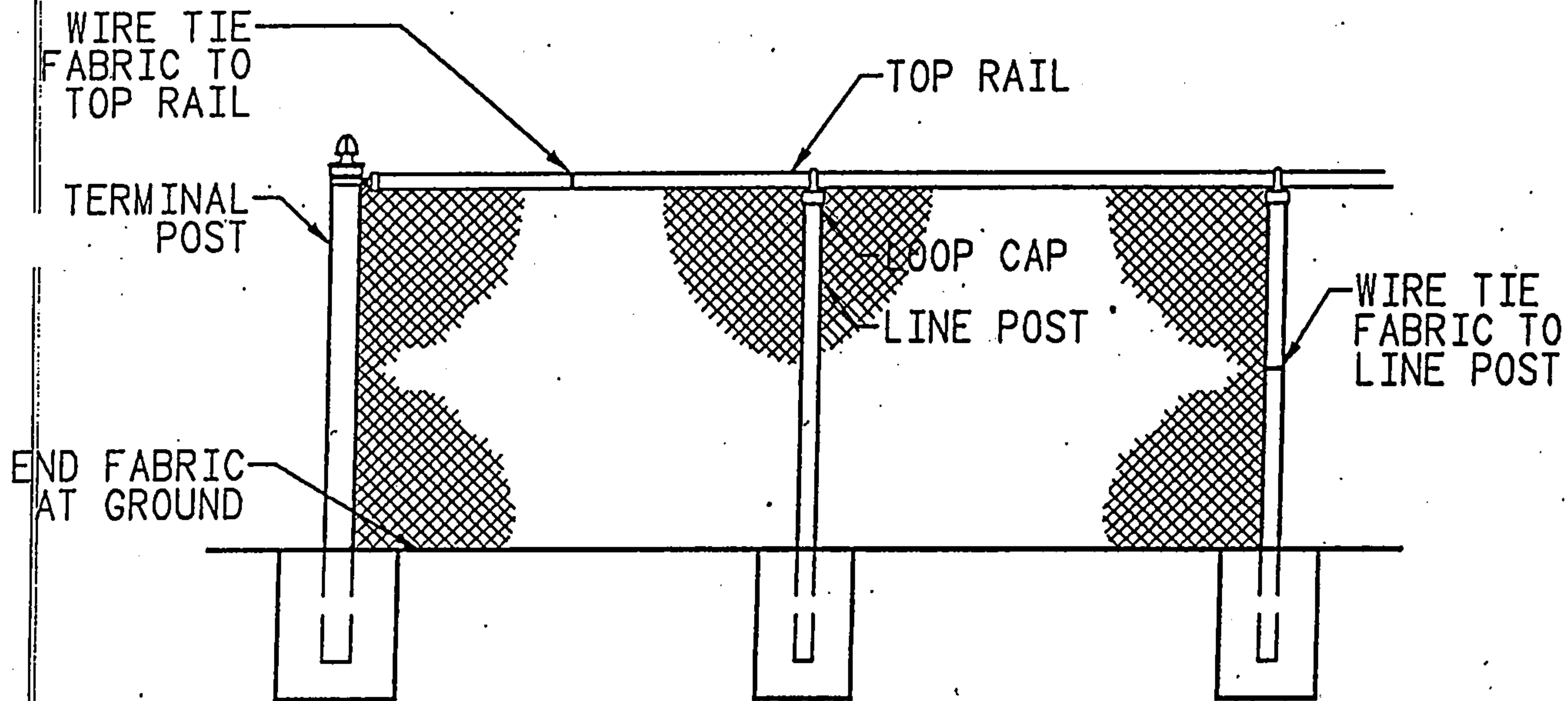
ADDITIONAL CASE NUMBER(S)
03DRB-01818
03DRB-01819
03DRB-01820

Not to Scale

SUBDIVISION - EL PORVENIR

Project NUMBER - 1002663

CLOSEST INTERSECTION - LOMAS ARNO NE



ELEVATION

Perimeter Wall Approved
Sheran Watson
DRB Chair
11/13/09
Date

SECTION

CHAIN LINK FENCE

X
2.00

N.T.S.

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

PAID RECEIPT

APPLICANT NAME G A H P
AGENT G A H P
ADDRESS 110 2nd St SW Suite 304 87102
PROJECT & APP # 1002663 04DRB-00552
PROJECT NAME G A H P - El Parvenir

\$ 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.

City Of Albuquerque
Treasury Division

04/09/2004 11:52AM LOC: ANN
X
RECEIPT# 00023981 WS# 007 TRANSH# 0017
Account 469099 Fund 0110
Activity 4916000 TRSLJS
Trans Amt \$20.00
J24 Misc \$20.00
MC \$20.00
CHANGE \$0.00



Jack J. Basye

11/19/03 03:23 PM

To: Sheran A. Matson/PLN/CABQ@COA

cc:

Subject: Greater Abq. Housing Partnership

Regarding project case number 1002663, zoned SU-2 / C-3 Martineztown / Santa Barbara Sector Development Plan, proposing subdivision to accomodate houses, no minimum lot size applies. The proposed subdivision is allowable within the zoning category. A site development plan approved by the Zoning Enforcement Manager will be required prior to construction. Mr. Kolker is aware of this requirment. Appropriate standards for residential development will be assessed on the site development plan and through covenants proposed by the developer.

A City of Albuquerque



DEVELOPMENT PLAN REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: Greater Albuquerque Housing Partnership PHONE: 505-244-1614
 ADDRESS: 110 2nd Street SW, Suite 304 FAX: 505-244-0137
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: abqgahp@msn.com
 Proprietary interest in site: Owner
 AGENT (if any): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: Preliminary and Final Plat Approval VACATION OF 3' OF R.O.W, AND SIDEWALK 1/2 ROAD WITH VARIANCE.
 Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

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

Lot or Tract No. Tract E Block: _____ Unit: _____
 Subdiv. / Addn. New Mexico Credit Corporation
 Current Zoning: CS SD-2 C-3 LK Proposed zoning: _____
 Zone Atlas page(s): J-14 No. of existing lots: 1 No. of proposed lots: 13
 Total area of site (acres): 1.5322 Density if applicable: dwellings per gross acre: 8.5 dwellings per net acre: 10
 Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? _____
 UPC No. 101405847612743158. MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 824 Arno NE
 Between: Broadway and Edith NE and Lomas and Marble NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 03DRB-00804 SK

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 5/28/03

SIGNATURE [Signature] DATE _____
 (Print) Louis Kolker, Executive Director Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03DRB - -01818</u>	<u>PPA</u>	<u>S(2)</u>	<u>\$ 855</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>03DRB - -01819</u>	<u>VROW</u>	<u>✓</u>	<u>\$ 300⁰⁰</u>
<input checked="" type="checkbox"/> All case #s are assigned	<u>03DRB - -01820</u>	<u>Public Notif. Fee</u>	<u>✓</u>	<u>\$ 75⁰⁰</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	<u>03DRB - -01821</u>	<u>SV</u>	<u>✓</u>	<u>\$ 0</u>
<input checked="" type="checkbox"/> Case history #s are listed		<u>SDV</u>	<u>✓</u>	<u>\$ 0</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				<u>Total</u>
<input type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>Nov. 19th 03</u>			<u>\$ 1230⁰⁰</u>
<input checked="" type="checkbox"/> F.H.D.P. fee rebate (Yes)	<u>[Signature]</u> <u>10/22/03</u>	Project # <u>1002663</u>		

Planner signature / date

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE (Public Hearing Case)

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for dedicated and City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 24 copies
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule) \$300⁰⁰ + 75⁰⁰ Ad. Fee.
 - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

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

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.

Louis Koller
Applicant name (print)

Louis Koller 10/22/03
Applicant signature / date



Form revised April 2003

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

Application case numbers

03DRB - 01819

03ORB - 01820

03DRB - 0621

P. Berber 10/22/03
Planner signature / date

Project # 1002663

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
 - Proposed Infrastructure List
 - Design elevations & cross sections of perimeter walls
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Property owner's and City Surveyor's signature on the proposed plat
 - FORM DRWS Drainage Report, Water & Sewer availability statement filing information
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
 - Fee (see schedule) \$5500
 - Any original and/or related file numbers are listed on the cover application
- Preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)

MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)

MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)

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

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

MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

(Temporary sidewalk deferral uses FORM-V)

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

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

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

Louis Keller
Applicant name (print)

[Signature]
Applicant signature / date



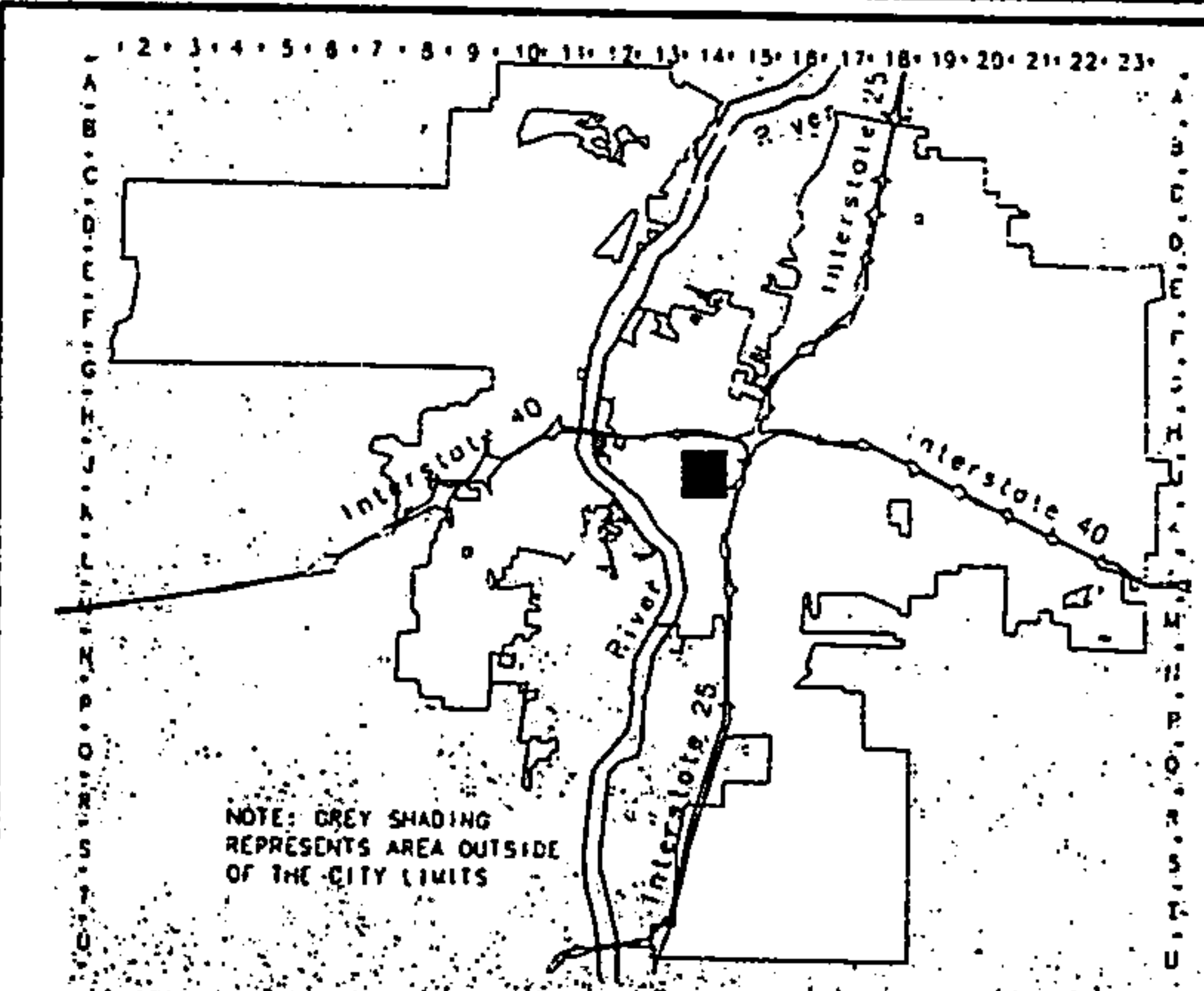
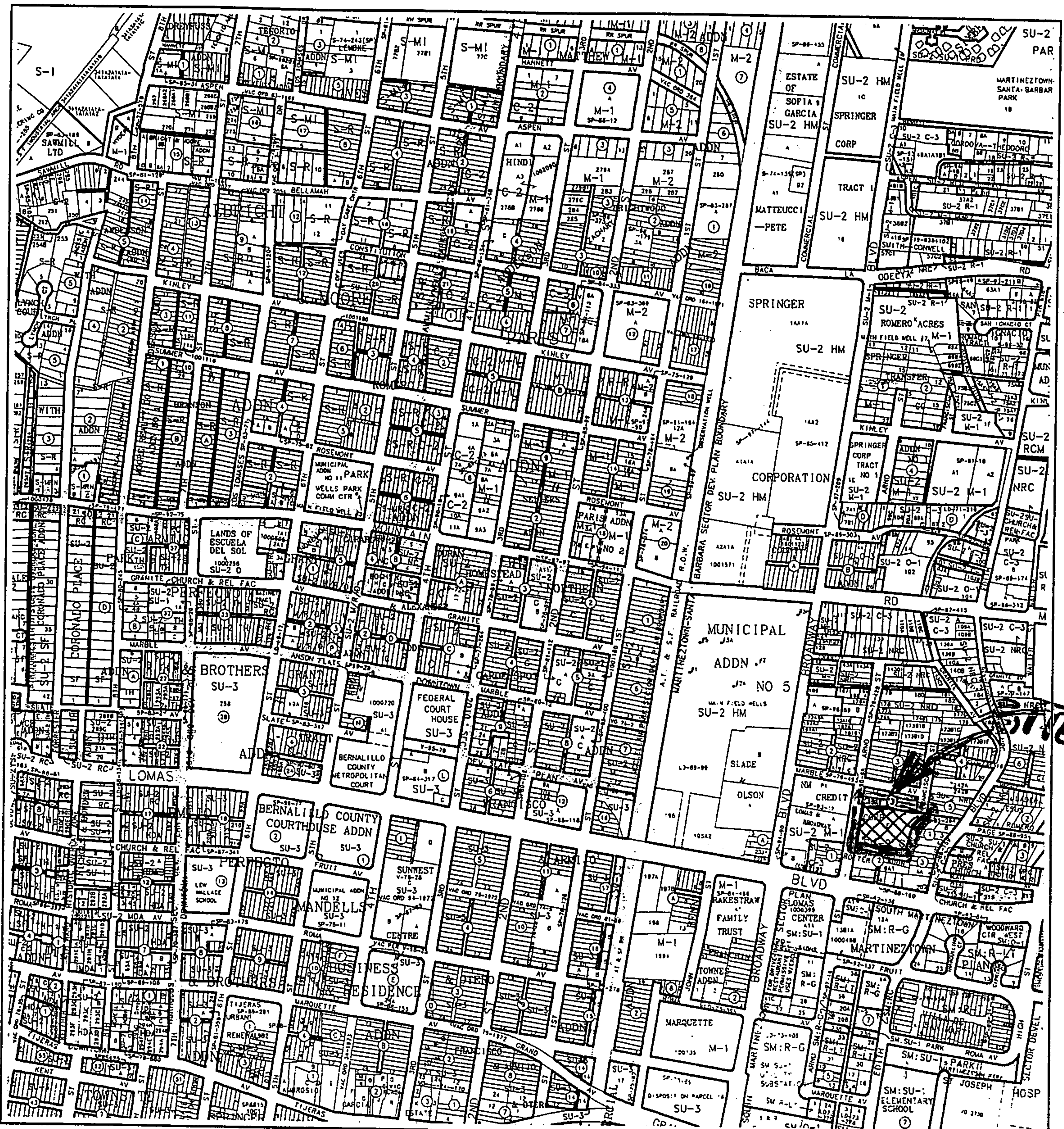
Form revised 10/03

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

Application case numbers
03DRB - _____ - 01818

[Signature] 10/22/03
Planner signature / date

Project # 1002663

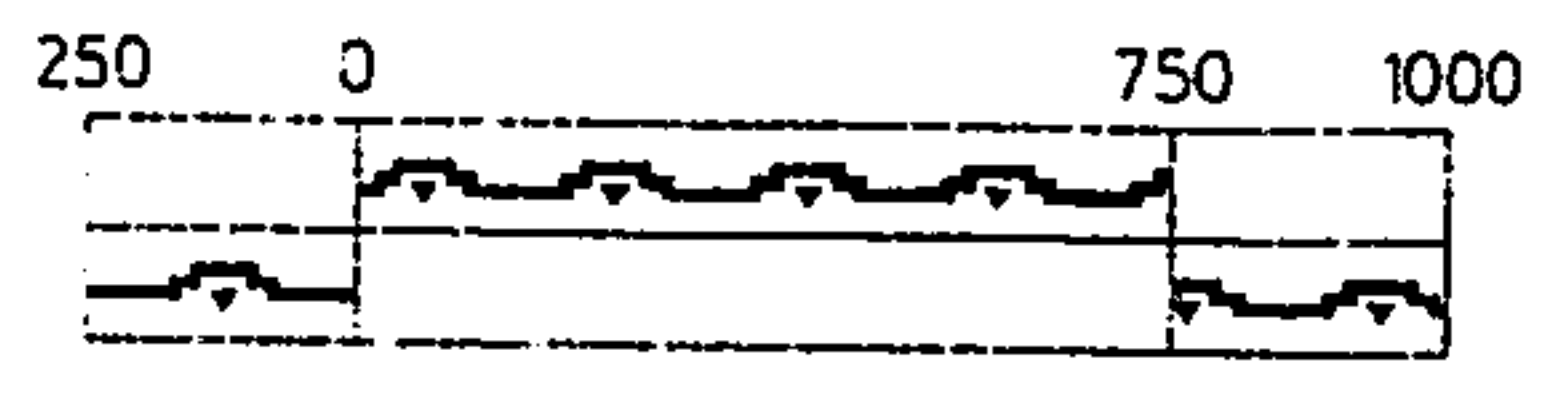


CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003

GRAPHIC SCALE IN FEET



Zone Atlas Page

J-14-Z

Map Amended through July 10, 2003



October 15, 2003

Planning Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

RE: Preliminary Plat Approval for the El Porvenir Subdivision

In conjunction with the preliminary plat approval of the El Porvenir Subdivision, a development of thirteen (13) new single family unattached homes at 824 Arno NE in the Santa Barbara/ Martineztown Neighborhood, the Greater Albuquerque Housing Partnership (GAHP) is requesting approval of the following:

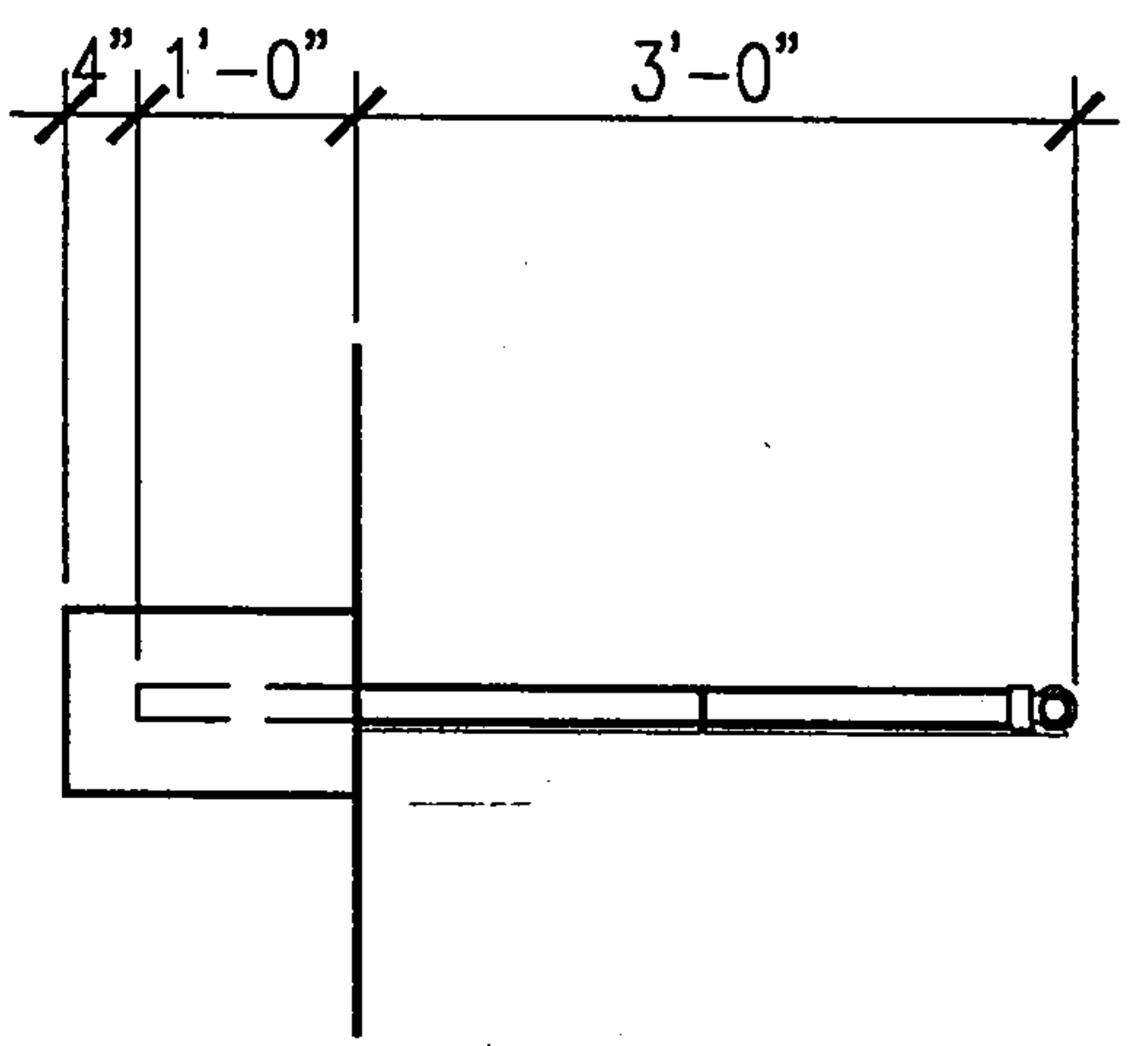
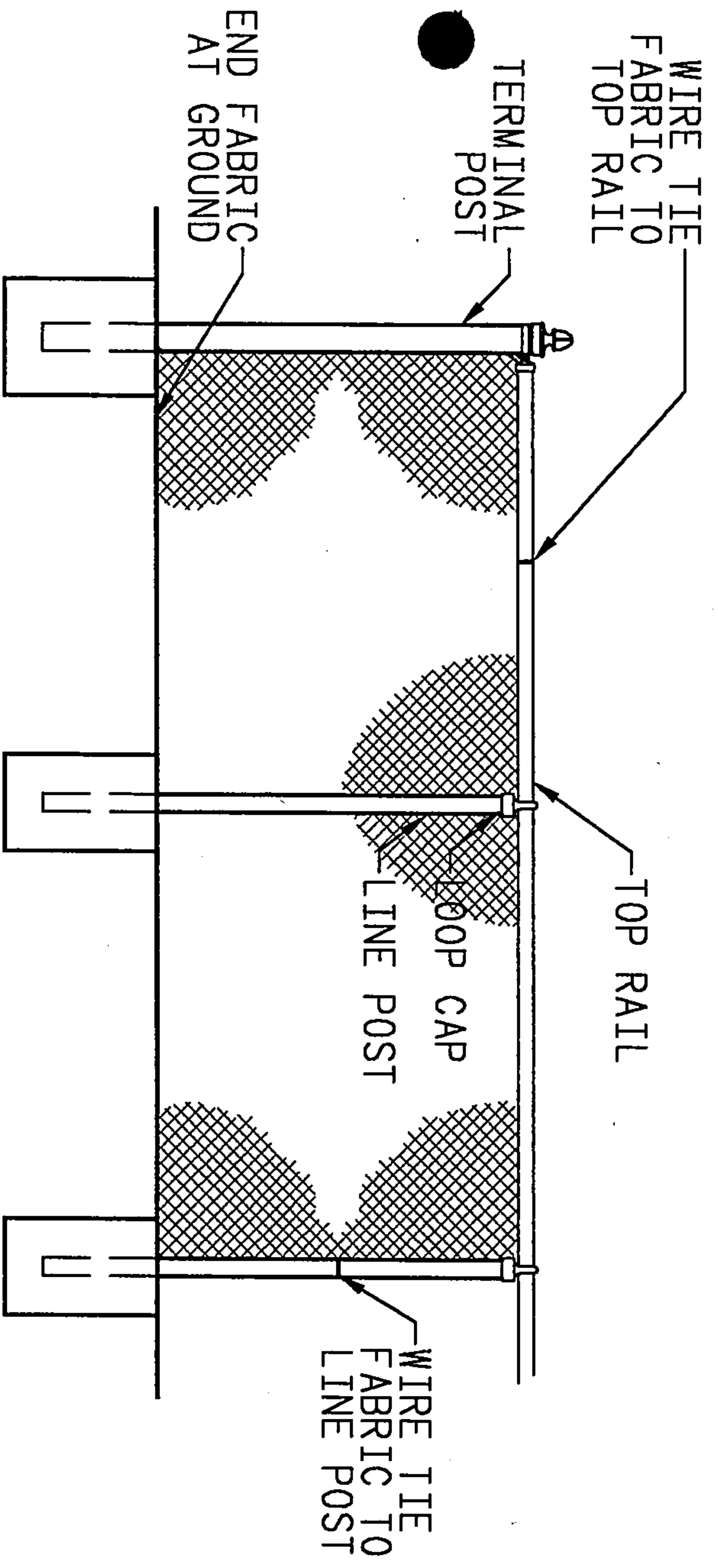
1. To vacate 3.0 feet along the eastern side of Arno Street adjacent to the length of the property at 824 Arno NE. The vacation would allow the GAHP to use the excess right-of-way in order to meet the minimum lot size requirements it needs to obtain thirteen lots for new affordable homes, and in no way alter the existing street pavement or sidewalks along Arno Street;
2. A variance from the sidewalk ordinance, to exempt the GAHP from having to provide a sidewalk along the last four (4) lots at the end of the Placido Martinez cul-de-sac; and,
3. A variance from the required minimum street pavement width of twenty-five (25) feet to twenty-four (24) feet, to allow the GAHP to provide a forty (40) foot right-of-way.

Over the past six (6) years, in an effort to stabilize and revitalize the Santa Barbara/ Martineztown Neighborhood, the GAHP has worked closely with the Santa Barbara/ Martineztown Neighborhood Association in developing twenty-seven (27) new affordable homes. Approval of this request will allow the GAHP to move forward in developing an additional thirteen (13) new homes and to address the neighborhood's desires to add more affordable home ownership opportunities. Thank you.

Yours truly,

Louis Kolker, Executive Director
Greater Albuquerque Housing Partnership

Cc: Christina Chavez-Apodaca
Robert Sanchez

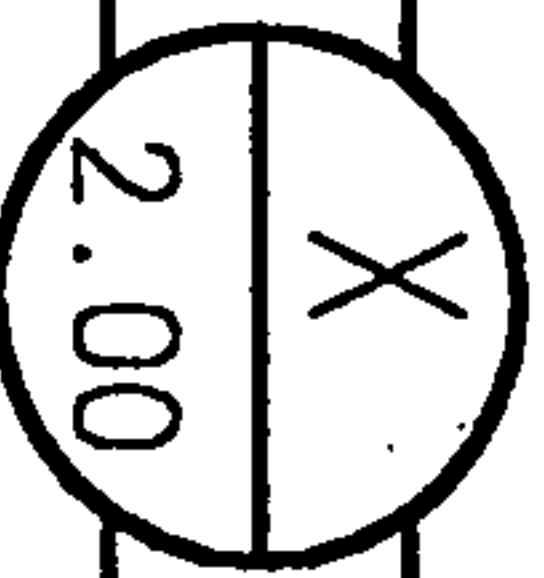


ELEVATION

SECTION

CHAIN LINK FENCE

ISAAC BENTON & ASSOCIATES AIA



N.T.S.

X-02-050.dwg

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 EL PORVENIR
AGIS MAP # J-14
LEGAL DESCRIPTION TRACTE
New Mexico Credit Corporation



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 8/ /03 [date].

Greater Albuquerque Housing Partnership
Louis Kolkar, Executive Director Applicant / Agent _____ Date
Charles A. Hunt _____ 10-22-03 Date
Hydrology Division Representative



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 4/ /03 [date].

Greater Albuquerque Housing Partnership
Louis Kolkar, Executive Director Applicant / Agent _____ Date
Roger Chen _____ 10/14/03 Date
Utilities Division Representative

Proj. # 1002663
DRB# 03 - 00804

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

APPLICANT: Greater Albuq. Housing Partnership Date of request: 1/1 Zone atlas page(s): J-14

CURRENT: Zoning C-3
Parcel Size (acres / sq.ft.) 1.5322

Legal Description - Lot or Tract # E Block #
Subdivision Name New Mexico Credit Corp.

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:

GENERAL DESCRIPTION OF ACTION: 1

- | | | | |
|-----------------------------------|-----|-----------------|----------------------------|
| No construction / development | [] | # of units - | <u>13</u> |
| New Construction | [X] | Building Size - | <u>910-1,250</u> (sq. ft.) |
| Expansion of existing development | [] | | |

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

Applicant or Representative [Signature] Date 10/16/03
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

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

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

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

Notes:

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

[Signature]
TRAFFIC ENGINEER

10-14-03
DATE

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

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

TIS - SUBMITTED 1/1 / 1 / _____ DATE
- FINALIZED 1/1 / 1 / _____ TRAFFIC ENGINEER _____ DATE

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH



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: October 8, 2003

TO CONTACT NAME: Louis Kalkel
 COMPANY/AGENCY: Greater Albuq. Housing Partnership
 ADDRESS/ZIP: 110 2nd St. SW Ste. 304 87102
 PHONE/FAX #: 244-1614 / 244-0137

Thank you for your inquiry of 10-8-03 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Tract E, New Mexico Credit Corp.
(located on 824 Arno NE
 zone map page(s) J-14

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

Santa Barbara-Martinez town

Neighborhood Association
 Contacts: Christena Chavez - Apodaca
517 Marble NE 87102
459-4521 (cell) 242-6290 (w)
Robert Sanchez
508 Aspen NE 87102
450-9136 (w)

Neighborhood Association
 Contacts: _____

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

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 Y. Carrera
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

7002 1000 0005 2955 2992

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

OFFICIAL USE
ALBUQUERQUE, NM 87102

Postage	\$ 0.37	UNIT ID: 0129
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	10/15/03

Postmark Here
Clerk: KN2F45

Sent To Roseli Sanchez
 Street, Apt. No.; or PO Box No. 506 Aspen NE
 City, State, ZIP+4 Albuquerque NM 87102

7002 1000 0005 2955 3005

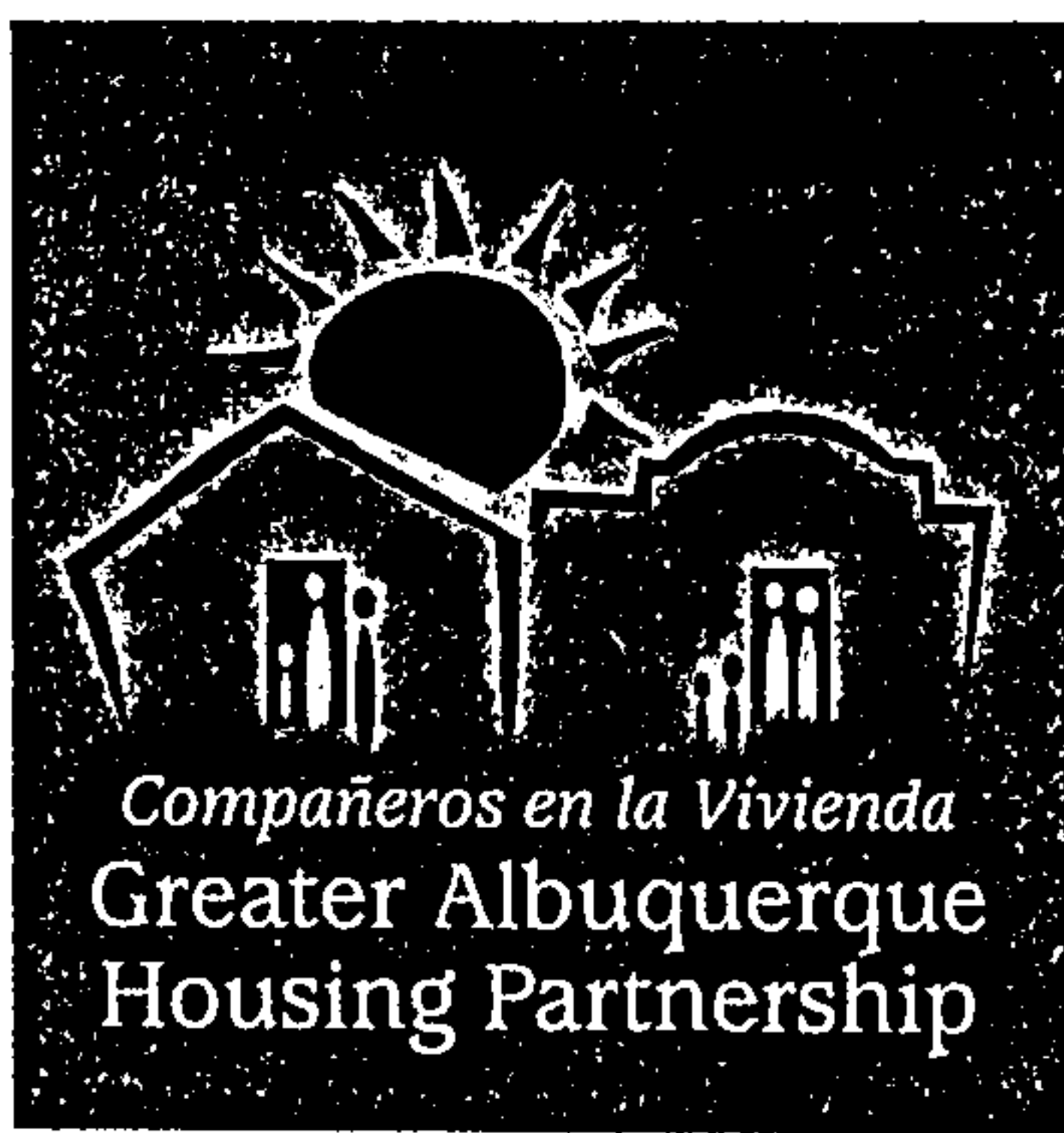
U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE
ALBUQUERQUE, NM 87102

Postage	\$ 0.37	UNIT ID: 0129
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	10/15/03

Postmark Here
Clerk: KN2F45

Sent To Christina Chavez-Aspaca
 Street, Apt. No.; or PO Box No. 517 Marble NE
 City, State, ZIP+4 Albuquerque NM 87102



October 15, 2003

Planning Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

RE: Preliminary Plat Approval for the El Porvenir Subdivision

In conjunction with the preliminary plat approval of the El Porvenir Subdivision, a development of thirteen (13) new single family unattached homes at 824 Arno NE in the Santa Barbara/ Martineztown Neighborhood, the Greater Albuquerque Housing Partnership (GAHP) is requesting approval of the following:

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Yours truly,

Louis Kolker, Executive Director
Greater Albuquerque Housing Partnership

Cc: Christina Chavez-Apodaca
Robert Sanchez

Current DRC
Project Number: _____

FIGURE 12

INFRASTRUCTURE LIST

EXHIBIT "A"

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

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

E.L. PORVENIR SUBDIVISION (Lots 1-13)

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

TRACT LETTERED "R" OF THE LOMAS AND BROADWAY AREA

Date Submitted: 10/22/03
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: 1002663
DRB Application No.: 03 DRB 00304

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantees. 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 Crst Engineer
<input type="checkbox"/>	<input type="checkbox"/>		<u>Maintable Curb & Gutter</u>	<u>Placido Martinez St</u>	<u>Arno St.</u>	<u>Cul-De-Sac</u>	<u>1</u>	<u>1</u>	<u>1</u>
<input type="checkbox"/>	<input type="checkbox"/>	<u>24" F-F</u>	<u>Permanent Paving</u>	<u>Placido Martinez St</u>	<u>Arno St.</u>	<u>Cul-De-Sac</u>	<u>1</u>	<u>1</u>	<u>1</u>
<input type="checkbox"/>	<input type="checkbox"/>	<u>8"</u>	<u>Sanitary Sewer Line</u>	<u>Placido Martinez St</u>	<u>Arno St.</u>	<u>Cul-De-Sac</u>	<u>1</u>	<u>1</u>	<u>1</u>
<input type="checkbox"/>	<input type="checkbox"/>	<u>6"</u>	<u>Water Line</u>	<u>Placido Martinez St</u>	<u>Arno St.</u>	<u>Franciscan Street</u>	<u>1</u>	<u>1</u>	<u>1</u>
<input type="checkbox"/>	<input type="checkbox"/>						<u>1</u>	<u>1</u>	<u>1</u>
<input type="checkbox"/>	<input type="checkbox"/>						<u>1</u>	<u>1</u>	<u>1</u>
<input type="checkbox"/>	<input type="checkbox"/>						<u>1</u>	<u>1</u>	<u>1</u>
<input type="checkbox"/>	<input type="checkbox"/>						<u>1</u>	<u>1</u>	<u>1</u>

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Engr
							/	/	/
							/	/	/
							/	/	/
							/	/	/

NOTES

- 1 _____
- 2 _____
- 3 _____

AGENT / OWNER DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Louis Kolker
 NAME (print)
 Greater Albuquerque Housing Partnership
 FIRM
Louis Kolker 10/16/03
 SIGNATURE - date

ORB CHAIR - date _____

TRANSPORTATION DEVELOPMENT - date _____

UTILITY DEVELOPMENT - date _____

PARKS & GENERAL SERVICES - date _____

AMAFCA - date _____

CITY ENGINEER - date _____

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

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT / OWNER

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

G.A.H.P.

AGENT

Louis Kolker Ex. Dir.

ADDRESS

110^{2nd} St. SW ste 304 87110

PROJECT NO.

1002663

APPLICATION NO.

D3DRP-01818-19 & X

\$ 1155 441006 / 4983000 (DRB Cases)

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

\$ 75⁰⁰ 441018 / 4971000 (Notification)

\$ 1230⁰⁰ Total amount due

GREATER ALBUQUERQUE HOUSING PARTNERSHIP

2ND STREET SW ROOM 304
ALBUQUERQUE, NM 87102
(505) 244-1614

WELLS FARGO BANK NEW MEXICO NA
ALBUQUERQUE, NM 87103

004285

95-219
1070

10/16/2003

PAY TO THE
ORDER OF

City of Albuquerque
Treasury Division

\$ **1,230.00

One Thousand Two Hundred Thirty and 00/100 ***** DOLLARS

DUPLICATE

City of Albuquerque
TWO (2) SIGNATURES REQUIRED IF OVER \$250.00
Treasury Division

10/22/2003 9:00AM LOC: ANNX

RECEIPT# 00014430 WSH# 007 TRANS# 0004

ACCOUNT 441018 FUND 0110

Activity 4971000 TRSLJS

Branch # 1,230.00
J24 Misc \$75.00
CK 10/28/02 \$1,230.00
CHANGE \$0.00

⑈00285⑈ ⑆107002192⑆ 13511

MEMO

Preliminary Plat Fees FOR EL PORVENIR

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from November 4th 03 to Nov. 19th 2003

5. REMOVAL

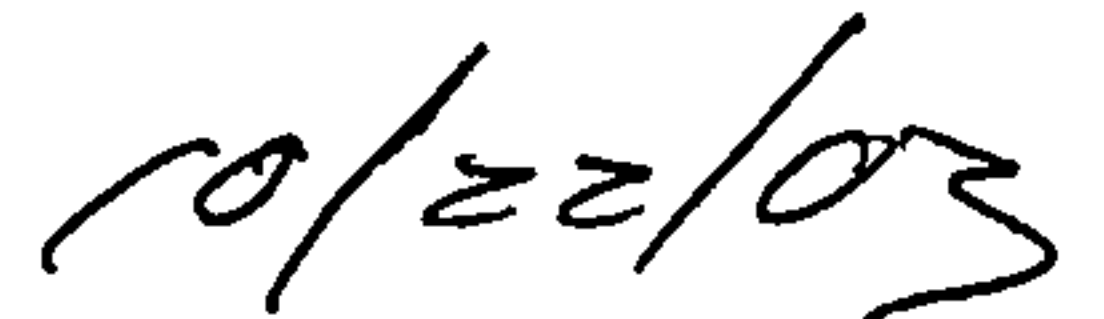
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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




(Applicant or Agent)

EXECUTIVE DIRECTOR



(Date)

I issued 2 signs for this application, 10-22-03,  (Date) (Staff Member)

DRB PROJECT NUMBER: 1002663

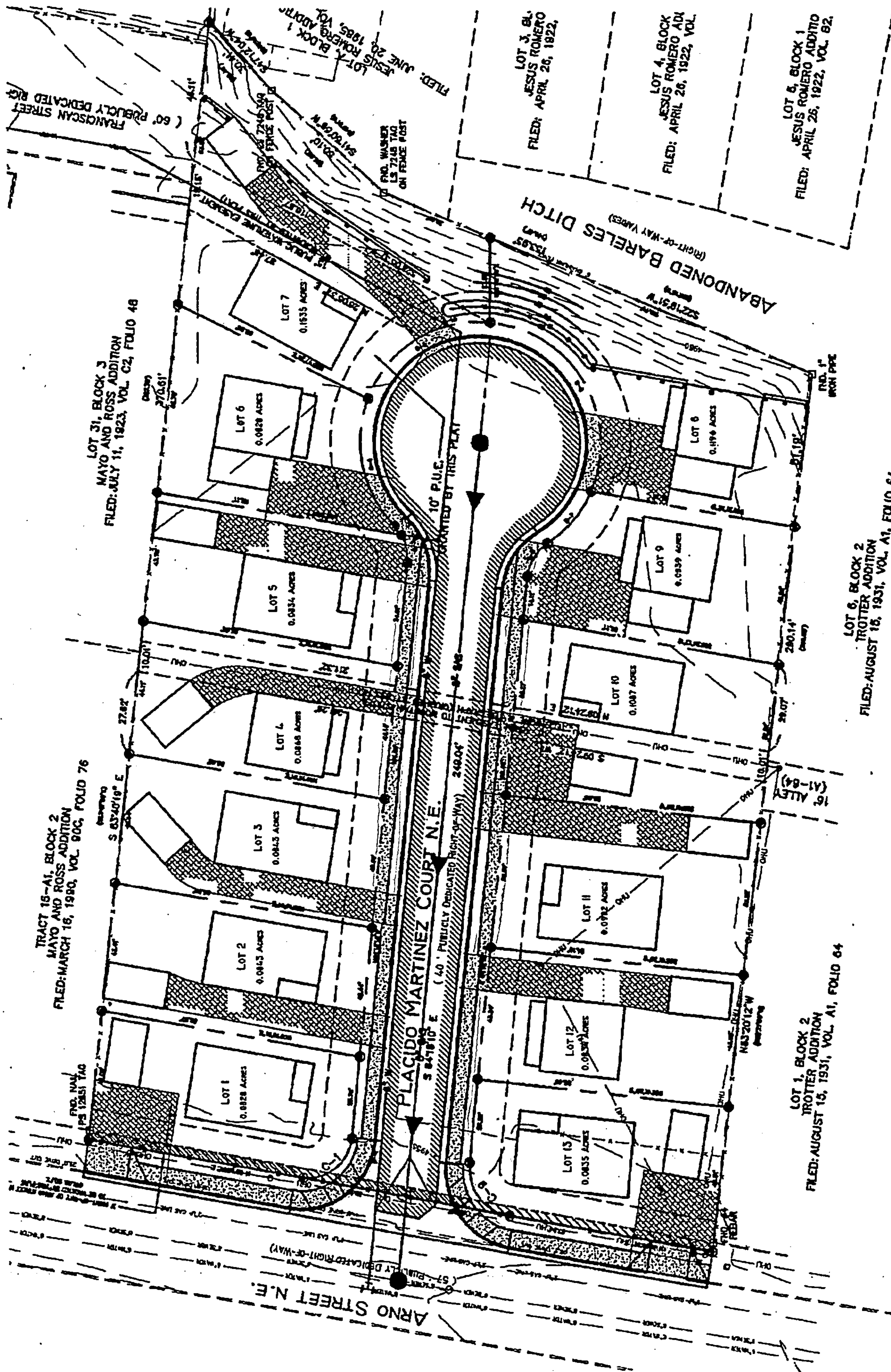


Exhibit c
11/29/03

Project # 1002663

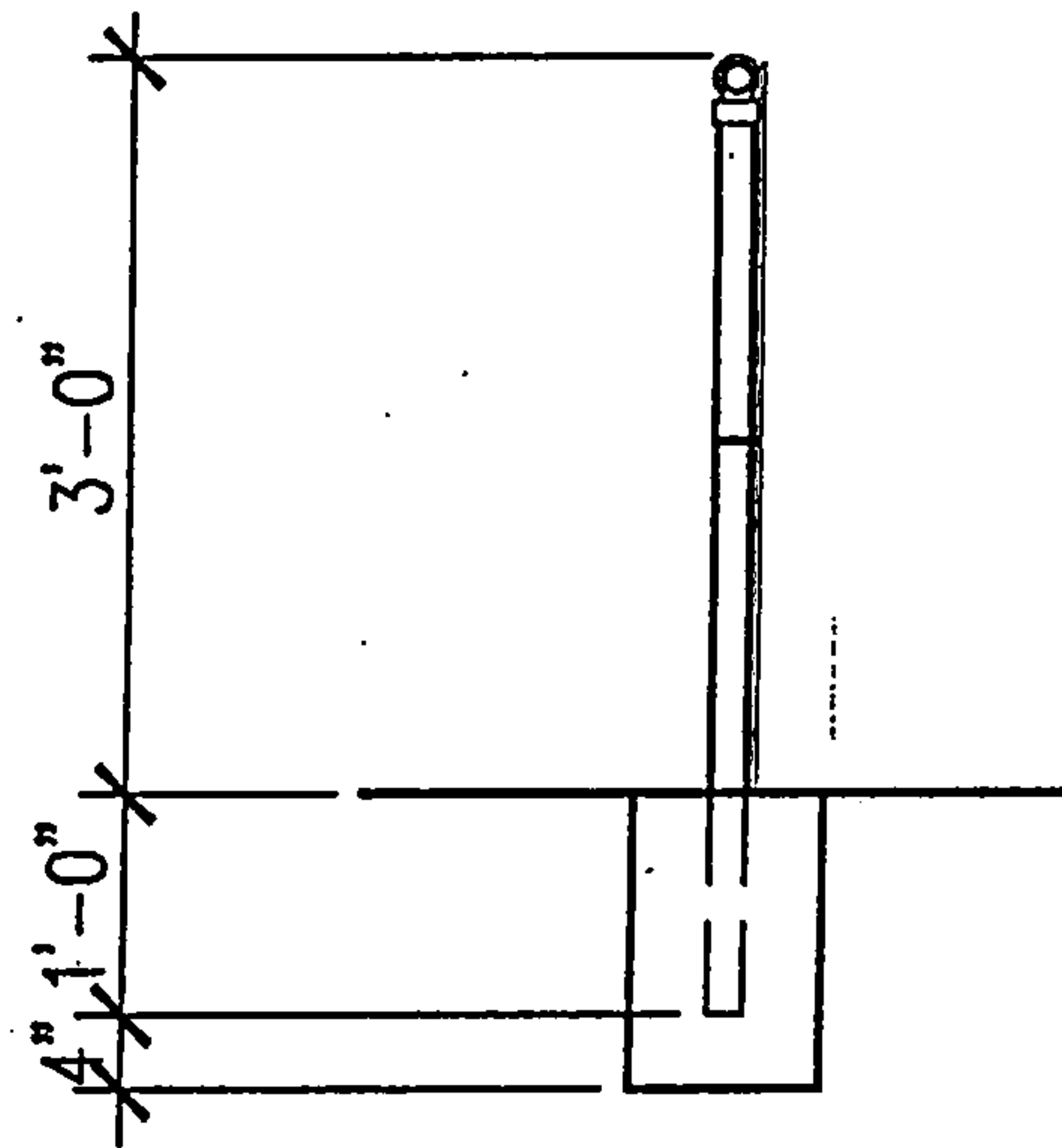
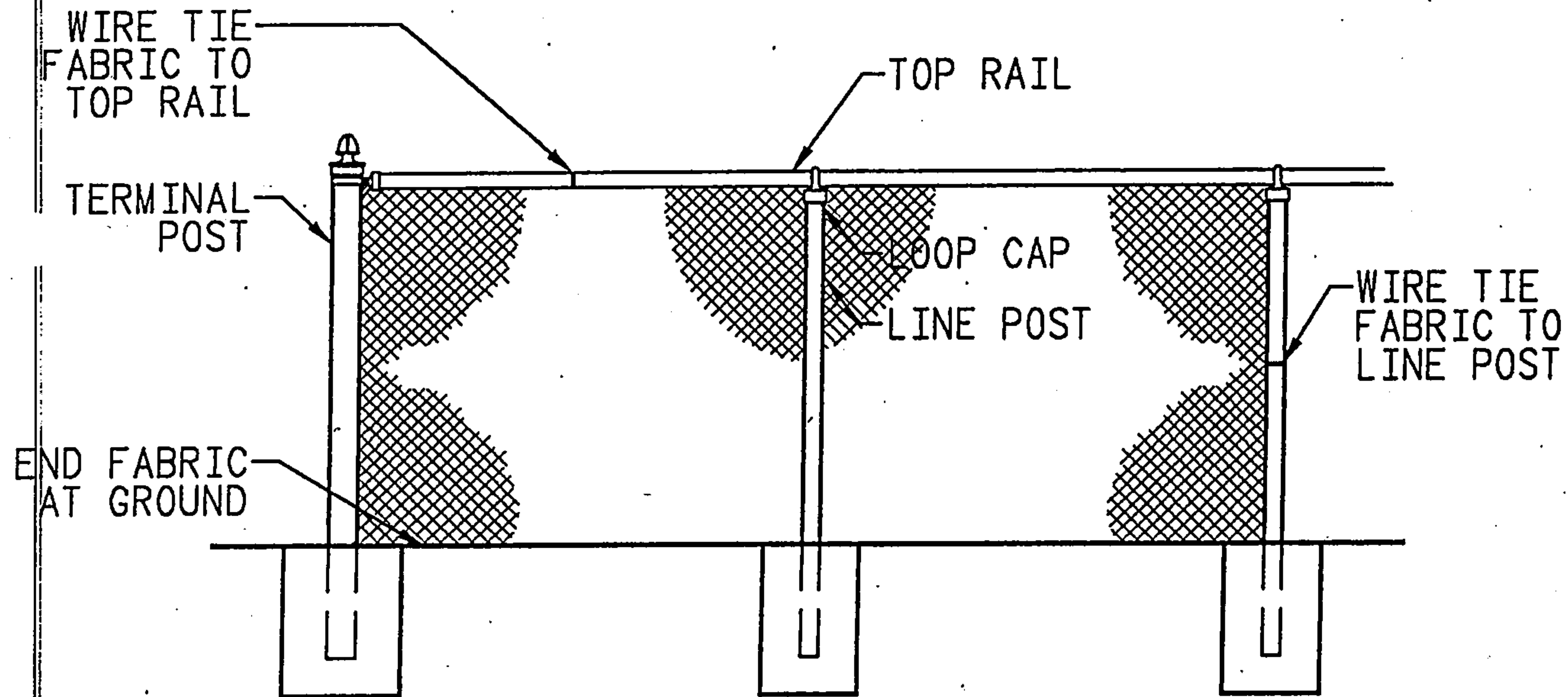
LOT 1, BLOCK 2
 TROTTER ADDITION
 FILED: AUGUST 15, 1931, VOL. A1, FOLIO 64

LOT 6, BLOCK 2
 TROTTER ADDITION
 FILED: AUGUST 15, 1931, VOL. A1, FOLIO 64

SUBDIVISION - EL PORVENIR

PROJECT NUMBER - 1002663

CLOSEST INTERSECTION - LOMAS ARNO NE



ELEVATION

Perimeter Wall Approved
Sharon Watson
DKB/SHW
11/13/03
Date

SECTION

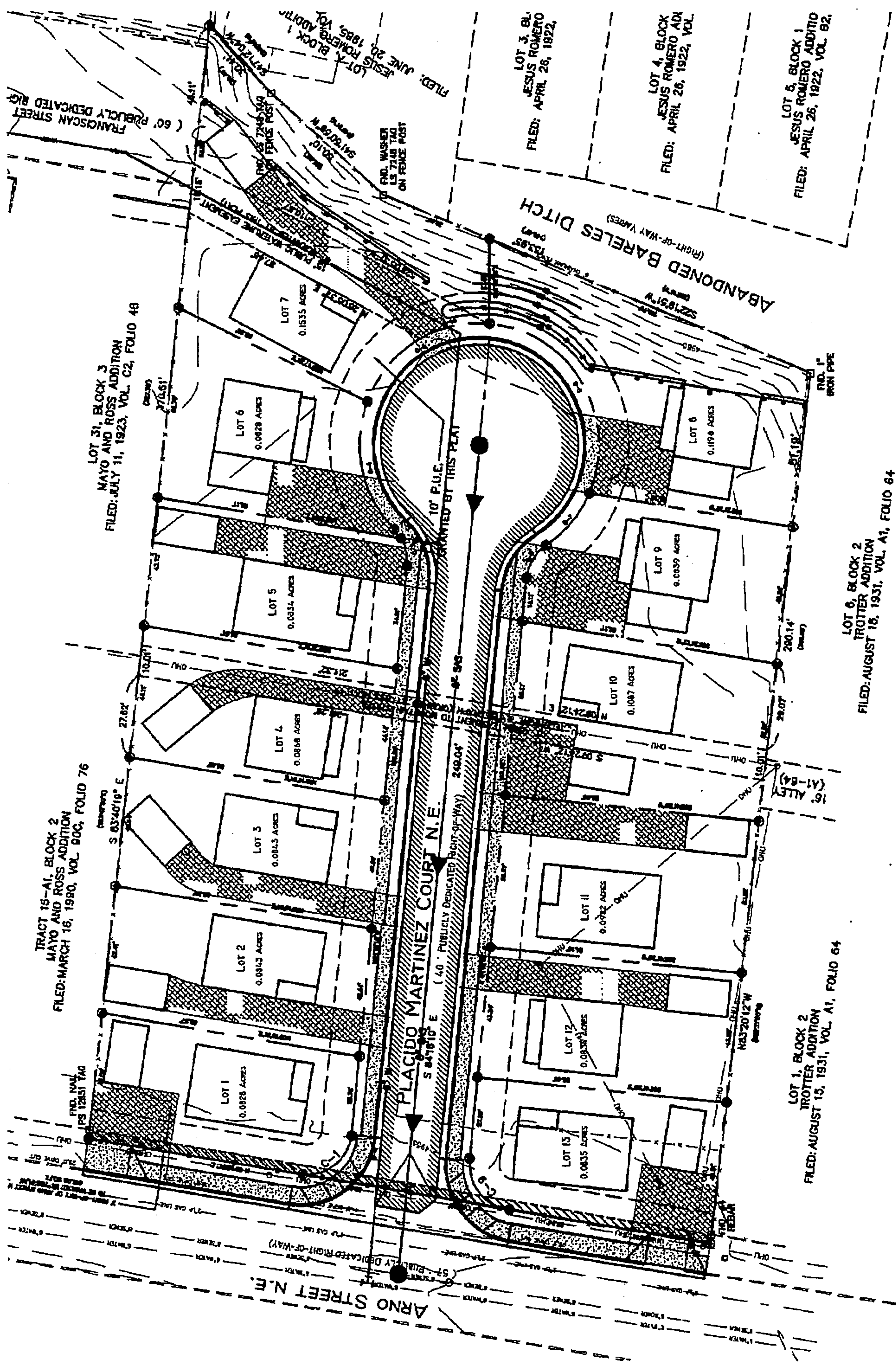
CHAIN LINK FENCE

X
2.00

N.T.S.

ISAAC BENTON & ASSOCIATES AIA

X-02-050.dwg



TRACT 15-A1, BLOCK 2
MAYO AND ROSS ADDITION
FILED: MARCH 16, 1980, VOL. 90C, FOLIO 76

LOT 31, BLOCK 3
MAYO AND ROSS ADDITION
FILED: JULY 11, 1923, VOL. C2, FOLIO 48

LOT 3, BL.
JESUS ROMERO
FILED: APRIL 26, 1922,

LOT 4, BLOCK
JESUS ROMERO ADI
FILED: APRIL 26, 1922, VOL

LOT 5, BLOCK 1
JESUS ROMERO ADDITIO
FILED: APRIL 26, 1922, VOL. 82.

LOT 6, BLOCK 2
TROTTIER ADDITION
FILED: AUGUST 15, 1931, VOL. A1, FOLIO 64

LOT 1, BLOCK 2
TROTTIER ADDITION
FILED: AUGUST 15, 1931, VOL. A1, FOLIO 64

ARNO STREET N.E.

PLACIDO MARTINEZ COURT N.E.
S 24°10' E (40' PUBLICLY DEDICATED RIGHT-OF-WAY) 240.04'

ABANDONED BARELES DITCH
(RIGHT-OF-WAY VARIES)

FRANCISCAN STREET
(60' PUBLICLY DEDICATED RIG

SU-2
AC ORD 125-1972
SU-2
18
6

LD-89-99
196
195A2

SLADE
&
OLSON
A
3
A
203A

MARBLE SP-79-495
NM P1
CREDIT
SP-93-17
LOMAS &
BROADWAY
SU-2 M-1
SU-2
1
B
C-3

3
AV
FRANCISCAN
SU-2
5
15A1
CORP
E
TO BE VACATED
SU-2 C-3
1
3
2A
TER
2
ADDN
9A1
4A
3
SP-88-159
SP-88-150
CHUR

SU-3
17
C ORD 125-136
16
AT & SF RR
15
SP-92-276
ADDN
2

197A
197B
A
198
13
M-1
EXHIBIT
Date 11/19/03
16
ADDN
2
ROMA
6
3
BRATUNA
NO 2
5
GOMVE

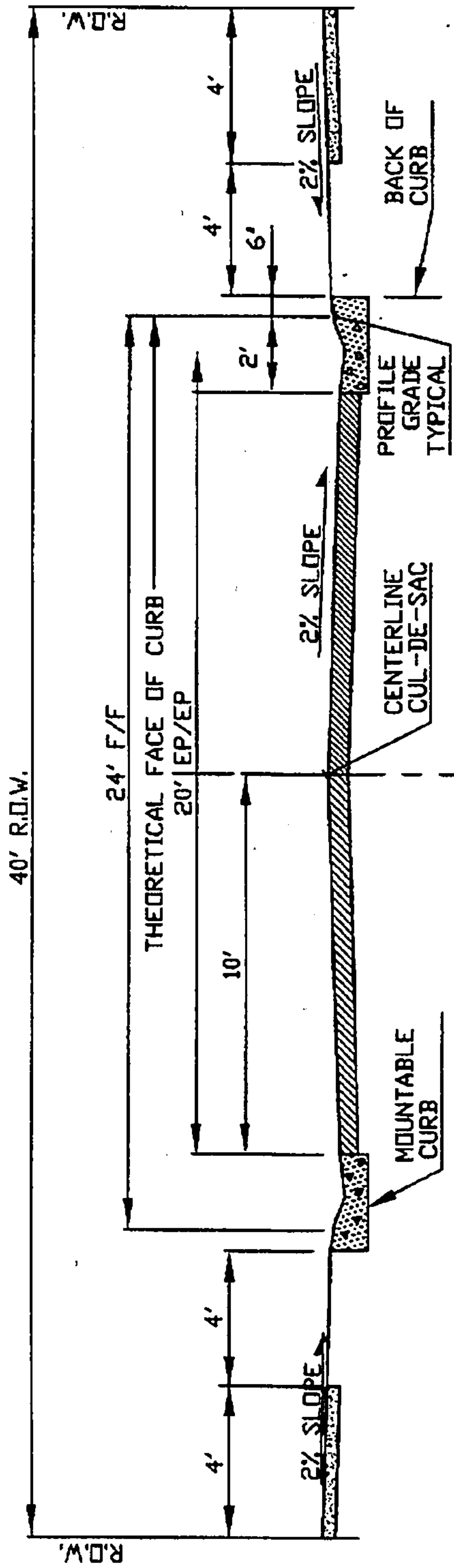
LOMAS
BLVD
M-1
SP-84-488
RAKESTRAW
A1
FAMILY
TRUST
FRANCHIN
TOWNE'S
ADDN
1
2
2
4
LD-73-395

LOMAS
CENTER
SP-93-192
A1
SM:SU-1
FOR
DERLY
OUSING
11
SM:
R-G
26
27
4

SP-92-136
SM:R-G
13A
13B1
MARTINEZ TOWN
24
23
FRUIT
SP-92-137
SM:R-G
14
SM:
R-G
7
SM:RC

SM:R-G
SP-97-18
SM:
R-LT
38
36
20A
208
230
SM:
R-LT
33
SM:
R-LT
28
SM:SU-1
PARK
VILLA
SAN MA

LD-73-408
SM:R-G



TYPICAL RESIDENTIAL STREET PAVING SECTION PER C.O.A. DWG 2405
BEGINS 95 FEET EAST OF ARNO STREET (LOOKING EAST)



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

Development Review Board Comments

Project Number: 1002663
Application Number: 03DRB-00804

DRB Date: 5/28/03
Item Number: 22

Subdivision:

Tract E, NM Credit Corporation

Zoning: SU2 for C3

Zone Page: J-14

New Lots (or units) : 13


Request for:

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

Parks and Recreation Comments:

No park dedication requirement because site is in the Central Urban Comprehensive Plan Area.

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

Signed: 

Christina Sandoval, (PRD)

Phone: 768-5328

CITY OF ALBUQUERQUE
Planning Department
Development Review Board
May, 28, 2003 Comments

Item : 22

Project : 1002633

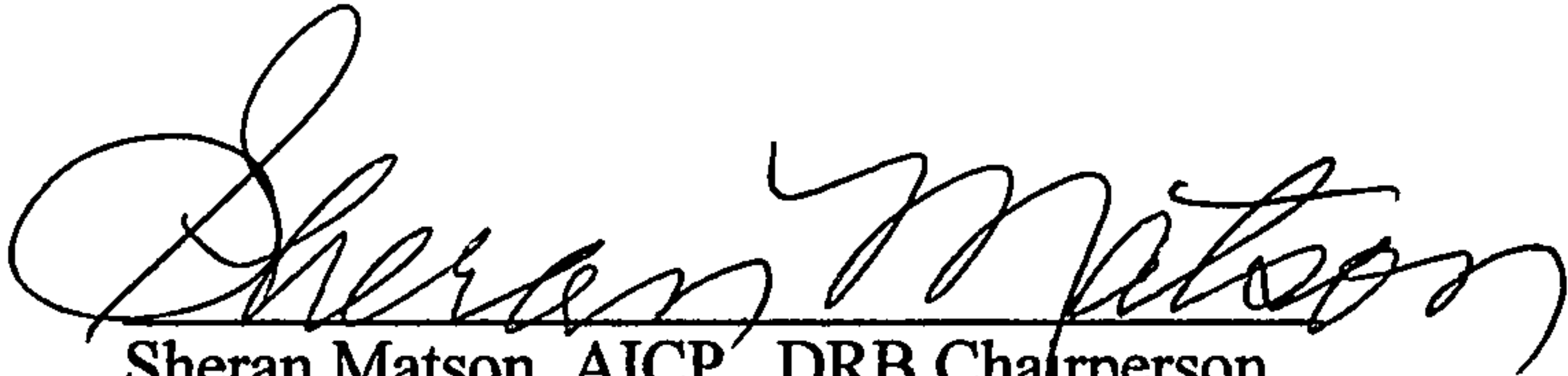
Application : 03DRB-00804

RE : NM Credit Corporation

A zone change is required for this proposed development. Please schedule a pre-application meeting with the EPC planners by calling 924-3860.

What are the existing surrounding land uses?

What residential zone would you want to apply to this property?


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

Sec 8.75
of
Martinez
Plan.

Planning
RT in R-2

W/out zone change



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002663

Item No. 22

Zone Atlas J-14

DATE ON AGENDA 5-28-03

INFRASTRUCTURE REQUIRED (x)YES ()NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

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

No.	Comment
<input type="checkbox"/>	The standard street improvements are required on an infrastructure list.
<input type="checkbox"/>	The streets need to meet the requirements of the DPM.

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



City of Albuquerque
CITY OF ALBUQUERQUE, NEW MEXICO 87103
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: 1002663

AGENDA ITEM NO: 22

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: May 28, 2003

A City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: Greater Albuquerque Housing Partnership PHONE: 244-1614
 ADDRESS: 110 2nd St. SW, Suite 304 FAX: 244-0137
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: ABQGAHP@MSN.COM
 Proprietary interest in site: _____
 AGENT (if any): _____ PHONE: 3856480
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: Sketch Plat Review and Comment

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

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

Lot or Tract No. Tract. E Block: _____ Unit: _____
 Subdiv. / Addn. NM Credit Corp
 Current Zoning: C2 SU2 for C3 Proposed zoning: _____
 Zone Atlas page(s): J-14-Z No. of existing lots: 1 No. of proposed lots: 13
 Total area of site (acres): 1.5982 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? No
 UPC No. 101405847612743158 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 824 Arno NE
 Between: Arno St. & Edith Blvd. and Lomas Blvd, & Marble Ave.

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 Rose Perez DATE _____
 (Print) Louis Kolker Rose Perez for Applicant Agent

9/1/3/03

FOR OFFICIAL USE ONLY

Form revised September-2001

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03 DRA</u> <u>00809</u>	<u>SK</u>	<u>S3</u>	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$ <u>0</u>

Hearing date MAY 28 2003

Project # 1002663

AM 5/19/03
 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.
 - 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.

Rose Lopez Perez
Applicant name (print)

RP 5-20-03
Applicant signature / date



Form revised MARCH 2003

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- | | | |
|--------------------------|---------------|---------------|
| Application case numbers | <u>03 DRB</u> | <u>-00804</u> |
| | <u>-</u> | <u>-</u> |
| | <u>-</u> | <u>-</u> |

JM 5/19/03
Planner signature / date

Project #



March 31, 2003

Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87102

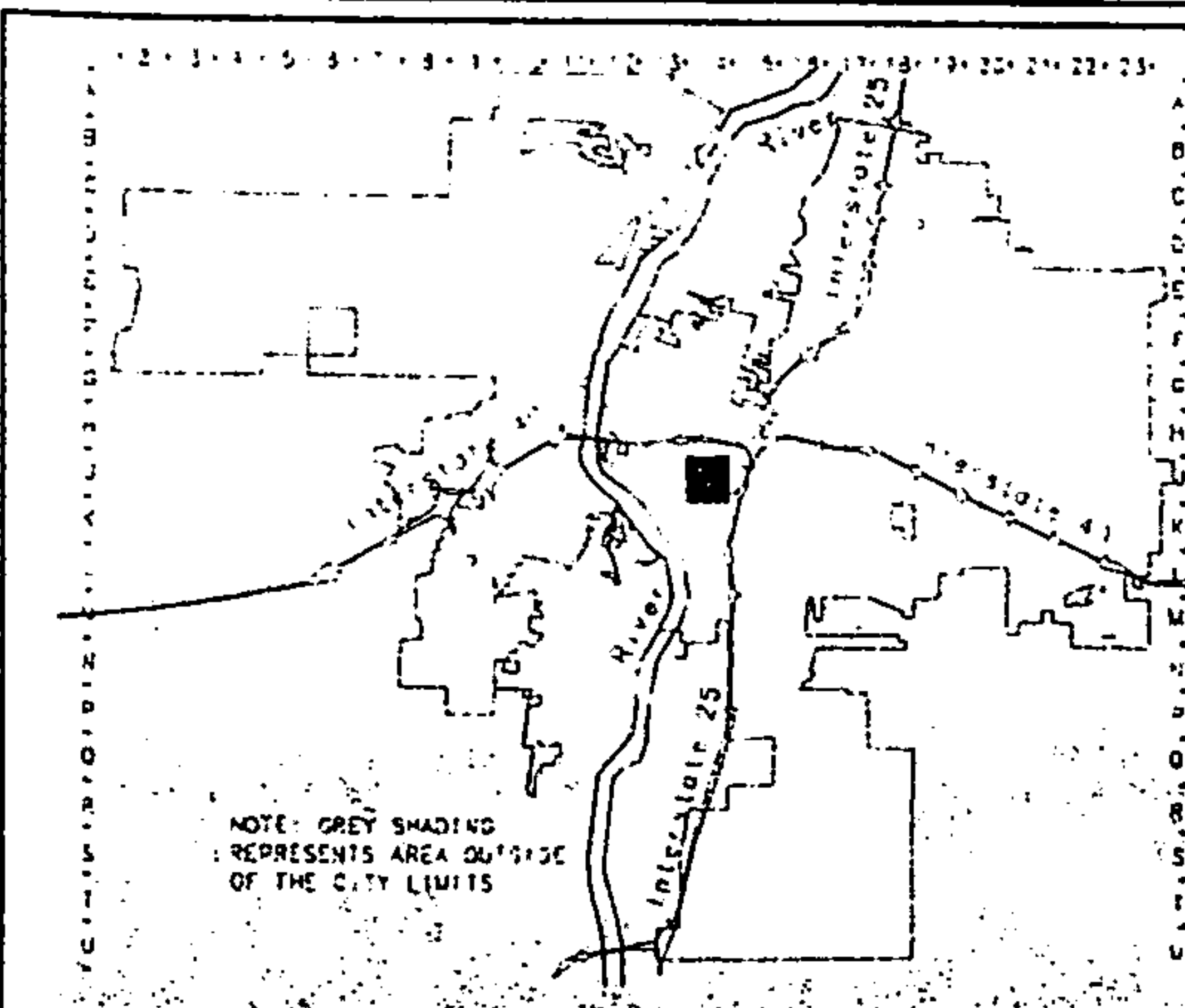
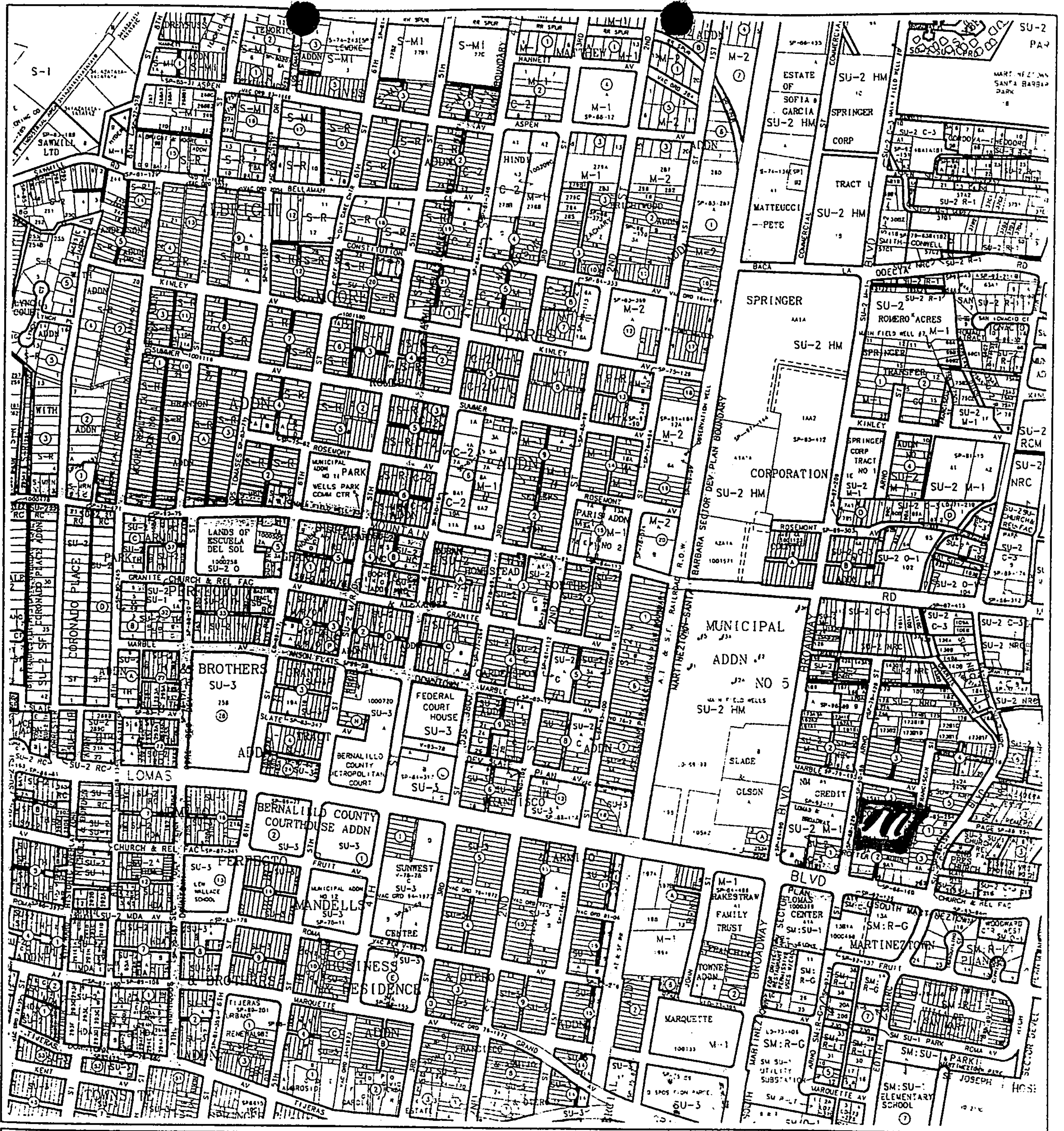
RE: Sketch Plat Review and Comment on Tract R, Lomas and Broadway Area

The Greater Albuquerque Housing Partnership (GAHP) is requesting approval to subdivide Tract R, Lomas and Broadway Area into thirteen (13) lots to build thirteen (13) unattached single-family homes on the now unutilized lot with vacant building.

Over the past six (6) years, in an effort to stabilize and revitalize the Santa Barbara/Martineztown Neighborhood, GAHP has worked with the Santa Barbara/Martineztown Neighborhood Association in developing over twenty-six (26) other new affordable homes in the Santa Barbara/Martineztown Neighborhood. Approval of this request will allow the GAHP to move forward in developing an additional thirteen (13) new homes and to address the neighborhood's desires to add more affordable home ownership opportunities. Thank you.

Sincerely,

Louis Kolker
Executive Director



CITY OF
Albuquerque
A G I S
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2003

GRAPHIC SCALE IN FEET
150 0 750 1000

Zone Atlas Page

J-14-Z

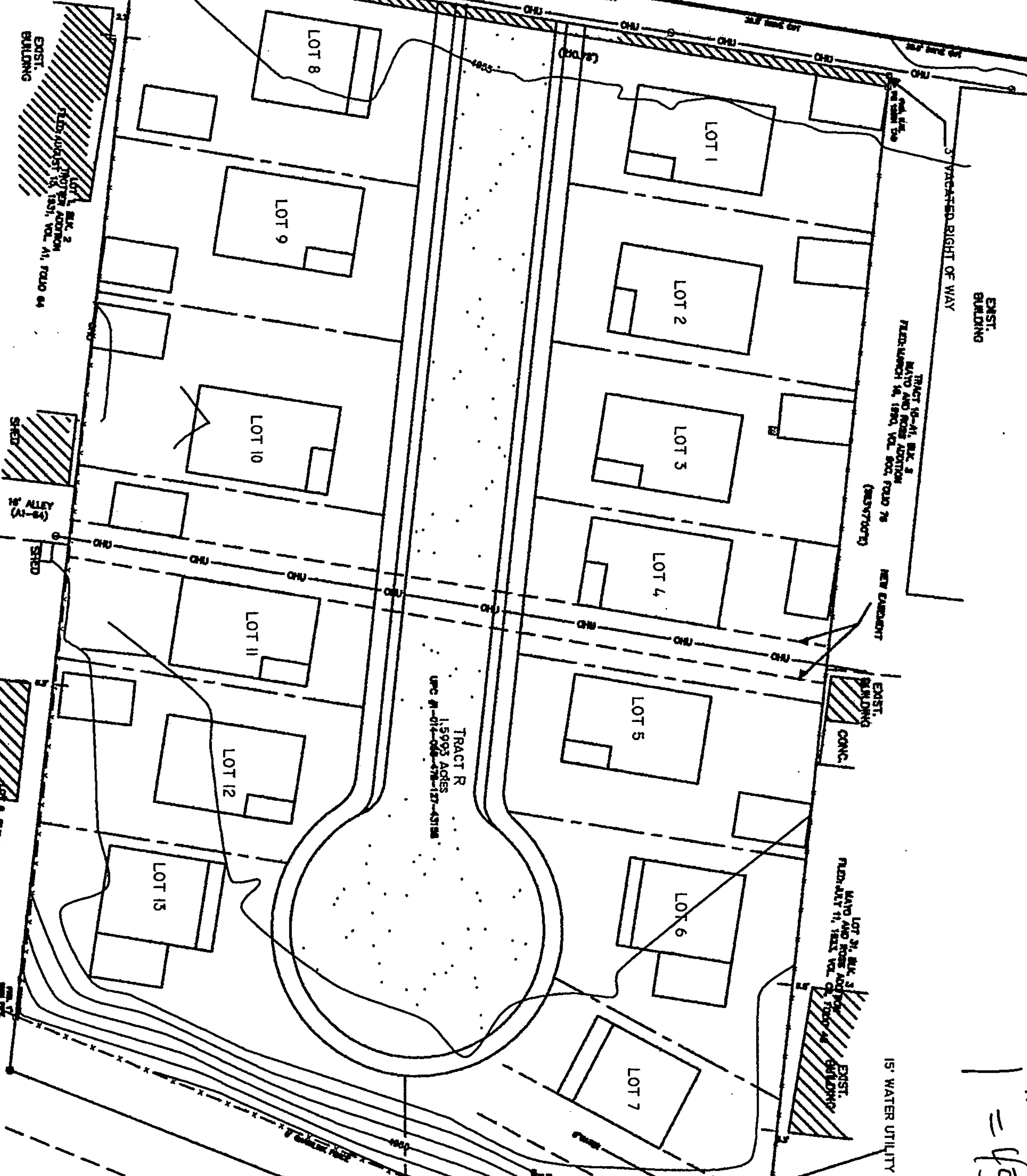
Map Amended through January 21, 2003

824 ARNO STREET N.E.
(60' PUBLICLY DEDICATED RIGHT-OF-WAY)

EXIST. BUILDING
TRACT 10-41, BLK. 2
FILED: AUGUST 16, 1931, VOL. A1, P. 64

16' ALLEY
(A1-84)

EXIST. BUILDING
TRACT 10-41, BLK. 2
FILED: AUGUST 16, 1931, VOL. A1, P. 64



TRACT 10-41, BLK. 2
FILED: MARCH 16, 1929, VOL. 80, P. 76

NEW EASEMENT

EXIST. BUILDING
CONC.

LOT 31, BLK. 2
FILED: MAY 11, 1921, VOL. 44, P. 70

15' WATER UTILITY EASEMENT.

FRANCISCAN STREET N.E.
(60' PUBLICLY DEDICATED RIGHT-OF-WAY)

1" = 45'

LOT 5, BLOCK 1
FILED: APRIL 26, 1922, VOL. 82, P. 80

LOT 4, BLOCK 1
FILED: APRIL 26, 1922, VOL. 82, P. 80

LOT 3, BLOCK 1
FILED: APRIL 26, 1922, VOL. 82, P. 80

EXIST. BUILDING



1002663

