

2668

AGIS ELECTRONIC PLAT APPROVAL FORM

DRB Project Case # 1002668
 Subdivision Name Vista Magnifica
 Surveyor Timothy Aldrich
 Company/Agent Aldrich Land Surveying
 Contact Person _____ Phone # _____ email _____

DXF Received Date: 9/16/04
 Hard-Copy Date: _____

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

Neal Weinberg 9/16/04
 Approved Date

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

AGIS Use Only		
Copied cov <u>2668</u> to agiscov.	Date: <u>9/16/04</u>	Contact person Notified on: <u>via email</u>

H-22-Z

H-23-Z

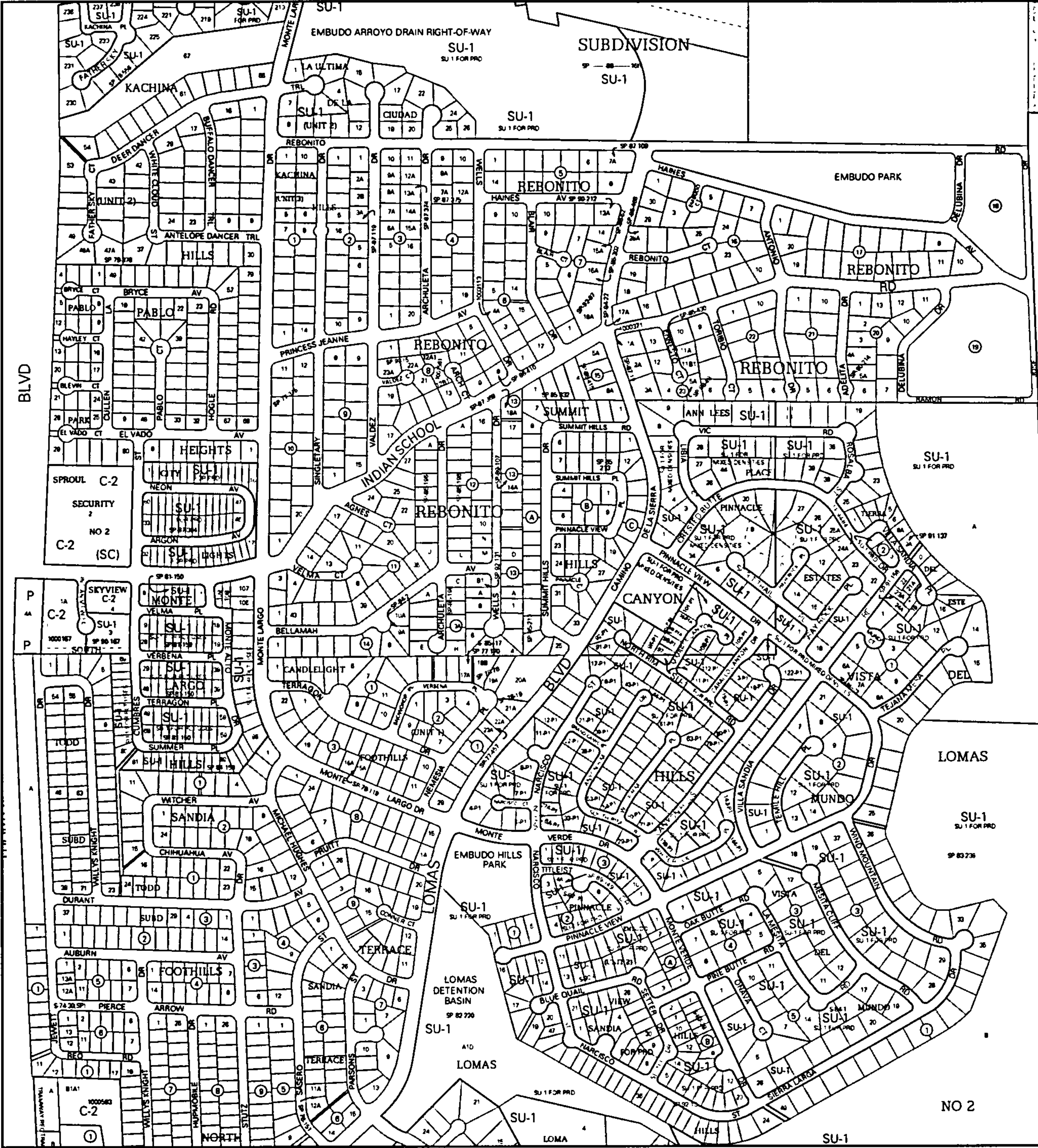
H-24-Z

J-22-Z

J-24-Z

K-22-Z

K-24-Z



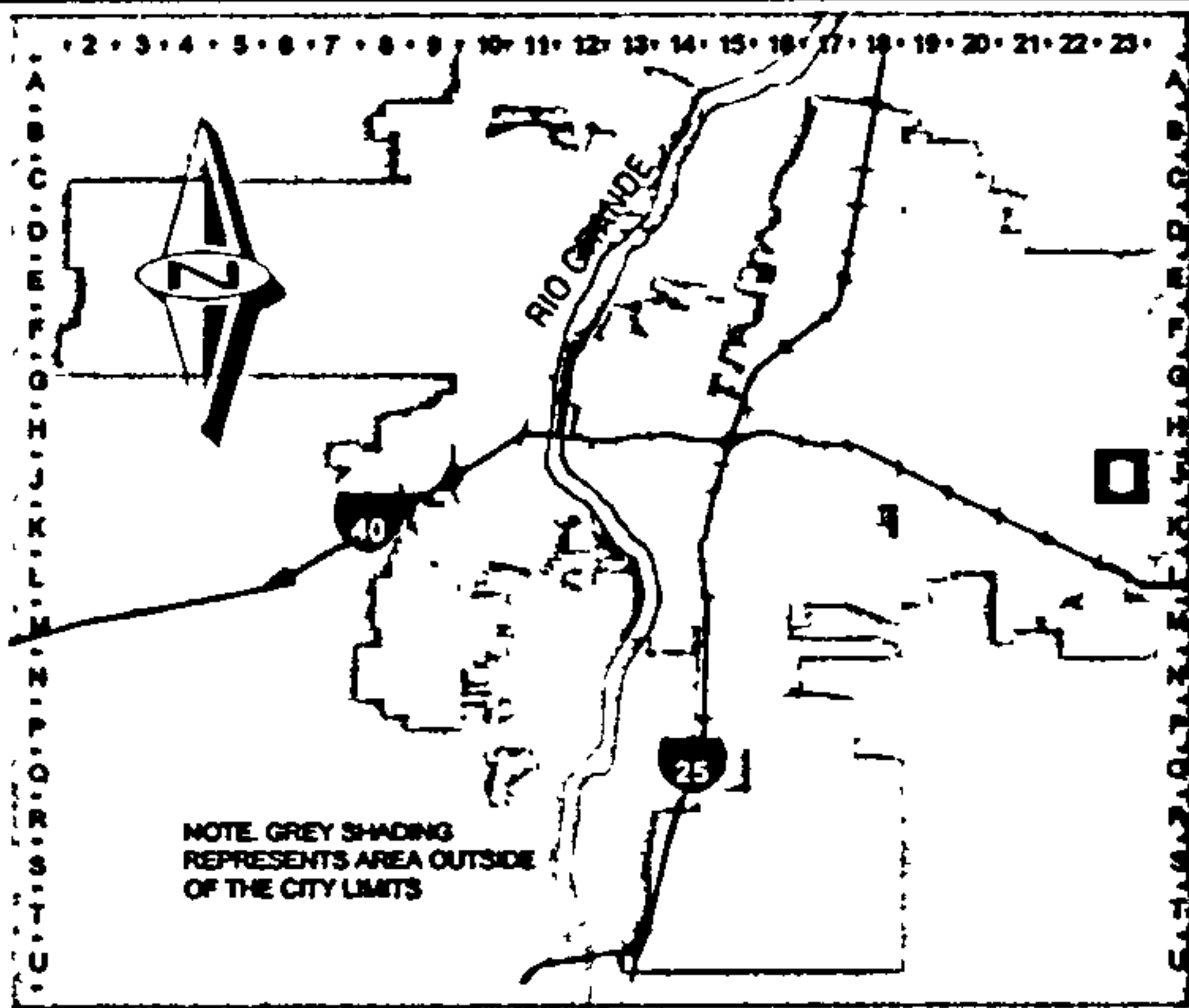
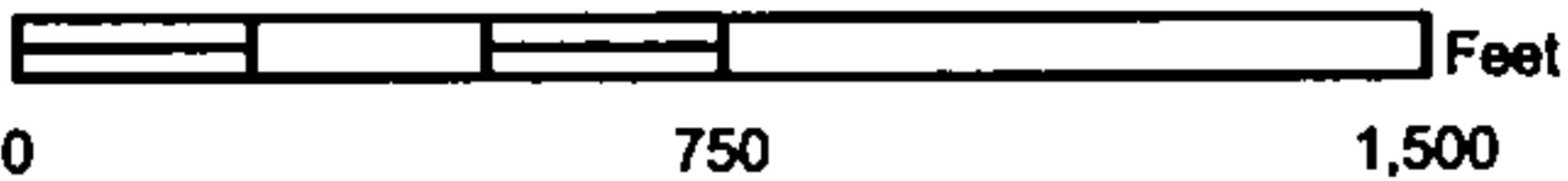
K-23-Z

Zone Atlas Page: **J-23-Z**

Map ammended through: Aug 05, 2004

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundanes
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundanes
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- Old Town Boundary
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones



THREE HUNDRED YEARS
1706 • 2006
ALBUQUERQUE
Haciendo Historia
Albuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT
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DRB CASE ACTION LOG (FINAL PLAT)

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-01419 (FP)	Project # 1002668
Project Name: VISTA MAGNIFICA, PALISADES ADDITION	
Agent: Mark Goodwin & Associates	Phone No.: 828-2200

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 9/22/04 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: Cash-in-Lieu payment
- _____
- _____
- _____
- PLANNING (Last to sign): _____
- _____
- _____
- _____

Project Number 1002668

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



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

September 22, 2004

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 12:30 P.M.

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

1. **Project # 1002250**
04DRB-01314 Major-Preliminary Plat Approval
04DRB-01315 Major-Vacation of Public Easements
04DRB-01316 Minor-Sidewalk Waiver
04DRB-01317 Minor-Temp Defer SDWK
- BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A-1-B, **VENTANA TOWNHOMES @ VENTANA RANCH**, zoned SU-1, R-2, located on UNIVERSE BLVD NW, between VENTANA RD NW and UNIVERSE BLVD NW containing approximately 7 acre(s). [REF: 04DRB00926, 04EPC01046, 04EPC01045] (B-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/22/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/19/04 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALK ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
- 04DRB-01412 Minor- Amended SiteDev Plan Subd
04DRB-01413 Minor-SiteDev Plan BldPermit/EPC
- CONSENSUS PLANNING INC agent(s) for SANDIA PROPERTIES LTD CO request(s) the above action(s) for all or a portion of Tract(s) A-1-B, A-1-A, A-1-C AND A-2, **VENTANA TOWNHOMES @ VENTANA RANCH**, zoned SU-1 FOR R-2, SU-1 FOR CHURCH, located on UNIVERSE BLVD NW, between VENTANA RD NW and IRVING BLVD NW containing approximately 28 acre(s). [REF: 04EPC-00926, 04EPC-01046, 04EPC-01045] [Elvira Lopez, EPC Case Planner] (B-10) **AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO CHECK COMMENTS FROM EPC CASE PLANNER.**

2. **Project # 1002962**
 04DRB-01319 Major-Bulk Land Variance
 04DRB-01320 Major-Vacation of Pub Right-of-Way
 04DRB-01321 Major-Vacation of Public Easements
 04DRB-01322 Minor-Prelim&Final Plat Approval
- WILSON & CO. agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of Tract(s) 1-14 and OS-3 & OS-4, **THE TRAILS, UNIT 2**, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 190 acre(s). [REF: 04DRB-00929, 03DRB-01528] (C-9) **BULK LAND VARIANCE WAS APPROVED. VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD AND AGIS DXF FILE.**
3. **Project # 1003610**
 04DRB-01251 Major-Preliminary Plat Approval
 04DRB-01252 Minor-Temp Defer SDWK
 04DRB-01469 Minor-Sidewalk Waiver
- WILSON & CO. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 29A, LANDS OF SALAZAR/QUATRO/JSJ/ HANNETT (to be known as **ARROWWOOD HILLS SUBDIVISION, UNIT 1**), zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO SW and BLAKE RD SW containing approximately 29 acre(s). [REF: 1001594, 02DRB-01621 & 01622, 1003231, 04DRB-00137, 04DRB-00261, 00262 & 00263] [Deferred from 9/8/04 & 9/22/04] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/29/04.**
4. **Project # 1003629**
 04DRB-01288 Major-Vacation of Public Easements
- ARMIJO SURVEYING GROUP LLC agent(s) for DONALD VASQUEZ request(s) the above action(s) for all or a portion of Lot(s) 1, **PARKSITO SUBDIVISION**, zoned R-D residential and related uses zone, developing area, 9 DU/AC, located on 97TH ST SW, between FIRMAN CT SW and SAN YGNACIO RD SW containing approximately 1 acre(s). [REF: DRB-96-529, S-98-83, S-97-55][Deferred from 9/15/04] (L-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

SITE DEVELOPMENT PLANS, AMENDED PLANS AND MASTER DEVELOPMENT PLANS

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THE REQUEST MAY BE INDEFINITELY DEFERRED.

5. **Project # 1003364**
04DRB-01407 Minor-SiteDev Plan
Subd/EPC
04DRB-01408 Minor-SiteDev Plan
BldPermit/EPC
04DRB-01409 Minor-Prelim&Final Plat
Approval
- TIERRA WEST, LLC agent(s) for DOUBLE CHEESE CORPORATION request(s) the above action(s) for all or a portion of Block(s) 10, Tract(s) 1A, **NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3**, zoned SU-2 MIXED USES, located on LOUISIANA BLVD NE, between HOLLY AVE NE and PASEO DEL NORTE NE containing approximately 5 acre(s). [REF: DRB-95-478, 04EPC-00495, 04EPC-00494] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 9/22/04*] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 10/6/04.**
6. **Project # 1003637**
04DRB-01302 Minor-SiteDev Plan
BldPermit
- OPUS WEST CONSTRUCTION CORP request(s) the above action(s) for all or a portion of Lot(s) 12, Block(s) 2, Unit(s) 1, **JOURNAL CENTER PHASE 2**, zoned IP industrial park zone, located on MASTHEAD ST NE, between MASTHEAD ST NE and TIBURON ST NE containing approximately 5 acre(s). [REF: AX-79-13, Z-79-80-2, 1000633] [*Deferred from 9/1/04*] [*Deferred on 9/8/04 on a no show*] (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RADII AND NOTES AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

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

7. **Project # 1000658**
04DRB-01421 Minor-Prelim&Final Plat
Approval
- MARK GOODWIN & ASSOCIATES agent(s) for OTONO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) F-1-A-1, Unit(s) 1, **LOOP INDUSTRIAL DISTRICT**, zoned SU-1, M-1, located on ALAMEDA NE, between JEFFERSON NE and SAN MATEO NE containing approximately 2 acre(s). [*Deferred from 9/22/04*] (C-17) **DEFERRED AT THE AGENT'S REQUEST TO 9/29/04.**

8. **Project # 1002668**
04DRB-01419 Minor-Final Plat Approval
- MARK GOODWIN & ASSOCIATES agent(s) for VISTA MAGNIFICA LLC request(s) the above action(s) for all or a portion of Tract(s) C, Block(s) 5, Tract(s) E & F, Block(s) 2, **VISTA MAGNIFICA** and Lot(s) B, Block(s) 8, **PALISADES ADDITION**, zoned R-LT residential zone, located on ATRISCO DR NW, between I-40 and CLIFFSIDE DR NW containing approximately 7 acre(s). [REF: 02EPC-01089, 03DRB-00811] (H-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU.**
9. **Project # 1000739**
04DRB-01382 Minor-Ext of SIA for
Temp Defer SDWK
- SANDIA PROPERTIES LTD CO agent(s) for SANDIA PROPERTIES LTD. request(s) the above action(s) for all or a portion of Lot(s) 73, Tract(s) Y-1-B, **MESA VISTA @ VENTANA RANCH**, zoned R-LT residential zone, located on LAS VENTANAS RD NW, between BANYON AVE NW and EAGLE AVE NW. [REF: 01DRB-00529, 01DRB-01478, DRB-95-252, S-98-52, S-95-27, V-98-52, SV-95-39] (B-9) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
10. **Project # 1003542**
04DRB-01391 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST LTD agent(s) for GEORGE & LULU SAGE-ALLISON request(s) the above action(s) for all or a portion of Lot(s) 23 & 24, Block(s) 31, **PEREA ADDITION**, zoned SU-2, TH, located on 15th ST NW, between ORCHARD PL NW and MARBLE AVE NW containing approximately 1 acre(s). [REF: 04DRB-01081] (J-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CERTIFICATION OF SIDEWALKS AND REAL PROPERTY SIGNATURE.**

11. **Project # 1002322**
04DRB-01396 Minor-Extension of Preliminary Plat
- ANGELO GINERIS agent(s) for ACME REAL ESTATE FUND, LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 23, **ORIGINAL TOWNSITE OF WESTLAND**, zoned SU-2 FOR IP, located on SUNSET GARDENS SW, between 90th ST SW and SUNSET GARDENS SW containing approximately 9 acre(s). [REF: 02DRB-01666, 03DRB-00420, 03DRB-00349] (L-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**
12. **Project # 1003665**
04DRB-01404 Minor-Prelim&Final Plat Approval
- WAYJOHN SURVEYING INC agent(s) for AMANDA MONTOYA request(s) the above action(s) for all or a portion of Lot(s) 12-16, Block(s) 8, **EAST CENTRAL BUSINESS ADDITION**, zoned C-3 heavy commercial zone, located on COCHITI RD SE, between SHIRLEY ST SE and JUAN TABO SE containing approximately 2 acre(s). (L-21) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR UTILITY SIGNATURES.**
13. **Project # 1003666**
04DRB-01405 Minor-Prelim&Final Plat Approval
- WAYJOHN SURVEYING INC agent(s) for AVALON INVESTMENTS, SCOTT WHITTINGTON, request(s) the above action(s) for all or a portion of Tract(s) B-2, **LANDS OF FREEWAY-OLD TOWN LTD**, zoned S-M1, located on 18TH ST NW, between MOUNTAIN RD NW and BELLAMAH AVE NW containing approximately 7 acre(s). [REF: SP-75-44] (J-13) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

14. **Project # 1003667**
04DRB-01406 Minor-Prelim&Final Plat
Approval
- WAYJOHN SURVEYING INC agent(s) for DEBBIE LOBBEREGT request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 25, **GLENWOOD HILLS, UNIT 2**, zoned R-1 residential zone, located on PASO DEL PUMA NE, between CEDAR BROOK AVE NE and SUNSET CANYON PL NE containing approximately 3 acre(s). (F-23) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
15. **Project # 1002511**
04DRB-01380 Minor-Final Plat Approval
- ISAACSON & ARFMAN PA agent(s) for GARRETT GROUP INC. request(s) the above action(s) for all or a portion of Tract(s) A (to be known as **SUNDANCE SUBDIVISION, UNIT 2**) zoned R-LT residential zone, located on BLUEWATER RD NW, between UNSER BLVD NW and THE UNSER DIVERSION CHANNEL containing approximately 15 acre(s). [REF: 04DRB-01118, 01119 & 01120, 03DRB-00858, 03DRB-01578, 03DRB-01805, 04DRB-00358 & 00359] (K-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU.**
16. **Project # 1003353**
04DRB-01415 Minor-Final Plat Approval
- ISAACSON & ARFMAN PA agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) B, (to be known as **HERITAGE @ THE TRAILS, UNIT 2**, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 10 acre(s). [REF: 03DRB-01528, 04DRB-00452, 04DRB-00453, 04DRB-00454, 04DRB-00456] (C-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1003354**
04DRB-01416 Minor-Final Plat Approval
- ISAACSON & ARFMAN PA agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) A, (to be known as **HERITAGE @ THE TRAILS, UNIT 1**, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 14 acre(s). [REF: 03DRB-01528, 04DRB-00457, 04DRB-00458, 04DRB-00459, 04DRB-00461] (C-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
18. **Project # 1002718**
04DRB-01410 Minor-Final Plat Approval
04DRB-01411 Minor-Sidewalk Waiver
- TIERRA WEST LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 334B2A1, 334B2B & 334B1, **RIVERVIEW ACRES, UNIT 2**, zoned RA-1 residential and agricultural zone, semi-urban area, located on GABALDON RD SW, between RIVERSIDE DRAIN CANAL and GABALDON RD SW containing approximately 10 acre(s). [REF: 04DRB-00758, 04DRB-00759] [*Deferred from 9/22/04*] (H-12) **DEFERRED AT THE AGENT'S REQUEST TO 10/6/04.**
19. **Project # 1003573**
04DRB-01417 Minor-Prelim&Final Plat Approval
- RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 & 30, Block(s) 2, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3, OAKLAND NORTH SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB-01138] [*Deferred from 9/22/04*] (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 10/6/04.**

20. **Project # 1003668**
04DRB-01414 Minor-Prelim&Final Plat
Approval
- TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 5, Block(s) 3, Tract(s) 3, Unit(s) 3, **NORTH ALBUQUERQUE ACRES**, zoned RD-3, located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). (C-20) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
21. **Project # 1003466**
04DRB-01420 Minor-Prelim&Final Plat
Approval
- CARTESIAN SURVEYS INC agent(s) for H & S INC., SHELDON BROMBERG request(s) the above action(s) for all or a portion of Tract(s) A & B, **EL CAMBIO PLAZA ADDITION**, zoned SU-2, C-2, located on BRIDGE BLVD SW, between 4TH ST SW and 8TH ST SW containing approximately 3 acre(s). (L-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**
22. **Project # 1002002**
04DRB-00805 Minor-Final Plat Approval
- ADVANCED ENGINEERING & CONSULTING LLC agent(s) for RETAIL DEVELOPMENT INC, LLC request(s) the above action(s) for a Portion of Drainage Easement, **BEAR CANYON ARROYO**, zoned C-3 heavy commercial zone, located on SAN MATEO BLVD NE, between SAN MATEO BLVD NE and I-25 containing approximately 5 acre(s). [REF: 03DRB-00168, 03DRB-00605, 02DRB-01743] (*Final Plat was indefinitely deferred*) (E-17) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

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

23. **Project # 1001409**
04DRB-01425 Minor-Sketch Plat or Plan
- ADVANCED ENGINEERING & CONSULTING LLC agent(s) for SAIFI TALEBREZE request(s) the above action(s) for all or a portion of Lot(s) 20-A, Block(s) 1, **CANDELIGHT FOOTHILLS , UNIT 1**, zoned R-1 residential zone, located on LOMAS BLVD NE, between MONTE LARGO DR NE and SUMMIT HILLS DR NE containing approximately 2 acre(s). [REF: 01DRB-01160, 01DRB-01819, 02DRB-01863, 03DRB-02032] (J-23) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
24. **Project # 1003675**
04DRB-01427 Minor-Sketch Plat or Plan
- AMBROSE CHAVEZ agent(s) for HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Block(s) L-8, **ATRISCO GRANT**, zoned R-1 residential zone, located on CENTRAL AVE NW, between 57th ST NW and AVALON NW containing approximately 5 acre(s). (K-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
25. **Project # 1003671**
04DRB-01422 Minor-Sketch Plat or Plan
- KIRA SOWANICK agent(s) for SOUTHWEST GLASS & GLAZING request(s) the above action(s) for Tract(s) 27, **LADERA BUSINESS PARK**, zoned SU-1 LIGHT INDUSTRIAL, located on UNSER BLVD NW, between LADERA DR NW and 98th ST NW containing approximately 3 acre(s). [REF: PROJECT #1001523] (H-9/H-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. **Project # 1003669**
04DRB-01418 Minor-Sketch Plat or Plan

MARVIN HARRIS request(s) the above action(s) for all or a portion of Lot(s) 17-20, Block(s) 3, **ROMERO ADDITION**, zoned SR-1, located on KINLEY ST NW, between 5th ST NW and 6th ST NW containing approximately 1 acre(s). (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. **Project # 1003672**
04DRB-01423 Minor-Sketch Plat or Plan

RIO GRANDE ENGINEERING agent(s) for BOB KEERAN request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 3, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on OAKLAND NE, between BARSTOW NE and VENTURA NE containing approximately 2 acre(s).(C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

28. **Project # 1003673**
04DRB-01424 Minor-Sketch Plat or Plan

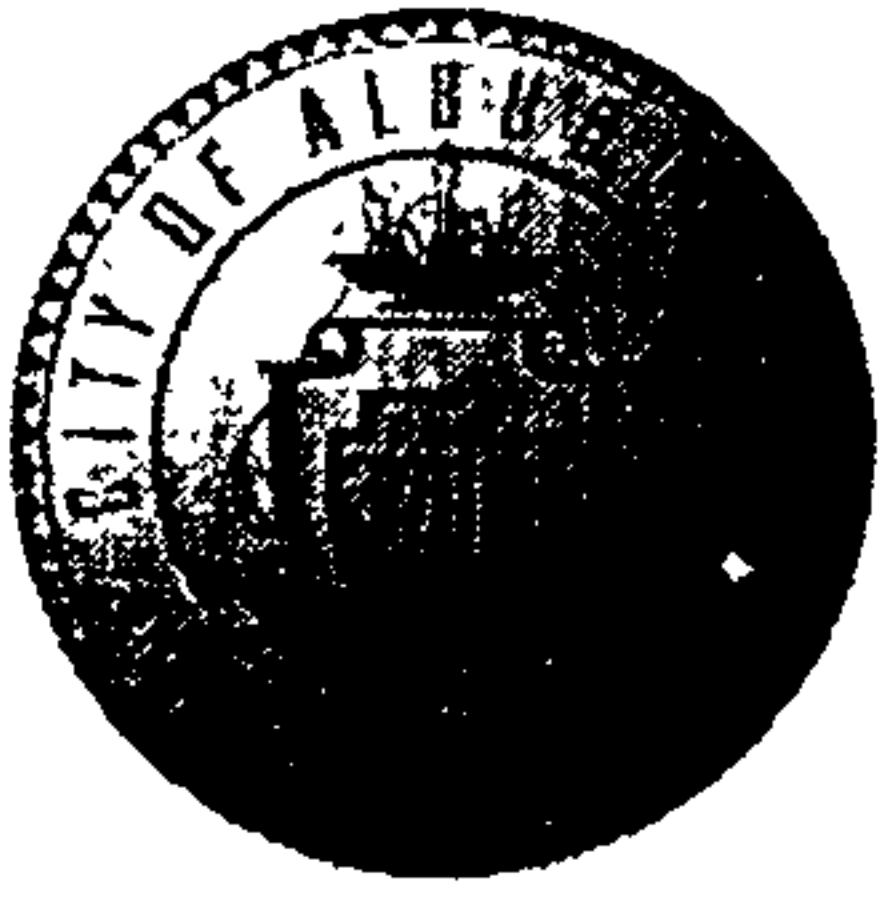
RIO GRANDE ENGINEERING agent(s) for BOB KEERAN request(s) the above action(s) for all or a portion of Lot(s) 8 & 9, Block(s) 3, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on OAKLAND NE, between BARSTOW NE and VENTURA NE containing approximately 3 acre(s).(C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

29. **Project # 1003674**
04DRB-01426 Minor-Sketch Plat or Plan

RIO GRANDE ENGINEERING agent(s) for BOB KEERAN request(s) the above action(s) for all or a portion of Lot(s) 25 & 26, Block(s) 3, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on OAKLAND NE, between BARSTOW NE and VENTURA NE containing approximately 2 acre(s). (C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

30. Approval of the Development Review Board Minutes for September 8, 2004. **THE DRB MINUTES FOR SEPTEMBER 8, 2004 WERE APPROVED.**

ADJOURNED: 12:30 P.M.



Handwritten mark resembling the number 11

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

Development Review Board Comments

Project Number: 1002668
Application Number: 04DRB-01419

DRB Date: 9/22/04
Item Number: 8

Subdivision:

Tracts C, Block 5, Tracts E & F, Block 2, Vista Magnifica & Lots Be, Block 8 Palisades Addition

Zoning: R-LT

Zone Page: H-11

New Lots (or units) : 40

Request for:

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

Parks and Recreation Comments:

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

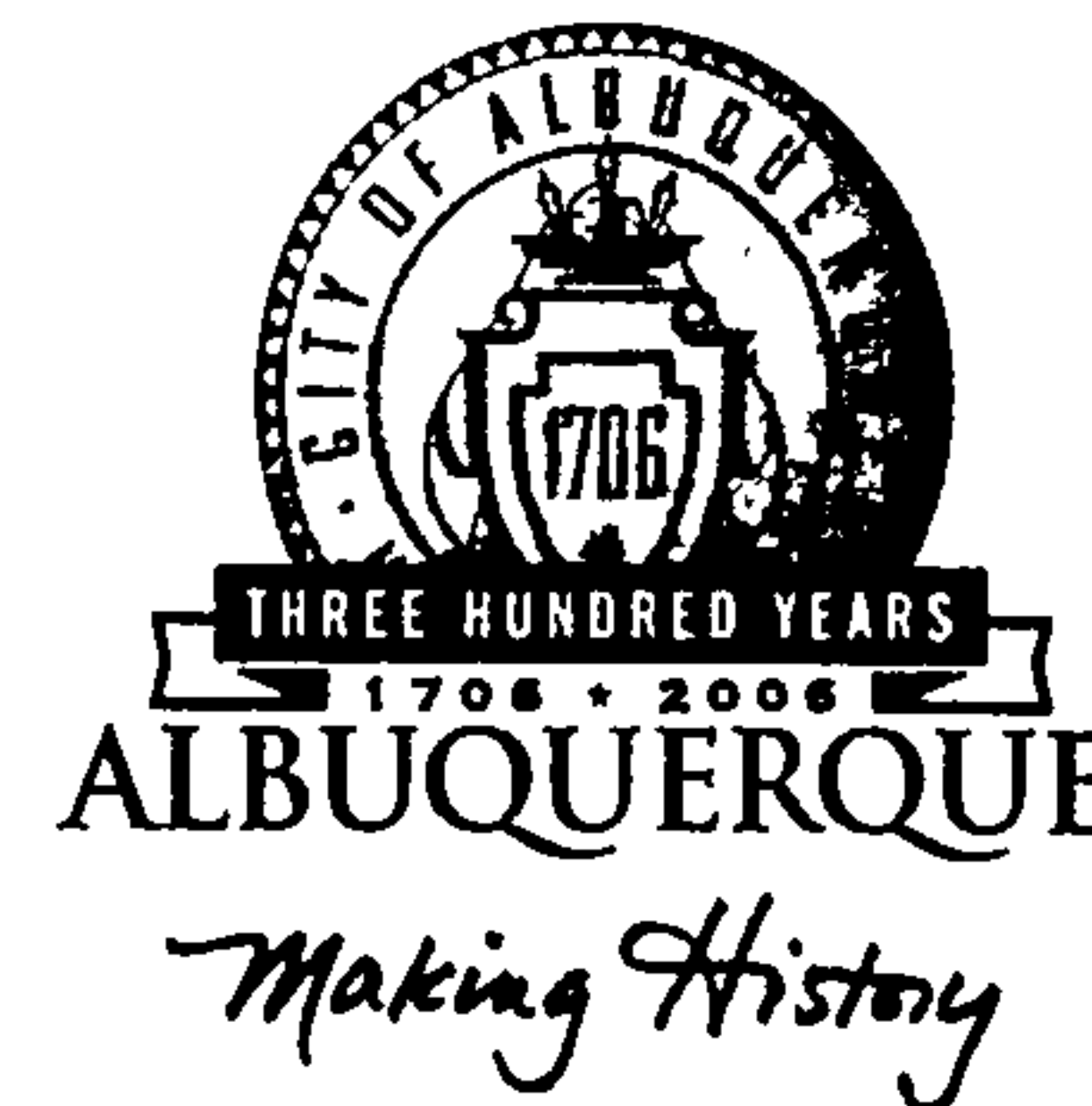
Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 40 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

Signed: CS
Christina Sandoval, (DMD)

Phone: 768-3808

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002668

AGENDA ITEM NO: 8

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

Albuquerque

ENGINEERING COMMENTS:

An executed Subdivision Improvements Agreement with financial guarantees is on file for Final Plat sign-off.

New Mexico 87103

www.cabq.gov

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: September 22, 2004

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
9/22/04 DRB
Comments**

ITEM # 8

PROJECT # 1002668

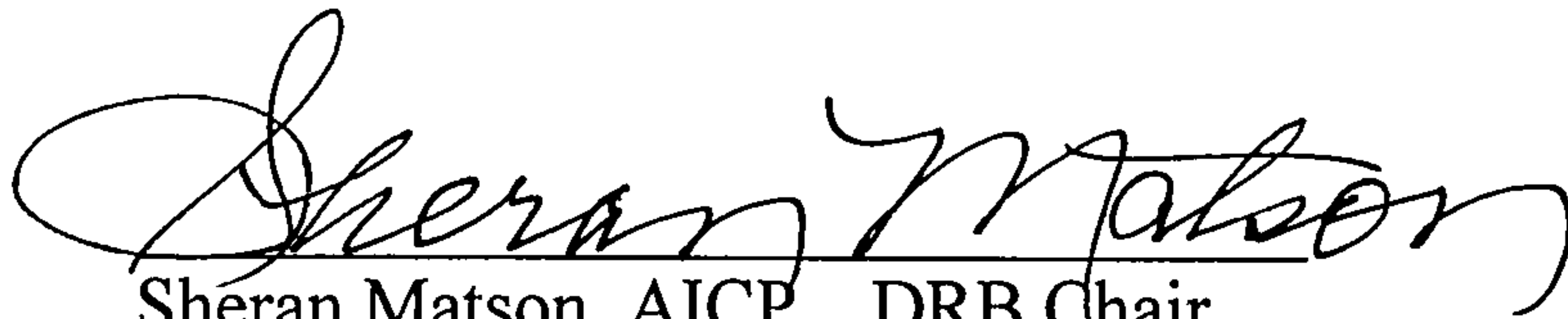
APPLICATION # 04-01419

RE: Tract C, Block 5, Tracts E & F, Block 2, Vista Magnifica and Lot B, Block 8, Palisades Addition/final plat

Are there any changes between the preliminary plat and the final plat?

Planning must file this plat.

AGIS dxf is approved.



Sheran Matson, AICP DRB Chair

924-3880 Fax 924-3864 smatson@cabq.gov



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 26, 2004

5. Project # 1002668
04DRB-00768 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES, PA agent(s) for STV INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Tract C, Block 5, Tracks E & F, Block 2, **VISTA MAGNIFICA** and Lot B, Block 8, **PALISADES ADDITION**, zoned R-LT, located on ATRISCO DR NW, between I-40 NW and CLIFFSIDE DR NW containing approximately 7 acre(s). [REF: DRB-95-1865, DRB-03-00811, EPC-03-01089, Z-88-73, Z-1321, Z-85-48] (H-11)

At the May 26, 2004, Development Review Board meeting, a sidewalk variance for waiver of sidewalks was approved as shown on Exhibit C in the Planning File.

If you wish to appeal this decision, you must do so by June 10, 2004 in the manner described below.

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

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

Sheran Matson, AICP, DRB Chair

cc: STV Investments LLC, 1015 Tijeras NW, Suite 210, 87102
Mark Goodwin & Associates, PA, PO Box 90606, 87199
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002668

AGENDA ITEM NO: 5

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the waiver request.

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: May 26, 2004

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
May 26, 2004 Comments**

ITEM # 5

PROJECT # 1002668 APPLICATION # 04-00768

RE: VISTA MAGNIFICA & PALISADES ADDITION/sidewalk waiver

The sidewalk waiver application does not include an 8.5" colored exhibit. Please provide one for the official file.

Defer to Transportation on the issue of sidewalk waiver.



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



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: Vista Magnifica, LLC PHONE: 338-2286

ADDRESS: 1015 Tijeras NW, Suite 210 FAX:

CITY: Albuquerque STATE NM ZIP 87102 E-MAIL:

Proprietary interest in site: Owner List all owners:

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

ADDRESS: PO Box 90606 FAX: 797-9539

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

DESCRIPTION OF REQUEST: Major Subdivision Final Plat Approval

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

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

Lot or Tract No. Tract C, Blk 5; Tract E & F, Blk 2; Vista Magnifica & Lot B, Blk 8

Subdiv. / Addn. Palisades Addition

Current Zoning: R-LT Proposed zoning: Same

Zone Atlas page(s): H-11 No. of existing lots: 5 No. of proposed lots: 40

Total area of site (acres): 6.17 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. 101105933514840401, 101105933612340551, 101105932107140801 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Atrisco Drive

Between: I-40 and Cliffside Drive

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1002668, 02EPC-01089, 03DRB-00811 (05/28/03)

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

SIGNATURE Scott Davis DATE _____

(Print) Scott Davis Applicant Agent

FOR OFFICIAL USE ONLY

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

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>04DRB - 01419</u>	<u>FP</u>	<u>513</u>	<u>\$ 0</u>
<input type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>9-22-04</u>				Total <u>\$ 20.00</u>
Planner signature / date <u>9-14-04</u>		Project # <u>1002668</u>		

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

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.

Scott Davis
Applicant name (print)

[Signature]
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 - 01419

[Signature] 9-14-04
Planner signature / date

Project # 1002668

27 85

No. of Lots:
Nearest Major Streets

FIGURE 12

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

Vista Magnifica 2

736481

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 11th day of August, 2004, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Vista Magnifica Investments, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico limited liability company, whose address is 1015 Tijeras NW, Suite 210, Albuquerque, NM 87102 and whose telephone number is 338-2286, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

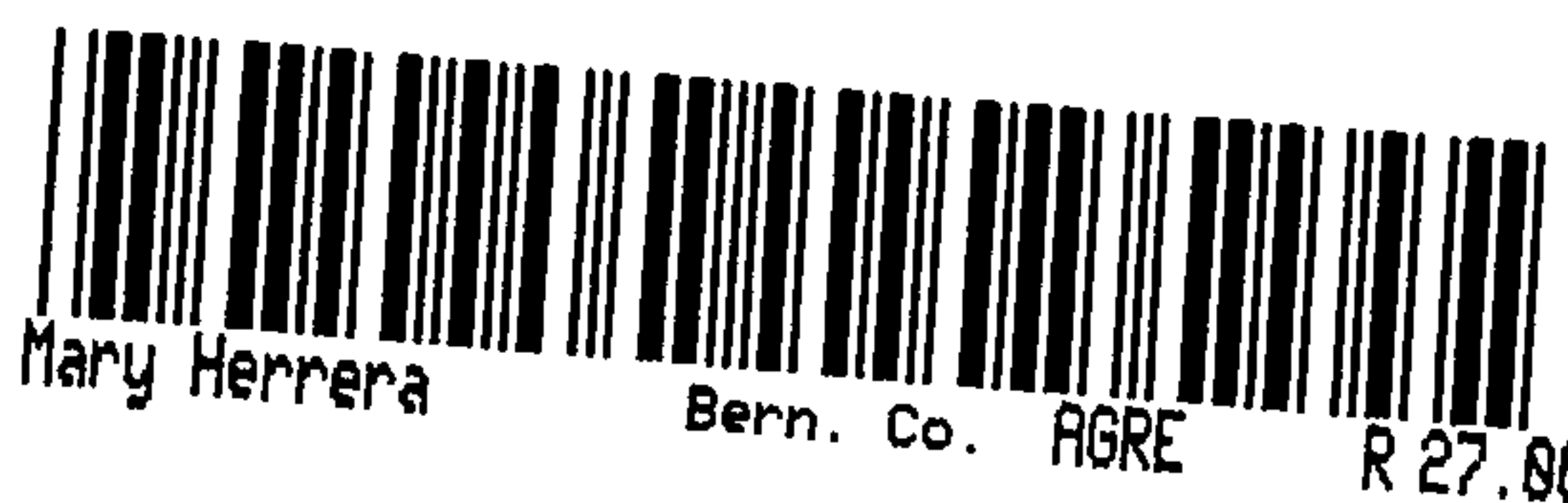
1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] SEE ATTACHED LEGAL DESCRIPTION, recorded on _____ in the records of the Bernalillo County Clerk at Book _____, pages _____ through _____ (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Vista Magnifica Investments, LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as VISTA MAGNIFICA describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat of, or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 18th day of February, 2006 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 736481.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board ("DRB"), unless



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Page: 1 of 10
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Bk-A82 Pg-4580

No. of Lots: _____
Nearest Major Streets _____

Vista Magnifica 2

FIGURE 19
SIDEWALK DEFERRAL AGREEMENT
PROJECT NO. 736481

THIS AGREEMENT is made this 11th day of August, 2004, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P.O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103 and Vista Magnifica Investments, LLC ("Developer"), whose address is 1015 Tijeras NW, Suite 210 Albuquerque, NM 87102 and whose telephone number is 338-2286, a (state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc. :) New Mexico limited liability company, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

WHEREAS, the Developer is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico, known as (existing legal description) SEE ATTACHED LEGAL DESCRIPTION filed in the Bernalillo County clerk's office _____, Book _____, Page _____ (the "Subdivision"); and

WHEREAS, the Developer has submitted and the City has approved Developer's development plans and (state "preliminary" or "final":) final plat, to be identified as (state name of plat:) VISTA MAGNIFICA; and

WHEREAS, Developer has requested and the City has determined that it is acceptable for the Developer to defer construction of the sidewalks within the Subdivision until after construction of other required infrastructure; and

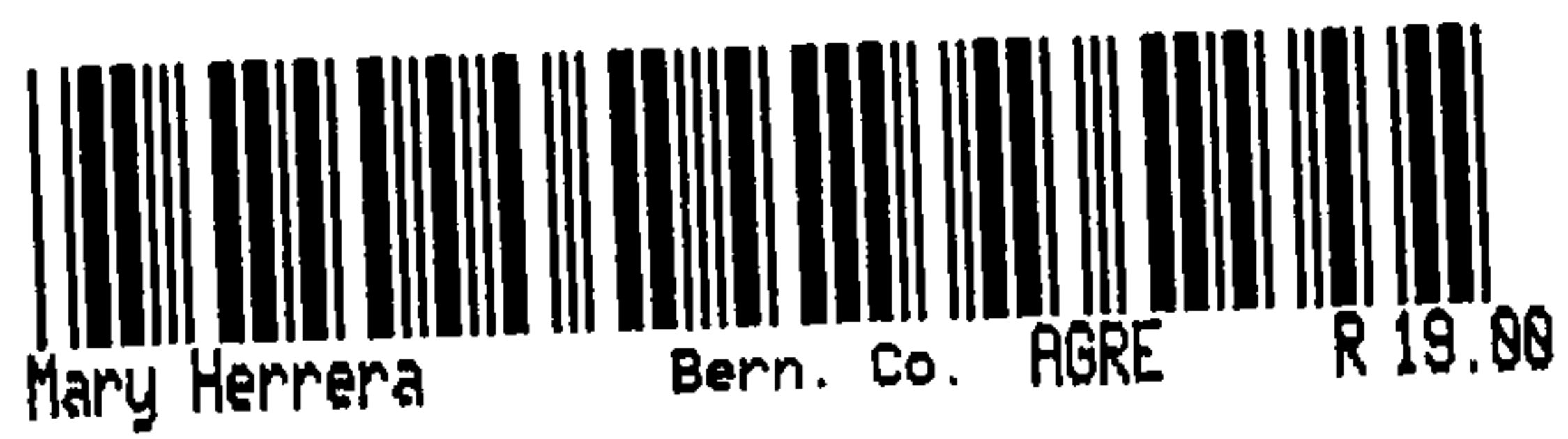
WHEREAS, the Subdivision Ordinance requires all sidewalks to be completed within four (4) years after execution of the Agreement to Construct Subdivision Improvements; and

WHEREAS, the Developer must execute and deliver to the City an Agreement and an acceptable financial guaranty to provide funds for construction of the sidewalk improvements in case the Developer does not complete the construction as required.

THEREFORE, the City and the Developer agree:

1.A. Sidewalk Construction Deadline. Developer has obtained a sidewalk deferral, as shown in the attached Exhibit "A", which is a copy of the Development Review Board's decision regarding the deferral granted. Developer agrees to utilize the City's sidewalk permit process and complete the sidewalk to the satisfaction of the City by February 18, 2006 ("Sidewalk Construction Deadline").

B. Request for Extension. If this Sidewalk Deferral Agreement establishes a Sidewalk Construction Deadline which is less than four (4) years after execution of the Subdivision Improvements Agreement, the Developer may request an extension from the Project Review Section for an additional period of time, which shall not exceed a total of four years after execution of the Subdivision Improvements Agreement. The form of the Financial Guaranty extension and the amount must be approved by the City, but shall not exceed 125% of the City's estimate of the cost of construction at the time Developer requests an extension. If the Developer will need more than four (4) years after execution of the Subdivision Improvements Agreement to construct the sidewalks, the Developer must request and obtain an extension from the Development Review Board and submit the required documentation to the Design Review Section before expiration of the four (4) years.



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Page: 1 of 6
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Bk-A82 Pg-4581

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

ALBUQUERQUE
NEW MEXICO

PAID RECEIPT

APPLICANT NAME VISTA MAGNIFICA
AGENT Mark Goodwin
ADDRESS PO Box 90606
PROJECT & APP # 1002668/04DRB 01419
PROJECT NAME Palisades Addn

\$ 20.00 441032/3424000 Conflict Management Fee

\$ _____ 441006/4983000 DRB Actions

\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ _____ 441018/4971000 Public Notification

\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study

\$ 20.00 TOTAL AMOUNT DUE

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

DUPLICATE
City Of Albuquerque
Treasury Division

9/14/2004 11:33AM LSC: ANIX
RECEIPT# 00029259 WSH 006 TRANS# 0020
Account 441032 Fund 0110
Activity 3424000 TRSEJA
Trans Amt \$20.00
J24 hisc \$20.00
VI \$20.00
CHANGE \$0.00

Current DRC
Project Number: _____

FIGURE 12

Claire

Date Submitted: 10-30-03
 Date Site Plan Approved: N/A
 Date Preliminary Plat Approved: 2/18/04
 Date Preliminary Plat Expires: 2/18/05
 DRB Project No.: 1002668
 DRB Application No.: 03 DRB 01888

ORIGINAL

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

VISTA MAGNIFICA 2
 PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract C, Block 5 and Tracts E & F, Block 2, Vista Magnifica AND Lot B, Block 8, The Palisades Addition
 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 set out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING						
		26' F-F	RES PVMT W/ PCC C & G	STUB STREET	CORTE DEL SOL	E. BNDRY	/	/	/
		24' FF 4' x	RES PVMT W/ PCC C & G Sidewalk (West Side)	Avenida Real	Corte Bonito	End of Stub St.	/	/	/
		26' F-F	Res Pvmnt w/ PCC C & G	Corte del Sol	S. Boundary	Cul de Sac	/	/	/
		4' *	Sidewalk (West side)			Terminus			
		26' F-F	Res Pvmnt w/ PCC C & G	Avenida Real	Kevin Ct.	Terminus Corte Bonito Near N. Boundary	/	/	/
		4' *	Sidewalk (Both sides)						
		26' F-F	Res Pvmnt w/ PCC C & G	Corte Bonito	Avenida Real	Cul de sac	/	/	/
		4' *	Sidewalk (Both Sides)			Terminus			
			SANITARY SEWER						
		8" DIA	Sewerline	Corte del Sol	Calle de Vista	Cul de sac Terminus	/	/	/
		8" DIA	Sewerline	Kevin Ct	Existing MH	Avenida Real	/	/	/
		8" DIA	Sewerline	Avenida Real	Kevin Ct	Terminus Near N Bndry	/	/	/
		8" DIA	Sewerline	Corte Bonito	Avenida Real	Cul de sac Terminus	/	/	/

ORIGINAL

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

Size	Type of Improvement	Location	From	To
6" DIA	Waterline	Corte del Sol	Calle de Vista	Kevin Ct
6" DIA	Waterline	Avenida Real	Kevin Ct	△ Corte Bonito Terminus Near N Bndy
6" DIA	Waterline	Corte Bonito	Avenida Real	Cul de sac Terminus
△ 4" DIA	Waterline	Corte Bonito	End of 6"	Cul de Sac Terminus
△ 4" DIA	Waterline	Avenida Real	Corte Bonito	End of Stub St.

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

- Street Lights per DPM
- Grading & Drainage Certification per DPM including Perimeter walls as shown on the Grading Plan for Release of SIA and Financial Guarantees. Financial Guarantee is not required for this item
- Water infrastructure to include valves, fittings, valve boxes, and fire hydrants
- Sanitary sewer to include manholes and service connections.
- Perimeter walls to be constructed per approved perimeter wall detail prior to release of financial guaranty
- * Sidewalks to be deferred.

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

John M. MacKenzie, PE
NAME (print)

Sheran Matamoros 2/18/04 DRB CHAIR - date
Christina Sandoval 2/18/04 PARKS & GENERAL SERVICES - date
Recreation

MARK GOODWIN & ASSOCIATES
FIRM

Life Song 2-18-04 TRANSPORTATION DEVELOPMENT - date
Roger L. Green 2/18/04 UTILITY DEVELOPMENT - date
Brady J. Byles 2/18/04 CITY ENGINEER - date

AMAFCA - date
 _____ - date
 _____ - date

John MacKenzie 2-17-04
SIGNATURE date

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

VIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
△	6/9/04	<i>[Signature]</i>	<i>[Signature]</i> / <i>[Signature]</i>	<i>[Signature]</i>

A City of Albuquerque



DEVELOPMENT PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

Supplemental form

S

V

P

L

Supplemental form

ZONING & 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

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: STV Investments LLC

ADDRESS: 1015 Tijeras NW, Suite 210

CITY: Albuquerque

Proprietary interest in site: Owner

AGENT (if any): Mark Goodwin & Associates, PA

ADDRESS: PO Box 90606

CITY: Albuquerque

STATE NM ZIP 87102

STATE NM ZIP 87199

PHONE: 338-2286

FAX:

E-MAIL:

PHONE: (505) 828-2200

FAX: (505) 797-9539

E-MAIL: goodwinengrs@comcast.net

DESCRIPTION OF REQUEST: Sidewalk Waiver

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 C, Block 5, Tract E & P BK 2 Block: 5 Unit:

Subdiv. / Addn. Vista Magnifica #404-B BK 8 Parkside Addn

Current Zoning: R-1T

Proposed zoning:

Zone Atlas page(s): H 11

No. of existing lots: 5

No. of proposed lots: 40

Total area of site (acres): 6.17

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.: 101105933514840403, 101105933612340551

MRGCD Map No.

LOCATION OF PROPERTY BY STREETS: On or Near: 101105932107140801 (Tract)

Between: I-40 NW and Cliffside Drive NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): DRB 95-1865

Project 1002668, 03 EPC-21089, 03 DRB-00811 2-88-73 2-1321 285-48

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

SIGNATURE Scott Davis
(Print) Scott Davis

DATE 5-18-04

Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 10/03

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

Application case numbers

04 DRB - 00768

Action

SW

S.F.

Fees

\$ 0

Conflict mgmt fee

\$ 20.00

\$

\$

\$

\$

Hearing date 5-26-04

Total \$ 20.00

 5/17/04
Planner signature / date

Project # 1002668

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

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

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

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

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

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

Scott Davis
Applicant name (print)

[Signature]
Applicant signature / date

5-18-04

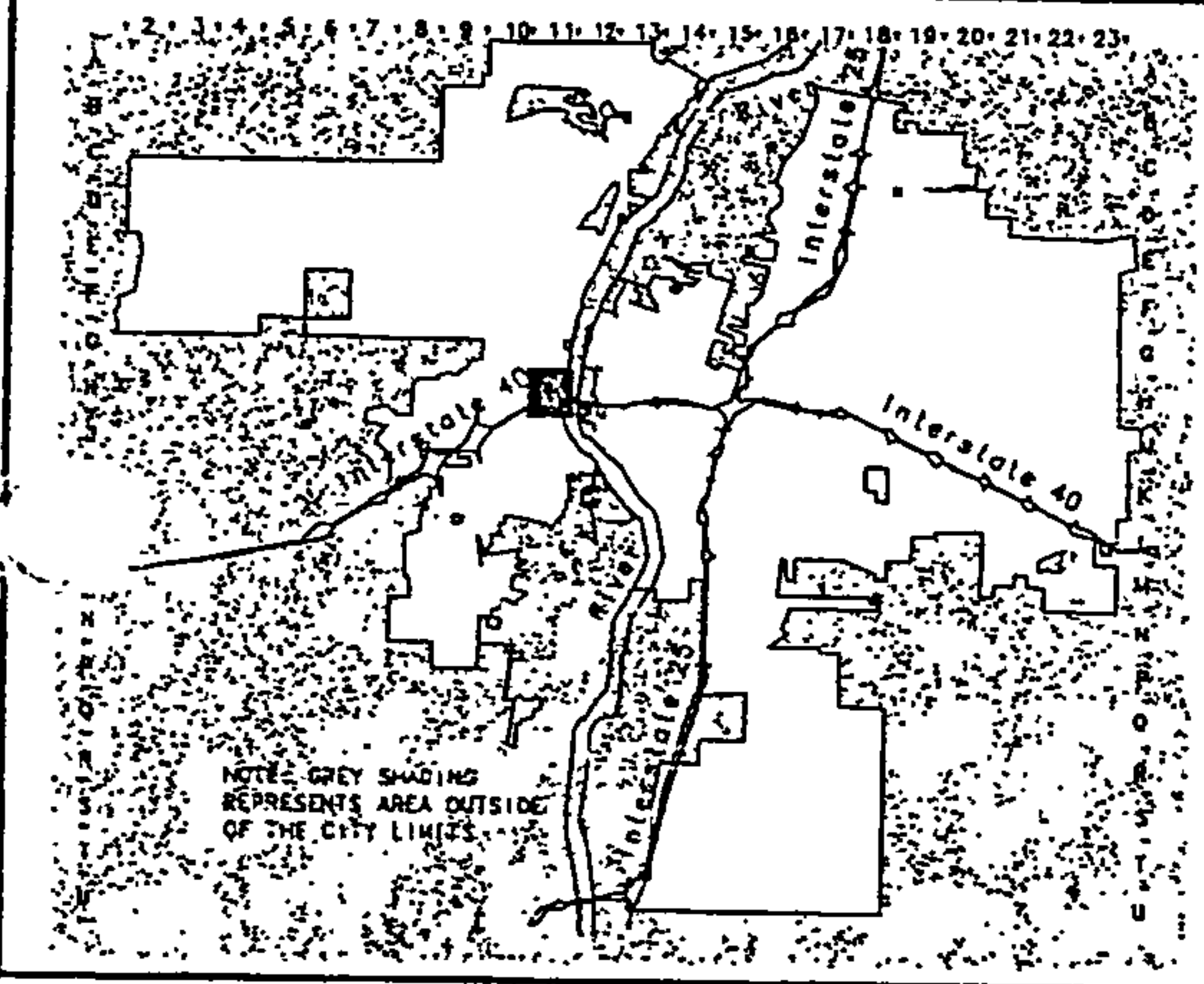
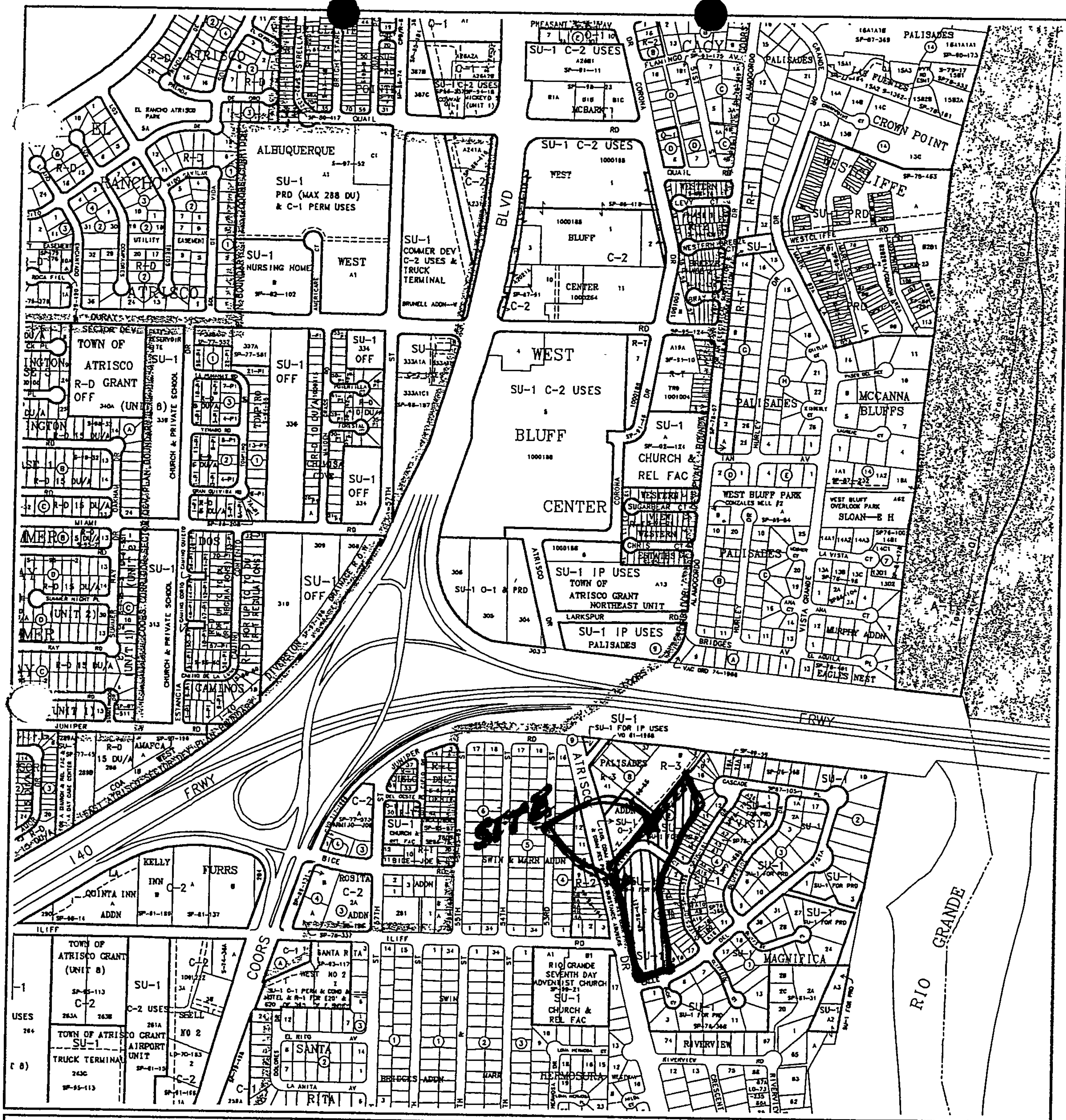


- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- | | |
|--------------------------|-------|
| Application case numbers | |
| 4 DRB - | 00768 |
| - | - |
| - | - |

Form revised April 2003

[Signature] 5/17/04
Planner signature / date

Project # 1002668

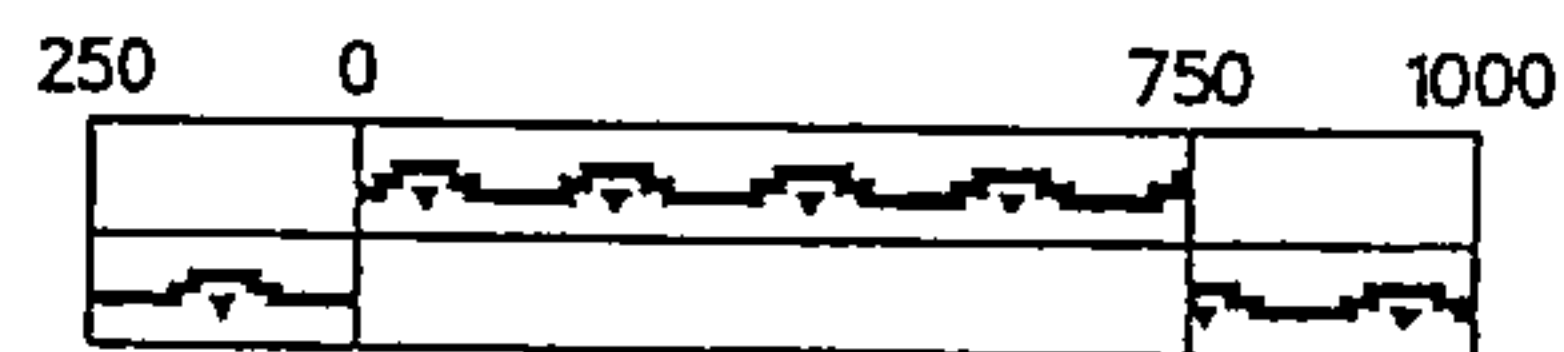


CITY OF
Albuquerque

Abuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003

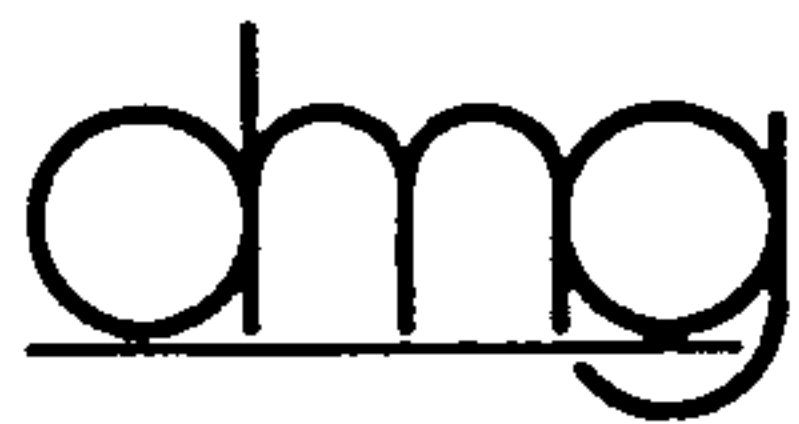
GRAPHIC SCALE IN FEET



Zone Atlas Page

H-11-Z

Map Amended through January 21, 2003



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539
e-mail: goodwinengrs@comcast.net

May 17, 2004

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

Re: DRB #1002668 Vista Magnifica 2

Dear Ms. Matson:

As a part of the City DRC process, we have received comments concerning the proposed exclusion of sidewalk along the east side of Corte Del Sol N.W. where no proposed homes will front the street. In addition, at the east end of Avenida Real N.W. (near the stub) there will be no homes along the south side of that street, and as such, there was no sidewalk planned in this location as well.

The previous DRB Preliminary Plat submittal by this office, failed to request the waiver of sidewalk construction in the areas defined above. This submittal is then solely for the waiver of sidewalk in those areas described. The previously approved Infrastructure List had already excluded this sidewalk, and as such, does not require any changes.

Thank you for your assistance.

Sincerely,

A handwritten signature in black ink, appearing to read 'Scott Davis', written in a cursive style.

Scott Davis
Project Manager

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

PAID RECEIPT

APPLICANT NAME STV Investments LLC
AGENT Mark Goodwin & Associates
ADDRESS P.O. Box 90606
PROJECT & APP # 1002668/04DRB-0.0768
PROJECT NAME Vista Magnifica

\$ 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.

D. MARK GOODWIN AND ASSOCIATES, P.A.

P.O. BOX 90606
ALBUQUERQUE, NM 87199-0606
(505) 828-2200

4244

95-681/1070

PAY TO THE ORDER OF

City of Albuquerque

DATE May 17, 2004

DUPLICATE
City Of Albuquerque \$ 20.00
Treasury Division

Twenty dollars and 00/100


05/17/2004 DOLLARS

RECEIPT# 00026154 WSH# 007 TRANS# 0029
Account 469099 Fund 0110

Activity 4916000 TRSEJS

Trans Susan Rasnick

20.00
\$20.00

 **BANKWEST**
Coronado Office
1-800-488-2265

FOR Vista Magnifica 2

⑈004244⑈ ⑆107006813⑆ 283007003⑈



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

FEBRUARY 18, 2004

4. Project # 1002668

03DRB-01889 Major-Vacation of Public Easements
03DRB-01888 Major-Preliminary Plat Approval
03DRB-01890 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for VISTA MAGNIFICA LLC request(s) the above action(s) for all or a portion of Block(s) 5, Tract(s) C, E & F, AND Block(s) 2, **VISTA MAGNIFICA** and Lot(s) B, Block(s) 8, **PALISADES ADDITION**, zoned R-LT, located on ATRISCO DR NW, between I-40 NW and CLIFFSIDE DR NW containing approximately 7 acre(s). [REF: 03EPC-01089, 03DRB-00811] [*Deferred from 1-7-04, 1-21-04 & 1/28/04 & 2/4/04*]. (H-11)

At the February 18, 2004, Development Review Board meeting, 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.

With the signing of the infrastructure list dated 2/18/04 and approval of the grading plan engineer stamp dated 12/9/03 the preliminary plat was approved. The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by March 4, 2004 in the manner described below.



**OFFICIAL NOTICE OF DECISION
PAGE 2**

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: Vista Magnifica LLC, 1015 Tijeras NW, Suite 210, 87102
Mark Goodwin & Associates, P.O. Box 90606, 87199
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002668 AGENDA#: 4 DATE: 2.18.04

1. Name: Scott Davis Address: Myra Ave. 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: 1002668

AGENDA ITEM NO: 4

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report dated 12-9-03 is on file for Preliminary Plat approval.
The Hydrology Section has no objection to the vacation request.

RESOLUTION:

Signed I.L.
APPROVED ; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: February 18, 2004

2. **Project # 1002861**
04DRB-00002 Major-Preliminary Plat

ABQ ENGINEERING INC agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 13-16, Block(s) 46, **NEW MEXICO TOWN COMPANY TOWNSITE**, zoned SU-3, located on Silver Avenue SW between 8th Street SW and 9th Street SW containing approximately 1 acre(s). [REF: 03DRB-01299] (K-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/4/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/23/03 THE PRELIMINARY PLAT WAS APPROVED.**

3. **Project # 1003175**
04DRB-00010 Major-Preliminary Plat Approval
04DRB-00011 Minor-Sidewalk Waiver
04DRB-00012 Minor-Temp Defer SDWK

BOHANNAN HUSTON, INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 33C-1-A, LANDS OF SALAZAR FAMILY TRUST, EL RANCHO GRANDE UNIT 12 (to be known as **SUN GATE SUBDIVISION**) zoned R-2, located on BLAKE RD SW, between GIBSON BLVD SW and MESA ARENOSA DR SW containing approximately 21 acre(s). [Deferred from 2/4/04] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 2/18/04.**

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

MARK GOODWIN & ASSOC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Parcel A, Parkway, Unit 7, Tract A, Painted Sky, Unit 1 and Tract 95, Town of Atrisco Grant (to be known as **PARKWAY, UNIT 10**) zoned R-LT residential zone, located WEST OF UNSER BLVD NW, between GAVIN RD NW and VINEMONT PL NW, containing approximately 13 acre(s). [REF: 00410-00162, 00410-00931, 00410-00933, Z-99-8, AX-99-2, DRB-95-94, S-98-5, S-98-62] [Deferred from 1-7-04 & 1/21/04] (J-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/4/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/19/04 THE PRELIMINARY PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

02DRB-01567 Major-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES PA, agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion OF PARCEL A OF **PARKWAY, UNIT 7** AND TRACT A OF **PAINTED SKY, UNIT 1** AND TRACT 95 OF TOWN OF ATRISCO GRANT, (to be known as **PARKWAY UNIT 10**), zoned R-D residential and related uses zone, developing area, located west of UNSER BLVD NW, between GAVIN RD NW and VINEMONT PL NW. [REF: DRB-95-94, S-98-5, Z-99-8, AX-99-2, 00410-0162, 00410-00931, 00410-00933] [Deferred from 1-7-04 & 1/21/04] (J-9) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR LOTS 3-P1, (10 FEET) AND 4-P1, (5 FEET), BLOCK 2. PADS NARROWED TO MEET SETBACKS AND CHANGE WORDING IN NOTE 1.**

5. **Project # 1002371**
03DRB-02150 Major-Bulk Land Variance
03DRB-02085 Minor-SiteDev Plan
Subd/EPC
03DRB-02086 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for HOFFMANTOWN CHURCH WEST request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) 1A, 1B and 1C, **ALBAN HILLS SUBDIVISION, UNIT 1** and Tract A, **BOSQUE MEADOWS**, zoned SU-1 for R-2 with church related uses, located on LA ORILLA NW, between COORS BLVD. NW and CORRALES DRAIN containing approximately 17 acre(s). *[Deferred from 1/28/04]* (D-12) **BULK LAND VARIANCE WAS APPROVED. SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR ROADWAY ENCROACHMENT INTO MRGCD EASEMENT AND PLANNING FOR EPC PLANNERS SIGNATURE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA AND M.R.G.C.D SIGNATURES AND PLANNING FOR THE 15-DAY APPEAL PERIOD AND THE AGIS DXF FILE.**

6. **Project # 1002051**
03DRB-02009 Major-Vacation of Public
Easements
03DRB-02008 Major-Preliminary Plat
03DRB-02011 Minor-Temp Defer SDWK
03DRB-02010 Minor-Vacation of Private
Easements

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: 02DRB-00963] *[Deferred from 1/14/04 & 1/28/04 & 2/4/04]* (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 2/25/04.**

7. **Project # 1002668**
03DRB-01889 Major-Vacation of Public Easements
03DRB-01888 Major-Preliminary Plat Approval
03DRB-01890 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for VISTA MAGNIFICA LLC request(s) the above action(s) for all or a portion of Block(s) 5, Tract(s) C, E & F, AND Block(s) 2, **VISTA MAGNIFICA** and Lot(s) B, Block(s) 8, **PALISADES ADDITION**, zoned R-LT, located on ATRISCO DR NW, between I-40 NW and CLIFFSIDE DR NW containing approximately 7 acre(s). [REF: 03EPC-01089, 03DRB-00811] [*Deferred from 1-7-04, 1-21-04 & 1/28/04 & 2/4/04*] (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 2/18/04.**

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

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

8. **Project # 1000162**
04DRB-00106 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING agent(s) for TIM WHITE request(s) the above action(s) for all or a portion of Lot(s) A-2, **LUECKING PARK COMPLEX**, zoned SU-1 for Restricted IP uses, located on PATHWAY AVE NE, between PAN AMERICAN HIGHWAY NE and the NORTH DIVERSION CHANNEL containing approximately 7 acre(s). [REF: 03DRB-01636, 03EPC-01667 & 01668] [**RUSSELL BRITO, EPC CASE PLANNER**] (G-16) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR ZONING UPDATE ON TRACT A-2.**

9. **Project # 1000658**
04DRB-00034 Minor-SiteDev Plan
BldPermit

OTONO PARTNERS, LLC C/O KNIGHT SEAVEY request(s) the above action(s) for all or a portion of Tract(s) F-1-A, **LOOP INDUSTRIAL DISTRICT**, zoned SU-2 M-1, located on ALAMEDA NE, between ALAMEDA NE and JEFFERSON NE containing approximately 5 acre(s) [Was Indefinitely deferred] (C-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO RESOLVE ISSUE OF PUBLIC SANITARY SEWER SIZE AND TRANSPORTATION DEVELOPMENT FOR STALL DIMENSIONS, USE OF BUMPERS TO PREVENT PARKING OVERHANG AND NMDOT ACCESS PERMITS.**

04DRB-00103 Minor-Amnd SiteDev
Plan BldPermit

JUDD CERVENAK agent(s) for OTONO PARTNERS, LLC C/O KNIGHT SEAVEY request(s) the above action(s) for all or a portion of Tract(s) F-1-A, **LOOP INDUSTRIAL DISTRICT, UNIT 1**, zoned SU-2 special neighborhood zone, M-1, located on ALAMEDA BLVD NE, between JEFFERSON ST. NE and SAN MATEO BLVD. NE containing approximately 5 acre(s). [REF: 04DRB-00034, 03DRB-01303 , 03DRB-00786 & 00787, 00DRB-00938, DRB-98-30, ZA-00-173] (C-17) **AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR STALL DIMENSIONS, USE OF BUMPERS TO PREVENT PARKING OVERHANG AND NMDOT ACCESS PERMITS.**

10. **Project # 1000560**
04DRB-00089 Minor-Amnd SiteDev Plan
Subd

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER request(s) the above action(s) for all or a portion of Tract(s) 1A-2-A, **JOURNAL CENTER**, zoned IP industrial park zone, located on PASEO DEL NORTE NE, between LANG AVE NE and HEADLINE BLVD NE containing approximately 10 acre(s). [REF: 04-DRB00028,01DRB-00863, 01DRB-00453, 01DRB-00454, 00DRB-00801, 00DRB-00733, 00DRB-01428, 00DRB-01713] D-17) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

04DRB-00028 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 1A-2-A, **JOURNAL CENTER**, zoned IP, located on PASEO DEL NORTE AVE NE, between LANG AVE NE and HEADLINE BLVD NE containing approximately 10 acre(s). [REF: 1000560, SV-94-48, S-94-58] [HEARD UNDER PROJECT #1003184 IN ERROR] [Deferred from 1/21/04] (D-17) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

11. **Project # 1000440**
04DRB-00105 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN, PA agent(s) for INTERSTATE BUSINESS PARK LLC request(s) the above action(s) for all or a portion of Lot(s) 10, **INTERSTATE BUSINESS PARK**, zoned M-2, located on MIDTOWN PL NE, between YALE BLVD NE and MIDTOWN NE containing approximately 6 acre(s). [REF: 03DRB-0296, DRB-97-362] (G-16) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR ADDITION OF A PUBLIC DRAINAGE EASEMENT AND PLANNING FOR AGIS DXF FILE.**

12. **Project # 1000444**
04DRB-00081 Minor-Ext of SIA for Temp
Defer SDWK
- BOHANNAN HUSTON INC agent(s) for CENTEX HOMES request(s) the above action(s), **STONEBRIDGE SUBDIVISION, UNIT 3**, zoned R-1 residential zone, located on MCMAHON BLVD NW, between STONE MOUNTAIN RD NW and PEBBLE RD NW containing approximately 21 acre(s). [REF: DRB-98-351, DRB-99-114, 00DRB-01239] (A-12) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
13. **Project # 1002775**
04DRB-00102 Minor-Prelim&Final Plat
Approval
- KEVIN & MARY MURTAGH request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 39, **PEREA ADDITION**, zoned SU-2 TH, located on GRANITE NW, between MOUNTAIN NW and 12TH ST NW containing approximately 1 acre(s). [REF: 03DRB-01042, 03DRB-01703] (J-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PROPERTY MANAGEMENT'S SIGNATURE AND AGIS DXF FILE.**
14. **Project # 1003131**
04DRB-00091 Minor-Prelim&Final Plat
Approval
- BILLY BACA request(s) the above action(s) for all or a portion of Lot(s) B & C, Block(s) 29, **HUNING CASTLE ADDITION**, zoned R-T, located on SAN PATRICIO AVE SW, between LEAD AVE SW and COAL AVE SW containing approximately 1 acre(s). [REF: 03DRB-02068] (K-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU OF PARK DEDICATION AND PLANNING FOR AGIS DXF FILE.**
15. **Project # 1003218**
04DRB-00104 Minor-Prelim&Final Plat
Approval
- BOHANNAN HUSTON, INC agent(s) for RUTLEDGE HOMES request(s) the above action(s) for all or a portion of Lot(s) 46-A & 47-A, **THE CANYONS AT HIGH DESERT - UNIT 2**, zoned SU-2 HD/R-T, located on JUNIPER CANYON TRAIL NE, between HIGH CANYON TRAIL NE and CANYON BLUFF TRAIL NE containing approximately 1 acre(s). [REF: 1000542] (F-23) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE AND AGIS DXF FILE.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

16. **Project # 1003217**
04DRB-00101 Minor-Sketch Plat or Plan
- MARK GOODWIN & ASSOCIATES, PA agent(s) for C & W LAND DEVELOPMENT ENTERPRISES INC request(s) the above action(s) for all or a portion of Tract A, **LANDS OF PARADISE HEIGHTS** and the remainder of **PARADISE HEIGHTS, UNIT 5**. All of Lots 51 through 55, Block 4; Lots 1 through 5 and 10 through 14, Block 6; all of Block 7; Lots 1 through 13, Block 8; Lots 1 through 8 and Lots 22 through 45, Block 9; all of Block 10 through 17, **PARADISE HEIGHTS, UNIT 4**. All of Lots 9 through 14, Block 9, **PARADISE HEIGHTS, UNIT 4**. A PORTION OF Rockcliff Blvd NW, Brookline Blvd NW and Westside Blvd NW, TOGETHER WITH ALL OF Douglas Ave NW, Dooley St NW, Dimas St NW, Dillon St NW, Dowling St NW, Dodge Pl NW, Dunn Ave NW, Doolittle St NW, Doyle Ave NW, Dressler Ave NW, Drisdale Ave NW, Drum Ave NW, Driver Ave NW, Belleville St NW, Fair St NW, Navajo Dr NW, Pratt St NW, Ramsey St NW, Gates St NW, Frost St NW, Mason St NW and Gordon Ave NW, zoned R-1, located on BLACK ARROYO RD NW, between MCMAHON BLVD NW and CALABACILLAS ARROYO containing approximately 123 acre(s). [REF: 1002643, SC5-72-23] (A-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
17. Approval of the Development Review Board Minutes for December 10, December 17, December 31, 2003 and January 7, January 14 and January 21, 2004. **DRB MINUTES FOR DECEMBER 10 AND DECEMBER 17, 2003 WERE APPROVED SUBJECT TO CHANGES BY THE BOARD. THE REMAINDER OF THE MINUTES WILL BE REVIEWED AT A LATER DATE.**

ADJOURNED: 11:00 A.M.

Refer to 2-18-04

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002668 AGENDA#: 7 DATE: 2.4.04

1. Name: _____ Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002668

AGENDA ITEM NO: 7

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

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

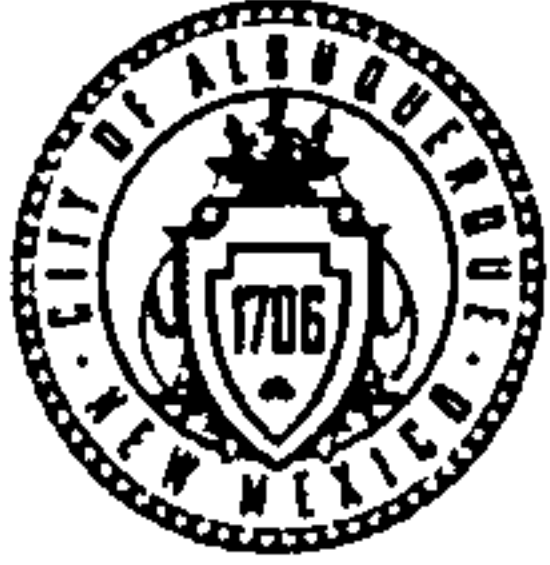
SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: February 4, 2004



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

January 28, 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: 11:25 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 # 1002371**
03DRB-02150 Major-Bulk Land Variance

TIERRA WEST LLC agent(s) for HOFFMANTOWN CHURCH WEST request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) 1A, 1B and 1C, **ALBAN HILLS SUBDIVISION, UNIT 1** and Tract A, **BOSQUE MEADOWS**, zoned SU-1 for R-2 with church related uses, located on LA ORILLA NW, between COORS BLVD. NW and CORRALES DRAIN containing approximately 17 acre(s). [Deferred from 1/28/04] (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 2/4/04.**

2. **Project # 1002051**
03DRB-02009 Major-Vacation of Public Easements
03DRB-02008 Major-Preliminary Plat
03DRB-02011 Minor-Temp Defer SDWK
03DRB-02010 Minor-Vacation of Private Easements

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DRIVE NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: 02DRB-00963] [*Deferred from 1/14/04 & 1/28/04*] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 2/4/04.**

3. **Project # 1002668**
03DRB-01889 Major-Vacation of Public Easements
03DRB-01888 Major-Preliminary Plat Approval
03DRB-01890 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for VISTA MAGNIFICA LLC request(s) the above action(s) for all or a portion of Block(s) 5, Tract(s) C E & F, AND Block(s) 2, **VISTA MAGNIFICA** and Lot(s) B, Block(s) 8, **PALISADES ADDITION**, zoned R-LT, located on ATRISCO DR NW, between I-40 NW and CLIFFSIDE DR NW containing approximately 7 acre(s). [REF: 03EPC-01089, 03DRB-00811] [*Deferred from 1-7-04, 1-21-04 & 1/28/04*] (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 2/4/04.**

4. **Project # 1003027**
03DRB-02159 Major-Preliminary Plat
Approval
03DRB-02161 Minor-Site Plan for
Subdivision
03DRB-02173 Minor-Temp Defer
SDWK
03DRB-02172 Minor-Subd.Design Var.
04DRB-00090 Minor – Sidewalk
Variance for Waiver

WAYJOHN SURVEYING, INC agent(s) for INTERFIRST PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 3,4,5, Tract(s) 2, **NORTH ALBUQUERQUE ACRES**, zoned RD 7 DU/AC, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 3 acre(s). [REF: 1003027, 03DRB-01721] [Deferred from 1/21/04] (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/28/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/20/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: REMOVE THE PNM EASEMENT WITHIN THE DEDICATED PUBLIC RIGHT-OF-WAY. THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS 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. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

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

5. **Project # 1003173**
04DRB-00005 Minor-Site Dev Plan
BldPermit

INSITEWORKS request(s) the above action(s) for all or a portion of Lot(s) 31-32, Block(s) 5, **NORTH ALBUQUERQUE ACRES**, zoned IP, located on SAN DIEGO AVE NE, between SAN MATEO NE and I-25 NE containing approximately 2 acre(s). [Deferred from 1/14/04] (B-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/28/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA.**

04DRB-00060 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS agent(s) for INSITEWORKS request(s) the above action(s) for all or a portion of Lot(s) 31 & 32, Block(s) 5, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, (to be known as **VERANO PLAZA**) zoned IP industrial park zone, located on SAN DIEGO AVE NE, between SAN MATEO BLVD. NE and BEVERLY HILLS AVE. NE containing approximately 2 acre(s). [REF: 04DRB-00005] (B-18) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR 25-FOOT RADIUS AND DRAINAGE EASEMENT AND PLANNING FOR AGIS DXF FILE.**

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

6. **Project # 1001697**
04DRB-00046 Minor-Ext of SIA for Temp
Defer SDWK

TOBY GARCIA request(s) the above action(s) for all or a portion of Lot(s) C-46, **TOWN OF ATRISCO GRANT, UNIT 4**, zoned SU-2 IP, located on CENTRAL AVE NW, between UNSER BLVD NW and 90TH ST NW containing approximately 5 acre(s). [REF: DRB-97-465, SV-97-71, ZA-95-59] (K-10) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

7. **Project # 1001786**
04DRB-00069 Minor-Ext of SIA for Temp
Defer SDWK

WILLIAM T. CANIGLIA agent(s) for THE GARDENS INC. request(s) the above action(s) for all or a portion of Lot(s) 4, 7, 30, 24, 25, 33, 35 and 6, Unit 1, **THE GARDENS ON THE RIO GRANDE**, zoned RA-1, located on MOUNTAIN RD NW, between LAGUNA SECA NW and MOUNTAIN RD NW containing approximately 18 acre(s). (J-12) **WITHDRAWN AT THE AGENT'S REQUEST.**

8. **Project # 1003085**
04DRB-00053 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for GEORGE CARRUTHERS request(s) the above action(s) for all or a portion of Lot(s) B, **LANDS OF CARRUTHERS**, zoned SU-2, located on OLD TOWN ROAD NW, between 19th ST NW and MARBLE AVE NW containing approximately 1 acre(s). [REF: 03DRB-01863] (J-13) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

9. **Project # 1000875**
04DRB-00043 Major-Final Plat Approval

COMMUNITY SCIENCES CORP. agent(s) for KB HOME request(s) the above action(s) for PARCEL F-1-A AND E 1-A, **FINELAND DEVELOPMENT BULK LAND PLAT**, (to be known as **CRESTVIEW SUBDIVISION**) zoned SU-1 FOR R-2 AND SU-1 FOR C-1, located on MCMAHON BLVD NW, between UNSER BLVD NW and BANDELIER DR NW containing approximately 14 acre(s). [REF:Z-98-31, 1000875, 03EPC-0053,03EPC-0054, 03DRB-01747](A-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER TO COMPLETE VACATION ACTION ON PLAT AND DISCLOSURE STATEMENT AND TRANSPORTATION DEVELOPMENT FOR A SKETCH OF SIGHT DISTANCE ONTO MCMAHON – USE AASHTO GUIDELINES.**

10. **Project # 1001347**
04DRB-00057 Major-Final Plat Approval.

ISAACSON & ARFMAN PA agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) D1A, Unit 3, ALBUQUERQUE SOUTH, (to be known as **EL RANCHO GRANDE UNIT 8A**) zoned R-LT residential zone, located on DE ANZA DR SW, between DEL REY RD SW and SNOW VISTA DIVERSION CHANNEL containing approximately 14 acre(s). [REF: 03DRB01133, 03DRB-01134] (M-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA'S SIGNATURE.**

11. **Project # 1003182**
04DRB-00023 Minor-Prelim&Final Plat Approval

WILKS CO. agent(s) for PRAXAIR INC., request(s) the above action(s) for all or a portion of Tract(s) 2, **LANDS OF THE B. N. & S. F. RAILWAY CO.**, zoned M-2 manufacturing zone, located on 2ND ST SW, between TRUMBULL BLVD. SW and WOODWARD RD. SW containing approximately 4 acre(s). [REF: DRB-97-275] (Deferred from 1/21/04) (M-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 6-FOOT RIGHT-OF-WAY DEDICATION FOR BIKE LANES AND TO PLANNING FOR AGIS DXF FILE.**

12. **Project # 1000147**
04DRB-00065 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for C & W LAND DEVELOPMENT ENTERPRISES, INC. request(s) the above action(s) for all or a portion of **WHISPERING POINT SUBDIVISION, UNIT 3**, Tract(s) A-1, Whispering Point, Unit 2, zoned RD (9/du ac) located on UNSER BLVD SW, between EUCARIZ AVE SW and SUNSET GARDENS RD SW containing approximately 11 acre(s). (L-10) **INDEFINITELY DEFERRED TO APPLY FOR VACATION.**

04DRB-00066 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for C & W LAND DEVELOPMENT ENTERPRISES, INC. request(s) the above action(s) for all or a portion of, **WHISPERING POINTE SUBDIVISION, UNIT 4**, Whispering Point, Unit 3, zoned RD 9 du/ac, located on UNSER BLVD SW, between EUCARIZ AVE SW and SUNSET GARDENS RD SW containing approximately 5 acre(s). (L-10) **INDEFINITELY DEFERRED TO BE HEARD CONCURRENTLY WITH UNIT 3.**

13. **Project # 1000408**
04DRB-00064 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for C & W LAND DEVELOPMENT ENTERPRISES, INC., request(s) the above action(s) for all or a portion of Tract(s) 490 & 491, **TOWN OF ATRISCO GRANT, UNIT 7, SAGE POINTE SUBDIVISION**, zoned R-D residential and related uses zone, developing area, 14 DU/AC, located on SAGE RD SW, between 86TH ST SW and 82ND ST SW containing approximately 10 acre(s). [REF: 00DRB-00438, 01DRB-00353, 02DRB-01854 & 55, 03DRB-01971] (M-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION AND DETACHED OPEN SPACE CASH-IN-LIEU AND TO PLANNING FOR PERIMETER WALL DESIGN.**

14. **Project # 1002873**
04DRB-00068 Minor- Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for ALBUQUERQUE FACILITIES, LLC request(s) the above action(s) for all or a portion of Tract(s) 5A & 7A, **CAVAN SUNPORT CENTER**, zoned SU-1 special use zone, FOR O-1, C-2, & IP USES, located on INTERNATIONAL AVE SE, between YALE BLVD SE and GIRARD BLVD SE containing approximately 5 acre(s). [REF: 03EPC-01324, 03DRB-01975] (L-16) **FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1001334**
04DRB-00063 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for C & W LAND DEVELOPMENT ENTERPRISES, INC. request(s) the above action(s) for all or a portion of Tract(s) 465 and a part of Tract 466, Town of Atrisco Grant, **WESTBROOKE HEIGHTS SUBDIVISION, UNIT 7**, zoned RD (9 du/ac) located on SAGE RD SW, between UNSER BLVD SW and 82ND ST SW containing approximately 10 acre(s). (L-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PERIMETER WALL DESIGN.**

16. **Project # 1003057**
04DRB-00056 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for GRAYLAND INC request(s) the above action(s) for all or a portion of Tract(s) A-2, **CLIFFORD WEST BUSINESS PARK, UNIT 3**, zoned SU-1/IP, located on UNSER BLVD NW, between LOS VOLCANOS RD NW and SAUL BELL RD NW containing approximately 13 acre(s). [REF: Z-97-11, DRB-97-138,S-98-54, AA-98-54] (K-9 & K-10) **FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

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

17. **Project # 1002711**
04DRB-00067 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES agent(s) for STV INVESTMENTS LLC request(s) the above action(s) for all or a portion of Lot(s) 7-12 and 21-26, Tract A, Unit B, Block(s) 27, NORTH ALBUQUERQUE ACRES, (to be known as **OAKLAND ESTATES**) zoned RD, located on EAGLE ROCK AVE NE, between SAN PEDRO NE and LOUISIANA BLVD NE containing approximately 11 acre(s). [REF: Z-87-42-1] (C-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. **Project # 1003187**
04DRB-00037 Minor-Sketch Plat or Plan

ABQ ENGINEERING agent(s) for PINO HOMES – AMERI-CONTRACTORS request(s) the above action(s) for all or a portion of Lot(s) 5-E, **UNIVERSITY OF NM**, zoned R-1, located on GOLF COURSE RD NW, between GOLF COURSE RD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). (C-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. Other Matters: **PROJECT #1002714 – TIERRA WEST LLC FOR ZANGARA DODGE – RESIGNING OF SITE PLAN FOR BUILDING PERMIT. THE ORIGINAL SUBMITTED 1/21/04 WAS NOT THE CORRECT SITE PLAN. THE SITE PLAN FOR BUILDING PERMIT WAS RESIGNED BY ALL BOARD MEMBERS WITH THE EXCEPTION OF CITY ENGINEER.**

ADJOURNED: 11:25 A.M.

*Deferred
2.4.04*

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002668 AGENDA#: 3 DATE: 1.28.04

1. Name: _____ Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

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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: 1002668

AGENDA ITEM NO: 3

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:

See DRB minutes/speed memo dated 1-21-04.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: January 28, 2004

Defer to 1/28/04

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002668 AGENDA#: 4 DATE: 1-21-04

1. Name: _____ Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

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8. Name: _____ Address: _____ Zip: _____

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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: 1002668

AGENDA ITEM NO: 4

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:

See DRB minutes/speed memo dated 12-17-04.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: January 21, 2004



City of Albuquerque
CITY OF ALBUQUERQUE
 P.O. BOX 1295 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002668

AGENDA ITEM NO: 11

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

See DRB minutes/speed memo dated 12-17-03.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: January 7, 2004

1-21-04

10. **Project # 1003011**
03DRB-02088 Major-Vacation of Pub
Right-of-Way
03DRB-0289 Minor-Prelim & Final Plat
Approval

SURV-TEK INC. agent(s) for HOFFMANTOWN INC. request(s) the above action(s) for all or a portion of Lot(s) A-G, Block 4-A, **HOFFMANTOWN SHOPPING CENTER, INEZ ADDITION**, zoned C-2, located on MENAUL BLVD NE, between INEZ DR. NE and VICTOR CIRCLE NE containing approximately 5 acre(s). [REF: 03DRB 01672, ZA-78-240] (H-19)
THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE, PROPERTY MANAGEMENT AND AMAFCA SIGNATURES, AND 15-DAY APPEAL PERIOD, AND TO TRANSPORTATION FOR PARKING BUMPERS REGULATED TO PREVENT ENCROACHMENT ONTO PEDESTRIAN PATH AND ADA ISSUES TO BE ADDRESSED AT VICTOR CIRCLE AND INEZ.

11. **Project # 1002668**
03DRB-01888 Major-Preliminary Plat
Approval
03DRB-01889 Major-Vacation of
Public Easements
03DRB-01890 Minor-Temp Defer
SDWK

MARK GOODWIN & ASSOCIATES agent(s) for VISTA MAGNIFICA LLC request(s) the above action(s) for all or a portion of Block(s) 5, Tract(s) C and Tract(s) E & F, Block(s) 2, **VISTA MAGNIFICA**, and Lot(s) B, Block(s) 8, **PALISADES ADDITION**, zoned R-LT, located on ATRISCO DR NW, between I-40 NW and CLIFFSIDE DR NW containing approximately 7 acre(s). [REF: 03EPC-01089, 03DRB-00811] [Deferred from 11/26/03] (H-11)
DEFERRED AT THE AGENT'S REQUEST TO 1-21-04.

8. **Project # 1001901**
03DRB-02174 Minor-Prelim&Final Plat
Approval
03DRB-02098 Minor-Vacation of
Private Easements
03DRB-02097 Major-Vacation of
Public Easements

ABQ. ENGINEERING, INC. agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 1-3, **VERANDA STREET PROPERTIES**, zoned R-2 residential zone, located on RIO GRANDE BLVD NW, between CANDELARIA RD. NW and VERANDA ST. NW containing approximately 1 acre(s). [REF: 02DRB-00618, 03DRB-01700 SK, 03DRB-02097 & 98, V-91-72] (G-12)

DEFERRED AT THE AGENT'S REQUEST TO 1-14-04.

9. **Project # 1002984**
03DRB-02101 Major-Vacation of Pub
Right-of-Way
03DRB-02103 Major-Vacation of
Public Easements

WILSON AND COMPANY agent(s) for VOLCNO CLIFFS PROPERTY OWNERS ASS'N request(s) the above action(s) for, **VOLCANO CLIFFS UNITS 2 AND 5**, zoned R-1, located on 81ST STREET NW, between MONTE CARLO DRIVE NW and CLIFF ROAD NW [REF: 1002984, 1002197] (E-10)
THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

January 7, 2004

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: 11:00 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 # 1002929**
03DRB-01531 Major-Preliminary Plat Approval
03DRB-01535 Minor-Sidewalk Waiver
03DRB-01533 Minor-Temp Defer SDWK

DENISH - KLINE agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) C < aka Santa Fe @ The Trails >, **THE TRAILS**, zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 17 acre(s). [Deferred from 12-31-03] (C-9)
WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED TODAY AND THE GRADING AND DRAINAGE PLAN DATED 12-24-03, THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

2. **Project # 1002928**
03DRB-01532 Major-Preliminary Plat Approval
03DRB-01534 Minor-Temp Defer SDWK
03DRB-01536 Minor-Sidewalk Waiver

BOHANNAN HUSTON, INC./ DENISH-KLINE & agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of Tract(s) D TBKA TAOS @ THE TRAILS, **THE TRAILS, POR. OF TR. 4, BLACK RANCH**, zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD. NW and UNIVERSE BLVD. NW containing approximately 20 acre(s). [REF: 1002928] [Deferred from 12-31-03] (C-09)
WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED TODAY AND THE GRADING AND DRAINAGE PLAN DATED 12-24-03, THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

3. **Project # 1000922**
03DRB-01953 Major-Preliminary Plat
Approval
03DRB-01954 Minor-Temp Defer
SDWK

WILSON & COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT request(s) the above action(s) for, **LA CUENTISTA SUBDIVISION**, zoned R-1, located on KIMMICK DRIVE NW, between URRACA STREET NW and CAMINO DE PAZ containing approximately 50 acre(s). [REF: 1000922, DRB-97-98, V-97-116, 02DRB-01783, 03DRB-01725] [Deferred from 12-31-03] (C-10)
DEFERRED AT THE AGENT'S REQUEST TO 1-14-04.

4. **Project # 1000196**
03DRB-02102 Major-Two Year SIA

TIERRA WEST LLC agent(s) for BEN RUIZ request(s) the above action(s) for all or a portion of Tract(s) CIB, **CORONADO SAVINGS & LOAN**, zoned SU1 for C-1 residential zone, located on COORS BLVD NW, between SEQUOIA RD NW and REDLANDS NW containing approximately 2 acre(s). [REF: 00450-00641, 02DRB-00845, 02DRB-01850, 03DRB-00862] (G-11)
DEFERRED AT THE AGENT'S REQUEST TO 1-21-04.

5. **Project # 1000440**
03DRB-02096 Major-Vacation of
Public Easements

JOHN MYERS agent(s) for INTERSTATE BUSINESS PARK LLC request(s) the above action(s) for all or a portion of Tract(s) 10, **INTERSTATE BUSINESS PARK**, zoned M-2, located on MIDTOWN PLACE NE, between YALE BOULEVARD NE and MIDTOWN ROAD NE containing approximately 6 acre(s). [REF: 1000440] (G-16)
THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

6. **Project # 1000570**
02DRB-01021 Minor-Temp Defer
SDWK
02DRB-01019 Major-Preliminary Plat
Approval
02DRB-01020 Major-Vacation of
Public Easements
02DRB-01567 Major-Site Plan for
Subdivision

MARK GOODWIN & ASSOC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) 93 94 95 to be known as Parkway -Unit 10, **TOWN OF ATRISCO GRANT AND TRA PARKWAY -8**, zoned R-LT residential zone, located on WEST OF UNSER NW, between GAVIN RD NW and VINEMONT PLACE NW containing approximately 13 acre(s). [REF: 3][Deferred from October 30, 2003] (J-9)
DEFERRED FOR GRADING AND DRAINAGE PLAN AND AMAFCA APPROVAL TO 1-21-04.

7. **DRB-97-165**
V-97-507

Tierra West Development Management Services, agents for Tim Eichenberg, request **Vacation (voiding) of Public Power Line Easement, Site Development Plan Final Sign Off (for EPC) plus Sketch Plat Review and Comment** for Tracts B and C, Blocks 2 and 7, **WELLS SANDIA MANOR**, zoned SU-1/PRD (City) and located on Trimble Blvd NE and Camino de la Sierra NE between I-40 and Arcadia Rd NE containing approximately 4.90 acres. [FIRST TIME ON THE AGENDA 5/6/97] [Z-96-25] DEFERRED FROM 5/24/00, DEFERRED AT THE AGENT'S REQUEST FROM 7/26/00 TO 9/13/00 TO WORK WITH STATE HIGHWAY DEPARTMENT WHICH HAS BEEN AN ONGOING PROCESS SINCE 5/6/97] [DEFERRED AT THE AGENT'S REQUEST FROM 9/13/00 TO 9/20/00 TO WORK WITH THE STATE HIGHWAY DEPARTMENT, DEFERRED AT THE APPLICANT'S REQUEST FOR ONE-YEAR FROM 11/8/00 TO 11/7/01] [DEFERRED AT THE AGENT'S REQUEST FOR ONE-YEAR FROM 11/7/01 TO 11/6/02] [DEFERRED AT THE AGENT'S REQUEST FOR ONE-YEAR FROM 11/6/02 TO 11/5/03] [Deferred from 11/5/03, 1/7/04] (L-23)
DEFERRED AT THE AGENT'S REQUEST TO JANUARY 5, 2005. A NEW SUBMITTAL TO DRB IS REQUIRED FOR JANUARY 5, 2005 HEARING.

**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.

12. **Project # 1000875**

03DRB-02166 Minor-SiteDev Plan
BldPermit/EPC

COMMUNITY SCIENCES CORPORATION agent(s) for KB HOMES request(s) the above action(s) for all or a portion of Tract(s) F-1, **FINELAND DEV. BULK LAND PLAT**, zoned SU-1 special use zone, FOR R-2 USES, located on MCMAHON BLVD NW, between UNSER BLVD. NW and BANDELIER DR. NW containing approximately 11 acre(s). [REF: Z-98-31, 1002793, 03EPC-0053 & 54] [Makita Hill, EPC Planner] (A-11)

THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.

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

13. **Project # 1001209**
03DRB-02063 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOC. agent(s) for CLIFFORD CAPITAL FUND, INC. request(s) the above action(s) for all or a portion of Tract(s) A, **LAVA TRAILS**, zoned SU-1 special use zone, located on WESTERN TRAILS DR NW, between UNSER BLVD. NW and ATRISCO RD. NW containing approximately 6 acre(s). [REF: 02DRB-00183, 01DRB-00562, Z-98-139] (F-10)

WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED TODAY AND THE GRADING AND DRAINAGE PLAN DATED 12-11-03 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT CONDITION IS THE PERIMETER WALL DESIGN SUBMITTAL MUST BE APPROVED BEFORE FINAL PLAT APPROVAL. THE FINAL PLAT WAS INDEFINITELY DEFERRED.

03DRB-02027 Minor-SiteDev Plan
BldPermit/EPC
03DRB-02028 Minor-SiteDev Plan
Subd/EPC

GEORGE RAINHART & ASSOC. agent(s) for JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) A, **LAVA TRAILS**, zoned SU-1 for Neighborhood Commercial, located on WESTERN TRAILS NW, between UNSER BLVD. NW and ATRISCO RD. NW containing approximately 6 acre(s). [REF: 03EPC 00699/00701, 02500 00126, DRB 94-525] [Deferred from 12-10-03] (F-10)

THE SITE PLAN FOR BUILDING PERMIT AND THE SITE PLAN FOR SUBDIVISION WERE APPROVED AND SIGNED BY THE BOARD.

14. **Project # 1002342**
03DRB-02178 Minor-Final Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for MEL FAMIE LLC request(s) the above action(s) for all or a portion of Lot(s) 1-3, **CLYDE LELAND SUBDIVISION**, zoned RT, located on ATRISCO DR. NW, between LEGENDS AVE. NW and WESTERN TRAIL NW containing approximately 3 acre(s). [REF: Z-85-38-5C2, 02DRB 01720] (F-11)

THE FINAL PLAT WAS APPROVED WITH SIGN OFF DELEGATED TO HYDROLOGY FOR 26 FF VERIFICATION OF LOOP AND AMAFCA SIGNATURE.

15. **Project # 1003120**
03DRB-02143 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON, INC. agent(s) for PAN AM 25, PHASE II, MANUFACTURING, LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A& 1-B, **LEVI STRAUSS & CO.**, zoned SU-2 special neighborhood zone, M-1, located on ALAMEDA BLVD NE, between SAN MATEO BLVD. NE and I-25 SO. BND. PAN AMERICAN FWY containing approximately 13 acre(s). [REF: 03DRB-02021] (C-18)

THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE AND TO TRANSPORTATION FOR A SKETCH OF "C1" 25' RADIUS WITH EXISTING INFRASTRUCTURE, R-O-W ON ALAMEDA, ACCESS EASEMENTS, AND AMAFCA SIGNATURE.

16. **Project # 1002981**
03DRB-02132 Minor-Prelim&Final Plat
Approval

SURV-TEK, INC. agent(s) for 1224 BELLAMAH, LLC request(s) the above action(s) for all or a portion of Lot(s) B-1-A-3-A, **DUKE CITY LUMBER COMPANY ADDITION**, zoned S/M-1, located on BELLAMAH AVE. NW, between 12TH ST. and SAWMILL ROAD NW containing approximately 12 acre(s). [REF: 03ZHE 01596, DRB-95-360] (J-13)

DEFERRED AT THE AGENT'S REQUEST TO 1-21-04

17. **Project # 1003133**
03DRB-02076 Minor-Prelim&Final Plat
Approval
03DRB-02077 Minor-Vacation of Private
Easements

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 SKYLINE NE containing
approximately 9 acre(s). [REF: Z-88-53] [Deferred from
12-17-03](L-22)
DEFERRED AT THE AGENT'S REQUEST TO 1-21-04

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT – AGENT IS REQUIRED TO BE AT THE MEETING

18. **Project # 1000057**
03DRB-02175 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING agent(s) for BRADBURY &
STAMM PASEO LTD. request(s) the above action(s) for all
or a portion of Tract(s) F-1, **LANDS OF SPRINGER
CORP.**, zoned SU-2 special neighborhood zone, M-1,
located on PASEO DEL NORTE NE, between
WASHINGTON ST. NE and EDITH BLVD. NE containing
approximately 7 acre(s). [REF: AX-77-29, DRB-96-433,
99DRB-00056, 00DRB-003, 03DRB-01365] (C-16)
**THE ABOVE REQUEST WAS REVIEWED AND
COMMENTS WERE GIVEN.**

19. Other matters:

Adjourned: 11:55 A.M.

Deferred @ A.R. to 1-21-04

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002668 AGENDA#: 11 DATE: 1-7-04

1. Name: _____ Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

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11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

December 17, 2003

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: THE DEVELOPMENT REVIEW BOARD WILL TAKE A LUNCH BREAK AFTER ITEM 20. (THE TIME MAY CHANGE DEPENDING UPON DEFERRALS).

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 Adjourned:
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 # 1002885**
03DRB-01980 Major-Vacation of Pub
Right-of-Way
03DRB-01983 Major-Preliminary Plat
Approval
03DRB-01981 Minor-Vacation of Private
Easements
03DRB-01985 Minor-Temp Defer SDWK
03DRB-01984 Minor-Sidewalk Waiver

JEFF MORTENSEN & ASSOCIATES, agent(s) for DESERT RIDGE DEVELOPMENT LLC & GENEVA LLC request(s) the above action(s) for all or a portion of Lot(s) 10 - 24 and Lot(s) 7 - 15 and easterly portion of Lot 16, Block(s) 18 & 20, Unit 3, Tract 3, Unit 1, North Albuquerque Acres, (to be known as **OCOTILLO SUBDIVISION**) zoned RD (4DU/A), located on HOLBROOK ST NE between ANAHEIM AVE NE and PASEO DEL NORTE NE containing approximately 25 acre(s). [REF: 03DRB-01354, 03DRB-01355, 03DRB-01356] (C-21) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12-17-03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12-16-03. THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION THAT THE HOMEOWNER'S ASSOCIATION DOCUMENT MUST BE FILED WITH THE FINAL PLAT. 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 WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

SURVEYS SOUTHWEST agent(s) for WEFCO PARTNERS request(s) the above action(s) for all or a portion of Tract(s) 4B, 4-A-1, 5-B-1 and 5-B-2, **V. E. BARRETT SUBDIVISION AND LANDS OF WEFCO**, zoned C-2 community commercial zone, located on CENTRAL AVE SW, between UNSER BLVD SW and 86TH ST SW containing approximately 15 acre(s). [REF: V-79-19, V-88-3, V-86-58] [Deferred from 10/15/03, 11/5/03 & 11/19/03 & 12/10/03] (K-10) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12-17-03 AND APPROVAL OF THE GRADING PLAN ENGINEERING PLAN STAMPED DATED 11-13-03 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

03DRB-01692 Minor-SiteDev Plan Subd

DENISH KLINE ASSOCIATES INC agent(s) for WEFCO PARTNERS INC request(s) the above action(s) for all or a portion of Tract(s) 4-B, 4-A-1, 5-B-1 AND 5-B-2, **BARRETT SUBDIVISION, LANDS OF WEFCO**, zoned C-2 community commercial zone, located on CENTRAL AVE SW, between UNSER BLVD SW and 86TH ST SW containing approximately 15 acre(s). [REF: V-88-3, 03DRB-01567, 03DRB-01568, 01569, 03DRB-01566, 01570] [Deferred from 10/15/03, 11/5/03 & 11/19/03 & 12/10/03] (K-10) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

3. **Project # 1001068**
03DRB-01982 Major-Two Year SIA

MARK GOODWIN AND ASSOCIATES agent(s) for MESA VERDE DEVELOPMENT CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 1 and 2, Block(s) 5, 6 and 1, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **DESERT RIDGE TRAILS**) zoned R-D, located on FLORENCE AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 76 acre(s). [REF: 1001068] (B-19/C-19) **A 9-MONTH EXTENSION OF THE SIA WAS APPROVED.**

4. **Project # 1001071**
03DRB-01957 Major-Vacation of Public Easements
03DRB-01958 Minor-Prelim&Final Plat Approval

SOUTHWEST SURVEYING CO. agent(s) for STUSON, INC. request(s) the above action(s) for all or a portion of Tract(s) B, **EL DORADO NORTH SUBDIVISION**, zoned R-D residential and related uses zone, developing area, 9 DU/AC, located on EUCARIZ AVE SW, between WESLEY CT SW and 90TH ST SW containing approximately 1 acre(s). [REF:02DRB-00347, 02DRB-00348, 02DRB-01256] (L-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR DRAINAGE CERTIFICATION AND PLANNING FOR PARKS NOTE ON OPEN SPACE, DXF FILE AND 15 DAY APPEAL PERIOD.**

5. **Project # 1002645**
03DRB-01965 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Tract(s) 1-B-1-A, **SEVILLE SUBDIVISION**, zoned R-LT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and KAYENTA PL NW containing approximately 27 acre(s). [REF: 03DRB-00741, 1002645] (A-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

6. **Project # 1002800**
03DRB-01990 Major-Preliminary Plat Approval
03DRB-01991 Minor-Subd Design (DPM) Variance
03DRB-01992 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ALPHA EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 10-23, Block(s) 12, **NORTH ALBUQUERQUE ACRES, TRACT 1, UNIT 3**, (to be known as **QUIVERA ESTATES**), zoned R-D, located on MODESTO AVE NE between WYOMING BLVD NE and BARSTOW ST NE containing approximately 14 acre(s). [REF: 03DRB-01127] [deferred from 12-17-03] (B-19) **DEFERRED AT THE AGENT'S REQUEST TO 12-31-03.**

7. **Project # 1002935**
03DRB-01964 Major-Vacation of Public
Easements

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO., INC request(s) the above action(s) for all or a portion of Parcel 1, **SUNDORO SUBDIVISION**, zoned SU-2 R-LT, located on LADERA BLVD NW, between 98th ST NW and UNSER BLVD NW containing approximately 55 acre(s). [REF: 03DRB-00736, 03DRB-01447, 03DRB-01449, 03DRB-01550, 03DRB-01551, 01552, 01553] (J-8/J-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

8. **Project # 1003111**
03DRB-01986 Major-Preliminary Plat
Approval
03DRB-01987 Minor-Vacation of Private
Easements
03DRB-01988 Minor-Temp Defer SDWK
03DRB-01989 Minor-Sidewalk Waiver

ISAACSON AND ARFMAN, P.A. agent(s) for THE STROSNIDER COMPANY request(s) the above action(s) for all or a portion of Tract(s) B, **WINDMILL MANOR**, zoned SU-1 PRD, located on DELLYNE AVE NW, between MARIPOSA DR NW and VALLE VISTA DR NW containing approximately 4 acre(s). [REF: DRB-96-355, Z-95-79, Z-98-57] [deferred from 12-17-03] (E-11) **DEFERRED AT THE AGENT'S REQUEST TO 12-31-03.**

03DRB-02079 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING agent(s) for THE STROSNIDER GROUP request(s) the above action(s) for all or a portion of Tract(s) A & B, **WINDMILL MANOR PLACE**, zoned SU-1 for PRD, located on DELLYNE AVE NW, between MARIPOSA DR NW and VALLE VISTA DR NW containing approximately 4 acre(s). [REF: Z-95-79, Z-98-57] **[RUSSELL BRITO EPC CASE PLANNER]** [deferred from 12-17-03] (E-11) **DEFERRED AT THE AGENT'S REQUEST TO 12-31-03.**

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

MARK GOODWIN & ASSOCIATES agent(s) for MESA VERDE DEVELOPMENT CORP. request(s) the above action(s) for all or a portion of Lot(s) 1-11, Tract(s) 1, Block(s) 11, Unit(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **DESERT RIDGE TRAILS EAST**) zoned RD (3 DU/AC), located on FLORENCE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 11 acre(s). [Deferred from 11/26/03, 12/3/03, 12/17/03] (B-19) **APPLICATION #03DRB-01885 MINOR-SUBD DESIGN (DPM) VARIANCE WAS WITHDRAWN AT THE AGENT'S REQUEST. THE REMAINING REQUESTS WERE DEFERRED AT THE AGENT'S REQUEST TO 12-31-03.**

10. **Project # 1000922**
03DRB-01953 Major-Preliminary Plat
Approval
03DRB-01954 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT, request(s) the above action(s) for all or a portion of **VOLCANO CLIFFS SUBDIVISION, UNIT 20**, LOTS 1-30, BLOCK 1, LOTS 1-38, BLOCK 2, LOTS 1-62, BLOCK 3, LOTS 1-14, BLOCK 4 AND LOTS 1-22, BLOCK 5 AND **VOLCANO CLIFFS SUBDIVISION, UNIT 21**, ALL BLOCKS AND LOTS AND **VOLCANO CLIFFS SUBDIVISION, UNIT 23**, LOTS 1-10, BLOCK 1, LOTS 1-13, BLOCK 2, LOTS 1-21, BLOCK 3, LOTS 1-51, BLOCK 4, LOTS 1-27, BLOCK 5, LOTS 1-6, BLOCK 6, LOTS 1-28, BLOCK 7 AND LOTS 1-7, BLOCK 8 AND **VOLCANO CLIFFS SUBDIVISION, UNIT 27**, LOTS 16-18 AND 22, BLOCK 2, LOTS 1-8, BLOCK 4 AND LOTS 1-7, BLOCK 5, (to be known as **LA CUENTISTA SUBDIVISION**) zoned R-1, located on the east and west sides of Unser Blvd NW (Kimmick) between Urraca NW and Camino de Paz NW, containing approximately 50 acres. [REF: DRB-97-98, V-97-116, 02DRB-01783, 02DRB-01785,,03DRB-01725, 03DRB-01728] [deferred from 12-10-03, 12-17-03] (C-10/11 & D-10/11) **DEFERRED AT THE AGENT'S REQUEST TO 12-31-03.**

11. **Project # 1002519**
03DRB-01950 Major-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES, agent(s) for SAN PEDRO EQUITIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 16, Block(s) 5, Tract(s) 2, NORTH ALBUQUERQUE ACRES, (to be known as **TOWNHOMES @ LA CUEVA**) zoned R-D residential and related uses zone, developing area, 7 DU/AC, located on WYOMING BLVD NE, between SIGNAL AVE NE and WILSHIRE AVE NE containing approximately 1 acre(s). [deferred from 12-10-03] (C-19) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF WAS DELEGATED TO CITY ENGINEER FOR SIA.**

03DRB-01883 Major-Vacation of Pub
Right-of-Way
03DRB-01882 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES agent(s) for SAN PEDRO EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 16, Tract(s) 2, Block(s) 5, Unit(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **TOWNHOMES @ LA CUEVA**), zoned RD (7 DU/AC), located on WYOMING BLVD NE, between SIGNAL AVE NE and WILSHIRE AVE NE containing approximately 1 acre(s). [Deferred from 11/26/03 & 12/10/03] (C-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12-17-03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11-07-03 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

03DRB-02019 Minor-Subd Design (DPM)
Variance
03DRB-02020 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES agent(s) for SAN PEDRO EQUITIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 16, Block(s) 5, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **TOWNHOMES @ LA CUEVA**), zoned R-D residential and related uses zone, developing area, 7 DU/AC, located on WYOMING BLVD NE, between SIGNAL AVE. NE and WILSHIRE AVE. NE containing approximately 1 acre(s). [REF: 03DRB-001950, 03DRB-01882] [deferred from 12/10/03] (C-19) **A SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

12. **Project # 1002668**
03DRB-01888 Major-Preliminary Plat Approval
03DRB-01889 Major-Vacation of Public Easements
03DRB-01890 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for VISTA MAGNIFICA LLC request(s) the above action(s) for all or a portion of Block(s) 5, Tract(s) C and Tract(s) E & F, Block(s) 2, **VISTA MAGNIFICA**, and Lot(s) B, Block(s) 8, **PALISADES ADDITION**, zoned R-LT, located on ATRISCO DR NW, between I-40 NW and CLIFFSIDE DR NW containing approximately 7 acre(s). [REF: 03EPC-01089, 03DRB-00811] [Deferred from 11/26/03 & 12/10/03] (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 01-07-04.**

13. **Project # 1002928**
03DRB-01532 Major-Preliminary Plat Approval
03DRB-01534 Minor-Temp Defer SDWK
03DRB-01536 Minor-Sidewalk Waiver

BOHANNAN HUSTON, INC. & DENISH-KLINE ASSOCIATES, agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of **Tract(s) D** (to be known as **TAOS @ THE TRAILS**, The Trails (a portion of Tract 4, Black Ranch) zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). REF: 03DRB-01429 (SK)] [Deferred from 10/8/03, 11/5/03 & 11/26/03 & 12/10/03] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 12-31-03.**

14. **Project # 1002929**
03DRB-01531 Major-Preliminary Plat Approval
03DRB-01533 Minor-Temp Defer SDWK
03DRB-01535 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC. & DENISH - KLINE ASSOCIATES, agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of **Tract(s) C** (to be known as **SANTA FE @ THE TRAILS**) **The Trails (portion of Tract 4, Black Ranch)** zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 17 acre(s). [Deferred from 10/8/03, 11/5/03 & 11/19/03, 11/26/03 & 12/10/03] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 12-31-03.**

15. **Project # 1002792**
03DRB-01780 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for TRUST OF ALBERT & MARY BLACK request(s) the above action(s) for all or a portion of Tract(s) 14A & 14B, BLACK RANCH, (to be known as **COTTONWOOD CROSSING**) zoned SU-1 for C-1 & Rest (ETC) & SU-1,O-1, located on COORS BLVD NW, between ALAMEDA BLVD NW and the CALABACILLAS ARROYO containing approximately 10 acre(s).[REF: 03EPC-01085 & 01086] *[Deferred from 11/12/03 & 11/26/03 & 12/10/03]* (B-14) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

03DRB-01945 Minor-SiteDev Plan
Subd/EPC
03DRB-01946 Minor-SiteDev Plan
BldPermit/EPC

GEORGE RAINHART ARCHITECTS & ASSOCIATES, agents for TRUST OF ALBERT & MARY BLACK request(s) the above action(s) for all or a portion of Tract(s) 14A & 14B, BLACK RANCH, (to be known as **COTTONWOOD CROSSING**) zoned SU-1 for C-1 & Rest (ETC) & SU-1, O-1, located on COORS BLVD NW, between ALAMEDA BLVD NW and the CALABACILLAS ARROYO containing approximately 10 acre(s).[REF: 03EPC-01085 & 01086, 03DRB-01780] **[Debbie Stover, EPC Case Planner]** *[Deferred from 11/26/03 & 12/10/03]* (B-14) **THE SITE PLAN FOR SUBDIVISION AND SITE PLAN FOR BUILDING PERMIT WERE APPROVED AND DELEGATED TO PLANNING FOR EPC CONDITIONS AND UTILITIES DEVELOPMENT FOR FIRE MARSHAL'S APPROVAL.**

03DRB-02084 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for TRUST OF ALBERT & MARY BLACK request(s) the above action(s) for all or a portion of Tract(s) 14A & 14B, BLACK RANCH, (to be known as **COTTONWOOD CROSSING**) zoned SU-1 for C-1 & Rest. (ETC) & SU-1 O-1, located on COORS BLVD. NW, between COORS BLVD. NW and SEVEN BAR LOOP NW containing approximately 10 acre(s). [REF: DRB-94-358, DRB-98-61, 03EPC 01086] (B-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12-17-03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12-17-03 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT APPROVAL: PROVIDE ACCESS TO LOTS 1 AND 3. FINAL PLAT WAS INDEFINITELY DEFERRED FOR SIA.**

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.

16. **Project # 1000901**
03DRB-02080 Minor-SiteDev Plan
BldPermit/EPC
03DRB-02081 Minor-Amnd SiteDev Plan
Subd
- CONSENSUS PLANNING, INC. agent(s) for BOSQUE PREPARATORY SCHOOL request(s) the above action(s) for all or a portion of Lot(s) 4A, **BOSQUE PREPARATORY SCHOOL**, zoned SU-1 for School & Related Facilities, located on LEARNING ROAD NW, between COORS BLVD. NW and RIO GRANDE BOSQUE containing approximately 23 acre(s). [REF: 03EPC 01666] **[JUANITA VIGIL, EPC CASE PLANNER]** (F-12) **THE SITE PLAN FOR BUILDING PERMIT AND THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO UTILITIES FOR FIRE FLOW REQUIREMENTS.**
17. **Project # 1002874**
03DRB-02069 Minor-SiteDev Plan
BldPermit/EPC
- SITES SOUTHWEST agent(s) for CITY OF ALBUQUERQUE WATER UTILITY request(s) the above action(s) for all or a portion of Tract(s) S2A1, **ATRISCO BUSINESS PARK**, zoned IP industrial park zone, located on LOS VOLCANES RD NW, between UNSER BLVD. NW and COORS BLVD. NW containing approximately 1 acre(s). [REF:03EPC-01326, DRB-98-413, DRB-95-242 SV-95-31,Z-92-57] **[RUSSELL BRITO, EPC CASE PLANNER FOR SIMON SHIMA]** (J-9/J-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RECORDED EASEMENT AND WIDTH OF EASEMENT 15-FOOT MINIMUM.**

18. **Project # 1002371**
03DRB-02085 Minor-SiteDev Plan
Subd/EPC
03DRB-02086 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for HOFFMANTOWN CHURCH WEST request(s) the above action(s) for all or a portion of Tract(s) 1A,1B,1C and Tract A, Bosque Meadows, **ALBAN HILLS SUBDIVISION, UNIT ONE**, zoned SU-1 for R-2 with church related uses, SU-1 for C-2, located on LA ORILLA NW, between COORS BLVD. NW and the CORRALES DRAIN containing approximately 17 acre(s). **[RUSSELL BRITO, EPC CASE PLANNER FOR SIMON SHIMA]** [deferred from 12-17-03] (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 1-14-04.**

19. **Project # 1003120**
03DRB-02021 Minor-SiteDev Plan
BldPermit

BOHANNAN HUSTON INC. AND CONSENSUS PLANNING, INC. agent(s) for IDI request(s) the above action(s) for all or a portion of Tract(s) 1, **LEVI STRAUSS COMPANY ADDITION**, zoned SU-2 for M-1, located on ALAMEDA BLVD. NE, between OAKLAND AVE NE and WILSHIRE AVE. NE containing approximately 12 acre(s). [REF: Z-70-124] [Deferred from 12-10-03] (C-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR HIGHWAY DEPARTMENT SIGNED LEASE AGREEMENT, A MONUMENT SIGN AND WATER USE FOR FESCUE.**

20. **Project # 1002421**
03DRB-01968 Minor-SiteDev Plan Subd
03DRB-01969 Minor-SiteDev Plan
BldPermit/EPC

GARRETT SMITH LTD agent(s) for NEW LIFE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 111-B, **TOWN OF ATRISCO GRANT, TRACT III – UNIT 6**, zoned SU-1 PRD (20DU/A, located on GWIN RD SW, between DELIA RD SW and 69TH ST SW containing approximately 1 acre(s). [REF: 03DRB-00053, 03EPC-00692] **[Juanita Vigil, EPC Case Planner]** [Deferred from 11/26/03 & 12/10/03] (K-10) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND DELEGATED TO PARKS FOR PAYMENT OF CASH-IN-LIEU FOR PARK DEDICATION FEE AND CITY ENGINEER FOR SIA.**

DRB TOOK A 30 MINUTE LUNCH BREAK

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

21. **Project # 1000849**
03DRB-02074 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST LTD. agent(s) for BILL WADE request(s) the above action(s) for all or a portion of Lot(s) 1-5, **BREEZE @ MOUNTAIN GATE**, zoned SU-1 PRD, located on FOUR HILLS ROAD SE, between WENONAH AVE. SE and LANIER DRIVE SE containing approximately 1 acre(s). (L-23) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN-OFF DELEGATED TO UTILITIES TO PROVIDE AS-BUILT DRAWINGS SHOWING LOCATIONS OF ALL METER BOXES AND SEWER STUBS.**
22. **Project # 1001209**
03DRB-02063 Minor-Prelim&Final Plat
Approval
- MARK GOODWIN & ASSOCIATES. agent(s) for CLIFFORD CAPITAL FUND, INC. request(s) the above action(s) for all or a portion of Tract(s) A, **LAVA TRAILS**, zoned SU-1 special use zone, located on WESTERN TRAILS DR NW, between UNSER BLVD. NW and ATRISCO RD. NW containing approximately 6 acre(s). [REF: 02DRB-00183, 01DRB-00562, Z-98-139][deferred from 12-17-03] (F10 – F11) **DEFERRED AT THE AGENT'S REQUEST TO 1-7-04.**
23. **Project # 1001409**
03DRB-02032 Minor-Extension of
Preliminary Plat
- MUKUND C. PATEL request(s) the above action(s) for all or a portion of Lot(s) 20-A, Block 1, Unit 1, **CANDLELIGHT FOOTHILLS**, zoned R-1, located on LOMAS BLVD. NE, between MONTE LARGO DR. NE and SUMMIT HILLS DR. NE containing approximately 2 acre(s). (J-23) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

24. **Project # 1001796**
03DRB-02078 Minor- Prelim&Final Plat
Approval

SAMUEL C DE BACA request(s) the above action(s) for all or a portion of Lot(s) 1, **STOUT SUBDIVISION**, zoned SU-1 for O-1 Permissive Uses, located on COORS BLVD. NW, between EAGLE RANCH RD. NW and PASEO DEL NORTE NW containing approximately 18 acre(s). [REF: 03DRB 00916, Z-98-17, Z-84-122, S-98-25] (C-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

25. **Project # 1002345**
03DRB-02082 Minor-Prelim&Final Plat
Approval

CLINT SHERRILL & ASSOCIATES agent(s) for GOLDEN VENTURES LLC request(s) the above action(s) for all or a portion of Lot(s) 3, **BROADWAY INDUSTRIAL CENTER**, zoned SU-2 HM, located on SAN JOSE AVE. SE, between KARSTEN COURT SE and I-25 containing approximately 14 acre(s). (M-14/15) **THE PRELIMINARY PLAT WAS APPROVED WITH THE FINAL PLAT SIGN-OFF DELEGATED TO UTILITIES DEVELOPMENT TO OPEN A SEWER ACCOUNT FOR LOT 3-B AND POSSIBLY A WATER ACCOUNT AND FOR AGIS DXF FILE, AND TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK ON KARSTEN? MAINTENANCE AND BENEFICIARIES OF ACCESS EASEMENTS, I-25 ACCESS CONTROL LANE AND PARKING AND MODEL HOME AREA BEING USED BY LOT 3-B.**

26. **Project # 1002743**
03DRB-02083 Minor-Prelim&Final Plat
Approval

BORDENAVE DESIGNS agent(s) for OVENWEST CORP request(s) the above action(s) for all or a portion of Tract(s) H, **LA LUZ DEL OESTE**, zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s). (F-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12-17-03 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: THE APPROVAL OF THE GRADING PLAN FOR TRACT H IS REQUIRED. PROVIDE PRIVATE SANITARY SEWER SERVICE EASEMENTS. PROVIDE AN APPROVED TURNAROUND WITHIN LOT H. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

27. **Project # 1003034**
03DRB-02070 Minor-Prelim&Final Plat
Approval
03DRB-02071 Minor-Vacation of Private
Easements

SURVEYS SOUTHWEST LTD. agent(s) for JOHN MAHONEY request(s) the above action(s) for all or a portion of Lot(s) 11A & 11B, Block(s) 20 and Lot 10, **BROWNEWELL LAIS HIGHLAND ADDITION**, zoned SU-2, located on COPPER AVE. NE, between CEDAR ST. NE and SPRUCE ST. NE containing approximately 1 acre(s). [REF: DRB-96-163, 03DRB 01761] (K-15) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED-OFF BY THE BOARD. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

28. **Project # 1003037**
03DRB-02072 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD. agent(s) for RUTH ROSENSTEIN request(s) the above action(s) for all or a portion of Lot(s) 17-20, **PEREA ADDITION**, zoned SU-2 TH, located on 12TH ST. NW, between GRANITE AVE. NW and MARBLE NW containing approximately 1 acre(s). (J-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED-OFF BY THE BOARD.**

29. **Project # 1003132**
03DRB-02073 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST agent(s) for TED WATERMAN request(s) the above action(s) for all or a portion of Lot(s) 9 UNIT 3, **BROADWAY INDUSTRIAL CENTER SUBDIVISION** zoned SU-2 special neighborhood zone, HM, located on KARSTEN CT SE, between INTERSTATE 25 and BROADWAY BLVD. SE containing approximately 4 acre(s). (L-15) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER TO ADD DRAINAGE TO ACCESS EASEMENT AND UTILITIES DEVELOPMENT FOR A COPY OF AS-BUILTS SHOWING WATER AND SEWER SERVICE TO LOT 9.**

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

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

31. **Project # 1003133**
03DRB-02076 Minor-Prelim&Final Plat
Approval
03DRB-02077 Minor-Vacation of Private
Easements

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 SKYLINE NE containing approximately 9 acre(s). [REF: Z-88-53] [deferred from 12-17-03](L-22) **DEFERRED AT AGENT'S REQUEST TO 1-7-04.**

32. **Project # 1000087**
03DRB-02075 Minor-Ext of SIA for Temp
Defer SDWK

ISAACSON & ARFMAN, P. A. agent(s) for THE STROSNIDER COMPANY request(s) the above action(s) for all or a portion of Lot(s) 11-15, **PALOMA DEL SOL SUBD.**, zoned R-1 residential zone, located on the southeast corner of MCMAHON and BANDELIER BLVD NW, between GOLF COURSE RD. NW and TUSCANY DR. NW containing approximately 36 acre(s). [REF: 00450-00014, 01500-01779, DRB-95-63, S-95-15, V-95-61, SV-95-25] (A-12) **A 2-YEAR EXTENSION TO THE 4-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

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

33. **Project # 1003121**
03DRB-02029 Minor-Sketch Plat or Plan
ZXOLT PALCZA agent(s) for STEWART INGHAM request(s) the above action(s) for all or a portion of Lot(s) 19, **MRGCD MAP 36**, zoned R-1, located on LOS TOMASES NW, between LOS POBLANOS NW and MENAUL NW containing approximately 1 acre(s). (H-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**
34. **Project # 1003123**
03DRB-02044 Minor-Sketch Plat or Plan
JERRY MILLER agent(s) for KPM LLC request(s) the above action(s) for all or a portion of Tract(s) 77B1, **MRGCD MAP 37**, zoned S-MI, located on 5TH ST NW, between HAYNES NW and ASPEN NW containing approximately 2 acre(s). (H-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**
35. **Project # 1003131**
03DRB-02068 Minor-Sketch Plat or Plan
BILLY W. BACA request(s) the above action(s) for all or a portion of Lot(s) B & C, **HUNING CASTLE ADDITION**, zoned R-T residential zone, located on SAN PATRICIO & ALCALDE AVE SW, between LEAD AVE. SW and COAL AVE. SW containing approximately 1 acre(s). [REF: Z-72-203] (K-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**
36. Approval of the Development Review Board Minutes for December 3, 2003. **THE MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

Adjourned: **2:40 P.M.**

Deferred to 1-7-04

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002668 AGENDA#: 12 DATE: 12-17-03

1. Name: _____ Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



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

ALBUQUERQUE

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002668

AGENDA ITEM NO: 12

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report dated 12-09-03 is on file for Preliminary Plat approval.

RESOLUTION:

1-07-03

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

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: December 17, 2003

11/26/03

Sisto Herrera

Walls - need landscaping

Access for sidewalk

Roger Evelyn

Vista Magnifica N.A.

Arch. Control Committee

existing walk w/ landscaping

12/10/03

Deferred for utility ~~work~~ - ^{basement}

P. Walls

discussing
with
SIT

agreed concerns (needed)
developer

access control along ^{existing}
PUEs not cross RW

stub streets

street alignments

~~BT
Hoon
and
any~~

12/16/03 -

P. Walls rejected

Referred to Aspen Masonry

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

P.O. Box 90606 ❖ Albuquerque, NM 87199
(505) 828-2200 ❖ (505) 797-9539 fax
e-mail: dmg@swcp.com

LETTER OF TRANSMITTAL

TO:

DRB ONE STOP

Sheran Matson

Christina Sandoval

Roger Green

Wilfred Gallegos

Brad Bingham

Date: November 17, 2003

RE: VISTA MAGNIFICA

Project #1002668

We are sending:

Perimeter Wall Drawing

For your approval For your information

As you requested For your comments

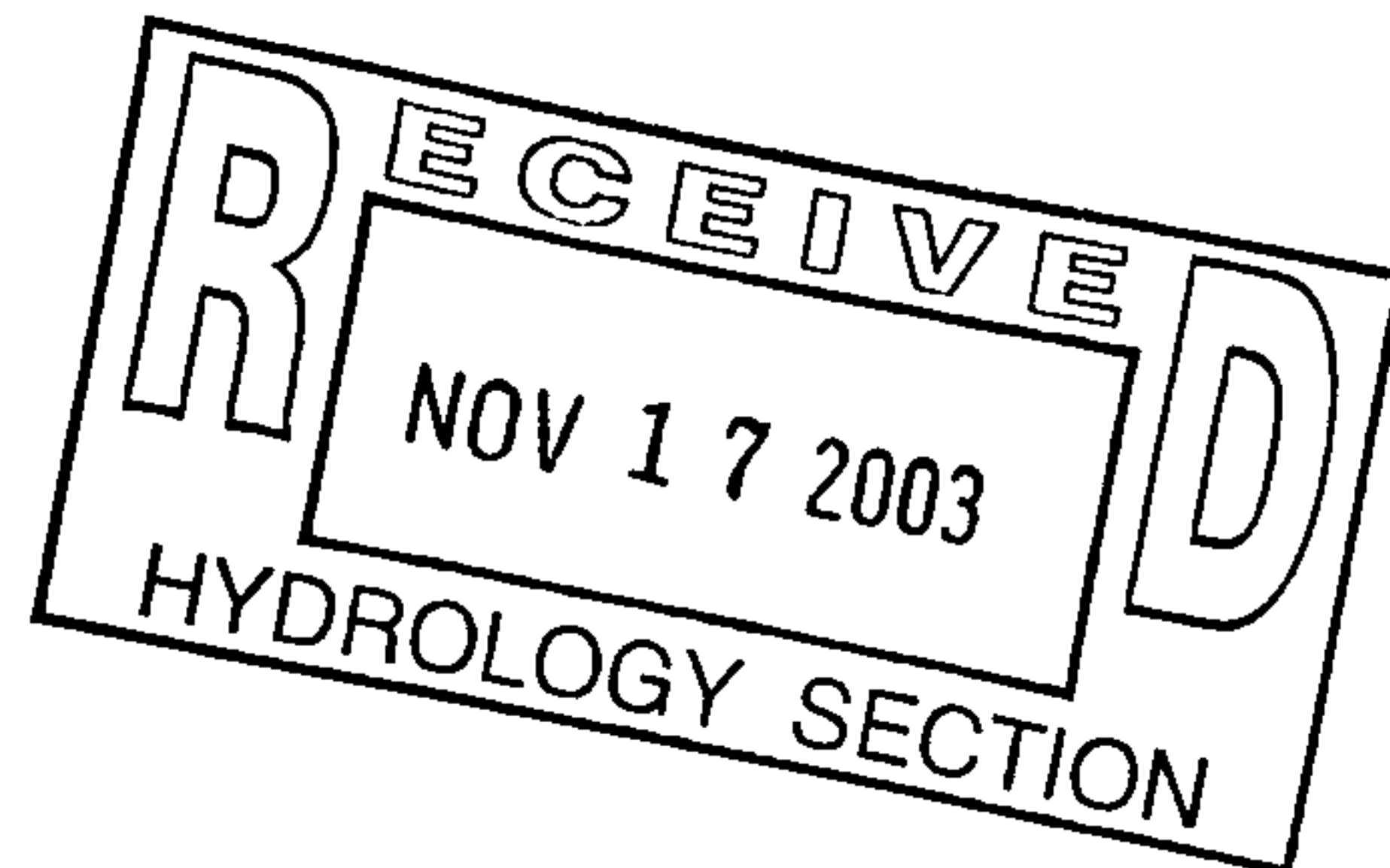
Request for Bid Pre-Design Meeting

NOTES: _____

Project Engineer _____

SIGNED: _____

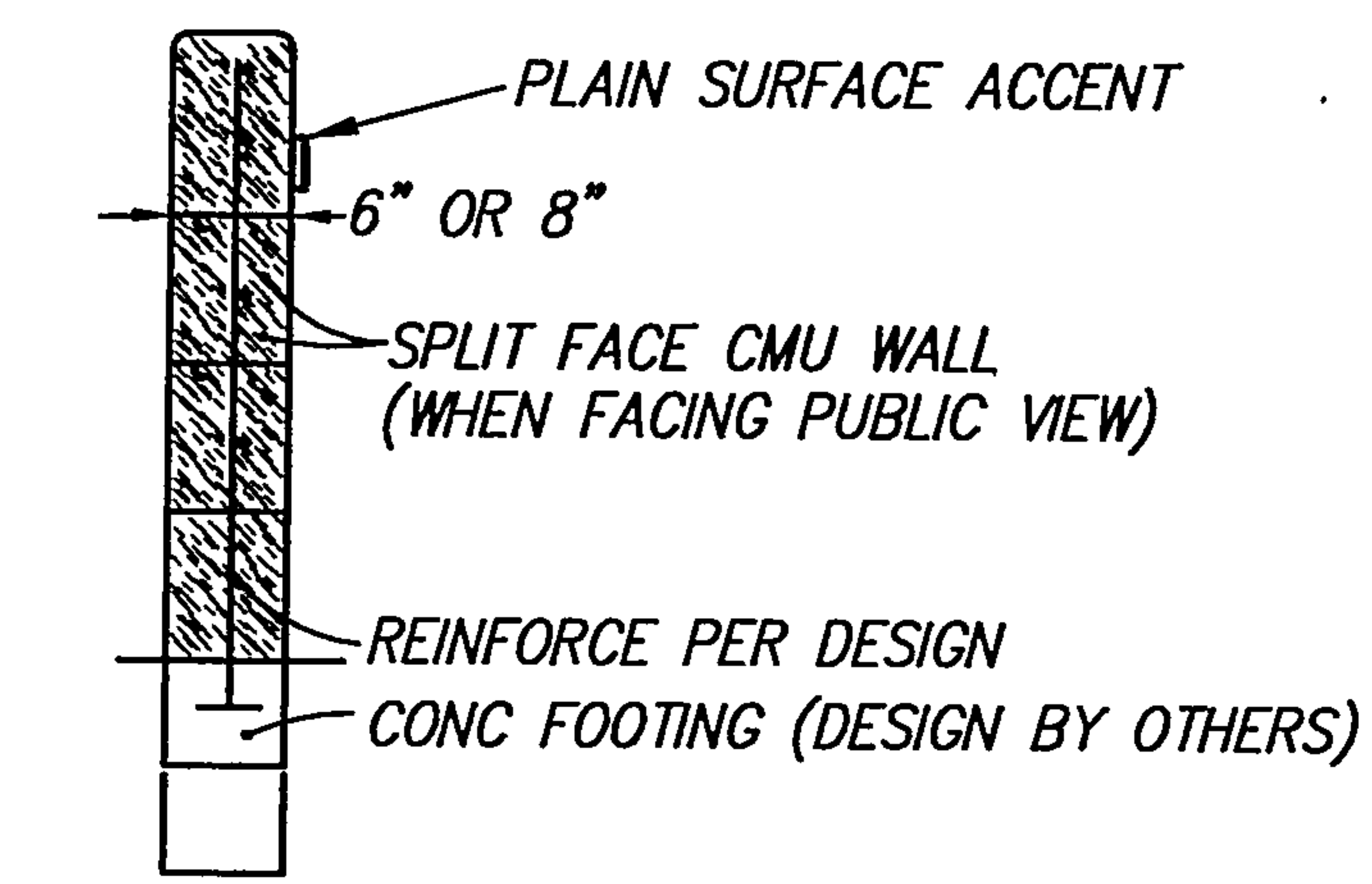
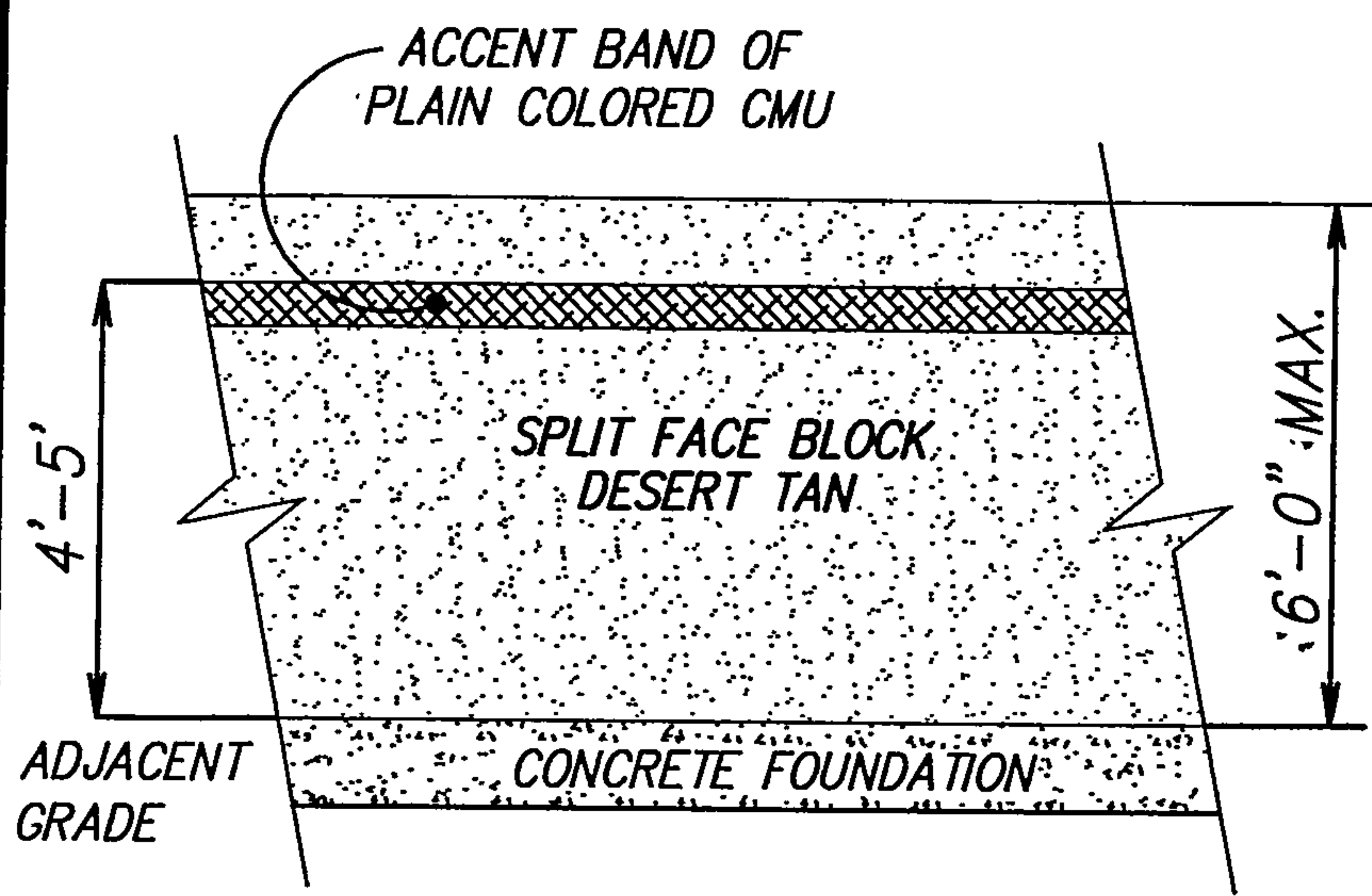
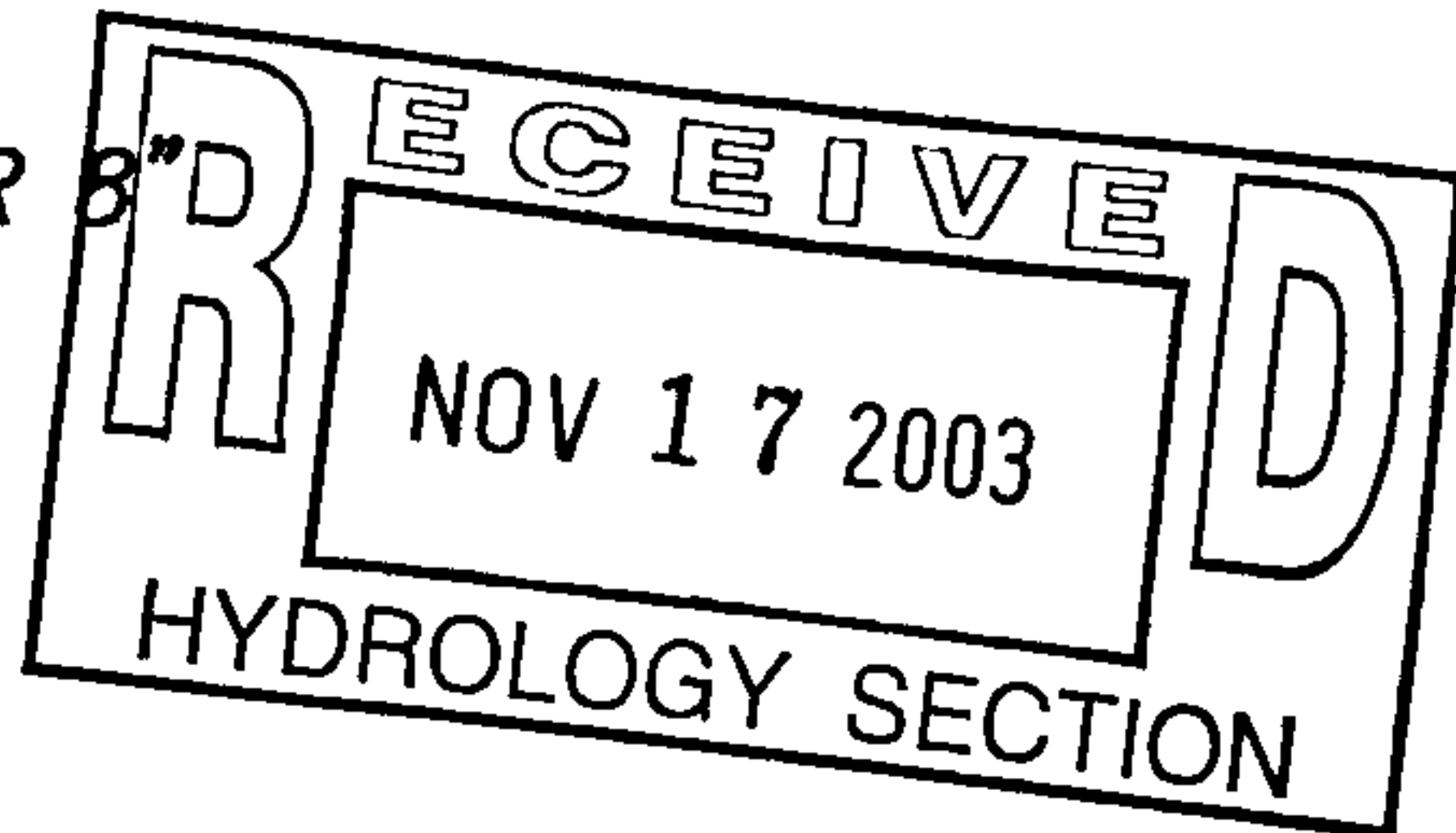
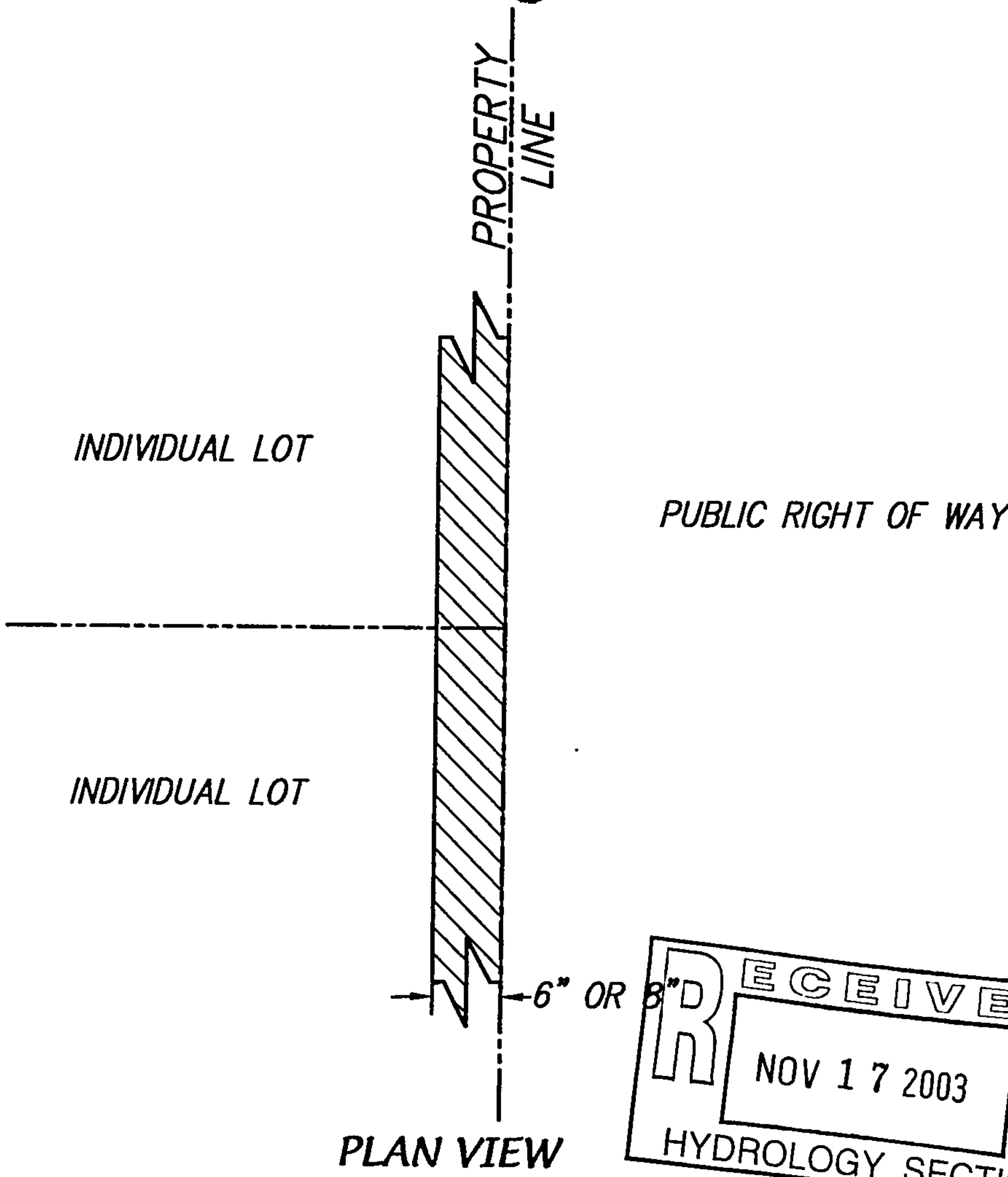
John MacKenzie



NOTE: WALLS SHALL NOT BE CONSTRUCTED WITHIN THE CLEAR SITE TRIANGLE.

CLOSEST INTERSECTION: ATRISCO AND ILIFF.

DRB PROJECT #: 1002668



ELEVATION

CROSS SECTION

SITE PERIMETER WALL

NOT TO SCALE

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

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 0230
CONNECTION TEL 97979539
SUBADDRESS
CONNECTION ID
ST. TIME 11/11 07:59
USAGE T 00'42
PGS. 2
RESULT OK



**DEVELOPMENT REVIEW BOARD
FAX FORM**

TO: John MacKenzie
FAX NUMBER: 979-9539 # PAGES 1 attached
SENT BY: Sheran Matson, DRB Chair DATE: 11/11/03
PHONE NUMBER: 924-3880 FAX # 924-3864
PROJECT NO: 1002688 APPLICATION NO: 03-01888

Comments from Planning



DEVELOPMENT REVIEW BOARD FAX FORM

TO: John Mackenzie

FAX NUMBER: 797-9539 # PAGES 1 attached

SENT BY: Sheran Matson, DRB Chair DATE: 11/11/03

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: 100268 APPLICATION NO: 03-01888

Comments from Planning

Project # 1002668
03DRB-01888 Major-Preliminary Plat
Approval
03DRB-01889 Major-Vacation of Public
Easements
03DRB-01890 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for VISTA
MAGNIFICA LLC request(s) the above action(s) for all
or a portion of Block(s) 5, Tract(s) C and Tract(s) E & F,
Block(s) 2, **VISTA MAGNIFICA**, and Lot(s) B, Block(s)
8, **PALISADES ADDITION**, zoned R-LT, located on
ATRISCO DR NW, between I-40 NW and CLIFFSIDE
DR NW containing approximately 7 acre(s). [REF:
03EPC-01089, 03DRB-00811] (H-11)

No objection to the vacations or temporary sidewalk
deferral.

However, the minimum lot size for single family
residential in the RLT zone is 4,000 square feet. Lots
18-P1 & 19-P1 are slightly short of that requirement.
Lot 20-P1 has excess width & square footage. If the lot
lines were slightly moved among these three lots, the
minimum square footage could be achieved in all three
lots.

Also, the perimeter wall submittal was not included in
the submittal as now required. So, technically, this
application is not complete and could be rejected. To
avoid rejection, agent must have the submittal in by
November 17th at noon. Be sure to follow the one page
requirements.

SEE PAGE 2



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

PAGE 2

Project # 1003094
03DRB-01886 Major-Vacation of Pub
Right-of-Way

BOHANNAN HUSTON, INC. agent(s) for PHOENIX
PROPERTY COMPANY request(s) the above action(s)
for all or a portion of Block(s) 30, **NM TOWN
COMPANY ORIGINAL TOWNSITE**, zoned SU-3
special center zone, located on LEAD AVE SE,
between 3rd ST SE and 2nd ST SE containing
approximately 1 acre(s). (K-14)



11/11/03

**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

December 10, 2003

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Richard Dourte, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1001012**
03DRB-01948 Major-Two Year SIA
LARRY READ & ASSOCIATES, INC. agent(s) for JOE SANTANGELO request(s) the above action(s) for all or a portion of Tract(s) 1, **SUNSHINE COUNTRY**, zoned SU-1 special use zone, MHP, located on BLAKE RD SW, between COORS BLVD SW and UNSER BLVD SW containing approximately 27 acre(s). [REF: AX-97-19, Z-97-109, DRB-98-64] (N-10) **A ONE YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1001696**
03DRB-01952 Major-Two Year SIA

TIERRA WEST LLC agent(s) for PICO LLC request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 30, 31 and 32, Block(s) 3, Tract(s) 3N, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **PICO LA CUEVA SUBDIVISION**) zoned R-D, located on BARSTOW NE, between ALAMEDA BLVD NE and OAKLAND AVE NE containing approximately 5 acre(s). [REF: 02DRB-00073] (C-20) **A TWO YEAR EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1000922**
03DRB-01953 Major-Preliminary Plat Approval
03DRB-01954 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT, request(s) the above action(s) for all or a portion of **VOLCANO CLIFFS SUBDIVISION, UNIT 20**, LOTS 1-30, BLOCK 1, LOTS 1-38, BLOCK 2, LOTS 1-62, BLOCK 3, LOTS 1-14, BLOCK 4 AND LOTS 1-22, BLOCK 5 *AND* **VOLCANO CLIFFS SUBDIVISION, UNIT 21**, ALL BLOCKS AND LOTS *AND* **VOLCANO CLIFFS SUBDIVISION, UNIT 23**, LOTS 1-10, BLOCK 1, LOTS 1-13, BLOCK 2, LOTS 1-21, BLOCK 3, LOTS 1-51, BLOCK 4, LOTS 1-27, BLOCK 5, LOTS 1-6, BLOCK 6, LOTS 1-28, BLOCK 7 AND LOTS 1-7, BLOCK 8 *AND* **VOLCANO CLIFFS SUBDIVISION, UNIT 27**, LOTS 16-18 AND 22, BLOCK 2, LOTS 1-8, BLOCK 4 AND LOTS 1-7, BLOCK 5, (to be known as **LA CUENTISTA SUBDIVISION**) zoned R-1, located on the east and west sides of Unser Blvd NW (Kimmick) between Urraca NW and Camino de Paz NW, containing approximately 50 acres. [REF: DRB-97-98, V-97-116, 02DRB-01783, 02DRB-01785,,03DRB-01725, 03DRB-01728] [deferred from 12-10-03] (C-10/11 & D-10/11) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**

4. **Project # 1002519**
03DRB-01950 Major-SiteDev Plan
Subd

MARK GOODWIN & ASSOCIATES, agent(s) for SAN PEDRO EQUITIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 16, Block(s) 5, Tract(s) 2, NORTH ALBUQUERQUE ACRES, (to be known as **TOWNHOMES @ LA CUEVA**) zoned R-D residential and related uses zone, developing area, 7 DU/AC, located on WYOMING BLVD NE, between SIGNAL AVE NE and WILSHIRE AVE NE containing approximately 1 acre(s). [deferred from 12-10-03] (C-19) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**

03DRB-01883 Major-Vacation of Pub
Right-of-Way
03DRB-01882 Minor-Prelim&Final
Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for SAN PEDRO EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 16, Tract(s) 2, Block(s) 5, Unit(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **TOWNHOMES @ LA CUEVA**), zoned RD (7 DU/AC), located on WYOMING BLVD NE, between SIGNAL AVE NE and WILSHIRE AVE NE containing approximately 1 acre(s). [Deferred from 11/26/03 & 12/10/03] (C-19) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**

03DRB-02019 Minor-Subd Design
(DPM) Variance
03DRB-02020 Minor-Sidewalk
Waiver

MARK GOODWIN & ASSOCIATES agent(s) for SAN PEDRO EQUITIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 16, Block(s) 5, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **TOWNHOMES @ LA CUEVA**), zoned R-D residential and related uses zone, developing area, 7 DU/AC, located on WYOMING BLVD NE, between SIGNAL AVE. NE and WILSHIRE AVE. NE containing approximately 1 acre(s). [REF: 03DRB-001950, 03DRB-01882] [deferred from 12/10/03] (C-19) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**

5. **Project # 1002668**
03DRB-01888 Major-Preliminary Plat Approval
03DRB-01889 Major-Vacation of Public Easements
03DRB-01890 Minor-Temp Defer SDWK
- MARK GOODWIN & ASSOCIATES agent(s) for VISTA MAGNIFICA LLC request(s) the above action(s) for all or a portion of Block(s) 5, Tract(s) C and Tract(s) E & F, Block(s) 2, **VISTA MAGNIFICA**, and Lot(s) B, Block(s) 8, **PALISADES ADDITION**, zoned R-LT, located on ATRISCO DR NW, between I-40 NW and CLIFFSIDE DR NW containing approximately 7 acre(s). [REF: 03EPC-01089, 03DRB-00811] [Deferred from 11/26/03 & 12/10/03] (H-11) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**
6. **Project # 1002792**
03DRB-01780 Major-Vacation of Public Easements
- TIERRA WEST LLC agent(s) for TRUST OF ALBERT & MARY BLACK request(s) the above action(s) for all or a portion of Tract(s) 14A & 14B, **BLACK RANCH**, zoned SU-1 for C-1 & Rest (ETC) & SU-1,O-1, located on COORS BLVD NW, between ALAMEDA BLVD NW and the CALABACILLAS ARROYO containing approximately 10 acre(s).[REF: 03EPC-01085 & 01086] [Deferred from 11/12/03 & 11/26/03 & 12/10/03] (B-14) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**
- 03DRB-01945 Minor-SiteDev Plan Subd/EPC
03DRB-01946 Minor-SiteDev Plan BldPermit/EPC
- GEORGE RAINHART ARCHITECTS & ASSOCIATES, agents for TRUST OF ALBERT & MARY BLACK request(s) the above action(s) for all or a portion of Tract(s) 14A & 14B, **BLACK RANCH**, zoned SU-1 for C-1 & Rest (ETC) & SU-1, O-1, located on COORS BLVD NW, between ALAMEDA BLVD NW and the CALABACILLAS ARROYO containing approximately 10 acre(s).[REF: 03EPC-01085 & 01086, 03DRB-01780] [**Debbie Stover, EPC Case Planner**] [Deferred from 11/26/03 & 12/10/03] (B-14) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**

7. **Project # 1002928**
03DRB-01532 Major-Preliminary Plat
Approval
03DRB-01534 Minor-Temp Defer
SDWK
03DRB-01536 Minor-Sidewalk
Waiver

BOHANNAN HUSTON, INC. & DENISH-KLINE ASSOCIATES, agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of **Tract(s) D** (to be known as **TAOS @ THE TRAILS**, The Trails (a portion of Tract 4, Black Ranch) zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). REF: 03DRB-01429 (SK) [Deferred from 10/8/03, 11/5/03 & 11/26/03 & 12/10/03] (C-9) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**

8. **Project # 1002929**
03DRB-01531 Major-Preliminary Plat
Approval
03DRB-01533 Minor-Temp Defer
SDWK
03DRB-01535 Minor-Sidewalk
Waiver

BOHANNAN HUSTON INC. & DENISH - KLINE ASSOCIATES, agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of **Tract(s) C** (to be known as **SANTA FE @ THE TRAILS**) The Trails (portion of Tract 4, Black Ranch) zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 17 acre(s). [Deferred from 10/8/03, 11/5/03 & 11/19/03, 11/26/03 & 12/10/03] (C-9) **DEFERRED AT AGENT'S REQUEST TO 12/17/03.**

9. **Project # 1003016**
03DRB-01690 Major-Vacation of Pub
Right-of-Way

SURVEYS SOUTHWEST, LTD. agent(s) for ROBERT DAVIS request(s) the above action(s) for all or a portion of Block(s) A, Tract(s) A, **DEL MAR TERRACE**, zoned C-1 neighborhood commercial zone, located on COMANCHE RD NE, between WYOMING BLVD NE and GENERAL BRADLEY ST NE containing approximately 3 acre(s). [REF: ZA-96-98] [Deferred from 10/29/03] (G-20) **WITHDRAWN AT AGENT'S REQUEST.**

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

SURVEYS SOUTHWEST agent(s) for WEFCO PARTNERS request(s) the above action(s) for all or a portion of Tract(s) 4B, 4-A-1, 5-B-1 and 5-B-2, **V. E. BARRETT SUBDIVISION AND LANDS OF WEFCO**, zoned C-2 community commercial zone, located on CENTRAL AVE SW, between UNSER BLVD SW and 86TH ST SW containing approximately 15 acre(s). [REF: V-79-19, V-88-3, V-86-58] [*Deferred from 10/15/03, 11/5/03 & 11/19/03 & 12/10/03*] (K-10) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**

03DRB-01692 Minor-SiteDev Plan
Subd

DENISH KLINE ASSOCIATES INC agent(s) for WEFCO PARTNERS INC request(s) the above action(s) for all or a portion of Tract(s) 4-B, 4-A-1, 5-B-1 AND 5-B-2, **BARRETT SUBDIVISION, LANDS OF WEFCO**, zoned C-2 community commercial zone, located on CENTRAL AVE SW, between UNSER BLVD SW and 86TH ST SW containing approximately 15 acre(s). [REF: V-88-3, 03DRB-01567, 03DRB-01568, 01569, 03DRB-01566, 01570] [*Deferred from 10/15/03, 11/5/03 & 11/19/03 & 12/10/03*] (K-10) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**

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

*
*
*
*

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

11. **Project # 1001209**
03DRB-02027 Minor-SiteDev Plan
BldPermit/EPC
03DRB-02028 Minor-SiteDev Plan
Subd/EPC

GEORGE RAINHART & ASSOCIATES agent(s) for JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) A, **LAVA TRAILS**, zoned SU-1 for Neighborhood Commercial, located on WESTERN TRAILS NW, between UNSER BLVD NW and ATRISCO RD NW containing approximately 6 acre(s). [REF: 03EPC 00699/00701, 02500-00126, DRB 94-525] **[Russell Brito, EPC Case Planner]** [deferred from 12-10-03] (F-10) **DEFERRED TO 1-7-04.**

12. **Project # 1003120**
03DRB-02021 Minor-SiteDev Plan
BldPermit

BOHANNAN HUSTON INC. AND CONSENSUS PLANNING, INC. agent(s) for IDI request(s) the above action(s) for all or a portion of Tract(s) 1, **LEVI STRAUSS COMPANY ADDITION**, zoned SU-2 for M-1, located on ALAMEDA BLVD. NE, between OAKLAND AVE NE and WILSHIRE AVE. NE containing approximately 12 acre(s). [REF: Z-70-124] [deferred from 12-10-03] (C-18) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**

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

RMKM ARCHITECTURE agent(s) for ALBUQUERQUE FIRE DEPARTMENT, request(s) the above action(s) for all or a portion of Lot(s) 8-11, **KAY ADDITION** and Lots 8-10, Block(s) 4, **LOMA VERDE ADDITION**, zoned SU-1 & C-1, located on DALLAS NE, between CHARLESTON ST. NE and CHICO RD. NE containing approximately 1 acre(s). [REF:03EPC01099,01100,01101] [**Debbie Stover, EPC Case Planner**] [deferred from 12-10-03] (K-19) **WAS INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

14. **Project # 1002421**
03DRB-01968 Minor-SiteDev Plan
Subd
03DRB-01969 Minor-SiteDev Plan
BldPermit/EPC

GARRETT SMITH LTD agent(s) for NEW LIFE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 111-B, **TOWN OF ATRISCO GRANT, TRACT III – UNIT 6**, zoned SU-1 PRD (20DU/A, located on GWIN RD SW, between DELIA RD SW and 69TH ST SW containing approximately 1 acre(s). [REF: 03DRB-00053, 03EPC-00692] [**Juanita Vigil, EPC Case Planner**] [Deferred from 11/26/03 & 12/10/03] (K-10) **DEFERRED AT AGENT'S REQUEST TO 12-17-03.**

15. **Project # 1002873**
03DRB-01975 Minor-SiteDev Plan
BldPermit/EPC

DCSW INC agent(s) for MORELAND CORP request(s) the above action(s) for all or a portion of Tract(s) 5A & 7A, **YALE BUSINESS PARK**, zoned SU-1 Permissive O-1, C-2, IP, located on CENTRE AVE SE AND INTERNATIONAL AVE SE and containing approximately 5 acre(s). [REF: 03EPC-01324] [**Debbie Stover, EPC Case Planner**] [Deferred from 11/26/03] (L-16) **THE SITE PLAN FOR THE BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

03DRB-02033 Minor- Prelim&Final
Plat Approval

MARK GOODWIN & ASSOCIATES, agents for ALBUQUERQUE FACILITIES LLC, request(s) the above action(s) for all or a portion of Tract(s) 5A & 7A, **CAVAN SUNPORT CENTER**, zoned SU-1 Permissive O-1, C-2, IP, located on CENTRE AVE SE AND INTERNATIONAL AVE SE and containing approximately 5 acre(s). [REF: 03EPC-01324, 03DRB-01975] (L-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

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

G. DONALD DUDLEY ARCHITECT, AIA, agent(s) for GARRETT GROUP INC request(s) the above action(s) for all or a portion of Lot(s) 9, **ALAMEDA BUSINESS PARK**, zoned SU-2 IP-EP, located on PASEO ALAMEDA NE, between PASEO DEL NORTE NE and ALAMEDA BLVD NE containing approximately 1 acre(s). [REF: 1000624, DRB-98-223] [Deferred from 12/3/03] (C-16) **THE SITE PLAN FOR THE BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS

17. **Project # 1002639**
03DRB-02026 Minor-Final Plat
Approval
- ISAACSON & ARFMAN PA agent(s) for TWO JOES LLC request(s) the above action(s) for all or a portion of Lot(s) 6-14, Block(s) 4, (to be known as **TREMENTINA SUBDIVISION**), NORTH ALBUQUERQUE ACRES TRACT 2, UNIT 3, zoned RD (7 du acre), located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 10 acre(s). [REF: 03DRB-00717 PP] (C-19) **THE FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
18. **Project # 1002335**
03DRB-02023 Minor-Extension of
Preliminary Plat
- WALLACE BINGHAM agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Tract(s) A, Block(s) 5, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3,(to be known as **TREVISO SUBDIVISION**) zoned R-D, located on WILSHIRE NE, between WYOMING NE and LOUISIANA NE containing approximately 3 acre(s). [REF: 02DRB-01698 PP] (C-19) **THE ONE YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

11/26/03

19. **Project # 1000460**
03DRB-02025 Minor-Sketch Plat or
Plan
- KIRK WESSELINK agent(s) request(s) the above
action(s) for all or a portion of Tract(s) 493, Unit(s) 7,
TOWN OF ATRISCO GRANT, zoned R-1, located
on SAGE RD. SW, between 86TH ST. SW and
SAGE RD. SW containing approximately 5 acre(s).
[REF: DRB-98-24/DRB-98-303, DRB-99-321/DRB-
98-251] (M-9) **THE ABOVE REQUEST WAS
REVIEWED AND COMMENTS GIVEN.**
20. Approval of the Development Review Board Minutes for November 26, 2003. **THE BOARD
APPROVED MINUTES SUBJECT TO CHANGES.**

ADJOURNED: 11:00 A.M.



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: 1002668

AGENDA ITEM NO: 5

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

See DRB minutes/speed memo dated 11-26-03.

NEED Revised Grading Plan.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ¹²⁻¹⁷⁻⁰³ ; COMMENTS PROVIDED ____; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: December 10, 2003

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002668 AGENDA#: 5 DATE: 12.10.03

✓ 1. Name: ROGER EASLEY Address: 1520 BUCK CRETZ Zip: 87105
NW

2. Name: Scott Davis 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: _____



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

November 26, 2003

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:
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

Adjourned:

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

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

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

2. **Project # 1002519**
03DRB-01883 Major-Vacation of Pub
Right-of-Way
03DRB-01882 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES agent(s) for SAN PEDRO EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 16, Tract(s) 2, Block(s) 5, Unit(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **TOWNHOMES @ LA CUEVA**), zoned RD (7 DU/AC), located on WYOMING BLVD NE, between SIGNAL AVE NE and WILSHIRE AVE NE containing approximately 1 acre(s). [Deferred from 11/26/03] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 12/10/03.**

3. **Project # 1002856**
03DRB-01891 Major-Bulk Land
Variance
03DRB-01893 Major-Vacation of
Public Easements
03DRB-01892 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) C through F, ARROWOOD RANCH DEVELOPMENT, (to be known as **MEADOWS @ ANDERSON HILLS**, zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between FUTURE 98TH ST SW and FUTURE UNSER BLVD SW containing approximately 107 acre(s). [REF: 03DRB-00234, (1001979) 02DRB-01496 & 01497] [Listed under Project #1002480 in error] (P-9) **BULK LAND VARIANCE WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

4. ~~Project # 1002668~~
03DRB-01888 Major-Preliminary Plat Approval
03DRB-01889 Major-Vacation of Public Easements
03DRB-01890 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for VISTA MAGNIFICA LLC request(s) the above action(s) for all or a portion of Block(s) 5, Tract(s) C and Tract(s) E & F, Block(s) 2, **VISTA MAGNIFICA**, and Lot(s) B, Block(s) 8, **PALISADES ADDITION**, zoned R-LT, located on ATRISCO DR NW, between I-40 NW and CLIFFSIDE DR NW containing approximately 7 acre(s). [REF: 03EPC-01089, 03DRB-00811] [Deferred from 11/26/03] (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 12/10/03.**

5. **Project # 1003094**
03DRB-01886 Major-Vacation of Pub Right-of-Way

BOHANNAN HUSTON, INC. agent(s) for PHOENIX PROPERTY COMPANY request(s) the above action(s) for all or a portion of Block(s) 30, **NM TOWN COMPANY ORIGINAL TOWNSITE**, zoned SU-3 special center zone, located on LEAD AVE SE, between 3rd ST SE and 2nd ST SE containing approximately 1 acre(s). (K-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH 2 CONDITIONS OF FINAL PLAT APPROVAL.**

6. **Project # 1003031**
03DRB-01741 Major-Preliminary Plat Approval
03DRB-01742 Major-Vacation of Pub Right-of-Way
03DRB-01743 Major-Vacation of Public Easements
03DRB-01744 Minor-Sidewalk Waiver
03DRB-01745 Minor-Temp Defer SDWK
03DRB-01746 Minor-Vacation of Private Easements

BOHANNAN HUSTON INC. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 14, **EL RANCHO GRANDE, UNIT 14**, zoned R-LT, located on GIBSON BLVD SW, between BLAKE RD SW and MESSINA DR SW, containing approximately 23 acre(s). *[Deferred from 11/5/03]* (N-8, N-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/26/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/21/03 THE PRELIMINARY PLAT WAS APPROVED. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

7. **Project # 1003030**
03DRB-01738 Major-Vacation of Pub Easements
03DRB-01737 Major-Preliminary Plat Approval
03DRB-01739 Minor-Sidewalk Waiver
03DRB-01740 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 15, **EL RANCHO GRANDE SUBDIVISION, UNIT 15**, zoned R-LT, located on GIBSON BLVD SW, between BLAKE RD SW and MESSINA DRIVE SW containing approximately 23 acre(s). *[Deferred from 11/5/03]* (N-8, N-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/26/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/21/03 THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

8. **Project # 1002960**
03DRB-01537 Major-Preliminary Plat
Approval
03DRB-01538 Major-Vacation of Pub
Right-of-Way
03DRB-01539 Major-Vacation of Public
Easements
03DRB-01540 Minor-Temp Defer SDWK
03DRB-01541 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES, agent(s) for WESTLAND DEVELOPMENT CO., INC request(s) the above action(s) for all or a portion of Tract(s) J-2-A (to be known as **SUNDORO SOUTH, UNITS 1, 2 & 3**) WESTLAND NORTH SUBDIVISION, zoned SU-2 / R-LT, located on 98TH ST NW, between I-40 NW and LADERA DR NW containing approximately 35 acre(s). *[Deferred from 10/8/03, 10/22/03 & 11/5/03]* (J-8) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/26/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/16/03 THE PRELIMINARY PLAT WAS APPROVED. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. . A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

9. **Project # 1002792**
03DRB-01780 Major-Vacation of
Public Easements

TIERRA WEST LLC agent(s) for TRUST OF ALBERT & MARY BLACK request(s) the above action(s) for all or a portion of Tract(s) 14A & 14B, **BLACK RANCH**, zoned SU-1 for C-1 & Rest (ETC) & SU-1, O-1, located on COORS BLVD NW, between ALAMEDA BLVD NW and the CALABACILLAS ARROYO containing approximately 10 acre(s). [REF: 03EPC-01085 & 01086] *[Deferred from 11/12/03 & 11/26/03]* (B-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/10/03.**

03DRB-01945 Minor-SiteDev Plan
Subd/EPC
03DRB-01946 Minor-SiteDev Plan
BldPermit/EPC

GEORGE RAINHART ARCHITECTS & ASSOCIATES, agents for TRUST OF ALBERT & MARY BLACK request(s) the above action(s) for all or a portion of Tract(s) 14A & 14B, **BLACK RANCH**, zoned SU-1 for C-1 & Rest (ETC) & SU-1, O-1, located on COORS BLVD NW, between ALAMEDA BLVD NW and the CALABACILLAS ARROYO containing approximately 10 acre(s). [REF: 03EPC-01085 & 01086, 03DRB-01780] **[Debbie Stover, EPC Case Planner]** *[Deferred from 11/26/03]* (B-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/10/03.**

10. **Project # 1002928**
03DRB-01532 Major-Preliminary Plat
Approval
03DRB-01534 Minor-Temp Defer SDWK
03DRB-01536 Minor-Sidewalk Waiver

BOHANNAN HUSTON, INC. & DENISH-KLINE ASSOCIATES, agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of Tract(s) D (to be known as **TAOS @ THE TRAILS**, The Trails (a portion of Tract 4, Black Ranch) zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). REF: 03DRB-01429 (SK)] *[Deferred from 10/8/03, 11/5/03 & 11/26/03]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/10/03.**

11. **Project # 1002929**
03DRB-01531 Major-Preliminary Plat
Approval
03DRB-01533 Minor-Temp Defer SDWK
03DRB-01535 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC. & DENISH - KLINE ASSOCIATES, agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) C (to be known as **SANTA FE @ THE TRAILS**) The Trails (portion of Tract 4, Black Ranch) zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 17 acre(s). [Deferred from 10/8/03, 11/5/03 & 11/19/03, 11/26/03] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/10/03.**

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

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

12. **Project # 1001656**
03DRB-01942 Minor-SiteDev Plan
BldPermit/EPC

MOLZEN-CORBIN & ASSOCIATES, agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT, request(s) the above action(s) for all or a portion of Tract(s) A & E, **DOUBLE EAGLE II AIRPORT**, zoned SU-1 special use zone, for Double Eagle Airport, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN NW and SHOOTING RANGE PARK RD NW containing approximately 14 acre(s). [REF: 02EPC-01956] [Chris Hyer, EPC Case Planner] (E-6, F-4, F-6) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project # 1002421**
03DRB-01968 Minor-SiteDev Plan
Subd
03DRB-01969 Minor-SiteDev Plan
BldPermit/EPC

GARRETT SMITH LTD agent(s) for NEW LIFE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 111-B, **TOWN OF ATRISCO GRANT, TRACT III – UNIT 6**, zoned SU-1 PRD (20DU/A, located on GWIN RD SW, between DELIA RD SW and 69TH ST SW containing approximately 1 acre(s). [REF: 03DRB-00053, 03EPC-00692] [**Juanita Vigil, EPC Case Planner**] [Deferred from 11/26/03] (K-10) **DEFERRED AT THE AGENT'S REQUEST TO 12/10/03.**

14. **Project # 1002873**
03DRB-01975 Minor-SiteDev Plan
BldPermit/EPC

DCSW INC agent(s) for MORELAND CORP request(s) the above action(s) for all or a portion of Tract(s) 5A & 7A, **YALE BUSINESS BARK**, zoned SU-1 Permissive O-1, C-2, IP, located on CENTRE AVE SE AND INTERNATIONAL AVE SE and containing approximately 5 acre(s). [REF: 03EPC-01324] [**Debbie Stover, EPC Case Planner**] [Deferred from 11/26/03] (L-16) **DEFERRED AT THE AGENT'S REQUEST TO 12/10/03.**

15. **Project # 1000694**
03DRB-01897 Minor-SiteDev Plan
BldPermit/EPC
03DRB-01898 Minor-Prelim&Final Plat
Approval

JCG & ASSOCIATES agent(s) for FAMILY WORSHIP CENTER request(s) the above action(s) for all or a portion of Lot(s) 226-230, **TOWN OF ATRISCO GRANT-AIRPORT UNIT**, zoned SU-1 for Church, located on GLENRIO RD NW, between I-40 and 72nd ST NW containing approximately 8 acre(s). [REF: DRB-96-415, DRB-96-313] [Mary Piscitelli, EPC Case Planner] [Deferred from 11/12/03] (J-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND REVISED SHEET C7, AND TO TRANSPORTATION DEVELOPMENT FOR PARKING LOT LAYOUT NEEDS TO BE DIMENSIONED FOR STALL SIZES AND ANGLE WIDTHS AND PARKING SPACE DETAIL DRAWING FOR TRANSPORTATION DEVELOPMENT SIGN OFF.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS

16. **Project # 1000132**
03DRB-01944 Minor-Ext of SIA for
Temp Defer SDWK

D. R. HORTON INC agent(s) request(s) the above action(s) for all or a portion of **CANTABELLA SUBDIVISION, UNIT 2**, zoned R-LT, located on VENTANA RD NW, EAST OF UNIVERSE BLVD NW and containing approximately 19 acre(s). [REF: 1000132, 1001453, 1000143] (B-10) **WITHDRAWN AT THE AGENT'S REQUEST.**

17. **Project # 1001453**
03DRB-01943 Minor-Ext of SIA for
Temp Defer SDWK

D. R. HORTON INC agent(s) request(s) the above action(s) for all or a portion of **CANTABELLA SUBDIVISION, UNIT 3**, zoned R-LT, located on VENTANA RD NW, EAST OF UNIVERSE BLVD NW and containing approximately 20 acre(s). [REF: 1000132, 1000143] (B-10) **WITHDRAWN AT THE AGENT'S REQUEST.**

18. **Project # 1000408**
03DRB-01971 Minor-Extension of
Preliminary Plat

MARK GOODWIN & ASSOCIATES agent(s) for C&W LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 490 & 491, Unit(s) 7, TOWN OF ATRISCO GRANT, **SAGE POINT SUBDIVISION**, zoned RD (14 DU/A), located on SAGE RD SW, between 86th ST SW and 82nd ST SW containing approximately 10 acre(s). (M-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

19. **Project # 1000147**
03DRB-01973 Minor-Extension of
Preliminary Plat

MARK GOODWIN & ASSOCIATES agent(s) for C&W LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 57-60, Unit(s) 2, TOWN OF ATRISCO GRANT, **WHISPERING POINTE SUBDIVISION**, zoned RD (9 DU/A), located on SUNSET GARDENS SW between 82ND ST SW and UNSER BLVD SW containing approximately 24 acre(s). (L-10) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

20. **Project # 1001400**
03DRB-01961 Minor-Prelim&Final Plat
Approval

RHOMBUS PA INC agent(s) for SORIDA GRIEGO REVOCABLE TRUST, ELSIE CLARK, TTEE, request(s) the above action(s) for all or a portion of Lot(s) 5, Tract(s) 197-b-1-a and 197-b-1-b, MRGCD MAP #35, **SORIDA ADDITION**, zoned RA-2 residential and agricultural zone, located on FLORAL RD NW, between DURANES RD NW and PACHECO LN NW containing approximately 1 acre(s). [REF: 01DRB-01140] (H-12) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

21. **Project # 1001999**
03DRB-01871 Minor-Prelim&Final Plat
Approval

ADVANCED ENGINEERING & CONSULTING, LLC agent(s) for FRANCISCO L. MELENDEZ request(s) the above action(s) for all or a portion of Lot(s) 13-A & 14-A, **RAYNOLDS ADDITION**, zoned SU-2 special neighborhood zone, MFR, located on 11TH ST SW, between SILVER AVE SW and GOLD AVE SW containing approximately 0.1625 acre(s). [REF: ZA-94-76, 02ZHE-00937 (1002035), 02DRB-01614, WAS INDEF. DEFERRED ON 11/5/03] (K-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR A CORRECT PRIVATE SANITARY SEWER EASEMENT TO SERVE CENTER LOT AND CLEAR SITE TRIANGLE EASEMENT ON BOTH END LOTS AND AMAFCA'S SIGNATURES.**

22. **Project # 1002132**
03DRB-01963 Minor-Final Plat
Approval

BOHANNAN HUSTON, INC agent(s) for ENTRADA DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) G, VILLAGE CENTER NORTH, (to be known as **VILLA DE VILLAGIO**) zoned SU1-R2, located on STONEBROOK PL NW, between SUMMER RIDGE RD NW and MONTEREY PIER DR NW containing approximately 13 acre(s). [REF: 1000898] (A-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PAYMENT OF CASH-IN-LIEU AND AMAFCA'S SIGNATURE.**

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

SURVEYS SOUTHWEST LTD agent(s) for ROBERT SIEGLITZ request(s) the above action(s) for all or a portion of Lot(s) 24, **RICE'S DURANES ADDITION NO. 1**, zoned R-2 residential zone, located on RICE AVE NW, between RIO GRANDE BLVD NW and DURANES NW containing approximately 1 acre(s). [REF: 03DRB-01084, 03DRB-00708] [Deferred from 11/26/03] (H-13) **DEFERRED AT THE AGENT'S REQUEST TO 12/3/03.**

24. **Project # 1002933**
03DRB-01966 Minor-Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES, INC agent(s) for HOECH REAL ESTATE CORP request(s) the above action(s) for all or a portion of Lot(s) 28, Block(s) 18, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3, (to be known as **VINEYARD ESTATES, UNIT IV-B**) zoned RD (5 DU/A), located on CARMEL AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 2 acre(s). [REF: 03DRB-01443, 03DRB-01444, 03DRB-01446] (C-20) **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

25. **Project # 1001730**
03DRB-01972 Minor-Sketch Plat or
Plan

SURVEYS SOUTHWEST LTD agent(s) for JOHN & CRISTY ROMERO request(s) the above action(s) for all or a portion of Tract(s) 175-A-1, 175-A-3, 175-A-2-B, 181-A-1-A, **MRGCD MAP 35**, zoned RA2, located on LEONORA DR NW, between GABALDON RD NW and CAMILO LN NW containing approximately 2 acre(s). [REF: 02DRB-00203, 02DRB-00482] (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. **Project # 1003110**
03DRB-01967 Minor-Sketch Plat or
Plan

WILKS COMPANY agent(s) for SAMHO LLC
request(s) the above action(s) for all or a portion of
Lot(s) 5 & 6, Block(s) 4, **MONKBRIDGE ADDITION**,
zoned C-3 heavy commercial zone, located on 4TH
ST NW, between AZTEC NW and VERANDA NW
containing approximately 1 acre(s). (G-14) **THE
ABOVE REQUEST WAS REVIEWED AND
COMMENTS WERE GIVEN.**

27. Approval of the Development Review Board Minutes for November 12, 2003. **MINUTES WERE
APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 12:35 P.M.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002668 AGENDA#: 4 DATE: 11.26

1. Name: Sisto Herrera Address: 1313 Alvisco Dr. NW Zip: 87105

2. Name: ROGER EASLEY Address: 1520 BUCK CT NW CT. Zip: 87105

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: 1002668

AGENDA ITEM NO: 4

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 10-31-03 is on file for Preliminary Plat approval.
 Comment on infrastructure list.

RESOLUTION:

12-10-03

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

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: November 26, 2003



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 26, 2003

Project # 1002668

03DRB-01888 Major-Preliminary Plat Approval
03DRB-01889 Major-Vacation of Public Easements
03DRB-01890 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for VISTA MAGNIFICA LLC request(s) the above action(s) for all or a portion of Block(s) 5, Tract(s) C and Tract(s) E & F, Block(s) 2, **VISTA MAGNIFICA**, and Lot(s) B, Block(s) 8, **PALISADES ADDITION**, zoned R-LT, located on ATRISCO DR NW, between I-40 NW and CLIFFSIDE DR NW containing approximately 7 acre(s). [REF: 03EPC-01089, 03DRB-00811] (H-11)

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

Letters sent to Vista Magnifica (R) and West Mesa (R) Neighborhood Assns.

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. No comments at this time.

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

PNM Gas	Approves.
---------	-----------

PNM Electric

Approves.

Comcast

No comments received.

QWEST

No comments received.

Environmental Health

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

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments.

City Engineer

Approved drainage report is needed for Preliminary Plat approval. Improvements will need to be identified on an infrastructure list. Defer to Transportation with respect to the vacation action and temporary deferral of sidewalks.

Transportation

Does Atrisco have bike lanes? Status of NMDOT TIA? Need sidewalk deferral exhibit/variance for south portion. North portion should not defer sidewalks along sides of lots 17 & 11. Variance is needed for right-of-way width on Corte del Sol. Access control should be shown on I-40. PUE's should not cross Brillante or Avenida Real. SIA is missing stub streets.

Parks & Recreation

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 40 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

Utilities Development

No objection to Vacation requests. An additional water line easement is required. How will this be obtained? The easement recorded previously is acceptable for a portion of the required loop. This must be resolved prior to Preliminary Plat approval. No objection to Sidewalk Deferral.

Planning Department

No objection to the vacations or temporary sidewalk deferral. Also, the perimeter wall submittal was not included in the submittal as now required. So, technically, this application is not complete and could be rejected. To avoid rejection, agent must have the submittal in by November 17th at noon. Be sure to follow the one page requirements.

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

cc: Vista Magnifica LLC, 1015 Tijeras NW, Ste. #210, 87102

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



"John MacKenzie"
<j_mackenzie@comcast.net>

11/17/03 03:32 PM
Please respond to
"John MacKenzie"

To: "Sheran Matson" <smatson@cabq.gov>
cc: "Tim McNaney" <Tim@tsmcnaney.com>
Subject: Project 1002668 (Vista Magnifica)

Sheran,

I received your comments for this on 11/11/03. The wall submittal was this afternoon.

Regarding the lot size being under 4,000 SF, you must have taken the 0.0918 acres and multiplied by 43,560 SF per acre to get 3,998.81 SF, or 1.1920 SF less than the minimum allowable 4,000 SF. The lot's size is actually 0.091846 acres to 6 decimal places, which results in a more exact lot size of 4,000.82, but due to rounding it shows as only 0.0918 acres, or about a one-foot square short of the minimum.

I would prefer not to change the lot configuration over this, if you can tolerate the discrepancy.

John MacKenzie
Mark Goodwin & Associates, P.A.
505-828-2200
505-797-9539 fax

**The perimeter wall needs to be put on the infrastructure list.*



**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 26, 2003, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1001753

03DRB-01884 Major-Preliminary Plat
Approval
03DRB-01885 Minor-Subd Design (DPM)
Variance

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

Project # 1002519

03DRB-01883 Major-Vacation of Pub
Right-of-Way
03DRB-01882 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES agent(s) for SAN PEDRO EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 16, Tract(s) 2, Block(s) 5, Unit(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **TOWNHOMES @ LA CUEVA**), zoned RD (7 DU/AC), located on WYOMING BLVD NE, between SIGNAL AVE NE and WILSHIRE AVE NE containing approximately 1 acre(s). (C-19)

Project # 1002480

03DRB-01891 Major-Bulk Land Variance
03DRB-01894 Major-Vacation of Pub
Right-of-Way
03DRB-01893 Major-Vacation of Public
Easements
03DRB-01892 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) C through F, **ARROWOOD RANCH DEVELOPMENT**, zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between FUTURE 98TH ST SW and FUTURE UNSER BLVD SW containing approximately 107 acre(s). [REF: 03DRB-00234, (1001979) 02DRB-01496 & 01497] (P-9)

Project # 1002668

03DRB-01888 Major-Preliminary Plat
Approval
03DRB-01889 Major-Vacation of Public
Easements
03DRB-01890 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for VISTA MAGNIFICA LLC request(s) the above action(s) for all or a portion of Block(s) 5, Tract(s) C and Tract(s) E & F, Block(s) 2, **VISTA MAGNIFICA**, and Lot(s) B, Block(s) 8, **PALISADES ADDITION**, zoned R-LT, located on ATRISCO DR NW, between I-40 NW and CLIFFSIDE DR NW containing approximately 7 acre(s). [REF: 03EPC-01089, 03DRB-00811] (H-11)

SEE PAGE 2



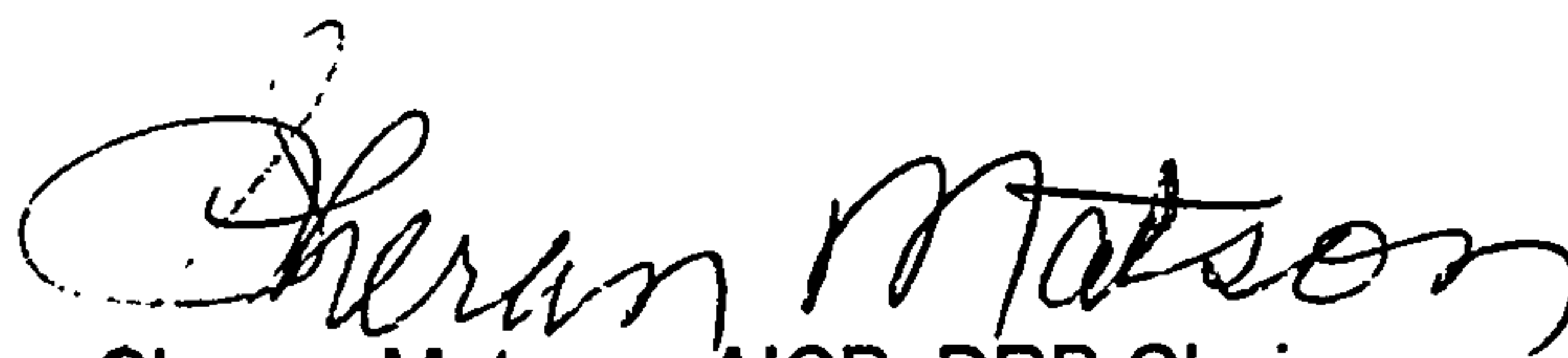
**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

PAGE 2

Project # 1003094
03DRB-01886 Major-Vacation of Pub
Right-of-Way

BOHANNAN HUSTON, INC. agent(s) for PHOENIX
PROPERTY COMPANY request(s) the above action(s)
for all or a portion of Block(s) 30, **NM TOWN
COMPANY ORIGINAL TOWNSITE**, zoned SU-3
special center zone, located on LEAD AVE SE,
between 3rd ST SE and 2nd ST SE containing
approximately 1 acre(s). (K-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 10, 2003.



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

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Project # 1001753
03DRB-01884 Major-Preliminary Plat
Approval
03DRB-01885 Minor-Subd Design (DPM)
Variance

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

Project # 1002519
03DRB-01883 Major-Vacation of Pub
Right-of-Way
03DRB-01882 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES agent(s) for SAN PEDRO EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 16, Tract(s) 2, Block(s) 5, Unit(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **TOWNHOMES @ LA CUEVA**), zoned RD (7 DU/AC), located on WYOMING BLVD NE, between SIGNAL AVE NE and WILSHIRE AVE NE containing approximately 1 acre(s). (C-19)

Project # 1002480
03DRB-01891 Major-Bulk Land Variance
03DRB-01894 Major-Vacation of Pub
Right-of-Way
03DRB-01893 Major-Vacation of Public
Easements
03DRB-01892 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) C through F, **ARROWOOD RANCH DEVELOPMENT**, zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between FUTURE 98TH ST SW and FUTURE UNSER BLVD SW containing approximately 107 acre(s). [REF: 03DRB-00234, (1001979) 02DRB-01496 & 01497] (P-9)

Project # 1002668
03DRB-01888 Major-Preliminary Plat
Approval
03DRB-01889 Major-Vacation of Public
Easements
03DRB-01890 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for VISTA MAGNIFICA LLC request(s) the above action(s) for all or a portion of Block(s) 5, Tract(s) C and Tract(s) E & F, Block(s) 2, **VISTA MAGNIFICA**, and Lot(s) B, Block(s) 8, **PALISADES ADDITION**, zoned R-LT, located on ATRISCO DR NW, between I-40 NW and CLIFFSIDE DR NW containing approximately 7 acre(s). [REF: 03EPC-01089, 03DRB-00811] (H-11)

SEE PAGE 2



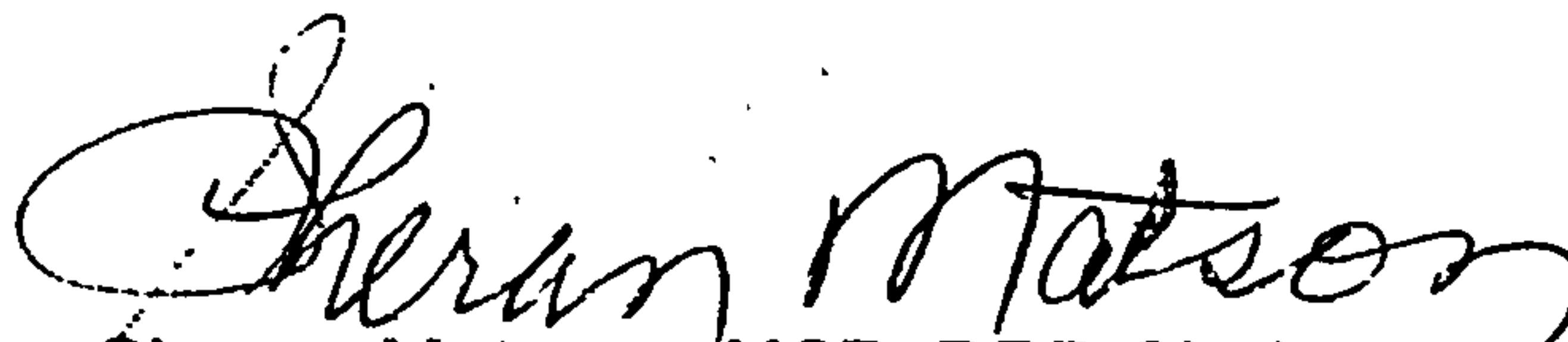
**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

PAGE 2

Project # 1003094
03DRB-01886 Major-Vacation of Pub
Right-of-Way

BOHANNAN HUSTON, INC. agent(s) for PHOENIX
PROPERTY COMPANY request(s) the above action(s)
for all or a portion of Block(s) 30, NM TOWN
COMPANY ORIGINAL TOWNSITE, zoned SU-3
special center zone, located on LEAD AVE SE,
between 3rd ST SE and 2nd ST SE containing
approximately 1 acre(s). (K-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

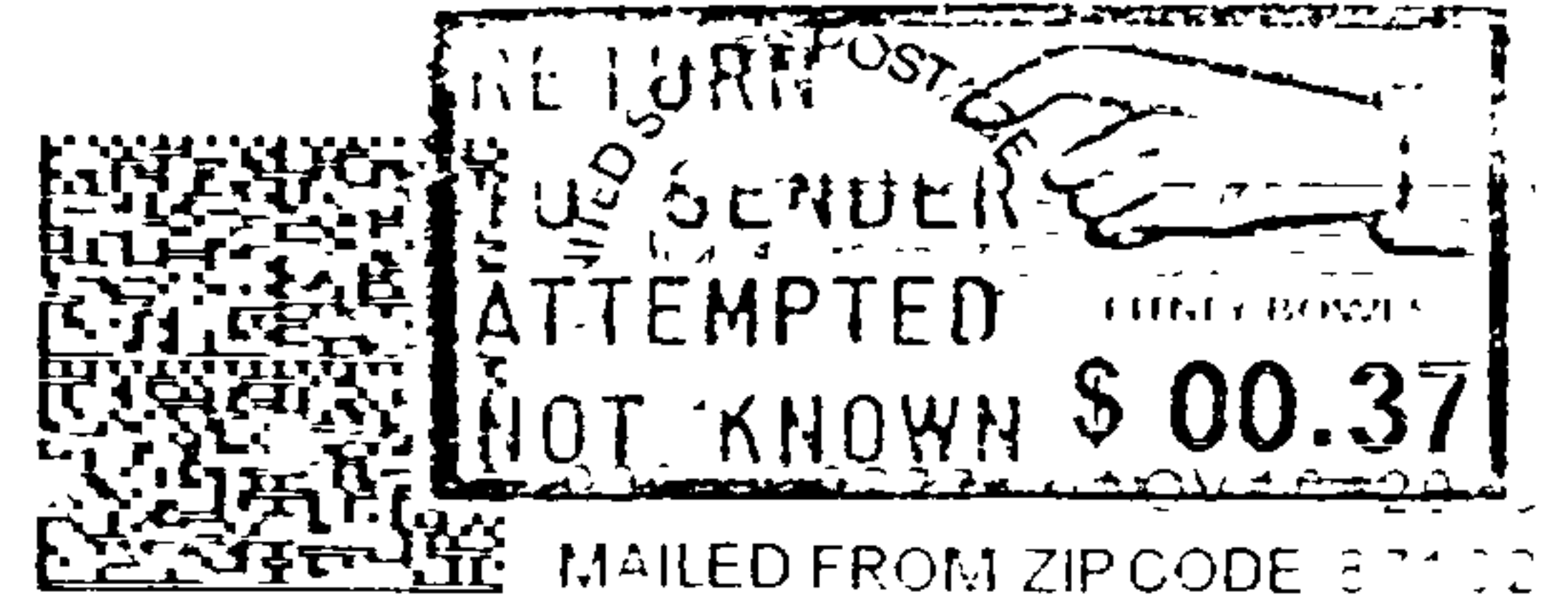
TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 10, 2003.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT



101105929706340230

MECHENBIER RAY
12901 GRANITE
ALBUQUERQUE NM

AV NE
87112

DRB

87112+65720231253





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

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Approval
03DRB-01885 Minor-Subd Design (DPM)
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Project # 1002519

03DRB-01883 Major-Vacation of Pub
Right-of-Way
03DRB-01882 Minor-Prelim&Final Plat
Approval

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Project # 1002480

03DRB-01891 Major-Bulk Land Variance
03DRB-01894 Major-Vacation of Pub
Right-of-Way
03DRB-01893 Major-Vacation of Public
Easements
03DRB-01892 Minor-Prelim&Final Plat
Approval

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Project # 1002668

03DRB-01888 Major-Preliminary Plat
Approval
03DRB-01889 Major-Vacation of Public
Easements
03DRB-01890 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for VISTA MAGNIFICA LLC request(s) the above action(s) for all or a portion of Block(s) 5, Tract(s) C and Tract(s) E & F, Block(s) 2, **VISTA MAGNIFICA**, and Lot(s) B, Block(s) 8, **PALISADES ADDITION**, zoned R-LT, located on ATRISCO DR NW, between I-40 NW and CLIFFSIDE DR NW containing approximately 7 acre(s). [REF: 03EPC-01089, 03DRB-00811] (H-11)

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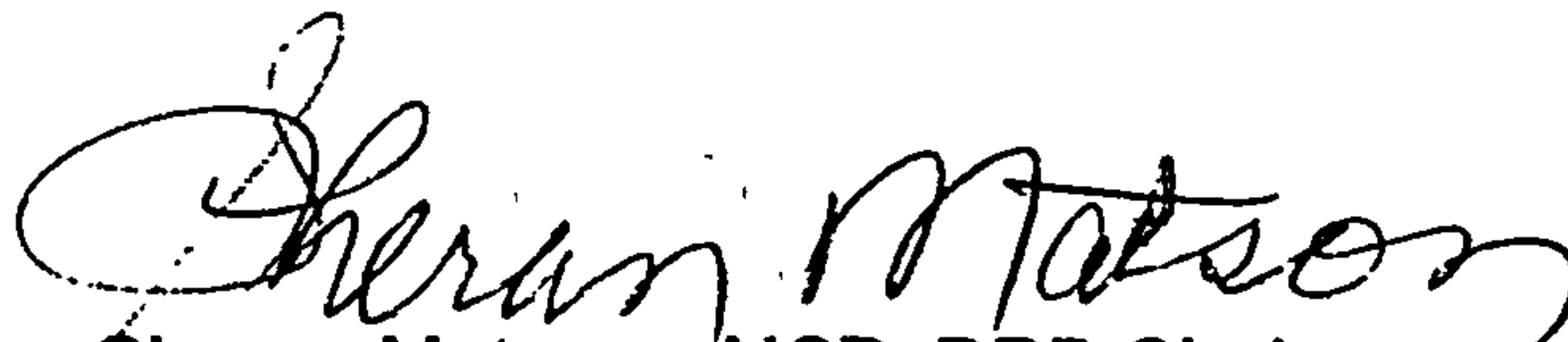
**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

PAGE 2

Project # 1003094
03DRB-01886 Major-Vacation of Pub
Right-of-Way

BOHANNAN HUSTON, INC. agent(s) for PHOENIX
PROPERTY COMPANY request(s) the above action(s)
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COMPANY ORIGINAL TOWNSITE, zoned SU-3
special center zone, located on LEAD AVE SE,
between 3rd ST SE and 2nd ST SE containing
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Development Review Board

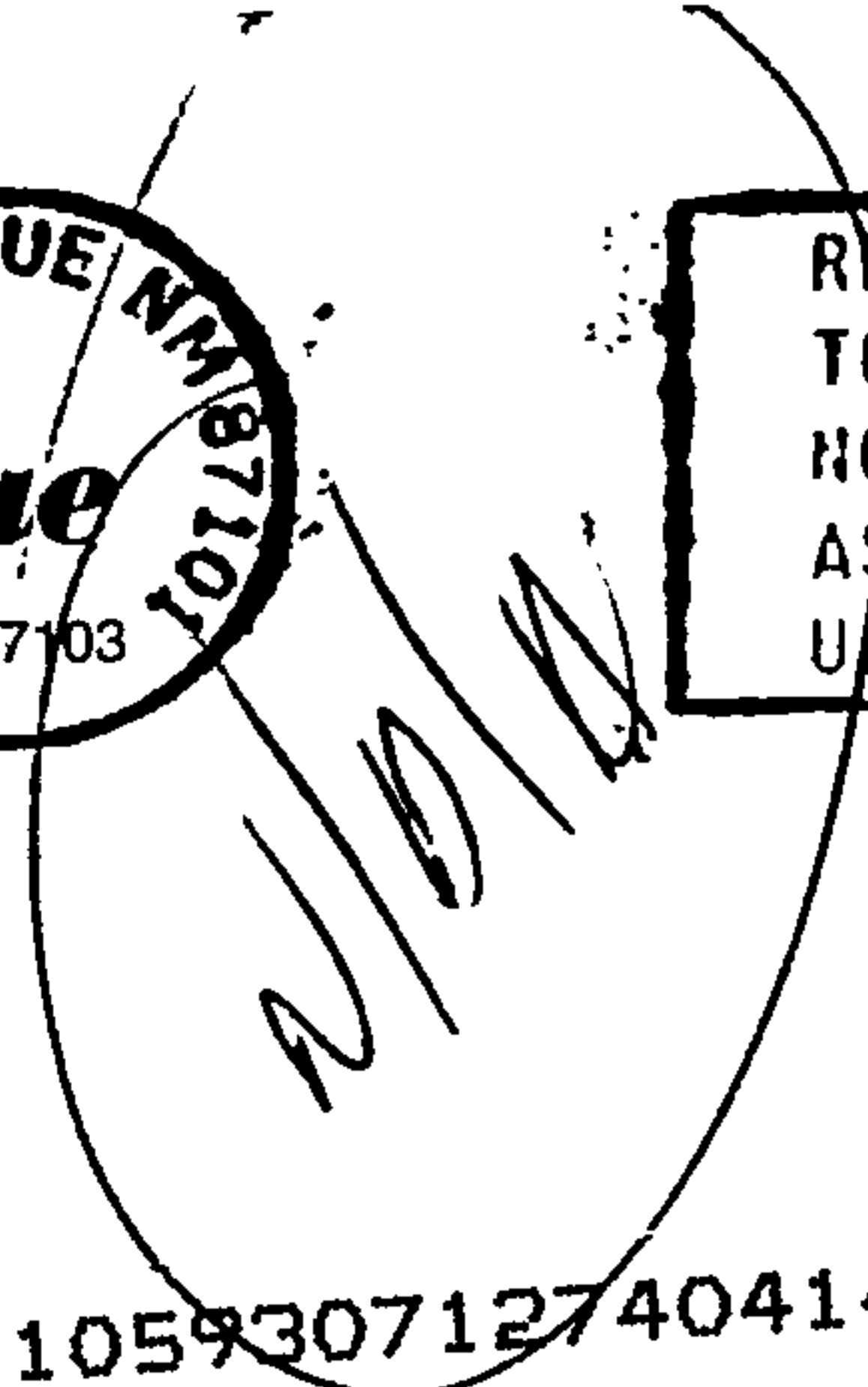
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City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT



RETURN
TO SENDER
NOT DELIVERABLE
AS ADDRESSED
UNABLE TO FORWARD

UNITED STATES POSTAGE

0004329277
MAILED FROM ZIP CODE 87102
\$ 00.37⁰
NOV 13 2003

101105930712740414

UNITY CHURCH OF CHRISTIANITY
1700 ATRISCO DR SW
ALBUQUERQUE NM 87105

DRB

87105+14780951293



733

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

Meeting Date: November 26, 2003
Zone Atlas Page: H-11-Z
Notification Radius: 100 Ft.

Project# 1002668
App# 03DRB-01888
App# 03DRB-01889
App# 03DRB-01890

Cross Reference and Location: N/A

Applicant: VISTA MAGNIFICA, LLC
Address: 1015 TIJERAS NW, STE# 210
ALBUQUERQUE NM 87102

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

Special Instructions:

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

Date Mailed: November 7, 2003

Signature: Kyle Tsethlikai

RECORDS WITH BELLS

PAGE 1

101105931122441101	LEGAL: PORT OF TR A13 & TR A14A PORT OF TRS 302, 303, 304 PROPERTY ADDR: 00000 OWNER NAME: SAYLOR FAMILY TRUST LLC OWNER ADDR: 05565 EAKES	LAND USE: RD NW ALBUQUERQUE NM	87107
101105935420340601	LEGAL: 0009 A RE PL BLKS 10 & 11 & 12 & POR BLK 8 PALISAES PROPERTY ADDR: 00000 N/A OWNER NAME: MACLAUHLAN MARIE E & OWNER ADDR: 05112 BRIDGES	LAND USE: AV NW ALBUQUERQUE NM	87120
101105936020340602	LEGAL: 008 A PA LISADES ADD PROPERTY ADDR: 00000 BRIDGES OWNER NAME: ROYAL KEITH OWNER ADDR: 05108 BRIDGES	LAND USE: AV NW ALBUQUERQUE NM	87120
101105936620240603	LEGAL: 007 A PA LISADES ADD REPL BLKS 10 11 12 T8 PROPERTY ADDR: 00000 N/A OWNER NAME: BASS MARY ANN & OWNER ADDR: 05104 BRIDGES	LAND USE: AV NW ALBUQUERQUE NM	87120
101105937320140604	LEGAL: 006 A PA LISADES ADDN PROPERTY ADDR: 00000 BRIDGES OWNER NAME: GONZALES GUADALUPE M ETUX ETAL OWNER ADDR: 02203 JERRY	LAND USE: RD SW ALBUQUERQUE NM	87105
101105937920040605	LEGAL: 005 A TH E PALISADES REPL BLK S 10 11 1 PORT 8 PROPERTY ADDR: 00000 BRIDGES OWNER NAME: PRICE MARGARET G TRUSTEE PRICE OWNER ADDR: 09720 LAGRIMA DE ORD	LAND USE: RD NE ALBUQUERQUE NM	87111
101105938520040606	LEGAL: 004 A PA LISADES ADD REPL BLKS 10 11 12 T8 PROPERTY ADDR: 00000 N/A OWNER NAME: DYE PATRISHA A OWNER ADDR: 05012 BRIDGES	LAND USE: AV NW ALBUQUERQUE NM	87120
101105939119940607	LEGAL: 003 A PA LISADES ADD REPL BLK 10 11 12 T8 PROPERTY ADDR: 00000 BRIDGES OWNER NAME: COLLAROS MICHAEL J ETUX OWNER ADDR: 05008 BRIDGES	LAND USE: AV NW ALBUQUERQUE NM	87120
101105939619840608	LEGAL: 002 A PA LISADES ADDN PROPERTY ADDR: 00000 BRIDGES OWNER NAME: HOLGUIN LOUIE P ET UX OWNER ADDR: 05004 BRIDGES	LAND USE: AV NW ALBUQUERQUE NM	87120
101105940419740609	LEGAL: 001 A PA LISADES ADD PROPERTY ADDR: 00000 N/A OWNER NAME: CHAVEZ BENJAMIN ETUX OWNER ADDR: 05000 BRIDGES	LAND USE: AV NW ALBUQUERQUE NM	87105
101105931414340413	LEGAL: POR OF LTS 37 & 38 & ALL OF LTS 39 - 41 BLK 8 PALI PROPERTY ADDR: 00000 ATRISCO OWNER NAME: FISCHLE JOSEPH SR & BETTY RUTH OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM	87109

RECORDS WITH LABELS

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101105933514840401	LEGAL: LT B BLK 8 PLAT OF LTS A & B BLK 8 THE PALISADES A PROPERTY ADDR: 00000 N/A OWNER NAME: SNEAD WILLIAM E & PATRICIA & OWNER ADDR: 00201 12TH	LAND USE: ST NW ALBUQUERQUE NM	87102
101105935615040409	LEGAL: PORT IDN OF LT 9 BLK 8 OF THE PLAT OF BLOCKS 7 TO 1 PROPERTY ADDR: 00000 VISTA GRANDE OWNER NAME: ORTEGA ARTURO G & WILLIAM E OWNER ADDR: 00201 12TH	LAND USE: ST NW ALBUQUERQUE NM	87102
101105935915740555	LEGAL: NLY POR OF TR F BLK 2 CORRECTION PLAT VISTA MAGNIF PROPERTY ADDR: 00000 N/A OWNER NAME: SNEAD WILLIAM E & PATRICIA I OWNER ADDR: 00201 12TH	LAND USE: ST NW ALBUQUERQUE NM	87102
101105936415340556	LEGAL: 18 A DOBE MESA BEING A REPLAT OF TR D OF THE CORREC PROPERTY ADDR: 00000 CASCADE OWNER NAME: MONTANO CARLOS & MARGARET OWNER ADDR: 05125 CASCADE	LAND USE: PL NW ALBUQUERQUE NM	87105
101105935815140557	LEGAL: 17 A DOBE MESA BEING A REPLAT OF TR D OF THE CORREC PROPERTY ADDR: 00000 CASCADE OWNER NAME: PINO JOSEPH M & MANUELITA B OWNER ADDR: 05129 CASCADE	LAND USE: PL NW ALBUQUERQUE NM	87105
101105936815240553	LEGAL: LT 1 9A P LAT OF LTS 19A & 21A ADOBE MESA CONT 4911 PROPERTY ADDR: 00000 N/A OWNER NAME: NARVAEZ STELLA & OWNER ADDR: 05117 CASCADE	LAND USE: PL NW ALBUQUERQUE NM	87105
101105935414640558	LEGAL: 16 A DOBE MESA BEING A REPLAT OF TR D OF THE CORREC PROPERTY ADDR: 00000 CLIFFSIDE OWNER NAME: TURRIETTA ANTHONY A OWNER ADDR: 01761 CLIFFSIDE	LAND USE: DR NW ALBUQUERQUE NM	87105
101105933413140554	LEGAL: TR F BLK 2 EXC NLY POR CORRECTION PLAT VISTA MAGNI PROPERTY ADDR: 00000 N/A OWNER NAME: MANN RUSSELL D OWNER ADDR: 01908 W CAROLINA WAY	LAND USE: ROSWELL NM	88201
101105935314140559	LEGAL: 15 A DOBE MESA BEING A REPLAT OF TR D OF THE CORREC PROPERTY ADDR: 00000 CLIFFSIDE OWNER NAME: MOYA ADELINO & C DE BACA OWNER ADDR: 01757 CLIFFSIDE	LAND USE: DR NW ALBUQUERQUE NM	87105
101105933612340551	LEGAL: TR E BLK 2 CORRECTION PLAT VISTA MAGNIFICA ADDN PROPERTY ADDR: 00000 N/A OWNER NAME: MANN RUSSELL D OWNER ADDR: 01908 W. CAROLINA	LAND USE: WY ROSWELL NM	88201
101105935513640560	LEGAL: 14 A DOBE MESA BEING A REPLAT OF TR D OF THE CORREC PROPERTY ADDR: 00000 N/A OWNER NAME: BARELA RUBEN M & OWNER ADDR: 04304 NOCHE CLARA	LAND USE: AV NW ALBUQUERQUE NM	87114

RECORDS WITH LABELS

PAGE 3

101105930712740414	LEGAL: LT A BLK 8 PLAT OF LTS A & B BLK 8 THE PALISADES A LAND USE: PROPERTY ADDR: 00000 ATRISCO OWNER NAME: UNITY CHURCH OF CHRISTIANITY OWNER ADDR: 01700 ATRISCO	DR SW ALBUQUERQUE NM	87105
101105935813240561	LEGAL: 13 A DOBE MESA BEING A REPLAT OF TR D OF THE CORREC LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: CASTILLO ANTHONY & YOLANDA OWNER ADDR: 01550 FIVE POINTS	SW ALBUQUERQUE NM	87105
101105936213040562	LEGAL: 12 A DOBE MESA BEING A REPLAT OF TR D OF THE CORREC LAND USE: PROPERTY ADDR: 00000 CLIFFSIDE OWNER NAME: SJODAL PAUL D OWNER ADDR: 01745 CLIFFSIDE	DR NW ALBUQUERQUE NM	87105
101105935512640563	LEGAL: 11 A DOBE MESA BEING A REPLAT OF TR D OF THE CORREC LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: CANDELARIA MICHAEL OWNER ADDR: 01737 CLIFFSIDE	DR NW ALBUQUERQUE NM	87105
101105935412440564	LEGAL: 10 A DOBE MESA BEING A REPLAT OF TR D OF THE CORREC LAND USE: PROPERTY ADDR: 00000 CLIFFSIDE OWNER NAME: CANDELARIA MICHAEL OWNER ADDR: 01737 CLIFFSIDE	DR NW ALBUQUERQUE NM	87105
101105935312240565	LEGAL: 9 AD OBE MESA BEING A REPLAT OF TR D OF THE CORRECT LAND USE: PROPERTY ADDR: 00000 CLIFFSIDE OWNER NAME: JOHANSSON RUTH OWNER ADDR: 01733 CLIFFSIDE	DR NW ALBUQUERQUE NM	87105
101105935212040566	LEGAL: 8 AD OBE MESA BEING A REPLAT OF TR D OF THE CORRECT LAND USE: PROPERTY ADDR: 00000 CLIFFSIDE OWNER NAME: WHITE MARY E OWNER ADDR: 01729 CLIFFSIDE	DR ALBUQUERQUE NM	87105
101105935111840567	LEGAL: 7 AD OBE MESA BEING A REPLAT OF TR D OF THE CORRECT LAND USE: PROPERTY ADDR: 00000 CLIFFSIDE OWNER NAME: KRIZIC DALE A OWNER ADDR: 02711 BURTON	AV SE ALBUQUERQUE NM	87106
101105935011540568	LEGAL: 6 AD OBE MESA BEING A REPLAT OF TR D OF THE CORRECT LAND USE: PROPERTY ADDR: 00000 CLIFFSIDE OWNER NAME: HAYNE VALERIE OWNER ADDR: 01721 CLIFFSIDE	DR NW ALBUQUERQUE NM	87105
101105934911340569	LEGAL: 5 AD OBE MESA BEING A REPLAT OF TR D OF THE CORRECT LAND USE: PROPERTY ADDR: 00000 CLIFFSIDE OWNER NAME: FALTYN LINDA K OWNER ADDR: 01717 CLIFFSIDE	DR NW ALBUQUERQUE NM	87105
101105934711040570	LEGAL: 4 AD OBE MESA BEING A REPLAT OF TR D OF THE CORRECT LAND USE: PROPERTY ADDR: 00000 CLIFFSIDE OWNER NAME: CHAVEZ CARLOS OWNER ADDR: 09717 EDITH	BL NE ALBUQUERQUE NM	87113

RECORDS WITH LABELS

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101105928510740220	LEGAL: 11 A TRIS CO FOUR-PLEX ADD A REPLAT OF TRACT 276 UNI LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: MEHRNOOSH HOOSHANG OWNER ADDR: 00000	ALBUQUERQUE NM	87196
101105934610840571	LEGAL: 3 AD OBE MESA BEING A REPLAT OF TR D OF THE CORRECT LAND USE: PROPERTY ADDR: 00000 CLIFFSIDE OWNER NAME: SALAS THOMAS M & THERESA M OWNER ADDR: 01307 CRESCENT	NW ALBUQUERQUE NM	87105
101105934510640572	LEGAL: 2 AD OBE MESA BEING A REPLAT OF TR D OF THE CORRECT LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: SALAS THOMAS N & THERESA M OWNER ADDR: 01307 CRESCENT	NW ALBUQUERQUE NM	87105
101105934410440573	LEGAL: 1 AD OBE MESA BEING A REPLAT OF TR D OF THE CORRECT LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: SALAS THOMAS N & THERESA M OWNER ADDR: 01307 CRESCENT	NW ALBUQUERQUE NM	87105
101105932107140801	LEGAL: TR C BLK 5 VISTA MAGNIFICA ADDN LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: DIXON ROBERT M OWNER ADDR: 00201 12TH	ST NW ALBUQUERQUE NM	87102
101105928610040221	LEGAL: 10 A TRIS CO FOUR-PLEX ADD A REPLAT OF TRACT 276 UNI LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: MEHRNOOSH HOOSHANG OWNER ADDR: 00706 RIDGECREST	DR SE ALBUQUERQUE NM	87108
101105931409740820	LEGAL: 1 RE DIVI SION OF TRACT B BLK 5 VISTA MAGNIFICA LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: SALAS ROBERT J & CHRISTINE M OWNER ADDR: 01408 CRESCENT	DR NW ALBUQUERQUE NM	87105
101105929109240223	LEGAL: 8 AT RISC O FOUR-PLEX ADD A REPLAT OF TRACT 276 UNIT LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: MEHRNOOSH HOOSHANG OWNER ADDR: 00706 RIDGECREST	DR SE ALBUQUERQUE NM	87108
101105931909540819	LEGAL: 2 RE DIVI SION OF TRACT B BLK 5 VISTA MAGNIFICA LAND USE: PROPERTY ADDR: 00000 KEVIN OWNER NAME: PEREZ FRANK PAUL & MARY H OWNER ADDR: 05100 KEVIN	CT NW ALBUQUERQUE NM	87105
101105928409140222	LEGAL: 9 AT RISC O FOUR-PLEX ADD A REPLAT OF TRACT 276 UNIT LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: MEHRNOOSH HOOSHANG OWNER ADDR: 00706 RIDGECREST	DR SE ALBUQUERQUE NM	87108
101105931509240818	LEGAL: 3 RE DIVI SION OF TRACT B BLK 5 VISTA MAGNIFICA LAND USE: PROPERTY ADDR: 00000 CLIFFSIDE OWNER NAME: PAVELKO EDWINA P OWNER ADDR: 01661 CLIFFSIDE	DR NW ALBUQUERQUE NM	87105

RECORDS WITH LABELS

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101105931508940817	LEGAL: 4 RE DIVISION OF TRACT B BLK 5 VISTA MAGNIFICA PROPERTY ADDR: 00000 N/A OWNER NAME: SALAS ROBERT J & CHRISTINE M OWNER ADDR: 01408 CRESCENT	LAND USE: DR NW ALBUQUERQUE NM	87105
101105929907440224	LEGAL: LT 7 -A P LAT OF ATRISCO FOUR-PLEX ADDN CONT 0.1169 PROPERTY ADDR: 00000 ATRISCO OWNER NAME: LUCERO BELINDA L OWNER ADDR: 01627 ATRISCO	LAND USE: DR NW ALBUQUERQUE NM	87123
101105931508640816	LEGAL: 5 RE DIVISION OF TRACT B BLK 5 VISTA MAGNIFICA PROPERTY ADDR: 00000 N/A OWNER NAME: SALAS ROBERT J & CHRISTINE M OWNER ADDR: 01408 CRESCENT	LAND USE: DR NW ALBUQUERQUE NM	87105
101105933608140815	LEGAL: LT 6 -A B LK 5 OF LTS 6-A, 7-A, 8-A & 9-A TRS B BLK PROPERTY ADDR: 00000 N/A OWNER NAME: SAIZ PAUL C & JOSIE C OWNER ADDR: 01641 CLIFFSIDE	LAND USE: DR NW ALBUQUERQUE NM	87105
101105929807140225	LEGAL: LT 6 -B P LAT OF ATRISCO FOUR-PLEX ADDN CONT 0.1065 PROPERTY ADDR: 00000 ATRISCO OWNER NAME: GABALDON DAVID W & DAVID OWNER ADDR: 01623 ATRISCO	LAND USE: DR NW ALBUQUERQUE NM	87105
101105933707940814	LEGAL: LT 7 -A B LK 5 OF LTS 6-A, 7-A, 8-A & 9-A TRS B BLK PROPERTY ADDR: 00000 N/A OWNER NAME: SANCHEZ JANET OWNER ADDR: 01645 CLIFFSIDE	LAND USE: DR NW ALBUQUERQUE NM	87105
101105929806940226	LEGAL: LT 6 -A P LAT OF ATRISCO FOUR-PLEX ADDN CONT 0.1113 PROPERTY ADDR: 00000 ATRISCO OWNER NAME: JOJOLA MARY ANN OWNER ADDR: 01619 ATRISCO	LAND USE: DR NW ALBUQUERQUE NM	87105
101105933707740813	LEGAL: LT 8 -A B LK 5 OF LTS 6-A, 7-A, 8-A & 9-A TRS B BLK PROPERTY ADDR: 00000 CLIFFSIDE OWNER NAME: SAIZ PAUL C & JOSIE C OWNER ADDR: 01641 CLIFFSIDE	LAND USE: DR NW ALBUQUERQUE NM	87105
101105929906640227	LEGAL: LT 5 -A P LAT OF ATRISCO FOUR-PLEX ADDN CONT 0.1161 PROPERTY ADDR: 00000 ATRISCO OWNER NAME: LESICKA TESSA L & MILTON J & OWNER ADDR: 01615 ATRISCO	LAND USE: DR NW ALBUQUERQUE NM	87105
101105933807440812	LEGAL: LT 9 -A B LK 5 OF LTS 6-A, 7-A, 8-A & 9-A TRS B BLK PROPERTY ADDR: 00000 CLIFFSIDE OWNER NAME: PARKINSON JAY BERKLEY OWNER ADDR: 01637 CLIFFSIDE	LAND USE: DR NW ALBUQUERQUE NM	87105
101105929906340231	LEGAL: LT 4 -B P LAT OF ATRISCO FOUR-PLEX ADDN CONT 0.1209 PROPERTY ADDR: 00000 ATRISCO OWNER NAME: HAZELBAKER KATHRYN D & GERALD OWNER ADDR: 00308 BIG HORN RIDGE	LAND USE: RD NE ALBUQUERQUE NM	87122

RECORDS WITH LABELS

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101105931807240811	LEGAL: 10 R EDIVISION OF TRACT B BLK 5 VISTA MAGNIFICA PROPERTY ADDR: 00000 N/A OWNER NAME: SEDILLO DIEGO NASARIO OWNER ADDR: 01068 S MADISON	LAND USE: DENVER CO	80209
101105929906040232	LEGAL: LT 4 -A P LAT OF ATRISCO FOUR-PLEX ADDN CONT 0.1257 PROPERTY ADDR: 00000 ATRISCO OWNER NAME: SWINDELL VALERIE K OWNER ADDR: 01605 ATRISCO	LAND USE: DR NW ALBUQUERQUE NM	87104
101105931807040810	LEGAL: 11 R EDIVISION OF TRACT B BLK 5 VISTA MAGNIFICA PROPERTY ADDR: 00000 CLIFFSIDE OWNER NAME: MARTINEZ THERESA F OWNER ADDR: 01309 TRUJILLO	LAND USE: RD SW ALBUQUERQUE NM	87105
101105929106340229	LEGAL: 2 AT RISC O FOUR-PLEX ADD A REPLAT OF TRACT 276 UNIT PROPERTY ADDR: 00000 N/A OWNER NAME: PERALES JOSE & ROCIO OWNER ADDR: 05209 ILIFF	LAND USE: RD NW ALBUQUERQUE NM	87105
101105929706340230	LEGAL: 3 AT RISC O FOUR-PLEX ADD A REPLAT OF TRACT 276 UNIT PROPERTY ADDR: 00000 N/A OWNER NAME: MECHENBIER RAY OWNER ADDR: 12901 GRANITE	LAND USE: AV NE ALBUQUERQUE NM	87112
101105931906640809	LEGAL: 12 R EDIVISION OF TRACT B BLK 5 VISTA MAGNIFICA PROPERTY ADDR: 00000 CLIFFSIDE OWNER NAME: LOPEZ ANTHONY R OWNER ADDR: 01625 CLIFFSIDE	LAND USE: NW ALBUQUERQUE NM	87105
101105931906440808	LEGAL: 13 R EDIVISION OF TRACT B BLK 5 VISTA MAGNIFICA PROPERTY ADDR: 00000 CLIFFSIDE OWNER NAME: HALL SUSAN L OWNER ADDR: 01621 CLIFFSIDE	LAND USE: NW ALBUQUERQUE NM	87105
101105932006140807	LEGAL: 14 R EDIVISION OF TRACT B BLK 5 VISTA MAGNIFICA PROPERTY ADDR: 00000 CLIFFSIDE OWNER NAME: WILLIS ERIK T OWNER ADDR: 01617 CLIFFSIDE	LAND USE: DR NW ALBUQUERQUE NM	87105
101105932305940806	LEGAL: 15 R EDIVISION OF TRACT B BLK 5 VISTA MAGNIFICA PROPERTY ADDR: 00000 CLIFFSIDE OWNER NAME: CANDELARIA CARLA L & SHEILA R OWNER ADDR: 01609 CLIFFSIDE	LAND USE: DR NW ALBUQUERQUE NM	87120
101105932705940805	LEGAL: 16 R EDIVISION OF TRACT B BLK 5 VISTA MAGNIFICA PROPERTY ADDR: 00000 CLIFFSIDE OWNER NAME: EDWARDS LAWRENCE L ETUX OWNER ADDR: 01605 CLIFFSIDE	LAND USE: DR NW ALBUQUERQUE NM	87105
101105932905440804	LEGAL: 17 R EDIVISION OF TRACT B BLK 5 VISTA MAGNIFICA PROPERTY ADDR: 00000 CLIFFSIDE OWNER NAME: CISNEROS GABRIEL DAVID JR OWNER ADDR: 01601 CLIFFSIDE	LAND USE: DR NW ALBUQUERQUE NM	87105

101105932105340803	LEGAL: 18 R EDIV ISION OF TRACT B BLK 5 VISTA MAGNIFICA PROPERTY ADDR: 00000 CALLE DEL VISTA OWNER NAME: CHAVEZ BETTY CAPERTON OWNER ADDR: 01525 CALLE DEL VISTA	LAND USE: NW ALBUQUERQUE NM	87105
101105931805140802	LEGAL: 19 R EDIV ISION OF TRACT B BLK 5 VISTA MAGNIFICA PROPERTY ADDR: 00000 CALLE DEL VISTA OWNER NAME: WOOD DOUGLAS A & WENDY L OWNER ADDR: 01706 RITA	LAND USE: DR NE ALBUQUERQUE NM	87106
101105928702440125	LEGAL: TRAC T B- 1 PLAT SHOWING TRACTS "A-1" & "B-1" LANDS PROPERTY ADDR: 00000 ILIFF OWNER NAME: RIO GRANDE SEVENTH DAY ADVENTI OWNER ADDR: 03023 ATRISCO	LAND USE: NW ALBUQUERQUE NM	87120
101105931503040103	LEGAL: 017 CORR ECTED PLAT OF LOTS 1 THRU 17 WESTWAY HIL S PROPERTY ADDR: 00000 ATRISCO OWNER NAME: RODRIGUEZ NORBERT F ETUX OWNER ADDR: 01525 ATRISCO	LAND USE: DR NW ALBUQUERQUE NM	87105
101105935404240507	LEGAL: 007 001C ORRECTION PLAT VISTA MAGNIFICA ADD PROPERTY ADDR: 00000 N/A OWNER NAME: ANAYA ROSELLA C OWNER ADDR: 01521 CLIFFSIDE	LAND USE: CT NW ALBUQUERQUE NM	87105
101105934303640506	LEGAL: 006 001C ORRECTION PLAT VISTA MAGNIFICA ADDN PROPERTY ADDR: 00000 BUCK OWNER NAME: EASLEY ROGER & LINDA M OWNER ADDR: 01520 BUCK	LAND USE: CT NW ALBUQUERQUE NM	87105
101105935002840505	LEGAL: 005 001C ORRECTION PLAT VISTA MAGNIFICIA PROPERTY ADDR: 00000 BUCK OWNER NAME: SERNA LAWRENCE JR & MARIAN OWNER ADDR: 01516 BUCK	LAND USE: CT NW ALBUQUERQUE NM	87105
101105932803140501	LEGAL: 1 1 CORR ECTION PLAT VISTA MAGNIFICA ADDN PROPERTY ADDR: 00000 BUCK OWNER NAME: GARCIA CARLOS OWNER ADDR: 01500 BUCK	LAND USE: CT NW ALBUQUERQUE NM	87120
101105933002340502	LEGAL: 2 1 CORR ECTION PLAT VIST MAGNIFICA ADDN PROPERTY ADDR: 00000 N/A OWNER NAME: HERRERA JUAN D ETAL OWNER ADDR: 01313 ATRISCO	LAND USE: DR NW ALBUQUERQUE NM	87105
101105931602040102	LEGAL: 016 CORR ECTED PLAT OF LOTS 1 THRU 17 WESTWAY HIL S PROPERTY ADDR: 00000 ATRISCO OWNER NAME: RASMUSSEN JO ANN OWNER ADDR: 01521 ATRISCO	LAND USE: 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 30, 2003

TO CONTACT NAME: Susan Pasinski
 COMPANY/AGENCY: Mark Goodman & Assoc.
 ADDRESS/ZIP: PO Box 90606 87199
 PHONE/FAX #: 878-2200 / 797-9539

Thank you for your inquiry of 10-30-03 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at See attached legal description
 zone map page(s) H-11.

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

West Bluff
 Neighborhood Association
 Contacts: John Sandman
2236 Ana Ct. NW
831-2063 (h) 87120
Dr. Joe Valles
5030 Grande Vista Ct. NW
836-1847 (h) 87120

West Mesa
 Neighborhood Association
 Contacts: Louis Japoya
4411 Avalon Rd NW
836-3189 (h) 87105
Bennie W. Matlock
837 Roma Hermosa Dr NW
836-1106 (h) 87105

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,

Dulaina A. Cammona
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

Back

Additional Neighborhood Association Information

Vista Magnifica
 Neighborhood Association
 Contacts: Susan Mellin
1816 Calle del Vista NW
831-8051 (W) 87105
Tom Salas
1704 Cliffside Dr NW
836-4571 (W) 87105

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

As a common courtesy you may notify the surrounding NA(s) for your project.

Neighborhood Association

Contacts: _____

Neighborhood Association

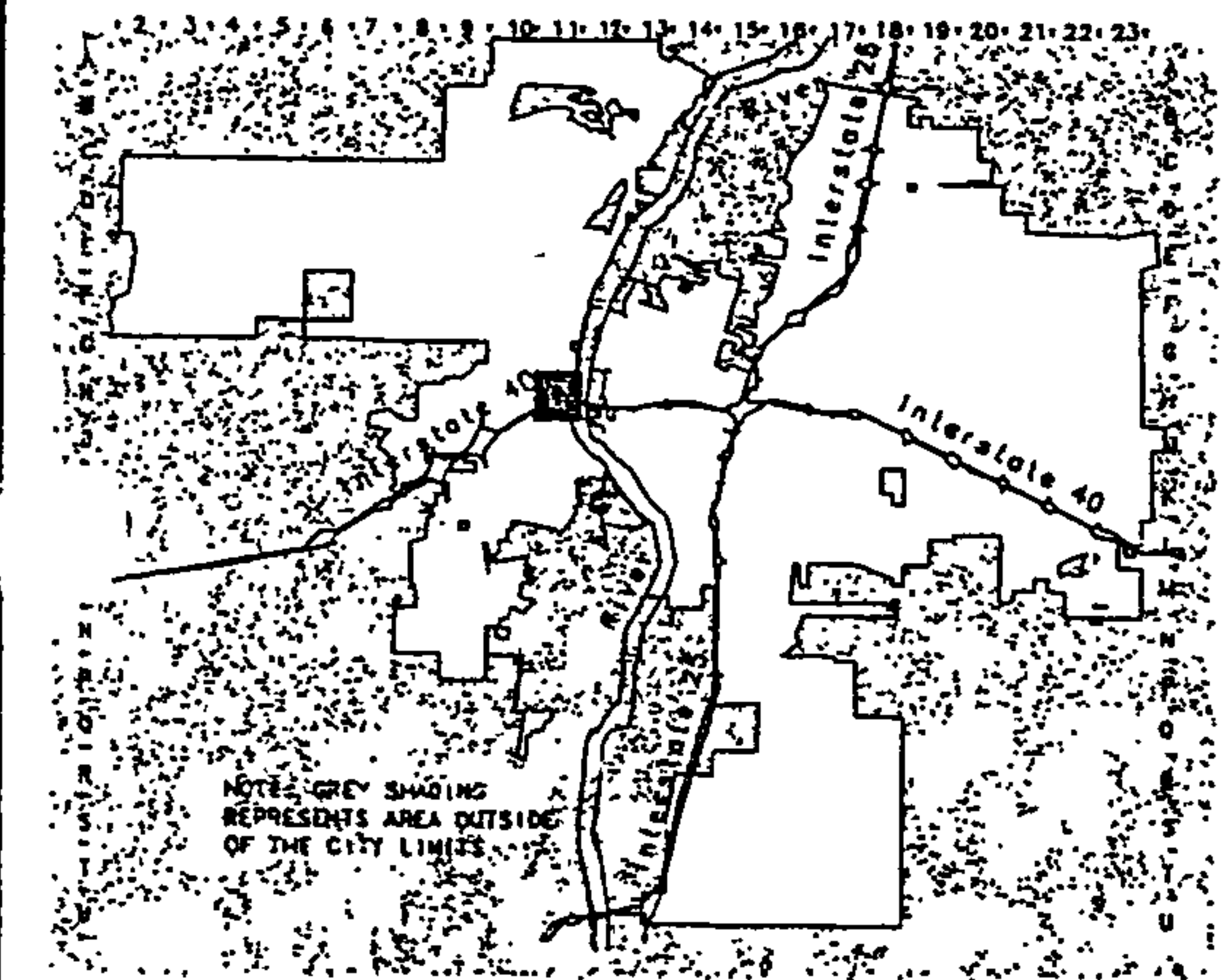
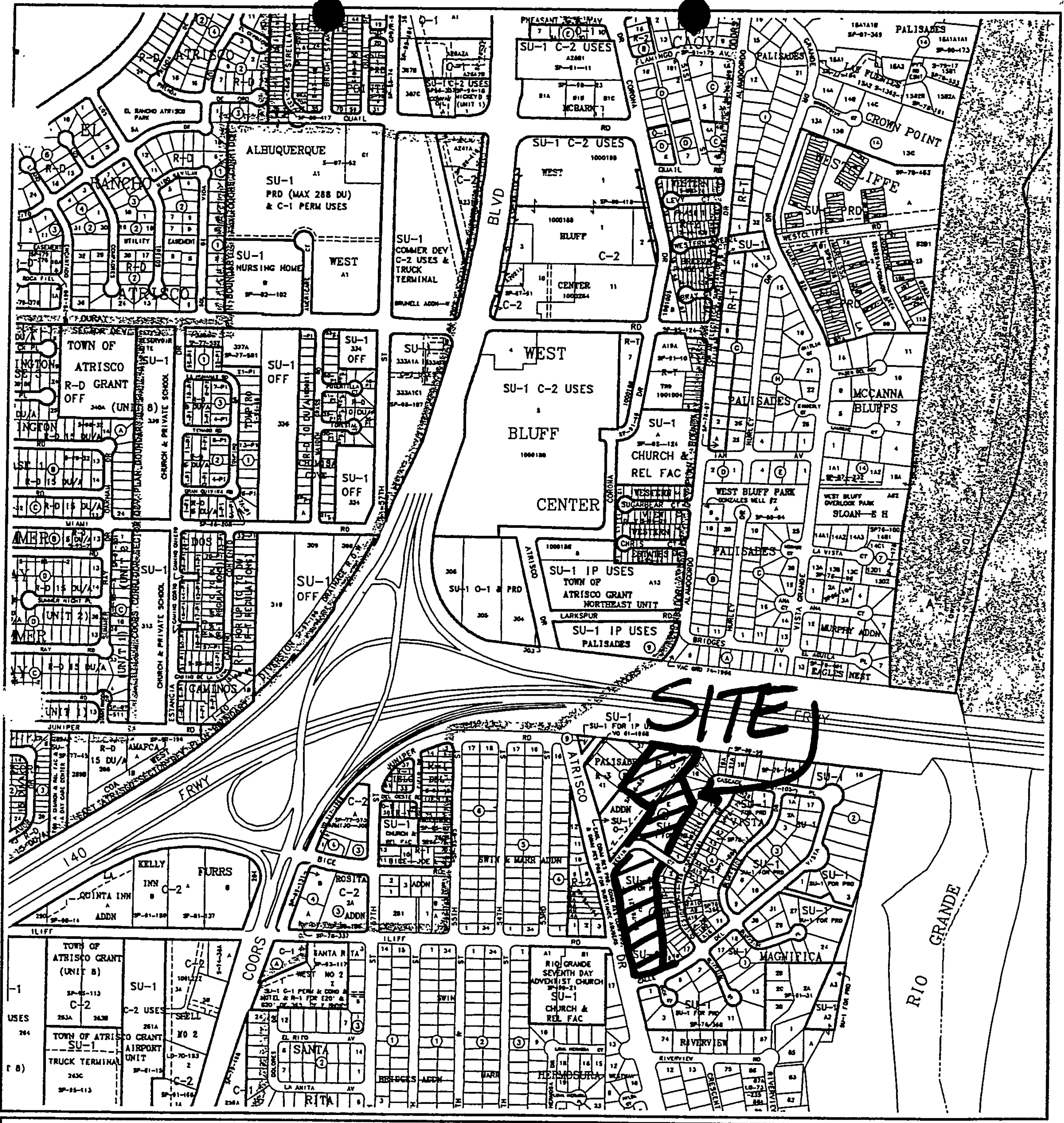
Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____



CITY OF
Albuquerque
A Geographic Information System
SPANNING DEPARTMENT
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Zone Atlas Page

H-11-Z

Map Amended through January 21, 2003

FORM V: SUBDIVISION VARIANCE & VACATIONS

BULK LAND VARIANCE

(Public Hearing Case)

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

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

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

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

VACATION OF PRIVATE EASEMENT

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

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

JOHN M. MACKENZIE
Applicant name (print)
John M. Mackenzie 10.31.03
Applicant signature / date



Form revised April 2003

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

Application case numbers
03DRB - 01888
- 01889
- 01890

JM 10/31/03
Planner signature / date
Project # 1002668



**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 26, 2003, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1001753

03DRB-01884 Major-Preliminary Plat
Approval
03DRB-01885 Minor-Subd Design (DPM)
Variance

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

Project # 1002519

03DRB-01883 Major-Vacation of Pub
Right-of-Way
03DRB-01882 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES agent(s) for SAN PEDRO EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 16, Tract(s) 2, Block(s) 5, Unit(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **TOWNHOMES @ LA CUEVA**), zoned RD (7 DU/AC), located on WYOMING BLVD NE, between SIGNAL AVE NE and WILSHIRE AVE NE containing approximately 1 acre(s). (C-19)

Project # 1002480

03DRB-01891 Major-Bulk Land Variance
03DRB-01894 Major-Vacation of Pub
Right-of-Way
03DRB-01893 Major-Vacation of Public
Easements
03DRB-01892 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) C through F, **ARROWOOD RANCH DEVELOPMENT**, zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between FUTURE 98TH ST SW and FUTURE UNSER BLVD SW containing approximately 107 acre(s). [REF: 03DRB-00234, (1001979) 02DRB-01496 & 01497] (P-9)

Project # 1002668

03DRB-01888 Major-Preliminary Plat
Approval
03DRB-01889 Major-Vacation of Public
Easements
03DRB-01890 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for VISTA MAGNIFICA LLC request(s) the above action(s) for all or a portion of Block(s) 5, Tract(s) C and Tract(s) E & F, Block(s) 2, **VISTA MAGNIFICA**, and Lot(s) B, Block(s) 8, **PALISADES ADDITION**, zoned R-LT, located on ATRISCO DR NW, between I-40 NW and CLIFFSIDE DR NW containing approximately 7 acre(s). [REF: 03EPC-01089, 03DRB-00811] (H-11)

SEE PAGE 2



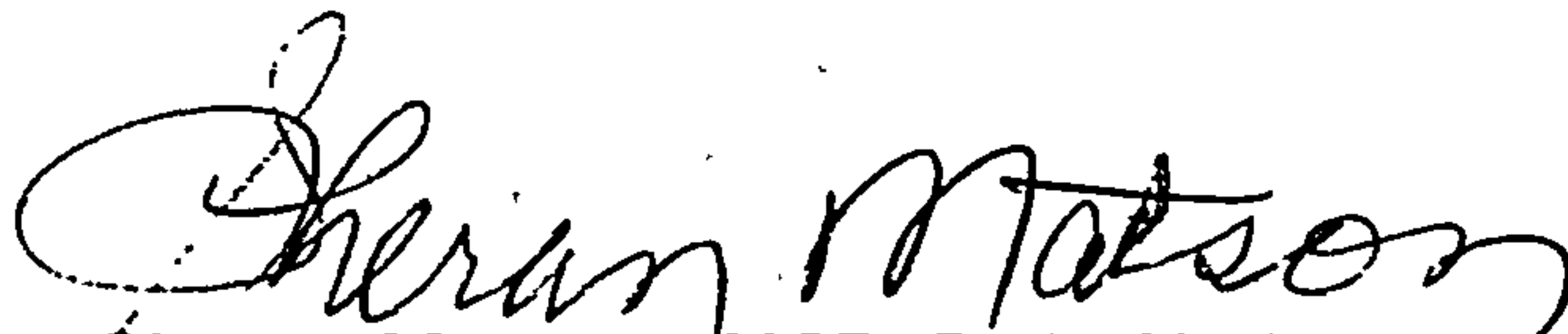
**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

PAGE 2

Project # 1003094
03DRB-01886 Major-Vacation of Pub
Right-of-Way

BOHANNAN HUSTON, INC. agent(s) for PHOENIX
PROPERTY COMPANY request(s) the above action(s)
for all or a portion of Block(s) 30, **NM TOWN
COMPANY ORIGINAL TOWNSITE**, zoned SU-3
special center zone, located on LEAD AVE SE,
between 3rd ST SE and 2nd ST SE containing
approximately 1 acre(s). (K-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

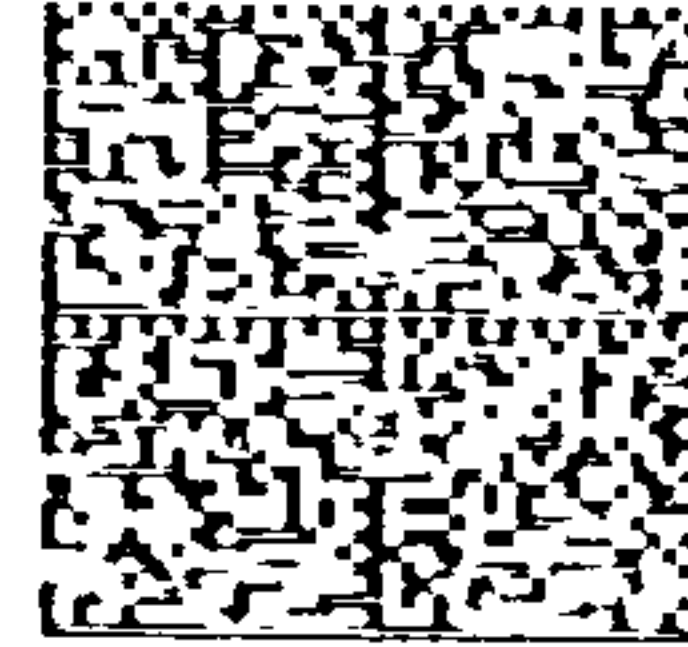
TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 10, 2003.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT



UNITED STATES POSTAGE

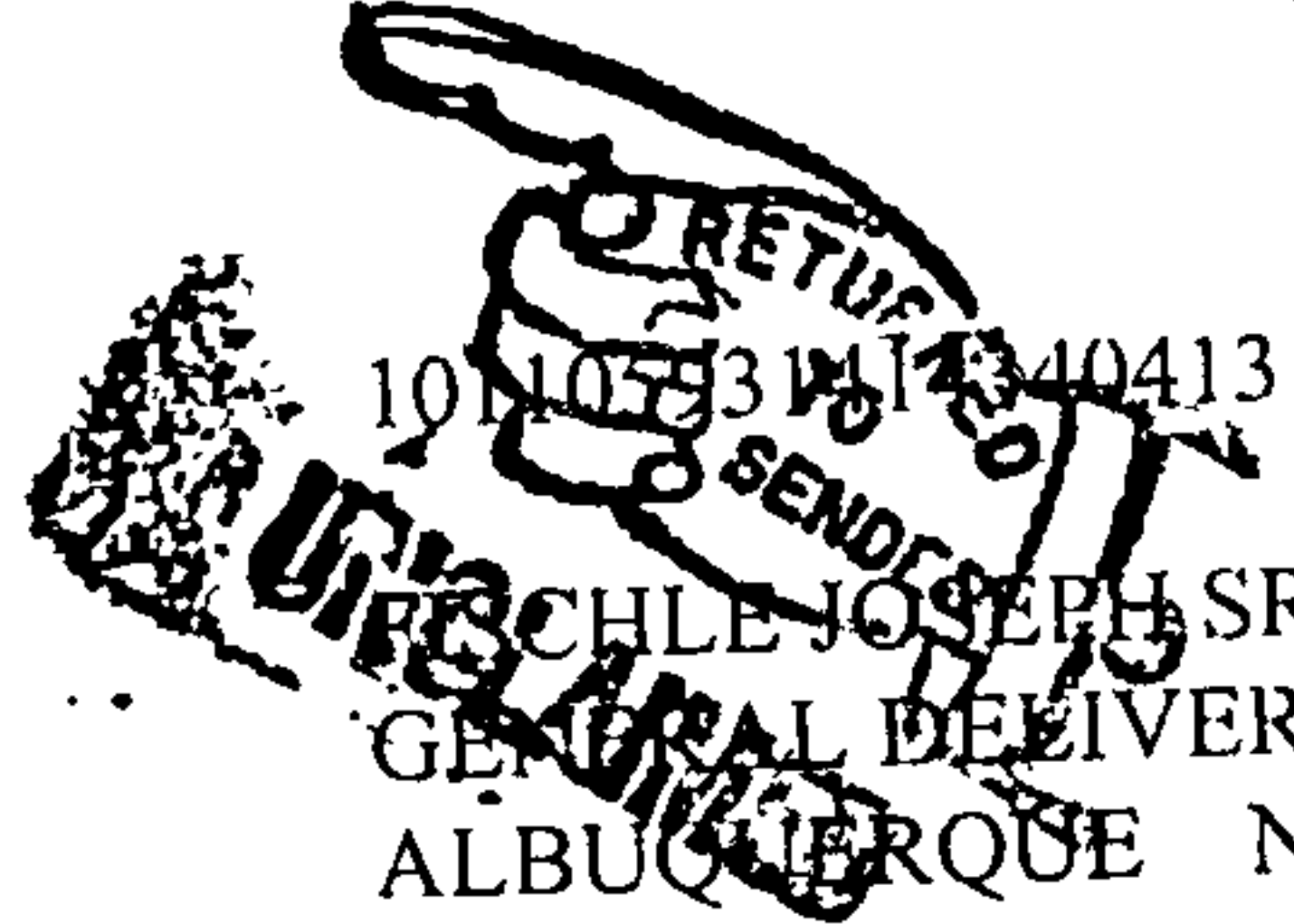
FOREVER

\$ 00.37⁰

NOV 10 2003

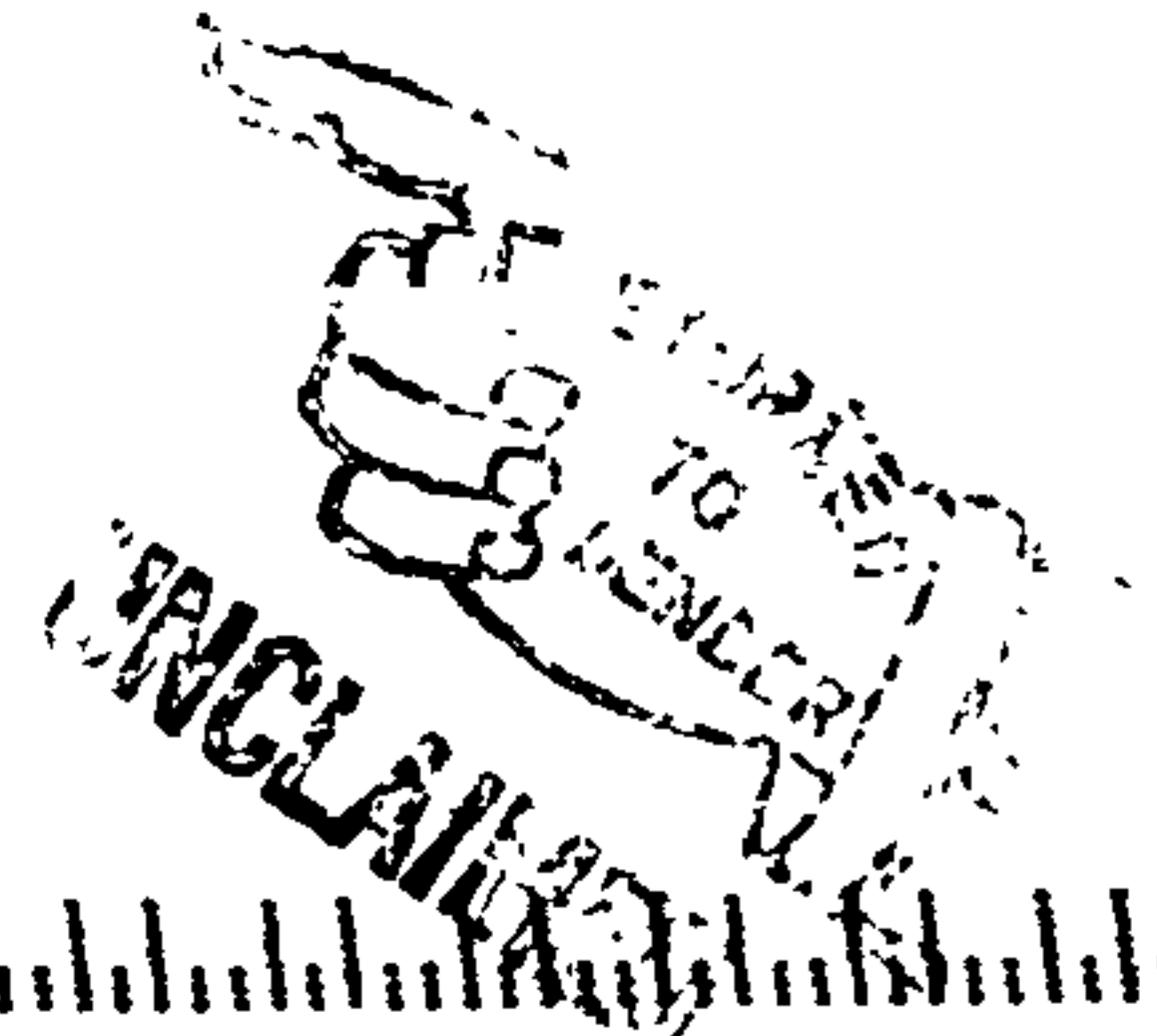
MAILED FROM ZIP CODE 87102

NOV 22 2003



10110593 114340413

RISCHLE JOSEPH SR & BETTY RUTH
GENERAL DELIVERY
ALBUQUERQUE NM 87109



DRB

87103+9993





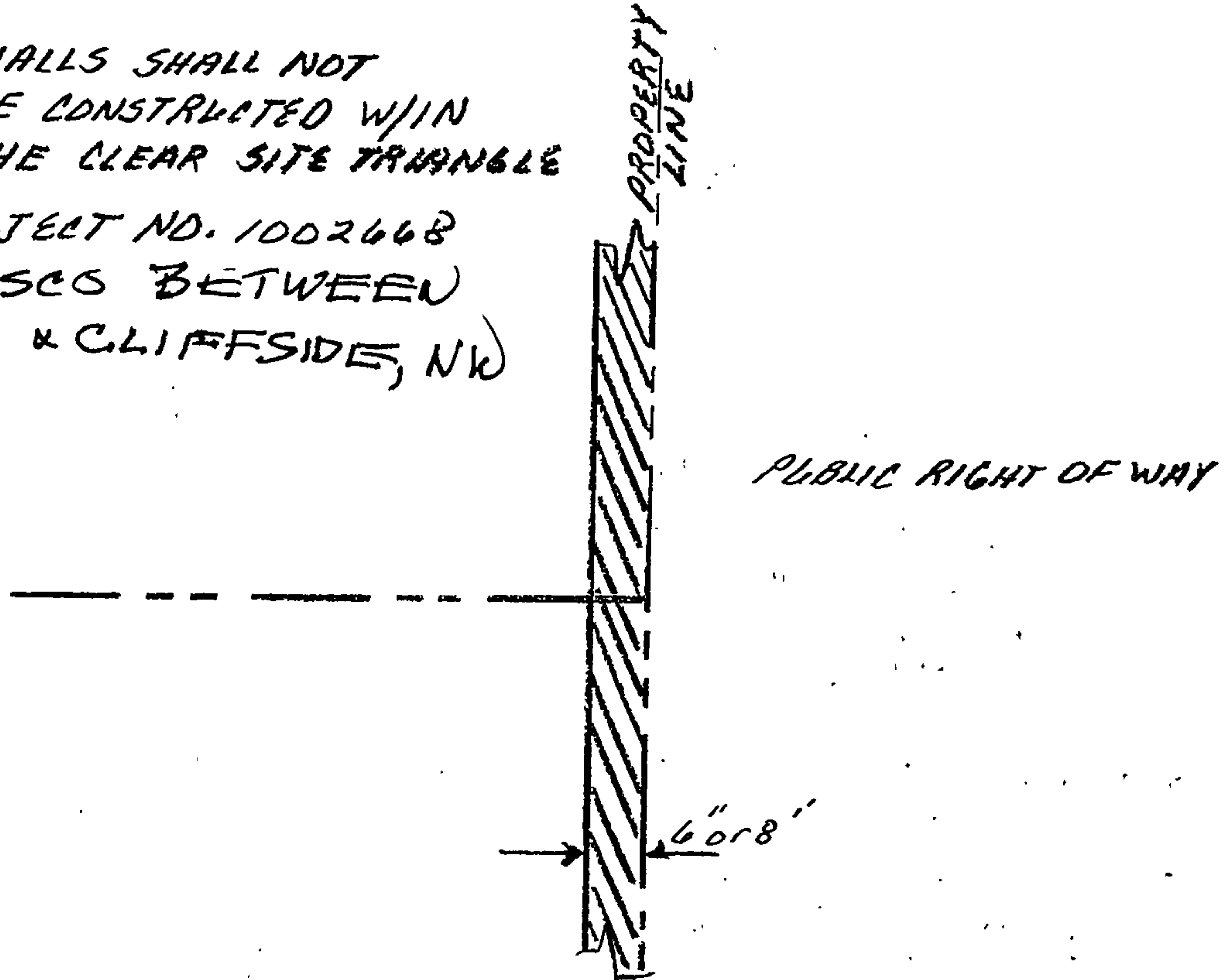
D. Mark Gouwin & Associates, P.A.
Consulting Engineers

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

PROJECT VISTA MAGNIFICA
SUBJECT PERIMETER WALL DETAIL
BY JSD DATE 12-17-03
CHECKED _____ DATE _____
SHEET 1 OF 1

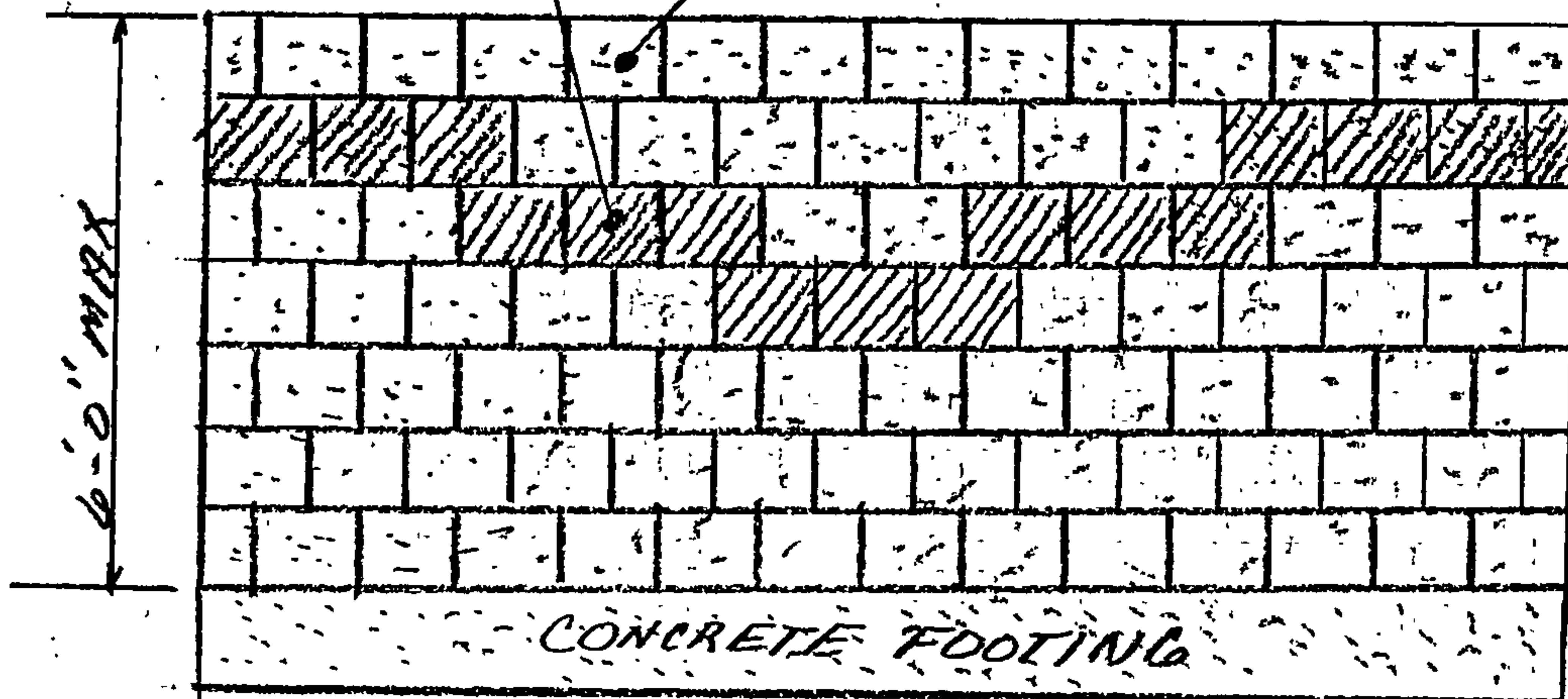
NOTE: WALLS SHALL NOT
BE CONSTRUCTED W/IN
THE CLEAR SITE TRIANGLE

ORB PROJECT NO. 1002668
ATRISCS BETWEEN
I40 & CLIFFSIDE, NW



ACCENT COURSE
SMOOTH DESERT TAN

SPLIT FACE ON PUBLIC SIDE
DESERT TAN



SITE PERIMETER

N.T.S.

Perimeter Wall Approved
<i>[Signature]</i>
_____ Date
<u>12/18/03</u>



Sheran A. Matson

12/16/03 09:54 AM

To: dmg@swcp.com

cc:

cc:

Subject: Perimeter walls for Vista Magnifica, #1002668 & Townhomes @ la Cueva, #1002519

This e-mail is for John MacKenzie and Greg Krenik.

John & Greg

I cannot approve the perimeter walls as submitted. The walls need more design. It is fine if they don't have landscaping but they do need more design if that is the case. RP Bohannon at DR HOrtom has the name of a wall builder who he says is good at design. I suggest you call him at 797-4245.

Sheran

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

P.O. Box 90606 ❖ Albuquerque, NM 87199
(505) 828-2200 ❖ (505) 797-9539 fax
e-mail: dmg@swcp.com

LETTER OF TRANSMITTAL

TO:

DRB ONE STOP

Sheran Matson

Christina Sandoval

Roger Green

Wilfred Gallegos

Brad Bingham

Date: ^{December} ~~November~~ 17, 2003

RE: VISTA MAGNIFICA

Project #1002668

We are sending:

Perimeter Wall Drawing

For your approval For your information

As you requested For your comments

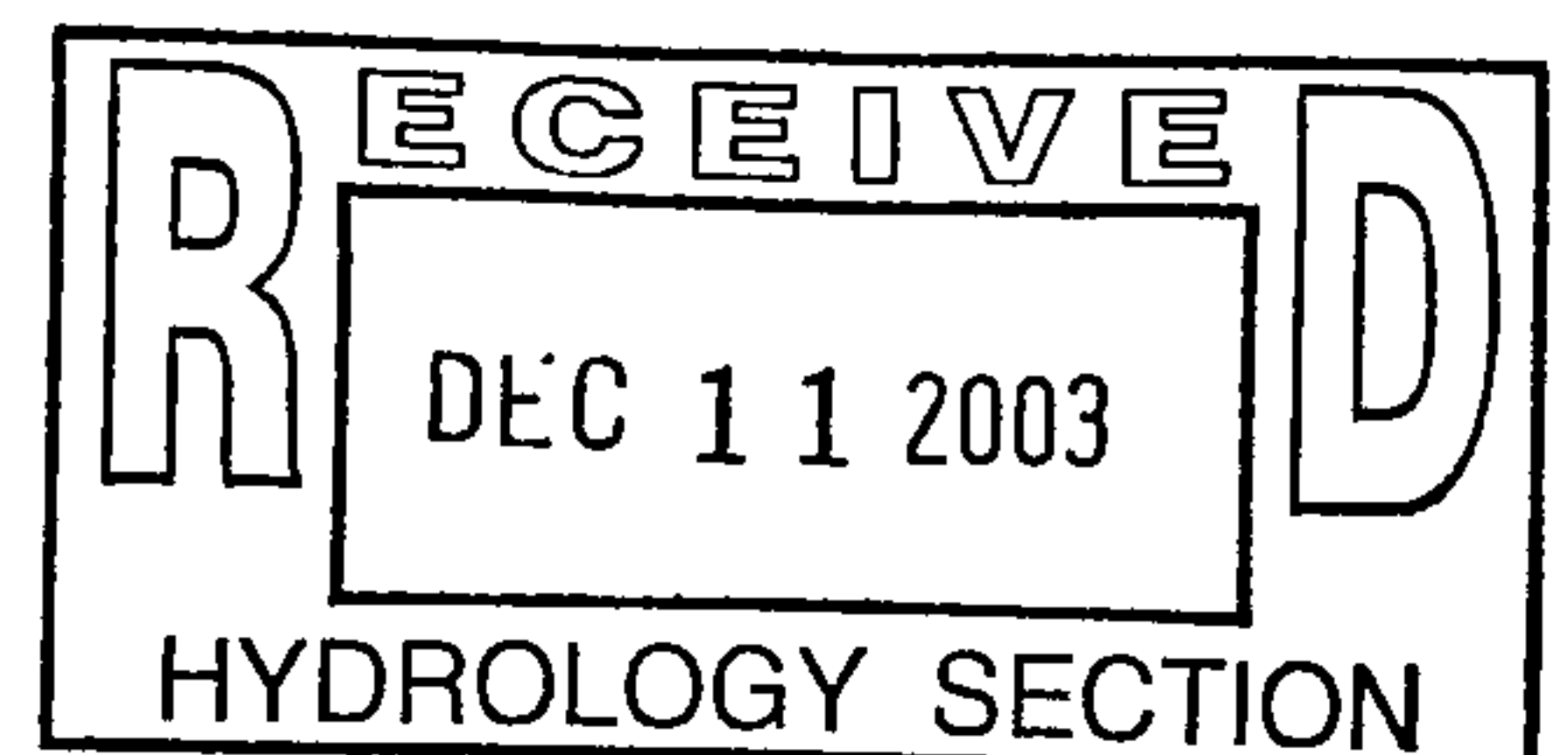
Request for Bid Pre-Design Meeting

*Registered
12/11/03*

NOTES: _____

Project Engineer _____

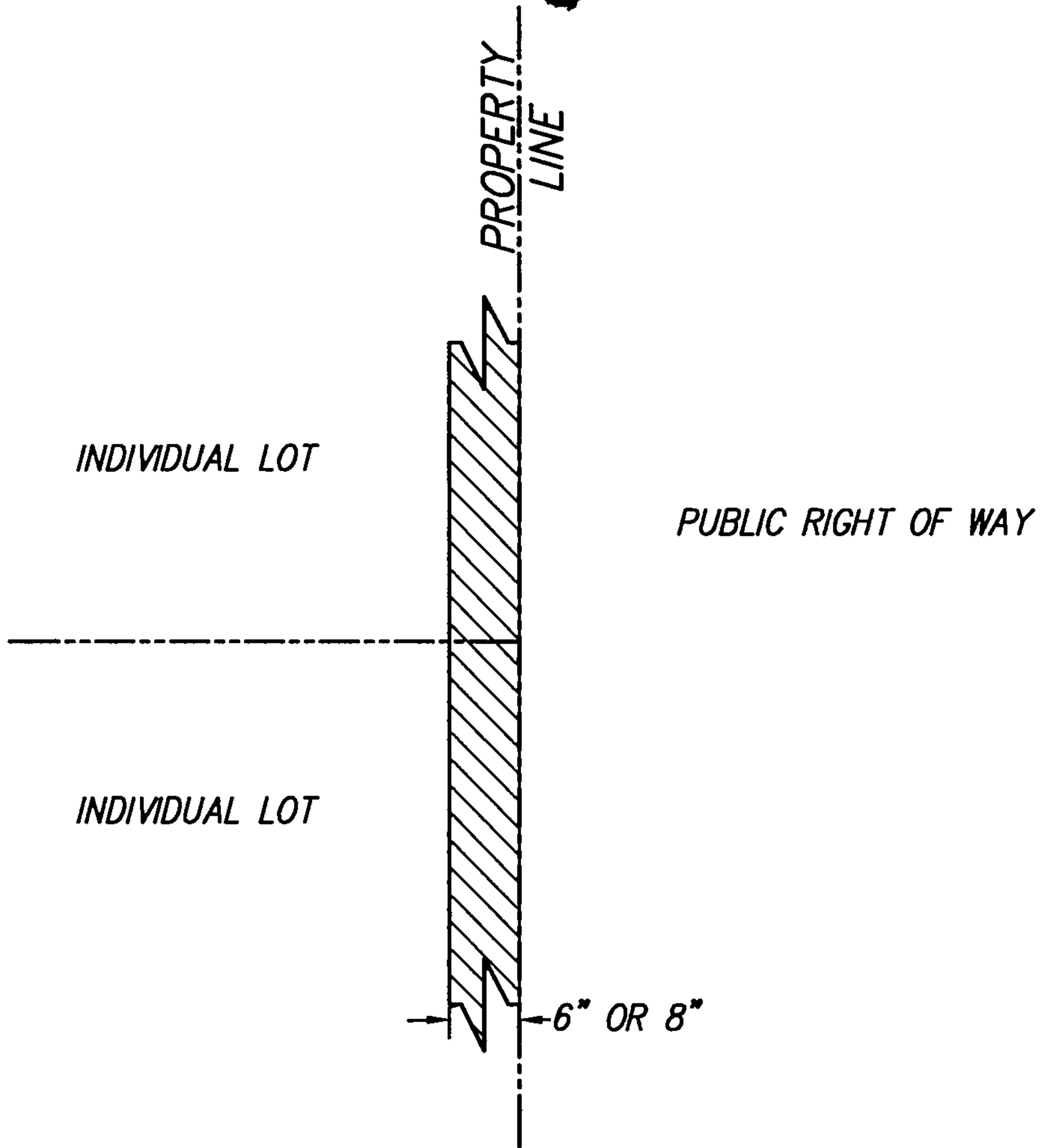
SIGNED: *John MacKenzie*



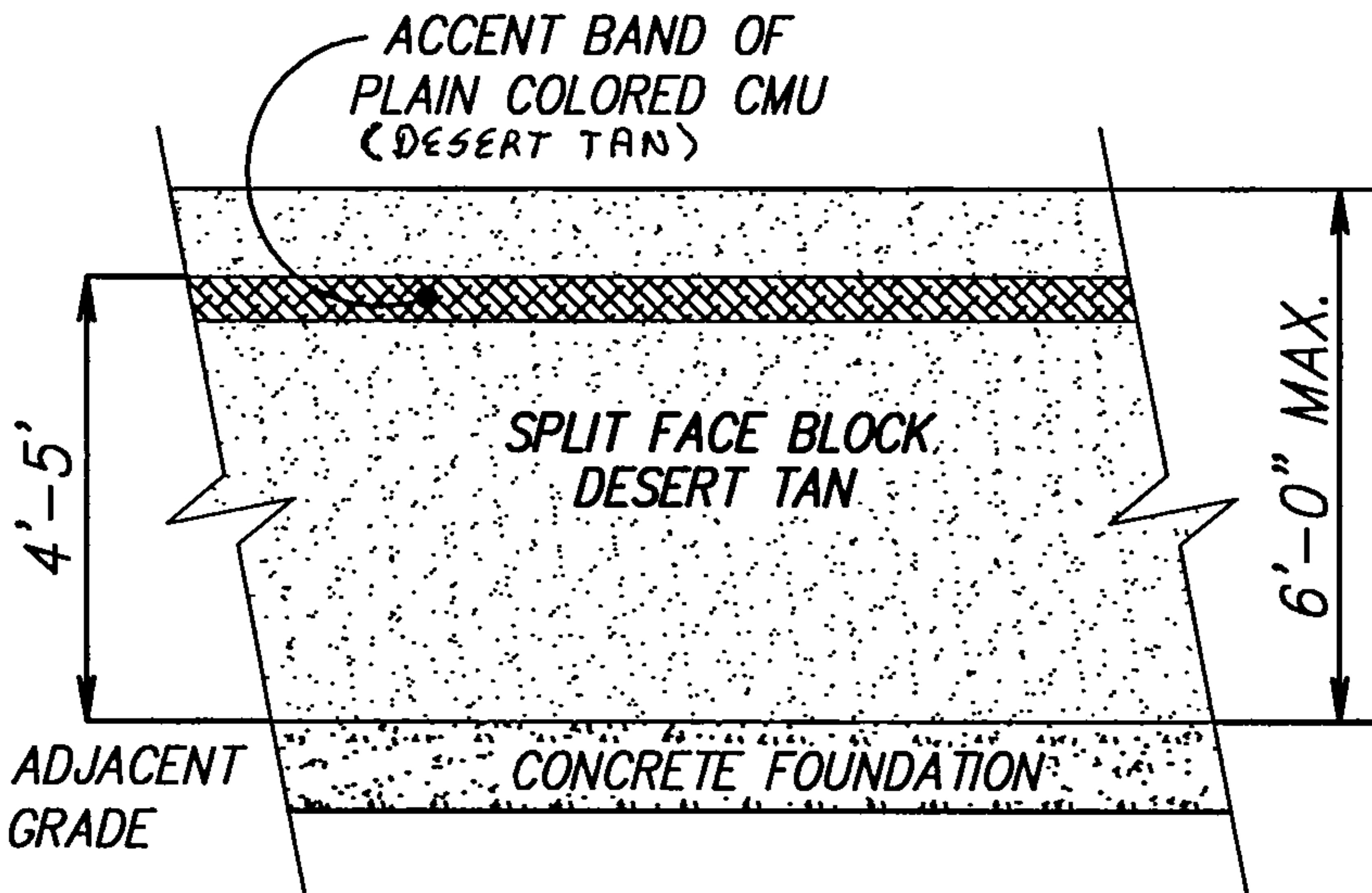
NOTE: WALLS SHALL NOT BE CONSTRUCTED WITHIN THE CLEAR SITE TRIANGLE.

CLOSEST INTERSECTION: ATRISCO AND ILIFF.

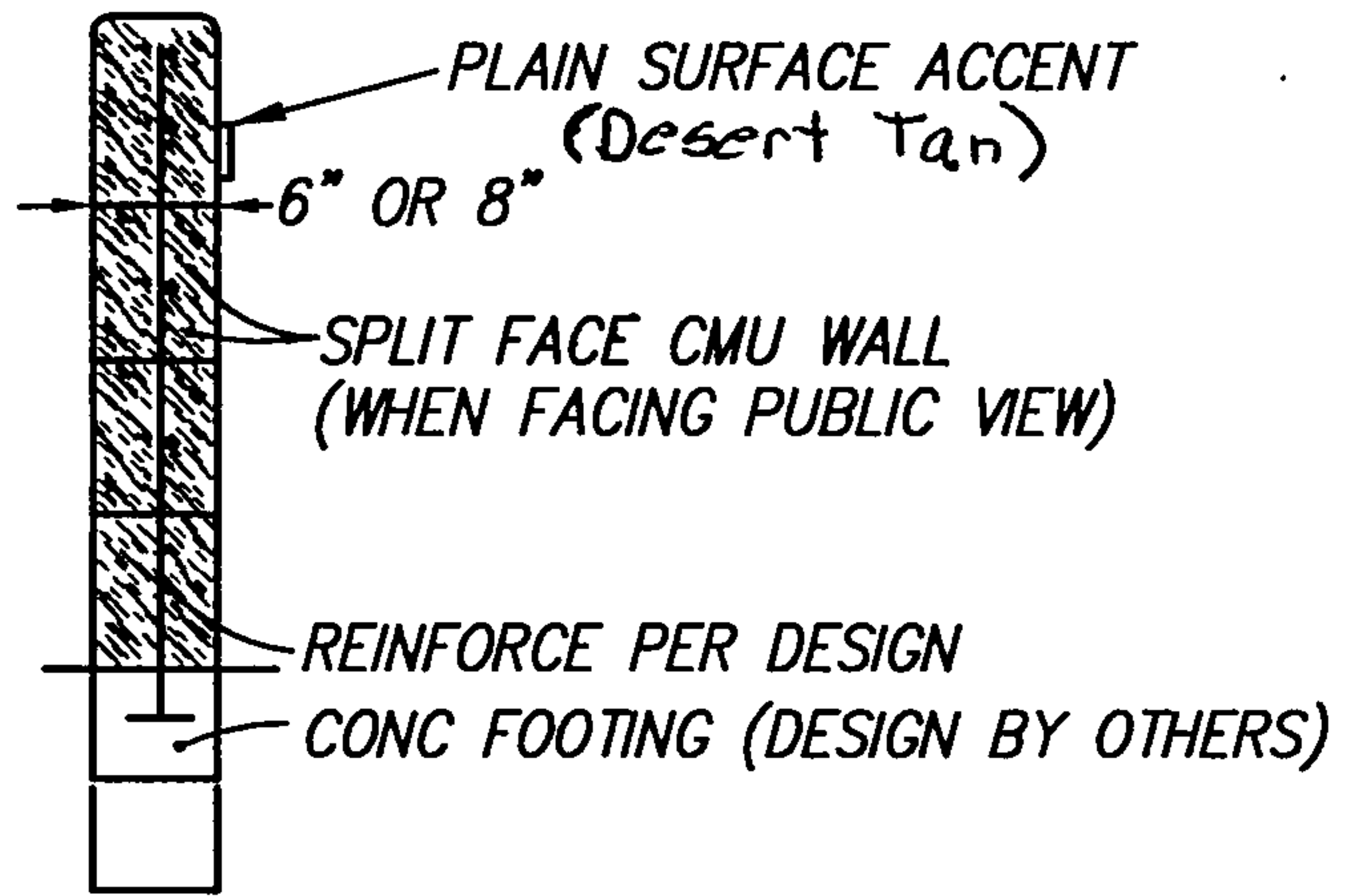
DRB PROJECT #: 1002668



PLAN VIEW



ELEVATION



CROSS SECTION

SITE PERIMETER WALL

NOT TO SCALE

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

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 10-30-03
 Date Site Plan Approved: N/A
 Date Preliminary Plat Approved: 2/18/04
 Date Preliminary Plat Expires: 2/18/05
 DRB Project No.: 1002668
 DRB Application No.: 03 DRB 01888

4

ORIGINAL

INFRASTRUCTURE LIST

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

VISTA MAGNIFICA 2
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract C, Block 5 and Tracts E & F, Block 2, Vista Magnifica AND Lot B, Block 8, The Palisades Addition
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PAVING									
<input type="text"/>	<input type="text"/>	26' F-F	RES PVMT W/ PCC C & G	STUB STREET	CORTE DEL SOL	E. BNDRY	<u>/</u>	<u>/</u>	<u>/</u>
<input type="text"/>	<input type="text"/>	26' F-F 4' *	Res Pvmnt w/ PCC C & G Sidewalk (West side)	Corte del Sol	S. Boundary	Cul de Sac Terminus	<u>/</u>	<u>/</u>	<u>/</u>
<input type="text"/>	<input type="text"/>	26' F-F 4' *	Res Pvmnt w/ PCC C & G Sidewalk (Both sides)	Avenida Real	Kevin Ct.	Terminus Near N. Boudnary	<u>/</u>	<u>/</u>	<u>/</u>
<input type="text"/>	<input type="text"/>	26' F-F 4' *	Res Pvmnt w/ PCC C & G Sidewalk (Both Sides)	Corte Bonito	Avenida Real	Cul de sac Terminus	<u>/</u>	<u>/</u>	<u>/</u>
SANITARY SEWER									
<input type="text"/>	<input type="text"/>	8" DIA	Sewerline	Corte del Sol	Calle de Vista	Cul de sac Terminus	<u>/</u>	<u>/</u>	<u>/</u>
<input type="text"/>	<input type="text"/>	8" DIA	Sewerline	Kevin Ct	Existing MH	Avenida Real	<u>/</u>	<u>/</u>	<u>/</u>
<input type="text"/>	<input type="text"/>	8" DIA	Sewerline	Avenida Real	Kevin Ct	Terminus Near N Bndry	<u>/</u>	<u>/</u>	<u>/</u>
<input type="text"/>	<input type="text"/>	8" DIA	Sewerline	Corte Bonito	Avenida Real	Cul de sac Terminus	<u>/</u>	<u>/</u>	<u>/</u>

ORIGINAL

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

Size	Type of Improvement	Location	From	To
6" DIA	Waterline	Corte del Sol	Calle de Vista	Kevin Ct
6" DIA	Waterline	Avenida Real	Kevin Ct	Terminus Near N Bndry
6" DIA	Waterline	Corte Bonito	Avenida Real	Cul de sac Terminus

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

- 1 Street Lights per DPM
 - 2 Grading & Drainage Certification per DPM including Perimeter walls as shown on the Grading Plan for Release of SIA and Financial Guarantees. Financial Guarantee is not required for this item
 - 3 Water infrastructure to include valves, fittings, valve boxes, and fire hydrants
 - 4 Sanitary sewer to include manholes and service connections.
 - 5 Perimeter walls to be constructed per approved perimeter wall detail prior to release of financial guaranty
- * Sidewalks to be deferred.

AGENT / OWNER

John M. MacKenzie, PE
NAME (print)

MARK GOODWIN & ASSOCIATES
FIRM

John Mackenzie 2-17-04
SIGNATURE date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Sheran Matson 2/18/04 DRB CHAIR - date
Christina Sandoval 2/18/04 PARKS & GENERAL SERVICES - date
Recreation
[Signature] 2-18-04 TRANSPORTATION DEVELOPMENT - date
Roger L. Hean 2/18/04 UTILITY DEVELOPMENT - date
Brady J. Bjork 2/18/04 CITY ENGINEER - date

AMAFCA - date

_____ - date

_____ - date

VIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



"Susan Rasinski"
<susan.rasinski@com
cast.net>

02/04/04 08:58 AM

To: "Claire Senova" <CSenova@cabq.gov>
cc:
Subject: Vista Magnifica; DRB Agenda Item #7 (1002668) Today's Agenda

Claire,

We are requesting a two week deferral to February 18, 2004. We will have a check to you for \$110 prior to being heard.

*Thank you,
Susan Rasinski
Executive Assistant
MARK GOODWIN & ASSOCIATES, PA
(505) 828-2200
(505) 797-9539 fax
email: susan.rasinski@comcast.net*



"Susan Rasinski"
<susan.rasinski@com
cast.net>

01/22/04 02:29 PM

To: <CSenova@cabq.gov>
cc:
Subject: Re: Vista Magnifica 2 (1002668)

Appl. # 5.

Claire,

We would like to defer the referenced project to February 4, 2004. Please confirm receipt of this email.

Thank you,
Susan Rasinski
MARK GOODWIN & ASSOCIATES, PA
(505) 828-2200

----- Original Message -----

From: <CSenova@cabq.gov>
To: <susan.rasinski@comcast.net>
Sent: Thursday, January 22, 2004 8:43 AM
Subject: Re: Vista Magnifica 2 (1002668)

>
> Susan, I was looking for a fax!!! Sorry, So Doug said at the meeting to
> defer 1 week, so Vista will be on the 1/28/04 agenda I just
> finished.....if you want another week to 2/4 please send me another email
> stating you want a deferral to that specific date "February 4,
> 2004".....due to the confusion only 1 fee of \$110 will be due prior to
> Feburary 4.....Thanks Susan!! Have a great day!! Claire
>
>



"Susan Rasinski"
<susan.rasinski@com
cast.net>

01/06/04 04:18 PM

To: "Claire Senova" <CSenova@cabq.gov>
cc:
Subject: Deferral Request

1/21/04

Leslie,

We are requesting a 2 week deferral of Project #1002668 (Vista Magnifica 2), Item #11 on the January 7, 2004 Agenda. We will submit a deferral fee of \$110.00 within the week.

*Thank you,
Susan Rasinski
Executive Assistant
MARK GOODWIN & ASSOCIATES, PA
(505) 828-2200
(505) 797-9539 fax
email: susan.rasinski@comcast.net*

#12

December 15, 2003

Claire Senova
DRB Administrative Assistant
Plaza del Sol
620 2nd Street NW
Albuquerque, NM 87103

Re: Project #1002668 Vista Magnifica

Dear Ms. Senova:

We respectfully ask that the referenced project be removed as an agenda item for the December 17, 2003, session and deferred to the next session, January 7, 2004.

If you have any questions, feel free to contact me at 828-2200.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Scott Davis
Project Engineer

ONE STOP . . . 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

Vertical stamp on the right edge of the page.

PAID RECEIPT

APPLICANT NAME

McNANEY BUILD INVEST.

AGENT

MARK GOODWIN & ASSOC

ADDRESS

PROJECT NO.

1002668

APPLICATION NO.

\$ 110⁰⁰ 441006 / 4983000 (DRB Cases)

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

\$ _____ 441018 / 4971000 (Notification)

\$ 110⁰⁰ Total amount due

McNANEY BUILDING INVESTMENTS

(505) 338-2286
400 GOLD SW, SUITE 700
ALBUQUERQUE, NM 87102

FIRST STATE BANK
95-145-1070

1263

12/19/2003

PAY TO THE ORDER OF City of Albuquerque

\$ **110.00

One Hundred Ten and 00/100*****

DOLLARS

MEMO

Vista Magnifica Deferral

DUPLICATE

City of Albuquerque

L. J. [Signature]

⑈001263⑈ ⑆107001452⑆ 001613561⑈ 3:00PM LDC: ANNY

RECEIPT# 00018070 WSH 009 TRANS# 0040
Account 441006 Fund 0000
Activity 4983000 TRSTAM
Trans Amt 102803 \$110.00
J24 Misc \$110.00
CK \$110.00
CHANGE \$0.00

Receipt Receipt JOL

Thank You

COPY

December 15, 2003

Claire Senova
DRB Administrative Assistant
Plaza del Sol
620 2nd Street NW
Albuquerque, NM 87103

Re: Project #1002668 Vista Magnifica

Dear Ms. Senova:

We respectfully ask that the referenced project be removed as an agenda item for the December 17, 2003, session and deferred to the next session, January 7, 2004.

If you have any questions, feel free to contact me at 828-2200.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Scott Davis
Project Engineer

Deferral fee p'd.
Re: 12-22

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

P.O. Box 90606 ♦ Albuquerque, NM 87199
(505) 828-2200 ♦ (505) 797-9539 fax
e-mail: goodwinengrs@comcast.com

LETTER OF TRANSMITTAL

TO: Leslie (for Claire)
ONE STOP

DATE: December 22, 2003

RE: Vista Magnifica 2
1002668

We are sending:

Quantity	Description
1	Deferral Fee

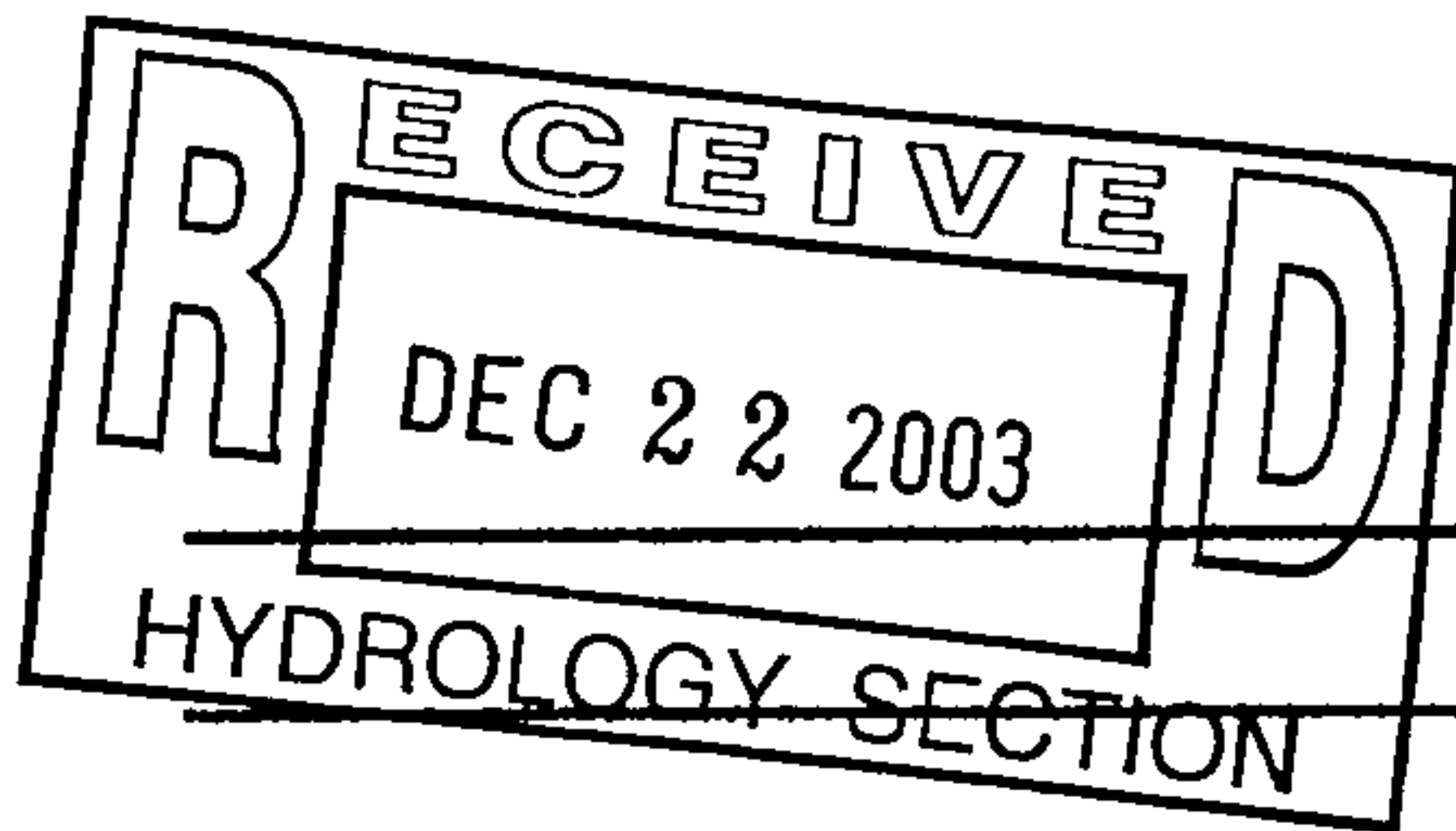
For your approval

For your records

As you requested

For your comments

Dry Utility Meeting



Project Engineer Scott Davis

SIGNED: _____

Susan Rasinski
Susan Rasinski

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: Vista Magnifica, LLC PHONE: 338-2286
 ADDRESS: 1015 Tijeras NW, Suite 210 FAX: 944-1232
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: _____
 Proprietary Interest in site: Owner by Contract
 AGENT (if any): Mark Goodwin & Associates PHONE: 828-2200
 ADDRESS: P.O. Box 90606 FAX: 797-9539
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: dmg@swcp.com

DESCRIPTION OF REQUEST: Major Subd Approval: Vacation of Public & Private easements and Deferral of SW Construction

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 C, Block 5, Tract E&F, Block 2 Vista Magnifica, & Lot B, Blk 8,
 Subdiv. / Addn. Palisades Addition
 Current Zoning: R-LT Proposed zoning: Same
 Zone Atlas page(s): H-11 No. of existing lots: 5 No. of proposed lots: 40
 Total area of site (acres): 6.17 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. 101105933514840401, 101105933612340551 MRGCD Map No. 101105932107140801
 LOCATION OF PROPERTY BY STREETS: On or Near: Atrisco Drive
 Between: I-40 and Cliffside Drive

CASE HISTORY:

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

Project 1002668, 03 EPC-01089, 03 DRB-00811 (5/28/03)

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

SIGNATURE John M. MacKenzie DATE 10/31/03
 (Print) John M, MacKenzie, PE Applicant Agent

FOR OFFICIAL USE ONLY

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

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03DRB - 01888</u>	<u>PP</u>		\$ <u>1640</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>03DRB - 01889</u>	<u>VPE</u>		\$ <u>90</u>
<input checked="" type="checkbox"/> All case #s are assigned	<u>03DRB - 01890</u>	<u>TDSW</u>		\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed		<u>Notice</u>		\$ <u>75,-</u>
<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	Hearing date <u>Nov 26 2003</u>			\$ <u>1805,-</u>

John M. MacKenzie 10/31/03

Project # 1002668

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-3**.

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

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

Preliminary plat approval expires after one year.

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

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

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

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

Amended preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

(Temporary sidewalk deferral uses FORM-V)

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

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

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

JOHN M. MACKENZIE
Applicant name (print)

John M. Mackenzie 10.31.03
Applicant signature / date



Form revised April 2003

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

Application case numbers	
03 DRB -	- 01888
-	- 01889
-	- 01890

John M. Mackenzie 10/31/03
Planner signature / date

Project # 1002668

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

VACATION OF PUBLIC RIGHT-OF-WAY

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

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

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

VACATION OF PRIVATE EASEMENT

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

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

JOHN M. MACKENZIE
Applicant name (print)

John M. Mackenzie 10.31.03
Applicant signature / date



Form revised April 2003

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

Application case numbers

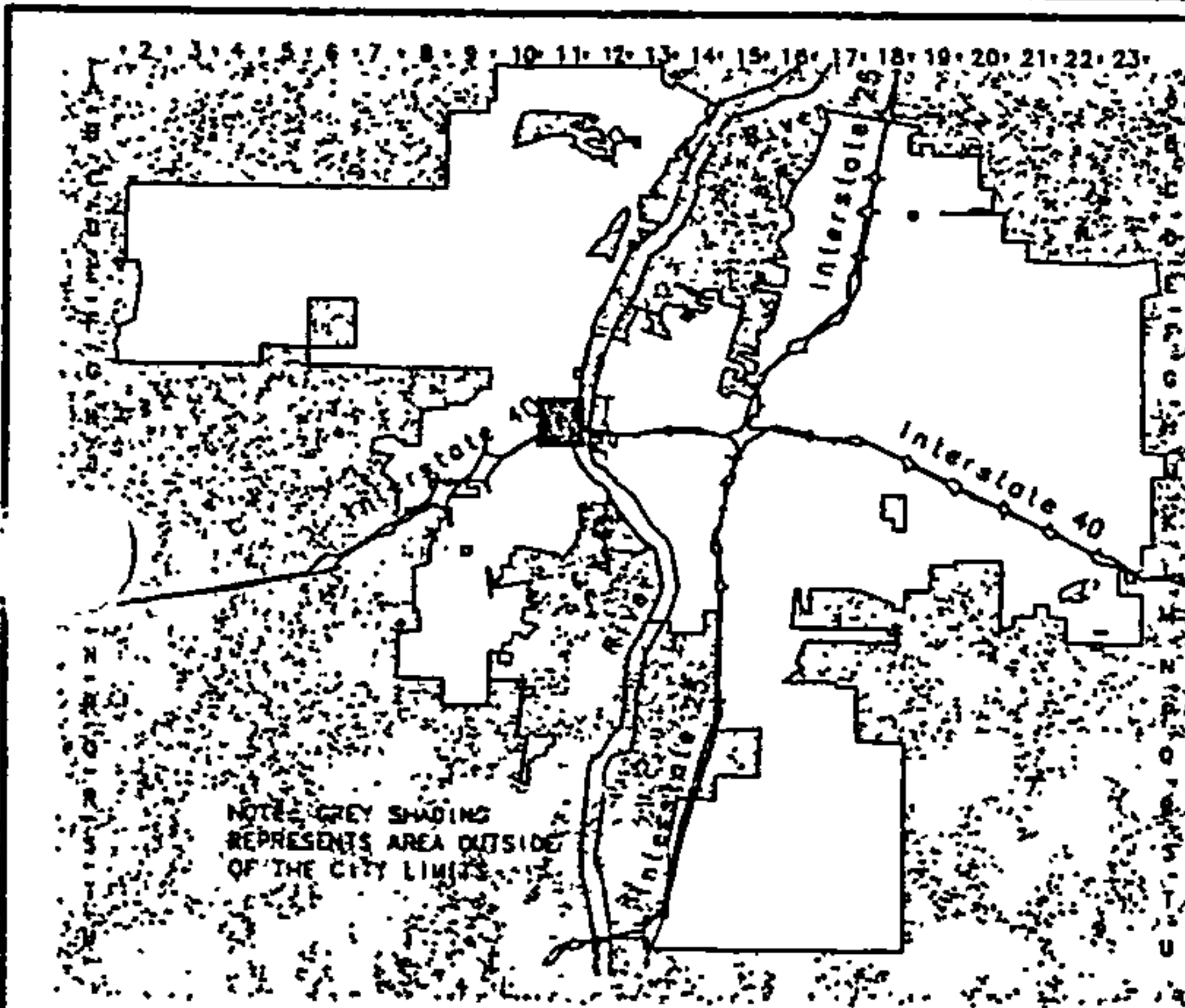
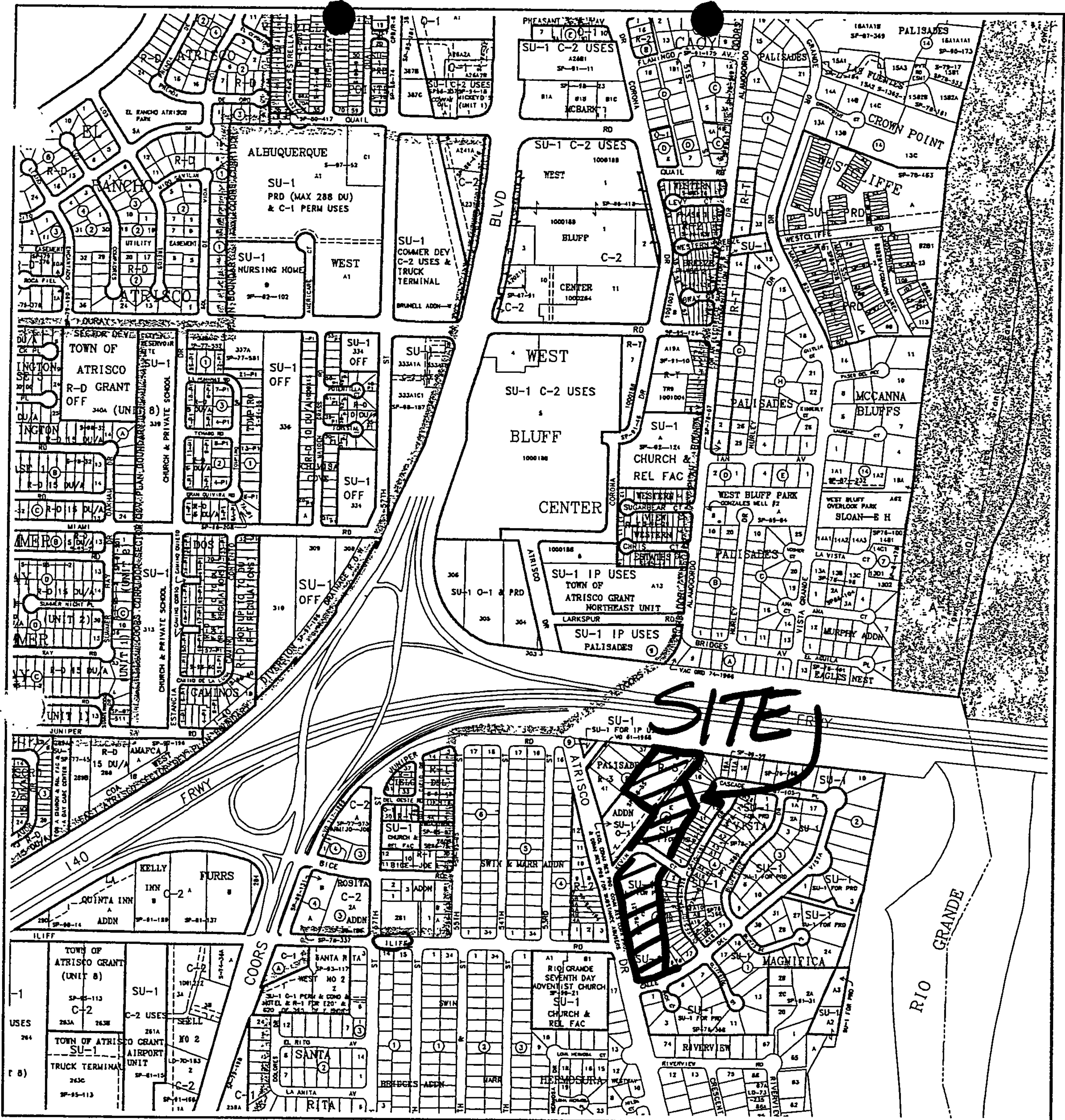
03DRB - 01888

- - 01889

- - 01890

JM 10/31/03
Planner signature / date

Project # 1002668



CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003



Zone Atlas Page

H-11-Z

Map Amended through January 21, 2003

NOTES: GREY SHADING
REPRESENTS AREA OUTSIDE
OF THE CITY LIMITS



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

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

October 31, 2003

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

Re: Tract C, Block 5, Tract E & F, Block 2, Vista Magnifica and Lot B, Block 8, Palisades Addition

Dear Ms. Matson:

Attached hereto is our request for approval of the preliminary plat, vacation of public and private easements, and temporary deferral of sidewalks within the referenced property.

The proposed subdivision is to contain a total of 40 lots split between two areas, both north and south of Kevin Court off of Atrisco Drive. The property was recently changed to RLT zoning by the EPC (Notice of Decision attached). To the south portion, access is off of Atrisco Drive, while the north portion is to access off of Kevin Court. Internal streets are public and to be built per DPM requirements. Construction of internal sidewalks are to be deferred until after individual home construction so they aren't damaged during Work Order.

Water and sewer will have typical connections, except for a waterline loop occurring at the northwest corner of the site where an off-site easement is necessary through adjoining Lot A of the Palisades Addition.

A submitted Drainage Report has anticipated no significant impact and infrastructure is limited to a 10' concrete swale at the extreme south end of the project.

Existing public and private easements extending from Atrisco Drive through Lots A and B of the Palisades Addition are no longer needed so they are to be vacated.

Please contact me if I can be of further assistance.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

John M. MacKenzie, PE
Vice President

JMM/sr

xc: West Bluff Neighborhood Association
West Mesa Neighborhood Association
Vista Magnifica Neighborhood Association

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

APPLICANT: Vista Magnifica, LLC Date of request: 10/31/03 Zone atlas page(s): H-11

CURRENT:
Zoning R-LT
Parcel Size (acres / sq.ft.) 6.18 ac.

Legal Description -
Lot or Tract # E&F, C B* Block # 2, 5, 8*
Subdivision Name Vista Magnifica
Palisades Addition*

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 (Subd.)	[X]
				c) Amendment		[]

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION: 1

of units - 40
 Building Size - _____ (sq. ft.)

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

Applicant or Representative John Mackay Date 10/31/03
(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.

Tony Lopez
TRAFFIC ENGINEER

10-31-03
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 ___/___/___
 - FINALIZED ___/___/___

TRAFFIC ENGINEER

DATE

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

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

PROJECT NAME: Vista Magnifica II
AGIS MAP #: H-11
LEGAL DESCRIPTION: Tract C, Block 5, Tract E & F, Block 2, Vista Magnifica and Lot B, Block 8, Palisades Addition

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 10-31-03 [date].

John Mackenzie 10-31-03
Applicant / Agent Date

JM 10/31/03
Hydrology Division Representative Date

WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was ^{issued} requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on 5-28-03 [date].

John M. Mackenzie
Applicant / Agent

JM 10/31/03 date
Utility Division Representative Date ^{Letter May 28 2003}

DRB# _____



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 28, 2003

D. Mark Goodwin & Assoc.
PO Box 90906
Albuquerque, New Mexico 87199

Re: Water and Sanitary Sewer Availability / Vista Magnifica, Lots E and F,
Block 2, Lot C, Block 5, and Lot B, Block 8, Palisades Addition

H-11

Sirs:

Existing Conditions: The property includes approximately 6-acres on either side of Kevin Court east of Atrisco. Zoning is SU1-PRD. Lot C is encumbered with a utility easement along Atrisco. Existing public utilities include lines in Atrisco, Kevin Court, and Calle Del Vista. The sanitary in Atrisco is a 12-inch interceptor on the west side of the right-of-way. By size, material, loading, and location it would not be considered as available for individual service connections. Sanitary lines in Kevin and Calle Del Vista drain east and dead end at the properties.

Proposed: The sketch provided showed separate single family subdivisions. A 19-lot subdivision is proposed for Lot C with a single access from Atrisco; but the platting seems to conflict with the preexisting utility easement along Atrisco. The remainder of the property would be developed with a single access from Kevin Court. The sketch shows multiple stub streets, and most of the lots are double frontage and / or irregular.

Land Use: Zoning will require site plans for subdivision and building permit approved through both the Environmental Planning Commission 'EPC' and Development Review Board 'DRB'. Given the developments are discontinuous and stand alone, separate actions may be required. I'm sure there will be treatment and maintenance concerns arising from the irregular lot configurations. Given easements and utility issues, single family subdivisions may not be the best use. See attached letter of June 2002. I recommend pre-application review(s) with staff.

Serviceability: As single family in-fill projects there are no real system capacity concerns or off-site requirements. The two developments will be serviceable contingent on developer construction of on-site public infrastructure. Financial guarantees will be required as a condition of plat approval.

South of Kevin Court: Based on the sketch plat provided, water service will require a 6-inch loop from Kevin Court to Calle Del Vista. Construction must include service stub outs for each lot and fire hydrants at standard locations. Two hydrants will probably be required: one at the Atrisco entrance, and another at the north cul-de-sac. Locations must be reviewed and approved by The Fire Marshal's Office prior to DRB action. (They may be willing to waive the cul-de-sac hydrant based on conditions in Kevin Court.) Sewer service will require an 8-inch gravity collector paralleling the water line. The outfall must be verified during design, but as-builts show the line in Calle Del Vista has approximately 8-ft of cover at the manhole at Buck. As such, it may not be necessary to cross Atrisco.

North of Kevin Court: Water will require an on-site public distribution line from Kevin. Looping requirements will necessitate an off-site easement to Atrisco. See attached. Given existing valving an inline valve should not be required in Atrisco. No grading information was provided, but it does not appear development could drain to the existing line in Kevin. It may be possible to outfall through the other 'Phase' to Calle Del Vista. More likely you will have to outfall across Atrisco to a new manhole on the interceptor.



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 30, 2003

TO CONTACT NAME: Susan Kasinski
COMPANY/AGENCY: Mark Goodman & Assoc.
ADDRESS/ZIP: PO Box 90606 87199
PHONE/FAX #: 878-2200 / 797-9539

Thank you for your inquiry of 10-30-03 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at _____

zone map page(s) #11 See attached legal description

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

West Bluff
Neighborhood Association

Contacts: John Sandman
2036 Ana Ct. NW
831-2063 (h) 87120
Dr. Joe Valles
5030 Grande Vista Ct NW
836-1847 (h) 87120

West Mesa
Neighborhood Association

Contacts: Louis Dajoz
4411 Avalon Rd NW
836-3189 (h) 87105
Bennie W. Matlock
837 Roma Helms Dr NW
836-1106 (h) 87105

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,

Dulaina A. Calmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

Additional Neighborhood Association Information

Vista Magnifica
 Neighborhood Association
 Contacts: Susan Mellin
1816 Calle del Vista NW
831-8051 (H) 87105
Tom Salas
1704 Cliffside Dr NW
836-4571 (H) 87105

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

As a common courtesy you may notify the surrounding NA(s) for your project.

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____



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

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

October 31, 2003

Mr. John Landman
West Bluff Neighborhood Association
2236 Ana Court NW
Albuquerque, NM 87120

Dr. Joe Valles
West Bluff Neighborhood Association
5020 Grande Vista Court NW
Albuquerque, NM 87120

Re: Vista Magnifica 2 (Tract C, Block 5)

Dear Mr. John Landman and Dr. Joe Valles:

Enclosed please find a copy of the DRB application and a description letter for the referenced project. The anticipated hearing date for this subdivision is November 26, 2003. Please contact John M. MacKenzie or Scott Davis of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Susan Rasinski
Executive Assistant

JMM/sr

Enclosure



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

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

October 31, 2003

Mr. Louis Tafoya
West Mesa Neighborhood Association
6411 Avalon Road NW
Albuquerque, NM 87105

Mr. Bennie Matlock
West Mesa Neighborhood Association
837 Loma Hermosa Drive NW
Albuquerque, NM 87105

Re: Vista Magnifica 2 (Tract C, Block 5)

Dear Mr. Louis Tafoya and Mr. Bennie Matlock:

Enclosed please find a copy of the DRB application and a description letter for the referenced project. The anticipated hearing date for this subdivision is November 26, 2003. Please contact John M. MacKenzie or Scott Davis of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Susan Rasinski
Executive Assistant

JMM/sr

Enclosure



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

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

October 31, 2003

*Ms. Susan Mellin
Vista Magnifica Neighborhood Association
1816 Calle del Vista NW
Albuquerque, NM 87105*

*Mr. Tom Salas
Vista Magnifica Neighborhood Association
1704 Cliffside Drive NW
Albuquerque, NM 87105*

Re: Vista Magnifica 2 (Tract C, Block 5)

Dear Ms. Susan Mellin and Mr. Tom Salas:

Enclosed please find a copy of the DRB application and a description letter for the referenced project. The anticipated hearing date for this subdivision is November 26, 2003. Please contact John M. MacKenzie or Scott Davis of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

*Susan Rasinski
Executive Assistant*

JMM/sr

Enclosure

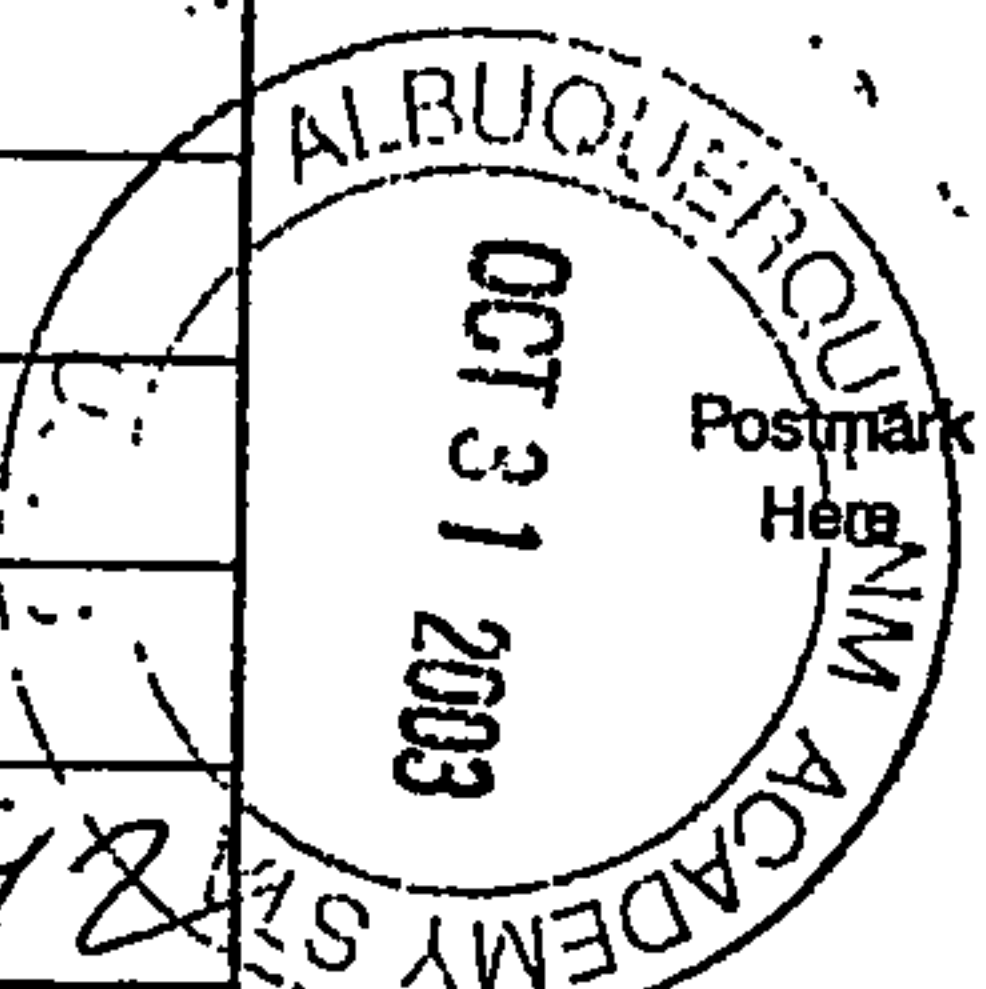
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CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

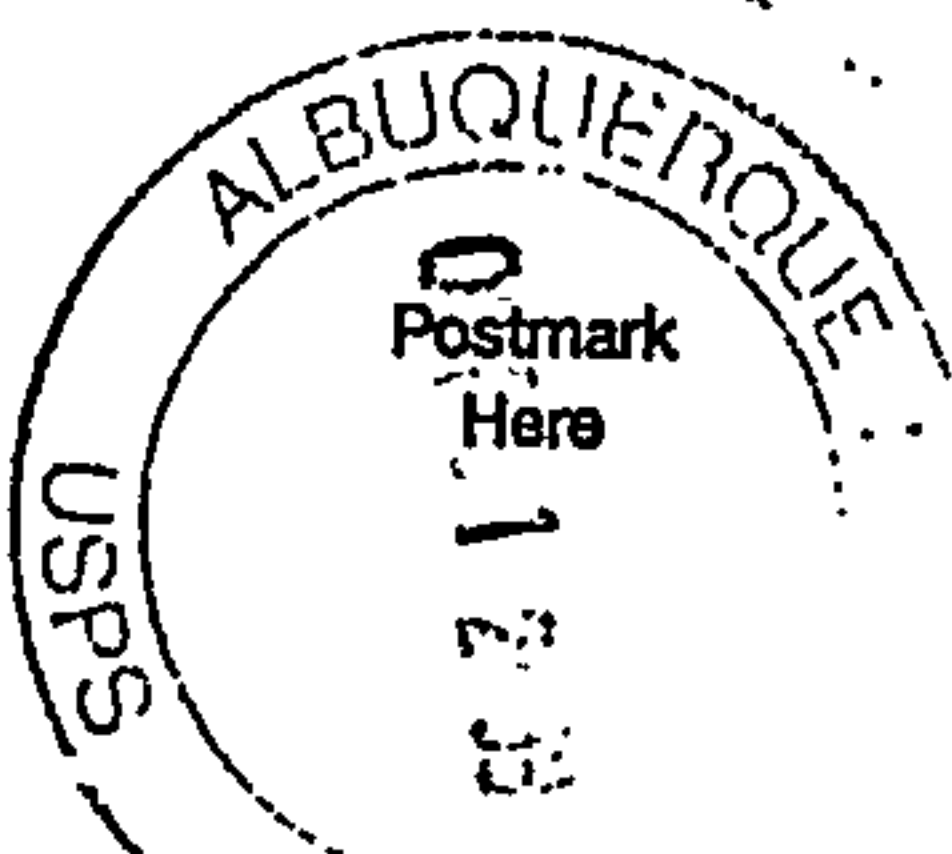
OFFICIAL USE

OFFICIAL USE

Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	4.42



Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	4.42



Sent To Tom Salas
 Street, Apt. No.; or PO Box No. 1704 Cliffside NW
 City, State, ZIP+4 Albuquerque NM 87105

PS Form 3800, January 2001 See Reverse for Instructions

Sent To Louis Vajoya
 Street, Apt. No.; or PO Box No. 10411 Avalon Rd NW
 City, State, ZIP+4 Albuquerque NM 87105

PS Form 3800, January 2001 See Reverse for Instructions


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

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

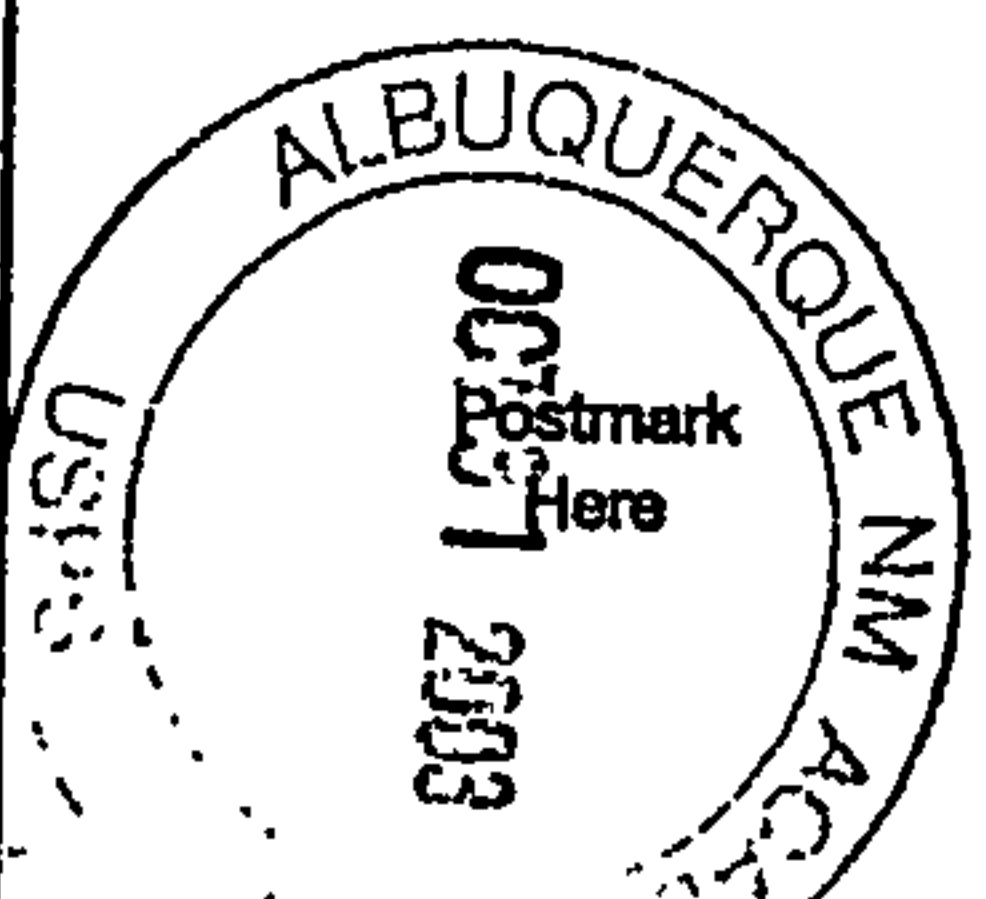
OFFICIAL USE

OFFICIAL USE

Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	4.42



Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	4.42



Sent To John Landman
 Street, Apt. No.; or PO Box No. 2236 Ana Court NW
 City, State, ZIP+4 Albuquerque NM 87120

PS Form 3800, January 2001 See Reverse for Instructions

Sent To Susan Mellen
 Street, Apt. No.; or PO Box No. 1816 Calle del Vista NW
 City, State, ZIP+4 Albuquerque NM 87105

PS Form 3800, January 2001 See Reverse for Instructions

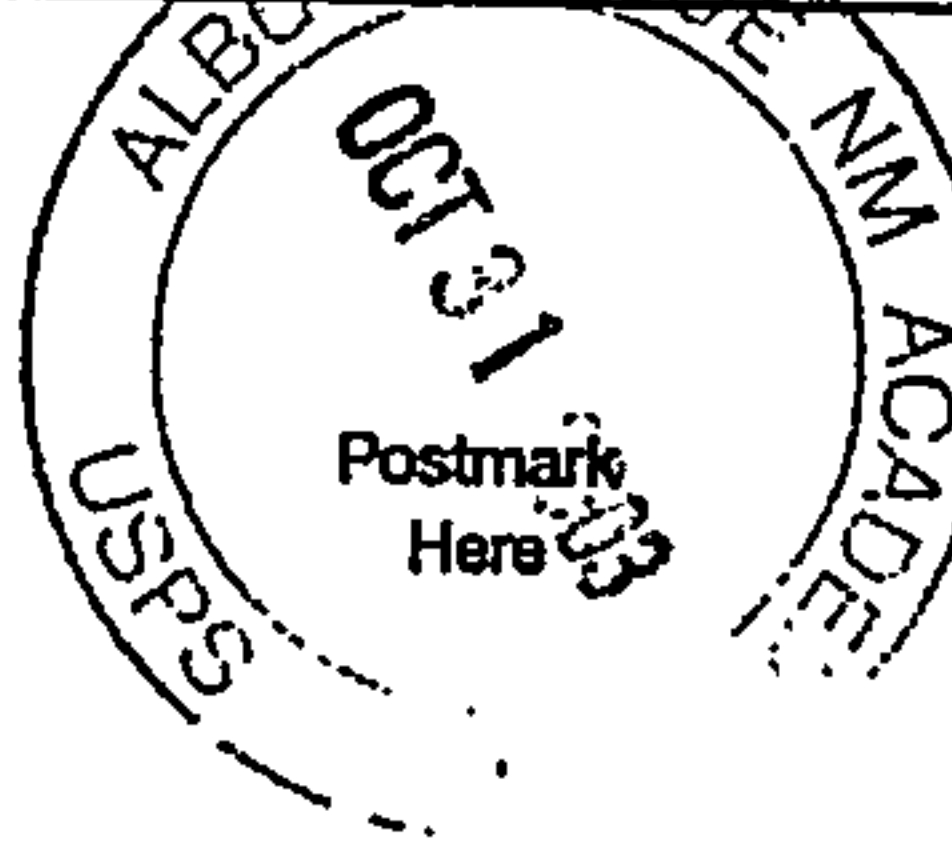
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U.S. Postal Service
CERTIFIED MAIL RECEIPT
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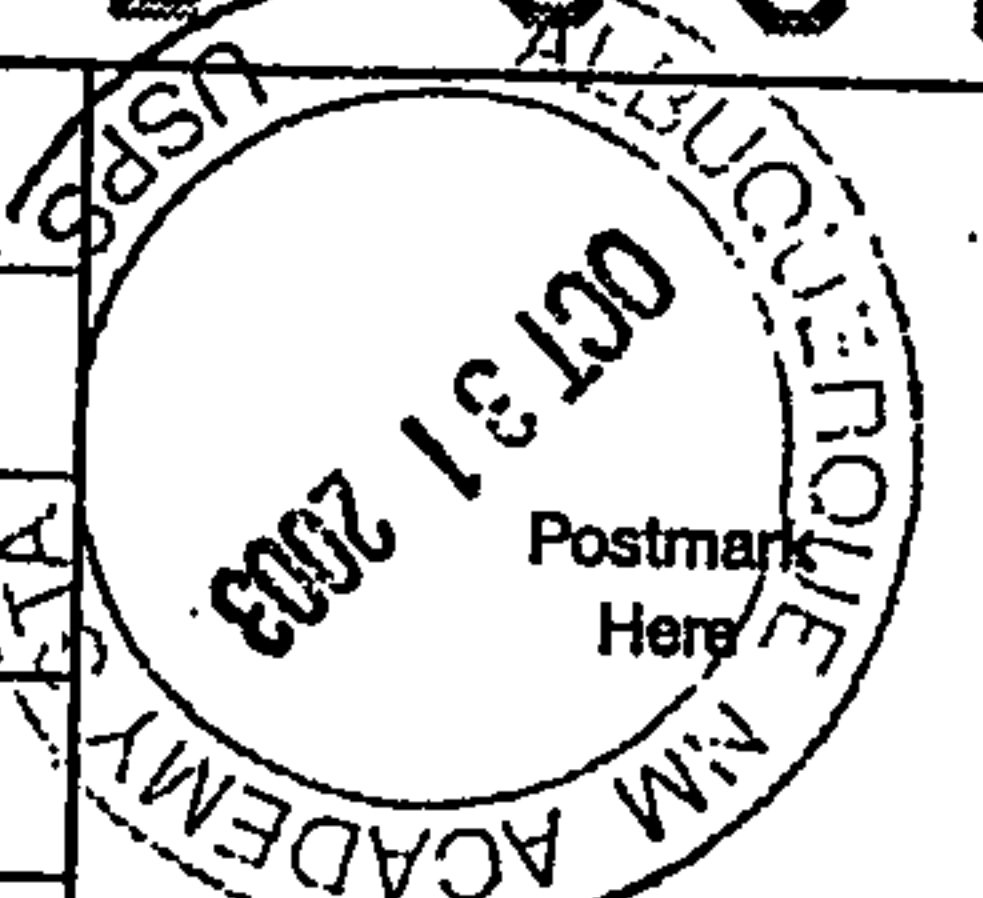
OFFICIAL USE

OFFICIAL USE

Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	4.42



Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	4.42



Sent To Dr. Joe Valles
 Street, Apt. No.; or PO Box No. 5020 Grande Vista NW
 City, State, ZIP+4 Albuquerque NM 87120

PS Form 3800, January 2001 See Reverse for Instructions

Sent To Bonnie Matlock
 Street, Apt. No.; or PO Box No. 837 Loma Hermosa NW
 City, State, ZIP+4 Albuquerque NM 87105

PS Form 3800, January 2001 See Reverse for Instructions

Oct. 30. 2003 10:23AM

No. 0067 P. 2

October 30, 2003

Ms. Sheren Matson, DRB Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Private Access and Utility Easement Across Lot B, Block B, Palisades Addition

Dear Ms. Matson:

I am the owner of the referenced property by written contract, which gives me authority to vacate easements as necessary in order to facilitate subdivision of this property along with several other adjoining tracts. The referenced easement extends across Tract B and has benefit only to the tracts that are contained within my proposed subdivision, which includes Lot B, Block B, Palisades Addition. The subject property will be subdivided and provided with public streets to serve the individual internal lots.

Please contact me if you have any questions.

Sincerely,

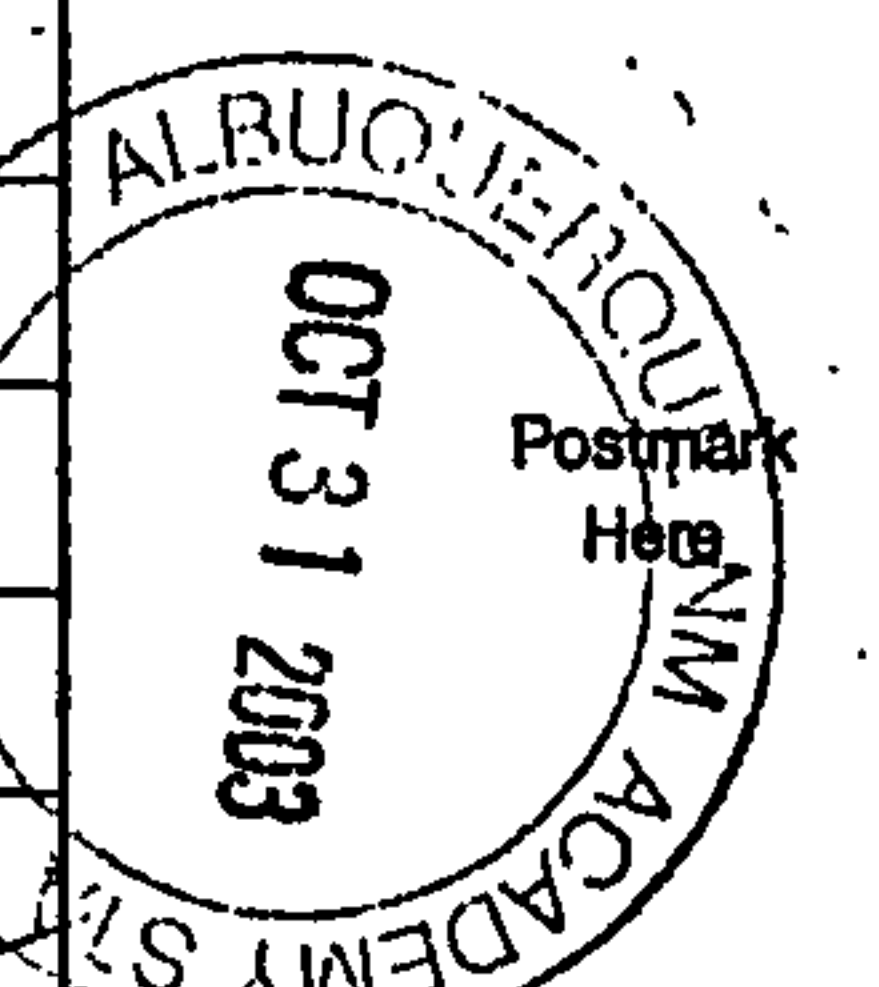
VISTA MAGNIFICA, LLC



Tim McNaney
Managing Member

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

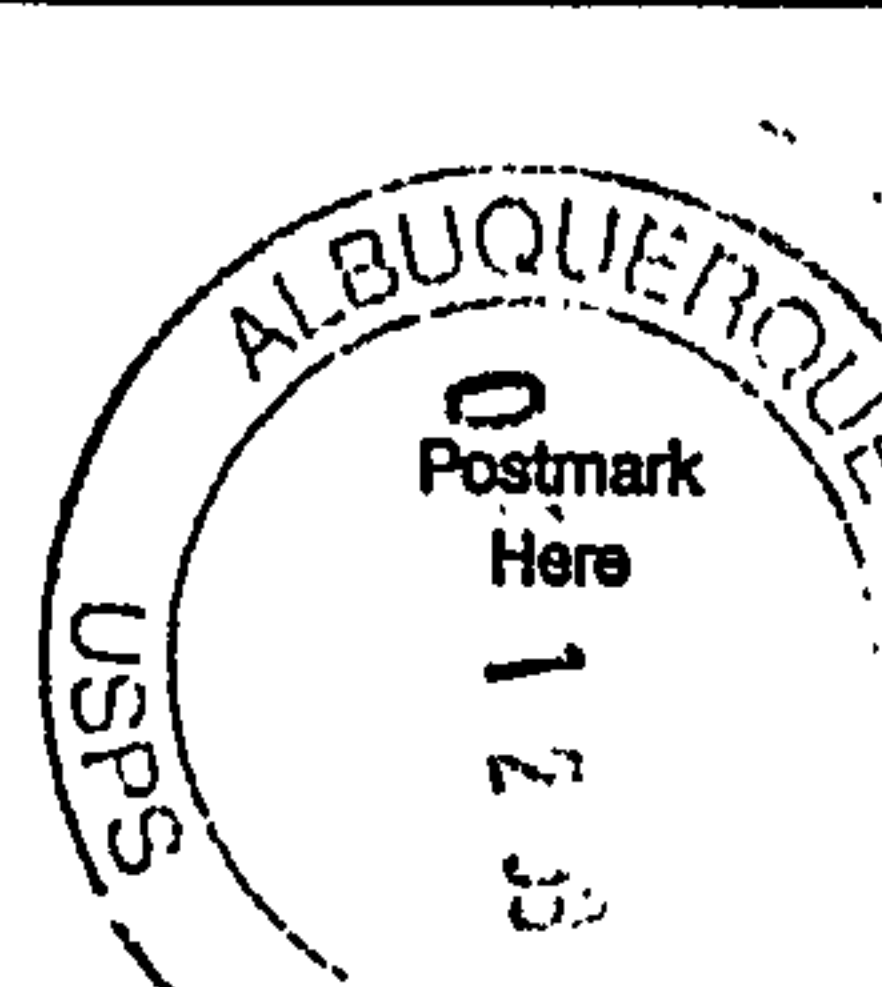
OFFICIAL USE

Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	

Sent To Tom Salas
Street, Apt. No.; or PO Box No. 1704 Cliffside NW
City, State, ZIP+4 Albuquerque NM 87105
PS Form 3800, January 2001 See Reverse for Instructions

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

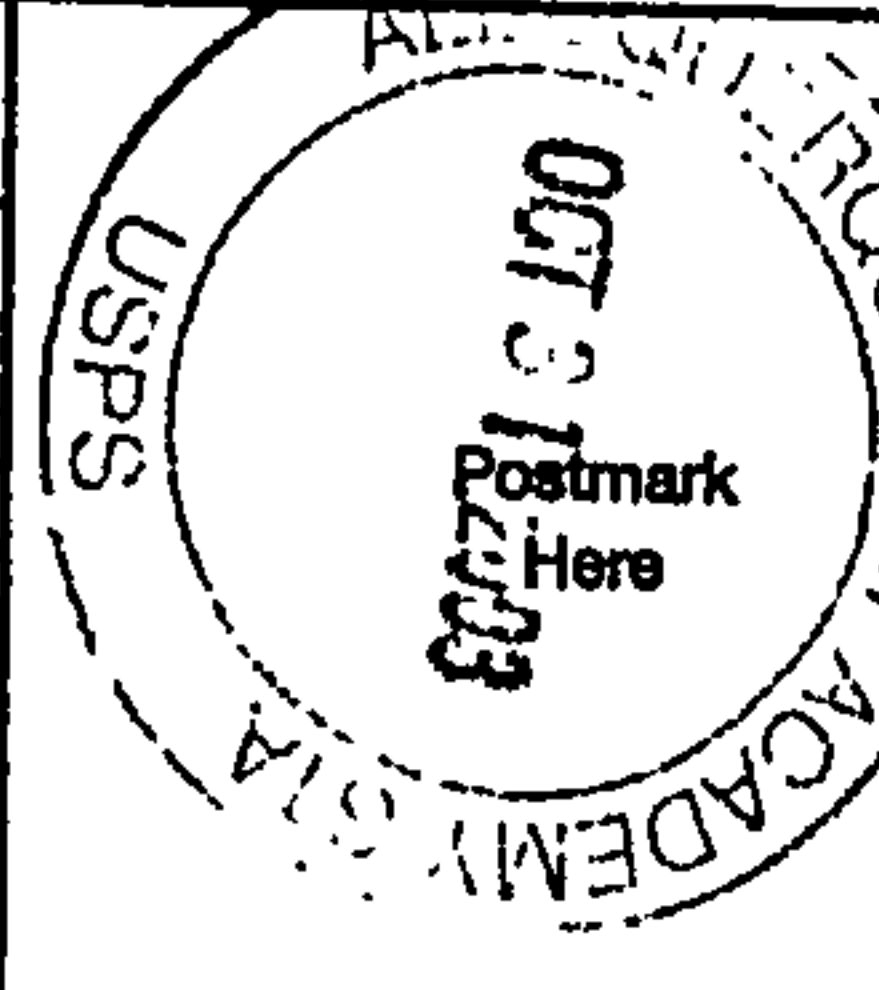
OFFICIAL USE

Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	

Sent To Louis Vajoya
Street, Apt. No.; or PO Box No. 10411 Avalon Rd NW
City, State, ZIP+4 Albuquerque NM 87105
PS Form 3800, January 2001 See Reverse for Instructions

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

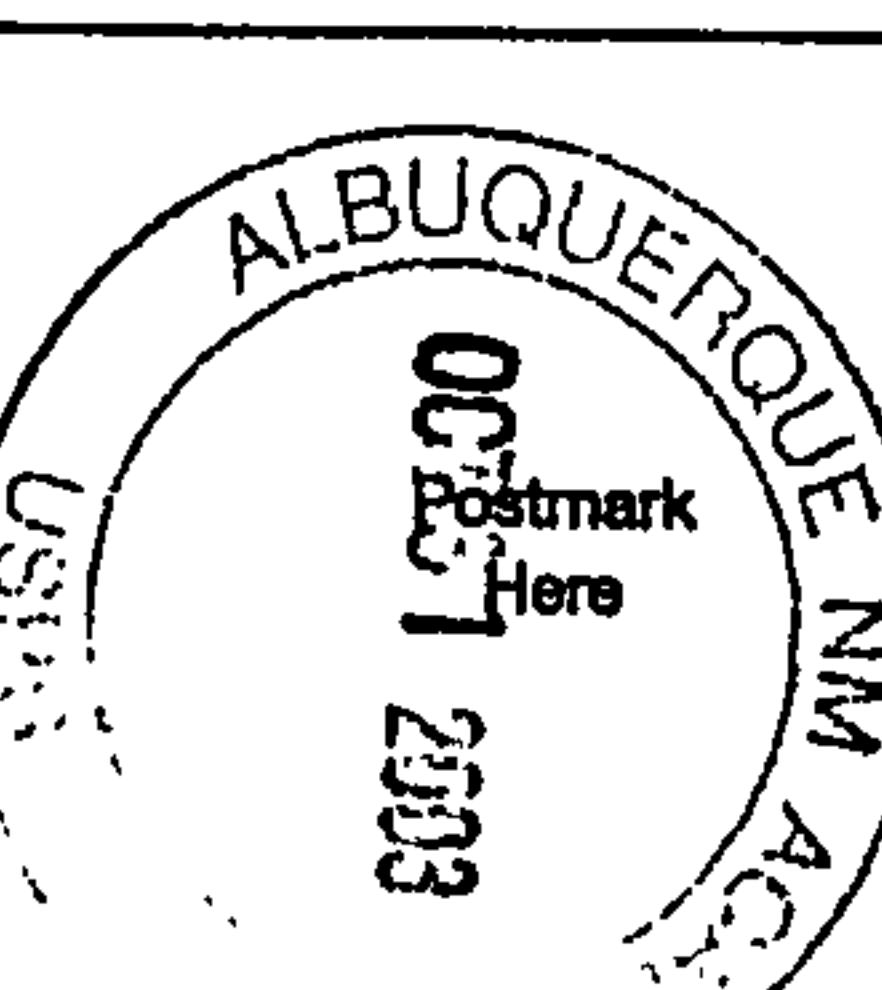
OFFICIAL USE

Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	

Sent To John Landman
Street, Apt. No.; or PO Box No. 2236 Ana Court NW
City, State, ZIP+4 Albuquerque NM 87120
PS Form 3800, January 2001 See Reverse for Instructions

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

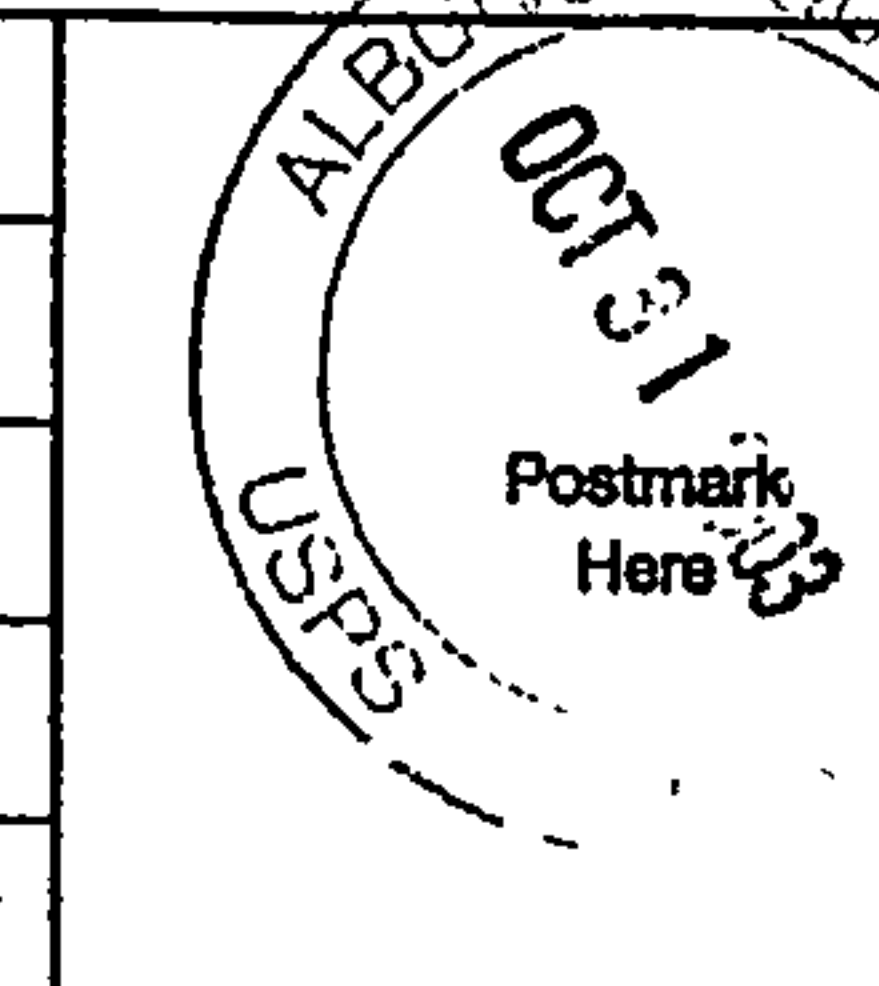
OFFICIAL USE

Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	

Sent To Susan Mellen
Street, Apt. No.; or PO Box No. 1816 Calle del Vista NW
City, State, ZIP+4 Albuquerque NM 87105
PS Form 3800, January 2001 See Reverse for Instructions

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

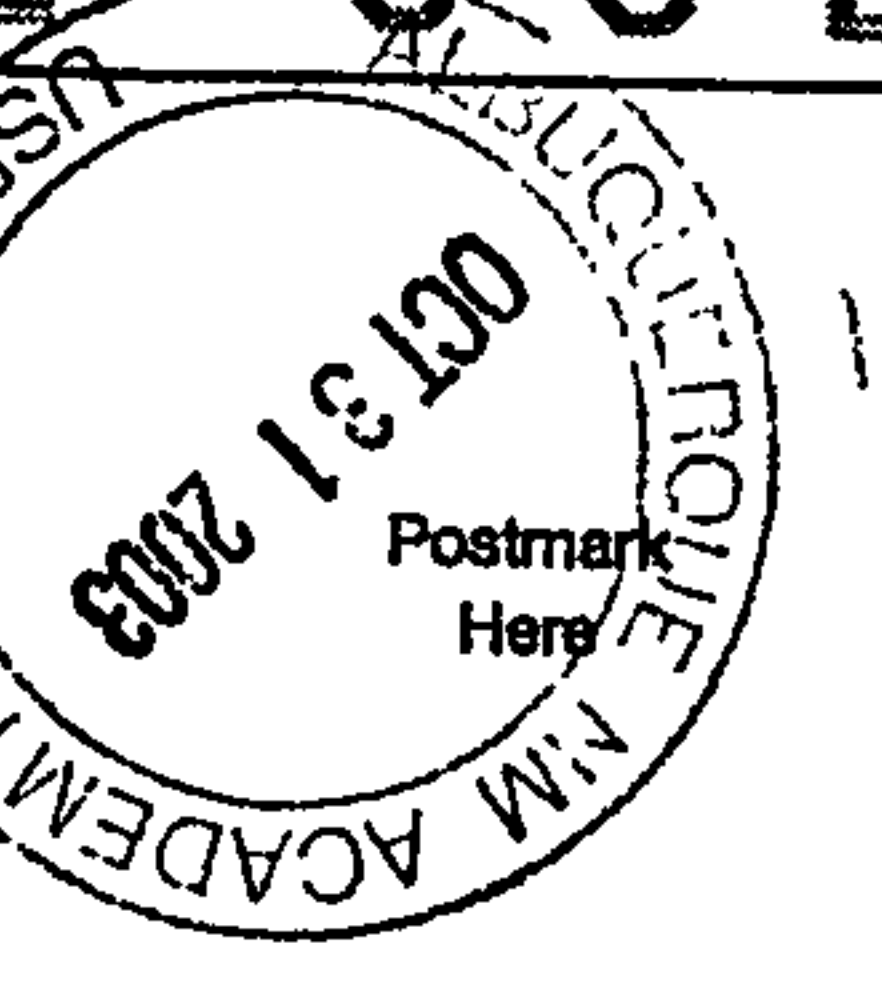
OFFICIAL USE

Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	

Sent To Dr. Joe Vallas
Street, Apt. No.; or PO Box No. 5020 Grande Vista NW
City, State, ZIP+4 Albuquerque NM 87120
PS Form 3800, January 2001 See Reverse for Instructions

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

OFFICIAL USE

Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	

Sent To Bonnie Matlock
Street, Apt. No.; or PO Box No. 837 Loma Hermosa NW
City, State, ZIP+4 Albuquerque NM 87105
PS Form 3800, January 2001 See Reverse for Instructions



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

T.S. McNaney & Associates
400 Gold SW, Suite 700
Albuq. NM 87102

Date: August 22, 2003

OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1002668
03EPC-01089 Zone Map Amendment

LEGAL DESCRIPTION: for all or a portion of Lot B, Block 8, Palisades Addition, Lot 9, Block 8, Palisades Addition, Lot F, Block 2, Vista Magnifica, Lot E, Block 2, Vista Magnifica and Lot C, Block 5, Vista Magnifica, a zone map amendment from R-3 & SU-1 for PRD to R-LT, located on ATRISCO DRIVE NW, between INTERSTATE 40 and CALLE DEL VISTA NW, 6 acres. (H-11) Manjeet Tangri, Staff Planner

On August 21, 2003 the Environmental Planning Commission voted to approve 1002668/03EPC 01089 a zone map amendment for the five lots comprised of 6.6947 acres from R-3 (Lots B and 9, Block 8) and SU-1 for PRD (Lot C, Block 5 and Lots E, and F, Block 2) to R-LT, based on the following Findings:

FINDINGS:

1. This is a request for a zone map amendment for the five lots comprised of 6.6947 acres from R-3 (lots B and 9, Block 8) and SU-1 for PRD (lot C, Block 5 and lots E, and F, Block 2) to R-LT.
2. This infill development request furthers the Goal and policies of the Established Urban Area section of the *Comprehensive Plan*: R-LT zoning allows for single-family homes at densities close to those in the immediate area (Policy d).
3. The requested zoning will provide the opportunity to continue to build a community where citizens can live, work, shop, play and learn together while protecting the quality of life and natural resources of the area (*West Side Strategic Plan*, Goal 10).
4. Although the applicant is allowed to build the proposed residential development under the current, existing zoning, the requested zone map amendment meets the criteria of R-270-1980, specifically the test of changed conditions. Furthermore, the applicants requested zone category is more advantageous to the community than the existing zoning. (Section 1.D.). the proposed zoning is more advantageous and it stabilizes equalizes the zoning between the two parcels and eliminates the possibility of the high density R-3 zone.

OFFICIAL NOTICE OF DECISION
AUGUST 21, 2003
PROJECT #1002668
PAGE 2 OF 3

5. The NMDOT is concerned about any development along Atrisco "since the Department is considering the extension of Atrisco [over I-40] as one of the alternatives in the extended study." The NMDOT also requires a Traffic Impact Assessment (TIA) at the time of development.
6. In regards to the *West Side Strategic Plan*, Policy 2.5, APS states that the proposed residential development will adversely impact (aggravate the limited school capacity situation) at Susie Rayos Marmon and Chaparral Elementary Schools, John Adams Middle School, and West Mesa High School, which are currently enrolled and operating near/above their designed capacity.
7. The facilitated meeting was held in which the applicant agreed to impose the various covenants and to include a neighborhood representative on the development team.
8. The property immediately adjacent to this property to the east is platted and partially developed as a similar or higher density to what is being proposed here.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY SEPTEMBER 5, 2003 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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

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

OFFICIAL NOTICE OF DECISION
AUGUST 21, 2003
PROJECT #1002668
PAGE 3 OF 3

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

Sincerely,


For Victor J. Chavez
Planning Director

VJC/MT/ac

- cc: Consensus Planning, 924 Park Ave. SW, Albuquerque, NM 87102
- John Landman, West Bluff NA, 2236 Ana Ct. NW, Albuquerque, NM 87120
- Dr. Joe Valles, West Bluff NA, 5020 Grande Vista Ct. NW, Albuquerque, NM 87120
- Louis Tafoya, West Mesa NA, 6411 Avalon Rd. NW, Albuquerque, NM 87105
- Bennie W. Matlock, West Mesa NA, 837 Loma Hermosa Dr. NW, Albuquerque, NM 87105
- Susan Mellin, Vista Magnifica NA, 1816 Calle del Vista NW, Albuquerque, NM 87105
- Tom Salas, Vista Magnifica NA, 1704 Cliffside Dr. NW, Albuquerque, NM 87105
- Albert Sanchez & Nellie, 1501 Cliffside Ct. NW, Albuquerque, NM 87105

FEE DETERMINATION
DRB Submittal Fee

Vista Magnifica 2
Major Subdivision

Vacation of Easements Public Notice Advertisement	\$ 90.00	✓
Public Notice Advertisement	75.00	✓
Subdivision Plat	565.00	✓
Plus 40 Lots @ \$15 per lot	600.00	✓
5 Intersections (5 x 95)	<u>475.00</u>	✓
 Total Fee	 \$ <u>1,805.00</u>	

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

/TSMcNaney & Assoc

APPLICANT NAME

VISTA MAGNIFICA LLC

AGENT

MGA / John Mackenzie

ADDRESS

PROJECT NO.

APPLICATION NO.

\$ 1730.- 441006 / 4983000 (DRB Cases)

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

\$ 75.- 441018 / 4971000 (Notification)

\$ 1805.- Total amount due

1512

T. S. McNANEY & ASSOCIATES

(505) 338-2286
400 GOLD SW, SUITE 700
ALBUQUERQUE, NM 87102

FIRST STATE BANK
95-145-1070

10/29/2003

PAY TO THE ORDER OF
City of Albuquerque
10/31/2003

\$ **1,805.00

One Thousand Eight Hundred Five and 00/100*****

DOLLARS

DUPLICATE

City of Albuquerque
Treasury Division

[Signature]

10/31/2003 12:38PM LOC: ANN

RECEIPT# 00015168 WSH# 007 TRANS# 0016
Account 441018 Fund 0110
Activity 4971000 TRSLJS
Trans Amt \$1,805.00
J24 Misc \$75.00
CK 10/28/02 \$1,805.00
CHANGE \$0.00

⑈00512⑈ ⑆107001452⑆ 001613863⑈

RECEIPT# 00015167 WSH# 007 TRANS# 0016
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt \$1,805.00
J24 Misc \$1,730.00

12:38PM
LOC: ANN

City of Albuquerque
Treasury Division
DUPLICATE
City of Albuquerque
Treasury Division

DRB Submittal Fee Vista Magnifica 2

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 Nov. 11 2003 To Nov 26 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.

John Mackenzie 10/31/03
(Applicant or Agent) (Date)

I issued 3 signs for this application, 10/31/03, JMA
(Date) (Staff Member)

03DRB 01888
01889
01890

DRB PROJECT NUMBER: 1002668

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

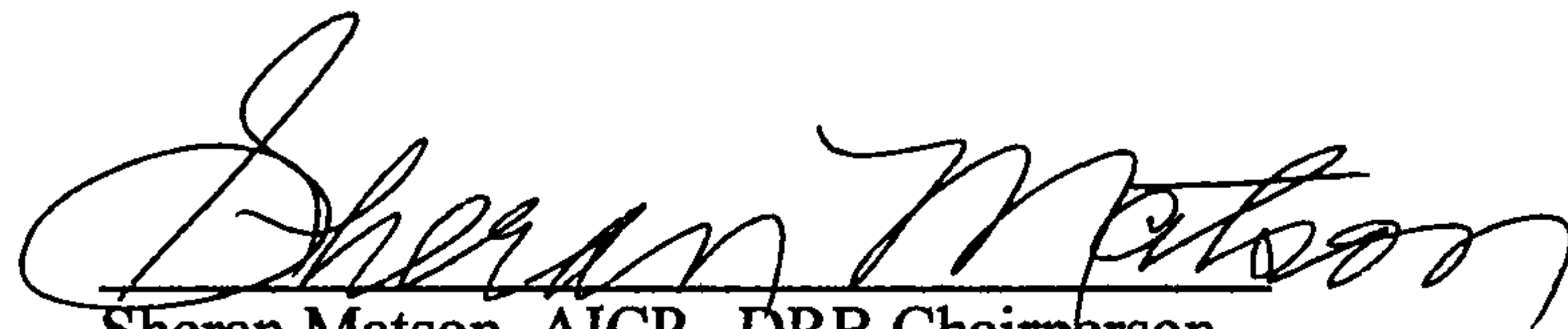
Item : 23

Project : 1002668

Application : 03DRB-00811

RE : Vista Magnifica & Palisades Addition

A pre-application meeting with EPC planners is highly recommended.



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



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: 1002668

AGENDA ITEM NO: 23

SUBJECT:

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

discussed

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

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: May 28, 2003



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002668

Item No. 23

Zone Atlas H-11

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.
<input type="checkbox"/>	What type of easement passes through this site?

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



SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

Supplemental form

S

V

P

L

Supplemental form

ZONING

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

Z

APPEAL / PROTEST of...

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

A

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: STV Investments LLC

ADDRESS: 400 Gold SW

CITY: Albuquerque

Proprietary interest in site: Owner

AGENT (if any): Mark Goodwin & Associates, PA

ADDRESS: PO Box 90606

CITY: Albuquerque

STATE NM ZIP 87102

STATE NM ZIP 87199

PHONE: 338-2286

FAX:

E-MAIL:

PHONE: 828-2200

FAX: 797-9539

E-MAIL: dmg@swcp.com

DESCRIPTION OF REQUEST: Sketch Plat for a Major Subdivision Approval : Vista Magnifica and Lot B, Block 8 Palisades Addition
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 C Block 5, Tract E & F Vista Magnifica and Lot B Block: 8 Unit: _____

Subdiv. / Addn. Palisades Addition **BL-2**

Current Zoning: SU-1 PRD,R-3

Proposed zoning: no change

Zone Atlas page(s): H-11

No. of existing lots: 3 tr.

No. of proposed lots: 39

Total area of site (acres): 6.6947

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. 101105933514840401, 101105933612340551, 101105932107140801

MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Atrisco Dr. NW

Between: I-40 and Cliffside Dr. NW

CASE HISTORY:

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

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

SIGNATURE

John M MacKenzie

DATE 5/20/03

(Print) John M. MacKenzie, PE

Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

INTERNAL ROUTING

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

Application case numbers

03DRB - _____ - 00811

Action

SK.

S.F.

P(3)

Fees

\$ 0

Application case numbers	Action	S.F.	Fees
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Total			\$ <u>0</u>

Hearing date May 28, 2003

B. B. B. B. B.
Planner signature / date

Project # 1002668

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

SKETCH PLAN REVIEW AND COMMENT

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION

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

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

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

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

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

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

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

John M. MacKenzie, PE

Applicant name (print)

Bernadette MacKenzie
Applicant signature / date

Form revised September 2001

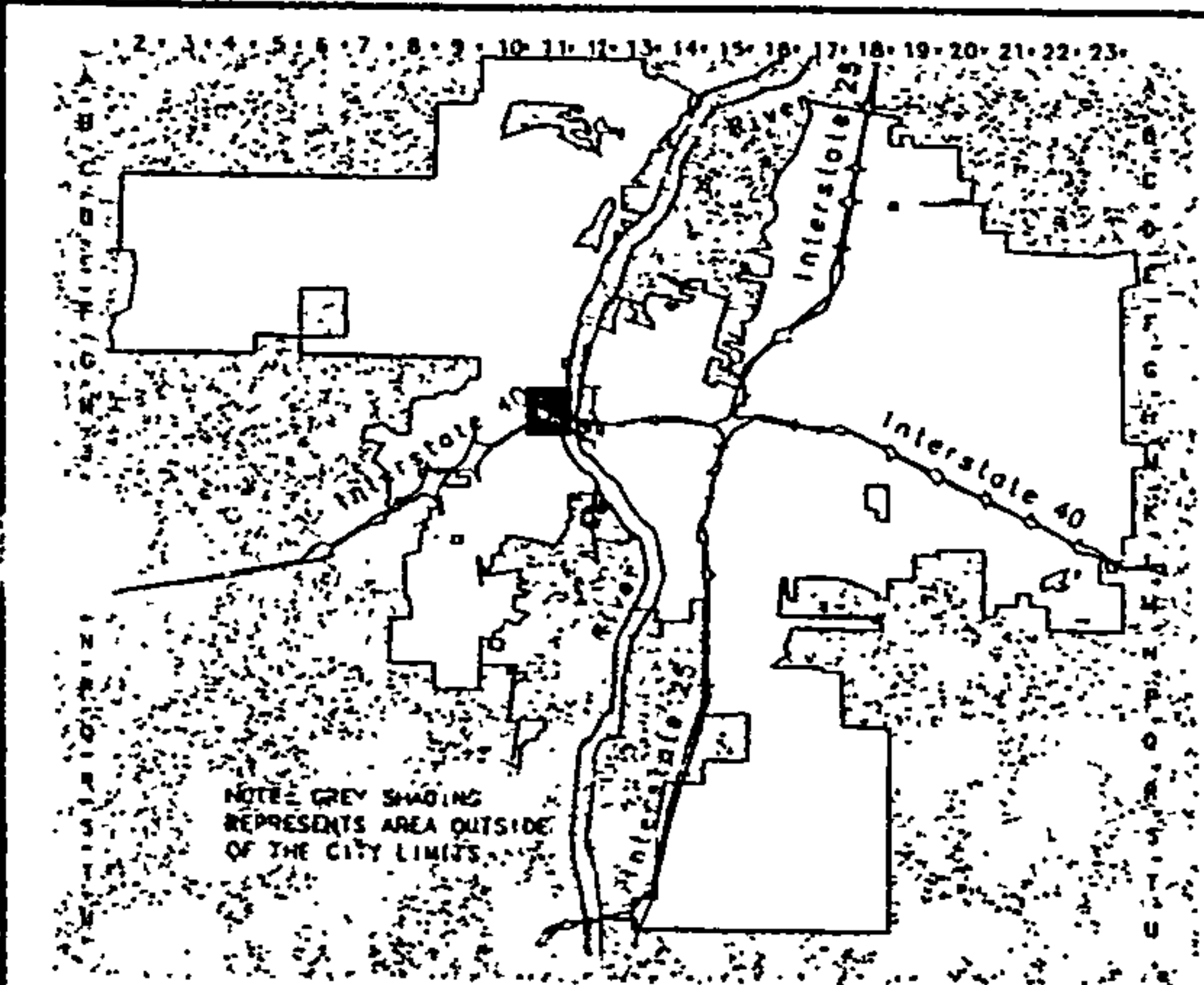
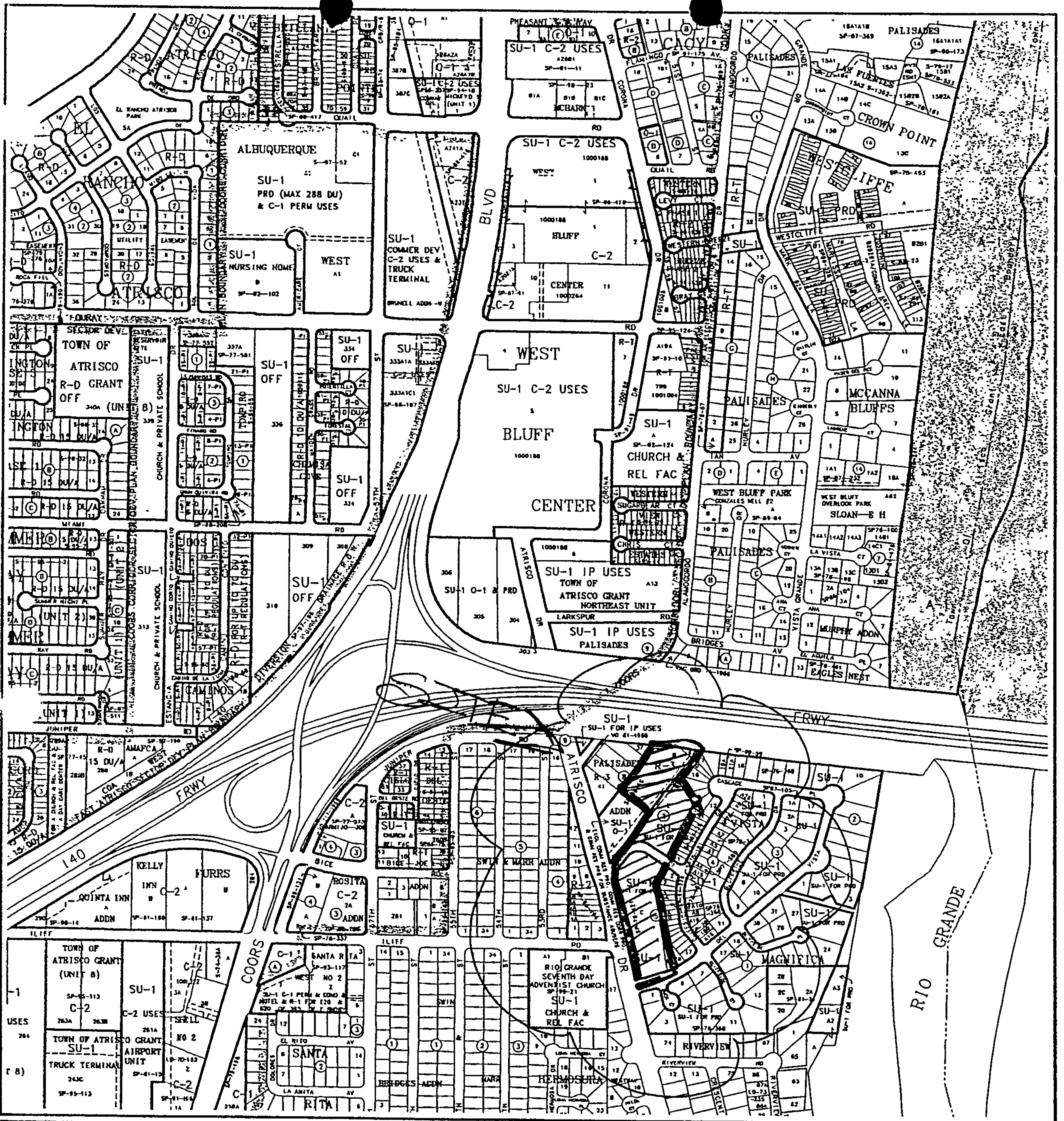


- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
03DRB - - 00811
 - - -
 - - -

B. MacKenzie 5/20/03
 Planner signature / date

Project # 1002668



CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000



Zone Atlas Page

H-11-Z

Map Amended through January 21, 2003



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

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

May 19, 2003

Ms. Sharen Matson, DRB Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Tract C Block 5, Tract E & F, Vista Magnifica and Lot B Block 8 Palisades Addition

Dear Ms. Matson:

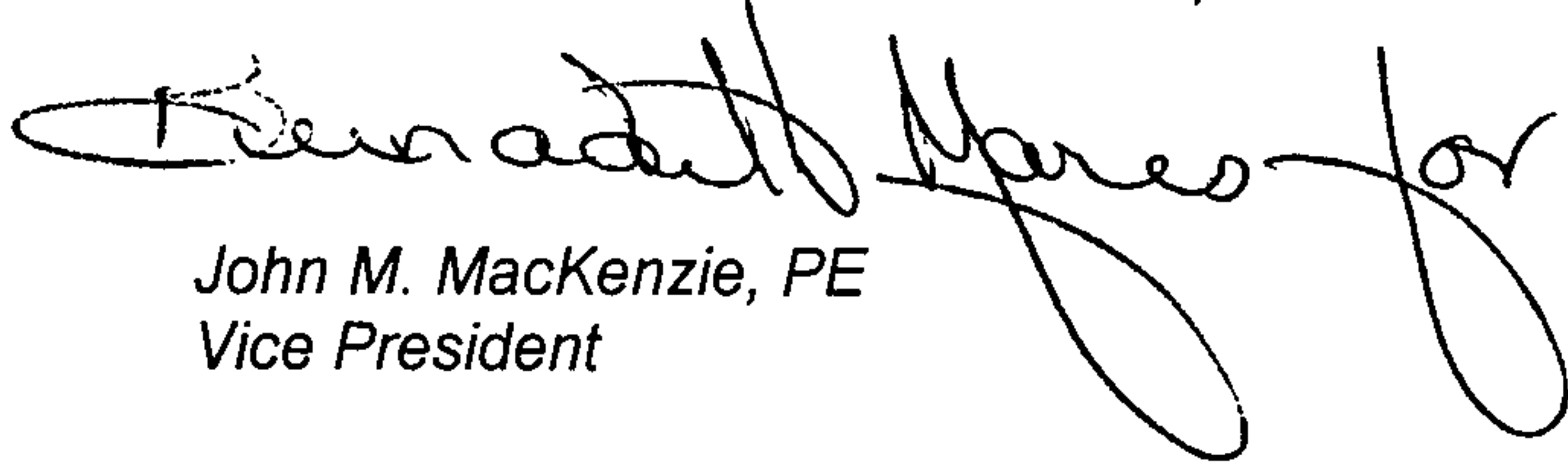
Per the requirements of the DPM, we hereby submit a Sketch Plat for your review. The property is currently vacant land and would be developed into a single family residential project.

A previous water and sewer availability statement was issued for a portion of this property. Subject to review, connections are expected to be routine. Zoning is SU-1 and R-3 meaning a site plan process through EPC will be necessary.

Please contact our office if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA



John M. MacKenzie, PE
Vice President

JMM/bm

DEFERRED SIDEWALK EXHIBIT



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CONSULTING ENGINEERS

P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
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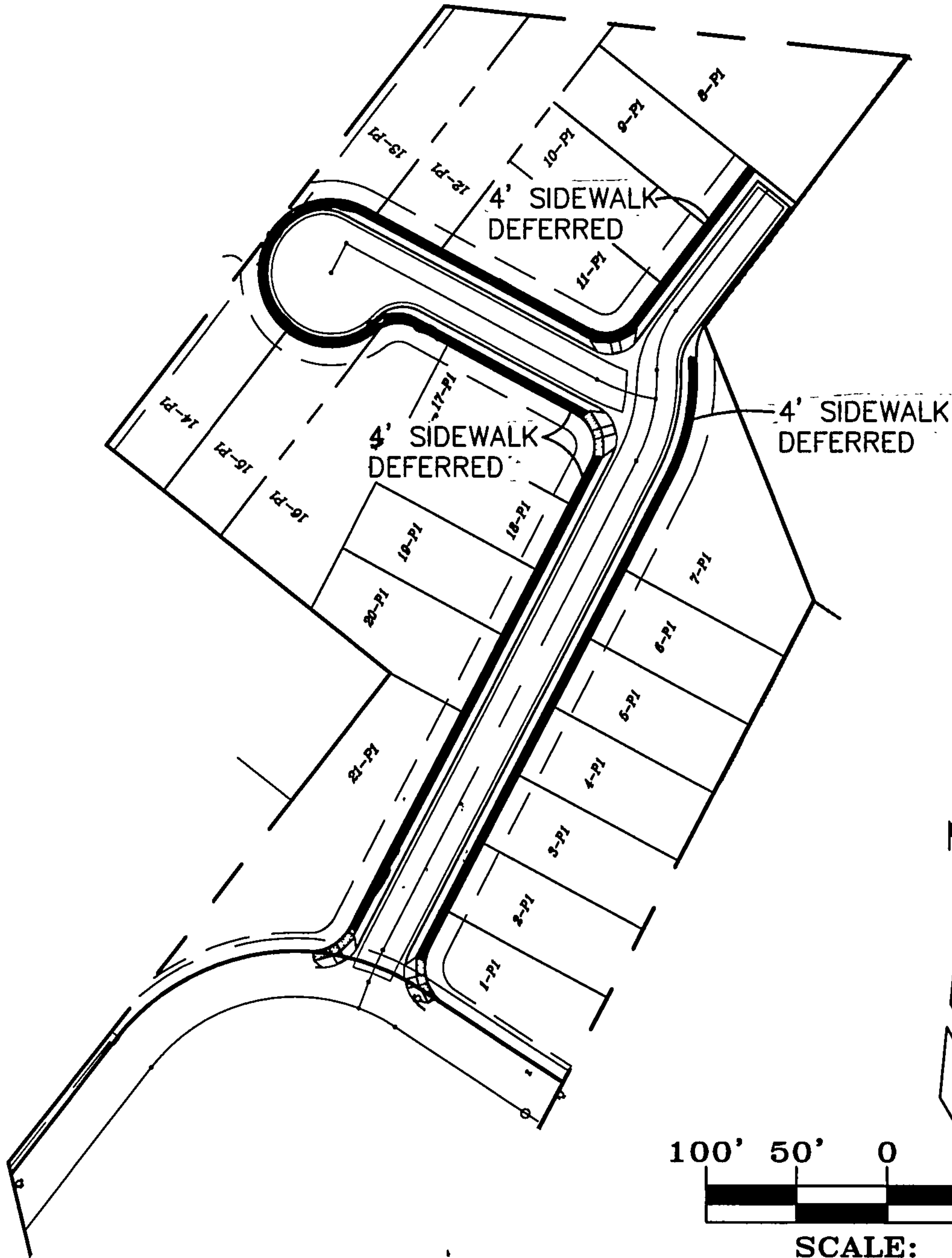
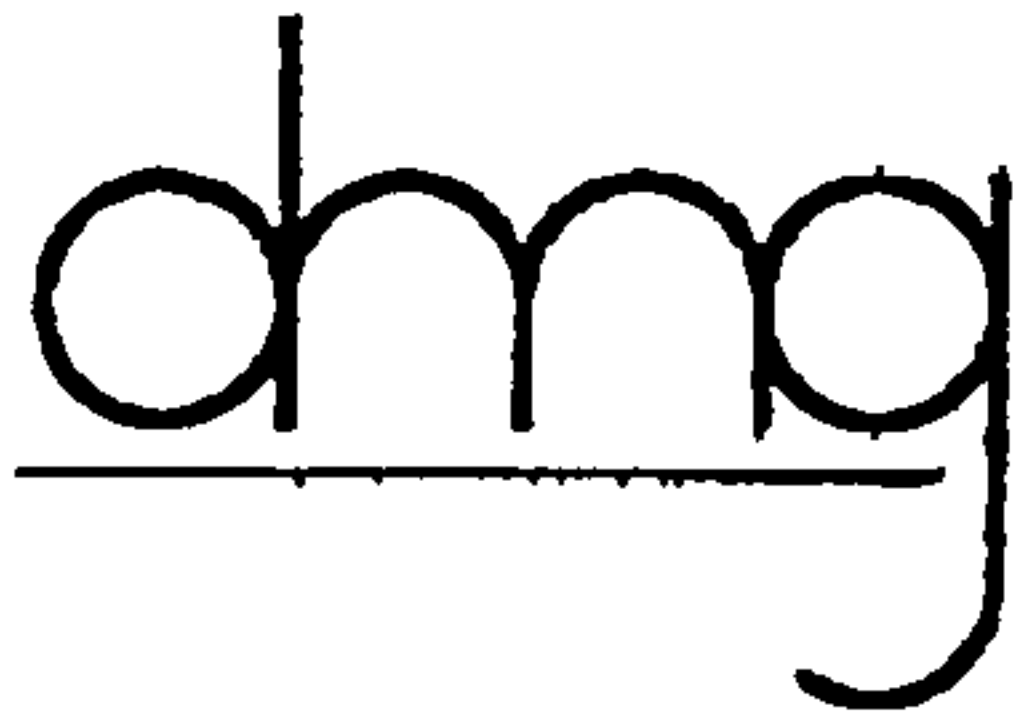


EXHIBIT C
Date 11/24/03



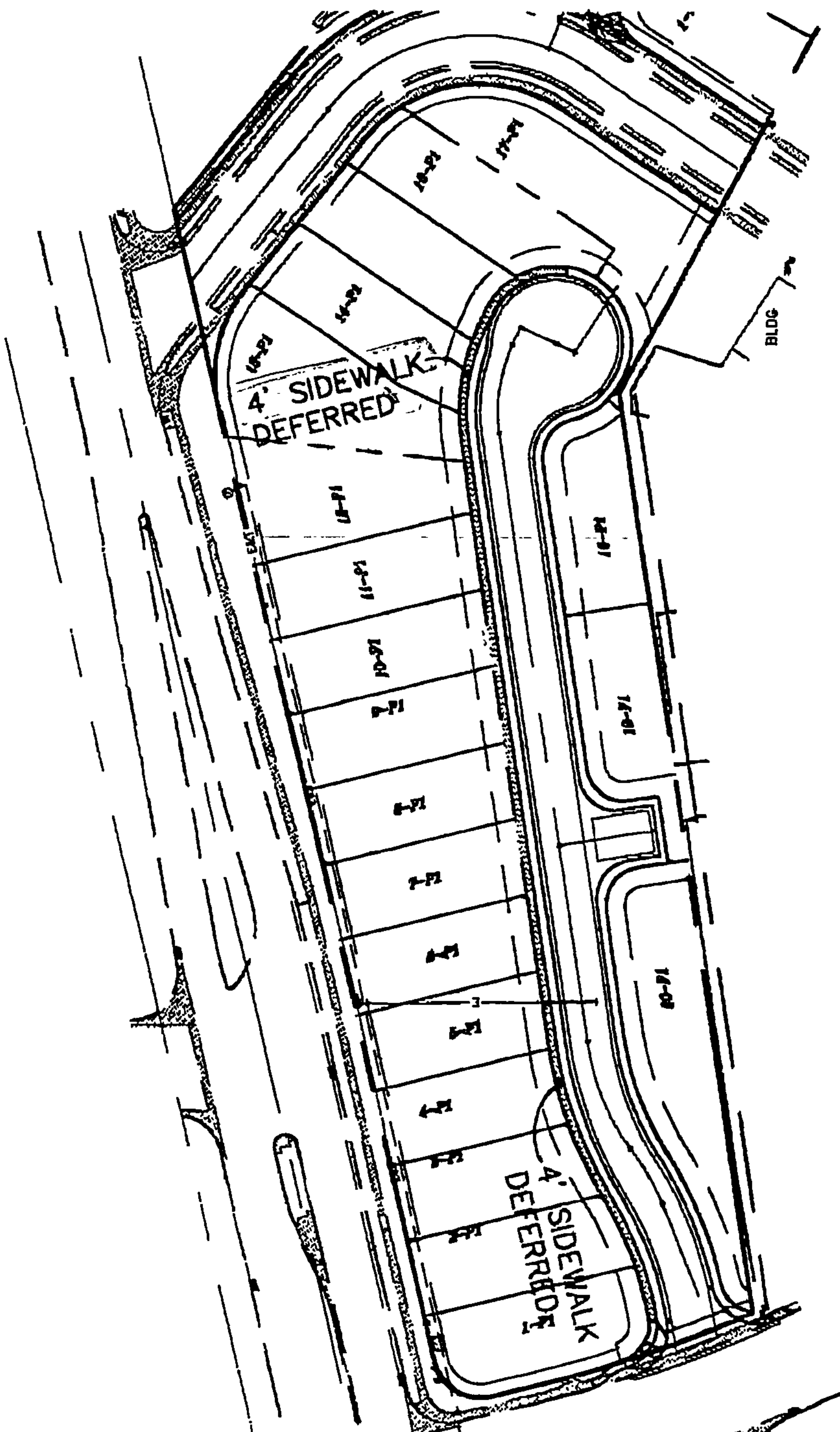
SCALE: 1" = 100'

DEFERRED SIDEWALK EXHIBIT

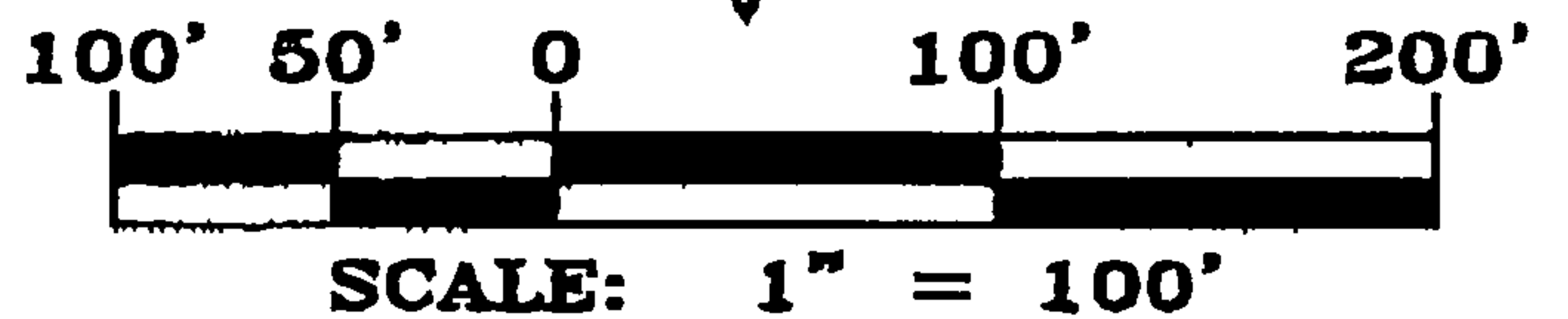


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DRB 1002668



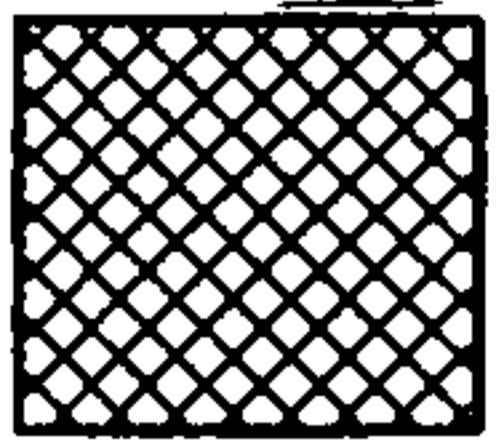
1
~~24~~ copies of Document
Creating Public Easement

VACATION EXHIBIT

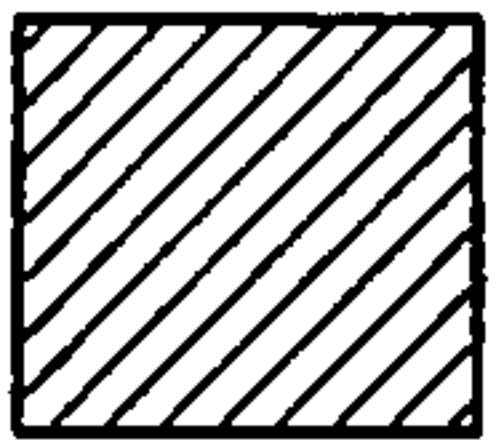


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EXISTING PRIVATE ACCESS AND UTILITY
EASEMENT (05-31-96, 96C-231)
TO BE VACATED.



EXISTING 30' INGRESS/EGRESS AND
UTILITY EASEMENT (12-24-86,
MISC.BK. 434A, PGS. 189-193)
TO BE VACATED

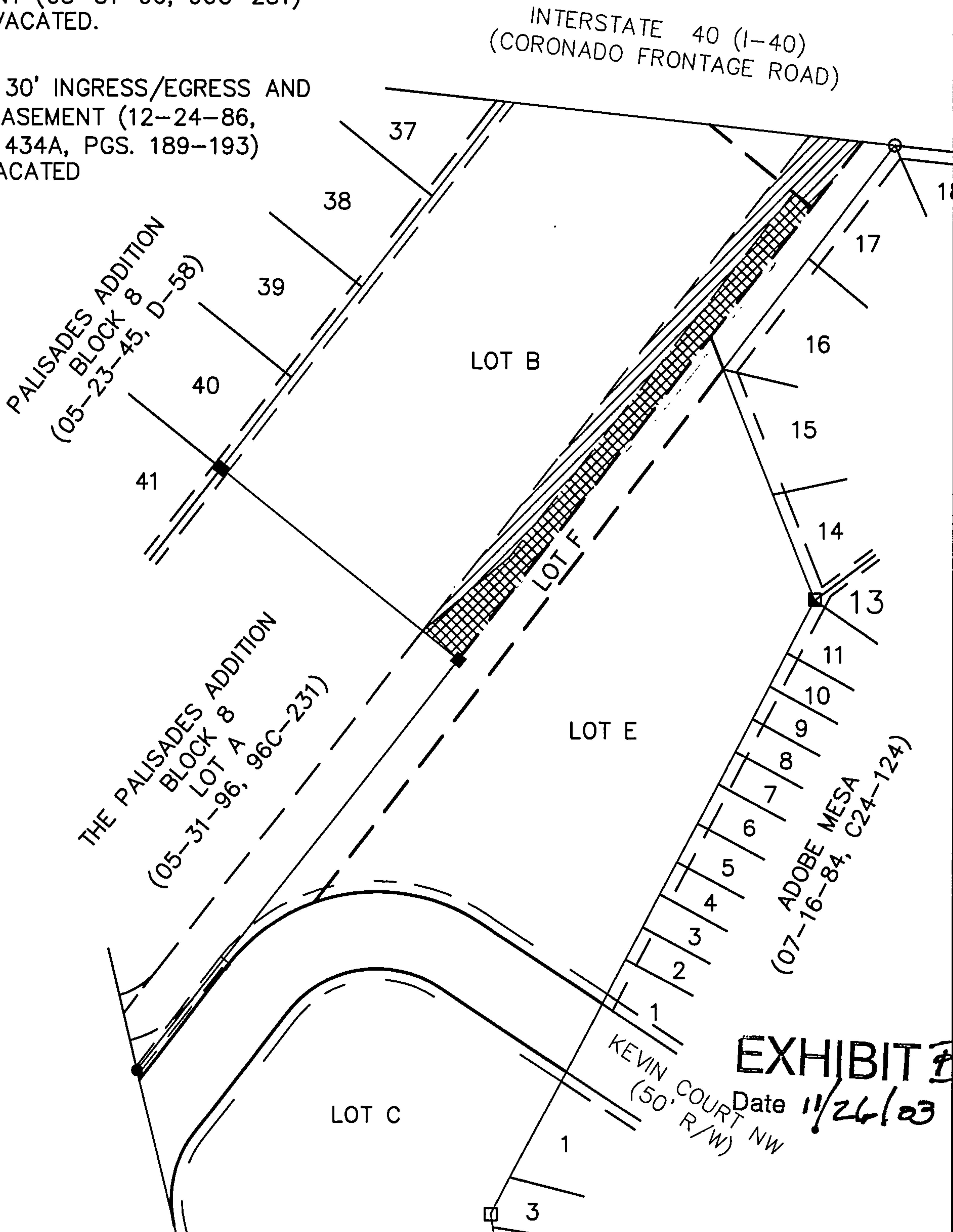


EXHIBIT B
Date 11/26/03

INFRASTRUCTURE LIST

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

VISTA MAGNIFICA 2
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract C, Block 5 and Tracts E & F, Block 2, Vista Magnifica AND Lot B, Block 8, The Palisades Addition
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PAVING									
<input type="text"/>	<input type="text"/>	26' F-F	RES PVMT W/ PCC C & G	STUB STREET	CORTE DEL SOL	E. BNDRY	/	/	/
<input type="text"/>	<input type="text"/>	26' F-F 4' *	Res Pvmnt w/ PCC C & G Sidewalk (West side)	Corte del Sol	S. Boundary	Cul de Sac Terminus	/	/	/
<input type="text"/>	<input type="text"/>	26' F-F 4' *	Res Pvmnt w/ PCC C & G Sidewalk (Both sides)	Avenida Real	Kevin Ct.	Terminus Near N. Boundary	/	/	/
<input type="text"/>	<input type="text"/>	26' F-F 4' *	Res Pvmnt w/ PCC C & G Sidewalk (Both Sides)	Corte Bonito	Avenida Real	Cul de sac Terminus	/	/	/
SANITARY SEWER									
<input type="text"/>	<input type="text"/>	8" DIA	Sewerline	Corte del Sol	Calle de Vista	Cul de sac Terminus	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA	Sewerline	Kevin Ct	Existing MH	Avenida Real	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA	Sewerline	Avenida Real	Kevin Ct	Terminus Near N Bndry	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA	Sewerline	Corte Bonito	Avenida Real	Cul de sac Terminus	/	/	/

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
6" DIA	Waterline	Corte del Sol	Calle de Vista	Kevin Ct
6" DIA	Waterline	Avenida Real	Kevin Ct	Terminus Near N Bndry
6" DIA	Waterline	Corte Bonito	Avenida Real	Cul de sac Terminus
6" DIA	Waterline	Waterline Easement	Corte Bonito	Atrisco Drive

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

- 1 Street Lights per DPM
- 2 Grading & Drainage Certification per DPM including Perimeter walls as shown on the Grading Plan for Release of SIA and Financial Guarantees. Financial Guarantee is not required for this item
- 3 Water infrastructure to include valves, fittings, valve boxes, and fire hydrants
- 4 Sanitary sewer to include manholes and service connections.
- 5 Perimeter walls to be constructed per approved perimeter wall detail prior to release of financial guaranty
- * Sidewalks to be deferred.

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

John M. MacKenzie, PE
NAME (print)

MARK GOODWIN & ASSOCIATES
FIRM

John MacKenzie
SIGNATURE - date **12/19/3**

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

_____ DRB CHAIR - date
_____ TRANSPORTATION DEVELOPMENT - date
_____ UTILITY DEVELOPMENT - date
_____ CITY ENGINEER - date

_____ PARKS & GENERAL SERVICES - date
_____ AMAFCA - date
_____ - date
_____ - date

NEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

Return To: *535X*
SOUTHWEST GUARANTY & TITLE CO.

88127569

189

AGREEMENT FOR EASEMENT

This Agreement made this 23rd day of December, 1986, by and between ARTURO G. ORTEGA and WILLIAM E. SNEAD, individually and as partners of VISTA MAGNIFICA, a general partnership, all of who are hereinafter called VISTA, and UNITY CENTER, a non-profit corporation, hereinafter called UNITY CENTER.

WHEREAS:

1. VISTA is currently purchasing Lots 4, 5, 6, 7 and 8 of Block 8 of the Palisades Addition to the City of Albuquerque.
2. UNITY CENTER is currently purchasing the property and improvements on Lots 1, 2 and 3 of the Palisades Addition.
3. VISTA wishes to acquire an easement through Lots 1, 2 and 3 of the Palisades Addition to the City of Albuquerque along their southeastern boundary to provide access to Lots 4, 5, 6, 7 and 8, for the installation and maintenance of utilities and for ingress and egress;
4. UNITY CENTER is desirous of granting a 30 foot easement for the utilities placement and maintenance and ingress and egress from Atrisco Road N.W., across Lots 1, 2 and 3 to Lot 4 only if VISTA MAGNIFICA is unable to reach agreement within a reasonable period of time with the owner of the real estate immediately adjoining Lots 1, 2 and 3 on the Southeast border of said Lots 1, 2 and 3.

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR

1986 DEC 24 PM 1:58
McCluskey 189-193
CLORE, C. WALLER
CLERK & RECORDER
J. J. ...

190

NOW THEREFORE, it is agreed as follows:

In consideration of the mutual agreement of the parties and for other good and valuable consideration, it is agreed as follows:

A. UNITY CENTER hereby grants VISTA an easement of 30 feet in width commencing at the corner of Lot 1, Block 8 of the Palisades Addition where said lot adjoins Atrisco Road, N.W., at the southeasternmost corner of Lot 1 and continuing along the southeastern boundary of Lots 1, 2 and 3, in order to obtain access both for ingress and egress and for the installation and maintenance of utilities up into Lots 4, 5, 6, 7 and 8 of Block 8 of said Perea Addition upon the following conditions:

1. VISTA MAGNIFICA has already undertaken, and will continue to undertake, good faith negotiations with the owner of the property immediately adjoining Lots 1, 2 and 3 on their southeastern border in order to obtain from said owner an easement of not more than 40 feet in width for ingress and egress to said Lots 4, 5, 6, 7 and 8, and for the placement and maintenance of utilities to said Lots 4, 5, 6, 7 and 8;

2. If VISTA is, within a 5 month time, able to obtain an easement through said adjoining property of 40 feet in width on the same terms and conditions per square foot that UNITY CENTER is willing, by this agreement, to grant a 30 foot wide easement, then UNITY CENTER is relieved from the obligation to provide the easement described herein;

-3- 191

3. If VISTA is able to obtain, upon the same terms and conditions as the easement conveyed by UNITY CENTER by this Agreement, an easement from said adjoining property owner of 20 feet of width, then UNITY CENTER will be obligated, under this agreement, to provide an easement for the purposes and uses described above of only 20 feet and width along its southeastern border;

4. If VISTA is able to obtain upon the same terms and conditions as to the easement conveyed by UNITY CENTER under this Agreement, an easement of 30 feet in width from said adjoining property owner, then UNITY CENTER is obligated under this Agreement to provide an easement of only 10 feet in width along its southeasternmost boundary;

5. If VISTA is able to negotiate an easement with the adjoining property owner of only 10 feet in width, then UNITY CENTER will continue to supply the easement agreement to herein of 30 feet along the southeastern borders of Lots 1, 2 and 3 as described above.

B. VISTA agrees, as compensation for the easement provided herein, to pay to UNITY CENTER, the sum of \$1.84 for each square foot of land in Lots 1, 2 and 3 included in this easement. However, only interest at the rate of 10% per annum is to be paid quarterly for the period between the end of the six month period and the due date of the principal amount, said interest payments to commence six months from the date of this Agreement provided that, by the end of that six month period, VISTA has been unable to conclude a satisfactory arrangement with the adjoining property owner for an easement across that owner's property. The entire

principle amount of the amount being paid for the easement would be due and payable not more than 24 months from and after the end of the six month period described above.

C. It is believed and understood that the adjoining property is owned by Russell Mann, an attorney in Roswell, New Mexico, and/or his pension and/or profit sharing plan. VISTA hereby agrees to allow UNITY CENTER or its designated representatives the right to negotiate with the adjoining property owner in an attempt to facilitate agreement with the adjoining property owner to grant an easement upon the same terms and conditions as UNITED CENTER is granting to VISTA under this Agreement.

D. This Agreement runs with the land and is recordable and assignable and transferable to any subsequent owner of any or all of Lots 4, 5, 6, 7 and 8 of the Palisades Addition described herein.

By: Arturo G. Ortega
ARTURO G. ORTEGA
Individually and as a
Partner of Vista Magnifica

STATE OF NEW MEXICO)
County of Bernalillo) ss.

The foregoing instrument was acknowledged before me this 11th day of December, 1986, by Arturo G. Ortega.

Carroll D. Gottschling
Notary Public

My commission expires:

11-15-87

193

By:

William E. Snead
WILLIAM E. SNEAD
Individually and as a
Partner of Vista Magnifica

STATE OF NEW MEXICO)
County of Bernalillo) ss.

The foregoing instrument was acknowledged before me this 11th day of December, 1986, by William E. Snead.

Cynthia D. Gutierrez
Notary Public

My commission expires:

11-15-87

By: William Del Bardeleben
William Del Bardeleben President

By:

Viola Williamson
UNITY CENTER
Viola Williamson Reverend

STATE OF NEW MEXICO)
County of Bernalillo) ss.

The foregoing instrument was acknowledged before me this 3rd day of December, 1986, by Unity Center.

B. J. Allen
Notary Public

My commission expires:

4/27/90

6 copies of Document
Creating Private Easement