



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

September 7, 2011

**Project# 1002718**  
**11DRB-70238 SIDEWALK WAIVER**

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for RAYLEE HOMES, INC. request(s) the above action(s) for all or a portion of Lot(s) 1-16, Tract(s) A RIVERVIEW ACRES #2, RIVERVIEW ACRES, UNIT 2 zoned RA-1, located on ON CALLE FACIO NEAR GABALDON containing approximately 10.4497 acre(s). (H-12)

At the September 7, 2011 Development Review Board meeting, a sidewalk variance for waiver of the interior sidewalks was approved.

If you wish to appeal this decision, you must do so by September 22, 2011, 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, DRB Chair

Cc: Mark Goodwin & Assoc. – p.O. Box 90606 – Albuquerque, NM 87199  
Cc: Raylee Homes Inc. – P.O. Box 1443 – Corrales, NM 87048  
Marilyn Maldonado  
File

3. **Project# 1004071**  
11DRB-70045 MAJOR - 2 YEAR  
EXTENSION OF SUBDIVISION  
IMPROVEMENTS AGREEMENT (2YR  
SIA)

HIGH MESA CONSULTING GROUP agent(s) for  
ALBUQUERQUE PUBLIC SCHOOLS request(s) the  
referenced/ above action(s) for all or a portion of Tract(s)  
C-1, **ANCIENT MESA SUBDIVISION**, zoned RO-20,  
located on the west side of RAINBOW BLVD NW between  
WOODMONT AVE NW AND ROSA PARKS RD NW  
containing approximately 63.313 acre(s). (C-9)[*Deferred  
from 3-23-11, 4/27/11, 5/11/11, 5/25/11, 6/8/11, 7/13/11,  
8/10/11*] **THE TWO YEAR EXTENSION OF THE  
SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS  
APPROVED**

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

4. **Project# 1002718**  
11DRB-70238 SIDEWALK WAIVER

MARK GOODWIN AND ASSOCIATES, P.A. agent(s)  
for RAYLEE HOMES, INC. request(s) the above action(s)  
for all or a portion of Lot(s) 1-16, Tract(s) A RIVERVIEW  
ACRES #2, **RIVERVIEW ACRES, UNIT 2** zoned RA-1,  
located on ON CALLE FACIO NEAR GABALDON  
containing approximately 10.4497 acre(s). (H-12) **THE  
SIDEWALK WAIVER WAS APPROVED AS SHOWN ON  
EXHIBIT C IN THE PLANNING FILE.**

5. **Project# 1003815**  
11DRB-70242 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL  
11DRB-70243 AMENDED SDP FOR BP  
11DRB-70244 SIDEWALK VARIANCE

FORSTBAUER SURVEYING CO LLC agent(s) for 9550  
SAN MATEO NE LLC request(s) the above action(s) for  
all or a portion of Lot(s) 3-A, Block(s) 4, Tract(s) A,  
**NORTH ALBUQUERQUE ACRES Unit(s) B**, zoned  
SU-2 FOR IP OR SU-2 C, located on SAN MATEO BLVD  
NE BETWEEN BEVERLY HILLS NE AND VENICE NE  
containing approximately 2.4997 acre(s). (B-18) **THE  
PRELIMINARY/FINAL PLAT WAS APPROVED WITH  
FINAL SIGN OFF DELEGATED TO PLANNING TO  
COMPLETE SITE PLAN AND FOR AGIS DXF. THE  
AMENDED SITE PLAN FOR BUILDING PERMIT WAS  
APPROVED WITH FINAL SIGN OFF DELEGATED TO  
TRANSPORTATION TO ADDRESS COMMENTS AND  
TO PLANNING TO SHOW SIDEWALK CULVERTS ON  
VENICE AND FOR AGIS DXF.**



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

June 30, 2010

**Project# 1002718**

10DRB-70179 EXT OF SIA FOR TEMP DEFR SDWK CONST

RIO GRANDE ENGINEERING agent(s) for STV INVESTMENTS VI LLC request(s) the above action(s) for all or a portion of **RIVERVIEW ACRES**, zoned RA-1, located on CALLE FACIO NW BETWEEN RIVERSIDE DRAIN AND GABALDON NW containing approximately 9.8 acre(s). (H-17)

At the June 30, 2010 Development Review Board meeting, a two year extension to the SIA for the deferral of sidewalks was approved.

If you wish to appeal this decision, you must do so by July 15, 2010 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: David Soule/Rio Grande Engineering – P.O. Box 67305 – Albuquerque, NM 87193

Cc: STV Investments VI, LC – 122 Tulane Dr SE – Albuquerque, NM 87106  
Marilyn Maldonado  
File



OFFICIAL NOTICE OF DECISION  
AMENDED

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

June 30, 2010

**Project# 1000997/ 1002718**  
10DRB-70179 EXT OF SIA FOR TEMP DEFR SDWK CONST

RIO GRANDE ENGINEERING agent(s) for STV INVESTMENTS VI LLC request(s) the above action(s) for all or a portion of **RIVERVIEW ACRES, Units 1 & 2** zoned RA-1, located on CALLE FACIO NW BETWEEN RIVERSIDE DRAIN AND GABALDON NW containing approximately 19.38 acre(s). (H-12)

At the June 30, 2010 Development Review Board meeting, a two year extension to the SIA for the deferral of sidewalks was approved.

If you wish to appeal this decision, you must do so by July 15, 2010 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: David Soule/Rio Grande Engineering – P.O. Box 67305 – Albuquerque, NM 87193

Cc: STV Investments VI, LC – 122 Tulane Dr SE – Albuquerque, NM 87106

Marilyn Maldonado

File



# CITY OF ALBUQUERQUE



## CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002718**

**AGENDA ITEM NO: 4**

**SUBJECT:**

SIA Extension - SW

**ACTION REQUESTED:**

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

PO Box 1293

**ENGINEERING COMMENTS:**

No adverse comments.

Albuquerque

NM 87103

**RESOLUTION:**

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

www.cabq.gov

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  
924-3986

**DATE:** June 30, 2010

HEARINGS DATE 6-30-10 (ESIA)



# CITY OF ALBUQUERQUE



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

**DEVELOPMENT REVIEW BOARD – SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1002718**

**AGENDA ITEM NO: 11**

**SUBJECT:**

Sidewalk Waiver  
SIA – Extension

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

**RESOLUTION:**

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

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

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

505-924-3986

**DATE:** OCTOBER 31, 2007

0



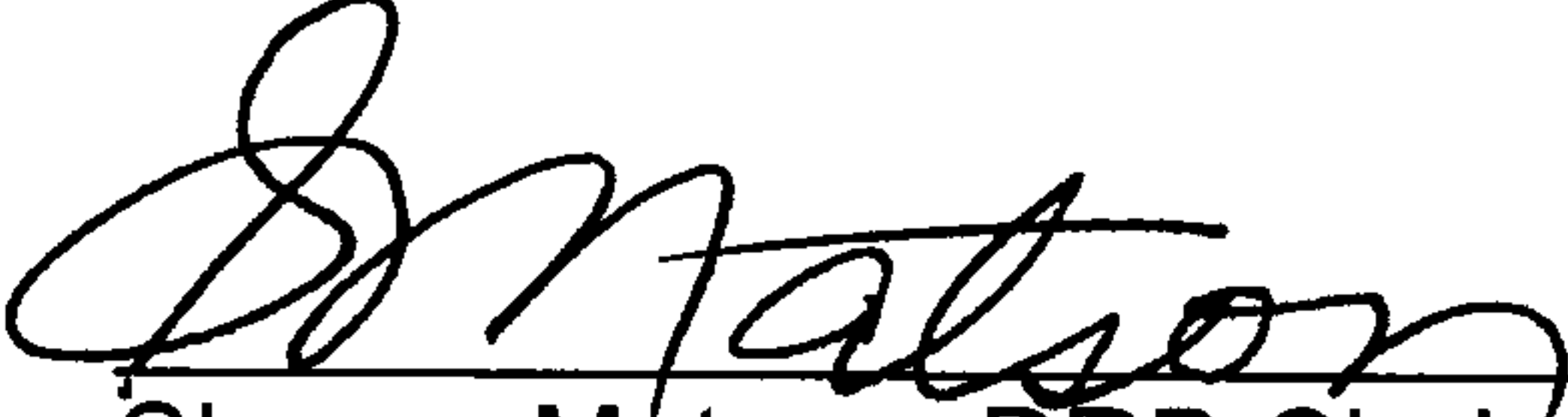
**CITY OF ALBUQUERQUE  
Planning Department  
October 31, 2007  
DRB COMMENTS**

**ITEM # 11**

**PROJECT # 1002718      APPLICATION # 07-70334,70335**

**RE: Lots 1-12, Riverview Acres, Unit 2/sw,esia**

Planning has no objection to the requests.

  
\_\_\_\_\_  
Sheran Matson, DRB Chair, AICP  
924-3880 smatson@cabq.gov



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

October 31, 2007

**Project# 1002718**

07DRB-70334 SIDEWALK WAIVER

07DRB-70335 EXT OF SIA FOR TEMP DEFR SDWK CONST

TIERRA WEST LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 1-12, **RIVERVIEW ACRES Unit(s) 2**, zoned RA-1, located on CALLE FACIO NW BETWEEN RIVERSIDE DRAIN CANAL AND GABALDON RD NW containing approximately 9.81 acre(s). (H-12

At the October 31, 2007 Development Review Board meeting, a sidewalk variance for waiver of the sidewalk was approved as shown on Exhibit C in the Planning file.

A two-year extension to the four-year agreement for the deferral of sidewalks was approved.

A handwritten signature in black ink, appearing to read "Sheran Matson".

Sheran Matson, AICP, DRB Chair

Cc: Tierra West, LLC – 5571 Midway Park Place, NE – Albuquerque, NM 87109

Cc: TS McNaney & Associates – 1015 Tijeras Ave NW, Suite 210, Albuquerque, NM  
87102

Marilyn Maldonado, Planning Department, 4<sup>th</sup> Floor, Plaza del Sol Bldg.  
File



1. 2. 3. 4. 5.



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

October 31, 2007 9:00AM

**MEMBERS:**

Sheran Matson, AICP, DRB Chair  
Angela Gomez, Administrative Assistant

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA  
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 ANGELA GOMEZ, 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: 10:06
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

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

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

1. **Project# 1001218**  
07DRB-70301 MAJOR - 2YR SUBD IMP  
AGMT (2YR SIA)  
DALE & GALE ARMSTRONG request(s) the above actions(s) for all or a portion of Tract(s) 1A, **LANDS OF LAFARGE**, zoned M1, located on EDITH ELVD NE BETWEEN CARMONY RD NE AND MONTANO RD NE containing approximately 14.7 acre(s). (G-15-2)  
**THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED WITH THE CONDITION THAT IT BE CONVERTED TO A MODIFIED "C" TO ALLOW THE FUNDS TO BECOME PART OF THE ROADWAY EXTENSION PROJECT.**



2. **Project# 1006868**  
07DRB-70302 MAJOR - PRELIMINARY  
PLAT APPROVAL

TIERRA WEST LLC agent(s) for PACIFIC PASEO DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 1A, Block(s) 35, **NORTH ALBUQUERQUE ACRES Unit(s) B to be known as DEL NORTE PLAZA**, zoned SU-2 FOR IP, located on PASEO DEL NORTE NE BETWEEN SAN PEDRO DR NE AND LOUISIANA BLVD NE containing approximately 6.7402 acre(s). (C-18)  
**DEFERRED TO 11/21/07 AT THE AGENT'S REQUEST.**
3. **Project# 1004820**  
07DRB-70299 VACATION OF PUBLIC  
EASEMENT

SURV-TEK INC agent(s) for ACI MANAGEMENT LLC request(s) the above action(s) for all or a portion of Tract(s) D-1-B-1, **ADOBE WELLS SUBDIVISION**, zoned C-2, located on EAGLE RANCH ROAD NW BETWEEN COORS BY PASS NW AND IRVING BLVD NW containing approximately 1.708 acre(s). (B-13)  
**THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. IF APPROVED WITHOUT THE PLAT, THE APPLICANT HAS 1 YEAR TO FILE THE PLAT.**
4. **Project# 1004404**  
07DRB-70296 VACATION OF PUBLIC  
EASEMENT  
07DRB-70297 BULK LAND VARIANCE  
07DRB-70298 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 1-8, OS-1 & OS-2, 12, **THE TRAILS Unit 3A**, zoned SU-2 UR, SU-2 SROLL, SU-2SRSL, SU-2, SU-1, SU-VC, located on PASEO DEL NORTE NW BETWEEN WOODMONT AVE NW AND RAINBOW BLVD NW containing approximately 158.67 acre(s). (C-8 & C-9)  
**DEFERRED TO 11/14/07 AT THE AGENT'S REQUEST.**
5. **Project# 1000934**  
07DRB-70300 MAJOR - 2YR SUBD IMP  
AGMT (2YR SIA)

BOHANNAN HUSTON INC agent(s) for LONGFORD HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) B, **SUNRISE RANCH WEST Unit(s) 2**, zoned RD, located on SUNSET GARDENS AVE SW BETWEEN 106TH STREET SW AND 98TH STREET SW containing approximately 9 acre(s). (L8, L9) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**
6. **Project# 1002739**  
07DRB-70282 MAJOR - 2YR SUBD IMP  
AGMT (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC. request(s) the above action(s) for all or a portion of Parcel 5 & 8, **ANDERSON HEIGHTS Unit(s) 1**, zoned R-D/R-LT, located on DENNIS CHAVEZ BLVD SW AND 118<sup>TH</sup> ST SW containing approximately 56.8667 acre(s). [REF: 05DRB-01834] (N-8, P-8) **THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

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

7. **Project# 1002776**  
07DRB-70329 EPC APPROVED SDP  
FOR BUILD PERMIT  
07DRB-70330 EPC APPROVED SDP  
FOR SUBDIVISION
- JUNO ARCHITECTS agent(s) for KLD ENTERPRISES LLC request(s) the above action(s) for all or a portion of Tract(s) Y-2A-1, **TAYLOR RANCH STORAGE**, zoned C-2 ( SC), located on TAYLOR RANCH DR NW BETWEEN HOMESTEAD CIR NW AND SOONER TR NW containing approximately 10.1154 acre(s). (D-11)  
**DEFERRED TO 11/14/07 AT THE AGENT'S REQUEST.**
8. **Project# 1005243**  
07DRB-70316 EPC APPROVED SDP  
FOR BUILD PERMIT  
07DRB-70317 EPC APPROVED SDP  
FOR SUBDIVISION
- CONSENSUS PLANNING agent(s) for ALLIANCE RESIDENTIAL request(s) the above action(s) for all or a portion of Tract(s) 1-6, **UNIVERSITY VILLAGE to be known as Broadstone Towne Center**, zoned SU-1 FOR PRD AND SU-1 FOR C-2, located on GIBSON BLVD SE BETWEEN UNIVERSITY BLVD SE AND BUENA VISTA SE containing approximately 16.76 acre(s). (L-15) [Catalina Lehner, EPC Planner] [Deferred from 10/24/07]  
**THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 3 COPIES. THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 3 COPIES.**
- 07DRB-70318 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- HIGH MESA CONSULTING GROUP agent(s) for BROADSTONE TOWNE CENTER LLC request(s) the above action(s) for all or a portion of Lot(s) UNPLATTED LANDS, **UNPLATTED LANDS WITHIN SECTION 28, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M. to be known as Broadstone Towne Center**, zoned SU-1/PRD & SU-1 FOR C-2 PERMISSIVE USES, located on GIBSON BLVD SE BETWEEN UNIVERSITY BLVD SE AND BUENA VISTA containing approximately 16.76 acre(s). (L-15) [Deferred from 10/24/07] **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/31/07, AND THE APPROVAL OF THE GRATING AND DRAINAGE PLAN DATED 10/02/07, THE PRELIMINARY PLAT WAS APPROVED. CONDITION OF FINAL PLAT: FINAL EASEMENTS MUST BE GRANTED TO ABCWUA FOR NOTES 1 & 4. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**



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

9. **Project# 1000029**  
07DRB-70336 EXT OF MAJOR  
PRELIMINARY PLAT
- BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND TRUST request(s) the above action(s) for all or a portion of Lot(s) C, B-1- A-1, **DUKE CITY LUMBER COMPANY ADDITION, LOT D-1-A OF ARBORERA DE VIDA PHASE 2**, zoned S-MI, S-DR, located on BELLAMAH AVE NW BETWEEN 19TH ST NW AND 18TH ST NW containing approximately 25.27 acre(s). (H-13) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**
10. **Project# 1000997**  
07DRB-70331 SIDEWALK WAIVER  
07DRB-70332 EXT OF SIA FOR TEMP  
DEFR SDWK CONST
- TIERRA WEST LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 1-13, **RIVERVIEW ACRES Unit(s) 1**, zoned RA-1, located on CALLE FACIO NW BETWEEN RIVERSIDE DRAIN CANAL AND GABALDON RD NW containing approximately 9.071 acre(s). (H-12) **THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A TWO YEAR EXTENSION TO THE 4 YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
11. **Project# 1002718**  
07DRB-70334 SIDEWALK WAIVER  
07DRB-70335 EXT OF SIA FOR TEMP  
DEFR SDWK CONST
- TIERRA WEST LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 1-12, **RIVERVIEW ACRES Unit(s) 2**, zoned RA-1, located on CALLE FACIO NW BETWEEN RIVERSIDE DRAIN CANAL AND GABALDON RD NW containing approximately 9.81 acre(s). (H-12) **THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A TWO YEAR EXTENSION TO THE 4 YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
12. **Project# 1006913**  
07DRB-70333 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- SURV-TEK INC agent(s) for 110 RICHMOND , LLC request(s) the above action(s) for all or a portion of Lot(s) 1-A, 1-B, 2 & 3, Block(s) 40, **UNIVERSITY HEIGHTS ADDITION**, zoned CCR, located on RICHMOND AVE NE BETWEEN CENTRAL AVE NE AND SILVER AVE NE containing approximately 0.52 acre(s). (K-16) **DEFERRED TO 11/7/07 AT THE AGENT'S REQUEST.**

13. **Project# 1005465**  
07DRB-70277 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

THOMPSON ENGINEERING CONSULTANTS, INC  
agent(s) for DUKE CITY DISTRIBUTING request(s) the  
above action(s) for all or a portion of Tract(s) C, **SOUTH  
BROADWAY INDUSTRIAL ACRES**, zoned SU-2 HM,  
located on WOODWARD RD SE BETWEEN BROADWAY  
BLVD SE AND 2<sup>ND</sup> ST SE containing approximately 3.52  
acre(s). (M-14) [*Deferred from 10/03/07, 10/17/07 &  
10/24/07*] **DEFERRED TO 11/7/07 AT THE AGENT'S  
REQUEST.**

14. Approval of the Development Review Board Minutes for September 19th & 26<sup>th</sup> 2007.

Other Matters:

ADJOURNED: 10:06





Item# 11  
Project# 1002718  
Hearing Date: Oct. 31, 2007



**CITY OF ALBUQUERQUE  
Planning Department  
October 31, 2007  
DRB COMMENTS**

**ITEM # 11**

**PROJECT # 1002718          APPLICATION # 07-70334,70335**

**RE: Lots 1-12, Riverview Acres, Unit 2/sw,esia**

Planning has no objection to the requests.

  
\_\_\_\_\_  
Sheran Matson, DRB Chair, AICP  
924-3880 smatson@cabq.gov

complete 12/2/04 RD



### 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.: 03DRB-01410 (FP)

Project # 1002718

Project Name: RIVERVIEW ACRES UNIT 2

Agent: Tierra West LLC

Phone No.: 858-3100

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/6/04 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: Park Fees OK CS  
 \_\_\_\_\_  
 \_\_\_\_\_

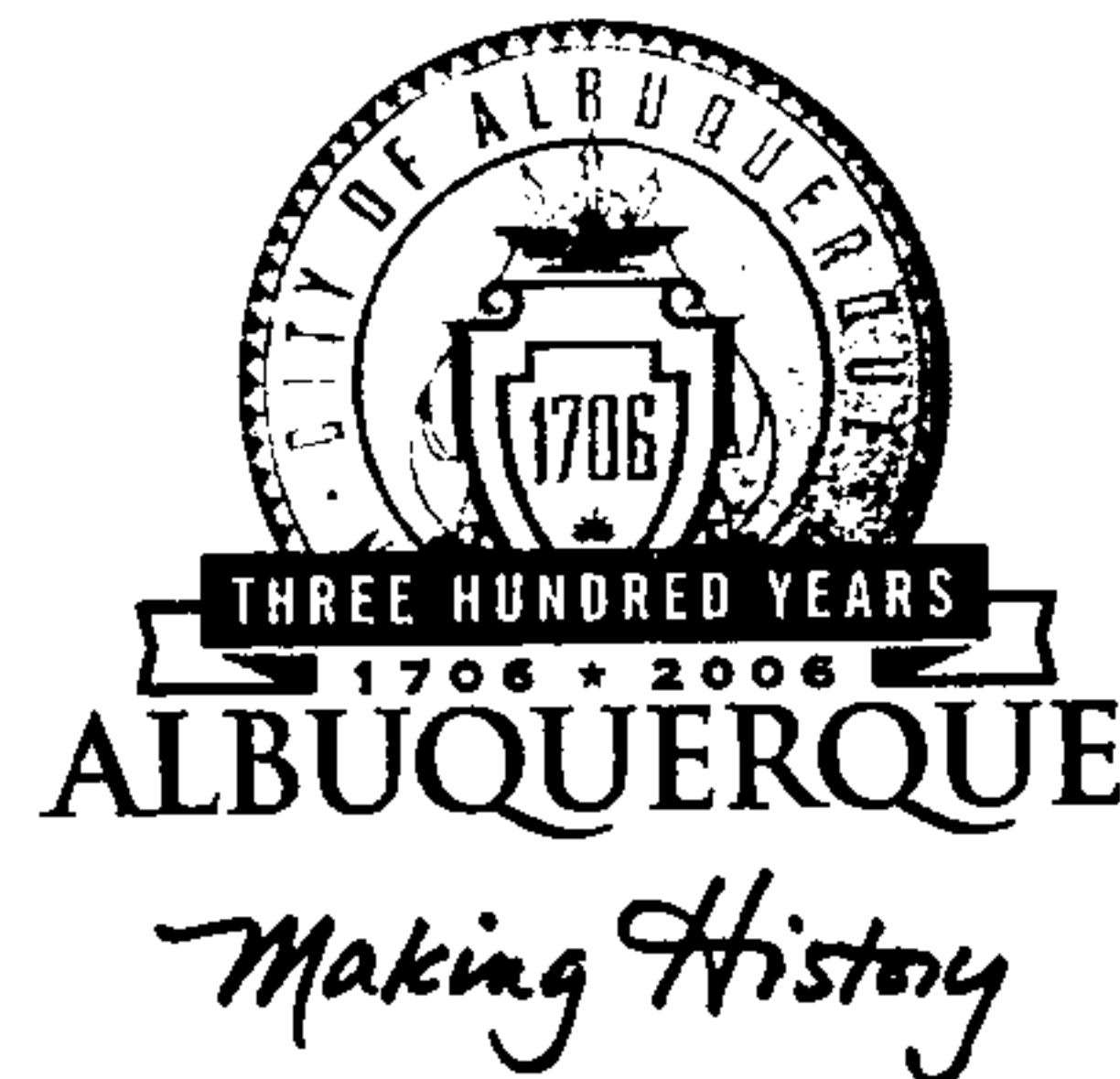
PLANNING (Last to sign): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

- 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: 12-01-04
  - 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

1002718

# CITY OF ALBUQUERQUE



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1002718**

**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 |

**ACTION REQUESTED:**

P.O. Box 1293

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

Albuquerque

**ENGINEERING COMMENTS:**

The Hydrology Section has no objection to the vacation request.  
An executed Subdivision Improvements Agreement with financial guarantees is on file for Final Plat sign-off.

New Mexico 87103

www.cabq.gov

**RESOLUTION:**

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

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

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

FOR:

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

**DATE:** October 6, 2004





## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

October 6, 2004

**11. Project # 1002718**  
04DRB-01498 Minor-Vacation of Private Easements

TIERRA WEST LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 13, **RIVERVIEW ACRES, UNIT 2**, zoned RA-1 residential and agricultural zone, semi-urban area, located on GABALDON RD SW, between RIVERSIDE DRAIN CANAL and GABALDON RD SW containing approximately 1 acre(s). [REF: 04DRB00758, 04DRB00759] (H-12)

At the October 6, 2004, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

**FINDINGS:**

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

**CONDITIONS:**

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

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

Sheran Matson, AICP, DRB Chair

Cc: T S McNaney & Associates, 1015 Tijeras Ave NW, Suite 210, 87102  
Tierra West LLC, 8509 Jefferson NE, 87113  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File

AGIS ELECTRONIC PLAT APPROVAL FORM

DRB Project Case # 1002718

Subdivision Name Liverview Acres Unit 2

Surveyor Larry Medvoro

Company/Agent Precision

Contact Person \_\_\_\_\_ Phone # \_\_\_\_\_ email \_\_\_\_\_

DXF Received Date: 9/14/04

Hard-Copy Date: 9/14/04

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

Neal Weirberg

9/14/04

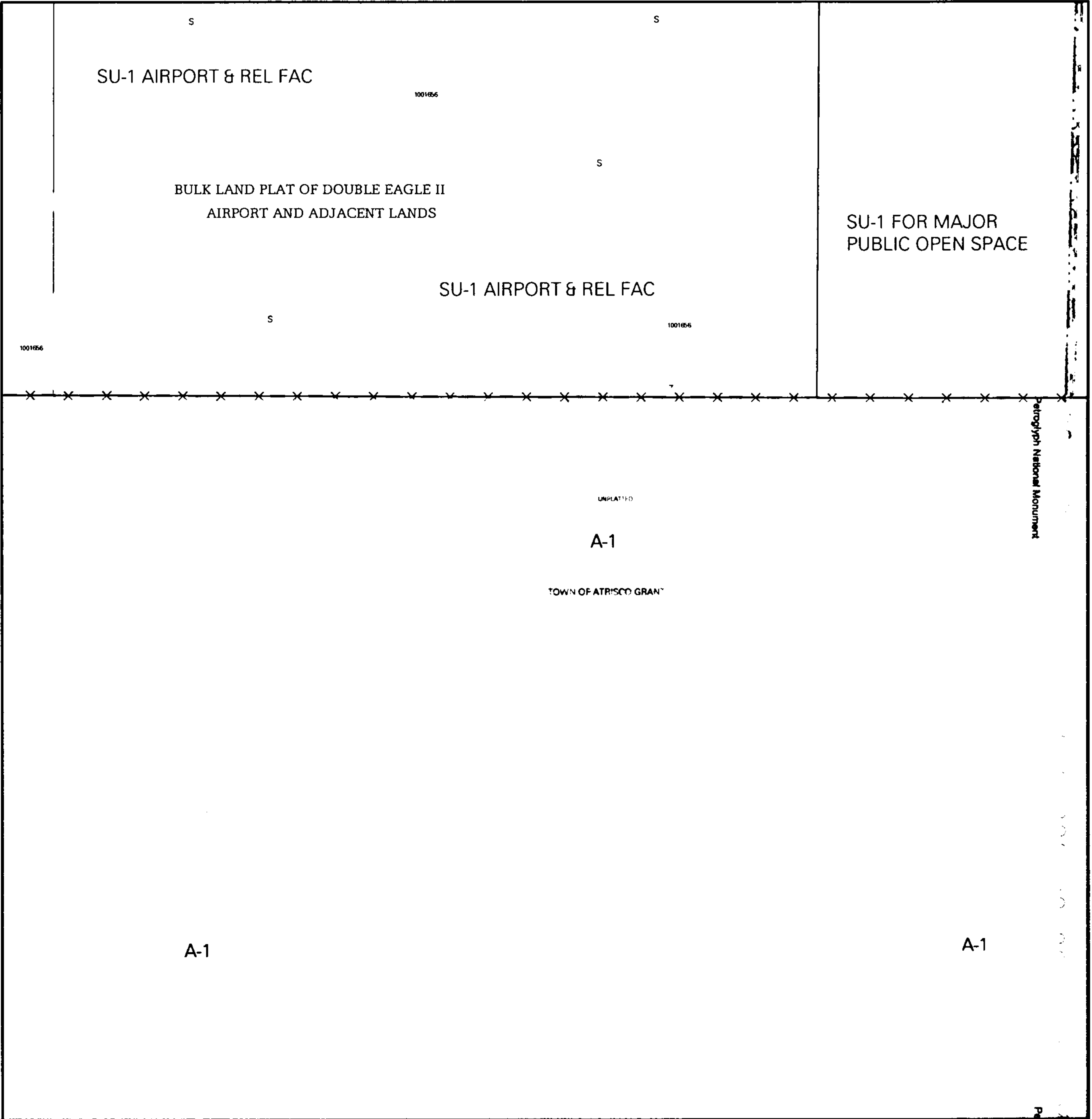
Approved

Date

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

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

AGIS Use Only Copied cov _____ to agiscov.	Date: _____	Contact person Notified on: _____
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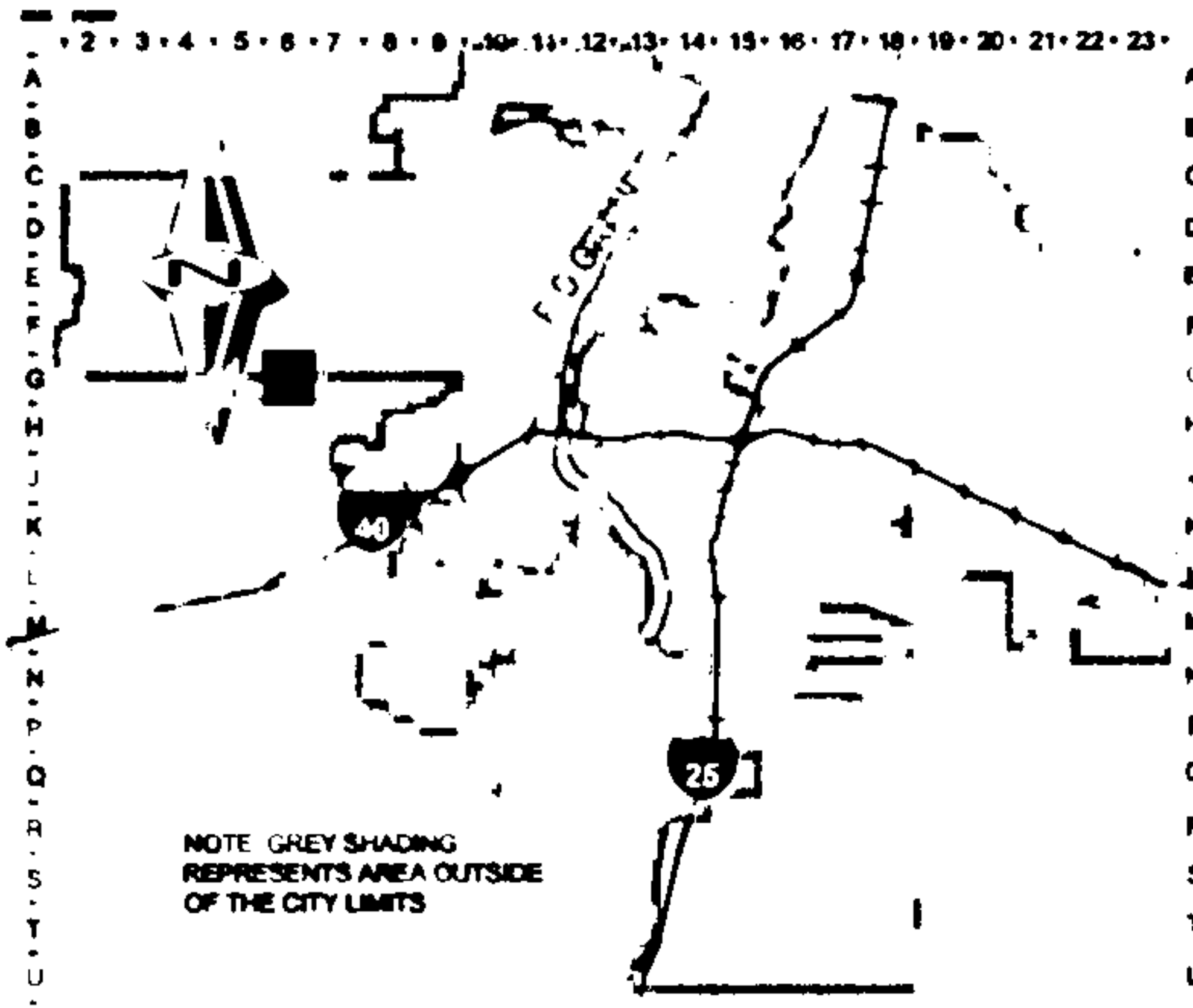
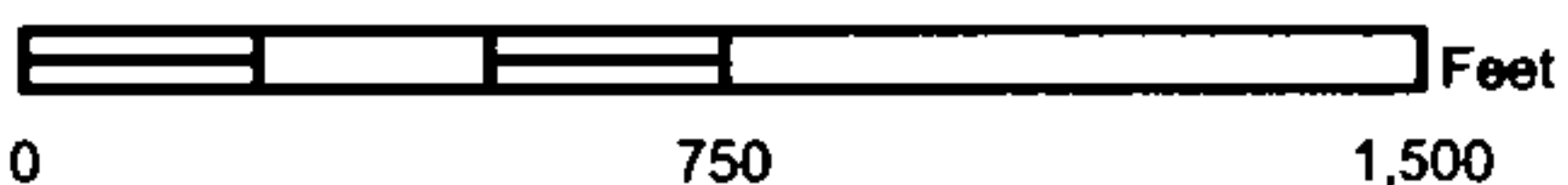


Zone Atlas Page: **G-6-Z**

Map ammended through: **Aug 05, 2004**

Selected Symbols

- |                           |                            |
|---------------------------|----------------------------|
| Unincorporated Areas      | X — Grant Boundaries       |
| Sector Plan Boundaries    | ○ — Petroglyph             |
| Parcel Boundaries         | — — Old Town Boundary      |
| Easement Lines            | ~ ~ ~ Arroyos              |
| Freeway Lanes             | - - - LDN Noise Level      |
| Jurisdictional Boundaries | + — Airport Clearance Zone |
| Westgate Wall             | • • • Design Overlay Zones |
| Escarpment                |                            |



*Hacienda Historia*

**A**buquerque **G**eographic **I**nformation **S**ystem  
**PLANNING DEPARTMENT**  
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# DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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

DRB Application No.: 03DRB-01410 (FP)

Project # 1002718

Project Name: RIVERVIEW ACRES UNIT 2

Agent: Tierra West LLC

Phone No.: 858-3100

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/6/07 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

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

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

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

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

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

PARKS / CIP: Park Fees

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

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

1002718

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DRB Comments  
October 6, 2004**

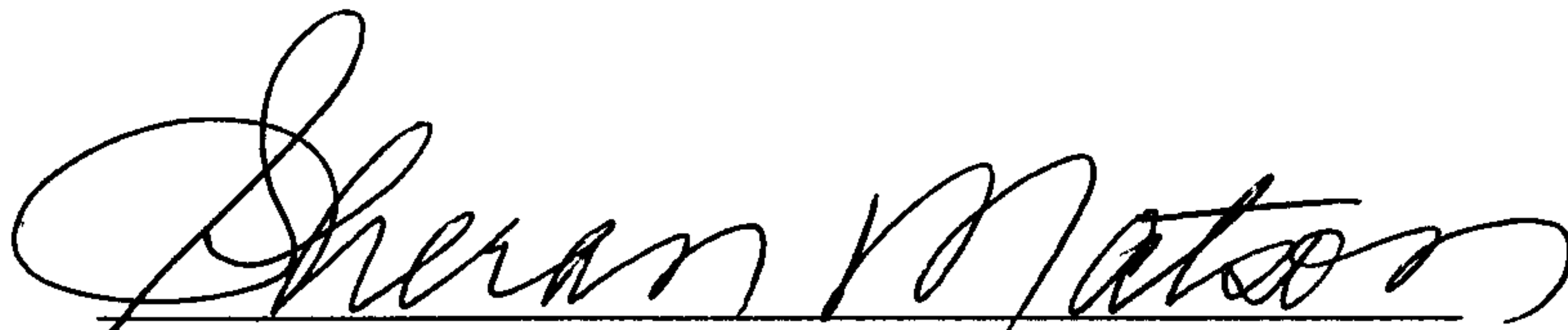
**Item # 11**

**Project # 1002718      Application # 04-01498, 01410 & 01411**

**RE: Lot 13, Riverview Acres, Unit 2/vacation**

Perimeter wall previously approved.

No objection to the requested actions.



Sheran Matson, AICP DRB Chair  
924-3880 Fax 924-3863 smatson@cabq.gov





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

Development Review Board Comments

**Project Number:** 1002718  
**Application Number:** 04DRB-01498

**DRB Date:** 10/6/04  
**Item Number:** 11

**Subdivision:**

Tracts 334B2A1, 334B2B & 334B1, Riverview Acres, Unit 2

**Zoning:** RA-1

**Zone Page:** H-12

**New Lots (or units) :** 16

**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 16 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 maintenance note to the easement through lot 8.

**Signed:** 

Christina Sandoval, (DMD)

Phone: 768-3808



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

October 6, 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: 10:50 a.m.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

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

1. **Project # 1001926**  
04DRB-01393 Major-Preliminary Plat Approval  
04DRB-01394 Major-Final Plat Approval  
TIERRA WEST, LLC agent(s) for JD HOME, INC & JOHN LORENTZEN request(s) the above action(s) for all or a portion of Tract(s) 225, **TOWN OF ATRISCO GRANT, AIRPORT UNIT**, zoned R-2, located on 72<sup>ND</sup> PL NW, between INTERSTATE 40 WEST and GLEN RIO RD NW containing approximately 5 acre(s). [REF: 03DRB01224, 03DRB01115] (J-10) **DEFERRED AT AGENT'S REQUEST TO 10/13/04.**

2. **Project # 1003591**  
04DRB-01384 Major-Preliminary Plat Approval  
04DRB-01386 Minor-Sidewalk Waiver  
04DRB-01387 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 31A-1-A, **SUN GATE ESTATES**, zoned R-LT residential zone, located on 98<sup>TH</sup> ST SW, between BLAKE RD SW and OPEN RANGE AVE SW containing approximately 45 acre(s). [REF: 04DRB-01185] *[Deferred from 10/6/04]* (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/13/04.**

3. **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]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 11/3/04.**

**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.**

4. **Project # 1003596**  
04DRB-01490 Minor-SiteDev Plan  
BldPermit/EPC

GOLDEN & ASSOCIATES agent(s) for BREWER OIL CO INC request(s) the above action(s) for all or a portion of Tract(s) 100-C1, **MONTGOMERY HEIGHTS**, zoned SU-1 FOR C-2 WITH WAREHOUSE, located on SAN MATEO BLVD NE and MONTGOMERY BLVD NE containing approximately 1 acre(s). [REF: 04EPC01216] **[Stephanie Shumsky, EPC Case Planner]** (F-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR INFRASTRUCTURE LANGUAGE ON THE SIGNATURE BLOCK.**

5. **Project # 1003364**  
04DRB-01407 Minor-SiteDev Plan  
Subd/EPC  
04DRB-01408 Minor-SiteDev Plan  
BldPermit/EPC  
04DRB-01409 Minor-Prelim&Final Plat  
Approval

TIERRA WEST, LLC agent(s) for DOUBLE CHEESE CORPORATION request(s) the above action(s) for all or a portion of Block(s) 10, Tract(s) 1A, **NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3**, zoned SU-2 MIXED USES, located on LOUISIANA BLVD NE, between HOLLY AVE NE and PASEO DEL NORTE NE containing approximately 5 acre(s). [REF: DRB-95-478, 04EPC-00495, 04EPC-00494] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 9/22/04*] (C-19) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/6/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR THE SIA. THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

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

6. **Project # 1003403**  
04DRB-01493 Minor-Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) F, **THE RESERVE @ THE TRAILS SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and the TOWN OF ALAMEDA GRANT SOUTH BOUNDARY containing approximately 18 acre(s) [REF: 04DRB00632, 04DRB00633, 04DRB00634, 04DRB00635, 03DRB01528] (C-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**



7. **Project # 1001523**  
04DRB-01491 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for UNSER/98<sup>TH</sup> STREET PARTNERSHIP LLC request(s) the above action(s) for all or a portion of Lot(s) 2-A, **LADERA BUSINESS PARK, UNIT 2**, zoned SU-1 LIGHT INDUSTRIAL, located on UNSER BLVD NW, between LADERA DR NW and MARKET ST NW containing approximately 19 acre(s). [REF: 01EPC01405, 02DRB00518, 02DRB00519, 02DRB00519] (H-9/H-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA'S SIGNATURE.**

8. **Project # 1002856**  
04DRB-01492 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for D R HORTON CUSTOM HOMES request(s) the above action(s) for all or a portion of Tract(s) 2, **MEADOWS @ ANDERSON HILLS**, (to be known as **BLOSSOM RIDGE ESTATES**) zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between 98<sup>th</sup> STREET SW and UNSER BLVD SW containing approximately 10 acre(s). [REF: 04DRB01156, 04DRB01157, 04DRB00230, 04DRB00231] (P-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

9. **Project # 1002593**  
04DRB-01502 Minor-Prelim&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 Lot(s) 29-35, **VISTA DE ARENAL, UNIT 3**, zoned R-LT residential zone, located on IRVING BLVD NW, between RAINBOW BLVD NW and PAESE PL NW containing approximately 2 acre(s). [REF: 04DRB00911] (B-9) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

10. **Project # 1002022**  
04DRB-01308 Minor-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for T. S. MC NANEY & ASSOCIATES, request(s) the above action(s) for all or a portion of Tract(s) 8 & 9, **VISTA WEST SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on TOWER RD SW, between UNSER BLVD NW and EUCARIZ AVE. SE containing approximately 10 acre(s). [REF: 02DRB-01237, 03DRB-00424] *[Final Plat deferred from 9/1/04 & 9/8/04 & 9/15/04 & 10/6/04]* (L-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/20/04.**

11. **Project # 1002718**  
04DRB-01498 Minor-Vacation of Private Easements

TIERRA WEST LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 13, **RIVERVIEW ACRES, UNIT 2**, zoned RA-1 residential and agricultural zone, semi-urban area, located on GABALDON RD SW, between RIVERSIDE DRAIN CANAL and GABALDON RD SW containing approximately 1 acre(s). [REF: 04DRB00758, 04DRB00759] (H-12) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

- Project # 1002718**  
04DRB-01410 Minor-Final Plat Approval  
04DRB-01411 Minor-Sidewalk Waiver

TIERRA WEST LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 334B2A1, 334B2B & 334B1, **RIVERVIEW ACRES, UNIT 2**, zoned RA-1 residential and agricultural zone, semi-urban area, located on GABALDON RD SW, between RIVERSIDE DRAIN CANAL and GABALDON RD SW containing approximately 10 acre(s). [REF: 04DRB-00758, 04DRB-00759] *[Deferred from 9/22/04]* (H-12) **FINAL PLAT WAS APPROVED AND DELEGATED TO PARKS FOR CASH-IN-LIEU. THE SIDEWALK WAIVER WAS WITHDRAWN AT THE AGENT'S REQUEST.**



12. **Project # 1003051**  
04DRB-01496 Minor-Prelim&Final Plat  
Approval

RAY BACA agent(s) for COSME OLGUIN request(s) the above action(s) for all or a portion of Tract(s) A & B, **LANDS OF COSME & HENRIETTA OLGUIN**, zoned RA-2 residential and agricultural zone, located on RIO GRANDE BLVD NW, between GRIEGOS RD NW and CANDELARIA RD NW containing approximately 1 acre(s). (F-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

13. **Project # 1002520**  
04DRB-00893 Minor- Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for JENNIFER SOULE request(s) the above action(s) for all or a portion of Lot(s) 15 & 16, Tract(s) 2, Block(s) 4, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on ALAMEDA BLVD NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [REF: 04DRB00705] [*Final Plat Indef. Deferred for SIA*] (C-19) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR WALL DESIGN AND AGIS DXF FILE.**

14. **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) **DEFERRED AT THE AGENT'S REQUEST TO 11/3/04.**

15. **Project # 1003112**  
04DRB-01005 Major-Final Plat Approval

COMMUNITY SCIENCES CORP agent(s) for COLLATZ INC, JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF COLLATZ INC, **RINCONADA TRAILS**, zoned SU-1 special use zone, located on UNSER BLVD NW, between UNSER BLVD NW and WESTERN TRAILS NW containing approximately 9 acre(s). [REF: 03DRB-01994, 04DRB-00166, 04DRB-00167, 04DRB-00168] [*Deferred from 7/14/04, 7/21/04, 8/4/04, 8/11/04 & 8/18/04 & 9/1/04 Indef. Deferred, 9/29/04 Indef. Deferred*] (F-11/F-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR DETACHED OPEN SPACE FEES.**

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

16. **Project # 1003694**  
04DRB-01485 Minor-Sketch Plat or Plan

CHRISTOPHER CALOTT request(s) the above action(s) for all or a portion of Lot(s) BB, **ALVARADO GARDENS, UNIT 2**, zoned RA-2 residential and agricultural zone, located on CAMPBELL RD NW, between TRELIS DR NW and GLENWOOD NW containing approximately 1 acre(s). (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1001440**  
04DRB-01497 Minor-Sketch Plat or Plan

ANDREW MIODUCHOWSKI agent(s) for ILENE MERCHANT request(s) the above action(s) for all or a portion of Tract(s) D3A, **COORS CENTRAL NORTH ADDITION**, zoned SU-1 special use zone, located on COORS BLVD NW, between BLUEWATER RD NW and CENTRAL AVE NW containing approximately 1 acre(s). [REF: DRB-96-27] (K-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**



18. **Project # 1003695**  
04DRB-01494 Minor-Sketch Plat or Plan

A. BAIN COCHRAN III request(s) the above action(s) for all or a portion of Lot(s) 4, Block(s) 12, **ALBUQUERQUE HIGHLANDS**, zoned R-1 residential zone, located on MOUNTAIN RD NE, between SAN MATEO NE and SAN PEDRO NE containing approximately 1 acre(s). (J-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1003696**  
04DRB-01495 Minor-Sketch Plat or Plan

RIO GRANDE ENGINEERING agent(s) for SCACCIA LLC request(s) the above action(s) for all or a portion of Lot(s) 1-17, Tract(s) A, B, C, **VINCINTI MONTANO SUBDIVISION & JUANITA LOPEZ VIGIL SUBDIVISION** (to be known as **TORRENTINO SUBDIVISION**), zoned R-D residential and related uses zone, developing area, located on 97<sup>TH</sup> STREET SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). [REF: AX-87-5, DRB-96-529] (L-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. **Project # 1003689**  
04DRB-01464 Minor-Sketch Plat or Plan

HALL SURVEYING agent(s) for GREG BOULOY request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, Block(s) 13, **PEREA ADDITION**, zoned SU-2 TH special neighborhood zone, located on 16<sup>TH</sup> ST NW, between LOMAS BLVD NW and CENTRAL AVE NW. [*Indef. Deferred 9/29/04*] (J-13). **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1002864**  
04DRB-01499 Minor-Sketch Plat or Plan

COMMUNITY SCIENCES CORP agent(s) for D R HORTON HOMES request(s) the above action(s) for all or a portion of Lot(s) 56 & 57, **CANTACIELO SUBDIVISION**, zoned R-LT residential zone, located on VENTICICELLO DR NW, between PEGGIO AVE NW and BREZZA DULCE AVE NW containing approximately 30 acre(s). [REF: 04DRB00242] (A-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1003027**  
04DRB-01500 Minor-Sketch Plat or Plan

COMMUNITY SCIENCES CORP agent(s) for RAYLEE HOMES request(s) the above action(s) for all or a portion of **Tract(s) 1P & 2P, TREMENTINA OESTE SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on ALAMEDA BLVD NE, and CALLE CALMA NE containing approximately 1 acre(s). [REF: 03DRB02159] (C-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

04DRB-01501 Minor-Sketch Plat or Plan

COMMUNITY SCIENCES CORP agent(s) for RAYLEE HOMES request(s) the above action(s) for all or a portion of **Tract(s) 14P & 15P, TREMENTINA OESTE SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on ALAMEDA BLVD NE, and CALLE CALMA NE containing approximately 1 acre(s). [REF: 03DRB02159] (C-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. Approval of the Development Review Board Minutes for September 22, 2004. **THE DRB MINUTES FOR 9/22/04 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:50





**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

September 22, 2004

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 12:30 P.M.

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

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

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



**SITE DEVELOPMENT PLANS, AMENDED PLANS AND MASTER DEVELOPMENT PLANS**

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

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

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

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

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

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



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

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

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



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

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

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

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

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

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

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

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

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

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

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

ADJOURNED: 12:30 P.M.





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

Development Review Board Comments

<b>Project Number:</b>	1002718
<b>Application Number:</b>	0 DRB-4

**DRB Date:** 9/22/04  
**Item Number:** 18

**Subdivision:**

Tracts 334B2A1, 334B2B & 334B1, Riverview Acres, Unit 2

**Zoning:** RA-1

**Zone Page:** H-12

**New Lots (or units) :** 16

**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 16 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 maintenance note to the easement through lot 8.

**Signed:** 

Christina Sandoval, (DMD)

Phone: 768-3808

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

**ITEM # 18**

**PROJECT # 1002718**

**APPLICATION # 04-01410 & 01411**

**RE: Riverview Acres, Unit 2/final plat & sdwlk waiver**

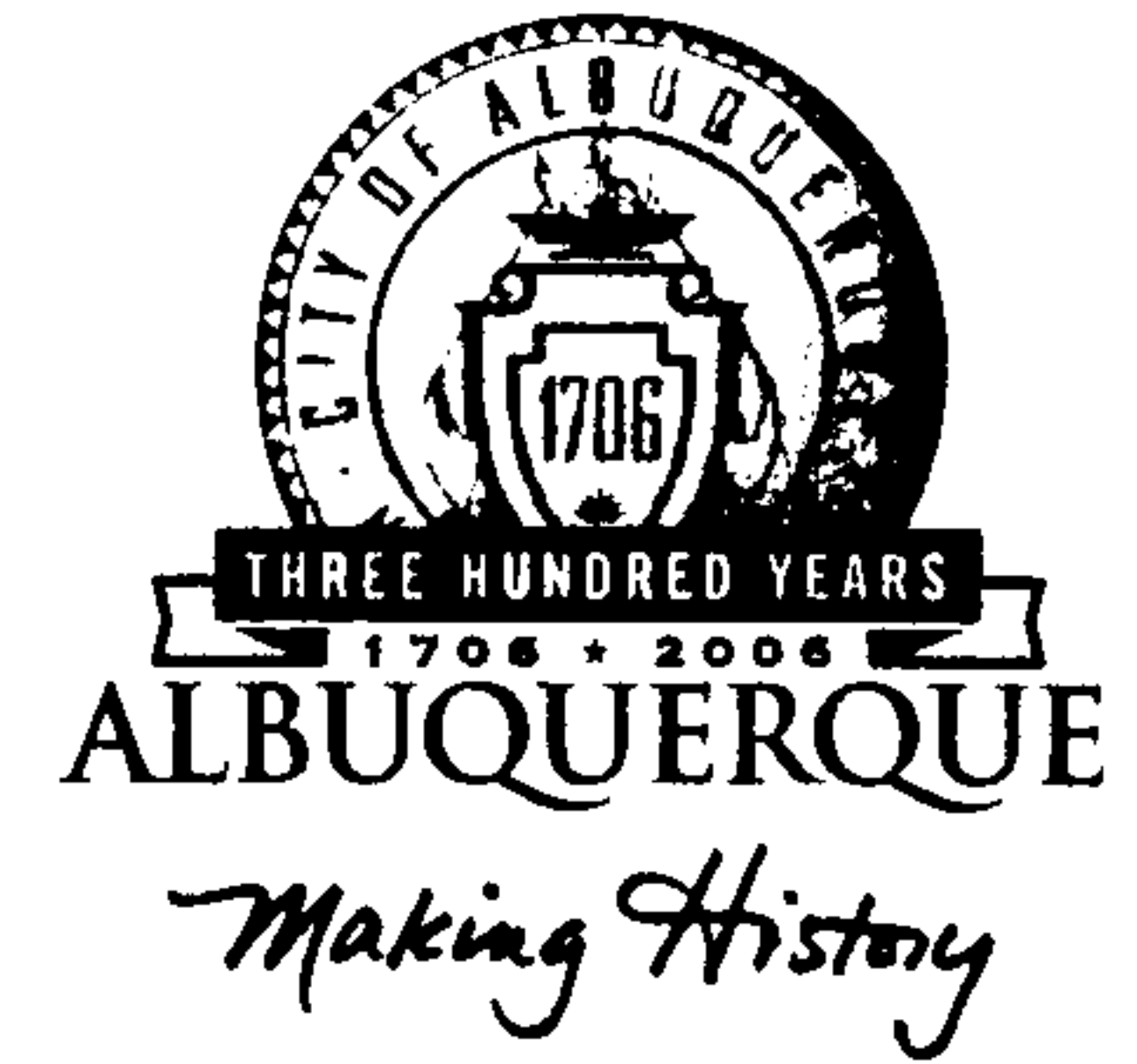
✓ The condition of final plat ...Regarding the easement not on Lot 8..is it met?

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

Assuming not, Planning has no objection to final plat approval.



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



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1002718**

**AGENDA ITEM NO: 18**

**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         |
| <b>(03)</b> Sidewalk Variance | (07) Vacation            | (12) SIA Extension        |
| (03a) Sidewalk Deferral       | <b>(08)</b> 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

10-6-04

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:** September 22, 2004





## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

October 31, 2007

**Project# 1002718**  
07DRB-70334 SIDEWALK WAIVER  
07DRB-70335 EXT OF SIA FOR TEMP DEFR SDWK CONST

TIERRA WEST LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 1-12, **RIVERVIEW ACRES Unit(s) 2**, zoned RA-1, located on CALLE FACIO NW BETWEEN RIVERSIDE DRAIN CANAL AND GABALDON RD NW containing approximately 9.81 acre(s). (H-12)

At the October 31, 2007 Development Review Board meeting, a sidewalk variance for waiver of the sidewalk was approved as shown on Exhibit C in the Planning file.

A two-year extension to the four-year agreement for the deferral of sidewalks was approved.

  
Sheran Matson, AICP, DRB Chair

Cc: Tierra West, LLC – 5571 Midway Park Place, NE – Albuquerque, NM 87109  
Cc: TS McNaney & Associates – 1015 Tijeras Ave NW, Suite 210, Albuquerque, NM  
87102

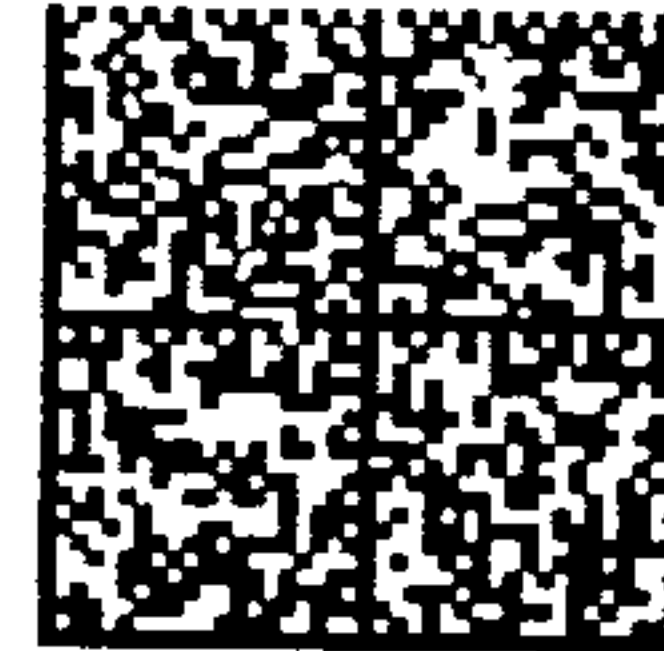
Marilyn Maldonado, Planning Department, 4<sup>th</sup> Floor, Plaza del Sol Bldg.  
File

# CITY OF ALBUQUERQUE

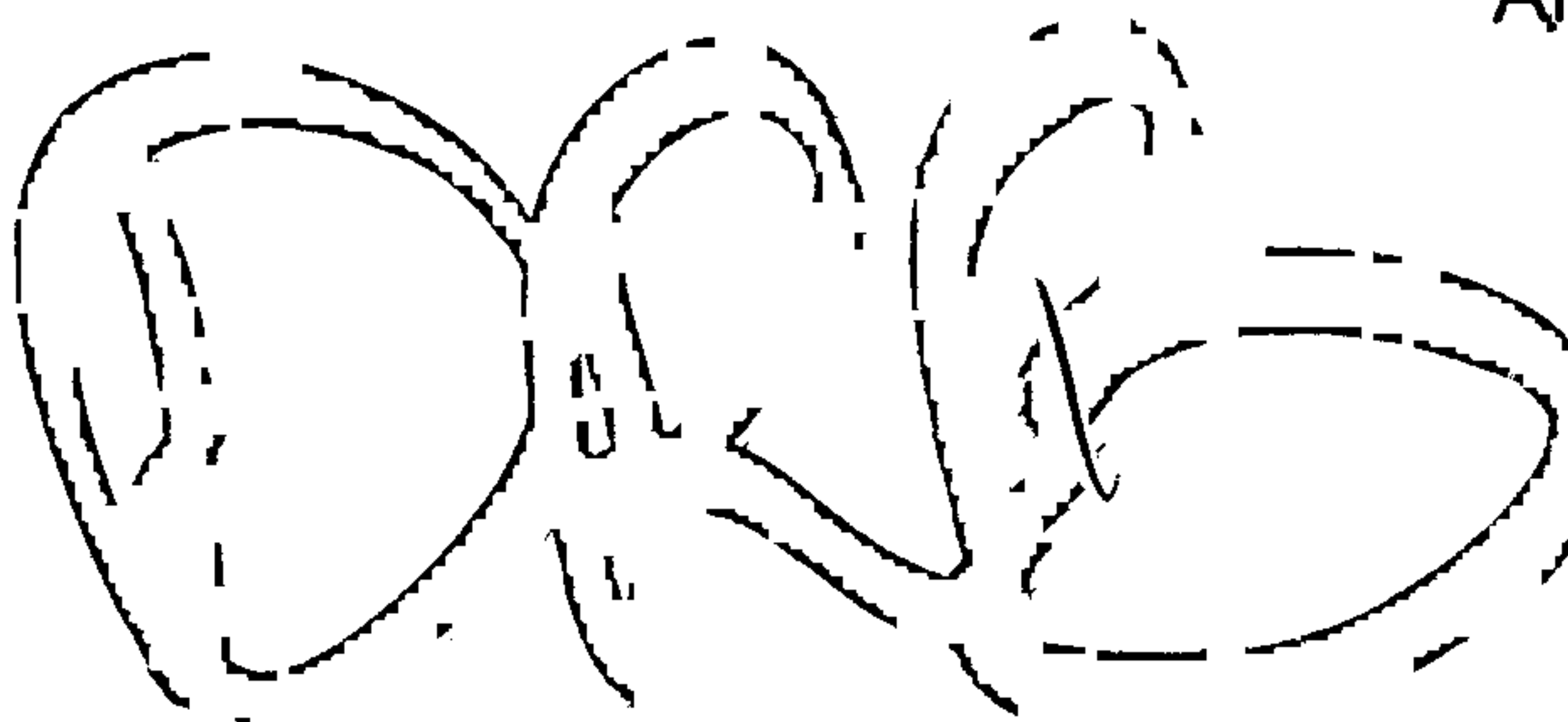


Planning Department

TS McNaney & Associates  
1015 Tijeras Ave NW Suite 210  
Albuquerque, NM 87102



UNITED STATES POSTAGE  
PITNEY BOWERS  
02 1M \$ 00.  
0004219022 NOV 02  
MAILED FROM ZIP CODE 8



NIXIE 871 CE 1 70 11/07/07

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 87103129393 \*0768-17101-02-35

87103129393



P O Box 1293 Albuquerque, New Mexico 87103





## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

October 26, 2011

**Project# 1002718**  
11DRB-70238 SIDEWALK WAIVER

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for RAYLEE HOMES, INC. request(s) the above action(s) for all or a portion of Lot(s) 1-16, Tract(s) A RIVERVIEW ACRES #2, **RIVERVIEW ACRES, UNITS 1 & 2** zoned RA-1, located on ON CALLE FACIO NEAR GABALDON containing approximately 10.4497 acre(s). (H-12)

At the October 26, 2011 Development Review Board meeting, a sidewalk variance for waiver of sidewalks was approved for all interior sidewalks in Riverview Acres Units 1 & 2.

If you wish to appeal this decision, you must do so by November 3, 2011, 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, DRB Chair

Cc: Mark Goodwin & Associates PA – P.O. Box 90606 – Albuquerque, NM 87199  
Cc: Raylee Homes, Inc. – P.O. Box 1443 – Corrales NM 87048  
Marilyn Maldonado  
File

HEARING DATE: 10-26-11(SU)

#  
1002712



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
  - Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Board of Appeals

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): Mark Gordon & Associates, P.A. PHONE: 505-828-2200  
 ADDRESS: PO Box 90604 FAX: 505-797-9539  
 CITY: Albuquerque STATE nm ZIP 87199 E-MAIL: kb@brshear@gordonengineers.com

APPLICANT: Raylee Homes, Inc PHONE: (505) 892-5533  
 ADDRESS: PO Box 1443 FAX: (505) 338-1450  
 CITY: Corrales STATE nm ZIP 87048 E-MAIL: hfoote@rayleehomes.com  
 Proprietary interest in site: \_\_\_\_\_ List all owners: See attached

DESCRIPTION OF REQUEST: Sidewalk waiver for Riverview Acres Units 1 and 2

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

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

Lot or Tract No. Lots 1-9 - Riverview Acres unit 1 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
Lots 1-16, Tract A Riverview Acres #2  
 Subdiv/Addn/TBKA: Riverview Acres, Unit 2 and Unit 1  
 Existing Zoning: City RA-1 Proposed zoning: City RA-1 MRGCD Map No n/a  
 Zone Atlas page(s): H-12 UPC Code: See attached

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): \_\_\_\_\_  
Project # 1002718 DRB# 01DRB-01410 project # 1000997

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? no  
 No. of existing lots: 25 lots - 1 Tract No. of proposed lots: n/a Total site area (acres): 15.2797  
 LOCATION OF PROPERTY BY STREETS: On or Near: on Calle Fazio near Babaldon  
 Between: \_\_\_\_\_ and \_\_\_\_\_

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE Kay Brashear DATE 10-12-11  
 (Print Name) Kay Brashear Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 6/2011

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>11DRB - 70238</u>	<u>SW</u>	_____	\$ <u>20.00</u>
<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	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ <u>20.00</u>

Hearing date Oct. 26,  
~~Sept 7, 2011~~

[Signature] 10-14-11  
 Staff signature & Date

Project # 1002718



**FORM V: SUBDIVISION VARIANCES & VACATIONS**

- BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
    - \_\_\_ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
    - \_\_\_ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all 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)
    - \_\_\_ List any original and/or related file numbers on the cover application
- DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC EASEMENT (DRB27)**
  - VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
    - \_\_\_ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**  
(Not required for City owned public right-of-way.)
    - \_\_\_ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
    - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
    - \_\_\_ 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)
    - \_\_\_ List any original and/or related file numbers 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 30 DAYS after the filing deadline. Your attendance is required.**

- SIDEWALK VARIANCE (DRB20)**
  - SIDEWALK WAIVER (DRB21)**
    - ✓ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
    - ✓ Zone Atlas map with the entire property(ies) clearly outlined
    - ✓ Letter briefly describing, explaining, and justifying the variance or waiver
    - ✓ List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
    - \_\_\_ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
    - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
    - \_\_\_ Letter briefly describing, explaining, and justifying the variance
    - \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
    - \_\_\_ Sign Posting Agreement
    - \_\_\_ Fee (see schedule)
    - \_\_\_ List any original and/or related file numbers on the cover application
- DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
  - EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
    - \_\_\_ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
    - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
    - \_\_\_ Letter briefly describing, explaining, and justifying the deferral or extension
    - \_\_\_ List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- VACATION OF PRIVATE EASEMENT (DRB26)**
  - VACATION OF RECORDED PLAT (DRB29)**
    - \_\_\_ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
    - \_\_\_ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
    - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
    - \_\_\_ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
    - \_\_\_ Letter of authorization from the grantors and the beneficiaries (private easement only)
    - \_\_\_ Fee (see schedule)
    - \_\_\_ List any original and/or related file numbers 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.

Kay Brashear  
Applicant name (print)

Kay Brashear 10-11-11  
Applicant signature / date



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

Application case numbers  
110RB - 70238  
 \_\_\_\_\_  
 \_\_\_\_\_

Form revised 4/07

[Signature] 10-14-11  
Planner signature / date

Project # 1002718



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 328-2200 FAX 797-9539

*~ 2008 ACEC/NM Award Winner for Engineering Excellence, Small Firm ~*

October 14, 2011

Jack Cloud  
DRB Chair  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

**Re: Riverview Acres Unit 1, Project # 10000997, & Unit 2, Project #1002718**

Dear Mr. Cloud,

Attached, please find our amended request for a sidewalk waiver of the above referenced project. Unit 1 was inadvertently left off of the original sidewalk waiver request for Riverview Acres; therefore, we are amending the request to include Unit 1. The project is rural in nature and gated, thus minimizing traffic which in our opinion negates the need for sidewalks in both units.

Please contact our office if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

*Kay Grash*  
for

Mark Goodwin, PE  
President

DMG/kb

Attachment



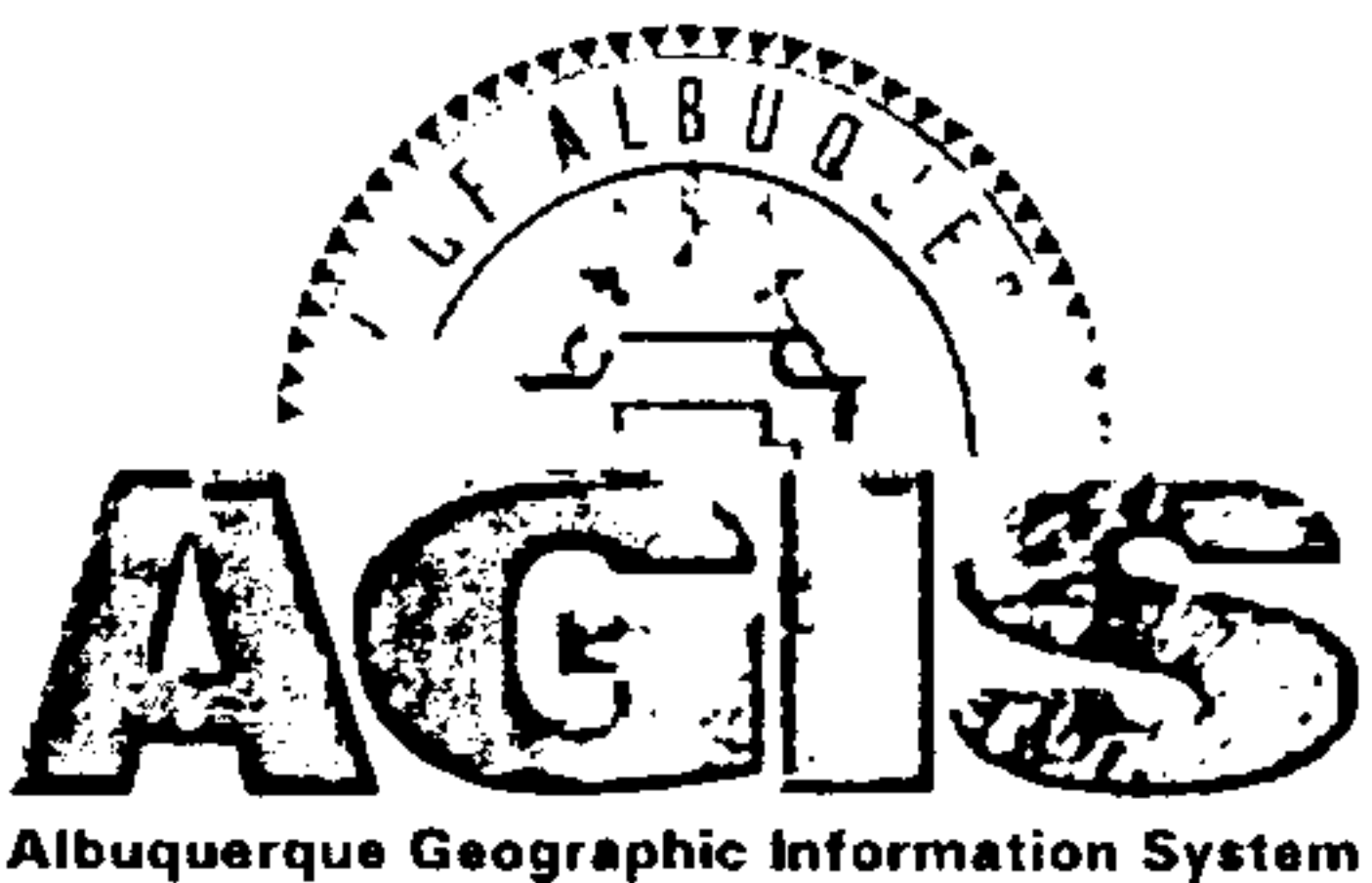


For more current information and more details visit: <http://www.cabq.gov/gis>

Zone Atlas Page:  
**H-12-Z**

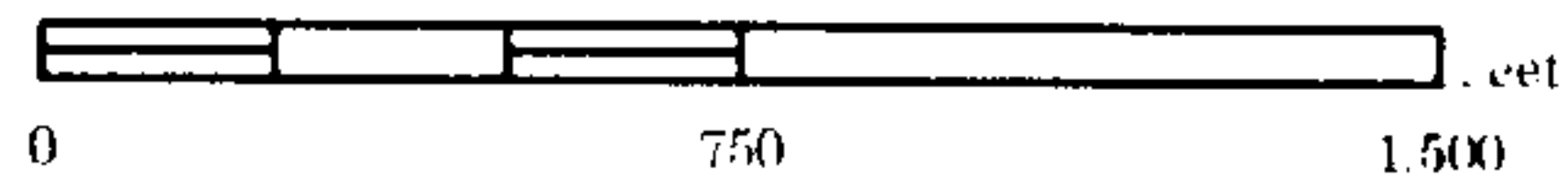
Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone



Map amended through: 2/4/2010

Note: Grey Shading  
Represents Area Outside  
of the City Limits



## **Riverview Acres, Unit 1**

### *Required Information for Sidewalk Waiver*

---

<i>Address #</i>	<i>Lot #</i>	<i>UPC</i>	<i>Owner</i>
3301 Calle Facio NE	1	101205919009430000	Ross Houston
3305 Calle Facio NE	2	101205916711030000	John and Carol Zonski
3309 Calle Facio NE	3	101205915411130000	Joseph Dawn and Tito Monge
3134 Bridge Blvd SW	4	101205914111230000	Dennis Romero
4520 Tres Vistas Rd	5	101205912811330000	David and Yvette Baggerly
3409 Calle Facio	6	101205911511630000	Mario and Jolynne Romero
3415 Calle Facio	7	101205910311230000	John and Janis Fuhs
3412 Calle Facio	8	101205910209630000	Karl and Holly Smith
3408 Calle Facio	9	101205911609130000	Jerome and Theresa Padilla

## **Riverview Acres, Unit 2**

### *Required Information for Sidewalk Waiver*

---

<i>Address #</i>	<i>Lot #</i>	<i>UPC</i>	<i>Owner</i>
3300 Calle Facio	16	101205918008430151	Rudy and Pearl Rael
3400 Calle Facio	12	101205913009030155	Virgil Gil, JR
3401 Calle Facio	11	101205913707430149	Brian de Four and Paulette Hartman
3304 Calle Facio	15	101205916608630152	Jed Lyden
3409 Calle Facio	9	101205915007230150	Russell and Judy Gosset



**OFFICIAL NOTICE OF DECISION**

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

September 7, 2011

**Project# 1002718**  
**11DRB-70238 SIDEWALK WAIVER**

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for RAYLEE HOMES, INC. request(s) the above action(s) for all or a portion of Lot(s) 1-16, Tract(s) A RIVERVIEW W ACRES #2, RIVERVIEW ACRES, UNIT 2 zoned RA-1, located on ON CALLE FACIO NEAR GABALDON containing approximately 10.4497 acre(s). (H-12)

At the September 7, 2011 Development Review Board meeting, a sidewalk variance for waiver of the interior sidewalks was approved.

If you wish to appeal this decision, you must do so by September 22, 2011, 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.

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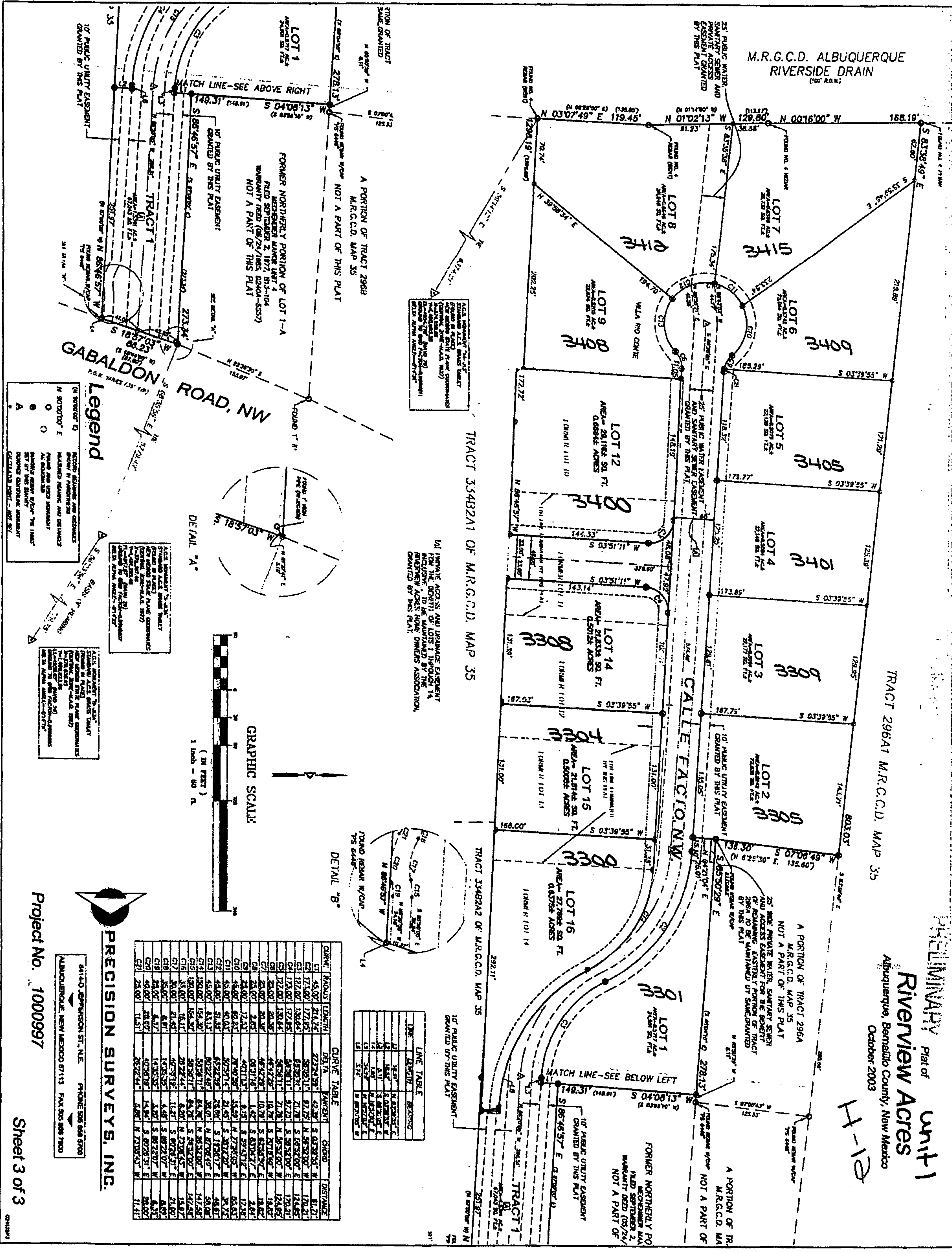
  
Jack Cloud, DRB Chair

Cc: Mark Goodwin & Assoc. – p.O. Box 90606 – Albuquerque, NM 87199  
Cc: Raylee Homes Inc. – P.O. Box 1443 – Corrales, NM 87048  
Marilyn Maldonado  
File

TRACT 296A1 M.R.C.D. MAP 35

PRELIMINARY Plat of  
**Riverview Acres**  
 Albuquerque, Bernalillo County, New Mexico  
 October 2003

Unit 1  
 H-12

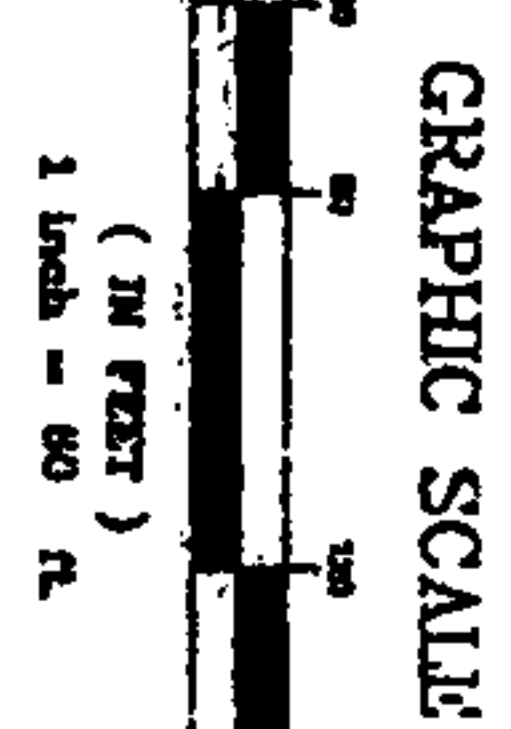


ALL INFORMATION HEREON IS FOR THE USE OF THE CLIENT ONLY. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.

ALL PRIVATE ACCESS AND DRAINAGE EASEMENTS FOR THE BENEFIT OF LOTS 1 THROUGH 16, INCLUDING THE BOUNDARIES THEREOF, TO BE MAINTAINED BY THE BUYER AND TO BE MAINTAINED BY THE BUYER'S SUCCESSORS IN INTEREST.

DETAIL "A"

DETAIL "B"



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89° 46' 57" E	149.31
L2	S 04° 08' 13" W	149.31
L3	S 85° 46' 57" E	149.31
L4	N 89° 46' 57" W	149.31

CURVE TABLE

CURVE	RADIUS	LENGTH	DEGREE	PERCENT	CHORD	DISTANCE
C1	58.00	214.74	42.29	5.023855	170.21	81.21
C2	123.00	172.85	38.75	5.053207	124.85	124.85
C3	172.00	130.64	31.78	5.053207	95.21	95.21
C4	172.00	130.64	31.78	5.053207	95.21	95.21
C5	172.00	130.64	31.78	5.053207	95.21	95.21
C6	20.00	30.38	18.88	5.053207	22.82	22.82
C7	20.00	30.38	18.88	5.053207	22.82	22.82
C8	20.00	30.38	18.88	5.053207	22.82	22.82
C9	20.00	30.38	18.88	5.053207	22.82	22.82
C10	20.00	30.38	18.88	5.053207	22.82	22.82
C11	45.00	60.37	37.37	5.053207	44.81	44.81
C12	45.00	60.37	37.37	5.053207	44.81	44.81
C13	45.00	60.37	37.37	5.053207	44.81	44.81
C14	45.00	60.37	37.37	5.053207	44.81	44.81
C15	150.00	154.30	30.01	5.053207	114.58	114.58
C16	150.00	154.30	30.01	5.053207	114.58	114.58
C17	35.00	18.11	20.27	5.053207	13.87	13.87
C18	35.00	18.11	20.27	5.053207	13.87	13.87
C19	35.00	18.11	20.27	5.053207	13.87	13.87
C20	35.00	18.11	20.27	5.053207	13.87	13.87
C21	35.00	18.11	20.27	5.053207	13.87	13.87
C22	35.00	18.11	20.27	5.053207	13.87	13.87

**Legend**

- (N) BOUNDARY
- (S) BOUNDARY
- (E) BOUNDARY
- (W) BOUNDARY
- (A) BOUNDARY
- (B) BOUNDARY
- (C) BOUNDARY
- (D) BOUNDARY
- (E) BOUNDARY
- (F) BOUNDARY
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- (T) BOUNDARY
- (U) BOUNDARY
- (V) BOUNDARY
- (W) BOUNDARY
- (X) BOUNDARY
- (Y) BOUNDARY
- (Z) BOUNDARY

**PRECISION SURVEYS, INC.**  
 8414-D JEFFERSON ST., N.E.  
 ALBUQUERQUE, NEW MEXICO 87113  
 PHONE 505 866 8700  
 FAX 505 866 7800

Project No. 1000997

Sheet 3 of 3







Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries)  
Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
  - Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Board of Appeals

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): Mark Goodwin & Associates, P.A. PHONE: 505-828-2200  
 ADDRESS: PO Box 90606 FAX: 505-797-9539  
 CITY: Albuquerque STATE nm ZIP 87199 E-MAIL: kbrashear@goodwinengineers.com

APPLICANT: Raylee Homes, Inc PHONE: (505) 892-5533  
 ADDRESS: PO Box 1443 FAX: (505) 338-1450  
 CITY: Corrales STATE nm ZIP 87048 E-MAIL: hfoote@rayleehomes.com  
 Proprietary interest in site: \_\_\_\_\_ List all owners: see attached

DESCRIPTION OF REQUEST: Sidewalk waiver

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

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

Lot or Tract No. Lots 1-16, Tract A Riverview Acres #2 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Riverview Acres, Unit 2  
 Existing Zoning: City RA-1 Proposed zoning: City RA-1 MRGCD Map No n/a  
 Zone Atlas page(s): H-12 UPC Code: see attached

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): \_\_\_\_\_  
Project # 1002718 DRB# 04DRB-01410

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  no  
 No. of existing lots: 16 and 1 Tract No. of proposed lots: n/a Total site area (acres): 10.4497  
 LOCATION OF PROPERTY BY STREETS: On or Near: on Calle Facio near Gabaldon  
 Between: \_\_\_\_\_ and \_\_\_\_\_

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE Kay Brashear DATE 8-30-11  
 (Print Name) Kay Brashear Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 6/2011

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>11DRB - 70238</u>	<u>SW</u>	_____	\$ <u>20.00</u>
<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 type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____

Hearing date Sept. 7, 2011

Total \$ 20.00

[Signature] 8-30-11 Project # 1002718  
 Staff signature & Date



**FORM V: SUBDIVISION VARIANCES & VACATIONS**

- BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
  - \_\_\_ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
  - \_\_\_ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all 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)
  - \_\_\_ List any original and/or related file numbers on the cover application
- DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC EASEMENT (DRB27)**
  - VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
  - \_\_\_ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**  
(Not required for City owned public right-of-way.)
  - \_\_\_ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
  - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
  - \_\_\_ Letter briefly describing, explaining, and justifying the request
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- SIDEWALK VARIANCE (DRB20)**
  - SIDEWALK WAIVER (DRB21)**
  - ✓ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
  - ✓ Zone Atlas map with the entire property(ies) clearly outlined
  - ✓ Letter briefly describing, explaining, and justifying the variance or waiver
  - ✓ List any original and/or related file numbers on the cover application
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- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
  - \_\_\_ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
  - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
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- DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
  - EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
  - \_\_\_ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
  - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
  - \_\_\_ Letter briefly describing, explaining, and justifying the deferral or extension
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  - VACATION OF RECORDED PLAT (DRB29)**
  - \_\_\_ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
  - \_\_\_ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
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I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Kay Brashear  
Applicant name (print)

Kay Brashear 8/30/11  
Applicant signature / date

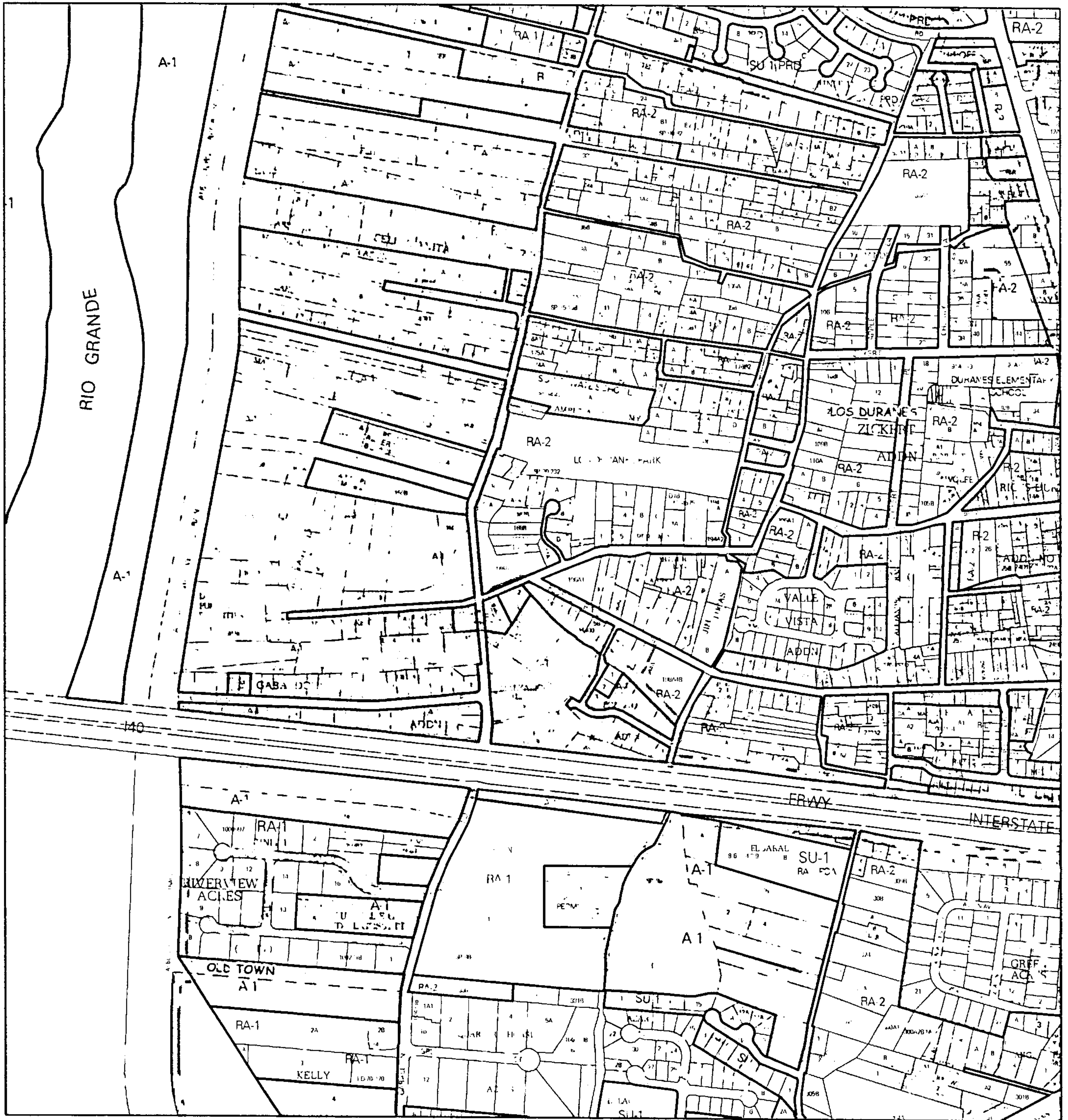


Form revised 4/07

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
11DRB-70238

[Signature] 8-30-11  
Planner signature / date

Project # 1002718



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

**AGIS**  
Albuquerque Geographic Information System

Note: Grey Shading  
Represents Area Outside  
of the City Limits

Zone Atlas Page:  
**H-12-Z**

Selected Symbols

	SECTOR PLANS		Escarpment
	Design Overlay Zones		2 Mile Airport Zone
	City Historic Zones		Airport Noise Contours
	H-1 Buffer Zone		Wall Overlay Zone
	Petroglyph Mon.		

0 700 1500 Feet

Map amended through: 2/4/2010





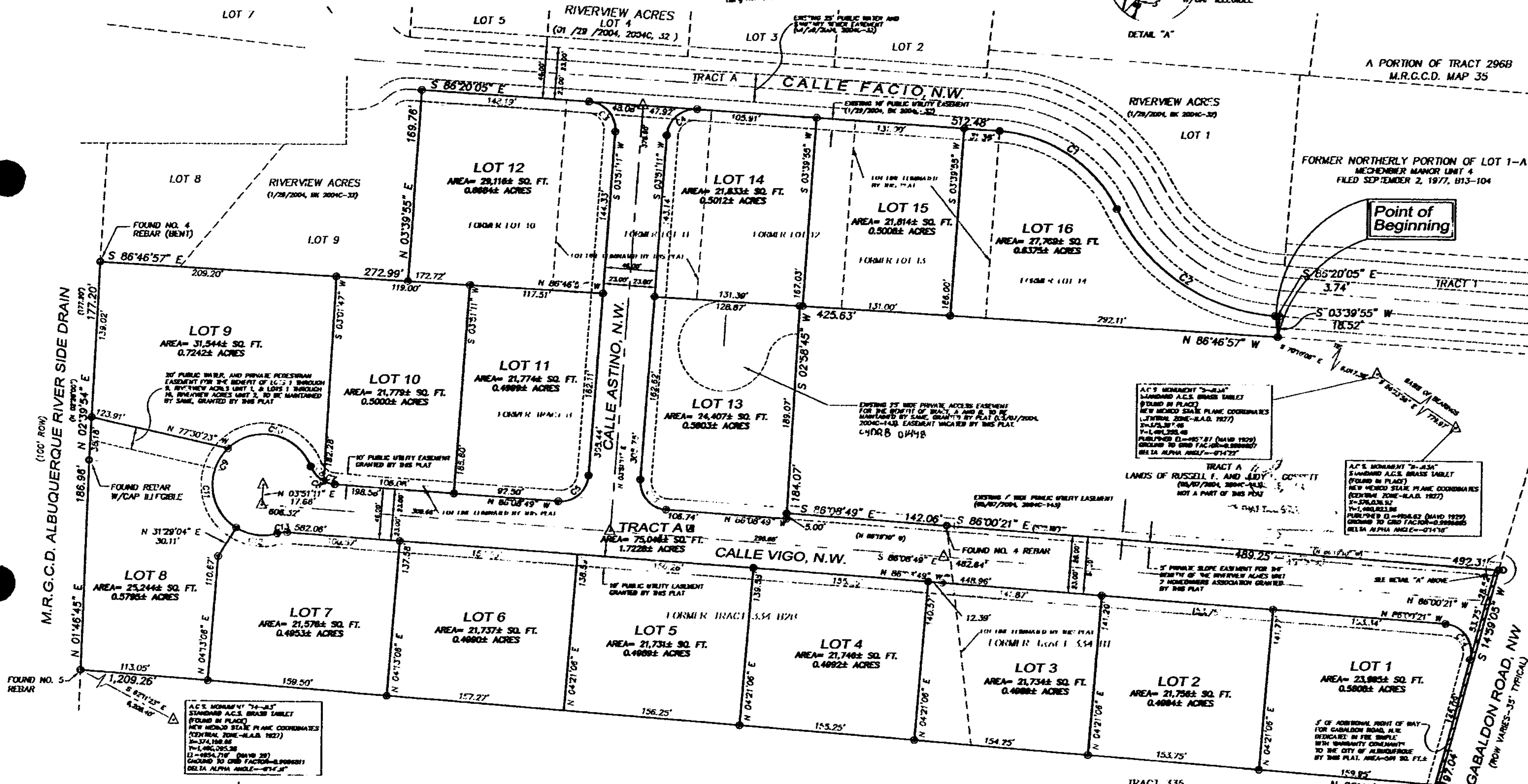
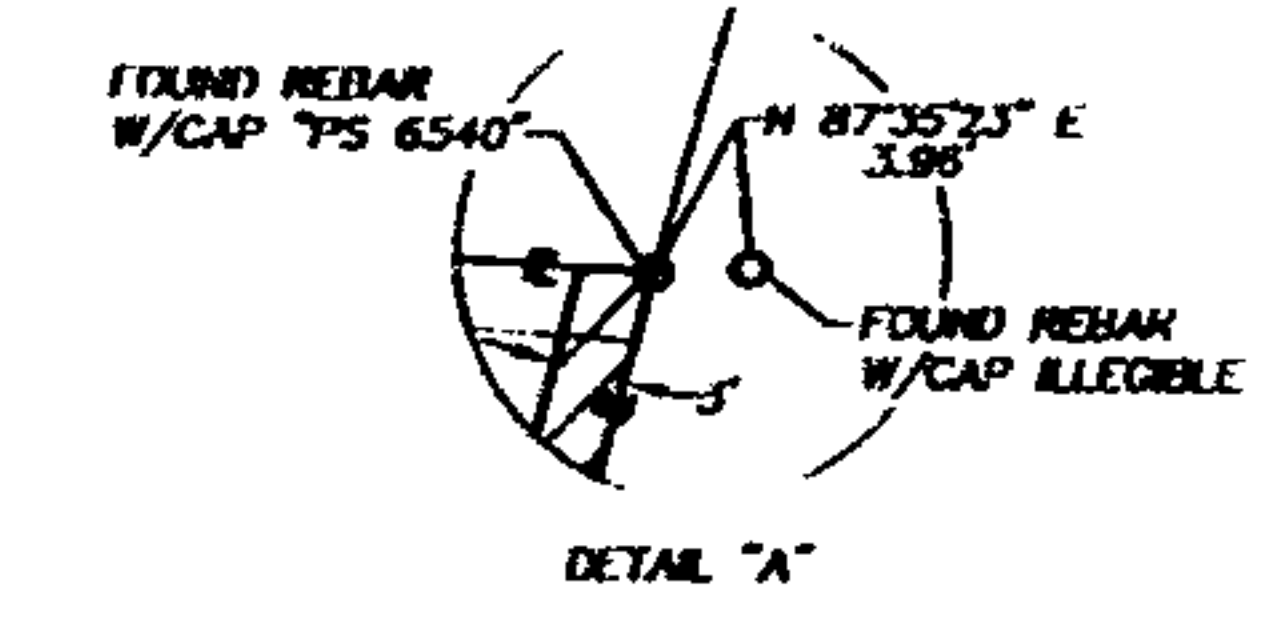


# Legend

- (M 3160'00" E) RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESES
- N 90°00'00" E MEASURED BEARING AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- MONUMENT NO. 4 REBAR W/ YELLOW PLASTIC CAP "PS 11983" SET BY THIS SURVEY
- △ SET CENTERLINE FOUR-INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE, CENTERLINE MONUMENT TABLE, SURVEY NUMBER, "DO NOT DISTURB," "PLS# 11983"

TRACT A IS A PRIVATE ACCESS AND DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 1 THROUGH 16, AND A PUBLIC WATER AND SANITARY SEWER EASEMENT INCLUSIVE, TO BE MAINTAINED BY THE RIVERVIEW ACRES, UNIT 2 HOME OWNERS ASSOCIATION, GRANTED BY THIS PLAT.

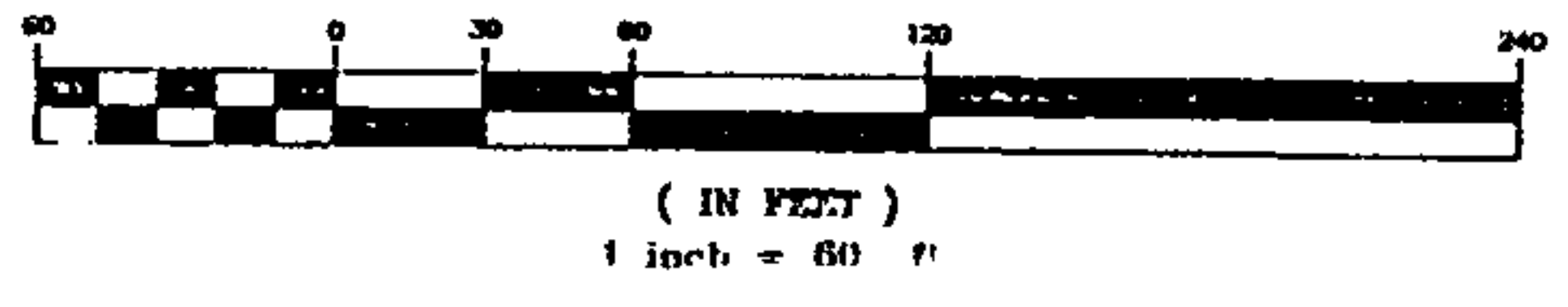
## Plat of Riverview Acres Unit 2 Albuquerque, Bernalillo County, New Mexico July 2004



### Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANG.	CHORD LENGTH	CHORD BEARING
C1	127.00'	130.84'	58°54'11"	71.76'	124.85'	S 44°52'00" E
C2	173.00'	177.95'	59°56'11"	97.75'	170.21'	N 55°27'30" W
C3	21.00'	39.35'	90°17'16"	25.08'	35.41'	S 47°14'27" E
C4	25.00'	39.19'	86°48'44"	24.97'	34.30'	N 48°45'33" E
C5	25.00'	38.27'	80°00'00"	25.00'	34.34'	S 49°51'11" W
C6	25.00'	28.06'	64°18'57"	17.72'	24.97'	N 53°52'21" W
C7	25.00'	10.61'	24°19'29"	5.33'	11.53'	N 73°59'05" W
C8	25.00'	17.45'	39°50'23"	8.10'	17.10'	N 41°49'34" W
C9	45.00'	207.61'	184°54'41"	49.46'	63.57'	N 25°52'17" E
C10	45.00'	88.70'	112°41'05"	62.58'	74.91'	S 78°10'23" E
C11	45.00'	81.73'	103°9'59"	57.63'	70.97'	N 06°30'37" W
C12	45.00'	37.63'	47°54'57"	19.99'	36.54'	N 64°25'15" W
C13	25.00'	8.81'	20°18'44"	4.47'	8.90'	N 83°42'49" E
C14	25.00'	44.67'	100°37'26"	30.72'	24.58'	S 33°30'38" E
C15	21.00'	19.27'	90°00'00"	14.67'	14.67'	N 41°08'13" W

### GRAPHIC SCALE



### PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE: 505.866.5700  
ALBUQUERQUE, NEW MEXICO 87113 FAX: 505.866.7900





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

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2000 FAX 797-9539

August 30, 2011

Jack Cloud  
DRB Chair  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

**Re: Riverview Acres, DRB# 04DRB-0410**

Dear Mr. Cloud,

Attached, please find our request for a sidewalk waiver of the referenced project. The project is rural in nature and gated, thus minimizing traffic which in our opinion negates the need for sidewalks. We are thereby requesting a sidewalk waiver at DRB.

Please contact our office if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

Mark Goodwin, PE  
President

DMG/kb

Attachment

**Riverview Acers**  
*Required Information for Sidewalk Waiver*

<i>Address #</i>	<i>Lot #</i>	<i>UPC</i>	<i>Owner</i>
3300 Calle Facio	16	101205918008430151	Rudy and Pearl Rael
3400 Calle Facio	12	101205913009030155	Virgil Gil, JR
3401 Calle Facio	11	101205913707430149	Brian de Four and Paulette Hartman
3304 Calle Facio	15	101205916608630152	Jed Lyden
3409 Calle Facio	9	101205915007230150	Russell and Judy Gosset

**Gomez, Angela J.**

---

**From:** Cloud, Jack W.  
**Sent:** Tuesday, July 20, 2010 11:59 AM  
**To:** Bingham, Brad L.; Metro, Kristal D.; Porter, Allan K.; Sandoval, Christina M.  
**Cc:** Gomez, Angela J.; Cherne, Curtis ; Hoover, Jeremy  
**Subject:** Other Matters - Proj. 1002718

The referenced file was heard June 30 - David Soule meant to include Unit 1 in his application, but forgot that it was a different project # (1000997)

For OTHER MATTERS on Wednesday please consider a revised Notice of Decision to cover both Units  
Tx - Jack



6-30-10

SED Noticed

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

<b>SUBDIVISION</b>	<b>S Z ZONING &amp; PLANNING</b>
<input type="checkbox"/> Major Subdivision action	<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor Subdivision action	<input type="checkbox"/> County Submittal
<input type="checkbox"/> Vacation	<input type="checkbox"/> EPC Submittal
<input type="checkbox"/> Variance (Non-Zoning)	<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
<b>SITE DEVELOPMENT PLAN</b>	<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input type="checkbox"/> for Subdivision	<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> for Building Permit	<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> Administrative Amendment (AA)	<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> IP Master Development Plan	<b>L A APPEAL / PROTEST of...</b>
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
<b>STORM DRAINAGE (Form D)</b>	
<input type="checkbox"/> Storm Drainage Cost Allocation Plan	

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): David Sole / Rio Grande Eng PHONE: 321-9019  
 ADDRESS: PO Box 67305 FAX: 872-2204  
 CITY: Alb STATE NM ZIP 87193 E-MAIL: david@riograndeengineering.com

APPLICANT: STV Investments II, LLC PHONE: 338-2286  
 ADDRESS: 122 Tulane Dr SE FAX: \_\_\_\_\_  
 CITY: Alb STATE \_\_\_\_\_ ZIP 87106 E-MAIL: \_\_\_\_\_

Proprietary interest in site: Developer List all owners: \_\_\_\_\_  
 DESCRIPTION OF REQUEST: extension of deferred internal sidewalks

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

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

Lot or Tract No. \_\_\_\_\_ Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: River View Acres  
 Existing Zoning: RA-1 Proposed zoning: RA-1 MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): H-12 UPC Code: \_\_\_\_\_

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):  
1002718, 07 DRB-70334, 07 DRB 70335

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  No  
 No. of existing lots: 12 No. of proposed lots: 12 Total area of site (acres): 9.8  
 LOCATION OF PROPERTY BY STREETS: On or Near: Calm Fuego  
 Between: River Side Dr and Gibaldm.

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

SIGNATURE [Signature] DATE 6/22/10  
 (Print) David Sole Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

- 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	Action	S.F.	Fees
<u>1002718</u>	<u>ESIA</u>	<u>✓</u>	<u>\$ 50.00</u>
<u>70179</u>	<u>CMF</u>		<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>06/30/10</u>			Total <u>\$ 70.00</u>

Sandy Hardley 06/22/10 Project # 1002718  
 Planner signature / date

1000997 I



FORM V: SUBDIVISION VARIANCES & VACATIONS

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 \_\_\_ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**  
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 \_\_\_ Fee (see schedule)  
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 **SIDEWALK WAIVER (DRB21)**  
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I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

\_\_\_\_\_  
 Dav-J Saul  
 Applicant name (print)  
 \_\_\_\_\_  
 Applicant signature / date  
 06/22/10  


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

Application case numbers  
 10DRB \_\_\_\_\_ 70179  
 \_\_\_\_\_  
 \_\_\_\_\_

Form revised 4/07  
 \_\_\_\_\_  
 Sandy Handley  
 Planner signature / date  
 06/22/10  
 Project # 1002718



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

**AGIS**  
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**H-12-Z**

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

0 750 1500 Feet

Map amended through: 2/4/2010



June 22, 2010

Mr. Jack Cloud  
Chair- Development Review Board  
City of Albuquerque  
600 2<sup>nd</sup> street NW  
Albuquerque, NM 87102

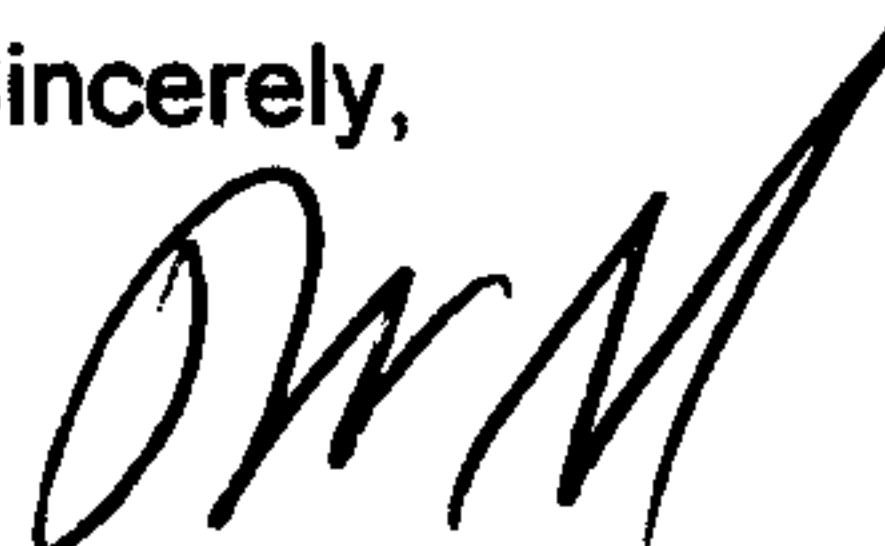
**RE: Extension of Temporary Deferral of Internal Sidewalks  
Riverview Acres  
PROJECT # 1002718  
Albuquerque, New Mexico**

Dear Mr. Cloud:

Rio Grande Engineering requests a 2-year extension of the Subdivision Improvement Agreement for temporary deferral of internal sidewalk construction.

Should you have any questions regarding this matter, please do not hesitate to call me.

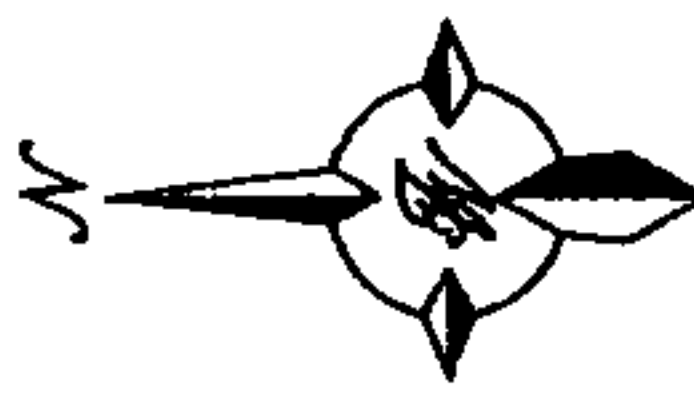
Sincerely,



David Soule, PE  
RIO GRANDE ENGINEERING  
PO Box 67305  
ALBUQUERQUE, NM 87193  
321-9099

Enclosures





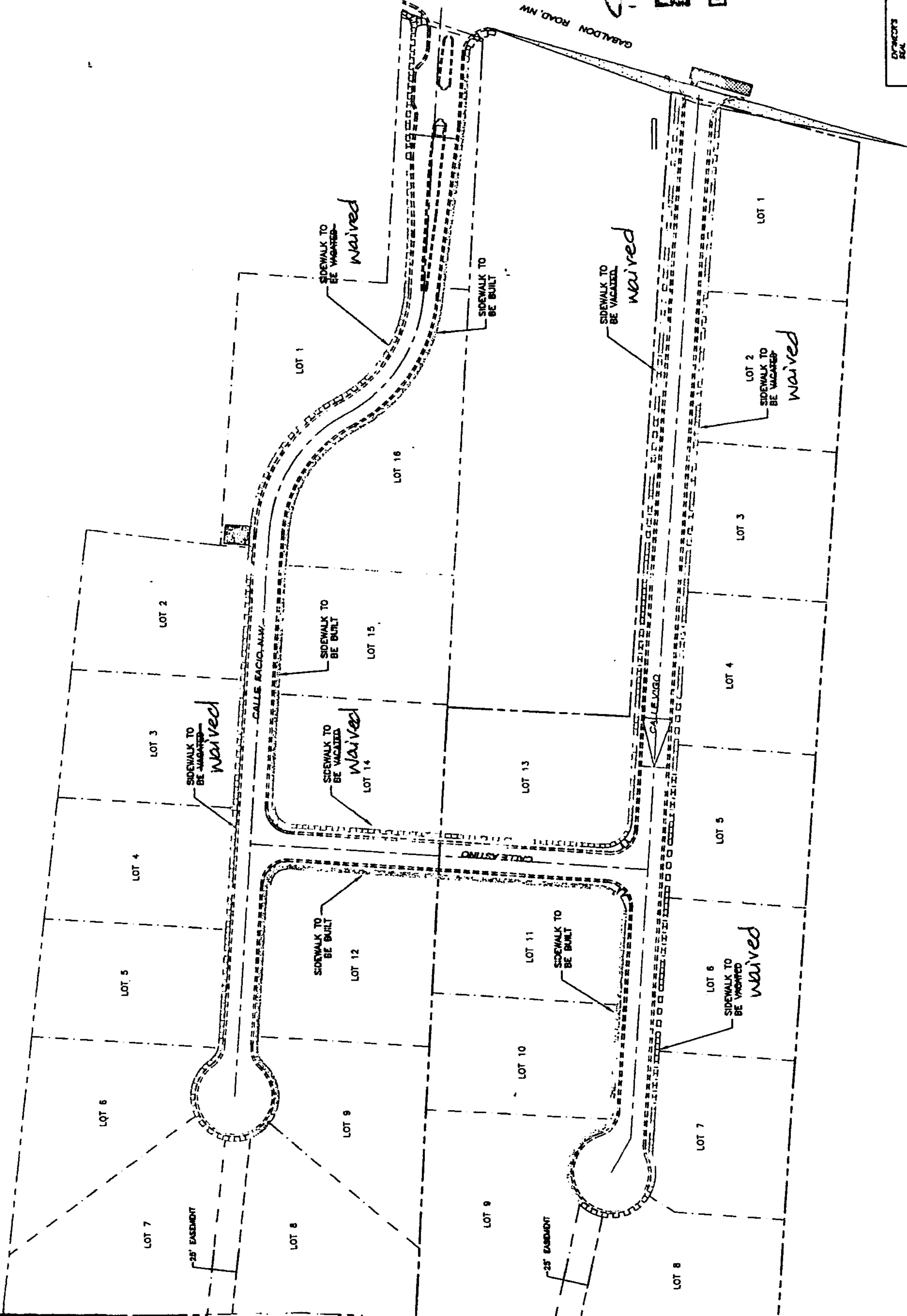
GRAPHIC SCALE  
0 25 50

# EXHIBIT

DATE: 10/15/10

- CENTERLINE
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY
- EXISTING SIDEWALK TO BE VACATED
- SIDEWALK TO BE BUILT

OWNER'S SCALE		RIVERVIEW ACRES SUBDIVISION	1
		SIDEWALK EXHIBIT	275
TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87108 (505)888-3100			
RONALD S. ROSSMAN P.E. 7768			





# City of Albuquerque Planning Department

## One Stop Shop – Development and Building Services

10/22/2007 Issued By: PLNABG

Permit Number: 2007 070 335

Category Code 910

Application Number: 07DRB-70335, Ext Of Sia For Temp Defr.Sdwk Const

Address:

Location Description: CALLE FACIO,NW BETWEEN RIVERSIDE DRAIN CANAL AND GABALDON RD NW

Project Number: 1002718

### Applicant

Ts Mcnaney & Associates

1015 Tijeras Ave Nw, Ste 210  
Albuquerque, NM 87102  
338-2288

### Agent / Contact

Tierra West Llc  
Ronald Bohannan  
5571 Midway Park Pl Ne  
Albuquerque, NM 87109

twllc@tierrawestllc.com

### Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Actions	\$50.00
<b>TOTAL:</b>		<b>\$50.00</b>

City of Albuquerque  
Treasury Division

10/22/2007 4:19PM LOC: ANNX  
WS# 006 TRANS# 0069  
RECEIPT# 00083614-00083614  
PERMIT# 2007070335 TRSCCS  
Trans Amt \$140.00  
DRB Actions \$50.00

Thank You



# City of Albuquerque Planning Department

## One Stop Shop – Development and Building Services

10/22/2007 Issued By: FLNABG

**Permit Number:** 2007-070-334 **Category Code** 910

**Application Number:** 07DRB-70334 Sidewalk Waiver

**Address:**

**Location Description:** CALLE FACIO NW BETWEEN RIVERSIDE DRAIN CANAL AND GABALDON RD NW

**Project Number:** 1002718

**Applicant**

Ts Mcnaney & Associates

1015 Tijeras Ave NW, Ste 210  
Albuquerque, NM 87102  
338-2288

**Agent / Contact**

Tierra West Llc  
Ronald Bohannon  
5571 Midway Park Pl Ne  
Albuquerque, NM 87109

twllc@tierrawestllc.com

**Application Fees**

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	
<b>TOTAL:</b>		<b>\$20.00</b>

City Of Albuquerque  
Treasury Division

10/22/2007 4:20PM LOC# ANNX  
WS# 006 TRANS# 0069  
RECEIPT# 00083614-00083615  
PERMIT# 2007070334 TRSCCS  
Trans Amt \$140.00  
Conflict Manag. Fee \$20.00  
Thank You

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): Tierra West, LLC PHONE: (505) 858-3100  
 ADDRESS: 5571 Midway Park Place, NE FAX: (505) 858-1118  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_

APPLICANT: TS McNaney & Associates PHONE: (505) 338-2286  
 ADDRESS: 1015 Tijeras Ave NW, Suite 210 FAX: (505) 338-2286  
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: \_\_\_\_\_

Proprietary interest in site: Owner/Developer List all owners: STV INVESTMENTS VI, LLC

DESCRIPTION OF REQUEST: Sidewalk Waiver, Extension of SIA for Temporary Deferral of Sidewalk Construction

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

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

Lot or Tract No. LOTS 1-~~11~~ 12 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Riverview Acres Unit 2  
 Existing Zoning: RA-1 Proposed zoning: Same MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): H12 UPC Code: 101205911308530115

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): Project #1002718  
04DRB-00758/04DRB-00759

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  No  
 No. of existing lots: 12 No. of proposed lots: 12 Total area of site (acres): 9.81+/-  
 LOCATION OF PROPERTY BY STREETS: On or Near: Calle Facio NW  
 Between: Riverside Drain Canal and Gabaldon Road NW

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

SIGNATURE Ronald R. Bohannon for DATE 10-22-07  
 (Print) Ronald R. Bohannon, PE Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

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		Action	S.F.	Fees
<u>07DRB</u>	<u>70334</u>	<u>SW</u>	<u>V</u>	<u>\$ 0</u>
<u>07DRB</u>	<u>70335</u>	<u>ESIA</u>	<u>V</u>	<u>\$ 50.00</u>
		<u>CMF</u>		<u>\$ 20.00</u>
				<u>\$</u>
				<u>\$</u>

Hearing date October 31, 2007

Total \$ 70.00

Sandy Handley 10/22/07  
 Planner signature / date

Project # 1002718



**FORM V: SUBDIVISION VARIANCES & VACATIONS**

**BULK LAND VARIANCE (DRB04)**

**(PUBLIC HEARING CASE)**

- Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
- Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all 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)
- List any original and/or related file numbers on the cover application

**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

**VACATION OF PUBLIC EASEMENT (DRB27)**

**VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**  
(Not required for City owned public right-of-way.)
- Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- 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)
- List any original and/or related file numbers 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 30 DAYS after the filing deadline. Your attendance is required.**

**SIDEWALK VARIANCE (DRB20)**

**SIDEWALK WAIVER (DRB21)**

- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the variance or waiver
- List any original and/or related file numbers on the cover application

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

**SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**

- Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the variance
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

**DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

**TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**

**EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**

- Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the deferral or extension
- List any original and/or related file numbers on the cover application

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

**VACATION OF PRIVATE EASEMENT (DRB26)**

**VACATION OF RECORDED PLAT (DRB29)**

- The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
- Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
- Letter of authorization from the grantors and the beneficiaries (private easement only)
- Fee (see schedule)
- List any original and/or related file numbers 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.

Ronald R. Bohannon PE.  
Applicant name (print)  
Keen D. Krueger for R 10/19/07  
Applicant signature / date



Form revised 4/07

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

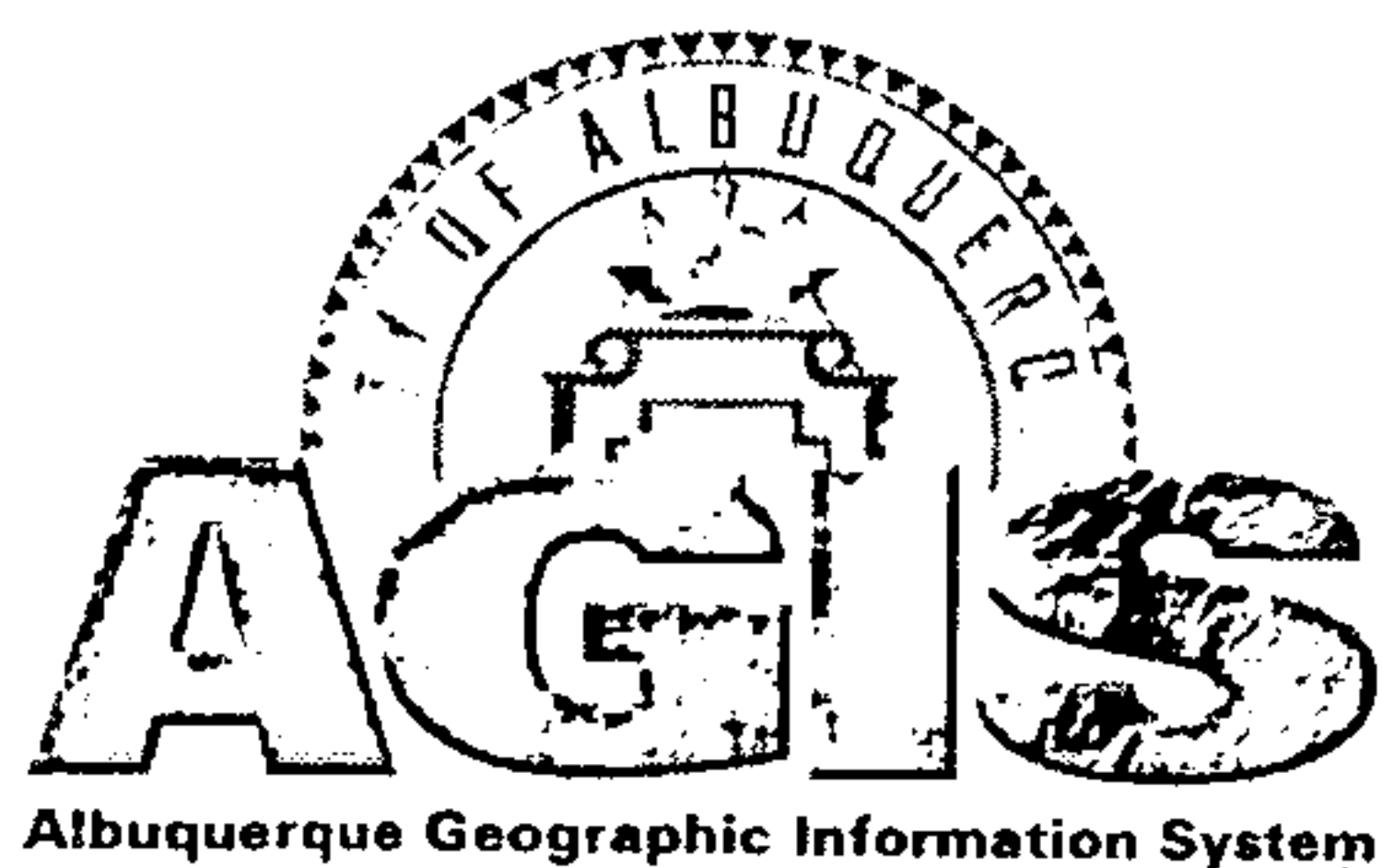
Application case numbers  
07DRB - 70334  
07DRB - 70335

Sandy Handley 10/22/07  
Planner signature / date  
Project # 100097 1002718

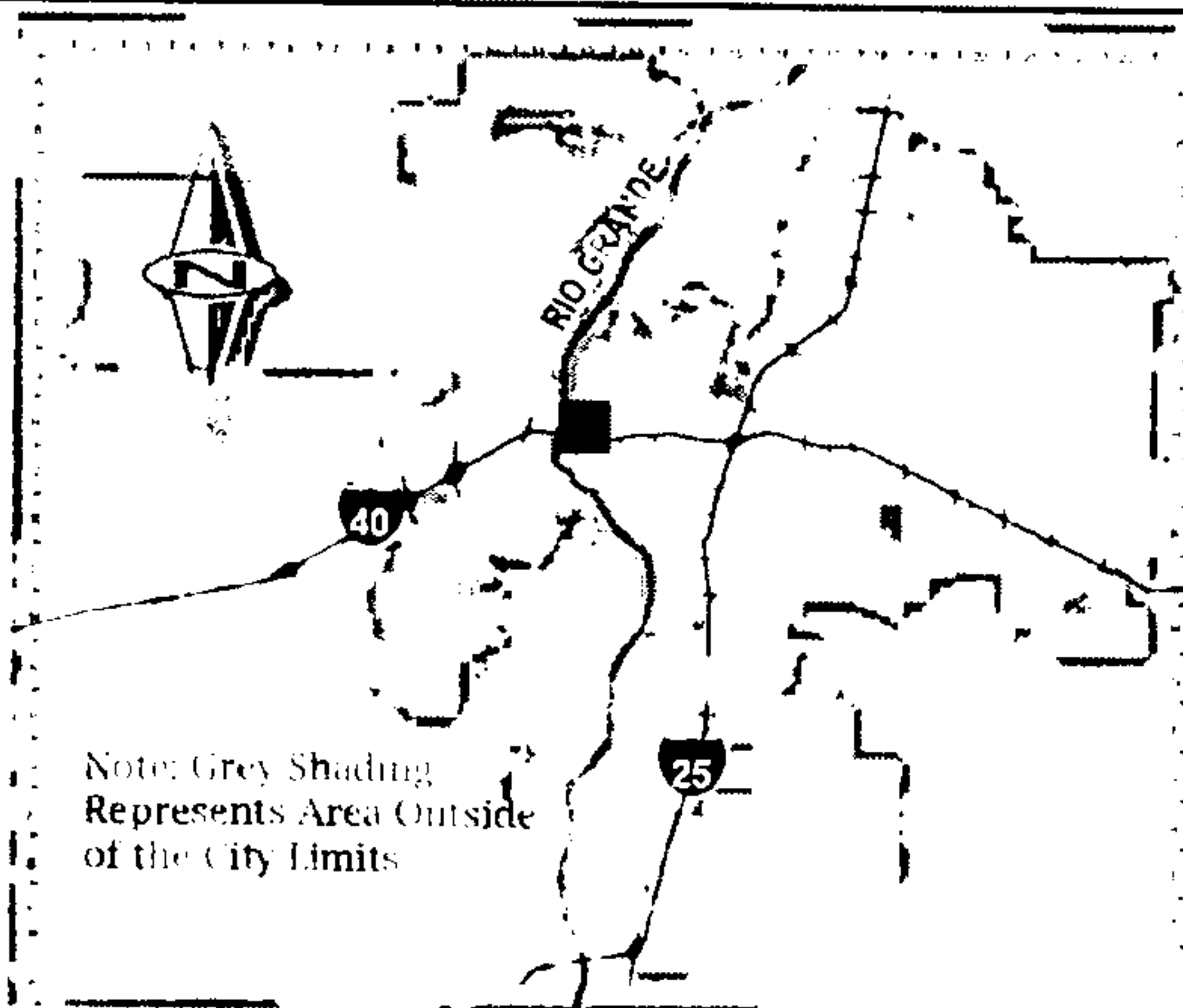




For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 5/17/2007

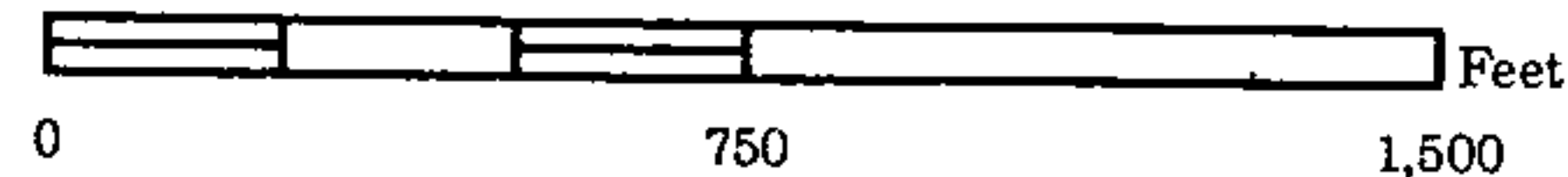


Zone Atlas Page:

**H-12-Z**

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone



# TIERRA WEST, LLC

5571 Midway Park Place NE  
Albuquerque, NM 87109

(505) 858-3100  
fax (505) 858-1118

twllc@tierrawestllc.com  
1-800-245-3102

October 19, 2007

Ms. Sheran Matson, AICP, Chair  
Development Review Board  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

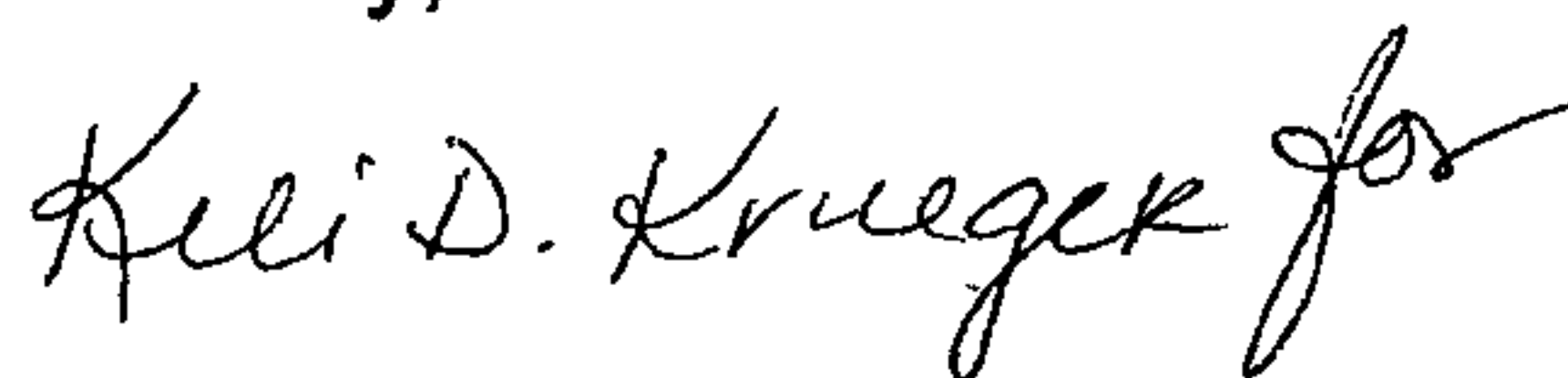
**RE: Extension of Subdivision Improvement Agreement for  
Temporary Deferral of Sidewalk Construction &  
Sidewalk Waiver for Riverside Acres Suidivision  
Zone Atlas Page H-12** *view*

Dear Ms. Matson:

Tierra West LLC, on behalf of TS McNaney & Associates, requests approval of the extension of the Subdivision Improvements Agreement for Temporary Deferral of Sidewalk Construction and approval of a Sidewalk Waiver for the above-referenced project. The site, a gated residential subdivision, is located on Calle Facio NW. The SIA for the Sidewalk Deferral is approaching expiration and we are requesting the extension to allow time to complete the work on the sidewalk. We are also requesting a waiver which would eliminate the sidewalk on one side of the street. The intent with the design of the subdivision was to create a gated community with a rural flavor. With this in mind, residents in the subdivision have no desire for sidewalks on both sides of the street. The sidewalk to be constructed will create the desired direct pedestrian access to the river trail system for residents as well as provide internal pedestrian circulation.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,



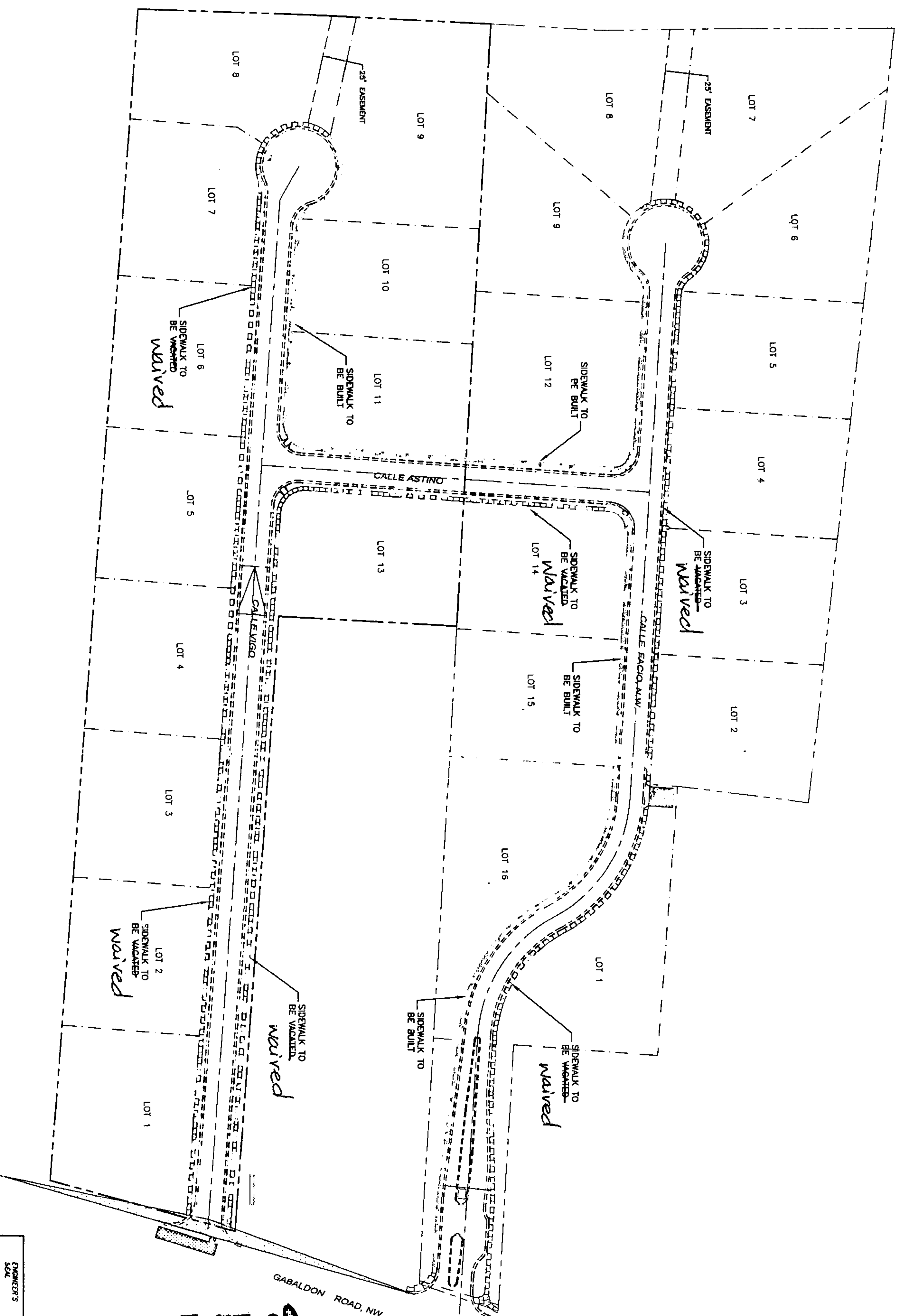
Ronald R. Bohannon, PE

Enclosure/s

cc: Tim McNaney

JN: 27095  
RRB/cla





**SIDEWALK EXHIBIT**  
 DATE 10/21/07

GENERAL NOTE:  
 DASHED LINE: EXISTING CURB & GUTTER  
 DOTTED LINE: EXISTING BOUNDARY LINE  
 SOLID LINE WITH DASHES: EXISTING SIDEWALK  
 SOLID LINE: SIDEWALK TO BE BUILT

ENGINEER'S NAME RONALD R. BOYMAN P.E. 77869	DRAWN BY BJF
RIVERVIEW ACRES SUBDIVISION	DATE 10/11/07
SIDEWALK EXHIBIT	SHEET # C1
TEMA WEST LLC 5971 URMAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 424-3100	JOB # 27085



# TIERRA WEST, LLC

6509 Jefferson NE  
Albuquerque, NM 87113

(505) 858-3100  
fax (505) 558-1113

twllc@tierrawestllc.com  
1-800-245-3102

October 4, 2004

#11

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

**RE: Withdrawal of Sidewalk Waiver for Riverview Acres Unit 2  
DRB# 1002718 – APP# 04DRB-01411**

Dear Ms. Matson:

Tierra West LLC, on behalf of T S McNaney and Associates requests the withdrawal of the Sidewalk Waiver. If you have any questions or need additional information regarding this matter, please do not hesitate to contact us.

Sincerely,



Tyler Ashton, P.E.

cc: Tim McNaney

JN: 23004

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

**SUBDIVISION** **S**

\_\_\_\_ Major Subdivision action

\_\_\_\_ Minor Subdivision action

X Vacation **V**

\_\_\_\_ Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN** **P**

\_\_\_\_ ...for Subdivision Purposes

\_\_\_\_ ...for Building Permit

\_\_\_\_ IP Master Development Plan

\_\_\_\_ Cert. of Appropriateness (LUCC) **L**

Supplemental form

**ZONING & PLANNING** **Z**

\_\_\_\_ Annexation

\_\_\_\_ County Submittal

\_\_\_\_ EPC Submittal

\_\_\_\_ Zone Map Amendment (Establish or Change Zoning)

\_\_\_\_ Sector Plan (Phase I, II, III)

\_\_\_\_ Amendment to Sector, Area, Facility or Comprehensive Plan

\_\_\_\_ Text Amendment (Zoning Code/Sub Regs)

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

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

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

**APPLICANT INFORMATION:**

NAME: TS MCNANEY & ASSOCIATES PHONE: 338-2286

ADDRESS: 1015 TIJERAS AVE NW STE 210 FAX: 338-0200

CITY: ABQ STATE NM ZIP 87102 E-MAIL: tim@tsmcnaney.com

Proprietary interest in site: DEVELOPER List all owners: PHILLIP & JULIA RABY; ANTHONY JAMES

AGENT (if any): TIERRA WEST LLC PHONE: 858-3100

ADDRESS: 8509 JEFFERSON NE FAX: 858-1118

CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

DESCRIPTION OF REQUEST: Vacation of Private Access Easement

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

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

Lot or Tract No. LOT 13 Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv. / Addn. Riverview Acres Unit 2

Current Zoning: RA-1 Proposed zoning: SAME

Zone Atlas page(s): H-12 No. of existing lots: 1 No. of proposed lots: 1

Total area of site (acres): 0.5603 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_

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

UPC No. 101205911606130113 ..... MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: GABALDON ROAD SW

Between: RIVERSIDE DRAIN CANAL and GABALDON ROAD SW

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): 04DRB-00758/04DRB-00759 -- DRB PROJ# 1002718

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

SIGNATURE Tyler Ashton DATE 9-28-04

(Print) Tyler Ashton, P.E. \_\_\_\_ Applicant X Agent

**FOR OFFICIAL USE ONLY**

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

INTERNAL ROUTING

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

Application case numbers	Action	S.F.	Fees
<u>04DRB-0498</u>	<u>VPRE</u>	<u>V</u>	<u>\$ 45.00</u>
_____	<u>CME</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	<u>\$ _____</u>
_____	_____	_____	<u>\$ _____</u>
_____	_____	_____	<u>\$ _____</u>
Total			<u>\$ 65.00</u>

Hearing date 10-6-04

[Signature] 9-28-04  
Planner signature / date

**Project # 1002718**

**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.

Tyler Ashton, P.E.  
 Applicant name (print)  
Tyler Ashton 9-28-04  
 Applicant signature / date



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

Application case numbers  
 04DRB - 01498

Form revised April 2003  
Shirley Ford 9-28-04  
 Planner signature / date  
**Project # 1002718**



09/28/2004 09:23 505-858-1118

TIERRA WEST

PAGE 02/02

September 28, 2004

City of Albuquerque  
Environmental Planning Commission  
Development Review Board  
PO Box 1293  
Albuquerque, NM 87103

RE: Tract B, Lands of Russell E. and Judy L. Gossett  
Zone Atlas Page H12  
DRB#: 1002718

To Whom It May Concern:

As the Owner/Developer, I hereby grant Tierra West LLC to act as agent on behalf of Russell & Judy Gossett, on matters pertaining to any and all submittals to the City of Albuquerque regarding the above referenced project.

Judy L. Gossett  
Print Name

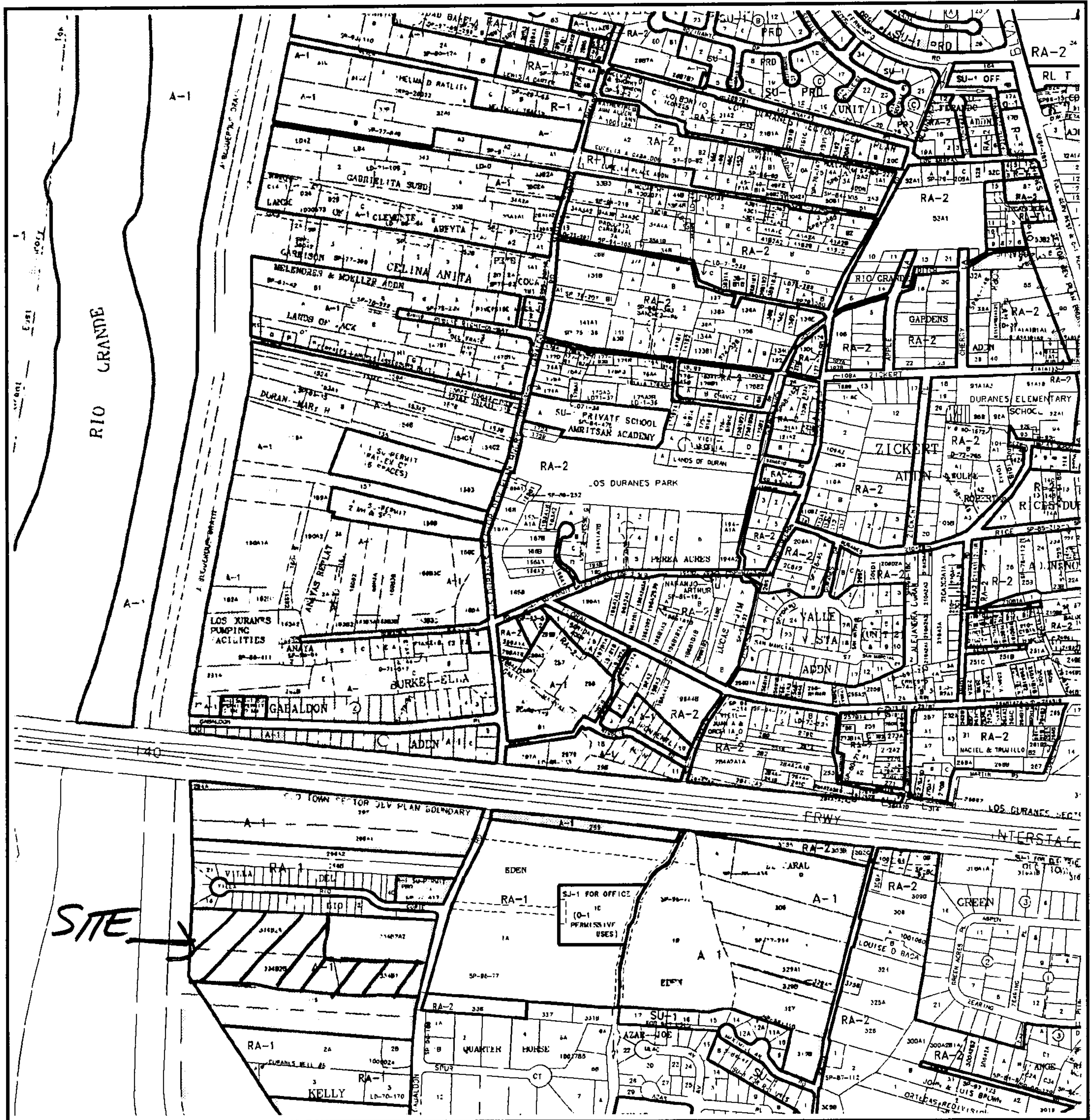
Judy L. Gossett  
Sign Name

9/28/04  
Date

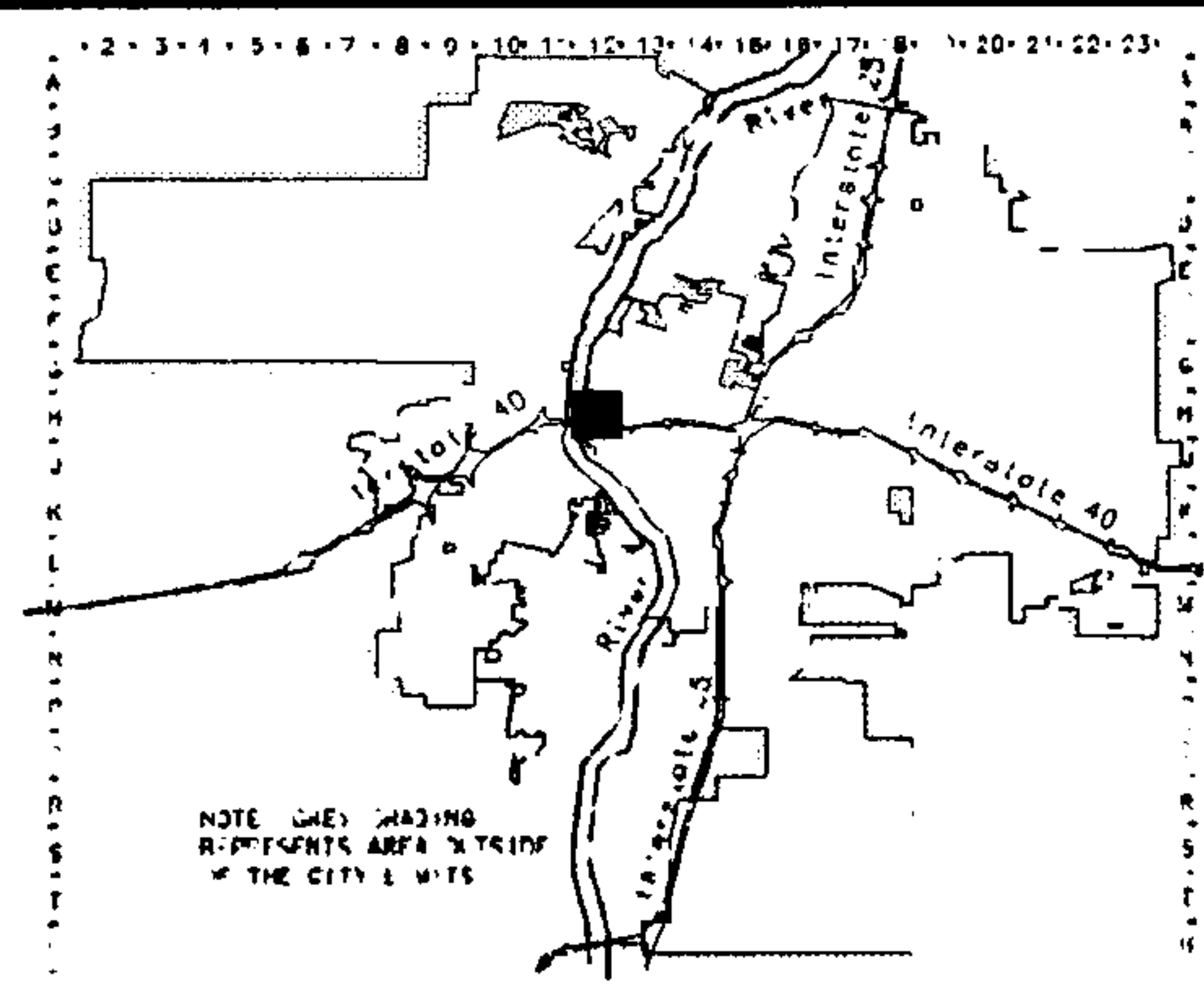
RUSSELL E. GOSSETT  
Print Name

Russell E. Gossett  
Sign Name

9/28/04  
Date



**SITE** →



**CITY OF Albuquerque**  
**Albuquerque Geographic Information System**  
**PLANNING DEPARTMENT**  
 © Copyright 2003



**Zone Atlas Page**  
**H-12-Z**  
 Map Amended through August 01, 2003

# TIERRA WEST, LLC

2509 Jefferson NE  
Albuquerque, NM 87113

(505) 858-3100  
fax (505) 558-1118

twllc@tierrawestllc.com  
1-500-245-3102

September 28, 2004

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

**RE: Vacation of Private Access Easement on Lot 13, Riverview Acres Unit 2  
DRB #1002718; Zone Atlas Page H-12**

Dear Ms. Matson:

Tierra West LLC, on behalf of T S McNaney and Associates, requests approval of the Vacation of the Private Access Easement on Lot 13, Riverview Acres Unit 2. The site is located on Calle Vigo NW between Calle Astino NW and Gabaldon Road NW. The Private Access Easement was a requirement of the County when Tracts A & B of Lands of Russell E. and Judy L. Gossett were platted in order to allow for a turn around for access to Tract B. Tract B was replatted for a new subdivision and we are requesting that the easement be vacated.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact us.

Sincerely,



Tyler Ashton, P.E.

Enclosure/s

cc: Tim McNaney

JN: 23004

TA/kk



September 28, 2004

City of Albuquerque  
Environmental Planning Commission  
Development Review Board  
PO Box 1293  
Albuquerque, NM 87103

Re: Lot 13, Riverview Acres Unit 2  
Zone Atlas Page H12  
DRB#: 1002718

To Whom It May Concern:

As the Owner/Developer, I hereby grant Tierra West LLC to act as agent on behalf of T S McNaney & Associates, on matters pertaining to any and all submittals to the City of Albuquerque regarding the above referenced project.

Tina McNaney  
Print Name

Tina McNaney  
Sign Name

9/28/04  
Date

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

**PAID RECEIPT**

APPLICANT NAME TS MCNANEY & ASSOC.  
 AGENT Tierra West  
 ADDRESS 8509 Jefferson NE  
 PROJECT & APP # 1002718/04DRB01498  
 PROJECT NAME Riverview Acres Unit 2

\$ 20.00 441032/3424000 Conflict Management Fee  
 \$ 45.00 441006/4983000 DRB Actions  
 \$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
 \$ \_\_\_\_\_ 441018/4971000 Public Notification  
 \$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
 ( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
 ( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
 ( ) Traffic Impact Study  
 \$ 65.00 TOTAL AMOUNT DUE

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

<b>TIERRA WEST LLC</b> 8509 JEFFERSON NE ALBUQUERQUE, NM 87113 (505) 858-3100		<b>1769</b>  95-677/1070
City Of Albuquerque Treasury Division <i>City of ABA</i>		City Of Albuquerque Treasury Division <i>9/28/04</i>
PAY TO THE ORDER OF 9/28/2004 11:46AM LOC: ANNX RECEIPT# 00029888 US# 006 TRANS# 0039 Account 441006 Fund 0110 Activity 4983000 TRSEJA HIGH DESERT STATE BANK \$65.00 Member FDIC 8710 Yeruba NE Albuquerque, NM 87122 J24 Misc \$45.00 \$65.00 \$20.00	9/28/2004 11:46AM RECEIPT# 00029888 US# 006 TRANS# 0039 Account 441032 Fund 0110 Activity 3424000 TRSEJA Trans Amt \$65.00 J24 Misc \$20.00	\$ <u>65.00</u> LOC: ANNX DOLLARS Security Features Details on Back.
FOR CHANGE 28004.0001 DRB Submittal ⑈001789⑈ ⑆107006677⑆	Thank You <i>Donna Bohannan</i>	201813⑈

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

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

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

**APPLICANT INFORMATION:**

NAME: TS MCNANEY & ASSOCIATES PHONE: 338-2286  
 ADDRESS: 1015 TIJERAS AVE NW STE 210 FAX: 338-0200  
 CITY: ABQ STATE NM ZIP 87102 E-MAIL: tim@tsmcnaney.com  
 Proprietary interest in site: DEVELOPER List all owners: PHILLIP & JULIA RABY; ANTHONY JAMES  
 AGENT (if any): TIERRA WEST LLC PHONE: 858-3100  
 ADDRESS: 8509 JEFFERSON NE FAX: 858-1118  
 CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com  
 DESCRIPTION OF REQUEST: FINAL PLAT APPROVAL & 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. TRACTS 334B2A1, 334B2B, & 334B1 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. MRGCD MAP 35  
 Current Zoning: RA-1 Proposed zoning: SAME  
 Zone Atlas page(s): H-12 No. of existing lots: 2 No. of proposed lots: 16  
 Total area of site (acres): 9.81 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. 101205911606130113 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: GABALDON ROAD SW  
 Between: RIVERSIDE DRAIN CANAL and GABALDON ROAD SW

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): 04DRB-00758/04DRB-00759 -- DRB PROJ# 1002718  
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: \_\_\_\_\_

SIGNATURE Tyler Ashton DATE 9-14-04  
 (Print) TYLER ASHTON, P.E. 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 checked="" type="checkbox"/> All checklists are complete	<u>04DRB - 01410</u>	<u>FP</u>	<u>503</u>	<u>\$ 2</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>04DRB - 01411</u>	<u>SW</u>	<u>V</u>	<u>\$</u>
<input type="checkbox"/> All case #s are assigned		<u>CMF</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent				<u>\$</u>
<input checked="" type="checkbox"/> Case history #s are listed				<u>\$</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				<u>\$</u>
<input checked="" type="checkbox"/> F.H.D.P. density/bonus				<u>\$</u>
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				<u>\$</u>
	Hearing date <u>9-22-04</u>			Total <u>\$ 20.00</u>

Bobby Smith 9-14-04  
 Planner signature / date

**Project # 1002718**



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

**SKETCH PLAT REVIEW AND COMMENT**

**YOUR ATTENDANCE IS REQUIRED.**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

**Your attendance is required.**

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

**Extensions are not reviewed through internal routing.**

Extension of preliminary plat approval expires after one year.

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

**Your attendance is required.**

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

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

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**Your attendance is required.**

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

**AMENDMENT TO PRELIMINARY PLAT (with minor changes)**

**Your attendance is required.**

**AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**

**AMENDMENT TO GRADING PLAN (with minor changes)**

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

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 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.

TYLER ASHTON P.E.

Applicant name (print)

*Tyler Ashton*

9-14-04

Applicant signature / date



Form revised 10/03

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

Application case numbers  
04DRB- 01410  
04DRB- 01411

*Roberto Savelle* 9-14-04  
 Planner signature / date

**Project # 1002718**



**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.

Tyler Ashton, P.E.  
Applicant name (print)

Tyler Ashton 9-14-04  
Applicant signature / date



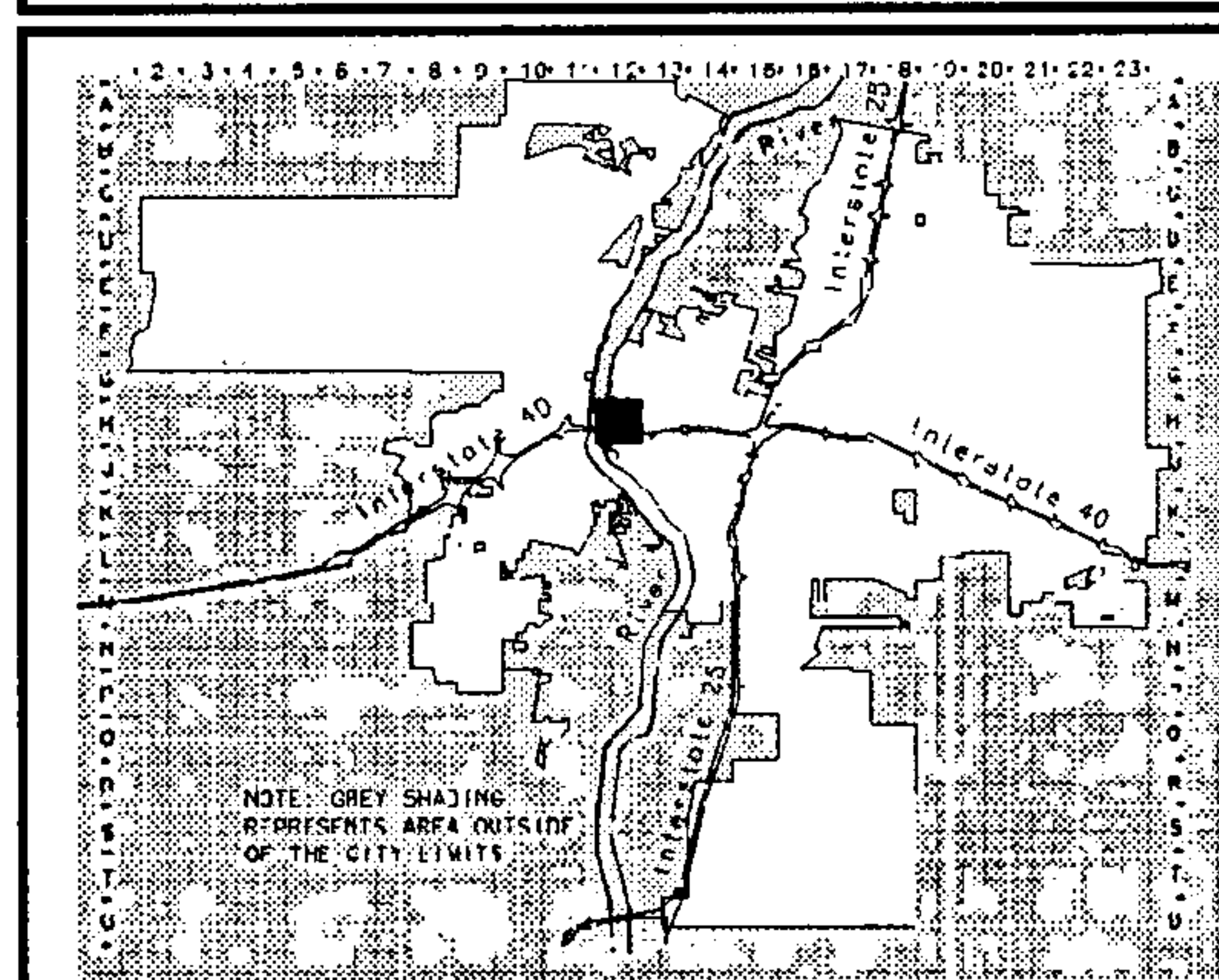
- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 04DRB - 01410  
 04DRB - 01411

Form revised April 2003

Shel Lal 9-14-04  
Planner signature / date

**Project # 1002718**

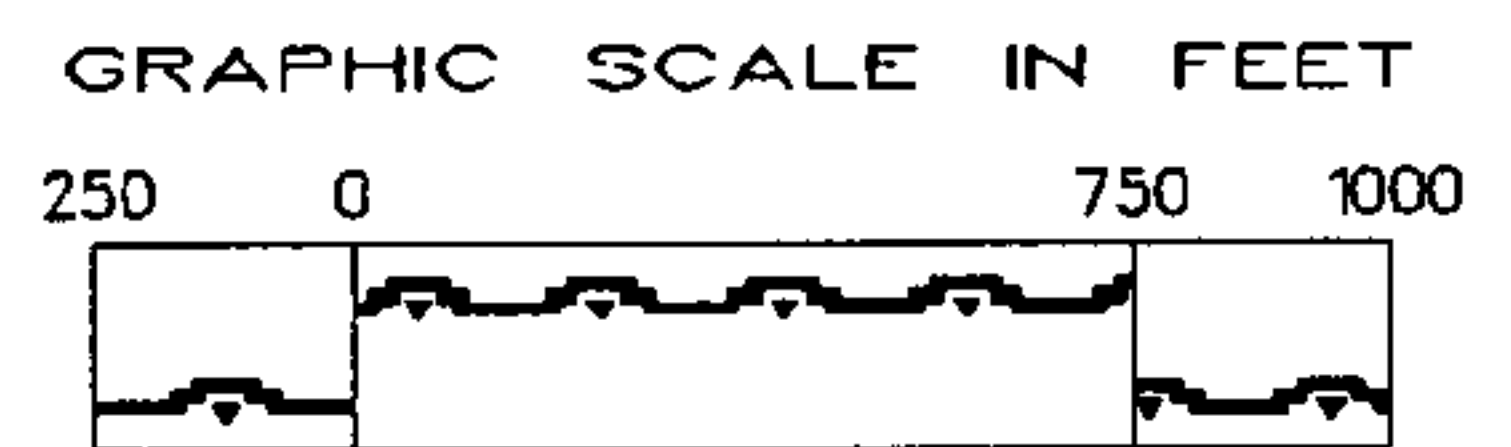




CITY OF  
Albuquerque

Albuquerque Geographic Information System  
PLANNING DEPARTMENT

© Copyright 2003



Zone Atlas Page

**H-12-Z**

Map Amended through August 01, 2003



# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

(505) 858-3100  
fax (505) 858-1118

twllc@tierrawestllc.com  
1-800-245-3102

September 14, 2004

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

**RE: Final Plat Approval and Sidewalk Waiver of Riverview Acres Unit 2  
Tracts 334B2A1, 334B2B, & 334B1, MRGCD Map 35  
DRB# 1002718  
Zone Atlas Page H-12**

Dear Ms. Matson:

Tierra West LLC, on behalf of T S McNaney & Associates, requests approval of the Final Plat and Sidewalk Waiver for Riverview Acres Unit 2. The site is located on Gabaldon Road SW between the Riverside Drain Canal and Gabaldon Road SW. The DRB approved the Preliminary Plat on June 9, 2004. The sidewalk waiver is being requested due to this being a rural setting and there are no sidewalks along Gabaldon Road. The SIA's are in place and we have attached a copy of the recorded SIA per your request. Also, included is a copy of the approved Perimeter Wall design.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

  
Tyler Ashton, P.E.

Enclosure/s

cc: Tim McNaney

JN: 23004  
TA/kk

290

No. of Lots: 16

Nearest Major Streets GABALDON ROAD NW

**FIGURE 12**

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

AGREEMENT TO CONSTRUCT  
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 27<sup>th</sup> day of August, 2004, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and STV Investments VI, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.]:] A LIMITED LIABILITY COMPANY, whose address is 1015 TIJERAS NW STE 210, ALBUQUERQUE, NM 87102 and whose telephone number is (505)338.2286, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

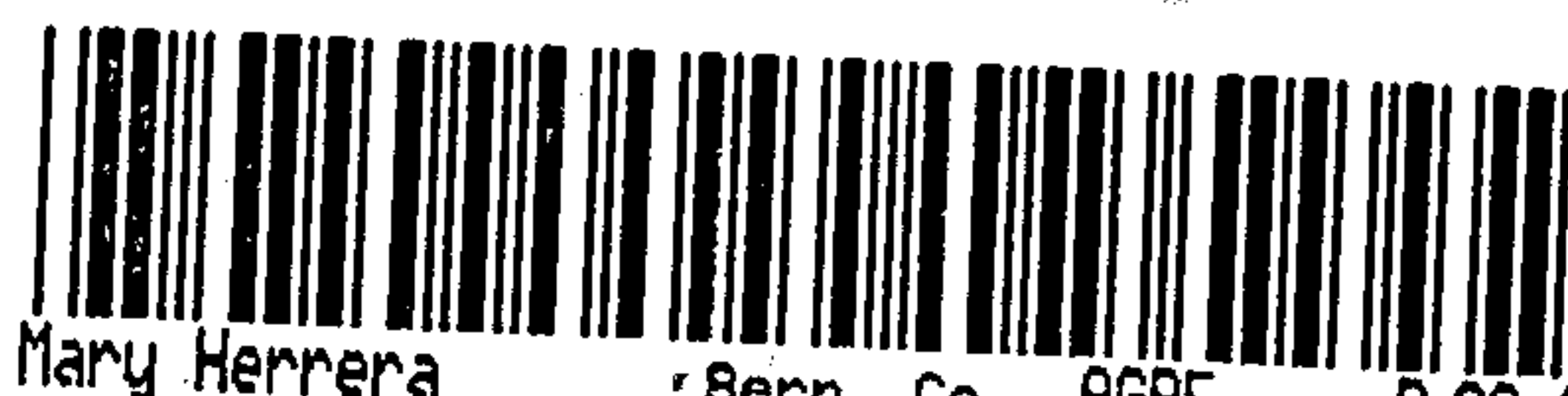
1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] TRACTS 334B2A1, 334B2B, & 334B1 - MRGCD MAP #35, recorded on \_\_\_\_\_ in the records of the Bernalillo County Clerk at Book \_\_\_\_\_, pages \_\_\_\_\_ through \_\_\_\_\_ (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] STV Investments VI, LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as RIVERVIEW ACRES UNIT 2 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 16th day of JUNE, 2006 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 5025.83.

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



2004123612  
6137167  
Page: 1 of 11  
08/31/2004 02:09P  
Bk-A83 Pg-3278

2/06

No. of Lots: 16  
Nearest Major Streets GABALDON ROAD NW

**FIGURE 19**  
**SIDEWALK DEFERRAL AGREEMENT**  
PROJECT NO. 502583

THIS AGREEMENT is made this 27<sup>th</sup> day of August, 2004, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103 and STV Investments VI, LLC ("Subdivision"), whose address is 1015 TIJERAS NW STE 210, ALBUQUERQUE, NM 87102 and whose telephone number is (505)338.2286, a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] A LIMITED LIABILITY COMPANY is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

WHEREAS, the Developer is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico, known as [existing legal description] RIVERVIEW ACRES UNIT 2 (the "Subdivision"); and

WHEREAS, the Developer has submitted and the City has approved the Developer's development plans and [state "preliminary" or "final":] RIVERVIEW ACRES UNIT 2 Plat, to be identified as [state name of plat:] RIVERVIEW ACRES UNIT 2; and

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

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

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

THEREFORE, the City and the Subdivision agree:

1.A Sidewalk Construction Deadline. Developer has obtained a sidewalk deferral, as shown in the attached Exhibit "A", which is a copy of the Development Review Board's decision regarding the deferral granted. Developer agrees to utilize the City's sidewalk permit process and complete the sidewalk to the satisfaction of the City by JUNE 16, 2006 ("Sidewalk Construction Deadline").



Maru Herrera

Bern. Co. AGRE

R 21.00

2004123613  
6137108

Page: 1 of 7

08/31/2004 02:09P

Bk-A83 Pg-3279



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

PAID RECEIPT

APPLICANT NAME TS McNaney & Assoc  
AGENT Tierra West  
ADDRESS 8509 Jefferson NE  
PROJECT & APP # 1002718/04DRB01410, 01411  
PROJECT NAME MRGCD Map 35, Tr 334BA1, 334B2B,

- \$ 20.00 441032/3424000 Conflict Management Fee 334B1
- \$ \_\_\_\_\_ 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.

<b>TIERRA WEST LLC</b> 8509 JEFFERSON NE ALBUQUERQUE, NM 87113 (505) 858-3100		1753 95-677/1070
DATE <u>9/13/04</u>		
PAY TO THE ORDER OF <u>City of Albuquerque</u>		City of Albuquerque Treasury Dept \$ <u>20.00</u>
<u>Twenty and 00/100</u>		9/14/2004 10:22AM DOLLARS JC: AN
HIGH DESERT STATE BANK Member FDIC 8110 Ventura NE Albuquerque, NM 87122		RECEIPT# 00029192 WSH 006 TRANS# 0012 Account 441032 Fund 0110 Activity 3424000 TRSEJA Trans Amt \$20.00 124 Misc \$20.00 MP \$20.00 \$0.00
FOR <u>DRB Submittal 23004 #99</u>		<u>Donna Bohannan</u> 201813
⑈001753⑈ ⑆107006677⑆		

LEGEND	
	PROPOSED 8" FLAT CURB
	BOUNDARY LINE
	EASEMENT
	PROPOSED PERIMETER WALL
	PROPOSED RETAINING WALL
	EXISTING PERIMETER WALL

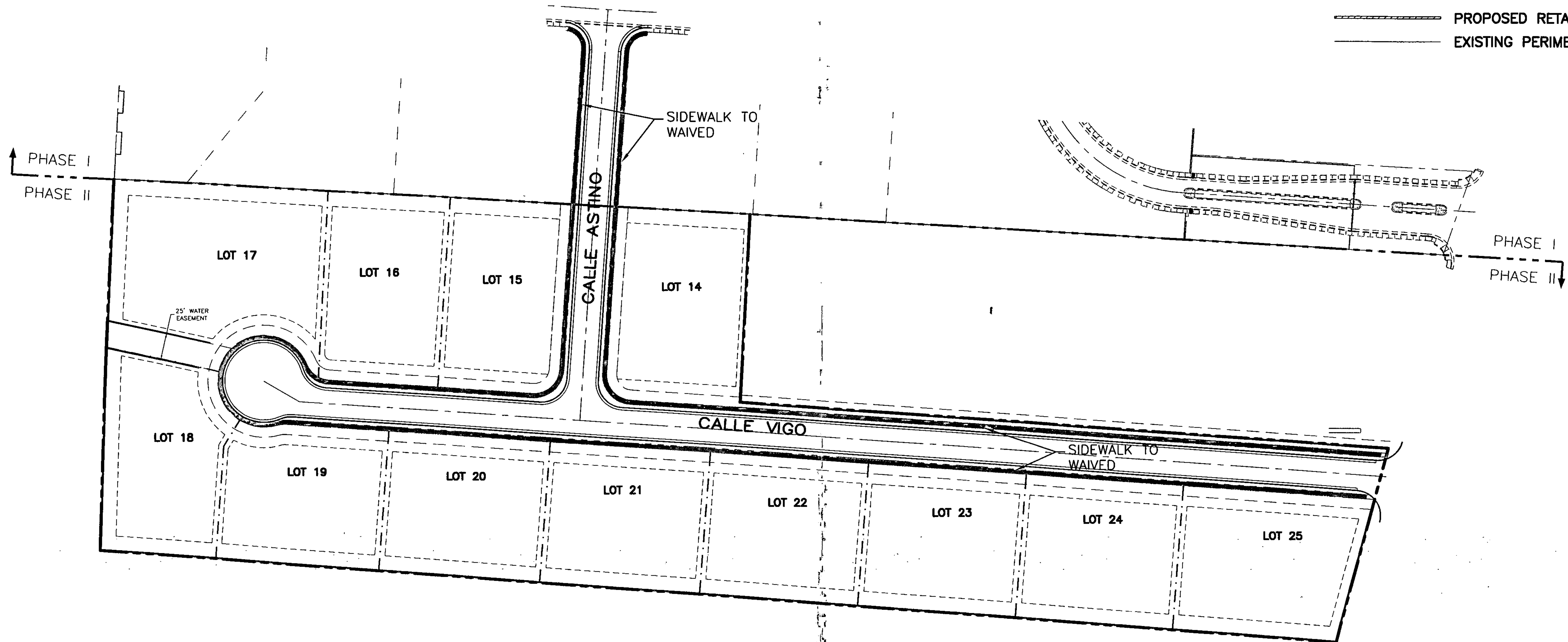
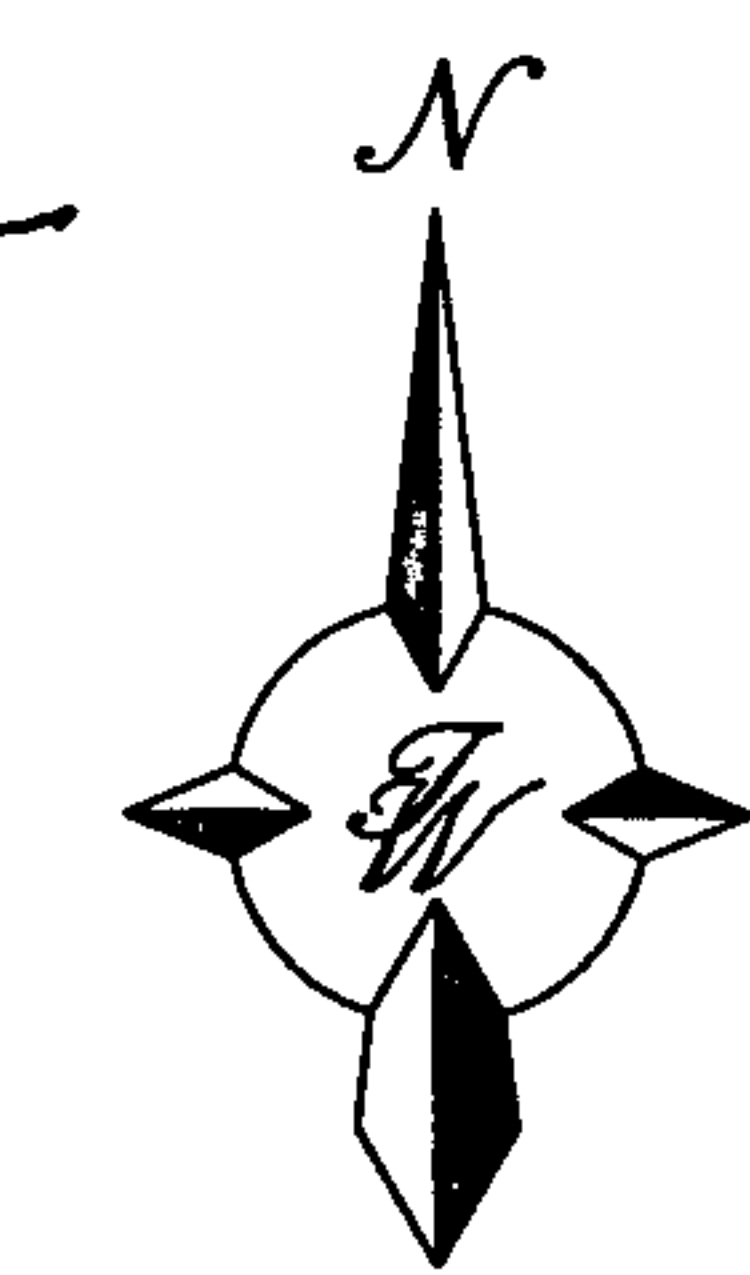


EXHIBIT C  
 9/22/04  
 EXHIBIT



NOT TO SCALE

NEAREST MAJOR INTERSECTION:  
 GABALDON RD AND I-40  
 ZONE MAP H-12

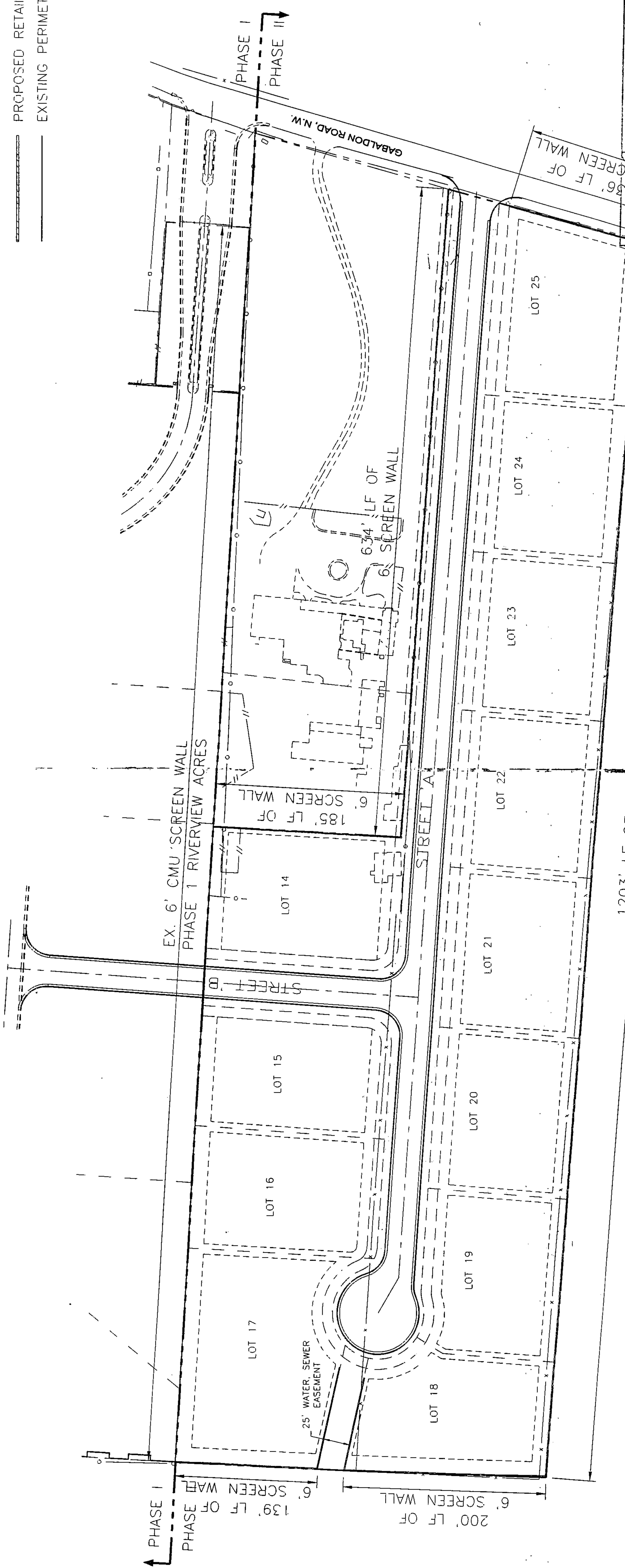
DRB #1002718

ENGINEER'S SEAL	RIVERVIEW ACRES SUBDIVISION-PH 2	DRAWN BY MP
	SIDEWALK WAIVER EXHIBIT	DATE 06-08-2004
		2304_WALL_EXH.DWG
		SHEET #
		1 of 1
		JOB # 990072
RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	



LEGEND

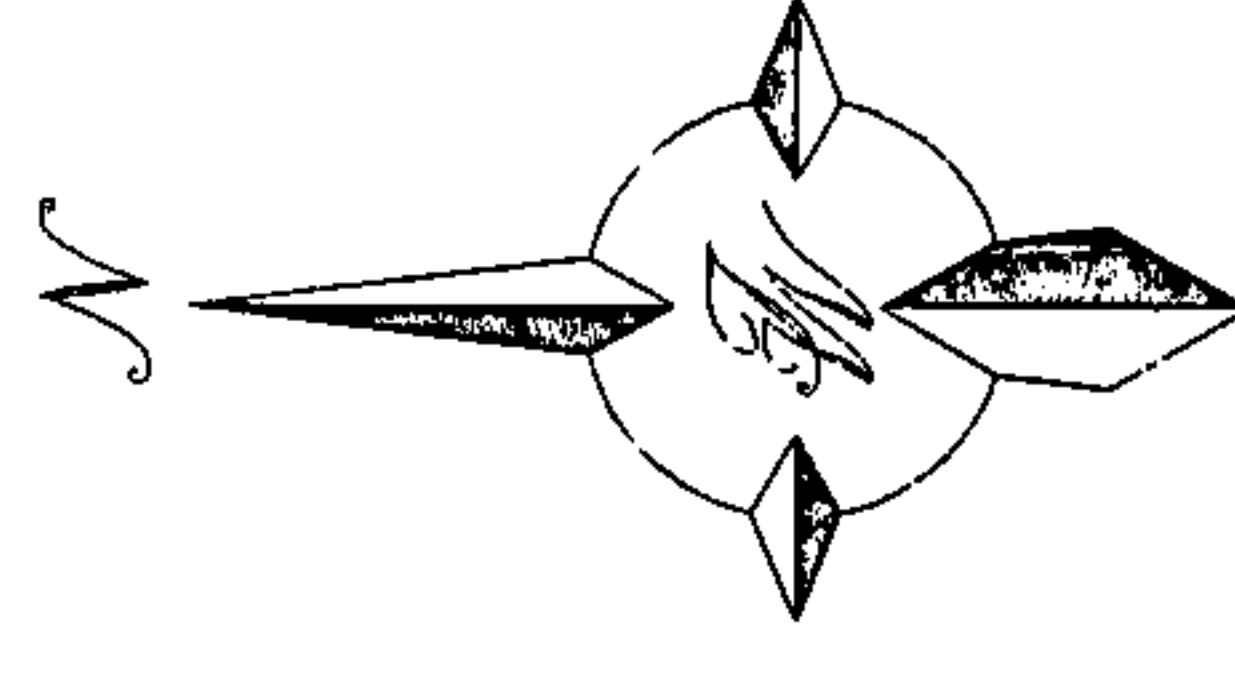
- PROPOSED 8" FLAT CURB
- BOUNDARY LINE
- - - EASEMENT
- PROPOSED PERIMETER WALL
- PROPOSED RETAINING WALL
- EXISTING PERIMETER WALL



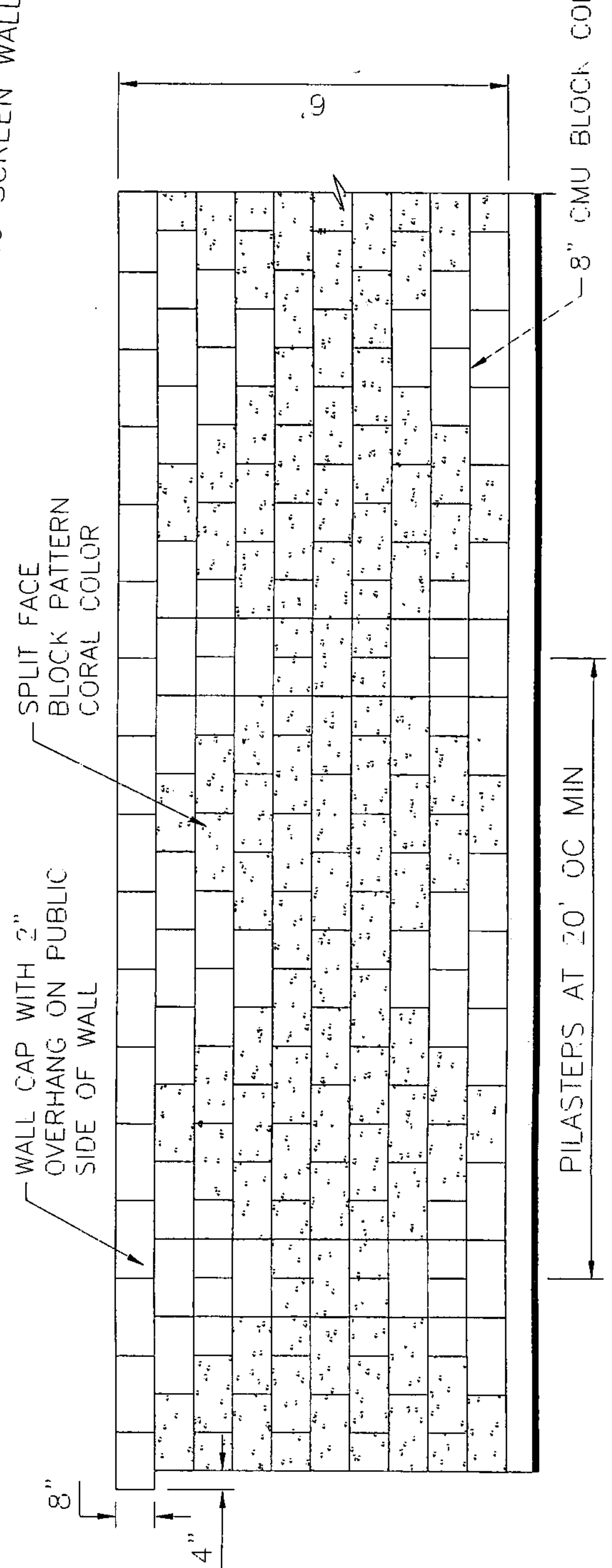
Perimeter Wall Approved  
*John M. Nelson*  
 DRB Chair  
 June 15, 2004  
 Date

NEAREST MAJOR INTERSECTION:  
 GABALDON RD AND I-40  
 ZONE MAP H-12

ENGINEER'S SEAL	DRB #1002718
DRAWN BY: MP	RIVERVIEW ACRES SUBDIVISION - PH 2
DATE: 08-08-2004	PROPOSED NEW WALL EXHIBIT
230-L_WALL-EXH.DWG	SHEET # 1 of 1
ENGINEER'S SEAL	JOB # 990072



**RECEIVED**  
 JUN 15 2004  
 HYDROLOGY SECTION



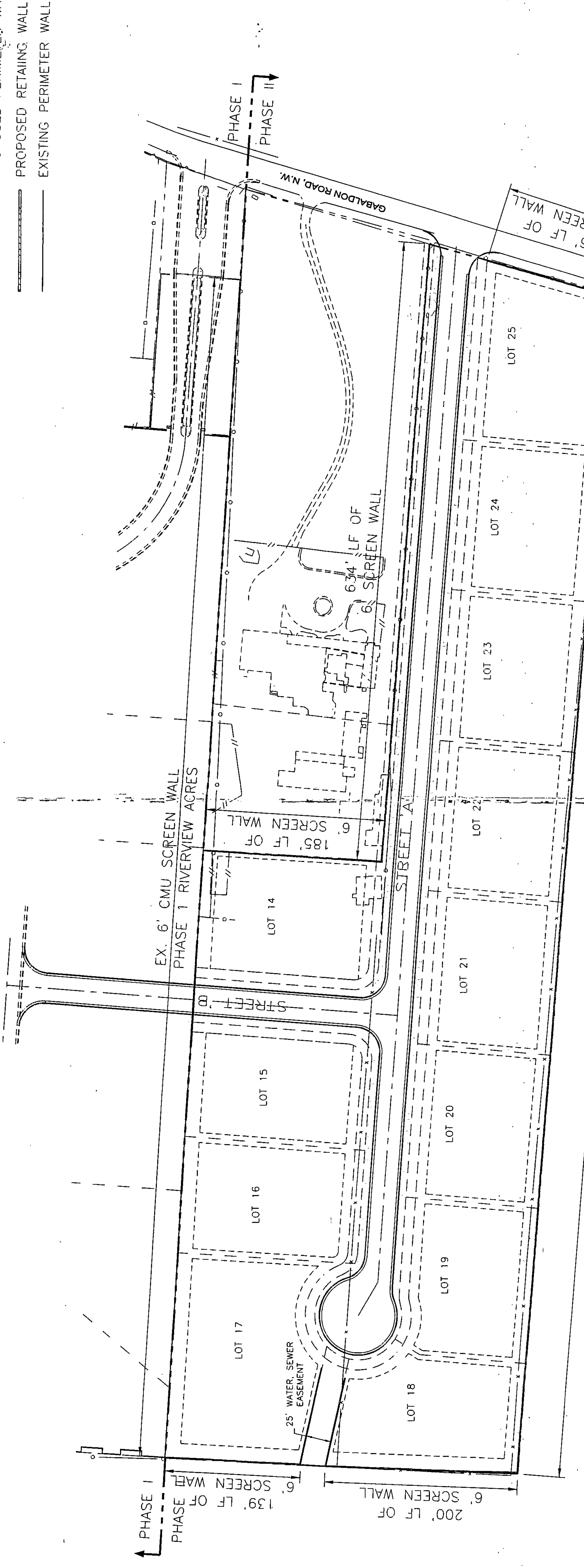
PERIMETER WALL ELEVATION  
 NTS

NOT TO SCALE



LEGEND

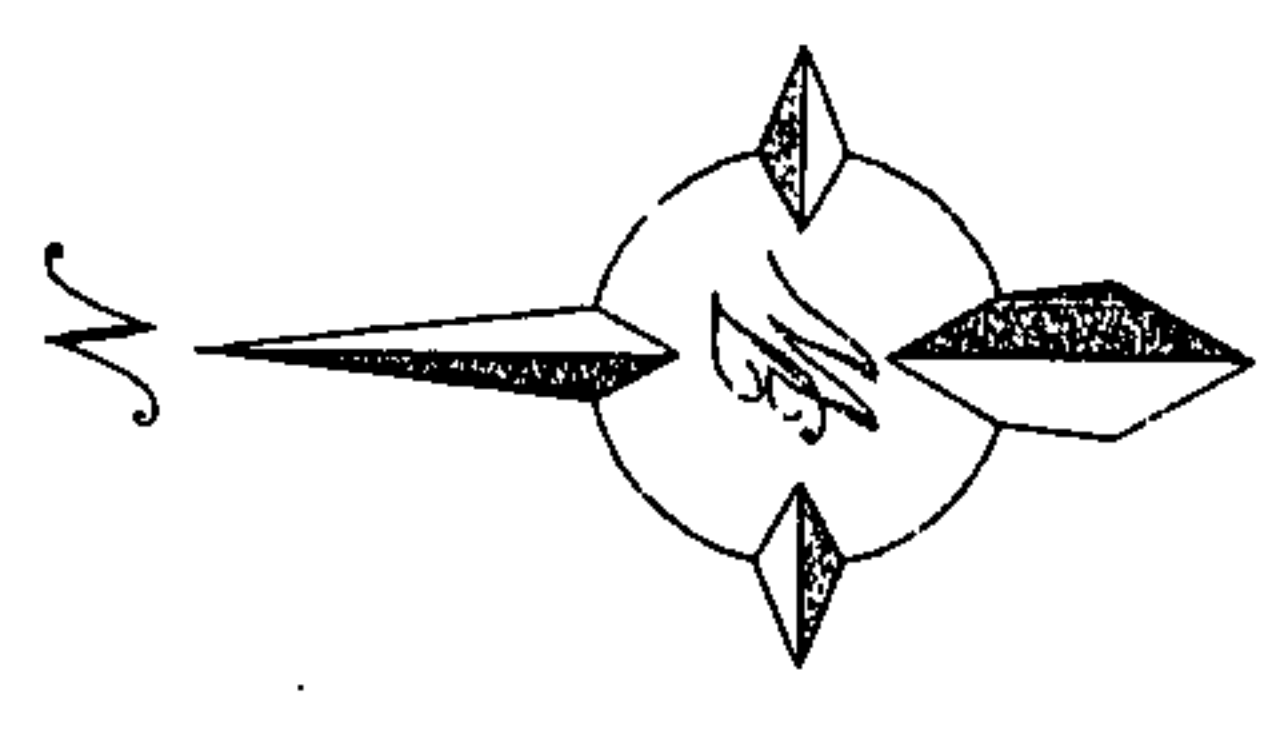
- PROPOSED 8" FLAT CURB
- BOUNDARY LINE
- - - EASEMENT
- PROPOSED PERIMETER WALL
- PROPOSED RETAINING WALL
- EXISTING PERIMETER WALL



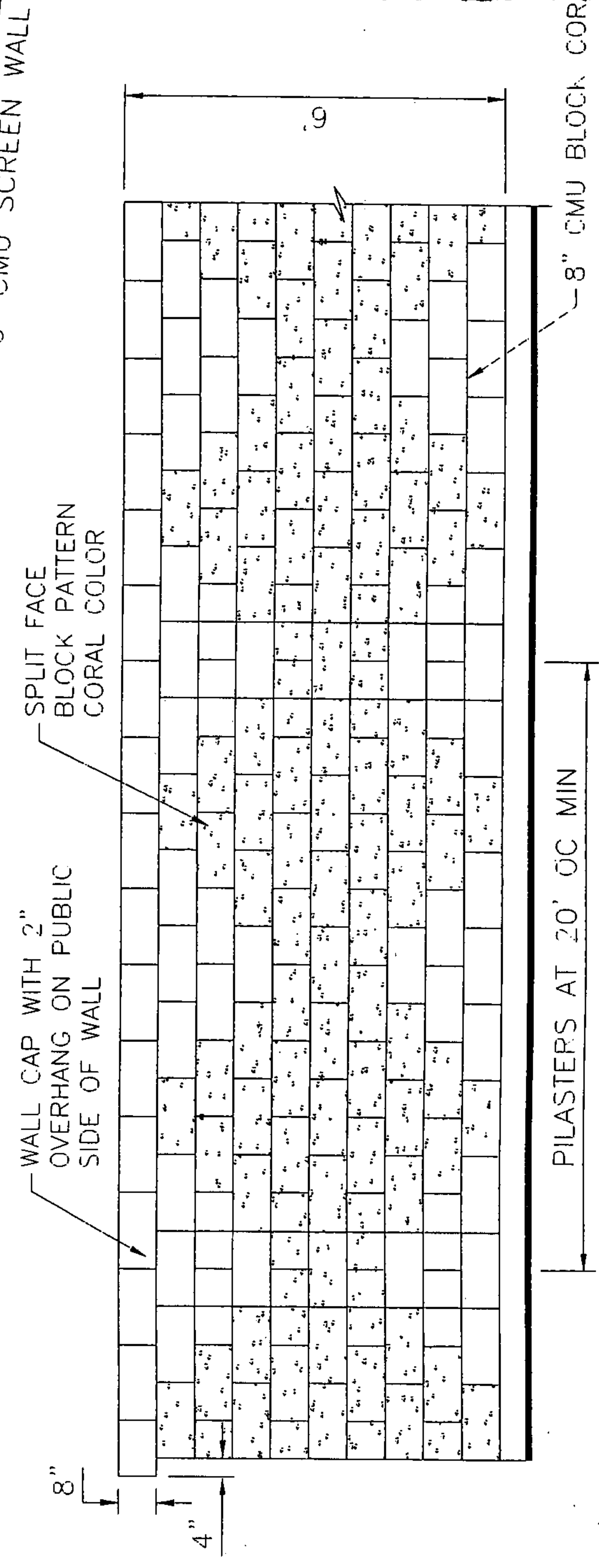
Perimeter Wall Approved  
*[Signature]*  
 DRB Chair  
 Date: June 15, 2004

NEAREST MAJOR INTERSECTION:  
 GABALDON RD AND I-40  
 ZONE MAP H-12

ENGINEER'S SEAL	RIVERVIEW ACRES SUBDIVISION - PH 2	DRAWN BY MP	DRB #1002718
	PROPOSED NEW WALL EXHIBIT	DATE 06-08-2004	
		2304 WALL EXHIBIT	
		SHEET #	1 of 1
		JOB #	990072



**RECEIVED**  
 JUN 15 2004  
 HYDROLOGY SECTION



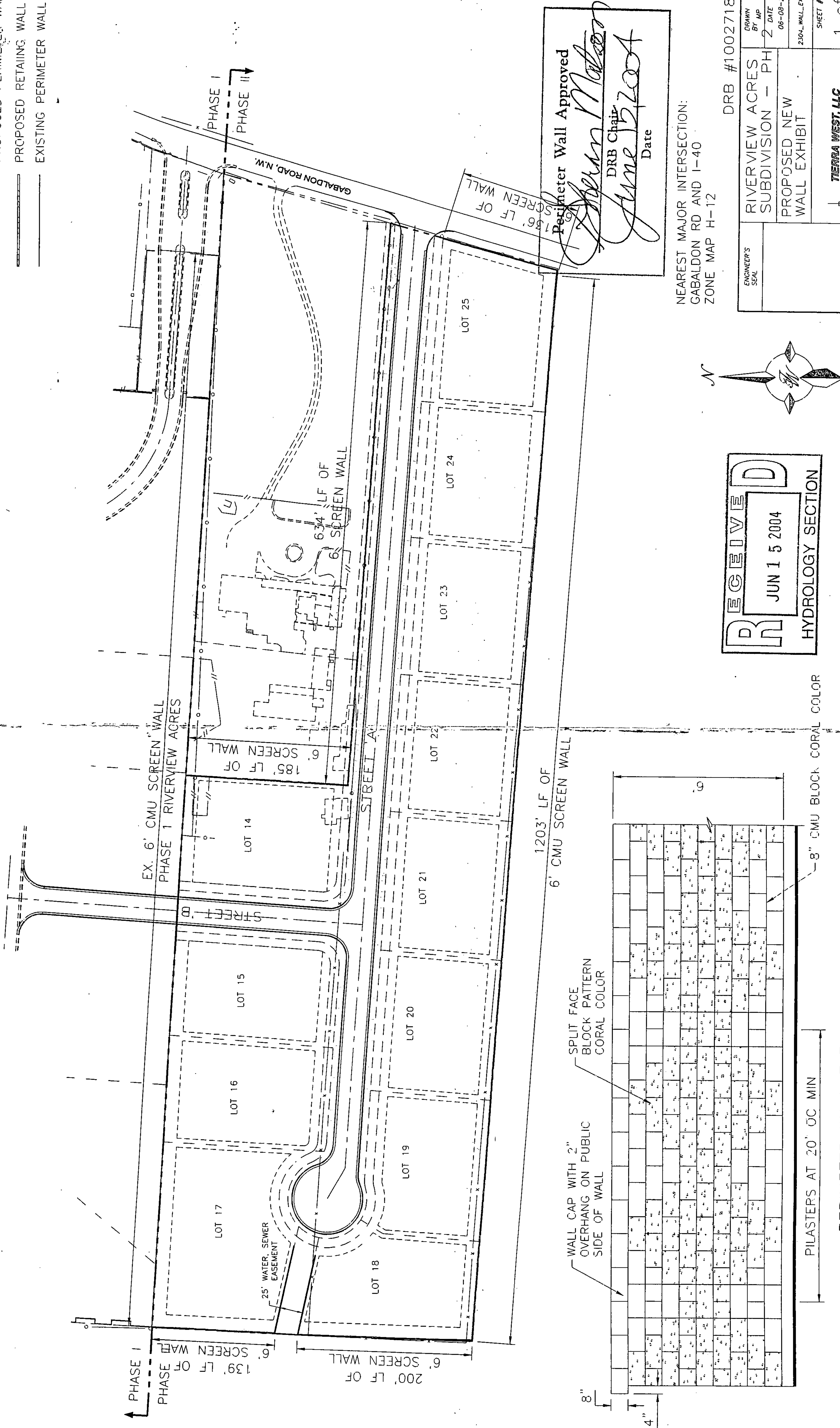
PERIMETER WALL ELEVATION  
 NTS

NOT TO SCALE



LEGEND

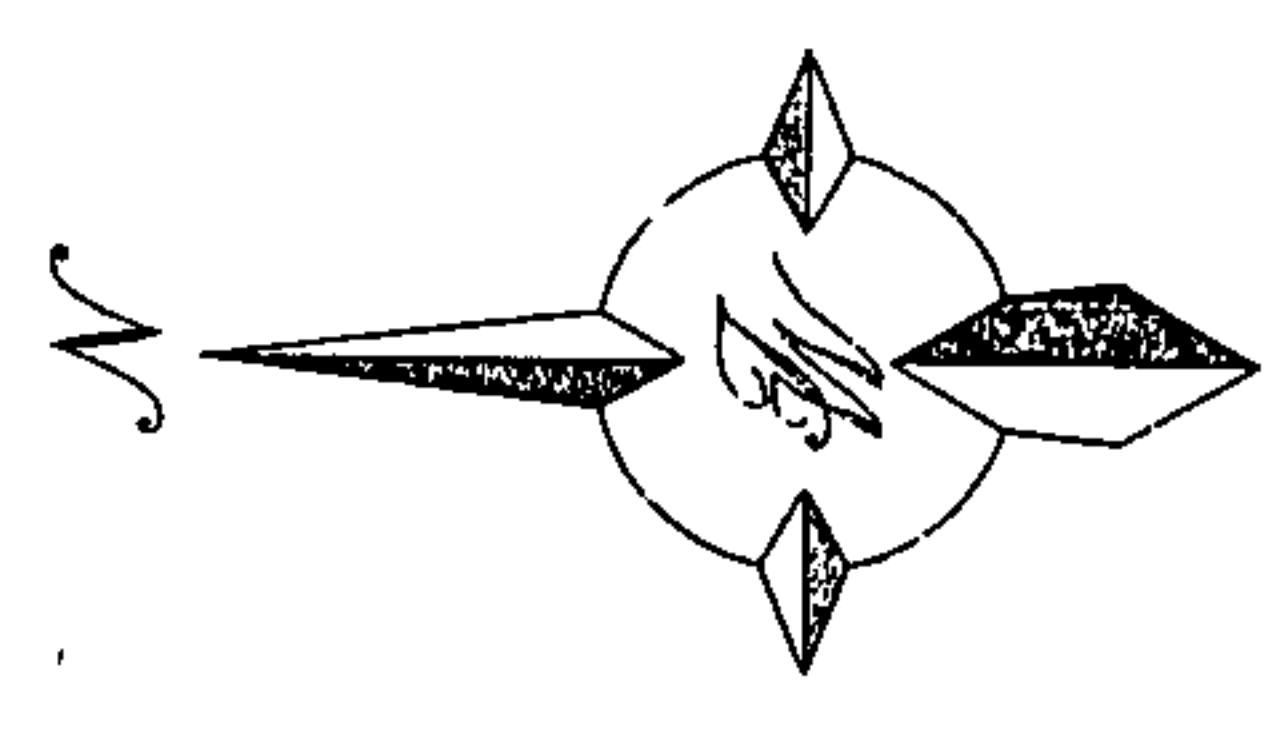
- PROPOSED 8" FLAT CURB
- BOUNDARY LINE
- EASEMENT
- PROPOSED PERIMETER WALL
- PROPOSED RETAINING WALL
- EXISTING PERIMETER WALL



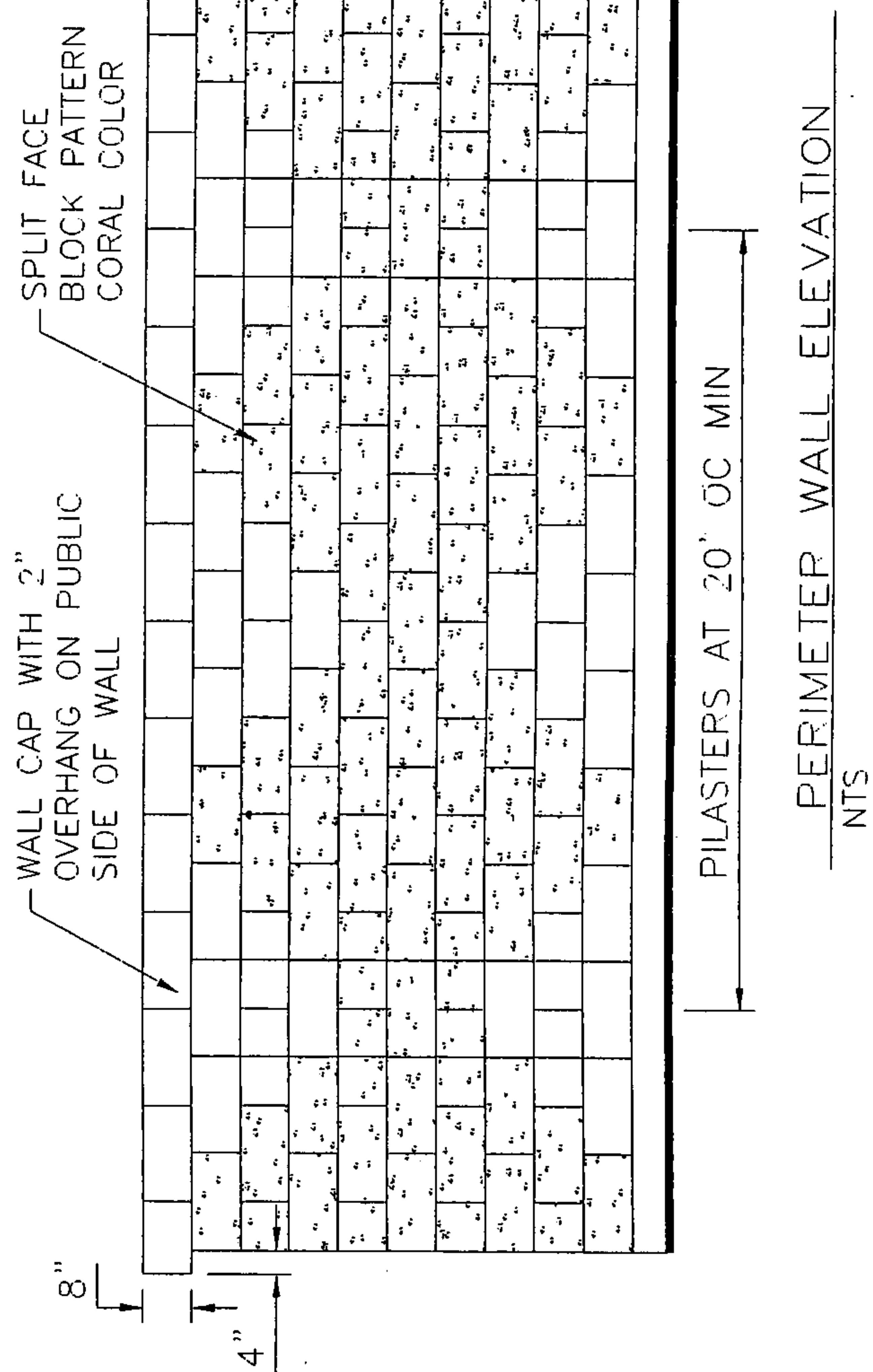
Perimeter Wall Approved  
*Sharon M. Moore*  
 DRB Chair  
*June 2, 2004*  
 Date

NEAREST MAJOR INTERSECTION:  
 GABALDON RD AND I-40  
 ZONE MAP H-12

ENGINEER'S SEAL	DRAWN BY MP	DATE	DRB #1002718
		06-08-2004	
	RIVERVIEW ACRES SUBDIVISION - PH 2		SHEET #
	PROPOSED NEW WALL EXHIBIT		1 of 1
TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505) 858-3100		JOB # 990072	



**RECORDED**  
 JUN 15 2004  
 HYDROLOGY SECTION



NOT TO SCALE





#6



"Ray Gomez"  
<Ray@mrgcd.us>

06/08/04 03:36 PM

To: "Claire Senova (E-mail)" <CSenova@cabq.gov>  
cc: "DeAnna Philips" <DeAnna@mrgcd.us>  
Subject: DRB - MRGCD COMMENTS DUE BY JUNE 9, 2004

The District has the following comment:

Project # 1002718 - Contact MRGCD Mapping department for comments to plat.

Ray A. Gomez  
Middle Rio Grande Conservancy District  
1931 Second Street SW  
P.O. Box 581  
Albuquerque, NM 87103  
Phone: (505) 247-0234  
Fax: (505) 243-7308

*Late Comments*

*Due June to Agent  
6/16/04*



**FRONT COUNTER ROUTING  
FAX FORM**

**TO:** Ron Bkannan

**FAX NUMBER:** \_\_\_\_\_

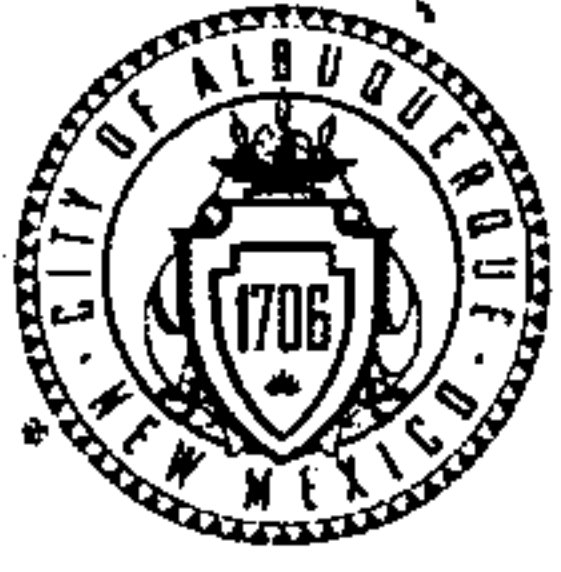
**SENT BY:** Olave  
Initial

**DATE:** 6/10/04

**PROJECT NO:** \_\_\_\_\_ **APPLICATION NO:** \_\_\_\_\_

\*\*\*\*\*

*His comment came in late. Please address  
Thanks.*



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

June 16, 2004

**5. Project # 1002718**  
04DRB-00758 Major-Preliminary Plat Approval  
04DRB-00759 Minor-Temp Defer SDWK

TIERRA WEST, LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 334B2A1 TRACT 334B2B, 334B1, **RIVERVIEW ACRES, UNIT 2**, zoned RA-1 residential and agricultural zone, semi-urban area, located on GABALDON RD NW, between RIVERSIDE DRAIN CANAL and GABALDON RD NW containing approximately 10 acre(s). [Deferred from 6/9/04]. (H-12)

At the June 16, 2004, Development Review Board meeting, with the signing of the infrastructure list dated 6/16/04 and approval of the grading plan engineer stamp dated 6/8/04 the preliminary plat was approved with the following condition:

A note shall be added to the 25-foot private pedestrian easement on Lot 8.

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

If you wish to appeal this decision, you must do so by July 1, 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*  
for Sheran Matson, AICP, DRB Chair

cc: TS McNaney & Associates, 1015 Tijeras Ave NW, Suite 210, 87102  
Tierra West LLC, 8509 Jefferson NE, 87109  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg  
File



# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002718 AGENDA#: 5 DATE: 6.16.04

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

2. Name: TS McNamee 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

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: 1002718**

**AGENDA ITEM NO: 5**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An approved drainage report dated 6-8-04 is on file for Preliminary Plat approval.

**RESOLUTION:** *Signal I.L.*

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

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

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

FOR:

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

**DATE:** June 16, 2004



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

June 9, 2004

9:00 A.M.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: Noon



**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

1. **Project # 1001862**  
04DRB-00757 Major-Two Year SIA

LLAVE CONSTRUCTION INC. agent(s) for LLAVE CONSTRUCTION INC request(s) the above action(s) for all or a portion of Lot(s) 1-6 INCLUDE LOTS 1 THRU 6, OAKLAND COURT SUBD, **OAKLAND COURT SUBD**, zoned R-D, located on OAKLAND CT NE, between BARSTOW NE and VENTURA NE containing approximately 2 acre(s). [REF: 02DRB-00663] (C-20) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED**
  
2. **Project # 1001916**  
04DRB-00743 Major-One Year SIA

BOHANNAN HOUSTON INC agent(s) for SANDIA PROPERTIES LTD CO request(s) the above action(s) for, **PINON POINTE @ VENTANA RANCH, UNIT 3**, zoned R-LT, located on RAINBOW BLVD NW, between IRVING BLVD NW and LAS VENTANAS RD NW containing approximately 12 acre(s). [REF: 02DRB-01007] (B-9) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**
  
3. **Project # 1002051**  
03DRB-02008 Major-Preliminary Plat Approval  
03DRB-02009 Major-Vacation of Public Easements  
03DRB-02010 Minor-Vacation of Private Easements  
03DRB-02011 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE - UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [Deferred from 6/9/04] [REF: 02DRB-00963] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/23/04.**

4. **Project # 1002506**  
04DRB-00636 Major-Preliminary Plat  
Approval  
04DRB-00639 Minor-Sidewalk  
Waiver

TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 6C, 12A&B, **PARTITION OF BLACK RANCH**, zoned RA-1, located on COORS BLVD NW, between PASEO DEL NORTE NW and WESTSIDE DR NW containing approximately 68 acre(s). [REF: 03EPC-00300, 03EPC-00301, 04DRB-00217, 04DRB-00360] [Deferred from 5/19 & 6/9/04] (C-13) **DEFERRED AT THE AGENT'S REQUEST TO 6/23/04.**

5. **Project # 1002632**  
04DRB-00760 Major-Bulk Land  
Variance  
04DRB-00761 Minor-Prelim&Final  
Plat Approval

TIERRA WEST, LLC agent(s) for BUILDERS INVESTMENT CO. OF NM request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, PARAGON RESOURCES, (to be known as **SUNDANCE ESTATES**) zoned R-D residential and related uses zone, developing area FOR R-LT, located on PARADISE BLVD. NW, between LYONS BLVD. NW and BLANDA COURT NW containing approximately 122 acre(s). [REF: 03EPC-00690, 03DRB-01306] [Deferred from 6/9/04] (B-11) **DEFERRED AT THE AGENT'S REQUEST TO 6/16/04.**

6. **Project # ~~1002718~~**  
04DRB-00758 Major-Preliminary Plat  
Approval  
04DRB-00759 Minor-Temp Defer  
SDWK

TIERRA WEST, LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 334B2A1 TRACT 334B2B, 334B1, **RIVERVIEW ACRES, UNIT 2**, zoned RA-1 residential and agricultural zone, semi-urban area, located on GABALDON RD NW, between RIVERSIDE DRAIN CANAL and GABALDON RD NW containing approximately 10 acre(s). [Deferred from 6/9/04]. (H-12) **DEFERRED AT THE AGENT'S REQUEST TO 6/16/04.**

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

COMMUNITY SCIENCES CORP agent(s) for  
COLLATZ INC./CLIFFORD CAPITAL FUND INC  
request(s) the above action(s) for: A TRACT OF LAND  
SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED  
SECTIONS 34 AND 35, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW  
MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO  
COUNTY, NEW MEXICO, BEING ALL OF: TRACT D OF LAVA TRAILS  
SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT  
THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK,  
BERNALILLO COUNTY, NEW MEXICO ON 5/16/2002, IN BOOK 2002C,  
PAGE 172; THE REMAINING "LANDS OF SLOAN" AS THE SAME IS  
SHOWN AND DESIGNATED ON THE SPECIAL WARRANTY DEED  
RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO  
COUNTY, NEW MEXICO ON 7/27/1945, IN BOOK 220, PAGE 289; THE  
LANDS OF BOB CARRICO AS THE SAME IS SHOWN AND DESIGNATED  
ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY  
CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/15/1972, IN BOOK  
D918, PAGE 551; THE LANDS OF JOE SAAVEDRA AS THE SAME IS  
SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN  
THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW  
MEXICO ON 5/10/1964, AS DOC #98133; THE LANDS OF ALBERT GURULE  
AND THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY  
DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK,  
BERNALILLO COUNTY, NEW MEXICO ON 2/17/1997, IN BOOK 97-4, PAGE  
9000; PAQUIN TRAIL GRANT OF EASEMENT AS THE SAME IS SHOWN  
AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE  
OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO  
ON 01/14/1955, IN BOOK D302, PAGE 303; THE LANDS OF DUNCAN  
KIRK/DEBORAH TARPLEY AS THE SAME IS SHOWN AND DESIGNATED  
ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE  
COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 02/01/2002, IN  
BOOK A31, PAGE 4192 BUT LESS AND EXCEPTING THEREFROM THOSE  
LANDS GRANTED TO THE CITY OF ALBUQUERQUE IN THAT WARRANTY  
DEED RECORDED ON JUNE 12, 1992 IN BK. 92-13, PGS. 9944-9948; ALL  
BEING DESCRIBED MORE FULLY AS FOLLOWS: BEGINNING AT THE  
SOUTHWEST CORNER OF SAID TRACT D, LAVA TRAILS SUBDIVISION, A  
POINT LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF  
WESTERN TRAIL N.W. AND RUNNING THENCE N11°45'21"W, 338.72  
FEET; THENCE S77°36'56"W, 127.43 FEET; THENCE N35°50'27"W, 123.47  
FEET; THENCE N35°50'27"W, 66.00 FEET TO A POINT LOCATED ON THE  
EASTERLY RIGHT OF WAY LINE OF UNSER BLVD N.W.; THENCE ALONG  
SAID EASTERLY RIGHT OF WAY LINE 652.67 FEET ALONG AN 1178.00  
FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE = 31°44'40";  
CHORD BEARS N44°22'41" E, 644.35 FEET); THENCE LEAVING SAID  
EASTERLY RIGHT OF WAY LINE S89°34'22"E, 144.15 FEET TO A POINT  
ON THE WESTERLY RIGHT OF WAY LINE OF ATRISCO DRIVE  
N.W.; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE S11°45'40"E,  
793.97 FEET TO A NON-TANGENT POINT OF CURVATURE; THENCE  
29.21 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT  
(CENTRAL ANGLE = 33°28'34"; CHORD BEARS S05°07'51"W, 28.80 FEET);  
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE THE  
FOLLOWING THREE (3) COURSES: N56°53'08"W, 11.55 FEET;  
S33°06'52"W, 21.60 FEET; S56°53'08"E, 11.09 FEET TO A POINT ON THE  
NORTHERLY RIGHT-OF-WAY LINE OF WESTERN TRAIL ROAD NW;  
THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE  
30.39 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT  
(CENTRAL ANGLE = 34°49'19"; CHORD BEARS S64°14'04"W, 29.92 FEET  
TO A POINT OF REVERSE CURVATURE; THENCE CONTINUING ALONG  
SAID NORTHERLY RIGHT OF WAY LINE 188.62 FEET ALONG A 2683.31  
FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE = 04°01'39";  
CHORD BEARS S79°37'54"W 188.58 FEET A POINT OF TANGENCY;  
THENCE S77°37'04"W, 228.57 FEET TO THE POINT OF BEGINNING, AND  
CONTAINING 9.0545 ACRES, MORE OR LESS, (to be known as  
**RINCONADA TRAILS SUBDIVISION** (formerly  
Western Trails Estates), zoned R-D, located on  
UNSER BLVD NW, between WESTERN TRAILS  
NW and LEGENDS AVE NW containing  
approximately 10 acre(s). [REF:SD-80-5, 03DRB-  
0199. [Deferred from 3/24/04&4/14/04] (F-10 & F-  
11) WITH THE SIGNING OF THE  
INFRASTRUCTURE LIST DATED 6/9/04 AND



APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/25/04 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

**Project # 1003112**

04DRB-00839 Minor-SiteDev Plan  
Subd/EPC

04DRB-00840 Minor-Subd Design  
(DPM) Variance

COMMUNITY SCIENCES CORPORATION agent(s) for COLLATZ INC/JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) D, LAVA LANDS, LAVA TRAILS, LANDS OF SLOAN, (to be known as **RINCONADA TRAILS SUBDIVISION** zoned R-D, located on UNSER BLVD NW, between UNSER BLVD NW and COORS NW containing approximately 10 acre(s). [REF: 03DRB-01994, 04DRB-00166, 04DRB-00167, 04DRB-00168] [Elvira Lopez, EPC Case Planner] (F-10) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR SIGNATURE BLOCK LANGUAGE. A SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

8.

**Project # 1003231**

04DRB-00261 Major-Preliminary Plat  
Approval

04DRB-00263 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for LONGFORD @ ARROWWOOD LLC request(s) the above action(s) for all or a portion of Tract(s) 29A & 30A1, **LANDS OF SALAZAR/QUATRO/SJ HANNETT**, zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 59 acre(s). [REF: 02DRB-01621, 01622, 04DRB-00137] [Deferred from 5/19/04 & 6/9/04] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/16/04.**

9. **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] (C-20) DEFERRED AT THE AGENT'S REQUEST TO 6/23/04.
10. **Project # 1003445**  
04DRB-00750 Major-Bulk Land Variance  
04DRB-00751 Major-Vacation of Pub Right-of-Way  
04DRB-00752 Major-Vacation of Public Easements  
04DRB-00753 Minor-Prelim&Final Plat Approval
- ISAACSON & ARFMAN, P A agent(s) for AMERICAN EAGLE/R.J. SCHAEFER REALTY & INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 6-A, Tract(s) B,C & D, ALBUQUERQUE WEST UNIT 1, zoned SJ-1 PDA TO INCLUDE C-3 USES, located on NUNZIO AVE NW, between PARADISE BLVD NW and EAGLE RANCH RD NW containing approximately 26 acre(s). [REF: AX-83-13, DRB-94-132, DRB-94-512, Z-83-89] (C-12) THE BULK LAND VARIANCE WAS APPROVED. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE, 15-DAY APPEAL PERIOD AND NMU INC. SIGNATURE.

11. **Project # 1002739**  
04DRB-00641 Major-Preliminary Plat Approval  
04DRB-00642 Major-Vacation of Pub Right-of-Way  
04DRB-00645 Major-Vacation of Public Easements  
04DRB-00646 Minor-Sidewalk Waiver  
04DRB-00647 Minor-Subd Design (DPM) Variance  
04DRB-00648 Minor-Temp Defer SDWK  
04DRB-00818 Minor-Subd Design (DPM) Variance

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HEIGHTS LLC request(s) the above action(s) for all or a portion of Block(s) PARA & 2D, Tract(s) B-1 LANDS OF RIO BRAVO PARTNERS, ROSNER TRACTS, ANDERSON HEIGHTS, zoned R-D residential and related uses zone, developing area, located on 118TH STREET SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 249 acre(s). [Deferred from 5-19-04 & 6-2-04] [REF: 03DRB-00983, 04DRB-00179] (P-8) **DEFERRED AT THE AGENT'S REQUEST TO 6/16/04.**

12. **Project # 1003403**  
04DRB-00633 Major-Vacation of Public Easements  
04DRB-00632 Major-Preliminary Plat Approval  
04DRB-00635 Minor-Temp Defer SDWK

ISAACSON & ARFMAN, P.A. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) F, THE TRAILS (to be known as THE RESERVE AT THE TRAILS, zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and TOWN OF ALAMEDA GRANT SOUTH BOUNDARY containing approximately 18 acre(s). [REF: 1002962, 03DRB-01528] (Deferred from 5/19/04 & 6/2/04) (C-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/9/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/22/04 THE PRELIMINARY PLAT WAS APPROVED WITH A CONDITION THAT THERE WILL BE A DISCLAIMER AS PER MUTUAL AGREEMENT WITH THE DEVELOPER THAT THIS WILL BE THE LAS PLAT. APPROVED BEFORE THE SECTOR PLAN FOR THE TRAILS AREA. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

**THE SIDEWALK WAIVER LISTED BELOW REQUESTED ON 5/19/04 WILL BE HEARD UNDER OTHER MATTERS ON 6/16/04.**

04DRB-00634 Minor-Sidewalk Waiver

**THE SIDEWALK WAIVER WILL BE HEARD UNDER OTHER MATTERS ON 6/16/04.**



**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.**

13. **Project # 1003447**  
04DRB-00756 Major-SiteDev Plan  
BldPermit
- DORMAN & BREEN ARCHITECTS agent(s) for THE CHAPMAN COMPANIES, INC. request(s) the above action(s) for all or a portion of Lot(s) 11A, **JOURNAL CENTER 2, UNIT 1**; zoned IP industrial park zone, located on WASHINGTON ST NE, between WOLCOTT AVE. NE and MASTHEAD ST. NE containing approximately 1 acre(s). [REF: 1000633] (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PERIMETER WALL DESIGN AND ZHE QUESTION ON WALL HEIGHT VARIANCE.**
14. **Project # 1003468**  
04DRB-00816 Minor-SiteDev Plan  
BldPermit  
04DRB-00817 Minor-Prelim&Final Plat  
Approval
- JLS ARCHITECTS, MC agent(s) for BMM INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) B, Block(s) 3, Tract(s) 25, 26, A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned IP industrial park zone, located on VENICE AVE NE, between SAN MATEO BLVD NE and 1-25 NE containing approximately 2 acre(s). [Deferred from 6-2-04] (B-18) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/7/04 THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

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

15. **Project # 1003473**  
04DRB-00836 Minor-Prelim&Final Plat  
Approval
- CARTESIAN SURVEYS, INC agent(s) for PULTE HOMES OF NEW MEXICO, INC request(s) the above action(s) for all or a portion of Lot(s) 12,13 & 14, Block(s) 2, **RESERVE AT FOUR HILLS**, zoned R-1 residential zone, located on RUFFIAN CT SE, between CANNONADE SE and WHIRL AWAY SE containing approximately 1 acre(s). (M-22) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**
16. **Project # 1003411**  
04DRB-00841 Minor-Prelim&Final Plat  
Approval
- SURVEYS SOUTHWEST, LTD agent(s) for SEAN GILLIGAN request(s) the above action(s) for all or a portion of Lot(s) 12,13, & INCLUDE LOTS 14 & 15, **GRANT TRACT**, zoned SU-2 M/R/O, located on GRANITE AVE NW, between 6TH STREET NW and 5TH STREET NW containing approximately 1 acre(s). [REF: 04DRB00654] (J-14) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR A GRADING PLAN.**
17. **Project # 1002857**  
04DRB-00809 Minor-Final Plat Approval
- MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) **ARROWOOD RANCH DEVELOPMENT**, zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between 98TH ST SW and 118TH ST SW containing approximately 62 acre(s). [REF: 03DRB01200, 03DRB01202, 03DRB-01203, 04DRB-232, 04DRB-0023, 03EPC-01204, 03EPC-01205] [*Deferred from 6-2-04*] (P-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
18. **ADJOURNED: Noon**



# 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: 1002718**

**AGENDA ITEM NO: 6**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

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

**RESOLUTION:**

6-16-04

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:** June 9, 2004



DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002718 AGENDA#: 6 DATE: 6-9-04

1. Name: Syler Ashton Address: Serra West LLC Zip: \_\_\_\_\_

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

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

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

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

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

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

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

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

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

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

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

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

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



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

June 9, 2004

**Project # 1002718**

04DRB-00758 Major-Preliminary Plat Approval

04DRB-00759 Minor-Temp Defer SDWK

TIERRA WEST, LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 334B2A1, 334B2B and 334B1, M.R.G.C.D. MAP 35, **RIVERVIEW ACRES, UNIT 2**, zoned RA-1 residential and agricultural zone, semi-urban area, located on GABALDON RD NW, between the RIVERSIDE DRAIN CANAL and GABALDON RD NW containing approximately 10 acre(s). (H-12)

AMAFCA No comment.

COG No comments received.

Transit No comments received.

Zoning Enforcement No comments received.

Neighborhood Coordination

Letter sent to West Old Town (R) Neighborhood Association.

APS No comments received.

Police Department

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

No comments.

## 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 Electric & Gas

PNM approves the Pre-Plat.

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) Gabaldon Road may require dedication for frontage and improvements. Need x-section.
- 2) Concerns with Calle Vigo access and where Tract 'A' will have access.
- 3) 46' right-of-way normally uses a 28' face to face paved section.
- 4) Provide sidewalk deferral exhibit
- 5) Does the gated entrance provide enough room for a turnaround?
- 6) Is a trail connection being made between lots 8 & 9?  
Infrastructure?

## 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 16 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 RA-1 zone requires 2,400 square feet of open space for each dwelling unit. With submittal of the Preliminary Plat/Site Development Plan, provide an Open Space Calculation Table showing the lot number, lot size, building & driveway area, provided open space, remaining open space requirement (this table can be separate from the plat itself). Provide a dimensioned Typical Lot Plan, which shows a typical lot with the building footprint and driveway (this should be on the Site Development Plan rather than the plat). Include one of the following notes on the Preliminary and Final Plats indicating how the total remaining open space requirement will be met:

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

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

#### Utilities Development

A water/sewer availability statement is required prior to Preliminary Plat approval. An exhibit for Sidewalk Deferral request was not received.

#### Planning Department

The perimeter wall design is under review.

No objection to the preliminary plat nor the temporary deferral of sidewalks. However, an exhibit showing the sidewalks requested for deferral is needed for the file. Please provide at least one week before the scheduled June 9, 2004 hearing date.

**IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING**  
cc: TS McNaney & Associates, 1015 Tijeras Ave. NW, Suite 210, 87102  
Tierra West, LLC, 8509 Jefferson St. NE, 87113

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

**Meeting Date:** JUNE 9, 2004  
**Zone Atlas Page:** H-12-Z  
**Notification Radius:** 100 Ft.

**Project#** 1002718  
**App#** 04DRB-00758  
**App#** 04DRB-00759

**Cross Reference and Location:**

**Applicant:** TS McNANEY & ASSOCIATES  
**Address:** 1015 TIJERAS AVE NW, STE# 210  
ALBUQUERQUE NM 87102

**Agent:** TIERRA WEST, LLC  
**Address:** 8509 JEFFERSON ST NE  
ALBUQUERQUE NM 87113

**Special Instructions:**

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

**Date Mailed:** MAY 21, 2004

**Signature:** KYLE TSEHLIKAI

101205925607240134 LEGAL: TR 1 A PL AT FOR TRACTS 1A, 1B & 1C OF EDEN LANDS CO LAND USE:  
 PROPERTY ADDR: 00000 N/A  
 OWNER NAME: HIGH LONESOME RANCH ETAL  
 OWNER ADDR: 00000 ALBUQUERQUE NM 87125

101205911308530115 LEGAL: LOTS 1 T HRU 40 VILLA DEL RIO SUB'D CONT 5.0966 AC LAND USE:  
 PROPERTY ADDR: 00000 GABALDON  
 OWNER NAME: LA BOTANICA PARTNERS  
 OWNER ADDR: 00508 PARAGON SE ALBUQUERQUE NM 87105

101205917509530119 LEGAL: LOT 1A1 MECHEMBIER MANOR UNIT #4 CONT 1.00 AC LAND USE:  
 PROPERTY ADDR: 00000 GABALDON  
 OWNER NAME: MARTIN THOMAS W & SYLVIA L  
 OWNER ADDR: 00917 GABALDON RD NW ALBUQUERQUE NM 87104

101205911606130113 LEGAL: MAP 35 T RACT 334B2A1 CONT 3.210 AC LAND USE:  
 PROPERTY ADDR: 00000 GABALDON  
 OWNER NAME: ANTHONY JAMES W  
 OWNER ADDR: 00925 GABALDON RD NW ALBUQUERQUE NM 87104

101205918205830114 LEGAL: MAP 35 T RACT 334 B2A2 CONT 2.500 AC LAND USE:  
 PROPERTY ADDR: 00000 GABALDON  
 OWNER NAME: GOSSETT RUSSELL E & JUDY L  
 OWNER ADDR: 00825 GABALDON RD NW ALBUQUERQUE NM 87104

101205912104330112 LEGAL: MAP 35 T RACT 334B2B CONT 3.630 AC LAND USE:  
 PROPERTY ADDR: 00000 GABALDON  
 OWNER NAME: RABY PHILLIP & JULIA  
 OWNER ADDR: 02209 VIA SEVILLE RD NW ALBUQUERQUE NM 87104

101205917903730111 LEGAL: MAP 35 T R 334B1 CONT 2.0800 (ACRE +/-) OR 90.605 ( LAND USE:  
 PROPERTY ADDR: 00000 GABALDON  
 OWNER NAME: RABY PHILLIP & JULIA  
 OWNER ADDR: 02209 VIA SEVILLE RD NW ALBUQUERQUE NM 87104

101205914802730110 LEGAL: MAP 35 T RACT 335 CONT 2.880 AC LAND USE:  
 PROPERTY ADDR: 00000 GABALDON  
 OWNER NAME: EASLEY WILLIAM C JR ETAL  
 OWNER ADDR: 10149 MADELINE NW ALBUQUERQUE NM 87114

101205811450620214 LEGAL: MRGC D MA P 38 TRACT 372 (AKA MRGCD PROPERTY, NORTHE LAND USE:  
 PROPERTY ADDR: 00000  
 OWNER NAME: M.R.G.C.D.  
 OWNER ADDR: 00000 ALBUQUERQUE NM 87103

101205923302240143 LEGAL: MAP 35 T RACT 336 CONT 1.230 AC LAND USE:  
 PROPERTY ADDR: 00000 GABALDON  
 OWNER NAME: DOSTER MARTHA  
 OWNER ADDR: 00834 GABALDON RD NW ALBUQUERQUE NM 87104

101205915201230109 LEGAL: KELL Y TR ACTS TRACT 1 CONT 5.000 AC LAND USE:  
 PROPERTY ADDR: 00000 GABALDON  
 OWNER NAME: STRIBLING J J  
 OWNER ADDR: 00821 GABALDON RD NW ALBUQUERQUE NM 87104

101205921000540159 LEGAL: LT 1 -A P'LAT OF LTS 1-A & 1-B QUARTER HORSE ACRES C LAND USE:  
 PROPERTY ADDR: 00000 GABALDON  
 OWNER NAME: GAUER FRANKLIN M JR &  
 OWNER ADDR: 03123 SPUR CT NW ALBUQUERQUE NM 87104



# **"Attachment A"**

Karen Kline, Tierra West, LLC

Zone Map: H-12

**LOS DURANES N.A. (R)**

**\*William C. Herring**

3104 Coca Rd. NW/87104 243-4664 (h) 243-5544 (w)

Lawrence Segura

2904 Carlota NW/87104 247-3675 (h) 767-6514 (w)

**WEST OLD TOWN N.A. (R)**

**\*Ramonà Tafoya**

2536 Zearing NW/87104 243-2081 (h)

Lanny Toning

949 Montoya NW/87104 242-7776 (h)

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

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

APPLICANT: TIERRA WEST LLC DATE OF REQUEST: 5/14/04 ZONE ATLAS PAGE(S): H-12

CURRENT:  
ZONING RA-1

LEGAL DESCRIPTION:  
LOT OR TRACT # TRACTS 334B2A1, 334B2B, & 334B1  
BLOCK # \_\_\_\_\_  
SUBDIVISION NAME MRGCD MAP 35

PARCEL SIZE (AC/SQ. FT.) 9.81 ± AC

REQUESTED CITY ACTION(S):

ANNEXATION [ ] SECTOR PLAN [ ]  
COMP. PLAN [ ] ZONE CHANGE [ ]  
AMENDMENT [ ] CONDITIONAL USE [ ]

SITE DEVELOPMENT PLAN:

A) SUBDIVISION [ ] BUILDING PERMIT [ X ]  
B) BUILD'G PURPOSES [ X ] ACCESS PERMIT [ ]  
C) AMENDMENT [ ] OTHER [ ]

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [ ]  
NEW CONSTRUCTION [ X ]  
EXPANSION OF EXISTING DEVELOPMENT [ ]

GENERAL DESCRIPTION OF ACTION:

# OF UNITS: 16  
BUILDING SIZE: MAX. 2500 (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 [Signature] DATE 5/14/04  
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [ X ] BORDERLINE [ ]  
PWD DEVELOPMENT SERVICES & TRANSPORTATION DEVELOPMENT DIV. PLAZA DEL SOL—2<sup>ND</sup> FLR 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.**

TRAFFIC ENGINEER [Signature]

DATE 5-14-04

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."

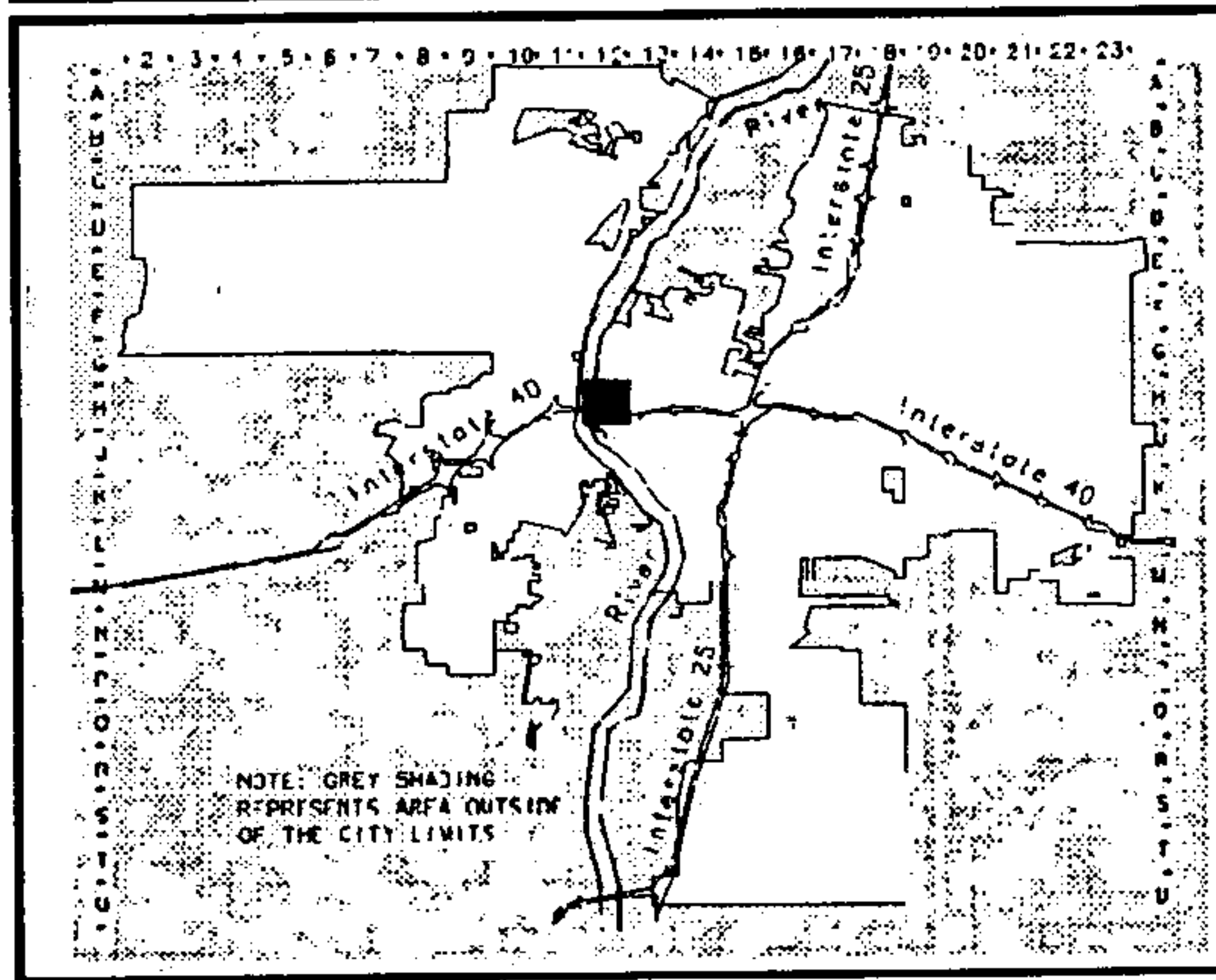
REQUIRED TIS MUST BE COMPLETED PRIOR TO APPLYING TO THE EPC. ARRANGEMENTS MUST BE MADE PRIOR TO SUBMITAL IF A VARIANCE TO THIS PROCEDURE IS REQUESTED AND NOTED ON THIS FORM, OTHERWISE THE APPLICATION MAY NOT BE ACCEPTED OR DEFERRED IF THE ARRANGEMENTS ARE NOT COMPLIED WITH.

TIS -SUBMITTED    /   /     
-FINALIZED    /   /   

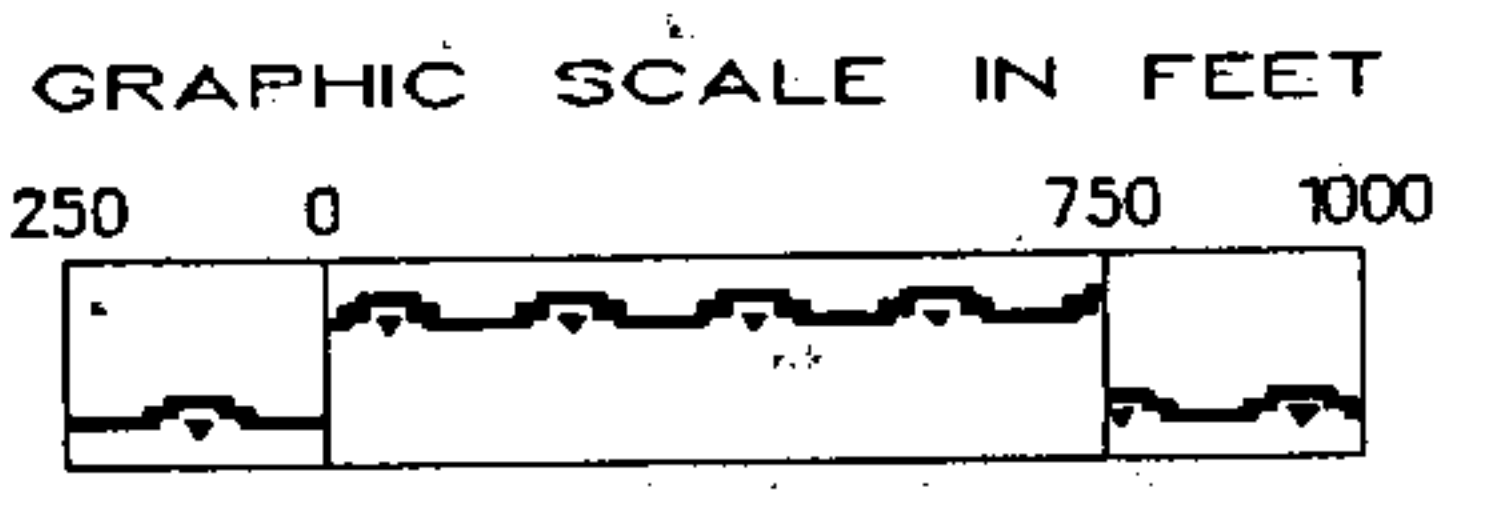
TRAFFIC ENGINEER \_\_\_\_\_

DATE \_\_\_\_\_





CITY OF  
Albuquerque  
Albuquerque Geographic Information System  
PLANNING DEPARTMENT  
(C) Copyright 2003



Zone Atlas Page  
**H-12-Z**  
Map Amended through August 01, 2003



# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

(505) 858-3100  
fax (505) 858-1118

twllc@tierrawestllc.com  
1-800-245-3102

May 14, 2004

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

**RE: Preliminary Plat Approval and Sidewalk Deferral  
Riverview Acres Unit 2; Tracts 334B2A1, 334B2B, & 334B1;  
MRGCD Map 35; Zone Atlas Page H-12  
DRB Project #1002718**

Dear Ms. Matson:

Tierra West LLC, on behalf of T S McNaney & Associates, requests approval of the Preliminary Plat and Sidewalk Deferral for Riverview Acres Unit 2. The site is located on Gabaldon Road NW between the Albuquerque Riverside Drain Canal and Gabaldon Road NW. The zoning for the site is RA-1 and consists of approximately 9.81 ± acres. The site is the second unit of Riverview Acres to the north, which consists of 14 Tracts. The second unit will consist of 16 Tracts with four of these tracts being replatted from Unit One in order to accommodate a side street for access to and from each unit. We are asking that all sidewalks be deferred within this unit. This unit will be developed as a gated community as well.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,



Ronald R. Bohannan, PE

Enclosure/s

cc: Tim McNaney  
William C. Herring, Los Duranes N.A.  
Lawrence Segura, Los Duranes N.A.  
Ramona Tafoya, West Old Town N.A.  
Lanny Tanning, West Old Town N.A.

JN: 230004  
RRB/kk



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

**Project # 1001862**  
04DRB-00757 Major-Two Year SIA

LLAVE CONSTRUCTION INC. request(s) the above action(s) for all or a portion of Lot(s) 1-6, **OAKLAND COURT SUBDIVISION**, zoned R-D, located on OAKLAND CT NE, between BARSTOW NE and VENTURA NE containing approximately 2 acre(s). [REF: 02DRB-00663] (C-20)

**Project # 1001916**  
04DRB-00743 Major-Two Year SIA

BOHANNAN HOUSTON INC agent(s) for SANDIA PROPERTIES LTD., CO request(s) the above action(s) for **PINON POINTE SUBDIVISION @ VENTANA RANCH, UNIT 3**, zoned R-LT, located on RAINBOW BLVD NW, between IRVING BLVD NW and LAS VENTANAS RD NW containing approximately 12 acre(s). [REF: 02DRB-01007] (B-9)

**Project # 1002632**  
04DRB-00760 Major-Bulk Land Variance  
04DRB-00761 Minor-Prelim&Final Plat  
Approval

TIERRA WEST, LLC agent(s) for BUILDERS INVESTMENT CO. OF NM request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, PARAGON RESOURCES INC. (to be known as **SUNDANCE ESTATES**) zoned R-D residential and related uses zone, developing area for R-LT, located on PARADISE BLVD NW, between LYONS BLVD NW and BLANDA CT NW containing approximately 122 acre(s). (B-10/B-11)

**Project # 1002718**  
04DRB-00758 Major-Preliminary Plat  
Approval  
04DRB-00759 Minor-Temp Defer SDWK

TIERRA WEST, LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 334B2A1, 334B2B and 334B1, M.R.G.C.D. MAP 35, **RIVERVIEW ACRES, UNIT 2**, zoned RA-1 residential and agricultural zone, semi-urban area, located on GABALDON RD NW, between the RIVERSIDE DRAIN CANAL and GABALDON RD NW containing approximately 10 acre(s). (H-12)

**SEE PAGE 2 . . .**



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

**PAGE 2**

**Project # 1003445**

04DRB-00750 Major-Bulk Land Variance  
04DRB-00751 Major-Vacation of Pub  
Right-of-Way  
04DRB-00752 Major-Vacation of Public  
Easements  
04DRB-00753 Minor-Prelim&Final Plat  
Approval

ISAACSON & ARFMAN, P A agent(s) for AMERICAN EAGLE L.P.c/o R.J. SCHAEFER REALTY & INVESTMENTS, request(s) the above action(s) for all or a portion of Lot(s) 6-A, Tract(s) B, C & D, **ALBUQUERQUE WEST, UNIT 1**, zoned SU-1 PDA TO INCLUDE C-3 USES, located on NUNZIO AVE NW, between PARADISE BLVD NW and EAGLE RANCH RD NW containing approximately 26 acre(s). [REF: AX-83-13, DRB-94-132, DRB-94-512, Z-83-89] (C-12)

**Project # 1003447**

04DRB-00756 Major-SiteDev Plan  
BldPermit

DORMAN & BREEN ARCHITECTS agent(s) for THE CHAPMAN COMPANIES, INC. request(s) the above action(s) for all or a portion of Lot(s) 11A, **JOURNAL CENTER 2, UNIT 1**, zoned IP industrial park zone, located on WASHINGTON ST NE, between WOLCOTT AVE NE and MASTHEAD ST. NE containing approximately 1 acre(s). [REF: 02DRB-00076, 03DRB-00999] (D-17)

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, MAY 24, 2004.**



Current DRC  
Project Number: \_\_\_\_\_

FIGURE 12

INFRASTRUCTURE LIST

EXHIBIT "A"

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

Date Submitted: 6/16/04

Date Site Plan Approved: N/A

Date Preliminary Plat Approved: 6/16/04

Date Preliminary Plat Expires: 6/16/05

DRB Project No.: 1002718

DRB Application No.: 04-00758

**ORIGINAL**

Riverview Acres Unit 2

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 334 B2B, Tract 334 B1, MRGCD Map 35 and Tract B Lands of Russell E. and Judy L. Gossett

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 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
			<i>Private</i>						
			<i>Public Improvements</i>						
		30' F-F	Residential Paving, Curb and Gutter and 4' Sidewalks (Both Sides)*	Calle Astino, NW	Calle Facio, NW	Calle Vigo, NW	/	/	/
		30' F-F	Residential Paving, Curb and Gutter and 4' Sidewalks (Both Sides)*	Calle Vigo, NW	Gabaldon Road	120' East of the West Property line	/	/	/
			<i>Public Improvements</i>						
		8"	Water PVC Line	Calle Vigo, NW	Gabaldon Road	Albuquerque Riverside Drain	/	/	/
		8"	Water PVC Line	Albuquerque Riverside Drain	Tie to Phase I Water Line	South Property Line	/	/	/
		8"	SAS Gravity Line	Calle Astino, NW	Calle Facio, NW	Calle Vigo, NW	/	/	/
		8"	SAS Gravity Line	Calle Vigo, NW	130' East of the West Property line	180' West of the East Property line			



ORIGINAL

NOTES

1  
2  
3  
4  
5

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Ronald R. Bohannon  
NAME (print)

Sharon Watson 6/16/04  
DRB CHAIR - date

Christina Sandoval 6/16/04  
PARKS & GENERAL SERVICES - date

Tierra West LLC  
FIRM

[Signature] 6-16-04  
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

[Signature] 5/14/04  
SIGNATURE - date

[Signature] 6/16/04  
UTILITY DEVELOPMENT - date

- date

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

Brad L. Byles 6/16/04  
CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

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

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

**APPLICANT INFORMATION:**

NAME: TS MCNANEY & ASSOCIATES PHONE: 338-2286  
 ADDRESS: 1015 TIJERAS AVE NW STE 210 FAX: 338-0200  
 CITY: ABQ STATE NM ZIP 87102 E-MAIL: tim@tsmcnaney.com  
 Proprietary interest in site: DEVELOPER List all owners: PHILLIP & JULIA RABY; ANTHONY JAMES  
 AGENT (if any): TIERRA WEST LLC PHONE: 858-3100  
 ADDRESS: 8509 JEFFERSON NE FAX: 858-1118  
 CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com  
 DESCRIPTION OF REQUEST: PRELIMINARY PLAT APPROVAL & SIDEWALK DEFERRAL

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. TRACTS 334B2A1, 334B2B, & 334B1 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. MRGCD MAP 35 *Revernew Acres, Unit 2*  
 Current Zoning: RA-1 Proposed zoning: SAME  
 Zone Atlas page(s): H-12 No. of existing lots: 2 No. of proposed lots: 16  
 Total area of site (acres): 9.81 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. 101205911606130113 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: GABALDON ROAD <sup>N</sup>SW  
 Between: RIVERSIDE DRAIN CANAL and GABALDON ROAD <sup>N</sup>SW

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): DRB PROJ# 1002718

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

SIGNATURE *Ronald R. Bohannan* DATE 5/14/04  
 (Print) RONALD R. BOHANNAN, P.E. 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 checked="" type="checkbox"/> All checklists are complete	<u>04DRB - 00758</u>	<u>PP</u>		\$ <u>1090.00</u>
<input type="checkbox"/> All fees have been collected	<u>04DRB - 00759</u>	<u>TDS</u>		\$ <u>0</u>
<input checked="" type="checkbox"/> All case #s are assigned	<u>Compl. fee</u>			\$ <u>201.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	<u>DRB Ad. fee</u>			\$ <u>75.00</u>
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>6-9-04</u>			Total
	<u>5/14/04</u>			\$ <u>1,185.00</u>
	Planner signature/ date	Project # <u>1002718</u>		

**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.

Ronald R. Bohannon, P.E.  
Applicant name (print)  
[Signature]  
Applicant signature / date



Form revised 10/03

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

Application case numbers  
04 DRB - \_\_\_\_\_ - 00758  
\_\_\_\_\_-\_\_\_\_\_-\_\_\_\_\_  
\_\_\_\_\_-\_\_\_\_\_-\_\_\_\_\_

[Signature] 5-14-04  
Planner signature / date

**Project # 1002718**



**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**
- ~~N/A~~ 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.

Ronald R. Bohannon, P.E.  
Applicant name (print)

[Signature] 5/14/04  
Applicant signature / date



Form revised April 2003

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
04DRB - 00759  
[Signature] 5/14/04  
 Planner signature / date
- Project #1002718**



# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

(505) 858-3100  
fax (505) 858-1118

twllc@tierrawestllc.com  
1-800-245-3102

May 14, 2004

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

**RE: Preliminary Plat Approval and Sidewalk Deferral  
Riverview Acres Unit 2; Tracts 334B2A1, 334B2B, & 334B1;  
MRGCD Map 35; Zone Atlas Page H-12  
DRB Project #1002718**

Dear Ms. Matson:

Tierra West LLC, on behalf of T S McNaney & Associates, requests approval of the Preliminary Plat and Sidewalk Deferral for Riverview Acres Unit 2. The site is located on Gabaldon Road NW between the Albuquerque Riverside Drain Canal and Gabaldon Road NW. The zoning for the site is RA-1 and consists of approximately 9.81 ± acres. The site is the second unit of Riverview Acres to the north, which consists of 14 Tracts. The second unit will consist of 16 Tracts with four of these tracts being replatted from Unit One in order to accommodate a side street for access to and from each unit. We are asking that all sidewalks be deferred within this unit. This unit will be developed as a gated community as well.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,



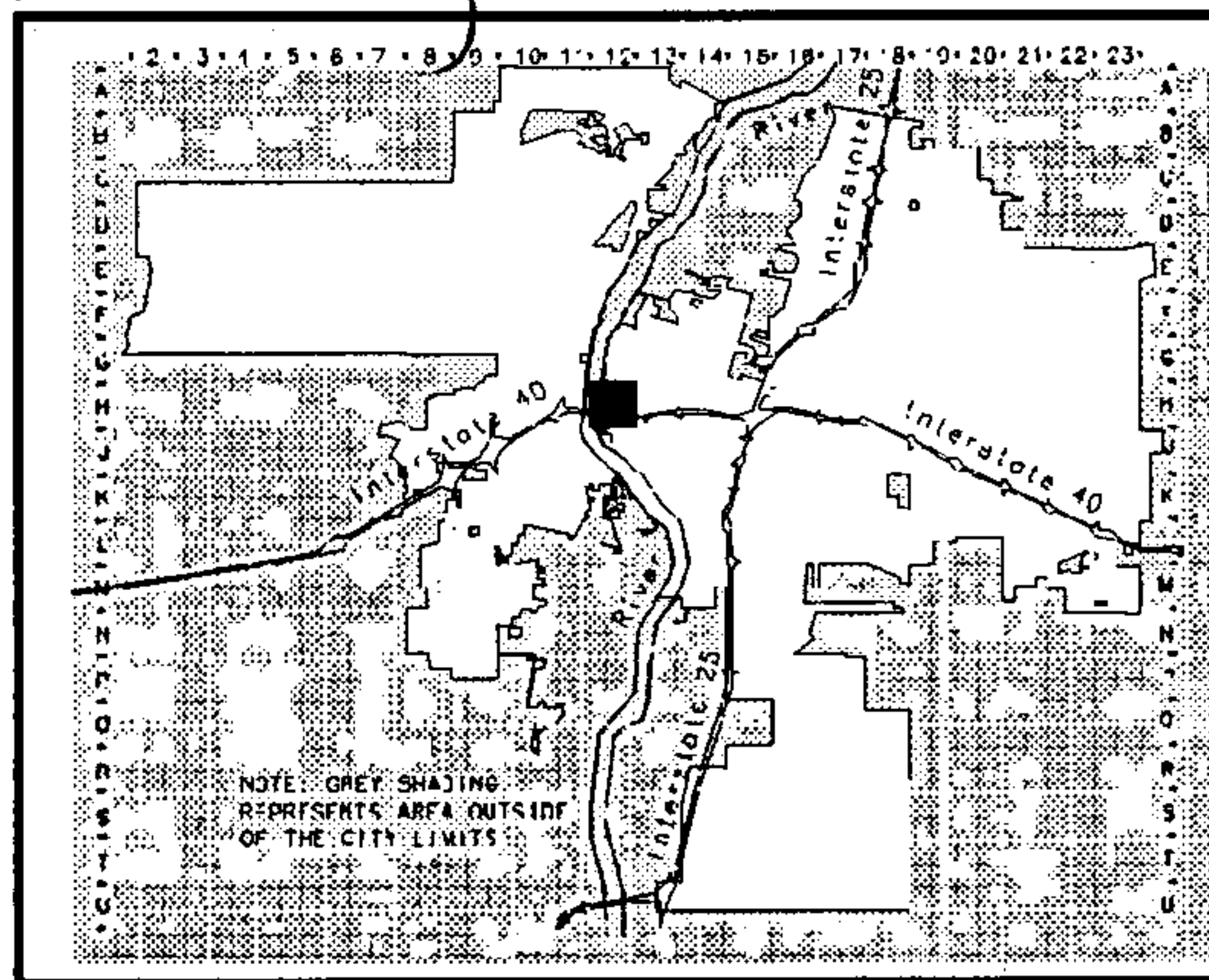
Ronald R. Bohannon, PE

Enclosure/s

cc: Tim McNaney  
William C. Herring, Los Duranes N.A.  
Lawrence Segura, Los Duranes N.A.  
Ramona Tafoya, West Old Town N.A.  
Lanny Tanning, West Old Town N.A.

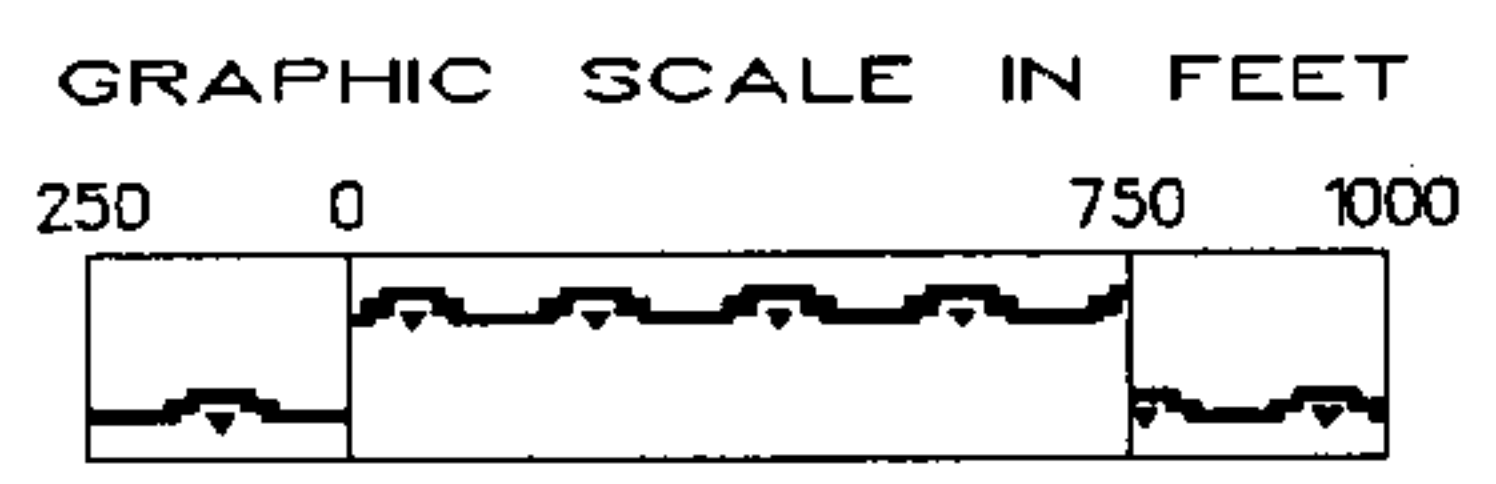
JN: 230004  
RRB/kk





**CITY OF**  
**Albuquerque**  
**Geographic Information System**  
**PLANNING DEPARTMENT**

© Copyright 2003



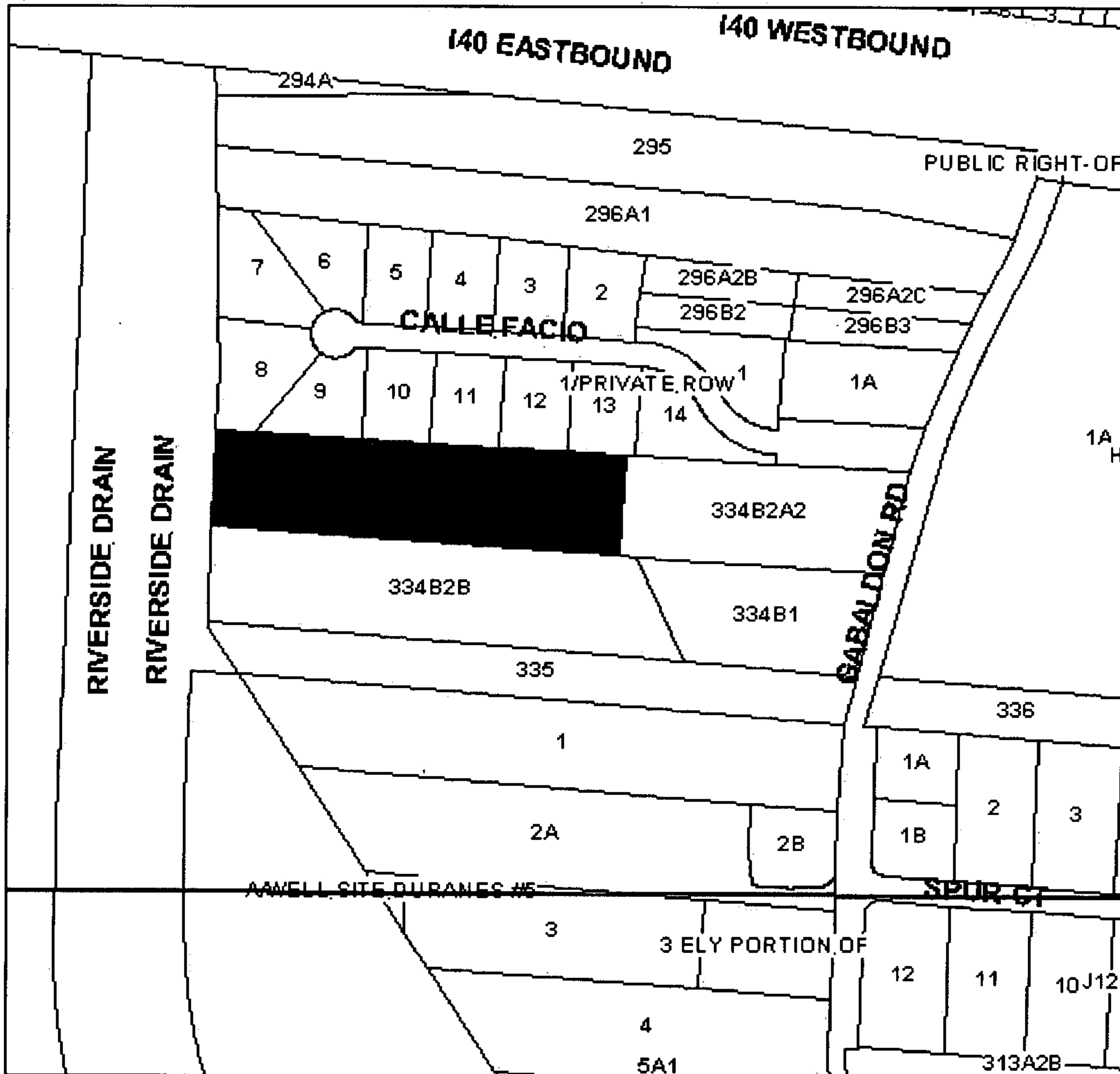
**Zone Atlas Page**  
**H-12-Z**

Map Amended through August 01, 2003




ACTIVATE BUTTONS BY 'CLICKING' ON THE MAP

- Zoom In
- Id Address
- Id ZM
- Pan
- Zoom Out



ReDraw Screen

LAYER LEGEND

- STREET NAMES
- PARKS
- CITY LIMITS
- ZONE MAP GRID
- 
- NBR BOUNDARY
- COMMUNITY PLA
- WATER LINES
- SEWER LINES
- STORM DRAINS
- ZONING
- LOT NUMBERS
- ZIP CODES
- COUNCIL DISTRI
- FLOOD ZONES (d
- PARCELS
- CONTROL STATIC
- SENATE DIST.
- REPRESENTATIVI
- COUNTY COMMIS DIST.
- PARCEL ADDRESS
- CRIMINAL ACTIV
- PUBLIC FACILITI
- LAND USE
- 1960 CITY LIMIT
- LANDFILLS/BUFF
- CRP LOCATIONS
- CASE HISTORY

SHOW LOCATION

SHOW 1999 AERI

**Selected Address: 925 GABALDON RD NW**

**Zoning: RA-1 Lot/Block/Subd: 334B2A1 , 0000 , MRGCD MAP 35**

**Council District/Name: NOT IN CITY , NOT CITY County Commission: 1 Rep District/Sen**

**District: 11 , 13**

**Nbr Assoc: WEST OLD TOWN R**

**Sector Plan: OLD TOWN Comp. Plan: Established Urban**

**Voter Pct: 154**

**High Sch District: ALBUQUERQUE**

**Mid Sch District: WASHINGTON**

**Elem Sch District: REGINALD**

**CHAVEZ**

**ZoneMap Page: H12 Jurisdiction: CITY**

**Police Beat: 0/NONE**

**Flood Zone: ZONE 0.2 PCT ANNUAL CHANCE FLOOD HAZARD**

**Comm Plan Area: NORTH VALLEY**

**UPC #: 101205911606130113**

**Owner Name: ANTHONY JAMES W SUITE 603**

**Owner Street Adress: 925 GABALDON RD**


1002718

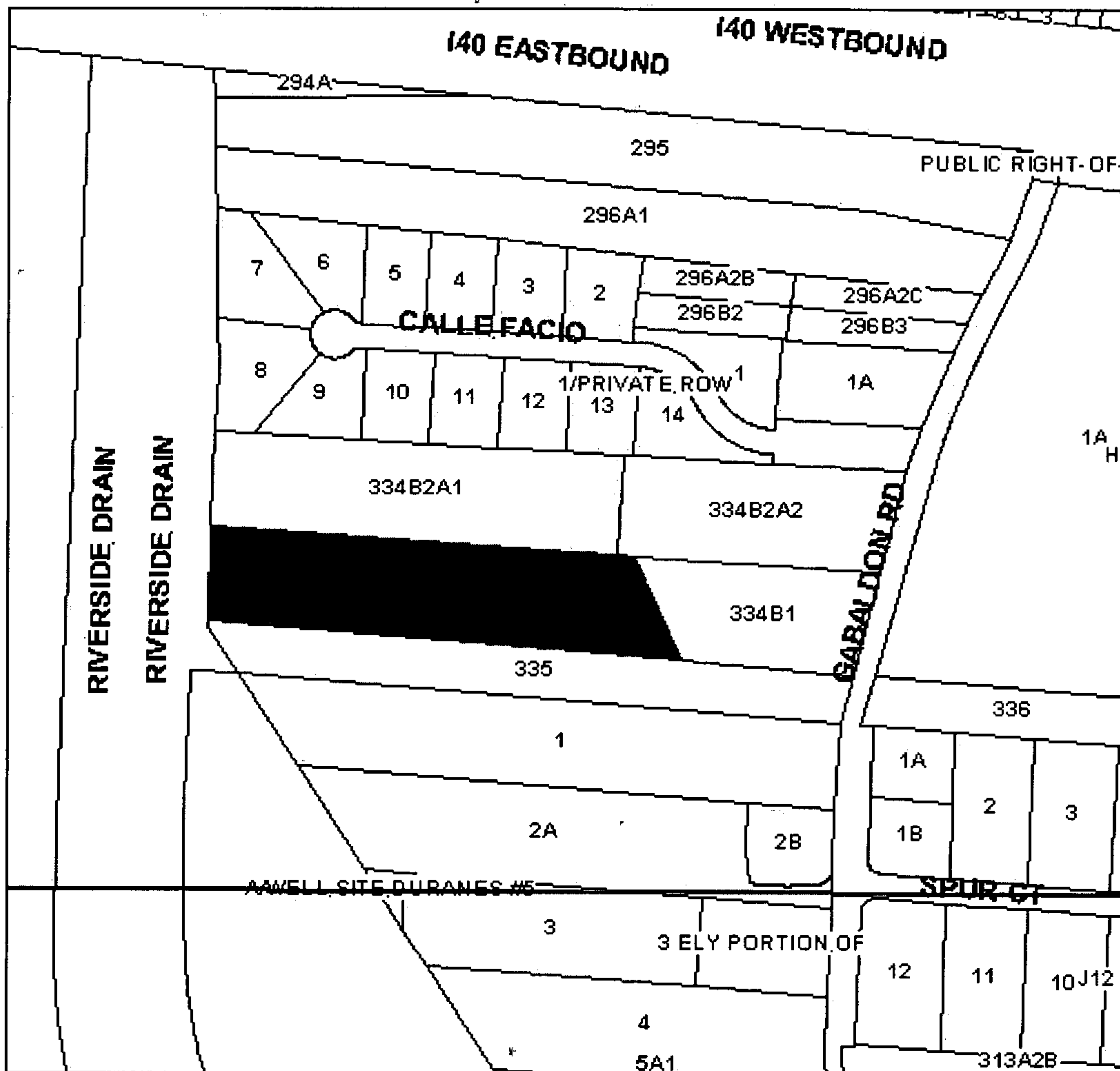


ACTIVATE BUTTONS BY 'CLICKING' ON THE MAP

- Zoom In
- Id Address
- Id ZM
- Pan
- Zoom Out

LAYER LEGEND

- STREET NAMES
- PARKS
- CITY LIMITS
- ZONE MAP GRID
- 
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ReDraw Screen

SHOW LOCATION


SHOW 1999 AERI

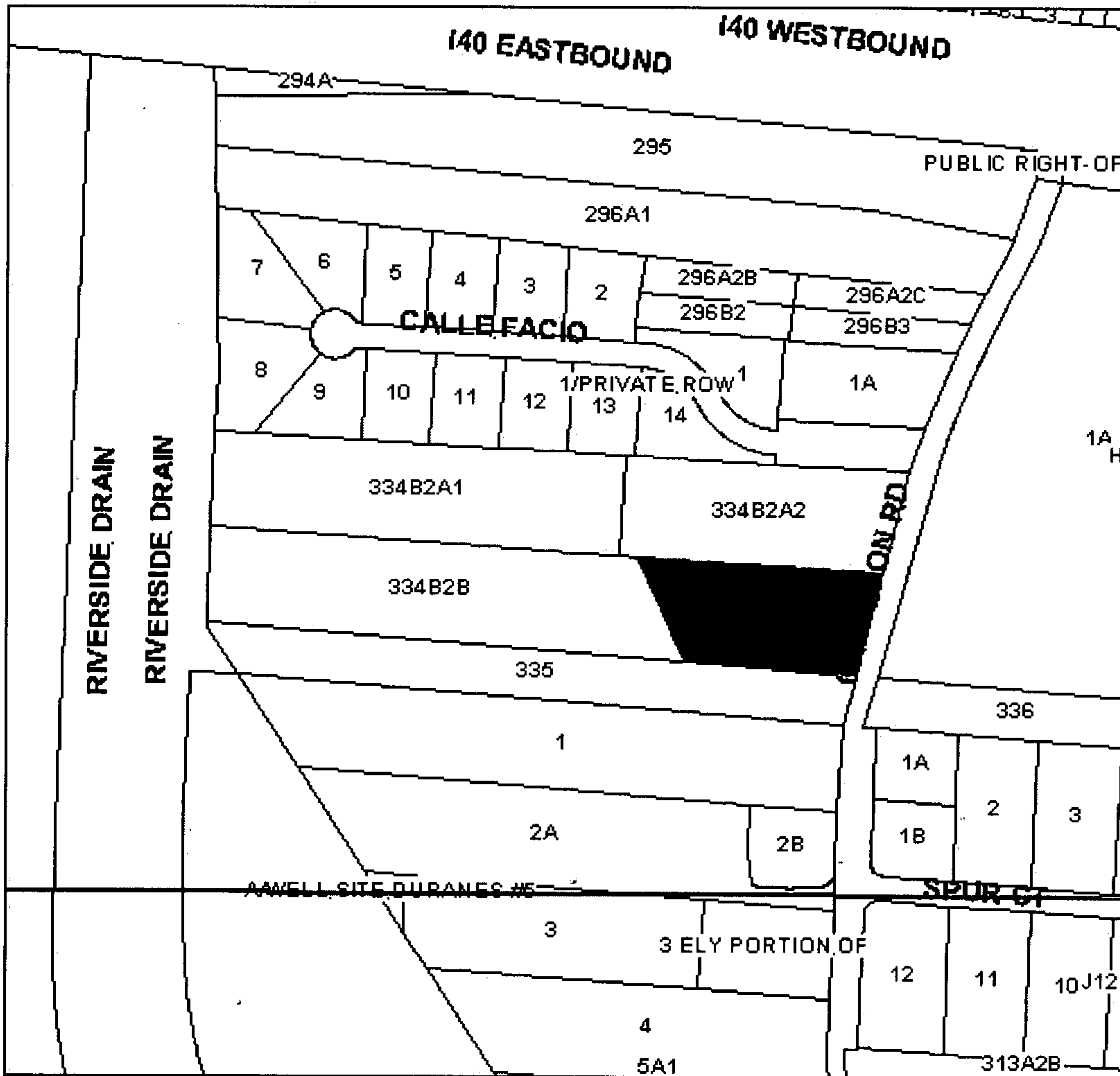
**Selected Address:** 905 GABALDON RD NW  
**Zoning:** RA-1      **Lot/Block/Subd:** 334B2B , 0000 , MRGCD MAP 35  
**Council District/Name:** NOT IN CITY , NOT CITY      **County Commission:** 1      **Rep District/Sen**  
**District:** 11 , 13  
**Nbr Assoc:** WEST OLD TOWN R  
**Sector Plan:** OLD TOWN Comp. Plan: Established Urban  
**Voter Pct:** 154  
**High Sch District:** ALBUQUERQUE      **Mid Sch District:** WASHINGTON      **Elem Sch District:** REGINALD CHAVEZ  
**ZoneMap Page:** H12      **Jurisdiction:** CITY  
**Police Beat:** 0/NONE  
**Flood Zone:** ZONE 0.2 PCT ANNUAL CHANCE FLOOD HAZARD  
**Comm Plan Area:** NORTH VALLEY  
**UPC #:** 101205912104330112  
**Owner Name:** RABY PHILLIP & JULIA  
**Owner Street Adress:** 2209 VIA SEVILLE RD

ACTIVATE BUTTONS BY 'CLICKING' ON THE MAP

○ Zoom In ● Id Address ○ Id ZM ○ Pan ○ Zoom Out

LAYER LEGEND

- STREET NAMES
- PARKS
- CITY LIMITS
- ZONE MAP GRID
- 
- NBR BOUNDARY
- COMMUNITY PLA
- WATER LINES
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- LOT NUMBERS
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- FLOOD ZONES (d
- PARCELS
- CONTROL STATIC
- SENATE DIST.
- REPRESENTATIVI
- COUNTY COMMIS DIST.
- PARCEL ADDRESS
- CRIMINAL ACTIV
- PUBLIC FACILITI
- LAND USE
- 1960 CITY LIMIT
- LANDFILLS/BUFF
- CRP LOCATIONS
- CASE HISTORY



ReDraw Screen

SHOW LOCATION

SHOW 1999 AERI

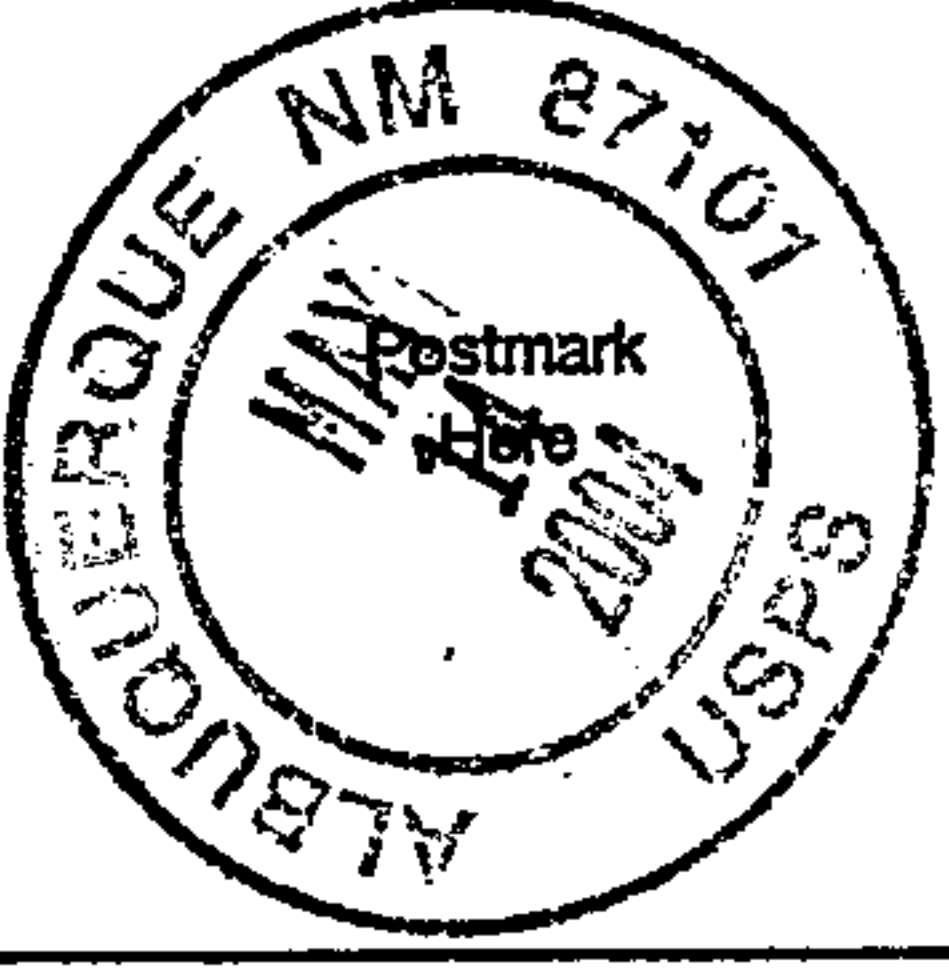
**Selected Address:** 905 GABALDON RD NW  
**Zoning:** RA-1      **Lot/Block/Subd:** 334B1 , 0000 , MRGCD MAP 35  
**Council District/Name:** NOT IN CITY , NOT CITY      **County Commission:** 1      **Rep District/Sen**  
**District:** 11 , 13  
**Nbr Assoc:** WEST OLD TOWN R  
**Sector Plan:** OLD TOWN Comp. Plan: Established Urban  
**Voter Pct:** 154  
**High Sch District:** ALBUQUERQUE      **Mid Sch District:** WASHINGTON      **Elem Sch District:** REGINALD CHAVEZ  
**ZoneMap Page:** H12      **Jurisdiction:** CITY  
**Police Beat:** 0/NONE  
**Flood Zone:** ZONE 0.2 PCT ANNUAL CHANCE FLOOD HAZARD  
**Comm Plan Area:** NORTH VALLEY  
**UPC #:** 101205917903730111  
**Owner Name:** RABY PHILLIP & JULIA  
**Owner Street Adress:** 2209 VIA SEVILLE RD

7002 0860 0002 3202 1591

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

**OFFICIAL USE**

Postage	\$ 1.06
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 5.11</b>



Sent To Ramona Tofora  
 Street, Apt. No.;  
 or PO Box No. 2536 ZARINA NW  
 City, State, ZIP+ 4 ABQ NM 87104

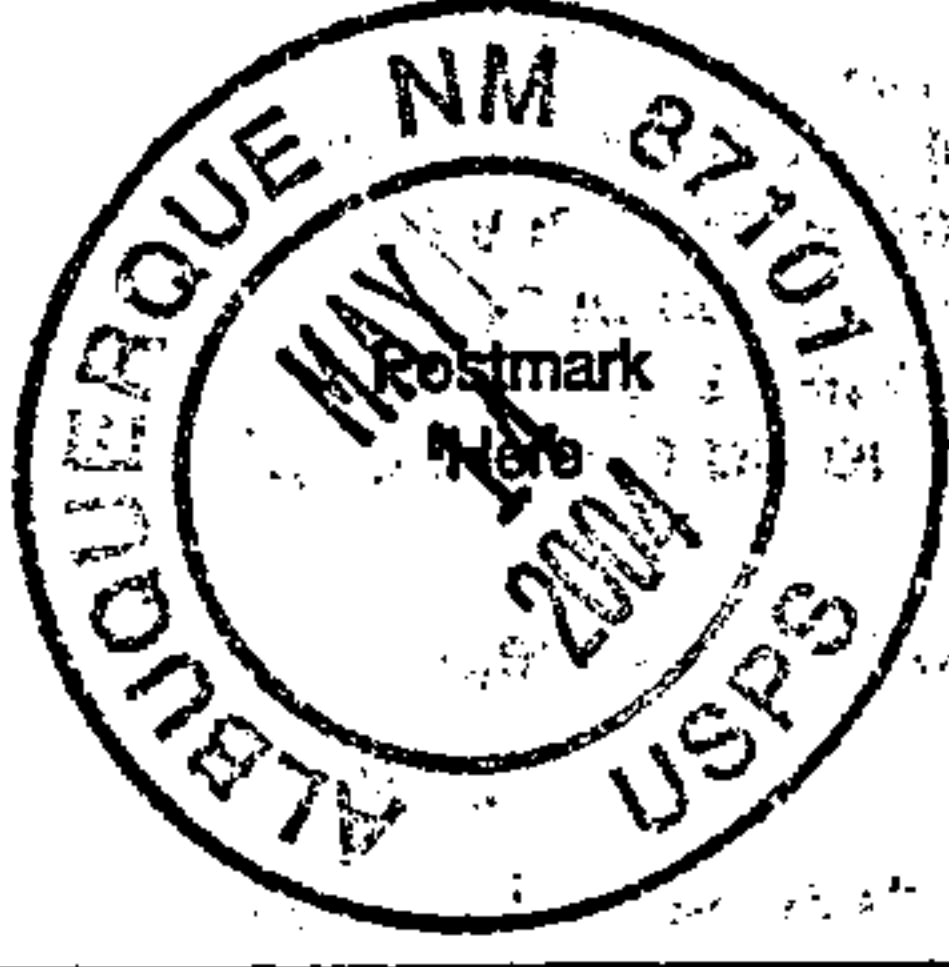
PS Form 3800, April 2002 See Reverse for Instructions

7002 0860 0002 3202 1621

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

**OFFICIAL USE**

Postage	\$ 1.06
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 5.11</b>



Sent To Lawrence Segura  
 Street, Apt. No.;  
 or PO Box No. 2904 Carlota NW  
 City, State, ZIP+ 4 ABQ NM 87104

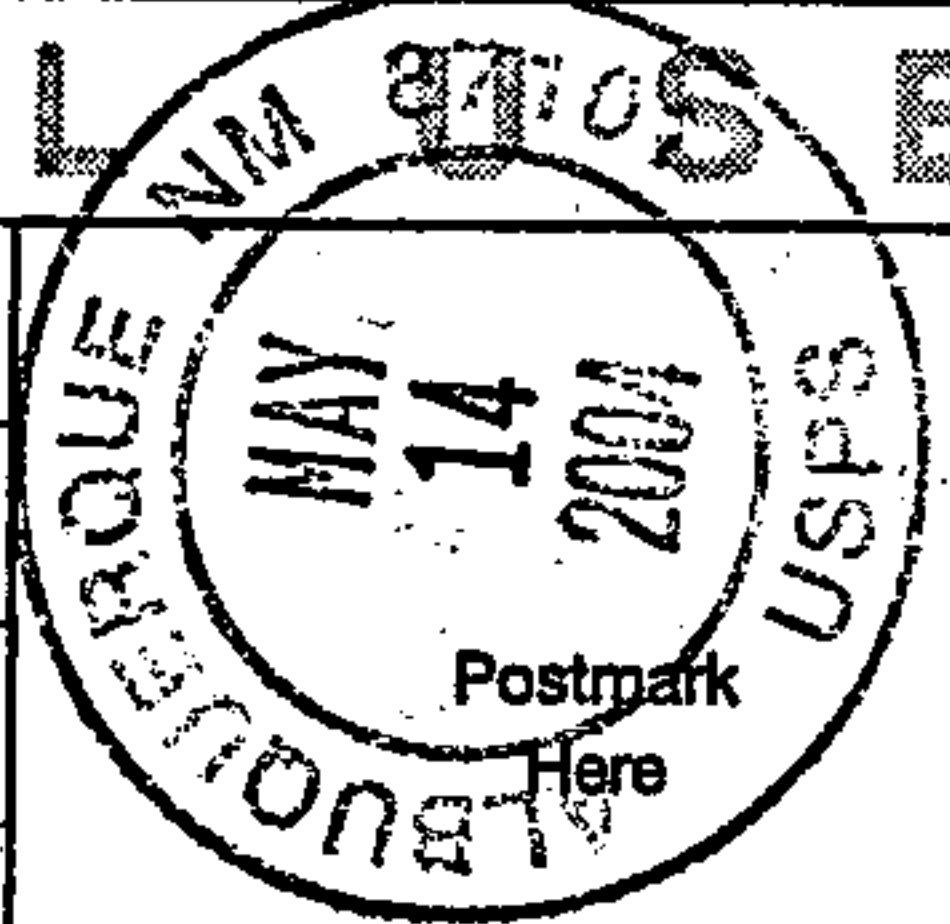
PS Form 3800, April 2002 See Reverse for Instructions

7002 0860 0002 3202 1591

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

**OFFICIAL USE**

Postage	\$ 1.06
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 5.11</b>



Sent To William C. Herring  
 Street, Apt. No.;  
 or PO Box No. 3104 Coca Rd NW  
 City, State, ZIP+ 4 ABQ NM 87104

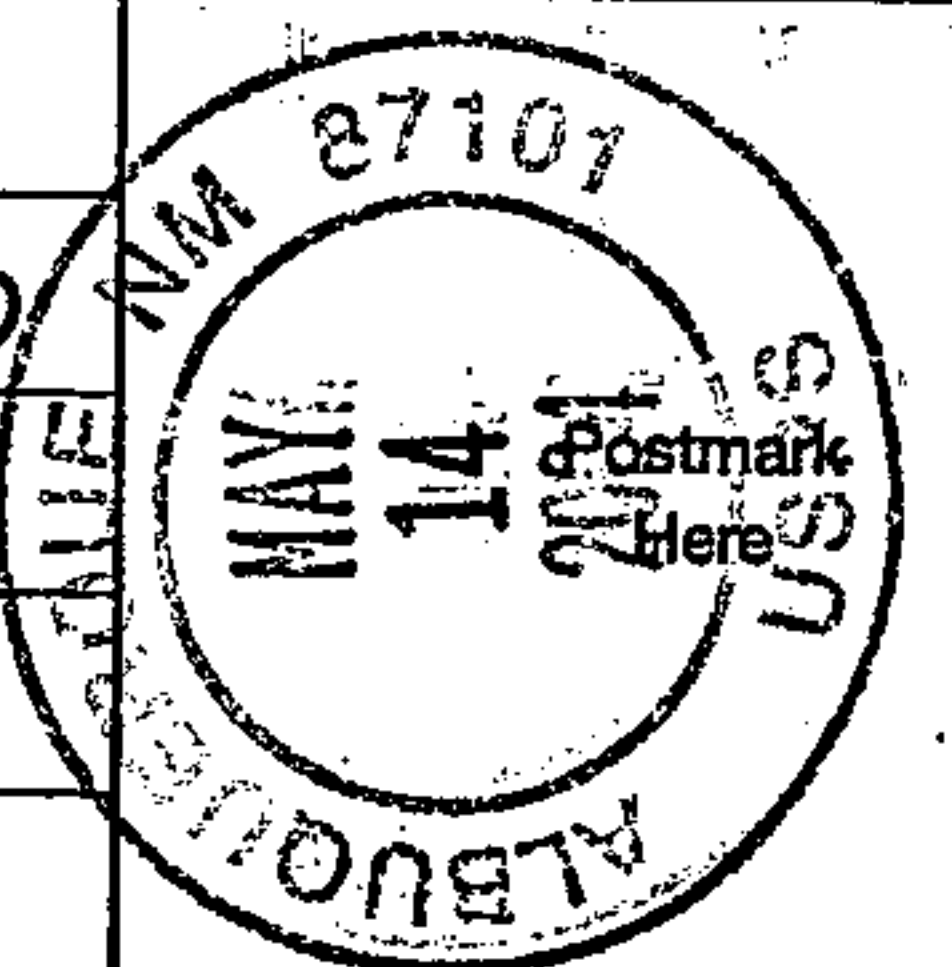
PS Form 3800, April 2002 See Reverse for Instructions

7002 0860 0002 3202 1621

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

**OFFICIAL USE**

Postage	\$ 1.06
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 5.11</b>



Sent To Lanny Tanning  
 Street, Apt. No.;  
 or PO Box No. 949 Montoya NW  
 City, State, ZIP+ 4 ABQ NM 87104

PS Form 3800, April 2002 See Reverse for Instructions





## 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

May 14, 2004

Karen Kline  
Tierra West, LLC  
8509 Jefferson NE/87113  
Phone: 858-3100/Fax: 858-1118  
Email: [kkline@tierrawestllc.com](mailto:kkline@tierrawestllc.com)

Dear Karen:

Thank you for your inquiry of May 14, 2004 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at TRACTS 1 AND 2, PARAGON RESOURCES, LOCATED ALONG PARADISE BOULEVARD NW AND LIES BETWEEN LYONS BLVD. NW AND APPROXIMATELY BLANDA COURT NW, zone map H-12.

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

### SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

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

Sincerely,

*Stephani Winklepleck*

Senior Administrative Assistant  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

planningrnaform(04/09/03)

# NOTICE TO APPLICANTS

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

### **WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:**

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
  - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
  - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
  - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

\*\*\*\*\*

*(below this line for OCNC use only)*

Date of Inquiry: 05/14/04 Time Entered: 11:15 a.m. ONC Rep. Initials: SW

# **"Attachment A"**

Karen Kline, Tierra West, LLC  
Zone Map: H-12

**LOS DURANES N.A. (R)**

**\*William C. Herring**

3104 Coca Rd. NW/87104 243-4664 (h) 243-5544 (w)

Lawrence Segura

2904 Carlota NW/87104 247-3675 (h) 767-6514 (w)

**WEST OLD TOWN N.A. (R)**

**\*Ramona Tafoya**

2536 Zearing NW/87104 243-2081 (h)

Lanny Tanning

949 Montoya NW/87104 242-7776 (h)

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



# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

APPLICANT: TIERRA WEST LLC DATE OF REQUEST: 5/14/04 ZONE ATLAS PAGE(S): H-12

**CURRENT:**

ZONING RA-1

**LEGAL DESCRIPTION:**

LOT OR TRACT # TRACTS 334B2A1, 334B2B, & 334B1

BLOCK # \_\_\_\_\_

SUBDIVISION NAME MRGCD MAP 35

PARCEL SIZE (AC/SQ. FT.) 9.81 ± AC

**REQUESTED CITY ACTION(S):**

ANNEXATION [ ] SECTOR PLAN [ ]  
COMP. PLAN [ ] ZONE CHANGE [ ]  
AMENDMENT [ ] CONDITIONAL USE [ ]

**SITE DEVELOPMENT PLAN:**

A) SUBDIVISION [ ] BUILDING PERMIT [ X ]  
B) BUILD'G PURPOSES [ X ] ACCESS PERMIT [ ]  
C) AMENDMENT [ ] OTHER [ ]

**GENERAL DESCRIPTION OF ACTION:<sup>1</sup>**

**PROPOSED DEVELOPMENT:**

NO CONSTRUCTION/DEVELOPMENT [ ]  
NEW CONSTRUCTION [ X ]  
EXPANSION OF EXISTING DEVELOPMENT [ ]

# OF UNITS: 16  
BUILDING SIZE: MAX. 2500 (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 5/14/04  
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

**TRAFFIC IMPACT STUDY (TIS) REQUIRED:** YES [ ] NO [ X ] BORDERLINE [ ]  
PWD DEVELOPMENT SERVICES & TRANSPORTATION DEVELOPMENT DIV. PLAZA DEL SOL—2<sup>ND</sup> FLR 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.**

  
TRAFFIC ENGINEER

5-14-04  
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 SUBMITAL 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

# 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: RIVERVIEW ACRES UNIT 2

AGIS MAP #: H-12

LEGAL DESCRIPTION: TRACTS 334B2A1, 334B2B, & 334B1, MRGCD MAP 35

## X DRAINAGE REPORT

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2<sup>nd</sup> floor Plaza de Sol) on MAY 4, 2004 (Date).

  
\_\_\_\_\_  
Applicant/Agent

5/14/04  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Hydrology Division Representative

5/14/04  
\_\_\_\_\_  
Date

## X WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2<sup>nd</sup> floor Plaza de Sol) on SEE ATTACHED FROM CABQ (Date).

  
\_\_\_\_\_  
Applicant/Agent

5/14/04  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Utilities Division Representative

5/14/04  
\_\_\_\_\_  
Date

---



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 22, 2004

23004  
Utilities  
230004  
Utilities

Mr. Tyler J. Ashton, P.E.  
Tierra West, LLC  
8509 Jefferson NE  
Albuquerque, New Mexico 87113

RE: Water and Sewer Availability Statement  
Lots 334B2A1 and 334B2A2 of MRGCD Map #35  
UPC #101205911606130113 and #101205918205830114

H-12

Mr. Ashton:

**Project Information:** The project site includes approximately 5.1 acres of partially developed property located south of Interstate 40 between Gabaldon Road and the Albuquerque Riverside Drain. The site is currently zoned A-1 and is within an unincorporated area of Bernalillo County. It is understood that, at the present time, only a replatting action is planned. The replat will involve moving the common lot line between the two properties approximately 68 feet west of its current location. It is assumed that any further development of the site will be limited to single structures on each of the two (2) lots and that no further subdivision is planned. Service requirements described herein are based on that presumption.

**Existing Conditions:** Nearby sanitary sewer lines are limited to an 8-inch collector along the Albuquerque Riverside Drain and an 8-inch collector in Gabaldon southeast of the subject site. Adjacent water lines consist of a 6-inch distribution line and a 16-inch well collector line in Gabaldon. Although not yet completed, the development of the Riverview Acres Subdivision immediately north of the subject site is constructing both 8-inch water and sewer lines within the right-of-way of Calle Facio. Please refer to project #502582 for specific information regarding these improvements.

**Metered Water Service:** By its designation, the 16-inch is not available for service connections. As there will be no more than two (2) lots which will need service, line extensions are not required. Service for the eastern parcel is available via routine connection to the 6-inch in Gabaldon. A private service line also connecting to the existing 6-inch will be necessary to supply the western lot. Meters for each lot must be located within the existing right-of-way of Gabaldon.

**Sanitary Sewer Service:** Due to its location, the existing line in Gabaldon is not available for use by this site. Service for the east lot will require construction of an 8-inch collector across the eastern frontage of the site from the southeast property corner north to the 8-inch in Calle Facio. The west lot can take service from the existing line along the Riverside Drain or from the new line in Gabaldon.

**Fire Protection** for the existing structures is currently available from the existing fire hydrant #288 located near the southeast corner of lot 334B2A2. Any additional on site construction will require re-evaluation of the availability of sufficient fire flow. Fire Flow rates are determined by the Fire Marshal based on both the size and the type of construction. The precise number and location of any additional fire hydrants must be coordinated with the Fire Marshal and approved prior to the issuance of building permits.



**Design and Construction** of all required improvements will be at the developer / property owner's expense and must be coordinated through the City of Albuquerque 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.

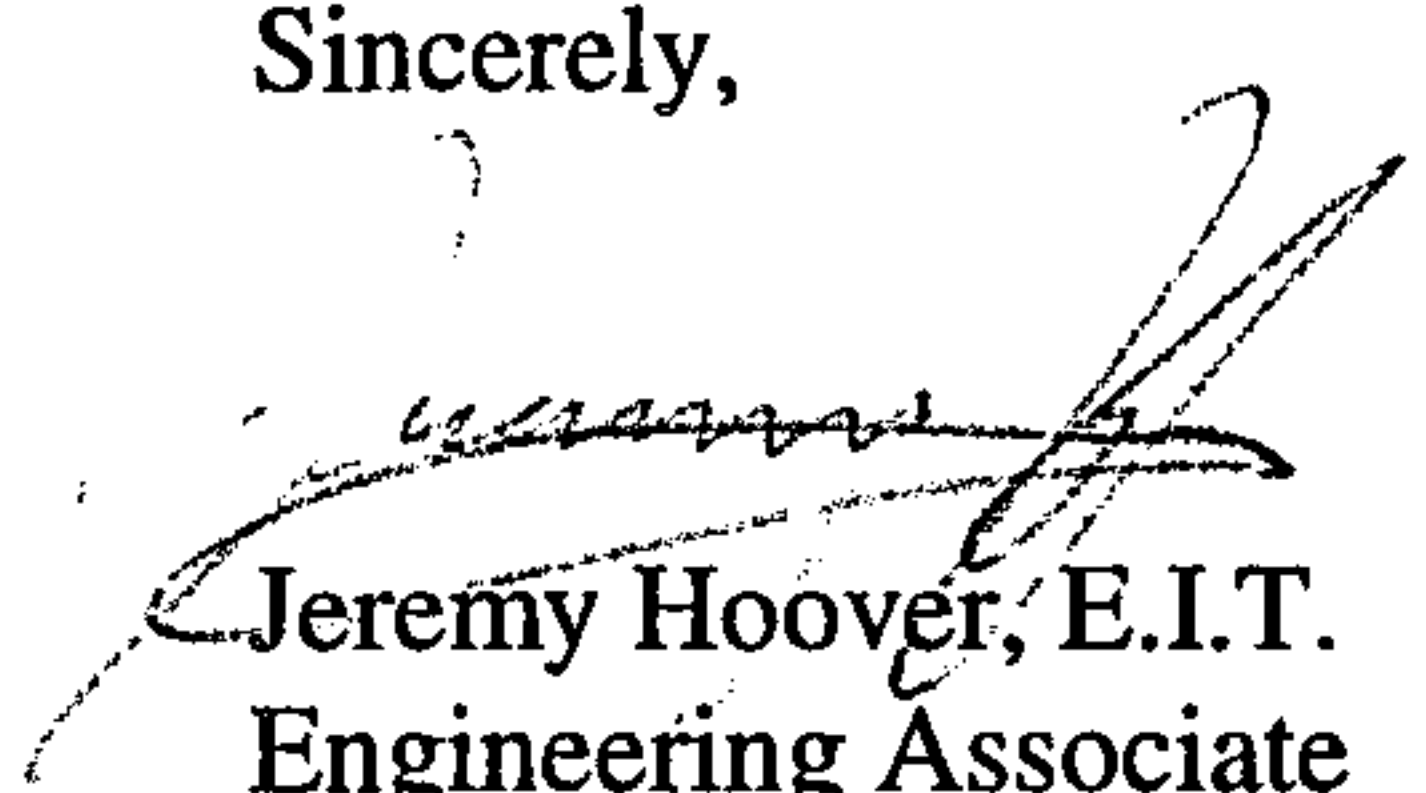
**Easements:** As all public infrastructure elements for this project will be located within the dedicated right-of-way of Gabaldon Road, additional public utility easements will not be required. However, sanitary sewer service and metered water service for the west lot will require the installation of private service lines. Private service easements across the length of the eastern parcel will, therefore, be required. Acceptable easements must be procured and documented as a condition of service.

**Utility Expansion Charges:** In addition to installation and construction costs, both sanitary sewer and metered water service to each property will be subject to Utility Expansion Charges (UEC). These charges are payable at the time service is requested and will be based on the ordinances in effect at the time of connection.

**Closure:** This statement of availability will remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the City of Albuquerque 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 on the ordinances and policies in effect at the time service is actually requested and authorized.

Please feel free to contact the undersigned at (505) 924-3987, or by fax at (505) 924-3864 if you have questions regarding the information presented herein or need additional information.

Sincerely,



Jeremy Hoover, E.I.T.  
Engineering Associate  
Utility Development Services  
Public Works Department

cc: Kevin Grovet, BCPWD  
Robert Garcia, BCEHD  
Jim Best, BCPLN

f/	availability	H-12
f/	readers	#40308
f/	SRP	#40021



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 9, 2000

230004 UTILITIES

Phillip Raby  
2209 Via Seville Rd NW  
Albuquerque, New Mexico 87104

Re: Water and Sanitary Sewer Availability / Tracts 334B1 & 334B2B  
MRGCD Map #35, Proposed 4-lot Single Family Subdivision

H-12

Mr. Raby:

**Existing Conditions:** The property includes approximately five acres south of I-40, west of Gabaldon. It is bounded by Gabaldon on the east and the Albuquerque Drain on the west. The property is outside, but adjacent to the existing City limits. Existing public utilities include a 6-inch AC water line in Gabaldon and an 8-inch PVC sanitary sewer collector along the Albuquerque Drain. Per record maps, the west lot: 334B2B is landlocked with no legal access. There's a residence on the east lot (334B1): 905 Gabaldon NW, but we have no record of service accounts at that address. It's assumed existing development remains on private on-site systems.

**Proposed Development:** Your inquiry indicated the two existing lots would be subdivided into three or four single-family lots. A similar subdivision was proposed several years ago. See DRB 94-133.

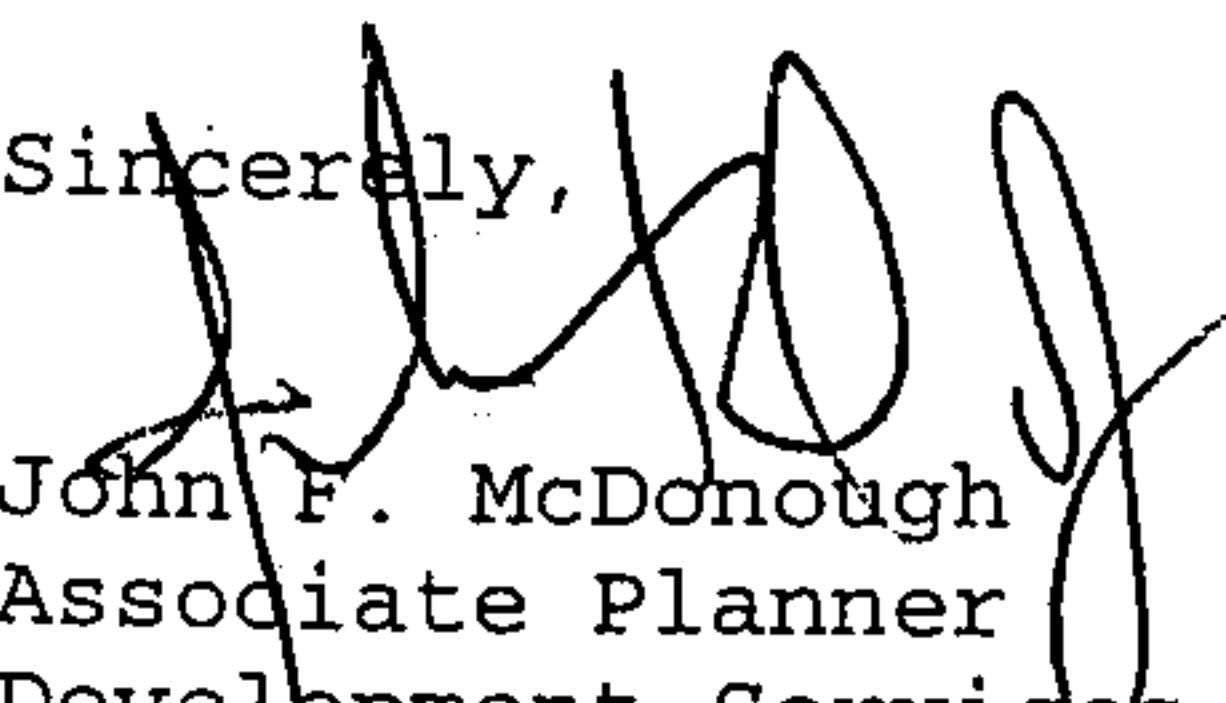
**Annexation:** If developed as platted the property could remain unincorporated County. Subdivision would be contingent on developer construction of public line extensions to service the proposed lots. Service from new lines will be contingent on annexation into the City. This should be done prior to or in conjunction with subdivision. Contact the City Planning Department regarding procedures: 924-3862.

**Infrastructure:** Development as proposed will require an on-site road / access easement from Gabaldon. Required roadway improvements will include public water and sewer line extensions along the full length of the property. The water line must be at least a 6-inch extending from the 6-inch in Gabaldon to the west property line (for connection to a future looping line along the Drain). Construction must include fire hydrants at standard locations, and meter stubouts for each lot. The sanitary must be an 8-inch gravity line from the existing line along the Drain, east within the new on-site road to Gabaldon. Construction must include manholes at standard locations and stub outs for each lot. Note: The existing sewer is nearly 18-feet deep. Construction proximate to the canal will require dewatering, and will probably be limited to winter months.

**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' Public Works Department 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. 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  
Associate Planner  
Development Services  
Public Works Department

Attachment: System / Location Map(s)

c: Roger Paul / BCPWD  
Jeff Peterson / BCEHD  
Josie Jaramillo  
f/ availability H-12  
f/ readers #00821  
f/ DRB 94-133



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

**PAID RECEIPT**

REC-111

APPLICANT NAME TS McNANEY & ASSOC  
 AGENT Tierra West LLC  
 ADDRESS 8509 Jefferson NE  
 PROJECT & APP # 1002718/04DRB 00758  
 PROJECT NAME Riverview Acres unit 2

\$ 20.00 469099/4916000 Conflict Management Fee  
 \$ 1090.00 441006/4983000 DRB Actions  
 \$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
 \$ 75.00 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

\$ 1185.00 TOTAL AMOUNT DUE

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

City Of Albuquerque  
Treasury Division

05/14/2004 1:08PM LOC: ANNX  
 RECEIPT# 00022700 WSH 006 TRASH# 0025  
 Account 441006 Fund 0110  
 Activity 4983000 TRSEJA 1010  
 Trans Amt \$1,185.00  
 FIRST STATE BANK \$1,000.00  
 :95-145-1070

STV INVESTMENTS VI, LLC  
 P.O. BOX 1443  
 CORRAL BLVD, NM 87048  
 City of Albuquerque  
 Treasury Division  
 05/14/2004 1:07PM LOC: ANNX  
 RECEIPT# 00022699 WSH 006 TRANS# 0025  
 Account 467099 Fund 0110  
 Activity 4971000 TRSEJA  
 Trans Amt \$1,185.00  
 J24 Misc \$20.00

Thank You  
 PAY  
 TO THE ORDER OF

One Thousand One Hundred Eighty-five Dollars and 00 Cents.

DATE May 14, 2004  
 Amount \$1,185.00  
 City Of Albuquerque  
 Treasury Division

05/14/2004 1:08PM LOC: ANNX  
 RECEIPT# 00022701 WSH 006 TRANS# 0025  
 Account 441018 Fund 0110  
 Activity 4971000 TRSEJA  
 Trans Amt \$1,185.00  
 J24 Misc \$75.00  
 CK CHANGE \$1,185.00  
 \$0.00

⑈001010⑈ ⑆107001452⑆ 001905996⑈

Thank You

Security Features Included. Details on back.



# SIGN POSTING REQUIREMENTS

## POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Planning Division at a charge of \$3.00 each.

### 1. LOCATION

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

### 2. NUMBER

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

### 3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or 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 5-25-04 To 6-9-04

### 5. REMOVAL

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

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

Karen Kline (Applicant or Agent), 5/14/04 (Date)

I issued 1 signs for this application, 5-14-04 (Date), Babiel (Staff Member)