



OFFICIAL NOTICE OF DECISION

AMENDED

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 16, 2008

1. Project# 1003099/#1002711
08DRB-70144 MAJOR - 1YR EXTENSION OF SUBDIVISION IMPROVEMENTS

MARK GOODWIN AND ASSOCIATES PA agent(s) for STV INVESTMENTS VII LLC request(s) the above action(s) for all or a portion of Lot(s) 7-12, 21-26, Tract(s) A, **NORTH ALBUQUERQUE ACRES/OAKLAND ESTATES**, zoned R-D, located BETWEEN EAGLE ROCK AVE NE AND OAKLAND AVE NE, WEST OF LOUISIANA BLVD NE containing approximately 10.6574 acre(s). (C-18)

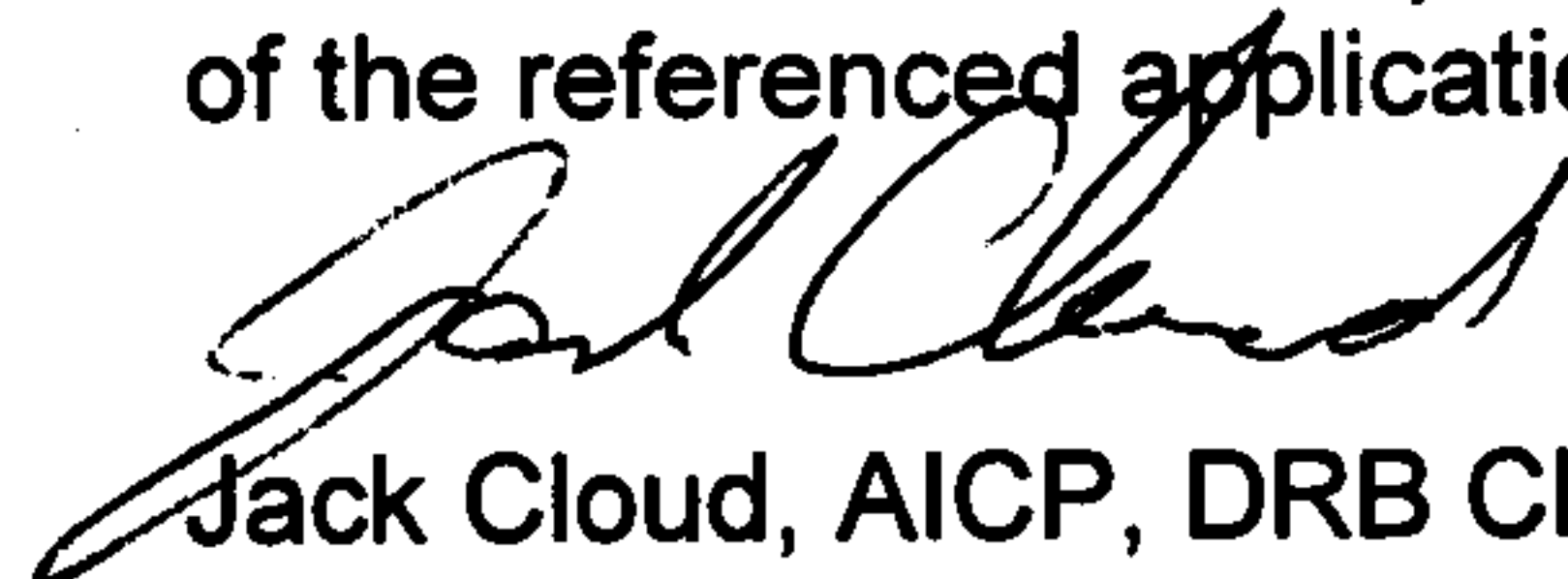
At the April 16, 2008 Development Review Board meeting, the one year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by May 1, 2008 in the manner described below.

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

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

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


Jack Cloud, AICP, DRB Chair

Cc: Mark Goodwin & Associates, PA – P.O. Box 90606 – Albuquerque, NM 87199
Cc: STV Investment VII, LLC – 5111 San Mateo NE # A-1 – Albuquerque, NM 87109
Marilyn Maldonado
Scott Howell
File

#13



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-01646 (FP)
Project Name: OAKLAND ESTATES
Agent: Mark Goodwin & Associates

Project # 1002711
Phone No.: 828-2200

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS) (MASTER DEVELOP. PLAN), was approved on 11/13/04 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
open space note

PLANNING (Last to sign): _____

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

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

Project Number

1002711



4-01
-01
-01
-01

**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

November 3, 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: 11:40 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 # 1003571**
 04DRB-01517 Major-Vacation of Public Easements
 04DRB-01518 Major-Preliminary Plat Approval
 04DRB-01519 Minor-Sidewalk Waiver
 04DRB-01520 Minor-Temp Defer SDWK
 MARK GOODWIN & ASSOCIATES agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 9-B-1, 9-B-2 and 12-A-2, **EL RANCHO GRANDE 1, UNIT 9B**, zoned R-LT residential zone, located on BLAKE RD NW, between AMOLE CHANNEL and 98TH ST NW containing approximately 36 acre(s). [REF: 04DRB01134] *[Deferred from 11/3/04]* (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**

2. **Project # 1003520**
04DRB-01567 Major-Preliminary Plat
Approval
04DRB-01570 Minor-Ext of SIA for Temp
Defer SDWK (WITHDRAWN)
04DRB-01568 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for WASHINGTON STREET INVESTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 16, Tract(s) 1, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as **BENJAMIN PLACE SUBDIVISION**) zoned R-D, located on GLENDALE AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2 acre(s). [REF: 04DRB00999] [Deferred from 11/3/04] (B-20) 04DRB-1570 WAS WITHDRAWN. **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

3. **Project # 1001685**
04DRB-01566 Major-Vacation of Pub
Right-of-Way

WILSON & COMPANY agent(s) for GOLF COURSE & MCMAHON LLC request(s) the above action(s) for all or a portion of Tract(s) 1-B, **PARADISE NORTH**, zoned SU-1 FOR IP, located on GOLF COURSE RD NW, between MCMAHON BLVD NW and IRVING BLVD NW containing approximately 24 acre(s). [REF: 02DRB-00005] (A-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1003470**
04DRB-01522 Major-Bulk Land Variance
04DRB-01523 Major-Preliminary Plat
Approval
04DRB-01524 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for SCOTT SCHIABOR SPS LC request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, **VISTA VIEJA SUBDIVISION**, KASSUBA-MONTBEL LANDS, zoned R-1 residential zone, located on 81ST ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] [Deferred from 11/3/04] (D-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**

5. **Project # 1003238**
04DRB-01569 Major-Preliminary Plat
Approval
04DRB-01573 Minor-Vacation of Private
Easements
04DRB-01571 Minor-Sidewalk Waiver
04DRB-01572 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Lot(s) A, B C, Tract(s) 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B AND 315-A-1-A-1, M.R.G.C.D. MAP 35 AND LAND OF ALBERT PEREZ, TRACT(S) B1 AND B2, LAND OF MACIEL & TRUJILLO (to be known as **FLORAL MEADOWS SUBDIVISION**, zoned R-LT residential zone, located on INTERSTATE 40 between RIO GRANDE BLVD NW and MONTOYA ST NW containing approximately 8 acre(s). [REF: 04EPC00156, 04EPC00157, 04DRB00661, 04DRB01227] *[Deferred from 11/3/04]* (H-12/H-13) **DEFERRED AT THE AGENT'S REQUEST TO 11/17/04.**

6. **Project # 1003705**
04DRB-01540 Major-Vacation of Public
Easements
04DRB-01539 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING LLC agent(s) for DR VIJAY AGARWAL request(s) the above action(s) for all or a portion of Lot(s) 7, 8 AND 9 and the south 47 feet of Lot(s) 4, 5, 6, Block(s) 22, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2 MC, located on OAK ST NE, between TIJERAS NE and COPPER NE containing approximately 1 acre(s). [REF:V-78-38] *[Deferred from 11/3/04]* (K-15) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**

7. **Project # 1003717**
04DRB-01565 Major-Vacation of Pub
Right-of-Way

ERIC C JOHNSON request(s) the above action(s) for all or a portion of Lot(s) 6, Block(s) 38, **EASTERN ADDITION**, zoned SU-2 NCR, located on AVENIDA CESAR CHAVEZ SE, between BROADWAY SE and ARNO SE containing approximately 1 acre(s). (L-14) **VACATION WAS DENIED.**

8. **Project # 1003369**
04DRB-00514 Major-Drainage Plan to
Determine the Cost Allocation for Storm
Drainage Improvements

BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, VINTNER COURT SUBDIVISION, zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [Deferred from 5/12/04, 5/26/04, 6/9/04, 6/23/04, 7/14/04, 7/21/04, 8/11/04, 8/25/04, 9/8/04, 10/6/04 & 11/3/04] (C-20) **DEFERRED AT THE BOARD'S REQUEST TO JANUARY 12, 2005.**

9. **Project # 1003125**
04DRB-01505 Major-Bulk Land Variance
04DRB-01506 Minor-Prelim&Final Plat
Approval

MOLZEN-CORBIN & ASSOCIATES agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D & S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN (OLD) NW and SHOOTING RANGE PARK RD NW containing approximately 300 acre(s). [Deferred from 10/27/04 & 11/3/04] [REF: 03EPC02054](F-6/G-6) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**

04DRB-01630 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D, F AND S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN NW and SHOOTING RANGE ACCESS RD NW containing approximately 300 acre(s). [REF: 03EPC02054, 04DRB01505, 04DRB01506][Chris Hyer, EPC Case Planner] [Deferred from 10/27/04 & 11/3/04] (F-5/G-6) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**

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.

10. **Project # 1001946**
04DRB-01670 Minor-SiteDev Plan
BldPermit/EPC
- WADE-TRIM agent(s) for TARGET CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A-1, **LOS ANGELES CENTER**, zoned M-1 light manufacturing zone, located on PASEO DEL NORTE NE, between I-25 and SAN PEDRO NE containing approximately 11 acre(s). [REF: 04EPC01032, 04DRB01177, 04DRB01178, 04DRB01176] **[Makita Hill, EPC Case Planner]** *[Deferred from 11/3/04]* (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 11/17/04.**
11. **Project # 1003372**
04DRB-01234 Minor-SiteDev Plan Subd
- DEKKER/PERICH/SABATINI agent(s) for TIM OTT request(s) the above action(s) for all or a portion of Lot(s) 30-A, Block(s) 11, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 FOR M-1, located on ALAMEDA BLVD NE, between SAN MATEO BLVD NE and I-25 containing approximately 1 acre(s). [REF: 03DRB00092, DRB-96-352] (The site plan for building permit was withdrawn at the agent's request.) *[Site Plan for Subdivision was deferred from 8/18/04 & 9/8/04]* (C-18) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO ACCOMMODATE NEW PUBLIC SAS MANHOLE WITHIN NEW PUBLIC SAS & WATER EASEMENTS AND TO PLANNING FOR 3 COPIES OF SITE PLAN.**
- 04DRB-01665 Minor-Prelim&Final Plat
Approval
- Forstbauer Surveying agent(s) for Tijeras Place LLC request(s) the above action(s) for all or a portion of Lot(s) 30-A, Block(s) 11, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 FOR M-1, located on ALAMEDA BLVD NE, between SAN MATEO BLVD NE and I-25 containing approximately 1 acre(s). [REF: 03DRB00092, DRB-96-352, 04DRB01369] (C-18) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO ACCOMMODATE NEW PUBLIC SAS MANHOLE WITHIN NEW PUBLIC SAS & WATER EASEMENTS AND TO PLANNING TO RECORD.**

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

12. **Project # 1002397**
04DRB-01668 Minor-Prelim&Final Plat Approval
- SURV-TEK INC agent(s) for LA ORILLA GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) 10, **BOSQUE PLAZA**, zoned C-1 (SC), located on COORS BLVD NW, between COORS BLVD NW and LA ORILLA RD WEST containing approximately 3 acre(s). [REF: 02DRB-01925, 01926, 03DRB00634, 04DRB00768, 04DRB01588, 04DRB01587,04DRB00707, 04DRB00798] [Deferred from 11/3/04] (E-12) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**
13. **Project # 1002711**
04DRB-01646 Minor-Final Plat Approval
- MARK GOODWIN & ASSOCIATES agent(s) for STV INVESTMENTS VII, LLC request(s) the above action(s) for all or a portion of Lot(s) 7-12 and 21-26, Tract(s) A, **NORTH ALBUQUERQUE ACRES**, (to be known as **OAKLAND ESTATES**, zoned R-D residential and related uses zone, developing area, located on EAGLE ROCK AVE NE, between SAN PEDRO NE and LOUISIANA BLVD NE containing approximately 11 acre(s). [REF: 03EPC00907, 03EPC00908, 03EPC00915] (C-18) **FINAL PLAT WS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND OPEN SPACE NOTE.**
14. **Project # 1002948**
04DRB-01669 Minor-Final Plat Approval
- ISAACSON & ARFMAN, PA agent(s) for MS DEV ONE, LLC request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Tract(s) A1,171A1BA, **LANDS OF JACK F CULLY** (to be known as **VISTA FAISAN SUBDIVISION**, zoned RA-2, located on ADOBE RD NW, between GUADALUPE TRAIL NW and OPEN SPACE containing approximately 6 acre(s). [REF: 03EPC01736, 03DRB01485, 03DRB01486, 03DRB01497, 04DRB01504] (F-14) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR M.R.G.C.D. SIGNATURE AND PARKS FOR CASH-IN-LIEU.**

15. **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 & 10/6/04]* (C-20) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

16. **Project # 1003673**
04DRB-01637 Minor-Prelim&Final Plat
Approval
04DRB-01638 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 7, 8 and 9, Block(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **OAKLAND SOUTH SUBDIVISION**) zoned RD, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01424] *[Deferred from 10/27/04 & 11/3/04]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

17. **Project # 1003748**
04DRB-01660 Minor-Sketch Plat or Plan

SANDRA DAVIS request(s) the above action(s) for all or a portion of Tract(s) 8-E & 9-E, **LANDS OF HOLLINGSWORTH**, zoned RA-2 residential and agricultural zone, located on ARCADIAN TRAIL NW, between VAN CLEAVE RD NW and GRIEGOS RD NW containing approximately 2 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Approval of the Development Review Board Minutes for October 20, 2004. **THE DRB MINUTES FOR OCTOBER 20, 2004 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:40 A.M.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

November 3, 2004

DRB Comments

ITEM # 13

PROJECT # 1002711

APPLICATION # 04-01646

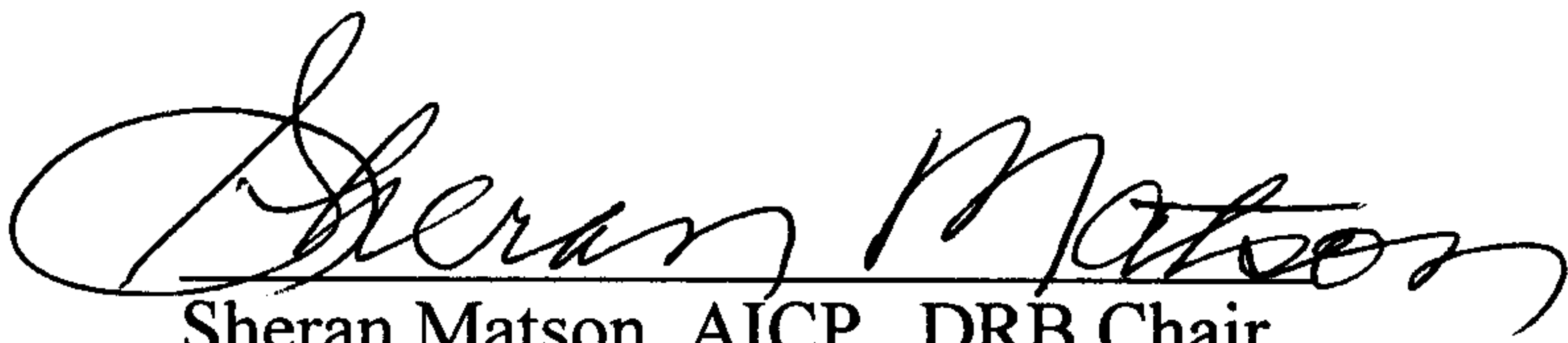
RE: Lots 21-26 & 7-12, Tract A, Oakland Estates/final plat

Are there any differences between the final plat and the approved preliminary plat?

The perimeter wall design was approved at preliminary plat.

Planning has no objection to the final plat approval.

Planning will record the final plat.



Sheran Matson, AICP DRB Chair

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

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002711

AGENDA ITEM NO: 13

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:()

ENGINEERING COMMENTS:

Albuquerque

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

New Mexico 87103

RESOLUTION:

www.cabq.gov

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

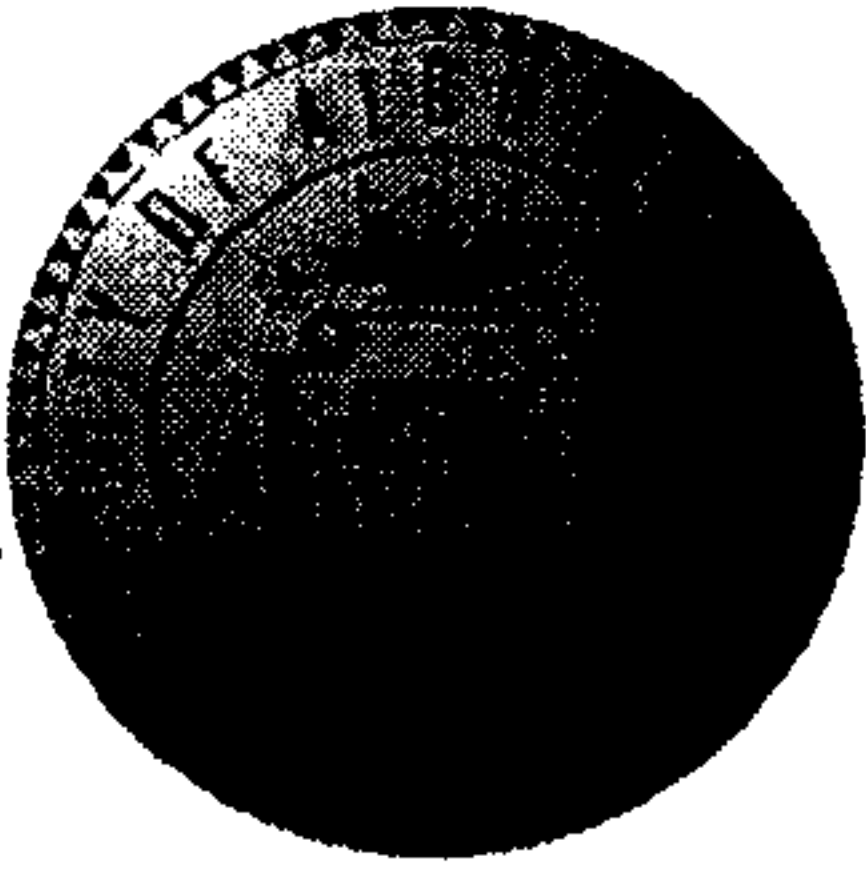
SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: November 3, 2004



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

Development Review Board Comments

Project Number: 1002711
Application Number: 04DRB-01646

DRB Date: 11/3/04
Item Number: 13

Subdivision: Oakland Estates
 Lots 7-12 and 21-26, Tracts A, NAA

Zoning: RD

Zone Page: C-18

New Lots (or units) : 68

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 68 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.

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

Signed: 

Christina Sandoval, (DMD)

Phone: 768-3808

AGIS ELECTRONIC APPROVAL FORM

DRB Project Case #: 1002711

Subdivision Name: Oakland Estates

Surveyor: Timothy Aldrich

Company/Agent: Mark Goodwin & Associates

Contact Person: Stephen Stasiewicz E-mail: _____

Phone: 828-2200 Fax: 797-9539

DXF Received Date: 10/8/2004

Hard-Copy Date: 10/8/2004

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

Approved

Date

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

Stephen, it would be nice if on future submittals, you distinguish b/t easements ≥ 20 ft and those < 20 ft (i.e., 2 separate layers)

Thanks!

Tom

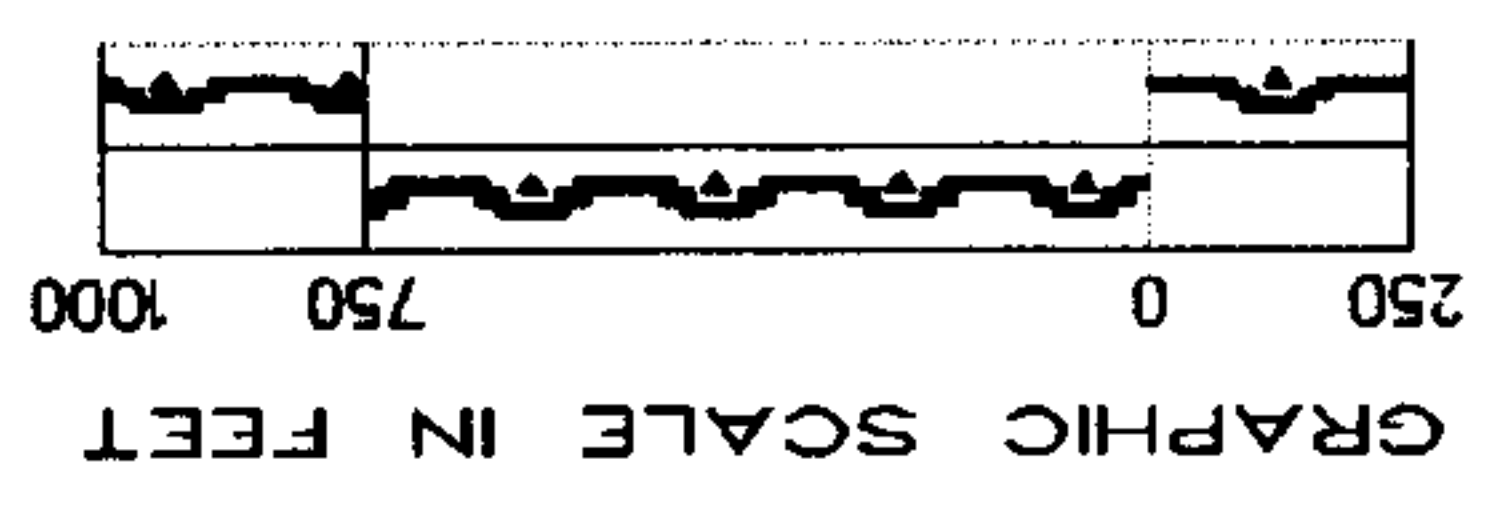
AGIS Use Only

Copied cov2711 to agiscov on 10/8/2004. Contact person notified on 10/8/2004

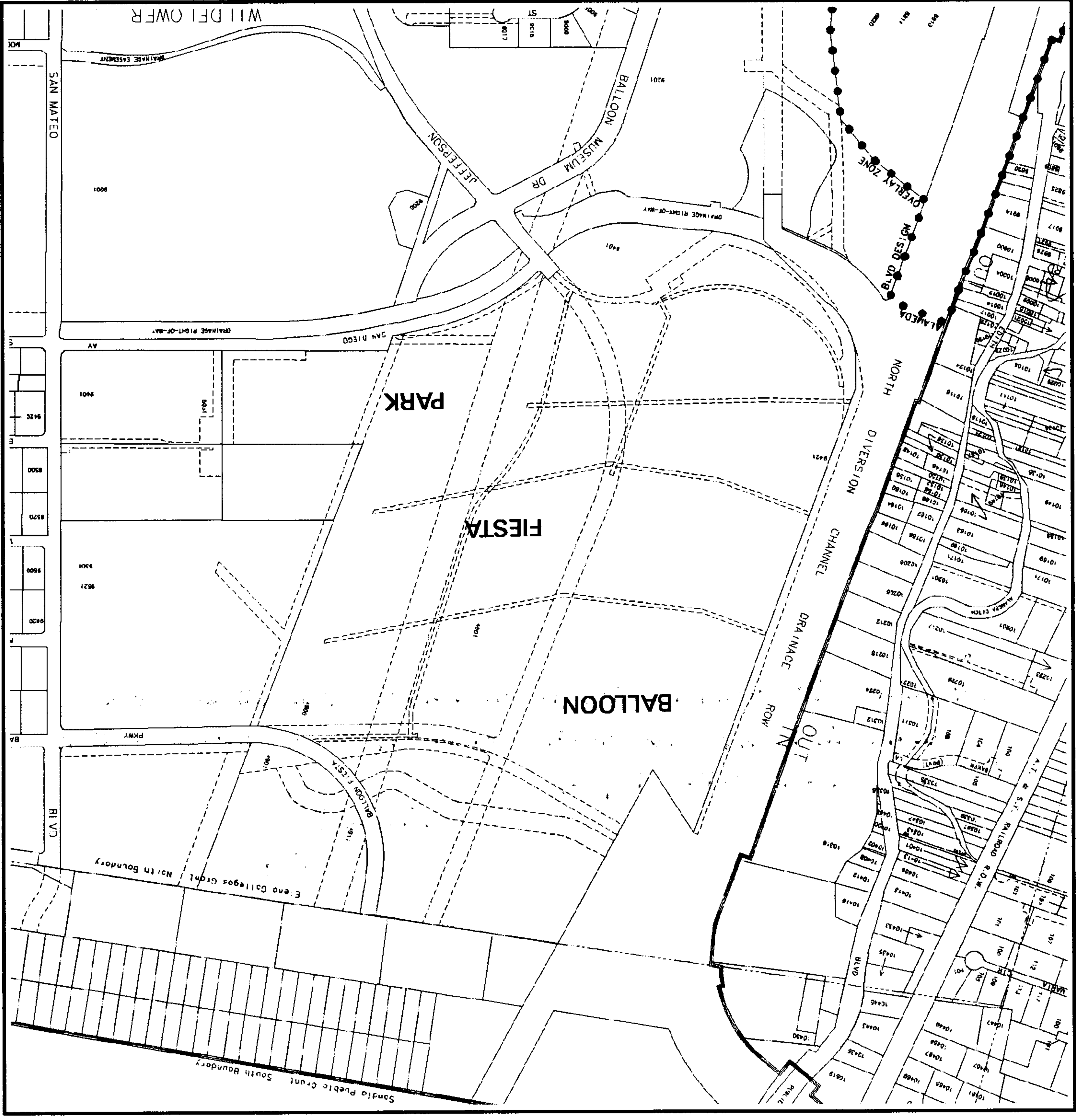
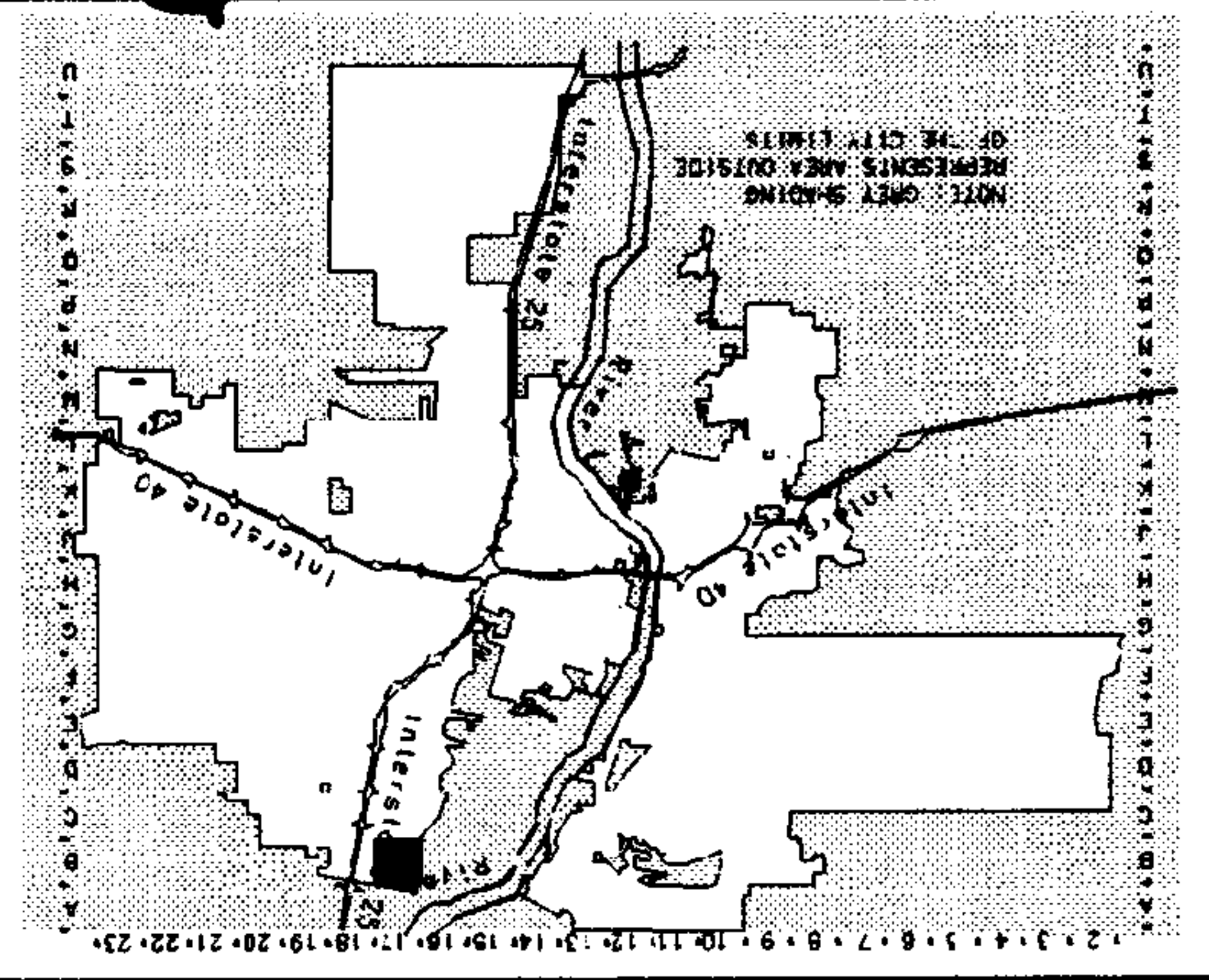
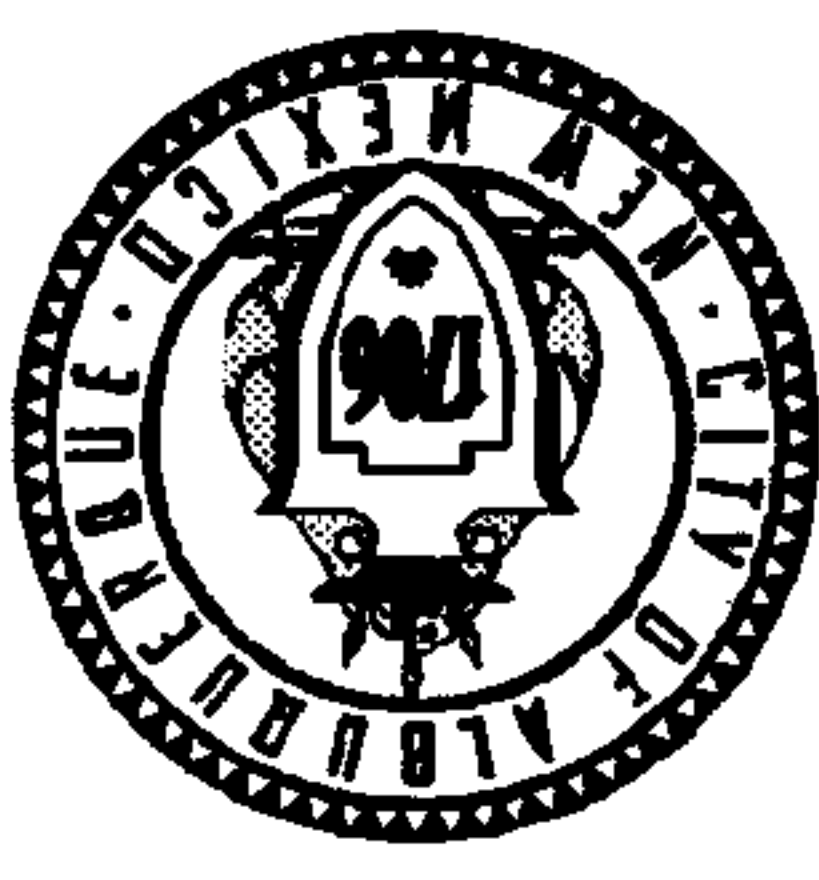
Map Amended through April 27, 2004

B-17-A

Address Map



AGIS
 Planning Department
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OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 11, 2004

11. Project # 1002711
04DRB-01189 Minor-Subd Design (DPM) Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for STV INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Lot(s) 7-12, 21-26, Block(s) 27, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT B, (to be known as **OAKLAND ESTATES**) zoned R-D residential and related uses zone, developing area, located on EAGLE ROCK AVE NE, between SAN PEDRO NE and LOUISIANA BLVD NE containing approximately 11 acre(s). [REF: 03110-01915, 03138-1914] [Was listed under Project #1003099 in error] (C-18)

At the August 11, 2004, Development Review Board meeting, a sidewalk variance from design standards was approved as shown on Exhibit C in the Planning file.

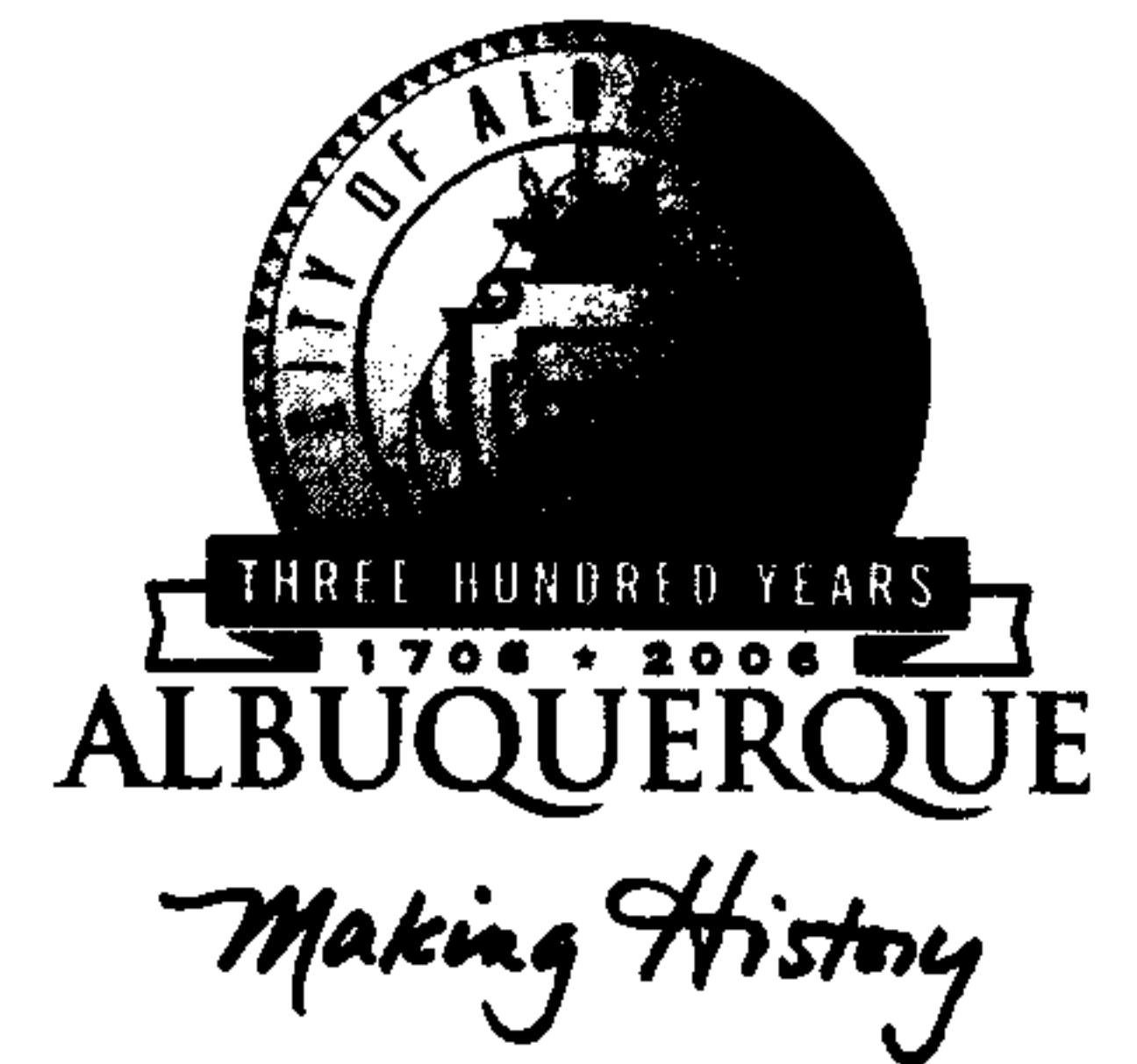
If you wish to appeal this decision, you must do so by August 26, 2004 in the manner described below.

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, Suite 210, 87102
Mark Goodwin & Associates PA, P.O. 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



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 100~~9229~~²⁷¹¹

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 Dev. Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Cost Allocation Plan |

(15) DPM Variance

ACTION REQUESTED:

P.O. Box 1293

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

Albuquerque

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the DPM variance request.

New Mexico 87103

RESOLUTION:

www.cabq.gov

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: August 11, 2004

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
August 11, 2004
DRB Comments**

Item # 11

Project # 1002711 Application #04-01189

RE: Oakland Estates/Subd Design Variance

Defer to Transportation.

When the applicant has already submitted applications for the same subdivision, be sure to list that project number on the application. In this case only EPC application numbers were listed.



**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

9. Project # 1002711
04DRB-00769 Minor-Sidewalk Waiver

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 & 21-26, Block(s) 27, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT B, (to be known as **OAKLAND ESTATES**, zoned R-D residential and related uses zone, developing area, located on EAGLE ROCK AVE NE, between SAN PEDRO BLVD NE and LOUISIANA BLVD NE containing approximately 11 acre(s). (Project #1003099 issued on this case in error) [REF: 03EPC-00907 & 8, 03EPC-00915] (C-18)

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

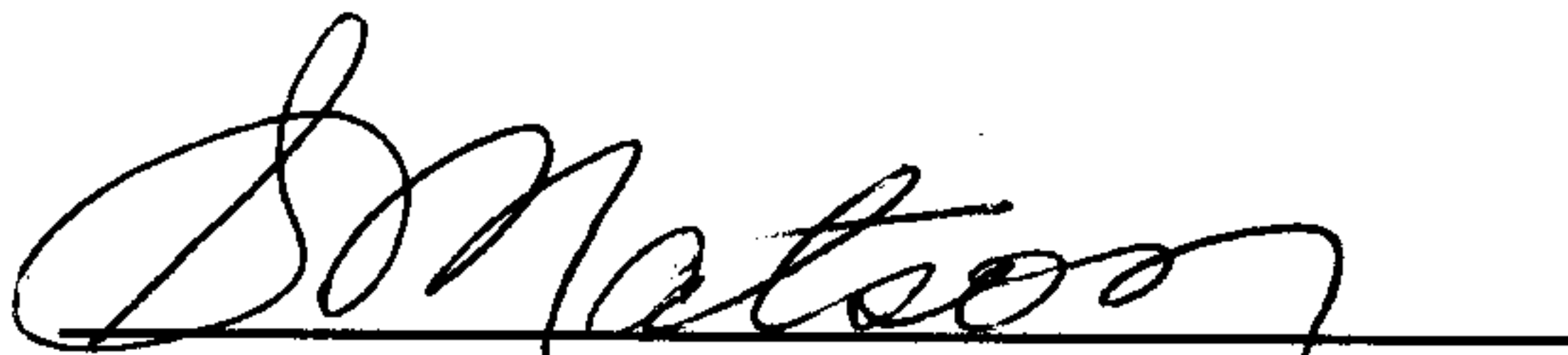
**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
May 26, 2004 Comments**

ITEM # 9

PROJECT # 1002711 APPLICATION # 04-00769

RE: Oakland Estates/side. waiver

No objection to the requested waiver.



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



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: 1002711

AGENDA ITEM NO: 9

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

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002711 AGENDA#: 4 DATE: 3.10.04

1. Name: Scott Davis Address: MAA Assoc Zip: _____

2. Name: Carl Smith
STV Investment 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: 1002711

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 1-28-04 is on file for Preliminary Plat approval.
 An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION: *Signal I.L.*

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

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: March 10, 2004



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

March 3, 2004

9:00 a.m.

MEMBERS:

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

Wilfréd 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: 12:40 P.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000122**
04DRB-00174 Major-Vacation of Public Easements
04DRB-00173 Minor-Extension of Preliminary Plat
04DRB-00175 Minor-Vacation of Private Easements
- KIM KEMPER, agent(s) for HIGH LONESOME RANCH request(s) the above action(s) for all or a portion of Tract(s) 1A AND 1C, EDEN LANDS (to be known as **HIGH LONESOME RANCH SUBDIVISION**, zoned RA-1 AND SU-1 for O-1 located on GABALDON RD NW, between MOUNTAIN RD NW and I-40 NW containing approximately 21 acre(s). [REF: DRB-98-146, Z-98-70, AX-98-8, 03DRB-00184, 00185 and 00186] [Deferred from 3/3/04] (H-12) **DEFERRED AT THE AGENT'S REQUEST TO 3/10/04.**

2. **Project # 1003112**
04DRB-00167 Major-Bulk Land Variance
04DRB-00168-Major-Vacation of Public
Easements
04DRB-00166 Minor-Prelim&Final Plat
Approval

COMMUNITY SCIENCES CORP agent(s) for COLLATZ INC./CLIFFORD CAPITAL FUND INC request(s) the above action(s) for: A TRACT OF LAND SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTIONS 34 AND 35, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING ALL OF: TRACT D OF LAVA TRAILS SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/16/2002, IN BOOK 2002C, PAGE 172; THE REMAINING "LANDS OF SLOAN" AS THE SAME IS SHOWN AND DESIGNATED ON THE SPECIAL WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 7/27/1945, IN BOOK 220, PAGE 289; THE LANDS OF BOB CARRICO AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/15/1972, IN BOOK D918, PAGE 551; THE LANDS OF JOE SAAVEDRA AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/10/1964, AS DOC #98133; THE LANDS OF ALBERT GURULE AND THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 2/17/1997, IN BOOK 97-4, PAGE 9000; PAQUIN TRAIL GRANT OF EASEMENT AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 01/14/1955, IN BOOK D302, PAGE 303; THE LANDS OF DUNCAN KIRK/DEBORAH TARPLEY AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 02/01/2002, IN BOOK A31, PAGE 4192 BUT LESS AND EXCEPTING THEREFROM THOSE LANDS GRANTED TO THE CITY OF ALBUQUERQUE IN THAT WARRANTY DEED RECORDED ON JUNE 12, 1992 IN BK. 92-13, PGS. 9944-9948; ALL BEING DESCRIBED MORE FULLY AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT D, LAVA TRAILS SUBDIVISION, A POINT LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF WESTERN TRAIL N.W. AND RUNNING THENCE N11°45'21"W, 338.72 FEET; THENCE S77°36'56"W, 127.43 FEET; THENCE N35°50'27"W, 123.47 FEET; THENCE N35°50'27"W, 66.00 FEET TO A POINT LOCATED ON THE EASTERLY RIGHT OF WAY LINE OF UNSER BLVD N.W.; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE 652.67 FEET ALONG AN 1178.00 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE = 31°44'40"; CHORD BEARS N44°22'41" E, 644.35 FEET); THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE S89°34'22"E, 144.15 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ATRISCO DRIVE N.W.; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE S11°45'40"E 793.97 FEET TO A NON-TANGENT POINT OF CURVATURE; THENCE 29.21 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE = 33°28'34"; CHORD BEARS S05°07'51"W, 28.80 FEET); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: N56°53'08"W, 11.55 FEET; S33°06'52"W, 21.60 FEET; S56°53'08"E, 11.09 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WESTERN TRAIL ROAD NW; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE 30.39 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE = 34°49'19"; CHORD BEARS S64°14'04"W, 29.92 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE 188.62 FEET ALONG A 2683.31 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE = 04°01'39"; CHORD BEARS S79°37'54"W 188.58 FEET A POINT OF TANGENCY; THENCE S77°37'04"W, 228.57 FEET TO THE POINT OF BEGINNING, AND CONTAINING 9.0545 ACRES, MORE OR LESS, (to be known as **RINCONADA TRAILS SUBDIVISION** (formerly Western Trails Estates), zoned R-D, located on UNSER BLVD NW, between WESTERN TRAILS NW and LEGENDS AVE NW containing approximately 10 acre(s). [REF:SD-80-5, 03DRB-01994](F-10 & F-11) **BULK LAND VARIANCE WAS APPROVED. VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE 15-DAY APPEAL PERIOD.**

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

MARK GOODWIN & ASSOCIATES, PA agent(s) for STV INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Lot(s) 7-12 AND 21-26, Block(s) 27, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT B, (to be known as **OAKLAND ESTATES**) zoned R-D residential and related uses zone, developing area, located on EAGLE ROCK AVE NE, between SAN PEDRO BLVD NE and LOUISIANA BLVD NE containing approximately 11 acre(s). [REF: 03EPC-00907 & 00908, 03EPC-00915, 04DRB-00067, 1003099] [*Deferred from 3/3/04*] (C-18) ~~DEFERRED AT AGENT'S REQUEST TO 3/10/04.~~

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.

4. **Project # 1000651**
04DRB-00246 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST LLC agent(s) for TIJERAS PLACE LLC SERIES B request(s) the above action(s) for all or a portion of Tract(s) A29A1, **TOWN OF ATRISCO GRANT NORTHEAST, UNIT 1**, zoned SU-1 FOR PLANNED DEVELOPMENT AREA C-1 USES, located on REDLANDS RD NW, between COORS BLVD NW and CORONA DR NW containing approximately 2 acre(s). [REF: 02EPC-01672,01673, 02DRB-01946,01947, 03DRB-00190, 03DRB-00285, 03EPC-01927] [**Makita Hill, EPC Case Planner**] [*Deferred from 3/3/04*] (G-11) **DEFERRED AT THE AGENT'S REQUEST TO 3/17/04.**

5. **Project # 1002624**
04DRB-00239 Minor-SiteDev Plan
Subd/EPC
04DRB-00240 Minor-SiteDev Plan
BldPermit/EPC

DEKKER/PERICH/SABATINI , agent(s) for NEW DAY YOUTH & FAMILY SERVICES request(s) the above action(s) for all or an Unplatted portion of Section 36, T10N, R3E, **UNPLATTED LAND, NEW DAY SHELTER**, zoned SU-1 special use zone for Short Term Shelter, located on RIDGECREST DR SE, between LOUISIANA BLVD SE and DAKOTA ST SE containing approximately 1 acre(s). [REF: 03AA-00669, 03EPC-00935, 03DRB-01223, 03EPC-02050] **[Juanita Vigil, EPC Case Planner] (M-18) THE SITE PLAN FOR SUBDIVISION AND SITE PLAN FOR BUILDING PERMIT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TRANSPORTATION DEVELOPMENT FOR ADA STALLS AND PLACEMENT OF SIDEWALKS ON SITE PLANS.**

- 04DRB-00243 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for NEW DAY YOUTH & FAMILY SERVICES request(s) the above action(s) for all or an Unplatted portion of Section 36, T10N, R3E, **UNPLATTED LAND, NEW DAY SHELTER**, zoned SU-1 special use zone for Short Term Shelter, located on RIDGECREST DR SE, between LOUISIANA BLVD SE and DAKOTA ST SE containing approximately 1 acre(s). [REF: 03AA-00669, 03EPC-00935, 03DRB-01223, 03EPC-02050] (M-18) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

6. **Project # 1003054**
04DRB-00226 Minor-SiteDev Plan
BldPermit
04DRB-00227 Minor-Prelim&Final Plat
Approval

MECHENBIER CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 36 & 37, **RICHFIELD PARK**, zoned IP, located on WASHINGTON NE, between BALLOON MUSEUM DR NE and JEFFERSON ST NE containing approximately 2 acre(s). [REF: Z-85-70-1, Z-82-86, DRB-94-339, 03DRB-01804] [*Listed under Project #1003086 in error*] (C-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ADA STALL DIMENSIONS, PARKING BUMPERS AND ADA RAMP CONFIGURATIONS AND PLANNING FOR MISCELLANEOUS COMMENTS AND INFRASTRUCTURE LIST SENTENCE AND AEHD AND SWMD SIGNATURES. PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

7. **Project # 1003100**
04DRB-00247 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST LLC agent(s) for SKYE INC request(s) the above action(s) for all or a portion of Tract(s) B-1 & C-1, **ADOBE WELLS SUBDIVISION**, zoned SU-1, IP, C-2, R-2 USES, located on EAGLE RANCH RD NW, between WESTSIDE DR NW and IRVING BLVD NW containing approximately 6 acre(s). [REF: 03EPC-01921] [**Debbie Stover, EPC Case Planner**] (B-13) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR FIRE MARSHAL'S APPROVAL AND PLANNING FOR LANDSCAPE PLAN MODIFICATIONS PER D. STOVER'S COMMENTS.**

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

SM & R GROUP request(s) the above action(s) for all or a portion of Lot(s) 12 & 14, **ESQUIBEL - PALMER**, zoned SU-1 PRD, located on LA GRIMA DE ORO RD NE, between JUAN TABO NE and MORRIS NE containing approximately 2 acre(s). [REF: V 84-77, Z-85-103, Z-85-102-1, 03EPC-01925, 03EPC-01929] **[Makita Hill, EPC Case Planner]** *[Deferred from 3/3/04]* (F-21) **DEFERRED AT THE AGENT'S REQUEST TO 3/10/04.**

9. **Project # 1003262**
04DRB-00216 Minor-SiteDev Plan Subd
04DRB-00215 Minor-Prelim&Final Plat
Approval

TIMOTHY OTT request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 11, **NORTH ALBUQUERQUE ACRES**, zoned SU-1 for M-1, located on OAKLAND NW, between SAN MATEO NW and I-25 containing approximately 2 acre(s). [REF: 04DRB-00215] *[Deferred from 2/25/04]* (C-18) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO ADDRESS PREVIOUS SITE PLAN COMMENTS. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/3/D04 THE PRELIMINARY PLAT WAS APPROVED FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

DEKKER/PERICH/SABATINI agent(s) for THE BARRETT FOUNDATION request(s) the above action(s) for all or a portion of Block(s) 10A, Tract(s) C-1-A-2, **BELLAMAH'S PRINCESS JEANNE PARK ADDITION**, zoned C-1, located on CONSTITUTION AVE NE, between EUBANK NE and MARY ELLEN ST NE containing approximately 2 acre(s). [REF: 1002333, 02EPC-01691, 02EPC-01693, Z-870, DRB-94-619] **[Cynthia Borrego, EPC Case Planner]** *[Deferred from 2/25/04 & 3/3/04]* (J-21) **DEFERRED AT THE AGENT'S REQUEST TO 3/10/04.**

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

11. **Project # 1001347**
04DRB-00245 Minor-Final Plat
Approval
- ISAACSON & ARFMAN agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) D1B, ALBUQUERQUE SOUTH (to be known as **EL RANCHO GRANDE, UNIT 8B**) zoned R-LT residential zone, located on CARTAGENA / DE ANZADR DR SW, between VALLEY VIEW DR SW and SNOW VISTA BLVD SW containing approximately 10 acre(s). [REF: 03DRB-1133 & 01134, 04DRB-00057, 04DRB-00115] *[Deferred from 3/3/04]* (M-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/10/04.**
12. **Project # 1002864**
04DRB-00242 Minor-Final Plat
Approval
- BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) B, LANDS OF MASSACHUSETTS GENERAL HOSPITAL, **CANTA CIELO SUBDIVISION**, zoned R-LT residential zone, located on IRVING BLVD NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 20 acre(s). [REF: 03DRB-01302, 03DRB-01487, 01488, 01490, 01491] *[Deferred from 3/3/04]* (A-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/10/04.**

13. **Project # 1002885**
04DRB-00244 Minor-Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES, INC., agent(s) for DESERT RIDGE DEVELOPMENT LLC AND JASON & CINDY LYNN DASKALOS, request(s) the above action(s) for all or a portion of Lot(s) 10-24 AND 7-16, Easterly remaining portion of Lot 16, Block(s) 18 & 20, Unit(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 1, TRACT 3, (to be known as **OCOTILLO SUBDIVISION**, zoned R-D residential and related uses zone, developing area, 4 DU/AC, located on HOLBROOK NE, CARMEL NE & HOLLY AVE NE, between ANAHEIM AVE NE and PASEO DEL NORTE containing approximately 24 acre(s). [REF: 03DRB-01354-01356, 02EPC-01353, 03DRB-01980, 01985] [*Deferred from 3/3/04*] (C-21) **DEFERRED AT THE AGENT'S REQUEST TO 3/10/04.**

14. **Project # 1003264**
04DRB-00224 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for BILL WADE MOUNTAIN WEST DEV., LLC request(s) the above action(s) for all or a portion of Lot(s) 68, 69 & 72, **BREEZE AT MOUNTAIN GATE**, zoned SU-1 PRD, located on KAYLYN DR SE, between KEESHA JO AVE SE and SHAFFER CT SE containing approximately 1 acre(s). [REF: DRB 98-45, Z-70-60-1, 1000849] (L-23) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO FIELD LOCATE WATER METER BOXES THAT SERVE AFFECTED LOTS.**

15. **Project # 1002636**
03DRB-01959 Minor-Final Plat Approval

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, Final plat was indefinitely deferred 12/03/03*] (H-13) **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

16. **Project # 1003265**
04DRB-00237 Minor-Sketch Plat or Plan

WILKS CO. agent(s) for RENE LOYA DURAN request(s) the above action(s) for all or a portion of Lot(s) 2-4, Block(s) 3, **SANTA FE ADDITION**, zoned R-1 residential zone, located on BARELAS ST SW, between PACIFIC AVE SW and CROMWELL AVE SW containing approximately 1 acre(s). (K-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1001899**
04DRB-00248 Minor-Sketch Plat or Plan

BRASHER & LORENZ INC agent(s) for GARY TIPTON request(s) the above action(s) for all or a portion of Tract(s) 7, **LA VILLITA SUBDIVISION**, zoned SU-1, PRD, located EAST OF LA VILLITA NE, SOUTH OF CANDELARIA NE and EAST OF TRAMWAY NE containing approximately 2 acre(s). [*Listed under Project #1003268 in error*] (H-23) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. ADJOURNED: 12:40 P.M.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002711 AGENDA#: 3 DATE: 3.3.04

1. Name: Mark Yoder Address: Scott Dam Zip: _____

2. Name: Jim M. Casey Address: STU J... .. 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: 1002711

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:

An approved drainage report dated 1-28-04 is on file for Preliminary Plat approval.
 Comments on the infrastructure list.

RESOLUTION:

3-10-04

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: March 3, 2004



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 3, 2004

Project # 1002711

04DRB-00171 Major-Preliminary Plat Approval

04DRB-00172 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for STV INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Lot(s) 7-12 AND 21-26, Block(s) 27, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT B, (to be known as **OAKLAND ESTATES**) zoned R-D residential and related uses zone, developing area, located on EAGLE ROCK AVE NE, between SAN PEDRO BLVD NE and LOUISIANA BLVD NE containing approximately 11 acre(s). [REF: 03EPC-00907 & 00908, 03EPC-00915, 04DRB-00067, 1003099] (C-18)

AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No comments received.
Zoning Enforcement	Reviewed, no comment.
Neighborhood Coord.	Letter sent to Nor Este (R) Neighborhood Assn.
APS	No comments received.
Police Department	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

An approved drainage report is required for Preliminary Plat approval.

Transportation Development

1) Provide traffic distribution map. 2) List width of Eagle Rock and Oakland Dedication. 3) Lochnager & Lochside should be 46' right-of-way. 4) Add knuckles to infrastructure list. 5) Emergency access needs to be 30' wide. 6) Sidewalk deferral exhibit needs to be updated with legend.

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

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

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

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

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

Parks & Recreation

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

Utilities Development

Water/Sewer lines must be extended in Oakland. These must be on the Infrastructure List. No objection to Sidewalk Deferral.

Planning Department

Perimeter wall submittal is not acceptable. No objection to the approval of the preliminary plat once the wall design is approved. No objection to sidewalk deferral.

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

cc:STV Investment LLC, 1015 Tijeras NW, Suite #210, 87102

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



**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, March 3, 2004**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000122

04DRB-00174 Major-Vacation of Public Easements
04DRB-00173 Minor-Extension of Preliminary Plat
04DRB-00175 Minor-Vacation of Private Easements

KIM KEMPER, agent(s) for HIGH LONESOME RANCH request(s) the above action(s) for all or a portion of Tract(s) 1A AND 1C, EDEN LANDS (to be known as **HIGH LONESOME RANCH SUBDIVISION**, zoned RA-1 AND SU-1 for O-1 located on GABALDON RD NW, between MOUNTAIN RD NW and I-40 NW containing approximately 21 acre(s). [REF: DRB-98-146, Z-98-70, AX-98-8, 03DRB-00184, 00185 and 00186] (H-12)

~~**Project # 1002711**~~

04DRB-00171 Major-Preliminary Plat Approval
04DRB-00172 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for STV INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Lot(s) 7-12 AND 21-26, Block(s) 27, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT B, (to be known as **OAKLAND ESTATES**) zoned R-D residential and related uses zone, developing area, located on EAGLE ROCK AVE NE, between SAN PEDRO BLVD NE and LOUISIANA BLVD NE containing approximately 11 acre(s). [REF: 03EPC-00907 & 00908, 03EPC-00915, 04DRB-00067, 1003099] (C-18)

Project # 1003112

04DRB-00167 Major-Bulk Land Variance
04DRB-00168-Major-Vacation of Public Easements
04DRB-00166 Minor-Prelim&Final Plat Approval

COMMUNITY SCIENCES CORP agent(s) for COLLATZ INC./CLIFFORD CAPITAL FUND INC request(s) the above action(s) for: A TRACT OF LAND SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTIONS 34 AND 35, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING ALL OF: TRACT D OF LAVA TRAILS SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/16/2002, IN BOOK 2002C, PAGE 172; THE REMAINING "LANDS OF SLOAN" AS THE SAME IS SHOWN AND DESIGNATED ON THE SPECIAL WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 7/27/1945, IN BOOK 220, PAGE 289; THE LANDS OF BOB CARRICO AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/15/1972, IN BOOK D918, PAGE 551; THE LANDS OF JOE SAAVEDRA AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/10/1964, AS DOC #98133; THE LANDS OF ALBERT GURULE AND THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 2/17/1997, IN BOOK 97-4, PAGE 9000;

SEE PAGE 2 . . .



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

PAGE 2

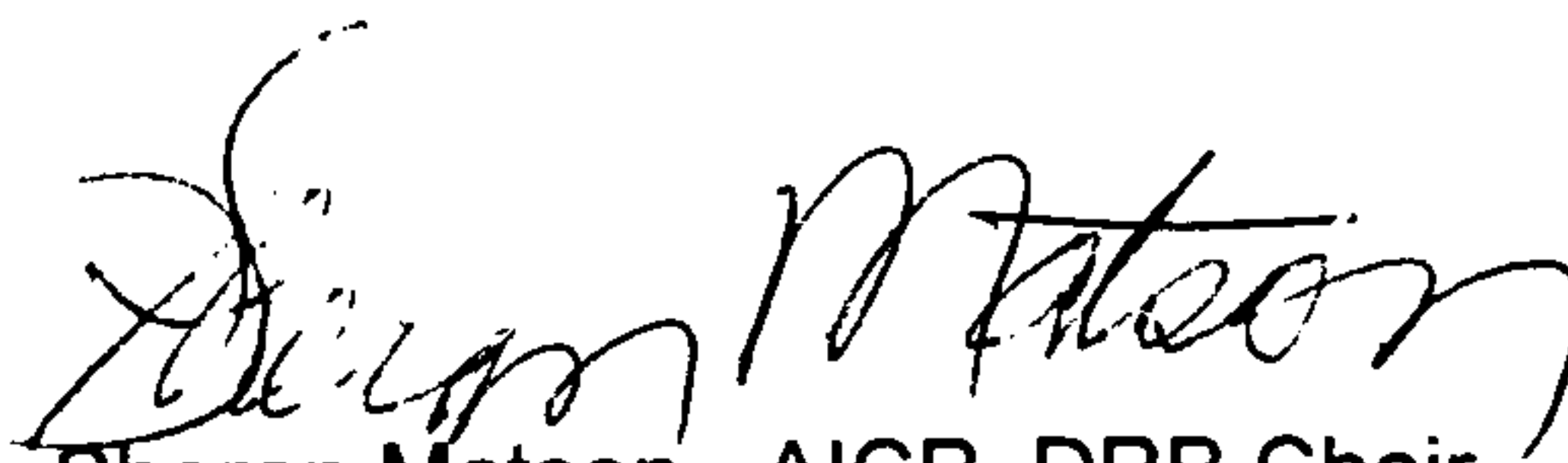
PAQUIN TRAIL GRANT OF EASEMENT AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 01/14/1955, IN BOOK D302, PAGE 303;

THE LANDS OF DUNCAN KIRK/DEBORAH TARPLEY AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 02/01/2002, IN BOOK A31, PAGE 4192 BUT LESS AND EXCEPTING THERE FROM THOSE LANDS GRANTED TO THE CITY OF ALBUQUERQUE IN THAT WARRANTY DEED RECORDED ON JUNE 12, 1992 IN BK. 92-13, PGS. 9944-9948; ALL BEING DESCRIBED MORE FULLY AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT D, LAVA TRAILS SUBDIVISION, A POINT LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF WESTERN TRAIL N.W. AND
RUNNING THENCE N11°45'21"W, 338.72 FEET;
THENCE S77°36'56"W, 127.43 FEET;
THENCE N35°50'27"W, 123.47 FEET;
THENCE N35°50'27"W, 66.00 FEET TO A POINT LOCATED ON THE EASTERLY RIGHT OF WAY LINE OF UNSER BLVD N.W.;
THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE 652.67 FEET ALONG AN 1178.00 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE = 31°44'40"; CHORD BEARS N44°22'41" E, 644.35 FEET);
THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE S89°34'22"E, 144.15 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ATRISCO DRIVE N.W.;
THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE S11°45'40"E 793.97 FEET TO A NON-TANGENT POINT OF CURVATURE;

THENCE 29.21 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE = 33°28'34"; CHORD BEARS S05°07'51"W, 28.80 FEET);
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:
N56°53'08"W, 11.55 FEET;
S33°06'52"W, 21.60 FEET;
S56°53'08"E, 11.09 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WESTERN TRAIL ROAD NW;
THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE 30.39 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE = 34°49'19"; CHORD BEARS S64°14'04"W, 29.92 FEET TO A POINT OF REVERSE CURVATURE;
THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE 188.62 FEET ALONG A 2683.31 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE = 04°01'39"; CHORD BEARS S79°37'54"W 188.58 FEET A POINT OF TANGENCY;
THENCE S77°37'04"W, 228.57 FEET TO THE POINT OF BEGINNING, AND CONTAINING 9.0545 ACRES, MORE OR LESS, (to be known as **RINCONADA TRAILS SUBDIVISION** (formerly Western Trails Estates), zoned R-D, located on UNSER BLVD NW, between WESTERN TRAILS NW and LEGENDS AVE NW containing approximately 10 acre(s). [REF:SD-80-5, 03DRB-01994](F-10 & F-11)

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, FEBRUARY 16, 2003.

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

Meeting Date: MARCH 3, 2004
Zone Atlas Page: C-18-Z
Notification Radius: 100 Ft.

Project# 1002711
App# 04DRB-00171
App# 04DRB-00172

Cross Reference and Location: N/A

Applicant: STV INVESTMENT, 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: FEBRUARY 13, 2004

Signature: KYLE TSEHLIKAI

PROPERTY OWNERSHIP / LEGAL LIST

App# _____

Proj# _____

Date: _____

Page 1 Of 2

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
C-18	1018064	370-436	104-07	✓ ml 1018064 465-443 104 37 ✓
		380-436	08	✓ DR 465-438 38 ✓
		423-436	09	✓ DR 465-433 39 ✓
		420-436	10	✓ DR 465-427 40 ✓ COA
		435-436	11	✓ DR 472-427 41 ✓
		452-436	12	✓ DR 477-427 42 ✓
		452-458	21	✓ DR 481-427 43 ✓
		435-458	22	✓ DR 486- 427 44 ✓
		420-458	23	✓ DR 479-445 109 61 ✓
		403-458	24	✓ DR 484-445 62 ✓
		386-458	25	✓ ml 490-445 63 ✓
		370-458	26	✓ ml 489-454 10 ✓
		353-458	27	✓ DR 483-454 11 ✓
		337-458	28	✓ DR 478-454 12 ✓
		338-436	05	✓ 479-468 110 01 ✓
		353-436	06	✓ 483-468 02 ✓
		465-461	34	✓ COA 488-468 03 ✓
		465-452	35	✓ 485-466 105 19 ✓
		465-447	36	✓ 469-466 20 ✓

PROPERTY OWNERSHIP / LEGAL LIST

App# _____

Proj# _____

Date: _____

Page 2 Of 2

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
C-18	1018004	452-404	103-21	✓ 1018004
		435-404	22	✓ 478-498 112 01 ✓
		420-404	23	✓ 483-498 02 ✓
		403-404	24	✓ 488-498 03 ✓
		386-404	25	✓
		370-404	26	✓
		340-404	29	✓
		347-498	105-26	✓ COA
		386-490	08	✓
		403-490	09	✓
		420-490	10	✓
		435-490	11	✓
		452-490	12	✓
		466-487	30	✓ COA
		466-490	31	✓
		466-500	32	✓
		478-484	113-01	✓
		482-484	02	✓
		487-484	03	✓



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cc:
Subject:

1 R E C O R D S W I T H L A B E L S PAGE
1
01018064 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101806437043610407 LEGAL: 026 027T RACT A UNIT B OF NORTH ALBUQ ACRES SUBD
LAND USE:
PROPERTY ADDR: 00000 OAKLAND
OWNER NAME: SWAN INC
OWNER ADDR: 09504 SEABROOK DR NE
ALBUQUERQUE NM 87111
0101806438643610408 LEGAL: 025 027N ORTH ALBUQUERQUE ACRES UNIT B TRACT A
LAND USE:
PROPERTY ADDR: 00000 OAKLAND
OWNER NAME: SWAN INC
OWNER ADDR: 09504 SEABROOK DR NE
ALBUQUERQUE NM 87111
0101806440343610409 LEGAL: 024 027N ORTH ALBUQUERQUE ACRES UNIT B TRACT A
LAND USE:
PROPERTY ADDR: 00000 OAKLAND
OWNER NAME: SWAN INC
OWNER ADDR: 09504 SEABROOK DR NE
ALBUQUERQUE NM 87111
0101806442043610410 LEGAL: 023 027N ORTH ALBUQUERQUE ACRES UNIT B TRACT A
LAND USE:
PROPERTY ADDR: 00000 OAKLAND
OWNER NAME: SWAN INC
OWNER ADDR: 09504 SEABROOK DR NE
ALBUQUERQUE NM 87111
0101806443543610411 LEGAL: 022 027N ORTH ALBUQUERQUE ACRES UNIT B TRACT A
LAND USE:
PROPERTY ADDR: 00000 OAKLAND
OWNER NAME: SWAN INC
OWNER ADDR: 09504 SEABROOK DR NE
ALBUQUERQUE NM 87111
0101806445243610412 LEGAL: 021 027N ORTH ALBUQUERQUE ACRES UNIT B TRACT A
LAND USE:
PROPERTY ADDR: 00000 OAKLAND
OWNER NAME: SWAN INC
OWNER ADDR: 09504 SEABROOK DR NE
ALBUQUERQUE NM 87111
0101806445245810421 LEGAL: 012 027N ORTH ALBUQUERQUE ACRES UNIT B TRACT A
LAND USE:
PROPERTY ADDR: 00000 EAGLE ROCK
OWNER NAME: SWAN INC
OWNER ADDR: 09504 SEABROOK DR NE
ALBUQUERQUE NM 87111
0101806443545810422 LEGAL: 011 027N ORTH ALBUQUERQUE ACRES UNIT B TRACT A
LAND USE:
PROPERTY ADDR: 00000 EAGLE ROCK
OWNER NAME: SWAN INC
OWNER ADDR: 09504 SEABROOK DR NE
ALBUQUERQUE NM 87111
0101806442045810423 LEGAL: 010 027N ORTH ALBUQUERQUE ACRES UNIT B TRACT A

LAND USE:

PROPERTY ADDR: 00000 EAGLE ROCK
OWNER NAME: SWAN INC
OWNER ADDR: 09504 SEABROOK DR NE

ALBUQUERQUE NM 87111

0101806440345810424 LEGAL: 009 027N ORTH ALBUQUERQUE ACRES UNIT B TRACT A
LAND USE:

PROPERTY ADDR: 00000 EAGLE ROCK
OWNER NAME: SWAN INC
OWNER ADDR: 09504 SEABROOK DR NE

ALBUQUERQUE NM 87111

0101806438645810425 LEGAL: 008 027N ORTH ALBUQUERQUE ACRES UNIT B TRACT A
LAND USE:

PROPERTY ADDR: 00000 EAGLE ROCK
OWNER NAME: SWAN INC
OWNER ADDR: 09504 SEABROOK DR NE

ALBUQUERQUE NM 87111

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

2

0101806437045810426 LEGAL: 007 027N ORTH ALBUQUERQUE ACRES UNIT B TRACT A
LAND USE:

PROPERTY ADDR: 00000 EAGLE ROCK
OWNER NAME: SWAN INC
OWNER ADDR: 09504 SEABROOK DR NE

ALBUQUERQUE NM 87111

0101806435345810427 LEGAL: 0006 0027 TRACT A UNIT B NORTH ALBUQUERQUE ACRES
LAND USE:

PROPERTY ADDR: 00000 EAGLE ROCK
OWNER NAME: BAUER & LOUCKS ENTERPRISES LLC
OWNER ADDR: 09320 SAN PEDRO DR NE

ALBUQUERQUE NM 87113

0101806433745810428 LEGAL: 0005 0027 TRACT A UNIT B NORTH ALBUQUERQUE ACRES
LAND USE:

PROPERTY ADDR: 00000 EAGLE ROCK
OWNER NAME: BAUER & LOUCKS ENTERPRISES LLC
OWNER ADDR: 09320 SAN PEDRO DR NE

ALBUQUERQUE NM 87113

0101806433843610405 LEGAL: 028 027T RA UB N ALBU AC
LAND USE:

PROPERTY ADDR: 00000 OAKLAND
OWNER NAME: CORONADO AUTO SALVAGE
OWNER ADDR: 09320 SAN PEDRO DR NE

ALBUQUERQUE NM 87114

0101806435343610406 LEGAL: 027 027T RA UB N ALBU AC
LAND USE:

PROPERTY ADDR: 00000 OAKLAND
OWNER NAME: PERRY RALPH D & PERRY LLOYD C
OWNER ADDR: 02900 NORTH BRITAIN

IRVING TX 75062

0101806446546110434 LEGAL: TEMP ORAR Y PUBLIC DRAINAGE EASEMENT GRANTED TO
THE LAND USE:

PROPERTY ADDR: 00000 OBSIDIAN
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: 00000

ALBUQUERQUE NM 87103

0101806446545210435 LEGAL: LOT 14 B LOCK 2 PLAT OF EAGLE ROCK ESTATES UNIT
III LAND USE:

PROPERTY ADDR: 00000 OBSIDIAN
OWNER NAME: JOHNSON ALFRED
OWNER ADDR: 08919 OBSIDIAN ST NE

ALBUQUERQUE NM 87113

0101806446544710436 III LAND USE: LEGAL: LOT 13 B LOCK 2 PLAT OF EAGLE ROCK ESTATES UNIT
PROPERTY ADDR: 00000 OBSIDIAN
OWNER NAME: TERRY JOHN DAVID II & GLORIA M
OWNER ADDR: 08915 OBSIDIAN ST NE
ALBUQUERQUE NM 87113

0101806446544310437 III LAND USE: LEGAL: LOT 12 B LOCK 2 PLAT OF EAGLE ROCK ESTATES UNIT
PROPERTY ADDR: 00000 OBSIDION
OWNER NAME: JENSEN VICTOR A JR & TAMERA B
OWNER ADDR: 08909 OBSIDIAN ST NE
ALBUQUERQUE NM 87113

0101806446543810438 III LAND USE: LEGAL: LOT 11 B LOCK 2 PLAT OF EAGLE ROCK ESTATES UNIT
PROPERTY ADDR: 00000 OBSIDIAN
OWNER NAME: SALAZAR ROBERTA E
OWNER ADDR: 08905 OBSIDIAN ST NE
ALBUQUERQUE NM 87113

0101806446543310439 III LAND USE: LEGAL: LOT 10 B LOCK 2 PLAT OF EAGLE ROCK ESTATES UNIT
PROPERTY ADDR: 00000 OBSIDIAN
OWNER NAME: GORACKE BEN E & TIFFANY J
OWNER ADDR: 08901 OBSIDIAN ST NE
ALBUQUERQUE NM 87113

1 R E C O R D S W I T H L A B E L S PAGE
3

0101806446542710440 THE LAND USE: LEGAL: TEMP ORAR Y PUBLIC DRAINAGE EASEMENT GRANTED TO
PROPERTY ADDR: 00000 LIMESTONE
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: 00000
ALBUQUERQUE NM 87103

0101806447242710441 UNIT I LAND USE: LEGAL: LOT 8-P1 BLOCK 2 PLAT OF EAGLE ROCK ESTATES
PROPERTY ADDR: 00000 LIMESTONE
OWNER NAME: TAPIA DENNIS WAYNE & MARY SUSAN
OWNER ADDR: 06804 LIMESTONE AV NE
ALBUQUERQUE NM 87113

0101806447742710442 UNIT I LAND USE: LEGAL: LOT 7-P1 BLOCK 2 PLAT OF EAGLE ROCK ESTATES
PROPERTY ADDR: 00000 LIMESTONE
OWNER NAME: VIDOTTO CARLENE B
OWNER ADDR: 06900 LIMESTONE AV NE
ALBUQUERQUE NM 87113

0101806448142710443 UNIT I LAND USE: LEGAL: LOT 6-P1 BLOCK 2 PLAT OF EAGLE ROCK ESTATES
PROPERTY ADDR: 00000 LIMESTONE
OWNER NAME: STAFFORD TRENTON V & PEPPER ON
OWNER ADDR: 06904 LIMESTONE AV NE
ALBUQUERQUE NM 87113

0101806448642710444 UNIT I LAND USE: LEGAL: LOT 5-P1 BLOCK 2 PLAT OF EAGLE ROCK ESTATES
PROPERTY ADDR: 00000 LIMESTONE
OWNER NAME: RODOLPH RUSSELL B
OWNER ADDR: 06908 LIMESTONE AV NE
ALBUQUERQUE NM 87113

0101806447944510901 UNIT LAND USE: LEGAL: LOT 12-P 1 BLOCK 3 PLAT OF EAGLE ROCK ESTATES
PROPERTY ADDR: 00000 LIMESTONE
OWNER NAME: MCLAUGHLIN JOSHUA F & ALEXIS F
OWNER ADDR: 06901 LIMESTONE AV NE

ALBUQUERQUE NM 87113
0101806448444510902 LEGAL: LOT 11-P 1 BLOCK 3 PLAT OF EAGLE ROCK ESTATES
UNIT LAND USE: PROPERTY ADDR: 00000 LIMESTONE
OWNER NAME: BLACK B DOUGLAS &
OWNER ADDR: 11012 DOUBLE EAGLE NE

ALBUQUERQUE NM 87111
0101806449044510903 LEGAL: LOT 10-P 1 BLOCK 3 PLAT OF EAGLE ROCK ESTATES
UNIT LAND USE: PROPERTY ADDR: 00000 LIMESTONE
OWNER NAME: ANDERSON DANA LYNNE
OWNER ADDR: 06909 LIMESTONE AV NE

ALBUQUERQUE NM 87113
0101806448945410910 LEGAL: LOT 3-P1 BLOCK 3 PLAT OF EAGLE ROCK ESTATES
UNIT I LAND USE: PROPERTY ADDR: 00000 SHALE
OWNER NAME: MARTINEZ ANNETTE D
OWNER ADDR: 06908 SHALE AV NE

ALBUQUERQUE NM 87113
0101806448345410911 LEGAL: LOT 2-P1 BLOCK 3 PLAT OF EAGLE ROCK ESTATES
UNIT I LAND USE: PROPERTY ADDR: 00000 SHALE
OWNER NAME: HECKLER DEBORAH S &
OWNER ADDR: 06904 SHALE AV NE

ALBUQUERQUE NM 87113
0101806447845410912 LEGAL: LOT 1-P1 BLOCK 3 PLAT OF EAGLE ROCK ESTATES
UNIT I LAND USE: PROPERTY ADDR: 00000 SHALE
OWNER NAME: MORTGAGE ELECTRONIC REGISTRATI
OWNER ADDR: 00400 COUNTRYWIDE WA

SIMI VALLEY CA 93065
1 R E C O R D S W I T H L A B E L S PAGE
4

0101806447946811001 LEGAL: LOT 1-P1 BLOCK 1 PLAT OF EAGLE ROCK ESTATES
UNIT I LAND USE: PROPERTY ADDR: 00000 SHALE
OWNER NAME: TAPIA ANGELA M
OWNER ADDR: 06901 SHALE AV NE

ALBUQUERQUE NM 87113
0101806448346811002 LEGAL: LOT 2-P1 BLOCK 1 PLAT OF EAGLE ROCK ESTATES
UNIT I LAND USE: PROPERTY ADDR: 00000 SHALE
OWNER NAME: SMITH FORREST D
OWNER ADDR: 05699 NORTHWOOD DR

EVERGREEN CO 80439
0101806448846811003 LEGAL: LOT 3-P1 BLOCK 1 PLAT OF EAGLE ROCK ESTATES
UNIT I LAND USE: PROPERTY ADDR: 00000 SHALE
OWNER NAME: LOGAN MICHELE S
OWNER ADDR: 06909 SHALE AV NE

ALBUQUERQUE NM 87113
0101806448540610319 LEGAL: 014 028T RACT A UNIT B NORTH ALBUQUERQUE ACRES
LAND USE: PROPERTY ADDR: 00000 OAKLAND
OWNER NAME: MELLOY BROTHERS MOTOR CO
OWNER ADDR: 07707 LOMAS BL NE

ALBUQUERQUE NM 87110
0101806446940610320 LEGAL: 013 028T RACT A UNIT B NORTH ALBUQUERQUE ACRES
LAND USE: PROPERTY ADDR: 00000 OAKLAND
OWNER NAME: MELLOY BROTHERS MOTOR CO

ALBUQUERQUE NM 87110 OWNER ADDR: 07707 LOMAS BL NE
 0101806445240610321 LEGAL: 012 028T RACT A UNIT B NORTH ALBUQUERQUE ACRES
 LAND USE:

PROPERTY ADDR: 00000 OAKLAND
 OWNER NAME: BRIGGS ALLAN D & JUANITA M
 OWNER ADDR: 12301 CORONADO NE

ALBUQUERQUE NM 87122
 0101806443540610322 LEGAL: 011 028T RACT A UNIT B NORTH ALBUQUERQUE ACRES
 LAND USE:

PROPERTY ADDR: 00000 OAKLAND
 OWNER NAME: ENYART DALE
 OWNER ADDR: 04711 ROYENE NE

ALBUQUERQUE NM 87110
 0101806442040610323 LEGAL: 010 028T RACT A UNIT B NORTH ALBUQUERQUE ACRES
 LAND USE:

PROPERTY ADDR: 00000 OAKLAND
 OWNER NAME: NASH FRANCES T LEGAL LIFE
 OWNER ADDR: 06115 ALAMEDA BL NE

ALBUQUERQUE NM 87113
 0101806440340610324 LEGAL: 009 028T RACT A UNIT B NORTH ALBUQUERQUE ACRES
 LAND USE:

PROPERTY ADDR: 00000 OAKLAND
 OWNER NAME: NASH FRANCES T LEGAL LIFE
 OWNER ADDR: 06115 ALAMEDA BL NE

ALBUQUERQUE NM 87113
 0101806438640610325 LEGAL: 008 028T RACT A UNIT B NORTH ALBUQUERQUE ACRES
 LAND USE:

PROPERTY ADDR: 00000 OAKLAND
 OWNER NAME: NASH FRANCES T LEGAL LIFE
 OWNER ADDR: 06115 ALAMEDA BL NE

ALBUQUERQUE NM 87113
 0101806437040610326 LEGAL: 007 028T RACT A UNIT B NORTH ALBUQUERQUE ACRES
 LAND USE:

PROPERTY ADDR: 00000 OAKLAND
 OWNER NAME: NASH FRANCES T LEGAL LIFE
 OWNER ADDR: 06115 ALAMEDA BL NE

ALBUQUERQUE NM 87113
 1 R E C O R D S W I T H L A B E L S PAGE
 5

0101806434040610329 LEGAL: LOTS 4, 5 & 6 BLK 28 TRACT A UNIT B NORTH
 ALBUQUER LAND USE:

PROPERTY ADDR: 00000 OAKLAND
 OWNER NAME: AUTO PARTS INTERNATIONAL INC
 OWNER ADDR: 06114 OAKLAND AV NE

ALBUQUERQUE NM 87113
 0101806434749810526 LEGAL: LOT 29-A BLOCK 26 PLAT OF LT 29-A BLK 26 NORTH
 ALB LAND USE:

PROPERTY ADDR: 00000 EAGLE ROCK
 OWNER NAME: CITY OF ALBUQUERQUE
 OWNER ADDR: 00000

ALBUQUERQUE NM 87103
 0101806438649010508 LEGAL: 025 026T RA UB N ALBU AC
 LAND USE:

PROPERTY ADDR: 00000 EAGLE ROCK
 OWNER NAME: AK MANAGEMENT INC
 OWNER ADDR: 13215 VELMA CT NE

ALBUQUERQUE NM 87112
 0101806440349010509 LEGAL: 024 026T RA UB N ALBU AC
 LAND USE:

PROPERTY ADDR: 00000 EAGLE ROCK

ALBUQUERQUE NM 87112
 0101806442049010510
 LAND USE:

OWNER NAME: AK MANAGEMENT INC
 OWNER ADDR: 13215 VELMA CT NE
 LEGAL: 023 026T RA UB N ALBU AC
 PROPERTY ADDR: 00000 EAGLE ROCK
 OWNER NAME: AK MANAGEMENT INC
 OWNER ADDR: 13215 VELMA CT NE

ALBUQUERQUE NM 87112
 0101806443549010511
 LAND USE:

LEGAL: 022 026T RA UB N ALBU AC
 PROPERTY ADDR: 00000 EAGLE ROCK
 OWNER NAME: EAGLE ROCK PROPERTIES LLC
 OWNER ADDR: 06705 EAGLE ROCK AV NE

ALBUQUERQUE NM 87113
 0101806445249010512
 LAND USE:

LEGAL: 021 026T RA UB N ALBU AC
 PROPERTY ADDR: 00000 EAGLE ROCK
 OWNER NAME: COLE SCOTT M
 OWNER ADDR: 00200 HERMOSA NE

ALBUQUERQUE NM 87106
 0101806446648710530
 OF LAND USE:

LEGAL: TEMP ORAR Y PUBLIC DRAINAGE EASEMENT BLOCK 2 PLAT
 PROPERTY ADDR: 00000 OBSIDIAN
 OWNER NAME: CITY OF ALBUQUERQUE
 OWNER ADDR: 00000

ALBUQUERQUE NM 87103
 0101806446649610531
 IV LAND USE:

LEGAL: LOT 4 BL OCK 2 PLAT OF EAGLE ROCK ESTATES UNIT
 PROPERTY ADDR: 00000 OBSIDIAN
 OWNER NAME: BACA JENNY RENEE
 OWNER ADDR: 09015 OBSIDIAN ST NE

ALBUQUERQUE NM 87113
 0101806446650010532
 IV LAND USE:

LEGAL: LOT 5 BL OCK 2 PLAT OF EAGLE ROCK ESTATES UNIT
 PROPERTY ADDR: 00000 OBSIDIAN
 OWNER NAME: HANDING BRYAN E & LYNN C
 OWNER ADDR: 09019 OBSIDIAN ST NE

ALBUQUERQUE NM 87113
 0101806447848411301
 UNIT I LAND USE:

LEGAL: LOT 1-P1 BLOCK 1 PLAT OF EAGLE ROCK ESTATES
 PROPERTY ADDR: 00000 GABBRO
 OWNER NAME: MOFFETT COLE III
 OWNER ADDR: 06900 GABBRO AV NE

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

0101806448248411302
 UNIT I LAND USE:

LEGAL: LOT 2-P1 BLOCK 1 PLAT OF EAGLE ROCK ESTATES
 PROPERTY ADDR: 00000 GABBRO
 OWNER NAME: COLTON BRADLEY L & JUDITH
 OWNER ADDR: 06904 GABBRO AV NE

ALBUQUERQUE NM 87113
 0101806448748411303
 UNIT I LAND USE:

LEGAL: LOT 3-P1 BLOCK 1 PLAT OF EAGLE ROCK ESTATES
 PROPERTY ADDR: 00000 GABBRO
 OWNER NAME: BRAND SUSAN M
 OWNER ADDR: 06908 GABBRO AV NE

ALBUQUERQUE NM 87113
 0101806447849811201
 UNIT LAND USE:

LEGAL: LOT 12-P 1 BLOCK 3 PLAT OF EAGLE ROCK ESTATES

PROPERTY ADDR: 00000 GABBRO
OWNER NAME: BALL MARTIN C & MARTHA E
OWNER ADDR: 06901 GABBRO AV NE
ALBUQUERQUE NM 87113
0101806448349811202 LEGAL: LOT 11-P 1 BLOCK 3 PLAT OF EAGLE ROCK ESTATES
UNIT LAND USE:

PROPERTY ADDR: 00000 GABBRO
OWNER NAME: SABOLICK DAVID A JR
OWNER ADDR: 06905 GABBRO AV NE
ALBUQUERQUE NM 87113
0101806448849811203 LEGAL: LOT 10-P 1 BLOCK 3 PLAT OF EAGLE ROCK ESTATES
UNIT LAND USE:

PROPERTY ADDR: 00000 GABBRO
OWNER NAME: VAN DOREN SCOTT H
OWNER ADDR: 06909 GABBRO AV NE
ALBUQUERQUE NM 87113

QUIT

"Attachment A"

Susan Rasinski, Mark Goodwin and Associates, PA
Zone Map: C-18

NOR ESTE N.A. (R)

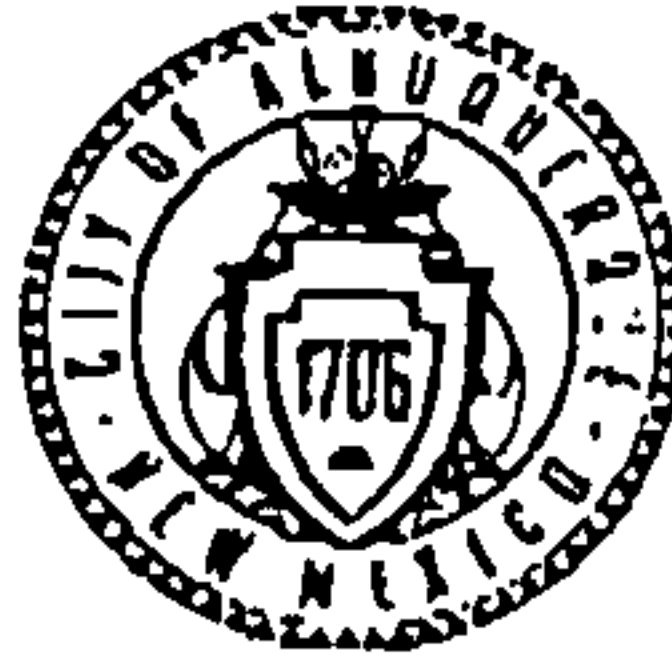
***Jay Rowland** 4

7729 R.C. Gorman Ave. NE/87122 797-0853 (h)

Joe Yardumian

7801 R.C. Gorman Ave. NE/87122-2748 797-1851 (h)

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



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

February 5, 2004

Susan Rasinski
Mark Goodwin and Associates, PA
P.O. Box 90606/87199
Phone: 828-2200/Fax: 797-9539

Dear Susan:

Thank you for your inquiry of February 5, 2004 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOTS 7-12 AND 21-26, TRACT A, UNIT B, BLOCK 2Y, NORTH ALBUQUERQUE ACRES, zone map C-18.**

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(04/09/03)

Project# 1002711

STV INVESTMENT, LLC
1015 TIJERAS NW, STE# 210
ALBUQUERQUE NM 87102

JOE YARDUMIAN
Nor Este Neigh. Assoc.
7801 R.C. GORMAN AVE NE
ALBUQUERQUE NM 87122-2748

101806433843610405

CORONADO AUTO SALVAGE
9320 SAN PEDRO DR NE
ALBUQUERQUE NM 87114

101806446544710436

TERRY JOHN DAVID II & GLORIA
8915 OBSIDIAN ST NE
ALBUQUERQUE NM 87113

101806446543310439

GORACKE BEN E & TIFFANY J
8901 OBSIDIAN ST NE
ALBUQUERQUE NM 87113

101806448142710443

STAFFORD TRENTON V & PEPPER O
6904 LIMESTONE AV NE
ALBUQUERQUE NM 87113

101806448444510902

BLACK B DOUGLAS &
11012 DOUBLE EAGLE NE
ALBUQUERQUE NM 87111

101806448345410911

HECKLER DEBORAH S &
6904 SHALE AV NE
ALBUQUERQUE NM 87113

101806448346811002

SMITH FORREST D
5699 NORTHWOOD DR
EVERGREEN CO 80439

101806445240610321

BRIGGS ALLAN D & JUANITA M
12301 CORONADO NE
ALBUQUERQUE NM 87122

MARK GOODWIN & ASSOCIATES
PO BOX 90606
ALBUQUERQUE NM 87199

101806437043610407

SWAN INC
9504 SEABROOK DR NE
ALBUQUERQUE NM 87111

101806435343610406

PERRY RALPH D & PERRY LLOYD C
2900 NORTH BRITAIN
IRVING TX 75062

101806446544310437

JENSEN VICTOR A JR & TAMERA B
8909 OBSIDIAN ST NE
ALBUQUERQUE NM 87113

101806447242710441

TAPIA DENNIS WAYNE & MARY SUS
6804 LIMESTONE AV NE
ALBUQUERQUE NM 87113

101806448642710444

RODOLPH RUSSELL B
6908 LIMESTONE AV NE
ALBUQUERQUE NM 87113

101806449044510903

ANDERSON DANA LYNNE
6909 LIMESTONE AV NE
ALBUQUERQUE NM 87113

101806447845410912

MORTGAGE ELECTRONIC REGISTRA
400 COUNTRYWIDE WA
SIMI VALLEY CA 93065

101806448846811003

LOGAN MICHELE S
6909 SHALE AV NE
ALBUQUERQUE NM 87113

101806443540610322

ENYART DALE
4711 ROYENE NE
ALBUQUERQUE NM 87110

JAY ROWLAND
Nor Este Neigh. Assoc.
7729 R.C. GORMAN AVE NE
ALBUQUERQUE NM 87122

101806435345810427

BAUER & LOUCKS ENTERPRISES LL
9320 SAN PEDRO DR NE
ALBUQUERQUE NM 87113

101806446545210435

JOHNSON ALFRED
8919 OBSIDIAN ST NE
ALBUQUERQUE NM 87113

101806446543810438

SALAZAR ROBERTA E
8905 OBSIDIAN ST NE
ALBUQUERQUE NM 87113

101806447742710442

VIDOTTO CARLENE B
6900 LIMESTONE AV NE
ALBUQUERQUE NM 87113

101806447944510901

MCLAUGHLIN JOSHUA F & ALEXIS
6901 LIMESTONE AV NE
ALBUQUERQUE NM 87113

101806448945410910

MARTINEZ ANNETTE D
6908 SHALE AV NE
ALBUQUERQUE NM 87113

101806447946811001

TAPIA ANGELA M
6901 SHALE AV NE
ALBUQUERQUE NM 87113

101806448540610319

MELLOY BROTHERS MOTOR CO
7707 LOMAS BL NE
ALBUQUERQUE NM 87110

101806442040610323

NASH FRANCES T LEGAL LIFE
6115 ALAMEDA BL NE
ALBUQUERQUE NM 87113

101806434040610329

AUTO PARTS INTERNATIONAL INC
6114 OAKLAND AV NE
ALBUQUERQUE NM 87113

101806445249010512

COLE SCOTT M
200 HERMOSA NE
ALBUQUERQUE NM 87106

101806447848411301

MOFFETT COLE III
6900 GABBRO AV NE
ALBUQUERQUE NM 87113

101806447849811201

BALL MARTIN C & MARTHA E
6901 GABBRO AV NE
ALBUQUERQUE NM 87113

101806438649010508

AK MANAGEMENT INC
13215 VELMA CT NE
ALBUQUERQUE NM 87112

101806446649610531

BACA JENNY RENEE
9015 OBSIDIAN ST NE
ALBUQUERQUE NM 87113

101806448248411302

COLTON BRADLEY L & JUDITH
6904 GABBRO AV NE
ALBUQUERQUE NM 87113

101806448349811202

SABOLICK DAVID A JR
6905 GABBRO AV NE
ALBUQUERQUE NM 87113

101806443549010511

EAGLE ROCK PROPERTIES LLC
6705 EAGLE ROCK AV NE
ALBUQUERQUE NM 87113

101806446650010532

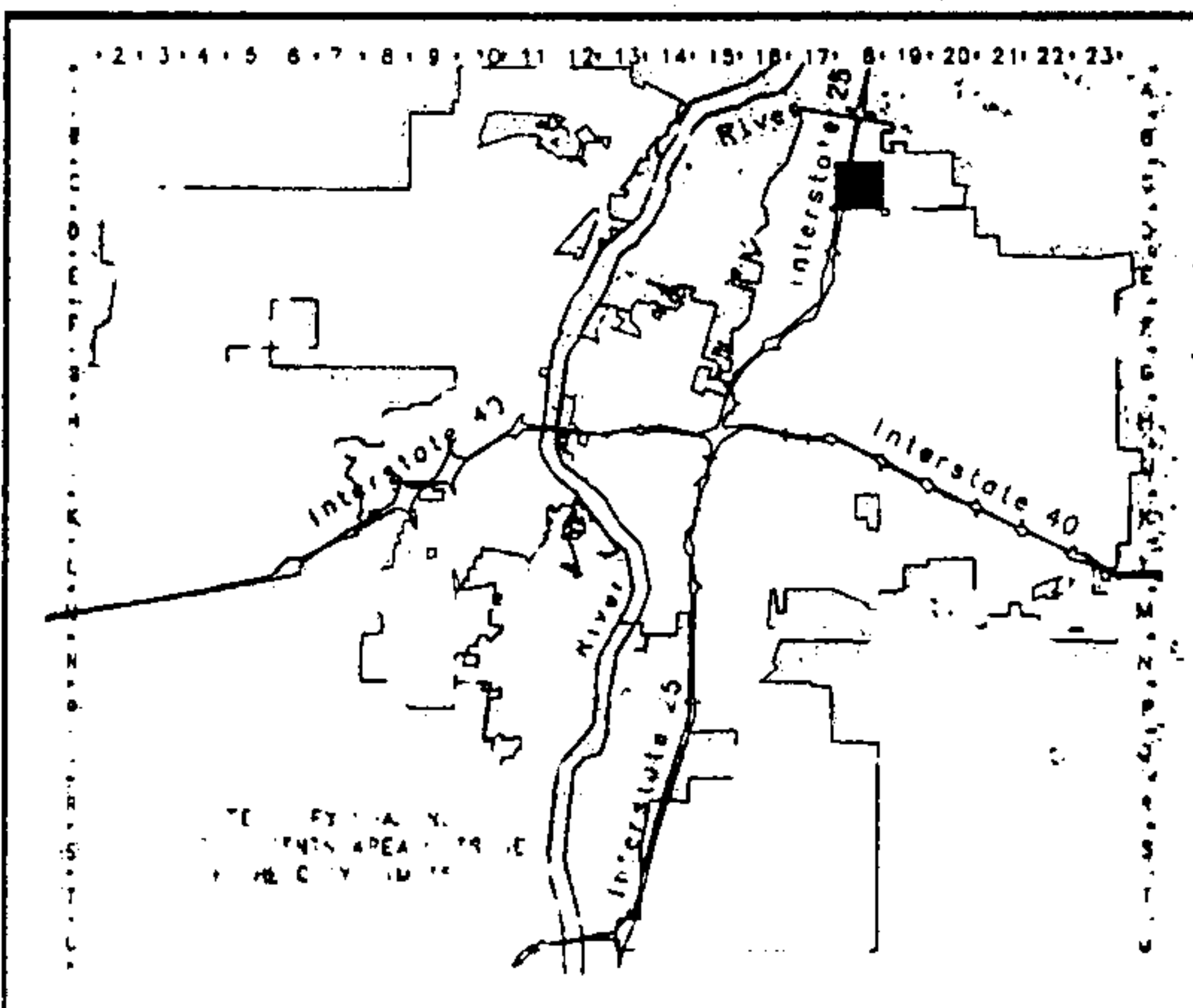
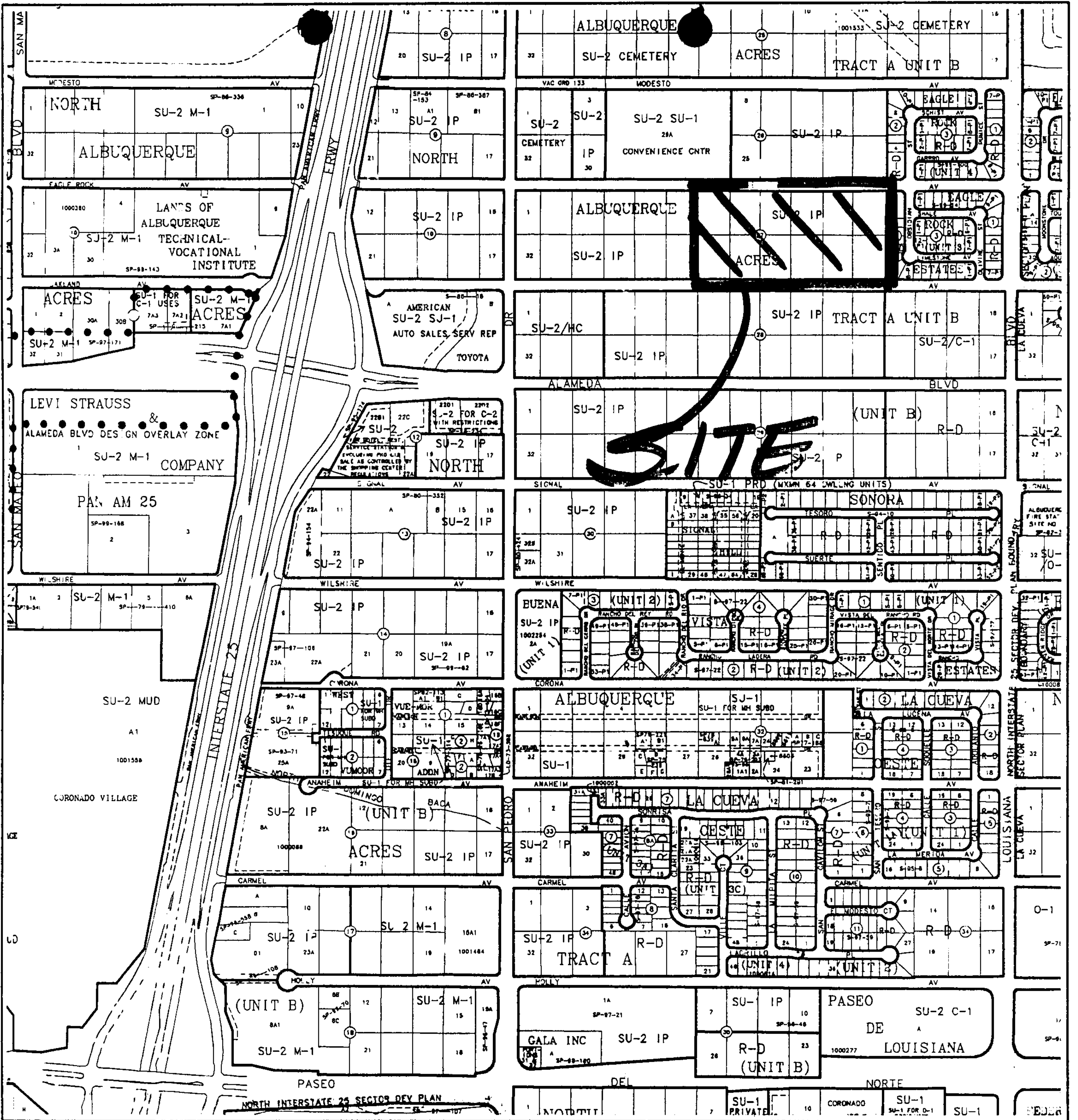
HANDING BRYAN E & LYNN C
9019 OBSIDIAN ST NE
ALBUQUERQUE NM 87113

101806448748411303

BRAND SUSAN M
6908 GABBRO AV NE
ALBUQUERQUE NM 87113

101806448849811203

VAN DOREN SCOTT H
6909 GABBRO AV NE
ALBUQUERQUE NM 87113



CITY OF
Albuquerque
A G I S
Albuquerque Geographic Information System
PLANNING DEPARTMENT
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Zone Atlas Page
C-18-Z
Map Amended through January 21, 2003

Claire

ORIGINAL

INFRASTRUCTURE LIST

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

**Oakland Estates
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**Lots 7-12 & 21-26, block 27, Tract A, Unit B, North Albuquerque Acres
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

1 8/6/09
2 8/24/04
3 5/13/05
4 1/19/05

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During 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
		22' FF 4' *	Res Pvmnt Sidewalk (One Side) C & G (Both Sides)	Glenturret Way (Private)	West Boundary	Lochside Lane	/	/	/
		22' FF 4' *	Res Pvmnt Sidewalk (One Side) C & G (Both Sides)	Glenturret Way (Private)	<u>2</u> LOCHNAGE Lochside Lane	East Boundary	/	/	/
		28' FF 4' *	Res Pvmnt Sidewalk (Both Side) C & G (Both Sides)	Glenturret Way (Private)	Lochside Lane	Lochnager Lane	/	/	/
		28' FF 4' *	Res Pvmnt w/ Knuckles Sidewalk (Both Side) C & G (Both Sides)	Glenlochey Way (Private)	Lochside Lane	Lochnager Lane	/	/	/
		26' FF 4' *	Res Pvmnt Sidewalk (Both Side) C & G (Both Sides)	Lochside Lane (Private)	Glenturret Way	Glenlochey Way	/	/	/
		26' FF 4' *	Res Pvmnt Sidewalk (Both Side) C & G (Both Sides)	Lochnager Lane (Private)	Glenturret Way	Glenlochey Way	/	/	/
		20' 4' 4'	Res Pvmnt Temp, if required Sidewalk (South Side) C & G (South Side)	Eagle Rock Avenue (Public)	East Boundary	West Boundary	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		20'	Res Pvmnt	Oakland Avenue	East Boundary	West Boundary	/	/	/
		4'	Temp, if required	(Public)					
		4'	Sidewalk (North Side) C & G (North Side)						
		20'	Res Pvmnt Remove & Replace for Storm Drain Construction	Eagle Rock Avenue (Public)	San Pedro Blvd	East Boundary	/	/	/
		38' FF 4' *	Res Pvmnt Sidewalk (Both Side) C & G (Both Sides)	Glen Mhor Lane (Private)	Oakland Avenue	Glenlochey Way	/	/	/
		18'	Gravel Valley Gutter <i>SIDWALK</i>	Public Street 30' Emergency Access Easmt Easement	Eagle Rock Avenue	Glenturret Way			
			WATER						
		6"	Water line	40' Easement	Eagle Rock Avenue	Glenturret Way	/	/	/
		6"	Water line	Glen Mohr Lane	Oakland Avenue	Glenlochey Way	/	/	/
		6"	Water line	Glenlochey Way	Lochside Lane	Lochnager Lane	/	/	/
		6"	Water line	Lochside Lane	Glenlochey Way	Glenturret Way	/	/	/
		6" / 4"	Water line	Glenturret Way	West Boundary	East Boundary	/	/	/
		6"	Water line	Lochnager Lane	Glenlochey Way	Glenturret Way	/	/	/
		8"	Water line	Oakland Avenue	East Boundary Line	West Boundary Line			
			SANITARY SEWER						
		8"	SAS	40' Easement	Eagle Rock Avenue	Glenturret Way	/	/	/
		8"	SAS	Glenturret Street	West Boundary	East Boundary	/	/	/
		8"	SAS	Glenlochey Street	Lochside Lane	Lochnager Lane	/	/	/
		8"	SAS	Lochside Drive	Glenturret Way	Glenlochey Way	/	/	/
		8"	SAS	Lochnager Drive	Glenturret Way	Glenlochey Way	/	/	/
		8"	SAS	Oakland Avenue	East Boundary Line	West Boundary Line			

*Private pedestrian
access easement LOT 3*

ORIGINAL

Project name: Oakland Estates

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

Size	Type of Improvement	Location	From	To
54"-48"-30"	Storm Drain	Eagle Rock Avenue	San Pedro Blvd	EMER ACCESS ESMT East Boundary
**30"-30"	Storm Drain	EAGLE ROCK	EMER ACC ESMT	East RL
42"-36"-30"	Storm Drain	Easement / Lochside Lane	Eagle Rock Avenue	Oakland Avenue
36"-24"	Storm Drain	Oakland Avenue	Easement	Eastern Terminus

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

- * Sidewalks to be deferred
- ** ~~Oakland Avenue Storm Drain to be deferred~~ EAGLE ROCK ST TO BE DEFERRED ^{to Review} 3
- 1 Storm Drain to include manholes and drop inlets A
- 2 Engineer's Certification for Grading & Drainage per DPM including perimeter walls as shown on Grading Plan for release of SIA and Financial Guarantees
- 3 Water infrastructure to include valves, fittings, valve boxes, and fire hydrants
- 4 Sanitary Sewer to include manholes and service connections
- 5. Glen Moor street width to be determined at DRC

AGENT / OWNER

J. Scott Davis
NAME (print)

MARK GOODWIN & ASSOCIATES
FIRM

Scott Davis 3/9/04
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Sheran Nelson 3/10/04 DRC CHAIR - date

Christina Sandoval 3/10/04 PARKS & GENERAL SERVICES - date

[Signature] 3/10/04 TRANSPORTATION DEVELOPMENT - date

Roger Green 3/10/04 UTILITY DEVELOPMENT - date

Brad D. Bihan 3/10/04 CITY ENGINEER - date

_____ AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
1	8/10/04	<i>[Signature]</i>	<i>Brad Bihan</i>	<i>[Signature]</i>
2	8/24/04	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
3	5/13/05	<i>[Signature]</i>	<i>Brad Bihan</i>	<i>[Signature]</i>
4	1/19/05	<i>[Signature]</i>	<i>Brad Bihan</i>	<i>[Signature]</i>

INFRASTRUCTURE LIST

Date Site Plan Approved: _____

Date Preliminary Plat Approved: 3/10/04

Date Preliminary Plat Expires: 3/10/05

DRB Project No.: 1002711

DRB Application No.: ~~04-007~~ 04-0071

ORIGINAL


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

Oakland Estates
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 7-12 & 21-26, block 27, Tract A, Unit B, North Albuquerque Acres
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

① 8/6/04
② 8/24/04
③ 5/13/05

Following is a summary of PUBLIC/PRIVATE infrastructure required to be constructed or financially guaranteed for the above development. This listing is not necessarily a complete listing. During 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
		22' FF 4' *	Res Pvmnt Sidewalk (One Side) C & G (Both Sides)	Glenturret Way (Private)	West Boundary	Lochside Lane	/	/	/
		22' FF 4' *	Res Pvmnt Sidewalk (One Side) C & G (Both Sides)	Glenturret Way (Private)	 LOCHNAGE Lochside Lane	East Boundary	/	/	/
		28' FF 4' *	Res Pvmnt Sidewalk (Both Side) C & G (Both Sides)	Glenturret Way (Private)	Lochside Lane	Lochnager Lane	/	/	/
		28' FF 4' *	Res Pvmnt w/ Knuckles Sidewalk (Both Side) C & G (Both Sides)	Glenlochy Way (Private)	Lochside Lane	Lochnager Lane	/	/	/
		26' FF 4' *	Res Pvmnt Sidewalk (Both Side) C & G (Both Sides)	Lochside Lane (Private)	Glenturret Way	Glenlochy Way	/	/	/
		26' FF 4' *	Res Pvmnt Sidewalk (Both Side) C & G (Both Sides)	Lochnager Lane (Private)	Glenturret Way	Glenlochy Way	/	/	/
		20' 4' 4'	Res Pvmnt Temp, if required Sidewalk (South Side) C & G (South Side)	Eagle Rock Avenue (Public)	East Boundary	West Boundary	/	/	/

Project name:

Oakland Estates

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		20' 4' 4'	Res Pvmnt Temp, if required Sidewalk (North Side) C & G (North Side)	Oakland Avenue (Public)	East Boundary	West Boundary	/	/	/
		20'	3 *** Res Pvmnt Remove & Replace for Storm Drain Construction	Eagle Rock Avenue (Public)	San Pedro Blvd	East Boundary	/	/	/
		44' 38' FF 4'*	1 Res Pvmnt Sidewalk (Both Side) C & G (Both Sides)	Glen Mhor Lane (Private)	Oakland Avenue	Glenlochey Way	/	/	/
		18' 6'	1 Gravel Valley Gutter <i>SIDWALK</i>	Public Easement 30' Emergency Access Easmt Easement 2 Private pedestrian access easement LOT 3	Eagle Rock Avenue	Glenturret Way			
			WATER						
		6"	Water line	40' Easement	Eagle Rock Avenue	Glenturret Way	/	/	/
		6"	Water line	Glen Mohr Lane	Oakland Avenue	Glenlochey Way	/	/	/
		6"	Water line	Glenlochey Way	Lochside Lane	Lochnager Lane	/	/	/
		6"	1 Water line	Lochside Lane	Glenlochey Way	Glenturret Way	/	/	/
		6"/4"	Water line	Glenturret Way	West Boundary	East Boundary	/	/	/
		6"	Water line	Lochnager Lane	Glenlochey Way	Glenturret Way	/	/	/
		8"	Water line	Oakland Avenue	East Boundary Line	West Boundary Line			
			SANITARY SEWER						
		8"	SAS	40' Easement	Eagle Rock Avenue	Glenturret Way	/	/	/
		8"	SAS	Glenturret Street	West Boundary	East Boundary	/	/	/
		8"	SAS	Glenlochey Street	Lochside Lane	Lochnager Lane	/	/	/
		8"	SAS	Lochside Drive	Glenturret Way	Glenlochey Way	/	/	/
		8"	SAS	Lochnager Drive	Glenturret Way	Glenlochey Way	/	/	/
		8"	SAS	Oakland Avenue	East Boundary Line	West Boundary Line			

ORIGINAL

Project name: Oakland Estates

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		48" - 36"	Storm Drain	Eagle Rock Avenue	San Pedro Blvd	EMER ACCESS ESMT East Boundary			
		30" - 36"	Storm Drain	EAGLE ROCK	EMER ACC ESMT	East Rd			
		42" - 36" - 30"	Storm Drain	Easement / Lochside Lane	Eagle Rock Avenue	Oakland Avenue	/	/	/
		36" - 24"	Storm Drain	Oakland Avenue	Easement	Eastern Terminus	/	/	/

- * Sidewalks to be deferred
- ** ~~Oakland Avenue Storm Drain to be deferred~~ to Paving **EAGLE ROCK SD TO BE DEFERRED**
- 1 Storm Drain to include manholes and drop inlets
- 2 Engineer's Certification for Grading & Drainage per DPM including perimeter walls as shown on Grading Plan for release of SIA and Financial Guarantees
- 3 Water infrastructure to include valves, fittings, valve boxes, and fire hydrants
- 4 Sanitary Sewer to include manholes and service connections
- 5. **Glen Mar street width to be determined at DRC**

AGENT / OWNER

J. Scott Davis
NAME (print)

MARK GOODWIN & ASSOCIATES
FIRM

J. Scott Davis 3/19/04
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Sherran Nielsen 3/19/04 Christina Sandoral 3/10/04
DRB CHAIR - date PARKS & GENERAL SERVICES - date

Mike [Signature] 3/10/04
TRANSPORTATION DEVELOPMENT - date

Roger Green 3/10/04
UTILITY DEVELOPMENT - date

Brad J. Bihan 3/10/04
CITY ENGINEER - date

AMAFA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
1	8/10/04	[Signature]	Brad Bihan 1st Dept Eng	[Signature]
2	8/24/04	[Signature]	PAGE 3 OF 3	[Signature]
3	5/13/05	[Signature]	Brad Bihan	[Signature]

A City of Albuquerque



DEVELOPMENT PLAN REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: <u>STV Investments VII, LLC</u>	PHONE: <u>338-2286</u>
ADDRESS: <u>1015 Tijeras, Suite 210</u>	FAX: <u>944-1232</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87102</u>	E-MAIL: _____
Proprietary interest in site: <u>Owner</u>	
AGENT (if any): <u>Mark Goodwin & Associates, PA</u>	PHONE: <u>(505) 828-2200</u>
ADDRESS: <u>PO Box 90606</u>	FAX: <u>(505) 797-9539</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87199</u>	E-MAIL: <u>goodwinengrs@comcast.net</u>

DESCRIPTION OF REQUEST: Oakland Estates 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. 7-12, 21-26, Tr A Block: _____ Unit: B

Subdiv. / Addn. North Albuquerque Acres

Current Zoning: R-D Proposed zoning: R-D

Zone Atlas page(s): C-18 No. of **existing** lots: 12 No. of **proposed** lots: 68

Total area of site (acres): 10.6574 Density if applicable: dwellings per gross acre: 6.38 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. 101806443545810422 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Eagle Rock Avenue
Between: San Pedro Blvd and Louisiana Blvd

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1003099, 03EPC-00907, 03EPC-00908, 03EPC-00915

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

SIGNATURE Scott Davis DATE 10/8/04
 (Print) Scott Davis Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 10/03

<p><input type="checkbox"/> INTERNAL ROUTING</p> <input checked="" type="checkbox"/> All checklists are complete <input checked="" type="checkbox"/> All fees have been collected <input checked="" 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 checked="" type="checkbox"/> F.H.D.P. fee rebate	<p>Application case numbers</p> <p><u>04DRB</u> - <u>01646</u></p> <p>_____ - _____</p> <p>_____ - _____</p> <p>_____ - _____</p> <p>_____ - _____</p>	<p>Action</p> <p><u>FR</u></p> <p><u>CMF</u></p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>S.F.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Fees</p> <p>\$ <u>0</u></p> <p>\$ <u>20.00</u></p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>Total</p> <p>\$ <u>20.00</u></p>
---	--	---	---	---

Hearing date 11/3/04

Planner signature / date 10/26/04

Project # 1002711

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

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

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

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

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

- AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
- AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
- AMENDMENT TO GRADING PLAN (with minor changes)**
- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
 - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.

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

Scott Davy's
Applicant name (print)

Scott Davy
Applicant signature / date

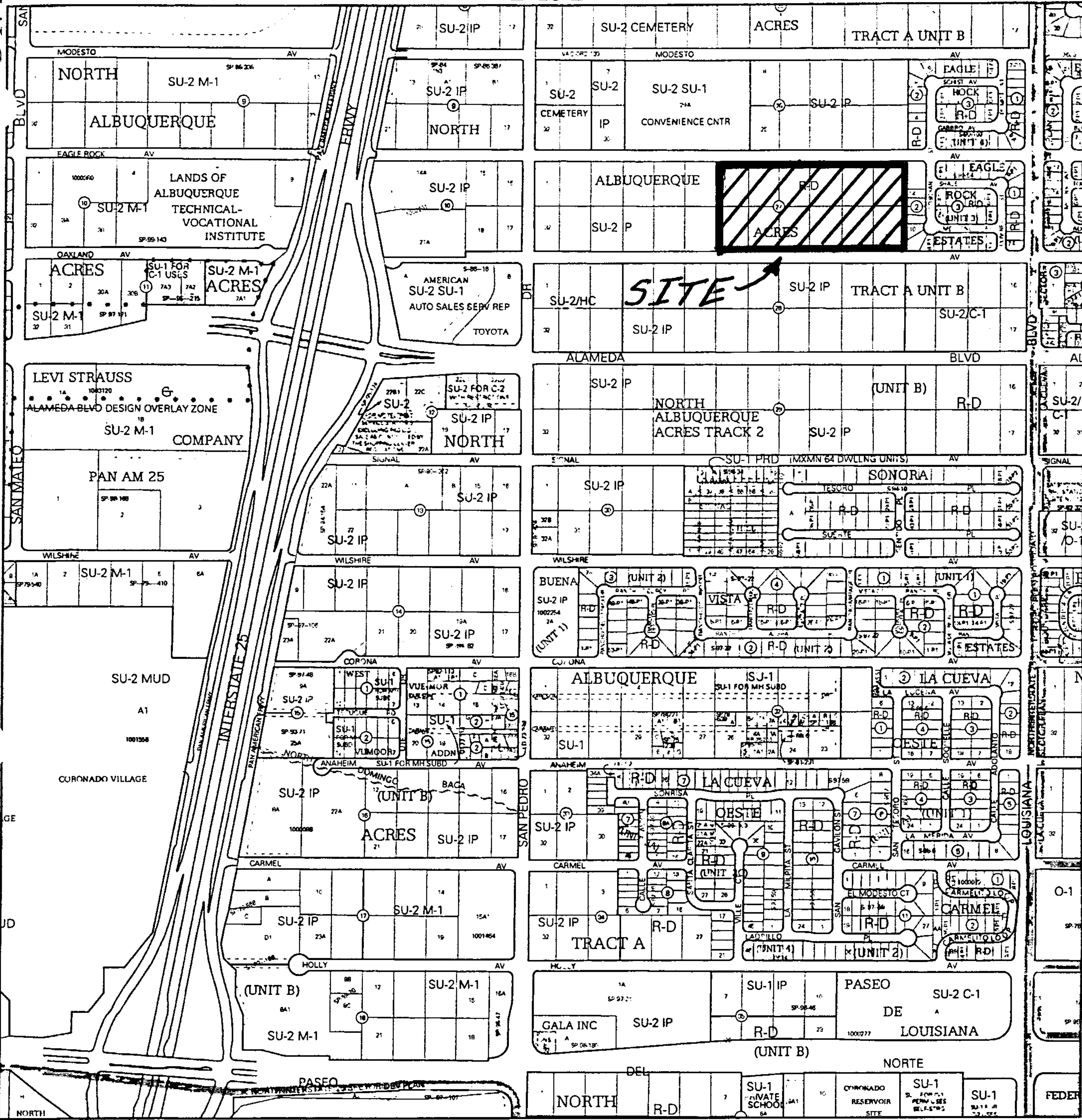


Form revised February 2003

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
04046 - 01646

Carla Senora
Planner signature / date

Project # 100.27.11

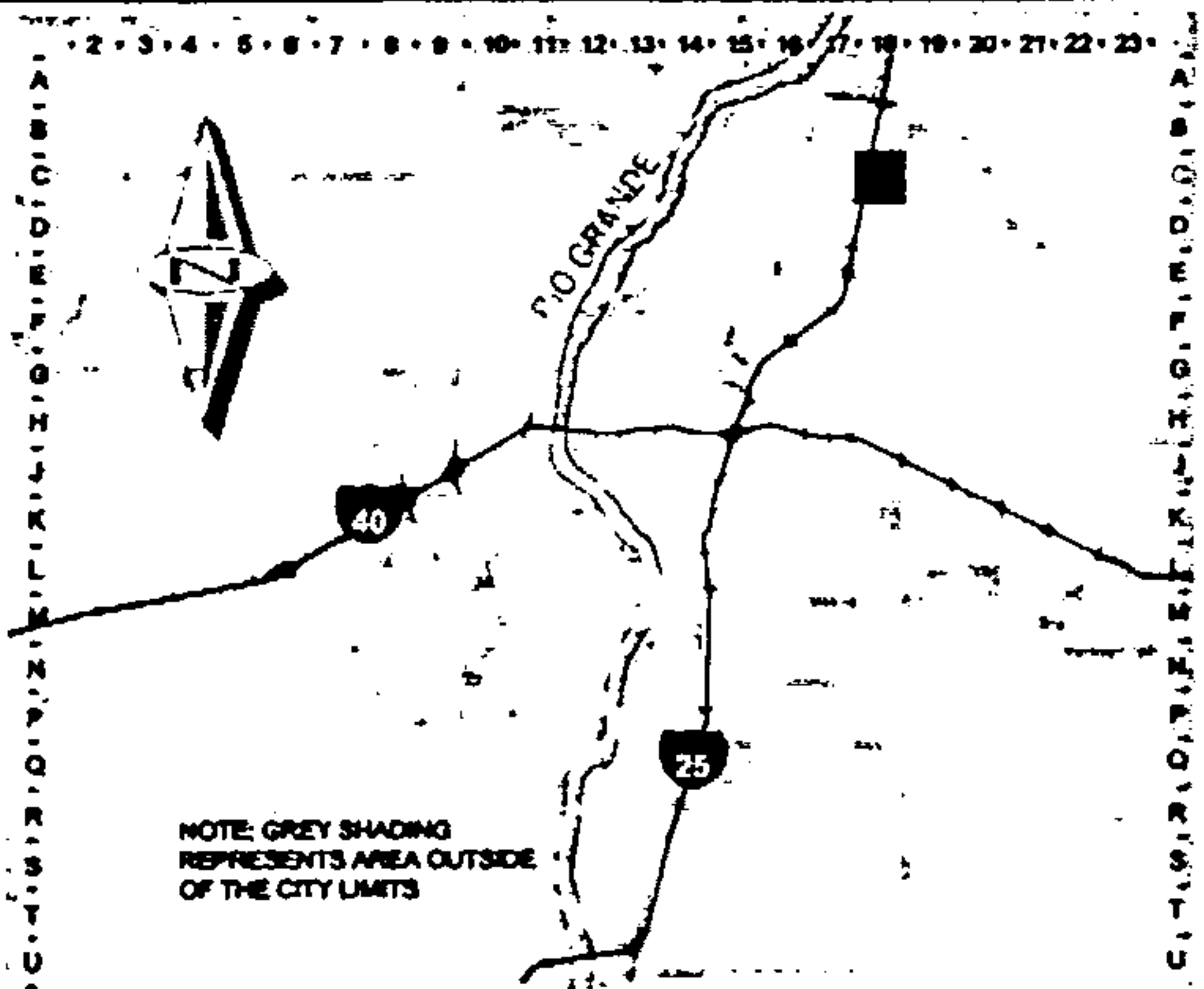


Zone Atlas Page: **C-18-Z**

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

Selected Symbols

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



CITY OF ALBUQUERQUE
1706
THREE HUNDRED YEARS
 1706 • 2006
ALBUQUERQUE
Haciendo Historia
AGIS
 Albuquerque Geographic Information System
PLANNING DEPARTMENT
 © Copyright 2004

FIGURE 12

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

Oakland Estates

742481

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 13th day of October, 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 STV Investments VII, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] NM 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.

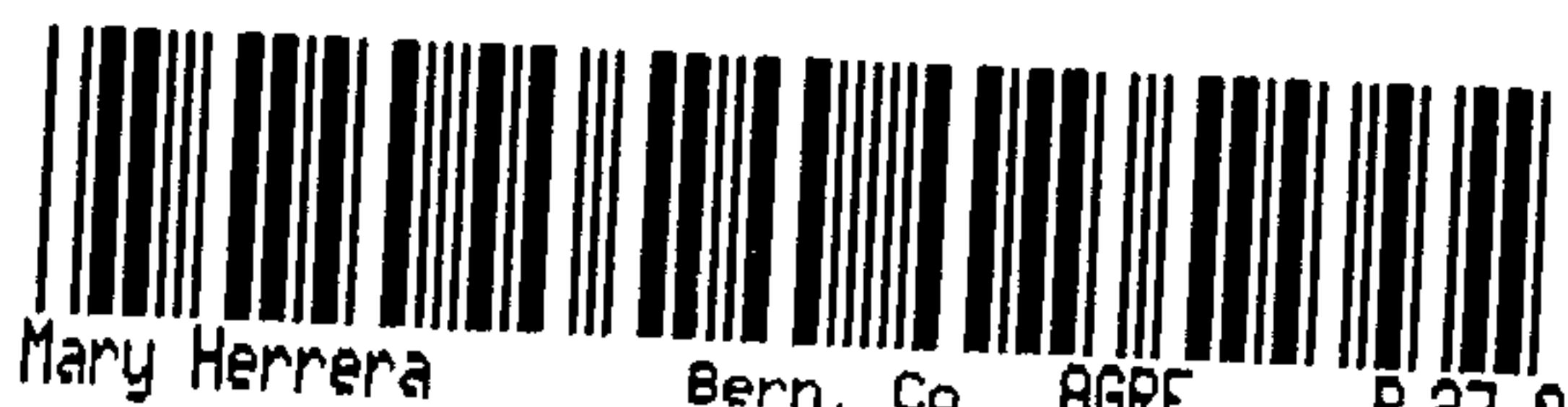
1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Lots 7-12 and Lots 21-26, Block 27, Tract A, Unit B, NAA, recorded on 4/24/1936 in the records of the Bernalillo County Clerk at Book D, pages 130 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:] STV Investments VII, LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as OAKLAND ESTATES 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 26th day of July 2005 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 742481.

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



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

PAID RECEIPT

APPLICANT NAME STV Investments
 AGENT Mark Goodwin + Assoc.
 ADDRESS _____
 PROJECT & APP # ~~1003099~~ 1002711
 PROJECT NAME Oakland Estates

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

\$ 20.00 TOTAL AMOUNT DUE

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

D. MARK GOODWIN AND ASSOCIATES, P.A.

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

4350

City Of Albuquerque
 Treasury Division

95-681/1070

PAY TO THE ORDER OF City of Albuquerque
Twenty 10/100

10/20/2004 2:54PM \$ 20.00
 RECEIPT# 00033296 WSH 007 TRANSH 0034
 Account 441032 Fund 0110
 Activity 3424000
 Trans Amt \$20.00
 J24 Misc \$20.00
 CK \$20.00
 CHANGE \$0.00

 **BANK OF AMERICA**
 Coronado Office
 1-800-488-2265

FOR Oakland Estates

Jesaw Rasmussen
 Thank You

⑈004350⑈ ⑆107006813⑆ 283007003⑈

© HARLAND STYLE .XXJ

 Security Features Details on back

MP



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

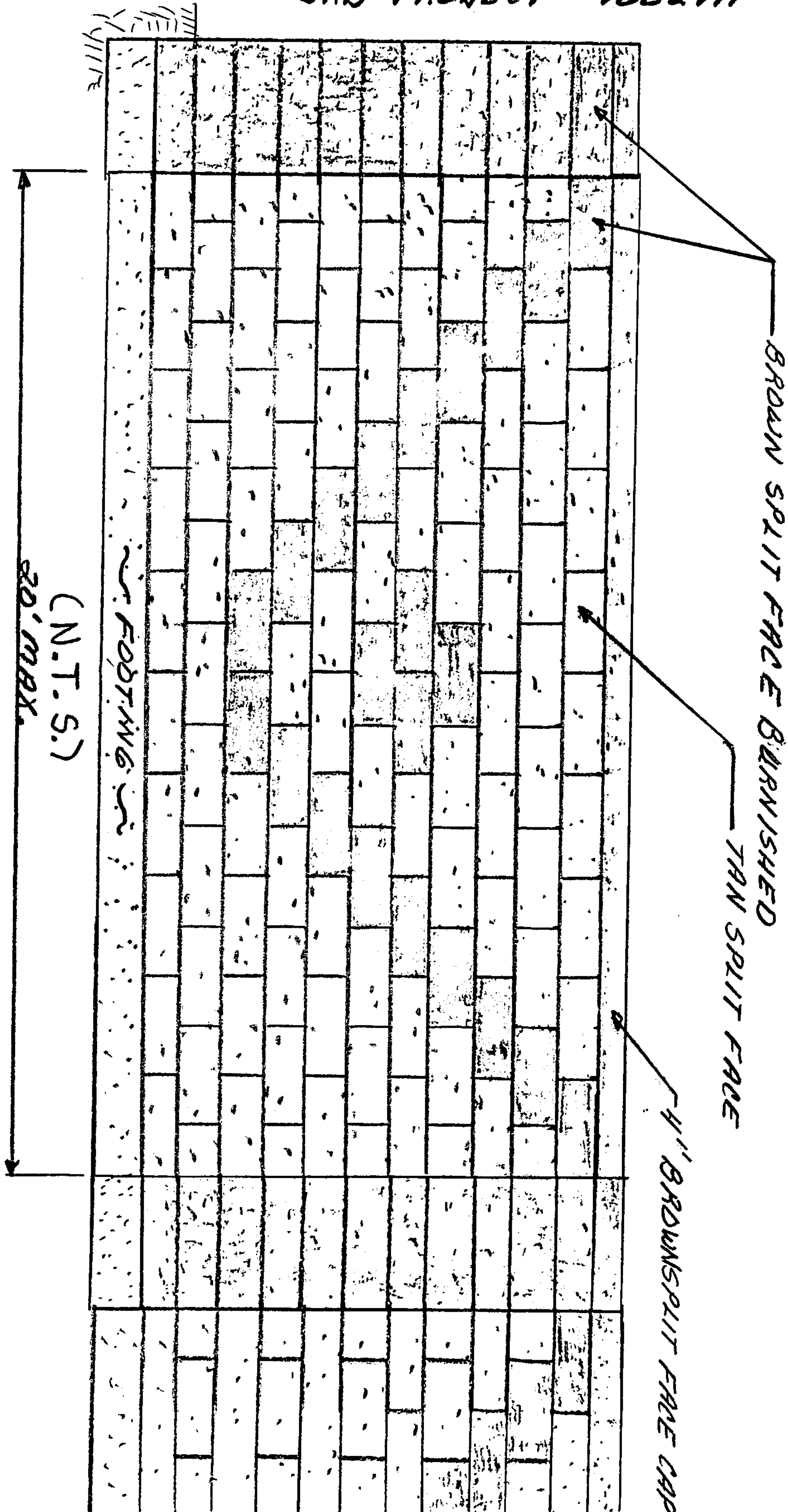
P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539
e-mail: dmgs@swcp.com

PROJECT OAKLAND ESTATES
SUBJECT PERIMETER WALL
BY JSD DATE _____
CHECKED _____ DATE _____
SHEET _____ OF _____

DRB PROJECT # 1002711

NOTES

- MUST BE A MINIMUM OF 20% VARIETY OF MATERIALS, TEXTURE OR COLOR ON WALL EXPOSED SURFACE.
- DRAWING IS SCHEMATIC ONLY. MAX. HEIGHT OF WALL = 6'-0".

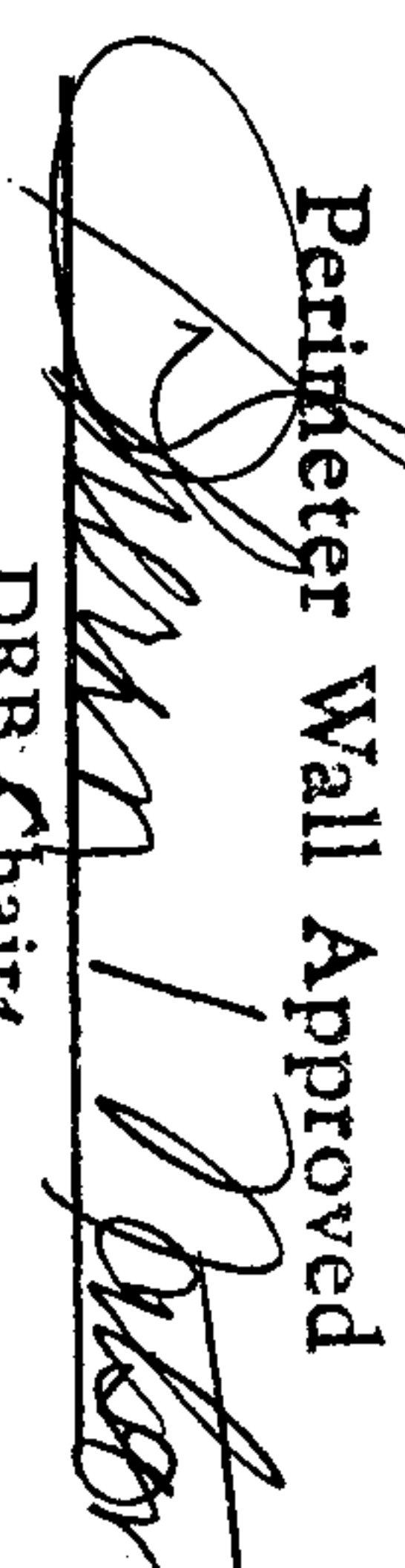


LOCATION: ALONG OAKLAND AVE.

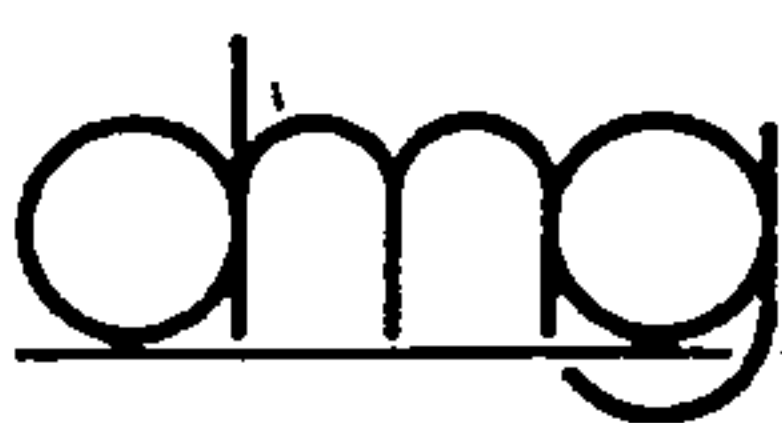
ALONG EXPOSED ROCK AVE.

TITLE:

OAKLAND ESTATES
SITE PERIMETER WALL
DRB PROJ. NO. 1002711

Perimeter Wall Approved

 DRB Chair
 Date 3/10/04

OK
3/10/04



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

PROJECT OAKLAND ESTATES

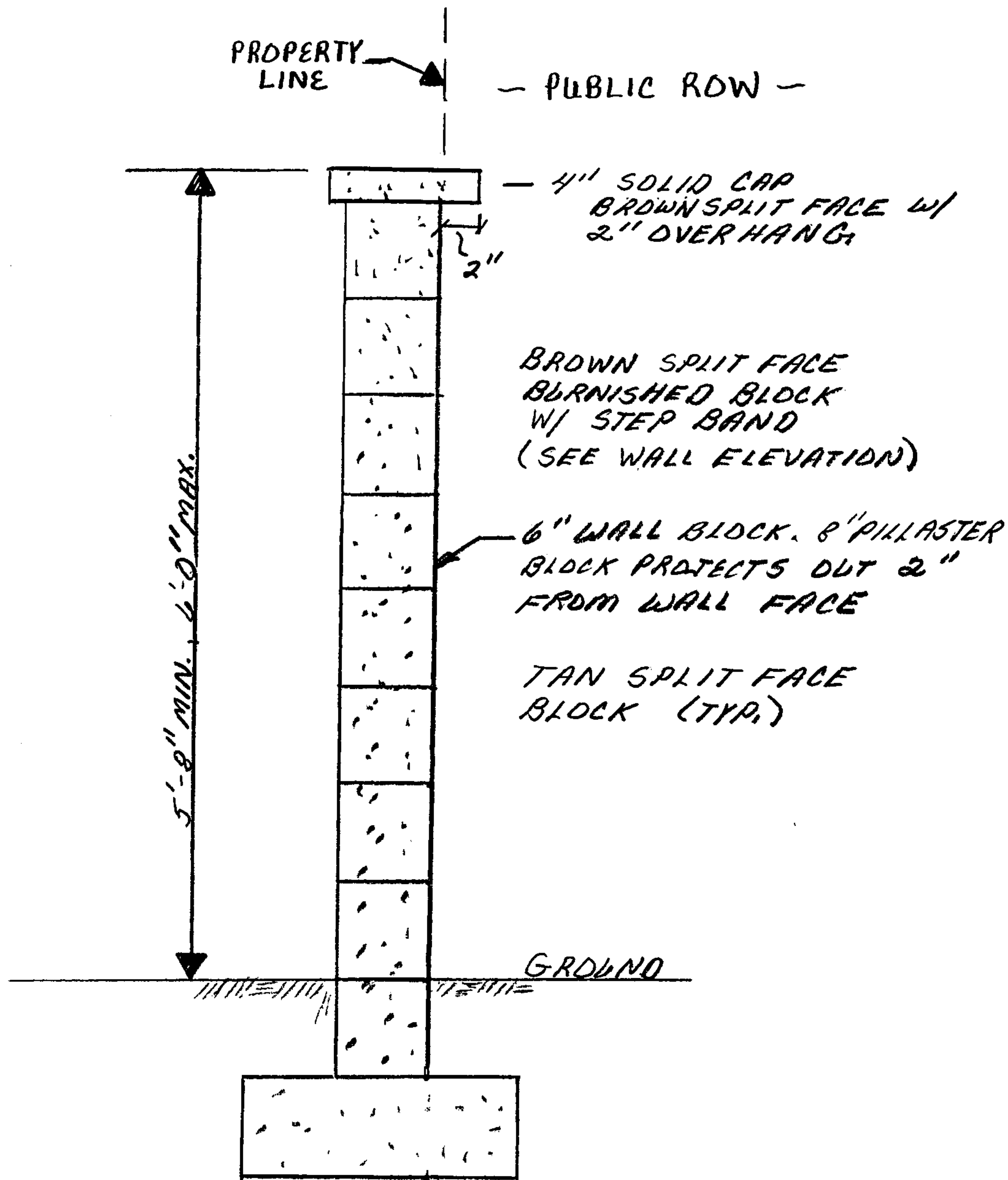
SUBJECT PERIMETER WALL

BY JSD DATE _____

CHECKED _____ DATE _____

SHEET _____ OF _____

DRB PROJECT #1002711

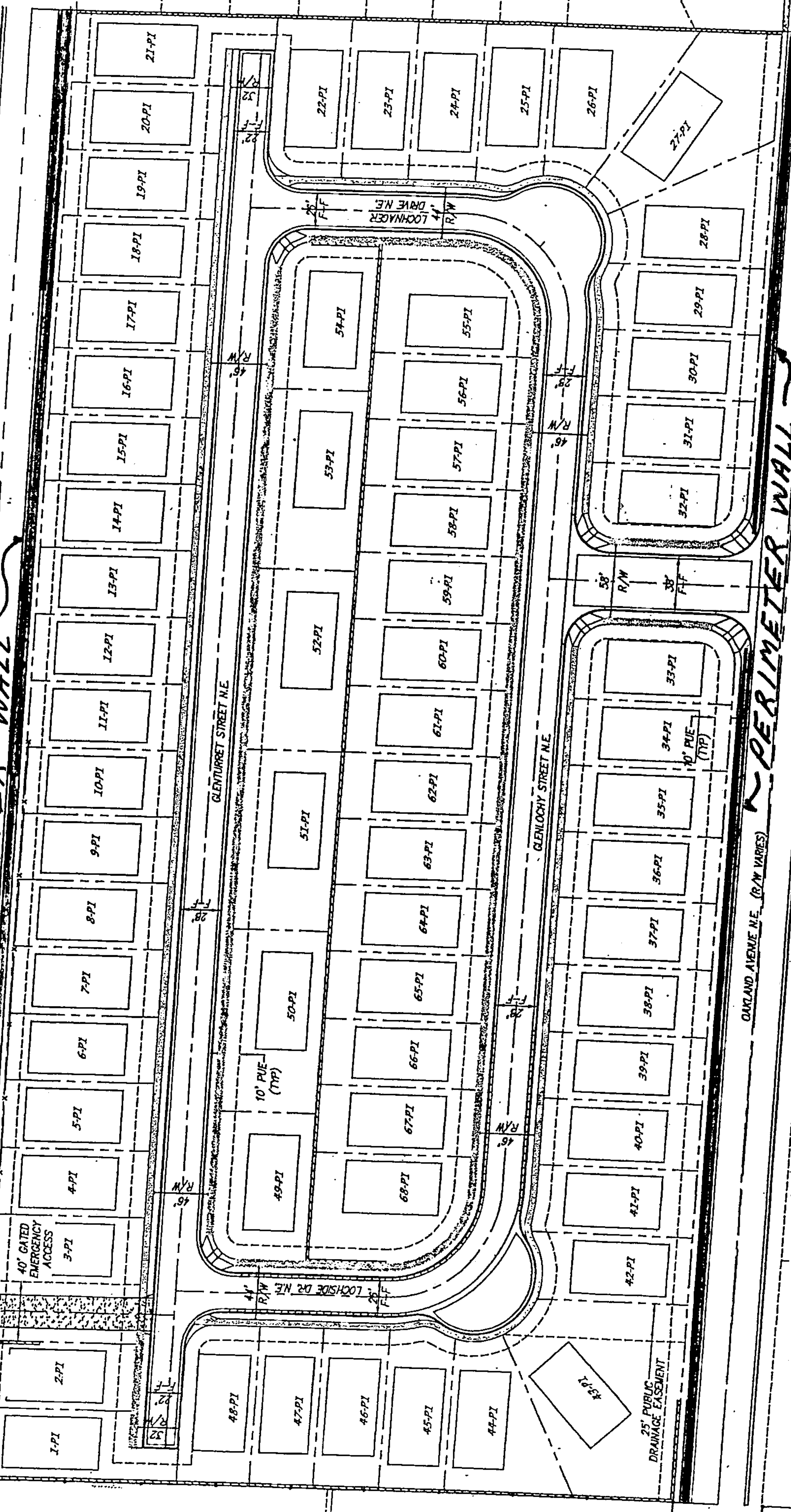


NOTES:

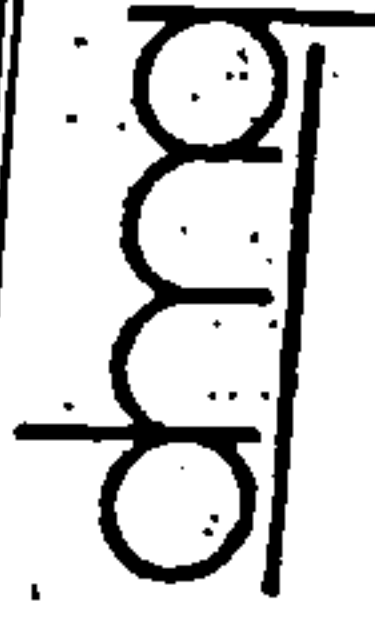
1. CONTRACTOR TO PROVIDE ENGINEERING DESIGN FOR REINFORCED WALL & WALL FOOTING BASED ON SITE GEOTECHNICAL REPORT.
2. MAXIMUM RETAINED HEIGHT FOR PERIMETER WALL IS 1'-6"

EAGLE ROCK AVENUE N.E. (60' R/W)

PERIMETER WALL



OAKLAND ESTATES
SITE PERIMETER WALLS



MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 2000

A03109 \ EXHIBITS \ TRAFFIC

Circle

Date Submitted: 01/28/2004
 Date Site Plan Approved: _____
 Date Preliminary Plat Approved: 3/10/04
 Date Preliminary Plat Expires: 3/10/05
 DRB Project No.: 1002711
 DRB Application No.: 04DRB-0007
04-0071

ORIGINAL


INFRASTRUCTURE LIST

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

**Oakland Estates
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**Lots 7-12 & 21-26, block 27, Tract A, Unit B, North Albuquerque Acres
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
		22' FF 4' *	Res Pvmnt Sidewalk (One Side) C & G (Both Sides)	Glenturret Way (Private)	West Boundary	Lochside Lane	/	/	/
		22' FF 4' *	Res Pvmnt Sidewalk (One Side) C & G (Both Sides)	Glenturret Way (Private)	 Lochside Lane	East Boundary	/	/	/
		28' FF 4' *	Res Pvmnt Sidewalk (Both Side) C & G (Both Sides)	Glenturret Way (Private)	Lochside Lane	Lochnager Lane	/	/	/
		28' FF 4' *	Res Pvmnt w/ Knuckles Sidewalk (Both Side) C & G (Both Sides)	Glenlochy Way (Private)	Lochside Lane	Lochnager Lane	/	/	/
		26' FF 4' *	Res Pvmnt Sidewalk (Both Side) C & G (Both Sides)	Lochside Lane (Private)	Glenturret Way	Glenlochy Way	/	/	/
		26' FF 4' *	Res Pvmnt Sidewalk (Both Side) C & G (Both Sides)	Lochnager Lane (Private)	Glenturret Way	Glenlochy Way	/	/	/
		20' 4' 4'	Res Pvmnt Temp, if required Sidewalk (South Side) C & G (South Side)	Eagle Rock Avenue (Public)	East Boundary	West Boundary	/	/	/

ORIGINAL

Project name: Oakland Estates

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		54"-48"-36" 30"	Storm Drain	Eagle Rock Avenue	San Pedro Blvd	East Boundary	/	/	/
		42"-36"-30"	Storm Drain	Easement / Lochside Lane	Eagle Rock Avenue	Oakland Avenue	/	/	/
		36"-24" **	Storm Drain	Oakland Avenue	Easement	Eastern Terminus	/	/	/

- * Sidewalks to be deferred
 - ** Oakland Avenue Storm Drain to be deferred
 - 1 Storm Drain to include manholes and drop inlets
 - 2 Engineer's Certification for Grading & Drainage per DPM including perimeter walls as shown on Grading Plan for release of SIA and Financial Guarantees
 - 3 Water infrastructure to include valves, fittings, valve boxes, and fire hydrants
 - 4 Sanitary Sewer to include manholes and service connections
5. Glen Moor street width to be determined at DRC

AGENT / OWNER

J. Scott Davis
NAME (print)

MARK GOODWIN & ASSOCIATES
FIRM

J. Scott Davis 3/9/04
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Sharon Nelson 3/10/04
DRB CHAIR - date

Christina Sandoval 3/10/04
PARKS & GENERAL SERVICES - date

[Signature] 3/10/04
TRANSPORTATION DEVELOPMENT - date

Roger Green 3/10/04
UTILITY DEVELOPMENT - date

Brad J. Bihm 3/10/04
CITY ENGINEER - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
1	8/10/04	<i>[Signature]</i>	<i>Brad Bihm</i>	<i>[Signature]</i>
2	8/24/04	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION Supplemental form **S**

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

SITE DEVELOPMENT PLAN **P**

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

ZONING & PLANNING Supplemental form **Z**

___ Annexation
 ___ County Submittal
 ___ EPC Submittal
 ___ Zone Map Amendment (Establish or Change Zoning)
 ___ Sector Plan (Phase I, II, III)
 ___ Amendment to Sector, Area, Facility or Comprehensive Plan
 ___ Text Amendment (Zoning Code/Sub Regs)

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

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

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

APPLICANT INFORMATION:

NAME: STV Investments, LLC PHONE: 338-2286
 ADDRESS: 1015 Tijeras, Suite 210 FAX: 944-1232
 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: Design Variance

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

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

Lot or Tract No. 7-12, 21-26, Tract A Block: 27 Unit: B
 Subdiv. / Addn. North Albuquerque Acres
 Current Zoning: RD Proposed zoning: Same
 Zone Atlas page(s): C-18 No. of existing lots: 12 No. of proposed lots: 68
 Total area of site (acres): 10.6574 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. 101806443545810422 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Eagle Rock Avenue NE
 Between: San Pedro NE and Louisiana Boulevard NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1003099

03110 00000 01915 03138 00000 01914

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

SIGNATURE J. Scott Davis DATE 7/30/04
 (Print) J. Scott Davis ___ Applicant Agent

FOR OFFICIAL USE ONLY

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

<input type="checkbox"/>	INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/>	All checklists are complete	<u>04DRB - 01189</u>	<u>SDV</u>	<input checked="" type="checkbox"/>	\$ <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				Total
<input type="checkbox"/>	F.H.D.P. fee rebate	Hearing date <u>8-11-04</u>			\$ <u>20.00</u>
<u>[Signature]</u> <u>8-3-04</u>		Project # <u>1003099</u> <u>1002711</u>			
Planner signature / date					

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

- VACATION OF PUBLIC RIGHT-OF-WAY**
 - VACATION OF PUBLIC EASEMENT**
 - The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for dedicated and City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 24 copies
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - 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 Devijs Applicant name (print)
[Signature] Applicant signature / date



Form revised April 2003

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

Application case numbers
04DRB - 01189

[Signature] 8-3-04
 Planner signature / date
Project # 1003099



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

July 29, 2004

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

**Re: Oakland Estates — Lots 7-12 and 21-26, Tract A, Unit B, Block 27, NAA
(DRB No. 100271 I)**

Dear Ms. Matson:

Attached hereto is our request for approval of a design variance for the Oakland Estates Project (DRB No. 100271 I). The specific request is for the waiver of the standard set-back distance between the back of curb and the property line for the two stub streets located within this subdivision. In this instance, as reflected on the included section drawing, there is sidewalk on one side of the street only. On the opposite side no lots will be fronting the stub street, and as such, it is proposed that a 1' setback be allowed in lieu of the standard 5'.

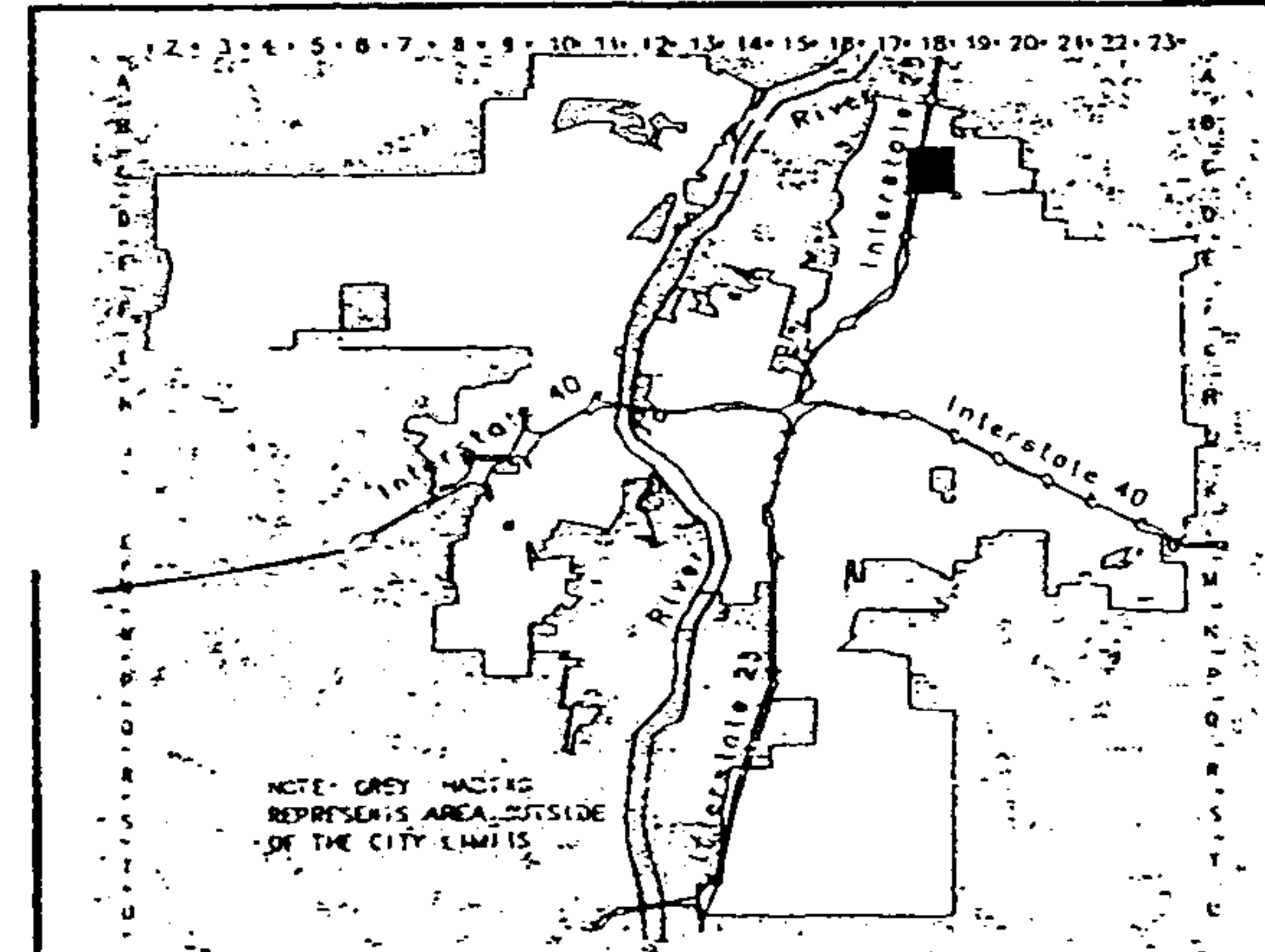
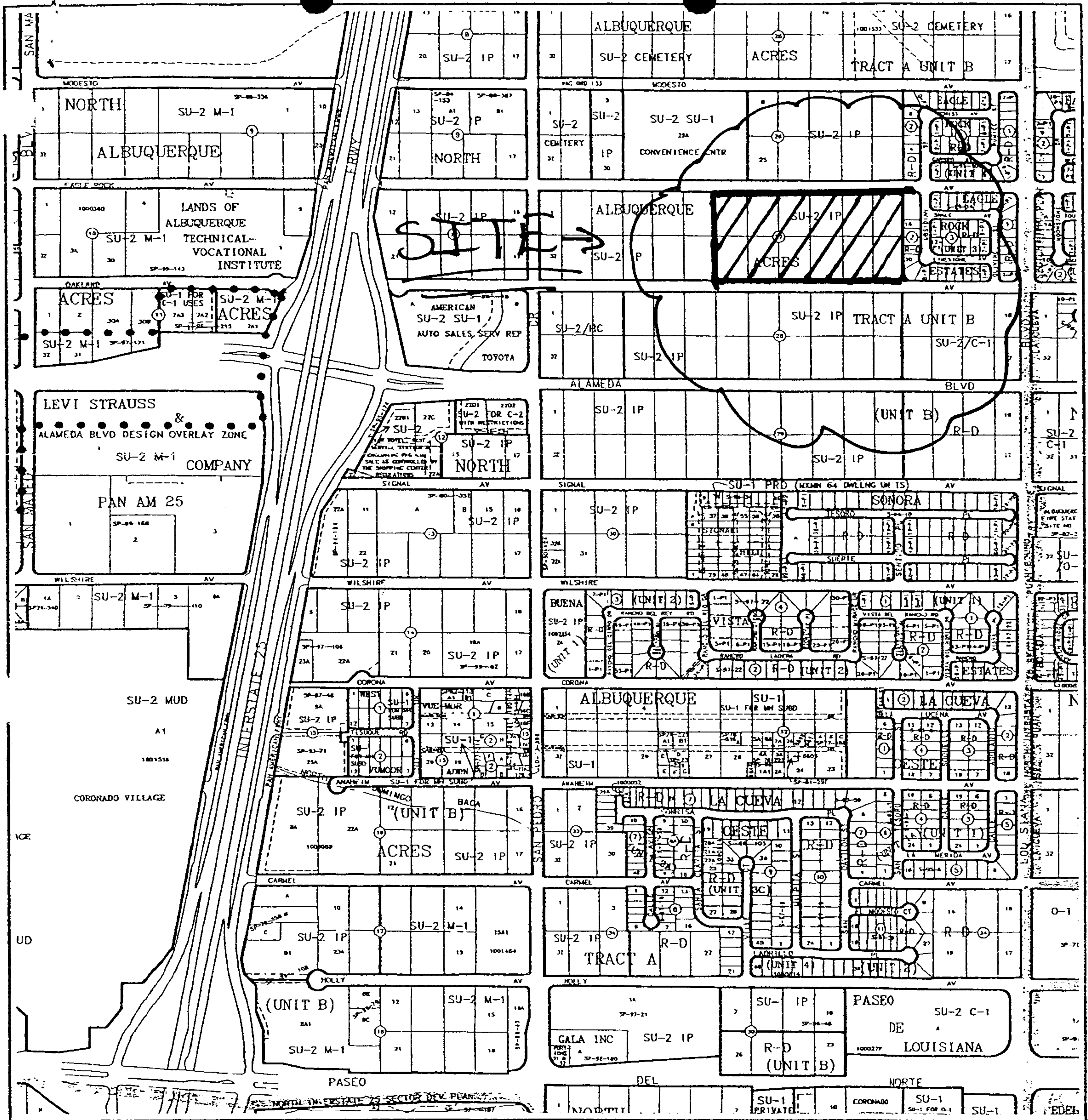
If I can be of further assistance please feel free to call.

Sincerely,

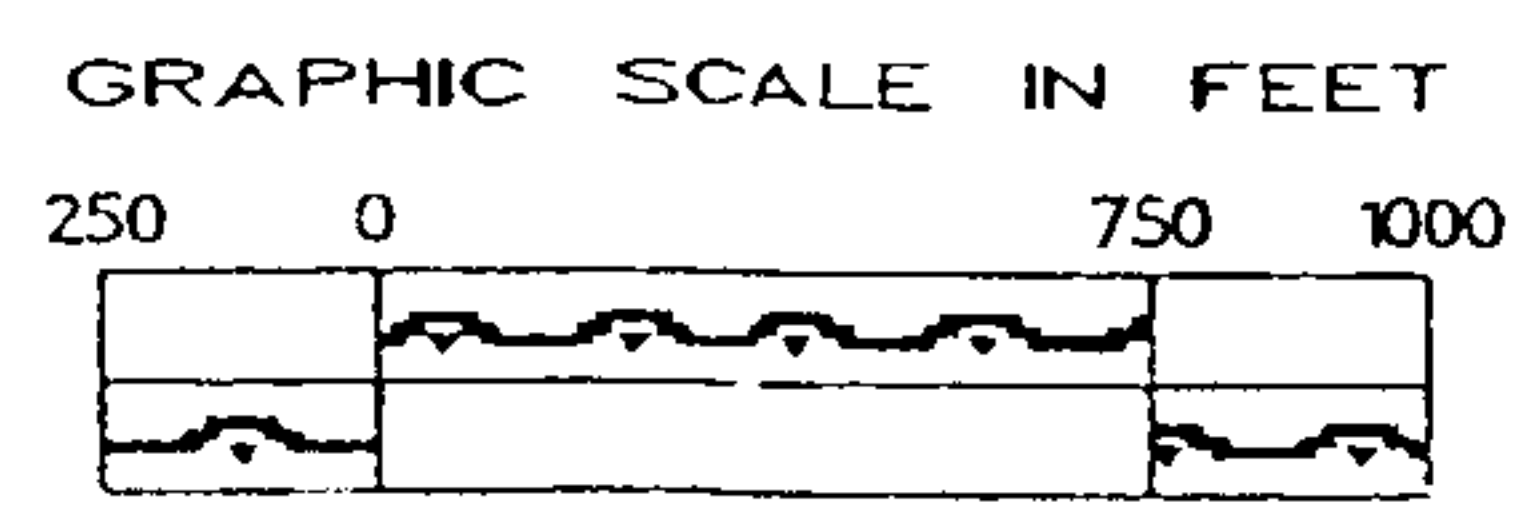
MARK GOODWIN & ASSOCIATES, PA

Scott Davis
Project Engineer

JSD/sr



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



Zone Atlas Page

C-18-Z

Map Amended through January 21, 2003

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

PAID RECEIPT

APPLICANT NAME STV INVESTMENTS
AGENT MARK GOODWIN
ADDRESS PO Box 90606 / Albq.
PROJECT & APP # 1003099/04DRB01189
PROJECT NAME N.A.A. BIK 27 tra A unit B

\$ 20.00 441032/3424000 Conflict Management Fee

\$ _____ 441006/4983000 DRB Actions

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

\$ _____ 441018/4971000 Public Notification

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

\$ 20.00 TOTAL AMOUNT DUE

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

MULTIPLICATION
City of Albuquerque
Treasury Division

8/3/2004 11:31AM 100% AMV
RECEIPT# 00027031 USN 006 TRANDM 0001
Account 441032 Fund 0110
Activity 3424000 TRDFJA
Trans Amt \$20.00
J24 Misc \$70.00
CA \$20.00
CHANGE \$0.00

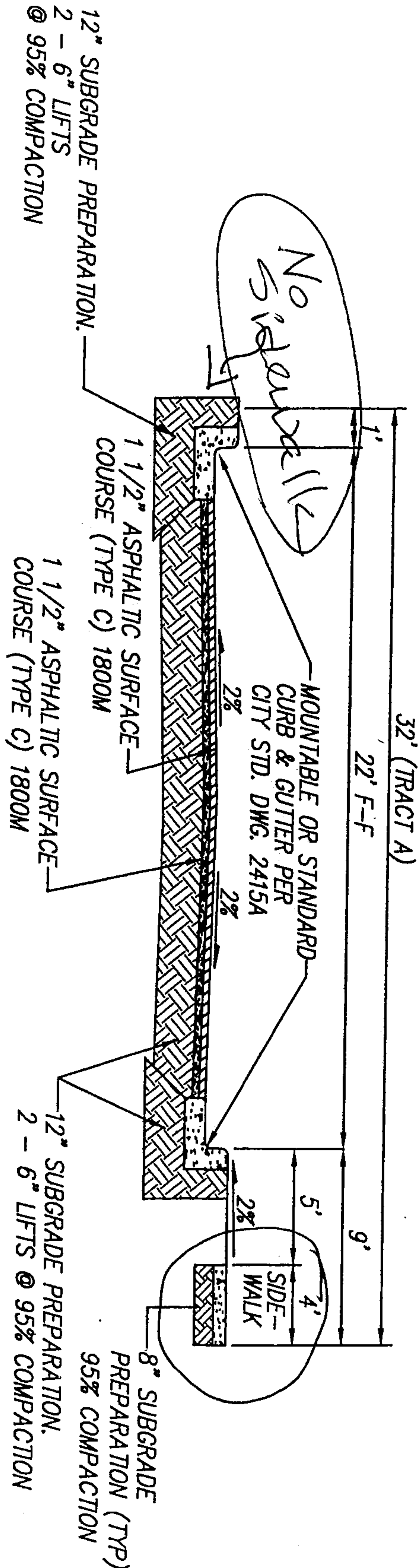


D. Mark Goodwin & Associates, P.A.
Consulting Engineers

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

PROJECT OAKLAND ESTATES
SUBJECT SET-BACK VARIANCE
BY JSD DATE 7-27-04
CHECKED _____ DATE _____
SHEET _____ OF _____

DRB # 100271



TYPICAL 32' STUB STREET SECTION (3" PAVING)

EXHIBIT C
Date 8/11/04

U.S. 100

04-0071

ORIGINAL

INFRASTRUCTURE LIST

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

Oakland Estates
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 7-12 & 21-26, block 27, Tract A, Unit B, North Albuquerque Acres
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
		22' FF 4' *	Res Pvmnt Sidewalk (One Side) C & G (Both Sides)	Glenturret Way (Private)	West Boundary	Lochside Lane	/	/	/
		22' FF 4' *	Res Pvmnt Sidewalk (One Side) C & G (Both Sides)	Glenturret Way (Private)	Lochside Lane	East Boundary	/	/	/
		28' FF 4' *	Res Pvmnt Sidewalk (Both Side) C & G (Both Sides)	Glenturret Way (Private)	Lochside Lane	Lochnager Lane	/	/	/
		28' FF 4' *	Res Pvmnt w/ Knuckles Sidewalk (Both Side) C & G (Both Sides)	Glenlochy Way (Private)	Lochside Lane	Lochnager Lane	/	/	/
		26' FF 4' *	Res Pvmnt Sidewalk (Both Side) C & G (Both Sides)	Lochside Lane (Private)	Glenturret Way	Glenlochy Way	/	/	/
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		20' 4' 4'	Res Pvmnt Temp, if required Sidewalk (South Side) C & G (South Side)	Eagle Rock Avenue (Public)	East Boundary	West Boundary	/	/	/

Project name:

Oakland Estates

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		20'	Res Pvmnt	Oakland Avenue	East Boundary	West Boundary	/	/	/
		4'	Temp, if required	(Public)					
		4'	Sidewalk (North Side)						
			C & G (North Side)						
		20'	Res Pvmnt	Eagle Rock Avenue	San Pedro Blvd	East Boundary	/	/	/
			Remove & Replace for Storm Drain Construction	(Public)					
		44' ^{28' FF} 	Res Pvmnt	Glen Mhor Lane	Oakland Avenue	Glenlochey Way	/	/	/
		4' *	Sidewalk (Both Side)	(Private)					
			C & G (Both Sides)						
		18' 	Gravel	PUBLIC UTILITY	Eagle Rock Avenue	Glenturret Way			
		4' 6"	Valley Gutter SIDEWALK	30' Emergency Access Esm't					
				EMERGENCY					
			WATER						
		6"	Water line	40' Easement	Eagle Rock Avenue	Glenturret Way	/	/	/
		6"	Water line	Glen Mohr Lane	Oakland Avenue	Glenlochey Way	/	/	/
		6"	Water line	Glenlochey Way	Lochside Lane	Lochnager Lane	/	/	/
		6" 	Water line	Lochside Lane	Glenlochey Way	Glenturret Way	/	/	/
		6" / 4"	Water line	Glenturret Way	West Boundary	East Boundary	/	/	/
		6"	Water line	Lochnager Lane	Glenlochey Way	Glenturret Way	/	/	/
		8"	Water line	Oakland Avenue	East Boundary Line	West Boundary Line			
			SANITARY SEWER						
		8"	SAS	40' Easement	Eagle Rock Avenue	Glenturret Way	/	/	/
		8"	SAS	Glenturret Street	West Boundary	East Boundary	/	/	/
		8"	SAS	Glenlochey Street	Lochside Lane	Lochnager Lane	/	/	/
		8"	SAS	Lochside Drive	Glenturret Way	Glenlochey Way	/	/	/
		8"	SAS	Lochnager Drive	Glenturret Way	Glenlochey Way	/	/	/
		8"	SAS	Oakland Avenue	East Boundary Line	West Boundary Line			

ORIGINAL

Project name: Oakland Estates

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

Size	Type of Improvement	Location	From	To
54"-48"-36" 30"	Storm Drain	Eagle Rock Avenue	San Pedro Blvd	East Boundary
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Private Inspector	City Inspector	City Cnst Engineer
<u> / </u>	<u> / </u>	<u> / </u>
<u> / </u>	<u> / </u>	<u> / </u>

- * Sidewalks to be deferred
- ** Oakland Avenue Storm Drain to be deferred
- 1 Storm Drain to include manholes and drop inlets
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- 3 Water infrastructure to include valves, fittings, valve boxes, and fire hydrants
- 4 Sanitary Sewer to include manholes and service connections
- 5. **Glen Mar street width to be determined at DRC**

AGENT / OWNER

J. Scott Davis
NAME (print)

MARK GOODWIN & ASSOCIATES
FIRM

Scott Davis 3/9/04
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Sherran Nelson 3/10/04 DRE/CHAIR - date
Christina Sandoval 3/10/04 PARKS & GENERAL SERVICES - date
Mike [Signature] 3/10/04 TRANSFORMATION DEVELOPMENT - date
Roger Green 3/10/04 UTILITY DEVELOPMENT - date
Brad J. Bihm 3/10/04 CITY ENGINEER - date

AMAFCA - date
 _____ - date
 _____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
1	3/10/04	<u>[Signature]</u>	<u>Brad Bihm 1-4-04</u>	<u>[Signature]</u>



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: Albuq. STATE NM ZIP 87102
 Proprietary interest in site: Owner
 AGENT (if any): Mark Goodwin & Associates, PA
 ADDRESS: PO Box 90606
 CITY: Albuquerque 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. _____ Block: 27 Unit: B
 Subdiv. / Addn. LOTS 7 THRU 12 AND LOTS 21 THRU 26, BLOCK 27, TRACT A
NORTH ALBUQUERQUE ACRES, AKA OAKLAND ESTATES
 Current Zoning: R-D Proposed zoning: R-D
 Zone Atlas page(s): C-18 No. of existing lots: 12 No. of proposed lots: 68
 Total area of site (acres): 10.6574 Density if applicable: dwellings per gross acre: 6.38 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. 101806443545810422 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Eagle Rock Ave. NE
 Between: San Pedro Blvd. NE and Louisiana Blvd. NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1003099, D3EPC-00907
D3EPC-009008, D3EPC-00915

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	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>04DRB - 00769</u>	<u>SW</u>	<u>✓</u>	<u>\$ 0</u>
<input type="checkbox"/> All fees have been collected		<u>CONF L. MGMT</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				Total
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>MAY 26th '04</u>			<u>\$ 20.00</u>

Robert 5/19/04
 Planner signature / date

Project # 1003099
1002711

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)

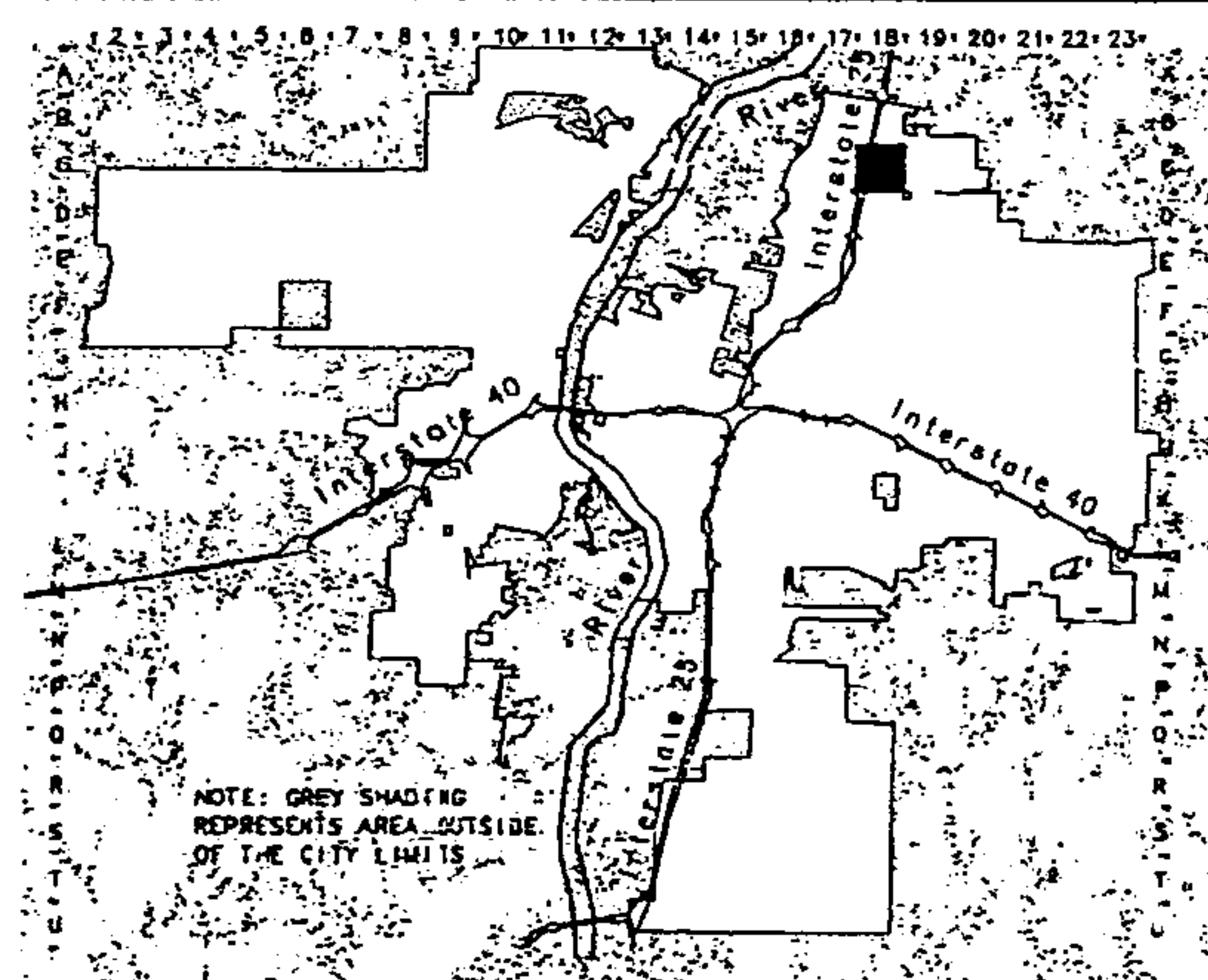
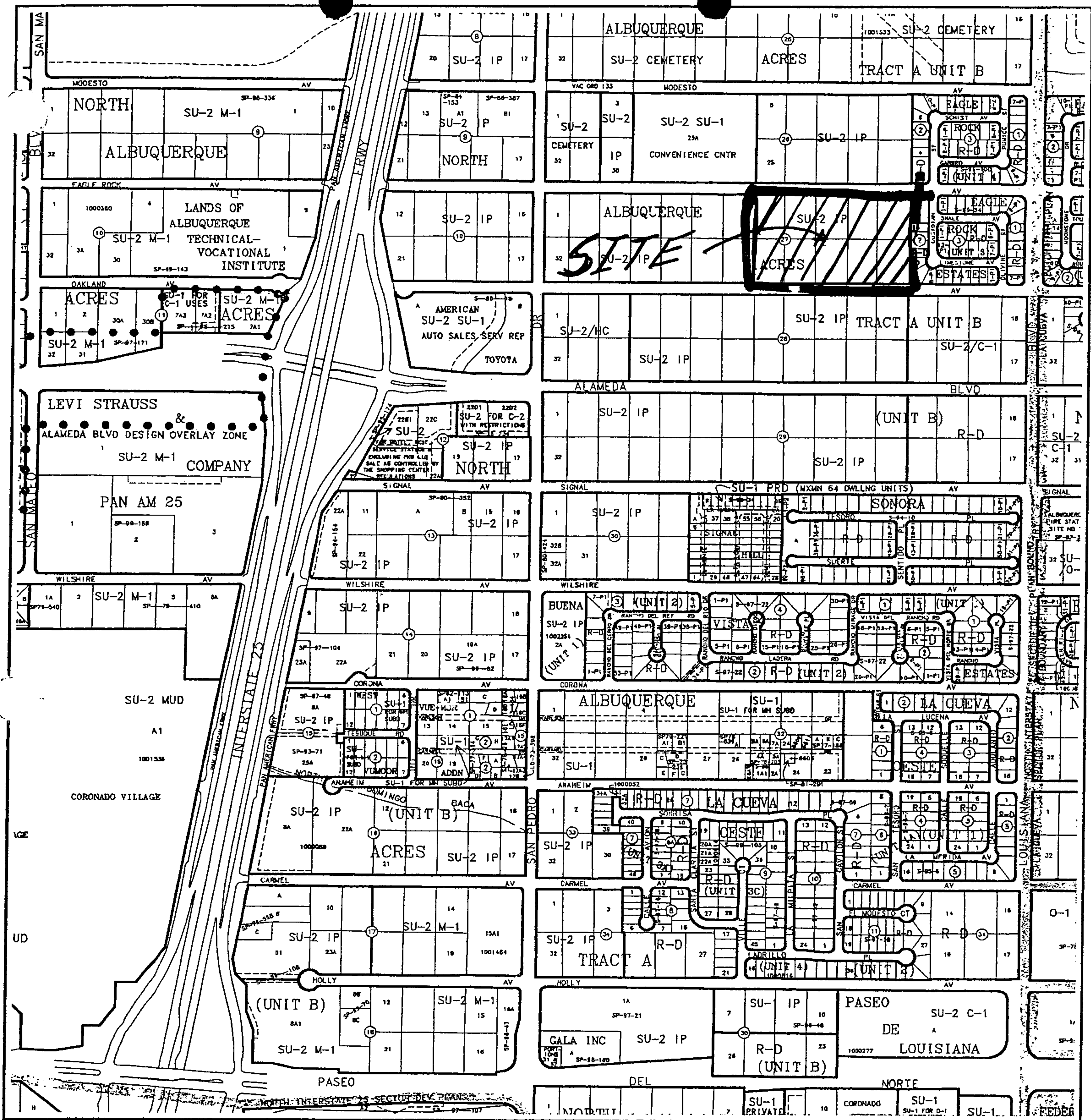
Scott Davis
Applicant signature / date

5-17-04
Applicant signature / date

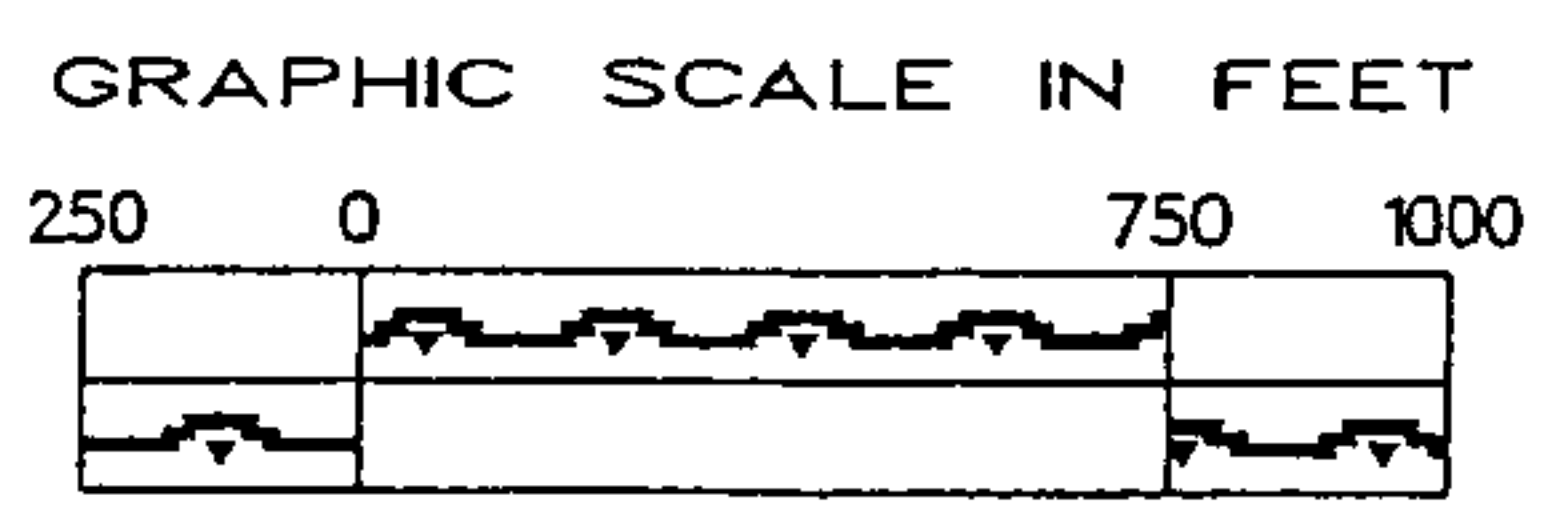


Form revised April 2003

<input checked="" type="checkbox"/> Checklists complete	Application case numbers	<u>04DRB-00769</u>	<u>Boeber 5/17/04</u>
<input checked="" type="checkbox"/> Fees collected			Planner signature / date
<input checked="" type="checkbox"/> Case #s assigned			Project # <u>1003099</u>
<input checked="" type="checkbox"/> Related #s listed			<u>1002711</u>



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

C-18-Z

Map Amended through January 21, 2003



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

P.O. BOX 90606, ALBUQUERQUE, N.M. 87199
(505) 828-2200 FAX 797-9639
e-mail: goodwinengrs@ccr.cast.net

May 17, 2004

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

Re: **DRB #1002711 Oakland Estates**

Dear Ms. Matson:

Comments received in DRC included one concerning the stub streets on the east and west ends of Glenturret Way NE. Since there is no proposed homes fronting either of these stub streets on the south side, sidewalk was not planned along that side of the street (please see enclosed exhibit).

On the previous Preliminary Plat DRB submittal, we failed to include the request for waiver of this sidewalk at either end of Glenturret Way. This submittal is thereby for the waiver of this sidewalk.

This sidewalk was not included on the already approved Infrastructure List, so no revisions are required to that document.

Thank you for your assistance.

Sincerely,

Scott Davis
Project Engineer

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

PAID RECEIPT

APPLICANT NAME S.V. INVESTMENTS, LLC
AGENT MARK GOODWIN & ASSOC.
ADDRESS P.O. BOX 90606
PROJECT & APP # 04DRB-00769 / 1003099
PROJECT NAME OAKLAND ESTATES

\$ 20 469099/4916000 Conflict Management Fee
\$ 20 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
\$ 20⁰⁰ 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

4245
95-681/1070

DATE May 17, 2004

PAY TO THE ORDER OF City of Albuquerque
Twenty dollars no/100

***DUPLICATE \$20.00
City of Albuquerque
Treasury Division DOLLARS

05/17/2004 3:31PM LOC: ANN
RECEIPT# 00026155 WSH 007 TRANS# 0030
Account 69099 Fund 010
Activity Susan Rasinski

FOR Oakland Estates

Trans Amt \$20.00
\$20.00
CHANGE \$0.00

004245 107006813 283007003

Claire

ORIGINAL

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

Oakland Estates
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 7-12 & 21-26, block 27, Tract A, Unit B, North Albuquerque Acres
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
		22' FF 4' *	Res Pvmnt Sidewalk (One Side) C & G (Both Sides)	Glenturret Way (Private)	West Boundary	Lochside Lane	/	/	/
		22' FF 4' *	Res Pvmnt Sidewalk (One Side) C & G (Both Sides)	Glenturret Way (Private)	Lochside Lane	East Boundary	/	/	/
		28' FF 4' *	Res Pvmnt Sidewalk (Both Side) C & G (Both Sides)	Glenturret Way (Private)	Lochside Lane	Lochnager Lane	/	/	/
		28' FF 4' *	Res Pvmnt w/ Knuckles Sidewalk (Both Side) C & G (Both Sides)	Glenlochy Way (Private)	Lochside Lane	Lochnager Lane	/	/	/
		26' FF 4' *	Res Pvmnt Sidewalk (Both Side) C & G (Both Sides)	Lochside Lane (Private)	Glenturret Way	Glenlochy Way	/	/	/
		26' FF 4' *	Res Pvmnt Sidewalk (Both Side) C & G (Both Sides)	Lochnager Lane (Private)	Glenturret Way	Glenlochy Way	/	/	/
		20' 4' 4'	Res Pvmnt Temp, if required Sidewalk (South Side) C & G (South Side)	Eagle Rock Avenue (Public)	East Boundary	West Boundary	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		20' 4' 4'	Res Pvmnt Temp, if required Sidewalk (North Side) C & G (North Side)	Oakland Avenue (Public)	East Boundary	West Boundary	/	/	/
		20'	Res Pvmnt Remove & Replace for Storm Drain Construction	Eagle Rock Avenue (Public)	San Pedro Blvd	East Boundary	/	/	/
		38' FF 4' *	Res Pvmnt Sidewalk (Both Side) C & G (Both Sides)	Glen Mhor Lane (Private)	Oakland Avenue	Glentochy Way	/	/	/
		18' 4'	Gravel Valley Gutter	30' Emergency Access Esm't	Eagle Rock Avenue	Glenturret Way			
WATER									
		6"	Water line	40' Easement	Eagle Rock Avenue	Glenturret Way	/	/	/
		6"	Water line	Glen Mohr Lane	Oakland Avenue	Glentochy Way	/	/	/
		6"	Water line	Glentochy Way	Lochside Lane	Lochnager Lane	/	/	/
		6"	Water line	Lochside Lane	Glentochy Way	Glenturret Way	/	/	/
		6"	Water line	Glenturret Way	West Boundary	East Boundary	/	/	/
		6"	Water line	Lochnager Lane	Glentochy Way	Glenturret Way	/	/	/
		8"	Water line	Oakland Avenue	East Boundary Line	West Boundary Line			
SANITARY SEWER									
		8"	SAS	40' Easement	Eagle Rock Avenue	Glenturret Way	/	/	/
		8"	SAS	Glenturret Street	West Boundary	East Boundary	/	/	/
		8"	SAS	Glentochy Street	Lochside Lane	Lochnager Lane	/	/	/
		8"	SAS	Lochside Drive	Glenturret Way	Glentochy Way	/	/	/
		8"	SAS	Lochnager Drive	Glenturret Way	Glentochy Way	/	/	/
		8"	SAS	Oakland Avenue	East Boundary Line	West Boundary Line			

ORIGINAL

Project name: Oakland Estates

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
STORM DRAIN									
[]	[]	54"-48"- 36"- 30"	Storm Drain	Eagle Rock Avenue	San Pedro Blvd	East Boundary	/	/	/
[]	[]	42"-36"-30"	Storm Drain	Easement / Lochside Lane	Eagle Rock Avenue	Oakland Avenue	/	/	/
[]	[]	30" - 24"	** Storm Drain	Oakland Avenue	Easement	Eastern Terminus	/	/	/

- * Sidewalks to be deferred
- ** Oakland Avenue Storm Drain to be deferred
- 1 Storm Drain to include manholes and drop inlets
- 2 Engineer's Certification for Grading & Drainage per DPM including perimeter walls as shown on Grading Plan for release of SIA and Financial Guarantees
- 3 Water infrastructure to include valves, fittings, valve boxes, and fire hydrants
- 4 Sanitary Sewer to include manholes and service connections
- 5. **Glen Moor street width to be determined at DRC**

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS		
<p>J. Scott Davis NAME (print)</p> <p>MARK GOODWIN & ASSOCIATES FIRM</p> <p><i>[Signature]</i> 3/9/04 SIGNATURE - date</p> <p>MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____</p>	<p><i>[Signature]</i> 3/10/04 DRB CHAIR - date</p> <p><i>[Signature]</i> 3/10/04 TRANSPORTATION DEVELOPMENT - date</p> <p><i>[Signature]</i> 3/10/04 UTILITY DEVELOPMENT - date</p> <p><i>[Signature]</i> 3/10/04 CITY ENGINEER - date</p>	<p><i>[Signature]</i> 3/10/04 PARKS & GENERAL SERVICES - date</p> <p>_____ AMAFCA - date</p> <p>_____ - date</p> <p>_____ - date</p>	

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

INFRASTRUCTURE LIST

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

Oakland Estates
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 7-12 & 21-26, block 27, Tract A, Unit B, North Albuquerque Acres
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
			STREET						
		22' FF 4' *	Res Pvmnt Sidewalk (One Side) C & G (Both Sides)	Glenturret Street	West Boundary	Lochside Drive	/	/	/
		22' FF 4' *	Res Pvmnt Sidewalk (One Side) C & G (Both Sides)	Glenturret Street	Lochnager Drive	East Boundary	/	/	/
		28' FF 4' *	Res Pvmnt Sidewalk (Both Side) C & G (Both Sides)	Glenturret Street	Lochside Drive	Lochnager Drive	/	/	/
		28' FF 4' *	Res Pvmnt Sidewalk (Both Side) C & G (Both Sides)	Glenlochey Street	Lochside Drive	Lochnager Drive	/	/	/
		26' FF 4' *	Res Pvmnt Sidewalk (Both Side) C & G (Both Sides)	Lochside Drive	Glenturret Street	Glenlochey Street	/	/	/
		26' FF 4' *	Res Pvmnt Sidewalk (Both Side) C & G (Both Sides)	Lochnager Drive	Glenturret Street	Glenlochey Street	/	/	/
		20' 4' 4'	Res Pvmnt Temp, if required Sidewalk (South Side) C & G (South Side)	Eagle Rock Avenue	East Boundary	West Boundary	/	/	/

Project name:

Oakland Estates

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		20'	Res Pvmnt	Oakland Avenue	East Boundary	West Boundary	/	/	/
		4'	Temp, if required						
		4'	Sidewalk (North Side)						
			C & G (North Side)						
		20'	Res Pvmnt	Eagle Rock Avenue	San Pedro Blvd	East Boundary	/	/	/
			Remove & Replace						
			for Storm Drain Construction						
		38' FF	Res Pvmnt	Glen Mhor	Oakland Avenue	Glenlochey Street	/	/	/
		4' *	Sidewalk (Both Side)						
			C & G (Both Sides)						
		22'	Res Pvmnt	30' Emergency Access Esm't	Eagle Rock Avenue	Glenturret Street			
		4'	Valley Gutter						
WATER									
		6"	Water line	40' Easement	Eagle Rock Avenue	Glenturret Street	/	/	/
		6"	Water line	Glen Mohr Street	Oakland Avenue	Glenlochey Street	/	/	/
		6"	Water line	Glenlochey Street	Lochside Drive	Lochnager Drive	/	/	/
		6"	Water line	Lochside Drive	Glenlochey Street	Glenturret Street	/	/	/
		6"	Water line	Glenturret Street	West Boundary	East Boundary	/	/	/
		6"	Water line	Lochnager Drive	Glenlochey Street	Glenturret Street	/	/	/
SANITARY SEWER									
		8"	SAS	40' Easement	Eagle Rock Avenue	Glenturret Street	/	/	/
		8"	SAS	Glenturret Street	West Boundary	East Boundary	/	/	/
		8"	SAS	Glenlochey Street	Lochside Drive	Lochnager Drive	/	/	/
		8"	SAS	Lochside Drive	Glenturret Street	Glenlochey Street	/	/	/
		8"	SAS	Lochnager Drive	Glenturret Street	Glenlochey Street	/	/	/

Project name: Oakland Estates

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

Size	Type of Improvement	Location	From	To
	STORM DRAIN			
54"-48"-36" 30"	Storm Drain	Eagle Rock Avenue	San Pedro Blvd	East Boundary
42"-36"-30"	Storm Drain	Easement / Lochside Drive	Eagle Rock Avenue	Oakland Avenue

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

- * Sidewalks to be deferred
- 1 Storm Drain to include manholes and drop inlets
- 2 Engineer's Certification for Grading & Drainage per DPM including perimeter walls as shown on Grading Plan for release of SIA and Financial Guarantees
- 3 Water infrastructure to include valves, fittings, valve boxes, and fire hydrants
- 4 Sanitary Sewer to include manholes and service connections

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

J. Scott Davis
NAME (print)

MARK GOODWIN & ASSOCIATES
FIRM

J. Scott Davis 2-4-04
SIGNATURE - date

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

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

A City of Albuquerque



DEVELOPMENT PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

Supplemental form

S**V****P****L**

Supplemental form

ZONING & 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, LLCADDRESS: 1015 Tijeras, Suite 210CITY: AlbuquerqueProprietary interest in site: OwnerAGENT (if any): Mark Goodwin & Associates, PAADDRESS: PO Box 90606CITY: AlbuquerqueSTATE NMZIP 87102PHONE: 338-2286FAX: 944-1232

E-MAIL:

STATE NMZIP 87199PHONE: (505) 828-2200FAX: (505) 797-9539E-MAIL: goodwinengrs@comcast.net

DESCRIPTION OF REQUEST: Oakland Estates Preliminary 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. 7-12, 21-26, Tr ABlock: 27Unit: BSubdiv. / Addn. North Albuquerque AcresCurrent Zoning: R-DProposed zoning: R-DZone Atlas page(s): C-18No. of existing lots: 12No. of proposed lots: 68Total area of site (acres): 10.6574Density if applicable: dwellings per gross acre: 6.38dwellings 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? noUPC No. 101806443545810422MRGCD Map No. LOCATION OF PROPERTY BY STREETS: On or Near: Eagle Rock Avenue NEBetween: San Pedro Blvd NE and Louisiana Blvd NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 1002711 ok, 03EPC-00907, 03EPC-00908, 03EPC-00915, 04DRD-00067 sk.Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: SIGNATURE Scott DavisDATE 2/5/04(Print) Scott Davis 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

04DRB - 0017104DRB - 00172

- - -

- - -

- - -

- - -

Hearing date March 3, 2004

Action

PPA S(2) \$ 1965TDS \$ 50NOTIF. & ADV. FEE \$ 75CM P Fee \$ 20

- - - \$ -

- - - \$ -

Total \$ 2110Bob West 2/6/04
Planner signature / date

Project #

1002711

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

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

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)

MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)

MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)

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

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

MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

(Temporary sidewalk deferral uses FORM-V)

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

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

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

Monique DeSoto for Scott Davis
Applicant name (print)
M. DeSoto
Applicant signature / date 2/6/04



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

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

Application case numbers
04DRB - 20171

Robert 2/6/04
Planner signature / date
Project # 1002711

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)

Scott Davis 2-5-04
Applicant signature / date

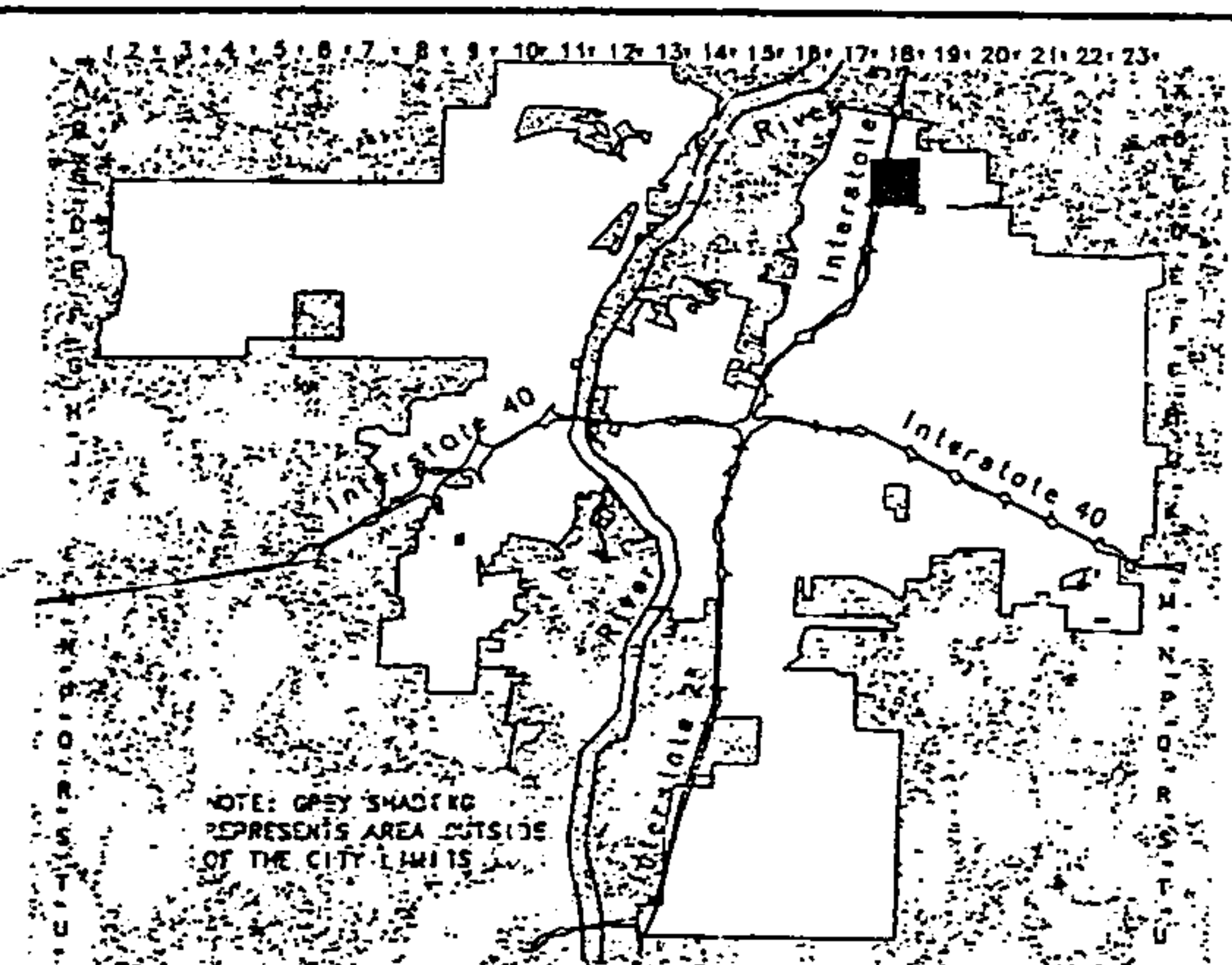
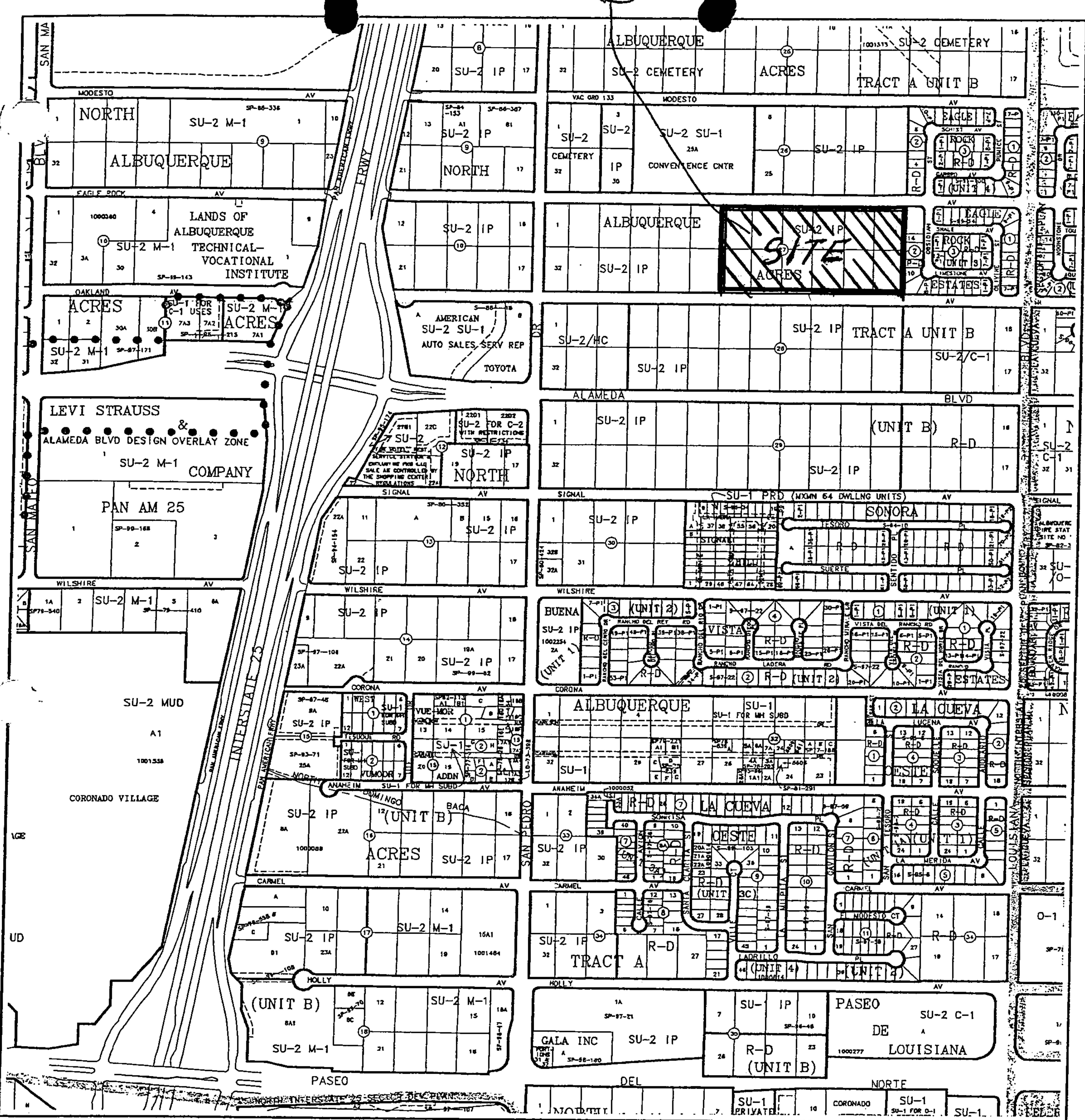


Form revised April 2003

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 D4DRB - _____ - 00172
 _____ - _____ - _____
 _____ - _____ - _____

Bobbert
Planner signature / date

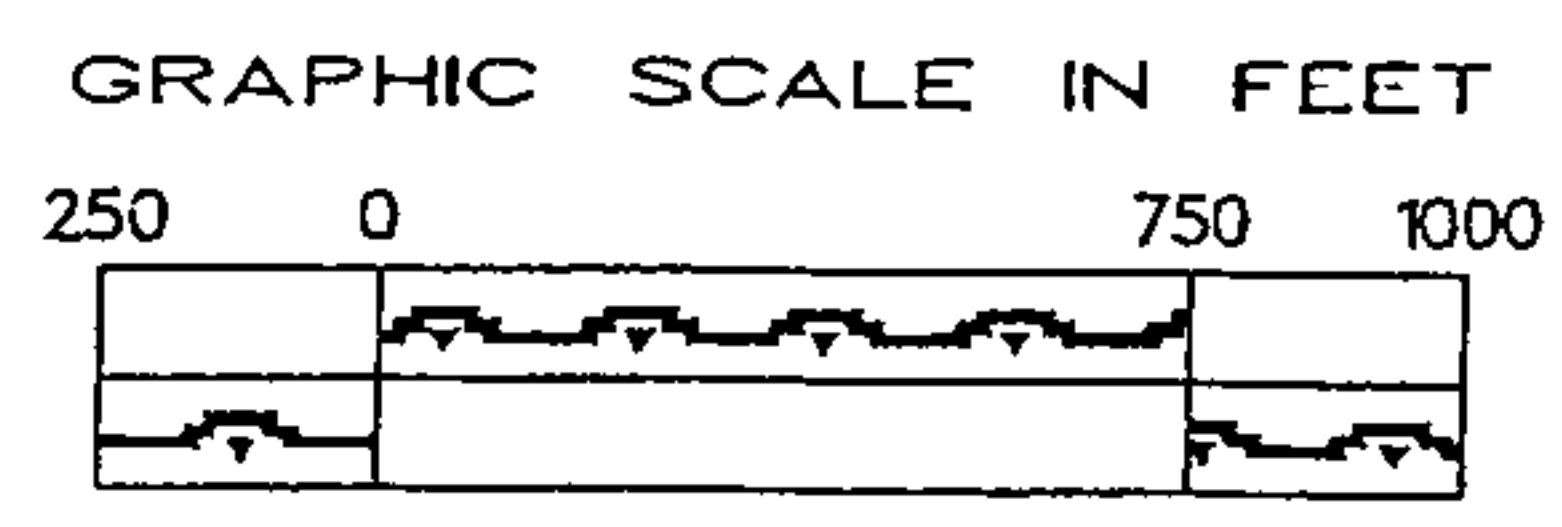
Project # 1002711



CITY OF
Albuquerque

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

© Copyright 2003



Zone Atlas Page

C-18-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

February 5, 2004

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

Re: Oakland Estates — Lots 7-12 and 21-26, Tract A, Unit B, Block 27, NAA

Dear Ms. Matson:

Attached hereto is our request for approval of the preliminary plat and temporary deferral of the sidewalks within the referenced property.

The proposed subdivision is to contain a total of 68 lots. The property was previously changed to R-D zoning by the EPC (03EPC-00907, 03EPC-00908, 03EPC-00915). Primary access to the site will be off of Oakland Avenue with an emergency gated access to Eagle Rock Avenue. Internal streets are public and will be built per DPM requirements. Construction of internal sidewalks is to be deferred so they aren't damaged during home construction.

Water and sewer will have typical connections to existing lines in Eagle Rock Avenue and Oakland Avenue.

A Drainage Allocation Plan and site Drainage Report previously submitted identify the proposed drainage infrastructure necessary for the construction of this site. No temporary ponding is planned for this project.

Public drainage and utility easements are to be granted with this platting action.

If I can be of further assistance please feel free to call.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Scott Davis
Project Engineer

JSD/sr



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

Date: December 19, 2003

OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1003099
03EPC-01914 EPC Sector Development Plan
03EPC-01915 Zone Map Amendment

T.S. McNamery & Associates
400 Gold SW, Suite 700
Albuq. NM 87102

LEGAL DESCRIPTION: For all or a portion of Lot(s) 7 & 26, Tract(s) A, North Albuquerque Acres, zoned ST-2/JP, located on EAGLE ROCK AVE NE, between SAN PEDRO DRIVE NE and LOUISIANA BLVD NE, containing approximately 2 acres. (C-18) Chris Hvez, Staff Planner

On December 18, 2003 the Environmental Planning Commission voted to approve Project 1003099/ 03 EPC 00915, a request for an amendment to the North I-25 Sector Development Plan for Lots 7 and 26, Block 27, Unit B of North Albuquerque Acres, Tract A, located on the south side of Eagle Rock Avenue NE and the north side of the Oakland Boulevard right-of-way, between San Pedro Drive NE and Louisiana Boulevard NE, containing approximately 1.6 acres, based on the following findings:

FINDINGS:

1

This is a request for a sector plan amendment to the map of the North I-25 Sector Development Plan from SU-2 JP to R-D for Lots 7 and 26, Block 27, Unit B of North Albuquerque Acres, Tract A. A corresponding zone map amendment is also being requested. The site is currently vacant and contains approximately 1.6 acres. The subject site is located on the south side of Eagle Rock Avenue NE and the north side of the Oakland Avenue right-of-way NE, and between San Pedro Drive NE and Louisiana Boulevard NE.

2. The zone map amendment must be approved in order for the sector plan amendment to the map of the North I-25 Sector Development Plan to be approved.

3. The proposal is consistent with the Developing Urban goal and applicable policies of the Comprehensive Plan. The zone change and sector plan amendment will allow the development of single-family homes at a compatible density which will help to strengthen the existing residential uses; it will be an infill project which will make use of existing utility and roadway capacity and it will help to complete the Eagle Rock storm drainage system.

OFFICIAL NOTICE OF DECISION
DECEMBER 16, 2003
PROJECT #1003099
PAGE 2 OF 4

- 4. Previous zone changes in the area have set a precedent for the continued development of residential uses. According to the North I-25 Sector Development Plan, additional residential development is a desired outcome.
- 5. The request is consistent with policies in the Comprehensive Plan and does not conflict with policies in the North I-25 Sector Development Plan, staff is in agreement that the request meets the requirements of R-270-1980, specifically Section 1.A. regarding consistency with the health, safety, morals and general welfare of the City, Section 1.B regarding the stability of land use, Section 1.C. regarding consistency with City plans, Section 1.D.2 and 1.D.3 regarding changed conditions and advantages to the community. The requested action does not constitute either a spot zone or a strip zone.
- 6. There is strong support from the North Ely neighborhood for residential development in the area.

On December 18, 2003 the Environmental Planning Commission voted to approve ~~Project #1003099~~ a request for Zone Map Amendment, from SU-2 IP to R-D for Lots 7 and 26, Block 27, Unit B of North Albuquerque Acres, Tract A, located on the south side of Eagle Rock Avenue NE, between San Pedro Drive NE and Louisiana Boulevard NE, containing approximately 1.6 acres, based on the following findings:

FINDINGS:

- 1. This is a request for a zone map amendment from SU-2 for IP to R-D for Lots 7 and 26, Block 27, Unit B of North Albuquerque Acres, Tract A. A corresponding amendment to the North I-25 Sector Development Plan is also being requested. The site is currently vacant and contains approximately 1.6 acres. The subject site is located on the south side of Eagle Rock Avenue NE and the north side of the Oakland Avenue NE right-of-way, between San Pedro Drive NE and Louisiana Boulevard NE.
- 2. The proposal is consistent with the Developing Urban goal and applicable policies of the Comprehensive Plan (Policies d, e and l). The zone change and sector plan amendment will allow the development of single-family homes at a compatible density which will help to strengthen the existing residential uses; it will be a full project which will make use of existing utility and roadway capacity and it will help to complete the Eagle Rock storm drainage system.

No. 2018 P. 5
D. MARK GOODWIN AND ASSOCIATES
Feb. 6. 2004 11:36AM

**OFFICIAL NOTICE OF DECISION
DECEMBER 18, 2003
PROJECT #1003099
PAGE 3 OF 4**

- 3. The zone change is in compliance with *Resolution 270-1980*. There are changed conditions in the neighborhood and residential development at the subject site and will be more advantageous to the community. Zone changes allowing single-family development have occurred near this site. Residential development will strengthen/stabilize existing housing development.
- This request is the result of an oversight by the applicant of the previous EPC case ~~0003099~~ in which lots 7 and 26 were left out of the original request for the zone change. That request asked for a zone change from SL-2 for IP to R-D just as this request. The properties included in both cases will be developed as a single residential subdivision.
- 5. Although there are no comments from Albuquerque Public Schools for this request, the comments from the original request were considered. The affected schools are close to capacity, but not yet at capacity.
- 6. Previous zone changes in the area have set a precedent for the continued development of residential uses. According to the North I-25 Sector Development Plan, additional residential development is a desired outcome.
- 7. The request is consistent with policies in the *Comprehensive Plan* and does not conflict with policies in the North I-25 Sector Development Plan. Staff is in agreement that the request meets the requirements of *Resolution 270-1980*, specifically Section 1.A. regarding consistency with the health, safety, morals and general welfare of the City, Section 1.B regarding the stability of land use, Section 1.C. regarding consistency with City plans, Section 1.D.2 and 1.D.3 regarding changed conditions and advantages to the community. The requested action does not constitute either a spot zone or a strip zone.
- There is strong support from the Nor Este neighborhood for residential development in the area.
- 9. The subject request is not more than a one-block area and does not require approval from City Council as stipulated in Section 14-16-4-4(C)(3) of the Comprehensive Zoning Code.


**IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JANUARY 2, 2004
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.**

OFFICIAL NOTICE OF DECISION
DECEMBER 18, 2003
PROJECT #1001099
PAGE 4 OF 4

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 to 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 REMENDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

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

Sincerely,

For Victor J. Chavez
Planning Director

VJC/CH/ac

cc: Consensus Planning, Inc., 924 Park Ave. SW, Albuq. NM 87102
Paul Grunwald, Nor Este NA, 7700 Bto Guadalupe NE, Albuq. NM 87122
Joe Yandurajan, Nor Este NA, 7803 R.C. Gorman Ave. NE, Albuq. NM 87127

D. MARK GOODWIN AND ASSOCIATES



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

February 5, 2004

Susan Rasinski
Mark Goodwin and Associates, PA
P.O. Box 90606/87199
Phone: 828-2200/Fax: 797-9539

Dear Susan:

Thank you for your inquiry of February 5, 2004 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOTS 7-12 AND 21-26, TRACT A, UNIT B, BLOCK 2Y, NORTH ALBUQUERQUE ACRES, zone map C-18.**

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT!** Failure of adequate notification may result in your **Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(04/09/03)

"Attachment A"

Susan Rasinski, Mark Goodwin and Associates, PA
Zone Map: C-18

NOR ESTE N.A. (R)

***Jay Rowland** 4

7729 R.C. Gorman Ave. NE/87122 797-0853 (h)

Joe Yardumian

7801 R.C. Gorman Ave. NE/87122-2748 797-1851 (h)

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



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

February 4, 2004

*Mr. Jay Rowland
Nor Este Neighborhood Association
7729 R.C. Gorman NE
Albuquerque, NM 87122*

*Mr. Joe Yardumian
Nor Este Neighborhood Association
7801 R.C. Gorman NE
Albuquerque, NM 87122*

Re: Oakland Estates

Dear Mr. Rowland and Mr. Yardumian:

Enclosed please find a copy of the DRB application for the referenced project. The anticipated date to be heard is March 3, 2004. Please contact Scott Davis of our office if you have any questions or concerns.

Sincerely,

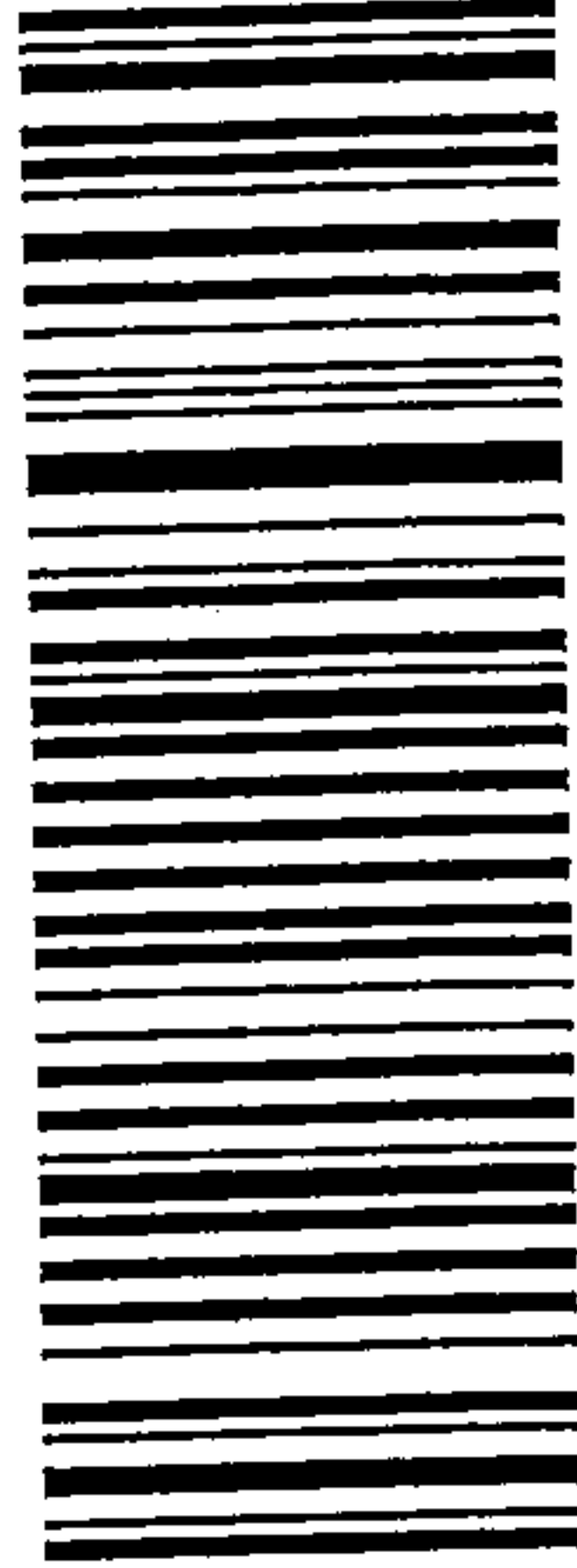
MARK GOODWIN & ASSOCIATES, PA

*Susan Rasinski
Executive Assistant*

/sr

Enclosure

CERTIFIED MAIL™



7002 2410 0002 5439 6205
7002 2410 0002 5439 6205

U.S. Postal Service™ *Dalhousie SD*
CERTIFIED MAIL™ RECEIPT
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Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark
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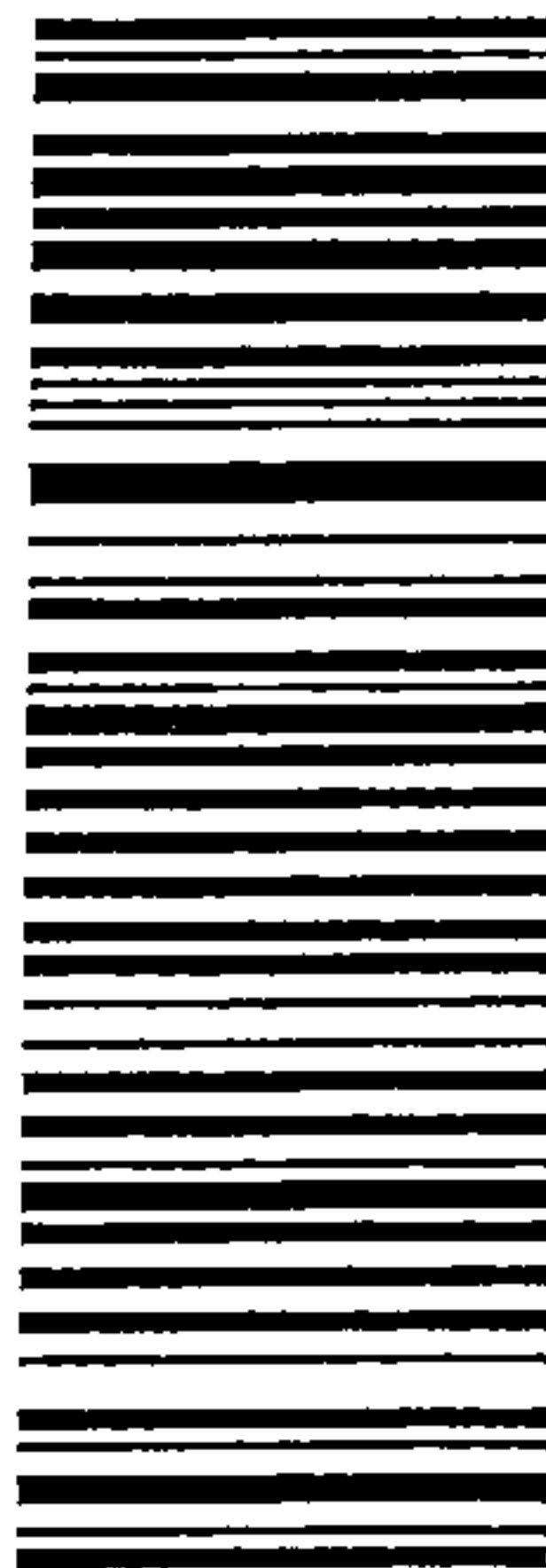
Street, Apt. No.,
or PO Box No.

City, State, ZIP+4

PS Form 3800, June 2002

See Reverse for Instructions

hood Association
NE
87122



7002 2410 0002 5439 6212
7002 2410 0002 5439 6212

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

Postmark
Here

Sent To

Street, Apt. No.,
or PO Box No.

City, State, ZIP+4

PS Form 3800, June 2002

See Reverse for Instructions

hood Association
n NE
87122

Associates, P.A.
bers
66178 WN NM 87199

CERTIFIED MAIL™

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Jay Rowland
 Nor Estz NA
 7729 RC Gorman NE
 Alling, NH 07122

2. Article Number
 (Transfer from service label)

7002 2410 0002 5439 6212

PS Form 3811, August 2001
 Oakland -SD

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Joe Yordumian
 Nor Estz NA
 7801 RC Gorman NE
 Alling, NH 07122

2. Article Number
 (Transfer from service label)

7002 2410 0002 5439 6205

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

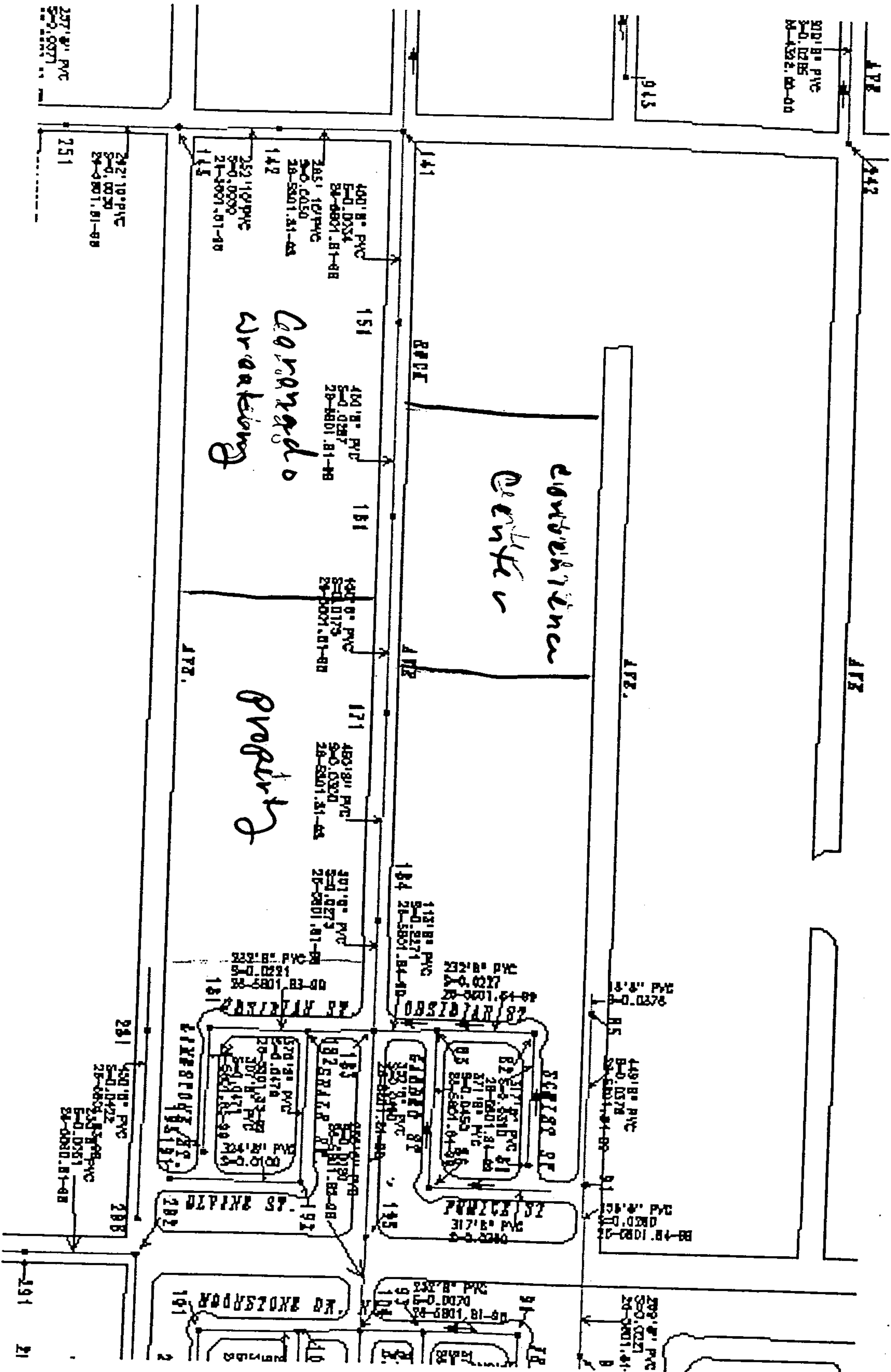
4. Restricted Delivery? (Extra Fee) Yes

Certified Mail
 ■ A mailing receipt
 ■ A unique identification number
 ■ A record of delivery
Important Reminder:
 ■ Certified Mail
 ■ Certified Mail
 ■ NO INSURANCE for valuables, please
 ■ For an additional fee, you may obtain a Receipt (PS Form 3811). Endorsement of a duplicate receipt is required.
 ■ For an additional fee, you may obtain an endorsement.
 ■ If a postmark is placed at the post office, a receipt is not required.
IMPORTANT: Si Internet address addressed to A

Pan/Zoom

X,Y: 6.16398,5.49951
dx,dy: -1.16880,0.70128

dist: 1.36304



Sewer
A

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

APPLICANT: STV Investments, LLC Date of request: 2/4/04 Zone atlas page(s): C-18

CURRENT:

Zoning R-O

Parcel Size (acres / sq.ft.) 10.66 ac

Legal Description - Lots 7-12 & 21-26

Lot or Tract # Tract A, Unit B Block # 27 NAA

Subdivision Name Oakland Estates

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 (Sub'd.) | [X] |
| | | | | c) Amendment | | [] |

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION: 1

of units - 68
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 _____ Date _____
(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

2-6-04
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



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 18, 2003

D. Mark Goodwin & Assoc.
PO Box 90606
Albuquerque, New Mexico 87199

Re: Water and Sanitary Sewer Availability / North Albuquerque Acres,
Tract A, Unit B, Block 27, 7-12 and 21-26

C-18

Sirs:

Existing Conditions: The property includes approximately 11-acres bounded by Eagle Rock Avenue and Oakland between the Eagle Rock Estates, and the Coronado Wrecking Yard, across the street from the scenic Solid Waste Convenience Center. Zoning is SU2/IP. Land use is governed by the North I-25 Sector Plan. Existing public utilities in Eagle Rock include an 8-inch sanitary sewer line from San Pedro to Louisiana, but the water line is not continuous. System maps show an 8-inch from Louisiana to the west boundary of Eagle Rock Estates. The line has actually been extended to the west boundary of your Lot 11. See unmapped project #6169.81. Another unmapped line was extended east from San Pedro with the Convenience Center. Eagle Rock Estates infrastructure included 8-inch lines in Oakland to the east boundary of the property. The sanitary is dry. Oakland is unimproved right-of-way west of Eagle Ranch Estates.

Proposed: Your sketch shows a 66-lot single family subdivision with a single entrance off Oakland.

Land Use: Development as proposed will require actions by the Environmental Planning Commission 'EPC' and Development Review Board 'DRB' including a zone change, sector plan amendment, and platting action. Contact Current Planning regarding procedures.

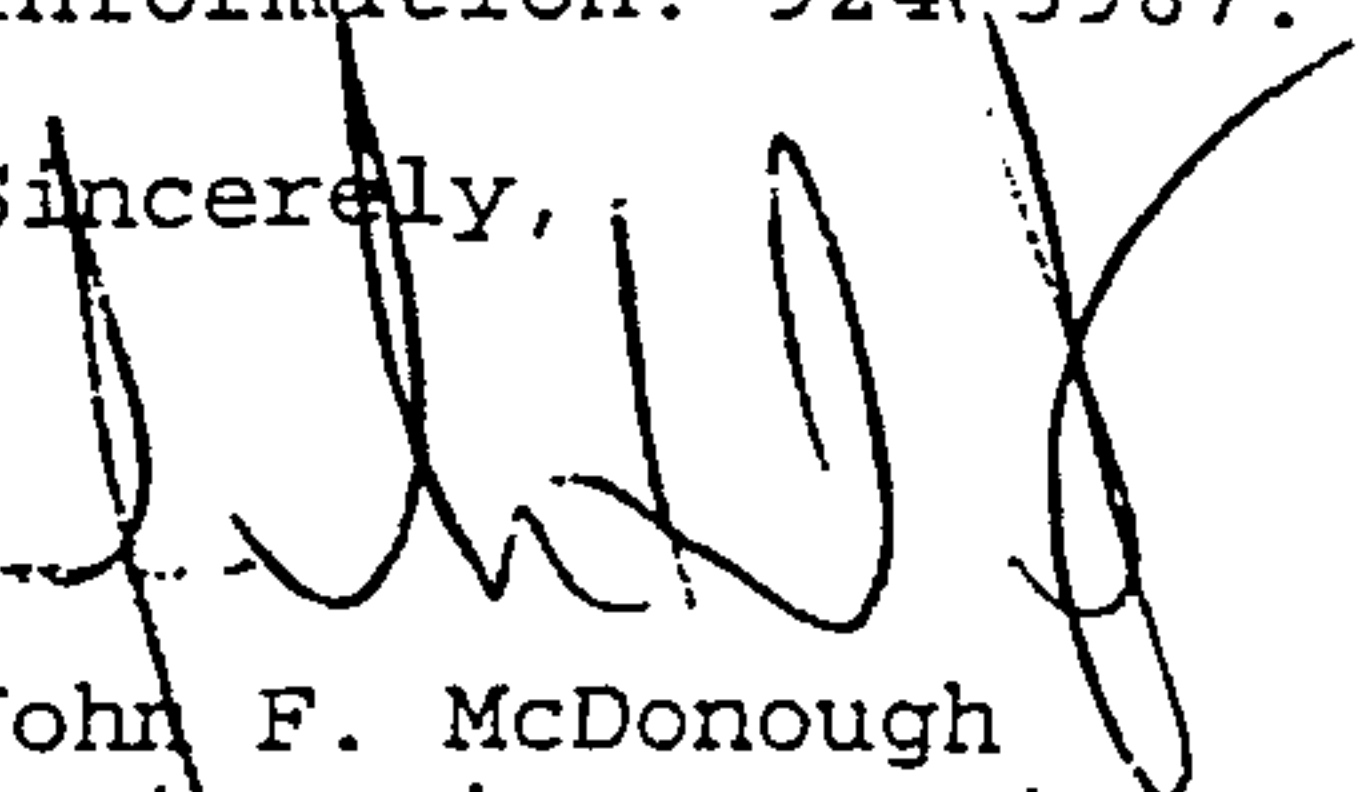
Infrastructure: As with any development subdivision will be contingent on construction of or financial guarantees for public infrastructure in all existing adjoining rights-of-way and proposed internal streets. Off-site line construction will also be required for water system looping and / or sanitary outfalls. In this case construction must include 8-inch water and sewer lines along the full frontage in Oakland, and an 8-inch water line in Eagle Rock. The Eagle Rock line must be looped to the 8-inch constructed with the Convenience Center. Six-inch water and eight-inch sewer lines will be required in standard locations in all internal streets. On-site water design must include looping connections to both Oakland and Eagle Rock. Grades permitting all on-site sanitary sewer may outfall to Eagle Rock in which case the Oakland sewer may be extended as a dry line. Otherwise it must be extended to the 8-inch in San Pedro. Platting must be revised to provide acceptable corridors for water and sanitary sewer connections to Eagle Rock. A vehicular access may be required. This will be determined at DRB.

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

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

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

Sincerely,


John F. McDonough
Engineering Associate
Development and Building Services

Attachment: System / Location Map(s)

c: f/ #1002711
f/ readers #30607
f/ availability C-18

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: Oakland Estates
AGIS MAP #: C-18
LEGAL DESCRIPTION: Lots 7-12 and 21-26, Tract A, Unit B, Block 27 NAA

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 2-3-04 [date].

Scott Davis 2-4-04
Applicant / Agent Date
Brad Bly 2/6/04
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 6-18-03 [date].

Scott Davis 2-4-04 Applicant / Agent
Date
Brad Bly 2/6/04
Utility Division Representative Date

DRB# _____

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

PAID RECEIPT

APPLICANT NAME STV INSTMTS., LLC
AGENT MARK GOODWIN, ASSOC.
ADDRESS P.O. Box 90606
PROJECT & APP # 1002711 04DRB-00171
04DRB-00172
PROJECT NAME OAKLAND EST.

\$ 20 469099/4916000 Conflict Management Fee
\$ 50
1965 441006/4983000 DRB Actions
\$ 75 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ 75 441018/4971000 Public Notification
\$ 75 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
\$ 2110⁰⁰ 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

02/06/2004 12:50PM LOC: ANN
X
RECEIPT# 00019961 US# 007 TRANS# 0023
Account 441018 Fund 0110
Activity 4971000 TRSDMM
Trans Amt \$2,110.00
J24 Misc \$75.00
CK \$1,210.00
VI \$900.00
CHANGE

DUPLICATE
City Of Albuquerque
Treasury Division

02/06/2004 12:50PM LOC: ANN
X
RECEIPT# 00019960 US# 007 TRANS# 0023
Account 441006 Fund 0110
Activity 4983000 TRSDMM
Trans Amt \$2,110.00
J24 Misc \$2,015.00

Thank You

DUPLICATE
City Of Albuquerque
Treasury Division

02/06/2004 12:49PM LOC: ANN
X
RECEIPT# 00019959 US# 007 TRANS# 0023
Account 469099 Fund 0110
Activity 4916000 TRSDMM
Trans Amt \$2,110.00
J24 Misc \$20.00

Enter Receipt.doc 2/29/03

Thank You

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 crosshairs 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 Feb 17th 04 To March 3rd 2004

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.

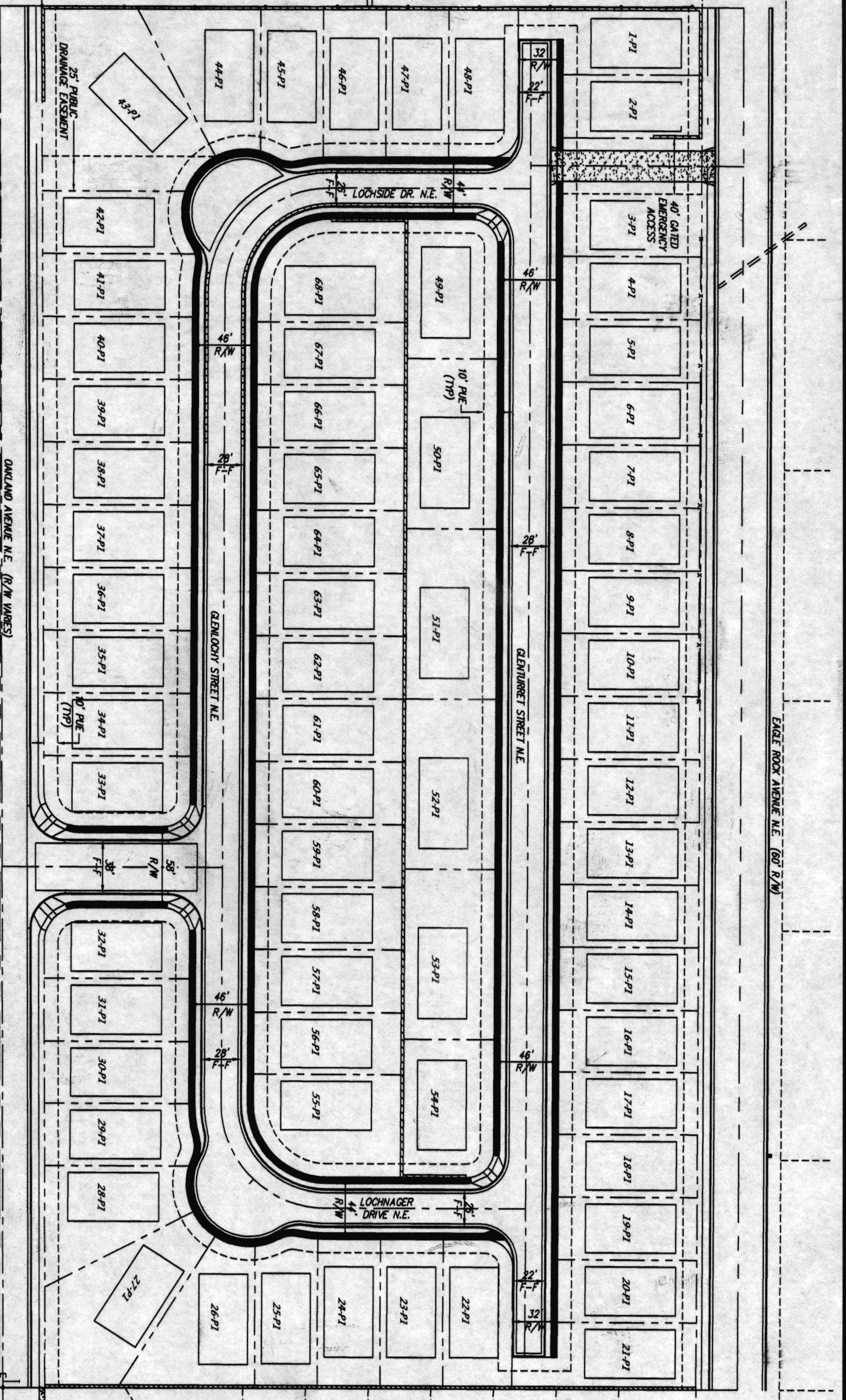
John MacKenzie
(Applicant or Agent)

2/6/04
(Date)

I issued 2 signs for this application, 2/06/04
(Date)

Paula Bell
(Staff Member)

DRB PROJECT NUMBER: 1002711 04DRB - 00171
04DRB - 00172



DEFERRED SIDEWALK

EXHIBIT

Date 3/3/04

OAKLAND ESTATES
DEFERRED SIDEWALK EXHIBIT

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

A03109\EXHIBITS\SIDEWALK-EXHIBIT\03-01-04\MJR



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

MARCH 10, 2004

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

MARK GOODWIN & ASSOCIATES, PA agent(s) for STV INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Lot(s) 7-12 AND 21-26, Block(s) 27, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT B, (to be known as **OAKLAND ESTATES**) zoned R-D residential and related uses zone, developing area, located on EAGLE ROCK AVE NE, between SAN PEDRO BLVD NE and LOUISIANA BLVD NE containing approximately 11 acre(s). [REF: 03EPC-00907 & 00908, 03EPC-00915, 04DRB-00067, 1003099] [*Deferred from 3/3/04*] (C-18)

At the March 10, 2004, Development Review Board meeting, with the signing of the infrastructure list dated 3/10/04 and approval of the grading plan engineer stamp dated 1/28/04 the preliminary plat was approved.

The temporary deferral of construction of sidewalk on the interior streets was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by March 25, 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).

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


Sheran Matson, AICP, DRB Chair

cc:STV Investments LLC, 1015 Tijeras, Suite 210, 87102
Mark Goodwin & Associates PA, 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



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: 1002711

AGENDA ITEM NO: 17

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: January 28, 2004



E

-07
-07
-07

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

Project Number: 1002711
Application Number: 04DRB-00067

DRB Date: 1/28/04
Item Number: 17

Subdivision: Oakland Estates
Lots 7-12 and 21-26, Tract A, Unit B, Block 27, NAA

Zoning: RD

Zone Page: C-18

New Lots (or units) : 68

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

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


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

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

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

Total remaining open space requirements are met via the provision of detached open space per the

provisions of Section 14-16-3-8 (A) (3). *Note: This option is only applicable to land covered by a Sector Development Plan.

Signed: 

Christina Sandoval, (DMD)

Phone: 768-3808



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB- 1002711 Item No. 17 Zone Atlas C-18

DATE ON AGENDA 1-28-04

INFRASTRUCTURE REQUIRED YES () NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

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

No.	Comment
(1)	STANDARD INFRASTRUCTURE REQ'D
(2)	NEED TRAFFIC DISTRIB. MAP TO CLASSIFY STREET WIDTHS
(3)	WHY IS CONNECTION TO EARLE PEAK GATED?

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

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
January 28, 2004
Comments**

ITEM # 17

PROJECT # 1002711

APPLICATION # 04-00067

RE: Oakland Estates/sketch

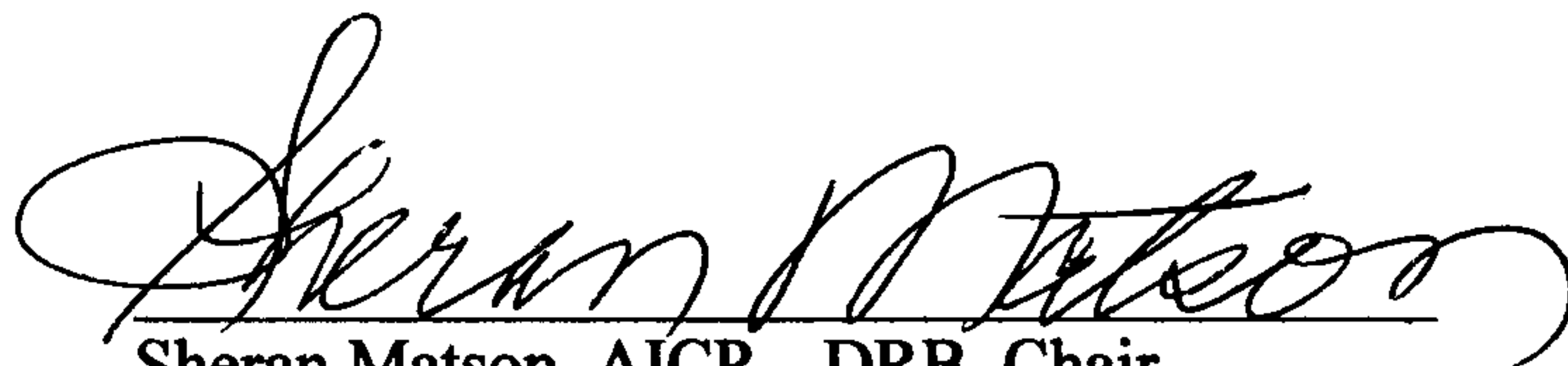
This property lies within the North I25 Sector Plan boundaries. The plan requires a site development plan for subdivision and a landscaping plan approval by DRB (delegated by Planning Director). Page 48.

See Section VI for design standards. Be sure to follow the site plan for subdivision checklist available at the Front Counter.

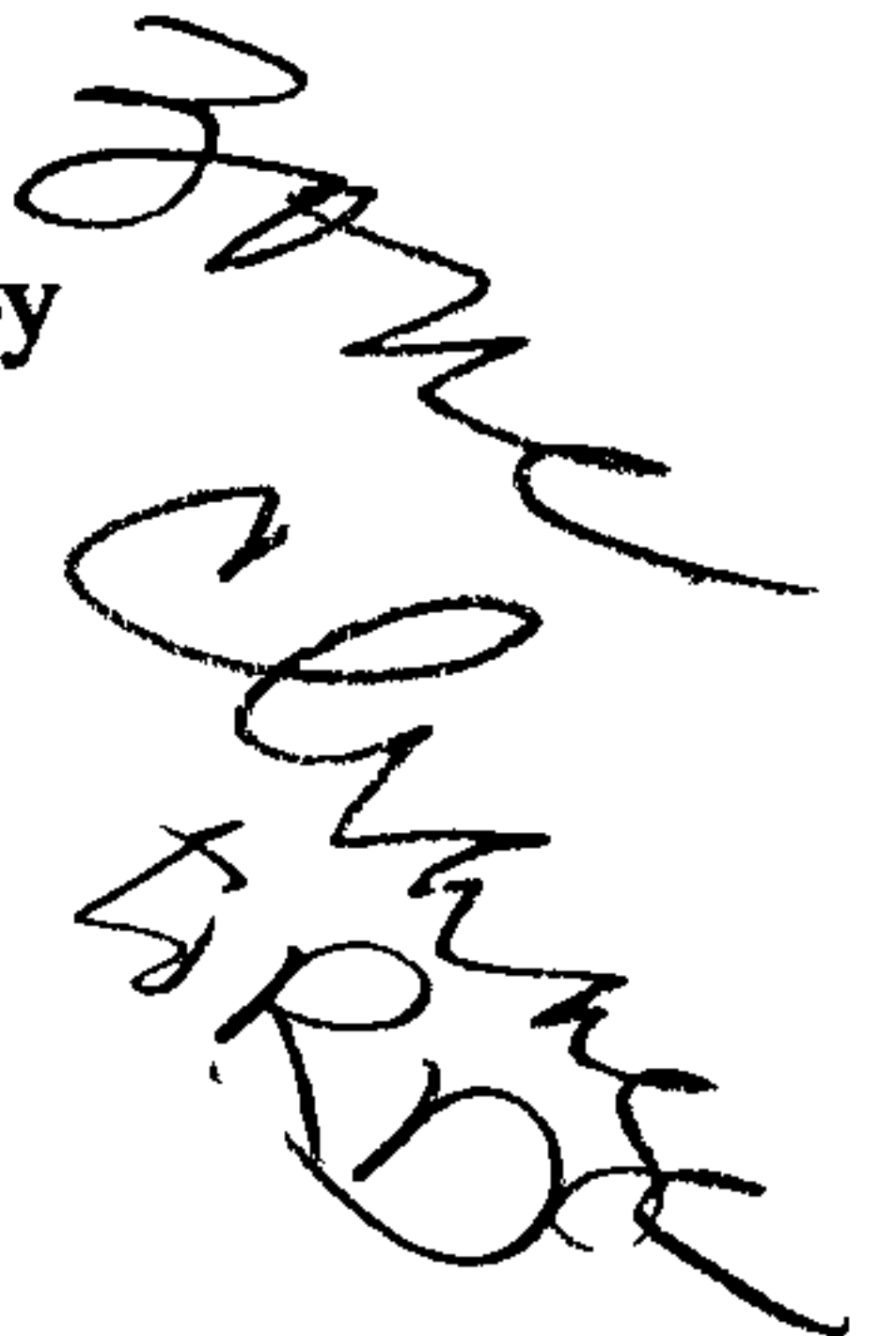
Be sure to use the new site plan signature block also available at the Front Counter.

If there is to be a perimeter fence or wall, be sure to include the details in the site plan.

The property owner is Swan, Inc, according to AGIS. If this is incorrect, be sure to bring proof of ownership when applying for DRB action.



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



f a c s i m i l e
TRANSMITTAL

to: Sheran Matson
fax # 924-3864
re: Oakland Estates Zone Change
date: 1-29-04
pages: 5, including this cover sheet.

This Decision was for only Lots 7 & 26 which were left out of the previous re-zone request. That earlier decision was under EPC case 03EPC00907/00908. I can have the owner get a copy of that decision forwarded to you if needed. Let me know if you need it.

From the desk of.....

Scott Davis

Mark Goodwin & Associates, PA
PO Box 90606
Albuquerque, NM 87199

(505) 828-2200
fax (505) 797-9539
goodwinengrs@comcast.net

DRB ACTIONS

PROJECT NAME & NUMBER

Oakland Estates 1002711

LOCATION

Eagle Rock, NE

Hearing Date

1/28/04

Action Requested

Sketch

Action Taken & Date

1/28/04 Comments

City of Albuquerque



DEVELOPMENT PLAN REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: 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

PHONE: 338-2286
 FAX: 944-1232
 E-MAIL: Tim@tsmcaney.com

STATE NM ZIP 87199

PHONE: (505) 828-2200
 FAX: (505) 797-9539
 E-MAIL: goodwinengrs@comcast.net

DESCRIPTION OF REQUEST: Major Subdivision Sketch 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. Lots 7-12 & 21-26 Tract A, Unit B Block: 27 Unit:

Subdiv. / Addn. North Albuquerque Acres

Current Zoning: R-D ~~SUB~~ Proposed zoning: Same

Zone Atlas page(s): C-18 No. of existing lots: 12 No. of proposed lots: 68

Total area of site (acres): 10.6574 Density if applicable: dwellings per gross acre: 6.38 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. 101806443545810422 MRGCD Map No.

LOCATION OF PROPERTY BY STREETS: On or Near: Eagle Rock Avenue
 Between: San Pedro Boulevard and Louisiana Boulevard

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z-, V-, S-, etc.): C-87-427

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

SIGNATURE J. Scott Davis DATE

(Print) J. Scott Davis

Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 10/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>04DRB - 00067</u>	<u>SK</u>	<u>5(3)</u>	\$ <u> </u>
<input type="checkbox"/> All fees have been collected	<u> </u>	<u> </u>	<u> </u>	\$ <u> </u>
<input type="checkbox"/> All case #s are assigned	<u> </u>	<u> </u>	<u> </u>	\$ <u> </u>
<input type="checkbox"/> AGIS copy has been sent	<u> </u>	<u> </u>	<u> </u>	\$ <u> </u>
<input type="checkbox"/> Case history #s are listed	<u> </u>	<u>Conflict fee</u>	<u> </u>	\$ <u>20.00</u>
<input type="checkbox"/> Site is within 1000ft of a landfill	<u> </u>	<u> </u>	<u> </u>	\$ <u> </u>
<input type="checkbox"/> F.H.D.P. density bonus	<u> </u>	<u> </u>	<u> </u>	\$ <u> </u>
<input type="checkbox"/> F.H.D.P. fee rebate	<u> </u>	<u> </u>	<u> </u>	\$ <u> </u>
Hearing date <u>January 28, 2004</u>			Total	\$ <u>20.00</u>

J. Scott Davis 1/20/04
 Planner signature / date

Project # 1002711

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

Amended preliminary plat approval expires after one year.

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

Scott Davis
Applicant name (print)

Scott Davis
Applicant signature / date



Form revised February 2003

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

Application case numbers
04DRB- - 20067

April Carder 1/24/04
 Planner signature / date

Project # 1002711



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

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

January 19, 2004

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

Re: Sketch Plat Submittal for Oakland Estates

Dear Ms. Matson:

On behalf of our client we are submitting the proposed Oakland Estates project to the City DRB for sketch plat approval.

As you can see from the included Zone Atlas Map, C-18, the site is located in the North Albuquerque Acres area between San Pedro Boulevard and Louisiana Boulevard. Primary access to the site will be off of Oakland Avenue. Water service will be provided via standard tie ins to the existing lines in Oakland Avenue and Eagle Rock Avenue. An existing sanitary sewer main in Eagle Rock Avenue will serve as the sewer outfall for the site. Storm water runoff from this site will be routed to an existing trunk line in San Pedro via a new storm drain line in Eagle Rock Avenue. The storm drain in Eagle Rock will be sized to accept flows from the entire Eagle Rock drainage basin.

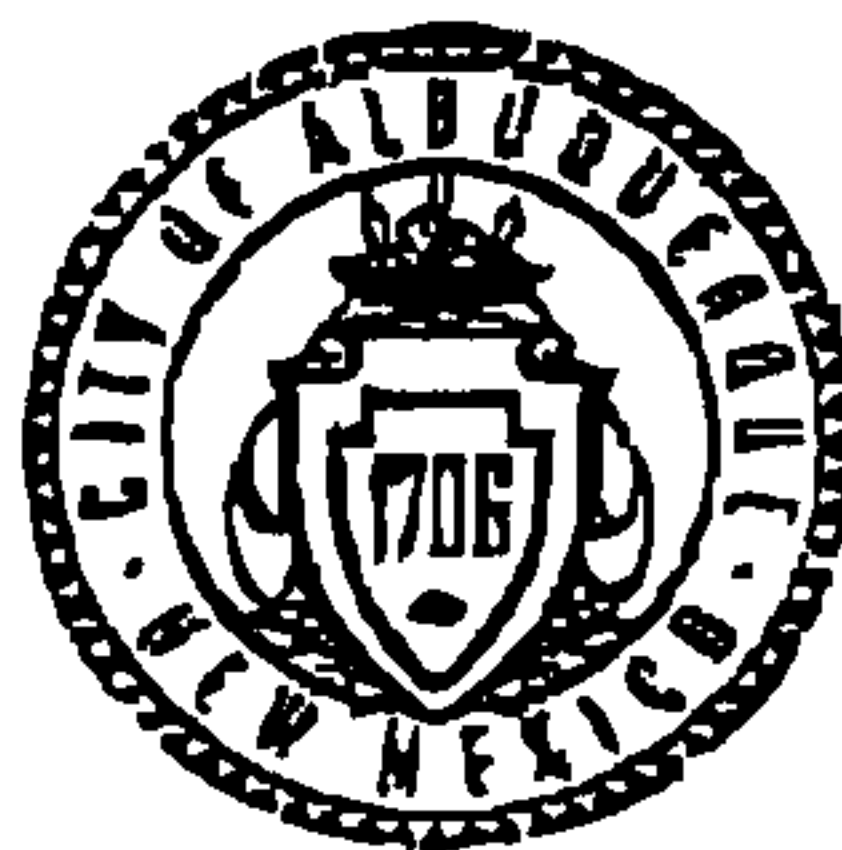
I would be happy to answer any questions the DRB members may have related to this project. I can be reached at (505) 828-2200.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

J. Scott Davis,
Project Engineer

JSD/bg



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

Date: December 19, 2003

OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1003099 *
03EPC-01914 EPC Sector Development Plan
03EPC-01915 Zone Map Amendment

T.S. McNaney & Associates
400 Gold SW, Suite 700
Albuq. NM 87102

LEGAL DESCRIPTION: for all or a portion of Lot(s) 7 & 26, Tract(s) A, North Albuquerque Acres, zoned SU-2/IP, located on EAGLE ROCK AVE. NE, between SAN PEDRO DRIVE NE and LOUISIANA BLVD. NE, containing approximately 2 acres. (C-18) Chris Hyer, Staff Planner

On December 18, 2003 the Environmental Planning Commission voted to approve Project 1003099/ 03 EPC 00915, a request for an amendment to the North I-25 Sector Development Plan for Lots 7 and 26, Block 27, Unit B of North Albuquerque Acres, Tract A, located on the south side of Eagle Rock Avenue NE and the north side of the Oakland Boulevard right-of-way, between San Pedro Drive NE and Louisiana Boulevard NE, containing approximately 1.6-acres, based on the following Findings:

FINDINGS:

1. This is a request for a sector plan amendment to the map of the North I-25 Sector Development Plan from SU-2 IP to R-D for Lots 7 and 26, Block 27, Unit B of North Albuquerque Acres, Tract A. A corresponding zone map amendment is also being requested. The site is currently vacant and contains approximately 1.6 acres. The subject site is located on the south side of Eagle Rock Avenue NE and the north side of the Oakland Avenue right-of-way NE, and between San Pedro Drive NE and Louisiana Boulevard NE.
2. The zone map amendment must be approved in order for the sector plan amendment to the map of the North I-25 Sector Development Plan to be approved.
3. The proposal is consistent with the Developing Urban goal and applicable policies of the *Comprehensive Plan*. The zone change and sector plan amendment will allow the development of single-family homes at a compatible density which will help to strengthen the existing residential uses; it will be an infill project which will make use of existing utility and roadway capacity and it will help to complete the Eagle Rock storm drainage system.

**OFFICIAL NOTICE OF DECISION
DECEMBER 18, 2003
PROJECT #1003099
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4. Previous zone changes in the area have set a precedent for the continued development of residential uses. According to the North I-25 Sector Development Plan, additional residential development is a desired outcome.
5. The request is consistent with policies in the Comprehensive Plan and does not conflict with policies in the North I-25 Sector Development Plan, staff is in agreement that the request meets the requirements of R-270-1980, specifically Section 1.A. regarding consistency with the health, safety, morals and general welfare of the City, Section 1.B regarding the stability of land use, Section 1.C. regarding consistency with City plans, Section 1.D.2 and 1.D.3 regarding changed conditions and advantages to the community. The requested action does not constitute either a spot zone or a strip zone.
6. There is strong support from the Nor Este neighborhood for residential development in the area.

On December 18, 2003 the Environmental Planning Commission voted to approve Project 1003099/ 03 EPC 00914, a request for Zone Map Amendment, from SU-2 IP to R-D for Lots 7 and 26, Block 27, Unit B of North Albuquerque Acres, Tract A, located on the south side of Eagle Rock Avenue NE, between San Pedro Drive NE and Louisiana Boulevard NE, containing approximately 1.6-acres, based on the following Findings:

FINDINGS:

1. This is a request for a zone map amendment from SU-2 for IP to R-D for Lots 7 and 26, Block 27, Unit B of North Albuquerque Acres, Tract A. A corresponding amendment to the North I-25 Sector Development Plan is also being requested. The site is currently vacant and contains approximately 1.6-acres. The subject site is located on the south side of Eagle Rock Avenue NE and the north side of the Oakland Avenue NE right-of-way, between San Pedro Drive NE and Louisiana Boulevard NE.
2. The proposal is consistent with the Developing Urban goal and applicable policies of the *Comprehensive Plan* (Policies d, e and l). The zone change and sector plan amendment will allow the development of single-family homes at a compatible density which will help to strengthen the existing residential uses; it will be an infill project which will make use of existing utility and roadway capacity and it will help to complete the Eagle Rock storm drainage system.

**OFFICIAL NOTICE OF DECISION
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3. The zone change is in compliance with *Resolution 270-1980*. There are changed conditions in the neighborhood and residential development at the subject site and will be more advantageous to the community. Zone changes allowing single-family development have occurred near this site. Residential development will strengthen/stabilize existing housing development.
4. This request is the result of an oversight by the applicant of the previous EPC case 03EPC 00907/00908 in which lots 7 and 26 were left out of the original request for the zone change. That request asked for a zone change from SU-2 for IP to R-D just as this request. The properties included in both cases will be developed as a single residential subdivision.
5. Although there are no comments from Albuquerque Public Schools for this request, the comments from the original request were considered. The affected schools are close to capacity, but not yet at capacity.
6. Previous zone changes in the area have set a precedent for the continued development of residential uses. According to the North I-25 Sector Development Plan, additional residential development is a desired outcome.
7. The request is consistent with policies in the *Comprehensive Plan* and does not conflict with policies in the North I-25 Sector Development Plan. Staff is in agreement that the request meets the requirements of *Resolution 270-1980*, specifically Section 1.A. regarding consistency with the health, safety, morals and general welfare of the City, Section 1.B regarding the stability of land use, Section 1.C. regarding consistency with City plans, Section 1.D.2 and 1.D.3 regarding changed conditions and advantages to the community. The requested action does not constitute either a spot zone or a strip zone.
8. There is strong support from the Nor Este neighborhood for residential development in the area.
9. The subject request is not more than a one-block area and does not require approval from City Council as stipulated in Section 14-16-4-4(C)(3) of the Comprehensive Zoning Code.

**IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JANUARY 2, 2004
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.**

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

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

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

Sincerely,


for Victor J. Chavez
Planning Director

VJC/CH/ac

cc: Consensus Planning, Inc., 924 Park Ave. SW, Albuquerque, NM 87102
Paul Grunwald, Nor Este NA, 7700 Rio Guadalupe NE, Albuquerque, NM 87122
Joe Yardumian, Nor Este NA, 7801 R.C. Gorman Ave. NE, Albuquerque, NM 87122

**Notice of Decision
City Council
City of Albuquerque
October 14, 2003**

AC-03-23 Consensus Planning, Agent for T.S. McNaney & Associates - Appeals the Environmental Planning Commission's Denial of a Zone Map Amendment, from SU-2 IP to RD for North Albuquerque Acres - Located on Eagle Rock NE between San Pedro and Louisiana NE

Decision

On October 13, 2003, by a vote of 7 FOR AND 2 AGAINST, the City Council voted to recommend that Appeal No. AC-03-23 be granted.

Yes: 7

Against: Cadigan, Yntema

IT IS THEREFORE ORDERED THAT THE SECTOR PLAN AMENDMENT AND ZONE MAP AMENDMENT ARE APPROVED.

Adopted Findings

On October 13, 2003, by a vote of 6 FOR AND 2 AGAINST, the City Council voted to adopt the following findings in support of its decision.

1. The Environmental Planning Commission erroneously determined that the changed conditions were not sufficient to warrant an amendment.
2. There have numerous changed conditions as set forth in the record and those changes have made the subject site less viable for industrial uses and more appropriate for residential uses.
3. There was substantial evidence in the record to support the requirements of R-270-1980. The appellant met its burden of showing R-270-1980 requirements had been met.
4. The Environmental Planning Commission erred in its application of R-270-1980 to this amendment request.
5. The Sector Development Plan amendment and the Zone Map amendment should be approved.

Yes: 6

No: Cadigan, Yntema

Excused: Mayer

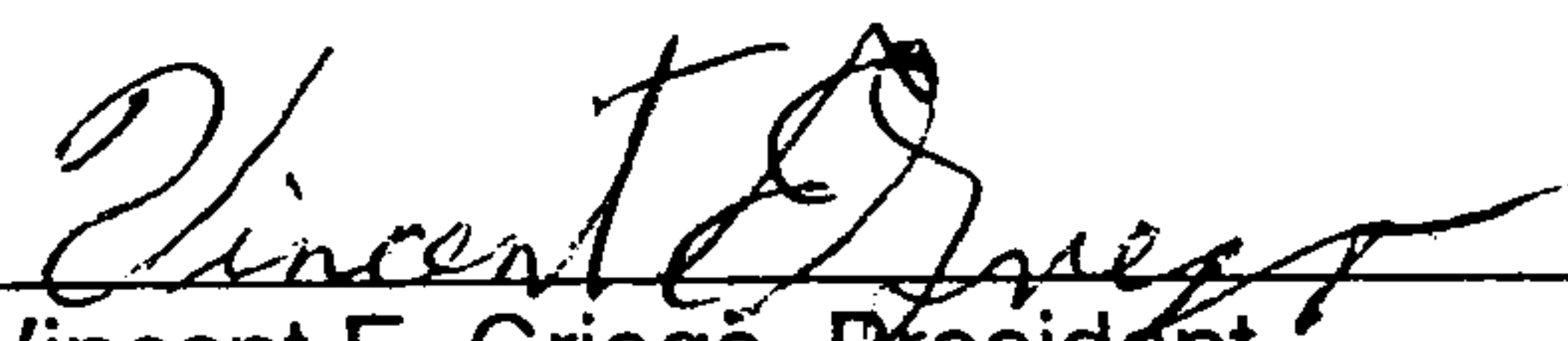
Attachments

1. Action Summary from October 13, 2003 City Council Meeting
2. October 13, 2003 Staff Report

Notice of Decision
AC-03-23
October 13, 2003
PAGE 2


Appeal of Final Decision

A person aggrieved by this decision may appeal the decision to the Second Judicial District Court by filing in the Court a notice of appeal within thirty (30) days from the date this decision is filed with the City Clerk.



Vincent E. Griego, President
City Council

Date: 10-24-03

Received by: 

City Clerk's Office

Date: 10/28/03



City of Albuquerque

Action Summary

City Council

Albuquerque/Bernalillo County
Government Center
One Civic Plaza
Albuquerque, NM 87102

Council President Vincent E. Griego, District 2
Vice President Greg Payne, District 8

Council Members Miguel A. Gómez, District 1;
Eric Griego, District 3; Brad Winter, District 4
Michael J. Cadigan, District 5; Hess Yntema, District 6;
Sally Mayer, District 7; Tina L. Cummins, District 9

TTY Phone # - 768-2474
For Weekly Schedule of Meetings Call: 768-4777

Monday, October 13, 2003	3:00 PM	Council/Commission Chambers One Civic Plaza Albuquerque/Bernalillo County Government Center
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- OC-03-21** Appointment of Paul S. Cauwels to Impact Fee Committee
Confirmed
Votes: For: 6 - Council Members: V. Griego, E. Griego, Winter, Cadigan, Yntema and Cummins
Excused: 3 - Council Members: Payne, Gómez and Mayer
- OC-03-22** Appointment of James Topmiller to Impact Fee Committee
Confirmed
Votes: For: 6 - Council Members: V. Griego, E. Griego, Winter, Cadigan, Yntema and Cummins
Excused: 3 - Council Members: Payne, Gómez and Mayer
- OC-03-23** Appointment of Leroy J. Chavez to Impact Fee Committee
Confirmed
Votes: For: 6 - Council Members: V. Griego, E. Griego, Winter, Cadigan, Yntema and Cummins
Excused: 3 - Council Members: Payne, Gómez and Mayer
- OC-03-24** Appointment of Carlos Spiess to Impact Fee Committee
Confirmed
Votes: For: 6 - Council Members: V. Griego, E. Griego, Winter, Cadigan, Yntema and Cummins
Excused: 3 - Council Members: Payne, Gómez and Mayer
- OC-03-25** Appointment of Rexford V. King to Impact Fee Committee
Confirmed
Votes: For: 6 - Council Members: V. Griego, E. Griego, Winter, Cadigan, Yntema and Cummins
Excused: 3 - Council Members: Payne, Gómez and Mayer

- OC-03-27 Appointment of Ruth J. Koury to Impact Fee Committee
Confirmed
Votes: For: 6 - Council Members: V. Griego, E. Griego, Winter, Cadigan, Yntema and Cummins
Excused: 3 - Council Members: Payne, Gómez and Mayer
- OC-03-28 Appointment of Matthew E. Archuleta to Impact Fee Committee
Confirmed
Votes: For: 6 - Council Members: V. Griego, E. Griego, Winter, Cadigan, Yntema and Cummins
Excused: 3 - Council Members: Payne, Gómez and Mayer
- OC-03-29 Appointment of Lawrence S. Kline to Impact Fee Committee
Confirmed
Votes: For: 6 - Council Members: V. Griego, E. Griego, Winter, Cadigan, Yntema and Cummins
Excused: 3 - Council Members: Payne, Gómez and Mayer
- OC-03-30 Appointment of Charles S. Gara to Impact Fee Committee
Confirmed
Votes: For: 1 - Council Members: Cummins
Against: 6 - Council Members: V. Griego, Gómez, E. Griego, Winter, Cadigan and Yntema
Excused: 2 - Council Members: Payne and Mayer
- OC-03-31 Appointment of Christopher B. Leinberger to Impact Fee Committee
Confirmed
Votes: For: 7 - Council Members: V. Griego, Gómez, E. Griego, Winter, Cadigan, Yntema and Cummins
Excused: 2 - Council Members: Payne and Mayer
- OC-03-32 Appointment of Lynne Andersen to Impact Fee Committee
Confirmed
Votes: For: 7 - Council Members: V. Griego, Gómez, E. Griego, Winter, Cadigan, Yntema and Cummins
Excused: 2 - Council Members: Payne and Mayer
- OC-03-33 Appointment of Robert Lupton to Impact Fee Committee
Confirmed
Votes: For: 7 - Council Members: V. Griego, Gómez, E. Griego, Winter, Cadigan, Yntema and Cummins
Excused: 2 - Council Members: Payne and Mayer
- OC-03-34 Appointment of Kim Armano to Impact Fee Committee
Confirmed
Votes: For: 7 - Council Members: V. Griego, Gómez, E. Griego, Winter, Cadigan, Yntema and Cummins
Excused: 2 - Council Members: Payne and Mayer

- OC-03-35 Appointment of Rick Linkous to Impact Fee Committee
Confirmed
Votes: For: 7 - Council Members: V. Griego, Gómez, E. Griego, Winter, Cadigan, Yntema and Cummins
Excused: 2 - Council Members: Payne and Mayer
- OC-03-36 Appointment of Antonio Maestas to Impact Fee Committee
Confirmed
Votes: For: 7 - Council Members: V. Griego, Gómez, E. Griego, Winter, Cadigan, Yntema and Cummins
Excused: 2 - Council Members: Payne and Mayer
- OC-03-37 Appointment of Trudy Jones to Impact Fee Committee
Confirmed
Votes: For: 7 - Council Members: V. Griego, Gómez, E. Griego, Winter, Cadigan, Yntema and Cummins
Excused: 2 - Council Members: Payne and Mayer
- OC-03-38 Appointment of Patricia A. Verrelle to Impact Fee Committee
Confirmed
Votes: For: 7 - Council Members: V. Griego, Gómez, E. Griego, Winter, Cadigan, Yntema and Cummins
Excused: 2 - Council Members: Payne and Mayer
- OC-03-39 Appointment of Tanda L. Meadors to Impact Fee Committee
Confirmed
Votes: For: 7 - Council Members: V. Griego, Gómez, E. Griego, Winter, Cadigan, Yntema and Cummins
Excused: 2 - Council Members: Payne and Mayer
- OC-03-40 Appointment of Mary Strickman to Impact Fee Committee
Confirmed
Votes: For: 7 - Council Members: V. Griego, Gómez, E. Griego, Winter, Cadigan, Yntema and Cummins
Excused: 2 - Council Members: Payne and Mayer
- OC-03-41 Appointment of Bo K. Johnson to Impact Fee Committee
Confirmed
Votes: For: 7 - Council Members: V. Griego, Gómez, E. Griego, Winter, Cadigan, Yntema and Cummins
Excused: 2 - Council Members: Payne and Mayer
- OC-03-42 Appointment of Debbie O'Malley to Impact Fee Committee
Confirmed
Votes: For: 7 - Council Members: V. Griego, Gómez, E. Griego, Winter, Cadigan, Yntema and Cummins
Excused: 2 - Council Members: Payne and Mayer

- O-03-104** Amending ROA 1994 to Limit the Number of Members of the EPC who may be Engaged in the Same Profession or Participate Principally in the Buying, Selling or Developing of Real Estate for Profit (Cadigan)
Postponed, due back on November 10, 2003
- Votes:** For: 7 - Council Members: V. Griego, Gómez, E. Griego, Winter, Cadigan, Yntema and Cummins
Excused: 2 - Council Members: Payne and Mayer
- O-03-113** Establishing the Public Works Department Neighborhood Traffic Management Program (NTMP) and Manual as the City's Traffic Management Program by Reference; Establishing a Neighborhood Traffic Management Program (NTMP) Advisory Board (Payne)
Not Passed
- Votes:** For: 7 - Council Members: V. Griego, Gómez, E. Griego, Winter, Cadigan, Yntema and Cummins
Excused: 2 - Council Members: Payne and Mayer
- R-03-272** Designating the Eubank Menaul Metropolitan Redevelopment Area, Making Certain Findings and Determinations Pursuant to the Metropolitan Redevelopment Code; Authorizing and Directing the Preparation of a Metropolitan Redevelopment Plan for the Area (Mayer)
Postponed, due back on January 12, 2003
- Votes:** For: 7 - Council Members: V. Griego, Gómez, E. Griego, Winter, Cadigan, Yntema and Cummins
Excused: 2 - Council Members: Payne and Mayer
- R-03-294** Amending the Downtown 2010 Sector Development Plan by Designating the Downtown Core as a Metropolitan Redevelopment Area (E. Griego)
A motion was made, Councillor Gomez requested a second hearing, as substituted, scheduled to be heard on November 10, 2003.
- O-03-129** Amending ROA 1994, Regarding The Planned Growth Strategy Implementation Advisory Task Force, to Provide that the Council May Remove a Member of the Advisory Task Force and May Approve an Interim Member (Payne)
Passed
- Votes:** For: 6 - Council Members: V. Griego, Payne, Gómez, E. Griego, Winter and Cadigan
Against: 3 - Council Members: Yntema, Mayer and Cummins
- O-03-115** Amending ROA 1994, a Portion of the General Sign Regulations of the Comprehensive Zoning Code, to Delete Certain Requirements for Permit Applications and Delete Permit Fee for Signs Erected with a Permit (Payne)
Postponed, due back on November 10, 2003
- Votes:** For: 9 - Council Members: V. Griego, Payne, Gómez, E. Griego, Winter, Cadigan, Yntema, Mayer and Cummins
- AC-03-21** The Rodey Law Firm, as Agent for Tim and Gregg Allen, Appeals the Decision of the Technical Standards Committee to Approve the Revised Grading and Drainage Plan Dated May 27, 2003 which Modifies a Previously Approved Plan
Denied
- Votes:** For: 9 - Council Members: V. Griego, Payne, Gómez, E. Griego, Winter, Cadigan, Yntema, Mayer and Cummins

- AC-03-24** Rodey, Dickason, Sloan, Akin & Robb, PA, Agent for Tim and Gregg Allen, Appeals the EPC's Dismissal of an Appeal
Denied
Votes: For: 9 - Council Members: V. Griego, Payne, Gómez, E. Griego, Winter, Cadigan, Yntema, Mayer and Cummins
- AC-03-17** Rodey, Dickason, Sloan, Akin & Robb, PA Agent for Countrywood N.A. and Countrywood Homeowners Association Appeal the EPC's Approval of a Site Development Plan for Subdivision and Site Development Plan for Building Permit, for North Albuquerque Acres - Located on Wyoming and Paseo del Norte NE
Granted
Votes: For: 6 - Council Members: V. Griego, Gómez, E. Griego, Winter, Cadigan and Yntema
Against: 3 - Council Members: Payne, Mayer and Cummins
- AC-03-23** Consensus Planning, Agent for T.S. McNaney & Associates, Appeals the EPC's Denial of a Zone Map Amendment, from SU-2 IP to RD for North Albuquerque Acres - Located on Eagle Rock NE between San Pedro and Louisiana NE
Granted
Votes: For: 7 - Council Members: V. Griego, Payne, Gómez, E. Griego, Winter, Mayer and Cummins
Against: 2 - Council Members: Cadigan and Yntema
- AC-03-25** Tom Hunter Appeals the LUCC's Denial of a Certificate of Appropriateness for Reroofing Located at 824 Forrester Ave. NW
Remanded to the Landmarks and Urban Conservation Commission
Votes: For: 9 - Council Members: V. Griego, Payne, Gómez, E. Griego, Winter, Cadigan, Yntema, Mayer and Cummins
- AC-03-26** Green Valley Land Co. Appeals the LUCC's Deferral for New Construction of Three Dwelling Unit Condominiums, Located at 115 Walter St. SE Zoned SU-2/MR
Denied
Votes: For: 5 - Council Members: V. Griego, Winter, Cadigan, Yntema and Mayer
Against: 3 - Council Members: Payne, Gómez and Cummins
Excused: 1 - Council Members: E. Griego
- AC-03-27** Rodey, Dickason, Sloan, Akin & Robb, PA, Agent for PruWinrock, LLC, Appeals the EPC's Approval of a Site Development Plan for Building Permit for Tract A1, St. Pius X Subdivision, Zoned SU-3 Inside Intense Core, Located on Louisiana Blvd. NE
Denied
Votes: For: 8 - Council Members: V. Griego, Payne, Gómez, Winter, Cadigan, Yntema, Mayer and Cummins
Excused: 1 - Council Members: E. Griego
- AC-03-28** Jake and Andrea Schoellkopf Appeal the Board of Appeals Decision to Grant an Appeal, Thereby Reversing the Decision of the ZHE's Approval of a Conditional Use to Allow a Wall over 3 Feet in Height in the Front Yard Setback Area Zoned R-1 - Located at 1401 Aliso Dr. NE
Postponed, due back on November 10, 2003
Votes: For: 5 - Council Members: Gómez, Winter, Cadigan, Mayer and Cummins
Excused: 4 - Council Members: V. Griego, Payne, E. Griego and Yntema

AC-03-29 Westgate Heights N.A. Appeals the EPC's Approval of a Zone Map Amendment and Recommendation of Approval for an Amendment to the Tower/Unser Sector Development Plan - Located on DeVargas Road SW, between 114th and 98th SW
Postponed, due back on November 3, 2003

Votes: For: 5 - Council Members: Gómez, Winter, Cadigan, Mayer and Cummins
Excused: 4 - Council Members: V. Griego, Payne, E. Griego and Yntema

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

PAID RECEIPT

APPLICANT NAME STV Investments
AGENT Mark Goodwin & Assoc
ADDRESS P.O. Box 90606
PROJECT & APP # 1002711
PROJECT NAME North Albug Acres

- \$ 20⁰⁰ 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
- \$ 20⁰⁰ 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.		4144
P.O. BOX 90606 ALBUQUERQUE, NM 87199-0606 (505) 828-2200		95-681/1070
DATE <u>Jan 20, 2004</u>		
PAY TO THE ORDER OF <u>City of Albuquerque</u>		\$ <u>20.00</u>
<u>Twenty 00/100</u>		DOLLARS
BANKWEST Coronado Office 1-800-488-2265		
FOR <u>Oakland Estates sketch plat</u>		<u>Susan Resenski</u>
⑆004144⑆ ⑆1070068131⑆ ⑆283007003⑆		

Activity 4916000
Trans Amt 20.00
J24 Misc 20.00
CK 20.00
CHANGE 20.00

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